

<p><b>Municipal Building</b>  <b>625 52nd Street – Room 202</b></p>	<p><b>Kenosha City Plan Commission</b>  <b>Agenda</b></p>	<p><b>Monday, February 21, 2011</b>  <b>4:30 p.m.</b></p>
<p><i>Mayor Keith Bosman - Chairman, Alderman G. John Ruffolo – Vice Chairman  Alderman Jan Michalski, Alderman Jesse Downing,  Anderson Lattimore, Anita Faraone, Art Landry, Bruce McCurdy, Ron Stevens</i></p>		

**\*\*\*\*PLEASE BRING YOUR 2/10/11 MEETING PACKET\*\*\*\***

Call to Order and Roll Call

*Approval of Minutes from January 20, 2011*

1. Resolution to approve the 2011 Consolidated Plan - Annual Plan for the Community Development Block Grant/HOME Program. PUBLIC HEARING
2. Conditional Use Permit for a 2,905 s.f. auto sales building to be located at 5309 75th Street, District #15. (Palmen/Fiat) PUBLIC HEARING
3. Conditional Use Permit for a contractor's storage yard to be located at 8867 Sheridan Road, District #9. (Trees-B-Gone) PUBLIC HEARING
4. Zoning Ordinance To Repeal, Recreate and Renumber various parts of Sections 3.03 through 3.09 regarding Front Yard Exceptions and Garages; To Repeal and Recreate Section 7.02 F. regarding Nonconforming Residential Structures, and To Create Definitions for "Front-facing Garage", "Livable Space", "Overhead Door" and "Side-loaded Garage" in Section 12.0 B. of the Zoning Ordinance for the City of Kenosha, Wisconsin. PUBLIC HEARING
5. To Repeal and Recreate Subsection 4.06 A.17 of the Zoning Ordinance for the City of Kenosha regarding residential conditional uses to expressly authorize inspections as a point of verification for allowing non-conforming use as a conditional use . PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

*Adjournment*

**CITY PLAN COMMISSION**  
**Minutes**  
**January 20, 2011**

MEMBERS PRESENT: Mayor Bosman, Alderman Downing, Alderman Michalski, Anita Faraone, Art Landry, Anderson Lattimore, Bruce McCurdy and Ron Stevens

MEMBERS EXCUSED: Alderman Ruffolo

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 to approve the minutes from December 9, 2010 was made by Alderman Michalski and seconded by Mr. Stevens. The motion passed unanimously. (8 ayes; 0 noes)

**1. Conditional Use Permit for a 78-room dormitory building to be constructed at 2201 Alford Park Drive, District #1. (Carthage Oaks - Building F)**  
**PUBLIC HEARING**

Public hearing opened.

Floyd Anderson from Lohan Anderson, LLC, Architect for the development, was available for questions.

Public hearing closed.

Mr. Landry asked to abstain from voting because of his affiliation with Carthage College. A motion to allow Mr. Landry to abstain was made by Alderman Michalski and seconded by Alderman Downing. The motion passed. (8 ayes; 0 noes)

A motion was made by Ms. Faraone and seconded by Mr. McCurdy to approve the Conditional Use Permit. The motion passed. (7 ayes; 0 noes; 1 abstain) *Landry*

**Conditions of Approval**  
**Carthage Oaks - Building F**  
**2001 Alford Park Drive**

1. The following conditions of approval will run with the land:
  - a. The applicant shall obtain all required construction permits from the Department of Neighborhood Services & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.
  - b. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.

- c. The development shall be constructed per the approved Site, Drainage, Utility, Landscape and Building Plans on file with the Department of City Development, Room 308, 625 52<sup>nd</sup> Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of City Development for review and approval.
  - d. Prior to the issuance of any occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans and the exterior lighting shall be installed. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit.
  - e. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.
  - f. All trash containers shall be stored within the enclosure or building. Applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.
  - g. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within six (6) months of Common Council approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.
  - h. All vehicles shall be parked within the designated paved areas.
  - i. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.
  - j. Compliance with the approved Lease Agreement between the City of Kenosha and Carthage College. All rental fees shall be paid per Article 3 of the Agreement and all insurance requirements must be posted.
  - k. This approval is for Building F only.
  - l. Compliance with Kenosha Water Utility approval dated January 4, 2011.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. Developer shall enter into a separate Agreement with the City for tree replacement and/or fee in lieu of, prior to the issuance of any City permits for Building F. Please note that there is one hundred seven (107") inches of tree replacement required per Chapter 34 of the Code of General Ordinances.
- 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 4418 - 4420 21st Avenue, District #6. PUBLIC HEARING**
- 3. Zoning Ordinance to Create Subsection 18.02 c. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035, District #6. (Kesch Properties, LLC) PUBLIC HEARING**

**4. Petition to rezone property at 4418 21st Avenue from RG-1 General Residential District to B-1 Neighborhood Business District, District #6. (Kesch Properties, LLC) PUBLIC HEARING**

Mayor Bosman asked that Items #2, #3 and #4 be taken together for public hearing purposed. All items were read.

Public hearing opened.

Keevin Schier, 5918 8th Avenue, owner of the property said the rezoning would allow him to utilize the existing vacant building on the site for retail use. Mr. Schier said he has talked to the neighbors and held a neighborhood meeting.

Alderman Tod Ohnstad, 3814 18th Avenue, Alderman of the District, supports the rezoning.

Public hearing closed.

Alderman Michalski asked how many people attended the neighborhood meeting. Mr. Schier said no one attended, but he had talked to each neighbor prior to the meeting and addressed their concerns.

A motion was made by Alderman Michalski and seconded by Alderman Downing to approve Item #2, the City Plan Commission Resolution. The motion passed unanimously. (8 ayes; 0 noes)

A motion was made by Mr. McCurdy and seconded by Alderman Michalski to approve Item #3, the Zoning Ordinance. The motion passed unanimously. (8 ayes; 0 noes)

A motion was made by Ms. Faraone and seconded by Alderman Michalski to approve Item #4, the Rezoning. The motion passed unanimously. (8 ayes; 0 noes)

**5. Request to extend the Conditional Use Permit for a multi-family residential development to be located east of 30th Avenue, north and south of 21st Street, District #5. (Sun Pointe Village) PUBLIC HEARING**

Public hearing opened.

Steve Mills, 4011 80th Street, asked for an extension of time to obtain building permits.

Alderman Rocco LaMacchia, 2114 25th Avenue, Alderman of the District, supports the extension.

Public hearing closed.

A motion was made by Ms. Faraone and seconded by Alderman Downing to approve the Conditional Use Permit extension. The motion passed unanimously. (8 ayes; 0 noes)

**6. Public Building Review for a new restroom building to be located in Washington Park, 1901 Washington Road, District #6. (Washington Park Restroom) PUBLIC HEARING**

Public hearing opened.

Shelley Billingsley, Deputy Engineer from the Department of Public Works, explained that the building will be moved north of its existing location and the entire building will be located outside of the floodplain. Ms. Billingsley has worked with the DNR to establish this acceptable location.

Alderman Tod Ohnstad, Alderman of the District, complimented the Parks Committee and Ms. Billingsley on their work on this project. Alderman Ohnstad supports the project.

Public hearing closed.

Alderman Michalski asked if the building will be sitting at a higher elevation. Ms. Billingsley said it will be pushed north and have ramps leading to the entrance.

A motion was made by Ms. Faraone and seconded by Mr. McCurdy to approve the building. The motion passed unanimously. (8 ayes; 0 noes)

Conditions of Approval  
Washington Park Restrooms  
1901 Washington Road

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
  - a. The applicant shall obtain all required construction permits from the Department of Neighborhood Services & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.
  - b. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Site Plan Review is for reference only and does not constitute sign permit approval.
  - c. The development shall be constructed per the approved site, drainage, utility, landscape and building plans on file with the Department of City Development, Room 308, 625 52<sup>nd</sup> Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Site Plan Review. All changes shall be submitted to the Department of City Development for review and approval.
  - d. Prior to the issuance of any occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Site Plan Review shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Site Plan Review shall be submitted by the applicant.
  - e. Compliance with City, State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a Building permit.

- f. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.
  - g. Applicant shall meet all applicable Conditions of Approval and obtain a Building permit within six (6) months of the Parks Commission approval of the Site Plan Review or the Site Plan Review shall be null and void.
  - h. All vehicles shall be parked within the designated paved areas.
  - i. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
    - a. The Utility Plan shall be revised and resubmitted for review and approval addressing the comments listed in the Kenosha Water Utility Memo dated July 8, 2010.
    - b. A rock construction entrance must be shown on the plans and installed on-site prior to construction.
    - c. The sidewalk removal and tree removal appear to be missing from the plans. The grade on the north side of the building should slope away from the proposed building unless there will be a poured concrete wall where the water will run along the edge of the building. It is likely the terraced area on the north side of the building will fill up with snow during the winter and that melting snow will refreeze to form sheet ice around the building.
    - d. The plan sheet site plan with the elevations in the Kenosha Vertical Datum has the floor elevations 0.12 feet higher than the site plan with USGS Vertical Datum.

**7. To Amend various Sections of the Zoning Ordinance regarding "Crop Production" and to Amend Section 12 B. entitled "Specific Words and Phrases". PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Jeffrey B. Labahn, City Planner, said at the last meeting the Commission asked the City Attorney's office to review the Ordinance and related cases.

Matthew Knight, Assistant City Attorney, said Alderman Ruffolo asked our office to review some court cases relating to the topic. Mr. Knight said he found nothing in the document of concern or a reason to change our approach to this Ordinance. Mr. Knight added that while we have zoning restrictions, if someone uses the property that is not zoned for agriculture for agricultural purposes, the property will be assessed at an agricultural rate. Mayor Bosman said we already have people using plots of land smaller than the 10 acre minimum for agricultural purposes. The issue is enforcement of the Zoning Ordinance.

Mayor Bosman said that by implementing this Ordinance, the City will provide the opportunity for more people to be in compliance with the zoning code. Mr. Labahn added that the parcels must be 10 acres or more to be used for agricultural.

Ms. Faraone asked if the property owner has less than 10 acres and is already approved for crop production by the State, will this Ordinance conflict with that? Mr. Labahn said the 10 acre minimum was chosen because the A-1 and A-2 districts have a 10 acre minimum. Mr. Knight said if those people are growing crops on residentially zoned property they are already in violation.

Rich Schroeder, Assistant City Planner said if the Ordinance is adopted and they don't meet the minimum 10 acre requirement, they would have to deal with zoning enforcement. Mike Higgins, City Clerk/Treasurer/Assessor said there will be no change, the property will continue to be assessed as agricultural. It is strictly an enforcement issue. Mr. Schroeder said the proposed Ordinance opens agricultural uses to be permitted on a number of other sites.

Mr. McCurdy asked when are properties inspected, by complaint only? Mr. Labahn said yes by complaint through Neighborhood Services & Inspections.

Alderman Michalski said the benefactors are people with a large tract of land or larger developers. Mr. Knight said yes, this would help them. Mayor Bosman said this Ordinance was developed to help Strawberry Creek. Mr. Labahn explained that Strawberry Creek wanted to plant crops to lower their assessment on properties planned for future residential development. The property is currently zoned residential and not allowable for crop production under the existing Ordinance. Mr. Stevens said you are taking tools away from the City, this is a broad stroke for a defined problem.

Ms. Faraone said we are not being fair, we are skirting the State law. Ms. Faraone recommends that we wait for the State to look at this law and see if they change the State law or we should reduce the acreage requirement.

Mr. McCurdy said we have not looked at the economic impact. We are allowing the 10 acre person to benefit, not the 9 or 8 acre person.

Alderman Downing asked Mr. Higgins what the taxes would be for a vacant 1 acre lot. Mr. Higgins said it was based on the location and other factors. Alderman Downing said what if it is changed to agricultural? Mr. Higgins said it would be about \$250 per acre for agricultural use. The tax burden would be shifted to all the other taxpayers.

A motion was made by Alderman Downing and seconded by Alderman Michalski to deny the Ordinance. The motion passed. (7 ayes; 1 no) *Mayor Bosman*

**8. To Repeal and Recreate various Sections of Chapter 17 of the Code of General Ordinances regarding approval of Plats, to extend the time after approval of a Preliminary Plat during which final approval may occur, in order to become consistent with statutory changes. PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Mr. Labahn said the proposed Ordinance Amendment is to change City Ordinances to comply with the State Statutes.

A motion was made by Alderman Downing and seconded by Alderman Michalski to approve the Ordinance. The motion passed unanimously. (8 ayes; 0 noes)

**9. Annual Report on "A Comprehensive Plan for the City of Kenosha: 2035"  
PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Alderman Downing to receive and file. The motion passed unanimously. (8 ayes; 0 noes)

**10. Public Comments**

Keevin Schier thanked the Commission for the consideration and approval on Items 2-4.

**11. Commissioner Comments**

No Commissioner comments

**12. Staff Comments**

A motion to adjourn was made by Alderman Michalski and seconded by Alderman Downing. The motion passed unanimously (8 ayes; 0 noes). The meeting adjourned at 5:55 p.m.

City Plan Division 625 52 <sup>nd</sup> Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	February 10, 2011	Item 1
<b>Resolution to approve the 2011 Consolidated Plan - Annual Plan for the Community Development Block Grant/HOME Program. PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

City - Wide

**NOTIFICATIONS/PROCEDURES:**

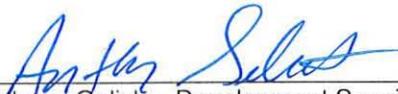
The CDBG portion of the Consolidated Plan - Annual Plan has also been referred to the Finance Committee with final approval by the Common Council. The HOME Program portion will only go the Finance Committee before final approval by the Common Council.

**ANALYSIS:**

- The Community Development Block Grant Program (CDBG) is a City-Wide program whose primary purpose is to aid in the elimination of slums/blight and to benefit low/moderate income persons.
- The CDBG Committee held interviews on December 7, 2010 and December 8, 2010. The Committee held the Allocation meeting and made recommendations on December 16, 2010. A copy of the minutes are included for your reference.
- The activities recommended in the CDBG Committee comply with the requirements of the CDBG Program in that they eliminate blight and benefit low/moderate income persons.

**RECOMMENDATION:**

A recommendation is made to approve the CDBG Committee recommendation for the 2011 CDBG Program.

  
\_\_\_\_\_  
Anthony Geliche, Development Specialist  
/u2/acct/cp/ckays/1CPC/2011/Feb10/fact-cons plan-021011.odt

  
\_\_\_\_\_  
Jeffrey B. Labarra, Director of City Development

**RESOLUTION NO. \_\_\_\_\_**

**BY: FINANCE COMMITTEE**

**RESOLUTION TO APPROVE THE 2011 CONSOLIDATED PLAN - ANNUAL PLAN**

**WHEREAS**, the City of Kenosha receives CDBG funds under the Housing and Community Development Act of 1974, as amended; and HOME funds under the HOME Investment Partnership Program of 1991 as amended; and

**WHEREAS**, the U.S. Department of Housing and Urban Development (HUD) requires the City to develop a document designed as its Consolidated Plan; and

**WHEREAS**, for the purpose of the CDBG Program, public hearings were held before the CDBG Committee on September 15, 2010; December 7, 2010 and December 8, 2010; the City Plan Commission on September 23, 2010 and February 21, 2011; the Finance Committee on October 18, 2010 and February 21, 2011 and the Common Council on October 18, 2010 and February 21, 2011 to consider proposed projects and obtain citizen views and comments on housing and community development needs; and

**WHEREAS**, for the purpose of the HOME Program, public hearings were held before the Finance Committee on February 21, 2011 and the Common Council on February 21, 2011 to consider the 2011 Program Description and obtain citizen comments on housing needs; and

**WHEREAS**, the 2011 CDBG Entitlement Grant to be received from HUD for the City is estimated to be \$1,163,013 and project allocations are based on this amount; and

**WHEREAS**, if the actual 2011 CDBG Entitlement Grant is less than \$1,163,013, program allocations will be adjusted in proportion to each project allocation; and

**WHEREAS**, if the actual 2011 CDBG Entitlement Grant is more than \$1,163,013, funds will be used in accordance with the 2011 Fund Allocation Plan approved by the Common Council on October 18, 2010, Item #L.3.; and

**WHEREAS**, the 2011 HOME Entitlement Grant to be received from HUD for the City is estimated to be \$523,933 and proposed allocations are based on this amount; and

**WHEREAS**, if the actual 2011 HOME Entitlement Grant is more or less than \$523,933, the program allocation will be adjusted in proportion to each activity allocation approved in the 2011 Program Description.

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council, that the 2011 Consolidated Plan - Annual Plan is approved; and

**BE IT FURTHER RESOLVED** that the Mayor is hereby authorized to submit all necessary and required documents to the U.S. Department of Housing and Urban Development, and execute all documents relative thereto.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2011

ATTEST:

\_\_\_\_\_  
Debra L. Salas, Deputy City Clerk

APPROVE:

\_\_\_\_\_  
Keith G. Bosman, Mayor

## 2011 Community Development Block Grant Program

### Public Service

Spanish Center of Southeastern WI, Inc.	Community Outreach Interpretations and Translation Services	\$2,726
New Song Ministries, Inc.	Circles of Support – Returning Citizens (Re-Entry Services Program)	\$2,726
Kenosha Community Sailing Center	Sailing Program	\$4,000
Kenosha Area Family & Aging Service, Inc.	Volunteer Transportation Service	\$5,000
Oasis Youth Center	Expansion of Youth Services	\$5,000
Kenosha Literacy Council, Inc.	Effective and Efficient Adult Literacy Programming	\$5,000
Urban League of Racine and Kenosha, Inc.	Reducing Employment Barriers for the Homeless and Ex-Offenders	\$5,000
HOPE Council, Inc.	Offender to Opportunity: Workforce Readiness Program	\$10,000
Boys & Girls Club of Kenosha	Summer Youth Employment Program	\$15,000
Women & Children's Horizons	Legal Advocacy Program – Legal Coordinator	\$20,000
Shalom Center	Emergency Family Shelter	\$20,000
ELCA Urban Outreach Center	Helping Residents become Self-Sufficient	\$30,000
Kenosha YMCA	Frank Neighborhood Project	\$50,000
		<b>\$174,452</b>

### Housing, Neighborhood Improvement/Economic Development

Urban League of Racine and Kenosha, Inc.	Facility Improvement – New Roof	\$9,000
Kenosha Human Development Services, Inc.	Tuck-point/Paint – Community Services Building	\$35,000
Carpenter's Home Improvement, Inc.	Carpentry Career & Technical Education Program	\$60,000
Kenosha Community Health Center, Inc.	Second Floor Dental Expansion Project	\$62,937
Kenosha Community Health Center, Inc.	Boys & Girls Club Medical Clinic w/Behavioral Health Expansion	\$62,938
WI Women's Business Initiative Corp.	Micro-enterprise Technical Assistance/Loans	\$125,000
City of Kenosha – Public Works	Street Improvements	\$401,084
		<b>\$755,959</b>

### Planning/Management

City of Kenosha	Program Administration/Comprehensive Planning	\$232,602
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### Total 2011 CDBG Program

**\$1,163,013**

**Community Development Block Grant Committee  
Minutes  
Wednesday, September 15, 2010**

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**MEMBERS PRESENT:** Alderman David Bogdala, Alderman Jessee Downing, Alderman Theodore Ruffalo, Arthur Landry Anderson Lattimore, and Ronald Frederick

**MEMBERS EXCUSED:** Alderman Daniel Prozanski

**STAFF PRESENT:** Anthony Geliche

The meeting was called to order by Alderman Bogdala at 6:03 p.m. Roll call was taken.

**Approval of Minutes from the July 13, 2010 Meeting**

*A motion was made by Mr. Frederick and seconded by Alderman Downing to approve the minutes from the July 13, 2010 meeting. The motion passed unanimously. (6 ayes; 0 noes)*

**1. 2011 Community Development Block Grant (CDBG) Fund Allocation Plan. PUBLIC HEARING**

Public Hearing opened.

Clarence Griffin, 6800 Third Avenue, Kenosha, said he is pleased with the cooperation and success Kemper Center has had with CDBG funding over the years. His hope is that the CDBG Committee will look at the success Kemper Center has had over the past several years because of CDBG funding and continue to support their efforts.

Jim Buck, 7103 37<sup>th</sup> Avenue, Kenosha, said the Kenosha Community Sailing Center is located on the docks by the Yacht Club. The organization teaches sailing to youth and would appreciate any assistance the CDBG Committee can provide.

Jessee Salazar, 5606 Sixth Avenue, Kenosha, invited the CDBG Committee to an Open House for Level Teen Lounge on September 30, October 5, 10 and 15 from 6:00-9:00 pm. He will be submitting a grant proposal for funding for this organization.

Jim Kennedy, 7819 Fifth Avenue, Kenosha, representing Kenosha County Health & Human Services (KCHHS) said he appreciates the CDBG Committee's consideration of targeting their resources and working collaboratively with other agencies. There are areas funded by both KCHHS and CDBG. Mr. Kennedy suggested the CDBG Committee consider pooling some of their resources with a successful summer youth employment program. During the summer of 2009 and 2010, several high school youth were referred into the program to work 20 hours per week at \$7 per hour. They learned life skills while working and earning a wage. Police statistics showed juvenile arrests went down for both 2009 and 2010. The pilot program has ended and the initial funding is gone. We hope you will consider working with the Job Center and KCHHS to keep the program going.

Jo Wynn, 2211 50<sup>th</sup> Street, Kenosha, asked for continued support for the Survival Backpack Outreach program.

Wally Graffen, 6906 62<sup>nd</sup> Avenue, Kenosha, thanked the Committee for the support they have given the Boys and Girls Club. Mr. Graffen encouraged collaboration between agencies. Programs will be stronger if they work together.

Pastor Jerry Christiansen, 103 S. Fourth Street, Silver Lake, is the founder and Director of New Song Ministries. He thanked the Committee for their support and gave staff a copy of their August 2010 newsletter.

Alderman Anthony Nudo, 5808 47<sup>th</sup> Avenue, Kenosha, said on July 19, 2010, he brought a Resolution before the Common Council requesting consideration of CDBG funds for two (2) full time police officers to provide additional protection 24/7 to the McKinley neighborhood. The Resolution failed 7 ayes; 9 noes. Alderman Kennedy and I share a portion of the McKinley area. Thirty-seven days later, a call for assistance was made as someone was being viciously attacked just outside the McKinley neighborhood. Alderman Nudo said he understands police can respond to an emergency call not in their patrol area, if needed (if funded by CDBG). Alderman Kennedy asked the Mayor to respond with a saturation of police assistance. Additional police protection could help eliminate crime and blight in that area.

Public hearing closed.

Tony Geliche, Community Development Specialist, said the purpose tonight is to review and possibly set the 2011 Allocation Plan. The Committee establishes the categories and the percentages for each category. Two categories have percentage caps – Public Service is capped at 15% and Planning/Management is capped at 20%. The remaining local categories have been Housing & Neighborhood Improvement and Economic Development. The Allocation Plan provides information for agencies such as what they can apply for, evaluation criteria, funding percentages, reprogramming of funds, etc.

Information for targeting resources, the two (2) Neighborhood Revitalization Strategies, and funding information from agencies in the community as to what agencies and programs they fund has been provided to the Committee. A map of the Reinvestment Area has also been provided.

Projects funded by CDBG must benefit low-to-moderate income people or eliminate slums and blight. Low-to-moderate income is defined annually by HUD using census data.

Mr. Frederick asked if there are other neighborhood plans available besides the two (2) that were included in the packet. Mr. Geliche said the two (2) strategies from prior years used neighborhood plans that were already in place. They were also the two (2) neighborhoods most in need. Other areas were not discussed at that time.

Alderman Bogdala asked staff to provide the dollar amounts in the various CDBG accounts. Mr. Geliche said we received approximately \$92,000 of additional funding which according to the 2010 Allocation Plan should be allocated based on applications on file. There is approximately \$125,000 in unused funds. These funds are from several different years. The funds accumulated from a couple projects that didn't happen or if agencies didn't use all of their funding. Lakeshore BID has a revolving fund of about \$198,000. The fund was set up several years ago for rehab work in the downtown area. The agreement was that if the funds were not used, they would be returned to CDBG. We continue to give them the access to the funds to try to help the downtown area. We are estimating our 2011 funds will be \$1.163 million based on 2010 funding.

HUD receives approximately \$4 billion in funding which is dispersed to approximately 900 entitlement communities. The amount each community receives is based on age of housing, income, etc. Mr. Geliche suggested keeping the additional 2010 funds separate from all other

available funds. Alderman Bogdala asked if the additional 2010 funds could be allocated at this time. Mr. Geliche said they could. Alderman Bogdala said if the same percentages are used, the additional \$92,000 would be divided by the percentages in each of the categories. Mr. Geliche said the cap is based on expenditures. The Public Service category has a 15% cap. The City has never gone over that cap. The lateness in receiving funding could cause a problem, but the numbers should balance.

Alderman Bogdala asked how a dedicated police officer would get paid with CDBG funds. If the police officer was funded for 10 months and the funds ran out, what happens after that? Mr. Geliche said CDBG pays as a reimbursement. Pay records would be submitted and we would draw as expended time. Alderman Bogdala asked if they would have to submit time sheets and reports. Mr. Geliche said yes, they would have to submit time sheets and reports. The City cannot take CDBG funds in place of City funds, but we can use the funds for additional services. Alderman Bogdala asked if CDBG funds could be used for saturation patrol. Mr. Geliche said they could if saturation patrol in the area was not their normal practice. Our records are audited every year. They would see we are funding police officers and check time records, hours, etc. So, a program would have to be created, asked Alderman Bogdala. Mr. Geliche said yes, a program such as the Foot Patrol Program established in the 1980s.

Mr. Frederick said he supports a saturation patrol. In addition, he would like to bring programs providing youth employment, gang prevention, economic development, etc. into the same neighborhood. A package of this type in a neighborhood would really make an impact with a more desirable result. Alderman Bogdala asked what the category would be to provide this result. Mr. Geliche said the category could be a hybrid of both the Public Service and Housing & Neighborhood Improvement categories. He cautioned the Committee to thoroughly review each category if combining them. Alderman Downing said the agencies could collaborate on the proposal and the City administer the proposal.

Mr. Landry suggested not using the Lakeshore BID funding. Mr. Geliche said those funds have not been recalled at this time. We want to leave the funds where they are until a decision was made to recall them. Alderman Bogdala asked who makes the decision to recall the funds. Mr. Geliche said the CDBG Committee controls the funds. Mr. Geliche provided some history regarding the funds. Several years ago, there were two (2) organizations – Lakeshore BID and Uptown BID. The Uptown BID has dissolved. The funds were put into an account to do projects in the downtown and uptown areas. The businesses would then pay back the funds. The Lakeshore BID lost interest in using the funds. CEDCO and WWBIC were funded using Economic Development funds. CEDCO provided technical assistance to people wishing to start a business and WWBIC provided loans and technical assistance for small businesses.

Mr. Geliche stated that based on the 2000 Census, which is the most current census data, McKinley is not considered a low-to-moderate income neighborhood. Other services could be provided such as job training as long as the people receiving the training are low-to-moderate income people. *(Note: Census data checked dater the meeting indicated that the area bounded by 60<sup>th</sup> Street, 52<sup>nd</sup> Street 30<sup>th</sup> Avenue and 39<sup>th</sup> Avenue is low-to-moderate income.)*

***A motion was made be Alderman T. Ruffalo and seconded by Mr. Landry to maintain the current 15% funding for Public Service and 20% funding for Planning/Management.***

Alderman Bogdala noted the 15% for Public Service and 20% for Planning/Management is the maximum percentage allowed. He agreed with the motion. Alderman Ruffalo said he would like to see organizations in the Public Service category collaborate. The Committee will work on the details for this. Mr. Landry said the Committee can always revisit the approved 15% also.

***The motion passed unanimously. (6 ayes; 0 noes)***

Alderman T. Ruffalo asked the Committee to consider downtown when discussing a target area. The downtown area has had blight problems for many years. He would like to see a comprehensive plan for blight removal for the downtown area and then move forward with the plan.

Alderman Bogdala suggested the remaining 65% be used in the Housing & Neighborhood Improvement category and a revolving loan fund. Mr. Geliche suggested giving it a different title. The category should be generic to eliminate blighted properties. Alderman Bogdala said eliminating categories would allow the Committee to focus on a target area. The applicant could submit a proposal stating what they could do for that area. How would focusing on a target area impact an agency such as WWBIC? If a category was created called Housing & Neighborhood Improvement/Economic Development, would WWBIC still be eligible? It would give us the best resources for our money. Mr. Geliche said in years past, we have set ranges so we could put more money in Economic Development providing flexibility.

Alderman Bogdala asked WWBIC how working within a targeted area would impact them. Heather Lux, 600 52<sup>nd</sup> Street, Kenosha, said it is a broad category. It is great to give more money to those who can do the most for Kenosha. Economic Development funds help with job creation. Alderman Bogdala said if a category stressed cleaning a building, razing a building, renovating a building and/or provide revolving loan funds to get a business started, would that make sense and work for WWBIC. Ms. Lux said it is no different than what WWBIC is currently doing except it forces them to focus on a smaller geographic area. Alderman Bogdala asked if the \$85,000 available could be used anywhere in the City. Mr. Geliche said yes it could. Alderman Bogdala asked Ms. Lux if WWBIC were confined to a specific area, how would they be impacted. Ms. Lux said they would like to be able to operate throughout the whole city, but if funds are provided to draw business into a specific area, WWBIC would like to be a part of that also.

Mr. Geliche said the language in the Allocation Plan could state that we will give priority to proposals that focus on our goals in a targeted area, but we will accept proposals for projects throughout the City. Mr. Landry asked if the percentage or the area should be set first. Mr. Geliche noted if the percentage is set without the area, the process cannot move forward. Both the percentage and area should be defined. Alderman Bogdala said if the Committee allocated the remaining 65% of funds to a specific area it could make it difficult for some projects to qualify. Mr. Geliche said any activity outside of the specified area would not qualify. An example would be road improvements. Only road improvements in the specified area would qualify. Mr. Frederick suggested the language read "preference" instead of "priority." Mr. Geliche suggested "need" or "priority."

Mr. Landry asked how the other 13 aldermen will respond to setting a target area. Alderman Bogdala said that is a valid point. But, if we don't take care of the areas within the City, the problems will move outward. Alderman Bogdala said he felt the majority of the Common Council will benefit based on what this Committee decides.

***A motion was made by Alderman T. Ruffalo and seconded by Mr. Frederick to combine Housing & Neighborhood Improvement and Economic Development into one category called Housing & Neighborhood Improvement/Economic Development for the remaining 65% funding. The motion passed unanimously. (6 ayes; 0 noes)***

Alderman T. Ruffalo said downtown has been in it's current state of blight for many years. There has been talk to revitalize the area, but nothing has been done. Alderman T. Ruffalo said he would like to see some improvements made to the area.

Mr. Landry asked if the Committee should discuss how they will allocate any additional funds or handle any reduction of funding. Mr. Geliche said historically, if there was a reduction, we have reduced funds across the board. If an increase in funding is received, we have funded applications on file, road improvements, and saved the funds for a later date. By including this information in the Allocation Plan, if additional funds are awarded or if there is a reduction in funding, we do not have to go back to Common Council for approval. *Alderman T. Ruffalo said any additional funding should be distributed per percentages outlined. The wording for any reduction in funding should remain the same.*

Mr. Geliche said funds have accumulated over time. The Allocation Plan stipulates where these funds will go. Alderman Bogdala asked if these are the unused funds. Mr. Geliche said no, but if they are not used for 2011, then the funds can be reprogrammed as designated. Currently, the reprogrammed funds go to local neighborhood strategies. Alderman Bogdala asked if the funds could be put into a specific category. Mr. Geliche said they can go into any or all of the three (3) categories. But you run the risk of going over the caps. You also have to designate whether you want to use the applications on file, send out an RFP, etc. Mr. Lattimore said Public Service and Planning/Management are the two (2) smaller categories, so it seems best to put the money into the Housing & Neighborhood Improvement/Economic Development category. Alderman Bogdala said he would like to see the funds be used for applicants whose proposal may not fit into the target area, but really provide a needed service to the community. Mr. Geliche suggested using the funds for "applicants as designated by the Community Development Block Grant Committee."

***A motion was made by Mr. Lattimore and seconded by Mr. Landry to distribute reprogramming of funds through a Request for Proposals to the CDBG Committee. The motion passed unanimously. (6 ayes; 0 noes)***

Mr. Frederick suggested that youth, downtown and McKinley, and public safety and emergency services be designated as priorities in the Allocation Plan. Mr. Geliche said according to the census, McKinley is not a low-to-moderate income neighborhood. If we cannot prove an increase in police protection is benefiting low-to-moderate income people, the project will not qualify. CDBG is locked into 2000 census data until about 2013.

