

**MINUTES OF THE PLAN COMMISSION FOR THE CITY OF CUDAHY, WI  
HELD AT THE MUNICIPAL BUILDING ON  
April 10, 2012**

**CALL TO ORDER**

Meeting was called to order at 7:05 PM by Mayor Day

**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 Jason Litkowiec, Jim Zsebe, Harry Savagian, Mike Coulthurst, and Alderman Richard Bartoshevich. Also present was Economic Development Director, Brian Biernat. Mike Nelson was absent and excused.

**PLAN COMMISSION AGENDA**

**OLD BUSINESS**

**4. Milwaukee Composites – 6055 South Pennsylvania Ave. Proposal to modify building HVAC system(s) including a production-related dust collection system, exterior located make-up air unit, and side wall installed mechanical ventilation.**

Brian Biernat, Economic Development Director, explained that Building Inspector, Joe Zsebe, has worked extensively with the owner identifying the nature of the equipment going in as part of the production operation and has met with our Fire Chief, Dan Mayer. The Chief and Building Inspector are confident that what is being proposed is going to meet the requirements of the various code regulations whether it is the International Mechanical Code or governing regulations. Joe Zsebe and Chief Mayer have gotten enough information regarding the nature of the collected dust material and Joe is confident that it will be code compliant. The issue for consideration here and reasoning Joe Zsebe asked this item come before the Plan Commission is that part of the dust collection system has been identified as being injected outside of the building and collected in a roll up dumpster adjacent to the building. The Fire Chief had concerns of the encroaching into any necessary fire lanes of which ended up not being an issue. The noise level would be well within the code limits but the Plan Commission should consider the potential for nuisance noise. Staff recommends The Plan Commission to consider a condition of approval be made that if there are noise complaints that the owner be held accountable for coming up with a remedy for the noise reduction. Brian Latz, Director of Operations at Milwaukee Composites and Lee Spanbauer, Installation Contractor, answered questions regarding hours of operation, which is 20 hours a day, could be going to a full 3 shifts. Commissioner Zsebe asked if any dust could potentially blow around outside which the collection system keeps the dust completely contained. Alderman Bartoshevich questioned the filter and it was explained by Mr. Spanbauer. The noise would be 72 db and the zoning limit is 79 db. Motion made by Commissioner Coulthurst, seconded by Commissioner Savagian, all in favor.

## NEW BUSINESS

5. **Proposal for a home occupation at 3848 East Barnard Avenue, zoned RS-2, submitted by Carl Schneider, owner. The proposed home occupation will include administrative functions for licensed firearms sales. The home office will not be used for inventory or sales. The majority of business will be conducted at trade shows and over the internet.** Owner, Carl Schneider, explained his business would be paperwork storage for inspections by the ATF. This is a firearms sales, transfer, and repair business which will allow the following permitted activities:

1. Administrative office functions and associated equipment.
2. Internet based sales and marketing.
3. Processing and facilitating firearms transfers.

The following activities are prohibited:

1. Sales of firearms or related accessories, or keeping of firearms inventory on premises.
2. Commercial services associated with the business to be conducted on premises, including gunsmithing or reloading.
3. Advertising of the home business on premises.

Building Inspector, Joe Zsebe, will do an inspection to verify the use is 25% or less of the square footage of the house.

Commissioner Coulthurst made a motion to approve, seconded by Commissioner Savagian. Motion approved by all.

6. **Review signage and flagpole project proposed for Kosciuszko Elementary School.** Jim Papala, Director of Business Services for the Cudahy School District, presented plans. The sign will be facing Morris & Hammond Avenues consistent with other schools in the district. Motion made to approve as presented made by Commissioner Zsebe, seconded by Alderman Bartoshevich. All in favor.
7. **Review the proposed Certified Survey Map regarding the Carmody development, 3537 – 3553 East Squire Avenue.** Certified Survey Map. Commissioner Coulthurst made a motion to approve the map, seconded by Alderman Litkowiec. All in favor.
8. **Review the proposed Certified Survey Map regarding the Clock Tower development, 4817 South Kingan, and 3510 – 3518 East Squire Avenue.** Certified Survey Map. Commissioner Zsebe made a motion to approve the map, seconded by Alderman Bartoshevich. All in favor.

## CONVENE JOINT DESIGN REVIEW BOARD AND PLAN COMMISSION MEETING

\*\*Design Review was inaudible throughout the entire meeting\*\*

9. **Conceptual land use, building and site utilization plans for a cold storage/distribution facility located at 3233 East Barnard Avenue.** Steve Dietrich, Economic Development Associates, introduced John Weingarden, Central Storage, and presented plans. Examples of building materials discussed, loading docks are basic metals and there will be a small office area. Landscaping was discussed. This plan is strictly

conceptual. Commissioner Coulthurst expressed his concern regarding the Comprehensive Plan and how does this project fit. Brian Biernat explained the Mixed Use and how this project will help create a transition zone in land use between what we would like to see in terms of retail, retail services, and professional office services fronting on Layton Avenue. Backfilling the property as a transitional buffer zone makes sense. Commissioner Coulthurst says we are looking for more of a denser development that there may be a better fit in the city for this project. Mayor Day explained there are height restrictions from Milwaukee County more in the other areas of the city. Alderman Bartoshevich expressed his opinion of the good location for this project. Motion to approve made by Alderman Bartoshevich, seconded by Alderman Litkowiec. All in favor except Commissioner Coulthurst. Motion carries.

**10. Exterior alterations proposed for the non-conforming building at 5317 South Lake Drive, submitted by the owner/operator of C3 Designs, jewelry sales and repairs.**

Owner Chris Jensen presented plans. They are adding glass block for security issues, filling in some windows with block or mortar. Design Review did address some questions they had (inaudible). Motion to approve made by Commissioner Savagian, seconded by Alderman Litkowiec. All in favor.

**11. Proposed addition/enlargement of the non-conforming single family home at 2819 East Vogel Avenue.**

Homeowner, Chris Flood, presented plans to double the size of his current dwelling. He states he is losing value and is causing lower values in the area. Currently his dwelling is 544 square feet which is non-conforming. Also the side yard requirement is 5 feet and at the back south west corner the plan shows only 4'9". Foundation and basement issues were discussed, the proposal is for concrete piers and insulating from underneath. Motion to approve to include minimum 1100 square feet and 5 feet side yard setbacks. Motion seconded Alderman Bartoshevich. All in favor.

**12. Proposed addition/enlargement of the non-conforming single family home at 5301 South Lake Drive.**

Brian Biernat explained that the existing structure is non-conforming due to street/yard setbacks as the existing structure is partially in the city right of way. Builder presented the plans for the addition to the property to have the master bedroom on the 1<sup>st</sup> floor. Motion to approve made by Commissioner Zsebe, seconded by Alderman Bartoshevich. All in favor except Commissioner Savagian, motion carries.

**13. Review sign re-facing proposal submitted by Landmark Credit Union, formerly People's Credit Union, 4801 South Packard Avenue.**

Plans presented, the existing clock will be used, the frame will be the same, and just being repainted, new faces of the sign will be installed. Motion to approve as presented made by Alderman Bartoshevich, seconded by Alderman Litkowiec, all in favor.

**ADJOURN**

Motion to adjourn made by Commissioner Savagian, Seconded by Alderman Bartoshevich.