Municipal Building 625 52nd Street – Room 202	***Kenosha City Plan Commission Agenda***	**Thursday, January 9, 2014 5:00 p.m.**
Mayor Keith Bosman - Chairman, Alderman Kevin Mathewson - Vice-Chairman Alderman Anthony Kennedy, Alderman Jan Michalski, Kathryn Comstock, Anita Faraone, Robert Hayden, Anderson Lattimore, Jessica Olson and Ron Stevens		

Call to Order and Roll Call

1. City Plan Commission Resolution - To Adopt a Project Plan Amendment for Tax Incremental District #16, City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes (District #16) PUBLIC HEARING

2. Conditional Use Permit for a 514,000 s.f. distribution center to be located on Burlington Road, east of 120th Avenue. (Project Onyx Phase 2/Amazon) (District #16) PUBLIC HEARING

3. Conditional Use Permit for a Recycling Collection Center to be located at 6000 49th Street. (Kenosha Recycling, Inc.) (District #16) PUBLIC HEARING

4. Resolution By the Mayor - To Approve a Two-Lot Certified Survey Map for property at 5508 75th Street. (R&G Estates) (District #14) PUBLIC HEARING (Also referred to Public Works)

5. Resolution By the Mayor - To Approve and Grant a Special Exception for a Three-Lot Certified Survey Map for property at the corner of 21st Street and 46th Avenue. (Emerson) (District #5) PUBLIC HEARING (Also referred to Public Works)

6. Quit Claim Deed from the City of Kenosha to Kenosha Housing Authority for property at 5814 19th Avenue. (District #2) PUBLIC HEARING (Also referred to Finance)

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.

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 9, 2014	Item 1
City Plan Commission Resolution - To Adopt a Project Plan Amendment for Tax Incremental District #16, City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes (District #16) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: The area generally bounded by CTH "S" on the north, the Kilbourn Road Ditch on the east, 38th Street on the south and the 120th Avenue Frontage Road and I-94 on the west.

NOTIFICATIONS/PROCEDURES:

The Alderperson of the District, Jesse Downing, has been notified. This item will also be reviewed by the Finance Committee before final approval by the Common Council on Wednesday, January 22, 2014. A notice announcing this hearing was published in the Kenosha Labor Paper on December 13 & 20, 2013. This notice was also sent to the other local government units as required by Wisconsin Statute 66.1105.

ANALYSIS:

- The Project Plan Amendment is to add $5,520,000 for an up-front Cash Development Grant and additional public administrative, legal and other costs. The Amendment does not involve an Amendment to the TID #16 boundaries.
- The estimated cost of the up-front Cash Development Grant is $5,000,000 and it will assist in the construction of a 500,000 s.f. manufacturing building that will create approximately 575 new full time and part time jobs. The estimated assessment increase of this facility is $42,000,000.
- The estimated cost of the public administrative, legal and other costs is $520,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, preparing a Development Grant Agreement and any other activities associated with the Amendment.
- These added costs will not adversely affect the performance of the TID.

RECOMMENDATION:

A recommendation is made to approve the attached Resolution.

A. Zohrab Khaligian, Development Specialist

Jeffrey B. Labahn, Director

/u2/acct/gp/ckays/1CPC/2014/JAN9/fact-tid16-amndmt-adopt.odt

CITY PLAN COMMISSION RESOLUTION #_____

BY: THE CITY PLAN COMMISSION

TO ADOPT A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT #16, CITY OF KENOSHA, WISCONSIN, UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES

WHEREAS, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for amending a project plan for a Tax Incremental District (TID); and,

WHEREAS, the City Plan Commission, on January 9, 2014, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #16, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment involves adding $5,520,000 for an up-front Cash Development Grant and additional public administrative, legal and other costs, as described in and attached hereto as Exhibit "A" and does not involve an Amendment to the boundaries of TID #16 as shown in Exhibit "B"; and

WHEREAS, the purpose of the Cash Development Grant is to assist in the construction of a second manufacturing building which will serve the purpose of promoting industrial development in TID #16; and

WHEREAS, the Project Plan Amendment is feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin.

NOW, THEREFORE, BE IT RESOLVED by the City Plan Commission that it:

1. Finds the Project Plan Amendment for TID #16, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City; and

2. Adopts the Project Plan Amendment for TID #16, City of Kenosha, Wisconsin, as described in and attached hereto as Exhibit "A".

3. Recommends that the Common Council of the City of Kenosha also Adopt this Project Plan Amendment.

Adopted this _____ day of _____, 2014

ATTEST: _____
Jeffrey B. Labahn, Secretary

APPROVED: _____
Keith G. Bosman, Chairman

Drafted By: Department of Community Development & Inspections
/u2/acct/cp/ckays/1CPC/2014/JAN9/resol-tid16-amd-adopt-cpc.odt

EXHIBIT "A"

Project Plan Amendment Description
Tax Incremental District #16

The Project Plan Amendment is to add $5,520,000 for an up-front Cash Development Grant and additional public administrative, legal and other costs. The Amendment does not involve an amendment to the TID #16 boundaries as shown in Exhibit "B".

The estimated cost of the up-front Cash Development Grant is $5,000,000 and will assist in the construction of a 500,000 s.f. manufacturing building that will create approximately 575 new full and part time jobs. The estimated assessment increase of this facility is $42,000,000.

The estimated cost of the public administrative, legal and other costs is $520,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, preparing a Development Grant Agreement and any other activities associated with the Amendment.

EXHIBIT "B"

Boundary Description
Tax Incremental District #16

A part of the Southwest and Southeast quarters of Section 19 and the Northwest and Northeast quarters of Section 30, Township 2 North, Range 22 East, of the Fourth Principal Meridian lying and being in the City of Kenosha, County of Kenosha, Wisconsin and being more particularly described as follows:

Commencing at the southwest corner of the northwest quarter of Section 30, Town 2 North Range 22 East of the Fourth Principal Meridian, thence N88°41'27"E along the south line of said quarter Section a distance of 398.19 feet to a point; thence perpendicular to said quarter section line a distance of 173.01 feet to the East right-of-way line of Interstate Highway 94, said right-of-way also includes 120th Avenue which may also be referred to as East Frontage Road, and the Point of Beginning; thence northerly distance of 2,257.64 feet, more or less, to a point which is the intersection of the east line of Interstate Highway 94 and the west line of 120th Avenue; thence northeasterly along said west right-of-way line a distance of 1,127.64 feet, more or less, to the intersection of said right-of-way line and the south right-of-way line of Burlington Road, which is also known as County Trunk Highway "S"; thence along said south right-of-way line a distance of 476.38 feet, more or less, to the intersection of said Burlington Road and the present City of Kenosha corporate limits; thence southerly along said corporate limits a distance of 676.42 feet, more or less, to a parcel of land currently identified as tax parcel 08-222-30-201-021; thence westerly along the north line of said tax parcel a distance of 37 feet, more or less; thence southerly along the west line of said tax parcel a distance of 330 feet, more or less; thence easterly along the south line of said tax parcel a distance of 310 feet, more or less, thence northerly along the east line of said tax parcel a distance of 330 feet, more or less, to the intersection of said tax parcel and the present City of Kenosha corporate limits; thence northerly along said corporate limits a distance of 581 feet, more or less, to the intersection of the City of Kenosha corporate limits and the south right-of-way line of Burlington Road; thence southeasterly along said right-of-way line a distance of 1,619 feet, more or less, to the center of a branch of the Des Plaines River, also described as the Kilbourn Road Ditch or the Kilbourn Ditch Creek; thence southerly along the center of said waterway a distance of 2,749 feet, more or less, to the intersection of the center line of said waterway, the present City of Kenosha corporate limits and the north right-of-way line of 38th Street; thence westerly along said right-of-way line a distance of 438 feet, more or less, to the intersection of said right-of-way line and the present City of Kenosha corporate limits; thence northerly along said corporate limits 257 feet, more or less, thence westerly along said corporate limits a distance of 585 feet, more or less, thence southerly along said corporate limits a distance of 256 feet, more or less, to the intersection of said corporate limits and the north right-of-way line of 38th Street; thence westerly along said right-of-way a distance of 1,216 feet, more or less; thence northwesterly along said right-of-way line a distance of 198.5 feet, more or less, to the intersection of the north right-of-way line of 38th Street and the east right-of-way line of Interstate Highway 94 and the point of beginning; said Tax Incremental Financing District containing 164 Acres of land, more or less.

City of Kenosha, Wisconsin

Proposed Project Plan Amendment
for Tax Incremental District #16

For Consideration by the Common Council
on January 22, 2014

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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

CITY PLAN COMMISSION RESOLUTION #_____

BY: THE CITY PLAN COMMISSION

TO ADOPT A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT #16, CITY OF KENOSHA, WISCONSIN, UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES

WHEREAS, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for amending a project plan for a Tax Incremental District (TID); and,

WHEREAS, the City Plan Commission, on January 9, 2014, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #16, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment involves adding $5,520,000 for an up-front Cash Development Grant and additional public administrative, legal and other costs, as described in and attached hereto as Exhibit "A" and does not involve an Amendment to the boundaries of TID #16 as shown in Exhibit "B"; and

WHEREAS, the purpose of the Cash Development Grant is to assist in the construction of a second manufacturing building which will serve the purpose of promoting industrial development in TID #16; and

WHEREAS, the Project Plan Amendment is feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin.

NOW, THEREFORE, BE IT RESOLVED by the City Plan Commission that it:

1. Finds the Project Plan Amendment for TID #16, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City; and

2. Adopts the Project Plan Amendment for TID #16, City of Kenosha, Wisconsin, as described in and attached hereto as Exhibit "A".

3. Recommends that the Common Council of the City of Kenosha also Adopt this Project Plan Amendment.

Adopted this _____ day of _____, 2014

ATTEST: _____
Jeffrey B. Labahn, Secretary

APPROVED: _____
Keith G. Bosman, Chairman

Drafted By: Department of Community Development & Inspections
/u2/acct/cp/ckays/1TIDs/TID16/PLAN-AMEND/AmdPlan-TID16-121813.odt

EXHIBIT "A"

Project Plan Amendment Description
Tax Incremental District #16

The Project Plan Amendment is to add $5,520,000 for an up-front Cash Development Grant and additional public administrative, legal and other costs. The Amendment does not involve an amendment to the TID #16 boundaries as shown in Exhibit "B".

The estimated cost of the up-front Cash Development Grant is $5,000,000 and will assist in the construction of a 500,000 s.f. manufacturing building that will create approximately 575 new full and part time jobs. The estimated assessment increase of this facility is $42,000,000.

The estimated cost of the public administrative, legal and other costs is $520,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, preparing a Development Grant Agreement and any other activities associated with the Amendment.

EXHIBIT "B"

Boundary Description
Tax Incremental District #16

A part of the Southwest and Southeast quarters of Section 19 and the Northwest and Northeast quarters of Section 30, Township 2 North, Range 22 East, of the Fourth Principal Meridian lying and being in the City of Kenosha, County of Kenosha, Wisconsin and being more particularly described as follows:

Commencing at the southwest corner of the northwest quarter of Section 30, Town 2 North Range 22 East of the Fourth Principal Meridian, thence N88°41'27"E along the south line of said quarter Section a distance of 398.19 feet to a point; thence perpendicular to said quarter section line a distance of 173.01 feet to the East right-of-way line of Interstate Highway 94, said right-of-way also includes 120th Avenue which may also be referred to as East Frontage Road, and the Point of Beginning; thence northerly distance of 2,257.64 feet, more or less, to a point which is the intersection of the east line of Interstate Highway 94 and the west line of 120th Avenue; thence northeasterly along said west right-of-way line a distance of 1,127.64 feet, more or less, to the intersection of said right-of-way line and the south right-of-way line of Burlington Road, which is also known as County Trunk Highway "S"; thence along said south right-of-way line a distance of 476.38 feet, more or less, to the intersection of said Burlington Road and the present City of Kenosha corporate limits; thence southerly along said corporate limits a distance of 676.42 feet, more or less, to a parcel of land currently identified as tax parcel 08-222-30-201-021; thence westerly along the north line of said tax parcel a distance of 37 feet, more or less; thence southerly along the west line of said tax parcel a distance of 330 feet, more or less; thence easterly along the south line of said tax parcel a distance of 310 feet, more or less, thence northerly along the east line of said tax parcel a distance of 330 feet, more or less, to the intersection of said tax parcel and the present City of Kenosha corporate limits; thence northerly along said corporate limits a distance of 581 feet, more or less, to the intersection of the City of Kenosha corporate limits and the south right-of-way line of Burlington Road; thence southeasterly along said right-of-way line a distance of 1,619 feet, more or less, to the center of a branch of the Des Plaines River, also described as the Kilbourn Road Ditch or the Kilbourn Ditch Creek; thence southerly along the center of said waterway a distance of 2,749 feet, more or less, to the intersection of the center line of said waterway, the present City of Kenosha corporate limits and the north right-of-way line of 38th Street; thence westerly along said right-of-way line a distance of 438 feet, more or less, to the intersection of said right-of-way line and the present City of Kenosha corporate limits; thence northerly along said corporate limits 257 feet, more or less, thence westerly along said corporate limits a distance of 585 feet, more or less, thence southerly along said corporate limits a distance of 256 feet, more or less, to the intersection of said corporate limits and the north right-of-way line of 38th Street; thence westerly along said right-of-way a distance of 1,216 feet, more or less; thence northwesterly along said right-of-way line a distance of 198.5 feet, more or less, to the intersection of the north right-of-way line of 38th Street and the east right-of-way line of Interstate Highway 94 and the point of beginning; said Tax Incremental Financing District containing 164 Acres of land, more or less.

RESOLUTION NO. _____

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT 16,
CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES**

WHEREAS, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for amending a project plan for a Tax Incremental District (TID); and

WHEREAS, the City Plan Commission on January 9, 2014, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #16, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment involves adding $5,520,000 for an up-front Cash Development Grant and additional public administrative, legal and other costs, as described in and attached hereto as Exhibit "A" and does not involve an amendment to the boundaries of TID #16 as shown in Exhibit "B"; and

WHEREAS, at said meeting, the City Plan Commission, under Section 66.1105(4)(h)1., Wisconsin Statutes, found the Project Plan Amendment for TID #16, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, adopted the Project Plan Amendment, and favorably recommended that the Common Council of the City of Kenosha adopt and approve the Project Plan Amendment.

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

1. Finds the Project Plan Amendment for TID #16, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City; and

2. Deems the Project Plan Amendment to promote industrial development in the City of Kenosha, to be in the public interest and for a proper public purpose; and,

3. 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,

4. Confirms that not less than 50% by area of the real property within the district is suitable for "industrial uses" within the meaning of Section 66.1101, Wisconsin Statutes, and has been zoned for industrial uses; and,

5. Finds that the project costs directly serve to promote industrial development 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 tax incremental districts does not exceed twelve (12%) percent of the total equalized value of taxable property within the City of Kenosha, Wisconsin; and,

7. Confirms that the real property within the District that has been found suitable for industrial sites, has been zoned for industrial use and will remain zoned for industrial use for the life of the tax incremental district; and,

8. Confirms that the District is an industrial district.

BE IT FURTHER RESOLVED that the Common Council of the City of Kenosha, Wisconsin, adopts and approves the Project Plan Amendment for TID #16, City of Kenosha, Wisconsin, as recommended by the City Plan Commission and as described in and attached hereto as Exhibit "A".

Adopted this _____ day of _____, 2014

ATTEST: _____,
Debra Salas, City Clerk/Treasurer

APPROVED: _____,
Keith G. Bosman, Mayor

Drafted By: Department of Community Development & Inspections

EXHIBIT "A"

Project Plan Amendment Description
Tax Incremental District #16

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EXHIBIT "B"

Boundary Description
Tax Incremental District #16

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RESOLUTION NO. 14-1

BY: THE JOINT REVIEW BOARD FOR TAX INCREMENTAL DISTRICT #16

TO APPROVE THE PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT #16, 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)(h)1., Wisconsin Statutes; and,

WHEREAS, the Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board for TID #16, City of Kenosha, Wisconsin, that it approves Resolution Number _____adopted on January 22, 2014, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes, based on the following criteria:

1. That the development expected in the Tax Incremental District would not occur without 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 tax increments to be paid by the owners of property in the overlying taxing districts.

Adopted this _____ day of _____, 2014

ATTEST: _____, Staff

APPROVED: _____, Chairperson

AMENDED 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

Development Grant costs include building and parking lot construction and equipment purchases. See attached maps for location of all improvements. The Development Grant cannot be provided to the developer until a development grant agreement per Wisconsin Statute 66.1105 (2)(f)2.d is executed.

Costs of Issuance includes all City administrative, legal and related costs with creating the district, issuing the G.O. Promissory Notes, preparation of the development grant agreement and any other activities associated with the district.

Description of Project Costs	2014	2015	2016	Total
1. Development Grant	$5,000,000.00	$0.00	$0.00	$5,000,000.00
2. Capitalized Interest	$402,720.00	$0.00	$0.00	$402,720.00
3. Costs of Issuance	$107,280.00	$0.00	$0.00	$107,280.00
Total	$5,520,000.00	$0.00	$0.00	$5,520,000.00

Costs to be Recovered by TID	2014	2015	2016	Total
1. Project Costs	--	--	--	$5,520,000.00
2. Financing Costs	--	--	--	$1,435,650.00
Total	--	--	--	$6,955,650.00

Economic Feasibility Study

City of Kenosha
TID No. 16 - Phase I Combined with Phase II Proposed Amendment
Estimated Tax Increments, Cash Flow and All Debt Service
Level Debt Service

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

Date Prepared: 12/12/13

Change In Incremental Value		Taxable Incremental Value						Less: $18.2M Taxable G.O. Notes Dated 11/15/13	Less: $5.52M 4.25% Taxable G.O. Notes Dated 04/01/14		
During Year	Amount	At 01/01	Amount	Collection Year	Tax Rate	Tax Increment Collections	Capitalized Interest			Cash Fund Balance 12/31	Collection Year
2011		2012		2013		0	873,900	0	0	873,900	2013
2012		2013		2014		0	402,720	(388,352)	(97,750)	790,518	2014
2013	21,150,000 (I)	2014	21,150,000	2015	30.70 (E)	649,305		(488,824)	(234,600)	716,389	2015
2014	159,385,500 (B)	2015	180,535,500	2016	30.70	5,542,440		(1,938,835)	(834,600)	3,485,394	2016
2015	20,709,000	2016	201,244,500	2017	30.70	6,178,206		(2,797,536)	(834,100)	6,031,964	2017
2016	(9,151,500) (A)	2017	192,093,000	2018	30.70	5,897,255		(2,810,430)	(832,538)	8,286,252	2018
2017	(9,151,500) (A)	2018	182,941,500	2019	30.70	5,616,304		(2,814,212)	(829,913)	10,258,431	2019
2018	(9,151,500) (A)	2019	173,790,000	2020	30.70	5,335,353		(2,606,060)	(826,225)	12,161,499	2020
2019	(9,151,500) (A)	2020	164,638,500	2021	30.70	5,054,402		(2,617,406)	(821,475)	13,777,020	2021
2020	(9,151,500) (A)	2021	155,487,000	2022	30.70	4,773,451		(2,639,950)	(815,663)	15,094,859	2022
2021	(9,151,500) (A)	2022	146,335,500	2023	30.70	4,492,500		(2,650,623)	(828,788)	16,107,948	2023
2022	(9,151,500) (A)	2023	137,184,000	2024	30.70	4,211,549				20,319,497	2024
2023	(9,151,500) (A)	2024	128,032,500	2025	30.70	3,930,598				24,250,094	2025
2024	(1,980,500) (A)	2025	126,052,000	2026	30.70	3,869,796				28,119,891	2026
2025	0	2026	126,052,000	2027	30.70	3,869,796				31,989,687	2027
2026	0	2027	126,052,000	2028	30.70	3,869,796				35,859,484	2028
2027	0	2028	126,052,000	2029	30.70	3,869,796				39,729,280	2029
2028	0	2029	126,052,000	2030	30.70	3,869,796				43,599,076	2030
2029	0	2030	126,052,000	2031	30.70	3,869,796				47,468,873	2031
2030	0	2031	126,052,000	2032	30.70	3,869,796				51,338,669	2032
2031	0	2032	126,052,000	2033	30.70	3,869,796				55,208,466	2033
2032	0	2033	126,052,000	2034	30.70	3,869,796				59,078,262	2034
						86,509,530	1,276,620	(21,752,238)	(6,955,650)		

(A) Represents 10% annual depreciation of personal property.
(B) $114,385,500 Phase I plus $45,000,000 Phase II
(E) Estimated

Base Value 01/01/13 of $994,400 plus $465,500 Phase II = $1,459,900

PiperJaffray

City of Kenosha, WI

$5,520,000.00 Taxable G.O. Promissory Notes - Dated 04/01/14
TID No. 16 - Phase II
Preliminary Estimate

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
09/01/2014	-	-	97,750.00	97,750.00
09/01/2015	-	-	234,600.00	234,600.00
09/01/2016	600,000.00	4.250%	234,600.00	834,600.00
09/01/2017	625,000.00	4.250%	209,100.00	834,100.00
09/01/2018	650,000.00	4.250%	182,537.50	832,537.50
09/01/2019	675,000.00	4.250%	154,912.50	829,912.50
09/01/2020	700,000.00	4.250%	126,225.00	826,225.00
09/01/2021	725,000.00	4.250%	96,475.00	821,475.00
09/01/2022	750,000.00	4.250%	65,662.50	815,662.50
09/01/2023	795,000.00	4.250%	33,787.50	828,787.50
Total	**$5,520,000.00**	-	**$1,435,650.00**	**$6,955,650.00**

Yield Statistics

Bond Year Dollars	$33,780.00
Average Life	6.120 Years
Average Coupon	4.2500000%
Net Interest Cost (NIC)	4.4787744%
True Interest Cost (TIC)	4.5195423%
Bond Yield for Arbitrage Purposes	4.2505817%
All Inclusive Cost (AIC)	4.6253052%

IRS Form 8038

Net Interest Cost	4.2500000%
Weighted Average Maturity	6.120 Years

2013 - $5.6M Taxable Bond | SINGLE PURPOSE | 12/12/2013 | 8:47 AM

Piper Jaffray & Co.
Wisconsin Public Finance

City of Kenosha, WI

$5,520,000.00 Taxable G.O. Promissory Notes - Dated 03/03/14
TID No. 16 - Phase II
Preliminary Estimate

Sources & Uses

Dated 03/03/2014 | Delivered 03/03/2014

Sources Of Funds	
Par Amount of Bonds	$5,520,000.00
Total Sources	**$5,520,000.00**

Uses Of Funds	
Deposit to Project Fund	$5,010,000.00
Capitalized Interest	402,720.00
Costs of Issuance Including Underwriter's Discount	107,280.00
Total Uses	**$5,520,000.00**

2013 - $5.6M Taxable Bond | SINGLE PURPOSE | 12/12/2013 | 8:47 AM

Piper Jaffray & Co.
Wisconsin Public Finance

CHANGES IN ZONING ORDINANCE AND BUILDING CODE

No changes to the City of Kenosha Zoning Ordinance or Building Code are anticipated to accommodate the activities planned for this project plan amendment. 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 project plan amendment conforms to the City of Kenosha's *Comprehensive Land Use Plan: 2035*, adopted April, 2010. The *Comprehensive Land Use Plan: 2035* is incorporated herein by reference.

STATEMENT OF ORDERLY DEVELOPMENT

Based upon the feasibility analysis of the proposed project plan amendment and the goals established for the City as a part of the *Comprehensive Land Use Plan: 2035*, the amendment of this Tax Incremental District promotes the orderly development of the City.

