

## **HOW TO USE THE CITY PLAN COMMISSION AGENDAS ARCHIVE**

- Click the "Bookmarks" tab to the left of the screen to view links to each set of City Plan Commission Meeting Agendas
- Click on the Meeting Date you wish to view

<p><b>Municipal Building</b>  <b>625 52nd Street – Room 202</b></p>	<p><b><i>Kenosha City Plan Commission</i></b>  <b><i>Agenda</i></b></p>	<p><b>Thursday, January 8, 2015</b>  <b>5:00 p.m.</b></p>
<p><i>Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman</i>  <i>Alderperson Jan Michalski, Alderperson Kurt Wicklund,</i>  <i>Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson</i></p>		

Call to Order and Roll Call

*Approval of Minutes from December 4, 2014*

1. City Plan Commission Resolution - To Amend the Comprehensive Plan for the City of Kenosha: 2035 regarding the Bicycle and Pedestrian Facilities Plan adopted December 5, 2005. (Districts 9, 13 and 14) PUBLIC HEARING
2. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 mm. of the Zoning Ordinance to Amend the *City of Kenosha Bicycle and Pedestrian Facilities Plan* adopted December 8, 2005 as referenced in the *Comprehensive Plan for the City of Kenosha: 2035*. (Districts 9, 13 and 14) PUBLIC HEARING
3. Zoning Ordinance by the City Plan Commission - To Repeal And Recreate 18.02 t., 18.02 ii. and 18.02 ll. to Correct the Language of the Zoning Ordinance Regarding the Comprehensive Plan. PUBLIC HEARING
4. Rezoning Ordinance by the Mayor - To Repeal and Recreate Section 10.03 Regarding Recommendations by the City Plan Commission on Proposed Rezoning Ordinances. PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

*Adjournment*

**Municipal Building  
625 52nd Street – Room 202**

***Kenosha City Plan Commission  
Agenda***

**Thursday, January 22, 2015  
5:00 p.m.**

*Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson*

## **MEETING NOTICE**

### **THE CITY PLAN COMMISSION MEETING**

#### **SCHEDULED FOR**

**THURSDAY, JANUARY 22, 2015  
AT 5:00 P.M.**

#### **HAS BEEN RESCHEDULED FOR**

**MONDAY, FEBRUARY 2, 2015  
AT 5:00 P.M.**

---

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

---

<b>Municipal Building 625 52nd Street – Room 202</b>	<b>** SPECIAL ** Kenosha City Plan Commission Agenda</b>	<b>Monday, February 2, 2015 5:00 p.m.</b>
<i>Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman Alderperson Jan Michalski, Alderperson Kurt Wicklund, Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson</i>		

Call to Order and Roll Call

*Approval of Minutes from January 8, 2015*

1. Conditional Use Permit for a 95 s.f. addition to Jane Vernon Elementary School at 8518 22nd Avenue. (District 9) PUBLIC HEARING
2. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To Include additional right-of-way for 63rd Avenue at 76th Street, Pursuant to Section 62.23(6), Wisconsin Statutes. (Meijer) (District 14) PUBLIC HEARING
3. Accept a Quit Claim Deed from Meijer Stores Limited Partnership to the City of Kenosha to include additional right-of-way for 63rd Avenue at 76th Street. (Meijer) (District 14) PUBLIC HEARING
4. Conditional Use Permit Amendment for a 105,387 s.f. addition to the Carthage Straz Center at 2001 Alford Park Drive. (Carthage College) (District 1) PUBLIC HEARING
5. Ordinance by the Mayor - To Annex 25.425 acres of Land, more or less, located south of STH 142 and West of I-94 from the Town of Paris to the City of Kenosha. (Zumbrun/State of Wisconsin) (District 16) PUBLIC HEARING
6. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, to include the Annexation of Parcel #45-4-221-244-0460 and State owned right-of-way on STH 142 and the West Frontage Road in the Town of Paris (Zumbrun/State of Wisconsin) (District 16) PUBLIC HEARING
7. City Plan Commission Resolution - To Amend the Land Use Plan Map for the *City of Kenosha: 2035* to designate property South of STH 142 and West of I-94 as Industrial. (District 16) PUBLIC HEARING
8. Zoning Ordinance by the Mayor - To Create Subsection 18.02 nn. of the Zoning Ordinance to Amend the Land Use Plan Map for the *City of Kenosha: 2035*. (District 16) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

