

<p>Municipal Building 625 52nd Street – Room 202</p>	<p><i>Kenosha City Plan Commission</i> <i>Agenda</i></p>	<p>November 8, 2012 5:00 p.m.</p>
<p><i>Mayor Keith Bosman - Chairman, Alderman Kevin Mathewson - Vice-Chairman</i> <i>Alderman Anthony Kennedy, Alderman Jan Michalski,</i> <i>Kathryn Comstock, Robert Hayden, Anderson Lattimore, Jessica Olson and Ron Stevens</i></p>		

Call to Order and Roll Call

Approval of Minutes from October 18, 2012

1. Conditional Use Permit for an indoor batting cage facility at 4622 68th Avenue. (SES) (District #16) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

Community Development & Inspections
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
October 18, 2012

MEMBERS PRESENT: Mayor Bosman, Alderman Mathewson, Alderman Kennedy, Alderman Michalski, Robert Hayden and Anderson Lattimore

MEMBERS EXCUSED: Kathryn Comstock, Jessica Olson and Ron Stevens

STAFF PRESENT: Jeffrey B. Labahn, Rich Schroeder, Tony Geliche and Jon Mulligan

Others Present: Alderman Ruffolo, Alderman Bogdala and Alderman LaMacchia

The meeting was called to order at 5:15 p.m. by Mayor Bosman and roll call was taken.

A motion was made by Alderman Michalski and seconded by Alderman Kennedy to approve the minutes of the September 20, 2012 meeting as written. The motion passed. (Ayes 6; Noes 0)

A motion was made by Alderman Michalski and seconded by Mr. Hayden to take the agenda out of order and take Item #3 first. The motion passed. (Ayes 6; Noes 0)

3. Deed Restriction for Celebre Place Assisted Living Facility at 1870 27th Avenue. (Celebre Place) (District #4) PUBLIC HEARING

Public hearing opened.

Robert Schwarz, Parmenter Development, Inc., 2310 Parmenter Drive, Middleton, stated the building is completed and approximately one-third occupied.

Pam Klein, Fresh Coast Partners, 2312 E. Kensington Blvd, Shorewood, gave an overview of the building and its amenities.

Alderman Rocco LaMacchia, 2114 25th Avenue, District #5 was the previous alderman of this area, before re-districting. Alderman LaMacchia is in favor of the project.

Alderman David Bogdala, 7101 96th Avenue, District #17, is in favor of the project. Alderman Bogdala said it is important to make sure this facility is for seniors 55 and older. This Deed Restriction will ensure this property shall be operated as an affordable assisted living residential care apartment complex for seniors.

Alderman G. John Ruffolo, 3508 13th Place, District #4, explained there was some proposed language added late this afternoon and Assistant City Attorney Jon Mulligan will explain the additions under #1 of the Deed Restriction.

Public hearing closed.

Jeffrey B. Labahn, Director of Community Development & Inspections, said one of the Conditions of Approval for the project is the Deed Restriction. The Deed Restriction was created, but Attorney Mulligan can further explain the amended language being proposed at this time.

Attorney Mulligan said in the first sentence of #1, the following language was added: "for elderly residents as defined by the City of Kenosha Zoning Ordinance" between Statute - and . In the last line of #1, the following was added: "for elderly residents" between facility - and. Chapter 12 of the Zoning Ordinance defines, "elderly" as a person 55 or older.

Mayor Bosman asked for Mr. Schwarz to comment. Mr. Schwarz said he just received this information, but after review, this does not appear to be a problem.

Alderman Kennedy asked Staff if this should be a Deed Restriction or a Condition of Approval. Attorney Mulligan said the Deed Restriction is a Condition of Approval and the Common Council will ultimately take action on this item.

A motion was made by Alderman Kennedy and seconded by Mr. Hayden to amend the Deed Restriction as noted by the City Attorney. The motion passed. (Ayes 6; Noes 0)

A motion was made by Alderman Kennedy and seconded by Mr. Hayden to approve the Deed Restriction as amended. The motion passed. (Ayes 6; Noes 0)

**1. Conditional Use Permit for a new public safety communication tower to be located at 6210 60th Street. (Kenosha County/Nash Park) (District #15)
PUBLIC HEARING**

Public hearing opened.

John Wallenkamp, Kueny Architects, LLC, 10505 Corporate Drive, Pleasant Prairie, noted two (2) questions on the Conditions of Approval. Condition 2.b. - Want the barbed wire at the top of the fence, this is a Federal and State requirement for this type of a tower. Also, Condition 2.a. - Want the exterior material be the aggregate stone finish rather than the masonry. The aggregate stone finish will have a cost savings of \$7,000 - \$9,000.

William Anderson, 6101 60th Street, lives in the neighborhood and is in favor of the tower, but has some concerns. Mr. Anderson is questioning 1) the location - driveway to tower in a bad location; 2) ice falling from tower - ice could form on tower and fall on pedestrians below; and 3) tower falling - if the tower would collapse, it would close 4 lanes of traffic. Mr. Anderson said we are moving the tower closer to the airport and now making it taller. Pictures were passed out with alternative locations.

Ray Arbet, 7145 347th Avenue, Burlington, Kenosha County Public Works Director, addressed questions from Mr. Anderson. Regarding ice falling from the tower, this site would be much safer than the current site which has homes within fifty (50') feet of the tower. Regarding the height, the County has gone through extensive approval with the FAA. The proposed site is the best location in the county and provides a higher elevation, so the actual constructed tower could be shorter. Regarding visibility of the driveway to the site, it is preferable to have it visible for security purposes. The tower would need routine maintenance only 6 - 10 times per year.

Don Everett, 6119 60th Street, is opposed to the location of the tower. There is a nice park and you will be putting up an ugly tower.

