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**CITY PLAN COMMISSION
Minutes
January 8, 2015**

MEMBERS PRESENT: Mayor Bosman, Alderperson Gordon, Alderperson Michalski, Alderperson Wicklund, Patrick DeGrace, Anita Faraone, Robert Hayden and Anderson Lattimore

MEMBERS EXCUSED: Brad Kleba and Jessica Olson

STAFF PRESENT: Jeffrey B. Labahn and Rich Schroeder

The meeting was called to order at 5:00 p.m. by Mayor Bosman, roll call was taken and the Mayor noted the weather was difficult with 35 mph winds and 4" of snow.

A motion was made by Alderperson Gordon and seconded by Alderperson Michalski to approve the minutes of the December 4, 2014 meeting. The motion passed. (Ayes 8, Noes 0)

Items 1 and 2 were taken together for public hearing purposes. Both items were read.

- 1. City Plan Commission Resolution - To Amend the Comprehensive Plan for the City of Kenosha: 2035 regarding the Bicycle and Pedestrian Facilities Plan adopted December 5, 2005. (Districts 9, 13 and 14) PUBLIC HEARING**

- 2. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 mm. of the Zoning Ordinance to Amend the City of Kenosha Bicycle and Pedestrian Facilities Plan adopted December 8, 2005 as referenced in the Comprehensive Plan for the City of Kenosha: 2035. (Districts 9, 13 and 14) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve Item 1, the City Plan Commission Resolution. The motion passed. (Ayes 8, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve Item 2, the Zoning Ordinance. The motion passed. (Ayes 8, Noes 0)

- 3. Zoning Ordinance by the City Plan Commission - To Repeal And Recreate 18.02 t., 18.02 ii. and 18.02 ll. to Correct the Language of the Zoning Ordinance Regarding the Comprehensive Plan. PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Alderperson Michalski asked if these changes reflect the final review authority changes that were made. Rich Schroeder, Deputy Director, said no. This Zoning Ordinance Amendment corrects the wrong Resolution that was referenced.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the Zoning Ordinance. The motion passed. (Ayes 8, Noes 0)

4. Rezoning Ordinance by the Mayor - To Repeal and Recreate Section 10.03 Regarding Recommendations by the City Plan Commission on Proposed Rezoning Ordinances. PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the Ordinance. The motion passed. (Ayes 8, Noes 0)

Public Comments

No public comments.

Commissioner Comments

Aldersperson Michalski wished everyone a Happy Holiday Season.

Staff Comments

A motion to adjourn was made by Ms. Faraone and seconded by Aldersperson Gordon. The motion passed. (Ayes 8, Noes 0) The meeting adjourned at 5:10 p.m.

Minutes Prepared by: Kay Schueffner, Department of Community Development & Inspections

**CITY PLAN COMMISSION
Minutes
February 2, 2015**

MEMBERS PRESENT: Mayor Bosman, Alderperson Gordon, Alderperson Michalski, Alderperson Wicklund, Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba and Anderson Lattimore

MEMBERS EXCUSED: Jessica Olson

STAFF PRESENT: Jeffrey B. Labahn and Rich Schroeder

The meeting was called to order at 5:00 p.m. by Mayor Bosman and roll call was taken.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the minutes of the January 8, 2015 meeting. The motion passed. (Ayes 7, Noes 0)

1. Conditional Use Permit for a 95 s.f. addition to Jane Vernon Elementary School at 8518 22nd Avenue. (District 9) PUBLIC HEARING

Public hearing opened.

John Setter, Kenosha Unified, 3600 52nd Street, gave a brief overview of the project.

Public hearing closed.

Mr. Lattimore and Alderperson Wicklund arrived.

A motion was made by Ms. Faraone and seconded by Alderperson Gordon to approve the Conditional Use Permit. The motion passed. (Ayes 9, Noes 0)

Mayor Bosman asked that Item 2 and 3 be taken together for public hearing purposes. Both items were read.

2. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To Include additional right-of-way for 63rd Avenue at 76th Street, Pursuant to Section 62.23(6), Wisconsin Statutes. (Meijer) (District 14) PUBLIC HEARING

3. Accept a Quit Claim Deed from Meijer Stores Limited Partnership to the City of Kenosha to include additional right-of-way for 63rd Avenue at 76th Street. (Meijer) (District 14) PUBLIC HEARING

Public hearing opened.

Virginia Hoekstra, 6209 75th Street, has property abutting this area. Ms. Hoekstra asked why this road was designated as 63rd Avenue and what the additional property was going to be used for.

Public hearing closed.

Rich Schroeder, Deputy Director, explained the street was correctly named by Public Works. The additional land will be used for a bike/pedestrian path that will be installed instead of a sidewalk in that area.

A motion was made by Ms. Faraone and seconded by Alderperson Michalski to approve Item 2, the Official Map Amendment. The motion passed. (Ayes 9, Noes 0)

A motion was made by Mr. DeGrace and seconded by Alderperson Gordon to approve Item 3, the Quit Claim Deed. The motion passed. (Ayes 9, Noes 0)

4. Conditional Use Permit Amendment for a 105,387 s.f. addition to the Carthage Straz Center at 2001 Alford Park Drive. (Carthage College) (District 1) PUBLIC HEARING

Public hearing opened.

Ray Maggi, Stantec Architecture; Dave Riley, Riley Construction and Bill Hoare, Carthage College were available for questions. Mr. Maggi gave a brief overview of the project and related phases.

Public hearing closed.

Ms. Faraone and Mr. DeGrace complimented the team on the presentation and Carthage on their presence in Kenosha.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the Conditional Use Permit. The motion passed. (Ayes 9, Noes 0)

Mayor Bosman asked that Item 5 and 6 be taken together for public hearing purposes. Both items were read.

5. Ordinance by the Mayor - To Annex 25.425 acres of Land, more or less, located south of STH 142 and West of I-94 from the Town of Paris to the City of Kenosha. (Zumbrun/State of Wisconsin) (District 16) PUBLIC HEARING

6. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, to include the Annexation of Parcel #45-4-221-244-0460 and State owned right-of-way on STH 142 and the West Frontage Road in the Town of Paris (Zumbrun/State of Wisconsin) (District 16) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. Hayden to approve Item 5, the Annexation.

Mr. Lattimore asked if the Alderperson of the District had any objections. Mayor Bosman said no.

The motion passed. (Ayes. 9, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve Item 6 the Official Map Amendment. The motion passed. (Ayes 9, Noes 0)

Mayor Bosman asked that Item 7 and 8 be taken together for public hearing purposes. Both items were read.

7. City Plan Commission Resolution - To Amend the Land Use Plan Map for the City of Kenosha: 2035 to designate property South of STH 142 and West of I-94 as Industrial. (District 16) PUBLIC HEARING

8. Zoning Ordinance by the Mayor - To Create Subsection 18.02 nn. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (District 16) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve Item 7, the Land Use Plan Map Amendment. The motion passed. (Ayes 9, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve Item 8, the Zoning Ordinance. The motion passed. (Ayes 9, Noes 0)

Public Comments

No public comments.

Commissioner Comments

No Commissioner comments.

Staff Comments

Mr. Labahn noted that next meeting will be on Thursday, February 19th.

A motion to adjourn was made by Alderperson Michalski and seconded by Mr. Lattimore. The motion passed. (Ayes 9, Noes 0) The meeting adjourned at 5:25 p.m.

Minutes Prepared by: Kay Schueffner, Department of Community Development & Inspections

CITY PLAN COMMISSION
Minutes
February 19, 2015

MEMBERS PRESENT: Mayor Bosman, Alderperson Gordon, Alderperson Michalski, Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba and Anderson Lattimore

MEMBERS EXCUSED: Alderperson Wicklund and Jessica Olson

STAFF PRESENT: Jeffrey B. Labahn, Rich Schroeder

Others Present: Alderperson Bob Johnson

The meeting was called to order at 5:00 p.m. by Mayor Bosman and roll call was taken.

A motion was made by Mr. Hayden and seconded by Mr. Lattimore to approve the minutes of the February 2, 2015 meeting. The motion passed. (Ayes6, Noes 0)

1. Preliminary Designation of the District Boundaries and Adoption of Proposed Project Plan for Tax Incremental District #18. (Heritage House)
PUBLIC HEARING

Public hearing opened.

Zohrab Khaligian, Community Development Specialist, gave an overview of the proposed creation of Tax Incremental District (TID) #18 and designation of the boundaries.

Public hearing closed.

Alderperson Michalski said this development will have a huge impact on the downtown in a positive way.

A motion was made by Alderperson Michalski and seconded by Mayor Bosman to approve the preliminary boundary designation and proposed Project Plan.

Ms. Faraone is not in favor of creating a TID for a specific project. This won't make the downtown a destination, she does not support.

Mr. Lattimore asked if the creation of this TID will affect the City's ability to create one for a larger project in the future. Mr. Khaligian said we are still at 8%, so we have the rest of the year to create additional TIDS. The full value of Amazon will not be assessed until January 1, 2016. Mr. Lattimore also asked if there was feedback from the Joint Review Board. Mr. Khaligian said they have not yet met, but when the State Main Street Board was in town they stressed that the City should not let this Project fail.

Mr. DeGrace asked what would happen if the State Tax Credits are not approved. Mr. Khaligian said the TID would dissolve.

Mr. Hayden asked if this was similar to the KYF Project. Mr. Khaligian said it is similar in providing gap assistance, but it is not a low income housing project. Mr. Hayden asked if this moves forward, will this be completed within the next 2 years. Mr. Khaligian said they anticipate cash flow by 2016.

Mayor Bosman said it will cost \$500,000 to raze the building. The City would rather save the 100 year old building and bring people and jobs to the downtown.

Ms. Faraone said it shouldn't be the City's responsibility to raze or fix the property, it should be the owner's responsibility. Ms. Faraone said the City needs a Convention Center downtown.

On roll call vote, the motion passed. (Ayes 6, Noes 0)

2. Ordinance by the Mayor - To Annex 25.425 acres of Land, more or less, located south of STH 142 and West of I-94 from the Town of Paris to the City of Kenosha. (Zumbrun/State of Wisconsin) (District 16) PUBLIC HEARING

Public hearing opened.

Aldersperson Johnson, 10902 75th Street, District #16, was available for questions.

Public hearing closed.

Aldersperson Michalski asked what language changed? Rich Schroeder, Deputy Director, said the legal description was changed to add additional bearing points.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the annexation. (Ayes 6, Noes 0)

Mayor Bosman asked that Items 3, 4 and 5 be taken together for public hearing purposed. All items were read.

- 3. City Plan Commission Resolution - To Amend the Comprehensive Plan for the City of Kenosha: 2035 regarding the Bristol Neighborhood Plan. (District 16) PUBLIC HEARING**
- 4. Zoning Ordinance by the Mayor - To Create Subsection 18.02 oo. of the Zoning Ordinance to Amend the Bristol Neighborhood Plan as referenced in the Comprehensive Plan for the City of Kenosha: 2035. (North Shore Bank) (District 16) PUBLIC HEARING**
- 5. Zoning Ordinance by the Mayor - To Rezone property located at the northwest corner of 71st Street and 125th Avenue from A-2 Agricultural Land Holding District to TRD-2 Traditional Multiple-Family Residential District in conformance with Section 10.02 of the Zoning Ordinance. (North Shore Bank) (District 16) PUBLIC HEARING**

Public hearing opened.

Frank Kutzler, 12737 60th Street, asked how this rezoning will affect his property. Mayor Bosman said it does not affect your property.

Erik Hahn, Continental Properties, W134 N8675 Executive Parkway, Menomonee Falls, gave a presentation on the proposed development.

Steve Mills, Bear Real Estate Group, 4011 80th Street, said he supports the project that will be located next to his project, the Hampton Inn. The only concern from Mr. Mills is regarding 71st Street and having it constructed to the edge of the property in Phase I.

Public hearing closed.

Mr. Schroeder explained the four proposed Bristol Neighborhood Plan changes.

Aldersperson Michalski as how many acres were wetlands. Mr. Hahn designated the wetland space on the map.

Mr. DeGrace asked if this satisfies Mr. Mills. Mr. Mills stated he will meet with Staff and Mr. Hahn to work out the details.

Ms. Faraone asked how many were market rate apartments. Mr. Hahn said they are all market rate, there are not tax credits.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve Item 3, the City Plan Commission Resolution. The motion passed. (Ayes 6, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve Item 4, the Zoning Ordinance. The motion passed. (Ayes 6, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve Item 5, the rezoning. The motion passed. (Ayes 6, Noes 0)

6. Quit Claim Deed from the City of Kenosha to Kenosha Human Development Services, Inc. for property at the northwest corner of 55th Street and 22nd Avenue. (District 7) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

Mr. Hayden said this looks familiar. Jeff Labahn, Director, we recently saw the vacation pertaining to this property. This will Deed the property to Kenosha Human Development Services who is the abutting property owner.

A motion was made by Aldersperson Michalski and seconded by Mr. DeGrace to approve the Quit Claim Deed. The motion passed. (Ayes 6, Noes 0)

Public Comments

No public comments.

Commissioner Comments

Aldersperson Michalski said there is alot of development happening on the west side of town, but I would like to encourage development of the brownfield areas in the City.

Staff Comments

No Staff comments.

A motion to adjourn was made by Mr. Lattimore and seconded by Aldersperson Michalski. The motion passed. (Ayes 6, Noes 0) The meeting adjourned at 6:10 p.m.