*Adjournment*

**Municipal Building  
625 52nd Street – Room 202**

***Kenosha City Plan Commission  
Agenda***

**Thursday, February 5, 2015  
5:00 p.m**

*Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson*

## **CANCELLATION NOTICE**

**THE CITY PLAN COMMISSION MEETING  
SCHEDULED FOR**

**THURSDAY, FEBRUARY 5, 2015  
AT 5:00 P.M.**

**HAS BEEN CANCELLED**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON**

**THURSDAY, FEBRUARY 19, 2015  
AT 5:00 P.M.**

<p><b>Municipal Building</b>  <b>625 52nd Street – Room 202</b></p>	<p><b><i>Kenosha City Plan Commission</i></b>  <b><i>Agenda</i></b></p>	<p><b>Thursday, February 19, 2015</b>  <b>5:00 p.m.</b></p>
<p><i>Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman</i>  <i>Alderperson Jan Michalski, Alderperson Kurt Wicklund,</i>  <i>Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson</i></p>		

Call to Order and Roll Call

*Approval of Minutes from February 2, 2015*

1. Preliminary Designation of the District Boundaries and Adoption of Proposed Project Plan for Tax Incremental District #18. (Heritage House) PUBLIC HEARING
2. Ordinance by the Mayor - To Annex 25.425 acres of Land, more or less, located south of STH 142 and West of I-94 from the Town of Paris to the City of Kenosha. (Zumbrun/State of Wisconsin) (District 16) PUBLIC HEARING
3. City Plan Commission Resolution - To Amend the *Comprehensive Plan for the City of Kenosha: 2035* regarding the *Bristol Neighborhood Plan*. (District 16) PUBLIC HEARING
4. Zoning Ordinance by the Mayor - To Create Subsection 18.02 oo. of the Zoning Ordinance to Amend the *Bristol Neighborhood Plan* as referenced in the *Comprehensive Plan for the City of Kenosha: 2035*. (North Shore Bank) (District 16) PUBLIC HEARING
5. Zoning Ordinance by the Mayor - To Rezone property located at the northwest corner of 71st Street and 125th Avenue from *A-2 Agricultural Land Holding District* to *TRD-2 Traditional Multiple-Family Residential District* in conformance with Section 10.02 of the Zoning Ordinance. (North Shore Bank) (District 16) PUBLIC HEARING
6. Quit Claim Deed from the City of Kenosha to Kenosha Human Development Services, Inc. for property at the northwest corner of 55th Street and 22nd Avenue. (District 7) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

