

**CITY PLAN COMMISSION**  
**Minutes**  
**November 5, 2009**

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MEMBERS PRESENT: Mayor Bosman, Alderman Ruffolo, Alderman Moldenhauer, Kathleen Barca, Anita Faraone, Art Landry, Tim Mahone, Bruce McCurdy, and Ron Stevens

MEMBERS EXCUSED: Alderman Ruef and Mike Lemens

STAFF PRESENT: Jeffrey B. Labahn, Tony Geliche, and Zohrab Khaligian

The meeting was called to order at 5:02 p.m. by Mayor Bosman and roll call was taken.

***A motion to approve the minutes from October 22, 2009 was made by Mr. McCurdy and seconded by Mr. Landry. The motion passed unanimously. (8 ayes; 0 noes)***

**1. 2010 Community Development Block Grant (CDBG) Fund Allocation Plan.**  
**PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Tony Geliche, Community Development Specialist, said the 2010 Fund Allocation Plan is a guide for applicants applying for CDBG funds. The percentages in the Allocation Plan were based on the 2009 funds that were received from HUD. If the 2010 Fund Allocation Plan is approved this evening, it will go to Finance Committee and Common Council on November 16, 2009.

Mr. Geliche said because of the delay in funding from HUD for 2009, the application period for 2010 was moved back. It will make for a more timely process for the applicants. Mayor Bosman noted the 2010 Fund Allocation Plan is fairly close to the 2009 Fund Allocation Plan. Mr. Geliche said the percentage for Economic Development was increased to 0-12%. The Committee feels there is a need for more Economic Development funds. If the funds are not needed, they would move into the Housing and Neighborhood Improvement category.

Mayor Bosman stated that Ron Stevens should abstain from voting since he is employed by an agency that receives CDBG funding. Mr. Stevens agreed.

***A motion was made by Alderman Ruffolo and seconded by Mr. McCurdy to approve Mr. Stevens' abstinence from voting on this item. The motion passed unanimously. (7 ayes; 0 noes)***

Ms. Barca asked what happens if no one applies for Economic Development funds or there are funds remaining. If there are no Economic Development applications, funds go to Housing and Neighborhood Improvement category. If there are funds unused by recipients, the funds would be used to implement neighborhood strategies. Mr. Geliche also explained that any increase in funding would go to applicants already of file. Ms. Barca asked how much money would be reprogrammed and if separate applications would have to be submitted. Mr. Geliche said we do not know at this time the amount of

reprogrammed funding because we do not know what our total allocation will be. Separate applications would not be necessary, we would use the applications that are on file.

***A motion was made by Mr. Landry and seconded by Ms. Faraone to approve the 2010 Fund Allocation Plan as submitted. The motion passed unanimously. (7 ayes; 0 noes)***

**2. To create Tax Incremental District #14, City of Kenosha, Wisconsin, under Section 66.1105(4)(gm), Wisconsin Statutes, District #17. PUBLIC HEARING**

Public hearing opened.

Zohrab Khaligian, Community Development Specialist, said this item is to approve the boundaries of the Tax Incremental District #14. Sometimes boundaries change, but these boundaries have remained the same.

Rollin Pizzala, 5303 43<sup>rd</sup> Avenue, Kenosha, said he knows the property is still in the planning stages. Past ordinances have pushed truck parking out of the City of Kenosha. If this development goes through, 150 trucks will lose parking. Does the City have any plan for the trucks that park on this property? The City of Kenosha used to have many locations for trucks to park, but as the City continues to develop, the truck parking has been pushed out of the City. Mr. Pizzala said he used to keep his truck in his yard, but can't due to vandalism. There is a big vandalism problem for truckers. There is a parking agreement to park behind Shopko, but City ordinance limits the size of the trucks that can park there. Somers has a 6 hour limit for parking. Mr. Pizzala said the City needs to address this issue.

*Tim Mahone arrived.*

Chad Navis, Towne Investments, 10411 Corporate Drive, Pleasant Prairie, said he represents Zilber, LTD. Zilber, LTD is a 60 year old company out of Milwaukee with a local office in Kenosha. They have been working for the past 12-18 months with Alderman and City staff to turn this property into a productive environment.

Public hearing closed.

Alderman Ruffolo said the property does not require any zoning change. The property has been an eyesore for a long time. This development will be an improvement for the area and the City, as well as, an economic engine to spark new jobs.