Minutes Prepared by: Kay Schueffner, Department of Community Development & Inspections

CITY PLAN COMMISSION
Minutes
March 19, 2015

MEMBERS PRESENT: Mayor Bosman, Alderperson Gordon, Alderperson Michalski, Alderperson Wicklund, Patrick DeGrace, Anita Faraone and Robert Hayden

MEMBERS EXCUSED: Bradley Kleba, Anderson Lattimore and Jessica Olson

STAFF PRESENT: Jeffrey B. Labahn, Brian Wilke and Zohrab Khaligian

The meeting was called to order at 5:00 p.m. by Mayor Bosman and roll call was taken.

A motion was made by Alderperson Michalski and seconded by Ms. Faraone to approve the minutes of the February 19, 2015 meeting, with the correction to page 2 noting *Ms. Faraone* instead of *Mr. Faraone*.. The motion passed. (Ayes 7, Noes 0)

Mayor Bosman asked that Items 1, 2 and 3 together for public hearing purposes. All items were read.

- 1. Blighted Area Finding for Tax Incremental District #18, City of Kenosha, Wisconsin, in accordance with Section 66.1105 Wisconsin Statutes. (Heritage House) (District 2) PUBLIC HEARING**
- 2. Resolution By the Mayor - To Create Tax Incremental District #18, City of Kenosha, Wisconsin, Under Section 66.1105(4)(gm), Wisconsin Statutes. (Heritage House) (District 2) PUBLIC HEARING**
- 3. Resolution By the Mayor - To Adopt a Project Plan for Tax Incremental District #18, City of Kenosha, Wisconsin, Under Section 66.1105(4)(g), Wisconsin Statutes. (Heritage House) (District 2) PUBLIC HEARING**

Public hearing opened.

Zohrab Khaligian, Community Development Specialist, gave an overview of the three items.

Neil Guttormsen, 6749 50th Avenue, spoke on behalf of *Mangia's*. Mr. Guttormsen said *Mangia's* has two (2) concerns. 1) They want to continue to receive deliveries through the back door of their building, and 2) they would like to work with the developer of this project regarding parking.

Public hearing closed.

Alderperson Michalski asked what happens to the TID if the developer backs out of their Agreement. Mr. Khaligian said the City would dissolve the TID.

Alderperson Michalski asked what impact this development will have on *Mangia's*

concerns? Mr. Khaligian said the new building will have the same footprint and will not disrupt their ability to receive deliveries through the rear of their building. The developer is also willing to work with Mangia's regarding the parking issue. Mayor Bosman added that these are items that will be addressed in the Conditional Use Permit.

Ms. Faraone asked who owns the property and do we have a Business Plan? Ms. Faraone does not think this will be a good investment. Mayor Bosman said the City owns the property. Mr. Khaligian said the developer has determined that the building will be valued at \$10 million and the City will have minimal initial requirements. The details will be included in the Conditions of Financing. WHEDA will only finance if the City puts money into the project.

Ms. Faraone asked why the blighted area is so small and does not include other buildings Downtown in need of assistance. Mr. Khaligian said we don't have developers interested in the other buildings at this time. If developers come forward in the future, we will do project specific TIDs. Mayor Bosman added that we will get our investment back in 10 years.

A motion was made by Alderperson Gordon and seconded by Alderperson Michalski to approve Item 1, the blighted area finding. On roll call vote, the motion passed. (Ayes 6, Noes 1) Faraone voted no.

A motion was made by Alderperson Michalski and seconded by Alderperson Gordon to approve Item 2, the TID #18 creation. On roll call vote, the motion passed. (Ayes 6, Noes 1) Faraone voted no.

A motion was made by Alderperson Gordon and seconded by Alderperson Michalski to approve Item 3, the TID #18 adoption. On roll call vote, the motion passed. (Ayes 6, Noes 1) Faraone voted no.

4. Resolution By the Mayor - To Amend Condition #4 of Resolution #20-14 to Grant a six-month extension for the recording of a three-lot Certified Survey Map for property at the corner of 21st Street and 46th Avenue. (Emerson) (District 5) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Alderperson Gordon and seconded by Alderperson Michalski to approve the Resolution. The motion passed. (Ayes 7, Noes 0)

5. Conditional Use Permit for a 10,750 sq. ft. heat treatment manufacturing facility to be located at 8911 58th Place. (ECM) (District 16) PUBLIC HEARING

Public hearing opened.

Herb Katt, Katt Construction, 1434 West Street, Racine and John Elicson, Elicson Architecture LLC, architect for the project were available for questions.

Alderperson Michalski asked for what the "heat treatment" involved. Mr. Katt said the

system is pre-assembled and then a dry run is done to make sure parts function correctly. No heat will be applied at this location, only the end user. The test are are for electrical and mechanical interface. The system then pumped by vacuum pumps and nitrogen is used to purge the system.

Alderson Wicklund asked if hot water was being sent to our sewage system. Mr. Ericson said hot water is not used for this process.

Alderson Michalski asked how many jobs will be created. Mr. Katt said there are currently 10 jobs and an additional 3 people upon building completion.

Mr. DeGrace asked if the deficiencies noted by Public Works will be corrected. Brian Wilke, Development Coordinator, said yes, it is in the Conditions of Approval.

A motion was made by Mr. Hayden and seconded by Alderson Michalski to approve the Conditional Use Permit. The motion passed. (Ayes 7, Noes 0)

6. Conditional Use Permit for a Contractor's storage Yard for a landscaping business to be located at 4811 Green Bay Road. (Erickson's Landscaping) (District 16) PUBLIC HEARING

Public hearing opened.

John Erickson, 18917 Spring Street, Union Grove, said this would be constructed as a satellite facility.

Public hearing closed.

Alderson Wicklund asked if dust control is needed over the binds. Mr. Erickson said mulch has no dust. That would not be a problem.

A motion was made by Alderson Wicklund and seconded by Alderson Gordon to approve the Conditional Use Permit. The motion passed. (Ayes 7, Noes 0)

7. Public Building Review for a new restroom building to be located in Petzke Park, 2906 14th Avenue. (Petzke Park Restroom) (District 1) PUBLIC HEARING

Public hearing opened.

Shelly Billingsley, Interim Public Works Director, and Katie Elder, Project Engineer, were available for questions.

Tammy Conforti, 7906 25th Court, spoke in support of the restrooms.

Public hearing closed.

Alderson Gordon asked for support on the project.

A motion was made by Mr. DeGrace and seconded by Alderson Michalski to approve

the Public Building Review. The motion passed. (Ayes 7, Noes 0)

Public Comments

No public comments.

Commissioner Comments

A motion to adjourn was made by Ms. Faraone and seconded by Mr. Hayden. The motion passed. (Ayes 7, Noes 0) The meeting adjourned at 5:40 p.m.

Minutes Prepared by: Kay Schueffner, Department of Community Development & Inspections

CITY PLAN COMMISSION
Minutes
April 9, 2015

MEMBERS PRESENT: Mayor Bosman, Alderperson Michalski, Alderperson Wicklund, Patrick DeGrace, Robert Hayden, Anderson Lattimore and Jessica Olson

MEMBERS EXCUSED: Alderperson Scott Gordon, Anita Faraone and Brad Kleba

STAFF PRESENT: Jeffrey B. Labahn and Rich Schroeder

The meeting was called to order at 5:00 p.m. by Mayor Bosman and roll call was taken.

A motion was made by Alderperson Michalski and seconded by Mr. Hayden to approve the minutes of the March 19, 2015 meeting. The motion passed. (Ayes 7, Noes 0)

- 1. By the Mayor - To Rezone Properties located at the Northwest Corner of 38th Street and Interstate 94 from A-2 Agricultural Land Holding District to M-2 Heavy Manufacturing District and B-2 Community Business District in Conformance With Section 10.02 of the Zoning Ordinance. (Route 142, LLC) (District 16) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Mr. Lattimore asked if the alderman of the district supported the rezoning. Mayor Bosman said yes.

A motion was made by Mr. DeGrace and seconded by Mr. Hayden to approve the rezoning. The motion passed. (Ayes 7, Noes 0)

- 2. By the Mayor - To Rezone Property at 1023 63rd Street from B-1 Neighborhood Business District to B-2 Community Business District in Conformance with Section 10.02 of the Zoning Ordinance. (Ruffalo) (District 3) PUBLIC HEARING**

Public hearing opened.

Tony Ruffalo, 1023 63rd Street, owner of the property said the rezoning is to allow for additional commercial uses, such as an auto repair business, on the site.

Public hearing closed.

Alderperson Michalski said he supports the rezoning.

A motion was made by Alderperson Michalski and seconded by Mr. Lattimore to approve the rezoning. The motion passed. (Ayes 7, Noes 0)

3. By the Public Works Committee - Resolution to Vacate an Alley between 37th and 38th Avenues from 68th Street south 232 feet. (Gates/Wicklund) (District 8) PUBLIC HEARING

Public hearing opened, no comments public hearing closed.

Aldersperson Wicklund said he circulated flyers inviting property owners to attend this meeting to get any questions answered.

A motion was made by Aldersperson Wicklund and seconded by Aldersperson Michalski to approve the vacation. The motion passed. (Ayes 7, Noes 0)

4. Conditional Use Permit Extension for an automobile body shop at 5912 Sheridan Road. (Car Doctor) (District 2) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Aldersperson Wicklund and seconded by Mr. DeGrace to approve the Extension. The motion passed. (Ayes 7, Noes 0)

5. Public Building Review for a new restroom building to be located in Strawberry Creek Park, 13525 60th Street. (Strawberry Creek Restroom) (District 16) PUBLIC HEARING

Public hearing opened.

Katie Elder, Public Works Engineering, was available to answer any questions.

Public hearing closed.

Aldersperson Wicklund said the Parks Commission has reviewed and approved this building at their April 6, 2015 meeting.

A motion was made by Mr. DeGrace and seconded by Aldersperson Wicklund to approve the Public Building Review. The motion passed. (Ayes 7, Noes 0)

Public Comments

Dale Wamboldt, 6809 38th Avenue, said that two of the property owners affected by the alley vacation are opposed to it. Mr. Wamboldt submitted a letter from each of those homeowners.

Commissioner Comments

Aldersperson Michalski urged that we announce which agenda item were are discussing.

Staff Comments

A motion to adjourn was made by Aldersperson Michalski and seconded by Ms. Olson. The motion passed. (Ayes 7, Noes 0) The meeting adjourned at 5:18 p.m.

Minutes Prepared by: Kay Schueffner, Department of Community Development & Inspections

CITY PLAN COMMISSION
Minutes
May 7, 2015

MEMBERS PRESENT: Alderperson Gordon, Alderperson Michalski, Alderperson Wicklund, Anita Faraone, Robert Hayden, Anderson Lattimore

MEMBERS EXCUSED: Mayor Bosman, Patrick DeGrace, Brad Kleba and Jessica Olson

STAFF PRESENT: Jeffrey B. Labahn and Brian Wilke

The meeting was called to order at 5:08 p.m. by Alderperson Gordon and roll call was taken.

A motion was made by Alderperson Michalski and seconded by Mr. Lattimore to approve the minutes of the April 9, 2015 meeting. The motion passed. (Ayes 6, Noes 0)

A motion was made by Mr. Lattimore and seconded by Alderperson Wicklund to take Item 2 first and then go to Item 1. The motion passed. (Ayes 6, Noes 0)

2. Public Building Review for a 1,542 s.f. addition to the Kenosha Unified School District Educational Support Center at 3600 52nd Street. (District 10) PUBLIC HEARING

Public hearing opened.

Mike Risselada, Partners In Design Architects, 600 52nd Street and John Setter, Kenosha Unified School District, 3600 52nd Street were available for questions.

Public hearing closed.

Brian Wilke, Development Coordinator, gave an overview of the project.

A motion was made by Mr. Lattimore and seconded by Mr. Hayden to approve the review. The motion passed. (Ayes 6, Noes 0)

1. Conditional use Permit for a contractor's storage yard to be located at 8010 and 8020 75th Street. (Lorenz) (District 16) PUBLIC HEARING

Public hearing opened.

Dennis Dahlberg, 8200 75th Street-Lot #35, distributed a folder of pictures to each Commissioner. Mr. Dahlberg has concerns with the odor being emitted, the dust and dirt in the air, the dyes in the wood that Mr. Lorenz is mulching on his property, the height of the mulch or dirt piles and the junk cars in the yard.

Paul Rowan, 8200 75th Street-Lot #45, distributed some papers to the Commissioner. Mr. Rowan is concerned the smell (air pollution), the dyes within the wood being

mulched, the air pollution, ground contamination, and junk in the yard.

Randy Waas, 8200 75th Street-Lot #26, is concerned with the work being done in the road and the noise from the property. Mr. Waas said they just want things cleaned up.

William Glidden, 8200 75th Street-Lot #28, wants to know where the used skids are coming from, are they contaminated.

Dolly Dahlberg, 8200 75th Street-Lot #35, said they don't want to shut Mr. Lorenz down, they just want to improve the air quality and have him do the mulching somewhere else.

Deb Perry, 8200 75th Street-Lot #60, said the mulching creates a big problem with the air quality.

Dominic Ruffalo, 8200 75th Street-Lot #61, said Mr. Lorenz does what he wants and doesn't follow the rules. Mr. Ruffalo's concerns include the garbage in the yard, his trucks blocking the road, no set hours, and air quality/health issues.

Trisha Glidden, 8200 75th Street-Lot #28, concerns include the semis parking on the road.

Peter Barca, 1339 38th Avenue, said he has bet with the Mayor and has been out to the Prairie Lakes Estates to observe the problems. Mr. Barca said the biggest problem is the odor and air pollution. This business is not compatible with this location.