OFFICE OF THE CITY ATTORNEY
MUNICIPAL BUILDING
625 52ND STREET, ROOM 201
Kenosha, Wisconsin 53140
PHONE: (262) 653-4170
FAX: (262-653-4176

EDWARD R. ANTARAMIAN
CITY ATTORNEY

MATTHEW A. KNIGHT
DEPUTY CITY ATTORNEY

WILLIAM K. RICHARDSON
ASSISTANT CITY ATTORNEY

JONATHAN A. MULLIGAN
ASSISTANT CITY ATTORNEY

CHRISTINE M. GENTHNER
ASSISTANT CITY ATTORNEY

December 17, 2013

Honorable Mayor
and Common Council
City of Kenosha
Kenosha, Wisconsin 53140

Re: Project Plan Amendment for Tax Incremental District Number 16 [TIF District No. 16]

Dear Mayor and Members of the Common Council:

I have reviewed the above and conclude that it is complete and complies with Section 66.1105(4)(f), Wisconsin Statutes.

Respectfully submitted,

Edward R. Antaramian
City Attorney

AMENDED MAPS
TAX INCREMENTAL DISTRICT #16

The proposed Project Plan Amendment does not involve a boundary Amendment or change in proposed improvements and uses. However, since the plan was adopted, the follow changes were made:

BOUNDARY & PARCEL

The Certified Survey Map (CSM) was adopted which created two (2) parcels for the entire TID.

EXISTING LAND USE

The majority of the TID is now Industrial.

EXISTING ZONING

All TID parcels were rezoned to M-2 Heavy Manufacturing District per the original project plan, with the exception of those areas that will remain C-1 Upland Resource Conservancy District, C-2 Lowland Conservancy District and FW Floodway District.

PROPOSED IMPROVEMENTS

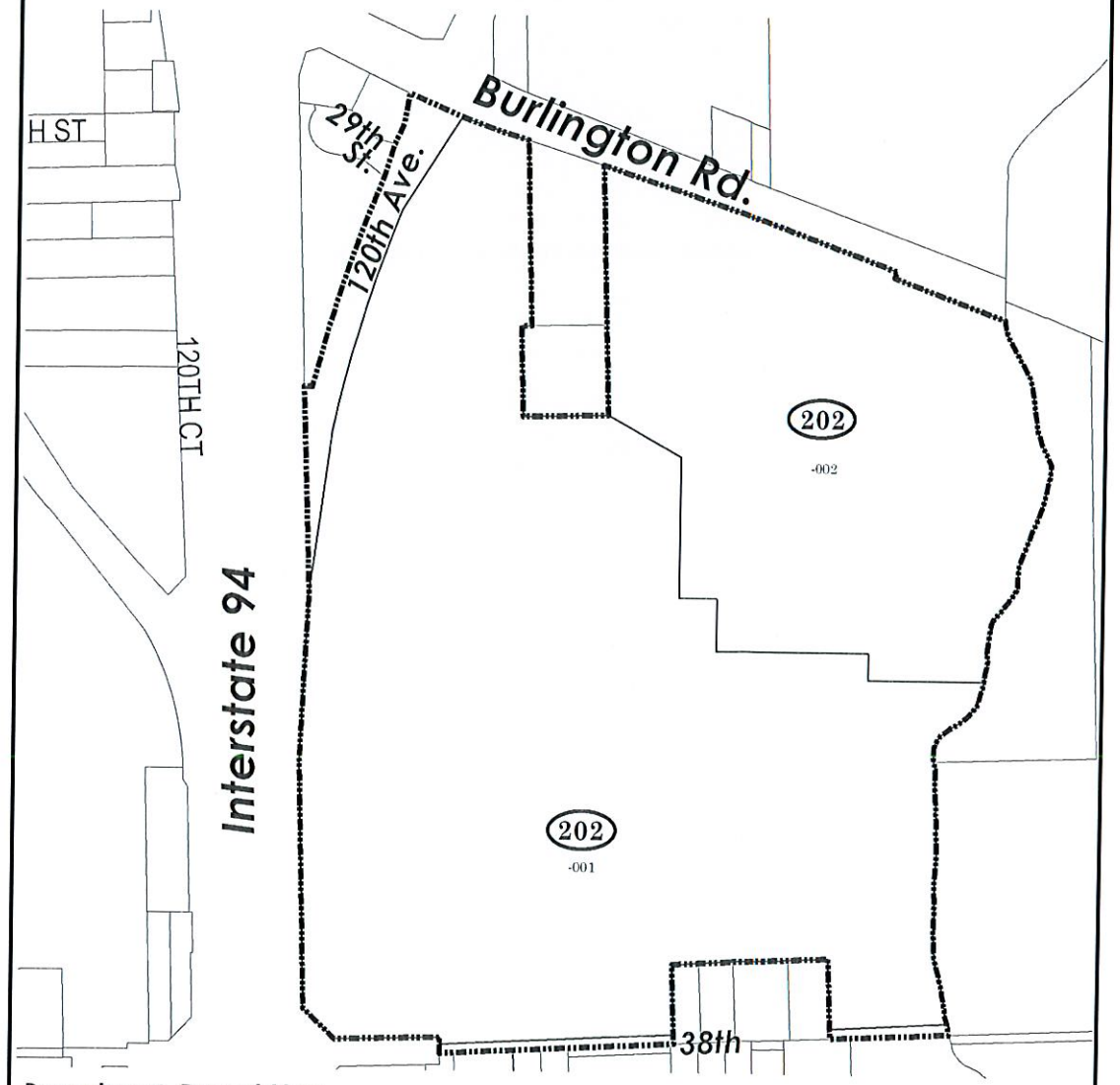
No changes were made to this map, however, it is included to illustrate the improvements for the new building.

PROPOSED USES

No changes were made to this map, however, it is included to illustrate the new building and parking lot.

City of Kenosha

Tax Incremental District #16 for the City of Kenosha



Boundary & Parcel Map

Proposed TID #16 Boundary

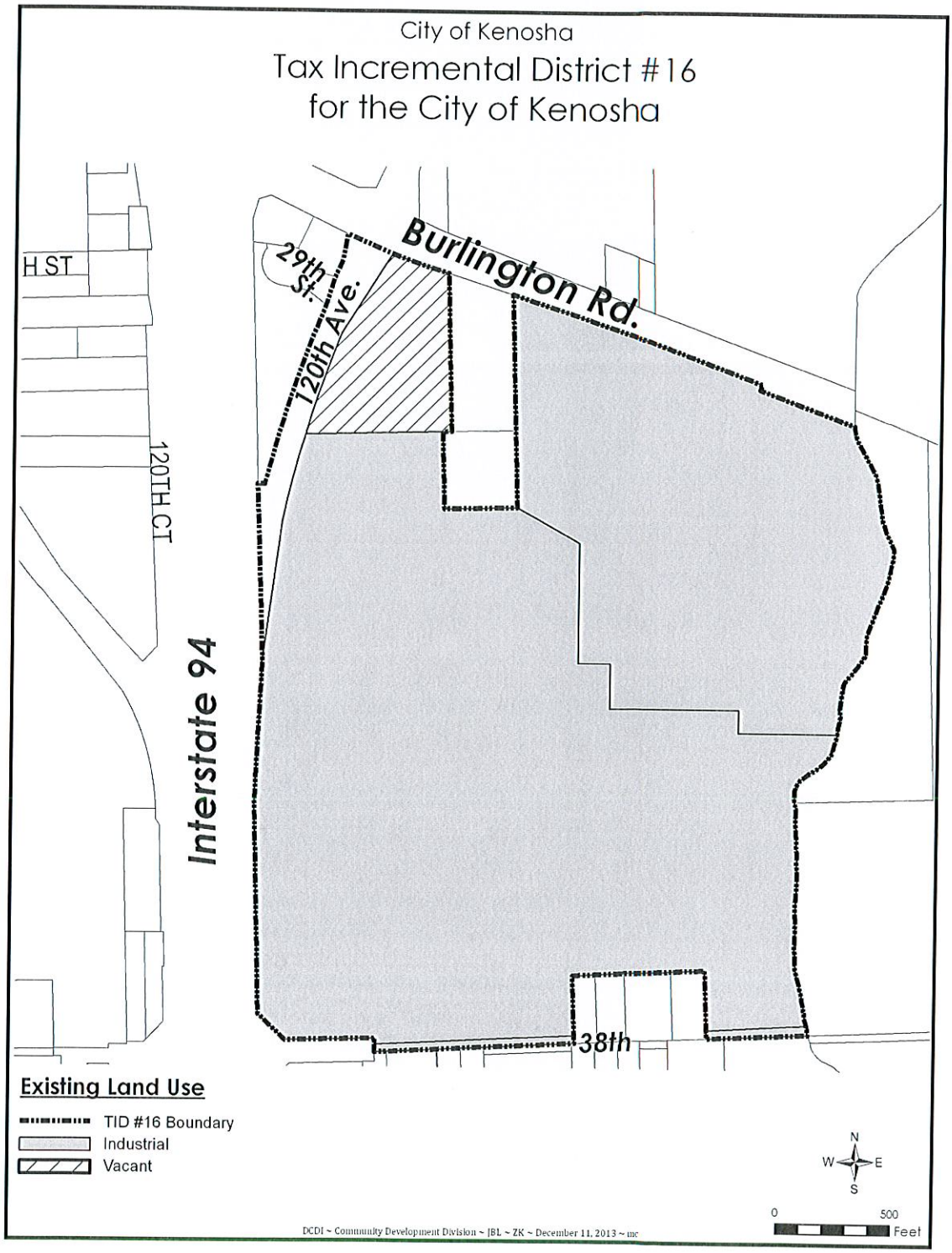
202 Block Number

-001 Parcel Number

N W E S

0 500 Feet

DCDI ~ Community Development Division ~ JBL ~ ZK ~ December 11, 2013 ~ mc


City of Kenosha
Tax Incremental District #16
for the City of Kenosha
H ST
120TH CT
Interstate 94
29th St.
120th Ave.
Burlington Rd.
38th
Existing Land Use
TID #16 Boundary
Industrial
Vacant
N
W
E
S
0
500
Feet
DCDI ~ Community Development Division ~ JBL ~ ZK ~ December 11, 2013 ~ mc

City of Kenosha

Tax Incremental District #16 for the City of Kenosha

Existing Zoning

- TID #16 Boundary
- M-2 Heavy Manufacturing
- C-1 Upland Resource Conservancy
- C-2 Lowland Resource Conservancy
- FW Floodway

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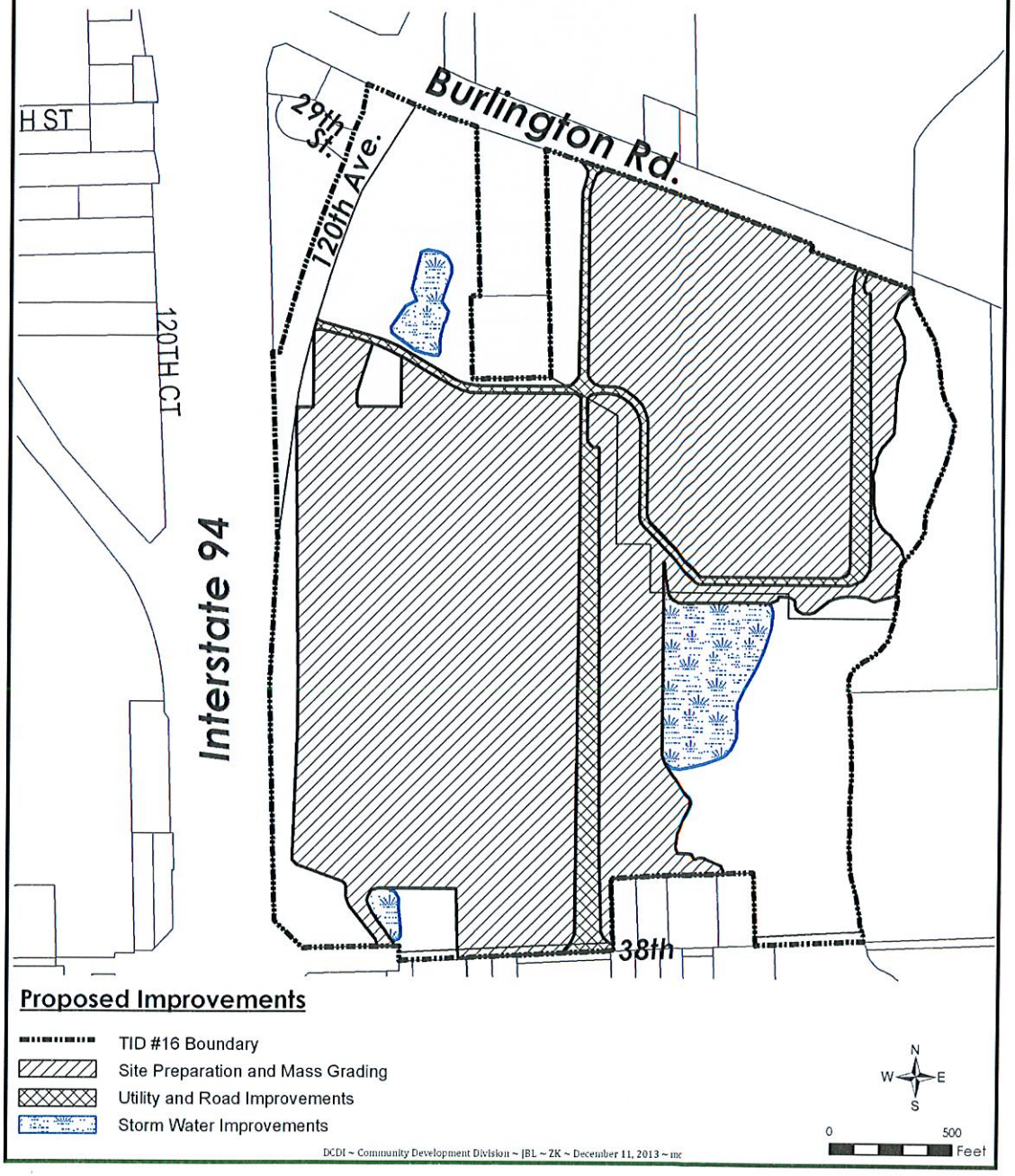
N W E S

0 500 Feet

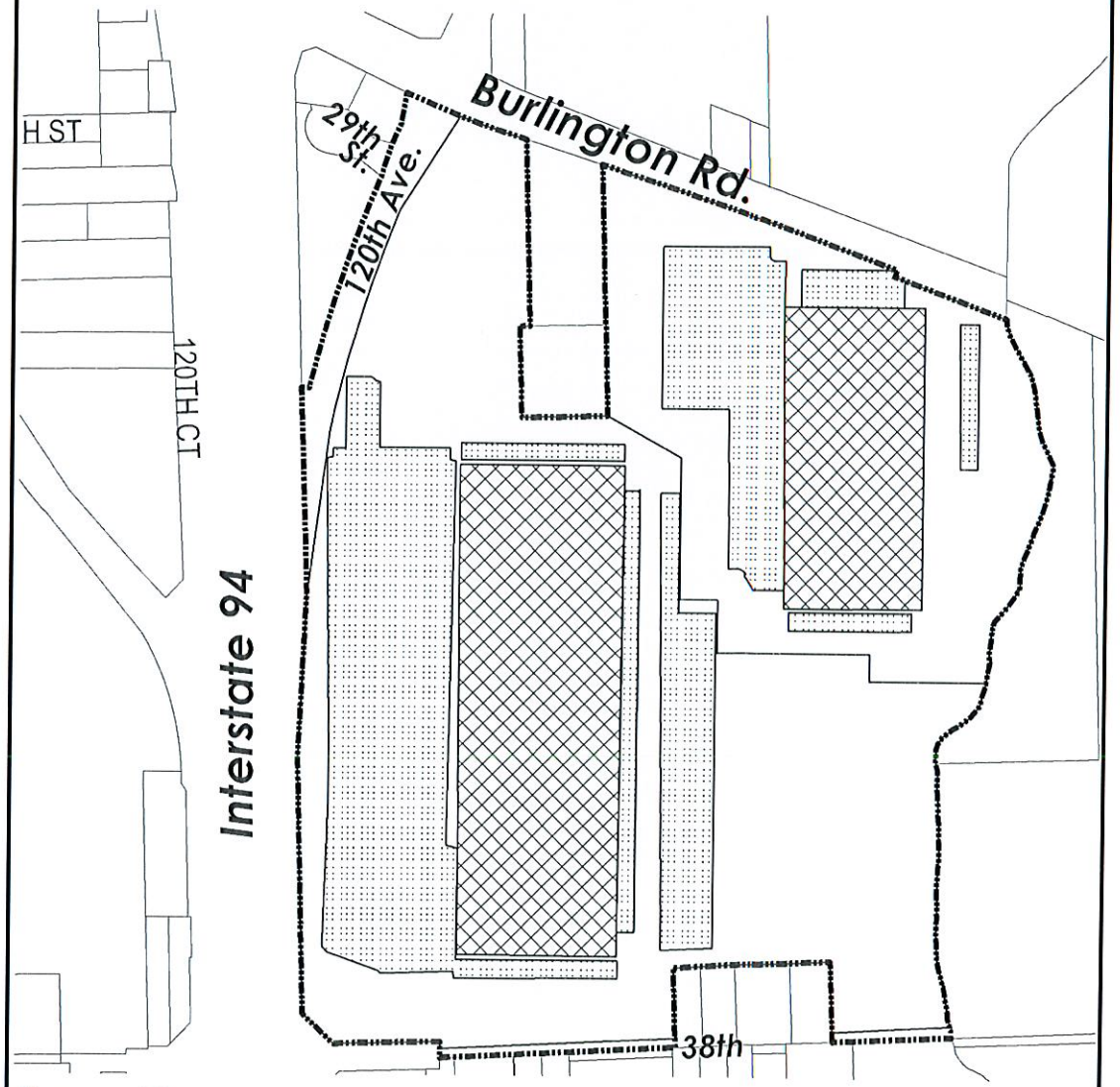
City of Kenosha

Tax Incremental District #16 for the City of Kenosha



City of Kenosha

Tax Incremental District #16 for the City of Kenosha



Proposed Uses

- TID #16 Boundary
- Manufacturing Building, Construction & Equipment Purchase
- Parking Lot Construction

N W E S

0 500 Feet

DCDI ~ Community Development Division ~ JBL ~ ZK ~ December 11, 2013 ~ mc

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 9, 2014	Item 2
Conditional Use Permit for a 514,000 s.f. distribution center to be located on Burlington Road, east of 120th Avenue. (Project Onyx Phase 2/Amazon) (District #16) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: South of CTH S and East of the East Frontage Road
Zoned: M-2 Heavy Manufacturing/AIR-3 and AIR-4 Airport Overlay District/FW Floodway

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- The applicant has submitted the attached plan for the second phase of Project Onyx/Amazon. The proposed facility is 514,000 s.f. and is listed as a "sortation center." The proposed building will be located generally east and north of the facility currently under construction.
- The proposed exterior materials are precast concrete panels. The color scheme will be complementary of the existing building under construction.
- A Development Agreement has already been approved and recorded for this site. The Development Agreement anticipated this second phase of development. If the second building opens before the building currently under construction, all of the required off-site improvements shall be installed with this building prior to occupancy.
- Truck traffic will enter the site from CTH S, while employee traffic can enter at the same access or a separate access off the same road.
- Plans were sent to City Departments and 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

/u2/acct/cp/ckays/1CPC/2014/JAN9/fact-cup-onyx-amazon.odt

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	***Kenosha City Plan Commission Conditions of Approval***	**Project Onyx/Amazon Burlington Road East of 120th Avenue**	**January 9, 2014**

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, Plumbing, Electrical and Occupancy permits.

   b. The applicant shall obtain Driveway, Sidewalk, Street Opening and Parking Lot permits 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. The monument sign shown on Page SG-1.1 exceeds the maximum eighty (80) s.f. size allowed for monument signs.

   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. All improvements required in the Development Agreement shall be completed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed 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 and any Conditions noted in the recorded Development Agreement recorded on November 1, 2013 as Document #1715054. The buildings shall comply with the current Code standards in effect upon application for a building permit.

   g. 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.

h. 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.

i. All vehicles shall be parked within the designated paved areas.

j. 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.

k. Cross access shall be provided to adjacent parcels if required at a future date by the City.

l. Compliance with the Operational Plan dated December 6, 2013.

m. All stormwater basins shall be constructed and operational prior to the issuance of any Occupancy permits.

2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.

   a. The Drainage Plan shall be revised and resubmitted for review and approval addressing comments listed in the Public Works memo dated January 3, 2014.

   b. The Utility Plan shall be revised and resubmitted for review and approval addressing the comments listed in the Kenosha Water Utility Memo dated December 17, 2013.

   c. Additional information shall be submitted on the exterior material of the conveyor bridge between the buildings. All exterior materials shall comply with Section 14.0 of the Zoning Ordinance.

/u2/acct/cp/ckays/1CPC/2014/JAN9/conditions-onyx-amazon.odt

ENGINEERING DIVISION
SHELLY BILLINGSLEY, P.E.
CITY ENGINEER

PARK DIVISION
JEFF WARNOCK
SUPERINTENDENT

FLEET MAINTENANCE
MAURO LENCI
SUPERINTENDENT

STREET DIVISION
JOHN H. PRIJIC
SUPERINTENDENT

WASTE DIVISION
ROCKY BEDNAR.
SUPERINTENDENT

DEPARTMENT OF PUBLIC WORKS
MICHAEL M. LEMENS, P.E., DIRECTOR
SHELLY BILLINGSLEY, P.E., DEPUTY DIRECTOR

MUNICIPAL BUILDING · 625 - 52ND ST · RM 305 · KENOSHA, WI 53140
TELEPHONE (262) 653-4050 · FAX (262) 653-4056
EMAIL PUBLICWORKS@KENOSHA.ORG

TO: Brian Wilke, Development Coordinator

FROM: Michael M. Lemens, P.E. 1-3-14
Director of Public Works

Shelly Billingsley, P.E. Shelly Billingsley
City Engineer

DATE: **January 3, 2014**
SUBJECT: **PLAN REVIEW COMMENTS**
Project Description: **Project Onyx Phase 2**
Location: **South of CTH S and East of the East Frontage Road**

Our staff has reviewed the plans for this project. The following comments are provided:

Parking Lot Ordinance Compliance	Sufficient	Deficient	Not Applicable
Parking Lot Paved	X		
Standard Stall Width	X		
Parking Lot Layout	X		
Parking Lot Lighting Shown	X		
Parking Lot Lighting Adequate		X	
Handicapped Parking	X		
Driveway Locations	X		
Driveway Width	X		
Passing Blister or Accel/Decel Lanes			X
Sidewalks Adequate	X		
Drive Thru Lane Design			X

Public Streets	Sufficient	Deficient	Not Applicable
Geometric Design			X
Pavement Width			X
Pavement Thickness Design			X
Established Grades			X
Plan Details			X
Sidewalks			X
Street Lights			X

Site Grading/Drainage	Sufficient	Deficient	Not Applicable
Drainage Plan		X	
Storm Sewer		X	
Storm Water Detention			X
Drainage Calculations		X	

Project Approval/Permits Needed	Yes	No	Not Applicable
Project Approved for Permitting		X	
Withhold Permits: See Comments	X		
Approve Footing/ Foundation Only (per condition)			X
Parking Lot Permit Required	X		
Driveway Permits Required	X		
Sidewalk Permit Required	X		
Street Opening Permit Required	X		
Stormwater Permit Required	X		
Erosion Control Required	X		
State Permit Required	X		

Grading & Drainage Comments:

1. Note that the erosion control review is a separate process and will begin when an Erosion Control Permit application is submitted.
2. Submit a revised Stormwater Management Plan that incorporates the current plans for both phases of the development.
3. Submit storm sewer sizing calculations. Note that in areas where the SWMP assumes that the 100-year storm will be collected by a detention pond, the combination of storm sewers and overland flow paths must drain the 100-year to that pond.