Public hearing closed.

Rich Schroeder, Deputy Director, showed a video of the site. The FAA has submitted their report to the City indicating the tower is no hazard. Regarding the request to install the barbed wire, Staff doesn't feel this is needed. The Zoning Ordinance gives the Common Council the ability to allow barbed wire. If this is a State and Federal requirement to have the barbed wire, Staff is requesting written documentation to support this. Regarding the exterior aggregate stone finish, both finishes are acceptable by the Ordinance. Staff felt the brick type was a higher quality material and more appropriate in the park setting. This item will also be reviewed by the Airport Commission and Park Commission.

Mayor Bosman asked about this site, compared to other potential sites. Mr. Schroeder said this site is visible for security reasons. The setback to the tower is approximately one hundred (100') feet from the right-of-way line to the tower.

Alderman Michalski asked if falling ice is an issue. Mr. Arbet said he has not had any complaints or heard of any issues from falling ice. Alderman Michalski asked if there were any buildings at Nash Park and if so what is there exterior made of? Mr. Schroeder said there is a building with a restroom, the exterior is split-face block.

Alderman Mathewson asked if the barbed wire stipulation a County or City requirement? Mr. Schroeder said it is in the City's Zoning Ordinance. Barbed wire is permitted only in Manufacturing districts, not in the Institutional Park District. The Zoning Ordinance includes a provision that barbed wire fencing may be used surrounding a "public utility (or) public use" if approved under a Conditional Use Permit. Staff feels since this is a public park, the barbed wire should not be used. Mr. Arbet added that County sites currently have the barbed wire. This is not a terrorist prevention, but rather a vandalism prevention. Alderman Mathewson said he has no problem allowing the barbed wire, who acts on this. Mr. Schroeder explained that the Common Council can grant relief to the barbed wire stipulation. The Plan Commission can recommend the deletion of the first sentence in Condition 2.b.

Mr. Hayden asked the height of the fence. Mr. Wallenkamp said six (6') feet. Mr. Hayden asked if the fence could be eight (8') feet instead of six (6') and then omit the barbed wire. Mr. Wallenkamp said people can still crawl over an eight (8') foot fence.

Mayor Bosman has no problem allowing the barbed wire, this is an extremely important site.

Alderman Kennedy said at a previous meeting, I questioned if there would be any relief to the cost of the permit for this tower, was anything done? The dollar amount required is per Ordinance, so Staff has no ability to grant relief. Alderman Kennedy asked to work with Staff to address matters like this in the future.

Alderman Kennedy asked Mr. Anderson to explain the concern with the driveway. Mr. Anderson said that people pull in the driveway to turn around on 60th Street. Alderman Kennedy asked staff if the driveway could be gated to deter cars from turning into the driveway. Mr. Schroeder said it could be gated, but there would still be the approach.

A motion was made by Alderman Kennedy and seconded by Alderman Michalski to remove the first line of Condition 2.b. [*The barbed wire shown on the fence shall be removed.*] from the Conditions of Approval. The motion passed. (Ayes 6; Noes 0)

Alderman Kennedy asked Mr. Wallenkamp which material is more cost effective. Mr. Wallenkamp said the aggregate is a cost savings of \$7 - \$9,000. This is also approved under the current Zoning Ordinance.

Alderman Kennedy said he previously asked that if there are any disagreements regarding the Conditions of Approval, the applicant submit those issues in writing prior to the meeting so the Commissioners have time to research those issues.

Mr. Lattimore asked Mr. Wallenkamp why he did not bring this forward before today? Mr. Wallenkamp said he stated his concerns to Staff and they directed him to bring his concerns to the meeting.

Mr. Lattimore asked Mr. Arbet to speak on the alternative sites. Mr. Arbet said other sites owned by the City and County were reviewed. The County and City both agreed this was the best site.

A motion was made by Mayor Bosman and seconded by Alderman Mathewson to change Condition 2.a. to read: *The exterior material of the equipment shelter shall be aggregate stone as shown in Exhibit "A" provided in the application.* The motion passed. (Ayes 6; Noes 0)

A motion was made to approve the Conditional Use Permit as amended. The motion passed. (Ayes 6; Noes 0)

Conditions of Approval
Kenosha County/Nash Park at 6210 60th Street

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 Community Development & Inspections. This includes, but is not limited to Erosion Control, Building, Electrical and Occupancy permits.
 - b. The applicant shall obtain a Driveway 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 Community Development & Inspections, Room 308, 625 52nd 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 Community Development & Inspections 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 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. 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 Operational Plan.
 - k. Compliance with the Lease Agreement between the City of Kenosha, Board of Park Commissioners for the City of Kenosha and the County of Kenosha.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. The exterior material of the equipment shelter shall be aggregate stone as shown in Exhibit "A" provided with the application.
 - b. The chain-link fence shall be shown as vinyl-coated chain-link and revised plans submitted for review and approval.
 - c. The equipment shelter shall have a roof pitch of 4:12. The roof shall be shingled. Revised plans showing the pitch and shingle detail shall be submitted for review and approval.
 - d. The Landscape Plan shall show some additional evergreen screening along the south side of the fenced area.
 - e. Plans shall be provided which more clearly indicate what the tower will look like and the possible mounting heights for equipment.
 - f. An Operational Plan shall be submitted indicating the name and address of the facility operator along with the facility maintenance detail.
 - g. Final determination by the FAA is required prior to the issuance of construction permits.

2. By the Finance Committee - Resolution to approve the 2013 Consolidated Plan - Annual Plan for the Community Development Block Grant/HOME Program. PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Alderman Michalski and seconded by Alderman Kennedy to approve the Consolidated Plan - Annual Plan.

Mr. Lattimore noted he will abstain from voting on the Public Service section of the plan.

