Municipal Building 625 52nd Street – Room 202	***Kenosha City Plan Commission Agenda***	**Thursday, October 6, 2011 5:00 p.m.**
Mayor Keith Bosman - Chairman, Alderman Jesse Downing - Vice-Chairman Alderman Anthony Kennedy, Alderman Jan Michalski, Anita Faraone, Robert Hayden, Art Landry, Anderson Lattimore, Jessica Olson and Ron Stevens		

Call to Order and Roll Call

Approval of Minutes from September 22, 2011

1. By the Mayor - To Repeal and Recreate various Sections of the Zoning Ordinance for the City of Kenosha to reflect a change in name by substituting "Department of Community Development" for the "Department of City Development" and the "Department of Neighborhood Services and Inspections" or similar terminology wherever those phrases appear; To Amend various Sections of the Zoning Ordinance to reflect a change in name by substituting "Director of Community Development" for "City Planner"; To Amend various Sections of the Zoning Ordinance to reflect a change in name by substituting "Department of Community Development" for "City Plan Division" or similar terminology wherever those phrases appear; To Amend various Sections of the Zoning Ordinance to replace the terms "Chief of Inspection" and "Zoning Administrator" with "Administrator"; To Amend the following various Sections of the Zoning Ordinance 12.0 B. entitled "Specific Words and Phrases" by replacing "Chief of the Inspection Department" with "Director of the Department of Community Development"; To Create a Definition for the "Department of Community Development"; To Repeal the Definition of "Division (CPD)"; and To Amend "Review Authority".

Public Comments

Commissioner Comments

Staff Comments

Adjournment

Department of City Development
625 52nd Street – Room 308
Kenosha, WI 53140
262 653.4030 phone / 262.653.4045 fax
www.kenosha.org

If you are disabled in need of assistance, please call 262.653.4030 at least 72 hours before this meeting.

Notice is hereby given that a majority of the members of the Common Council may be present at the meeting. Although this may constitute a quorum of the Common Council, the Council will not take any action at this meeting.

CITY PLAN COMMISSION
Minutes
September 22, 2011

MEMBERS PRESENT:	Mayor Bosman, Alderman Kennedy, Alderman Michalski, Anita Faraone, Robert Hayden, Art Landry, Anderson Lattimore and Ron Stevens
MEMBERS EXCUSED:	Alderman Downing and Jessica Olson
STAFF PRESENT:	Jeffrey B. Labahn and Rich Schroeder
Others Present:	Alderman Ohnstad

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

A motion to approve the minutes from September 8, 2011 was made by Ms. Faraone and seconded by Alderman Kennedy. The motion passed unanimously. (6 ayes; 0 noes).

1. **Petition to vacate a portion of the alley located between 30th and 31st Streets, from 19th Avenue to 100 feet west of 18th Avenue, District #6. (Lindquist/Ohnstad) PUBLIC HEARING**

Public hearing opened.

Alderman Tod Ohnstad, 3814 18th Avenue, supports the partial alley vacation.

Public hearing closed.

Alderman Kennedy said he supports the request, but questioned if there is a policy for partial alley vacations. Rich Schroeder, Assistant City Planner said the City Ordinance allows for a partial vacation if it is reducing a dead-end alley or if the length remaining open is one hundred (100') feet or less. This site leaves 100 feet open because access is needed for one parcel.

A motion was made by Ms. Faraone and seconded by Mr. Landry to approve the rezoning. The motion passed unanimously. (Ayes-6; Noes 0)

Public Comments

No public comments.

Commissioner Comments

Alderman Kennedy stated that he takes his job as a City Plan Commissioner seriously and he is tired of people villainizing the Commission. Alderman Kennedy feels the process works and asked that people stop talking negatively about the Commission.

Ms. Faraone thanked Alderman Kennedy for his comments. The process on how items move through Committees and Commissions has changed and the Commission is advisory only now. The structure of the Commission is to keep the politics out.

Mr. Stevens said items have been taken out of context and we need to keep doing what we do.

Mr. Lattimore arrived.

Mr. Hayden said he takes the job of Commissioner seriously and people on the Commission are involved in the Community.

Mayor Bosman said he takes all appointments he makes seriously.

Alderman Michalski arrived.

Staff Comments

Jeffrey B. Labahn, City Planner, said he provided an article outlining the job of the City Plan Commission in the City Plan packet. The Conditional Use Permits for both Walmart Stores have been submitted. Staff has reviewed applications and more information is needed before the applications can move forward. Both TIA's for the sites will be reviewed by a Consultant hired by the City at Walmart's expense. An Economic Impact Analysis must also be prepared, the City will hire a Consultant for this at Walmart's cost.

Alderman Michalski asked what is included in the Economic Impact Study. Mr. Labahn said the Zoning Ordinance details what is required.

A motion to adjourn was made by Ms. Faraone and seconded by Alderman Kennedy. The motion passed unanimously (8 ayes; 0 noes). The meeting adjourned at 5:26 p.m.