4. The plan shows an area on the east side of the building labeled "Future semi-trailer parking to be constructed upon receipt of floodplain fill approvals". Provide a copy of any applications for floodplain filling submitted to other agencies to the City.
5. The City generally requires site plans to provide proposed grades at curblines at 50' intervals, at high and low spots, and around curb radii. Additional spot grades are required on sheet C-19 in the area of the driveway to Burlington Road and to the south (the proposed 713 contour on this sheet also appears to conflict with some of the spot grades). Additional spot grades are also required on sheet C-18 around the large interior curb island northwest of the accessible stalls, and on sheet C-20 around the guard shack.
6. The 710 contour, the grade break line, and the proposed spot grades conflict on sheet C-22.
7. Note that any retaining wall greater than 5' in height requires a separate permit and a fence on top of the wall.
8. Show overland flow paths on the site grading plan.
9. Demolition notes shall add that work cannot begin until erosion control devices are installed.

Traffic Comments:

10. Meet lighting standards for parking lot. All fixtures must be full cutoff to minimize glare to public roads and properties.
11. Signage Plan has many errors and/or omissions (i.e. C-11 entrance listed as Truck Checkin; AS-3 assume this should be AS-4; also list S-5 without legend). Contact Assistant City Engineer for details.

cc: Jeff Hansen
Sean VonBergen
Kile Kuhlmey
Gerard Koehler

Engineering Services
4401 Green Bay Road
Kenosha WI 53144

Phone (262) 653-4315
Fax (262) 653-4303

"Providing and Protecting Kenosha's Greatest Natural Resource"

MEMO

To: Brian Wilke, Development Coordinator

From: Ian C. Bagley, P.E., Water Engineer

Date: December 17, 2013

Subject: Project Onyx Phase 2

Location: South of CTH S and East of the East Frontage Road

The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project. Further information from the Developer is required before the Utility can complete this review. Please withhold all permits until the following information is submitted.

1. Show the water meter size and location, including a detail or diagram, on the construction plans, not with the MEP submittal. The water meter shall have unobstructed access, twelve inches (12") from the inside wall, twelve to twenty-four inches (12"-24") above the floor. The meter shall have a gate valve on the inlet and outlet pipe. Water meter and meter horn to be supplied by KWU.
2. All water meters one and one half inches (1-1/2") or greater shall have a bypass with a two way ball valve with locking handle as manufactured by RuB, or approved equal.
3. Meters three inches (3") and larger shall have a two inch (2") test plug provided between the outlet side of the meter and the outlet valve.
4. A 3C18 gauge cable by Belden-M, or approved equal, shall be installed in a one half inch (½") conduit through the exterior wall for the remote meter reader. Remote reader to be field located by KWU meter division.
5. Water services larger than two inches (2") shall be flushed and bacteria tested in accordance with KWU Chapter XXXII Rules & Regulations, Rule 06-34.
6. Water services shall have a minimum of 5-1/2' of cover to finished grade.
7. Label invert elevations on all water and sanitary service stubs and fittings and provide pipe slopes for all water and sanitary service lines.
8. Provide elevations for the invert, flange and the center of large coupling at each fire hydrant.

9. Water main and services shall have a blue 12 gauge locator wire installed along the entire length. Locator wire shall be brought to the surface in the curb box, at each fire hydrant and at the edge of the building and enclosed in a curb box with "water" on the cover.
10. "Internal / External" manhole seals as manufactured by Adaptor, Inc. shall be provided for each sanitary sewer manhole installed. A detail for the seal can be found at http://www.adaptorinc.com/pdf/inexspec.pdf.
11. Sanitary sewer laterals shall have a green 12 gauge locator wire installed along the entire length. Locator wire shall be brought to the surface at the edge of the building and enclosed in a curb box with "sewer" on the cover.
12. The KWU water main and sanitary sewer detail sheets shall be included on a separate sheet and shall not be placed within the designer's title block or include utility plan notes specific to this project. These detail sheets can be found on the KWU website (http://www.kenoshawater.org/engineering.html).
13. Include the following notes on the Utility Plans:
    a. All sanitary sewer and water to be installed in accordance with Kenosha Water Utility (KWU) Standards.
    b. All applications and fees for sanitary sewer and water must be completed and paid prior to connection to sewer/water systems.
    c. All water connections to existing water mains shall be completed by KWU, with excavation and backfill by the developer. Developer shall provide 72 hours notice to KWU when connection is to be made.
    d. Any utility work in the right-of-way, public utility easement and all sanitary sewer connections to be inspected by KWU. Notify KWU 48 hours in advance of connecting to sewer.

The following comments relate to specific items noted by page number:

Sheet C-24

- Change "City of Kenosha" to "Kenosha Water Utility" in the fourth note under "Sanitary Sewer Specifications" within the "General Private Utility Notes" box. Please note that this change also needs to be made on Sheets C-25 through C-30.

Sheet C-27

- It was assumed that the water valve at Sta. 112+71 within the private east/west road was to be the service valve for the Phase 2 development. Since it will instead be used for a hydrant directly north, another valve will need to be installed, within the utility easement, to function as the service valve for Phase 2.
- A 12"x4" water main stub is referenced at the connection point for the domestic water feed. There is no 12"x4" water main stub shown on the Phase 1 plans. Please update the Phase 1 plans to include a 12"x4" stub or revise these plans to match Phase 1.
- Please confirm that the fire protection lead will be 6" diameter from the pump house to the connection point with the 10" fire protection main.
- The Phase 1 plans do not reference an east invert for the sanitary manhole 335' south of the east/west private road. This invert should be included on the Phase 1

plans with a stub shown to the east edge of the utility easement. As it is shown now the contractor would need to core into a new manhole to make the connection.

Sheet C-29

- The Phase 1 plans show a stub extending northeast from SAN MH 7. The Phase 2 plans show the connection at the manhole. The Phase 2 plans should be updated to match the Phase 1 plans.

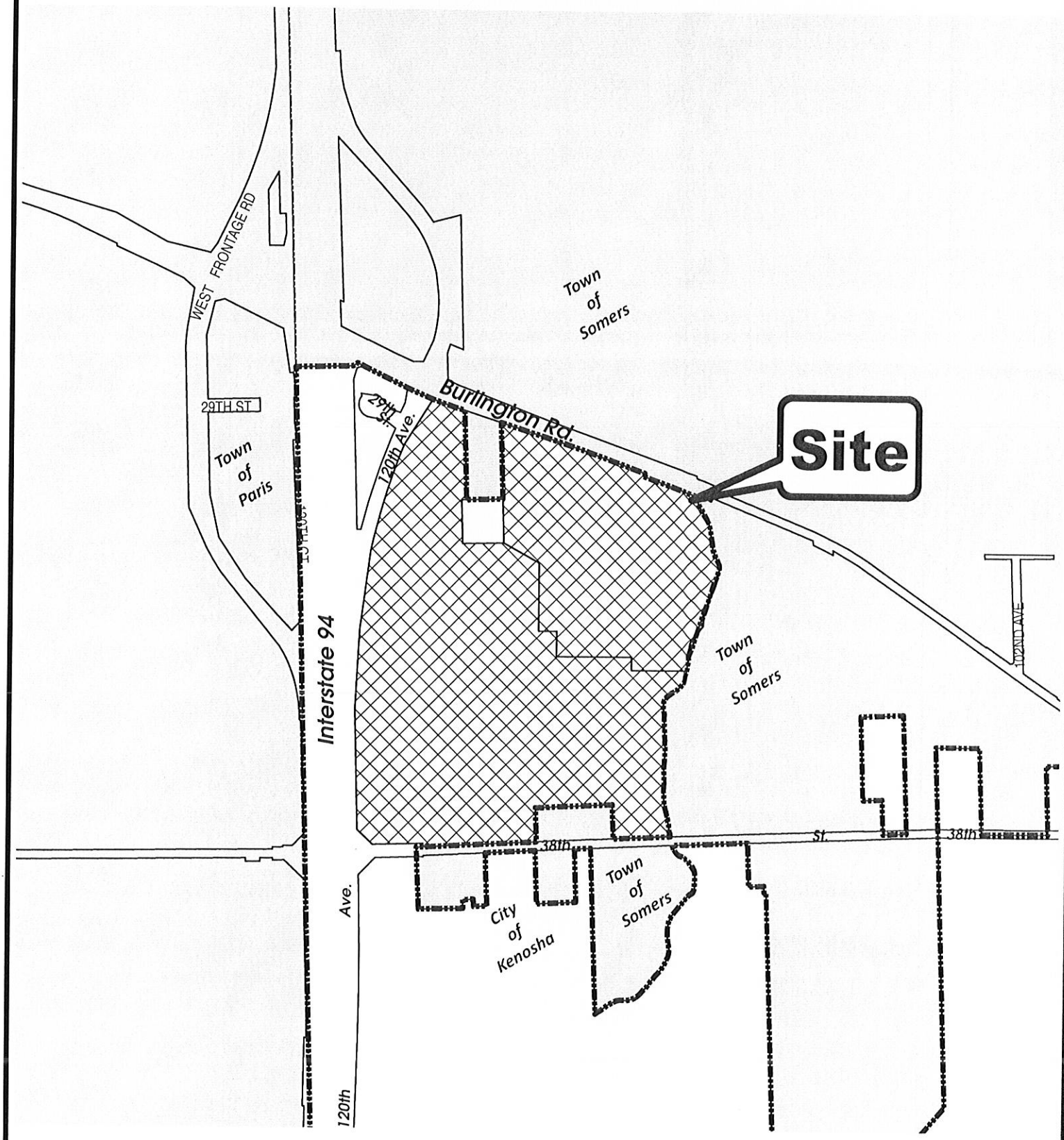
Sheet L1.2

- There shall be no trees within the public utility easement. There are currently at least eight (8) trees shown within the easement.

CC: Mr. Robert Carlson, P.E., Director of Engineering Services

City of Kenosha

Vicinity Map
Project Onyx Phase 2 - CUP



Municipal Boundary

N
W E
S

0 210 420 630 840 1,050
Feet

DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ January 2, 2014 ~ mc

December 6, 2013

Plan of Operations
Kenosha Sortation Center

The project consists of a 514,000 square foot distribution center for a specific user which remains undisclosed at this time. The user will employ approximately 550 full-time equivalent employees during regular (non-holiday) months. During the holiday season, the number of employees will increase to meet sales demands. Security is on site 24-7 and is fairly extensive due to the nature of the user's business.

Ingress/egress is provided via multiple access points to minimize traffic congestion and separate automobile and truck traffic. A parking field of approximately 560 spaces is provided to promote efficiency during shift change throughout the year. The configuration of the parking is optimized to meet user needs based on their years of experience at other similar facilities. Code compliant ADA spaces are provided as well as motorcycle spaces, loading, and drop-off zones. A staggered shift change time is also employed to further avoid traffic problems.

Truck deliveries occur regularly throughout the entire day at one secure checkpoint at the southwest end. 110 truck loading docks with the ability to increase to 120 docks are required on the building to meet user requirements. The truck court will be fenced and completely segregated from the employee parking lot to enhance safety and circulation patterns. Truck docks will face east and west and will not be visible from the front of the building. An emergency only access gate is proposed at the north end of the truck court. Ample queuing room is provided on-site based on user experience and expectations to avoid trucks from backing up onto the adjacent public roadways.

Refuse pick-up will also occur via the truck court. Refuse will be compacted and stored in closed, covered containers. No other outdoor storage of material is anticipated at this time. No significant quantities of hazardous materials will be stored on the property. Minor amounts of such materials used for cleaning and normal maintenance of building spaces and equipment will be stored in the building in accordance with all applicable state and federal regulations. The user also has a robust emergency plan that complies with all state and federal regulations.

The color and style of this facility will complement the Project Onyx building. Customary landscaping, signage and lighting will also be provided and maintained on a regular basis.

Development Review Application
City of Kenosha, Wisconsin

Mailing Information

NAME OF PROJECT: Project Onyx- Northeast Building

Check one (1) of the following boxes to indicate the recipient of all correspondence:

(●) Name and Address of Applicant [Please print]:
KTR WIS III LLC
Attn: Lou B.
300 Barr Harbor Drive, Suite 150
Conshohocken, PA 19428

Phone: 212.710.5072
Fax: 212.710.5061
E-Mail: @ktrcapitcal.com

( ) Name and Address of Architect/Engineer [Please print]:
Pinnacle Engineering Group
ATTN: Adam Artz
15850 W. Bluemound Road Suite 310
Brookfield, WI 53005

Phone: 262-754-8888
Fax: 262-754-8850
E-Mail: adam.artz@pinnacle-engr.com

( ) Name and Address of Property Owner (if other than applicant)[Please print]:

Phone:
Fax:
E-Mail:

Project Location

Location of Development (street address and / or parcel number): Multiple parcels generally described as the land east of I-94, south of STH 142/CTH S, north of 38th Street, and west of the Kilbourn Road Ditch.

Type of Land Development

Check all that apply. Note: Additional information may be required within individual Sections.

[ ]	Certified Survey Map	Section 1	Page 3
[ ]	Concept Review (*Land Division*)	Section 2	Page 4
[ ]	Concept Review (Multi-Family Residential or Non-Residential)	Section 3	Page 5
[✓]	Conditional Use Permit	Section 4	Pages 6 & 7
[ ]	Developer's Agreement	Section 5	Page 8
[ ]	Final Plat	Section 6	Pages 9 & 10
[ ]	Lot Line Adjustment Survey	Section 7	Page 11
[ ]	Preliminary Plat	Section 8	Pages 12 & 13
[ ]	Rezoning	Section 9	Pages 14 & 15
[ ]	Site Plan Review	Section 10	Pages 16 & 17

Prior to Submitting this Application to the Department of City Development, Please Review the Appropriate Section(s) for Fees, Requirements and Appropriate Appendices.

Submit this *cover page, completed application, applicable section(s) and appendices along with ALL required plans, information and fees to:*

Department of Community Development & Inspections
Planning Division
625 52nd Street, Room 308
Kenosha, WI 53140

Phone: 262.653.4030
Fax: 262.653.4045

Office Hours:
M - F 8:00 am – 4:30 pm

SECTION 4
CONDITIONAL USE PERMIT

Additional Information Required:	**Building or Addition Square Footage:** 514,000 **Existing Building Size:** N/A **Site Size:** Approximate disturbed area = 48 acres **Current # of Employees** N/A **Anticipated # of New Employees** ~~XXXX~~ 375 **Anticipated Value of Improvements** ~~$XXXX~~ 33 Million
Submittal Requirements:	➢ **Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale** ➢ **Developer Site Plan/Conditional Use Permit Checklist (Appendix A)**
If Item to be Reviewed by Plan Commission/Common Council must Submit:	➢ **One (1) 8 1/2" x 11" reduction *or* forty (40) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides)** ➢ **Sample Board containing colored samples of all exterior building materials**

Fees:

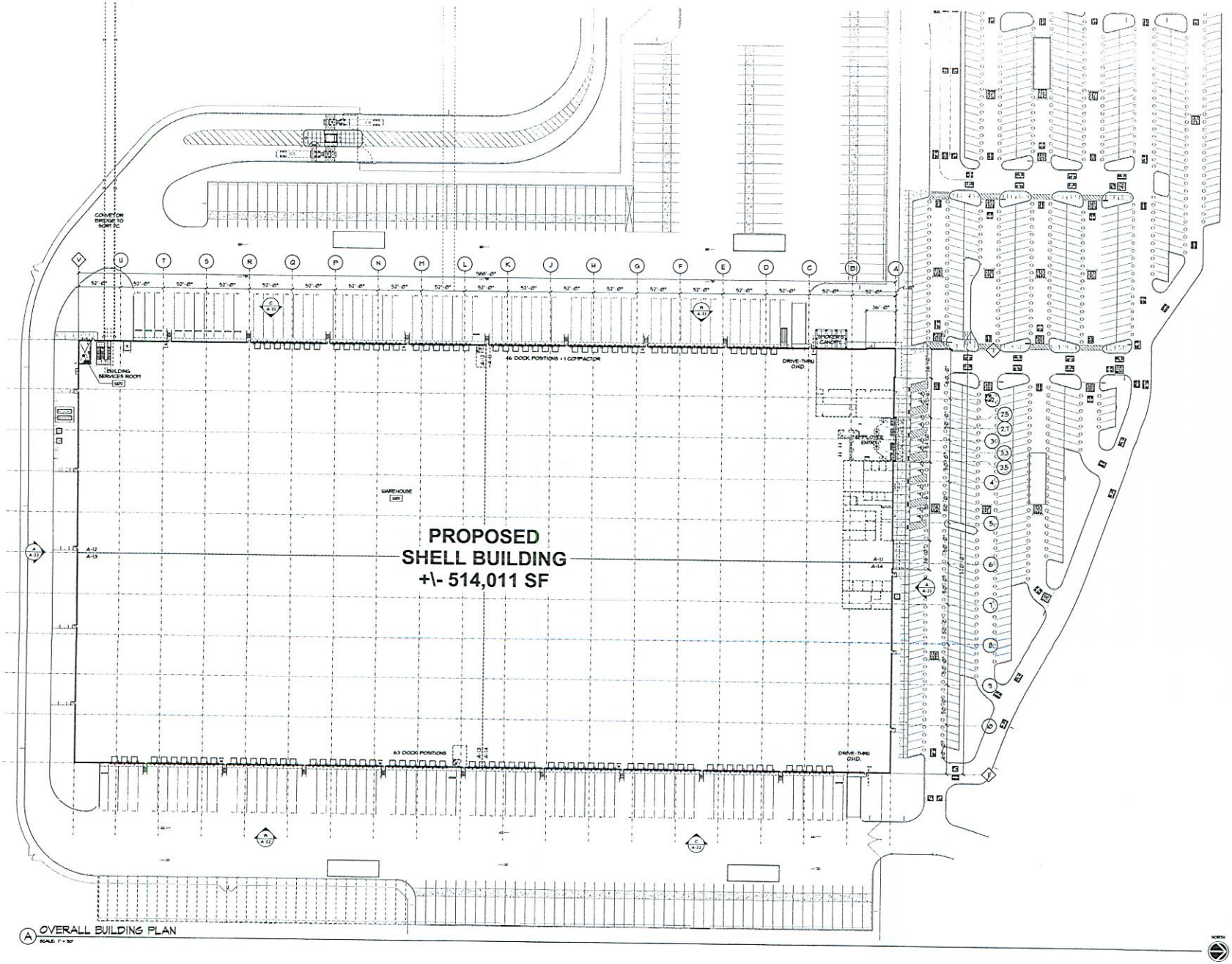
	Building or Addition Size	Site size	Review Fee
Level 1	<= 10,000 sq. ft.	<= 1 acre	$900 = City Plan Dept. *or* $1,025 = CPC/CC
Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	$1,175 = City Plan Dept. *or* $1,300 = CPC/CC
Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	$1,600 = City Plan Dept. *or* $1,725 = CPC/CC
Level 4	> 100,001 sq. ft.	> 25.01 acres	$2,000 = City Plan Dept. *or* $2,125 = CPC/CC

- **If building size or addition and gross acreage of the site determine two (2) different fees, the greater of the two fees will be assessed.**
- **Application fee entitles applicant to an initial review and one re-submittal.**
- **Re-submittal fee = $425 per re-submittal after two (2) permitted reviews.**
- **CUP Amendment = 50% of the applicable fee as determined above.**

Appendices to Review:	➢ **All**
Approximate Review Time:	➢ **30 days for Staff Review** ➢ **45-60 days for City Plan Commission/Common Council Review**

The conditional use permit plans, *prepared to a standard engineering scale*, shall be submitted with this application & shall include the following information:

Building Plan:	➢ Layout of building(s) including size and layout of rooms ➢ Design and architecture ➢ Plans and details on fire suppression and/or standpipe ➢ Plans and details on fire detection, fire alarm and other safety devices
Site Plan (based on a plat of survey)	➢ Legal description of property ➢ Location and footprint of building(s) and structure(s) ➢ Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks ➢ Outline of any development stages ➢ Location and details on any required emergency access roads ➢ A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space
Drainage Plan	➢ Existing topography, including spot elevations of existing buildings, structures, high points, and wet areas, with any previous flood elevations ➢ Floodplain boundaries, if applicable ➢ Soil characteristics, where applicable ➢ Proposed topography of the site denoting elevations and natural drainage after construction and any proposed stormwater retention areas



A OVERALL BUILDING PLAN
SCALE: 1" = 50'

FORD & ASSOCIATES
1500 West First Avenue
Columbus, Ohio 43212
P: 614 488 6232
F: 614 488 9963

KENOSHA SORTATION CENTER - SHELL BUILDING

120th Avenue
KENOSHA, WI 53144

FOR
KTR WIS IV LLC
Five Tower Bridge, 300 Barr Harbor Drive, Suite #150, Conshohocken, PA 19428

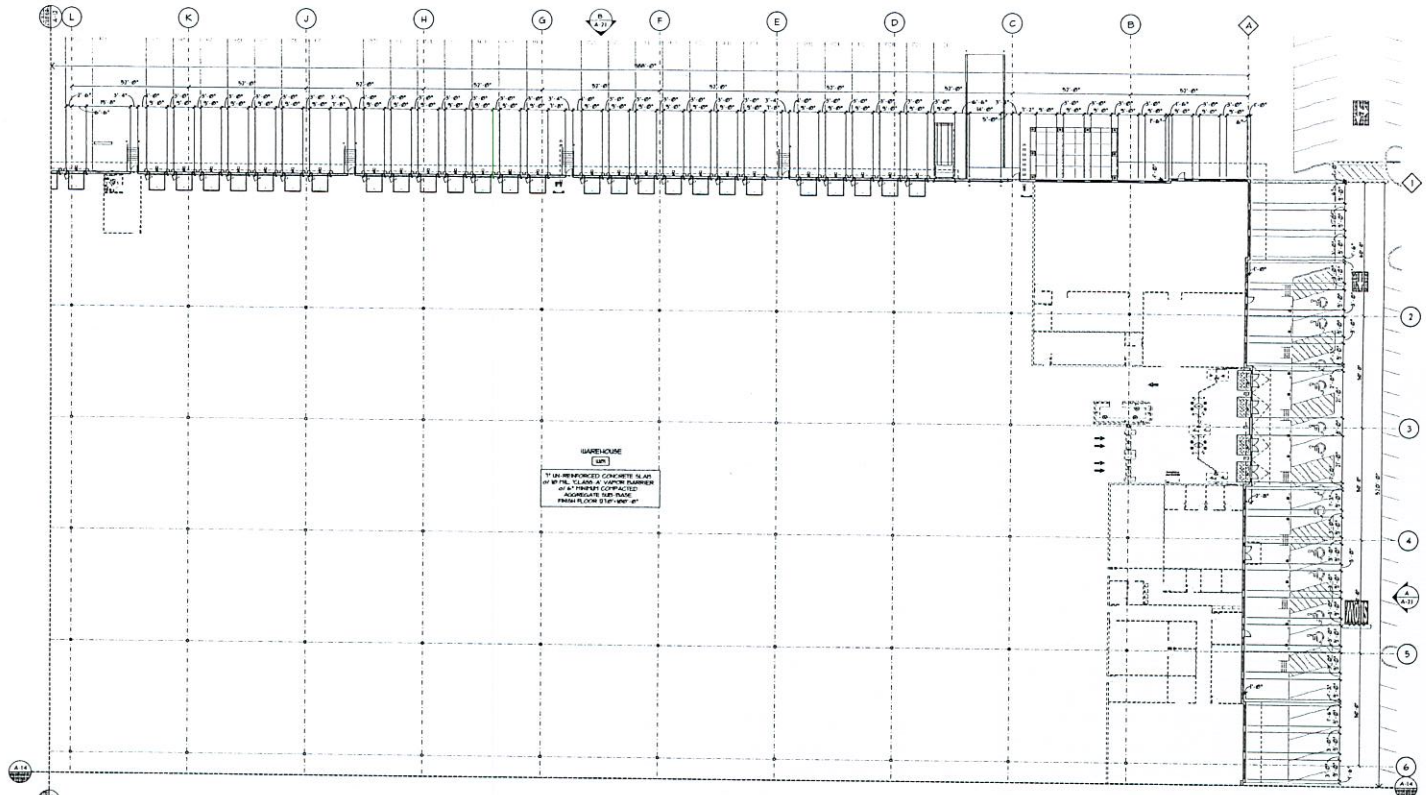
KTR CAPITAL PARTNERS

WISCONSIN
MARK P. FORD
A-9524
COLUMBUS, OHIO
ARCHITECT

ISSUE	REVISION	DATE
PRELIMINARY		NOV. 16, 2012
CLIP SUBMITTAL		DEC. 3, 2012

OVERALL BUILDING PLAN

A-1.0



A PARTIAL ENLARGED FLOOR PLAN
SCALE: 1" = 30'

