

DRAFT

MINUTES Zoning Board of Appeals April 22, 2010

MEMBERS PRESENT: Cecilia Lucas, Anita Faraone, Mary Poletti, John Setter, Steve Torcaso

MEMBERS EXCUSED: Cletus Willems

OTHERS PRESENT: James Schultz, Zoning Administrator; Paula Blise, Zoning Coordinator; William Hoare, Petitioner

The meeting was called to order at 5:01 p.m. by Chairman Cecilia Lucas; the roll was called.

ITEM #1

Findings of Fact, Conclusions of Law and Order in the Matter of the Appeal of the Petitioner, Linda Acevedo, from the Zoning Administrator's Determination Dated May 20, 2009, in Accordance with Deliberation at the August 13, 2009 Zoning Board of Appeals Meeting (Receive and File Item)

A motion was made by Anita Faraone and seconded by Steve Torcaso, to receive and file the above item; the motion carried unanimously.

ITEM #2

Variance Petition for Relief from the City of Kenosha Floodplain Zoning Ordinance for Renovation and Expansion of the Carthage College Student Center (Majority Vote Required for Approval)

Address, Parcel Number: 2001 Alford Park Drive, 10-223-19-126-002
Property Owner & Petitioner: Carthage College
Zoning Classification: IP/FW
Zoning Ordinance: Sections 3,19, 3.20, 7.07 C, and 9.05 B(5)

The meeting was opened to a public hearing.

William Hoare, Associate Vice President for Business, Carthage College, spoke. He explained to the Board that the floodplain issue emerged late in the planning stage of the above-referenced project. Until December of 2009, Carthage believed that the area had been removed from the floodplain. Prior to discovering that this process had not been completed, Carthage had invested over One Million Dollars (\$1,000,000.00) in development costs.

The proposed plans include a 15,000 square-foot renovation and 15,000 square feet of additional construction. The old bleachers will be replaced with a permanent concrete bleacher structure.

Carthage College has been working with the Department of Natural Resources (DNR) for the past four (4) months and will be compliant with the DNR's requirements for flood-proofing.

Paula Blise added that the DNR is not contesting the proposed construction. Several area property owners have responded and none have had any objection to the construction.

Anita Faraone made a motion to approve the petitioner's request pursuant to the petitioner's adherence to the criteria defined in Sections 7.07 C(1)(b), 17.01 C(3), and 9.05 B(5) of the City of Kenosha Zoning Ordinance; Steve Torcaso seconded the motion. The motion carried unanimously.

ITEM #3

Introduction of New Board Member, Mary Poletti

The new alternate for the Zoning Board of Appeals was introduced.

ITEM #4

Public Comments

There were no public comments.

ITEM #5

Any Other Business as Authorized by Law

There was no other business.

Cecilia Lucas made a motion to adjourn the meeting at 5:11 p.m.; John Setter seconded the motion. The motion carried unanimously.

James M. Schultz
Zoning Board of Appeals
Zoning Administrator