*Adjournment*



**CITY PLAN COMMISSION  
CANCELLATION NOTICE**

**Thursday, March 5, 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140**

---

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

---

**CANCELLATION NOTICE**

**THE CITY PLAN COMMISSION MEETING  
SCHEDULED FOR**

**THURSDAY, MARCH 5, 2015  
AT 5:00 P.M.**

**HAS BEEN CANCELLED DUE TO LACK OF AGENDA ITEMS**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON**

**THURSDAY, MARCH 19, 2015  
AT 5:00 P.M.**

---

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

---

Call to Order and Roll Call

Approval of Minutes from February 19, 2015

1. Blighted Area Finding for Tax Incremental District #18, City of Kenosha, Wisconsin, in accordance with Section 66.1105 Wisconsin Statutes. (Heritage House) (District 2) PUBLIC HEARING
2. Resolution By the Mayor - To Create Tax Incremental District #18, City of Kenosha, Wisconsin, Under Section 66.1105(4)(gm), Wisconsin Statutes. (Heritage House) (District 2) PUBLIC HEARING
3. Resolution By the Mayor - To Adopt a Project Plan for Tax Incremental District #18, City of Kenosha, Wisconsin, Under Section 66.1105(4)(g), Wisconsin Statutes. (Heritage House) (District 2) PUBLIC HEARING
4. Resolution By the Mayor - To Amend Condition #4 of Resolution #20-14 to Grant a six-month extension for the recording of a three-lot Certified Survey Map for property at the corner of 21st Street and 46th Avenue. (Emerson) (District 5) PUBLIC HEARING
5. Conditional Use Permit for a 10,750 sq. ft. heat treatment manufacturing facility to be located at 8911 58th Place. (ECM) (District 16) PUBLIC HEARING
6. Conditional Use Permit for a Contractor's storage Yard for a landscaping business to be located at 4811 Green Bay Road. (Erickson's Landscaping) (District 16) PUBLIC HEARING
7. Public Building Review for a new restroom building to be located in Petzke Park, 2906 14th Avenue. (Petzke Park Restroom) (District 1) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

*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.*

---

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

---

Call to Order and Roll Call

Approval of Minutes from March 19, 2015

1. Zoning Ordinance By the Mayor - To Rezone Properties located at the Northwest Corner of 38th Street and Interstate 94 from A-2 Agricultural Land Holding District to M-2 Heavy Manufacturing District and B-2 Community Business District in Conformance With Section 10.02 of the Zoning Ordinance. (Route 142, LLC) (District 16) PUBLIC HEARING
2. Zoning Ordinance By the Mayor - To Rezone Property at 1023 63rd Street from B-1 Neighborhood Business District to B-2 Community Business District in Conformance with Section 10.02 of the Zoning Ordinance. (Ruffalo) (District 3) PUBLIC HEARING
3. Resolution By the Public Works Committee - Resolution to Vacate an Alley between 37th and 38th Avenues from 68th Street south 232 feet. (Gates/Wicklund) (District 8) PUBLIC HEARING
4. Conditional Use Permit Extension for an automobile body shop at 5912 Sheridan Road. (Car Doctor) (District 2) PUBLIC HEARING
5. Public Building Review for a new restroom building to be located in Strawberry Creek Park, 13525 60th Street. (Strawberry Creek Restroom) (District 16) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

*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  
CANCELLATION NOTICE**

**Thursday, April 23, 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140**

---

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

---

**CANCELLATION NOTICE**

**THE CITY PLAN COMMISSION MEETING  
SCHEDULED FOR**

**THURSDAY, APRIL 23, 2015  
AT 5:00 P.M.**

**HAS BEEN CANCELLED DUE TO LACK OF AGENDA ITEMS**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON**

**THURSDAY, MAY 7, 2015  
AT 5:00 P.M.**



**CITY PLAN COMMISSION  
Agenda**

**Thursday, May 7, 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140**

---

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

---

Call to Order and Roll Call

Approval of Minutes from April 9, 2015

1. Conditional Use Permit for a contractor's storage yard to be located at 8010 and 8020 75th Street. (Lorenz) (District 16) PUBLIC HEARING
2. Public Building Review for a 1,542 s.f. addition to the Kenosha Unified School District Educational Support Center at 3600 52nd Street. (District 10) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

*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  
Agenda**

**Thursday, May 21, 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140**

---

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

---

Call to Order and Roll Call

Approval of Minutes from May 7, 2015

1. Resolution by the Mayor - To approve a Two-Lot Certified Survey Map for property at 6110 3rd Avenue. (Heim) (District 2) PUBLIC HEARING
2. City of Kenosha Alley Analysis

Public Comments

Commissioner Comments

Staff Comments

Adjournment

*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.*

---

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

---

Call to Order and Roll Call

Approval of Minutes from May 21, 2015

1. Request to initiate the rezoning to Remove and/or add Floodway (FW) for various properties North of State Trunk Highway 50 and East of County Trunk Highway MB. (Strawberry Creek/FEMA) (District 16) PUBLIC HEARING
2. City Plan Commission Resolution - To Amend the *Comprehensive Plan for the City of Kenosha: 2035* regarding property North of State Trunk Highway 50 and East of County Trunk Highway MB. (Strawberry Creek/FEMA) (District 16) PUBLIC HEARING
3. By the City Plan Commission - To Create Subsection 18.02 pp. of the Zoning Ordinance to Amend the *Land Use Map for the City of Kenosha: 2035*. (Strawberry Creek/FEMA) (District 16) PUBLIC HEARING
4. By the City Plan Commission - Rezoning to Remove and/or add Floodway (FW) for various properties North of State Trunk Highway 50 and East of County Trunk Highway MB. (Strawberry Creek/FEMA) (District 16) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

