



AGENDA
KENOSHA COMMON COUNCIL
KENOSHA, WISCONSIN
Kenosha Municipal Building, 625 52nd Street
Council Chambers – Room 200
Monday, March 4, 2024
7:00 PM

CALL TO ORDER
ROLL CALL
INVOCATION
PLEDGE OF ALLEGIANCE

Approval of the minutes of the regular meeting held February 21, 2024 and special meeting held February 26, 2024.

Matters referred to the Committees by the Mayor.

Presentation, Commendations and Awards by the Mayor. Above and Beyond Award to Michael Hansen.

Awards and Commendations from Boards, Commissions, Authorities and Committees.

Mayor's Youth Commission Awards.

CITIZENS' COMMENTS

A. REFERRALS

TO THE COMMITTEE ON FINANCE

- A.1. Ordinance by the Mayor – To Repeal and Recreate Subparagraph 1.01.D.1.e. (of the Code of General Ordinances) Regarding the 5th Aldermanic District for the purpose of adding Ward 85.
- A.2. Resolution by the Finance Committee - To Approve the 2024 Consolidated Plan-Annual Plan for the Community Development Block Grant/HOME Program. (Also referred to CP for CDBG portion)

TO THE PUBLIC WORKS COMMITTEE

- A.3. Resolution by Committee on Public Works - To Vacate an Alley east of 7th Avenue between 54th and 55th Street. (JV Enterprises, LLC / Siel)(District 2) (Also referred to CP)
- A.4. Development Agreement between the City of Kenosha, the Kenosha Water Utility, and 38th Street, LLC for Development Phases II, III, IV. (District 16) (Also referred to CP, SWU, Board of Water Comm.)

TO THE CITY PLAN COMMISSION

- A.5. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, to include the Attachment of 3303 18th Street, (Parcel No. 80-4-222-242-0231 in the Town of Somers, Kenosha County, Wisconsin) in accordance with the Approved City of Kenosha/Town of Somers Cooperative Plan (under Section 66.0307 of Wisconsin Statutes). (Jesus Gutierrez Fragoso and Ignacia J. Romani Soto, Property Owners) (District 5)
- A.6. Conditional Use Permit for a plastics manufacturer located at 7517 60th Street. (Schuetz Containers) (District 16)
- A.7. Rezoning Ordinance by the Mayor - To Rezone the Property at 5525 8th Avenue and 5506 7th Avenue, (Parcel Nos. 12-223-31-405-002 and 12-223-31-405-001), from B-3 Central Business District to B-5 Downtown Mixed Use District (in Conformance with Section 10.02 of the Zoning Ordinance). (Kenosha Downtown Block I, LLC) (District 2)
- A.8. Rezoning Ordinance by City Plan Commission - To Rezone the Property at 5403 7th Avenue, 5413 7th Avenue, 610 55th Street, 616 55th Street, 618 55th Street, and 620 55th Street, (Parcel Nos. 12-223-31-402-003, 12-223-31-404-001, 12-223-31-404-007, 12-223-31-404-006, 12-223-31-404-005, 12-223-31-404-004, 12-223-31-404-003), from B-3 Central Business District and IP Institutional Park District to B-5 Downtown Mixed Use District (in Conformance with Section 10.02 of the Zoning Ordinance). (JV Enterprises, LLC / City of Kenosha) (District 2)

- A.9. Rezoning Ordinance by the City Plan Commission - To Rezone the Property at 3303 18th Street (Parcel No. 80-4-222-242-0231), from A-2 Agricultural Land Holding District to RS-1 Single Family Residential District (in Conformance with Section 10.02 of the Zoning Ordinance). (Jesus Gutierrez Fragoso and Ignacia J. Romani Soto) (District 5)

B. COMMUNICATIONS, PETITIONS, REPORTS OF DEPARTMENTS

- B.1. Approval of the following applications (per list in supporting documents):
a. 24 - Operator's (Bartender's) license(s).
- B.2. Appointment by Lori Sacco, Interim City Assessor, of Sarah Springer to the City of Kenosha 2024 Board of Assessors.
- B.3. Conditional Use Permit for a Tattoo Establishment located at 2002 52nd Street. (Salon Suites Tattoo-Initial Hearing to establish the Conditions of Approval and schedule a public hearing) (District 7) (CP - Approve - Ayes 9, Noes 0) **PUBLIC HEARING**

C. RECOMMENDATIONS FROM THE COMMITTEE ON LICENSES/PERMITS

NOTE: All licenses and permits are subject to withholding of issuance by the City Clerk as specified in Section 1.045 of the Code of General Ordinances.