SHELL BUILDING PLAN & ELEVATION CODED NOTES

(A) 8" THICK (NON-) INSULATED PRECAST CONCRETE WALL PANELS. PAINT EXPOSED INTERIOR FACE OF CONCRETE WALL PANELS (PT-4)

(B) PANEL JOINT WITH SEALANT. (TYP.) (SEE DETAILS F & G/A-4.2)

(C) 7" BUILDING EXPANSION JOINT (SEE DETAIL A/A-4.2 AND STRUCTURAL SHEETS)

(D) 3" WIDE x 1/2" DEEP REVEAL

(E) LINE OF CONCRETE FOOTING (SEE STRUCTURAL SHEETS)

(F) STEP IN C.I.P. CONCRETE FOOTING (SEE STRUCTURAL SHEETS)

(G) 4" CONCRETE SIDEWALK. (SEE CIVIL SHEETS)

(H) 5'-0" x 8'-0" x 4" DEEP CONCRETE STOOP. SLOPE 2% MAX. AWAY FROM BUILDING (SEE DETAIL R/A-4.2)

(I) CONCRETE DOCK PAD TO EXTEND 6'-0" FROM FACE OF BUILDING (SEE CIVIL ENGINEERING SHEETS FOR THICKNESS AND SLOPES)

(J) CONCRETE RAMP. RETAINING WALLS AND STAIRS WITH PAINTED METAL GUARDRAIL AT DRIVE THRU OVERHEAD DOORS (SEE STRUCTURAL SHEETS) (SEE SECTION C/A-5.1)

(K) 1-1/2" DIA. PAINTED METAL GUARDRAIL AT 42" AFF WITH INTERMEDIATE RAIL AT 21" AFF. AND POSTS AT 4'-0" O.C. MAX. (SEE DETAILS F, J & T/A-4.3)

(L) 1/2" RECESSED CONCRETE SLAB

(M) PROVIDE (4) 4" CONDUITS FROM DEMARC ROOM UNDER SLAB FOR DATA & SERVICE. STUB-UP THROUGH SLAB. (SEE ELECTRICAL SHEETS)

(N) 6" DIA. CONCRETE FILLED STEEL BOLLARD (SEE DETAILS B & J/A-4.1)

(O) ANSI A117.1 COMPLIANT ACCESSIBLE CURB RAMP. (SEE CIVIL ENGINEERING SHEETS)

(P) PREFINISHED ALUMINUM WINDOW SYSTEM WITH 1" INSULATED GLAZING. (TBD SCHEDULE) SEE SHEET A-4.3

(Q) 3'-0" x 7'-0" WIDE STILE ALUMINUM STOREFRONT ENTRANCE DOOR SYSTEM (1" INSULATED) TEMPERED CLEAR GLASS. (SEE DOOR SCHEDULE ON SHEET A-4.0)/(SF-1)

(R) INSULATED WITH LOW METAL SERVICE DOOR AND PRAME - PAINT SIZE HOLLOW METAL FRAME SOLID. (SEE DOOR SCHEDULE ON SHEET A-4.0)

(S) INSULATED OVERHEAD SECTIONAL DRIVE-THRU DOOR. (SEE DOOR SCHED.) PROVIDE (4) 6" DIA. BOLLARDS (TYP.)

(T) INSULATED OVERHEAD SECTIONAL DOCK DOOR. DOOR SEAL, BUMPER (7), LEVELER, WEATHERSTRIP, AND SIGNAGE AT EACH DOCK DOOR LOCATION. (SEE DOOR SCHEDULE, SPECIFICATIONS, AND DETAIL E/A-4.2)

(U) WIRE MESH ROOFTOP CANOPY FENCING TO BE PROVIDED AND INSTALLED BY G.C. (CONCO-EAGLE, INC. 1888-873-1384) (CONTACT NEILL? WARNER)

(V) SECURITY MESH GATE WITH EXIT DEVICE. (SEE SHEET A-4.0)

(W) LINE OF CATWALK AT MEZZANINE. (SEE STRUCTURAL SHEETS)

(X) ELECTRICAL CONDUIT. (SEE ELECTRICAL SHEETS)

(Y) 7'-6" W x 8" H (CLEAR) CANOPY ROOF SCUPPER AT 2" ABOVE FINISHED ROOF ELEVATION. (SEE ROOF PLANS)

(Z) THRU-WALL LAMB'S TONGUE AT EMERGENCY OVERFLOW DRAIN LEADER. CENTER IN PANEL. BOTTOM OF PIPE AT 48'-3" AFF.

(AA) INTERIOR ROOF DRAIN LEADER. PROVIDE CLEAN OUT ACCESS COVER AS REQUIRED (TYP.) (SEE PLB. SHEETS)

(AB) 19' W ALUMINUM PLAN POLE WITH CONCRETE BASE. G.C. SHALL PROVIDE GROUND MOUNTED LIGHT FIXTURE AT EACH POLE. (TYP. OF 3) (SEE ELECTRICAL SHEETS)

(AC) 40' W ALUMINUM PLAN POLE WITH CONCRETE BASE. G.C. SHALL PROVIDE GROUND MOUNTED LIGHT FIXTURE AT EACH POLE. (TYP. OF 9) (SEE ELECTRICAL SHEETS)

(AD) NEW HEAVY DUTY SINGER BIKE RACK BY HADRIAN (SINGHAB 7510 MODEL) NASB-R-7F (TYPICAL OF 3) PREPIN BLACK. SEE SHOEBALL PLANS FOR LOCATION.

(AE) LINE OF ROOF BEYOND

(AF) EXTERIOR GALV. METAL STAIR UNIT WITH STEEL HANDRAIL AND (2) 6" DIA. BOLLARDS. (SEE PLAN DETAIL R/A-4.2)

(AG) PRE-ENGINEERED PREFINISHED METAL CANOPY AT 9'-0" AFF. (SEE SECTION AND DETAIL C/A-5.1)

(AH) ADJUSTABLE MANGER ROOS AND ANCHORS. PAINT BLACK

(AI) PRE-ENGINEERED PREFINISHED METAL CANOPY AT 9'-0" AFF. (SEE SECTION AND DETAIL C.3/A-5.1)

(AJ) PREFINISHED METAL COPING (24 GA) OR FASCIA EDGE FLASHING (24 GA)

(AK) PATIO AND CANOPY ABOVE. (SEE SECTIONS)

(AL) STEEL FRAME CANOPY WITH PREFINISHED COMPOSITE ALUMINUM PANEL SYSTEM. (SEE BUILDING SECTIONS)

(AM) STEEL TUBE ON U-SECTION BUILDING COLUMN (SEE STRUCTURAL SHEETS)

(AN) STEEL BRACE (SEE STRUCTURAL SHEETS)

(AO) LINE OF MEZZANINE ABOVE

(AP) MEZZANINE OPENING FOR MATERIAL HANDLING CONVEYOR

(AQ) MEZZANINE STAIR. (SEE SHEET A-4.4)

(AR) MASONRY WALL. (SEE SECTION A/A-5.5) PAINT PT-4

(AS) FIRE EXTINGUISHER MOUNTED TO WALL OR COLUMN. PAINT (4" HIGH RED) BAND ON COLUMN AT 36'-0" AFF. (SEE DETAIL R/A-4.4)

(AT) SANITARY LINE (SEE PLUMBING SHEETS)

(AU) GAS METER SET (SEE PLUMBING SHEETS)

(AV) DOMESTIC WATER SERVICE. 1 BACK FLOW PREVENTER, IRRIGATION, 4 DEDICT METERS (SEE PLUMBING SHEETS)

(AW) FROST PROOF OR STANDARD HOSE BIBB. ENSURE ALL PIPING IS within THE THERMAL ENVELOPE (SEE PLUMBING SHEETS)

(AX) FIRE HYDRANT (SEE CIVIL DRAWINGS)

(AY) CARD READER BY SECURITY CONTRACTOR (N.I.C.) G.C. SHALL INSTALL JUNCTION BOX, CONDUIT AND PULL STRINGS. (SEE ELECTRICAL SHEETS)

(AZ) PROVIDE (1) LAYER 3/4" PLYWOOD FROM 3'-0" AFF. TO 1'-0" AFF x FULL PERIMETER OF ROOM. PAINT TO MATCH ADJACENT SURFACE.

(BA) CONCRETE FILLED STEEL BOLLARDS w/ STEEL CHANNEL GUARDS (SEE DETAIL D/A-4.1)

(BB) FIRE RISER (SEE FIRE PROTECTION SHEETS)

(BC) FIRE ALARM SYSTEM MPI AUDIO/STROBE DEVICE (SEE FIRE PROTECTION SHEETS)

(BD) FIRE PUMP CONTROLLER PANELS (SEE FIRE PROT. SHEETS)

(BE) FIRE DEPARTMENT HOSE DROPS. (SEE FIRE PROTECTION SHEETS)

(BF) FIRE DEPARTMENT KNOX BOX, POINT AT 3'-0" ABOVE FINISH GRADE

(BG) NEW COMPACTOR BY TENANT. G.C. TO PROVIDE ELECTRICAL CONNECTIONS. G.C. TO COORDINATE WITH COMPACTOR SUPPLIER. (SEE ELECTRICAL SHEETS) DOCK, DRAIN, AND SUPPORT (7) AT EACH COMPACTOR LOCATION - TYP. OF 2 (SEE DOOR SCHEDULE)

(BH) TELEPHONE CABINET (SEE ELECTRICAL SHEETS)

(BI) ELECTRICAL SERVICE EQUIPMENT PANELS OR DISCONNECT (COORDINATE LOCATIONS AND PERMITTING WITH TENANT IMPROVEMENTS) (SEE ELECTRICAL SHEETS)

(BJ) POWER CO. TRANSFORMER (SEE ELECTRICAL SHEETS)

(BK) EMERGENCY BACK UP GENERATOR AND CONC. PAD

(BL) 6" DIA x 18'-0" LONG CONCRETE FILLED BOLLARDS (SEE DETAIL A/A-4.1)

(BM) KNOCK-OUT PANEL FOR FUTURE WINDOW / DOCK DOOR AND LEVELER. SHOWN DASHED (TYP.)

(BN) 6" RECESSED VAC LIFT PIT. COORDINATE WITH TENANT'S FINE VENDOR. SEE DETAIL R/A-4.3

(BO) LINE OF UNIT HEATER ABOVE. (SEE MECHANICAL SHEETS)

(BP) R/V AC DROP. (SEE MECHANICAL SHEETS)

(BQ) RTU ABOVE. (SEE MECHANICAL SHEETS)

(BR) ROOF MOUNTED 48" x 96" SKYLIGHT w/ SECURITY BARS (SEE SPECIFICATIONS) (TYPICAL OF 175 UNITS) (SEE CURB FLASHING DETAIL R/A-3.6)

(BS) EMERGENCY EGRESS LIGHT FIXTURE. CENTER ABOVE DOOR. (SEE ELECTRICAL SHEETS)

(BT) SURFACE MOUNTED WALL PACK LIGHT FIXTURE. CENTER FIXTURE IN PANEL. (TYPICAL OF 2) POINT CENTER OF FIXTURE AT 48'-0" AFF. (SEE EXTERIOR BUILDING ELEVATIONS AND ELECTRICAL SHEETS)

(BU) NEW WALL MOUNTED FIRE EXTINGUISHER w/ BRACKET AND NUM. RULE. HALOTRON EXTINGUISHER (2A 10B) C/

(BV) 24" WIDE x 4" DEEP WITH A 5" RING SPACING ALUMINUM CABLE TRAY ABOVE RACKS. FULL WIDTH OF ROOF. POINT BOTTOM OF CABLE TRAY AT 21' 0" ABOVE TOP OF RACKS. GROUND (CAPS) TRAY AS REQUIRED. FINAL LAYOUT WALL. (SEE ELECTRICAL SHEETS) TENANT'S REPRESENTATIVE. (SEE ELECTRICAL SHEETS)

(BW) LINE OF EXHAUST FAN (SEE MECH. & ELEC. SHEETS)

(BX) MOTORIZED WALL LOUVER ABOVE (SEE MECH. & ELEC. SHEETS)

(BY) LINE OF 24" 0" DIA. "MAX VOLUME LOW VELOCITY" (MVLV) FAN ABOVE. COORDINATE LOCATION WITH SPRINKLER HEADS AND TENANT'S FUR VENDOR. POINT AT 30'-0" AFF. TO BOTTOM OF BLADES. (SEE MECHANICAL SHEETS)

(BZ) DOCK SIGNAGE (SEE DETAIL E/A-4.2)

(CA) LOCATION OF HEB/DER CABINET PROVIDED BY TENANT AND INSTALLED BY G.C. (SEE DETAIL C/A-1.1) (SEE ELECTRICAL SHEETS)

(CB) WATER COOLER TO BE PROVIDED BY TENANT. G.C. TO PROVIDE SHUT OFF VALVE + OUTLET AT 24" AFF. (SEE ELECTRICAL + PLUMBING SHEETS)

(CC) RTU DECORATIVE LIGHT POLE AND FIXTURE. (SEE ELECTRICAL DRAWINGS)

(CD) WALL MOUNTED DOCK BUMPERS AT ALL MARKED TRAILER LOCATIONS

(CE) TRUCK SHEET, STOP AT EACH INACTIVE DOCK POSITION

(CF) 4" WIDE x 8'-0" LONG PAINTED STRIPE (YELLOW) ALIGN WITH DRIVER'S SIDE EDGE OF DOCK DOOR OPENING. PROVIDE 24" HIGH 3 DIGIT INFERIC PAINTING. TYPICAL AT EACH DOCK POSITION

(CG) PDP ELECTRICAL PANELS. (SEE ELECTRICAL SHEETS)

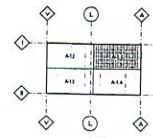
(CH) AIR COMPRESSOR FLOOR DRAIN (SEE PLUMBING SHEETS)

(CI) FLOOR DRAIN. SLOPE FLOOR IN AIR 1/4" PER FOOT TOWARDS DRAIN. (SEE PLUMBING SHEETS)

(CJ) SNOW REMOVAL SYSTEM CONTROL PANEL (SEE ELECTRICAL SHEETS)

(CK) ROOF ACCESS LADDER (SEE DETAIL G/A-3.4)

(CL) AREA OF INTEGRALLY COLORED CONCRETE. (AREA SHOWN SHADED) (SCC-1)



KEY PLAN

SYMBOL LEGEND

- SHELL BUILDING CODED NOTE TAG (SEE SHEET A-1.0 FOR SCHEDULE)
- DOOR NUMBER TAG (SEE SHEET A-4.0 FOR DOOR SCHEDULE)
- DOCK/COMPACTOR DOOR NUMBER TAG (SEE SHEET A-4.0 FOR DOOR SCHEDULE)
- STOREFRONT SYSTEM TAG (SEE SHEET A-4.3 FOR UNIT ELEVATIONS)
- GLAZING TAG (SEE SHEET A-4.3 FOR GLAZING SCHEDULE)
- LOUVER TAG (SEE SHEET A-4.0 FOR UNIT ELEVATIONS)
- MATERIAL / FINISH TAG (SEE SHEET A-2.4 FOR MATERIAL FINISH KEY)
- BUILDING EXPANSION JOINT (SEE DETAIL A/A-4.2)
- DOCK/COMPACTOR DOOR EQUIPMENT TAG (SEE SHEET A-4.0 FOR EQUIPMENT SCHEDULE)
- PARTITION TYPE (SEE SHEET A-0.5 FOR PARTITION DETAILS)

FORD & ASSOCIATES
1500 West First Avenue
Columbus, Ohio 43212
P: 614.488.6252
F: 614.488.9963

KENOSHA SORTATION CENTER - SHELL BUILDING

KTR CAPITAL PARTNERS

120th Avenue
KENOSHA, WI 53144

FOR
KTR WIS IV LLC
Five Tower Bridge, 300 Barr Harbor Drive, Suite #150, Conshohocken, PA 19428

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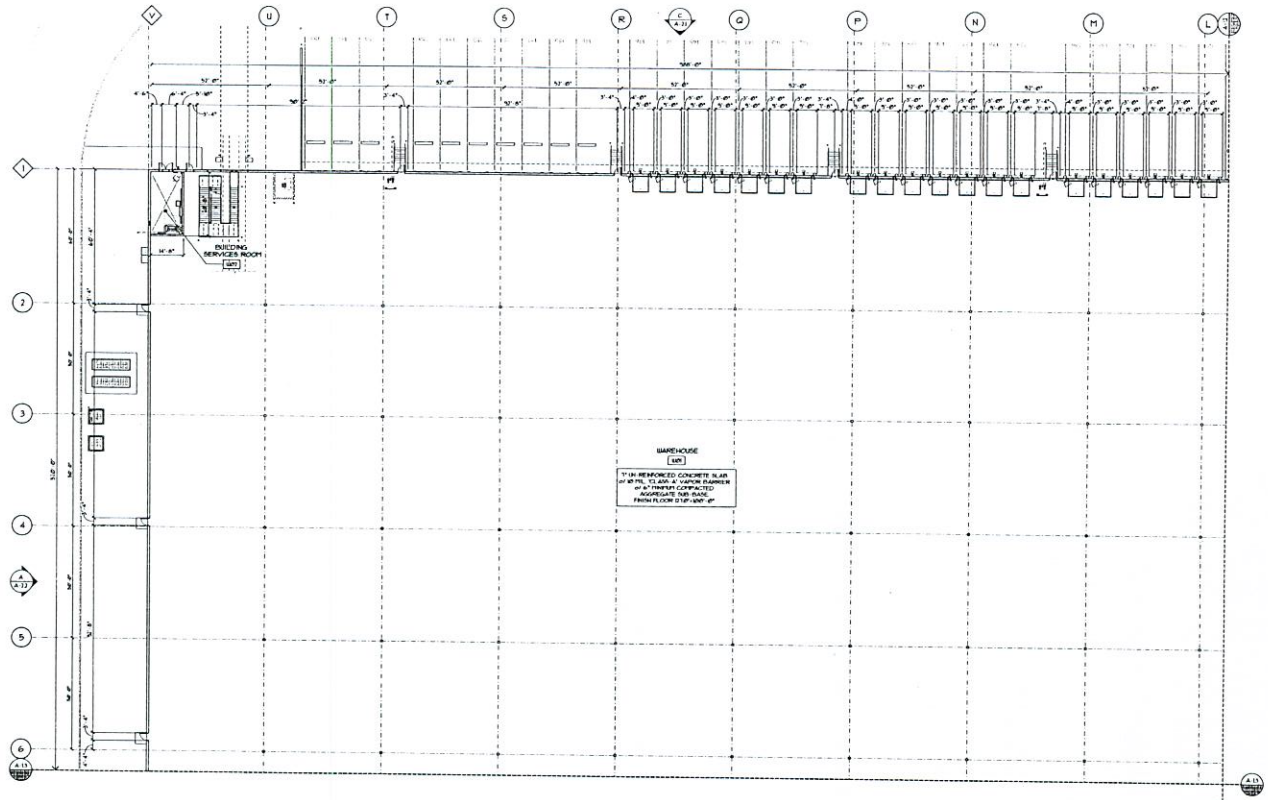
WISCONSIN
MARK P. FORD
A-9524
COLUMBUS, OHIO
ARCHITECT

ISSUE	REVISION	DATE
PRELIMINARY		NOV. 16, 2012
C.U.P. SUBMITTAL		DEC. 3, 2012

PARTIAL ENLARGED FLOOR PLAN AND NOTES

FILE: 2120-01

A-1.1



(A) PARTIAL ENLARGED FLOOR PLAN

SCALE: 1" = 30'

SHELL BUILDING PLAN & ELEVATION CODED NOTES

(A) 8" THICK (NOM) INSULATED PRECAST CONCRETE WALL PANELS. PAINT EXPOSED INTERIOR FACE OF CONCRETE WALL PANELS (PT-6)

(B) PANEL JOINT WITH SEALANT. (TYP.) (SEE DETAILS F & L/A-4.2)

(C) 7" BUILDING EXPANSION JOINT (SEE DETAIL A/A-4.3 AND STRUCTURAL SHEETS)

(D) 1" WIDE x 1/2" DEEP REVEAL

(E) LINE OF CONCRETE FOOTING (SEE STRUCTURAL SHEETS)

(F) STEP IN CUP CONCRETE FOOTING (SEE STRUCTURAL SHEETS)

(G) 4" CONCRETE SIDEWALK. (SEE CIVIL SHEETS)

(H) 5'-0" x 6'-0" x 4" DEEP CONCRETE STOOP. SLOPE 2% MAX. AWAY FROM BUILDING (SEE DETAIL B/A-4.2)

(I) CONCRETE DOCK PAD TO EXTEND 6'-0" FROM FACE OF BUILDING (SEE CIVIL ENGINEERING SHEETS FOR THICKNESS AND SLOPES)

(J) CONCRETE RAMP. RETAINING WALLS, AND STAIRS WITH PAINTED METAL GUARDRAIL AT DRIVE THRU OVERHEAD DOORS (SEE STRUCTURAL SHEETS) (SEE SECTION C/A-5.1)

(K) 1 1/2" DIA. PAINTED METAL GUARDRAIL AT 41" AFF WITH INTERMEDIATE RAIL AT 21" AFF. AND POSTS AT 4'-0" O.C. MAX. (SEE DETAILS F, J / A/A-4.3)

(L) 1/2" RECESSED CONCRETE SLAB

(M) PROVIDE (4) 4" CONDUITS FROM DETHAIR ROOM UNDER SLAB FOR DATA SERVICE. STUB-UP THROUGH SLAB. (SEE ELECTRICAL SHEETS)

(N) 6" DIA. CONCRETE FILLED STEEL BOLLARD (SEE DETAILS B / C/A-4.1)

(O) ARN ANSI COMPLIANT ACCESSIBLE CURB RAMP. (SEE CIVIL ENGINEERING SHEETS)

(P) PREFINISHED ALUMINUM WINDOW SYSTEM WITH 1" INSULATED GLAZING. (SEE SCHEDULE) SEE SHEET A-4.3.

(Q) 3'-0" x 7'-0" WIDE STILE ALUMINUM STOREFRONT ENTRANCE DOORS WITH 1" INSULATED TEMPERED CLEAR GLASS. (SEE DOOR SCHEDULE ON SHEET A-4.1) (SF-1)

(R) INSULATED HOLLOW METAL SERVICE DOOR AND FRAME - PAINT SYS-GL-050. GROUT FRAME SOLID. (SEE DOOR SCHEDULE ON SHEET A-4.1)

(S) INSULATED OVERHEAD SECTIONAL DRIVE-THRU DOOR. (SEE DOOR SCHED.) PROVIDE (4) 6" DIA. BOLLARDS (TYP.)