*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.*

---

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

---

Call to Order and Roll Call

Approval of Minutes from June 4, 2015

1. Conditional Use Permit for a Community Based Residential Facility addition and rehabilitation to the existing Brookside Care Center at 3506 Washington Road. (Brookside Care Center) (District 6) PUBLIC HEARING
2. Conditional Use Permit Extension for a 45-unit apartment building to be located at 720 59th Place. (Residences at Library Park) (District 2) PUBLIC HEARING
3. Conditional Use Permit for a new communication tower to be located at 7923 Sheridan Road. (T-Mobile/Sheridan Lanes) (District 12) PUBLIC HEARING
4. Conditional Use Permit for a contractors storage yard to be located at 8010 and 8020 75th Street. (Lorenz) (District 16) PUBLIC HEARING
5. Zoning Ordinance By the Mayor - To Repeal and Recreate Subparagraph 3.031 F. and 3.032 F. of the Zoning Ordinance for the City of Kenosha, Wisconsin regarding Accessory Yard Requirements in the RR-1 Rural Single-Family Residential and RR-2 Suburban Single-Family Residential Districts. PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

*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.*

---

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

---

Call to Order and Roll Call

Approval of Minutes from June 18, 2015

1. Ordinance by the Mayor - To Annex 37.298 acres of land, more or less, located South of STH 142, West of I-94 and North of CTH N from the Town of Paris to the City of Kenosha. (Route 142, LLC/#2/State of Wisconsin) (District 16) PUBLIC HEARING
2. Zoning Ordinance by the Mayor - To Rezone property located at the Northwest Corner of 38th Street and Interstate 94 from A-2 Agricultural Land Holding District to M-2 Heavy Manufacturing District in Conformance with Section 10.02 of the Zoning Ordinance. (Route 142, LLC/#2) (District 16) PUBLIC HEARING
3. Zoning Ordinance by the Mayor - To Rezone properties located East of 128th Avenue and North of 38th Street from A-2 Agricultural Land Holding District to M-2 Heavy Manufacturing District in Conformance with Section 10.02 of the Zoning Ordinance. (Route 142, LLC/#2) (District 16) PUBLIC HEARING
4. Zoning Ordinance by the Mayor - To Rezone property located South of State Highway 142 and West of Interstate 94 from A-2 Agricultural Land Holding District to M-2 Heavy Manufacturing District in Conformance with Section 10.02 of the Zoning Ordinance. (Route 142, LLC/#2) (District 16) PUBLIC HEARING
5. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, to include the Annexation of (Parcel #45-4-221-244-0201, #45-4-221-251-0410, #45-4-221-251-0305, #45-4-221-251-0310 and #45-4-221-251-0315) and State owned right-of-way on STH 142 and the West Frontage Road in the Town of Paris, Kenosha County, Wisconsin. (Route 142, LLC/#2) (District 16) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

*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  
Agenda**

**Thursday, July 23, 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140**

---

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

---

Call to Order and Roll Call

Approval of Minutes from July 9, 2015

1. Conditional Use Permit to construct a physical fitness center in the existing warehouse at 1326 35th Street and a Request for Relief to the off-street parking requirements of Section 6.02 F.26 (c) of the Zoning Ordinance. (HarborPark Cross Fit) (District 6) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