Judy Tanzer, 8200 75th Street-Lot #49, asked what does Mr. Lorenz have permits for? Ms. Tanzer said Mr. Lorenz's operation devalues their property.

Dana Larsen, 8200 75th Street-Lot #69, wants the City to verify that Mr. Lorenz is allowed to do what he is doing at the site. There is also a large white tank marked "poison" next to the wetlands. Ms. Larson is concerned about seepage into the wetland area.

Don Lajeunesse, 8200 75th Street-Lot #27, said the community has a number of older citizens there and this type of air quality affects them more.

Public hearing closed.

Mr. Wilke showed a video of the site and gave an overview of what has transpired. Staff has created a timeline for the applicant to abide to the issues in the Conditions of Approval.

Ms. Faraone said Mr. Lorenz is not represented here tonight and she doesn't support the Conditional Use Permit.

Aldersperson Michalski asked Staff if Aldersperson Johnson supports the project. Mr. Wilke said he has received emails from the alderman and believes he is concerned with some issues. Aldersperson Michalski asked if we know if the pallets are toxic. Mr. Wilke said we have no evidence of that. Aldersperson Michalski said since Mr. Lorenz is not hear and the previous work without permits, he doesn't support the project.

Mr. Hayden does not support the project.

Mr. Lattimore asked for clarification on requirements by Staff and results from Mr. Lorenz. Mr. Lattimore asked if the wetlands have been affected by Mr. Lorenz's business or his practices. Mr. Wilke we don't know about the wetlands for sure, but Mr. Lorenz does have things stacked in the floodplain area. Mr. Lattimore will not support the project.

Aldersperson Wicklund asked how Staff became aware of Mr. Lorenz operating without permits. Jeffrey Labahn, Director, said he became aware when concerned citizens of Prairie Lakes Estates notified him with their concerns. The area is zoned Industrial, but Mr. Lorenz is not the long term owner. The business activity has ramped up recently. Aldersperson Wicklund suggested that the soil be tested for contamination before any permits are granted.

Aldersperson Wicklund asked if we know the height of the piles. Mr. Labahn said no, we don't know that. Aldersperson Wicklund asked about the laws on grinding pallets. Mr. Labahn said he has had ongoing discussion with the County Health Department and they have been at the site on several occasions. Mr. Labahn will follow-up on the site monitoring. Aldersperson Wicklund asked for a more definitive Operational Plan.

Aldersperson Gordon asked if Mr. Lorenz has any permits. Mr. Wilke said they applied for a Business Occupancy. Other departments have signed off on this, but our department has not yet signed off on that application. Aldersperson Gordon asked when this application procedure started. Mr. Wilke said September of 2014, with a few reinspection fees. Aldersperson Gordon recommended that a Stop Work Order be issued and asked Staff to follow up on that.

Ms. Faraone made a motion to deny the application and place a Stop Work Order on the business immediately. The motion died for lack of a second. Mr. Labahn noted there are other ways Staff can be more aggressive with the applicant, but they don't have the authority to issue a Stop Work Order.

A motion was made by Ms. Faraone and seconded by Mr. Hayden to deny the Conditional Use Permit. The motion passed. (Ayes 6, Noes 0)

Public Comments

No public comments.

Commissioner Comments

Aldersperson Michalski, Mr. Lattimore, Aldersperson Wicklund and Ms. Faraone thanked the public for speaking. Aldersperson Michalski added Commission must act on items from the agenda. Ms. Faraone asked Staff to have the City Attorney review the Lorenz item.

Ms. Faraone also suggested that a Commissioner is consistently gone from the meeting their appointment should be looked at.

Staff Comments

Mr. Labahn thanked Commissioners for their participation at the ULI interviews and meetings.

A motion to adjourn was made by Ms. Faraone and seconded by Alderperson Michalski. The motion passed. (Ayes 6, Noes 0) The meeting adjourned at 6:16 p.m.

Minutes Prepared by: Kay Schueffner, Department of Community Development & Inspections

CITY PLAN COMMISSION
Minutes
May 21, 2015

MEMBERS PRESENT: Mayor Bosman, Alderperson Gordon, Alderperson Michalski, Alderperson Wicklund, Patrick DeGrace, Anita Faraone and Bradley Kleba

MEMBERS EXCUSED: Rob Hayden, Anderson Lattimore and Jessica Olson

STAFF PRESENT: Rich Schroeder

Others Present: Cathy Austin and Chase Kuffel from Public Works

The meeting was called to order at 5:00 p.m. by Mayor Bosman and roll call was taken.

A motion was made by Alderperson Michalski and seconded by Mr. DeGrace to approve the minutes of the May 7, 2015 meeting.

Ms. Faraone requested a revision to the minutes. Under Commissioner comments, when she spoke, it should read "Ms. Faraone also suggested that a Commissioner is consistently gone from the meeting their appointment should be looked at." The Minutes, as amended, were approved. (Ayes 7, Noes 0)

1. Resolution by the Mayor - To approve a Two-Lot Certified Survey Map for property at 6110 3rd Avenue. (Heim) (District 2) PUBLIC HEARING

Public hearing opened.

John Heim, 2309 N. Geneva Terrace, Chicago, IL 60614, owner of the property at 6110 3rd Avenue, distributed a revised Certified Survey Map. Mr. Heim said he is working to forward the digital copy of the CSM and to raze the shed and limestone wall on the property. Mr. Heim questioned Condition #8 regarding the lot line grades and if that was necessary at this time.

Public hearing closed.

Rich Schroeder, Deputy Director, explained that it is standard procedure to have the lot grades at this time. This information would need to be supplied before the CSM is recorded. This item will be reviewed by the Public Works Committee and the Common Council, but the applicant will work with Community Development & Inspection Staff to resolve the Conditions of Approval.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the Certified Survey Map.

Alderperson Michalski asked Mr. Heim if he was going to sell the property. Mr. Heim said the house has been for sale since last year and some people have inquired about the lot. They are looking to divide the lot to sell the vacant buildable lot.

Ms. Faraone said is this ok to split the lot since it is in a Historic District. Mr. Heim said he has worked with Mike Maki, Community Development & Inspections to make sure this is allowable. Mr. Maki said the parcel split is fine, but if/when a new home is built on the property, they would need to go before the Historic Preservation Commission for approval.

The motion passed. (Ayes 7, Noes 0)

2. City of Kenosha Alley Analysis

A motion was made by Alderperson Michalski and seconded by Mr. Kleba to receive and file the Alley Analysis.

Mr. Kleba asked what was the goal of the Alley Analysis. Mr. Schroeder said the Chairman of Public Works wanted to educate the Committee on how alleys are maintained, paved, lighted, who is responsible, etc. Staff thought it would be a benefit for the City Plan Commission to review since we are involved with alley vacations and had a presentation if the Commission wanted it.

The motion passed. (Ayes 7, Noes 0)

Public Comments

No public comments.

Commissioner Comments

Ms. Faraone asked if we only have one item can we defer it until the next meeting. Mr. Schroeder said we set meeting dates and a schedule with deadlines to submit information. If the applicant meets that time period, they have a right to come to the meeting to be heard. Once item is referred out it is on a time schedule. Also, a delay could delay a potential closing or project.

Staff Comments

No Staff comments.

A motion to adjourn was made by Alderperson Michalski and seconded by Ms. Faraone. The motion passed. (Ayes 7, Noes 0) The meeting adjourned at 5:18 p.m.

Minutes Prepared by: Kay Schueffner, Department of Community Development & Inspections

**CITY PLAN COMMISSION
Minutes
June 4, 2015**

MEMBERS PRESENT: Mayor Bosman, Alderperson Gordon, Alderperson Michalski, Alderperson Wicklund, Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Jessica Olson

MEMBERS EXCUSED: Anderson Lattimore

STAFF PRESENT: Jeffrey B. Labahn and Rich Schroeder

Others Present: Alderperson Johnson

The meeting was called to order at 5:00 p.m. by Mayor Bosman and roll call was taken.

A motion was made by Alderperson Michalski and seconded by Patrick DeGrace to approve the minutes of the May 21, 2015 meeting. The motion passed. (Ayes 9, Noes 0)

Mayor Bosman asked that all items be taken together for public hearing purposes and voted on separately. Items 1 through 4 were read.

- 1. Request to initiate the rezoning to Remove and/or add Floodway (FW) for various properties North of State Trunk Highway 50 and East of County Trunk Highway MB. (Strawberry Creek/FEMA) (District 16) PUBLIC HEARING**
- 2. City Plan Commission Resolution - To Amend the *Comprehensive Plan for the City of Kenosha: 2035* regarding property North of State Trunk Highway 50 and East of County Trunk Highway MB. (Strawberry Creek/FEMA) (District 16) PUBLIC HEARING**
- 3. By the City Plan Commission - To Create Subsection 18.02 pp. of the Zoning Ordinance to Amend the *Land Use Map for the City of Kenosha: 2035*. (Strawberry Creek/FEMA) (District 16) PUBLIC HEARING**
- 4. By the City Plan Commission - Rezoning to Remove and/or add Floodway (FW) for various properties North of State Trunk Highway 50 and East of County Trunk Highway MB. (Strawberry Creek/FEMA) (District 16) PUBLIC HEARING**

Public hearing opened.

Attorney Mike McTernan, 6633 Green Bay Road, representing the Strawberry Creek old course owners, was available for questions.

Alderperson Bob Johnson, 10902 75th Street, Alderman of the District, said many home owners needed to carry flood insurance because of this map error. Will there be any reimbursement for insurance costs? Alderperson Johnson asked if this will affect any future development?

Louis Fowler, 15115 60th Street, owns a farm north of Strawberry Creek and wants to know if this will affect his property.

Rory Howarth, 7114 155th Avenue, the letter states the Floodplain is replaced with a different zoning. Can you explain the language?

Public hearing closed.

Mayor Bosman noted that Staff has been working for years with the FEMA on correcting these maps.

Rich Schroeder, Deputy Director, added that the final corrections will take effect on August 21, 2015. There was no reference made of the City reimbursing these people for the flood insurance costs they incurred. A FEMA representative had indicated that the homeowner may receive some credit if the insurance was purchased from them and a LOMR is approved, but they would need to talk to their insurance agent or FEMA on that. The City is not involved. Mr. Schroeder said after the meeting he will meet with any property owners that have specific questions or would like further explanation on the map changes.

Ms. Faraone asked if SEWRPC was involved in this revision. Mr. Schroeder said they were involved with the initial Flood Maps only. Ms. Faraone asked if this rezoning would affect the Park Plan. Mr. Schroeder said they are impacted needs additional study.

A motion was made by Ms. Faraone and seconded by Alderperson Michalski to approve Item 1, the initiation.

Alderperson Michalski thanked Staff for all their work on this map revision.

Mr. DeGrace asked if this will affect any future development and what happens if we don't adopt the maps. Mr. Schroeder said the revised Flood Insurance Rate Maps (FIRM) will go into effect on August 21, 2015 whether we approve this today or not. If we fail to adopt the maps, property owners may not be able to get insurance on their property and it would not help the owners. Mr. McTernan's clients have undeveloped properties that may be affected. They may need another LOMR to move forward.

Ms. Olson said this has been a long process and we hope there will be some credit back to the home owners.

The motion to approve Item 1 passed. (Ayes 9, Noes 0)

A motion was made by Ms. Faraone and seconded by Ms. Olson to approve Item 2, the City Plan Resolution. The motion passed. (Ayes 9, Noes 0)

A motion was made by Alderperson Michalski and seconded by Ms. Olson to approve Item 3, Zoning Ordinance Subsection 18.02 pp. The motion passed. (Ayes 9, Noes 0)

A motion was made by Ms. Faraone and seconded by Alderperson Gordon to approve Item 4, the Rezoning. The motion passed. (Ayes 9, Noes 0)

Public Comments

Nasser Museitif, 6021 33rd Avenue, said the Commission approved a Special Exception for his outdoor dining fencing. Mr. Museitif distributed pictures of the site and thanked the Department of Community Development & Inspections for all their assistance.

Alderson Johnson updated the Commission that the Lorenz Conditional Use Permit Appeal was referred back to the City Plan Commission at the last Common Council meeting.

Frank Gilson, 7620 144th Avenue, has land south of Highway 50 and thought nothing could be built on this property.

Commissioner Comments

No Commissioner comments.

Staff Comments

A motion to adjourn was made by Mr. DeGrace and seconded by Mr. Hayden. The motion passed. (Ayes 9, Noes 0) The meeting adjourned at 5:28 p.m.

Minutes Prepared by: Kay Schueffner, Department of Community Development & Inspections

CITY PLAN COMMISSION
Minutes
June 18, 2015

MEMBERS PRESENT: Alderperson Gordon, Alderperson Michalski, Alderperson Wicklund, Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore

MEMBERS EXCUSED: Mayor Bosman and Jessica Olson

STAFF PRESENT: Jeffrey B. Labahn, Rich Schroeder and Brian Wilke

Others Present: Alderperson Paff and Alderperson Johnson

The meeting was called to order at 5:00 p.m. by Vice Chairman Gordon and roll call was taken.

A motion was made by Alderperson Michalski and seconded by Ms. Faraone to approve the minutes of the June 4, 2015 meeting. The motion passed. (Ayes 7, Noes 0)

**1. Conditional Use Permit for a Community Based Residential Facility
addition and rehabilitation to the existing Brookside Care Center at 3506
Washington Road. (Brookside Care Center) (District 6) PUBLIC HEARING**

Public hearing opened.

Alderperson Wicklund arrived.

Alderperson Dave Paff, 1606 35th Place, District 6, supports the project.

Public hearing closed.

Ms. Faraone will abstain from this item.