(T) INSULATED OVERHEAD SECTIONAL DOCK DOOR. DOOR SEAL, BUMPER (7) LEVELER, RESTRAINT, AND SIGNAGE AT EACH DOCK DOOR LOCATION (SEE DOOR SCHEDULE SPECIFICATIONS, AND DETAIL E/A-4.2)

(U) WIRE MESH STICKERS CANOPY FRAMING TO BE PROVIDED AND INSTALLED BY G.C. (CHICO EAGLE, INC. (WRAPTISM) CONTACT NELLY WAYNES)

(V) SECURITY MESH GATE WITH EXIT DEVICE. (SEE SHEET A-4.1)

(W) LINE OF CATWALK AT MEZZANINE. (SEE STRUCTURAL SHEETS)

(X) ELECTRICAL CONDUIT. (SEE ELECTRICAL SHEETS)

(Y) 5'-0" W x 8'-0" H CLEAR) CANOPY. ROOF SCUPPER AT 2" ABOVE FINISHED ROOF ELEVATION. (SEE ROOF PLANS)

(Z) TURN BALL CAPER'S TOUNGE AT EMERGENCY OVERFLOW DRAIN LEADER. CENTER IN PANEL. BOTTOM OF PIPE AT 48"-3" AFF.

(AA) INTERIOR ROOF DRAIN LEADER. PROVIDE CLEAN OUT ACCESS COVER AS REQUIRED (TYP.) (SEE PLUS SHEETS)

(AB) 35' H ALUMINUM FLAG POLE WITH CONCRETE BASE. (G.C. SHALL PROVIDE GROUND MOUNTED LIGHT FIXTURE AT EACH POLE. (TYP OF 3) (SEE ELECTRICAL SHEETS)

(AC) 40' H ALUMINUM FLAG POLE WITH CONCRETE BASE. (G.C. SHALL PROVIDE GROUND MOUNTED LIGHT FIXTURE AT EACH POLE. (TYP OF 3) (SEE ELECTRICAL SHEETS)

(AD) NEW HEAVY DUTY BINDER BIKE RACK BY: HADRIAN (TANK-448-TKS) MODEL 948.38-R. (TYPICAL OF 3) FINISH: BLACK. SEE SIDEWALK PLANS FOR LOCATION

(AE) LINE OF ROOF BEYOND

(AF) EXTERIOR GALV. METAL STAIR UNIT WITH STEEL HANDRAIL AND (3) 6" DIA. BOLLARDS. (SEE PLAN DETAIL B/A-4.2)

(AG) PRE-ENGINEERED PREFINISHED METAL CANOPY AT 9'-0" AFF. (SEE SECTION AND DETAIL C/A-5.1)

(AH) ADJUSTABLE HANGER RODS AND ANCHORS. PAINT BLACK.

(AI) PRE-ENGINEERED PREFINISHED METAL CANOPY AT 8'-0" AFF. (SEE SECTION AND DETAIL C/A-5.1)

(AJ) PREFINISHED METAL COPING (24 GA.) OR FASCIA EDGE FLASHING (24 GA.)

(AK) PATIO AND CANOPY ABOVE. (SEE SECTIONS)

(AL) STEEL FRAME CANOPY WITH PREFINISHED COMPOSITE ALUMINUM PANEL SYSTEM. (SEE BUILDING SECTIONS)

(AM) STEEL TUBE OR W SECTION BUILDING COLUMN. (SEE STRUCTURAL SHEETS)

(AN) STEEL BRACE (SEE STRUCTURAL SHEETS)

(AO) LINE OF MEZZANINE ABOVE

(AP) MEZZANINE OPENING FOR MATERIAL HANDLING CONVEYOR

(AQ) MEZZANINE STAIR. (SEE SHEET A-4.4)

(AR) MASONRY WALL. (SEE SECTION A/A-5.1) PAINT PT-6

(AS) FIRE EXTINGUISHER MOUNTED TO WALL OR COLUMN. PAINT 24" WIDE BLACK BAND ON COLUMN AT 36"-0" AFF. (SEE DETAIL N/A-4.2)

(AT) SANITARY LINE (SEE PLUMBING SHEETS)

(AU) GAS METER SET (SEE PLUMBING SHEETS)

(AV) DOMESTIC WATER SERVICE & BACK FLOW PREVENTER, IRRIGATION, 4 DEDUCT METERS (SEE PLUMBING SHEETS)

(AW) FROST PROOF OR STANDARD HOSE BIBB. ENSURE ALL PIPING IS WITHIN THE THERMAL ENVELOPE (SEE PLUMBING SHEETS)

(AX) FIRE HYDRANT (SEE CIVIL DRAWINGS)

(AY) CARD READER BY SECURITY CONTRACTOR (N.I.C.). G.C. SHALL INSTALL JUNCTION BOX, CONDUIT AND PULL STRINGS. (SEE ELECTRICAL SHEETS)

(AZ) PROVIDE (3) LAYER 5/8" FIRE TYPE(X) PROF 3'-0" AFF. TO 12'-0" AFF + FULL PERIMETER OF ROOF. PAINT TO MATCH ADJACENT SURFACE.

(BA) CONCRETE FILLED STEEL BOLLARDS w/ STEEL CHANNEL GUARDS (SEE DETAIL D/A-4.1)

(BB) FIRE RISER (SEE FIRE PROTECTION SHEETS)

(BC) FIRE ALARM SYSTEM SPEAKER/STROBE DEVICE (SEE FIRE PROTECTION SHEETS)

(BD) FIRE PUMP CONTROLLER PANELS (SEE FIRE PROT. SHEETS)

(BE) FIRE DEPARTMENT HOSE DROPS. (SEE FIRE PROTECTION SHEETS)

(BF) FIRE DEPARTMENT KNOX BOX, MOUNT AT 3'-0" ABOVE FINISH GRADE

(BG) NEW COMPACTOR BY TENANT. G.C. TO PROVIDE ELECTRICAL CONNECTIONS. G.C. TO COORDINATE WITH COMPACTOR SUPPLIER. (SEE ELECTRICAL SHEETS) DOCK BUMPERS TO BE INSTALLED AT EACH COMPACTOR LOCATION TYP. OF 3 (SEE DOOR SCHEDULE)

(BH) TELEPHONE CABINET (SEE ELECTRICAL SHEETS)

(BI) ELECTRICAL SERVICE EQUIPMENT. PANELS OR DISCONNECT. COORDINATE LOCATION AND MOUNTING WITH TENANT IMPROVEMENTS (SEE ELECTRICAL SHEETS)

(BJ) POLER C.O. TRANSFORMER (SEE ELECTRICAL SHEETS)

(BK) EMERGENCY BACK-UP GENERATOR AND CONC. PAD

(BL) 6" DIA. x 36"-0" LONG CONCRETE FILLED BOLLARDS (SEE DETAIL A/A-4.2)

(BM) KNOCK-OUT PANEL FOR FUTURE WINDOW / DOCK DOOR AND LEVELER. SHOWN DASHED (TYP.)

(BN) 6" RECESSED VRC LIFT PIT. COORDINATE WITH TENANT'S TIRE VENDOR. SEE DETAIL F/A-4.3

(BO) LINE OF UNIT HEATER ABOVE. (SEE MECHANICAL SHEETS)

(BP) HVAC DROP. (SEE MECHANICAL SHEETS)

(BQ) RTU ABOVE. (SEE MECHANICAL SHEETS)

(BR) ROOF MOUNTED 48" x 96" SKYLIGHT w/ SECURITY BARS (SEE SPECIFICATIONS) (TYPICAL OF 375 UNITS) (SEE CURB FLASHING DETAIL F/A-3.6)

(BS) EMERGENCY EGRESS LIGHT FIXTURE. CENTER ABOVE DOOR. (SEE ELECTRICAL SHEETS)

(BT) SURFACE MOUNTED WALL PACK LIGHT FIXTURE. CENTER FIXTURE IN PANEL. MOUNT CENTER OF FIXTURE AT 48"-0" AFF. (SEE EXTERIOR BUILDING ELEVATIONS AND ELECTRICAL SHEETS)

(BU) NEW WALL MOUNTED FIRE EXTINGUISHER w/ BRACKET AND SIGN. (VALUE HALCYON EXTINGUISHER (1A 10B) C)

(BV) 24" WIDE x 4" DEEP WITH A 6" RING SPACING ALUMINUM CABLE TRAY ABOVE RACKS. FILL WIDTH OF ROOF. MOUNT BOTTOM OF CABLE TRAY AT 8' ABOVE TOP OF RACKS. GROUND CABLE TRAY AS REQUIRED. FINAL LAYOUT SHALL BE APPROVED BY TENANT'S REPRESENTATIVE. (SEE ELECTRICAL SHEETS)

(BW) LINE OF EXHAUST FAN (SEE MECH. & ELEC. SHEETS)

(BX) MOTORIZED SALL LOUVER ABOVE (SEE MECH. & ELEC. SHEETS)

(BY) LINE OF 24"-0" DIA. "HIGH VOLUME LOW VELOCITY" (HVLV) FAN ABOVE. COORDINATE LOCATION WITH SPRINKLER HEADS AND TENANT'S TIRE VENDOR. MOUNT AT 30'-0" AFF. TO BOTTOM OF BLADES. (SEE MECHANICAL SHEETS)

(BZ) DOCK SIGNAGE (SEE DETAIL E/A-4.2)

(CA) LOCATION OF MINI-ICE CABINET PROVIDED BY TENANT AND INSTALLED BY G.C. (SEE DETAIL C/A-3) (SEE ELECTRICAL SHEETS)

(CB) WATER COOLER TO BE PROVIDED BY TENANT. G.C. TO PROVIDE SHUT-OFF VALVE & OUTLET AT 24" AFF. (SEE ELECTRICAL & PLUMBING SHEETS)

(CC) EN DECORATIVE LIGHT POLE AND FIXTURE. (SEE ELECTRICAL DRAWINGS

(CD) WALL MOUNTED DOCK BUMPERS AT ALL MARKED TRAILER LOCATIONS

(CE) TRUCK SHELL STOP AT EACH INACTIVE DOCK POSITION

(CF) 4" WIDE x 4'-0" LONG PAINTED STRIPE (YELLOW) ALIGN WITH DRIVER'S SIDE EDGE OF DOCK DOOR OPENING. PROVIDE 24" HIGH 3 CHEVRONS PARALLEL TYPICAL AT EACH DOCK POSITION

(CG) PDP ELECTRICAL PANELS. (SEE ELECTRICAL SHEETS)

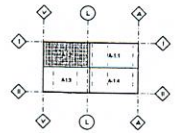
(CH) AIR COMPRESSOR FLOOR DRAIN (SEE PLUMBING SHEETS)

(CI) FLOOR DRAIN. SLOPE FLOOR SLAB 1/4" PER FOOT TOWARDS DRAIN. (SEE PLUMBING SHEETS)

(CJ) SMOKE REMOVAL SYSTEM CONTROL PANEL (SEE ELECTRICAL SHEETS)

(CK) ROOF ACCESS LADDER (SEE DETAIL G/A-3.4)

(CL) AREA OF INTEGRALLY COLORED CONCRETE. (AREA SHOWN SHADED) (SCC-1)



SYMBOL LEGEND

- SHELL BUILDING CODED NOTE TAG (SEE SHEET A-1.2F FOR SCHEDULE)
- DOOR NUMBER TAG (SEE SHEET A-4.2 FOR DOOR SCHEDULE)
- DOCK/COMPACTOR DOOR NUMBER TAG (SEE SHEET A-4.2 FOR DOOR SCHEDULE)
- STOREFRONT SYSTEM TAG (SEE SHEET A-4.3 FOR UNIT ELEVATIONS)
- GLAZING TAG (SEE SHEET A-4.3 FOR GLAZING SCHEDULE)
- LOUVER TAG (SEE SHEET A-4.3 FOR UNIT ELEVATIONS)
- MATERIAL / FINISH TAG (SEE SHEET A-3.4 FOR MATERIAL FINISH KEY)
- BUILDING EXPANSION JOINT (SEE DETAIL A/A-4.2)
- DOCK/COMPACTOR DOOR EQUIPMENT TAG (SEE SHEET A-4.2 FOR EQUIPMENT SCHEDULE)
- PARTITION TYPE (SEE SHEET A-0R FOR PARTITION DETAILS)

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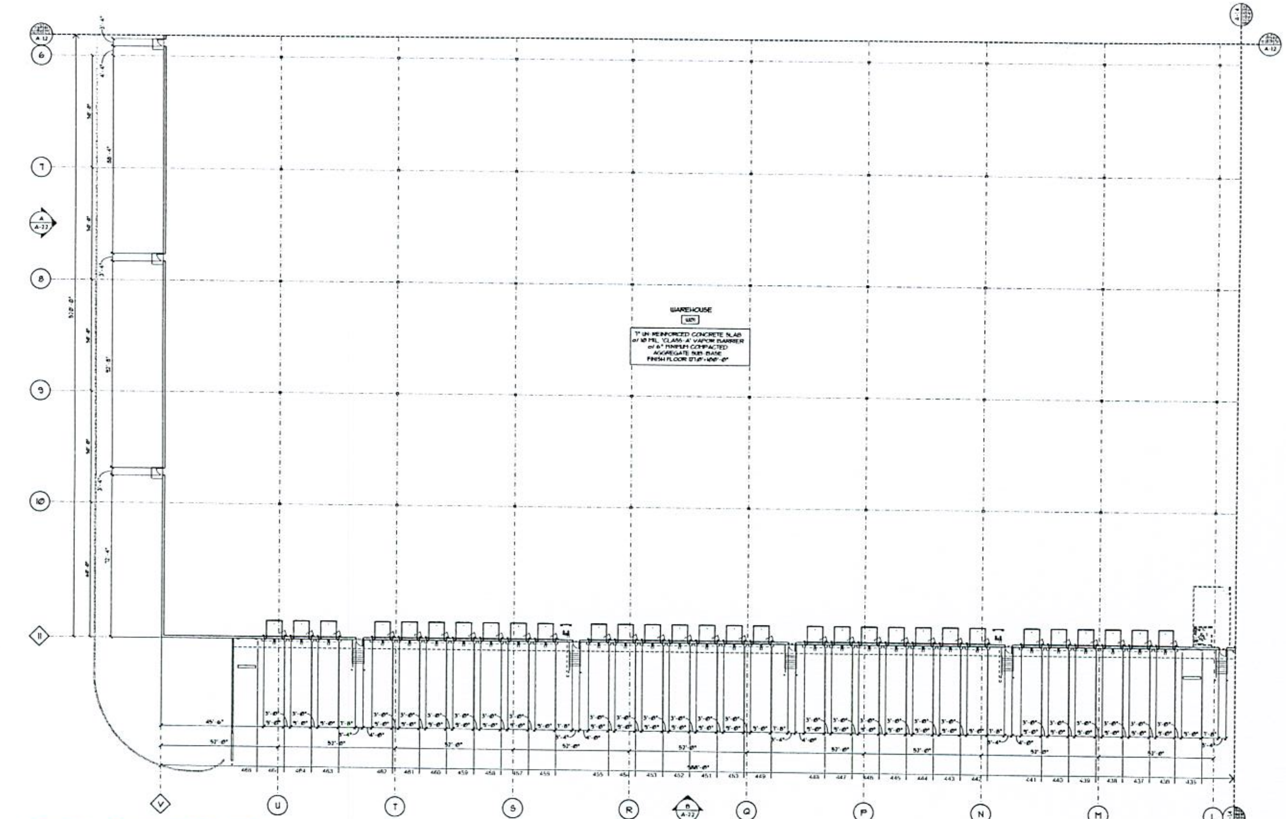
ISSUE	REVISION	DATE
PRELIMINARY		NOV. 15, 2011
CLIP SUBMITTAL		DEC. 3, 2011

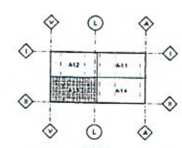
PARTIAL ENLARGED FLOOR PLAN AND NOTES

FAI #:0906.00

A-1.2



(A) PARTIAL ENLARGED FLOOR PLAN
SCALE: 1" = 30'



SHELL BUILDING PLAN & ELEVATION CODED NOTES

- 12" THICK (NOM.) INSULATED PRECAST CONCRETE WALL PANELS. PAINT EXPOSED INTERIOR FACE OF CONCRETE WALL PANELS (PT-6)
- PANEL JOINT WITH SEALANT. (TYP.) (SEE DETAILS F & L/A-42)
- 1" BUILDING EXPANSION JOINT (SEE DETAIL A/A-42 AND STRUCTURAL SHEETS)
- 3" WIDE x 1/2" DEEP REVEAL
- LINE OF CONCRETE FOOTING (SEE STRUCTURAL SHEETS)
- STEP IN C.I.P. CONCRETE FOOTING (SEE STRUCTURAL SHEETS)
- 4" CONCRETE SIDEWALK. (SEE CIVIL SHEETS)
- 5'-0" x 6'-0" x 4" DEEP CONCRETE STOOP, SLOPE 2% MAX. AWAY FROM BUILDING (SEE DETAIL R/A-42)
- CONCRETE DOCK PAD TO EXTEND 60'-0" FROM FACE OF BUILDING (SEE CIVIL ENGINEERING SHEETS FOR THICKNESS AND SLOPES)
- CONCRETE RAMP, RETAINING WALLS, AND STAIRS WITH PAINTED METAL GUARDRAIL AT DRIVE-THRU OVERHEAD DOORS (SEE STRUCTURAL SHEETS) (SEE SECTION C/A-5.1)
- 1 1/2" DIA. PAINTED METAL GUARDRAIL AT 42" AFF. WITH INTERMEDIATE RAIL AT 21" AFF. AND POSTS AT 4'-0" O.C. MAX. (SEE DETAILS F, J, & M/A-43)
- 1/2" RECESSED CONCRETE SLAB.
- PROVIDE (4) 4" CONDUITS FROM DEMARK ROOM UNDER SLAB FOR DATA SERVICE, STUB-UP THROUGH SLAB. (SEE ELECTRICAL SHEETS)
- 6" DIA. CONCRETE FILLED STEEL BOLLARD (SEE DETAILS B & C/A-41)
- ANSI A117.1 COMPLIANT ACCESSIBLE CURB RAMP. (SEE CIVIL ENGINEERING SHEETS)
- PREFINISHED ALUMINUM WINDOW SYSTEM WITH 1" INSULATED GLAZING. (SEE SCHEDULE) SEE SHEET A-43
- 3'-0" x 7'-0" WIDE STILE ALUMINUM STOREFRONT ENTRANCE DOOR(S) WITH 1" INSULATED TEMPERED CLEAR GLASS. (SEE DOOR SCHEDULE ON SHEET A-41) (SF-1)
- INSULATED HOLLOW METAL SERVICE DOOR AND FRAME - PAINT SEMI-GLOSS, GROUT FRAME SOLID. (SEE DOOR SCHEDULE ON SHEET A-41)
- INSULATED OVERHEAD SECTIONAL DRIVE-THRU DOOR. (SEE DOOR SCHED.) PROVIDE (4) 6" DIA. BOLLARDS (TYP.)
- INSULATED OVERHEAD SECTIONAL DOCK DOOR. DOCK SEAL, BUMPER (2), LEVELER, RESTRAINT, AND SIGNAGE AT EACH DOCK DOOR LOCATION (SEE DOOR SCHEDULE, SPECIFICATIONS, AND DETAIL E/A-42)
- WIRE MESH SMOKER'S CANOPY FENCING TO BE PROVIDED AND INSTALLED BY G.C. (CISCO-EAGLE, INC. WWBTI3##, CONTACT KELLY RAMIREZ)
- SECURITY MESH GATE WITH EXIT DEVICE. (SEE SHEET A-41)
- LINE OF CATWALK AT MEZZANINE. (SEE STRUCTURAL SHEETS)
- ELECTRICAL CONDUIT. (SEE ELECTRICAL SHEETS)
- 1'-4" W x 8" H (CLEAR) CANOPY ROOF SCUPPER AT 2" ABOVE FINISHED ROOF ELEVATION. (SEE ROOF PLANS)
- THRU-WALL LAMB'S TONGUE AT EMERGENCY OVERFLOW DRAIN LEADER. CENTER IN PANEL. BOTTOM OF PIPE AT 48'-3" AFF.
- INTERIOR ROOF DRAIN LEADER, PROVIDE CLEAN OUT ACCESS COVER AS REQUIRED (TYP.) (SEE PLB. SHEETS)
- 36' H ALUMINUM FLAG POLE WITH CONCRETE BASE. G.C. SHALL PROVIDE GROUND MOUNTED LIGHT FIXTURE AT EACH POLE. (TYP. OF 2) (SEE ELECTRICAL SHEETS)
- 40' H ALUMINUM FLAG POLE WITH CONCRETE BASE. G.C. SHALL PROVIDE GROUND MOUNTED LIGHT FIXTURE AT EACH POLE. (TYP. OF 1) (SEE ELECTRICAL SHEETS)
- NEW HEAVY DUTY UNDER BIKE RACK BY MADRAX (UNDP 448 7531) MODEL 94038-11-SF. (TYPICAL OF 3) PREFIN. BLACK. SEE SIDEWALK PLANS FOR LOCATION
- LINE OF ROOF BEYOND
- EXTERIOR GALV. METAL STAIR UNIT WITH STEEL HANDRAIL AND (2) 6" DIA. BOLLARDS (SEE PLAN DETAIL S/A-42)
- PRE-ENGINEERED PREFINISHED METAL CANOPY AT 9'-0" AFF. (SEE SECTION AND DETAIL C/A-5.1)
- ADJUSTABLE HANGER RODS AND ANCHORS. PAINT BLACK.
- PRE-ENGINEERED PREFINISHED METAL CANOPY AT 12'-0" AFF. (SEE SECTION AND DETAIL C3/A-5.1)
- PREFINISHED METAL COPING (24 GA.) OR FASCIA EDGE FLASHING (24 GA.)
- PATIO AND CANOPY ABOVE. (SEE SECTIONS)
- STEEL FRAME CANOPY WITH PREFINISHED COMPOSITE ALUMINUM PANEL SYSTEM. (SEE BUILDING SECTIONS)
- STEEL TUBE OR W-SECTION BUILDING COLUMN (SEE STRUCTURAL SHEETS)
- STEEL BRACE (SEE STRUCTURAL SHEETS)
- LINE OF MEZZANINE ABOVE
- MEZZANINE OPENING FOR MATERIAL HANDLING CONVEYOR
- MEZZANINE STAIR. (SEE SHEET A-6.4)
- MASONRY WALL. (SEE SECTION A/A-5.5) PAINT PT-6
- FIRE EXTINGUISHER MOUNTED TO WALL OR COLUMN, PAINT 24" HIGH RED BAND ON COLUMN AT 20'-0" AFF. (SEE DETAIL N/A-44)
- SANITARY LINE (SEE PLUMBING SHEETS)
- GAS METER SET (SEE PLUMBING SHEETS)
- DOMESTIC WATER SERVICE & BACK FLOW PREVENTER, IRRIGATION, & DEDUCT METERS (SEE PLUMBING SHEETS)
- FROST PROOF OR STANDARD HOSE BIBB. ENSURE ALL PIPING IS WITHIN THE THERMAL ENVELOPE (SEE PLUMBING SHEETS)
- FIRE HYDRANT (SEE CIVIL DRAWINGS)
- CARD READER BY SECURITY CONTRACTOR (N.I.C.) G.C. SHALL INSTALL JUNCTION BOX, CONDUIT AND PULL STRINGS. (SEE ELECTRICAL SHEETS)
- PROVIDE (1) LAYER 3/4" F.R.T. PLYWOOD FROM 3'-0" AFF. TO 7'-0" AFF. x FULL PERIMETER OF ROOM. PAINT TO MATCH ADJACENT SURFACE.
- CONCRETE-FILLED STEEL BOLLARDS w/ STEEL CHANNEL GUARDS (SEE DETAIL D/A-41)
- FIRE RISER (SEE FIRE PROTECTION SHEETS)
- FIRE ALARM SYSTEM SPEAKER/STROBE DEVICE (SEE FIRE PROTECTION SHEETS)
- FIRE PUMP CONTROLLER PANELS (SEE FIRE PROT. SHEETS)
- FIRE DEPARTMENT HOSE DROPS. (SEE FIRE PROTECTION SHEETS)
- FIRE DEPARTMENT KNOX BOX, MOUNT AT 3'-0" ABOVE FINISH GRADE
- NEW COMPACTOR BY TENANT. G.C. TO PROVIDE ELECTRICAL CONNECTIONS. G.C. TO COORDINATE WITH COMPACTOR SUPPLIER. (SEE ELECTRICAL SHEETS) DOCK DOOR, AND BUMPER (2) AT EACH COMPACTOR LOCATION - TYP. OF 2 (SEE DOOR SCHEDULE)
- TELEPHONE CABINET (SEE ELECTRICAL SHEETS)
- ELECTRICAL SERVICE EQUIPMENT, PANELS, OR DISCONNECT, COORDINATE LOCATIONS AND MOUNTING WITH TENANT IMPROVEMENTS (SEE ELECTRICAL SHEETS)
- POWER CO. TRANSFORMER (SEE ELECTRICAL SHEETS)
- EMERGENCY BACK-UP GENERATOR AND CONC. PAD
- 6" DIA. x 10'-0" LONG CONCRETE-FILLED BOLLARDS (SEE DETAIL A/A-41)
- KNOCK-OUT PANEL FOR FUTURE WINDOW / DOCK DOOR AND LEVELER. SHOWN DASHED (TYP.)
- 6" RECESSED VRC LIFT PIT. COORDINATE WITH TENANT'S MHE VENDOR. SEE DETAIL M/A-43
- LINE OF UNIT HEATER ABOVE. (SEE MECHANICAL SHEETS)
- H.V.A.C. DROP. (SEE MECHANICAL SHEETS)
- R.T.U. ABOVE. (SEE MECHANICAL SHEETS)
- ROOF-MOUNTED 48" x 96" SKYLIGHT w/ SECURITY BARS (SEE SPECIFICATIONS) (TYPICAL OF 375 UNITS) (SEE CURB FLASHING DETAIL F/A-36)
- EMERGENCY EGRESS LIGHT FIXTURE. CENTER ABOVE DOOR. (SEE ELECTRICAL SHEETS)
- SURFACE MOUNTED WALL PACK LIGHT FIXTURE. CENTER FIXTURE IN PANEL. MOUNT CENTER OF FIXTURE AT 40'-0" AFF. (SEE EXTERIOR BUILDING ELEVATIONS AND ELECTRICAL SHEETS)
- NEW WALL MOUNTED FIRE EXTINGUISHER w/ BRACKET AND SIGN. 15½LB. HALOTRON EXTINGUISHER (2A-10B-C)
- 24" WIDE x 4" DEEP WITH A 12" RUNG SPACING ALUMINUM CABLE TRAY ABOVE RACKS. FULL WIDTH OF ROOM. MOUNT BOTTOM OF CABLE TRAY AT 12" ABOVE TOP OF RACKS. GROUND CABLE TRAY AS REQUIRED. FINAL LAYOUT SHALL BE APPROVED BY TENANT'S REPRESENTATIVE. (SEE ELECTRICAL SHEETS)
- LINE OF EXHAUST FAN (SEE MECH. & ELEC. SHEETS)
- MOTORIZED WALL LOUVER ABOVE (SEE MECH. & ELEC. SHEETS)
- LINE OF 24'-0" DIA. "HIGH VOLUME LOW VELOCITY" (HVLV) FAN ABOVE. COORDINATE LOCATION WITH SPRINKLER HEADS AND TENANT'S MHE VENDOR. MOUNT AT 38'-0" AFF. TO BOTTOM OF BLADES. (SEE MECHANICAL SHEETS)
- DOCK SIGNAGE (SEE DETAIL E/A-42)
- LOCATION OF NEW IDF CABINET PROVIDED BY TENANT AND INSTALLED BY G.C. (SEE DETAIL C/A-11) (SEE ELECTRICAL SHEETS)
- WATER COOLER TO BE PROVIDED BY TENANT. G.C. TO PROVIDE SHUT-OFF VALVE & OUTLET AT 24" AFF. (SEE ELECTRICAL & PLUMBING SHEETS)
- 8'H DECORATIVE LIGHT POLE AND FIXTURE. (SEE ELECTRICAL DRAWINGS)
- WALL MOUNTED DOCK BUMPERS AT ALL MARKED TRAILER LOCATIONS
- TRUCK WHEEL STOP AT EACH INACTIVE DOCK POSITION
- 4" WIDE x 60'-0" LONG PAINTED STRIPE (YELLOW) ALIGN WITH DRIVER'S SIDE EDGE OF DOCK DOOR OPENING. PROVIDE 24" HIGH 3 DIGIT NUMERIC MARKINGS. TYPICAL AT EACH DOCK POSITION
- MDP ELECTRICAL PANELS. (SEE ELECTRICAL SHEETS)
- AIR COMPRESSOR FLOOR DRAIN (SEE PLUMBING SHEETS)
- FLOOR DRAIN. SLOPE FLOOR SLAB 1/4" PER FOOT TOWARDS DRAIN. (SEE PLUMBING SHEETS)
- SMOKE REMOVAL SYSTEM CONTROL PANEL (SEE ELECTRICAL SHEETS)
- ROOF ACCESS LADDER (SEE DETAIL G/A-34)
- AREA OF INTEGRALLY COLORED CONCRETE. (AREA SHOWN SHADED) (ICC-1)