The motion passed. (Ayes 5; Noes 0; Abstain 1) *Mr. Lattimore*

Public Comments

No public comments.

Commissioner Comments

Alderman Kennedy said he supports changing the cost of permits between the City and County.

Staff Comments

A motion to adjourn was made by Alderman Kennedy and seconded by Alderman Michalski. The motion passed. (Ayes 6; Noes 0) The meeting adjourned at 6:23 p.m.

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

Planning & Zoning Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	November 8, 2012	Item 1
Conditional Use Permit for an indoor batting cage facility at 4622 68th Avenue. (SES) (District #16) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 4622 68th Avenue
 Zoned: M-1 Light Manufacturing/AIR-4 Airport Overlay District

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- On August 20, 2012, the Common Council approved a Zoning Ordinance Amendment to allow indoor golf and batting ranges as a conditional use in a Manufacturing District. The use must be secondary to a primary manufacturing use in the building.
- The applicant has applied for a Conditional Use Permit to operate three (3) batting cages inside his existing business in the Industrial Park of Kenosha. The primary use of the facility is storage/warehousing. The applicant would like to use a vacant portion of the building for the batting cage use.
- The Zoning Ordinance requires fifteen (15) off-street parking spaces. This includes:
 - 3 spaces per cage x 3 cages = 9 spaces;
 - 5, 580 s.f. of warehousing x 1 space per 1,000 s.f. = 5.58 spaces; for a total of 15 spaces

The Site Plan shows only twelve (12) off-street parking spaces. The applicant will either have to provide three (3) more spaces on the site or get relief to the parking requirements from the Common Council.

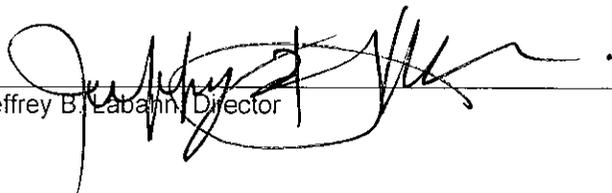
- The plans were sent to City Departments for their review. Their comments are included in the attached Conditions of Approval.
- The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

RECOMMENDATION:

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



Brian R. Wilke, Development Coordinator



Jeffrey B. Labahn, Director

Planning & Zoning Division
625 52nd Street
Kenosha, WI 53140
262.653.4030

*Kenosha City Plan
Commission
Conditions of Approval*

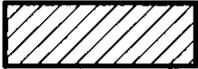
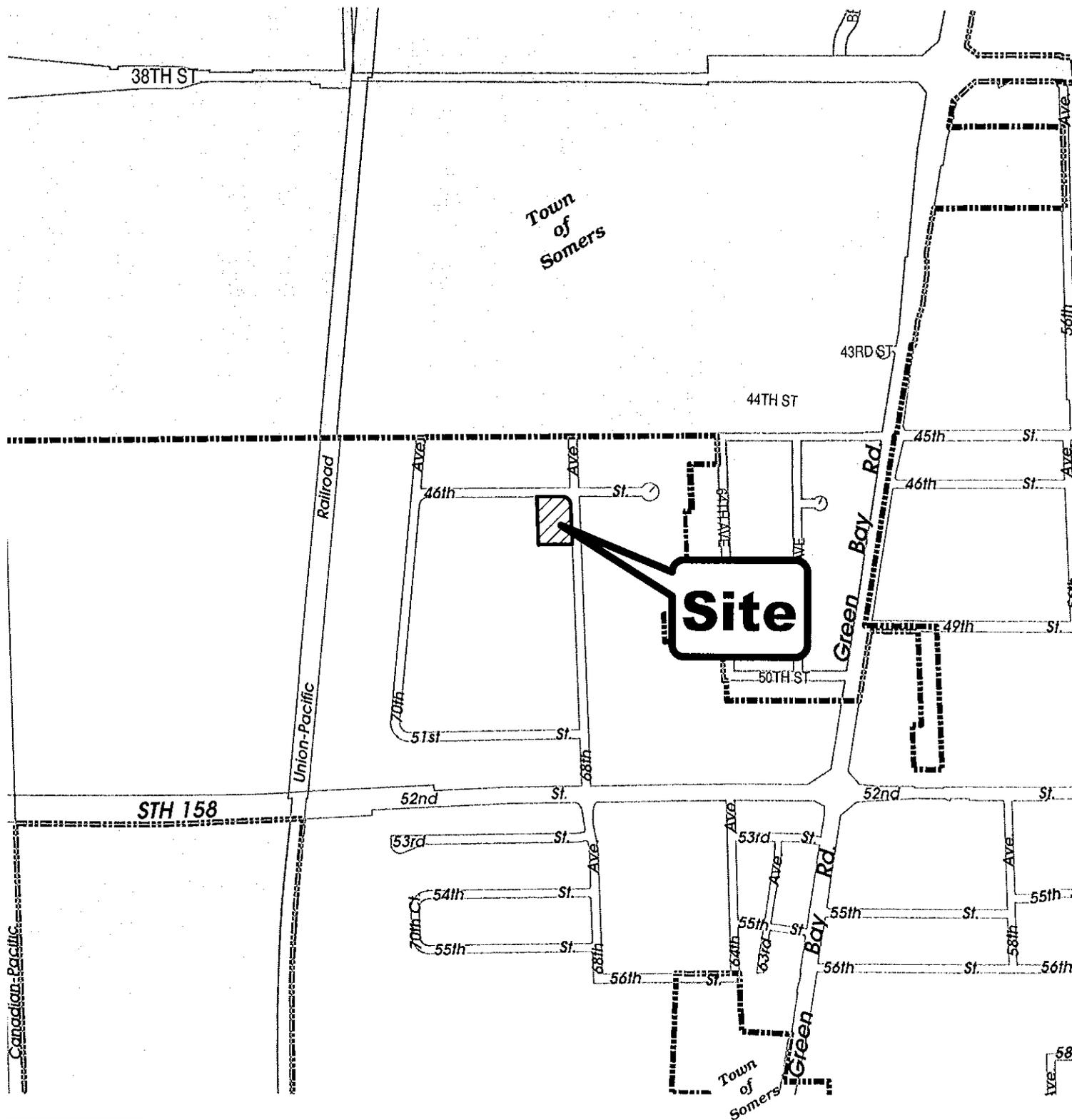
**SES - Batting Cage
4622 68th Avenue**