A motion was made by Alderperson Michalski and seconded by Alderperson Wicklund to approve the Conditional Use Permit.

Alderperson Wicklund asked if the comment on the median entrance was resolved. Brian Wilke, Development Coordinator, said the applicant is working on this.

Mr. Lattimore asked if the handicapped parking deficiency is because of the addition. Rich Schroeder, Deputy Director, said additional handicapped parking is now needed and they just need to re-designate some of the spaces.

Mr. Hayden asked if this allows more separation of the residents from the rehab patients. Mike Oats, Eppstein Uhen Architects, said they do rehab for both the out-patients and in-house patients.

The motion passed. (Ayes 7, Noes 0, Abstain 1)

**2. Conditional Use Permit Extension for a 45-unit apartment building to be located at 720 59th Place. (Residences at Library Park) (District 2)
PUBLIC HEARING**

Public hearing opened.

Peter Bissen, Partners In Design Architects, was available for questions.

Public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the Conditional Use Permit.

Mr. Kleba asked why the long extension. Mr. Wilke said the original extension was until April 6, 2015, and now we are able to extend a Conditional Use Permit approval for 1 year, which brings it to April 6, 2016.

Aldersperson Wicklund asked if the upgrade plans to the water and sewer were submitted. Mr. Bissen said yes. Aldersperson Wicklund asked if they had a start date. Mr. Bissen said in August 2015 the demo will start and the new construction about 2 months later.

The motion passed. (Ayes 8, Noes 0)

3. Conditional Use Permit for a new communication tower to be located at 7923 Sheridan Road. (T-Mobile/Sheridan Lanes) (District 12) PUBLIC HEARING

Public hearing opened.

Ray Shinkle, T-Mobile/Crown Castle, said they propose to swap out the existing tower with a new tower that will be 30 feet taller.

Public hearing closed.

Ms. Faraone asked what is the allowable maximum height of a tower. Mr. Schroeder said 100 feet, the size of the proposed new tower.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the Conditional Use Permit.

Mr. Hayden said the current tower is surrounded by trees, could these be trimmed to provide better reception. Mr. Shinkle said the surrounding property owners usually won't allow this.

Aldersperson Wicklund asked Staff if there is any problem with the third party review as it relates to a "new" tower. Mr. Wilke says it states the word "may" instead of "shall", so no problems.

The motion passed. (Ayes 8, Noes 0)

4. Conditional Use Permit for a contractors storage yard to be located at 8010 and 8020 75th Street. (Lorenz) (District 16) PUBLIC HEARING

Public hearing opened.

Aldersperson Bob Johnson, 10902 75th Street, alderman of the district supports the Conditional Use Permit, but stated that there are concerns with the mulching operation that should be addressed.

Boyd Frederick, County Board Supervisor, 6818 53rd Street, asked the Commission to review the hazards that have been associated with this request.

Emily Preynal 3111 56th Avenue, Representative from Peter Barca's office, said the Representative Barca is still following the issue, but was unable to attend tonight's meeting.

Brad Lorenz, 8020 75th Street, was available for questions and apologized for missing the previous meeting, he had a calendar mix-up. Mr. Lorenz had various documents noting toxicity levels of the mulch and these were circulated to the Commissioners. Mr. Lorenz stated he wants to work out an agreement with the neighbors.

Dennis Dahlberg, 8200 75th Street-#35, had pictures that he circulated with the Commissioners. Mr. Dahlberg said Mr. Lorenz should not be rewarded with any permits to continue work at the site.

David Larsen, 8200 75th Street-#69, urges denial of the permit. Mr. Larsen is concerned with the adjacent wetlands. The chemicals should be in a leak proof containment.

Deb Perry, 8200 75th Street-#60, said the mulching business needs to stop, this is not healthy.

Jolene Fraser, 8200 75th Street-#53, has moved from the west side of the complex to the east side and now she is coughing all the time. There are too many junk piles and site should be cleaned up.

Erwin Friesen, 8200 75th Street-#7, said seven years ago he put on a white sun porch. Now the sun porch is discolored, the air is not clear.

Doug Bloomer, 8200 75th Street-#48, said he has had breathing problems since Mr. Lorenz has started mulching. The mulching is noisy and has a disgusting odor.

Judy Tanzer, 8200 75th Street-#49, the mulching dries out the air and is very noisy.

Dolly Dahlberg, 8200 75th Street-#35, said the mulching business has a bad smell, dyes and dust in the air when it is dumped into the trucks.

Aldersperson Johnson spoke a second time stating we need to find an equitable solution.

After speaking with Community Development & Inspections Staff I have learned there is a long list of items to be taken care of or Mr. Lorenz will have to vacate the property. We need to work together to resolve this problem.

Public hearing closed.

Mr. Wilke showed a current video of the site and described a timeline of events from the Notice of Violation and Order to Comply until today.

Mr. Schroeder added that the materials have not been removed from the floodplain, so Mr. Lorenz will get another reinspection fee. The deadline for the issues on the DNR letter is June 22, 2015. Mr. Schroeder said Staff's main concern is the mulching operation and it should be reduced. Staff has created revised Conditions of Approval which we will distribute for your review. The revised Conditions add 1.p and 1.q. and 2.b.ix, additional definition for the mulching operations. Staff suggests to limit the mulching operations to a certain area on the site.

Jeffrey B. Labahn, Director, said the Conditional Use Permit is a management tool and has performance requirements, which are the Conditions of Approval.

Ms. Faraone asked if the applicant did anything since the last meeting. Mr. Schroeder said some vehicles have been removed from the site, some fill from the wetlands and some of the materials piles have been reduced. Ms. Faraone said she does not support the mulching operation. Ms. Faraone asked if any air quality tests have been done. Mr. Labahn said it is under the State's jurisdiction to regulate and enforce the air quality regulations.

A motion was made by Alderperson Michalski and seconded by Alderperson Wicklund to take a 5 minute recess to allow Alderperson Gordon to make a phone call regarding another City commitment. (Ayes 8, Noes 0)

A motion was made by Alderperson Michalski and seconded by Alderperson Wicklund to reconvene the meeting. (Ayes 8, Noes 0)

Alderperson Michalski asked if any mulching was done since the last meeting. Mr. Schroeder said he heard from the neighbors that some mulching was done. The Fire Prevention Bureau indicated that the wood pile should be ground to reduce the risk of fire so Staff amended the order to allow him to grind the material that was there until today.

Alderperson Michalski asked if the DNR issues were addressed. Mr. Schroeder deferred to Mr. Lorenz. Mr. Lorenz said he contacted the DNR and they must inspect before he can remove and materials.

Mr. Kleba asked if there is an inspection plan if Mr. Lorenz receives approval of this permit. Mr. Schroeder said it is like any other business in the City, they inspect on a complaint basis and sometimes do a random inspection. However, he does have certain deadlines in the Conditions so Staff would inspect to verify if they were met. Mr. Kleba asked how an odor is determined obnoxious. Mr. Labahn said that is through the Health Department. Mr. Kleba said this does not set a good precedence. Mr. Lorenz

went about this operation all wrong and he does not support approval of the mulch operation.

Alderson Gordon asked what is the percentage of the mulch operation. Mr. Lorenz said 50% of operations is mulch and 50% is topsoil, firewood and excavating. The mulch operation is basically in the spring time and it drops off over summer.

Alderson Gordon asked if Mr. Lorenz has any other properties in Kenosha. Mr. Lorenz said no.

Mr. Hayden asked if the mulch operation area would be screened to prevent dust and odor like we have required at other Contractor Storage Yards. Mr. Wilke said it is not part of the proposed Conditions, but could be added.

Mr. Lattimore asked Mr. Lorenz why he wasn't at the first meeting. Mr. Lorenz said he had it on his calendar incorrectly. Mr. Lattimore said the mulch operation footprint has been reduced, is this to prevent dust and noise? Mr. Labahn said we reduced the size and moved it further from the residents. Mr. Lattimore asked if the DNR has commented to Staff regarding the wetlands. Mr. Schroeder said only the letter attached, nothing stating they were satisfied.

Alderson Wicklund asked if we approve this Conditional Use Permit, can it be voided at a later date? Mr. Labahn said we have never voided, only enforced it. Alderson Wicklund said the square footage of this site is insufficient for the mulching operation.

Mr. DeGrace asked if that was a tank rail car in the pictures that has the chemicals for the dye. Mr. Lorenz said no, he buys his dye in 55 gallon drums. Mr. DeGrace asked how long the mulch operation was in existence. Mr. Labahn said we know since September 2014, but it may have been earlier. Mr. Lorenz said he has been mulching for the past 12 years at that site. Mr. DeGrace asked if he had any ill employees. Mr. Lorenz said no. Mr. DeGrace asked Staff if Mr. Lorenz has been complying with their requests. Mr. Wilke said for the most part yes. Mr. DeGrace asked what is the approximate area of the mulching operation. Mr. Wilke said about 1/2 acre. Mr. DeGrace said he supports the plan, but not the mulching operation.

A motion was made by Alderson Michalski and seconded by Alderson Wicklund to re-open the public hearing. The motion passed. (Ayes 7, Noes 1) Faraone

Alderson Johnson said we have to address "tomorrow". If we deny this Conditional Use Permit, nothing changes for these people. If you approve the Conditional Use Permit, there is no mulching tomorrow.

Public hearing closed.

A motion was made by Ms. Faraone and seconded by Alderson Michalski to amend the Conditional Use Permit to move forward with the exception of eliminating all mulching on the property.

Mr. Labahn asked for clarification - is this to prohibit the processing, drying and manufacturing of mulch? Can he sell mulch that was processed elsewhere?

The Amendment was revised by Ms. Faraone and seconded by Alderperson Michalski to move forward with the prohibiting of manufacturing processing/dying of mulch on the site, and amending Condition 1.q., 2.b.ix, and 2.e. to properly reflect these changes.

A motion was made by Alderperson Wicklund to defer the Conditional Use Permit for 2 weeks to review and revise the Conditions of Approval. Motion died for lack of a second.

The Amendment was approved. (Ayes 5, Noes 3) Gordon, Wicklund and Lattimore

A motion was made by Alderperson Michalski and seconded by Mr. Hayden to approve as amended. The motion passed. (Ayes 5, Noes 3) Gordon, Wicklund and Lattimore

Mr. Lattimore said just for clarification, there will be no mulching or manufacturing, but he can store equipment there. Mr. Labahn said yes.

5. Zoning Ordinance By the Mayor - To Repeal and Recreate Subparagraph 3.031 F. and 3.032 F. of the Zoning Ordinance for the City of Kenosha, Wisconsin regarding Accessory Yard Requirements in the RR-1 Rural Single-Family Residential and RR-2 Suburban Single-Family Residential Districts. PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

Mr. Schroeder said there were no specific setback requirements for accessory structures in the RR-1 and RR-2 Zoning Districts. This Amendment will specify the setbacks.

A motion was made by Ms. Faraone and seconded by Alderperson Michalski to approve the Zoning Ordinance. The motion passed. (Ayes 8, Noes 0)

Public Comments

No public comments.

Commissioner Comments

Mr. Lattimore noted he was glad the Lorenz Conditional Use Permit was referred back to the City Plan Commission.

Staff Comments

A motion to adjourn was made by Alderperson Michalski and seconded by Mr. DeGrace. The motion passed. (Ayes 8, Noes 0) The meeting adjourned at 7:07 p.m.

Minutes Prepared by: Kay Schueffner, Department of Community Development & Inspections

CITY PLAN COMMISSION
Minutes
July 9, 2015

MEMBERS PRESENT: Alderperson Gordon, Alderperson Michalski, Alderperson Wicklund, Anita Faraone, Bradley Kleba and Anderson Lattimore

MEMBERS EXCUSED: Mayor Bosman, Patrick DeGrace and Robert Hayden and Jessica Olson

STAFF PRESENT: Rich Schroeder

The meeting was called to order at 5:00 p.m. by Alderperson Gordon and roll call was taken.

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve the minutes of the June 18, 2015 meeting. The motion passed. (Ayes 6, Noes 0)

Items 1 through 5 were read.

1. **Ordinance by the Mayor - To Annex 37.298 acres of land, more or less, located South of STH 142, West of I-94 and North of CTH N from the Town of Paris to the City of Kenosha. (Route 142, LLC/#2/State of Wisconsin) (District 16) PUBLIC HEARING**
2. **Zoning Ordinance by the Mayor - To Rezone property located at the Northwest Corner of 38th Street and Interstate 94 from A-2 Agricultural Land Holding District to M-2 Heavy Manufacturing District in Conformance with Section 10.02 of the Zoning Ordinance. (Route 142, LLC/#2) (District 16) PUBLIC HEARING**
3. **Zoning Ordinance by the Mayor - To Rezone properties located East of 128th Avenue and North of 38th Street from A-2 Agricultural Land Holding District to M-2 Heavy Manufacturing District in Conformance with Section 10.02 of the Zoning Ordinance. (Route 142, LLC/#2) (District 16) PUBLIC HEARING**
4. **Zoning Ordinance by the Mayor - To Rezone property located South of State Highway 142 and West of Interstate 94 from A-2 Agricultural Land Holding District to M-2 Heavy Manufacturing District in Conformance with Section 10.02 of the Zoning Ordinance. (Route 142, LLC/#2) (District 16) PUBLIC HEARING**
5. **Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, to include the Annexation of (Parcel #45-4-221-244-0201, #45-4-221-251-0410, #45-4-221-251-0305, #45-4-221-251-0310 and #45-4-221-251-0315) and State owned right-of-way on STH 142 and the West Frontage Road in the Town of Paris, Kenosha County, Wisconsin. (Route 142, LLC/#2) (District 16) PUBLIC HEARING**

Public hearing opened.