Meeting Minutes Prepared by: Kay Schueffner, Department of City Development

City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	October 6, 2011	Item 1
By the Mayor - To Repeal and Recreate various Sections of the Zoning Ordinance for the City of Kenosha to reflect a change in name by substituting "Department of Community Development" for the "Department of City Development" and the "Department of Neighborhood Services and Inspections" or similar terminology wherever those phrases appear; To Amend various Sections of the Zoning Ordinance to reflect a change in name by substituting "Director of Community Development" for "City Planner"; To Amend various Sections of the Zoning Ordinance to reflect a change in name by substituting "Department of Community Development" for "City Plan Division" or similar terminology wherever those phrases appear; To Amend various Sections of the Zoning Ordinance to replace the terms "Chief of Inspection" and "Zoning Administrator" with "Administrator"; To Amend the following various Sections of the Zoning Ordinance 12.0 B. entitled "Specific Words and Phrases" by replacing "Chief of the Inspection Department" with "Director of the Department of Community Development"; To Create a Definition for the "Department of Community Development"; To Repeal the Definition of "Division (CPD)"; and To Amend "Review Authority". PUBLIC HEARING			

LOCATION/SURROUNDINGS:

N/A

NOTIFICATIONS/PROCEDURES:

This item requires final approval by the Common Council.

ANALYSIS:

- The Zoning Ordinance is required because of the consolidation of the Department of City Development and the Department of Neighborhood Services & Inspections into a new department with the proposed name of Department of Community Development.
- As a result of the name change, various sections of the Zoning Ordinance must be amended to reflect the combination of departments.
- This Zoning Ordinance also eliminates references to Directors of the two departments and replaces it with the Director of Community Development.

RECOMMENDATION:

For Commission review and comment.

Rich Schroeder, Assistant City Planner
/u2/acct/cp/ckays/CPC/2011/Oct6/fact-zo-consolidate.odt

ZONING ORDINANCE NO. _____

DRAFT 09/22/11

SPONSOR: THE MAYOR

To repeal and recreate various sections of the Zoning Ordinance for the City of Kenosha to reflect a change in name by substituting "Department of Community Development" for the "Department of City Development" and the "Department of Neighborhood Services and Inspections" or similar terminology wherever those phrases appear; to amend various sections of the Zoning Ordinance to reflect a change in name by substituting "Director of Community Development" for "City Planner"; to amend various sections of the Zoning Ordinance to reflect a change in name by substituting "Department of Community Development" for "City Plan Division" or similar terminology wherever those phrases appear; to amend various sections of the Zoning Ordinance to replace the terms "Chief of Inspection" and "Zoning Administrator" with "Administrator"; to amend the following various sections of the Zoning Ordinance 12.0 B. entitled "Specific Words and Phrases" by replacing "Chief of the Inspection Department" with "Director of the Department of Community Development"; to create a definition for the "Department of Community Development"; to repeal the definition of "Division (CPD)"; and to amend "Review Authority"

Section One: Sections Three; Four; Eight; Ten; Thirteen; Fourteen: Fifteen; Sixteen; and Eighteen of the Zoning Ordinance for the City of Kenosha, Wisconsin, are amended by substituting therein the phrase "Department of Community Development" for the phrases "Department of City Development" and the "Department of Neighborhood Services and Inspections" or similar terminology wherever those latter phrases appear.

Section Two: Sections Four, Ten, Twelve, Thirteen and Fourteen of the Zoning Ordinance for the City of Kenosha, Wisconsin, are amended by substituting therein the phrase "Director of the Department of Community Development" for "City Planner" or similar terminology wherever those phrases appear.

Section Three: Sections Three; Four; Ten; Twelve; Thirteen; Fourteen and the Table of Contents of the Zoning Ordinance for the City of Kenosha, Wisconsin, are amended by substituting therein the phrase "Department of Community Development" for "City Plan Division" or similar terminology wherever those phrases appear.

Section Four: Sections Two; Three; Four; Eight; Nine; Ten; Twelve; Thirteen; and Sixteen of the Zoning Ordinance for the City of Kenosha, Wisconsin, are amended by substituting therein the

terms "Chief of Inspection" and "Zoning Administrator" with "Administrator.

8. Occupancy Permit Required. A Certificate of Occupancy for every home occupation shall be obtained in accordance with §8.04 of this Ordinance. A Certificate of Occupancy, upon notice and opportunity to be heard, may be revoked by the ~~Chief of Inspection~~Administrator for noncompliance with the Standards for Home Occupations. The decision of the ~~Chief of Inspection~~Administrator may be appealed to the Zoning Board of Appeals in accordance with this Zoning Ordinance.

Section Five: Section 12.0 B. of the Zoning Ordinance for the City of Kenosha, Wisconsin, is amended as follows:

Administrator. Shall mean the ~~"Chief of the Inspection Department".~~"Director of the Department of Community Development"

Department of Community Development (DCD). Shall mean the City of Kenosha Department of Community Development.

~~**Division (CPD)**. Shall mean the "City Plan Division".~~

Review Authority. The ~~Division, Commission~~ entities responsible for the review and final decision of applications for a Conditional Use Permit which will be the Department of Community Development or Common Council whichever is specified within the Zoning Ordinance.

Section Six: This ordinance shall become effect upon passage and publication.

ATTEST: _____ City Clerk

APPROVED: _____Mayor

Passed:

Published:

Drafted By:
EDWARD R. ANTARAMIAN
City Attorney

ZONING ORDINANCE NO. _____

SPONSOR: THE MAYOR

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