November 8, 2012

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 Community Development & Inspections. This includes, but is not limited to 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. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.
 - d. Prior to the issuance of any occupancy permits the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
 - 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. The 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 an Occupancy 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 Operational Plan dated August 27, 2012.
2. The following Conditions of Approval shall be satisfied with City Staff prior to the issuance of any construction permits.
 - a. The applicant shall provide plans for three (3) additional paved off-street parking spaces that meet Ordinance requirements, unless a separate Parking Exception is applied for and approved by the Common Council.

City of Kenosha

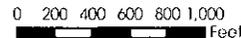
Vicinity Map
SES Indoor Batting Cage Facility - CUP



Subject Property: 4622 68th Avenue



Municipal Boundary



August 27, 2012



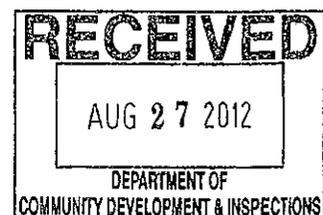
Warehouse Batting Facility, LLC.

Operational Plan

- 1.) John Ricchio-Owner
2714 10th Place
Kenosha, WI 53140

- 2.) Facility Maintenance: Currently have Janitor on staff for general cleaning and upkeep. Waste Management is scheduled one week for garbage pick-up

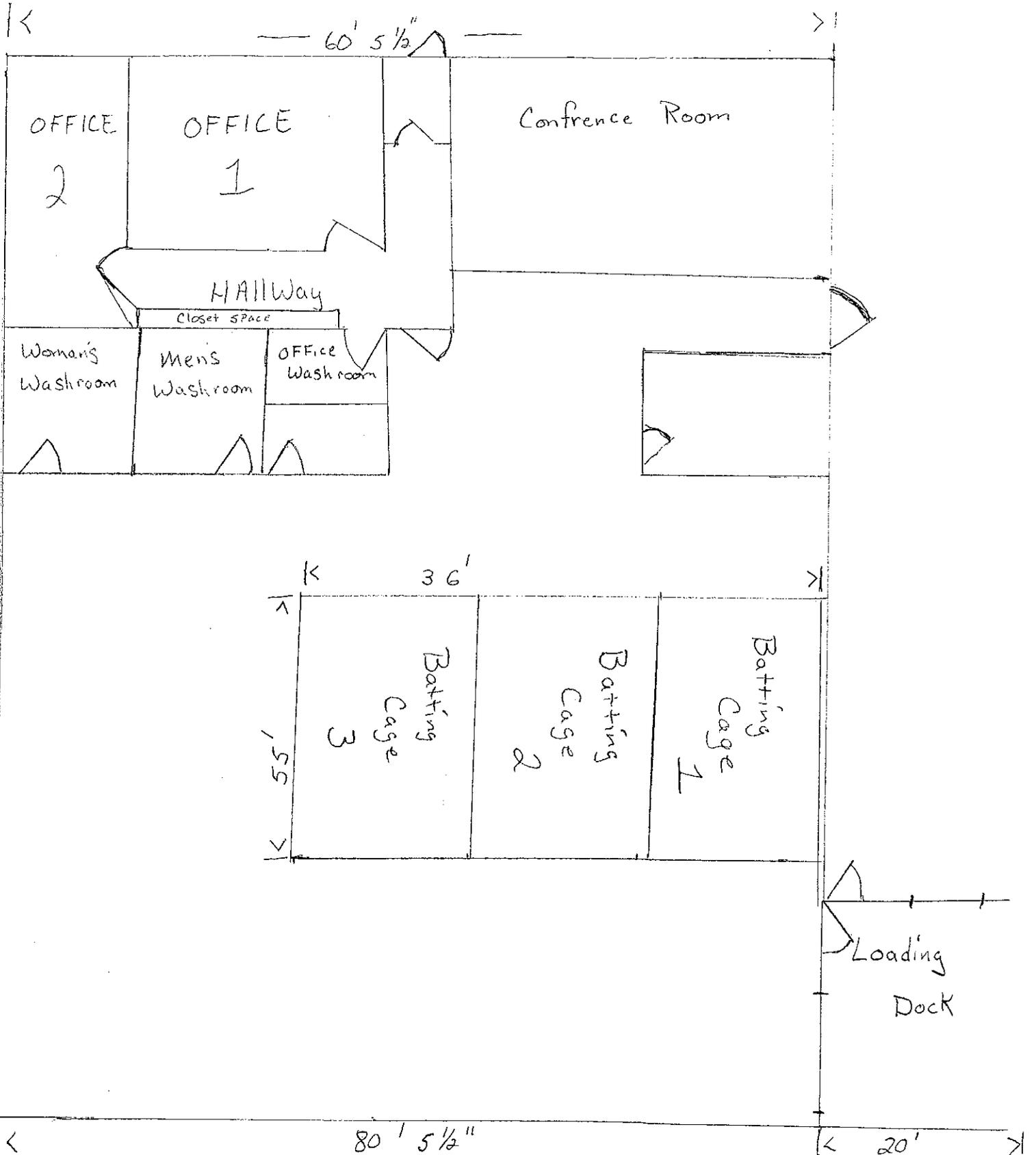
- 3.) Hours of operation are M-S 5pm-Close. Also by appointments. ^{unday}





Warehouse Batting Facility, LLC.