Brad Folkert, Director of Construction for Uline, 12575 Uline Drive, Pleasant Prairie, was available for questions.

Public hearing closed.

Rich Schroeder, Deputy Director, gave an overview of the items.

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve Item 1. The motion passed. (Ayes 6, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve Item 2. The motion passed. (Ayes 6, Noes 0)

A motion was made by Ms. Faraone and seconded by Alderperson Wicklund to approve Item 3. The motion passed. (Ayes 6, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. Kleba to approve Item 4. The motion passed. (Ayes 6, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve Item 5. The motion passed. (Ayes 6, Noes 0)

Public Comments

No public comments.

Commissioner Comments

Ms. Faraone asked that in the future when we have a controversial item, we have the City Attorney present for questions. Ms. Faraone also asked that the citizen members be treated with dignity.

Alderperson Gordon cautioned the Commissioners that if there is a question of legality and a motion to defer, it may be in order to defer the item to get clarity.

Staff Comments

No Staff comments.

A motion to adjourn was made by Alderperson Wicklund and seconded by Alderperson Gordon.

A motion was made by Alderperson Michalski and seconded by Mr. Lattimore to re-open the Commissioner Comments. The motion passed. (Ayes 6, Noes 0)

Ms. Faraone said there has never been a lawsuit from items passed at the City Plan Commission level, only at the Common Council level.

Aldersperson Gordon said a deferral was asked for to get an opinion from our legal department.

A motion was made by Aldersperson Michalski and seconded by Aldersperson Wicklund to adjourn. The motion passed. (Ayes 6, Noes 0) The meeting adjourned at 5:13 p.m.

Minutes Prepared by: Kay Schueffner, Department of Community Development & Inspections

CITY PLAN COMMISSION
Minutes
July 23, 2015

MEMBERS PRESENT: Mayor Bosman, Alderperson Michalski, Alderperson Wicklund, Patrick DeGrace, Robert Hayden and Anderson Lattimore

MEMBERS EXCUSED: Alderperson Scott Gordon, Anita Faraone, Brad Kleba and Jessica Olson

STAFF PRESENT: Jeffrey B. Labahn and Rich Schroeder

The meeting was called to order at 5:00 p.m. by Mayor Bosman and roll call was taken.

A motion was made by Mr. DeGrace and seconded by Mr. Lattimore to approve the minutes of the July 9, 2015 meeting. Jeffrey B. Labahn, Director, said Ms. Faraone has asked for a correction to the minutes. Under Commissioner Comments, the second line should read: *Ms. Faraone also asked that the citizen members be treated with dignity.* A motion was made by Alderperson Wicklund and seconded by Mr. Lattimore to accept the correction. The motion passed. (Ayes 6, Noes 0) On the motion to approve as corrected, the motion passed. (Ayes 6, Noes)

1. Conditional Use Permit to construct a physical fitness center in the existing warehouse at 1326 35th Street and a Request for Relief to the off-street parking requirements of Section 6.02 F.26 (c) of the Zoning Ordinance. (HarborPark Cross Fit) (District 6) PUBLIC HEARING

Public hearing opened.

Felicia Pavlica, 4314 6th Street, co-owner of the property, said the parking space requirement is putting a significant hardship on the applicant.

Jason Yule, 1741 21st Avenue, said they will have small class sizes. Their program is geared toward more individual structured training.

Cori Yandel, 3111 56th Avenue, said the delay to put in additional parking would be detrimental to the business.

Public hearing closed.

Rich Schroeder, Deputy Director, showed a video of the property. The Conditional Use Permit request meets the Ordinance requirements. The City Plan Commission is the review authority for the Conditional Use Permit and the off-street parking exception. They could possibly gain a few more stalls by removing a fence in the rear of the building. Staff is concerned that the main entrance is in the front and the parking would be in the rear.

Mr. Schroeder noted that Alderperson Paff, alderman of the district, supports the Conditional Use Permit, but has concerns about the parking requirements.

Mayor Bosman asked if the gravel parking lot next to the building could be used for parking. Mr. Schroeder said yes, they would only have to pave enough of area for the required spaces (9-12 spaces) and should barricade the remainder of the lot so no one parks on the gravel.

Alderman Michalski asked if there was any contamination from the old factory that was on the site. Mr. Schroeder said we are not aware of any, but the owner should respond. Alderman Michalski asked if someone leases the other portion of the building, would they need additional parking? Mr. Schroeder said it depends on the use. If it is a permitted use, no additional parking is needed. If it is a conditional use, we could require more spaces.

Alderman Wicklund asked if the Commission could stipulate a grace period to get the lot paved. Mr. Schroeder said the Zoning Ordinance requires the parking to be paved prior to the issuance of the Occupancy permit. The other alternative would be to post a cash escrow, but that would still be an expense.

Mr. DeGrace asked if the 24 stalls were for the entire building. Mr. Schroeder said no, athletic facility only. Mr. DeGrace asked if they could pave a portion of the parking lot. Mr. Schroeder said they would only need to pave enough area to meet the required parking spaces.

Mr. Lattimore asked how many spaces are handicapped. Mr. Schroeder said 1 or 2 and they are counted toward the total needed.

Alderman Michalski said you may want to expand classes in the future, this would require more parking spaces. The applicant said they may add more class times, but intend to keep the size small.

Mr. Hayden asked if the fence in the rear of the building could be removed to obtain additional parking spaces. The owner said they would remove the fence.

A motion was made by Mr. Hayden and seconded by Alderman Michalski to approve the Conditional Use Permit and grant the relief to off-street parking by changing the off-street parking requirement to fifteen (15) spaces.

Mr. Labahn said that Staff was under the impression that the main entrance was off of 14th Avenue. Now, will they be coming in the location marked as an exit. Dan Pavlica, the co-owner, said yes, both entrances.

Mayor Bosman said it is a disadvantage not having enough parking at the start of your business. I would really like to see more parking.

Mr. Lattimore asked if we should indicate removal of the fence within the conditions. Mr. Labahn said you should. Mr. Schroeder suggested that if the permit is approved with 15 spaces, the tenant should put up a *NO PARKING* sign by the gravel lot. If people park on the gravel portion, the owner could be fined and the Conditional Use Permit revoked.

Mr. DeGrace commented that the applicant is starting on shaky ground and you don't want to set yourself up for failure.

Aldersperson Wicklund asked if the applicant needs to come back before the Commission if they do additional paving to increase the parking stalls available. Mr. Schroeder said no, it would be a Staff level review and a parking lot permit from Public Works.

A motion was made to amend the Conditions to add that the fence be removed and both doors be signed as entrances. The Amendment passed.

The motion to approve as amended passed. (Ayes 6, Noes 0)

Comments

Raymond Cameron, 5313 20th Avenue, spoke.

Commissioner Comments

Aldersperson Wicklund spoke.

Staff Comments

A motion to adjourn was made by Aldersperson Wicklund and seconded by Mr. DeGrace. The motion passed. (Ayes 6, Noes 0) The meeting adjourned at 5:45 p.m.

Minutes Prepared by: Kay Schueffner, Department of Community Development & Inspections

**CITY PLAN COMMISSION
Minutes
August 20, 2015**

MEMBERS PRESENT: Alderperson Gordon, Alderperson Michalski, Alderperson Wicklund, Patrick DeGrace, Anita Faraone, Bradley Kleba, Anderson Lattimore and Jessica Olson

MEMBERS EXCUSED: Mayor Bosman and Rob Hayden

STAFF PRESENT: Rich Schroeder

The meeting was called to order at 5:00 p.m. by Alderperson Gordon and roll call was taken.

A motion was made by Alderperson Michalski and seconded by Mr. Lattimore to approve the minutes of the July 23, 2015 meeting. The motion passed. (Ayes 7, Noes 0)

1. 2016 Community Development Block Grant Allocation Plan. PUBLIC HEARING

Tony Geliche, Community Development Specialist, explained the 2016 Allocation Plan.

Alderperson Wicklund arrived.

A motion was made by Ms. Faraone and seconded by Alderperson Michalski to approve the Allocation Plan.

Public hearing opened. No comments. Public hearing closed.

Alderperson Wicklund asked for clarification on one of the Plan changes.

If there is an increase of \$25,000 or less in CDBG funds received for the year 2016, funds will be distributed equally to those that were allocated funding, except for those that were fully funded. If the increase is more than \$25,000, funds will be allocated to a Street Resurfacing Fund.

Alderperson Wicklund thought the change was to allocate the first \$25,000 of funding to be distributed equally to those that were allocated funding, except for those that were fully funded. Amounts over the \$25,000 would go to the Street Resurfacing Fund.

Alderperson Wicklund questioned whether the City would receive any of the additional funds, since they received such a large percentage of the total amount.

Alderperson Wicklund also wants to make sure an applicant does not receive funds in excess of the original amount. Alderperson Wicklund suggested changing the word *equally* to *proportionally* and also to add *...up to the requested amount.* after the words *...fully funded.*

Mr. Geliche explained the intent from the CDBG Committee is an increase of \$25,000 or

less will be distributed and an increase of more than \$25,000 would go to the Street Resurfacing Fund.

Mr. Geliche also noted that any increase in funds would be shared across the board and not exclude the City's application.

Mr. Geliche said the clarification on language, changing *equally* to *proportionally* and by adding ... *up to the requested amount*.... can be added by Amendment of the City Plan Commission.

Ms. Faraone and Alderperson Michalski pulled their original motion.

A motion was made by Ms. Faraone and seconded by Alderperson Michalski to approve the Plan with the amended language under *Section IV. Funding Allocation for 2016*, first full paragraph, added sentence as follows:

- Change the word *equally* to *proportionally*.

- At the end of the sentence add ... *up to the requested amount*.

The motion passed. (Ayes 8, Noes 0)

A motion was made by Ms. Faraone and seconded by Alderperson Michalski to approve the Plan as amended. The motion passed. (Ayes 8, Noes 0)

**2. Conditional Use Permit for a 40,135 s.f. hangar to be located at 9121 42nd Place at the Kenosha Regional Airport. (Global Jet Hangar) (District 16)
PUBLIC HEARING**

Rich Schroeder, Deputy Director, gave an overview of the project.

Public hearing opened.

Dan Watring, 3141 90th Street, from MSI General gave an overview of the project. Mr. Watring said their address was recently changed from 9121 42nd Place to 9121 43rd Street.

Public hearing closed.

A motion was made by Alderperson Michalski and seconded by Mr. Lattimore to approve the Conditional Use Permit with the change of address and subject to Conditions of Approval. The motion passed. (Ayes 8, Noes 0)

**3. Conditional Use Permit for an 8,919 square foot retail building to be located at 6425 Green Bay Road. (Kenosha Medical Campus) (District 16)
PUBLIC HEARING**

Public hearing opened.

Kyle Kennedy, 3700 22nd Street, was available for questions.

Public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the

Conditional Use Permit, subject to the Conditions of Approval. The motion passed. (Ayes 8, Noes 0)

4. Driveway Easement and Agreement by and between the City of Kenosha, Wisconsin and Dale L. Pfaff for the benefit of property located at 3919 55th Avenue. (Pfaff) (District 16) PUBLIC HEARING

Public hearing opened.

Rantell, Ramirez, Land Quest, 4419 Washington Road, was available for questions.

Public hearing closed.

Mr. Schroeder gave an overview of the Easement and Agreement.

A motion was made by Alderperson Michalski and seconded by Ms. Olson to approve the Easement and Agreement. The motion passed. (Ayes 8, Noes 0)

Alderperson Wicklund asked why we can't just sell the land. Mr. Schroeder said it was dedicated as part of Jamestown Park, so we must do an Easement.

5. Bicycle and Pedestrian Pathway Easement and Agreement by and between BPOK I, LLC, and the City of Kenosha, Wisconsin for property at 9949 58th Place. (BPOK I, LLC) (District 16) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

Mr. Schroeder said this bicycle and pedestrian trail would be on private property and there is no specific date for construction. The owners are responsible for the cost of the path and future maintenance.

A motion was made by Mr. Lattimore and seconded by Alderperson Wicklund.

Ms. Faraone asked why the owner is paying for the trail. Mr. Schroeder said this cost is similar to a property owner paying for the installation of sidewalk. This was a requirement when the property owner built on the property. They knew this expense would be coming.

Ms. Olson asked what required the Easement at this time. Mr. Schroeder said it was a Condition of the Site Plan Review approval.

The motion passed. (Ayes 8, Noes 0)

Public Comments

No public comments.

Commissioner Comments

No Commissioner comments.

Staff Comments

No Staff comments.

A motion to adjourn was made by Ms. Faraone and seconded by Mr. DeGrace. The motion passed. (Ayes 8, Noes 0) The meeting adjourned at 5:40 p.m.

Minutes Prepared by: Kay Schueffner, Department of Community Development & Inspections

**CITY PLAN COMMISSION
Minutes
September 10, 2015**

MEMBERS PRESENT: Mayor Bosman, Alderperson Gordon, Alderperson Michalski, Alderperson Wicklund, Patrick DeGrace, Anita Faraone and Anderson Lattimore

MEMBERS EXCUSED: Rob Hayden, Brad Kleba and Jessica Olson

STAFF PRESENT: Jeffrey B. Labahn and Rich Schroeder

The meeting was called to order at 5:00 p.m. by Mayor Bosman and roll call was taken.

