

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

JOINT MEETING WITH DESIGN REVIEW

CALL TO ORDER

Meeting was called to order at 7:00 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, Mike Nelson, Alderman Richard Bartoshevich, Harry Savagian, and Mike Coulthurst. Also present was Economic Development Director Brian Biernat and the following Design Review Board members: Peter Dombrowski, Jim Hooper, Joan Houlehen, Mike Nelson, and Marty Van Hoof.

PLAN COMMISSION AGENDA

Motion made by Commissioner Coulthurst to approve minutes from December 13, 2011, seconded by Commissioner Savagian. All in favor 7-0.

JOINT MEETING WITH DESIGN REVIEW COMMITTEE

1. **Discussion and appropriate action regarding signage for Smokin' Deals, LLC, at 5656 South Packard Avenue. (Conditional Use Permit and Public Hearing being held February 14, 2012).** Smokin' Deals signage plan being submitted due to operating timeline. Owner, Matt Glinsky, provided a revised plan to reflect a 20% reduction, from 3 feet to 2 ½ feet. Name change on modified plans due to only the designer having old name in the database and Matt Glinsky, owner, wanted the correct information on the plans. The name, "Tobacco Superstore" is the name being proposed. Brian Biernat, Director of Economic Development, advised that the signage is conforming. Some discussion regarding the wording and placement of signage. Motion made by Plan Commission, Alderman Bartoshevich to approve as presented, seconded by Commissioner Savagian. Plan Commission approved, all in favor 7-0. Design Review approved, 4-1, Jim Hooper – nay.
2. **Discussion and appropriate action regarding development of a 6-family building, Squire Avenue Village Apartments, located at 3537-3553 East Squire Avenue. (Conditional Use Permit and Public Hearing being held February 14, 2012).** Mr. Carmody presented plans and materials to include colors. These would be upscale apartments that rent for \$975 - \$1095. There will be 10 additional parking spaces in addition to the garages.

The rear yard will be changed from 20 feet to 25 feet and the front yard from 18 feet to 13 feet. Commissioner Zsebe had questions regarding the timeline for building. Mr. Carmody stated it would be approximately 60-75 days before pulling a building permit. The Conditional Use Public Hearing is on February 14, 2012. Also, comments regarding the south elevation and that is was more pleasing. Commissioner Savagian commented that the paper plans do not give this building any justice. More discussion regarding the view from Squire Avenue. Commissioner Coulthurst asked what happened to the plan for this parcel that Mr. Carmody had presented before. Mr. Carmody stated the deal fell through because they were condos. Coulthurst also had density concerns for the downtown area. Commissioner Nelson had the same concerns about density and this use doesn't fit the City's Master Plan and is possibly not the best fit for the land. Alderman Bartoshevich commented on the square footage of the living room which Mr. Carmody assured was a good size. More discussion regarding the development and Mr. Carmody guaranteed the rental units would be 100% fully rented and he was very confident. Mayor Day again stated that there is a Public Hearing on the Conditional Use on February 14, 2012 and that the CDA would also be meeting regarding the sale of the land.

Plan Commission motion to approve made by Commissioner Zsebe, seconded by Commissioner Savagian. Alderman Bartoshevich, Commissioner Nelson, and Commissioner Coulthurst voted nay. Plan Commission motion approved 4-3. Design Review motion made by Joan Houlehen, seconded by Marty Van Hoof. Mike Nelson and Jim Hooper voted nay. Design Review motion approved 3-2.

ADJOURN

Plan Commission motion to adjourn by Alderman Bartoshevich, 2nd by Alderman Litkowiec at 8:15pm. All in favor 6-0. Deign Review motion to adjourn made by Joan Houlehen, seconded by Marty Van Hoof. All in favor 5-0.