Floor Plan



* As approved by the Common Council on 8/20/12

ORDINANCE NO. _____

SPONSOR: ALDERPERSON JESSE DOWNING

TO CREATE SUBPARAGRAPHS 3.17 C.10, 3.18 C.39, 4.06 C.6 AND 6.01 F.26 e. AND TO AMEND TABLE 4.01, GROUP 3 OF THE ZONING ORDINANCE TO ALLOW GOLF AND/OR BATTING RANGE USES AS A CONDITIONAL USE IN MANUFACTURING DISTRICTS.

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

Section One: Subparagraph 3.17 C.10. of the Zoning Ordinance for the City of

Kenosha, Wisconsin, is hereby created as follows:

10. Golf Range, Batting Range, Batting Cage, or Golf and/or Batting Simulator.

Section Two: Subparagraph 3.18 C.39 of the Zoning Ordinance for the City of

Kenosha, Wisconsin, is hereby created as follows:

39. Golf Range, Batting Range, Batting Cage, or Golf and/or Batting Simulator.

Section Three: TABLE 4.01, GROUP 3 of the Zoning Ordinance for the City of

Kenosha, Wisconsin is hereby amended as follows:

Golf Range, Batting Range, Batting Cage, or Golf and/or Batting Simulator in the M-1 or M-2 Districts.....CC

Section Four: Subparagraph 4.06 C.6. of the Zoning Ordinance for the City of

Kenosha, Wisconsin is hereby created as follows:

6. Golf Range, Batting Range, Batting Cage, or Golf and/or Batting Simulator in the M-1 or M-2 Districts.
 - a. Building Plan as required in Section 4.05 B. and Section 14 of this Ordinance.
 - b. Site Plan as required in Section 4.05 C. and Section 14 of this Ordinance, plus:
 - (1) Indicate the location of any off-street parking spaces dedicated to the use per Section 6.0 of the Zoning Ordinance.
 - c. Drainage Plan as required in Section 4.05 D. and Section 14 of the Zoning Ordinance.
 - d. Landscape Plan as required in Section 4.05 E. and Section 14.08 H.
 - e. Utility Plan as required in Section 4.05 F. and Section 14 of the City of Kenosha Zoning Ordinance.
 - f. Operational Plan, which includes:
 - (1) Name and address of facility operator;
 - (2) Facility maintenance detail; and,
 - (3) Hours of operation.
 - g. One or more of the plans identified hereinabove may be waived at the discretion of the Reviewing Authority.
 - h. The conditional use permit shall require and the conditional use shall comply with the

following:

- (1) The use shall be located wholly within an enclosed building;
- (2) The use shall be secondary to the primary use, and;
- (3) The use shall comprise less than fifty (50%) percent of the gross square footage of the building in which it is located.
- (4) Requirement imposed by the Common Council in the conditional use permit that addresses issues that may have an adverse social, economic or environmental impact or that may affect the health, safety or welfare of abutting or neighboring properties of the City as a whole.

Section Five: Subparagraph 6.01 F.26 e. of the Zoning Ordinance for the City of

Kenosha, Wisconsin, is hereby created as follows:

e. Golf Range, Batting Range, Batting Cage, or Golf and/or Batting Simulator: 3.0 spaces per individual station.

Section Six: This Ordinance shall become effective upon passage and publication.

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
EDWARD R. ANTARAMIAN
City Attorney

<p>Municipal Building 625 52nd Street – Room 202</p>	<p><i>Kenosha City Plan Commission</i> <i>Agenda</i></p>	<p>Thursday, November 8, 2012 5:00 p.m.</p>
<p><i>Mayor Keith Bosman - Chairman, Alderman Kevin Mathewson - Vice-Chairman</i> <i>Alderman Anthony Kennedy, Alderman Jan Michalski,</i> <i>Kathryn Comstock, Robert Hayden, Anderson Lattimore, Jessica Olson and Ron Stevens</i></p>		

****ADDENDUM****

Call to Order and Roll Call

1. Preliminary designation of the district boundaries and adoption of proposed project plan for Tax Incremental District #15. (Varin/Library Park, LLC) (District #2) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

Community Development & Inspections
625 52nd Street – Room 308
Kenosha, WI 53140
262.653.4030 phone / 262.653.4045 fax
www.kenosha.org

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Planning & Zoning Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	November 8, 2012	**ADDENDUM** Item 1
Preliminary designation of the district boundaries and adoption of proposed project plan for Tax Incremental District #15. (Varin/Library Park, LLC) (District #2) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 720 59th Place. The area is generally bound by 59th street on the north, 7th Avenue on the east, 59th Place on the south and 8th Avenue on the west.

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Schwartz, has been notified.

Wisconsin State Statutes requires that a notice be published and sent to other local government units in anticipation of a City Plan Commission Public Hearing which is scheduled for December 6, 2012.

ANALYSIS:

- A Tax Incremental District (TID) has been proposed for adoption. A TID district allows a local government to capture new taxes that are generated from private development to fund improvements. The new taxes are used to recover the costs of the improvements including the cost of borrowing.
- The initial proposal is the preliminary designation of the TID District boundaries and adoption of the proposed Project Plan. The proposed Plan, associated maps and a schedule of actions are attached.
- The main objective of the proposed TID District is to eliminate the blighting influence of the former Downtown KYF by converting the building into a 42 unit multi-family residence. The City Plan Commission approved the rezoning of the subject property from IP Institutional Park District to B-4 Mixed Use District to allow for the conversion.
- The total estimated cost of the development is \$8,000,000. There will be \$200,000 of this money in the form of a TID Development Grant.

