

**MINUTES OF THE JOINT PLAN COMMISSION AND DESIGN REVIEW BOARD
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON
July 9, 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 Moralez, Alderman Richard Bartoshevich, Commissioner Harry Savagian, and Commissioner Jim Zsebe. Commissioner Nelson, and Commissioner Mike Coulthurst were absent and excused. Also present was Economic Development Director, Brian Biernat.

MINUTES

Motion to approve minutes from April 9, 2013 and May14, 2013 made by Commissioner Zsebe, seconded by Commissioner Savagian. All in favor.

PUBLIC HEARINGS

- 3. SPECIAL USE REVIEW. Proposed development at 3510-3530 East Squire Avenue is for three contiguous six-family apartment buildings. Multi-family residential uses in the B-3 Central Business District Zoning require a public hearing review for a Special Use approval. Preliminary site utilization plan and building design review were previously reviewed jointly by the Plan Commission and the Design Review Board on April 9, 2013 and submitted by Dan Carmody.** Mr. Carmody presented his plan for the Public Hearing. These will not be subsidized apartments. Commissioner brought up density questions and why Mr. Carmody chose a less dense project. Mr. Carmody explained that the tenants he would bring to the city to rent the high end apartments have the discretionary income to patronize the local businesses in the city.

Three calls made for any public comment.

CONCLUDE PUBLIC HEARING AT 7:20 PM

PUBLIC HEARING CONDITIONAL USE – PLAN COMMISSION

Appropriate action on the proposed development at 3510-3530 East Squire Avenue which includes three contiguous six-family apartment buildings. Multi-family residential uses in the B-3 Central Business District Zoning require a public hearing review for a Special Use approval.

Mr. Carmody assured the Plan Commission that they will be using a “brushed concrete”. Brian Biernat added that there will be some slight changes to the landscape plan regarding grading and storm water. A rain garden or swale will need to be incorporated on the site to address some of the water quality concerns that we’re going to have to wrestle with through the MMSD standards. Brian Biernat suggests these plans

and incorporations can be worked out at the staff level. Motion made by Alderman Bartoshevich to approve, seconded by Commissioner Savagian. All in favor.

4. CONDITIONAL USE REVIEW. Proposed new business located at 4716 South Packard Avenue to include natural medicine practitioner, massage therapist, and acupuncturist. The proposed use with the B-3 Central Business District Zoning requires a public hearing review for Conditional Use approval. Submittals by Janet Fritts, state-licensed business owner.

Janet Fritts, owner, presented her plan to move her business to Cudahy from a downtown Milwaukee location. Janet Fritts practices Chinese medicine to include acupressure, acupuncture, Reiki, and massage therapy. There will be two employees and hours are by appointment only, this is on the 2nd floor of the building. Alderman Bartoshevich is inaudible.

Three calls made for any public comment.

CONCLUDE PUBLIC HEARING AT 7:40 PM

PUBLIC HEARING CONDITIONAL USE – PLAN COMMISSION

Appropriate action on the proposed new business located at 4716 South Packard Avenue to include natural medicine practitioner, massage therapist, and acupuncturist. The proposed use with the B-3 Central Business District Zoning requires a public hearing review for Conditional Use approval.

Motion made by Alderman Bartoshevich, seconded by Commissioner Zsebe to approve the conditional use, all in favor.

ADJOURN

Motion to adjourn meeting made by Alderman Bartoshevich, seconded by Alderman Moralez. All in favor.