*Alderman Downing left.*

Mr. Geliche suggested applying the same priorities in a neighborhood identified by the census as low-to-moderate income. Then the project would be eligible under the Block Grant Program. We usually do not work to benefit an area. Mr. Geliche said he would review what is eligible for area benefits to make sure we don't miss anything.

***A motion was made by Mr. Frederick and seconded by Mr. Landry to establish the following priorities: Youth (population); Downtown (area); Emergency Services (as listed on ESN document); and Public Safety.***

Mr. Geliche said HUD will not let the Committee designate downtown as a target area. Facade work can be done in the downtown area. Alderman T. Ruffalo asked if blight removal would qualify. Mr. Geliche said downtown as an area would meet the blight removal priority.

*Alderman Downing returned.*

Alderman T. Ruffalo said blight removal in the downtown area covers everything except a benefit to youth. Mr. Frederick said his motion is not as specific as it should be, but it provides direction and clarity for the applicant. Alderman Bogdala asked what if someone came in with a

very good proposal that does not apply to the target area. Mr. Frederick suggested adding that preference or priority will be given to applications addressing the above criteria.

Mr. Geliche said the Consolidated Plan adopted by Common Council addresses the same issues being discussed. We can refer applicants to the Consolidated Plan for direction on what our goals and priorities are. The Allocation Plan has defined where we want to see the funds spent.

*Alderman Bogdala passed the gavel to Alderman T. Ruffalo and left.*

*An amendment to the motion was made by Alderman T. Ruffalo and seconded by Mr. Lattimore to change the targeted population from "youth" to a priority of "youth/job creation."*

*Alderman Bogdala returned. Alderman T. Ruffalo returned the gavel to Alderman Bogdala.*

***The motion passed unanimously. (6 ayes; 0 noes)***

Mr. Geliche restated the priorities: targeting youth/job creation; downtown as an area; emergency services; and public safety. Some organizations do not fit into any of these categories. We will add a disclaimer that priority will be given to those who meet the priorities. Mr. Geliche said the Committee will continue to see proposals for road and facility improvements. We do not want to discourage anyone from applying. HUD told us we needed to prepare a Consolidated Plan and that we need to address these needs. The Allocation Plan shows we are addressing the Consolidated Plan.

Mr. Landry said under the proposal we just passed, agencies like Shalom Center and Women & Children's Horizons are encouraged to apply and would get preference. Kemper Center would not fit into any category, but can still apply. Mr. Geliche said many organizations provide youth services. Alderman Bogdala said we are not looking for 10 agencies providing 10 services, but five (5) agencies providing 10 services. We are looking for collaboration. Many organizations provide overlapping services. We don't want to prevent anyone from applying. An example is the Boys & Girls Club sharing their facility with other agencies.

Alderman Bogdala said the Committee can set metrics for the proposals. The Committee may approve funding contingent on the agency meeting specific criteria. Alderman Bogdala asked if language needed to be included regarding collaboration. Mr. Geliche said we have organizations applying for funds who provide the same services. We would only provide funds to one (1) and tell the organizations they need to work together. We have also awarded funds to agencies based on their collaboration with other agencies.

Mr. Geliche asked the Committee if they really wished to make the list of Emergency Services provided by ESN public. Mr. Landry noted some of the services are not in the City. Mr. Frederick suggested "as defined by the ESN or homeless services." Mr. Geliche said there should be an understanding of what is to be funded. We need to be more specific. What do we consider Emergency Services – homeless, roofs, etc. Alderman Bogdala asked if it could be removed because Public Services is a priority.

Byron Wright, a member of ESN, said the list was provided to the Committee because of a request from the City. ESN prepared the list based on information on the ESN website. The two (2) main emergency services are food and shelter.

***A motion was made by Alderman T. Ruffalo and seconded by Mr. Lattimore to define Emergency Services as food and shelter. The motion passed unanimously. (6 ayes; 0 noes)***

Mr. Geliche said the Allocation Plan would go to Plan Commission on September 23, 2010 and Common Council on October 4, 2010. If approved, the 30 day application period could be in October or November. Budget is the Monday and Tuesday before Thanksgiving. Interviews could be conducted the first full week of December. Mr. Geliche said he would put a schedule together and submit it to the Committee.

*A motion was made by Alderman T. Ruffalo and seconded by Mr. Landry to approve the 2011 Allocation Plan. The motion passed unanimously. (6 ayes; 0 noes)*

### **Public Comments**

Public comments opened.

Byron Wright, 5517 16<sup>th</sup> Avenue, Kenosha said he has lived in the inner City his whole life. Any additional police officers should be at the taxpayers expense. The location where additional police officers are needed changes daily. Mr. Wright said as Director of Kenosha Human Development Services, he recommends the Committee look at the fact there is an alcohol problem in the City. There is limited treatment available for drug and alcohol victims. Oxford House is a type of facility where victims can live as long as they stay sober. He would encourage assistance to projects that don't always fit into the priorities. Any time we can help people stay sober is good.

Jesse Salazar, 5606 Sixth Avenue, Kenosha, encouraged adding additional police officers to the workforce. Neighborhoods are crumbling fast. Many houses are being vandalized. We need to keep drugs off the streets. Teens need a place to go. The teen homeless situation is not good.

Public comments closed.

### **Committee Comments**

Mr. Frederick suggested the Committee visit the website for the Oxford House.

Alderman Bogdala thanked everyone in attendance for a good meeting. He is hopeful that with this direction, the City will see long-lasting effects to some serious problems. Tackling these issues will have an effect on all areas of the City. Alderman Bogdala said he is looking forward to seeing the proposals as they come forward. There will be some tough decisions to make. This Committee will do the best they can to make the biggest impact for the City.

Alderman Bogdala thanked staff for putting the meeting together.

### **Staff Comments**

Mr. Geliche said several members of this Committee are new to the process. After the Committee makes their recommendations, the Common Council is the final review for the program. The Committee can expect to see between 25-40 proposals. Proposals will be heard over two (2) nights. Applicants are given 15-20 minutes to present their proposal and answer any questions from the Committee. The Committee will reconvene to allocate funding. The funding recommendations will be published in the Kenosha News and then forwarded to Common Council for approval.

The Committee is not given all of the information that is submitted by each applicant. Items such as audits, non-profit certification, etc. is kept on file in our office. The Committee receives a list of these items. A letter is sent to applicants letting them know the application it is available, where they can obtain a copy and when it is due.

If any Committee member needs additional information, we will try to accommodate. You will also be provided a funding history. Once approved, the program is forwarded to HUD for their approval and our grant agreement. Common Council will see the program twice. They will see the Committee recommendations and then the actual agreements.

Alderman Bogdala said he did some research on a super block in Chicago which talked about the same issues we were discussing. It was a successful program. They started by putting additional police officers on the streets. Obviously, they started with more money than we have.

*A motion to adjourn was made by Alderman T. Ruffalo and seconded by Mr. Lattimore. The motion passed unanimously. (6 ayes; 0 noes)*

The meeting adjourned at 8:11 p.m.

**Community Development Block Grant Committee  
Minutes  
Tuesday, December 7, 2010**

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**MEMBERS PRESENT:** Alderman David Bogdala, Alderman Jesse Downing, Alderman Daniel Prozanski, Alderman Theodore Ruffalo, Arthur Landry Anderson Lattimore, and Ronald Frederick

**STAFF PRESENT:** Jeff Labahn and Anthony Geliche

The meeting was called to order by Alderman Bogdala at 5:03 p.m. and roll call was taken. Alderman Bogdala noted quorum was present. Alderman Bogdala asked for a moment of silence recognizing members of the armed forces who served and are serving our country especially those associated with Pearl Harbor.

**Approval of Minutes from the September 15, 2010 Meeting**

*A motion was made by Alderman Ruffalo and seconded by Anderson Lattimore to amend the minutes on page 2, paragraph 3, sentence 6. The words "using CDBG funds" should be stricken from the sentence.*

Alderman Prozanski arrived.

*The motion passed unanimously (7 ayes; 0 noes).*

*A motion was made by Alderman Ruffalo and seconded by Alderman Downing to approve the minutes as amended. The motion passed unanimously (7 ayes; 0 noes).*

**I. Consideration of Proposals for Funding under the 2011 Community Development Block Grant Program**

Tony Geliche, Community Development Specialist, said the interviews are tonight and tomorrow. Interviews are to be 15 minutes in length including discussion by Committee members. Mr. Geliche noted that if additional information is requested by the Committee, the applicant should submit the information by Friday, December 10, for inclusion in the agenda packet.

Mr. Geliche said the Allocation meeting has been scheduled for *Thursday, December 16, 2010 in Room 202*. The Committee decided to start the meeting at *5:00 p.m.* Alderman Ruffalo stated he would not be in attendance.

**Applicant:** Kenosha Area Family and Aging Services, Inc. (KAFAS)  
**Project:** Volunteer Transportation Service  
**Request:** \$5,000

Gary Brown, 7814 17<sup>th</sup> Avenue, Barb Tenuta, and Joseph Stahlak, 1874 22<sup>nd</sup> Avenue represented the agency. Mr. Brown said KAFAS provided transportation for 204 elderly persons so far this year. They have 80 volunteer drivers. Seventy-five percent of the riders cannot use public transportation. Seventy-five percent of the destinations are medical appointments. KAFAS averages 15 rides per day. The oldest rider is 99 years old. Many of the riders have no one to

assist them in their daily life. The oldest baby boomers will reach 65 years old next year, so we anticipate an increase in riders in the near future.

Ms. Tenuta is the Volunteer Transportation Coordinator. There is an additional full time staff person for the program. The riders are transported to various places. Most riders have difficulty using public transportation. The service in many instances provides companionship along with the ride. The 83 volunteers use their own vehicles and are paid \$0.42 per mile. Many of the volunteers stay with the rider and help them with their paperwork. The volunteers drove 95,000 miles this year. Surveys are taken twice each year. One hundred percent of the riders surveyed say they have access to necessary appointments because of our service. Our riders are mainly low and very low income residents. The last increase in rates charged to our riders was April 1, 2006. We try to provide reduced rates to very low income riders. Kenosha County has provided funds to help keep our rates low.

Mr. Stahlak said he has utilized the Volunteer Transportation Service since November 2001. He has experience three (3) bouts with cancer. During chemo therapy treatments, you don't always feel well and you're weak. This is a very good service.

Question: How do you track that the CDBG funds are used for City of Kenosha residents only?

Answer: The riders have to be a Kenosha County resident. We breakdown our ridership even further between city and county.

Question: What is the breakdown for City of Kenosha residents?

Answer: In November 2010, there were 105 riders. Ninety of them were City of Kenosha residents and 15 were west of I-94.

Question: When did you drop the "Escort" from your name?

Answer: In December 2009.

<b>Applicant:</b>	<b>Women and Children's Horizons, Inc. (WCH)</b>
<b>Project:</b>	<b>Legal Advocacy Program – Legal Coordinator</b>
<b>Request:</b>	<b>\$20,000</b>

Kathryn Comstock thanked the Committee for past funding and of their support of women dealing with sexual assault and domestic abuse issues. WCH is the only dual agency in the area. WCH offers nine (9) programs. We work to keep victims and families safe. Victims can be abused physically and emotionally. The economy has added to the number of abuse cases in Kenosha. Any funds victims and families have is used for housing and food. When the victim faces the abuser in court, it is a very stressful situation.

Regina Cappitelli, the Legal Program Coordinator, thanked the Committee for past funding. The Legal Advocacy Program is an essential part of WCH. WCH has had a Legal Advocacy Program for 14 years. The present economy has lead to a rise in domestic violence. An increase in deaths in domestic violence cases can be attributed to the the economy also. The victim will be abused an average of seven (7) times before leaving the situation. If a victim is in a domestic violence situation, we support them and work with them if they decide to stay in the relationship. The most important time is when they decide to leave the situation. The legal advocates support the victims in court. Our services are free and confidential. The Legal Coordinator position is supported by CDBG funds and works out of the District Attorney's office. This position supervises the Legal Advocate and Restraining Order Advocate positions. In 2010, the Legal

Advocacy Coordinated supported 357 new clients and 254 ongoing clients for a total of 631 victims.

When the victim is first seen, we provide information on services provided by WCH as well as other agency services. We work out a plan for each victim and help with restraining orders. We interact with the District Attorney's and Assistant District Attorney's. Some of the information provided to the Legal Advocacy Coordinator is not even available to the DA. During sentencing, the victim has the opportunity to tell the judge what happened. The coordinator accompanies them.

Ms. Cappitelli said WCH's is requesting \$20,000 to help the victims. Our victims know and love their abuser. The abuser is the father of their children. It is difficult for them to leave. The challenges WCH's faces are an increase in clients due to the increase in unemployment and victims leaving abusive homes because their children have turned 18. We do not judge them. We listen to them and help them. The breakdown of the victims assisted by the coordinator in 2010 is: 38% single parents; 91% female; 9% male; 18% children and young adults (0-21 years old); 4.5% above the age of 50; 19% above the age of 15. Approximately 100-150 cases are referred by law enforcement. This is a small number compared to the number of sexual abuse cases that are not reported, cases where charges are not files, etc.

Question: The detail provided is appreciated. How do we prevent domestic violence and sexual abuse from happening?

Answer: Domestic violence and sexual abuse has been in existence since the cave man. The situation is cyclical. What a child sees at home is what he/she believes life should be like. Education for the children is the only way to stop domestic violence and sexual abuse. Our Batters Treatment program is one of only a few in the State. The classes are for men and women and are offered in English and Spanish. We go to the high schools and middle schools also. We cannot go to the elementary schools without parental knowledge and approval. Ms. Comstock said her previous position was at the Allendale School in Lake Villa, Illinois. The children at that school are the future of what we see here. WCH is invited into the schools in bullying situations.

Alderman Bogdala said he hopes WCH can continue to help the victims. He appreciates their efforts. Domestic violence and sexual assault need to be eliminated. The CDBG Committee has a representative from Kenosha Unified School District (KUSD) who may be of assistance in the schools.

Ms. Cappitelli said they are also working to change the fact that misdemeanor violence and disorderly conduct charges are being lowered to lesser offenses.

Question: Do you receive any support from Kenosha County?

Answer: Not for this particular program.

Question: Are the cases court ordered:

Answer: The cases are recommended not ordered. If the cases were ordered, then the victims would have to pay court costs. At one time, they could have been ordered to take the Battered Treatment Program. We lost the funding for that program, so now the victims can only be recommended to attend the program.

Question: What is the breakdown of City vs. County cases?

Answer: Approximately 75% of our cases are in the City of Kenosha.

Question: Is that overall for the agency?

Answer: Safety is our primary concern. If there is a client from outside Kenosha County, an agency will contact us and ask if we can help. We try to fund our programs through many different sources so we can continue to provide services if funding from a particular source is not available.

**Applicant:** Spanish Center of Southeastern Wisconsin, Inc.  
**Project:** Community Outreach Interpretations and Translation Services  
**Request:** \$9,000

Ben Ortega and Anna Ortiz represented the agency. Mr. Ortega said the problems for Latinos in Kenosha is growing. The Latino population is the largest in Kenosha. The number 1 group for sexual abuse and domestic violence in Kenosha is in the Latino population. There are 3 parts to our proposal. The first is direct services where staff sit with the clients and discuss their problems. The second is housing. Many people are losing their jobs and without income are unable to pay their rent or are losing their homes. We try to find apartments for them. Between 60% to 70% are deficient in the English language. The Spanish Center interprets documents and help the client understand the documents. Many of the people are losing their jobs and don't understand why. We have found that many have lost their jobs unjustly and we have counseled them to talk to their former employer and if necessary to EEO. We work with them and temp agencies to find employment. Many of our clients have legal issues to deal with. We go with them to Municipal Court to translate for them. Southeastern WI Legal Services is housed at the Spanish Center offering legal assistance.

Our clients educational level is mainly 8<sup>th</sup> grade or below. They don't understand the system, so we assist them through the processes. We refer clients who do not know English to Kenosha Literacy Council and we have some staff on site to teach Spanish. Ninety-seven percent of our clients income is under the poverty level. Many don't have insurance and do not know what is available and how to apply. We do not assist anyone who has broken the law. We refer them to someone for legal assistance.

Spanish Center is the main place for Latinos to come. The main health issue is depression. We try to help them with their medical issues and guide them where to go. We spend many hours referring people to other agencies for assistance.

The third part of our proposal is education classes. We offer classes to help our clients become self-sufficient. We are also offering a program for City employees to educate them on the Latino culture and language to better understand the people. We also are providing some key phrases to use in situations to avoid conflict. These classes are for police, clerical and direct services staff. Mr. Ortega said he has been the victim of prejudices by City employees in Kenosha, Racine and Walworth. Unemployment among Latinos was 4.9% in 2001 and 16% in 2009. Unemployment causes stress and domestic violence problems. We connect clients to food shelters and other agencies for assistance. We help anyone who comes through the door. We keep track of the numbers regarding residency as best we can. Latino's are spread out throughout the City. Latino's here in Kenosha are humble and want to work.

We do charge for our interpretation and translation services. This helps with the day-to-day operational costs at the Spanish Center. The Spanish Center will be moving into the Boys &

Girls Club in 2011. We are asking for \$9,000 for the program and we will provide the remaining \$5,000.

Question: Why are you asking for \$9,000 this year compared to \$5,000 last year?

Answer: Funds to support a full time staff person are hard to come by. The funds are also to help pay for the training program being offered to City employees. We believe the number of people we will serve will continue to increase. We also make home visits which are time consuming.

Question: If you are moving into the Boys & Girls Club why do you have \$2,000 for occupancy expenses?

Answer: We still have to sign the lease with the Boys & Girls Club, but we will be paying rent and will have other expenses.

Question: In your budget you have in-kind items and other expenses, but the majority of the funds are coming from CDBG. Why don't you seek other sources?

Answer: We are constantly seeking other sources but have not been successful. We are applying for another grant in February.

Question: The training for law enforcement personnel is a good idea. Could law enforcement contribute to the funding of this training?

Answer: To receive funding from the Police Department, we would have to offer the training in collaboration with them. Previously, training of this type was offered in LaCrosse, but law enforcement staff was unable to attend. Mr. Ortega said they would check into possible funding from the Police Department.

Question: What makes your programs and services different from your peers?

Answer: There are 33 Latino countries. Each one is a different cultural perspective. We do not offer an assembly line approach. We talk in their language. Very few services are provided in Spanish. There is one other agency in Kenosha that offers Spanish programs, but they are religious oriented. We offer services to African American and white people also.

Question: The Kenosha Community Health Center is looking to expand by opening a Behavioral Health Clinic at the Boys & Girls Club. Would this be a duplication of services?

Answer: The difference is the interpretation of for the clients. We are available at all times. We are glad to be moving to the Boys & Girls Club. If an interpreter had to be hired, it would cost \$75 per hour. The Spanish Center is more cost effective.

Question: Your intentions are noble by not turning anyone away. The Committee has to decide which agency will give us the most impact for our dollar. How do you know if your clients are from the City of Kenosha, Kenosha County, or other locations?

Answer: The information provided to CDBG shows the client's address, income level, etc.

Question: If your program was not funded, do you have other avenues to pursue?

Answer: If we received a couple of grants, it would cover a lot.

Alderman Bogdala asked staff for clarification of CDBG funds covering 100% of program costs. Mr. Geliche said based on the level of funding, the Spanish Center would have to demonstrate some contribution to the program.

Question: The Committee would like to see what the Spanish Center's contribution would be toward the program.

Answer: Their contribution is through in-kind contributions and donations. Clear guidelines are not defined regarding what the amount of other funds is required. The Spanish Center is contributing \$5,000. Clearer guidelines should be put in place.

Mr. Frederick said it is difficult to raise funds and in the Human Services area, it is even more difficult than in the business sector. For a \$16,000 project, having \$9,000 come from CDBG funding is reasonable. The Spanish Center is not asking for CDBG to support the majority of the project. Hopefully, the Committee will take this in consideration when looking at all the applications.

CDBG funding of \$9,000 will help families go through the proper channels instead of emergency services which is more costly. An investment in the Spanish Center is small compared to what it could be.

Mr. Frederick said the Human Services climate is so bad that we will be looking at a proposal to figure out why people are not contributing to the United Way.

**Applicant:** Kenosha County Interfaith Human Concerns Network (Shalom Center)  
**Project:** Emergency Family Shelter  
**Request:** \$50,000

Dan Melyon, 431 Prairie Avenue, Winthrop Harbor, IL, thanked the Committee for their time and past support. The Emergency Shelter began in 1990. The shelter is for the homeless with children. We have a case management system in place to help them get on the right track and to become self-efficient. We partner with other agencies for services we do not provide. We offer classes such as nutrition, budget management and parenting. We help to bring school levels up in the day-to-day living of the children. We work with 50-60 families each year which includes approximately 125 children. The numbers are lower than 3-4 years ago because the families are staying in the program longer. The goals of the program are to find housing and employment if not employed. Many of the clients are employed, they just don't make enough to pay their expenses. We refer our clients to the Community Action Agency for rental assistance, but funding is usually expended by mid-year. Once this funding is expended, our clients are unable to receive assistance for first month's rent and security deposits.

We have guidelines for eligibility and participation. If the guidelines are not followed and the clients are not moving forward, they are dismissed from the program. The goals for our program are: 1) Basic Needs; 2) Preparation and Referral; and 3) Sustainability.

*Alderman Bogdala left.*

Clients are enrolled in classes at Gateway Technical College and UW Parkside which provides a connection to the community. KUSD is a partner with the Shalom Center. All the children go to

classes. We also assist in finding employment. We work with other agencies to assist the families with the issues they are dealing with. We want the families to become independent and maintain that independence. After the children are evaluated, they are tutored 1:1 in the areas where they need the most assistance.

*Alderman Bogdala returned.*

The Shalom Center is open 24 hours a day, seven (7) days a week. We provide three (3) meals a day. We try to provide for all the needs families have and try to make them comfortable. We give each child their own stuffed animal or toy. We have room for approximately seven (7) families or 28 people. The rooms are small with beds, 1-2 dressers and a television. There is a recreation room that is shared by all the families.

The benefits and successes are the number of people that gain employment, get an education and find housing in the community. We track and record our resident and client assistance information on a state database. Both families and the community benefit from our services. Many of our clients take jobs that others may not want. They move into apartments that are small but sufficient. We work with several landlords in the City to find apartments for our clients. We take people off the streets and help them become a productive member of society.

Question: Last year you received \$25,000 and this year you are requesting \$50,000. Why such a increase in the amount requested?

Answer: We asked for \$50,000 last year and received \$25,000.

Question: Are the services the same as last year? Your request of \$50,000 is for wages and fringe benefits. I have a problem with providing CDBG funds for wages and salaries.

Answer: Funds would be for wages for case managers who work with the people on a daily basis, input data into the database, meet with clients, conducts classes, etc. We are open 24 hours a day seven (7) days a week so we have to have staff there for all those hours. Most of the ancillary costs are paid with other funding.

Question: Is a wage increase included?

Answer: Yes, a 2% increase is included this year. Staff did not receive an increase last year.

The outcomes may be more difficult to measure when providing funding for wages. A suggestion possibly for the future is to request funds for the more tangible items such as bedding, linens, etc. These types of items are easier to measure.

Question: Under the Shelter Program of the 28 people in the program at a given time, how many are children?

Answer: Ten (10) are adults and 18 are children.

Question: Is your Shelter Program always full? Do you have a waiting list?

Answer: Yes, our program is always full. We have a waiting list of 40-45 families and we turn away 150-200 families each year.

At the last Common Council meeting landlords stated they were unable to find tenants. The Shalom Center should check into this and see if they can locate additional housing for their clients.

**Question:** In reference to your Measurable Outcomes, we would like to see more detail. You state that 80% of adults who do not have a high school education enroll in classes to obtain their GED. What percentage obtain their GED? What percentage of adults take classes for a trade, complete the classes, and find a job in the trade?

**Answer:** If clients are enrolled in classes they must attend them to remain in our Shelter Program. When we provide a count of the number of people in apartments, it represents the number of people who left and moved into apartments. If clients are attending GED classes, they may still be in classes when they leave our Shelter Program. We do not know if they continue the classes after they leave or not. We do need to follow up on those individuals.

Alderman Bogdala noted for future thought, if clients are taking courses for their GED and leave the program since the Shelter Program has invested in them, information should be sought on whether or not they have completed the classes and received their GED and if they found employment.

Mr. Frederick said Public Services projects are people helping people which is costs vs. wages. Alderman Prozanski said other dollars could be used for wages and CDBG funds for tangible items. Mr. Frederick said he appreciates the discussion. Public Service projects provide services to people and have personnel costs. If you change the emphasis of your resources you may injure the point you are trying to make. Mr. Melyon said each funding source warrants a new program. We don't want to tamper with the basic infrastructure of a successful program or take away the basis of the program. Alderman Ruffalo agreed with Mr. Frederick. The Committee needs to look at the impact described in the Measurable Outcomes and as long as the objectives are met, it doesn't matter where the funds are spent. It matters what the objectives are and if those objectives are met. Alderman Bogdala said the Common Council is the final approval for the funding. They look to see if the CDBG programs duplicate services. The issue is not funding salaries, but the duplication of services. CDBG cannot be the sole provider of funds for a project. We would rather see five (5) entities doing ten (10) things, instead of ten (10) entities doing five (5) things. Alderman Prozanski said it just food for thought that the funding be switched from wages to tangible items and that funding come from several sources.

**Applicant:** Oasis Youth Center  
**Project:** Oasis Youth Center Expansion of Services  
**Request:** \$5,000

Richard Kopp, 4221 18<sup>th</sup> Street, Kenosha and Tim Knautz, 1318 97<sup>th</sup> Avenue represented the agency. Oasis Youth Center was founded by four (4) congregations with shifted demographics who needed to find something for the kids to do. Last year the program was in the building stage. Since then, we have a building and have been opened over three (3) months. Our target population is 5<sup>th</sup> - 8<sup>th</sup> graders living in the neighborhood. The center is currently open on Tuesday and Thursday from 3:00-7:30 pm. We are working to put the Director and Assistant Director in place. Oasis wants to offer a program for high school kids also but want to keep them separate from the 5<sup>th</sup> - 8<sup>th</sup> graders.

The center has electronic games, a television and a recreational area with a pool table. There is also a canteen area supplied with donations. The kids come after school and can stay until 7-7:30 pm. Many of the kids don't have anyone to come home to. The center gives them someplace to

go where there is adult supervision. The center is not a free-for-all atmosphere. The first timers have to complete an information/emergency form.

The workers are trained volunteers, teachers, social workers. We identify where the kids need help with their school work and we assist them with their homework. After their homework is done, then they can get something to eat and play games. When the center opened, there were nine (9) kids; last week we had 23 kids. Forty-eight families in the McKinley/Roosevelt neighborhoods showed an interest in the program. The center fits into the Allocation Plan to assist youth.

Question: Who runs the organization?

Answer: There is an eight (8) member Board. Mr. Kopp is the Chairman. The board meets monthly. Currently working to put together Policies & Procedures. The board is working on funding to support a full time Director and an Assistant Director. We have two part time directors who are volunteers. The board handles the administration and the two (2) directors work with the kids.

Question: Do you conduct background checks on the people who work with the kids? What kind of training do they receive?

Answer: The workers receive training. The volunteer social worker is setting up training for abused kids. The other volunteers are from the four (4) churches. We do not do background checks.

Question: Will you preform background checks in the future?

Answer: Yes, we will perform background checks in the future.

Question: You state that the total program costs are \$17,000. How will you pay the Director's salary?

Answer: We will fund the full time Director through grants and donations.

Question: What will the \$5,000 requested for equipment and services be specifically used for?

Answer: Computers for the kids to do their homework and other electronic equipment. When the center is closed, staff can use the computers for Quick Books, etc.

Question: Will the computers have filters on them limiting the access for the kids?

Answer: We have a committee looking into that. We do have to have filters and we are researching that. If we choose Time Warner, they have a virus protection program and a filtering program that come with Road Runner.

**Applicant:** New Song Ministries, Inc. (NSM)  
**Project:** Circles of Support – Returning Citizens  
**Request:** \$75,000

Scott Metzfeld, 1007 92<sup>nd</sup> Street, Pleasant Prairie, George Hockney, Sheriff Beth, and Pastor Gerald Christiansen represented the agency. Mr. Metzfeld said NSM was founded by Pastor Christiansen in 1992. Since then it has been a grass roots organization. NSM focuses on

breaking the cycle of being in jail. They work with men and women just released from jail. Basic needs such as employment, clothing, a church, etc. are met as they enter the community.

Sheriff Beth said law enforcement is good at locking people up. Wisconsin has the lowest crime rate of any State in the US. We are not good at helping people once they leave jail. NSM is helpful to them. Once the inmates are let out of jail they go right back to what they know. NSM is a place that should grow, but not grow too big. The clients are counseled in jail and someone meets them when they are released. Pastor Christiansen counsels them in jail, calls them before they go to work, brings them to work, brings them to church, etc. Any assistance you can provide to NSM's would be greatly appreciated.

Mr. Metzfeld said the Circles of Support program is a new program. Little pods of people are set up and meet with returning people. They meet on a regular basis. The group offers encouragement, demonstrations on how to be a good role model, help them to not feel isolated, and help them connect in the community. The participants will be volunteers. NSM keeps about 80% of their clients from returning to jail vs. 60% going back in.

NSM wants to add a Director to staff and a person to run fund raising efforts so NSM won't be dependent on CDBG and to help partner with other agencies. Training for the new program will be through a national program. We can use the Salvation Army building rent free. We provide some free clothing and other basic needs. We would like to off set some transportation costs.

NSM goes into the Kenosha Correctional Center on a weekly basis. They offer weekly recovery meetings and offer Sunday church services at the Salvation Army.

Question: How does NSM differ from the HOPE Council?

Answer: HOPE Council works with some ex-offenders but with a drug and alcohol emphasis. NSM is more about basic needs.

Question: Your most measurable outcome is helping ex-offenders find employment. HOPE Council is requesting \$10,000 and you are asking for \$75,000.

Answer: NSM is going from a grass roots organization to a full time program.

Question: How much did you request last year?

Answer: \$24,000. We want to hire a full time Director to look for other funding and become independent. We will look for state and other area funding to become independent. We are only working with a small number of people. We hope to expand our program to help more people.

Alderman Bogdala suggested contacting Kenosha County. Kenosha County receives a \$65,000 grant from the state for their Living Free program. The program pays for personnel costs associated with people who would have been incarcerated at the state level. Living Free is an academy inside the jail. Birds of a Feather receives \$15,000 a year from Human Services. Mr. Metzfeld said possibly they can apply for funding through the State Corrections. He said he would investigate if any funding is available at the state level.

Pastor Christiansen said at one time NSM was awarded \$50,000. I do not know what it takes to make this agency a business, but please look at what we have done in the past and where we are looking to go in the future.

Question: Do you have volunteers lined up?

Answer: There is enough visible interest. To launch, we need a dedicated person to generate the volunteers.

Question: The project focuses on re-entry, yet you have no statement of support or funding from the Department of Corrections.

Answer: We did not get one, but we will get one for the Committee.

Question: If you were allocated only part of the amount you requested, what would you do with the funds?

Answer: The first priority is a full time staff to execute the business plan, raise funds and write grants. We have the funds for the tangible services like clothing, food, rent assistance, etc.

**Applicant:** Kenosha YMCA  
**Project:** Frank Neighborhood Project (FNP)  
**Request:** \$50,000

Sheriff Beth and Pastor Harris represented the YMCA. Sheriff Beth said the FNP was a small organization. The FNP has done some wonderful things for in the neighborhood. They held a jacket, hat and glove drive to help the kids in the neighborhood. They have received grants to help them also. The Kenosha County Sheriff's Department is a strong supporter of the FNP.

Victoria, a beneficiary of assistance from the FNP, said she moved to Kenosha from Oshkosh. The FNP provided her with furniture, food, and assistance to obtain temporary custody of her children and her sisters children. They also provide breakfast and spiritual guidance. This past summer they paid for her niece to attend summer camp.

Wal-Mart is a strong supporter of the FNP. They donated \$50,000 to give families memberships to the YMCA.

Tanya, another recipient of FNP generosity, said she was homeless for eight (8) months. FNP found her a three (3) bedroom apartment, provided food, furnishings, bedding and clothing. They even gave her pictures for the walls. She was very pleased to receive the help from FNP.

Sheriff Beth said Gordon Food is one of their corporate sponsors. They provide food with damaged packaging to their program and New Song Ministries.