RECOMMENDATION:

A recommendation is made to preliminary designate the boundaries of Tax Incremental District #15 and adopt the proposed TID #15 Project Plan.



 A. Zohrab Khaligian, Development Specialist



 Jeffrey B. Labahn, Director

Schedule of Activities

Designate proposed boundaries and adopt proposed plan

November 8

Prepare for Public Hearing

- Notice to Taxing Entities & Owner of Blighted Property
- Publish Class II Notice
- First Meeting of Joint Review Board (includes Class I Notice)

City Plan Public Hearing

December 6

- Public Comment
- Designate as Blighted
- Adopt Plan and Submit to Common Council

Finance Committee & Common Council

January 7

- 14 days after Public Hearing
- Create District and Adopt Plan

Joint Review Board

January 17-31

- Between 5 days after Class I Notice of Joint Review Meeting and 30 days after Council Meeting
- Approve or Deny Council Action

City of Kenosha, Wisconsin

Project Plan for Tax Incremental District Number Fifteen

For Common Council Adoption on January 7, 2013

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GOALS OF THE KENOSHA TID PROGRAM

The City of Kenosha Tax Incremental District Program has been undertaken because of concern over the community's economic stability. As a result of numerous community meetings, the following goals have been identified:

- Encourage development in the City that will increase its tax base and reduce individual tax burdens
- Encourage development in the City that will increase the number and the variety of employment opportunities
- Encourage development in the City that will diversify the economic mix of businesses
- Encourage the efficient and economical use of land, buildings, and community facilities
- Encourage private investment through an expanded community facilities program
- Encourage reduction and/or elimination of economic and physical blight in the area

RESOLUTION NO. _____

BY: THE MAYOR

TO CREATE TAX INCREMENTAL DISTRICT NUMBER FIFTEEN, CITY OF KENOSHA, WISCONSIN, UNDER SECTION 66.1105(4)(gm), WISCONSIN STATUTES

WHEREAS, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for creating a Tax Incremental District; and

WHEREAS, a public hearing was properly noticed and held by the City Plan Commission on December 6, 2012, wherein interested parties were afforded a reasonable opportunity to express their views on the proposed creation of a Tax Incremental District and the proposed boundaries thereof; and

WHEREAS, pursuant to such procedure and after due reflection and consideration, the City Plan Commission has favorably recommended to the Common Council of the City of Kenosha the creation of Tax Incremental District Number Fifteen, City of Kenosha, Wisconsin, the boundaries of which shown on Exhibit "A" and "B".

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that it:

1. Deems the creation of the recommended Tax Incremental District to eliminating blight in the City of Kenosha to be in the public interest and for a proper public purpose; and,
2. Accepts and adopts as the district boundaries those recommended by the City Plan Commission, which boundaries generally lie within the City of Kenosha between 59th Street and 59th Place and between 7th Avenue and 8th Avenue, and are more specifically defined in Exhibit "A", which is attached hereto and incorporated herein by reference. The district boundaries include only those whole units of property as are assessed for general property tax purposes. Property standing vacant for an entire seven (7) year period immediately preceding adoption of this Resolution, as "vacant property" is defined in Section 66.1105(4)(gm) 1., Wisconsin Statutes, does not comprise more than twenty-five (25%) percent of the areas in the Tax Incremental District ; and,
3. Finds that not less than fifty (50%) percent by area of the real property within the District is a "blighted area" within the meaning of Section 66.1105(2)(a), Wisconsin Statutes; and,
4. Finds that the improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District; and,

5. Finds that the project costs relate directly to eliminating "blight" within the District consistent with the purpose for which the Tax Incremental District was created; and,
6. Finds that the equalized value of taxable property of the District plus the value increment of all existing Districts does not exceed twelve (12%) percent of the total equalized value of taxable property within the City of Kenosha, Wisconsin; and,

BE IT FURTHER RESOLVED that Tax Incremental District Number Fifteen is created effective January 1, 2013, upon passage and publication of this Resolution and review and approval of this Resolution by a Joint Review Board under Section 66.1105(4m), Wisconsin Statutes.

Adopted this 7th day of January, 2013.

ATTEST: _____, City Clerk/Treasurer
Debra Salas

APPROVED: _____, Mayor
Keith G. Bosman

DATE: January 8, 2013

EXHIBIT "A"
City of Kenosha

Tax Incremental District #15
for the City of Kenosha



Boundary & Parcel Map

- T.I.D. Boundary
- (251) Block Number
- 001 Parcel Number

NORTH



Exhibit "B"

**Tax Incremental District #15, City of Kenosha, Wisconsin
Boundary Description**

Part of Lots 1, 2, 3 & 4 in Block 57 in the Southeast quarter of Section 31 in the Original Town of Southport, Township 2 North, Range 23 East, of the 4th Principal Meridian lying and being in the City of Kenosha, County of Kenosha, Wisconsin and being more particularly described as follows:

Commencing at a point which is the southeast corner of 59th Street and 8th Avenue and also the Point of Beginning, thence southerly along the east right-of-way line of 8th Avenue 174.99 feet (recorded as 131 feet) to the north right-of-way line of 59th Place, thence easterly along the north right-of-way line of 59th Place 198.21 feet, thence northwesterly 174.57 feet (recorded as 131 feet) to the south right-of-way line of 59th Street, thence westerly along the south right-of-way line of 59th Street 198.57 feet to the Point of the Beginning; said Tax Incremental Financing District containing 35,461 square feet of land, more or less.