*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  
CANCELLATION NOTICE**

**Thursday, August 6, 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140**

---

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

---

**CANCELLATION NOTICE**

**THE CITY PLAN COMMISSION MEETING  
SCHEDULED FOR**

**THURSDAY, AUGUST 6, 2015  
AT 5:00 P.M.**

**HAS BEEN CANCELLED**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON**

**THURSDAY, AUGUST 20, 2015  
AT 5:00 P.M.**



**CITY PLAN COMMISSION  
Agenda**

**Thursday, August 20, 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140**

---

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

---

Call to Order and Roll Call

Approval of Minutes from July 23, 2015

1. 2016 Community Development Block Grant Allocation Plan. PUBLIC HEARING
2. Conditional Use Permit for a 40,135 s.f. hangar to be located at 9121 42nd Place at the Kenosha Regional Airport. (Global Jet Hangar) (District 16) PUBLIC HEARING
3. Conditional Use Permit for an 8,919 square foot retail building to be located at 6425 Green Bay Road. (Kenosha Medical Campus) (District 16) PUBLIC HEARING
4. Driveway Easement and Agreement by and between the City of Kenosha, Wisconsin and Dale L. Pfaff for the benefit of property located at 3919 55th Avenue. (Pfaff) (District 16) PUBLIC HEARING
5. Bicycle and Pedestrian Pathway Easement and Agreement by and between BPOK I, LLC, and the City of Kenosha, Wisconsin for property at 9949 58th Place. (BPOK I, LLC) (District 16) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

*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  
Agenda

Thursday, September 10, 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

---

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

---

Call to Order and Roll Call

Approval of Minutes from August 20, 2015

1. Conditional Use Permit for a 16-bed Community Based Residential Facility to be located at 5905 and 5909 19th Avenue. (Kenosha Care Center CBRF) (District 2) PUBLIC HEARING
2. City Plan Commission Resolution - To Amend the *Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035*, regarding property at 6201 14th Avenue. (Shalom Center) (District 3) PUBLIC HEARING
3. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 qq. of the Zoning Ordinance to amend the *Land Use Map for the City of Kenosha: 2035*. (Shalom Center) (District 3) PUBLIC HEARING
4. Zoning Ordinance by the Mayor - To Rezone Property at 6201 14th Avenue from *IP Institutional Park District* to *M-1 Light Manufacturing District* in conformance with Section 10.02 of the Zoning Ordinance. (Shalom Center) (District 3) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

*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  
Agenda

Thursday, September 24, 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

---

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

---

Call to Order and Roll Call

Approval of Minutes from September 10, 2015

1. Review of a Conceptual Plan for a 32-unit Multiple Family Residential Development on property at 2501 30th Avenue. (CM Development) (District 5) PUBLIC HEARING
2. Conditional Use Permit for a new car wash to be located at 2918 Washington Road. (All Star Car Wash) (District 5) PUBLIC HEARING
3. Request to Amend the Conditional Use Permit for a 60-unit multiple-family residential development at 5815 5th Avenue. (5th Avenue Lofts - Phase I) (District 2) PUBLIC HEARING
4. Zoning Ordinance by the Mayor - To Repeal and Recreate Section Two of Rezoning Ordinance #5-14 Rezoning Property located at 5821 5th Avenue from M-1 Light Manufacturing District to B-4 Mixed-Use District and Property located at 5824 4th Avenue from B-3 Central Business District to B-4 Mixed-Use District. (Keno Wells, LLC) (District 2) PUBLIC HEARING
5. Conditional Use Permit for a 44-unit multiple-family residential development at 5819 5th Avenue. (5th Avenue Lofts - Phase II) (District 2) PUBLIC HEARING
6. City Plan Commission Resolution - To Amend the *Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035*, regarding property at 4314 39th Avenue. (Demos Brothers, LLC) (District 10) PUBLIC HEARING
7. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 rr. of the Zoning Ordinance to Amend the *Land Use Plan Map for the City of Kenosha: 2035*. (Demos Brothers, LLC) (District 10) PUBLIC HEARING
8. Zoning Ordinance by the Mayor - To Rezone property at 4314 39th Avenue from M-1 Light Manufacturing District to IP Institutional Park District in conformance with Section 10.02 of the Zoning Ordinance. (Demos Brothers, LLC) (District 10) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