Pastor Harris thanked the Committee for the time to share the victories and successes of the FNP. He provided several handouts. FNP focus is "Lifeline of Relationships." With the Focus Inn & Boyz to Men program, young men are picked up in the morning, provided breakfast, and discussion is held regarding choices. We tell them how they can avoid making the wrong choices. Family Movie Night is very well attended. They have run out of food many nights. Home visits are conducted to build relationships and learn how we can help people be successful. The FNP has grown due to the funding from CDBG.

Question: What is your relationship with Frank School?

Answer: Pastor Harris said he used to work at Frank School. I have been in the neighborhood for 15-16 years. I have done what I am doing now for many years without getting paid; now I'm getting paid. I am happy to be in the school and the

neighborhood. I am where I belong. We have provided an events calendar to the Committee and we invite you to come and see our project in action. Sheriff Beth asked the Committee to consider adding an extra \$500 to the amount they are considering allocating to the FNP. They just found out as of January 1, 2011 there will be a \$500 license fee to show the movies for Movie Night.

Alderman Prozanski noted FNP offers many programs at Frank School and are centered around the school. It is nice to see this organization working with KUSD and other businesses to improve the area. Pastor Harris said the principal at Frank School cares about the kids and supports the FNP wholeheartedly. Alderman Bogdala thanked them for coming. I have been interested in hearing about this project and look forward to seeing good things happen through your efforts.

**Applicant:** Lemon Street Gallery & Artspace, Inc.  
**Project:** Kenosha Union Park Project (KUPP), WiFi in Union Park Neighborhood – Phase Two  
**Request:** \$8,000

*Alderman Downing left.*

Melanie Hovey said she is a member of KUPP. KUPP is responsible for the gardens, mosaic pots, etc. in the Union Park area. Last year CDBG provided funding for Phase One of the WiFi in Union Park Neighborhood. WiFi went live on September 16<sup>th</sup>, so for approximately 2 ½ months. There are 147 registered users. Each computer is considered a user.

*Alderman Downing returned.*

Each user creates a unique user name and password. We don't track who they are. The WiFi opens up to the KUPP website. The website is for older children and above. Washington Middle School was the first school in Wisconsin and only one of eight in the country to become a "laptop" school. Sixty-six percent of the population in the targeted area were not online at home. Part of the solution was to get them online as a neighborhood. We met our goal in 2 ½ months.

We are asking for CDBG funds for four (4) more access points. The bigger it gets the more access there is for residents. We recently had an article in the Downtown magazine and list our business with other downtown businesses.

**Question:** Everyone needs convenient internet access. Doesn't the school provide internet access to the students through a State grant?

**Answer:** When the Internet first started, it was very slow because people were on it all the time. Usually it is the poor people and people of color who don't have the access. If the parents don't use the Internet or know about it, they don't know the value of it. The population that could most benefit from the Internet doesn't have it.

**Question:** Oasis Youth Center said they need Internet access. Tell me why I should increase WiFi access in this area instead of funding Oasis Youth Center.

**Answer:** Oasis Youth Center needs Internet service just as much as Union Park does. It is hardware and will need to be replaced down the road. Our request is for a whole neighborhood not just a specific building for a limited period of time. To have this amenity in a nice park, near an art gallery, with local businesses, near downtown, make it a place where people want to move near.

Question: We do want to move towards WiFi throughout the City. We have had individuals come before the Common Council looking to provide WiFi access to the downtown area and further north. Individuals have talked to Public Works about putting receptors on light posts for free.

Answer: They fund the WiFi through advertising. An interactive ad pops up every 10 minutes while you are on the Internet. She talked with vendors regarding this a couple of years ago, but it was not the type of service she wanted. She did not want the kids to have to deal with the advertising. If you could pay an fee to not have to interact with the advertising, then maybe.

Question: Are the four (4) connections independent of each other?

Answer: Yes, they are independent of each other.

Question: The downsize to the project is that technology changes rapidly, but the City should be hooked up to WiFi. You want the area to be self-sustaining. If you have the WiFi connections, when will you find other sources to match the CDBG funding?

Answer: The connections are hardware. As long as Lemon Street Gallery or other businesses in the area are there, the internet connections will be there.

Alderman Bogdala welcomed Alderman Marks from District 8.

<b>Applicant:</b>	<b>Kenosha Literacy Council (KLC)</b>
<b>Project:</b>	<b>Effective and Efficient Adult Literacy Programming</b>
<b>Request:</b>	<b>\$5,000</b>

Mr. Lattimore disclosed that he is a member of the KLC Board so will not participate in the discussion.

Cheryl Hernandez, Jennifer Sadler, and John Milisauskas, 4518 42<sup>nd</sup> Street, Kenosha, represented KLC. Ms. Hernandez said KLC helps adults learn to read and write and show them how to use the English language in their everyday life.

*Alderman Prozanski left.*

There is a growing need for these services in the City with the increase of unemployment. In the past, to have a high school diploma or GED might have been enough to find a job. Today it is not enough. The majority of the adults we work with have less than a 4<sup>th</sup> grade level education. So far this year, we have worked with 416 adult learners. Of the 416 adult learners, 40% found employment within six (6) months or went on to school. Sixty-two percent of the learners test at a higher level after 60 hours of education. We have 195 volunteers, 67 of them are new tutors. We offer English, English as a Second Language, Adult Basic Education (ABE). ABE classes help those who have dropped out of school.

*Alderman Prozanski returned.*

Our classes meet at various locations. Each client has an individual lesson plan. We offer group classes, citizenship classes and a class called Project Journey.

*Mr. Landry left.*

There are Civic Project modules with speakers teaching clients things they need to know to be active in the community. We provide classes to people in the Correctional Institution also. Testing of our clients is very important. Results determine their education plan. The results are shared with the students, schools, etc. The clients are tested upon entry into our program and after six (6) months. We are the only agency that works with people to improve their life forever.

*Mr. Landry returned.*

KLC helps adults find employment, improve the jobs they are in, go on to school, contribute to the community, their family, and live. We have many immediate results.

Question: Literacy encompasses more than just reading. Is reading a large part of what you offer?

Answer: Our students are reading, writing and speaking all the time.

Question: Are you aware of the Read 180 Program? The computer based program identifies the current reading level with directed instruction. The student can gain a whole level in a short timeframe.

Answer: We are not aware of that program.

Question: I like that the students are pre and post tested. I would like to see the numbers showing how many students raised their scores one (1) level, two (2) levels, etc. How do you verify that the students are City of Kenosha residents.

Answer: When the clients come to KLC, they have to provide their address.

Question: It is great that you have 195 volunteers. Do you collaborate with other agencies so not to duplicate services?

Answer: We hold classes at Urban Outreach twice a week.

Question: What is "grant expense" included in your budget?

Answer: Grants that we will receive with specific guidelines for usage.

Alderman Downing noted the budget doesn't balance. Ms. Hernandez said they will provide an updated budget.

**Applicant: HOPE Council, Inc.**  
**Project: Offender to Opportunity: Workforce Readiness Program**  
**Request: \$10,000**

Guida Brown, 6201 39<sup>th</sup> Avenue, Kenosha, said HOPE Council focuses on employment for people dealing with substance abuse and ex-sex offenders entering the community. HOPE Council has received financial support from CANWorks. We have funds for the tangible items but we need CDBG funds for staff to make the project work.

Mr. Frederick disclosed that he is a Board member and will not participate in the discussion.

Alderman Bogdala asked for clarification between the program offered by New Song Ministries and this one offered by HOPE Council. Ms. Brown said HOPE Council has been in existence for 41 years and serving this population for two (2) years. HOPE Council wants to help offenders find employment as they come out of jail. Through CANWorks efforts, it came about that someone should offer a computer lab for these people. If the inmates need clothing and basic needs, we refer them to New Song Ministries.

Question: Doesn't the Sheriff's Department have a similar program called Living Free?

Answer: HOPE Council works with both the Kenosha County Correctional system and Kenosha County Department of Corrections (KCDC). Living Free is with KCDC only.

Question: HOPE Council is asking for \$10,000 and New Song Ministries is asking for \$75,000 for similar projects. We are trying to understand who would make a greater impact on the community.

Answer: Ms. Brown said their program would have six (6) computers available at one (1) time. New Song Ministries is more of a 1:1 program. Our staff would be available to help six (6) people at once to find employment.

**Applicant: ELCA Urban Outreach Center**  
**Project: Helping residents become self-sufficient**  
**Request: \$38,600**

Karl Erickson read ELCA's Mission Statement keying in on self-efficiency. We want people to help themselves. The program is three-fold. 1) Provide legal advice for such items as family issues, renter problems, evictions, etc. 2) Computer services -- training on the use of the computer and expand the training for GED, etc. We have a grant to increase GED classes from one (1) to two (2) nights. 3) Prescription vouchers -- The limit for prescription vouchers is \$25. We would like to increase that to \$40. Vouchers are available at the first of the month and by 11:00 am, the funds are gone. There are no other prescription voucher programs in Kenosha.

We offer free child care during our GED classes. We charge a \$10 deposit for books. We offer Spanish classes two (2) nights a week. We offer testing reimbursement.

Tomasa, a client from ELCA, said not knowing English he did not know the right things to do. It would be nice to have someone to go to for legal advice. ELCA said they would like the legal advisor to be part paid and part donation.

Question: Do you have any attorney's lined up?

Answer: No, but we have sent out many flyers and Judge Wagner said he would help us.

Question: There is another agency for prescriptions for mental health patients. Also pharmaceutical companies offer prescription assistance programs.

Answer: We run the prescription and client through the various prescription programs online before issuing our vouchers. The voucher we give out is for a local pharmacy and for prescriptions not part of the prescription programs, discounts lists, etc.

Question: Do you partner with other agencies?

Answer: Our staff goes to KLC twice a week for GED classes. KLC pays for Emma's salary.

Question: You already provide prescription vouchers. What other programs do you wish to enhance with CDBG funding?

Answer: We want to offer computer classes in the evening.

Question: Can you provide letters from attorney's saying they agree to provide the services if funded?

Answer: Yes, I can get letters for you.

Question: Your organization is housed at Grace Lutheran Church. Do all the other Lutheran Churches contribute?

Answer: All Lutheran Churches and many Catholic Churches participate. St. Ann's Catholic Church is our largest supporter.

**Applicant: Boys & Girls Club (BGC)**  
**Project: Summer Youth Employment Program**  
**Request: \$70,000**

Wally Graffen, 6906 62<sup>nd</sup> Avenue, Kenosha, John Milisauskas, 4518 42<sup>nd</sup> Street, Kenosha, Kathy Cole, 11102 4<sup>th</sup> Avenue, Pleasant Prairie, Philip Wattles, and Sam Saucedo represented BGC. Mr. Graffen thanked the Committee for the opportunity to discuss the BGC and their Youth Employment Program to assist in gang prevention.

Ms. Cole said the gang prevention efforts for targeted areas does work. In 2009, arrests are down from previous years. BGC provides youth employment, work readiness, drug prevention, and anger management programs for low-income children in the McKinley and downtown areas.

The Youth Employment Program provides employment for eight (8) weeks, 20 hours per week. UW Parkside funds and trains mentors for the program. One of our graduates works at Gateway Technical College and WGTD. During the summer, 15-30 artists will create art to display around the City. Youth completing the program receive work readiness and life experience training along with a ½ credit toward school.

Mr. Milisauskas said partnerships are needed to make it work. The City is invited to become a partner. The program needs to continue. Stimulus funds are no longer available.

Question: You requested \$75,000 for a service similar to other organizations. The City wants to receive the largest impact from their funds. Why should we fund your program?

Answer: First, due to our track record with this program, the crime rate is down. Graduates receive a ½ credit toward school. The partnerships we have around the Community make it a very strong grant.

Question: Do we have the most up-to-date metrics of the program?

Answer: No, we will get them to you.

Question: Do you have details for your Performance Outcomes, such as what is the work experience the participants receive?

Answer: The program has a 15% success rate which is twice the national success rate.

Question: How many get a job, get housing, etc.?

Answer: The students we track don't have diplomas or GEDs.

Question: Do all the programs take place at the BGC?

Answer: No, they also take place at other locations as well such as Gateway Technical College with their mentors. There are ten (10) students or less with one (1) mentor so they can discuss any issues that may arise. They meet once a week. Everyone and anyone can be a mentor. We encourage everyone to do this. The students interview the potential mentors and the location for the job they will get. This a great opportunity for the student.

Question: BGC is and will continue to be a large organization and I have not problem with that. I am trying to understand what I heard from some of the start-up organizations while trying to make the best impact for our dollar. Do I go with the large organization with a proven track record or give a start-up organization a chance? Could they work together to provide services to the youth? How will you work with the smaller organizations in the future?

Answer: We will work with any organization. The 40 organizations we work with provide services to us but we also work to get things done for them. There is not a non-profit organization that we do not collaborate with.

Question: Could you provide the services and location that the Spanish Center provides?

Answer: The skill that the Spanish Center provides we cannot provide. By providing the location, they are providing an opportunity for us to reach out to that population. We would be short-changing the clients.

Question: What other agencies are coming to the BGC's new facility?

Answer: Kenosha Community Health Center, Kenosha Literacy Center, Kenosha Unified School District, Kenosha Police Department, UW-Parkside.

### **Public Comments**

Public comments opened, no public comments, public comments closed.

### **Committee Comments**

Mr. Frederick asked that staff provide an updated interpretation regarding participation in the Allocation Meeting for Board members of applicants. Mr. Geliche said last year members could not participate in the discussion or voting of the category. Mr. Geliche said he would talk to the City Attorney.

Alderman Bogdala said in the past we have stated our preference for funding noting that this does become a matter of public record. We can provide our preferences or we basically can come to our December 16<sup>th</sup> meeting and start from the beginning. Mr. Geliche said for the new members, the spreadsheet is handed out to all members the night of the meeting. Each member's

recommendation is on the spreadsheet along with an average for each organization. The spreadsheet gave the Committee a starting point. The other option is to make recommendations that night. We do need direction after tomorrow's meeting to prepare.

The agenda for the December 16<sup>th</sup> meeting will go out on Friday. The minutes may or may not be with the agenda. The minutes will be forwarded to you once completed.

Alderman Bogdala said he appreciates all the work staff put into preparing for this meeting. He also said he appreciates the time the Committee has spent reading the material.

*A motion to adjourn was made by Alderman Downing and seconded by Mr. Landry. The motion passed unanimously (7 ayes; 0 noes).*

*The meeting adjourned at 9:10 pm.*

**Community Development Block Grant Committee  
Minutes  
Wednesday, December 8, 2010**

**MEMBERS PRESENT:** Alderman David Bogdala, Alderman Jessee Downing, Arthur Landry, Anderson Lattimore, and Ronald Frederick

**MEMBERS EXCUSED:** Alderman Daniel Prozanski and Alderman Theodore Ruffalo

**STAFF PRESENT:** Jeff Labahn and Anthony Geliche

The meeting was called to order by Alderman Bogdala at 5:02 p.m. and roll call was taken. Alderman Bogdala noted quorum was present.

**1. Consideration of Proposals for Funding under the 2011 Community Development Block Grant Program**

**Applicant:** City of Kenosha – Public Works  
**Project:** Street Improvements  
**Request:** \$750,000

Ron Bursek, Director of Public Works, said the City uses CDBG funds to improve roads in targeted areas. In the past three (3) years, Public Works has made a lot of road improvements. There is still approximately \$40,000 left from this year's funding.

Every two (2) years, the City is required to perform a Paser rating on every road in the City. The rating is based on State criteria with 1 being very bad to 10 being brand new. In target areas, we make improvements to roads rated 1 thru 3. We also try to combine the streets in the neighborhood. We put together a list of priority streets which can be revised if necessary. If we do not receive all the funding requested, we will not resurface as many roads.

Question: Why do you have funds available from this year?

Answer: Bids for resurfacing this year came in less than anticipated which is why we have funds remaining.

Question: Are street improvements in the Capital Improvement Plan (CIP)?

Answer: Street improvements are in the CIP, but the funds being used are outside funds.

Question: Do you always take the roads in the worst condition?

Answer: We determine the priority list based on the Paser rating, traffic on the street, and neighborhood requests.

Question: Are the funds used just for resurfacing the roads or are other repairs done also?

Answer: There are instances where driveway approaches and sidewalks need to be replaced.

Question: Is there funding in the CIP for 2011 to resurface streets that could be funded by CDBG funds?

Answer: CDBG funds cannot be used on major streets. CDBG funds can only be used on secondary roads in low income areas.

Question: So 60<sup>th</sup> Street as well as 30<sup>th</sup> Avenue south of 60<sup>th</sup> Street cannot use CDBG funds?

Answer: Correct, they cannot use CDBG funds because they are main arterial roads.

Question: In order to use CDBG funds, the streets have to be in low income neighborhoods?

Answer: Yes, as indicated per current census data.

Mr. Geliche clarified exact amount remaining from the 2010 CDBG funds is not final. There are still some outstanding invoices. We estimate there will be between \$30,000 - \$40,000 to carry over into 2011.

**Applicant:** Carpenter's Home Improvement Program, Inc. (CHIP)  
**Project:** Carpentry Career & Technical Education Program  
**Request:** \$120,000

Bill Greathouse, 7952 75<sup>th</sup> Court, Kenosha, and Greg Wright, 313 West Geneva Street, Delavan, represented CHIP.

Alderman Bogdala said he attended a meeting with Mayor Bosman, Mr. Labahn, Mr. Geliche, Mr. McCarthy, and Mr. Greathouse to discuss the program and it's future. Anderson Lattimore said he works in the same building with Mr. Greathouse and he has held general discussions regarding the program with Mr. Greathouse. Mr. Geliche noted a revised budget was provided at the Tuesday evening meeting.

Mr. Greathouse said CHIP is a good program for high school students to receive hands on experience in the carpentry trade. The program began in 1995 in agreement with KUSD, Carpentry Local 161, and the City of Kenosha. CHIP started small working on park benches, rehabbing porches, and some church rehab. Because of the lead abatement issues, the students are not able to perform rehab work. They would need to be certified and cannot take the time off from school to become certified. It was determined they should work on new construction only. Currently, they are working on their 8<sup>th</sup> new home. CHIP is a general contractor. There are eight (8) students per semester. The students learn everything from foundation through the construction of the house.

The program has been on the cutting block with KUSD for years. This past spring, KUSD said they would stop funding the program in January 2011. The CHIP program is a CHDO for HUD. 15% of the HOME grant is used for the CHDO. Greg Wright said the cost per student is high. KUSD has decided to give the program 1-2 more years to become more cost effective. We would like to get more funding from CDBG and the CHDO status to keep the program going. We need to justify the program for KUSD and the City.

Question: What is the complexity of the projects for the students?

Answer: We have talked to the trades and utilities to help educate the students. The students are paid for the time they work on the houses.

Question: You have asked for \$120,000 in CDBG funds this year. What have you requested in past years?

Answer: We are asking for a three-year commitment.

Question: How much did you receive from CDBG this year?

Answer: We received \$45,000 this year. The most we received was \$80,000 and it has decreased each year.

Question: Do you just do new construction or can you rehab also?

Answer: We cannot do rehab because of the lead abatement. Mr. Geliche said rehab could be done by the students if the home was built after 1978 or the lead was abated prior to the students working on the home.

Question: If the City buys foreclosed home, can the students refurbish the homes?

Answer: It is possible.

Question: Do we have funds available for lead abatement?

Answer: We have funds for relocation for the people while the lead abatement is being completed.

Question: Can the funds be used for lead abatement?

Answer: We can use the funds for lead abatement and then CHIP could rehab the home.

Question: How much would lead abatement cost?

Answer: We have an estimate from about three (3) years ago for \$10,000. The main objective is to remove the lead and clean up the house without the dust getting into the floors. We could probably get a move competitive price now.

Question: How much funding did CHIP receive in 2010?

Answer: \$45,000 and we have used it all.

We are not sure if building new homes is the way to go, but if we can continue giving the students the experience and education by doing the lead abatement and have the students rehab houses that would be beneficial. We also need to know what other funds are available through Redevelopment Authority, HOME funds, etc. CHIP could do much more in a targeted area but we need to know what we have and we need direction from Administration. Mr. Greathouse said the students would probably learn more rehabbing a house than by building a new house. Mr. McCarthy said the HOME Program Commission is meeting next week to discuss the 2011 funds. New construction is at the bottom of the list. We have two (2) large rental development projects, and money coming in from the sale of our houses that we can use to purchase foreclosures. Currently, we have \$380,000 available for projects with \$80,000 going to CHIP for their project costs.

Question: What is the average cost to rehab a house?

Answer: Approximately \$100,000-\$120,000 including the purchase of the property. We haven't done any of these projects for at least ten (10) years. We have the figures,

but not sure how accurate they are. If we continue the program, we have to have a new vision. But we need a plan and curriculum for KUSD beyond 2011 to go along with the new vision. To do this correctly, we need to go into a neighborhood and rehab the houses and make an impact. We don't want a program if we don't have a plan.

Question: How important is a three (3) year commitment? We have funded three (3) year commitments and have run into problems with funding cuts in years two (2) and three (3).

Answer: We want a commitment from the City for more than just one (1) year to show KUSD so they in turn will do the same. We have great kids and they commit for three (3) years. They are interviewed for the program. We will do whatever project you want us to do. If we have a three (3) year commitment and at some point you are not satisfied with our performance, you can terminate our contract.

Question: Are there other funds besides CDBG funds for the program?

Answer: Yes, KUSD has put in more than half in the past few years. CHIP is a good program.

Question: Can you work on commercial buildings also?

Answer: The funding is a housing benefit through HUD. A low income homeowner is reported as the beneficiary.

**Applicant: Wisconsin Women's Business Initiative Corporation (WWBIC)**  
**Project: Jobs, Opportunity and Hope: The Microenterprise Development Continuum**  
**Request: \$150,000**

Heather Lux, 10282 31<sup>st</sup> Court, Pleasant Prairie, WI, and Mary Fisher Tracey represented WWBIC. A recap of CDBG funding showing requested and received funding and a copy of a presentation were handed out. Ms. Lux said she would like to review the services WWBIC provides. WWBIC provides Business Education, access to capital for people who don't have access to other funds. WWBIC is the largest micro lender in Wisconsin. WWBIC offers a Business Assistance Program which is provided once a client receives a loan. WWBIC and the client meet at least once a month. We also provide Financial Awareness for personal and business needs.

WWBIC has three (3) full time employees in Kenosha. Our statewide achievements include directly financing nearly 1,000 businesses; assisted in the creation and retention of more than 5,000 jobs; loaned nearly \$18 million to small business owners; served more than 34,400 individuals; and grown the organization to a staff of more than 30 full time employees in the three (3) locations – Milwaukee, Madison, and Kenosha/Racine. We are on track to meet our 2010 statewide goals. Our Individual Development Accounts (IDA) are used by individuals to buy homes, go back to school, etc.

WWBIC received \$85,000 in CDBG funding for 2010. \$35,000 for technical assistance and \$50,000 for loans. We have closed on two (2) loans totaling \$23,000. We have four (4) loans approved for a total of \$65,000. There are four (4) loans in the pipeline for Kenosha totaling \$175,000 – two (2) of the loans have been “green lighted.” Ms. Fisher Tracey said WWBIC has implemented a new process to step up the process of getting a loan. WWBIC checks the clients

credit and income and they are given either a green light to move forward or a red light meaning further discussion with the client is warranted.

WWBIC's goal for 2010-2011 was to provide technical assistance to 65 low to moderate income (LMI) individuals in the City of Kenosha. Through November, WWBIC has served 50 unduplicated LMI clients.

WWBIC has had a total of 22 City of Kenosha residents attend our 10 week accelerated class. Thirteen graduated from the course. Some people will take our Small Business Update class who do not need a loan but start a business anyway.

WWBIC is asking for \$150,000 for 2011 - \$100,000 for loans and \$50,000 for technical assistance. The downtown area will be our priority. We will target the downtown area through our Grow Smart curriculum and marketing.

Question: What percentage of your businesses have failed?

Answer: We have had three (3) business fail this year. Two (2) were restaurants and the other was a store selling used children's clothing. They all began in 2007. We believe they failed due to the economy. We underwrite our loans differently now so if a business fails, they can still pay us back. Also we offer our Business Assistance program once a loan is approved and moving forward instead of waiting until a business is starting to fail. WWBIC closed on four (4) loans in 2008 and 2009. With our new underwriting system and assistance to succeed once the loan is approved, we are hopeful business will be successful. None of our loans have made late payments.

Question: You are asking for \$100,000 for loans. Do you have a specific amount you loan to clients?

Answer: We can use up to \$15,000 in CDBG funds per loan. The remaining amount of the loan must come from other funds. The \$15,000 maximum was set by the CDBG Committee, but the amount can be changed at the allocation meeting if the Committee wishes to change it. So, if we have a \$60,000 loan, \$15,000 is CDBG funds and the remaining \$45,000 is other funds.

Question: Is the \$15,000 maximum restrictive when making your loans?

Answer: No, the \$15,000 limit is not restrictive because we have other funds to offset the loans. On the average loan of \$30,000, the \$15,000 of CDBG funds has a 5% interest rate and the \$15,000 using other funds has a 10% interest rate.

Question: So the \$15,000 maximum does not cause any undo burden?

Answer: No, it does not.

Question: You stated you would target the downtown area. How do you plan to reach out to the downtown area or are you just a facilitator for loans? Would you turn someone down for a loan in the uptown area in lieu of a loan in the downtown area?

Answer: We would not look at a loan in the downtown area more favorably than a loan in the uptown area. If CDBG funds were only for the downtown area, then we would concentrate our efforts in that area.

Question: A year from now we will have your metrics to review. We want you to be successful and Kenosha to be successful. Your agency is unique. How do we ensure success?

Answer: Our success will be measured by the amount of CDBG funds loaned to our clients; the number of jobs created; and the education we offer. We give ourselves very specific goals.

Question: We don't want to limit you to just the downtown area.

Answer: A measurable goal to include the downtown area could include holding two (2) seminars in the downtown area with CDBG technical assistance funds. Another measurable goal could be that a specific amount of CDBG loan funds be used for business start-up in the downtown area within a specific geographic location. It would limit us, but we would follow the guidelines set by this Committee.

Question: Referencing technical assistance and loans, is one more important than the other?

Answer: No, one is not more important than the other. Some need both and they go hand in hand.

Question: Do you have an estimate of how many loans and how much technical assistance could be provided if money were not an issue?

Answer: That is a difficult question to answer because WWBIC has not been in the area very long. In the past six (6) months we have received twice as many applications as received the previous six (6) months. We also have \$175,000 in loans waiting to be expended.

Question: Would it make a bigger impact to raise the \$15,000 maximum loan amount for loans?

Answer: WWBIC can help more people with CDBG funds if we keep the current \$15,000 maximum loan amount. To leverage Federal funds, we have to match their funds with other funds.

So, the more money CDBG awards you the more money you receive from other funding sources? We would like to see what could be done if WWBIC is awarded additional funds. If additional funds could be leveraged by giving you more funds, we would like to know that by Thursday.

**Applicant: Kenosha Human Development Services, Inc. (KHDS)**  
**Project: Tuckpoint/Paint – Community Services Building**  
**Request: \$41,123**

Byron Wright said KHDS is asking for funds to paint and tuckpoint their building at 5407 8<sup>th</sup> Avenue. We are the largest employer in the downtown area. We have 89 employees who work and contribute to the downtown businesses. KHDS is a busy place with over 40,000 clients per year. KHDS serves over 19,000 crisis clients each year. There has been an increase in the number of people served over the past two (2) years due to the economy. KHDS is seeing people they have never seen before. KHDS likes their downtown location. They work with low to moderate income people who can take the bus or walk to their agency. We try to keep our residential buildings maintained.

Question: Will the racing stripe remain on the building?

Answer: Yes, because it is a great way to identify the building. The person with the lowest estimate knows the most about the building.

**Applicant: Kenosha Community Sailing Center (KCSC)**  
**Project: Kenosha Community Sailing Center Sailing Program**  
**Request: \$45,100**

Joel Carroll, Jim Buck, Captain Tim Helgesen, and two (2) instructors represented the association. Mr. Carroll said the organization was started in 2008. KCSC teaches youth to sail and to be part of the water scene. They also try to teach inner city youth water safety. Skills learned in sailing can help you deal better with life. You have to rely on yourself and your knowledge. If people learn the skills, they learn to pay attention for long periods of time and learn to fix and repair boats. The skills can be transferred to life. Their goal is to refine the program and to provide training for 150 students per year. Thirty percent of the funds would be used for students who can't afford to pay for the program. Students are taught directly on small boats. The funds would be used to improve the facility and to help train students. KCSC has acquired funds to build a boat house and a ramp. The CDBG funds requested would be a one time request while KCSC gets other funding in place.

Question: The budget provided almost defies comprehension, but it doesn't show any additional funding other than CDBG funds. Matching funds are required. The new budget provided is too detailed to be absorbed on the spot.

Answer: Most of the expenses are paid by monies collected through classes. The instructors volunteer their time. Classes are \$100 per four (4) week course. We have paid most of our expenses to date. Grants have allowed us to build the boat house. We also received a grant to purchase a 45' boat. Dinner cruises are bringing in money. We bring in between \$12,000 – \$15,000 in revenue through various sources and had previous funding for building capital. The \$22,000 for the dock is in money we don't have right now. We would also like to pay our instructors for the courses they teach. Mr. Buck stated budget includes their 2011 budget and estimated expenses, and expenses from 2009 and 2010. KCSC works with the Boys & Girls Club, minorities, and Harborside Academy.

Question: Is your potential revenue for 2011 all still potential or have some of the funding been awarded?

Answer: It is hard to say what our revenues are with the economy. The boat we use for the dinner cruises was donated to us. We anticipate the dinner cruise program will grow next year. We want to pay the instructors for teaching. Currently, the students take lessons and then they are done. We want someone at the sailing center so the students can use what they learned. We need someone with a chase board to get the people off the lake. We also want students to be able to come back and use our boats. Our estimate for the dinner cruises is generous, but not too far over. Our estimate for lessons is hard to determine. We have contacted Pastor Harris at the YMCA. He has students we can teach sailing to. We are working with KUSD also.

Question: Your Mission Statement says you collaborate with the Yacht Club, local organizations and schools. Be specific, which organizations and schools and how do they support KCSC?

Answer: KCSC received \$5,000 from Kenosha Day of Discovery last year. Harborside High School children come down to the center. Kenosha Yacht Club provides volunteers and allows us to use their equipment. We have been talking with KUSD. We are getting closer to an agreement. There is a liability issue to be worked out. The Coast Guard supports the harbor development.

Question: Would the facility improvements be for KCSC use only or for the general public also?

Answer: The general public would have access also. Lighthouse Bistro uses the dock. One of the students said the students are 7-18 years old. The 7-year-olds have a hard time pulling the boats up to the dock. The new dock would be a major improvement.

**Applicant:** Kenosha Community Health Center, Inc. (KCHC)  
**Project:** Boys & Girls Club Medical Clinic with Behavioral Health Expansion and Second Floor Dental Expansion Project  
**Request:** \$150,000 and \$100,000

Jack Waters, 1731 34<sup>th</sup> Avenue, Kenosha and David Hughes, 326 A 55 Street, Kenosha, represented KCHC. KCHC submitted two (2) applications. The application for \$150,000 is for equipment to operate a behavioral health clinic on 52<sup>nd</sup> Street. The application for \$100,000 is to expand the dental clinic. Our mission statement tells us to provide access to comprehensive healthcare to the underserved citizens of Kenosha County. Ninety-five percent of our clients are covered by Medicaid or are uninsured meaning they are at or below the poverty level. In 2008, the immunization rate for 2-year-old children was 56%. It is 78% in 2010. Fifty-five percent of the people with insurance go to the dentist regularly. Only 15% of the people on Medicaid access dental services. We are all aware of the high rate of infant mortality in African Americans. Women in their third trimester would come to the emergency room who had never seen an OB for their pregnancy. We started an OB program, and every Medicaid recipient who is pregnant is in touch with an OB doctor. In 2008, only 40% of our clients accessed prenatal care in the first trimester. In 2010, 54% access prenatal care in the first trimester.

In 2008, CDBG awarded KCHC \$200,000 for the health center and the City of Kenosha donated the land. The dental facility is located on 63<sup>rd</sup> Street and 14<sup>th</sup> Avenue. The dental clinic has grown their number of unduplicated patients from 3,000 to 11,000. We expanded our hours of operation from 36 hours per week to 66 hours per week. Most patients have Medicaid or no insurance. Many people still do not have access to good health care and the number of people in this category continues to grow.

