

**MINUTES OF THE JOINT PLAN COMMISSION AND DESIGN REVIEW BOARD
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON
June 11, 2013**

CALL TO ORDER

Meeting was called to order by Mayor Hohenfeldt.

OPENING STATEMENT

Prior to the meeting, notice was given to the community and posted in the appropriate places. Notice was also given to the news media that requested it, namely the Milwaukee Journal-Sentinel and MyCommunityNow.com.

ROLL CALL

The following members of the Plan Commission were present for roll call: Alderman Justin Morales, Commissioner Mike Coulthurst, Commissioner Mike Nelson, Alderman Richard Bartoshevich, Commissioner Harry Savagian, and Commissioner Jim Zsebe. The following members of the Design Review Board were present for roll call: Peter Dombrowski, Marty Van Hoof, Joan Houlehen, and Jim Hooper. Nick Gates was absent and excused. Also present was Economic Development Director, Brian Biernat.

MINUTES

No minutes to approve at this meeting.

OLD BUSINESS

3. None

NEW BUSINESS

4. **Review a proposal for fencing at 4850 South Pennsylvania, submitted by John Katzer, Sidello Property Services, agent for Caleast NAT, LLC, owner/operator.**

John Katzer presented a plan to build a fence. Economic Development Director, Brian Biernat, declared there were problems on a number of points. The City Engineer will not support the erection of the fence and would seek a denial because of issues that have not been fully addressed regarding the easements. In addition, there are some zoning issues with the fence – the proposed fence would be non-conforming on a number of counts within our zoning ordinance governing fences. Some could be cleaned up, depends how flexible the petitioner is. City staff is willing to work with them to try and come up with a conforming plan for the use of the fence and for the construction of the fence. But as it stands right now we would not be able to issue a permit. Commissioner Coulthurst raised questions regarding what kind of easement issues there are. Brian Biernat explained the issue is a “shared access” easement agreement between the abutting properties and a sanitary easement that the City of Cudahy has that would be impinged upon by the erection of the fence. John Katzer presented an overhead to better show the property and explains in more detail Mayor Hohenfeldt recommends the Plan Commission take no action and refers back to the property owners to work out as long as the fence is conforming to the code.

NEW BUSINESS FOR JOINT MEETING

5. Review and take appropriate action on the proposed, enclosed rear yard *alfresco* dining use at Samano's, 3431 East Plankinton Avenue, submitted by Wendy Helgeson on behalf of owner Marilyn Samano Mitchell.

Wendy Helgeson presented the project that is complete. Wendy was not aware that she had to go through the review process. Access to the garden is through the gate, employees serve through the building. There have not been any neighbor complaints to this date. The restaurant closes at 10:30 pm. Commissioner Nelson motions to approve the plan as presented, seconded by Alderman Moralez. All in favor.

6. Review and take appropriate action on the conceptual proposal for multi-family residential development at 4718 South Kingan Avenue through 3530 East Squire Avenue, submitted by Dan Carmody. Multi-family residential use in the subject district requires a public hearing review and issuance of a special use permit.

Dan Carmody presented plans and project poster boards for three 6 family units. These units will be identical to the units he recently built across the street at 3553 East Squire Avenue. Units range from 1266 to 1322 square feet. Each unit will have a two car attached garage. Mr. Carmody had all units on Squire Avenue rented out at the, "drywall stage of construction". Some demographics of the previous project recently are as follows:

- Household salary ranges from \$70,000-\$160,000
- 5 units have 2 adults and no children
- 1 unit has a single professional

These were exactly what were expected. Mr. Carmody presented this project to the CDA previously and they did favor this project.

Design Review member, Mike Nelson, wishes to see more of an urban look and suggests the alley area concrete to be "broken up" with a cut in the concrete filled with rock or some sort of brick pattern.

Commissioner Savagian suggested a "brushed concrete", but agreed that the area needed to be able to see a difference. Mr. Carmody would accommodate this request. Each 6 family includes a two bedroom, one bedroom being a master suite that includes a bathroom and a walk in closet, two bathrooms, two private entrances (front and garage), the four upper units have a deck and vaulted ceilings, the two lower units include a patio and 9' ceilings. Alderman Bartoshevich questioned where the garbage was going to be. An exact placement has not been determined as of this time. Mr. Carmody explained that the garbage area will be a fully enclosed masonry dumpster area. The doors will be cedar boards and the contract with the waste removal company requires them to wheel the dumpster out to the truck. Mr. Carmody will also check with the City Director of Public Works to see what is required for garbage pickup. Commissioner Coulthurst asked about the parking in the 2 car garages, and Mr. Carmody confirmed this is tandem parking, not side by side parking.

Commissioner Coulthurst expressed his concern of not following the City of Cudahy Master Plan on any development in the past year. He is requesting the Plan Commission review the plan and revise that plan and also revise the zoning map because nothing is being followed.

Motion made by Alderman Bartoshevich, seconded by Alderman Moralez to approve the plan to include the "break up" of the concrete in the alley area with plantings or some sort of separation. Slight changes to the color tint reversion of trim to break up the building. Brian Biernat stated this project is subject to a future Public Hearing for Special Use Review. Design Review Board also requires Mr. Carmody to meet with them again to present materials and colors prior to the start of the project.

Motion passes 6-1.

7. Review and take appropriate action on the proposed building expansion at Lippmann Manufacturing, 3271 East Van Norman Avenue, submitted by Peter Ogorek of Perspective Design, Inc., on behalf of Robert Turner, Lippmann Manufacturing.

Peter Ogorek, Architect at Perspective Design, Kyle Weissman from Perspective Design, and Aaron Cook from DAR Engineering, the Civil Engineering Firm assisting with this project, were all in attendance to present project plans. Project materials will match the existing factory metal panels and colors to include the east and west side overhead doors. The addition is 42,000 sq. ft. and approximately \$2,000,000 - \$2,500,000 project cost. The employee parking lot is located in the City of St. Francis and that has been approved by the City. Commissioner Coulthurst suggested the south wall to have a horizontal band to break up the 48' high building that is very visible. Mr. Ogorek states the existing building has a lighter tan color at the roof line and darker material down below so they will be able to do a color change to carry that same line around the remainder of the building. Commissioner Zsebe asked about the jobs that will be going on in the addition were all jobs that are currently being done there now, mainly, painting & medial blasting. Commissioner Zsebe also noted that East Van Norman Avenue is in poor shape and has some drainage issues. Mr. Ogorek is working with the City of Cudahy's City Engineer, Mary Jo Lange, very closely with those issues. This industrial expansion will create some jobs, Mr. Ogorek was unsure of the number. Alderman Bartoshevich and Design Review Board is inaudible. Motion to approve plans as presented made by Commissioner Savagian, seconded by Commissioner Coulthurst. All in favor.

Design Review motion to adjourn made by Mike Nelson, seconded by Peter Dombrowski, All in favor.

ADJOURN

Motion to adjourn meeting at 8:06 pm made by Alderman Bartoshevich, seconded by Commissioner Nelson. All in favor.