*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  
CANCELLATION NOTICE**

**Thursday, October 8, 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140**

---

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

---

**CANCELLATION NOTICE**

**THE CITY PLAN COMMISSION MEETING  
SCHEDULED FOR**

**THURSDAY, OCTOBER 8, 2015  
AT 5:00 P.M.**

**HAS BEEN CANCELLED DUE TO LACK OF AGENDA ITEMS**

**THE NEXT SCHEDULED MEETING WILL BE HELD ON**

**THURSDAY, OCTOBER 22, 2015  
AT 5:00 P.M.**



CITY PLAN COMMISSION

Agenda

**\*\*SPECIAL MEETING\*\***

**Monday, October 19, 2015 at 5:00 pm**

**Municipal Building**

**625 52nd Street - Room 204 - Kenosha, WI 53140**

---

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman

Alderperson Jan Michalski, Alderperson Kurt Wicklund,

Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

---

Call to Order and Roll Call

1. Conditional Use Permit for a Distribution Facility to be located at the Northwest Corner of 38th Street and the West Frontage Road. (ULINE Distribution Facility) (District 16) PUBLIC HEARING
2. Request for Relief to the off-street parking requirements of Section 6.01 of the Zoning Ordinance for a distribution facility to be located at the Northwest Corner of 38th Street and the West Frontage Road. (Uline Distribution Facility) (District 16) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

*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  
Agenda

Thursday, October 22, 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

---

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

---

Call to Order and Roll Call

Approval of Minutes from September 24, 2015

1. City Plan Commission Resolution - To Amend the Land Use Plan Map for the *Comprehensive Plan for the City of Kenosha: 2035*, regarding property at 1326 35th Street. (Pav Properties, LLC) (District 6) PUBLIC HEARING
2. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 ss. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (Pav Properties, LLC) (District 6) PUBLIC HEARING
3. Zoning Ordinance by the Mayor - To Rezone property at 1326 35th Street from M-2 Heavy Manufacturing District to B-2 Community Business District in conformance with Section 10.02 of the Zoning Ordinance. (Pav Properties, LLC) (District 6) PUBLIC HEARING
4. City Plan Commission Resolution - To Amend the *Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035*, regarding property at 4314 39th Avenue. (Demos Brothers, LLC) (District 10) PUBLIC HEARING
5. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 rr. of the Zoning Ordinance to Amend the *Land Use Plan Map for the City of Kenosha: 2035*. (Demos Brothers, LLC) (District 10) PUBLIC HEARING
6. Zoning Ordinance by the Mayor - To Rezone property at 4314 39th Avenue from M-1 Light Manufacturing District to IP Institutional Park District in conformance with Section 10.02 of the Zoning Ordinance. (Demos Brothers, LLC) (District 10) PUBLIC HEARING
7. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin to include the Attachment of property 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 the Wisconsin Statutes. (CTH N - 38th Street ROW) (District 16) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

*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

### Agenda

Thursday, November 5, 2015 at 5:00 pm

Municipal Building

625 52nd Street - Room 202 - Kenosha, WI 53140

---

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman

Alderperson Jan Michalski, Alderperson Kurt Wicklund,

Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

---

Call to Order and Roll Call

Approval of Minutes from September 24 and October 19, 2015

1. City Plan Commission Resolution - To Amend the Land Use Plan Map for the *Comprehensive Plan for the City of Kenosha: 2035*, regarding property at 1326 35th Street. (Pav Properties, LLC) (District 6) PUBLIC HEARING
2. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 ss. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (Pav Properties, LLC) (District 6) PUBLIC HEARING
3. Zoning Ordinance by the Mayor - To Rezone property at 1326 35th Street from M-2 Heavy Manufacturing District to B-2 Community Business District in conformance with Section 10.02 of the Zoning Ordinance. (Pav Properties, LLC) (District 6) PUBLIC HEARING
4. City Plan Commission Resolution - To Amend the *Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035*, regarding property at 4314 39th Avenue. (Demos Brothers, LLC) (District 10) PUBLIC HEARING
5. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 rr. of the Zoning Ordinance to Amend the *Land Use Plan Map for the City of Kenosha: 2035*. (Demos Brothers, LLC) (District 10) PUBLIC HEARING
6. Zoning Ordinance by the Mayor - To Rezone property at 4314 39th Avenue from M-1 Light Manufacturing District to IP Institutional Park District in conformance with Section 10.02 of the Zoning Ordinance. (Demos Brothers, LLC) (District 10) PUBLIC HEARING
7. Conditional Use Permit for a digital display off-premises sign to be located at 6200 75th Street. (Adams Outdoor) (District 16) PUBLIC HEARING
8. Resolution by the Mayor - To approve a Three-Lot Certified Survey Map for property at 7000 70th Court. (Great Lakes Church/Kammerzelt) (District 16) PUBLIC HEARING
9. First Amendment to the Development Agreement between the City of Kenosha and Keno Wells, LLC and 5th Avenue Lofts, LLC. (District 2) PUBLIC HEARING
10. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin to include the Attachment of property 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 the Wisconsin Statutes. (CTH N - 38th Street ROW) (District 16) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