Mr. Hughes said KCHC has a \$8 million operating budget. Eighty percent is for staff. Ninety percent of the operating budget is fixed expenses. We have a lower cost per person than the average health center. Medicaid pays for the health center's costs for their program. We have to find outside funding for the uninsured. We do charge a fee to help cover some costs. When we opened the center, there were approximately 2,500 uninsured individuals, now there are about 4,100 uninsured individuals. Our funding to pay for these individuals has not increased. It is projected that our operating budget will soon rise to \$9 million. We are leveraging other grants for the two (2) projects. We still have a shortfall of \$5 million.

The dental expansion will allow us to increase access to an additional 3,000 individuals, bringing the total to 16,000. Our goal is to meet the needs in the community. The expansions will create 66 jobs. The jobs will include a comprehensive benefits package. The expansions will generate an additional \$9 million into the local economy. Many local businesses will benefit during the construction also. Our administrative office is moving to a bank building downtown.

The vacated space will be for the mental health expansion. This is another opportunity to demonstrate that we can serve an underserved population in Kenosha.

Mr. Frederick said he can attest to the need for service providers who will accept Medicaid for mental health patients. Medicaid is usually the main source of insurance for mental health patients and not many facilities accept Medicaid. KCHC is a very logical recipient of funding to assist the need of City residents especially in the mental health arena.

Question: What are your positions in the organization? You have given us a landscape picture of the facilities. Would you please share your notes with the Committee?

Answer: Our positions are Administrative. Yes, we will provide you with a copy of our notes.

Question: Who takes care of behavioral health patients in Kenosha?

Answer: KHDS, Aurora Hospital, United Health Care System, and independent agencies. The main issue is the reimbursement rate and ability to fund providers. With the closing of St. Catherine's psych ward, we have had a problem finding assistance for these patients.

Question: Do you verify that the patients are City of Kenosha residents? Do you turn anyone away?

Answer: The vast majority of our clients are Kenosha County residents. A small number of clients are from Racine and Walworth. We report by zip code for the Federal Government, which satisfies our CDBG requirements also. KCHC will provide detail on demographics, treatment, etc.

Question: Does Kenosha County have any similar services?

Answer: Kenosha County doesn't provide any services. They contract with other agencies such as KHDS. Behavioral Health is different than medical health. There is a fine line between those that have behavioral difficulties and those that don't. Kenosha County has a network of contracts with providers.

**Applicant: Community Economic Development Corporation (CEDCO)**  
**Project: Micro-Enterprise Technical Assistance Program**  
**Request: \$40,000**

Randy Luter, 1418 68<sup>th</sup> Street, Kenosha, provided a flow-chart of the agency. In the past, funding has been used for the Micro-Enterprise Technical Assistance Program. In 2011, CEDCO would like to offer business consulting. The consulting would provide 1:1 and group consulting, seminars, assistance with business plans, etc. to get a business up and running or while in business.

In addition to technical assistance, CEDCO provides business loans through a State match program utilizing Federal stimulus funds. Clients can borrow up to \$10,000 at 2% from the stimulus funds. If a larger amount is required, the State Department of Commerce can help with funds. CEDCO would assist monitor the loans. The loans would be for three (3) years. There are mandated regulations through the State. There is a need for these services in Kenosha, and CEDCO wants to do their part to meet these needs. The flow chart shows how CEDCO helps a client become a better candidate for a loan and business.

Question: Your budget does not indicate any additional funds other than CDBG funds. A match is required to receive CDBG funding for a project. How will you provide a match for the CDBG funds?

Answer: CEDCO does not have any additional funds to match at this time. We are looking for additional funds. We applied for funds through the CANWorks Project and are hoping to be selected for that project. We have identified two (2) other sources to solicit funds through. We are always searching for other funding sources. Does the match need to be 1:1?

Question: Not necessarily. Page 14 of the application states "CDBG will not fund 100% of project costs."

Answer: Mr. Luter said he was not aware of the requirement.

Question: On page 14 of the application, you indicate \$100,000 in funding from the Department of Commerce. Please explain.

Answer: We have the funding available. If we fund a loan, we fill out the forms to request the funds. We get a small amount to administrate the loans.

Question: How many employees are in the Kenosha office?

Answer: Currently, we do not have any employees. We had one (1), but we do not have any funding so no longer have anyone working at the Kenosha office.

Question: Is there a need for your services in Kenosha?

Answer: In 2009, we served 141 people. We have people calling us although we are not set up in Kenosha. We have people in Kenosha and want to open an office in Kenosha. The Kenosha clients come to the Racine office for our services.

Question: Last year the Common Council and Finance Committee had discussions regarding involvement of Kenosha residents. The CDBG funds in Kenosha have to be expended on City of Kenosha residents. In reviewing your application, no one involved in your organization or on your Board of Directors is from Kenosha. All are from Racine or Milwaukee. This is big concern. We have another organization offering similar services with strong Kenosha ties. Please give us a better understanding of your program.

Answer: Does the Board of Directors recognize a need to have Kenosha represented on their board? Yes,. Did they find someone from Kenosha to serve on the board? To date, no, but possibly in the future.

**Applicant: Urban League of Racine and Kenosha, Inc.**  
**Project: Facility Improvement – New Roof**  
**Request: \$9,000**

Yolanda Adams, 4202 45<sup>th</sup> Street, Kenosha said the facility needs a new roof. We discovered a leak in the roof during the renovation of the apartment upstairs. The renovation of the apartment is scheduled to be completed by December 29<sup>th</sup>. It is critical to have the roof fixed because we are putting in over \$35,000 in the renovation of the top floor. We will do a temporary fix at a cost of \$8,000 for the winter and then have the roof fixed permanently in the spring.

Question: What was the nature of the \$35,000 investment this year?

Answer: With CDBG funds, we converted the one (1) bedroom apartment to a classroom, breakroom, two (2) offices and a reception area.

Question: The majority of the funding is coming from CDBG. Do you have additional funding sources?

Answer: We have limited funding in Kenosha. We do not fund raise in Kenosha. The funds we receive from our Kenosha tenant and the rental in Racine are unrestricted funds. We will use those funds to help pay for the roof. It is not a lot of money, but it will help.

Question: If you do not receive full funding what will you do?

Answer: The temporary repair of the roof will cost between \$6,000 -- 8,000. It had to be done now. If full funding is not received, then we will have to fund raise in Kenosha to get funds to fix the roof.

Question: Could CHIP repair the roof?

Answer: No, OSHA regulations won't allow the students to work on any roofs. The siding started pulling off during the wind storm. We used some of the unrestricted funds to have that fixed. The building is not the best looking building, but we try to keep it maintained as best we can.

**Applicant:** Urban League of Racine and Kenosha, Inc.  
**Project:** Reducing Employment Barriers for the Homeless and Ex-Offenders  
**Request:** \$26,000

Ms. Adams said CDBG has funded the Tax Preparation Program in past years. The Urban League will not be offering tax preparation this year. We thought it would be better to offer this new program and utilize our new classroom. We tried to get funding through UW system, but we were not successful. The funding would pay the salary of a full time instructor for the program, although the program could be offered part time. The program is for the homeless, jobless and ex-offenders. In the short term, we hope to teach them literacy skills. We would assist them in finding jobs. We would like to offer the program for the next five (5) years.

Question: There are a couple different agencies offering programs to help ex-offenders read, etc. Why should we fund this program instead of a program with a proven track record?

Answer: The program run through the Department of Correction has a waiting list and has not been in operation since July 1<sup>st</sup>. My program is different from the class offered by the Department of Corrections by providing literacy skills and help them become self efficient. The students don't get paid to attend the classes.

Question: Sheriff Beth spoke very highly of the Re-Entry Services Program. We would rather fund a program at 100% to get it done. Have you talked with any other agencies regarding duplication of services?

Answer: We have partnered with the re-entry program in Racine. The only other program I am aware of tells people what services are available and puts them in contact with other agencies. Our program is offering training not just information. We have always worked with this population. Our training will upgrade their skills such as Math, literacy, etc.

Question: You are requesting that CDBG fund 95% of the program. Don't you have any other funds to get the program started?

Answer: We continue to seek funds for the program. We struggle in Kenosha.

Question: Do you verify that you work with City of Kenosha residents?

Answer: We don't turn anyone away. People come from Racine but they are not counted in our numbers for CDBG.

Please provide us with a breakdown of how many of your students and where they live.

**Applicant:** United Way of Kenosha County  
**Project:** Fundraising Study  
**Request:** \$4,250

*Anderson Lattimore left.*

Leonard Iaquina, 9507 74<sup>th</sup> Street, Kenosha, and a consultant were in attendance. The United Way works to advance the needs and interests of City of Kenosha residents. We don't have the funds to meet the needs in the three (3) areas: basic needs, strong families, and healthy people. Since the 1970's, the United Way has had a difficult time raising the necessary funds. At the beginning of this decade, the goal was to get the fund up to \$1.2 million. The fund should be up to \$2 million by the end of this decade. We need to take an independent look to see what we need to do to accomplish this.

*Anderson Lattimore returned.*

Kenosha County has funded half of this project and we are asking the City of Kenosha to fund the remaining half. The study needs to be conducted by an independent, uninterested party. The funding is necessary to meet the gap needed to provide the services needed.

Question: Has Kenosha County committed \$4,250 in their 2011 budget?

Answer: We have already cashed the check.

Mr. Iaquina said in the past the United Way has depended on large workplace campaigns. It is so different now. We have many small businesses with no ties to Kenosha. Small businesses will pick a charity and forget about United Way. There are retirees who donate to United Way and have never been asked again. The consultant we have hired is very interested in United Way. She used to be employed by them in Iowa and has held many positions for non-profit organizations. It isn't that United Way hasn't tried to raise the necessary funds. But since they haven't been able to raise the funds, we need to try to figure out why. We will be amazed if United Way collects more than \$750,000 in 2011. We would like this study done by June 2011.

Question: Didn't this request come before the Finance Committee and then was pulled from the agenda? Why?

Answer: The City budget is in worse shape than we thought. Some City workers were concerned why we were asking for City funds so we elected to for go the request and ask for funding through CDBG.

Question: If you receive funding, the request will still have to go to the Finance Committee and Common Council. How will you convince your peers by taking \$4,250 from Planning/Management which is capped at 20%? If the \$4,250 is taken from CDBG Planning/Management and staff utilizes more hours than their allotted amount, we would be taking the remaining funds from the City budget. Either way, we would be taking funds from the City budget.

Answer: We can't comment on the details of the City budget. But by drawing on the consultant's expertise, we are taking money from some place for a period of time but it will impact and benefit everyone in the community.

Question: If the project were not fully funded, would you continue with the project?

Answer: We would look elsewhere for funding.

Question: How much did United Way raise in 2009? What do you estimate for 2010?

Answer: \$900,000 in 2009. Right now we are at \$200,000 and estimate we will end up with \$750,000 for 2010.

Question: Has the consultant done similar studies in the past for other communities?

Answer: Yes, she just did a study for the Shalom Center.

Question: Has she done a study for any larger groups?

Answer: She has done studies for YMCA's all over the country. The largest YMCA was in DeKalb, IL. It's not that United Way is ineffective in reaching donors, but are they reaching all potential donors? Kenosha has many people who like to volunteer and they could be mobilized to work for United Way.

**Applicant: City of Kenosha**  
**Project: Program Administration/Comprehensive Planning**  
**Request: \$232,602**

Mr. Geliche said the City of Kenosha is asking for the full amount for program administration and comprehensive planning. The City budget reflects this amount. The City's operating budget estimated a 3% decrease for this line item. We received additional funds for 2009. The CDBG Program was amended to reflect the additional funds.

The funds are used to pay staff for all mapping, comprehensive planning, Rehab Grant Program, neighborhood planning in addition to administering the CDBG program.

Question: Explain the funding/budget for 2011.

Answer: We anticipated a reduction in revenues in 2011. But we have the ability to utilize the additional funds from 2010.

Question: What are your totals for 2009?

Answer: We will expend the full \$214,000 (estimated) in 2010, but will have expenses in excess of that amount. If we take funds from Planning/Management, any excess changes will have to be paid out of the general fund. This year we will meet or exceed our HOME, CDBG and NSP allocated amounts.

### **Public Comments**

Public comments opened, no public comments, public comments closed.

### **Committee Comments**

No Committee comments.

### **Staff Comments**

Mr. Geliche said he will talk to the City Attorney to provide by Thursday in writing information regarding participation of Committee members serving on boards.

The Committee also has the option to send in funding recommendations to have a starting point at the meeting on Thursday or not send in recommendations. Either way, the Committee will receive a spreadsheet to use to make your calculations. We will set up the laptop and tabulate the allocations as they are made. The Committee agreed to make funding recommendations prior to the meeting. The recommendations should be emailed by Noon on Thursday, December 16, 2010.

Any additional information provided by Friday will be included in your agenda packet. Information received at a later date will be emailed to you.

*A motion to adjourn was made by Alderman Downing and seconded by Mr. Frederick. The motion passed unanimously (5 ayes; 0 noes).*

*The meeting adjourned at 7:55 pm.*

**Community Development Block Grant Committee  
Minutes  
Thursday, December 16, 2010**

---

**MEMBERS PRESENT:** Alderman David Bogdala, Alderman Jessee Downing, Alderman Daniel Prozanski, Alderman Theodore Ruffalo, Anderson Lattimore, and Ronald Frederick

**MEMBERS EXCUSED:** Arthur Landry

**STAFF PRESENT:** Jeff Labahn, Ed Antaramian and Anthony Geliche

The meeting was called to order by Alderman Bogdala at 5:02 p.m. and roll call was taken. Alderman Bogdala stated quorum was present. Alderman Bogdala noted that Alderman Prozanski would be a little late for the meeting and Arthur Landry is unable to be present due to illness.

**Approval of Minutes from the December 7, 2010 and December 8, 2010 Meetings**

*A motion was made by Mr. Frederick and seconded by Alderman Ruffalo to approve the minutes as presented. The motion passed unanimously (5 ayes; 0 noes).*

**1. Project Funding under the 2011 Community Development Block Grant Program**

Tony Geliche, Community Development Specialist, said Ed Antaramian, City Attorney, is present and has provided information regarding Conflict of Interest. Mr. Antaramian said the question presented to him for clarification was: "If an organization applies for a CDBG grant within one (1) of the specified categories, may a committee member who is also a member of the Board of Directors of that organization vote on other grant requests within that category?" Mr. Antaramian said his answer is not based on the information provided in his memo dated December 16, 2010. He is available for questions.

*Alderman Prozanski arrived.*

Alderman Bogdala said the memo provided a straight forward answer to their question.

**Public Service**

Based on the determination provided by the City Attorney's office, Alderman Bogdala, Alderman Downing, Alderman Prozanski, and Alderman Ruffalo acted on this category. Mr. Geliche said in the past, the committee has made motions to approve organizations for requested amounts and then a motion was entertained to approve the entire category.

*A motion was made by Alderman Ruffalo and seconded by Alderman Downing to allocate \$5,000 each to Kenosha Area Family & Aging Service, Inc. for Volunteer Transportation Service; Oasis Youth Center for Expansion of Youth Services; and Kenosha Literacy Council, Inc. for Effective and Efficient Adult Literacy Programming. The motion passed unanimously (4 ayes; 0 noes).*

*A motion was made by Alderman Downing and seconded by Alderman Ruffalo to allocate \$20,000 to Women and Children's Horizons for Legal Advocacy Program – Legal Coordinator. The motion passed unanimously (4 ayes; 0 noes).*

*A motion was made by Alderman Downing and seconded by Alderman Prozanski to allocate \$10,000 to HOPE Council, Inc. for Offender to Opportunity: Workforce Readiness Program. The motion passed unanimously (4 ayes; 0 noes).*

*A motion was made by Alderman Ruffalo and seconded by Alderman Downing to allocate \$50,000 to the Kenosha YMCA for Frank Neighborhood Project. The motion passed (3 ayes; 1 no). Alderman Prozanski voted against.*

*A motion was made by Alderman Ruffalo and seconded by Alderman Downing to allocate \$20,000 to the Shalom Center for their Emergency Family Shelter. The motion passed unanimously (4 ayes; 0 noes).*

*A motion was made by Alderman Ruffalo and seconded by Alderman Downing to allocate \$5,000 to Urban League for Reducing Employment Barriers for the Homeless and Ex-Offenders. The motion passed unanimously (4 ayes; 0 noes).*

*A motion was made by Alderman Prozanski and seconded by Alderman Ruffalo to allocate \$30,000 to ELCA Urban Outreach Center for Helping Residents become Self-Sufficient. The motion passed (3 ayes; 1 no). Alderman Downing voted against.*

*A motion was made by Alderman Ruffalo to not allocate funding to Kenosha Community Sailing Center. The motion failed due to lack of a second.*

*A motion was made by Alderman Ruffalo and seconded by Alderman Downing to allocate \$4,000 to Kenosha Community Sailing Center \$4,000 for their Sailing Program. The motion passed unanimously (4 ayes; 0 noes).*

*A motion was made by Alderman Prozanski and seconded by Alderman Downing to allocate \$15,000 to the Boys and Girls Club for Summer Youth Employment Program. The motion passed unanimously (4 ayes; 0 noes).*

*A motion was made by Alderman Ruffalo to allocate \$2,000 to Lemon Street Gallery and ArtSpace, Inc. The motion failed due to lack of a second.*

*A motion was made by Alderman Prozanski and seconded by Alderman Downing to allocate \$2,726 to the Spanish Center for Community Outreach Interpretations and Translations Services and \$2,726 to New Song Ministries, Inc. for Circles of Support – Returning Citizens (Re-Entry Services Program). The motion passed unanimously (4 ayes; 0 noes).*

*A motion was made by Alderman Ruffalo and seconded by Alderman Downing to approve the Public Service category as recommended. The motion passed unanimously (4 ayes; 0 noes).*

#### **Housing, Neighborhood Improvement/Economic Development**

*A motion was made by Alderman Downing and seconded by Alderman Ruffalo to allocate \$9,000 to Urban League of Racine and Kenosha, Inc. for Facility Improvement – New Roof. The motion passed unanimously (6 ayes; 0 noes).*

*A motion was made by Mr. Lattimore and seconded by Alderman Ruffalo to allocate \$60,000 to Carpenter's Home Improvement, Inc. (CHIP) for Carpentry Career & Technical Education Program.*

Alderman Ruffalo asked for information on the intended use of the funds as he had missed the presentation. Bill Greathouse, 7952 75<sup>th</sup> Court, Kenosha and Greg Wright, 313 West Geneva Street, Delavan, were in attendance. Mr. Greathouse said the funds would be used to pay the salary of the onsite instructor. Alderman Ruffalo asked what kind of work the instructor does. The instructor is a journeyman carpenter who works with high school students to build houses. So, the funding will help construct homes through the HOME Program, asked Alderman Prozanski. Mr. Geliche said CHIP is a CHDO for the City, and they receive approximately \$85,000 from HUD for the CHDO. Currently, CHIP builds houses. Discussions have been held to change the direction to rehabilitation of properties. CHIP can rehab houses, but not if there is lead on the property. If the lead is removed from the property, then CHIP could rehab the property. Alderman Prozanski asked if the City decided not to build homes, can CHIP do whatever we ask them to do. Mr. Geliche said yes, they are flexible. Alderman Prozanski stated CHIP only receives \$60,000, where will the other \$60,000 come from. Mr. Greathouse said KUSD is thinking of canceling the program in summer due to cost. We brought in representatives from KUSD, the Union, and the City of Kenosha to see what can be done to save the program. One (1) possible cost saving measure on the table is to not pay the students to participate in the program. CHIP brings in \$85,000 to the City through HUD for being a CHDO. We have one (1) year to find a funding solution. KUSD is looking to cut their costs. If CDBG allocates \$60,000 to the program and the program is discontinued, what happens to the funding? Mr. Geliche said the funds to back to CDBG and are reallocated. Alderman Prozanski clarified that CHIP will work with the City to perform the work requested by the City. Mr. Geliche said they would work with the City to meet our needs. Alderman Bogdala said the CDBG Committee discusses the funding, but the Common Council has the final decision. Administration is also aware of the situation.

*The motion passes unanimously (6 ayes; 0 noes).*

*A motion was made by Mr. Frederick and seconded by Mr. Lattimore to allocate \$35,000 to Kenosha Human Development Services, Inc. (KHDS) for Tuck-point/Paint – Community Services Building.*

Mr. Frederick said the request is obvious that if funds are awarded, they will be used to help maintain an attractive appearance. The recommended amount is close to the requested amount because we need to support the viability for as many applications as possible. Voting to fund a project for \$2,000 hardly takes care of the administration of the funds. Alderman Bogdala agreed with Mr. Frederick, but as you near the end of the funding amount, it is difficult to not allot small amounts to projects to provide funds to as many agencies as possible. Would it be better to recommend the full amount for this project? Alderman Prozanski asked if a representative was present from KHDS. Your proposal is for \$41,123. Is that the amount of your estimate? Byron Wright said the estimates received ranged from \$208,200 to \$64,255. The requested \$41,123 is a portion of the lowest of the three (3) estimates. Mr. Geliche said the estimates are for the Committee's reference only. When it is time to actually do the work, KHDS will have to have the project rebid.

*The motion passes unanimously (6 ayes; 0 noes).*

*A motion was made by Alderman Prozanski and seconded by Alderman Ruffalo to allocate \$401,084 to the City of Kenosha – Public Works for Street Improvements.*

Alderman Downing said the funds should be used to help the targeted areas that are in dire need of assistance. Alderman Bogdala asked Ron Bursek, Director of Public Works, if he knows which streets are in need of repair and if he will be working closely with CDBG staff to assure the work is completed. Mr. Bursek said yes, he has identified the streets in need of repair and will work closely with CDBG staff to assure the work is done.

*The motion passed (5 ayes; 1 no). Alderman Downing voted against.*

*A motion was made by Alderman Ruffalo to allocate \$150,000 to WI Women's Business Initiative Corporation (WWBIC) for Micro-Enterprise Technical Assistance/Loans. Alderman Bogdala passed the gavel and seconded the motion.*

Alderman Prozanski asked if it is necessary to allocate the requested amount to WWBIC for the services they provide. He suggested funding WWBIC at the average amount of \$103,000. Alderman Ruffalo said the service provided by WWBIC is exactly what is needed to create jobs. The requested amount of \$150,000 might not even be adequate funding. A downtown business closed last week which is a loss of eight (8) jobs. WWBIC creates jobs. What good are the other services if we don't have jobs. Alderman Bogdala said it was his intention to fund WWBIC at the highest dollar amount. WWBIC is one of the few organizations that has the ability to create jobs. WWBIC helps the private sector with a little bit of help from the City of Kenosha. I wish we could do more. They could make a big impact. We need to fund WWBIC at their requested amount or as close as possible. WWBIC is the only true organization that can have an impact on job creation. Job creation is what they do. I hope funding can be approved at \$150,000. Alderman Bogdala indicated the Committee is aware of where the remaining \$100,000 needs to be allocated. Alderman Prozanski said he is not sure if everyone is in agreement on where the remaining \$100,000 should be allocated. There are many on the Committee with their own thoughts. Alderman Prozanski suggested funding WWBIC at two-thirds of the requested amount to allow funding for other worthy agencies.

*The motion failed (3 ayes; 3 noes). Alderman Downing, Alderman Prozanski and Mr. Lattimore voted against.*

*A motion was made by Alderman Prozanski and seconded by Alderman Ruffalo to allocate \$125,000 to WWBIC for Micro-Enterprise Technical Assistance/Loans.*

Alderman Ruffalo said WWBIC is the only organization that is providing an opportunity for jobs. Unemployment is rising. The funding amount should be much higher. Alderman Ruffalo said he is saddened that the Committee doesn't want to fund WWBIC at the full amount.

*The motion passed unanimously (6 ayes; 0 noes).*

*A motion was made by Mr. Frederick and seconded by Alderman Downing to allocate the remaining funds to the Kenosha Community Health Center, Inc. (KCHC) to be divided between the two (2) projects – \$62,937 for Second Floor Dental Expansion Project and \$62,938 for Boys and Girls Club Medical Clinic with Behavioral Health Expansion.*

Mr. Frederick said both projects will create jobs and KCHC serves the most needy and vulnerable population. Alderman Prozanski said in reference to the motion, the average for behavioral health is \$91,667 and the average for dental is \$51,667. I agree that both programs are deserving and can't argue as to which service is needed more. Behavioral health has been neglected for a long time. Alderman Prozanski said he would be in support of allocating funds more in line with the averages. KCHC requested \$150,000 for expansion of the behavioral health expansion at the Boys and Girls Club. What are your alternative funding sources? David Hughes, KCHC, said

they have \$3.1 million in federal funding with a \$565,000 shortfall. KCHC has a cash reserve and would borrow funds. KCHC will borrow \$3 million for the dental facility. The two (2) facilities will create 66 jobs. Alderman Prozanski asked if Kenosha County provided any funding since the organization is a Social Services organization. Mr. Hughes said no, the organization is part of a federal mandate to provide medical, dental and behavioral assistance. We would be interested in applying though. Mr. Frederick said as a point of clarification, Kenosha County does not supply building funds, but once the construction is completed, there is nothing prohibiting them from providing care through Medicaid and for the uninsured population. Mr. Hughes said we would do a project if KCHC has to provide all the funds for the center. The center provides services to many uninsured patients. The more money the center has to put into the building, the fewer uninsured patients we will be able to help.

*The motion passed unanimously (6 ayes; 0 noes).*

*A motion was made by Alderman Prozanski and seconded by Mr. Lattimore to approve the entire Housing, Neighborhood Improvement/Economic Development category as recommended. The motion passes unanimously (6 ayes; 0 noes).*

### **Planning/Management**

*A motion was made by Alderman Prozanski and seconded by Mr. Lattimore to allocate \$232,602 to the City of Kenosha for Program Administration/Comprehensive Planning.*

Mr. Frederick said the motion rejects the United Way request for funds to conduct a study on fund raising. Hopefully, the City can fund the study through some other means. Alderman Bogdala said he is in support of the motion and would not support any other means to support the United Way request. City administration, police, fire, streets, etc. are essential services and the funding comes from the taxpayers of Kenosha. If other pockets of money were not needed, then they would need to be returned to the taxpayers of Kenosha. Mr. Frederick said the taxpayers benefit from a strong and vibrant United Way. A moderate donation will directly benefit the citizens. Mr. Frederick said he hopes United Way's request will be seriously considered by the Common Council. Alderman Bogdala reminded the Committee that Kenosha County agreed to contribute \$4,260 to the study, but Kenosha County also benefits from KCHC and they do not contribute to the health center.

*The motion passed (5 ayes; 1 no). Mr. Frederick voted against.*

*A motion was made by Mr. Lattimore and seconded by Alderman Prozanski to approve the Planning/Management category as recommended. The motion passed unanimously (6 ayes; 0 noes).*

*A motion was made by Alderman Prozanski and seconded by Alderman Downing to approve and accept the entire 2011 CDBG Program. The motion passed unanimously (6 ayes; 0 noes).*

### **Public Comments**

Public comments opened, no public comments, public comments closed.

### **Committee Comments**

Mr. Lattimore thanked staff for their great attention to detail and follow-up during this application process. Mr. Frederick concurred. Alderman Bogdala thanked the organizations and staff for all their time and input into this process. He said he appreciated the hard work that goes

into this process. The goals set by this Committee were to affect youth, the downtown as a targeted area, create jobs and fund projects at or near the requested amount. Alderman Bogdala said he felt they accomplished what they set out to do. Alderman Bogdala thanked the organizations for completing the requests and being a part of this process. The project funding will be forwarded to the Plan Commission, Finance Committee and Common Council for approval.

### **Staff Comments**

Mr. Geliche said the public notice will be published next week. The title will be "2011 Consolidated Plan – Annual Plan." The CDBG Program will be on the February 10, 2011 Plan Commission agenda. Both the CDBG and HOME Programs will be on the February 21, 2011 Finance Committee and Common Council agendas. We will submit the recommendations to HUD in mid-March.

Mr. Geliche said next year's process will be started and completed earlier in the year. HUD gave us a filing extension this year, but has already stated the deadline for 2011 is November 15<sup>th</sup>. We will try to complete the CDBG process by August 31<sup>st</sup> prior to the budget process.

*A motion to adjourn was made by Alderman Ruffalo and seconded by Alderman Downing. The motion passed unanimously (6 ayes; 0 noes).*

*The meeting adjourned at 5:55 pm.*

*Certification that the minutes have been approved by the Community Development Block Grant Committee.*

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*Jeffrey B. Labahn, Secretary*

City Plan Division 625 52 <sup>nd</sup> Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	February 10, 2011	Item 2
<b>Conditional Use Permit for a 2,905 s.f. auto sales building to be located at 5309 75th Street, District #15. (Palmen/Fiat) PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

Site: 5309 75th Street  
Zoned: B-2 Community Business District

**NOTIFICATIONS/PROCEDURES:**

The alderman of the district, Alderman Orth, has been notified. The Common Council is the final review authority.

**ANALYSIS:**

- The applicant is proposing to construct a 2,905 s.f. auto dealership building for Fiat. The building would be a stand alone building located between the existing Chrysler/Jeep building and the existing Kia building. The current proposal is for a sales building. Proposed future expansions could include service bays and expanded sales area for a different auto maker.
- The proposed materials are fiber cement board panel with split-faced block on the rear elevation. A portion of the front facade will be constructed with architectural metal panels. The exterior materials comply with City requirements.
- Two standards of Section 14 relating to the design of the building must be discussed by the Review Authority.
  - *Roofline articulation.* Section 14.07 B.10 (c) of the Zoning Ordinance requires "articulation of the rooflines by using a pitched roof, a partial roof, or parapet walls with a minimum height difference of two (2') feet." The proposed building has a flat roof with no articulation of the parapet wall. The architect's opinion is that the large red design element on the northeast corner of the building provided this articulation as the top of this area is stepped down from the roofline of the main building. Staff believes the design element at a height below the roofline does not meet the intent of the Zoning Ordinance and the design element should be extended above the roofline to be considered as articulation. The element should also be shown on both the northeast and northwest corner of the building as shown on the original Concept Plan. The review authority has the ability to determine if this is roofline articulation, as required by the Zoning Ordinance.
  - *Articulation of the building walls.* Section 14.07 B.10 (f)(1) of the Zoning Ordinance requires "Recesses and/or projections shall comprise at least twenty (20%) percent of each facade length, with articulation as deemed acceptable by the Review Authority, such as false windows or articulation of materials."

North: This elevation complies.

South: This elevation does not comply and requires additional articulation.

East and West: The only proposed articulation on those elevations is a window on each elevation. Staff does not believe these windows comply with the letter or intent of the Zoning Ordinance.

*(Staff has suggested that the red design element at the northeast corner of the building be used on the northwest corner of the building as well to create additional articulation. This suggested design was actually shown on the Concept Plan presented to the City Plan Commission on December 9, 2010. For this formal application, the applicant has removed the red design element from the northwest corner of the building.)*

City Plan Division 625 52 <sup>nd</sup> Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	February 10, 2011	Item 2
<b>Conditional Use Permit for a 2,905 s.f. auto sales building to be located at 5309 75th Street, District #15. (Palmen/Fiat) PUBLIC HEARING</b>			

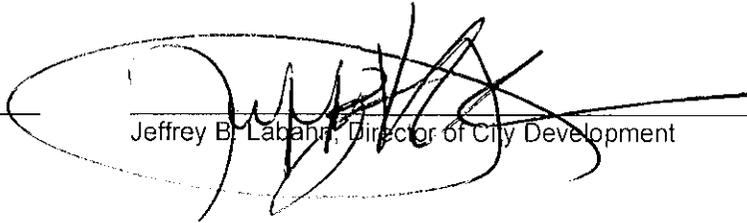
- No other changes are proposed by the applicant for the balance of the site. Staff has included a Condition of Approval that the existing parking rows in front of the proposed building should be ended with a landscaped island to break up the large expanses of asphalt in front of the building.
  
- The plans were sent to City Departments for review. Their comments are included in the attached Conditions of Approval.
  
- The plans generally comply with Section 4 and 14 of the Zoning Ordinance.

**RECOMMENDATION:**

A recommendation is made to approve the Conditional Use Permit, subject to the attached Conditions of Approval.

*B. R. Wilke*

Brian R. Wilke, Development Coordinator  
/u2/acct/cp/ckays/1CPC/2011/Feb10/fact-cup-palmen.odt



Jeffrey B. Labahn, Director of City Development

City Plan Division  
625 52nd Street  
Kenosha, WI 53140  
262.653.4030

**Kenosha City Plan  
Commission  
Conditions of Approval**

**Palmen/Fiat  
5309 75th Street**

February 10, 2011

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
  - a. The applicant shall obtain all required construction permits from the Department of Neighborhood Services & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.
  - b. The applicant shall obtain a Parking Lot permit from the Department of Public Works.
  - c. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.
  - d. The development shall be constructed per the approved plans on file with the Department of City Development, Room 308, 625 52<sup>nd</sup> Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of City Development for review and approval.
  - e. Prior to the issuance of any occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
  - f. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.
  - g. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.
  - h. All trash containers shall be stored within the enclosure or building. Applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.
  - i. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within six (6) months of Common Council approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.