SYMBOL LEGEND

Symbol	Description
Hexagon	SHELL BUILDING CODED NOTE TAG (SEE SHEET A-1.8 FOR SCHEDULE)
Oval	DOOR NUMBER TAG (SEE SHEET A-41 FOR DOOR SCHEDULE)
Rectangle	DOCK/COMPACTOR DOOR NUMBER TAG (SEE SHEET A-41 FOR DOOR SCHEDULE)
Divided rectangle	STOREFRONT SYSTEM TAG (SEE SHEET A-43 FOR UNIT ELEVATIONS)
Square	GLAZING TAG (SEE SHEET A-43 FOR GLAZING SCHEDULE)
Circle	LOUVER TAG (SEE SHEET A-41 FOR UNIT ELEVATIONS)
Long rectangle	MATERIAL / FINISH TAG (SEE SHEET A-3.4 FOR MATERIAL FINISH KEY)
Arrow	BUILDING EXPANSION JOINT (SEE DETAIL A/A-42)
Circle	DOCK/COMPACTOR DOOR EQUIPMENT TAG (SEE SHEET A-41 FOR EQUIPMENT SCHEDULE)
Diamond	PARTITION TYPE (SEE SHEET A-1.8 FOR PARTITION DETAILS)

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ISSUE	REVISION	DATE
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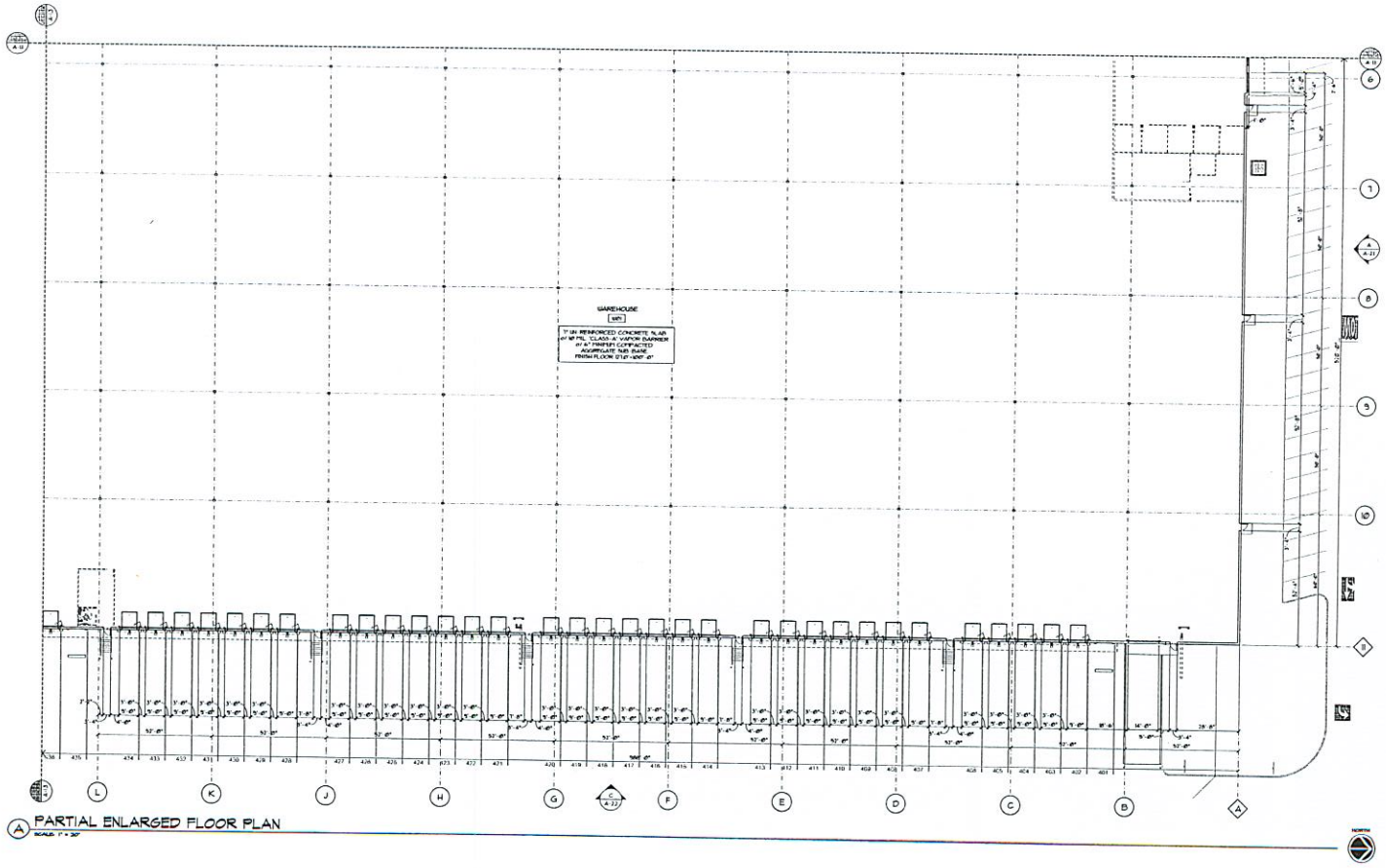
PARTIAL ENLARGED FLOOR PLAN AND NOTES

A-1.3



A PARTIAL ENLARGED FLOOR PLAN
SCALE: 1" = 30'

SHELL BUILDING PLAN & ELEVATION CODED NOTES

(A) 10" THICK INSTU-INSULATED PRECAST CONCRETE WALL PANELS. PAINT EXPOSED INTERIOR FACE OF CONCRETE WALL PANELS (PT-4)

(B) PANEL JOINT WITH SEALANT (TYP.) (SEE DETAILS 9 & 1/A-4.2)

(C) 1" BUILDING EXPANSION JOINT (SEE DETAIL A/A-4.2 AND STRUCTURAL SHEETS)

(D) 3" WIDE x 1/2" DEEP REVEAL

(E) LINE OF CONCRETE FOOTING (SEE STRUCTURAL SHEETS)

(F) STEP IN C.I.P. CONCRETE FOOTING (SEE STRUCTURAL SHEETS)

(G) 4" CONCRETE SIDEWALK. (SEE CIVIL SHEETS)

(H) 5'-6" x 6'-6" x 4" DEEP CONCRETE STOOP. SLOPE 2% MAX. AWAY FROM BUILDING (SEE DETAIL 9/A-4.2)

(I) CONCRETE DOCK PAD TO EXTEND 6'-0" FROM FACE OF BUILDING (SEE CIVIL ENGINEERING SHEETS FOR THICKNESS AND SLOPES)

(J) CONCRETE RAMP W/ LANDING WALLS AND STAIRS WITH PAINTED METAL GUARDRAIL AT DRIVE THRU OVERHEAD DOORS (SEE STRUCTURAL SHEETS) (SEE SECTION C/A-5.1)

(K) 1 1/2" DIA. PAINTED METAL GUARDRAIL AT 42" AFF WITH INTERMEDIATE RAIL AT 21" AFF AND POSTS AT 4'-0" O.C. MAX. (SEE DETAILS 7, 2 & 1/A-4.3)

(L) 10" RECESSED CONCRETE SLAB

(M) PROVIDE (4) 4" CONDUITS FROM DEMARC ROOM UNDER SLAB FOR DATA SERVICE. STUB-UP THROUGH SLAB. (SEE ELECTRICAL SHEETS)

(N) 6" DIA. CONCRETE FILLED STEEL BOLLARD (SEE DETAILS 8 & 1/A-4.0)

(O) ANSI A117.1 COMPLIANT ACCESSIBLE CURB RAMP. (SEE CIVIL ENGINEERING SHEETS)

(P) PREFINISHED ALUMINUM WINDOW SYSTEM WITH 1" INSULATED GLAZING. (SEE SCHEDULE) SEE SHEET A-4.3

(Q) 3'-0" x 7'-0" WIDE STILE ALUMINUM STOREFRONT ENTRANCE DOORS WITH 1" INSULATED TEMPERED CLEAR GLASS. (SEE DOOR SCHEDULE ON SHEET A-4.2) (SF-1)

(R) INSULATED HOLLOW METAL SERVICE DOOR AND FRAME. PAINT SATIN GLOSS. GROUT FRAME SOLID. (SEE DOOR SCHEDULE ON SHEET A-4.2)

(S) INSULATED OVERHEAD SECTIONAL DRIVE-THRU DOOR. (SEE DOOR SCHED.) PROVIDE (4) 6" DIA. BOLLARDS (TYP.)

(T) INSULATED OVERHEAD SECTIONAL DOOR DOOR. DOOR SEAL BUFFER (3) LEVELER, RESTRAINT, AND IMAGE AT EACH DOOR LOCATION (SEE DOOR SCHEDULE SPECIFICATIONS, AND DETAIL E/A-4.2)

(U) WIRE MESH SPONSERS CANOPY FENCING TO BE PROVIDED AND INSTALLED BY G.C. (CISCO-EAGLE, INC. 1.888.813.3844, CONTACT NELLY KASHEF)

(V) SECURITY MESH GATE WITH EXIT DEVICE. (SEE SHEET A-4.2)

(W) LINE OF CATWALK AT MEZZANINE. (SEE STRUCTURAL SHEETS)

(X) ELECTRICAL CONDUIT. (SEE ELECTRICAL SHEETS)

(Y) 7'-4" x 8'-4" H.C.(CLEAR) CANOPY ROOF SUSPENDED AT 3'-1" ABOVE FINISHED ROOF ELEVATION. (SEE ROOF PLANS)

(Z) TURN BALL LUMBER TOUNGE AT EMERGENCY OVERFLOW DRAIN LEADER. CENTER IN PANEL. BOTTOM OF PIPE AT 46'-3" AFF.

(AA) INTERIOR ROOF DRAIN LEADER. PROVIDE CLEAN OUT ACCESS COVER AS REQUIRED (TYP.) (SEE PLR. SHEETS)

(AB) 25' H. ALUMINUM FLAG POLE WITH CONCRETE BASE. G.C. SHALL PROVIDE GROUND MOUNTED LIGHT FIXTURE AT EACH POLE. (TYP. OF 3) (SEE ELECTRICAL SHEETS)

(AC) 40' H. ALUMINUM FLAG POLE WITH CONCRETE BASE. G.C. SHALL PROVIDE GROUND MOUNTED LIGHT FIXTURE AT EACH POLE. (TYP. OF 1) (SEE ELECTRICAL SHEETS)

(AD) NEW HEAVY DUTY MINDER BIKE RACK BY MADRAX (TRINITY-HR TRIO MODEL #MB-TR-TR) (TYPICAL OF 3). PREFIN. BLACK. SEE SIDEWALK PLANS FOR LOCATION

(AE) LINE OF ROOF BEYOND

(AF) EXTERIOR GALV. METAL STAIR UNIT WITH STEEL HANDRAIL AND (2) 6" DIA. BOLLARDS. (SEE PLAN DETAIL 9/A-4.2)

(AG) PRE-ENGINEERED PREFINISHED METAL CANOPY AT 9'-6" AFF (SEE SECTION AND DETAIL C/A-5.1)

(AH) ADJUSTABLE HANGER RODS AND ANCHORS. PAINT BLACK.

(AI) PRE-ENGINEERED PREFINISHED METAL CANOPY AT 9'-6" AFF (SEE SECTION AND DETAIL C/A-5.1)

(AJ) PREFINISHED METAL COPING (14 GA.) OR FASCIA EDGE FLASHING (14 GA.)

(AK) PATIO AND CANOPY ABOVE. (SEE SECTIONS)

(AL) STEEL FRAME CANOPY WITH PREFINISHED COMPOSITE ALUMINUM PANEL SYSTEM. (SEE BUILDING SECTIONS)

(AM) STEEL TUBE OR W-SECTION BUILDING COLUMN. (SEE STRUCTURAL SHEETS)

(AN) STEEL IMAGE (SEE STRUCTURAL SHEETS)

(AO) LINE OF MEZZANINE ABOVE

(AP) MEZZANINE OPENING FOR MATERIAL HANDLING CONVEYOR

(AQ) MEZZANINE STAIR. (SEE SHEET A-4.4)

(AR) MASONRY WALL. (SEE SECTION A/A-5.5) PAINT PT-6

(AS) FIRE EXTINGUISHER MOUNTED TO WALL OR COLUMN. PAINT 24" HIGH RED BAND ON COLUMN AT 38" 8" AFF (SEE DETAIL N/A-4.4)

(AT) SANITARY LINE (SEE PLUMBING SHEETS)

(AU) GAS METER SET (SEE PLUMBING SHEETS)

(AV) DOMESTIC WATER SERVICE + BACK FLOW PREVENTER, IRRIGATION, + DEDICT METERS (SEE PLUMBING SHEETS)

(AW) FROST PROOF OR STANDARD HOSE BIBB. ENSURE ALL PIPING IS WITHIN THE THERMAL ENVELOPE (SEE PLUMBING SHEETS)

(AX) FIRE HYDRANT (SEE CIVIL DRAWINGS)

(AY) CARD READER BY SECURITY CONTRACTOR (N.I.C.) G.C. SHALL INSTALL JUNCTION BOX, CONDUIT AND PULL STRINGS. (SEE ELECTRICAL SHEETS)

(AZ) PROVIDE (11) LATTICE 3x7 FACE PLYWOOD PANELS 2'-0" AFF TO 7'-0" AFF + FULL PERIMETER OF ROOF. PAINT TO MATCH ADJACENT SURFACE.

(BA) CONCRETE FILLED STEEL BOLLARDS w/ STEEL CHANNEL GUARDS (SEE DETAIL D/A-4.0)

(BB) FIRE RISER (SEE FIRE PROTECTION SHEETS)

(BC) FIRE ALARM SYSTEM SPEAKER/STROBE DEVICE (SEE FIRE PROTECTION SHEETS)

(BD) FIRE PUMP CONTROLLER PANELS (SEE FIRE PROT. SHEETS)

(BE) FIRE DEPARTMENT HOSE DROPS. (SEE FIRE PROTECTION SHEETS)

(BF) FIRE DEPARTMENT KNOX BOX, MOUNT AT 3'-0" ABOVE FINISH GRADE.

(BG) REC-COMPACTOR BY TENANT. G.C. TO PROVIDE ELECTRICAL CONNECTIONS. G.C. TO COORDINATE WITH COMPACTOR SUPPLIER. (SEE ELECTRICAL SHEETS) DOCK DOOR, AND BUFFER (3) AT EACH COMPACTOR LOCATION. TYP. OF 2 (SEE DOOR SCHEDULE)

(BH) TELEPHONE CABINET (SEE ELECTRICAL SHEETS)

(BI) ELECTRICAL SERVICE EQUIPMENT. PANELS ON DISCONNECT. COORDINATE LOCATIONS AND POINTING WITH TENANT IMPROVEMENTS (SEE ELECTRICAL SHEETS)

(BJ) POWER CO. TRANSFORMER (SEE ELECTRICAL SHEETS)

(BK) EMERGENCY BACK-UP GENERATOR AND CONC. PAD

(BL) 6" DIA. x 36"-48" LONG CONCRETE-FILLED BOLLARDS (SEE DETAIL A/A-4.0)

(BM) KNOCK-OUT PANEL FOR FUTURE WINDOW / DOCK DOOR AND LEVELER. 14GAUGE DAMPED. (TYP.)