*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  
Agenda**

**Thursday, November 19, 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140**

---

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

---

Call to Order and Roll Call

Approval of Minutes from November 5, 2015

1. Resolution by the Finance Committee -To Approve the 2016 Consolidated Plan - Annual Plan for the Community Development Block Grant/HOME Program. PUBLIC HEARING
2. City Plan Commission Resolution - To Amend the St. Peter's Neighborhood Plan as referenced in A Comprehensive Plan for the City of Kenosha: 2035, to relocate the Designation of 23rd Street between 39th and 47th Avenues as a future street. (St. Peter's Neighborhood Plan) (District 5) PUBLIC HEARING
3. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02tt. of the Zoning Ordinance to Amend the St. Peter's Neighborhood Plan as Referenced in the Comprehensive Plan for the City of Kenosha: 2035. (St. Peter's Neighborhood Plan) (District 5) PUBLIC HEARING
4. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, to relocate the designation of 23rd Street between 39th and 47th Avenues as a future street, pursuant to Section 62.23(6)(c), Wisconsin Statutes. (St. Peter's Neighborhood Plan) (District 5) PUBLIC HEARING
5. Conditional Use Permit for a 3,000 seat stadium to be located at 8730 22nd Avenue. (KUSD/Ameche Field) (District 9) PUBLIC HEARING
6. Conditional Use Permit for a 3,000 seat stadium to be located at 3700 Washington Road. (KUSD/Bradford High School) (District 6) PUBLIC HEARING
7. Request for Relief to the off-street parking requirements of Section 6.01 of the Zoning Ordinance for a new stadium to be located at 3700 Washington Road. (KUSD/Bradford High School) (District 6) PUBLIC HEARING
8. Conditional Use Permit for a 1,133 s.f. press box and bleachers to be located at 2804 39th Avenue. (KUSD/Bullen Middle School) (District 10) PUBLIC HEARING
9. Conditional Use Permit for a 942 s.f. press box and bleachers to be located at 8560 26th Avenue. (KUSD/Tremper High School) (District 9) PUBLIC HEARING
10. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To include the Attachment of Parcel #80-4-222-234-0150 at 4128 24th Street 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 the Wisconsin Statutes and Create Ward 92. (Conforti) (District 5) PUBLIC HEARING

11. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To include the Attachment of CTH G-30th Avenue Right-of-Way located South of 16th Place to 18th Street 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 the Wisconsin Statutes. (CTH G-30th Avenue ROW) (District 4) PUBLIC HEARING
12. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To include the Attachment of CTH K-60th Street Right-of-Way located West of 60th Avenue to the Union Pacific Railroad 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 the Wisconsin Statutes. (CTH K-60th Street ROW) (District 15 & 16) PUBLIC HEARING
13. Zoning Ordinance by the Mayor - To Repeal and Recreate Subparagraph 4.06 B. 22. A. of the Zoning Ordinance Regarding Large Scale Commercial Development in the B-2, B-3 and B-4 Districts To Enable Additional Such Developments With Limitations. PUBLIC HEARING
14. First Amendment to the Development Agreement between the City of Kenosha and Keno Wells, LLC and 5th Avenue Lofts, LLC. (District 2) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

