**Plan Commission Minutes**

**August 11, 2014**

Present: Chairman Ben Harbach, Commissioners Shirley Mandernack, Gordon Lake, John Lichter, Tom Nelson, Jim Armes. Excused was Commissioner John Donaubauer. Absent: Commissioner Michael Boozer. Also, present: Town Administrator William Morris, Supervisor George Stoner and Administrative Assistant, Ann Brumback.

1. **Call to order:**  Chairman Harbach called the meeting to order at 6:30 pm.
2. **Pledge of Allegiance:** Chairman Harbach led the Pledge of Allegiance:
3. **Approval of minutes of previous meeting of May 12, 2014:** Commissioner Nelson made the motion to approve, and seconded by Commissioner Mandernack. Motion passed 6-0.
4. **Comments on Kenosha County Land Use Minutes:** None
5. **Correspondence:** None
6. **Citizen Comments:** The following people spoke:

 Michelle Cappelletti, 6306 31st Street – Spoke against the Bear Development

Akil Ajmeria, 2714 41/2 Mile Rd, Racine – Spoke in favor of the Bear Development.

1. **Action on request by Bank of America c/o Paradigm Tax Group, 30 N LaSalle St, Suite 2330, Chicago, IL 60602 (Owner), Dirk Hausmann, Bear Development, 4011 80th Street, Kenosha, WI 53142 (Agent), for approval of Concept Plan for a 292 unit Multi-Family Development on Lot 3 of Somers Market Center, 31st Street & Market Lane, Parcel No. 80-4-222-271-0303, located in PRT NW ¼ SW 1/4 NE ¼ SE ¼ of the NE 1/4 Section 27, T2N, R22E, Town of Somers, Kenosha County, WI.**

Chairman Harbach read the request asked if the Petitioner was present. S.R. Mills of Bear Realty responded and explained his reasons for the development including the following:

1. Bear Realty owns and operate over 1,000 units in Kenosha and currently has a vacancy rate of less than 1%.
2. Increasing job opportunities in the Kenosha area of about 4,000 jobs in the last 14 to 16 months.
3. Site has the availability for mixed use has proven successful in many communities, examples are Bayshore and Pleasant Prairie.
4. Wal-Mart and Sam’s Club are in favor of the Development and think it will help create future development.

Discussion followed with the Commissioners.

Staff Recommendation: Supports the overall concept, and feels that with further work is needed on density, esthetics of the buildings, parking and recreation. With these addressed the project can prepare for its next presentation to the Commission and Town Board.

Chairman Harbach took a consensus and the Commissioners agreed they would like the project to go forward.

1. **Tabled: Action on request by Kenneth Hassler, Hassler Properties LLC, 4812 63rd Ave., Kenosha, WI 53144 (Owner/Agent) requesting a rezoning from R-3 Urban Single-Family Dist. to R-2 Suburban Residential Dist. on Tax Parcel #80-4-222-342-0131, 4810 64th Avenue, located in the NW 1/4 of Section 34, T2N, R22E, Town of Somers, Kenosha County, WI**.

Chairman Harbach asked for a motion to remove the item from the table. Motion was made by Commissioner Mandernack and seconded by Commissioner Armes. Motion carried 6 – 0.

Chairman Harbach asked if the Petitioner was present. Mr. Hassler stated that he was and the structure that was started before was taken down and he is currently asking to rezone from R3 to R2 so that he could build a 500 sq. foot addition to the current 1,000 sq. foot building to maximize his building to a total of 1,500 sq. feet.

Discussion followed asking about placement.

Chairman Harbach asked staff for recommendations: Mr. Morris replied that they are in support of the rezone with the following conditions:

1. Single use by the property owner.
2. No business use or leases for commercial type of use.
3. No outside storage.
4. Max 1500 sq. foot outbuilding per Kenosha County Zoning Ordinance.

Chairman Harbach stated that this is a Public Hearing and asked if anyone wished to speak. No one spoke in favor or against.

Chairman Harbach called for a motion. Commissioner Lichter made the motion to approve with the conditions listed above by Mr. Morris, seconded by Commissioner Nelson. Motion carried 6 – 0.

1. **Adjourn:** Chairman Harbach called for a motion to adjourn. Commissioner Mandernack made the motion to adjourn and was seconded by Commissioner Nelson. Motion Carried 6 – 0.

**These minutes are not official until approved by the Plan Commission.**

 Submitted by Ann Brumback, Administrative Assistant