RESOLUTION NO. _____

BY: THE MAYOR

TO ADOPT A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NUMBER FIFTEEN, CITY OF KENOSHA, WISCONSIN, UNDER SECTION 66.1105(4)(g), WISCONSIN STATUTES

WHEREAS, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for creating a Tax Incremental District; and

WHEREAS, the Project Plan for Tax Incremental District Number Fifteen (15), City of Kenosha, Wisconsin, has been developed in accordance with Section 66.1105(4)(f), Wisconsin Statutes; and

WHEREAS, a public hearing was properly noticed and held by the City Plan Commission on December 6, 2012, under Section 66.1105(4)(e), Wisconsin Statutes, wherein interested parties were afforded a reasonable opportunity to express their views on the proposed Project Plan for Tax Incremental District Number Fifteen (15), City of Kenosha, Wisconsin; and

WHEREAS, the City Plan Commission, on December 6, 2012, at a duly authorized, noticed and convened meeting, adopted the Project Plan for Tax Incremental District Number Fifteen (15), City of Kenosha, Wisconsin, under 66.1105(4)(f), Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Kenosha, Wisconsin, that the Project Plan for Tax Incremental District Number Fifteen (15), City of Kenosha, Wisconsin, is found to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin; and

BE IT FURTHER RESOLVED, that the Project Plan for Tax Incremental District Number Fifteen (15), City of Kenosha, Wisconsin, which is incorporated herein by reference and on file in the Office of the City Clerk/Treasurer, is adopted under Section 66.1105(4)(g), Wisconsin Statutes.

Adopted this 7th day of January, 2013.

ATTEST: _____, City Clerk/Treasurer
Debra Salas

APPROVED: _____, Mayor
Keith G. Bosman

DATE: January 8, 2013

RESOLUTION NO. 13-1

**BY: THE JOINT REVIEW BOARD FOR
TAX INCREMENTAL DISTRICT NUMBER FIFTEEN (15)**

**TO APPROVE THE CREATION OF TAX INCREMENTAL
DISTRICT NUMBER FIFTEEN (15), CITY OF KENOSHA, WISCONSIN**

WHEREAS, Section 66.1105, Wisconsin Statutes, provides the authority and procedure for creating a Tax Incremental District; and,

WHEREAS, a Joint Review Board was convened under the authority of Section 66.1105(4m), Wisconsin Statutes, for the purpose of reviewing the public record, planning documents and the Resolution passed by the Common Council of the City of Kenosha, Wisconsin, under 66.1105(4)(gm), Wisconsin Statutes; and,

WHEREAS, the Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board for Tax Incremental District Number Fifteen (15), City of Kenosha, Wisconsin, that it approves Resolution Number ____ adopted on January 7, 2013, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(gm), Wisconsin Statutes, based on the following criteria:

1. That the development expected in the Tax Incremental District would not occur without the the creation of the Tax Incremental District and the use of tax incremental financing.
2. That the economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income and property value are sufficient to compensate for the cost of improvements.
3. That the benefits of the Tax Incremental District outweigh the anticipated loss in tax increments to be paid by the owners of property in the overlying taxing districts.

Adopted this ____ day of _____, 2013.

ATTEST: _____, Staff

APPROVED: _____, Chairperson Date: _____

STATEMENT OF KIND, NUMBER AND LOCATION OF ALL PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN THE DISTRICT AND A DETAILED LIST OF ESTIMATED PROJECT COSTS AND WHEN COSTS ARE EXPECTED TO BE INCURRED

Description of Project Costs	2013	2014	2015	Total
1. Administration, Legal, Engineering, Marketing and Construction Management	\$25,000	\$0	\$0	\$25,000
2. Construction	\$175,000	\$0	\$0	\$175,000
Total	\$200,000	\$0	\$0	\$200,000

Costs to be Recovered by TID				
1. Project Costs	-	-	-	\$200,000
2. Financing Costs	-	-	-	\$90,871
Total				\$290,871

METHODS OF FINANCING ALL ESTIMATED COSTS

TID #15 Projected Debt Service Requirements

Year 2013 Net Borrowing:

\$200,000

Net Interest Cost:

4.00%

Year	Principal	Interest	Fiscal Total
2013	\$6,665	\$7,879	\$14,544
2014	\$6,936	\$7,607	\$14,544
2015	\$7,219	\$7,325	\$14,544
2016	\$7,513	\$7,030	\$14,544
2017	\$7,819	\$6,724	\$14,544
2018	\$8,138	\$6,406	\$14,544
2019	\$8,469	\$6,074	\$14,544
2020	\$8,814	\$5,729	\$14,544
2021	\$9,173	\$5,370	\$14,544
2022	\$9,547	\$4,996	\$14,544
2023	\$9,936	\$4,607	\$14,544
2024	\$10,341	\$4,203	\$14,544
2025	\$10,762	\$3,781	\$14,544
2026	\$11,580	\$2,964	\$14,544
2027	\$12,052	\$2,492	\$14,544
2028	\$11,774	\$2,769	\$14,544
2029	\$12,254	\$2,290	\$14,544
2030	\$12,753	\$1,791	\$14,544
2031	\$13,273	\$1,271	\$14,544
2031	\$13,813	\$730	\$14,544
Total	\$198,832	\$92,039	\$290,871