A motion was made by Mr. Lattimore and seconded by Mr. DeGrace to approve the minutes of the August 20, 2015 meeting. The motion passed. (Ayes 6, Noes 0)

1. Conditional Use Permit for a 16-bed Community Based Residential Facility to be located at 5905 and 5909 19th Avenue. (Kenosha Care Center CBRF) (District 2) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

Alderperson Michalski arrived.

Ms. Faraone asked how many 15+ facilities were in the City. Rich Schroeder, Deputy Director, said it varies depending on the type of establishment.

A motion was made by Ms. Faraone and seconded by Alderperson Michalski to approve the Conditional Use Permit, subject to the attached Conditions. The motion passed. (Ayes 7, Noes 0)

Mayor Bosman asked that Items 2, 3 and 4 be taken together for public hearing purposes and voted on separately. All items were read.

- 2. City Plan Commission Resolution - To Amend the *Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035*, regarding property at 6201 14th Avenue. (Shalom Center) (District 3) PUBLIC HEARING**
- 3. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 qq. of the Zoning Ordinance to amend the *Land Use Map for the City of Kenosha: 2035*. (Shalom Center) (District 3) PUBLIC HEARING**
- 4. Zoning Ordinance by the Mayor - To Rezone Property at 6201 14th Avenue from *IP Institutional Park District* to *M-1 Light Manufacturing District* in conformance with Section 10.02 of the Zoning Ordinance. (Shalom Center) (District 3) PUBLIC HEARING**

Public hearing opened.

Brian Hervat, 6113 14th Avenue, said he is looking to purchase this building for his Real Estate/construction business.

Lynn Biese-Carroll was available for questions.

Public hearing closed.

Aldersperson Michalski said this property is in his district and he supports the rezoning.

A motion was made by Ms. Faraone and seconded by Aldersperson Michalski to approve Item 2, the City Plan Commission Resolution. The motion passed. (Ayes 7, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve Item 3, the Zoning Ordinance. The motion passed. (Ayes 7, Noes 0)

A motion was made by Ms. Faraone and seconded by Aldersperson Michalski to approve Item 4, the Rezoning. The motion passed. (Ayes 7, Noes 0)

Public Comments

No public comments.

Commissioner Comments

No Commissioner comments.

Staff Comments

A motion to adjourn was made by Ms. Faraone and seconded by Aldersperson Michalski. The motion passed. (Ayes 7, Noes 0) The meeting adjourned at 5:07 p.m.

Minutes Prepared by: Kay Schueffner, Department of Community Development & Inspections

CITY PLAN COMMISSION
Minutes
September 24, 2015

MEMBERS PRESENT: Mayor Bosman, Alderperson Scott Gordon, Alderperson Jan Michalski, Alderperson Kurt Wicklund, Anita Faraone, and Anderson Lattimore

MEMBERS EXCUSED: Patrick DeGrace, Robert Hayden, Bradley Kleba, and Jessica Olson

STAFF PRESENT: Rich Schroeder and Brian Wilke

The meeting was called to order at 5:00 p.m. by Mayor Bosman; the roll was called.

A motion was made by Alderperson Michalski and seconded by Mr. Lattimore to approve the minutes of the September 10, 2015, meeting; the motion passed. (Ayes 6, Noes 0)

1. Review of a Conceptual Plan for a 32-unit Multiple Family Residential Development on Property at 2501 30th Avenue (CM Development) (District 5) PUBLIC HEARING

The meeting was opened to a public hearing.

Mark Molinaro, 600 52nd Street, spoke regarding the item. He stated that the property is currently zoned RM-2, and indicated that he understands that the City's position on this parcel is that there be no more than eight (8) units per acre. He also feels that the surrounding neighborhood is in support of the project. To alleviate any concerns regarding privacy of the adjacent single-family homeowners, there will be a one-hundred twenty foot (120') buffer between the 2-story apartment buildings and the single-family buildings that abut the property. The "buffer area" would contain a fence, landscaping, and garages.

Mr. Molinaro indicated that the curb cuts for the driveway entrances on 30th Avenue would line up with the curb cuts across the street.

Mr. Molinaro concluded by saying that if the City did not support the project as proposed, they would not be able to afford to proceed.

There being no further public comments, the Public Hearing was closed.

Rich Schroeder explained that although the property is zoned RM-2, the City's adopted land use plan designates this area for governmental and/or office space. There is no adopted plan for residential use. The Zoning Ordinance states that if there is no adopted plan, the Plan Commission sets the density, which can be up to twelve (12) units per acre. Existing multi-family in the area is at eight (8) units. They are proposing 10.77 units per acre.

Brian Wilke concurred with Mr. Molinaro regarding positive feedback at the neighborhood meeting.

Mayor Bosman stated that he did not feel that the height of the building would be an issue and that he does not perceive any problem with density in the area. He spoke favorably regarding the design of the buildings.

Anita Faraone asked how the project would be impacted if the Plan Commission requested a lower density.

Mr. Molinaro answered that the next step would be to budget the project; and, if the project were cut by 6-8 units, it may not be feasible.

Ms. Faraone indicated that she has no problem with the density that is being proposed nor with the height of the building because of the green space/buffer area.

Aldersperson Michalski asked Mr. Molinaro if he had been in contact with the Aldersperson of the District. Mr. Molinaro answered in the affirmative. Aldersperson Michalski added that he had no issue with the height of the building and would not oppose the project.

Aldersperson Gordon stated he will support the project.

Aldersperson Wicklund inquired about the possible impact on traffic. Mr. Molinaro answered that no formal analysis had been done. Aldersperson Wicklund stated he was in support of the project.

A motion was made by Aldersperson Michalski and seconded by Aldersperson Wicklund to receive and file the item. The motion passed. (Ayes 6, Noes 0)

2. Conditional Use Permit for a New Car Wash to be Located at 2918 Washington Road (All Star Car Wash) (District 5) PUBLIC HEARING

Public hearing opened.

Aqueel Ahmed, 4433 W. Estes, Lincolnwood, Illinois, spoke regarding the item. He informed the Board that this would be his second location in the City of Kenosha. It will be an automated car wash with vacuum stations. There will be monthly passes available that can be used at both locations.

Public hearing closed.

A video of the site was shown. Materials that would be used for the project were shown to the Commission.

Aldersperson Gordon asked Mr. Ahmed if he is comfortable with all of the conditions. He agreed to whatever is required of him.

A motion was made by Anita Faraone and seconded by Anderson Lattimore to approve

the Conditional Use Permit, subject to the noted Conditions.

Mayor Bosman inquired about noise issues. Mr. Wilke answered that the noise would be directed out the doors toward Commercial properties, and would not be directed toward any residential areas. In addition, under Item 1.o. in the attached conditions, noise is regulated by the General Code.

Mayor Bosman asked about cross-access. Mr. Wilke answered that the property would be paved to the north property line.

A motion was made by Anita Faraone and seconded by Anderson Lattimore to approve the Conditional Use Permit, subject to the noted Conditions. The motion passed. (Ayes 6; Noes 0)

Mayor Bosman asked that Items 3, 4, and 5 be taken together for public hearing and voted on separately. All items were read.

- 3. Request to Amend the Conditional Use Permit for a 60-Unit Multiple-family Residential Development at 5815 5th Avenue (5th Avenue Lofts – Phase1) (District 2) PUBLIC HEARING**
- 4. Zoning Ordinance by the Mayor – To Repeal and Recreate Section Two of Rezoning Ordinance #5-14 Rezoning Property located at 5821 5th Avenue from M-1 Light Manufacturing District to B-4 Mixed-use District and Property Located at 5824 4th Avenue from B-3 Central Business District to B-4 Mixed-use District (Keno Wells, LLC) (District 2) PUBLIC HEARING**
- 5. Conditional Use Permit for a 44-unit Multiple-family Residential Development at 5819 5th Avenue (5th Avenue Lofts – Phase II) (District 2) PUBLIC HEARING**

Public Hearing Opened.

S.R. Mills, 4015 80th Street, stated that Phase I of the project is progressing; and, they hope to be finished with the site work before the weather turns. They will be taking rental applications by mid-October. The goal is to solidify the plans for Phase II soon. He is here to answer any questions regarding the CUP. Mr. Mills explained that he is proposing to change space that was previously designated for retail or office space to residential.

Christopher Naumann, 6919 53rd Street, #124 spoke. He stressed that the market has changed since the original Conceptual Plan was proposed; and, there is no longer a need for retail space at this location.

Public Hearing closed.

A video of the site was shown.

Rich Schroeder spoke regarding the three items:

#3. Mr. Schroeder explained that previously unused space in Phase I is now being considered for a parking area for Phase II.

#4. In the original Conceptual Plan, Phase II of the project contained retail/office space. As there does not seem to currently be a need for this type of use in this area, staff recommends approval of this Item.

#5. Mr. Schroeder said staff recommends approval of the Conditional Use Permit (CUP) for Phase II. The original Developer's Agreement showed that Phase II would not be built for a few more years; however, it is moving forward sooner than expected. Therefore staff has recommended that the Developer's Agreement as it relates to 4th Avenue repaving and some sidewalks be amended. The amendment will be on a future agenda.

Aldersperson Michalski does not object to removing the retail space for the project. He also inquired about landscaping.

Mr. Mills stated that as much landscaping as possible would be done; but, there is not a lot of green space to work with – it is more of an urban area.

Aldersperson Gordon asked when ground would be broken for Phase II. Mr. Mills said it would probably be in fall; or, at the latest, in Spring. Aldersperson Gordon added that more density could be good for the downtown area.

A motion was made by Aldersperson Gordon and seconded by Aldersperson Michalski to approve Item #3, subject to the noted Conditions. The motion passed. (Ayes 6, Noes 0)

A motion was made by Aldersperson Gordon and seconded by Aldersperson Michalski to approve Item #4. The motion passed. (Ayes 6, Noes 0)

A motion was made by Aldersperson Michalski and seconded by Anita Faraone to approve Item #5. The motion passed. (Ayes 6, Noes 0)

Mayor Bosman asked that Items 6, 7, and 8 be taken together for public hearing. All items were read.

- 6. City Plan Commission Resolution - To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035, regarding property at 4314 39th Avenue. (Demos Brothers, LLC) (District 10) PUBLIC HEARING**
- 7. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 rr. of the Zoning Ordinance to Amend the *Land Use Plan Map for the City of Kenosha: 2035*. (Demos Brothers, LLC) (District 10) PUBLIC HEARING**
- 8. Zoning Ordinance by the Mayor - To Rezone property at 4314 39th Avenue from M-1 Light Manufacturing District to IP Institutional Park District in conformance with Section 10.02 of the Zoning Ordinance. (Demos Brothers, LLC) (District 10) PUBLIC HEARING**

Mayor Bosman explained that the Shalom Center had requested the items be deferred to a later date. It would not be feasible to rezone the property if the project will not go through.

Public Hearing opened.

Virginia Hoekstra, 6209 75th Street spoke regarding the items being put on hold.

Public hearing closed.

A motion was made by Alderperson Michalski and seconded by Anderson Lattimore to defer Items 6 through 8. The motion passed. (Ayes 6, Noes 0)

Public Comments

Virginia Hoekstra, 6209 75th Street expressed disapproval regarding changing the "ordinance" to allow Mills to not have retail on the first floor.

Commissioner Comments

Alderperson Michalski explained that the Board voted to change the Conditional Use Permit, which they have the authority to do.

Staff Comments

A motion was made by Anita Faraone and seconded by Kurt Wicklund to adjourn the meeting. The motion passed. (Ayes 6, Noes 0) The meeting adjourned at 6:18 pm.

Minutes Prepared by: Sue Zampanti, Department of Community Development & Inspections

CITY PLAN COMMISSION - SPECIAL MEETING
Minutes
October 19, 2015

MEMBERS PRESENT: Mayor Bosman, Alderperson Gordon, Alderperson Michalski, Alderperson Wicklund, Patrick DeGrace, Anita Faraone, Bradley Kleba and Anderson Lattimore

MEMBERS EXCUSED: Robert Hayden and Jessica Olson

STAFF PRESENT: Jeffrey B. Labahn and Rich Schroeder

The meeting was called to order at 5:00 p.m. by Mayor Bosman and roll call was taken.

1. Conditional Use Permit for a Distribution Facility to be located at the Northwest Corner of 38th Street and the West Frontage Road. (ULINE Distribution Facility) (District 16) PUBLIC HEARING

Public hearing opened.

Brittany Taylor, 12611 38th Street, asked where the entrances were going to be located.

Public Hearing closed.

Rich Schroeder, Deputy Director, noted there will be three entrances. They will be as follows: 1) West Frontage Road. 2) a truck entrance on 128th Avenue, and 3) 38th Street. Improvements will be made to all roads.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the Conditional Use Permit. The motion passed. (Ayes 8, Noes 0)

2. Request for Relief to the off-street parking requirements of Section 6.01 of the Zoning Ordinance for a distribution facility to be located at the Northwest Corner of 38th Street and the West Frontage Road. (Uline Distribution Facility) (District 16) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made to grant the relief to the off-street parking requirements. The motion passed. (Ayes 8, Noes 0)

Public Comments

Brittany Taylor said they bought their home in this area before the recent construction that has been going on. It is no longer a peaceful, quiet area.

Joe Polenta, 13215 38th Street, owns farmland in the area and has concerns about drainage issues with all that land movement. He would like to be involved in these types of meetings.

Commissioner Comments

Mr. DeGrace said he has empathy for the people in the area. Also, Uline is a great partner.

Ms. Faraone said there are probably investors looking at properties in the surrounding area.

Staff Comments

No Staff comments.

A motion to adjourn was made by Alderperson Michalski and seconded by Mr. Lattimore. The motion passed. (Ayes 8, Noes 0) The meeting adjourned at 5:14 p.m.