City Plan Division  
625 52nd Street  
Kenosha, WI 53140  
262.653.4030

**Kenosha City Plan  
Commission  
Conditions of Approval**

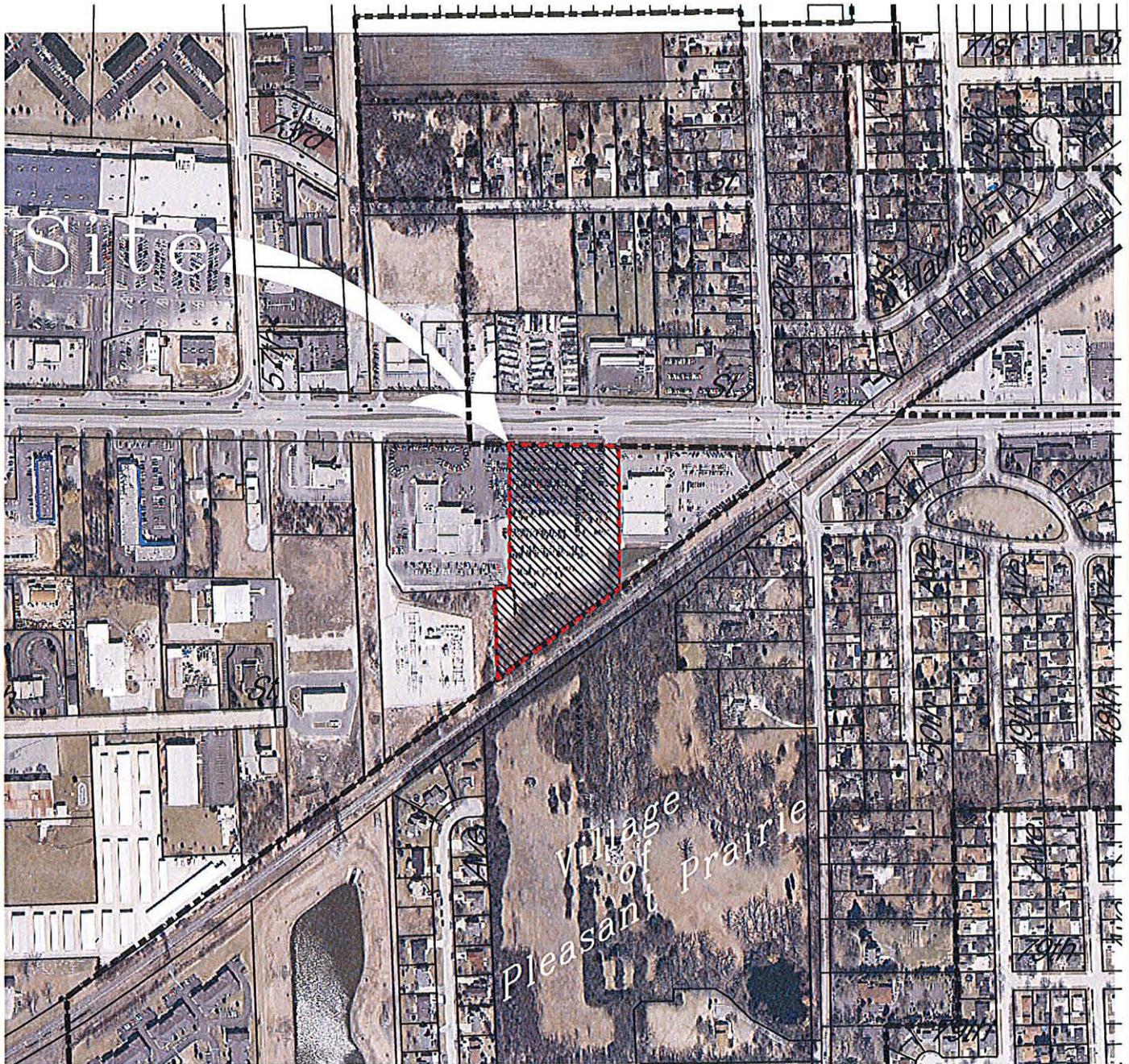
**Palmen/Fiat  
5309 75th Street**

February 10, 2011

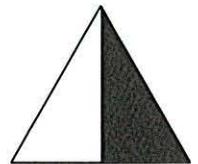
- j. All vehicles shall be parked within the designated paved areas.
  - k. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.
  - l. Cross access shall be provided to adjacent parcels if required at a future date by the City.
  - m. Compliance with the Operational Plan.
  - n. This approval is for the sales building only. Any additions or new buildings on the site will require an additional review. Additions to the building may not cross any existing property lines.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. The Drainage Plan shall be revised and resubmitted for review and approval addressing comments listed in the Public Works memo dated January 7, 2011.
  - b. The Utility Plan shall be submitted for review and approval addressing the comments listed in the Kenosha Water Utility Memo dated January 6, 2011.
  - c. Detail on a gated wood or masonry trash enclosure shall be submitted for review and approval.
  - d. The applicant shall provide the Department of City Development with a certificate from the County Treasurer stating that there are no past due real estate taxes or special assessments on the site per Section 2.02.B.8 of the Zoning Ordinance.
  - e. Twenty-nine (29) parking spaces shall be designated on the Site Plan for customer/employee parking.
  - f. The Landscape Plan shall be amended to show a curbed landscape island at the end of each parking row north of the proposed building on the subject property.
  - g. The building elevations shall comply in all respects with Section 14.07 B.10 of the Zoning Ordinance.
  - h. An Operational Plan shall be submitted that indicates hours of operation, anticipated number of employees and methods of waste pickup.

City of Kenosha

Vicinity Map  
Palmen Fiat CUP



NORTH



0 500'



----- Municipal Boundary



**Engineering Division**  
 Michael M. Lemens, P.E.  
 Director/City Engineer

**Street Division**  
 John H. Prijic  
 Superintendent

**Fleet Maintenance**  
 Mauro Lenci  
 Superintendent

**Waste Division**  
 Robert Bednar  
 Superintendent

**Park Division**  
 Jeff Warnock  
 Superintendent

**DEPARTMENT OF PUBLIC WORKS**

Ronald L. Bursek, P.E., Director

**TO:** Brian Wilke, Development Coordinator

**FROM:** Ronald L. Bursek, P.E.  
 Director of Public Works

Michael M. Lemens, P.E.  
 Director of Engineering/City Engineer

**DATE:** January 7, 2011

**SUBJECT:** PLAN REVIEW COMMENTS

**Project Description:** Palmen Fiat

**Location:** 5309 75<sup>th</sup> Street

Our staff has reviewed the plans for this project. The following comments are provided:

Parking Lot Ordinance Compliance	Sufficient	Deficient
Parking Lot Paved	X	
Standard Stall Width		
Parking Lot Layout	X	
Parking Lot Lighting Shown	X	
Parking Lot Lighting Adequate		
Handicapped Parking		
Driveway Locations		
Driveway Width		
Passing Blister or Accel/Decel Lanes		
Sidewalks Adequate		
Drive Thru Lane Design		

Public Streets	Sufficient	Deficient
Geometric Design	N/A	
Pavement Width		
Pavement Thickness Design		
Established Grades		
Plan Details		
Sidewalks		
Street Lights		

<b>Site Grading/Drainage</b>	<b>Sufficient</b>	<b>Deficient</b>
Drainage Plan		X
Storm Sewer		X
Storm Water Detention		
Drainage Calculations		X

<b>Project Approval/Permits Needed</b>	<b>Yes</b>	<b>No</b>
Project Approved for Permitting		X
Withhold Permits: See Comments		
Approve Footing/ Foundation Only (per condition)		
Parking Lot Permit Required	X	
Driveway Permits Required		X
Sidewalk Permit Required		X
Street Opening Permit Required		X
State Permit Required		

Other Comments:

1. The areas south and east of the proposed building are too flat to drain. An asphalt pavement should have a minimum 1% grade. Some combinations of raising the building grade, installing stormwater inlets or grading a larger area is needed.

cc: Randy LeClaire  
Bill Kohel  
Tara Zerzanek

**Engineering Services**  
4401 Green Bay Road  
Kenosha WI 53144

Phone (262) 653-4315  
Fax (262) 653-4303



*"Providing and Protecting Kenosha's Greatest Natural Resource"*

MEMO

To: Brian Wilke, Development Coordinator

From: Curt Czarnecki, Water Engineer

Date: January 6, 2011

Subject: Palmen Fiat

Location: 5309 75<sup>th</sup> Street

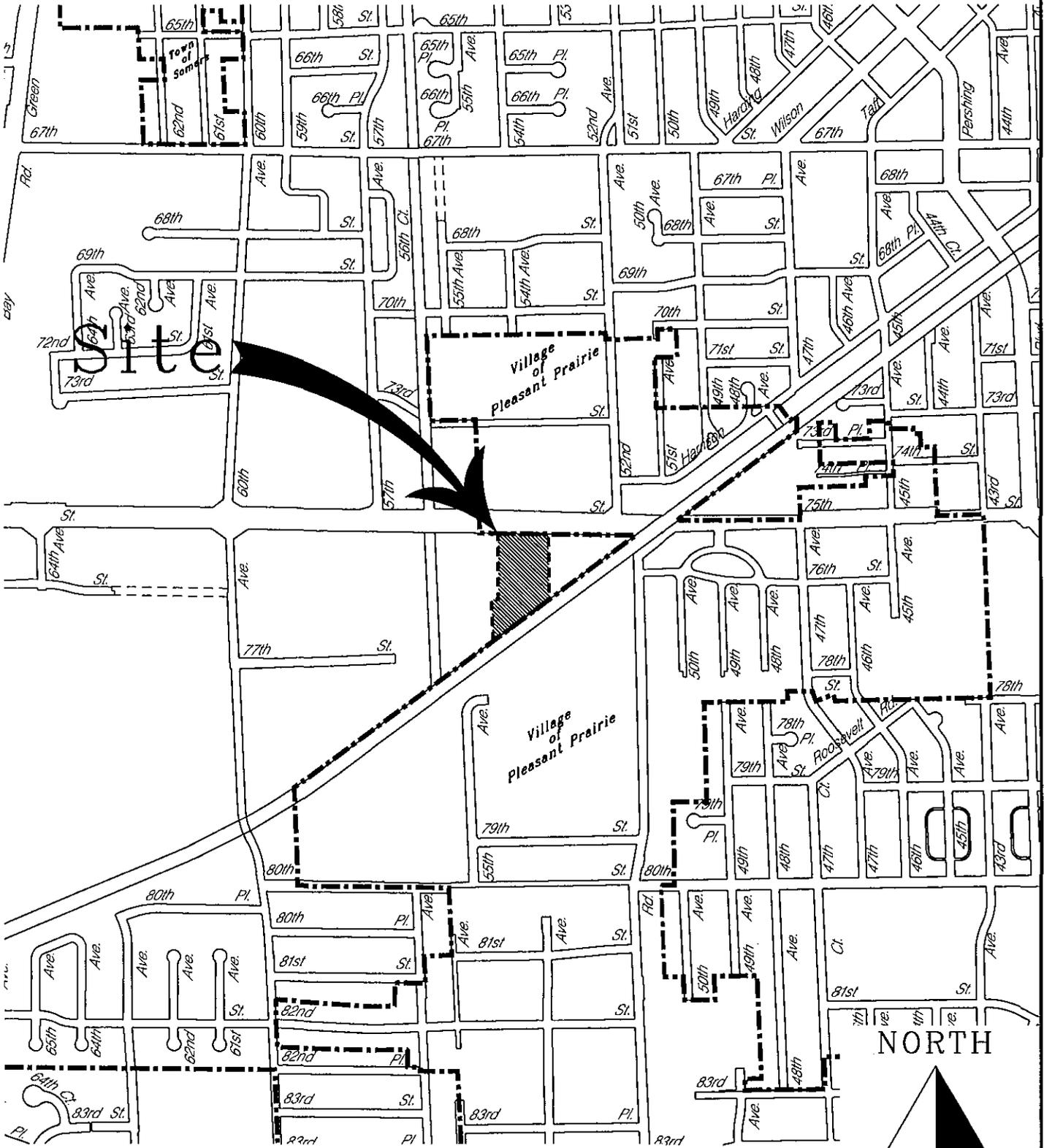
The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project. Further information from the Developer is required before the Utility can complete this review. Please withhold all permits until the following information is submitted.

1. Based on conversations with various other City departments it appears a bathroom facility will be required for this building. Because of this, the design information for the sanitary lateral and water service will be required for review and approval.
2. A sanitary sewer connection fee, based on water meter size, will then also apply to this development. Further clarification can be provided upon request.

CC: Mr. Robert Carlson, P.E., Director of Engineering Services

# City of Kenosha

## Vicinity Map Palmen Fiat CUP



 Subject Property

 Municipal Boundary

**Development Review Application  
City of Kenosha, Wisconsin**

DEC 27 2010

**MAILING INFORMATION**

**NAME OF PROJECT:** PALMEN FIAT

*Check one (1) of the following boxes to indicate the recipient of all correspondence:*

Name and Address of Applicant (Please print):  
ANDY PALMEN Phone: 262.697.3100  
PALMEN AUTOMOTIVE GROUP Fax: 262.697.4860  
5431 75<sup>th</sup> STREET E-Mail: \_\_\_\_\_  
KENOSHA, WI 53147

Name and Address of Architect/Engineer (Please print):  
MARK MOLINARO JR. Phone: 262-662-2800  
PARTNERS IN DESIGN ARCHITECTS, INC Fax: 262-662-2812  
600 52ND STREET, SUITE 220 E-Mail: \_\_\_\_\_  
KENOSHA, WI 53140

Name and Address of Property Owner (if other than applicant) (Please print):  
 \_\_\_\_\_ Phone: \_\_\_\_\_  
 \_\_\_\_\_ Fax: \_\_\_\_\_  
 \_\_\_\_\_ E-Mail: \_\_\_\_\_

**PROJECT LOCATION**

Location of Development (street address and / or parcel number): 5431 75<sup>th</sup> STREET

**TYPE OF LAND DEVELOPMENT**

Check all that apply. Note: Additional information may be required within individual Sections.

- |   |            |               |
|---|------------|---------------|
| <input type="checkbox"/> Certified Survey Map   | Section 1  | Page 2        |
| <input type="checkbox"/> Concept Review ( <i>Land Division</i> )                      | Section 2  | Page 3        |
| <input type="checkbox"/> Concept Review (Multi-Family Residential or Non-Residential) | Section 3  | Page 4        |
| <input checked="" type="checkbox"/> Conditional Use Permit                            | Section 4  | Pages 5 & 6   |
| <input type="checkbox"/> Developer's Agreement  | Section 5  | Page 7        |
| <input type="checkbox"/> Final Plat   | Section 6  | Pages 8 & 9   |
| <input type="checkbox"/> Lot Line Adjustment Survey                                   | Section 7  | Page 10       |
| <input type="checkbox"/> Preliminary Plat   | Section 8  | Pages 11 & 12 |
| <input type="checkbox"/> Rezoning   | Section 9  | Pages 13 & 14 |
| <input type="checkbox"/> Site Plan Review   | Section 10 | Pages 15 & 16 |

**PRIOR TO SUBMITTING THIS APPLICATION TO THE DEPARTMENT OF CITY DEVELOPMENT,  
PLEASE REVIEW THE APPROPRIATE SECTION(S) FOR FEES, REQUIREMENTS AND APPROPRIATE APPENDICES.**

*Submit this cover page, completed application, applicable section(s) and appendices  
along with ALL required plans, information and fees to:*

Department of City Development  
625 52nd Street, Room 308  
Kenosha, WI 53140

Phone: 262.653.4030  
Fax: 262.653.4045

Office Hours:  
M - F 8:00 am - 4:30 pm



**Partners in Design**  
ARCHITECTS

December 23, 2010

Mr. Brian Wilke  
City of Kenosha Department of City Development  
625 52<sup>nd</sup> Street, Room 308  
Kenosha, Wisconsin, 53140

Dear Mr. Wilke,

Attached you will find the required documents for a Conditional Use Permit Review for Palment FIAT. Based on the feedback we received from our concept plan review submittal on December 9, 2010 we have adjusted our design to meet your requests.

One of the requested items listed on the Developer Site Plan/Conditional Use Permit Checklist is a letter of intent for fire suppression and detection. The square footage of this proposed building is below the minimum requirements for fire suppression in both the City of Kenosha Ordinance as well as the requirements in the International Building Code. As such, we will not be including a fire suppression system in this building. We will include fire extinguishers as required.

Please let me know if you have any concerns or questions.

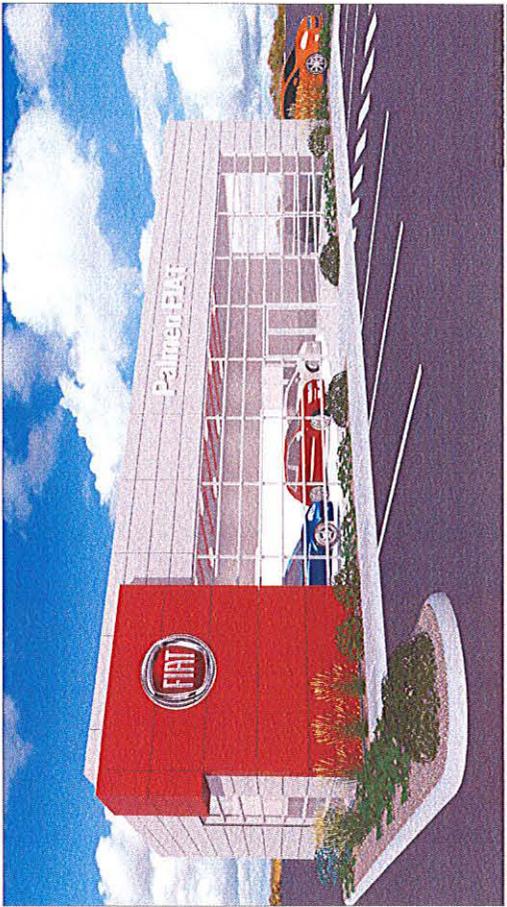
Sincerely,

**Eric Migrin**

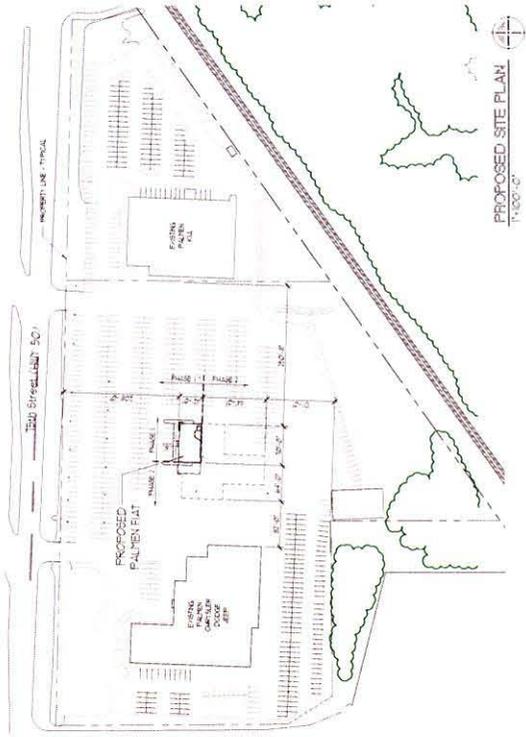
**Partners in Design  
Architects, Inc.**

W I S C O N S I N  
600 Fifty Second Street  
Suite 220  
Kenosha, WI 53140  
voice: 262.652.2800  
fax: 262.652.2812

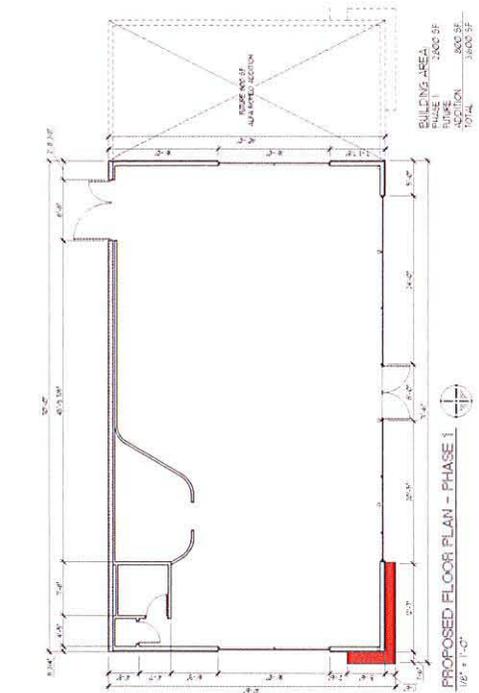
I L L I N O I S  
2610 Lake Cook Road  
Suite 280  
Riverwoods, IL 60015  
voice: 847.940.0300  
fax: 847.940.1045



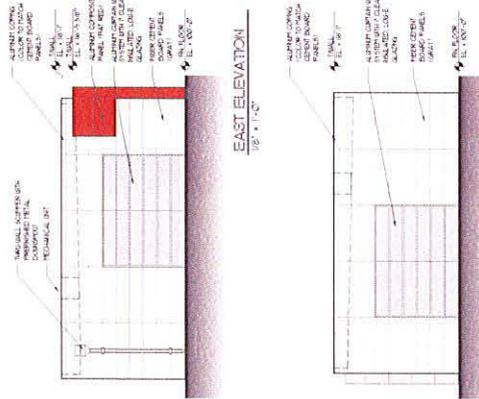
NOT TO SCALE



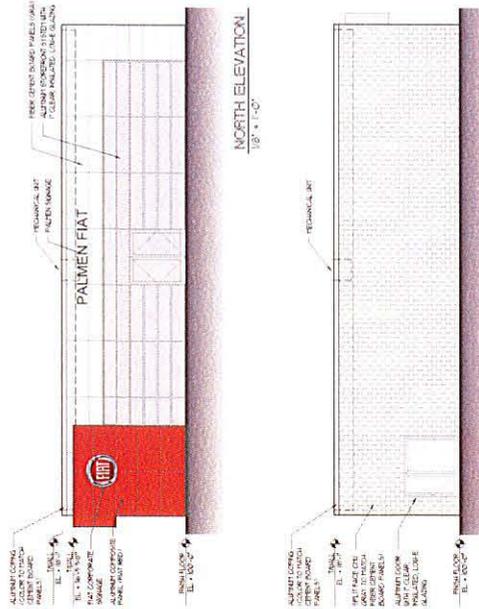
PROPOSED SITE PLAN  
1" = 100'-0"



PROPOSED FLOOR PLAN - PHASE 1  
1/8" = 1'-0"



EAST ELEVATION  
18' x 11'-0"



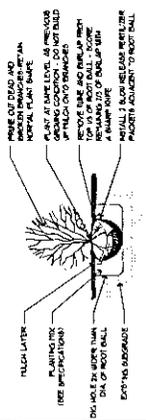
NORTH ELEVATION  
18' x 11'-0"

SOUTH ELEVATION  
18' x 11'-0"

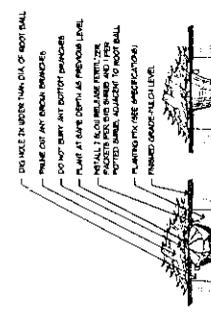
WEST ELEVATION  
18' x 11'-0"

### GENERAL LANDSCAPE NOTES

- CONTRACTOR RESPONSIBLE FOR CONDUCTING SOIL TESTS TO DETERMINE SOIL TYPE, PHOSPHORUS AND NITROGEN CONTENT.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PALM BEACH PLANTING AND MAINTENANCE SPECIFICATIONS TO LANDSCAPE MAINTENANCE AND CONSTRUCTION SPECIFICATIONS. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PALM BEACH PLANTING AND MAINTENANCE SPECIFICATIONS TO LANDSCAPE MAINTENANCE AND CONSTRUCTION SPECIFICATIONS.
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DECIDUOUS SHRUBS PLANTING DETAIL  
NOT TO SCALE



EVERGREEN SHRUB PLANTING DETAIL  
NOT TO SCALE

### PLANT MATERIAL SCHEDULE

NOTE: ALL PLANT MATERIALS TO BE COORDINATED THROUGH DEVELOPER.

QTY	DESCRIPTION	SIZE	HT. FT.	DB. (INCHES)	BRANCHING
1	SPRING BLOSSOM	12" x 12"	8'	2"	BR
1	SPRING BLOSSOM	12" x 12"	8'	2"	BR
1	SPRING BLOSSOM	12" x 12"	8'	2"	BR
1	SPRING BLOSSOM	12" x 12"	8'	2"	BR
1	SPRING BLOSSOM	12" x 12"	8'	2"	BR
1	SPRING BLOSSOM	12" x 12"	8'	2"	BR
1	SPRING BLOSSOM	12" x 12"	8'	2"	BR
1	SPRING BLOSSOM	12" x 12"	8'	2"	BR
1	SPRING BLOSSOM	12" x 12"	8'	2"	BR
1	SPRING BLOSSOM	12" x 12"	8'	2"	BR

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES. R. A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R. A. SMITH NATIONAL.

ALL INFORMATION CONTAINED ON THIS SHEET IS THE PROPERTY OF R. A. SMITH NATIONAL. THE POSITION, DISTRIBUTION, OR USE OF ANY PART OF THIS PROJECT IS ABANDONED BETWEEN R. A. SMITH NATIONAL AND THEIR CLIENT FOR THIS PROJECT. REPRODUCTION OR USE OF ANY PART BY ANY PERSON WITHOUT THE PERMISSION OF R. A. SMITH NATIONAL IS PROHIBITED. © COPYRIGHT 2003 R. A. SMITH NATIONAL BROOMFIELD, WY 83020

R. A. Smith National  
Beyond Surveying  
and Engineering

LANDSCAPE PLAN  
PALMEN FLAT  
KENOSHA, WI

DATE: 12-22-03  
SCALE: 1" = 30'  
PROJECT MANAGER: ROBERT J. HARTLEY, P.E.  
DESIGNED BY: CKE  
CHECKED BY: CKE  
SHEET NUMBER: L1.0



THIS PLAN IS FOR MUNICIPAL REVIEW  
NOT FOR BIDDING  
OR CONSTRUCTION PURPOSES

**CITY PLAN COMMISSION  
Minutes  
December 9, 2010**

---

MEMBERS PRESENT: Mayor Bosman, Alderman Ruffolo, Alderman Michalski, Art Landry, Anderson Lattimore and Ron Stevens

MEMBERS EXCUSED: Alderman Downing, Anita Faraone and Bruce McCurdy

STAFF PRESENT: Jeffrey B. Labahn, Rich Schroeder, Matthew Knight and Mike Higgins

The meeting was called to order at 5:10 p.m. by Mayor Bosman and roll call was taken.

A motion to approve the minutes from November 4, 2010 was made by Alderman Michalski and seconded by Mr. Landry. Mr. Lattimore made a correction on the last page, second last paragraph, changing *form* to *from*. The motion passed unanimously approving the minutes as corrected. (6 ayes; 0 noes).

**1. A Petition to rezone property at 3217 34th Avenue from A-2 Agricultural Land Holding to IP Institutional Park and C-2 Lowland Conservancy, District #5. (Gateway Technical College) PUBLIC HEARING**

Public hearing opened.

Alderman Rocco LaMacchia, 2114 25th Avenue, said he has received calls from residents that have concerns about the lighting on this property, and if this will be a rezoning only and the buildings will remain the same.

Dan Petit, Attorney for Gateway Technical College, 6216 Washington Road, Racine, said they will remodel the interior of the house only and use it for classroom space.

Public hearing closed.

Rich Schroeder, Assistant City Planner, showed a video of the site and explained that the existing building will be used for classroom space. The space will need an Occupancy permit from the City.

Alderman Ruffolo asked if this was previously used for a classroom. Mr. Petit said it has been used as a residence until the recent purchase. The property owners had an Easement to get to their house.

A motion was made by Mr. Stevens and seconded by Alderman Ruffolo to approve the rezoning. The motion passed unanimously. (6 ayes; 0 noes)

Mayor Bosman asked that Items 2, 3 and 4 be taken together for public hearing purposes. All three 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**

11140

Alderman Ruffolo asked for clarification that Item 6 is for the east side and Item 7 is for the west side of 28th Avenue. Mr. Schroeder confirmed.

Alderman Michalski said we have had discussion on these parcels before and he supports the project. The support of the alderman of the district is good.

A motion was made by Alderman Michalski and seconded by Mr. Lattimore to approve the Certified Survey Map for the east side of 28th Avenue. The motion passed. (5 ayes; 1 no) *Ruffolo voted no*

A motion was made by Alderman Michalski and seconded by Mr. Lattimore to approve the Certified Survey Map for the west side of 28th Avenue. The motion passed unanimously. (6 ayes; 0 noes)

A motion was made by Alderman Michalski and seconded by Mr. Lattimore to approve the Developers Agreement. The motion passed unanimously. (6 ayes; 0 noes)

**9. Conceptual Plan Review for a 2,905 s.f. auto sales building to be located at 5309 75th Street, District #15. (Palmen/Fiat) PUBLIC HEARING**

Public hearing opened.

Mark Molinaro, Partners In Design Architects, 600 52nd Street, Kenosha, gave an overview of the conceptual plan for the building.

Public hearing closed.

Alderman Ruffolo said the sides of the building had a lot of blank space. Also, he would like to see more indentations or articulation at the end caps.

Mr. Schroeder indicated that this was also a Staff recommendation and the articulation is required under the Zoning Ordinance.

Staff had already forwarded comments on articulation to break up the building.

A motion was made by Alderman Ruffolo and seconded by Alderman Michalski to receive and file. The motion passed unanimously. (6 ayes; 0 noes)

**10. To Amend various Sections of the Zoning Ordinance regarding "Crop Production" and to Amend Section 12 B. entitled "Specific Words and Phrases". PUBLIC HEARING**

Public hearing opened.

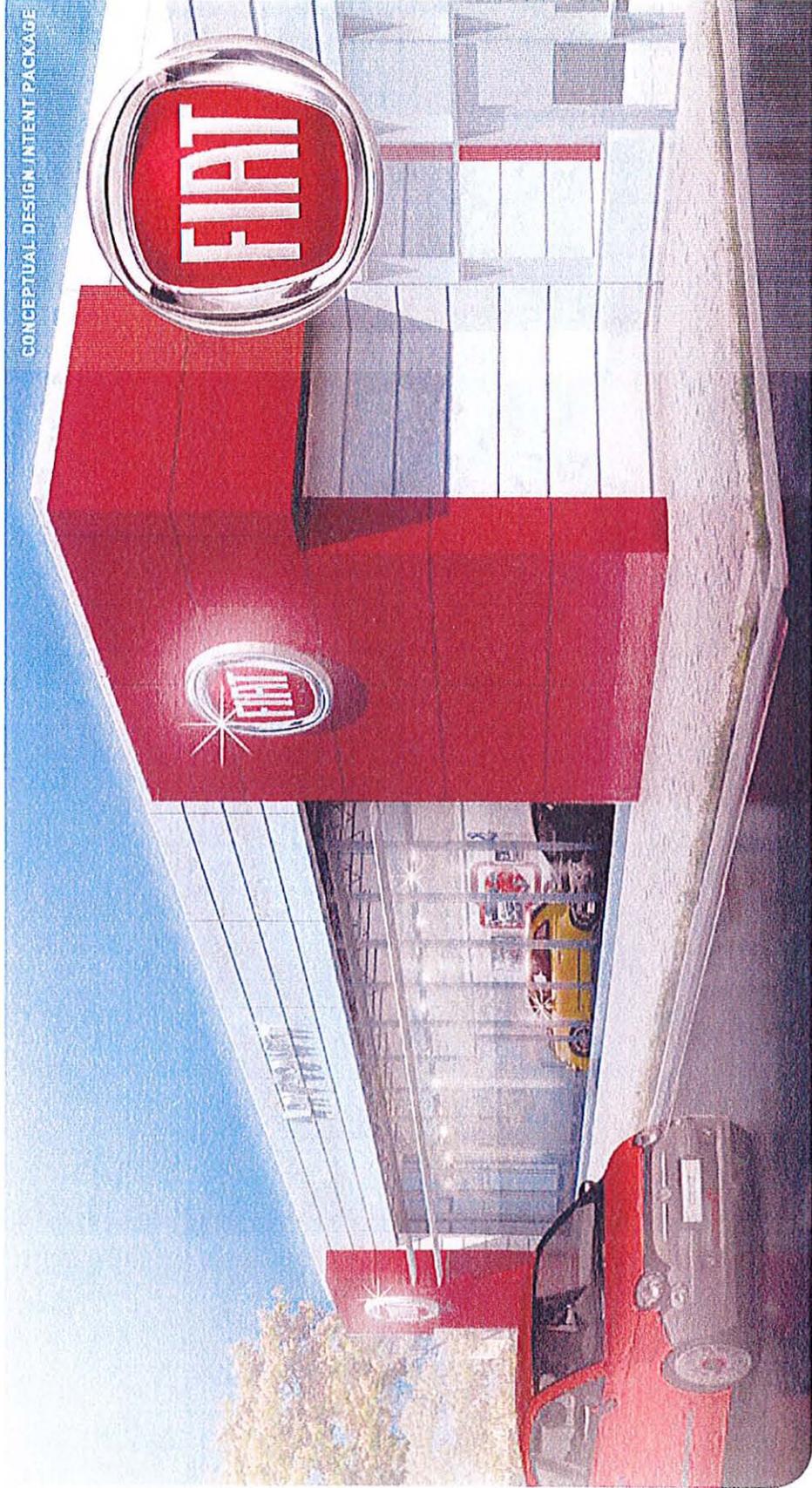
Mr. Labahn said that Matt Knight, Assistant City Attorney and Mike Higgins, City Assessor are available to answer questions.