- C.1. Applications for new Operator's (Bartender's) Licenses:
a. Jaron Doty – 80
b. Steven Neu – 60
c. Ronnie Orr – 55
d. Kimberly Schultz – 25
(LP – Grant, subject to demerit points – Ayes 5, Noes 0) **HEARING**
- C.2. Application of Phakhao Thai-Lao Restaurant LLC, (Gnan Vongsa, Agent), for a new Class "B" Beer/ "Class B" Liquor License located at 6316 52nd Street Suite #A (Phakhao Thai-Lao Restaurant), upon surrender of a similar license from Frankie D's Vino & Pizzeria, LLC to be effective March 5, 2024, with no adverse recommendations from the Police Department. (District 16) (LP – recommendation pending) **HEARING**
- C.3. Application of The Rowan LLC, (Markita Brewster, Agent), for a new Class "B" Beer License located at 5721 6th Avenue (The Rowan), to be effective March 5, 2024, with no adverse recommendations from the Police Department. (District 2) (LP – Approve – Ayes 5, Noes 0) **HEARING**
- C.4. Application of The Rowan LLC, for a Probationary Cabaret License located at 5721 6th Avenue (The Rowan), with no adverse recommendations from the Police Department. (District 2) (LP – Approve – Ayes 5, Noes 0) **HEARING**
- C.5. Consider 3 Applications for Class "B" Beer/ "Class B" Liquor Licenses (only one (1) license is available):
a. Kiwi Kai, LLC, (Sarahjane Moistner, Agent), located at 6015 75th Street (The Tipsy Kiwi), to be effective April 1, 2024, with no adverse recommendations from the Police Department. (District 14) *Submitted February 6, 2024 at 9:30 a.m.*
(LP – Approve – Ayes 4, Noes 1)

- b. India Masala House LLC, (Rattandeep Kaur, Agent), located at 5745 75th Street (India Masala House), upon surrender of the Class “B” Beer/“Class C” Wine license held by India Masala House LLC, to be effective April 1, 2024, with a recommendation from the City Attorney to grant, subject to 50 demerit points. (District 14) *Submitted February 9, 2024 at 2:30 p.m.* (LP – Deny, based on lack of available licenses – Ayes 4, Noes 1)
 - c. Betty and Ronalds’s LLC, (Micah Tharpe, Agent), located at 2105 22nd Avenue (Betty and Ronald’s), upon surrender of the Class “B” Beer/“Class C” Wine license held by Betty and Ronald’s LLC, to be effective March 5, 2024, with no adverse recommendations from the Police Department. (District 6) *Submitted February 9, 2024 at 3:20 p.m.* (LP – Deny, based on lack of available licenses – Ayes 4, Noes 1)
- HEARING**

D. REPORTS AND RECOMMENDATIONS OF BOARDS AND COMMISSIONS

E. ORDINANCES 1st READING

F. ZONING ORDINANCES 1st READING

- F.1. Rezoning Ordinance by the City Plan Commission - To Rezone the Property at 3525 18th Street (Parcel No. 80-4-222-242-0120), from A-2 Agricultural Land Holding District to RS-1 Single Family Residential District (in Conformance with Section 10.02 of the Zoning Ordinance). (3525 Property, LLC) (District 5) (CP - Approve - Ayes 8, Noes 0)