***A motion was made by Alderman Ruffolo and seconded by Mr. Landry to approve the final project boundaries and the creation of Tax Incremental District #14 as recommended. The motion passed unanimously. (9 ayes; 0 noes)***

**3. To adopt a Project Plan for Tax Incremental District #14, City of Kenosha, Wisconsin, under Section 66.1105(4)(g), Wisconsin Statutes, District #17. PUBLIC HEARING**

Public hearing opened.

Mr. Khaligian said there was a budget increase of \$150,000 in taxable income to the report. Previously proposed intersection improvements outside of the TID boundaries can not be funded with TID funds. The amount of these costs, \$150,000, were shifted to rail costs which were identified by Public Works Engineering staff as too low. The cost projection page in the report has thus been changed.

The boundaries have already been approved. If the Project Plan is approved, then both items will be forwarded to Finance Committee and Common Council on December 7, 2009. Within 30 days following Finance Committee and Common Council approval, the TID Joint Review Board will meet for final approval. Copies of the plan are available to the public.

Public hearing closed.

***A motion was made by Alderman Ruffolo and seconded by Ms. Faraone to approve the Project Plan for Tax Incremental District #14 as presented. The motion passed unanimously. (9 ayes; 0 noes)***

#### **4. Multi-Jurisdictional Comprehensive Plan for Kenosha County, Chapter 9 – Land Use Element. PUBLIC HEARING**

Public hearing opened. No one spoke. Public hearing closed.

Jeffrey Labahn, Director of City Development, said review of the Comprehensive Plan is winding down for the Consultant in charge of preparing the countywide plan. Some changes have been made to the County Land Use Map, the City Land Use Map, and several tables and figures in Chapter 9. Tonight the Plan Commission will be approving Chapter 9 of the County-wide plan.

When the Plan Commission meets for their Work Session on November 19<sup>th</sup>, the focus will be specifically on the City Land Use Plan in Chapter 9 along with a city-level focus for other chapters. In the near future, the Plan Commission will receive the Comprehensive Plan at the city-level for review and approval.

***A motion was made by Ms. Faraone and seconded by Mr. Mahone to approve Chapter 9 of the Comprehensive Plan as amended. The motion passed unanimously. (9 ayes; 0 noes)***

#### **5. Public Comments**

Alderman Kennedy, District #10, 4223 29<sup>th</sup> Avenue, Kenosha, thanked the Plan Commission for adopting the CDBG 2010 Fund Allocation Plan. The CDBG Committee felt the need for Economic Development funds was important and made the change in the allocation plan for applicants if the need is there. The Committee is looking for proposals for Economic Development funds.

Frank Kutzler, Kix-Kutzler Express, Inc., 12737 60<sup>th</sup> Street, Kenosha, said he employees 150 people. Originally, the yard on 60<sup>th</sup> Street was for truck parking. With construction plans for growth, where will I go? The issue of truck parking needs to be addressed.

## 6. Commissioner Comments

Mr. Landry asked if the truck parking issue was discussed at Common Council this past Monday. Mr. Kutzler said he rents part of the lot that will be developed. Truckers continue to be moved as the City develops. Mr. Landry asked if their concerns are being addressed.

Alderman Moldenhauer distributed pictures of a CVS Pharmacy he saw on a recent trip to Waukesha. As the Plan Commission recalls, CVS Pharmacy showed various plans to the Commission, but they did not include this one. He asked the Plan Commission to keep this in mind when they come back for review and approval; similar to the gas station who said they just couldn't do anything more.

## 7. Staff Comments

Mr. Labahn discussed the handout for the new Grandview Meadows subdivision on the former KAT site. Three (3) homes are sold or committed. They are having an Open House on Saturday, November 17, 2009 from 1-5 pm. Ms. Faraone asked what the homes were selling for. Mr. Labahn said the initial phase is selling for \$150,000 to \$160,000. The target market is in the \$170,000 range. Alderman Ruffolo asked if there are income level restrictions or if they are selling at market rate. Mr. Labahn said they are selling at market rate. Alderman Ruffolo noted that the "First Homebuying Credit" from the Federal government has been extended to April 2010.

Mr. Labahn said he would see the Commissioners in two (2) weeks on Thursday, November 19, 2009 at their Work Session at the Transit building over by the new KAT site.

***A motion to adjourn was made by Alderman Ruffolo and seconded by Mr. McCurdy. The motion passed unanimously (9 ayes; 0 noes). The meeting adjourned at 5:25 p.m.***

*Certification that the minutes have been approved by the City Plan Commission.*

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*Jeffrey B. Labahn, Director of City Development*