Alderman Ruffolo noted several rulings that have similarities to the proposed crop ordinance. Alderman Ruffolo noted that the value of the property does not change, just the use changes. How did we choose 10 acres to be the set amount before designated crop land? Mr. Labahn said in the agricultural district, the minimum lot size was 10 acres, so that is what we used for this determination.

Concept  
12-9-10

CHRYSLER REALTY COMPANY

VERSION 1.0 09 10 2010



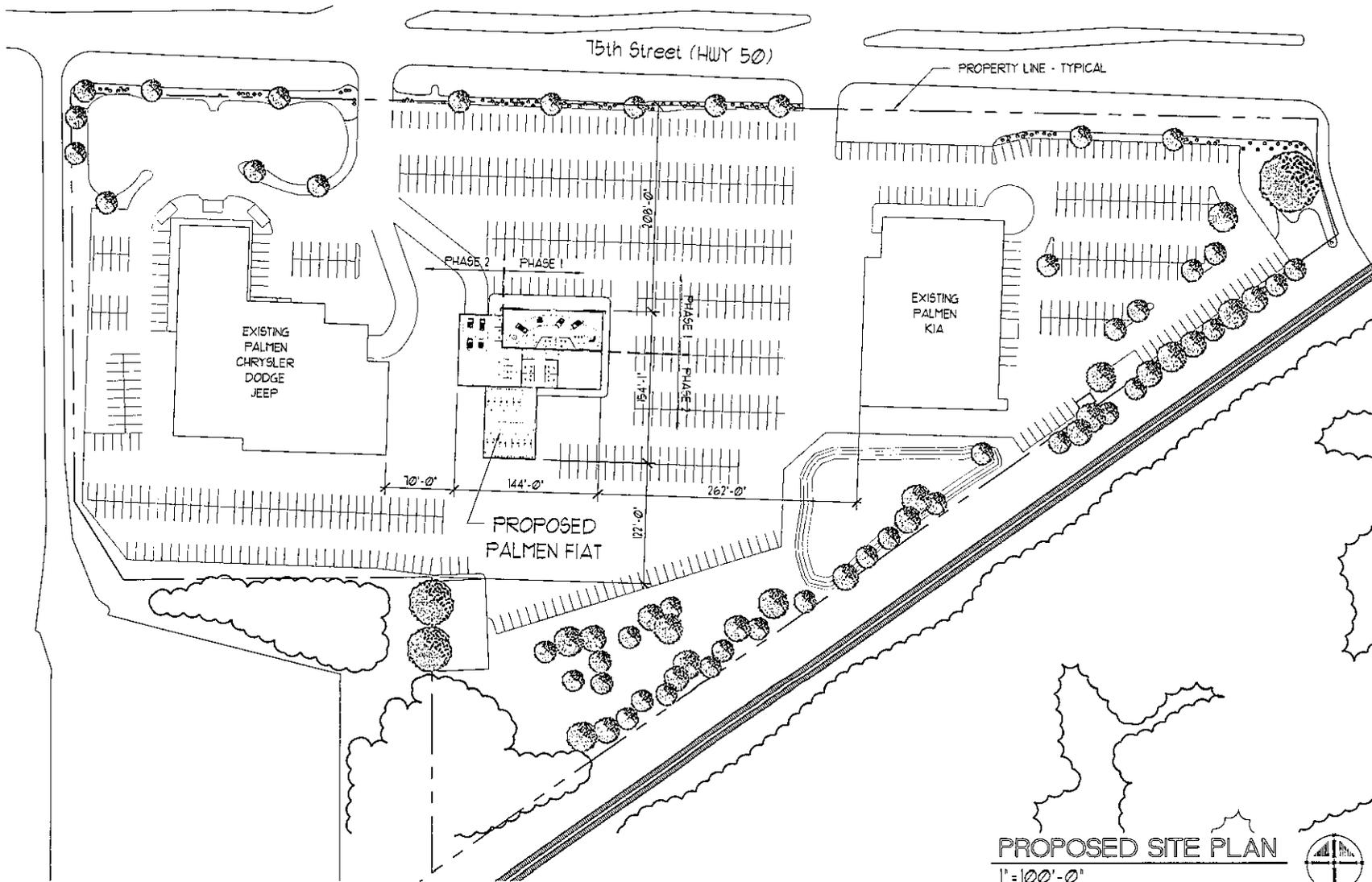
CONCEPTUAL DESIGN INTENT PACKAGE

Concept  
12-9-10

6



Concept 12-9-10



PROPOSED SITE PLAN

1" = 100'-0"



**Palmen FIAT**

Proposed Site Plan

© 2010 Partners in Design Architects, Inc.

Palmen FIAT  
Kenosha, Wisconsin  
11.09.2010



**Partners in Design**  
ARCHITECTS

262.652.2800  
Kenosha, WI

847.940.0300  
Riverwoods, IL

City Plan Division 625 52 <sup>nd</sup> Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	February 10, 2011	Item 3
<b>Conditional Use Permit for a contractor's storage yard to be located at 8867 Sheridan Road, District #9. (Trees-B-Gone) PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

Site: 8867 Sheridan Road  
Zoned: M-1 Light Manufacturing

**NOTIFICATIONS/PROCEDURES:**

The alderman of the district, Alderman Green, has been notified. The Common Council is the final review authority.

**ANALYSIS:**

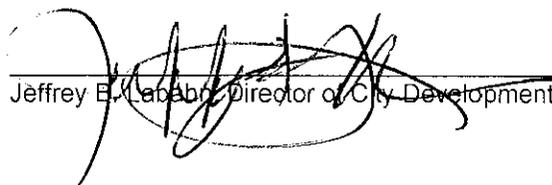
- The applicant would like to establish a contractor's storage yard at 8867 Sheridan Road. The City Plan Commission has already approved a Contractor's Storage Yard at this site on January 22, 2004. Since the previous user has left the site and the applicant is proposing a different operation at the site, a new application has been submitted.
- The applicant operates a tree service. The storage yard area will be used for equipment and vehicle storage, as well as piles of firewood and mulch.
- No site paving is proposed by the applicant. The Review Authority has the ability to require paving of any work areas it deems necessary. Given the nature of the work proposed for the site, Staff recommends the site be paved in any area used for material or where non-tracked vehicles are stored.
- Plans have been sent to City Departments for review. Their comments are included in the attached Conditions of Approval.
- The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

**RECOMMENDATION:**

A recommendation is made to approve the Conditional Use Permit, subject to the attached Conditions.



Brian R. Wilke, Development Coordinator  
/u2/acct/cp/ckays/1CPC/2011/Feb10/fact-cup-trees.odt



Jeffrey B. Labadie, Director of City Development

City Plan Division  
625 52nd Street  
Kenosha, WI 53140  
262.653.4030

***Kenosha City Plan  
Commission  
Conditions of Approval***

**Trees-B-Gone**  
8867 Sheridan Road February 10, 2011

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
  - a. The applicant shall obtain all required construction permits from the Department of Neighborhood Services & Inspections. This includes, but is not limited to Erosion Control, Plumbing, Electrical, Fence and Occupancy permits.
  - b. The applicant shall obtain a Parking Lot permit from the Department of Public Works, if applicable.
  - c. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.
  - d. The development shall be constructed per the approved plans on file with the Department of City Development, Room 308, 625 52<sup>nd</sup> Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of City Development for review and approval.
  - e. Prior to the issuance of any occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
  - f. Compliance with City and State and/or Federal Codes and Ordinances.
  - g. All trash containers shall be stored within the fenced area. Applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.
  - h. The applicant shall meet all applicable Conditions of Approval and obtain a construction permit within six (6) months of Common Council approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.
  - i. All rubber tired vehicles shall be parked within the designated paved areas.
  - j. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.

- k. Cross access shall be provided to adjacent parcels if required at a future date by the City.
  - l. Compliance with the Operational Plan dated December 29, 2010.
  - m. Material piles shall not exceed the height of the fence.
  - n. The mobile office on the site shall not be occupied.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. The Drainage Plan shall be revised and resubmitted for review and approval addressing comments listed in the Public Works memo dated January 7, 2011.
  - b. The applicant shall provide the Department of City Development with a certificate from the County Treasurer stating that there are no past due real estate taxes or special assessments on the site per Section 2.02.B.8 of the Zoning Ordinance.
  - c. A Survey shall be submitted indicating that the entire storage area lies on the subject property. The Survey shall also indicate the limit of the storage/work area on the property.
  - d. Revise the Site Plan to show that any area to be used for mulch, firewood and rubber-tired vehicles along with any fire lanes shall be paved with asphalt or concrete.
  - e. Solid privacy fencing shall be installed along the north and south fence lines equal to the amount of area proposed to be used by the contractor.
  - f. A Storm Water Management Permit application is required. The Storm Water Management Plan, at a minimum, must show the site grading and a storm sewer filtration system that will move the dust, wood fines, and petroleum products carried by storm water runoff from the site. As trees and mulch will be processed on this site, show either that a State industrial storm water discharge permit is not required or that one has been obtained.
  - g. Submit an Erosion Control Plan if there is to be any grading activity on the site.
  - h. Submit a Landscaping Plan that indicates a row of plantings along the west side of the fence, which faces Sheridan Road.
  - i. Provide a list of all vehicles used for the business.



**Engineering Division**

Michael M. Lemens, P.E.  
Director/City Engineer

**Street Division**

John H. Prijic  
Superintendent

**Fleet Maintenance**

Mauro Lenci  
Superintendent

**Waste Division**

Robert Bednar  
Superintendent

**Park Division**

Jeff Warnock  
Superintendent

**DEPARTMENT OF PUBLIC WORKS**

Ronald L. Bursek, P.E., Director

**TO:** Brian Wilke, Development Coordinator

**FROM:** Ronald L. Bursek, P.E.  
Director of Public Works

Michael M. Lemens, P.E.  
Director of Engineering/City Engineer

*Handwritten signatures and dates:*  
1/7/11  
1-7-11

**DATE:** January 7, 2011

**SUBJECT:** PLAN REVIEW COMMENTS

**Project Description:** Trees B Gone Contractors Storage Yard

**Location:** 8867 Sheridan Road

Our staff has reviewed the plans for this project. The following comments are provided:

Parking Lot Ordinance Compliance	Sufficient	Deficient
Parking Lot Paved	N/A	
Standard Stall Width		
Parking Lot Layout		
Parking Lot Lighting Shown		
Parking Lot Lighting Adequate		
Handicapped Parking		
Driveway Locations		
Driveway Width		
Passing Blister or Accel/Decel Lanes		
Sidewalks Adequate		
Drive Thru Lane Design		

Public Streets	Sufficient	Deficient
Geometric Design	N/A	
Pavement Width		
Pavement Thickness Design		
Established Grades		
Plan Details		
Sidewalks		
Street Lights		

<b>Site Grading/Drainage</b>	<b>Sufficient</b>	<b>Deficient</b>
Drainage Plan		X
Storm Sewer		X
Storm Water Detention		N/A
Drainage Calculations		X

<b>Project Approval/Permits Needed</b>	<b>Yes</b>	<b>No</b>
Project Approved for Permitting		X
Withhold Permits: See Comments		
Approve Footing/ Foundation Only (per condition)		
Parking Lot Permit Required		X
Driveway Permits Required		X
Sidewalk Permit Required		X
Street Opening Permit Required		X
State Permit Required		

Other Comments:

1. It appears this operation will generate significant fine particle matter that could potentially be carried from the site by storm water runoff. Provide a drainage plan for the site that identifies the particle generating areas and shows a storm water filtration system or settling basin that will prevent these materials from leaving the site.

cc: Randy LeClaire  
 Bill Kohel  
 Tara Zerzanek

December 29, 2010

Trees-B-Gone & Reliable Tree Service LLC

1-262-945-9308

Operation Plan

For

8867 Sheridan Rd. Kenosha, WI.

To: City of Kenosha

Trees-B-Gone & Reliable Tree Service are complete tree care companies serving the Kenosha, Racine, Milwaukee and Walworth counties in Wisconsin. Trees-B-Gone also services the Lake and McHenry counties in northern Illinois. Trees-B-Gone has been in business since 2001 and Reliable Tree Service since 1990. We offer between the two companies a professional tree service with expert knowledge of the health and preservation of trees and plants. Our goal is to provide the customer with complete satisfaction, with our multiple crews and years of experience we strive to do just that. Below is a list of services that we do offer to our customers and should give you a better idea of what we will be using this location for.

- Pruning, dead wooding elevating and shaping of trees
- Removal of trees and stumps
- Cabling and bracing of hazardous trees
- Tree injecting and spraying for disease and insect control
- Planting of tree and shrubs
- Aerial services
- Antenna removal services
- Grading services
- Seasonal light hanging Services
- Firewood sales
- Reprocesed colorized mulch sales
- Commercial snow control services

In the following Operation Plan we will address the following: Trash and unusable material pick-up, noise control, material storage, dust control and other wind blown materials.

- 1) Noise Control
  - a) Hours of operation 7:00 am – 7:00 pm
  - b) Machinery operating on the premises will have the manufactured recommended noise dampening devices
- 2) Trash and unusable materials

- a) Trash will be picked up and disposed of by a waste management company once a week
- 3) Usable material
  - a) Trees and mulch are continually processed on a daily basis to create a sellable product.
  - b) There will be a constant turnover of firewood and mulch
- 4) Dust Control
  - a) In all areas that dust will be produced by certain fencing listed below, the following steps will be implemented.
    - i) Chain link fencing- screening will be installed and maintained on the fence in the areas that the dust is produced. Product to be used will be Common Wealth Canvas Privacy Windscreen. <http://www.commonwealthcanvas.com/materials.htm#darkgreenws>
    - ii) Solid fencing- No instulation of dust control is necessary. Wood fencing will be maintained in all areas
- 5) Material Storage
  - a) Will not exceed ten feet and will meet NFPA 230
- 6) Internal road ways
  - a) Will have a recycled stone base and a fire lane for emergency vehicles
    - i) Due to the weight and tracks of the equipment, we will not be able to lay down a solid surface in area 1.

This operation plan is for Burbach Tree LLC dba Trees-B-Gone & Reliable Tree Service LLC and no other tenant related to the property.

Sincerely:

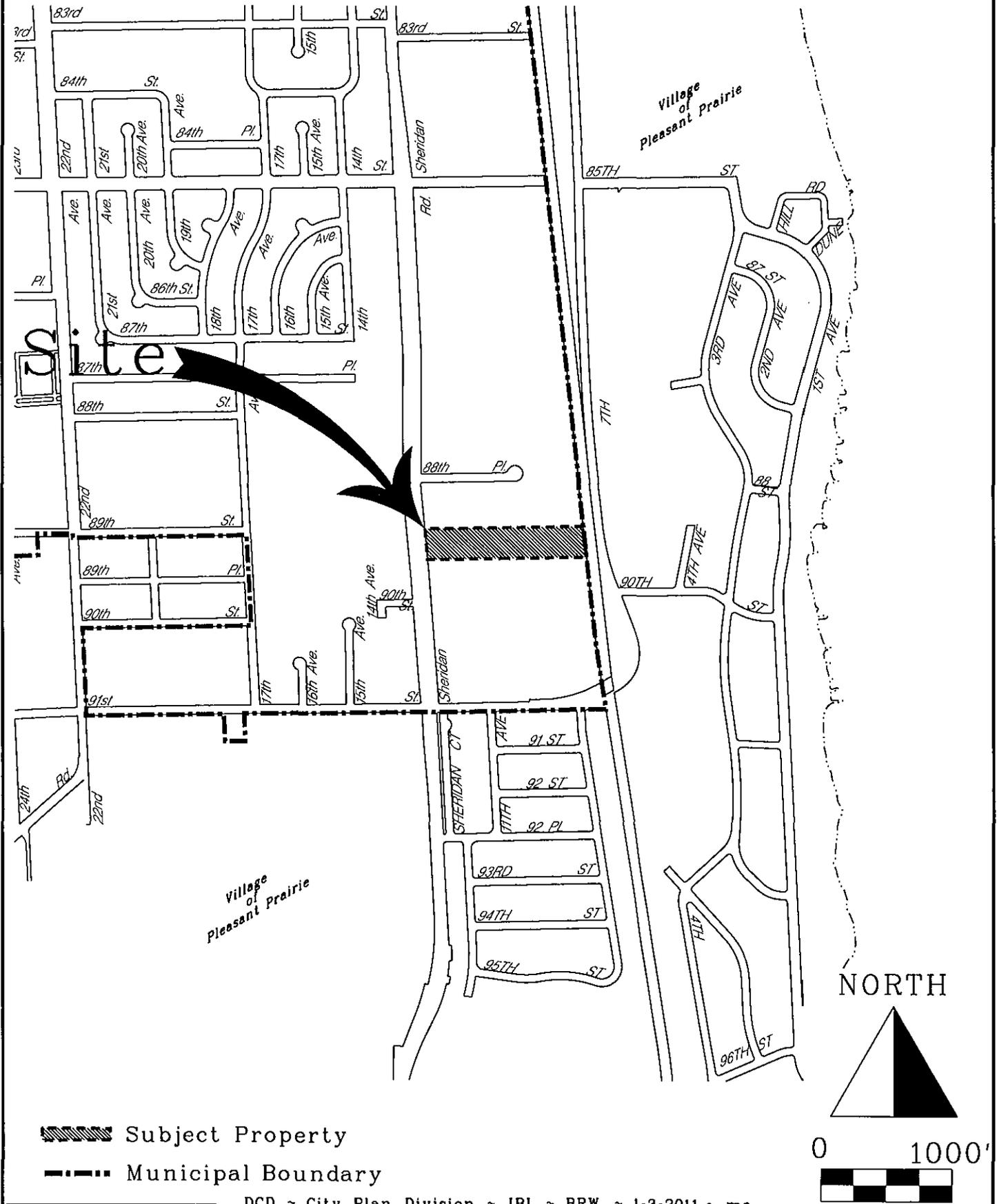


Brandon Burbach

Owner

# City of Kenosha

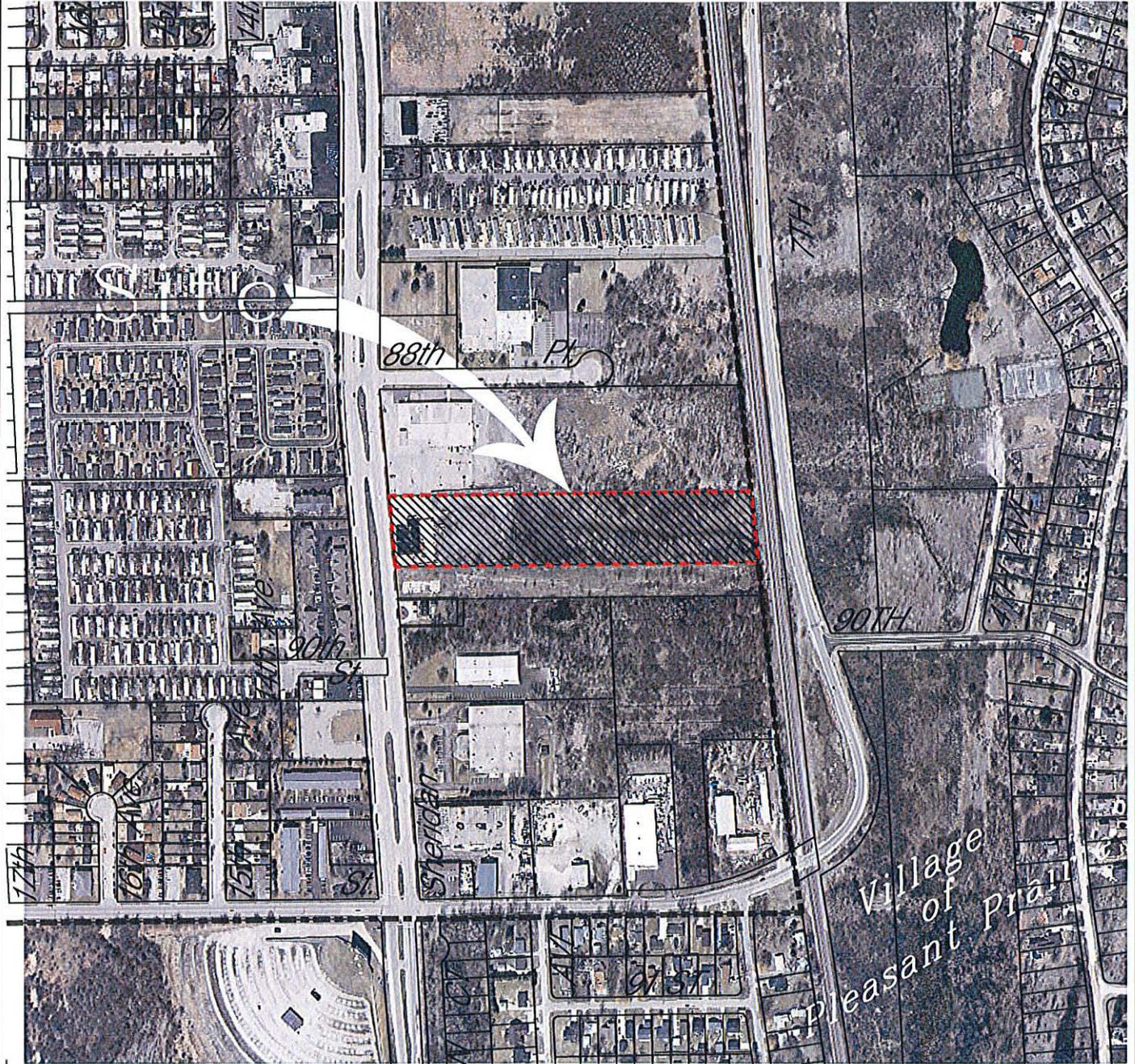
## Vicinity Map Trees-B-Gone Contractor's Storage Yard CUP



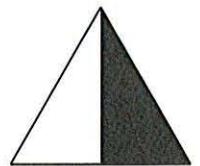
City of Kenosha

Vicinity Map

Trees-B-Gone Contractor's Storage Yard CUP



NORTH



0 500'



----- Municipal Boundary

**Development Review Application  
City of Kenosha, Wisconsin**

DEC 28 2010

**MAILING INFORMATION**

**NAME OF PROJECT:** Burbach Tree LLC dba Trees-B-Gone

*Check one (1) of the following boxes to indicate the recipient of all correspondence:*

<input checked="" type="checkbox"/>	Name and Address of Applicant [Please print]: <u>Brandon Burbach</u> <u>3600 13 Ave</u> <u>Kenosha, WI 53140</u>	Phone: <u>262-945-9308</u> Fax: _____ E-Mail: <u>Sales@trees-b-gone.com</u>
<input type="checkbox"/>	Name and Address of Architect/Engineer [Please print]: _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____
<input type="checkbox"/>	Name and Address of Property Owner (if other than applicant) [Please print]: <u>Terry Atwater</u> <u>2929 75 Street</u> <u>Kenosha, WI 53143</u>	Phone: <u>414-349-6521</u> Fax: <u>262-652-4949</u> E-Mail: _____

**PROJECT LOCATION**

Location of Development (street address and / or parcel number): 8867 Sheridan Rd.

**TYPE OF LAND DEVELOPMENT**

Check all that apply. Note: Additional information may be required within individual Sections.

- |   |            |               |
|---|------------|---------------|
| <input type="checkbox"/> Certified Survey Map   | Section 1  | Page 2        |
| <input type="checkbox"/> Concept Review (Land Division)                               | Section 2  | Page 3        |
| <input type="checkbox"/> Concept Review (Multi-Family Residential or Non-Residential) | Section 3  | Page 4        |
| <input checked="" type="checkbox"/> Conditional Use Permit                            | Section 4  | Pages 5 & 6   |
| <input type="checkbox"/> Developer's Agreement  | Section 5  | Page 7        |
| <input type="checkbox"/> Final Plat   | Section 6  | Pages 8 & 9   |
| <input type="checkbox"/> Lot Line Adjustment Survey                                   | Section 7  | Page 10       |
| <input type="checkbox"/> Preliminary Plat   | Section 8  | Pages 11 & 12 |
| <input type="checkbox"/> Rezoning   | Section 9  | Pages 13 & 14 |
| <input type="checkbox"/> Site Plan Review   | Section 10 | Pages 15 & 16 |

**PRIOR TO SUBMITTING THIS APPLICATION TO THE DEPARTMENT OF CITY DEVELOPMENT,  
PLEASE REVIEW THE APPROPRIATE SECTION(S) FOR FEES, REQUIREMENTS AND APPROPRIATE APPENDICES.**

**Submit this cover page, completed application, applicable section(s) and appendices  
along with ALL required plans, information and fees to:**

Department of City Development  
625 52nd Street, Room 308  
Kenosha, WI 53140

Phone: 262.653.4030  
Fax: 262.653.4045

Office Hours:  
M - F 8:00 am - 4:30 pm

# ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

Administrative Code for air and water pollution or for odors.

(2) As determined in the City Code of General Ordinances for noise.

(3) The point or points where such conditions shall be most apparent for fire and explosive hazards or for radioactive and electrical disturbances.

(4) The property lines of the use creating such conditions for glare and heat.

r. The Council may establish special requirements when the use is adjacent to other land uses which could be adversely affected, especially adjacent residential uses, to mitigate potential conflicts or negative impacts. Special requirements may be, but are not limited to, additional fencing, screening or landscaping, operation restrictions or requirements, building or equipment location and storage specifications.

s. Other uses which may have an adverse social, economic, or environmental impact or affecting the health, safety or welfare of abutting or neighboring properties or the City as a whole.

## 2. Airports and Heliports in the M-1 and M-2 Districts.

a. **Building Plan** as required by §4.05 B. of the Zoning Ordinance, plus:

(1) Location of all buildings and structures, including any development staging.

(2) Required height restrictions both on and near the facility.

b. **Site Plan** as required by §4.05 C. of the Zoning Ordinance, plus:

(1) Airport or heliport layout plan detailing runways, landing access, taxiways, aprons, parking areas and access roads.

(2) Land requirements for the facility.

(3) Required clear zone, avigation and noise easements.

c. **Drainage Plan** as required by §4.05 D. of the Zoning Ordinance.

d. **Landscape Plan** as required by §4.05 E. of the Zoning Ordinance.

e. **Utility Plan** as required by §4.05 F. of the Zoning Ordinance.

f. **Operational Plan** which details:

(1) Airport or heliport classification.

(2) Forecasted aviation demand, based aircraft, annual and average daily operations.

(3) Hours of operation.

(4) Avigational aids and landing systems.

(5) Crash, fire and rescue plans.

(6) Air freight services.

(7) Management.

g. **Environmental Impact Statement:**

(1) Delineate all noise contour areas (based on projections of aircraft operations to a 20 year future.)

(2) Land use compatibility plans for noise

impacted areas, including existing land uses and zoning.

(3) Runway and other lighting impacts from the facility.

(4) Air and water quality impacts including aircraft fuel emissions.

(5) Construction impacts.

(6) Prime farmland impacts.

(7) Other applicable social, economic and environmental impacts.

h. Federal Aviation Administration (FAA) and Wisconsin Bureau of Aeronautics (BOA) approval of all plans and environmental impact statements.

i. Facility should have adequate land area and easements to assure safe operation.

j. Facility should have adequate plans for emergency crash, fire and rescue services.

k. The noise impacted area should not exceed FAA standards or policies on airport and heliport land use compatibility.

l. Facility should have adequate plans for restricting buildings and structures to assure safe aerial approaches.

m. Other issues or concerns which may have an adverse social, economic, or environmental impact or affecting the health, safety or welfare of abutting or neighboring properties or the City as a whole.

## 3. Storage Yard for a Contractor in the M-1 and M-2 Districts.

a. **Building Plan** as required by §4.05 B. of the Zoning Ordinance.

b. **Site Plan** as required by §4.05 C. of the Zoning Ordinance, plus:

(1) Location and height of all storage areas including vehicles, equipment, building materials, metals, sand, gravel and scrap storage.

(2) Internal roads and paths for vehicular use.

(3) Outdoor signs including any mounted or painted on fences.

c. **Drainage Plan** as required by §4.05 D. of the Zoning Ordinance.

d. **Landscape Plan** as required by §4.05 E. of the Zoning Ordinance.

e. **Utility Plan** as required by §4.05 F. of the Zoning Ordinance.

f. **Operational Plan** which shows:

(1) Types of equipment and materials which will be used and stored.

(2) How often trash and unusable materials will be picked up.

(3) Methods to be used to control noise, dust and windblown materials and maintain fire protection.

(4) Hours and days of operation.

g. No activity shall produce a sound level outside its premises that exceeds the standards set forth in Chapter 23 "Noise Control" of the City Code of General Ordinances.

# ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

h. No activity shall emit odorous matter of such nature or quantity as to be offensive, obnoxious, or unhealthful outside the premises, nor shall any activity emit dust, fumes, vapors or gases in such quantities as to cause spoiling or danger to the health of persons, animals, vegetation or other property, all as measured and controlled by Chapter NR 400-494 "Air Pollution Control" of the Wisconsin Administrative Code.

i. No activity shall locate, store, discharge or permit the discharge of any treated, untreated or inadequately treated liquid, gaseous or solid materials of such nature, quantity, obnoxiousness, toxicity or temperature that might run off, seep, percolate or wash into surface or subsurface waters so as to exceed or contribute toward the exceeding of the minimum standards set forth in Chapter NR 102 "Water Quality Standards for Wisconsin Surface Waters" and Chapters NR 200 through 299 "Wisconsin Pollutant Discharge Elimination System" of the Wisconsin Administrative Code.

j. The storage yard shall be effectively screened along any property line which is adjacent to or across an alley from any residential district, as required in §4.05 E.2. of the Zoning Ordinance. The Commission may require additional screening or landscaping on any portion of the lot, regardless of the adjacent district, if special characteristics of the storage yard warrant such additional screening or landscaping.

k. Exterior lighting shall be arranged, oriented or shielded in such a manner that direct radiation or glare from such source does not penetrate residential lots which are located in a residential district adjacent to or across an alley from the storage yard.

l. No signage, other than one eight (8) square foot identification sign near each access gate, shall be mounted or painted on any required fence.

m. Any windblown material resulting from operation of the yard shall be collected daily and properly disposed.

n. The Commission may establish a time schedule for the completion of any site or building improvements, landscaping, screening, or other desired improvements required as part of an approved Conditional Use Permit. The Commission may establish height limits for the storage of building materials, metals, sand, gravel, scrap salvage or other raw materials.

o. Other issues which may have an adverse social, economic, or environmental impact or affecting the health, safety or welfare of abutting or neighboring properties or the City as a whole.

#### 4. Aluminum Collection Center in the M-1 and M-2 Districts.

a. The standards outlined in §4.06 B.8. shall apply.

#### 5. Recycling Collection Centers in the M-1 and M-2 Districts.

a. The standard outlined in §4.06 B.9. shall apply.

### D. INSTITUTIONAL AND OTHER CONDITIONAL USES

#### 1. Uses and Structures in a Floodway (FW) District.

a. **Building Plan** as required by §4.05 B. of the Zoning Ordinance, plus:

(1) When permitted, proposed structures shall include a plan indicating how the structure will be floodproofed and constructed so as to not catch or collect debris nor be damaged by floodwaters.

