

**MINUTES OF THE PLAN COMMISSION FOR THE CITY OF CUDAHY, WI
HELD AT THE MUNICIPAL BUILDING ON
May 8, 2012**

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, Harry Savagian, Mike Nelson, Mike Coulthurst, and Alderman Richard Bartoshevich. Also present was Economic Development Director, Brian Biernat.

PUBLIC HEARINGS

NONE

OLD BUSINESS

NONE

NEW BUSINESS

NONE

CONVENE JOINT DESIGN REVIEW BOARD AND PLAN COMMISSION MEETING

OLD BUSINESS

6. **Review and take necessary action on the modified conceptual land use, building and site utilization plans for a cold storage/food distribution facility located at 3233 East Barnard Avenue.**

Economic Development Director, Brian Biernat, explained the changes in the plan which include approximately ½ acre to accommodate storm water management on site. Another significant change is the relocation of the proposed future fire lane, instead of winding around to the west side of the building to a cul-de-sac in the street yard, it will be front loaded in the street yard and that reconfiguration had been reviewed by staff. Mary Jo, City of Cudahy Engineer, will prepare the delineation to determine wetland boundaries. Discussion ensued regarding wetland areas and the need to identify land that is available for development. The developer has not contacted the DNR as of yet. Commissioner Coulthurst suggested maybe a shift in the placement of the building to the south and putting the parking on the north side to make use of the northern area and that would possibly help with storm water retention in the parking lot. The south side of the building is the more interesting looking side of the building in his opinion. Discussion ensued regarding placement of the building and the water retention issue. Commissioner Nelson questioned the Design Review Board's conceptual approval from last month and that the conceptual approval was all they approved. Also expressed concern of the fit of this project. Discussion amongst Commissioners regarding the blank wall appearance and discussion with the Design Review Board Chairperson, Peter Dombrowski, suggested breaking

up the wall, suggested additional trees, landscaping and lighting. Discussion about an extra band across all four elevations to break up the plain panels. Roof edging color is dark blue and a dark blue canopy will be used. The roof color is white. Signage was discussed and decided that signage would come back for approval at a later date. Design Review Board and Plan Commission would like to have the landscaping upgraded on the north side to match what is already on Sweet Applewood Lane. They would like some samples of the materials; they would schedule a special meeting after the developer would submit the samples and the developer would not be required to attend the special meeting. Plan Commission motion made by Commissioner Savagian to approve plans with no architectural changes, only with upgrades to the landscaping plan. Motion seconded by Alderman Bartoshevich. Motion carries 5-2.

NEW BUSINESS

7. Review and take necessary action on proposed enhancements to the landscaping plan and main entrance at Aurora St. Luke's South Shore, 5901 South Lake Drive.

Brian, Landscape Architect from Paragon Design Group, and Jennifer, from Aurora Healthcare, presented plans. The desire is to make the entry way a bit more appealing. Right now there is minimal landscaping and Aurora would like to improve as far as aesthetics of the building. Plans do not include changing the parking or the building but will be adding a canopy at the emergency room entry. Because the emergency room entry faces north, in the winter the wind blows snow right into the vestibule there. The intention is to have the canopy structure that will minimize the elements. The canopy would have removal side window panels to in summer it can be open. There would still be a roof structure to the canopy. The canopy would not be bound to the building. There would be planters on each side. Aurora is trying to bring the aesthetics of their "Healing Garden" to the main entry area. Under the large main entry circular canopy, they would like to change to pavers to mimic the circular appearance and incorporate this into their seating area. There will be no sign changes but there will be upgrades to the landscaping to enhance the signage. Commissioner questioned the lighting and Brian, from Paragon Design Group, advised there would be adding lighting to uplift the trees. There will be no water features at all but the area will be irrigated as well. Plan Commission motion to approve the plan made by Commissioner Nelson, seconded by Commissioner Savagian. All in favor 7-0. Design Review motion made by Joan Houlehen, seconded by Mike Nelson. All in favor.

8. Other Matters.

Discussion held regarding Commissioners and Board Members obtaining a current copy of the Zoning Code, Design Guidelines, Zoning Map, and Milwaukee County Airport Height Restrictions. Also discussed were the requirements for plans submitted for meetings be the correct, i.e. Color copies, elevation drawings, etc.

ADJOURN

Motion to adjourn at 8:28 pm made by Commissioner Coulthurst, seconded by Alderman Bartoshevich.