*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  
Agenda**

**Thursday, December 10, 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140**

---

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

---

Call to Order and Roll Call

Approve minutes from November 19, 2015

1. City Plan Commission Resolution - To Amend the *St. Peter's Neighborhood Plan* as referenced in *A Comprehensive Plan for the City of Kenosha: 2035*, to relocate the Designation of 23rd Street between 39th and 47th Avenues as a future street and to Amend the Wetland boundaries for the St. Peter's Neighborhood. (St. Peter's Neighborhood Plan) (District 5) PUBLIC HEARING
2. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02tt. of the Zoning Ordinance to Amend the St. Peter's Neighborhood Plan as Referenced in the Comprehensive Plan for the City of Kenosha: 2035. (St. Peter's Neighborhood Plan) (District 5) PUBLIC HEARING
3. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, to relocate the designation of 23rd Street between 39th and 47th Avenues as a future street, pursuant to Section 62.23(6)(c), Wisconsin Statutes. (St. Peter's Neighborhood Plan) (District 5) PUBLIC HEARING
4. Zoning Ordinance by the Mayor - To Rezone property located at 11597 38th Street from A-2 Agricultural Land Holding District to M-2 Heavy Manufacturing District in Conformance with Section 10.02 of the Zoning Ordinance. (Chicagoland DC 2014, LLC) (District 16) PUBLIC HEARING
5. Zoning Ordinance by the Mayor - To Rezone property at 9407 38th Street from A-2 Agricultural Land Holding District to IP Institutional Park District in conformance with Section 10.02 of the Zoning Ordinance. (Harpe) (District 16) PUBLIC HEARING
6. Resolution by the Mayor - To Approve a Two-Lot Certified Survey Map for property at 9407 38th Street. (Harpe) (District 16) PUBLIC HEARING
7. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To include the Attachment of property 9407 38th Street 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 the Wisconsin Statutes. (Harpe) (District 16) PUBLIC HEARING
8. Conditional Use Permit for a 280 unit multi-family development to be located North of 71st Street and West of 125th Avenue. (Springs at Kenosha) (District 16) PUBLIC HEARING
9. Resolution by the Mayor - To Approve a Four-Lot Certified Survey Map for property at 12742 71st Street. (North Shore Bank/Springs at Kenosha) (District 16) PUBLIC HEARING
10. Development Agreement between the City of Kenosha and the Kenosha Water Utility and Continental 315 Fund LLC. (Springs at Kenosha) (District 16) PUBLIC HEARING

11. Quit Claim Deed from Anchor Bank fsb to the City of Kenosha regarding 0.1748 acres for 71st Street Right-of-Way West of 125th Avenue. (District 16) PUBLIC HEARING
12. Conditional Use Permit for a drive-thru to be located at 2717 18th Street. (Larsen/Meyer Pharmacy) (District 4) PUBLIC HEARING
13. Request for Relief to the off-street parking requirements of Section 6.01 of the Zoning Ordinance for an addition to a building at 3016 75th Street. (Casey Funeral Options) (District 8) PUBLIC HEARING
14. Relief to the exterior building material requirements of Section 14.07 B.12 of the Zoning Ordinance for property at 2801 80th Street (Snap-On) (District 13) PUBLIC HEARING
15. City Plan Commission Resolution - To Adopt the Report for the Former Chrysler Engine Plant Site Redevelopment for Kenosha, WI, prepared by ULI Advisory Services Panel dated April 19-24, 2015. (Chrysler) (District 7) PUBLIC HEARING
16. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 uu. of the Zoning Ordinance to Adopt the ULI Advisory Services Panel Report A Former Chrysler Engine Plant Site Redevelopment, Kenosha, Wisconsin. (Chrysler) (District 7) PUBLIC HEARING
17. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To Designate 56th Street between 23rd and 30th Avenues as a future street and To Designate 28th Avenue between 52nd and 60th Streets as a future street, pursuant to Section 62.23 (6) (c) Wisconsin Statutes. (Chrysler) (District 7) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

*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.*