(2) This plan shall be certified by a registered professional engineer that the floodproofing measures are consistent with the flood velocities, forces, depths, and other factors associated with the 100 year recurrence interval flood.

(3) Plans for municipal water supply and sanitary sewerage systems shall indicate that the system is floodproofed to an elevation at least two (2') feet above the elevation of the 100 year recurrence interval flood and is designed to eliminate or minimize the infiltration of floodwater into the system.

b. **Site Plan** as required by §4.05 C. of the Zoning Ordinance.

c. **Drainage Plan** as required by §4.05 D. of the Zoning Ordinance, plus:

(1) Existing topography, including spot elevations of existing buildings, structures, high points, and wet areas, with any previous flood elevations.

(2) Floodplain boundaries.

(3) Soil characteristics.

(4) Proposed topography of the site denoting elevations and natural drainage after construction and any proposed storm water retention area.

d. **Landscape Plan** as required by §4.05 E. of the Zoning Ordinance.

e. **Utility Plan** as required by §4.05 F. of the Zoning Ordinance.

f. **Operational Plan:**

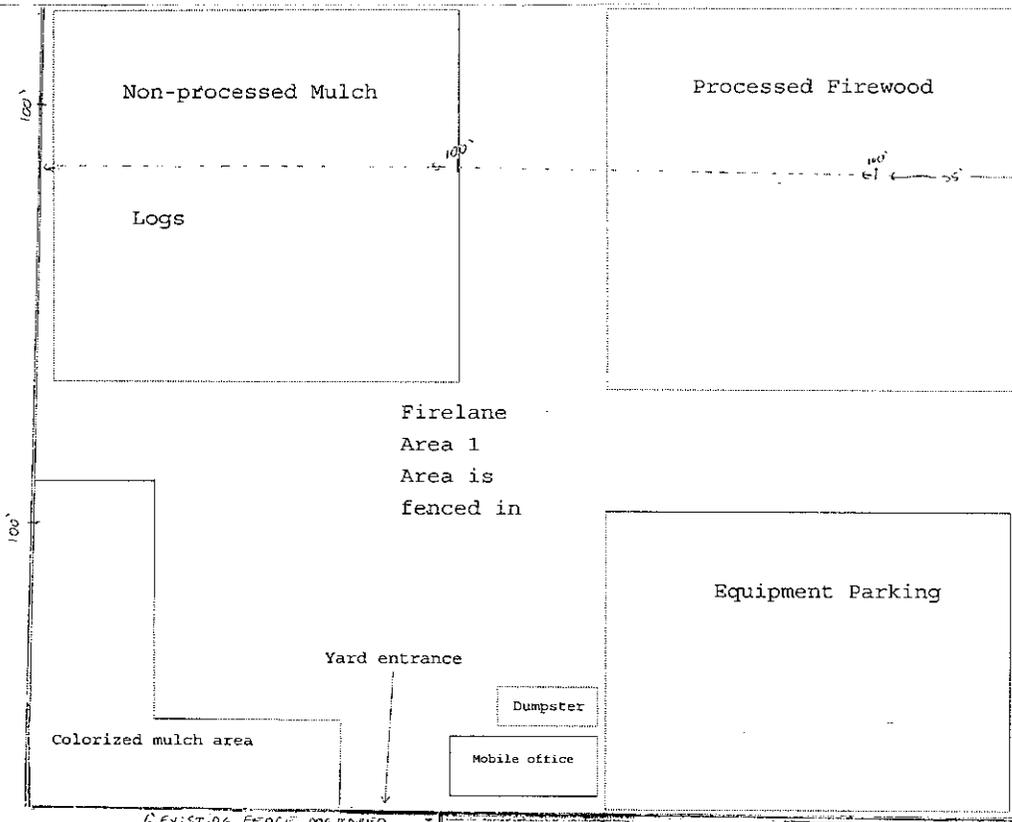
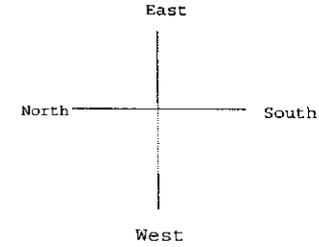
(1) Show that the use or improvement will not impede drainage, will not cause ponding, will not obstruct the floodway, will not increase flood flow velocities, will not increase the flood stage, and will not retard the movement of floodwaters.

(2) Include a copy(ies) of any required water use permit pursuant to Chapter 30 of the Wisconsin Statutes or wetland fill permit pursuant to §404 of the Federal Water Pollution Control Act.

g. Compliance with §3.20 of the Zoning Ordinance.

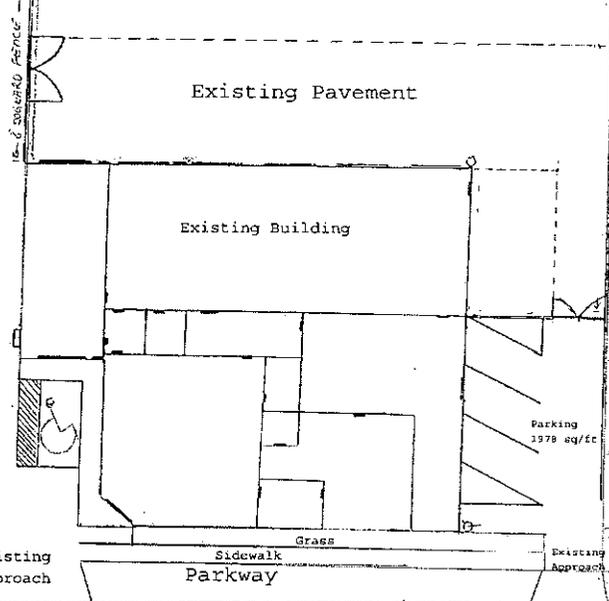
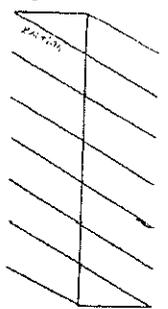
h. Any use requiring a water use permit

Trees-B-Gone/Reliable Tree Service site plan  
 8867 Sheridan rd, Kenosha



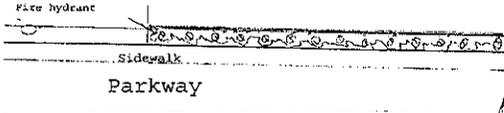
EXISTING FENCE

Existing pavement  
 1320sq/ft



- Area 1
- Gravel base
- Tracked equipment parking
- Processing area
- Mobile office
- Dumpster
- Mulch area
- Raw material storage
- No grade changes at this time
- 196' of approx. of 285' East & West of Area #2 is showing
- Frontage Hwy 32 no drainage change
- Material piles to be under 10'
- No change to existing fencing around perimeter

Note:  
 Everything West of Area 1 is not included in lease agreement.



<p>City Plan Division 625 52<sup>nd</sup> Street Kenosha, WI 53140 262.653.4030</p>	<p>Kenosha City Plan Commission</p> <p style="text-align: center;"><b>FACT SHEET</b></p>	<p>February 10, 2011</p>	<p>Item 4</p>
<p><b>Zoning Ordinance To Repeal, Recreate and Renumber various parts of Sections 3.03 through 3.09 regarding Front Yard Exceptions and Garages; To Repeal and Recreate Section 7.02 F. regarding Nonconforming Residential Structures, and To Create Definitions for "Front-facing Garage", "Livable Space", "Overhead Door" and "Side-loaded Garage" in Section 12.0 B. of the Zoning Ordinance for the City of Kenosha, Wisconsin. PUBLIC HEARING</b></p>			

**LOCATION/SURROUNDINGS:**

City-Wide

**NOTIFICATIONS/PROCEDURES:**

This Zoning Ordinance requires Common Council approval.

**ANALYSIS:**

- The proposed Ordinance will allow attached garages in all residential zoning districts, with the following limitations:
  - Previously, attached garages could only be built on an infill lot where the surrounding area had more than 50% attached garages. The proposed Ordinance will allow both front-facing and side-loaded garages on all infill lots.
  - The only change proposed for new subdivisions is a clarification that required porches or stoops must be covered.
- Detached garages may be constructed in all districts, but will not be required.
- Definitions are added for side-loaded garages, front-facing garages, overhead door and livable space.
- Various sections regulating garages have been consolidated into one section within each Zoning District to help simplify the Ordinance.
- New standards for front-facing garages have been created for historic properties (HPO zoned properties) that are located in two of the "newer" Zoning Districts, RS-1 and RS-2. Previously, in most cases, an attached garage was not permitted to be constructed on a historic property.
- Photographs and diagrams are attached for reference of the proposed changes.
- Section 1 - Redefines front yard setback requirements for infill homes so that new homes match front yard setbacks of adjacent homes.
- Sections 2 - 16 & 28-32 - Reorganizes garage requirements for new homes in the RR-1, RR-2, RR-3 and RD Residential Districts into one section for either side-loaded or front-facing garages. Other sections are repealed and/or renumbered into the new sections.
- Section 17-26 - Reorganizes garage requirements for new homes in the RS-1 and RS-2 Residential districts into one section for requirements for side-loaded or front-facing garages. The front-facing garage section is further broken down into more restrictive requirements for homes constructed on a property that is designed as a historic site or structure, or located within a historic district (HPO zoned

City Plan Division 625 52 <sup>nd</sup> Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	February 10, 2011	Item 4
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properties). Front-facing garages may now be constructed on the HPO properties if they meet the following requirements:

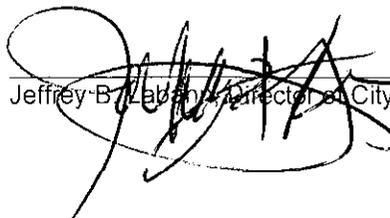
- Must be located a minimum of ten (10') feet behind the Living Area of the home;
- Must be equal to or less than fifty (50%) percent of the width of the entire house; and
- The home must have a covered porch or stoop that is a minimum of six (6') feet deep and covers a minimum area of 25 s.f.  
Other sections are repealed and/or renumbered into the new sections.
- Section 27 and 33-34 - Allows both side-loaded and front-facing attached garages in the RG-1, RG-2 and RS-3 Residential Districts (Older Residential Zoning Districts).
  - Side-loaded garages are required to be flush or set back from the front of the Living Area and have at least one (1) window located on the side of the garage that faces the public street.
  - Front-facing garages are required to be located at least ten (10') feet behind the Living Area and have a width equal to or less than fifty (50%) percent of the width of the home. An exception is also provided for side-loaded garages to extend in front of the living area on lots with slopes of twelve (12%) percent or greater, with additional requirements.
- Section 35 - Exceptions for Non-conforming Residential Structures is recreated due to the repeal and reorganization of other sections of the Zoning Ordinance.
- Section 36 - Definitions are provided for Front-facing Garage, Livable Space, Overhead Door and Side-loaded Garage to provide clarification for new terminology used in the above sections.

**RECOMMENDATION:**

A recommendation is made to approve the Ordinance.



Mike Maki, AICP, Planner  
/u2/acct/cp/ckays/1CPC/2011/Feb10/fact-zo-303-garage.odt



Jeffrey B. Labadie, Director of City Development

ZONING ORDINANCE NO.

DRAFT 01/24/11

01/27/11

01/31/11

BY: THE MAYOR

TO REPEAL, RECREATE AND RENUMBER VARIOUS PARTS OF SECTIONS 3.03 THROUGH 3.09 REGARDING FRONT YARD EXCEPTIONS AND GARAGES, TO REPEAL AND RECREATE SECTION 7.02 F. REGARDING NONCONFORMING RESIDENTIAL STRUCTURES, AND TO CREATE DEFINITIONS FOR "FRONT-FACING GARAGE", "LIVABLE SPACE", "OVERHEAD DOOR", AND "SIDE-LOADED GARAGE" IN SECTION 12.0 B. OF THE ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

The Common Council of the City of Kenosha, Wisconsin, do ordain as follows:

Section One: Section 3.03 D.1. of the Zoning Ordinance for the City of Kenosha, Wisconsin is

repealed and recreated as follows:

~~1. Front Yard. Where forty (40%) percent, or more of all lots measured at frontage, as defined, is built up with buildings having a front yard of other than twenty-five (25') feet from the street right of way or from the setback of a major street, no building hereafter erected or structurally altered shall project beyond the average front yard of the adjacent buildings. Where a majority of principal buildings along a street frontage have a front yard other than the required yard, all principal buildings hereafter erected or structurally altered shall have a front yard equal to the average front yard of the lots on either side of the subject lot. Corner lots shall provide a front yard equal to the average front yard of the adjacent lot and the lot across the intersecting street along the same street frontage.~~

1. Front Yard. As measured along the street frontage on both sides of the right of way of a block bounded by intersecting cross streets, if a majority of lots have a front yard other than the required front yard, no principal building may be erected or structurally altered unless the setback is greater than or equal to the average setbacks of the two nearest residential developed lots on either side of the subject lot sharing the same street frontage which are most nearly adjacent to the subject lot.

Corner lots subject to this Paragraph D.1 shall comply along each frontage, using as an average setback, the averages of the most nearly adjacent lot along the subject frontage and the lot directly across the street of the subject frontage sharing the same street frontage.

Section Two: Section 3.031 H. of the Zoning Ordinance for the City of Kenosha, Wisconsin is

repealed and recreated as follows:

~~H. Attached Garages. The garage wall(s) that includes a garage door opening facing a public street shall not comprise more than sixty (60%) percent of the facade of the principal building width containing a primary entrance, measured along the ground level of the front facade(s). The side(s) of the garage wall where the garage door does not face a public street, shall be designed to be integral with the design features of the principal building and shall include at least one (1) window.~~

1. Side-loaded Garages. Side-loaded garages shall be designed to be integral with the design features of the portion of the principal building having livable space. ~~and shall~~ If the side-loaded garage extends laterally from the facade of the remainder of the principal building having livable space, it shall include at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the front facade of the portion of the principal building having containing livable space.

**2. Front-facing Garages.** Front-facing garages may extend a maximum of ten feet (10') in front of the longest line of the front facade containing livable space on the ground level, and shall be subject to the following standards:

**a.** Width shall be restricted to a maximum of sixty percent (60%) of the total width of the principal building.

**b.** The primary entrance is emphasized by a covered porch or stoop having a minimum area equal to fifty percent (50%) of the width of the garage, a minimum area of twenty-five square feet (25 sq.'), and includes columns, railings, balustrades, trellises and/or decorative posts to define the perimeter.

**Section Three:** Section 3.031 I. Of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby repealed.

**Section Four:** Section 3.031 J. and 3.031 K. are renumbered as 3.031 I. and 3.031 J., respectively.

**Section Five:** Section 3.031 J.2. of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby repealed.

**Section Six:** Section 3.031 J.3 of the Zoning Ordinance for the City of Kenosha, Wisconsin is renumbered as Section 3.031 J.2.

**Section Seven:** Section 3.032 H. of the Zoning Ordinance for the City of Kenosha, Wisconsin is repealed and recreated as follows:

**H. Attached Garages.** ~~The garage wall(s) that includes a garage door opening facing a public street shall not comprise more than sixty (60%) percent of the facade of the principal building width containing a primary entrance, measured along the ground level of the front facade(s). The side(s) of the garage wall where the garage door does not face a public street, shall be designed to be integral with the design features of the principal building and shall include at least one (1) window.~~

**1. Side-loaded Garages.** Side-loaded garages shall be designed to be integral with the design features of the portion of the principal building having livable space. ~~AND/OR~~ If the side-loaded garage extends laterally out from the facade of the remainder of the principal building having livable space, it shall include at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the front facade of the portion of the principal building having containing livable space.

**2. Front-facing Garages.** Front-facing garages may extend a maximum of ten feet (10') in front of the longest line of the front facade containing livable space on the ground level, and shall be subject to the following standards:

**a.** Width shall be restricted to a maximum of sixty percent (60%) of the total width of the principal building.

**b.** The primary entrance is emphasized by a covered porch or stoop having a minimum area equal to fifty percent (50%) of the width of the garage, a minimum area of twenty-five square feet (25 sq.'), and includes columns, railings, balustrades, trellises and/or decorative posts to define the perimeter.

**Section Eight:** Section 3.032 I. Of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby repealed.

**Section Nine:** Section 3.032 J. and 3.032 K. are renumbered as 3.032 I. and 3.032 J., respectively.

**Section Ten:** Section 3.032 J.2. of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby repealed.

**Section Eleven:** Section 3.032 J.3 of the Zoning Ordinance for the City of Kenosha, Wisconsin is renumbered as Section 3.032 J.2..

**Section Twelve:** Section 3.033 G. of the Zoning Ordinance for the City of Kenosha, Wisconsin is repealed and recreated as follows:

**G. Attached Garages.** ~~The garage wall(s) that includes a garage door opening facing a public street shall not comprise more than sixty (60%) percent of the facade of the principal building width containing a primary entrance, measured along the ground level of the front facade(s). The side(s) of the garage wall where the garage door does not face a public street, shall be designed to be integral with the design features of the principal building and shall include at least one (1) window.~~

**1. Side-loaded Garages.** ~~Side-loaded garages shall be designed to be integral with the design features of the~~ portion of the principal building having livable space.. ~~and shall~~ If the side-loaded garage extends laterally ~~out~~ from the facade of the remainder of the principal building having livable space, it shall include at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the front facade of the portion of the principal building having ~~containing~~ livable space.

**2. Front-facing Garages.** Front-facing garages may extend a maximum of ten feet (10') in front of the longest line of the front facade containing livable space on the ground level, and shall be subject to the following standards:

**a.** Width shall be restricted to a maximum of sixty percent (60%) of the total width of the principal building.

**b.** The primary entrance is emphasized by a covered porch or stoop having a minimum area equal to fifty (50%) percent of the width of the garage, a minimum area of twenty-five square feet (25 sq.'), and includes columns, railings, balustrades, trellises and/or decorative posts to define the perimeter.

**Section Thirteen:** Section 3.033 H. of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby repealed.

**Section Fourteen:** Section 3.033 I. And 3.033 J. are renumbered as 3.033 H. and 3.033 I, respectively.

**Section Fifteen:** Section 3.033 I.2. of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby repealed.

**Section Sixteen:** Section 3.033 I.3 of the Zoning Ordinance for the City of Kenosha, Wisconsin is renumbered as Section 3.033 I.2.

**Section Seventeen:** Section 3.04 G. of the Zoning Ordinance for the City of Kenosha, Wisconsin is repealed and recreated as follows:

**G. Attached Garages.** ~~The garage wall(s) that includes a garage door opening facing a public street shall not comprise more than sixty (60%) percent of the facade of the principal building width containing a primary entrance, measured along the ground level of the front facade(s). The side(s) of the garage wall where the garage door does not face a public street, shall be designed to be integral with the design features of the principal building and shall include at least one (1) window.~~

**1. Side-loaded Garages.** Side-loaded garages shall be designed to be integral with the design features of the portion of the principal building having livable space ~~and shall~~. If the side-loaded garage extends laterally out from the facade of the remainder of the principal building having livable space, it shall include at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the front facade of the portion of the principal building having ~~livable space.~~

**2. Front-facing Garages.**

**a. HPO Zoned Properties.** Front-facing garages shall be required to be located a minimum of ten (10') feet behind the longest line of the front facade containing livable space on the ground level, and shall be subject to the following standards:

**(1)** Width shall be restricted to a maximum of fifty percent (50%) of the total width of the principal building.

**(2)** The primary entrance is emphasized by a covered porch or stoop having a minimum area of twenty-five feet (25'), a minimum depth of six feet (6'), and includes columns, railings, balustrades, trellises and/or decorative posts to define the perimeter.

**b. All Other Properties.** Front-facing garages may extend a maximum of ten feet (10') in front of the longest line of the front facade containing livable space on the ground level, and shall be subject to the following standards:

**(1)** Width shall be restricted to a maximum of sixty percent (60%) of the total width of the principal building.

**(2)** The primary entrance is emphasized by a covered porch or stoop having a minimum area equal to fifty percent (50%) of the width of the garage, a minimum area of twenty-five square feet (25 sq.'), and includes columns, railings, balustrades, trellises and/or decorative posts to define the perimeter.

**Section Eighteen:** Section 3.04H. of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby repealed.

**Section Nineteen :** Section 3.04I. and 3.04J. are renumbered as 3.04H. and 3.04 I, respectively.

**Section Twenty:** Section 3.04.I.2. of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby repealed.

**Section Twenty-One:** Section 3.04 I.3 of the Zoning Ordinance for the City of Kenosha, Wisconsin is renumbered as Section 3.04 I.2.

**Section Twenty-Two:** Section 3.05 G. of the Zoning Ordinance for the City of Kenosha,

Wisconsin is repealed and recreated as follows:

**G. Attached Garages.** ~~The garage wall(s) that includes a garage door opening facing a public street shall not comprise more than sixty (60%) percent of the facade of the principal building width containing a primary entrance, measured along the ground level of the front facade(s). The side(s) of the garage wall where the garage door does not face a public street, shall be designed to be integral with the design features of the principal building and shall include at least one (1) window.~~

**1. Side-loaded Garages.** Side-loaded garages shall be designed to be integral with the design features of the portion of the principal building having livable space ~~and shall~~. If the side-loaded garage extends laterally out from the facade of the remainder of the principal building having livable space, it shall include at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the front facade of the portion of the principal building having ~~livable space.~~

**2. Front-facing Garages.**

**a. HPO Zoned Properties.** Front-facing garages shall be required to be located a minimum of ten feet (10') behind the longest line of the front facade containing livable space on the ground level, and shall be subject to the following standards:

(1) Width shall be restricted to a maximum of fifty percent (50%) of the total width of the principal building.

(2) The primary entrance is emphasized by a covered porch or stoop having a minimum area of twenty-five feet (25'), a minimum depth of six feet (6'), and includes columns, railings, balustrades, trellises and/or decorative posts to define the perimeter.

**b. All Other Properties.** Front-facing garages may extend a maximum of ten feet (10') in front of the longest line of the front facade containing livable space on the ground level, and shall be subject to the following standards:

(1) Width shall be restricted to a maximum of sixty percent (60%) of the total width of the principal building.

(2) The primary entrance is emphasized by a covered porch or stoop having a minimum area equal to fifty percent (50%) of the width of the garage, a minimum area of twenty-five square feet (25 sq.), and includes columns, railings, balustrades, trellises and/or decorative posts to define the perimeter.

**Section Twenty-Three:** Section 3.05 H. of the Zoning Ordinance for the City of Kenosha,

Wisconsin is hereby repealed.

**Section Twenty-Four:** Section 3.05 I. and 3.05 J. are renumbered as 3.05 H. and 3.05 I.,

respectively.

**Section Twenty-Five:** Section 3.05 I.2. of the Zoning Ordinance for the City of Kenosha,

Wisconsin is hereby repealed.

**Section Twenty-Six:** Section 3.05 I.3 of the Zoning Ordinance for the City of Kenosha,

Wisconsin is renumbered as Section 3.05 I.2.

**Section Twenty-Seven:** Section 3.06 I.2. is repealed and recreated as follows:

**2. Attached Garages.** ~~Attached garages shall only be permitted when attached garages represent the prevailing style of surrounding garages. Where permitted, attached garages shall not be permitted to have any wall closer to the front lot line than the living area of the principal building and shall not comprise more than fifty~~

(50%) percent of the total length of front facade of new principal buildings as measured along the ground floor. The front facade shall be further defined as the enclosed portion of the principal building which contains the primary entrance. Notwithstanding above, an attached garage is permitted when the garage door is oriented to an alley.

**a. Side-loaded Garages.** ~~Side-loaded garages shall not have any wall closer to the front yard than the longest length of the front facade's livable space on the ground level, and shall have at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the front facade's livable space.~~ Side-loaded garages shall not have any wall closer to the front lot line than a point on the front facade of the remainder of the principal building having livable space that is nearest to the lot line. If the side-loaded garage extends laterally ~~out~~ from the facade of the remainder of the principal building having livable space, it shall have at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the portion of the principal building having livable space. Notwithstanding the above, side-loaded garages may have a wall closer to the front lot line than a point on the front facade of the remainder of the principal building having livable space that is nearest to the lot line, when all of the following conditions are met:

(1) The lot has a slope steeper than twelve percent (12%).

(2) Livable space is included above the side-loaded garage and has an exterior wall plane level with the build-to line of the garage.

(3) The livable space above the garage and the sidewall of the garage both have windows that match the windows used on the balance of the front facade containing livable space.

(4) There are a minimum of two (2) windows on the garage sidewall that faces the public right-of-way.

(5) No portion of the sidewall visible to the public right-of-way exceeds sixty percent (60%) of the total maximum width of the principal building.

**b. Front-facing Garages.** Front-facing garages shall be required to be located a minimum of ten feet (10') behind the longest length of the front facade's livable space on the ground level, and its width shall be restricted to a maximum of fifty percent (50%) of the total width of the principal building.

**Section Twenty-Eight:** Section 3.07 G. of the Zoning Ordinance for the City of Kenosha,

Wisconsin is repealed and recreated as follows:

**G. Attached Garages.** ~~The garage wall(s) that includes a garage door opening facing a public street shall not comprise more than sixty (60%) percent of the facade of the principal building width containing a primary entrance, measured along the ground level of the front facade(s). The side(s) of the garage wall where the garage door does not face a public street, shall be designed to be integral with the design features of the principal building and shall include at least one (1) window.~~

**1. Side-loaded Garages.** Side-loaded garages shall be designed to be integral with the design features of the portion of the principal building having livable space ~~and shall have at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the front facade of the portion of the principal building having livable space.~~ If the side-loaded garage extends laterally ~~out~~ from the facade of the remainder of the principal building having livable space, it shall include at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the front facade of the portion of the principal building having livable space.

**2. Front-facing Garages.** Front-facing garages may extend a maximum of ten feet (10') in front of the longest line of the front facade containing livable space on the ground level, and shall be subject to the following standards:

a. Width shall be restricted to a maximum of sixty percent (60%) of the total width of the principal building.

b. The primary entrance is emphasized by a covered porch or stoop having a minimum area equal to fifty percent (50%) of the width of the garage, a minimum area of twenty-five square feet (25 sq.'), and includes columns, railings, balustrades, trellises and/or decorative posts to define the perimeter.

**Section Twenty-Nine:** Section 3.07 H. of the Zoning Ordinance for the City of Kenosha,

Wisconsin is hereby repealed.

**Section Thirty:** Section 3.07 I. and 3.07 J. are renumbered as 3.07 H. and 3.07 I., respectively.

**Section Thirty-One:** Section 3.07 I.2. of the Zoning Ordinance for the City of Kenosha,

Wisconsin is hereby repealed.

**Section Thirty-Two:** Section 3.07 I.3 of the Zoning Ordinance for the City of Kenosha,

Wisconsin is renumbered as Section 3.07 I.2.

**Section Thirty-Three:** Section 3.08 I.2. is repealed and recreated as follows:

~~2. **Attached Garages.** Attached garages shall only be permitted when attached garages represent the prevailing style of surrounding garages. Where permitted, attached garages shall not be permitted to have any wall closer to the front lot line than the living area of the principal building and shall not comprise more than fifty (50%) percent of the total length of front facade of new principal buildings as measured along the ground floor. The front facade shall be further defined as the enclosed portion of the principal building which contains the primary entrance. Notwithstanding above, an attached garage is permitted when the garage door is oriented to an alley.~~

~~//////////**Side-Loaded Garages.** Side-loaded garages shall not have any wall closer to the front yard than the longest length of the front facade's livable space on the ground level, and shall have at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the front facade's livable space. Notwithstanding the above, side-loaded garages may have a wall closer to the front yard than the longest length of the front facade's livable space on the ground level, when all of the following conditions are met:~~

~~**a. Side-loaded Garages.** Side-loaded garages shall not have any wall closer to the front lot line than a point on the front facade of the remainder of the principal building having livable space that is nearest to the lot line. If the side-loaded garage extends laterally out from the facade of the remainder of the principal building having livable space, it shall have at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the portion of the principal building having livable space. Notwithstanding the above, side-loaded garages may have a wall closer to the front lot line than a point on the front facade of the remainder of the principal building having livable space that is nearest to the lot line, when all of the following conditions are met:~~

~~(1) The lot has a slope steeper than twelve percent (12%).~~

~~(2) Livable space is included above the side-loaded garage and has an exterior wall plane level with the build-to line of the garage.~~

~~(3) The livable space above the garage and the sidewall of the garage both have windows that match the windows used on the balance of the front facade containing livable space.~~

~~(4) There are a minimum of two (2) windows on the garage sidewall that faces the public right-of way.~~

~~(5) No portion of the sidewall visible to the public right-of way exceeds sixty percent (60%) of the total maximum width of the principal building.~~

~~**b. Front-facing Garages.** Front-facing garages shall be required to be located a minimum of ten feet (10') behind the longest length of the front facade's livable space on the ground level, and its width shall be restricted to a maximum of fifty percent (50%) of the total width of the principal building.~~

**Section Thirty-Four:** Section 3.09 I.2. is repealed and recreated as follows:

~~2. **Attached Garages.** Attached garages shall only be permitted when attached garages represent the prevailing style of surrounding garages. Where permitted, attached garages shall not be permitted to have any wall closer to the front lot line than the living area of the principal building and shall not comprise more than fifty~~

(50%) percent of the total length of front facade of new principal buildings as measured along the ground floor. The front facade shall be further defined as the enclosed portion of the principal building which contains the primary entrance. Notwithstanding above, an attached garage is permitted when the garage door is oriented to an alley.

~~**a. Side-loaded Garages. Side-loaded garages shall not have any wall closer to the front yard than the longest length of the front facade's livable space on the ground level, and shall have at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the front facade's livable space. Notwithstanding the above, side-loaded garages may have a wall closer to the front yard than the longest length of the front facade's livable space on the ground level, when all of the following conditions are met:**~~

Side-loaded garages shall not have any wall closer to the front lot line than a point on the front facade of the remainder of the principal building having livable space that is nearest to the lot line. If the side-loaded garage extends laterally out from the facade of the remainder of the principal building having livable space, it shall have at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the portion of the principal building having livable space. Notwithstanding the above, side-loaded garages may have a wall closer to the front lot line than a point on the front facade of the remainder of the principal building having livable space that is nearest to the lot line, when all of the following conditions are met:

~~**(1) The lot has a slope steeper than twelve percent (12%).**~~

~~**(2) Livable space is included above the side-loaded garage and has an exterior wall plane level with the build-to line of the garage.**~~

~~**(3) The livable space above the garage and the sidewall of the garage both have windows that match the windows used on the balance of the front facade containing livable space.**~~

~~**(4) There are a minimum of two (2) windows on the garage sidewall that face the public right-of-way.**~~

~~**(5) No portion of the sidewall visible to the public right-of way exceeds sixty percent (60%) of the total maximum width of the principal building.**~~

~~**b. Front-facing Garages. Front-facing garages shall be required to be located a minimum of ten feet (10') behind the longest length of the front facade's livable space on the ground level, and its width shall be restricted to a maximum of fifty percent (50%) of the total width of the principal building.**~~

**Section Thirty-Five:** Section 7.02 F. of the Zoning Ordinance for the City of Kenosha,

Wisconsin is repealed and recreated as follows:

**F. Exceptions for NonConforming Residential Structures Located in the RS-1, RS-2, RR-1, RR-2, RR-3 or RD Zoning Districts.** A residential building or structure which does not comply with any or all of the following:

- Sections **3.031 H., 3.032 H., 3.033 G., 3.04 G., 3.05 G., or 3.07 G.** of the Zoning Ordinance, regarding Attached Garages;
- ~~Sections **3.031 I., 3.032 I., 3.033 H., 3.04 H., 3.05 H., or 3.07 H.** of the Zoning Ordinance regarding Garage Door Placement;~~
- Sections **3.031 J., 3.032 J., 3.033 H., 3.04 H., 3.05 H., or 3.07 H.,** of the Zoning Ordinance regarding Building Composition and Character;
- Sections ~~**3.031 K., 3.032 K., 3.033 J., 3.04 J., 3.05 J., or 3.07 J.**~~, of the Zoning Ordinance regarding Compatibility with Existing Structures; and, which is damaged or destroyed by a catastrophe or act of God, may be reconstructed to its original construction prior to such damage if all of the following conditions are met:

1. A Building Permit for the reconstruction is obtained within twelve (12) months of the date of the catastrophe or act of God.
2. Reconstruction will not increase any dimensional nonconformity of the building or structure.
3. The reconstructed building or structure complies with all other City and State Codes and Ordinances existing at the time of reconstruction.