G. ORDINANCES 2nd READING

- G.1. Ordinance by the Mayor – To Repeal and Recreate Subparagraph 1.01.D.1.e. (of the Code of General Ordinances) Regarding the 5th Aldermanic District for the purpose of adding Ward 84. (Fin. - Approve – Ayes 4, Noes 0) **PUBLIC HEARING**
- G.2. Ordinance by the Board of Park Commission - To Amend Subsection 6.04 B. and Paragraph 6.04 B.1. (of the Code of General Ordinances) Regarding Official Names of Parks. (Parks – Approve – Ayes 5, Noes 0)

H. ZONING ORDINANCES 2nd READING

- H.1. Ordinance by the Mayor – Attachment and Zoning District Classification Ordinance (under Section 66.0307 Wisconsin Statutes, City of Kenosha/Town of Somers), State Approved Cooperative Plan, 3525 18th Street, (Parcel No. 80-4-222-242-0120, Town of Somers). (3525 Property, LLC, Property Owner) (District 5) **PUBLIC HEARING**

I. RESOLUTIONS

- I.1. Resolution by Sponsor Alderperson Dave Mau - Advocating Enforcement of City Ordinance 5.045 for Fair Business Practices and Regulatory Integrity. (PW – Approve - Ayes 5, Noes 1)

- I.2. Resolution by the Mayor – To Approve a Development Plan for the Innovation Center at the Kenosha Innovation Neighborhood authorizing the KIN Innovation Redevelopment Corporation (KIRC) to construct and operate the Innovation Center and Approve a Ground Lease to KIRC. (District 7) (CP - Approve - Ayes 8, Noes 0) **PUBLIC HEARING** (12 affirmative votes required to pass)
- I.3. Resolution by the Mayor - Master Lease with KIN Innovation Redevelopment Corporation and other Documents Related to the NMTC Financing of the Innovation Center. (Requires approval by 2/3 vote of those present)
- I.4. Resolution by the Mayor – To Amend Condition #9 of Resolution #111-23 to Grant a Six-Month Extension for the Recording of an Eleven-Lot Certified Survey Map for Property at 5555 30th Avenue. (City of Kenosha - Kenosha Innovation Neighborhood) (District 7) (PW - Approve - Ayes 6, Noes 0) (CP - Approve - Ayes 8, Noes 0)
- I.5. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, to include the Attachment of 3525 18th Street, (Parcel No. 80-4-222-242-0120, in the Town of Somers, Kenosha County in Wisconsin) with the Approved City of Kenosha/Town of Somers Cooperative Plan (under Section 66.0307 of the Wisconsin Statutes). (3525 Property, LLC, Property Owner) (District 5) (CP - Approve - Ayes 8, Noes 0) **PUBLIC HEARING**

J. APPOINTMENTS/REAPPOINTMENTS BY THE MAYOR

K. PUBLIC CONSTRUCTION AND IMPROVEMENT CONTRACTS

L. OTHER CONTRACTS AND AGREEMENTS

- L.1. Technology Support Services Service Level Agreement Between ComSys Inc., and the City of Kenosha Police Department. (Fin. - recommendation pending) (PSW – Approve - Ayes 5, Noes 0)
- L.2. Change Order to the Contract to Remove and Dispose of Asbestos Containing Material and Universal Waste, Raze Structure and Restore Lot at 3920-22 75th Street, between the City of Kenosha and S.A.F.E. Inc. (Project #08-23) (District 8) (Fin. - recommendation pending)

M. RECOMMENDATIONS FROM THE COMMITTEE ON FINANCE

- M.1. Disbursement Record #3 - \$5,772,012.05. (Fin. - recommendation pending)

N. RECOMMENDATIONS FROM THE COMMITTEE ON PUBLIC WORKS

O. RECOMMENDATIONS FROM THE COMMITTEE ON PUBLIC SAFETY & WELFARE

P. AND SUCH MATTERS AS ARE AUTHORIZED BY LAW OR REGULAR BUSINESS

- a. LEGISLATIVE REPORT
- b. MAYOR'S COMMENTS
- c. ALDERPERSON COMMENTS

City Hall is handicapped accessible. If you have other special needs, please contact the City Clerk's Office at 262-653-4020 by Noon before this meeting.