Minutes Prepared by: Kay Schueffner, Department of Community Development & Inspections

**CITY PLAN COMMISSION
Minutes
November 5, 2015**

MEMBERS PRESENT: Mayor Bosman, Alderperson Gordon, Alderperson Michalski, Alderperson Wicklund, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

MEMBERS EXCUSED: Pat De Grace

STAFF PRESENT: Jeffrey B. Labahn and Rich Schroeder

The meeting was called to order at 5:00 pm by Mayor Bosman and roll call was taken.

A motion was made by Alderperson Michalski and seconded by Mr. Lattimore to approve the minutes of the September 24 and October 19, 2015 meeting. The motion passed. (Ayes 9, Noes 0)

Mayor Bosman asked that Items 1-3 be taken together for public hearing purposes. Items 1-3 were read.

- 1. City Plan Commission Resolution - To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035, regarding property at 1326 35th Street. (Pav Properties, LLC) (District 6) PUBLIC HEARING**
- 2. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 ss. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (Pav Properties, LLC) (District 6) PUBLIC HEARING**
- 3. Zoning Ordinance by the Mayor - To Rezone property at 1326 35th Street from M-2 Heavy Manufacturing District to B-2 Community Business District in conformance with Section 10.02 of the Zoning Ordinance. (Pav Properties, LLC) (District 6) PUBLIC HEARING**

Mayor Bosman noted that the Pavlica's informed Staff that they were unable to attend tonight's meeting.

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. Kleba to approve Item 1, the Resolution. The motion passed. (Ayes 9, Noes 0)

A motion was made by Ms. Faraone and seconded by Ms. Olson to approve Item 2, the Zoning Ordinance. The motion passed. (Ayes 9, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve Item 3, the Rezoning. The motion passed. (Ayes 9, Noes 0)

Mayor Bosman asked that Items 4-6 be taken together for public hearing purposes. Items 4-6 were read.

4. **City Plan Commission Resolution - To Amend the *Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035*, regarding property at 4314 39th Avenue. (Demos Brothers, LLC) (District 10) PUBLIC HEARING**
5. **Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 rr. of the Zoning Ordinance to Amend the *Land Use Plan Map for the City of Kenosha: 2035*. (Demos Brothers, LLC) (District 10) PUBLIC HEARING**
6. **Zoning Ordinance by the Mayor - To Rezone property at 4314 39th Avenue from M-1 Light Manufacturing District to IP Institutional Park District in conformance with Section 10.02 of the Zoning Ordinance. (Demos Brothers, LLC) (District 10) PUBLIC HEARING**

Public hearing opened.

Lynn Biese-Carroll, 408 68th Street, Executive Director of Shalom Center was available to answer questions.

Virginia Hookstra, 6209 75th Street, supports the project.

A motion was made by Ms. Faraone and seconded by Alderperson Michalski to approve Item 4, the Resolution.

Alderperson Michalski commended the Shalom Center for holding a public meeting to answer the citizen's questions.

Ms. Faraone asked Staff if CDBG funds could be used to do the landscaping. Mr. Labahn said this question would need to be answered by Mr. Geliche, the Staff in charge of the CDBG Program.

The motion passed. (Ayes 9, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. Hayden to approve Item 5, the Zoning Ordinance. The motion passed. (Ayes 9, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve Item 6, the Rezoning. The motion passed. (Ayes 9, Noes 0)

7. **Conditional Use Permit for a digital display off-premises sign to be located at 6200 75th Street. (Adams Outdoor) (District 16) PUBLIC HEARING**

Public hearing opened.

Jason Saari, 5732 95th Street, Suite 500, Manager for Adams was available for questions.

Public hearing closed.

A motion was made by Ms. Faraone and seconded by Alderperson Gordon to approve the Conditional Use Permit, subject to Conditions.

Mr. Hayden supports the project, but asked if the digital sign is brighter than the old sign. Mr. Saari stated that the ambient light is actually not as bright, but we can adjust the light.

Alderperson Michalski supports the project, but asked if any studies have been done about driver distractions. Mr. Saari said there have been studies and they found there is no difference between a static or digital billboard.

Mr. Lattimore asked if people come to Adams with public service announcements or if Adams volunteers the service. Mr. Saari said that if they have the space they donate it.

The motion passed. (Ayes 9, Noes 0)

8. Resolution by the Mayor - To approve a Three-Lot Certified Survey Map for property at 7000 70th Court. (Great Lakes Church/Kammerzelt) (District 16) PUBLIC HEARING

Public hearing opened.

Doug Stanich, 9110 Prairie Village Drive, was available for questions.

Public hearing closed.

A motion was made by Alderperson Gordon and seconded by Alderperson Michalski to approve the Certified Survey Map. The motion passed. (Ayes 9, Noes 0)

9. First Amendment to the Development Agreement between the City of Kenosha and Keno Wells, LLC and 5th Avenue Lofts, LLC. (District 2) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Alderperson Gordon and seconded by Ms. Olson to approve the Amendment. The motion passed. (Ayes 9, Noes 0)

10. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin to include the Attachment of property in the Town of Somers, Kenosha County Wisconsin, in accordance with the approved City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes. (CTH N - 38th Street ROW) (District 16) PUBLIC HEARING

Public hearing open, no comments, public hearing closed.

A motion was made by Ms. Faraone and Alderperson Michalski to approve the Resolution.

Aldersperson Michalski asked if this property is only right-of-way. Mayor Bosman said yes as we also receive funding to maintain this right-of-way.

The motion passed. (Ayes 9, Noes 0)

Public Comments

No public comments.

Commissioner Comments

Ms. Olson noted there was an article about Kenosha in the Biz Times.

Staff Comments

No Staff comments.

A motion to adjourn was made by Ms. Faraone and seconded by Aldersperson Wicklund. The motion passed. (Ayes 9, Noes 0) The meeting adjourned at 5:32 pm.

Minutes Prepared by: Kay Schueffner, Department of Community Development & Inspections

**CITY PLAN COMMISSION
Minutes
November 19, 2015**

MEMBERS PRESENT: Mayor Bosman, Alderperson Gordon, Alderperson Michalski, Alderperson Wicklund, Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba and Anderson Lattimore

MEMBERS EXCUSED: Jessica Olson

STAFF PRESENT: Jeffrey B. Labahn and Rich Schroeder

The meeting was called to order at 5:00 p.m. by Mayor Bosman and roll call was taken.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the minutes of the November 5, 2015 meeting. The motion passed. (Ayes 9, Noes 0)

1. Resolution by the Finance Committee -To Approve the 2016 Consolidated Plan - Annual Plan for the Community Development Block Grant/HOME Program. PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

Tony Geliche, Community Development Specialist was available to answer questions.

Commissioners Faraone, Michalski, Lattimore, Gordon and Wicklund gave thanks to the Committee members and Staff for their work at these meetings.

A motion was made by Alderperson Michalski and seconded by Ms. Faraone to approve the Consolidated Plan/Annual Plan. The motion passed. (Ayes 9, Noes 0)

Item 2, 3 and 4 were taken together for public hearing purposes. All items were read.

2. City Plan Commission Resolution - To Amend the St. Peter's Neighborhood Plan as referenced in A Comprehensive Plan for the City of Kenosha: 2035, to relocate the Designation of 23rd Street between 39th and 47th Avenues as a future street. (St. Peter's Neighborhood Plan) (District 5) PUBLIC HEARING

3. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02tt. of the Zoning Ordinance to Amend the St. Peter's Neighborhood Plan as Referenced in the Comprehensive Plan for the City of Kenosha: 2035. (St. Peter's Neighborhood Plan) (District 5) PUBLIC HEARING

4. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, to relocate the designation of 23rd Street between 39th and 47th Avenues as a future street, pursuant to Section 62.23(6)(c), Wisconsin Statutes. (St. Peter's Neighborhood Plan) (District 5) PUBLIC HEARING

HEARING

Public hearing opened.

David Sanders, 4202 24th Street, has concerns that he will lose the back 30 feet of his property and that he just received the notice.

Ruth Bolyard, 2227 47th Avenue, asked why the future street curves instead of going straight out to 39th Avenue.

Boris Dimitrijevic, 3215 25th Avenue, asked for further explanation of the items.

Public hearing closed.

Rich Schroeder, Deputy Director, gave an overview of the items and recommended approval.

Aldersperson Gordon asked for further explanation on the Sanders question. Mr. Schroeder said the future street is split and straddled between the 2 properties for 2 reasons:

- 1) to allow both properties access when the street is improved so no parcel will be landlocked; and
- 2) to split the loss of land between the two properties and not all on one property.

Ms. Faraone asked if we could change the location of the future street. Mr. Schroeder said we could, but it could affect the future owners of the properties and they could become landlocked.

Aldersperson Michalski asked if this could be deferred to allow more time for the property owners to ask questions.

Mr. Lattimore asked when the notice was mailed out. Mr. Schroeder said last week, it is a courtesy notice only, we don't have to send out per ordinance.

Mr. Kleba asked how the property will be developed. Mr. Schroeder said there are multiple owners and no plans have been submitted yet. Mr. Kleba said he would support a deferral

Aldersperson Wicklund asked is this is being done at the request of a property owner. Mr. Schroeder said it is in response to a previously approved Land division. Staff feels this is the best option.

Mr. DeGrace asked if the lots along the future street are occupied. Mr. Schroeder said yes and those people were notified.

Ms. Faraone said this does not force them to develop the property. Mr. Schroeder said correct, it would just prohibit them from building a structures in this area. Ms. Faraone asked how many people contacted you? Mr. Schroeder said 3-4. Ms. Faraone said a deferral won't change the Staff's recommendation.

Mr. Hayden said could they develop a partial street. Mr. Schroeder said yes, but a cul de sac can't be longer than 1,000 feet.

A motion was made by Alderperson Gordon and seconded by Alderperson Wicklund to defer Items 2, 3 and 4. The motion passed. (Ayes 8, Noes 1) *Faraone voted no.*

Item 5, 6, 7, 8 and 9 were taken together for public hearing purposes. All items were read.

- 5. Conditional Use Permit for a 3,000 seat stadium to be located at 8730 22nd Avenue. (KUSD/Ameche Field) (District 9) PUBLIC HEARING**
- 6. Conditional Use Permit for a 3,000 seat stadium to be located at 3700 Washington Road. (KUSD/Bradford High School) (District 6) PUBLIC HEARING**
- 7. Request for Relief to the off-street parking requirements of Section 6.01 of the Zoning Ordinance for a new stadium to be located at 3700 Washington Road. (KUSD/Bradford High School) (District 6) PUBLIC HEARING**
- 8. Conditional Use Permit for a 1,133 s.f. press box and bleachers to be located at 2804 39th Avenue. (KUSD/Bullen Middle School) (District 10) PUBLIC HEARING**
- 9. Conditional Use Permit for a 942 s.f. press box and bleachers to be located at 8560 26th Avenue. (KUSD/Tremper High School) (District 9) PUBLIC HEARING**

Public hearing opened.

Mark Molinaro, Partners In Design Architects, 600 52nd Street, gave an overview of all of the projects.

Harold Eils, 3403 30th Street, asked for more explanation.

Joann Esser, 3623 30th Street, does not support the Bradford project.

Sheila Grissom, 3715 30th Street, said she received the notice on Monday and today received a corrected version. She has questions on parking, lighting, drainage, erosion control, time of games, when will construction start, and will there be privacy fences.

Roger Wabalickis, 3821 30th Street, has additional questions as to the transition between properties.

Pat Finnemore, 3600 52nd Street, said the development at Bradford is on the south side of the ravine. Also, all parking is on the south side of the stadium, just to the east of the current parking.

Public hearing closed.

Alderson Gordon asked if there have been any meetings on these projects. Mr. Molinaro said there have been meetings of the design committee, school board, special projects and these are all public meetings.

Alderson Michalski asked if there are any DNR restrictions on the land. Mr. Molinaro said the footprint where we are building is not in the ravine. We are within setbacks, no trees will be touched and the berm left in place. We are not tampering with the floodplain and we are doing what is permitted by the DNR.

Mr. Schroeder also noted that in the Conditions of Approval the Public Works memo states they must provide permits and show locations.

A motion was made by Alderson Gordon and seconded by Mr. Lattimore to approve Item 5, Ameche Field. The motion passed. (Ayes 8, Noes 1) Faraone voted no.

A motion was made by Alderson Gordon and seconded by Mr. Lattimore to approve Item 6, Bradford High School. The motion passed. (Ayes 8, Noes 1) Faraone voted no.

A motion was made by Alderson Gordon and seconded by Mr. Hayden to approve Item 7, Relief to the off-street parking. The motion passed. (Ayes 8, Noes 1) Faraone voted no.

A motion was made by Alderson Gordon and seconded by Mr. DeGrace to approve Item 8, Bullen Middle school. The motion passed. (Ayes 8, Noes 1) Faraone voted no.

A motion was made by Alderson Gordon and seconded by Alderson Wicklund to approve Item 9, Tremper High School. The motion passed. (Ayes 8, Noes 1) Faraone voted no.

10. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To include the Attachment of Parcel #80-4-222-234-0150 at 4128 24th Street in the Town of Somers, Kenosha County, Wisconsin, in accordance with the approved City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes and Create Ward 92. (Conforti) (District 5) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Alderson Gordon and seconded by Mr. Kleba to approve the Amendment. The motion passed. (Ayes 9, Noes 0)

11. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To include the Attachment of CTH G-30th Avenue Right-of-Way located South of 16th Place to 18th Street in the Town of Somers, Kenosha County, Wisconsin, in accordance with the approved City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes. (CTH G-30th Avenue ROW) (District 4) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Mr. DeGrace and seconded by Alderperson Gordon to approve the Amendment. The motion passed. (Ayes 9, Noes 0)

12. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To include the Attachment of CTH K-60th Street Right-of-Way located West of 60th Avenue to the Union Pacific Railroad in the Town of Somers, Kenosha County, Wisconsin, in accordance with the approved City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes. (CTH K-60th Street ROW) (District 15 & 16) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Mr. Kleba and seconded by Mr. Hayden to approve the Amendment. The motion passed. (Ayes 9, Noes 0)

13. Zoning Ordinance by the Mayor - To Repeal and Recreate Subparagraph 4.06 B. 22. A. of the Zoning Ordinance Regarding Large Scale Commercial Development in the B-2, B-3 and B-4 Districts To Enable Additional Such Developments With Limitations. PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

Mayor Bosman explained that with the proposed Zoning Ordinance the City Plan Commission can approve large scale building up to 150,000 s.f., instead of the previous 100,000 s.f. if the applicant meets the other geographical requirements.

Ms. Faraone does not support the proposed Zoning Ordinance, no need for a change.

Alderperson Michalski said he would discourage the big box building in the older areas of the City.

Mr. Kleba said there are some areas that I wouldn't support the big box buildings, what is the drawback if we leave the Zoning Ordinance "as is". Jeffrey B. Labahn, Director, said a Conditional Use Permit is still required, with or without the change. The only difference would be to allow a slightly larger building footprint before they need additional approvals.

Alderperson Gordon asked if this would allow a 150,000 s.f. building to be built on the Chrysler site, when it is available. Mr. Labahn said yes.

Alderperson Wicklund asked if there was a list of the areas that fell into this zoning and where are these locations. Mr. Labahn said no, not at this time. Some are larger sites that might be divided into numerous smaller sites.

Mr. Lattimore asked how big is the Chrysler site? Mr. Labahn said roughly 100 acres, over 1 million square feet and zoned Industrial.

Mr. Hayden said he supports the Amendment.

Alderson Michalski said there are only a few parcels affected, is the Zoning Ordinance Amendment necessary? Mr. Schroeder said even if the applicant requests to build a 120,000 s.f. building, it would be easier.

Mr. Lattimore said you want to facilitate growth East of Green Bay Road by the space exceeding 150,000 s.f.? Mayor Bosman said it would make it easier and more appealing for some projects.

A motion was made by Mr. Hayden and seconded by Alderson Gordon to approve the Amendment. On roll call vote, the motion passed. (Ayes 5, Noes 4) *Michalski, Faraone, Kleba and Lattimore voted no.*

**14. First Amendment to the Development Agreement between the City of Kenosha and Keno Wells, LLC and 5th Avenue Lofts, LLC. (District 2)
PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

A motion was made by Mr. DeGrace and seconded by Alderson Wicklund to approve the Amendment. The motion passed. (Ayes 9, Noes 0)

Public Comments

No public comments.

Commissioner Comments

No Commissioner comments.

Staff Comments

No Staff comments.

A motion to adjourn was made by Ms. Faraone and seconded by Mr. Kleba. The motion passed. (Ayes 9, Noes 0) The meeting adjourned at 6:35 p.m.

Minutes Prepared by: Kay Schueffner, Department of Community Development & Inspections

**CITY PLAN COMMISSION
Minutes
December 10, 2015**

MEMBERS PRESENT: Mayor Bosman, Alderperson Gordon, Alderperson Wicklund, Patrick DeGrace, Anita Faraone, Robert Hayden, Anderson Lattimore

MEMBERS EXCUSED: Alderperson Michalski, Brad Kleba and Jessica Olson

STAFF PRESENT: Jeffrey B. Labahn and Rich Schroeder

The meeting was called to order at 5:00pm by Mayor Bosman and roll call was taken.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the minutes of the November 19, 2015 meeting. The motion passed. (Ayes 7, Noes 0)

Items 1 - 3 were taken together for public hearing purposes, all items were read.

- 1. City Plan Commission Resolution - To Amend the St. Peter's Neighborhood Plan as referenced in A Comprehensive Plan for the City of Kenosha: 2035, to relocate the Designation of 23rd Street between 39th and 47th Avenues as a future street and to Amend the Wetland boundaries for the St. Peter's Neighborhood. (St. Peter's Neighborhood Plan) (District 5) PUBLIC HEARING**
- 2. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02tt. of the Zoning Ordinance to Amend the St. Peter's Neighborhood Plan as Referenced in the Comprehensive Plan for the City of Kenosha: 2035. (St. Peter's Neighborhood Plan) (District 5) PUBLIC HEARING**
- 3. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, to relocate the designation of 23rd Street between 39th and 47th Avenues as a future street, pursuant to Section 62.23(6)(c), Wisconsin Statutes. (St. Peter's Neighborhood Plan) (District 5) PUBLIC HEARING**

Public hearing opened.

Lisa Gulas, 2233 47th Avenue, asked why 23rd Street isn't proposed to go straight down the property lines.

Public hearing closed.

Rich Schroeder, Deputy Director, said this was designed to line up with the existing 23rd Street at 39th Avenue. The street location may change when the property is actually developed.

A motion was made by Ms. Faraone and seconded by Mr. Hayden to approve Item 1,

the City Plan Resolution. The motion passed. (Ayes 7, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve Item 2, the Zoning Ordinance. The motion passed. (Ayes 7, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve Item 3, the Official Map Amendment. The motion passed. (Ayes 7, Noes 0)

4. Zoning Ordinance by the Mayor - To Rezone property located at 11597 38th Street from A-2 Agricultural Land Holding District to M-2 Heavy Manufacturing District in Conformance with Section 10.02 of the Zoning Ordinance. (Chicagoland DC 2014, LLC) (District 16) PUBLIC HEARING

Public hearing opened.

Molly McShane, Conor Commercial RE, explained the property will be developed with a speculative building.

Cameron Treppary, Architect gave an overview and was available for questions.

Leonard Jensen, 11401 38th Street, is concerned with the crowding and the traffic flow. There are semis waiting on the road to get into Amazon now.

Victor Londre, 11603 38th Street and 11711 38th Street, is concerned with the traffic and the decline in the property values.

Dennis Mitchell, 11615 38th Street, asked about the market value of the proposed project. Amazon brought traffic, but it at least brought jobs, but this project only has a few jobs.

James Hollenbeck, 11721 38th Street, said Amazon has a lot of traffic with 2 small turn lanes, the police are always there just to direct traffic.

Margo Hollenbeck, 11721 38th Street, said allowing another company to come to the area will create more of a traffic hazard. Don't leave a strip of residential between two industrial developments.

Public hearing closed.

Mr. Schroeder said today we're looking at the rezoning only. Mr. Schroeder added that depending on the type of development, the plans this will either be reviewed by Staff, City Plan Commission or Common Council and a Traffic Impact Analysis will be required. Any question on residential property values will have to be addressed to the Town of Somers, where the properties are located. Someone has inquired about a Protest Petition, but nothing has been filed yet.

Ms. Faraone asked how many jobs will be created at this site. Ms. McShane said we don't know at this time since it is a spec facility, but we do have 202 parking stalls.

Aldersperson Gordon asked, so these properties are currently in Somers, can a Somers

resident file a Protest Petition? Jeff Labahn, Director, said yes.

Aldersperson Wicklund asked if the DNR was consulted regarding wetlands. Mr. Treppary said the current footprint is not in the Floodplain area.

Mr. DeGrace asked if this was within a TID. Mr. Schroeder said no.

A motion was made by Aldersperson Gordon and seconded by Aldersperson Wicklund to approve the rezoning . The motion passed. (Ayes 7, Noes 0)

Items 5 - 7 were taken together for public hearing purposes. All items were read.

- 5. Zoning Ordinance by the Mayor - To Rezone property at 9407 38th Street from A-2 Agricultural Land Holding District to IP Institutional Park District in conformance with Section 10.02 of the Zoning Ordinance. (Harpe) (District 16) PUBLIC HEARING**
- 6. Resolution by the Mayor - To Approve a Two-Lot Certified Survey Map for property at 9407 38th Street. (Harpe) (District 16) PUBLIC HEARING**
- 7. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To include the Attachment of property 9407 38th Street in the Town of Somers, Kenosha County, Wisconsin, in accordance with the approved City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes. (Harpe) (District 16) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Aldersperson Gordon to approve Item 5, the Rezoning. The motion passed. (Ayes 7, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve Item 6, the Certified Survey Map. The motion passed. (Ayes 7, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. Hayden to approve Item 7, the Official Map Amendment. The motion passed. (Ayes 7, Noes 0)

Items 8 - 11 were taken together for public hearing purposes. All items were read.

- 8. Conditional Use Permit for a 280 unit multi-family development to be located North of 71st Street and West of 125th Avenue. (Springs at Kenosha) (District 16) PUBLIC HEARING**
- 9. Resolution by the Mayor - To Approve a Four-Lot Certified Survey Map for property at 12742 71st Street. (North Shore Bank/Springs at Kenosha) (District 16) PUBLIC HEARING**
- 10. Development Agreement between the City of Kenosha and the Kenosha Water Utility and Continental 315 Fund LLC. (Springs at Kenosha) (District**

16) PUBLIC HEARING

11. Quit Claim Deed from Anchor Bank fsb to the City of Kenosha regarding 0.1748 acres for 71st Street Right-of-Way West of 125th Avenue. (District 16) PUBLIC HEARING

Public hearing opened.

Erik Hahn, W135 N8675 Executive Parkway, Menomonee Falls, gave an overview of the project.

Virginia Hookstra, 6209 75th Street, asked if a Traffic Impact Study was done.

Gale Ryczek, Bristol School Administrator, came to the meeting to gain information and make contact with the developer.

Public hearing closed.

This approval is for Phase I only, Phase II will come back with a separate Conditional Use Permit and Development Agreement.

A motion was made by Mr. DeGrace and seconded by Ms. Faraone to approve Item 8, the Conditional Use Permit. The motion passed. (Ayes 7, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve Item 9, the Certified Survey Map. The motion passed. (Ayes 7, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. Hayden to approve Item 10, the Development Agreement as amended. The motion passed. (Ayes 7, Noes 0)

A motion was made by Mr. DeGrace and seconded by Ms. Faraone to approve Item 11, the Quit Claim Deed. The motion passed. (Ayes 7, Noes 0)

12. Conditional Use Permit for a drive-thru to be located at 2717 18th Street. (Larsen/Meyer Pharmacy) (District 4) PUBLIC HEARING

Public hearing opened.

Bill Morris, 5308 31st Avenue, said this development will reuse the old Blockbuster building.

Public hearing closed.

Aldersperson Wicklund asked if we have comments from the alderman of the district. Mr. Schroeder said no.

Mr. Hayden asked if this is an additional pharmacy or a move. Alex Berce said it is a move from Gateway.

A motion was made by Ms. Faraone and seconded by Mr. Hayden to approve the

Conditional Use Permit. The motion passed. (Ayes 7, Noes 0)

13. Request for Relief to the off-street parking requirements of Section 6.01 of the Zoning Ordinance for an addition to a building at 3016 75th Street. (Casey Funeral Options) (District 8) PUBLIC HEARING

Public hearing opened.

Steve Casey, 7301 22nd Avenue, noted that this location would house a prep room for the funeral home.

Jeff Milkie, 8552 37th Avenue, property owner, said he would like to keep the parcels separate.

Public hearing closed.

Mr. Schroeder said the combination of the parcels prevents future sale of the building or parking separately.

Ms. Faraone asked Mr. Milkie if he has a problem combining the parcels, he said no.

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve the Request for off-street parking with the combination of the parcels. The motion passed. (Ayes 7, Noes 0)

14. Relief to the exterior building material requirements of Section 14.07 B.12 of the Zoning Ordinance for property at 2801 80th Street (Snap-On) (District 13) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the Relief to the materials. The motion passed. (Ayes 7, Noes 0)

Items 15 - 17 were taken together for public hearing purposes. All items were read.

15. City Plan Commission Resolution - To Adopt the Report for the Former Chrysler Engine Plant Site Redevelopment for Kenosha, WI, prepared by ULI Advisory Services Panel dated April 19-24, 2015. (Chrysler) (District 7) PUBLIC HEARING

16. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 uu. of the Zoning Ordinance to Adopt the ULI Advisory Services Panel Report A Former Chrysler Engine Plant Site Redevelopment, Kenosha, Wisconsin. (Chrysler) (District 7) PUBLIC HEARING

17. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To Designate 56th Street between 23rd and 30th Avenues as a future street and To Designate 28th Avenue between 52nd

**and 60th Streets as a future street, pursuant to Section 62.23 (6)(c)
Wisconsin Statutes. (Chrysler) (District 7) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Aldersperson Wicklund confirmed that this does not preclude other streets from being designated at a future date. Mr. Schroeder said correct, these are only primary streets.

A motion was made by Ms. Faraone and seconded by Aldersperson Gordon to approve Item 15, the City Plan Resolution. The motion passed. (Ayes 7, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve Item 16, the Zoning Ordinance. The motion passed. (Ayes 7, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. Hayden to approve Item 17, the Official Map Amendment. The motion passed. (Ayes 7, Noes 0)

Public Comments

No public comments.

Commissioner Comments

No Commissioner comments.

Staff Comments

No Staff comments.

A motion to adjourn was made by Mr. DeGrace and seconded by Mr. Lattimore. The motion passed. (Ayes 7, Noes 0) The meeting adjourned at 6:16pm.

Minutes Prepared by: Kay Schueffner, Department of Community Development & Inspections