Economic Feasibility Study

City of Kenosha
T.I.D. #15

Estimated Tax Increments, Cash Flow and All Debt Service

Assumptions:
Mill Rate Increase:
0.00%
Appreciation Rate:
2.00%

Year Increase Occurs	Assessed Value Date Jan. 1st	Year Tax Collected	Assessed Value	Yearly Assessment Increase	Cumulative Assessment Increase	Mill Rate	Yearly Tax Increment	Carry Forward	Funds Available	Debt Service	Year End Balance
2013	2013	2014	290,700	0	0	25.04	0	0	0	14,544	(14,544)
2014	2014	2015	296,514	0	5,814	25.04	146	(14,544)	(14,398)	14,544	(28,941)
2015	2015	2016	302,444	200,000	11,744	25.04	294	(28,941)	(28,647)	14,544	(43,191)
2016	2016	2017	508,493	1,700,000	217,793	25.04	5,454	(43,191)	(37,737)	14,544	(52,281)
2017	2017	2018	2,218,663	0	1,927,963	25.04	48,276	(52,281)	(4,005)	14,544	(18,548)
2018	2018	2019	2,263,036	0	1,972,336	25.04	49,387	(18,548)	30,839	14,544	16,296
2019	2019	2020	2,308,297	0	2,017,597	25.04	50,521	16,296	66,816	14,544	52,273
2020	2020	2021	2,354,463	0	2,063,767	25.04	51,677	52,273	103,949	14,544	89,406
2021	2021	2022	2,401,552	0	2,110,852	25.04	52,856	89,406	142,261	14,544	127,718
2022	2022	2023	2,449,593	0	2,158,883	25.04	54,058	127,718	181,776	14,544	167,233
2023	2023	2024	2,498,575	0	2,207,875	25.04	55,285	167,233	222,518	14,544	207,975
2024	2024	2025	2,548,546	0	2,257,846	25.04	56,536	207,975	264,511	14,544	249,967
2025	2025	2026	2,599,517	0	2,308,817	25.04	57,813	249,967	307,780	14,544	293,237
2026	2026	2027	2,651,508	0	2,360,808	25.04	59,115	293,237	352,351	14,544	337,808
2027	2027	2028	2,704,538	0	2,413,838	25.04	60,442	337,808	398,250	14,544	383,707
2028	2028	2029	2,758,629	0	2,467,929	25.04	61,797	383,707	445,504	14,544	430,960
2029	2029	2030	2,813,801	0	2,523,101	25.04	63,178	430,960	494,139	14,544	479,595
2030	2030	2031	2,870,077	0	2,579,377	25.04	64,588	479,595	544,183	14,544	529,639
2031	2031	2032	2,927,479	0	2,636,779	25.04	66,025	529,639	595,664	14,544	581,121
2032	2032	2033	2,986,028	0	2,695,328	25.04	67,491	581,121	648,612	14,544	634,068
2033	2033	2034	3,045,749	0	2,755,049	25.04	68,986	634,068	703,055	14,544	688,511
2034	2034	2035	3,106,664	0	2,815,964	25.04	70,512	688,511	759,023	0	759,023
2035	2035	2036	3,168,797	0	2,878,097	25.04	72,068	759,023	831,090	0	831,090
2036	2036	2037	3,232,173	0	2,941,473	25.04	73,654	831,090	904,745	0	904,745
2037	2037	2038	3,296,817	0	3,006,117	25.04	75,273	904,745	980,018	0	980,018
2038	2038	2039	3,362,753	0	3,072,053	25.04	76,924	980,018	1,056,942	0	1,056,942
2039	2039	2040	3,430,008	0	3,139,308	25.04	78,608	1,056,942	1,135,550	0	1,135,550
2040	2040	2041	3,498,608	0	3,207,908	25.04	80,326	1,056,942	1,137,268	0	1,137,268
			3,498,608	1,900,000	3,207,908		1,521,291				305,414

CHANGES IN ZONING ORDINANCE AND BUILDING CODE

No changes to the City of Kenosha Zoning Ordinance, Building Code or other ordinances are presently anticipated. All City ordinances and code documents are readily available for public inspection and are incorporated herein by reference.

LIST OF ESTIMATED NON-PROJECT COSTS

There are no non-project costs.

STATEMENT OF THE PROPOSED METHOD FOR THE RELOCATION OF PERSONS TO BE DISPLACED

All individuals and businesses to be displaced as a result of the activities occurring within the district as a part of this project plan will be provided assistance in conformance with Chapter 32, Wisconsin Statutes, and in conformance with any other state and federal rules and regulations as applicable.

STATEMENT OF CONFORMITY TO CITY OF KENOSHA MASTER PLANS

The development of this tax incremental district conforms to *A Comprehensive Plan for the City of Kenosha: 2035*, adopted April 19, 2010. The *Comprehensive Plan* is incorporated herein by reference.

STATEMENT OF ORDERLY DEVELOPMENT

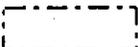
Based upon the feasibility analysis of the proposed project and the goals established for the City as a part of the *Comprehensive Plan*, the creation of this Tax Incremental District promotes the orderly development of the City.

OPINION OF THE CITY ATTORNEY
(to be provided)

City of Kenosha

Tax Incremental District #15 for the City of Kenosha



 Proposed TID #15

Site Location:
North of 59th Place
South of 59th Street
East of 8th Avenue
West of 7th Avenue

NORTH



City of Kenosha

Tax Incremental District #15
for the City of Kenosha



Boundary & Parcel Map

- - - - - T.I.D. Boundary
- (25) Block Number
- 001 Parcel Number

NORTH



City of Kenosha

Tax Incremental District #15
for the City of Kenosha



Existing Land Use

- - - - - T.I.D. Boundary
- Vacant Building

NORTH



City of Kenosha

Tax Incremental District #15
for the City of Kenosha



Existing Zoning

- T.I.D. Boundary
- ▤ B-4 Mixed Use

NORTH



City of Kenosha

Tax Incremental District #15
for the City of Kenosha



Property Condition

- - - - - T.I.D. Boundary
-  Blighted

NORTH



City of Kenosha

Tax Incremental District #15
for the City of Kenosha



Proposed Public Improvements

- - - - - T.I.D. Boundary
(there are no proposed public improvements)

NORTH



City of Kenosha

Tax Incremental District #15 for the City of Kenosha



Proposed Private Improvements

-  T.I.D. Boundary
-  Residential Development

NORTH