**Section Thirty-Six:** Section 12.0 B. is amended by adding thereto:

**Front-facing Garage.** An attached garage where the overhead doors are parallel to the front yard and visible from the public right-of way. Pertaining to corner lots, front-facing garages shall also be defined where the overhead doors are parallel to the street-side yard and where the primary entrance also is parallel to the street-side yard.

**Livable Space.** That part of the building which is enclosed and supported upon the main foundation system of the structure, excluding garages, unfinished basements, bay windows, porches and breezeways.

**Overhead Door.** A door opening for a garage allowing ingress and egress of a car.

**Side-loaded Garage.** An attached garage where the overhead doors are perpendicular to the front yard and generally not visible from the public right-of way.

**Section Thirty-Seven:** This Ordinance shall become effective upon passage and publication.

ATTEST: \_\_\_\_\_ City Clerk

APPROVED: \_\_\_\_\_ Mayor

Passed:

Published:

Drafted By:  
EDWARD R. ANTARAMIAN  
City Attorney

**ZONING ORDINANCE NO.**

**BY: THE MAYOR**

**TO REPEAL, RECREATE AND RENUMBER VARIOUS PARTS OF SECTIONS 3.03 THROUGH 3.09 REGARDING FRONT YARD EXCEPTIONS AND GARAGES, TO REPEAL AND RECREATE SECTION 7.02 F. REGARDING NONCONFORMING RESIDENTIAL STRUCTURES, AND TO CREATE DEFINITIONS FOR "FRONT-FACING GARAGE", "LIVABLE SPACE", "OVERHEAD DOOR", AND "SIDE-LOADED GARAGE" IN SECTION 12.0 B. OF THE ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN**

The Common Council of the City of Kenosha, Wisconsin, do ordain as follows:

**Section One:** Section 3.03 D.1. of the Zoning Ordinance for the City of Kenosha, Wisconsin is repealed and recreated as follows:

**1. Front Yard.** As measured along the street frontage of the right of way of a block bounded by intersecting cross streets, if a majority of lots have a front yard other than the required front yard, no principal building may be erected or structurally altered unless the setback is equal to the average setbacks of the two nearest residential developed lots on either side of the subject lot sharing the same street frontage which are most nearly adjacent to the subject lot.

Corner lots subject to this Paragraph D.1 shall comply using as an average setback, the averages of the most nearly adjacent lot along the subject frontage and the lot directly across the street of the subject frontage sharing the same street frontage.

**Section Two:** Section 3.031 H. of the Zoning Ordinance for the City of Kenosha, Wisconsin is repealed and recreated as follows:

**H. Attached Garages.**

**1. Side-loaded Garages.** Side-loaded garages shall be designed to be integral with the design features of the portion of the principal building having livable space. If the side-loaded garage extends laterally from the facade of the remainder of the principal building having livable space, it shall include at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the front facade of the portion of the principal building having livable space.

**2. Front-facing Garages.** Front-facing garages may extend a maximum of ten feet (10') in front of the longest line of the front facade containing livable space on the ground level, and shall be subject to the following standards:

- a. Width shall be restricted to a maximum of sixty percent (60%) of the total width of the principal building.
- b. The primary entrance is emphasized by a covered porch or stoop having a minimum area equal to fifty percent (50%) of the width of the garage, a minimum area of twenty-five square feet (25 sq.'), and includes columns, railings, balustrades, trellises and/or decorative posts to define the perimeter.

**Section Three:** Section 3.031 I. Of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby repealed.

**Section Four:** Section 3.031 J. and 3.031 K. are renumbered as 3.031 I. and 3.031 J.,

respectively.

**Section Five:** Section 3.031 J.2. of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby repealed.

**Section Six:** Section 3.031 J.3 of the Zoning Ordinance for the City of Kenosha, Wisconsin is renumbered as Section 3.031 J.2..

**Section Seven:** Section 3.032 H. of the Zoning Ordinance for the City of Kenosha, Wisconsin is repealed and recreated as follows:

**H. Attached Garages.**

**1. Side-loaded Garages.** Side-loaded garages shall be designed to be integral with the design features of the portion of the principal building having livable space. If the side-loaded garage extends laterally from the facade of the remainder of the principal building having livable space, it shall include at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the front facade of the portion of the principal building having livable space.

**2. Front-facing Garages.** Front-facing garages may extend a maximum of ten feet (10') in front of the longest line of the front facade containing livable space on the ground level, and shall be subject to the following standards:

- a. Width shall be restricted to a maximum of sixty percent (60%) of the total width of the principal building.
- b. The primary entrance is emphasized by a covered porch or stoop having a minimum area equal to fifty percent (50%) of the width of the garage, a minimum area of twenty-five square feet (25 sq.'), and includes columns, railings, balustrades, trellises and/or decorative posts to define the perimeter.

**Section Eight:** Section 3.032 I. Of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby repealed.

**Section Nine:** Section 3.032 J. and 3.032 K. are renumbered as 3.032 I. and 3.032 J., respectively.

**Section Ten:** Section 3.032 J.2. of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby repealed.

**Section Eleven:** Section 3.032 J.3 of the Zoning Ordinance for the City of Kenosha, Wisconsin is renumbered as Section 3.032 J.2..

**Section Twelve:** Section 3.033 G. of the Zoning Ordinance for the City of Kenosha, Wisconsin is repealed and recreated as follows:

**G. Attached Garages.**

**1. Side-loaded Garages.** Side-loaded garages shall be designed to be integral with the design features of the portion of the principal building having livable space. If the side-loaded garage extends laterally from the facade of the remainder of the principal building having livable space, it shall include at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the front facade of the portion of the principal building having livable space.

**2. Front-facing Garages.** Front-facing garages may extend a maximum of ten feet (10') in front of the longest line of the front facade containing livable space on the ground level, and shall be subject to the following standards:

a. Width shall be restricted to a maximum of sixty percent (60%) of the total width of the principal building.

b. The primary entrance is emphasized by a covered porch or stoop having a minimum area equal to fifty (50%) percent of the width of the garage, a minimum area of twenty-five square feet (25 sq.'), and includes columns, railings, balustrades, trellises and/or decorative posts to define the perimeter.

**Section Thirteen:** Section 3.033 H. of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby repealed.

**Section Fourteen:** Section 3.033 I. And 3.033 J. are renumbered as 3.033 H. and 3.033 I, respectively.

**Section Fifteen:** Section 3.033 1.2. of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby repealed.

**Section Sixteen:** Section 3.033 1.3 of the Zoning Ordinance for the City of Kenosha, Wisconsin is renumbered as Section 3.033 1.2.

**Section Seventeen:** Section 3.04 G. of the Zoning Ordinance for the City of Kenosha, Wisconsin is repealed and recreated as follows:

**G. Attached Garages.**

**1. Side-loaded Garages.** Side-loaded garages shall be designed to be integral with the design features of the portion of the principal building having livable space. If the side-loaded garage extends laterally from the facade of the remainder of the principal building having livable space, it shall include at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the front facade of the portion of the principal building having livable space.

**2. Front-facing Garages.**

a. **HPO Zoned Properties.** Front-facing garages shall be required to be located a minimum of ten (10') feet behind the longest line of the front facade containing livable space on the ground level, and shall be subject to the following standards:

(1) Width shall be restricted to a maximum of fifty percent (50%) of the total width of the principal building.

(2) The primary entrance is emphasized by a covered porch or stoop having a minimum area of twenty-five feet (25'), a minimum depth of six feet (6'), and includes columns, railings, balustrades, trellises and/or decorative posts to define the perimeter.

b. **All Other Properties.** Front-facing garages may extend a maximum of ten feet (10') in front

of the longest line of the front facade containing livable space on the ground level, and shall be subject to the following standards:

(1) Width shall be restricted to a maximum of sixty percent (60%) of the total width of the principal building.

(2) The primary entrance is emphasized by a covered porch or stoop having a minimum area equal to fifty percent (50%) of the width of the garage, a minimum area of twenty-five square feet (25 sq.'), and includes columns, railings, balustrades, trellises and/or decorative posts to define the perimeter.

**Section Eighteen:** Section 3.04H. of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby repealed.

**Section Nineteen :** Section 3.04I. and 3.04J. are renumbered as 3.04H. and 3.04 I, respectively.

**Section Twenty:** Section 3.04.1.2. of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby repealed.

**Section Twenty-One:** Section 3.04 I.3 of the Zoning Ordinance for the City of Kenosha, Wisconsin is renumbered as Section 3.04 I.2.

**Section Twenty-Two:** Section 3.05 G. of the Zoning Ordinance for the City of Kenosha, Wisconsin is repealed and recreated as follows:

#### **G. Attached Garages.**

**1. Side-loaded Garages.** Side-loaded garages shall be designed to be integral with the design features of the portion of the principal building having livable space. If the side-loaded garage extends laterally from the facade of the remainder of the principal building having livable space, it shall include at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the front facade of the portion of the principal building having livable space.

#### **2. Front-facing Garages.**

**a. HPO Zoned Properties.** Front-facing garages shall be required to be located a minimum of ten feet (10') behind the longest line of the front facade containing livable space on the ground level, and shall be subject to the following standards:

(1) Width shall be restricted to a maximum of fifty percent (50%) of the total width of the principal building.

(2) The primary entrance is emphasized by a covered porch or stoop having a minimum area of twenty-five feet (25'), a minimum depth of six feet (6'), and includes columns, railings, balustrades, trellises and/or decorative posts to define the perimeter.

**b. All Other Properties.** Front-facing garages may extend a maximum of ten feet (10') in front of the longest line of the front facade containing livable space on the ground level, and shall be subject to the following standards:

(1) Width shall be restricted to a maximum of sixty percent (60%) of the total width of the principal building.

(2) The primary entrance is emphasized by a covered porch or stoop having a minimum area equal to fifty percent (50%) of the width of the garage, a minimum area of twenty-five square feet (25 sq.'), and includes columns, railings, balustrades, trellises and/or decorative posts to define the perimeter.

**Section Twenty-Three:** Section 3.05 H. of the Zoning Ordinance for the City of Kenosha,

Wisconsin is hereby repealed.

**Section Twenty-Four:** Section 3.05 I. and 3.05 J. are renumbered as 3.05 H. and 3.05 I.,

respectively.

**Section Twenty-Five:** Section 3.05 I.2. of the Zoning Ordinance for the City of Kenosha,

Wisconsin is hereby repealed.

**Section Twenty-Six:** Section 3.05 I.3 of the Zoning Ordinance for the City of Kenosha,

Wisconsin is renumbered as Section 3.05 I.2.

**Section Twenty-Seven:** Section 3.06 I.2. is repealed and recreated as follows:

**2. Attached Garages.**

**a. Side-loaded Garages.** Side-loaded garages shall not have any wall closer to the front lot line than a point on the front facade of the remainder of the principal building having livable space that is nearest to the lot line. If the side-loaded garage extends laterally from the facade of the remainder of the principal building having livable space, it shall have at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the portion of the principal building having livable space. Notwithstanding the above, side-loaded garages may have a wall closer to the front lot line than a point on the front facade of the remainder of the principal building having livable space that is nearest to the lot line, when all of the following conditions are met:

(1) The lot has a slope steeper than twelve percent (12%).

(2) Livable space is included above the side-loaded garage and has an exterior wall plane level with the build-to line of the garage.

(3) The livable space above the garage and the sidewall of the garage both have windows that match the windows used on the balance of the front facade containing livable space.

(4) There are a minimum of two (2) windows on the garage sidewall that faces the public right-of-way.

(5) No portion of the sidewall visible to the public right-of way exceeds sixty percent (60%) of the total maximum width of the principal building.

**b. Front-facing Garages.** Front-facing garages shall be required to be located a minimum of ten feet (10') behind the longest length of the front facade's livable space on the ground level, and its width shall be restricted to a maximum of fifty percent (50%) of the total width of the principal building.

**Section Twenty-Eight:** Section 3.07 G. of the Zoning Ordinance for the City of Kenosha,

Wisconsin is repealed and recreated as follows:

**G. Attached Garages.**

**1. Side-loaded Garages.** Side-loaded garages shall be designed to be integral with the design features of the portion of the principal building having livable space. If the side-loaded garage extends laterally from the facade of the remainder of the principal building having livable space, it shall include at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the front facade of the portion of the principal building having livable space.

**2. Front-facing Garages.** Front-facing garages may extend a maximum of ten feet (10') in

front of the longest line of the front facade containing livable space on the ground level, and shall be subject to the following standards:

a. Width shall be restricted to a maximum of sixty percent (60%) of the total width of the principal building.

b. The primary entrance is emphasized by a covered porch or stoop having a minimum area equal to fifty percent (50%) of the width of the garage, a minimum area of twenty-five square feet (25 sq.'), and includes columns, railings, balustrades, trellises and/or decorative posts to define the perimeter.

**Section Twenty-Nine:** Section 3.07 H. of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby repealed.

**Section Thirty:** Section 3.07 I. and 3.07 J. are renumbered as 3.07 H. and 3.07 I., respectively.

**Section Thirty-One:** Section 3.07 I.2. of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby repealed.

**Section Thirty-Two:** Section 3.07 I.3 of the Zoning Ordinance for the City of Kenosha, Wisconsin is renumbered as Section 3.07 I.2.

**Section Thirty-Three:** Section 3.08 I.2. is repealed and recreated as follows:

## **2. Attached Garages.**

a. **Side-loaded Garages.** Side-loaded garages shall not have any wall closer to the front lot line than a point on the front facade of the remainder of the principal building having livable space that is nearest to the lot line. If the side-loaded garage extends laterally from the facade of the remainder of the principal building having livable space, it shall have at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the portion of the principal building having livable space. Notwithstanding the above, side-loaded garages may have a wall closer to the front lot line than a point on the front facade of the remainder of the principal building having livable space that is nearest to the lot line, when all of the following conditions are met:

(1) The lot has a slope steeper than twelve percent (12%) .

(2) Livable space is included above the side-loaded garage and has an exterior wall plane level with the build-to line of the garage.

(3) The livable space above the garage and the sidewall of the garage both have windows that match the windows used on the balance of the front facade containing livable space.

(4) There are a minimum of two (2) windows on the garage sidewall that faces the public right-of way.

(5) No portion of the sidewall visible to the public right-of way exceeds sixty percent (60%) of the total maximum width of the principal building.

b. **Front-facing Garages.** Front-facing garages shall be required to be located a minimum of ten feet (10') behind the longest length of the front facade's livable space on the ground level, and its width shall be restricted to a maximum of fifty percent (50%) of the total width of the principal building.

**Section Thirty-Four:** Section 3.09 I.2. is repealed and recreated as follows:

## **2. Attached Garages.**

a. **Side-loaded Garages.** Side-loaded garages shall not have any wall closer to the front lot line than a point on the front facade of the remainder of the principal building having livable space that is nearest to the

lot line. If the side-loaded garage extends laterally from the facade of the remainder of the principal building having livable space, it shall have at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the portion of the principal building having livable space. Notwithstanding the above, side-loaded garages may have a wall closer to the front lot line than a point on the front facade of the remainder of the principal building having livable space that is nearest to the lot line, when all of the following conditions are met:

- (1) The lot has a slope steeper than twelve percent (12%) .
- (2) Livable space is included above the side-loaded garage and has an exterior wall plane level with the build-to line of the garage.
- (3) The livable space above the garage and the sidewall of the garage both have windows that match the windows used on the balance of the front facade containing livable space.
- (4) There are a minimum of two (2) windows on the garage sidewall that face the public right-of way.
- (5) No portion of the sidewall visible to the public right-of way exceeds sixty percent (60%) of the total maximum width of the principal building.

**b. Front-facing Garages.** Front-facing garages shall be required to be located a minimum of ten feet (10') behind the longest length of the front facade's livable space on the ground level, and its width shall be restricted to a maximum of fifty percent (50%) of the total width of the principal building.

**Section Thirty-Five:** Section 7.02 F. of the Zoning Ordinance for the City of Kenosha,

Wisconsin is repealed and recreated as follows:

**F. Exceptions for NonConforming Residential Structures Located in the RS-1, RS-2, RR-1, RR-2, RR-3 or RD Zoning Districts.** A residential building or structure which does not comply with any or all of the following:

- Sections **3.031 H., 3.032 H., 3.033 G., 3.04 G., 3.05 G., or 3.07 G.** of the Zoning Ordinance, regarding Attached Garages;
- Sections **3.031 I., 3.032 I., 3.033 H., 3.04 H., 3.05H., or 3.07 H.,** of the Zoning Ordinance regarding Building Composition and Character;
- Sections **3.031 J., 3.032 J., 3.033 I., 3.04 I., 3.05 I., or 3.07 I ,** of the Zoning Ordinance regarding Compatibility with Existing Structures; and, which is damaged or destroyed by a catastrophe or act of God, may be reconstructed to its original construction prior to such damage if all of the following conditions are met:
  1. A Building Permit for the reconstruction is obtained within twelve (12) months of the date of the catastrophe or act of God.
  2. Reconstruction will not increase any dimensional nonconformity of the building or structure.
  3. The reconstructed building or structure complies with all other City and State Codes and Ordinances existing at the time of reconstruction.

**Section Thirty-Six:** Section 12.0 B. is amended by adding thereto:

**Front-facing Garage.** An attached garage where the overhead doors are parallel to the front yard and visible from the public right-of way. Pertaining to corner lots, front-facing garages shall also be defined where the overhead doors are parallel to the street-side yard and where the primary entrance also is parallel to the street-side yard.

**Livable Space.** That part of the building which is enclosed and supported upon the main foundation system of the structure, excluding garages, unfinished basements, bay windows, porches and breezeways.

**Overhead Door.** A door opening for a garage allowing ingress and egress.

**Side-loaded Garage.** An attached garage where the overhead doors are perpendicular to the front yard and generally not visible from the public right-of way.

**Section Thirty-Seven:** This Ordinance shall become effective upon passage and publication.

ATTEST: \_\_\_\_\_ City Clerk

APPROVED: \_\_\_\_\_ Mayor

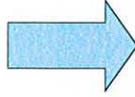
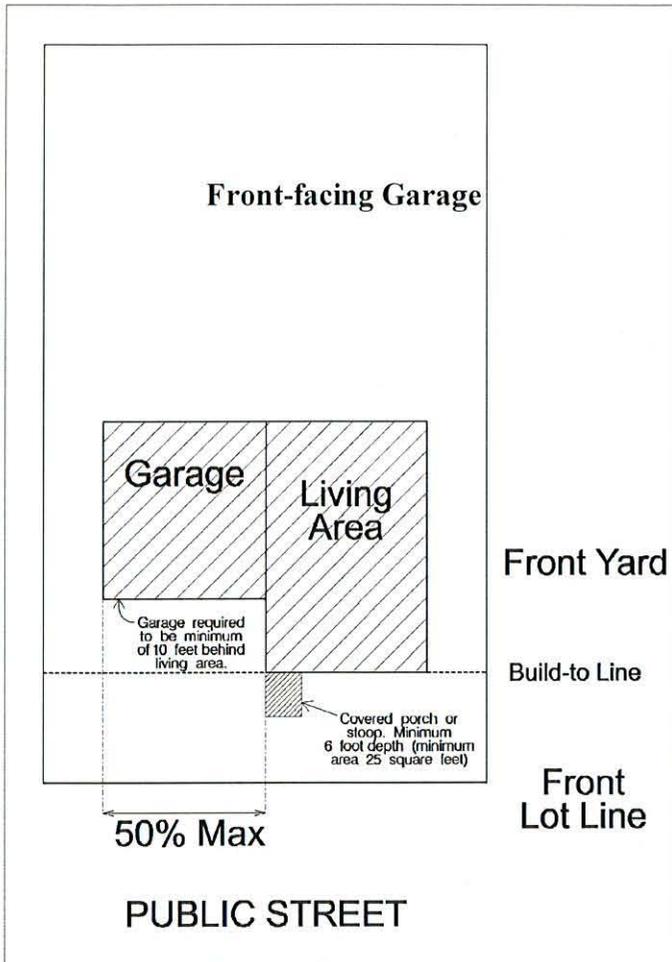
Passed:

Published:

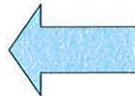
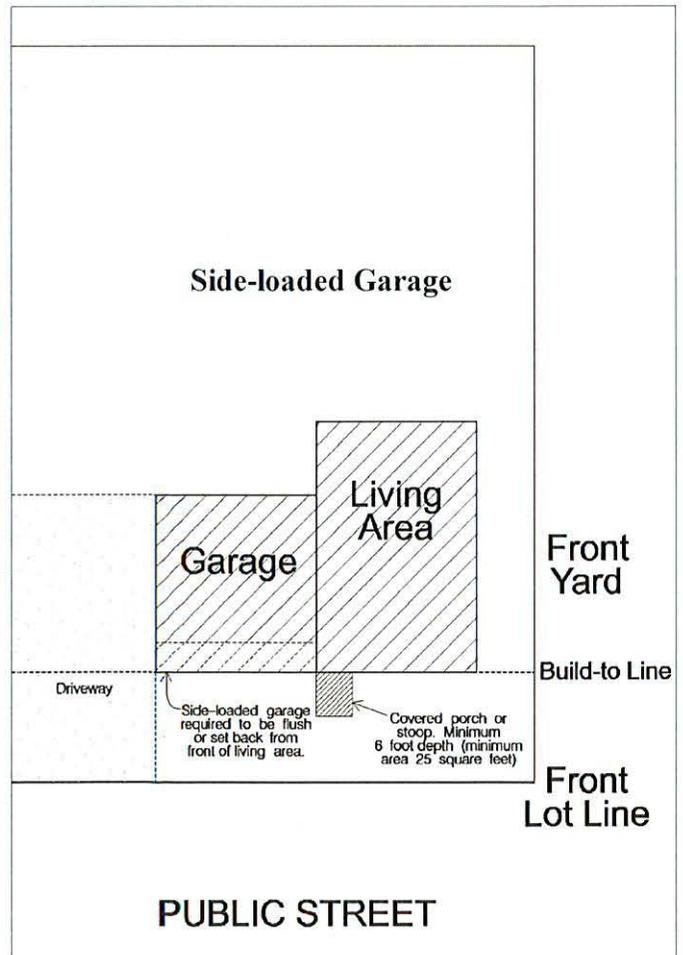
Drafted By:  
EDWARD R. ANTARAMIAN  
City Attorney

# Visual Summary of Changes to Residential Districts Regarding Garages

## OLDER RESIDENTIAL DISTRICTS (RG-1, RG-2 & RS-3)

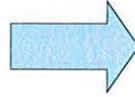
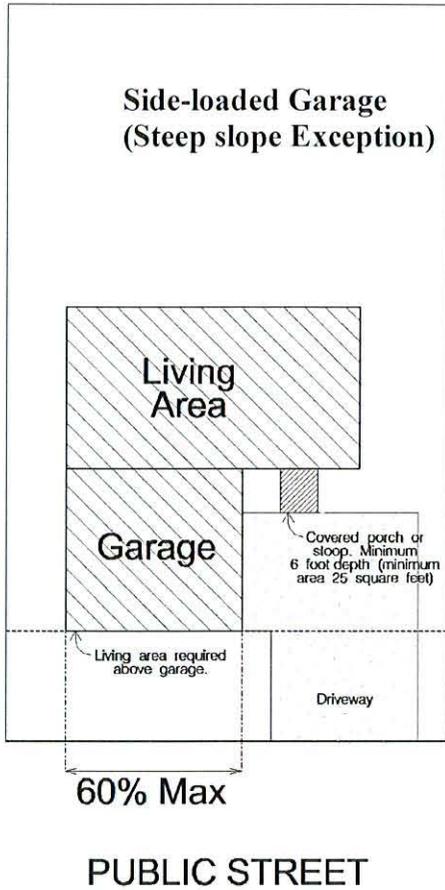


- Attached garage minimum of 10 feet behind Living Area
- Garage width limited to maximum of 50% of home width
- Covered porch required



- Side-loaded garage required to be flush with Living Area or set back from Living Area
- Side of garage requires at least one window that matches windows on Living Area
- Covered porch required

**OLDER RESIDENTIAL DISTRICTS (RG-1, RG-2 & RS-3) - Continued**



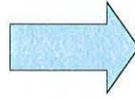
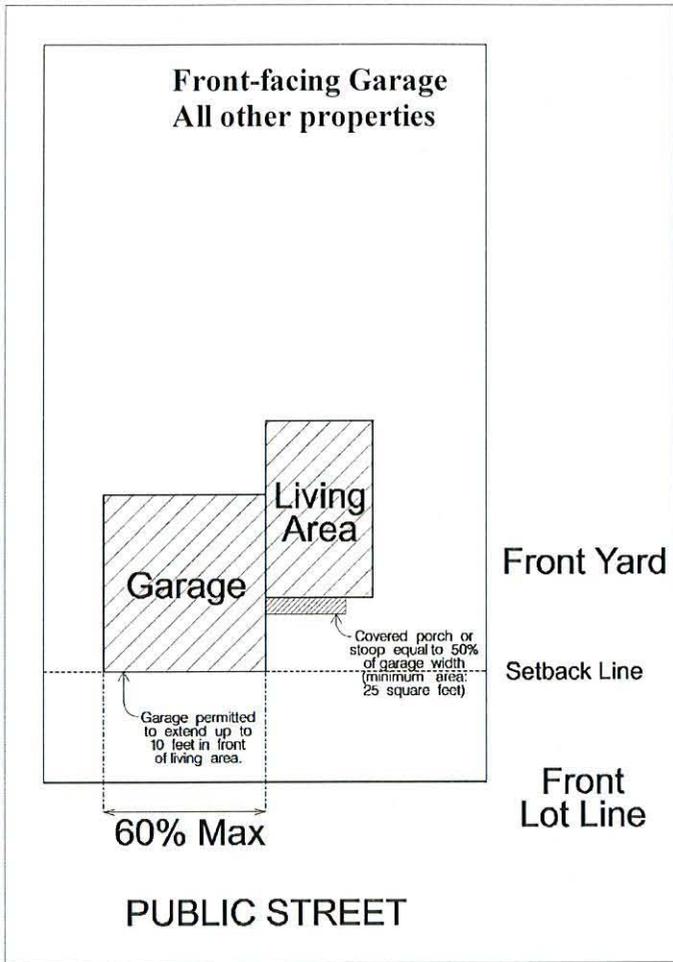
**Front Yard**

**Build-to Line**

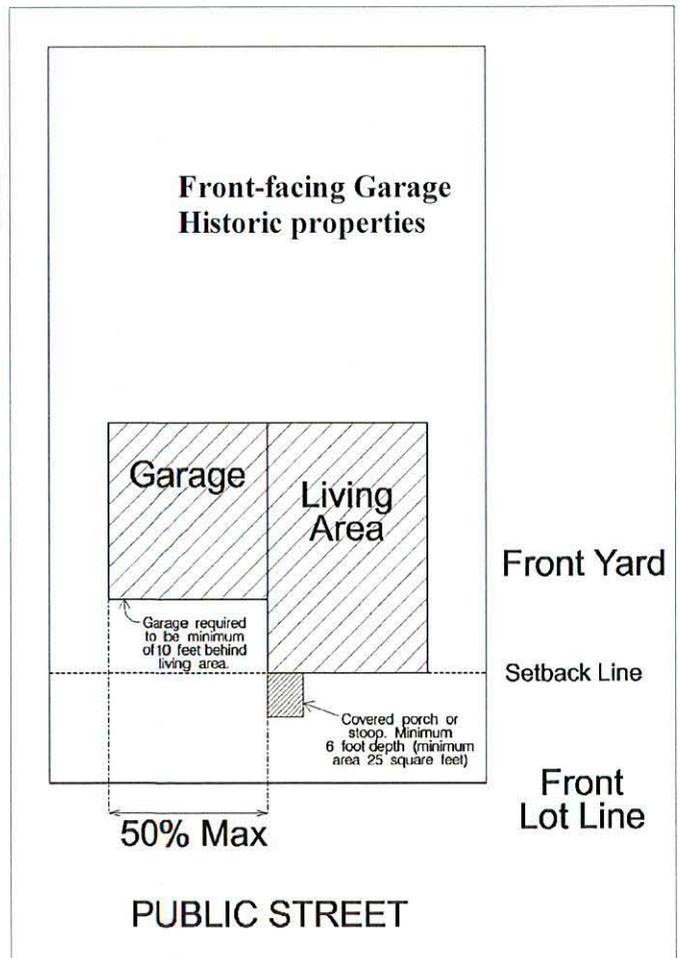
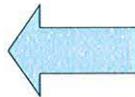
**Front Lot Line**

- Side-loaded garage permitted in front of Living Area on lots with slope at least 12%
- Living Area required above garage
- Required to have minimum of two windows on garage sidewall that faces public street
- Windows used on garage side to match windows on Living Area
- Garage limited to maximum width of 60% of house
- Covered porch required

**NEWER RESIDENTIAL DISTRICTS (RR-1, RR-2, RR-3, RS-1, RS-2, RD)**



- Attached garage permitted to extend up to 10 feet in front of Living Area
- Maximum garage width of 60% of home width
- Covered porch required equal to 50% width of garage & 25 square feet if garage extends in front of Living Area (not required if garage is flush or set back)



**HPO Zoned (Historic Properties) Requirements**

- Attached garage required to be a minimum of 10 feet behind Living Area
- Maximum garage width of 50% of home width
- Covered porch required

City Plan Division 625 52 <sup>nd</sup> Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	February 10, 2011	Item <b>5</b>
<b>To Repeal and Recreate Subsection 4.06 A.17 of the Zoning Ordinance for the City of Kenosha regarding residential conditional uses to expressly authorize inspections as a point of verification for allowing non-conforming use as a conditional use . PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

**NOTIFICATIONS/PROCEDURES:**

The ordinance requires Common Council approval.

**ANALYSIS:**

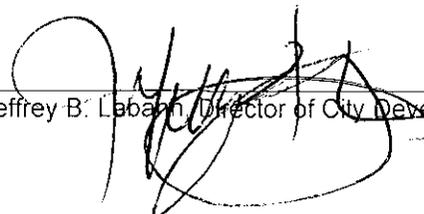
- The City previously adopted a Zoning Ordinance which would allow a Conditional Use Permit to be issued for non-conforming residential uses located within a residential district.
- This Ordinance will clarify that as a part of the City verification of the non-conforming use, that Staff has the ability to conduct interior and exterior inspections of the structure.

**RECOMMENDATION:**

A recommendation is made to approve the attached Ordinance.



Rich Schroeder, Assistant City Planner  
/u2/accl/cp/ckays/1CPC/2011/Feb10/fact-zo-406-inspect.odt



Jeffrey B. Labahn, Director of City Development

ZONING ORDINANCE NO. \_\_\_\_\_

**DRAFT 01.26.11**

**BY: ALDERPERSON ANTHONY NUDO**

**TO REPEAL AND RECREATE SUBSECTION 4.06 A. 17 OF THE ZONING ORDINANCE FOR THE CITY OF KENOSHA REGARDING RESIDENTIAL CONDITIONAL USES TO EXPRESSLY AUTHORIZE INSPECTIONS AS A POINT OF VERIFICATION FOR ALLOWING NONCONFORMING USE AS A CONDITIONAL USE**

The Common Council of the City of Kenosha, Wisconsin, do ordain as follows:

**Section One:** Section 4.01 A. of the Zoning Ordinance for the City of

Kenosha, Wisconsin, is hereby repealed and recreated as follows:

**A. RESIDENTIAL CONDITIONAL USES**

**17. Non-conforming Residential Uses**

- a. Verification by the applicant, in form and substance, including but not limited to, an inspection or inspections by City staff or agents on behalf of the City of the interior and/or exterior of any structure that is subject to an application under this subsection, satisfactory to the reviewing authority of the prior existing residential use.
- b. Building Plan as required in Sections 4.05B. and 14.07 B. of the Zoning Ordinance.
- c. Site Plan as required in Sections 4.05 C. and 14.07 C. of the Zoning Ordinance.
- d. Drainage Plan as required in Sections 4.05D. and 14.07 E. of the Zoning Ordinance.
- e. Landscape Plan as required in Sections 4.05 E. and 14.07 F. of the Zoning Ordinance.
- f. Utility Plan as required in Sections 4.05 F. and 14.07 D. of the Zoning Ordinance.
- g. Other issues which may have an adverse social , economic, or environmental impact, or affecting the health, safety or welfare of abutting or neighboring properties or the City as a whole.
- h. One or more of plans identified hereinabove may be waived in the discretion of reviewing authority.

**Section Two:** This Ordinance shall become effective upon passage and

publication.

ATTEST: \_\_\_\_\_ City Clerk

APPROVED: \_\_\_\_\_ Mayor

Passed:

Published:

Drafted By:  
EDWARD R. ANTARAMIAN  
City Attorney

ZONING ORDINANCE NO. \_\_\_\_\_

BY: ALDERPERSON ANTHONY NUDO

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