

**MINUTES OF THE PLAN COMMISSION THEN JOINT PLAN COMMISSION AND DESIGN
REVIEW BOARD
FOR THE CITY OF CUDAHY, WI HELD AT THE MUNICIPAL BUILDING ON
May 13, 2014**

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: Commissioner Mike Coulthurst, Commissioner Mike Nelson, Alderman Richard Bartoshevich, Commissioner Harry Savagian, Commissioner Jim Zsebe, and Alderman Justin Morales. Also present was Economic Development Director, Brian Biernat.

MINUTES

Motion to approve minutes from April 4, 2014 made by Commissioner Zsebe, seconded by Commissioner Savagian. All voting in favor.

OLD BUSINESS

3. None

NEW BUSINESS

4. **Review and take appropriate action regarding the request to consider and recommend rezoning the parcel at 5080 South Pennsylvania Avenue from M-1 to B-5 to accommodate a proposed use redeveloping the abandoned fueling station as a used car lot.**

Attorney Gregory Urchel presented proposal on behalf of potential buyer of 5080 South Pennsylvania Avenue for a used car lot and the requested change of zoning from M-1 to B-5 to accommodate the proposed use for redevelopment. Discussion and questions ensued from the commissioners. Motion by Commissioner Coulthurst, seconded by Commissioner Savagian to deny the request. All Voting in Favor.

5. **Review for discussion and recommendation to the Common Council the proposed vacation of public way at 4570 South Kinnickinnic Avenue, submitted by Atty. Lawrence Haskin on behalf owner Jerome Dybul.**

Jerome Dybul presented for the proposed street vacation of public way at 4570 South Kinnickinnic Avenue. Mr. Dybul explained that the agreement was put together in August of 1992 and has an impact on him wanting to retire and sell the property. The recommendation would be to have the Common Council move forward with a public hearing and vacate this section of South Kinnickinnic Avenue. A motion was made by Commissioner Coulthurst seconded by Commissioner Nelson to recommend the vacation to the Common Council. All voting in Favor.

NEW BUSINESS FOR JOINT MEETING WITH DESIGN REVIEW

The design review board was called into session by Chairman Dombrowski with the following members answering present: Members Dombrowski, Houlehen, Nelson and Gates present. Members absent and excused Hooper, and Van Hoof.

6. Review the staff recommendation to implement a growth moratorium in the “Gateway District” of the 2020 Comprehensive Plan.

Director Biernat explained the staff recommendation to implement a growth moratorium in the Gateway District of the 2020 Comprehensive Plan for the parcels identified by tax key number. Discussion ensued by the members of the Plan Commission and Design Review Board. The consensus was to implement the 12 month moratorium and recommend the same to the Common Council. A motion was made by Joan Houlehen and Seconded by Nick Gates to recommend the moratorium to the Common Council on behalf of the design review board, all voting in favor. A motion was made by Alderman Bartoshevich, seconded by Commissioner Savagian on behalf of the plan commission, all voting in favor.

7. Review and take appropriate action regarding the proposed modifications and enhancements to the Cudahy Senior High School playfield site utilization and ancillary facilities, located at 4903 South Lake Drive, submitted by Tom DiSalvo, Zimmerman Architectural Studios, Inc., on behalf of the Cudahy School District.

Tom DiSalvo, Superintendent Heiden and Business Manager Papala presented the plans for modifications and enhancements for the play field at Cudahy High School Field at 4903 South Lake Drive. Discussion and questions ensued by the members of the commission. A motion was made by Mike Nelson, seconded by Nick Gates to approve the proposed modifications and enhancements for 4903 South Lake Drive, all voting in favor. A motion was made by Alderman Bartoshevich seconded by Commissioner Nelson, all voting in favor.

8. Review preliminary building and site plans for development of the parcel located at 6143 South Packard Avenue, prepared by Michael Peine Architects on behalf of Charlie’s Discount Tobacco and Liquor.

Michael Peine presented on behalf of Charlie Audi for proposed development of a new building at 6143 South Packard Avenue. The plans for the buildings on the site were presented and discussion included the layout of the site, right of way access easement from the north side of the site, and how setting the plans in this fashion would also make the lots behind McDonalds and other buildings on Packard Avenue desirable. City staff has reviewed the plans and has worked with Mr. Peine and Mr. Audi regarding layout and storm water management on the site to provide a good development on the site.

A Motion was made by Mike Nelson seconded by Nick Gates to approve preliminary building and site plans for development located at 6143 South Packard Avenue, all voting in favor. A motion was made by Alderman Bartoshevich, seconded by Commissioner Nelson to approve preliminary building and site plans for development located at 6143 South Packard Avenue, all voting in favor.

ADJOURN

A motion to adjourn the Design Review Board was made by Joan Houlehen, seconded by Mike Nelson, all voting in favor.

A motion to adjourn the Plan Commission was made by Alderman Bartoshevich, seconded by Commissioner Savagian, all voting in favor. Meeting adjourned at 7:55 p.m.