(BN) 6" RECESSED VRC LIFT PIT. COORDINATE WITH TENANT'S FINE VENDOR. SEE DETAIL F/A-4.3

(BO) LINE OF UNIT HEATER ABOVE. (SEE MECHANICAL SHEETS)

(BP) HVAC DROP. (SEE MECHANICAL SHEETS)

(BQ) RTU ABOVE. (SEE MECHANICAL SHEETS)

(BR) ROOF-MOUNTED 48" x 96" SKYLIGHT w/ SECURITY BARS (SEE SPECIFICATIONS) (TYPICAL OF 375 UNITS) (SEE CURB FLASHING DETAIL F/A-5.6)

(BS) EMERGENCY BUNYEN LIGHT FIXTURE. CENTER ABOVE DOOR. (SEE ELECTRICAL SHEETS)

(BT) SURFACE MOUNTED WALL PACK LIGHT FIXTURE. CENTER FIXTURE IN PANEL. MOUNT CENTER OF FIXTURE AT 40'-0" AFF. (SEE EXTERIOR BUILDING ELEVATIONS AND ELECTRICAL SHEETS)

(BU) NEW WALL MOUNTED FIRE EXTINGUISHER w/ BRACKET AND NON-SNUG HALOTRON EXTINGUISHER (1A 4B) C.I

(BV) 24" WIDE x 4" DEEP WITH A 37" RUNG SPACING ALUMINUM CABLE TRAY ABOVE RACKS. FILL BOTH OF BOOM. MOUNT BOTTOM OF CABLE TRAY AT 1'-0" ABOVE TOP OF RACKS. GROUND CABLE TRAY AS REQUIRED. FINAL LAYOUT SHALL BE APPROVED BY TENANT'S REPRESENTATIVE. (SEE ELECTRICAL SHEETS)

(BW) LINE OF EXHAUST FAN (SEE MECH. + ELEC. SHEETS)

(BX) MOTORIZED WALL LOUVER ABOVE (SEE MECH. + ELEC. SHEETS)

(BY) LINE OF 24" 8" DIA. "HIGH VOLUME LOW VELOCITY" (HVLV) FAN ABOVE. C.O. COORDINATE LOCATION WITH SPRINKLER HEADS AND TOOTH TYPE MEMBER. MOUNT AT 40'-0" AFF TO BOTTOM OF BLADES. (SEE MECHANICAL SHEETS)

(BZ) DOCK IMAGE (SEE DETAIL E/A-4.2)

(CA) LOCATION OF NEW EF CABINET PROVIDED BY TENANT AND INSTALLED BY G.C. (SEE DETAIL C/A-5) (SEE ELECTRICAL SHEETS)

(CB) WATER COOLER TO BE PROVIDED BY TENANT. G.C. TO PROVIDE SHUT-OFF VALVE + OUTLET AT 24" AFF. (SEE ELECTRICAL + PLUMBING SHEETS)

(CC) 8'H DECORATIVE LIGHT POLE AND FIXTURE. (SEE ELECTRICAL DRAWINGS)

(CD) WALL MOUNTED DOCK BUMPERS AT ALL MARKED TRAILER LOCATIONS

(CE) TRUCK WHEEL STOP AT EACH INACTIVE DOCK POSITION

(CF) 4" WIDE x 8'-0" LONG PAINTED STRIPE (YELLOW) ALIGN WITH DRIVER'S SIDE EDGE OF DOCK DOOR OPENING. PROVIDE 24" HIGH 3 EIGHT NEPERG PARKING. TYPICAL AT EACH DOCK POSITION

(CG) PEP ELECTRICAL PANELS. (SEE ELECTRICAL SHEETS)

(CH) AIR COMPRESSOR FLOOR DRAIN (SEE PLUMBING SHEETS)

(CI) FLOOR DRAIN. SLOPE FLOOR ALAR 1/4" PER FOOT TOWARDS DRAIN. (SEE PLUMBING SHEETS)

(CJ) SMOKE REMOVAL SYSTEM CONTROL PANEL (SEE ELECTRICAL SHEETS)

(CK) ROOF ACCESS LADDER (SEE DETAIL G/A-3.4)

(CM) AREA OF INTEGRALLY COLORED CONCRETE. (AREA SHOWN SHADED) (GC-1)

SYMBOL LEGEND

- SHELL BUILDING CODED NOTE TAG (SEE SHEET A-1/P.FOR SCHEDULE)
- DOOR HEIGHT TAG (SEE SHEET A-4.2 FOR DOOR SCHEDULE)
- DOCK/COMPACTOR DOOR HEIGHT TAG (SEE SHEET A-4.2 FOR DOOR SCHEDULE)
- STOREFRONT SYSTEM TAG (SEE SHEET A-4.3 FOR UNIT ELEVATIONS)
- GLAZING TAG (SEE SHEET A-4.3 FOR GLAZING SCHEDULE)
- LOUVER TAG (SEE SHEET A-4.0 FOR UNIT ELEVATIONS)
- MATERIAL / FINISH TAG (SEE SHEET A-1.4 FOR MATERIAL FINISH KEY)
- BUILDING EXPANSION JOINT (SEE DETAIL A/A-4.2)
- DOCK/COMPACTOR DOOR EQUIPMENT TAG (SEE SHEET A-4.2 FOR EQUIPMENT SCHEDULE)
- PARTITION TYPE (SEE SHEET A-1/P.FOR PARTITION DETAILS)

FORD & ASSOCIATES
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Columbus, Ohio 43212
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F: 614 488 9963

KENOSHA SORTATION CENTER - SHELL BUILDING

KTR CAPITAL PARTNERS

120th Avenue
KENOSHA, WI 53144

FOR

KTR WIS IV LLC
Five Tower Bridge, 300 Barr Harbor Drive, Suite #150, Conshohocken, PA 19428

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ARCHITECT

ISSUE	REVISION	DATE
PRELIMINARY		NOV 18, 2013
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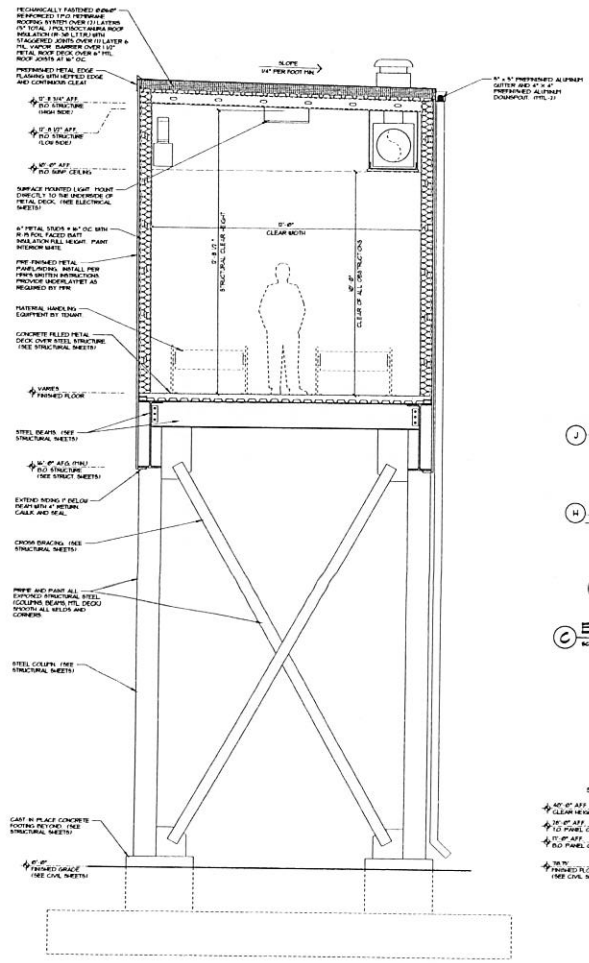
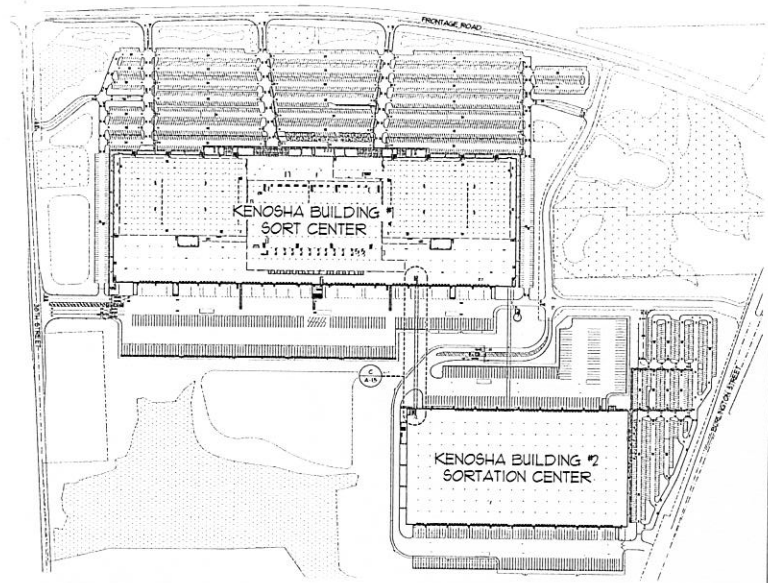
PARTIAL ENLARGED FLOOR PLAN AND NOTES

F.A. JOB NO. 13

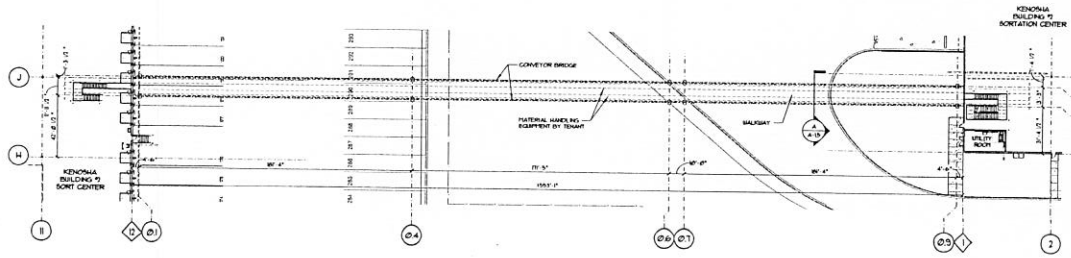
A-1.4



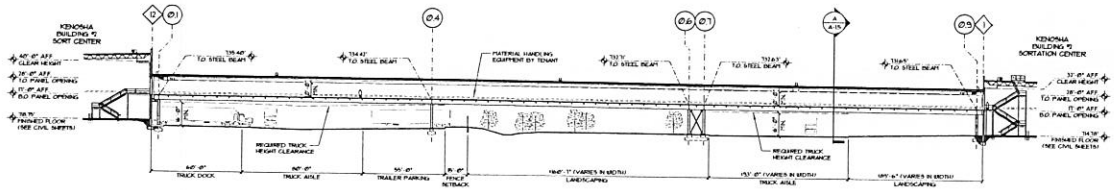
A TYPICAL CONVEYOR BRIDGE SECTION
SCALE: 1/2" = 1'-0"



B OVERALL SITE PLAN
SCALE: 1" = 200'-0"



C ENLARGED CONVEYOR BRIDGE PLAN
SCALE: 1" = 50'-0"



D CONVEYOR BRIDGE SITE SECTION
SCALE: 1" = 50'-0"

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FOR

KTR WIS IV LLC
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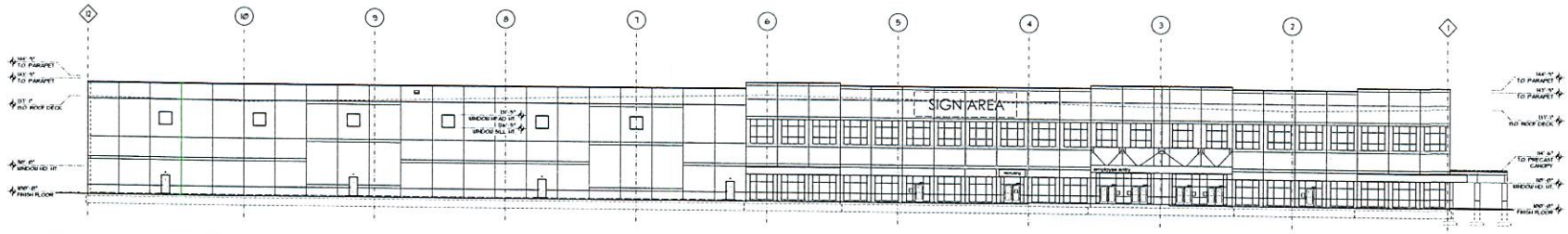
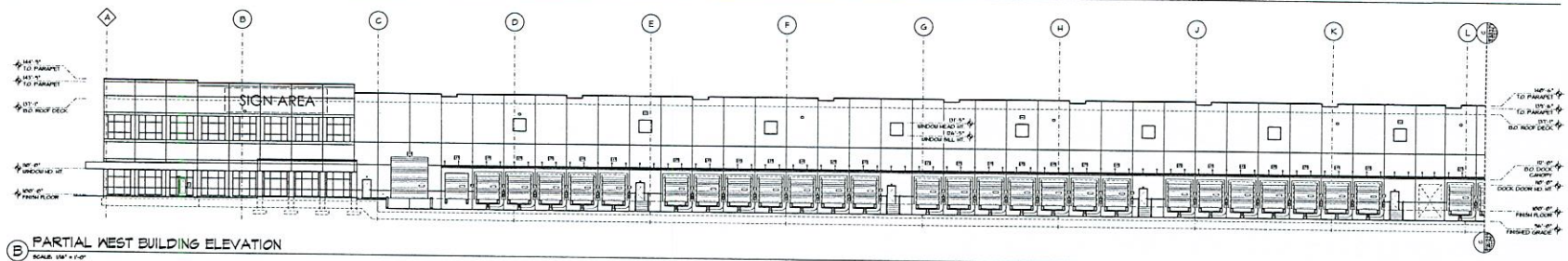
CONVEYOR BRIDGE PLANS AND SECTIONS

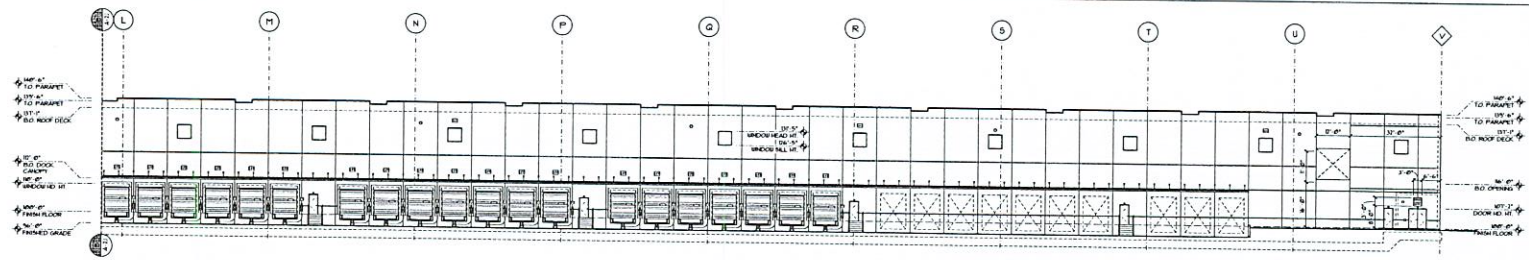
A-1.5



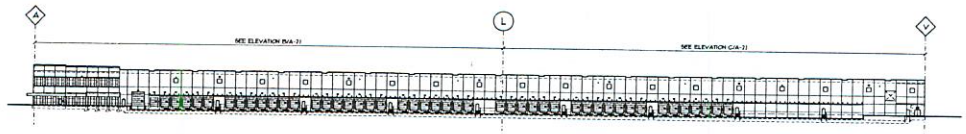
A NORTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



B PARTIAL WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



C PARTIAL WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



A OVERALL WEST BUILDING ELEVATION
SCALE: 1" = 50'

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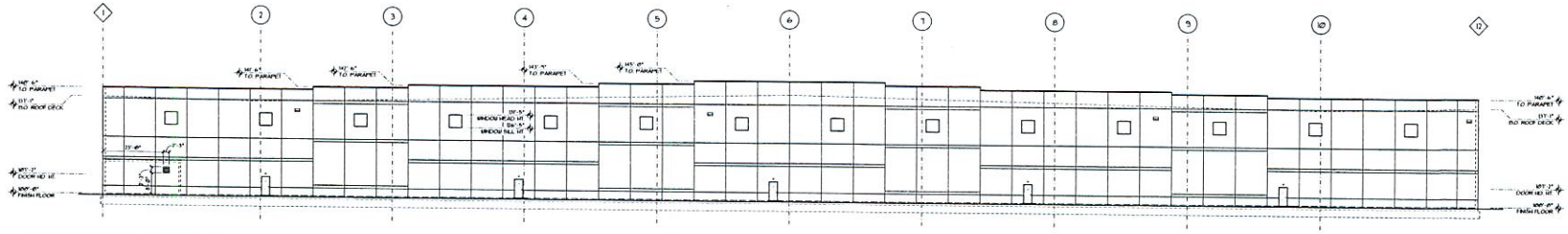
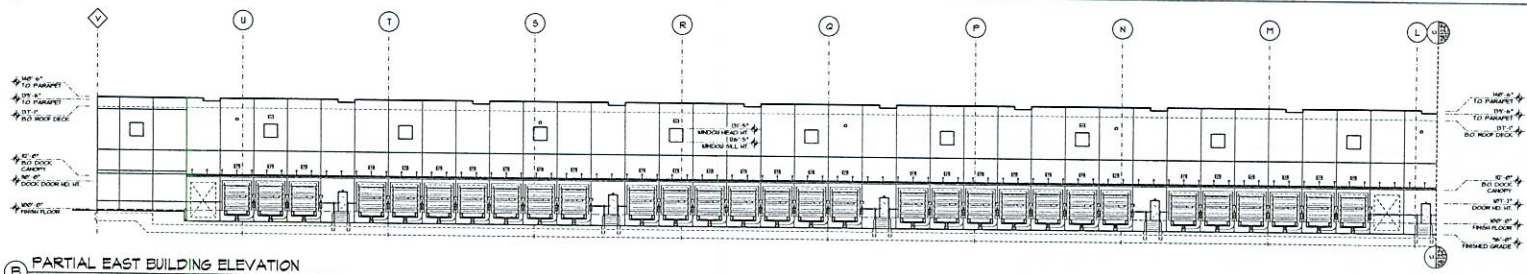
BUILDING ELEVATIONS AND NOTES

F.A. #12-0-0-01

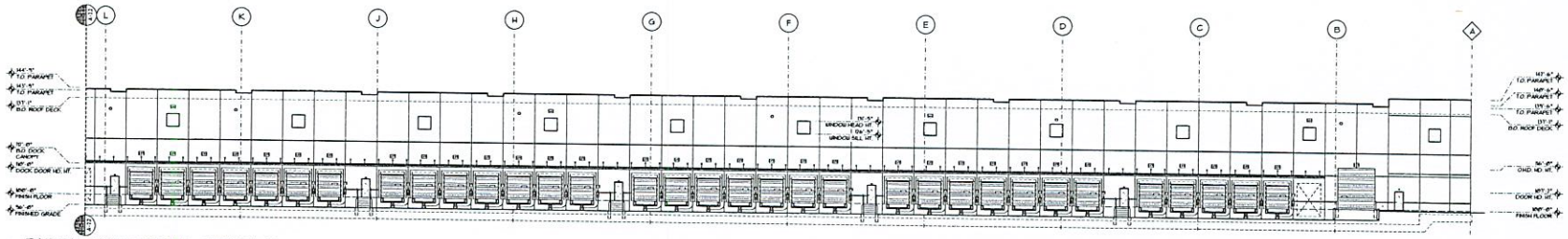
A-2.1



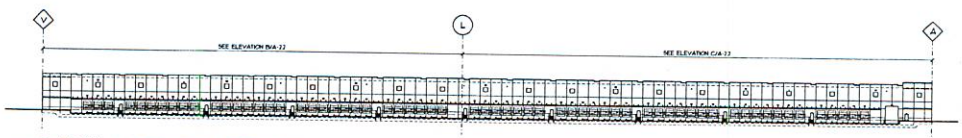
A SOUTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



B PARTIAL EAST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



C PARTIAL EAST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



A OVERALL EAST BUILDING ELEVATION
SCALE: 1" = 50'

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BUILDING ELEVATIONS AND NOTES

FAA #1000.00

A-2.2

DIGGERS HOTLINE
CALL DIGGERS HOTLINE
1-800-242-8511

SHADE TREES (DECIDUOUS)

ARM	Armstrong Red Maple
ABM	Autumn Blaze Maple
CLH	Chicagoland Hackberry
SHL	Skyline Honeylocust
SWO	Swamp White Oak
NRO	Northern Red Oak
BC	Bald Cypress
GSL	Greenspire Linden

ORNAMENTAL TREES (DECIDUOUS)

AFC	Adams Flowering Crabapple
SSFC	Spring Snow Flowering Crabapple
ITL	Ivory Silk Japanese Tree Lilac

EVERGREEN TREES

CF	Concolor Fir
FVJ	Fairview Upright Juniper (upright)
NS	Norway Spruce
BHS	Black Hills Spruce
CGS	Colorado Green Spruce

PLANT SYMBOL KEY

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material Schedule and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified on drawings.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top ⅓ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining ⅔ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is ⅔ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a ⁵⁰⁄₅₀ mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are ⅔ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.

9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Rototill the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10"

Per 100 SF of bed area:
⅓ CY Peat Moss or Mushroom Compost
⅓ CY blended/pulverized Topsoil
2 pounds starter fertilizer
⅓ CY composted manure

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas

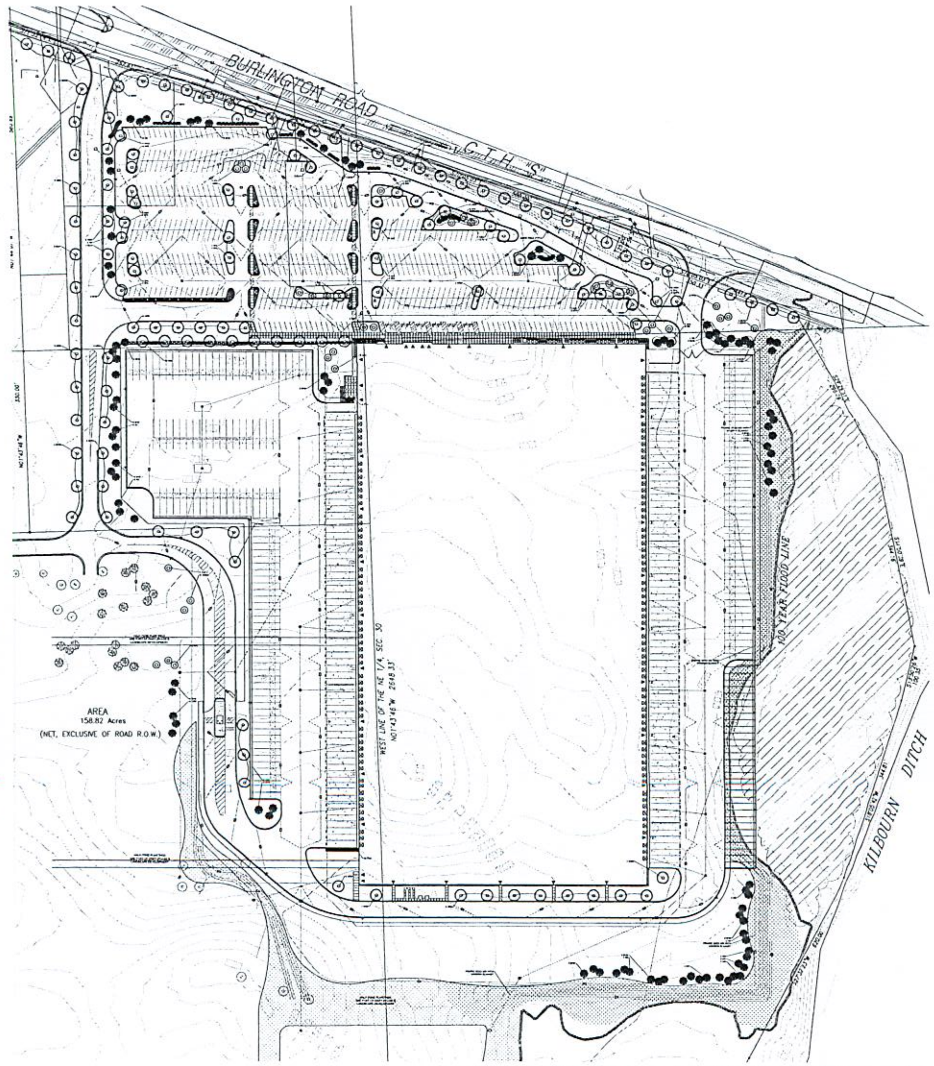
13. Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nursery 608-296-3679 or JF New 608-848-1789 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in item #13 above.

14. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

15. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of [illegible] days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

16. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES



OVERALL LANDSCAPE PLAN

North Scale: 1" = 80'0"

HELLER & ASSOCIATES LLC
LANDSCAPE ARCHITECTURE

ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE

PROJECT ONYX II
KENOSHA, WISCONSIN

JOB NO.	13-120
DATE	12.04.13
FILE	
PLOT SCALE	

OWNER APPROVAL

Signature

Date

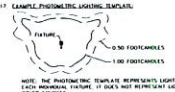
SHEET TITLE
OVERALL LANDSCAPE PLAN

LICENSED LANDSCAPE ARCHITECT
W. DAVID HELLER
NO. 438-014
STATE OF WISCONSIN

SHEET NUMBER
L1.0

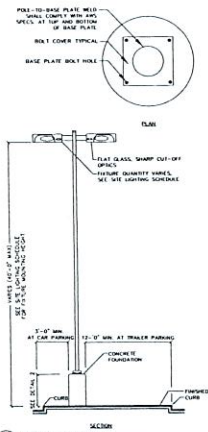
GENERAL LIGHTING NOTES:

1. PROVIDE CONCRETE BASE FOR LIGHT POLES AT LOCATION INDICATED ON THE CONSTRUCTION DOCUMENTS AND IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS RELATING DIRECTLY TO CAST-IN-PLACE CONCRETE.
2. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND FEEDER CABLE FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING EXCAVATIONS.
3. CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION INSPECT FOR IMPROPER CONNECTIONS AND OPERATION
4. AIM AND ADJUST ALL LUMINAIRES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/ OR OWNER
5. CONTRACTOR TO COORDINATE ALL INSTALLATION OF WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURE(S) WITH BUILDING MEP, ARCHITECT, AND/ OR OWNER
6. INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND FEEDER CABLE TO BE COORDINATED WITH ALL SITE WORK TRADES TO AVOID CONFLICT WITH FINISHED AND PROPOSED WORK
7. POINT SPACING ON PLANE OF CALCULATION IS 25 FT. LEFT TO RIGHT AND 25 FT. TOP TO BOTTOM. POINT BY POINT CALCULATIONS ARE BASED ON A 0.75 MAINTENANCE FACTOR
8. ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
9. SITE ELECTRICAL CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
10. SITE ELECTRICAL CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO INSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY
11. SITE ELECTRICAL CONTRACTOR SHALL CONFIRM THAT LIGHT FIXTURES MATCH SPECIFICATIONS ON THIS PLAN
12. REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE POWER FOR SITE LIGHTING.
13. SITE ELECTRICAL CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON THE FOUNDATIONS DURING EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER OF UNSATISFACTORY CONDITIONS.
14. POLE FOUNDATIONS SHALL NOT BE POURED IF FREE STANDING WATER IS PRESENT IN EXCAVATED AREA.
15. ELECTRIFICATION AND INSTALLATION OF WALL MOUNTED FIXTURES SHALL BE COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, AND SITE DRAWINGS FOR SAFETY AND TO PREVENT EXPOSED WIRING.
16. LIGHTING SUBSTITUTION REQUIREMENTS:
    - A. ALL SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLE TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS:
    - B. ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST BE APPROVED BY THE OWNER, ENGINEER, AND TENANTS.
    - C. COMPUTER PREPARED PHOTOMETRIC LAYOUT OF THE PROPOSED LIGHTED AREA WHICH INDICATES BY INFORTCEABLE THE SYSTEM'S PERFORMANCE
    - D. A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS, K'S CALCULATIONS, CANDLEPOWER TABULATIONS, ZONE LUMEN SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY, BUT NOT LIMITED TO, OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH, AND HOUSING DESCRIPTION
    - E. POLE MANUFACTURER AASHTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE ADEQUATE FOR SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
    - F. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED
    - G. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.
17. EXAMPLE PHOTOMETRIC LIGHTING TEMPLATE:

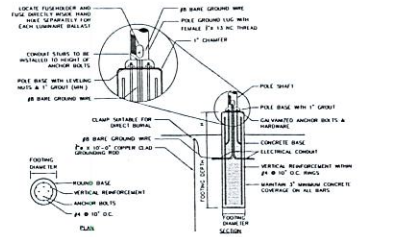


NOTE: THE PHOTOMETRIC TEMPLATE REPRESENTS LIGHT THROW FOR EACH INDIVIDUAL FIXTURE. IT DOES NOT REPRESENT LIGHT COMING FROM OTHER SOURCES.

18. LIGHTING LAYOUT COMPLIES WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) SAFETY STANDARDS FOR LIGHT LEVELS.



1 LIGHT FIXTURE AND POLE
NTS

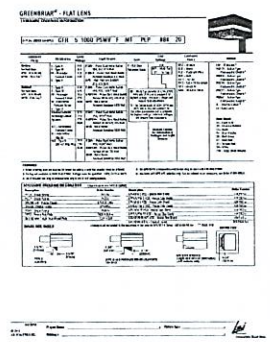


MOUNTING HEIGHT	FOOTING DEPTH	FOOTING DIAMETER	VERTICAL REINFORCEMENT	'H'
10' IN PAVEMENT AND DESIGNATED TRUCK AREAS	7'-6"	2'-6"	6 #7 BARS	3'-0"
40' IN LANDSCAPE AREAS	7'-6"	2'-6"	6 #7 BARS	6" MAX. / 3'-0" AT TRUCK & TRAILER AREAS
16' IN LANDSCAPE AREAS	4'-6"	2'-0"	6 #5 BARS	6" MAX.
8' IN LANDSCAPE AREAS	4'-6"	2'-0"	6 #5 BARS	6" MAX.

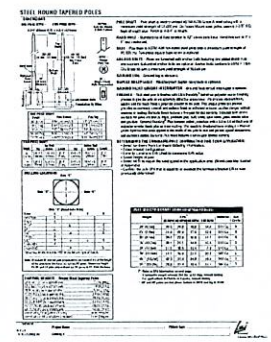
NOTES:

1. SHAFT CAP, ARMS, BASE FLANGE, ANCHOR BOLTS, LEVELING NUTS, CONNECTION HARDWARE, BOLT COVERS, HANDHOLE COVER, AND BOLT CIRCLE TEMPLATE SHALL BE FURNISHED BY POLE MANUFACTURER
2. EACH STANDARD TO BE PROTECTED AGAINST LIGHTNING WITH AN INTERCONNECTED GROUND ROD. THIS ROD SHALL BE 1"ø X 10'-0" COPPER CLAD STEEL ROD.
3. CONTRACTOR TO ENSURE CONCRETE POLE BASES ARE POURED / PLACED ABSOLUTELY VERTICAL & LEVEL.
4. POLE BASE SHALL BE ONE CONTINUOUS POUR. EXPOSED PORTION OF BASE SHALL BE HAND-RUBBED SMOOTH.
5. CONTRACTOR TO COMPACT SUBGRADE AROUND POLE BASE PER EARTHWORK SPECIFICATIONS / GEOTECH REPORT
6. THE INFORMATION ILLUSTRATED IN THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. LIGHT POLE FOUNDATIONS SHOULD BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

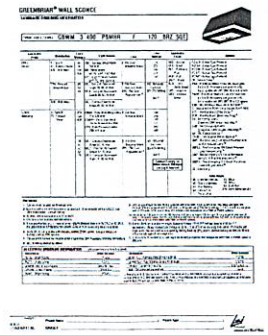
2 LIGHT POLE BASE
NTS



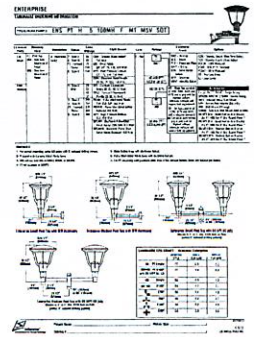
3 AREA LIGHT
NTS



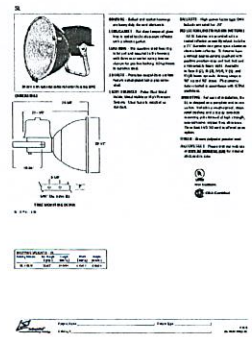
4 AREA LIGHT POLE
NTS



5 WALL MOUNTED AREA LIGHT
NTS



6 DECORATIVE AREA LIGHT
NTS



7 FLOOD LIGHT
NTS

Date	Description	No.
REVISIONS		

DATE

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES
610 Water Street Center 1
Kenosha Park, NJ 07307-1338
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PENNSYLVANIA WASHINGTON, DC VIRGINIA
CALIFORNIA
ABU DHABI DUBAI ASTANA DOHA ISTANBUL
Not Certificate of Authorization No. 24GA27996400

Project: NE BUILDING
CITY OF KENOSHA
KENOSHA COUNTY WISCONSIN

Drawing Title: LIGHTING NOTES AND DETAILS

Project No. 100389601
Date —
Scale AS SHOWN
Drawn By HH

Drawing No. LL501

Filename: \\langan.com\data\LP\kenosha\100389601\Cadd Data - 100389601\Sheetfiles\100389601-LL501-01.01 - BLDG Zang Date 12/3/2013 Time 18:19 User: HHanely Style Table: Langan.stb Layout: LL 501

LANGAN

PROJECT No. 100389601

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 9, 2014	Item 3
Conditional Use Permit for a Recycling Collection Center to be located at 6000 49th Street. (Kenosha Recycling, Inc.) (District #16) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 6000 49th Street
Zoned: M-2 Heavy Manufacturing / AIR-4 Airport Overlay District

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- On August 19, 2013, the Common Council denied an application for a recycling collection center on the property at 6000 49th Street. The application was denied based on an incomplete application.

- The applicant had also begun to move equipment and materials onto the site prior to approval. When then Conditional Use Permit was denied, the applicant was ordered to remove all of the equipment and materials from the site. By mid-October, the site was cleared.

- A new application was submitted by the same applicant for a Conditional Use Permit to operate a recycling collection center on the same site. The outdoor storage area has been reduced from the original application. This application is complete and complies in many aspects with Staff's requests on the previous application.

- The proposal includes occupying roughly half of the existing building space as well as exterior storage of roll-off boxes. The applicant will be required to screen the site with a site-obscuring fence and a landscaped berm. Given the high visibility of the site, Staff feels that extensive screening is necessary along Green Bay Road and 49th Street.

- The applicant has included screening on the plan, but Staff does not believe that it is extensive enough for the site. The berm shown is only 2 1/2 feet high. The berm should be between 4 and 5 feet high and landscaping should be shown on the berm in conformance with Section 14 of the Zoning Ordinance. Staff has requested that the applicant submit a revised Landscape Plan prior to the meeting.

- The applicant indicated that the fence will be made of recycled, painted wood. The Fence Code states, *"No Fence shall be constructed of used or discarded materials in disrepair."* The plans will need to be revised to show a new site obscuring fence that complies with the Ordinance. A chain link fence will not be permitted and the existing chain link and barbed wire fence must be removed.

- All areas where vehicles are parked or travel will have to be paved with asphalt and concrete.

- If the Conditional Use Permit is approved, Staff will require all the site paving and landscaping/fencing to be installed prior to the business opening.

- Plans were sent to other 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.

B. R. O.

Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2014/JAN9/fact-cup-kenorecycle.odt

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 Building and Occupancy permits.

   b. The applicant shall obtain any applicable permits 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. Only one monument sign is permitted for the site.

   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, the exterior lighting shall be installed, the berm and fence shall be installed 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. 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.

   h. 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.

i. Outdoor display or storage of products is prohibited, except within the storage bins.

j. All vehicles and dumpsters shall be parked/stored within the designated paved areas.

k. 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.

l. Compliance with the Operational Plan dated December 10, 2013.

m. Prior to commencing operations at the site, the applicant shall obtain a Recycling Center Activity License from the Common Council, subject to Chapter 13 of the Code of General Ordinances.

n. The material pile heights shall not exceed the height of the fence.

2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.

   a. The Drainage Plan shall be revised and resubmitted for review and approval addressing comments listed in the Public Works memo dated January 3, 2014.

   b. The plan shall be revised to show that the berm will be between four (4) and five (5) feet tall with side slopes not to exceed a 4:1 slope.

   c. The fence shall not be made of recycled materials. If the fence is to be painted, it shall only be painted in a single, uniform color. No signage or murals are to be painted on the fence. The existing chain-link fence shall be removed in its entirety. Revised fence detail shall be submitted for review and approval.

   d. A Landscape Plan shall be submitted. The berm shall include a mix of trees and shrubs.

/u2/acct/cp/ckays/1CPC/2014/JAN9/conditions-kenorecycle.odt

ENGINEERING DIVISION
SHELLY BILLINGSLEY, P.E.
CITY ENGINEER

PARK DIVISION
JEFF WARNOCK
SUPERINTENDENT

FLEET MAINTENANCE
MAURO LENCI
SUPERINTENDENT

STREET DIVISION
JOHN H. PRIJIC
SUPERINTENDENT

WASTE DIVISION
ROCKY BEDNAR.
SUPERINTENDENT

DEPARTMENT OF PUBLIC WORKS
MICHAEL M. LEMENS, P.E., DIRECTOR
SHELLY BILLINGSLEY, P.E., DEPUTY DIRECTOR

MUNICIPAL BUILDING · 625 - 52ND ST · RM 305 · KENOSHA, WI 53140
TELEPHONE (262) 653-4050 · FAX (262) 653-4056
EMAIL PUBLICWORKS@KENOSHA.ORG

TO: Brian Wilke, Development Coordinator

FROM: Michael M. Lemens, P.E.
Director of Public Works 1-8-14

Shelly Billingsley, P.E. Shelly Billingsley
City Engineer

DATE: ~~July 1, 2013~~ January 3, 2014 SAB, 1-3-14
SUBJECT: **PLAN REVIEW COMMENTS**
Project Description: **Kenosha Recycling Inc.**
Location: **6000 49th Street**

Our staff has reviewed the plans for this project. The following comments are provided:

Parking Lot Ordinance Compliance	Sufficient	Deficient	Not Applicable
Parking Lot Paved		X	
Standard Stall Width		X	
Parking Lot Layout		X	
Parking Lot Lighting Shown		X	
Parking Lot Lighting Adequate		X	
Handicapped Parking		X	
Driveway Locations		X	
Driveway Width		X	
Passing Blister or Accel/Decel Lanes		X	
Sidewalks Adequate		X	
Drive Thru Lane Design		X	

Public Streets	Sufficient	Deficient	Not Applicable
Geometric Design			X
Pavement Width			X
Pavement Thickness Design			X
Established Grades			X
Plan Details			X
Sidewalks			X
Street Lights			X

Site Grading/Drainage	Sufficient	Deficient	Not Applicable
Drainage Plan		X	
Storm Sewer		X	
Storm Water Detention		X	
Drainage Calculations		X	

Project Approval/Permits Needed	Yes	No	Not Applicable
Project Approved for Permitting		X	
Withhold Permits: See Comments	X		
Approve Footing/ Foundation Only (per condition)			X
Parking Lot Permit Required			
Driveway Permits Required			
Sidewalk Permit Required			
Street Opening Permit Required			
Stormwater Permit Required			
Erosion Control Required	X		
State Permit Required			

Grading & Drainage Comments:

1. Existing and proposed site plans are required to adequately review the site. Plans should show the existing and proposed pervious areas and the proposed area of disturbance so it can be determined if post-construction stormwater management facilities will be required.
2. Further comments will be given when a full set of plans are reviewed.

Traffic Comments:

1. Provide plans of the facility drawn to 1:20 scale.
2. Plan shall show all property lines, existing and proposed structures.

3. Provide parking stall layout and annotate direction of traffic.
4. Show sidewalk on the plan and indicate the dimensions of the driveways on the plan.
5. Provide a lighting plan.
6. Type of permit required will be determined when a complete set of plans is provided.

cc: **Jeff Hansen**
Clement Abongwa
Kile Kuhlmey
Gerard Koehler

2nd Submittal Comments:
1/3/2014

Grading & Drainage Comments:

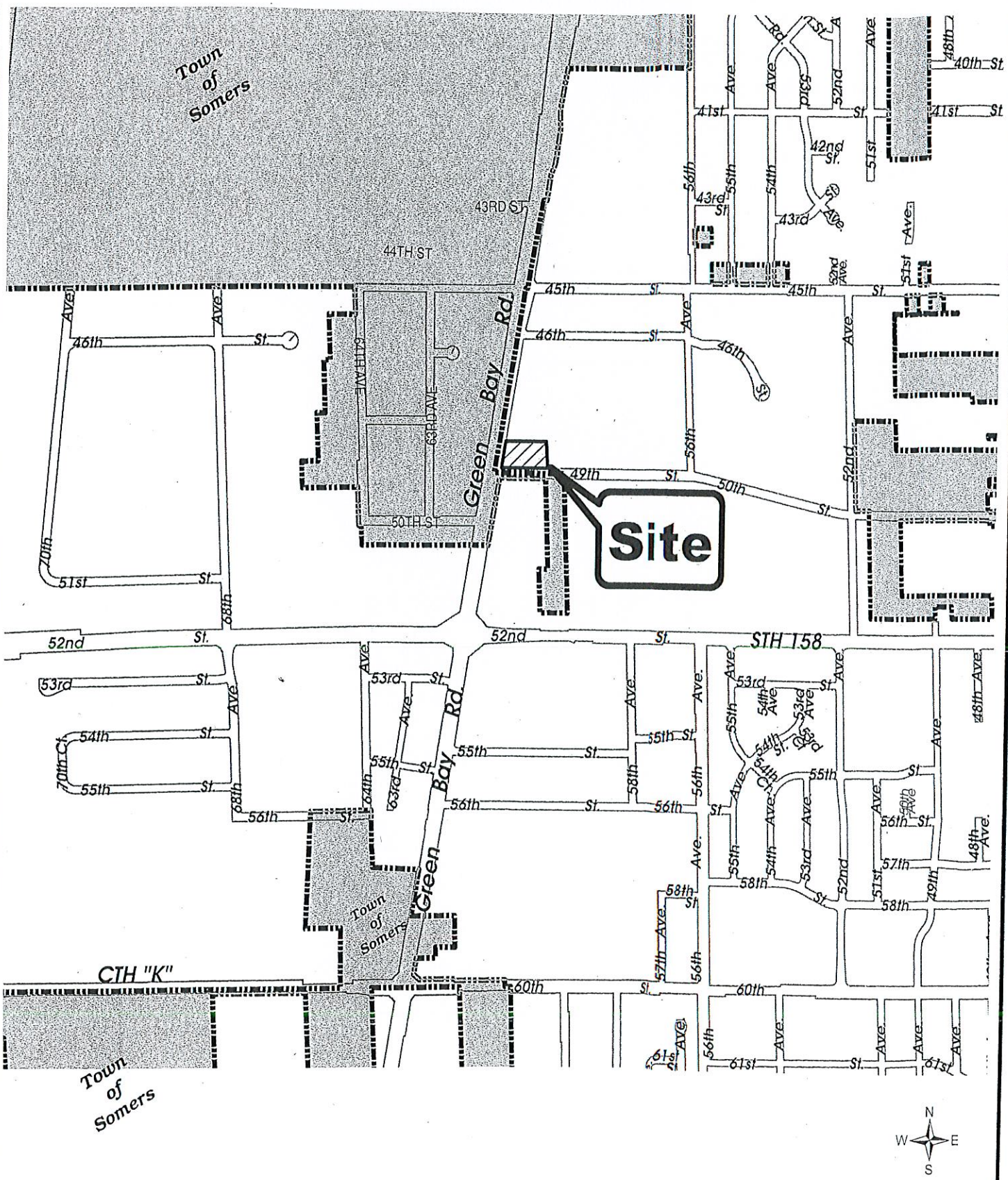
1. Show the proposed limits of disturbed area on the site plan and provide a table that lists the total parcel area, the area to be disturbed, and the pre-construction and post-construction impervious areas. The area to be disturbed is necessary to determine if a stormwater permit will be required for the site.
2. Provide existing and proposed site contour and/or spot elevations. Elevations should include the first floor of any buildings, the back of sidewalk and several points around the property, at each side of any berms and walls, and at the edge of any pavements.

Traffic Comments

3. Label dimensions of driving aisle and parking stalls (both width and depth).
4. Show any proposed handicapped parking stalls, the aisle alongside the stalls and the accessible route to the building.
5. Provide a site lighting plan.

City of Kenosha

Vicinity Map
Kenosha Recycling Inc. CUP



DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ July 9, 2013 ~ mc

Development Review Application
City of Kenosha, Wisconsin

Mailing Information

NAME OF PROJECT: Kenosha Recycling, Inc

Check one (1) of the following boxes to indicate the recipient of all correspondence:

(●) Name and Address of Applicant [Please print]:
Mike Grossman
~~4100~~ 6000 49th St
Kenosha, WI 53144

Phone: 847-878-8661
Fax:
E-Mail: mike@mikegrossman.com

( ) Name and Address of Architect/Engineer [Please print]:

Phone:
Fax:
E-Mail:

( ) Name and Address of Property Owner (if other than applicant)[Please print]:

Phone:
Fax:
E-Mail:

Project Location

Location of Development (street address and / or parcel number): 6660 49th Street, Kenosha
08-222-34-102-012

Type of Land Development

Check all that apply. Note: Additional information may be required within individual Sections.

[ ]	Certified Survey Map	Section 1	Page 3
[ ]	Concept Review (*Land Division*)	Section 2	Page 4
[ ]	Concept Review (Multi-Family Residential or Non-Residential)	Section 3	Page 5
[✓]	Conditional Use Permit	Section 4	Pages 6 & 7
[ ]	Developer's Agreement	Section 5	Page 8
[ ]	Final Plat	Section 6	Pages 9 & 10
[ ]	Lot Line Adjustment Survey	Section 7	Page 11
[ ]	Preliminary Plat	Section 8	Pages 12 & 13
[ ]	Rezoning	Section 9	Pages 14 & 15
[ ]	Site Plan Review	Section 10	Pages 16 & 17

Prior to Submitting this Application to the Department of City Development, Please Review the Appropriate Section(s) for Fees, Requirements and Appropriate Appendices.

Submit this *cover page, completed application, applicable section(s) and appendices along with ALL required plans, information and fees to:*

Department of Community Development & Inspections Planning Division 625 52nd Street, Room 308 Kenosha, WI 53140	Phone: 262.653.4030 Fax: 262.653.4045 Office Hours: M - F 8:00 am – 4:30 pm

SECTION 4
CONDITIONAL USE PERMIT

Additional Information Required:	**Building or Addition Square Footage:** Existing **Existing Building Size:** 4000 ft. **Site Size:** 1.52 Acres **Current # of Employees** 2 **Anticipated # of New Employees** 5+ **Anticipated Value of Improvements**
Submittal Requirements:	➢ **Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale** ➢ **Developer Site Plan/Conditional Use Permit Checklist (Appendix A)**
If Item to be Reviewed by Plan Commission/Common Council must Submit:	➢ **One (1) 8 1/2" x 11" reduction *or* twenty (20) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides)** ➢ **Sample Board containing colored samples of all exterior building materials**

Fees:

	Building or Addition Size	Site size	Review Fee
Level 1	< = 10,000 sq. ft.	< = 1 acre	$900 = City Plan Dept. *or* $1,025 = CPC/CC
Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	$1,175 = City Plan Dept. *or* $1,300 = CPC/CC
Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	$1,600 = City Plan Dept. *or* $1,725 = CPC/CC
Level 4	> 100,001 sq. ft.	> 25.01 acres	$2,000 = City Plan Dept. *or* $2,125 = CPC/CC

- **If building size or addition and gross acreage of the site determine two (2) different fees, the greater of the two fees will be assessed.**
- **Application fee entitles applicant to an initial review and one re-submittal.**
- **Re-submittal fee = $425 per re-submittal after two (2) permitted reviews.**
- **CUP Amendment = 50% of the applicable fee as determined above.**

Appendices to Review:	➢ **All**
Approximate Review Time:	➢ **30 days for Staff Review** ➢ **45-60 days for City Plan Commission/Common Council Review**

The conditional use permit plans, *prepared to a standard engineering scale*, shall be submitted with this application & shall include the following information:

Building Plan:	➢ Layout of building(s) including size and layout of rooms ➢ Design and architecture ➢ Plans and details on fire suppression and/or standpipe ➢ Plans and details on fire detection, fire alarm and other safety devices
Site Plan (based on a plat of survey)	➢ Legal description of property ➢ Location and footprint of building(s) and structure(s) ➢ Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks ➢ Outline of any development stages ➢ Location and details on any required emergency access roads ➢ A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space
Drainage Plan	➢ Existing topography, including spot elevations of existing buildings, structures, high points, and wet areas, with any previous flood elevations ➢ Floodplain boundaries, if applicable ➢ Soil characteristics, where applicable ➢ Proposed topography of the site denoting elevations and natural drainage after construction and any proposed stormwater retention areas

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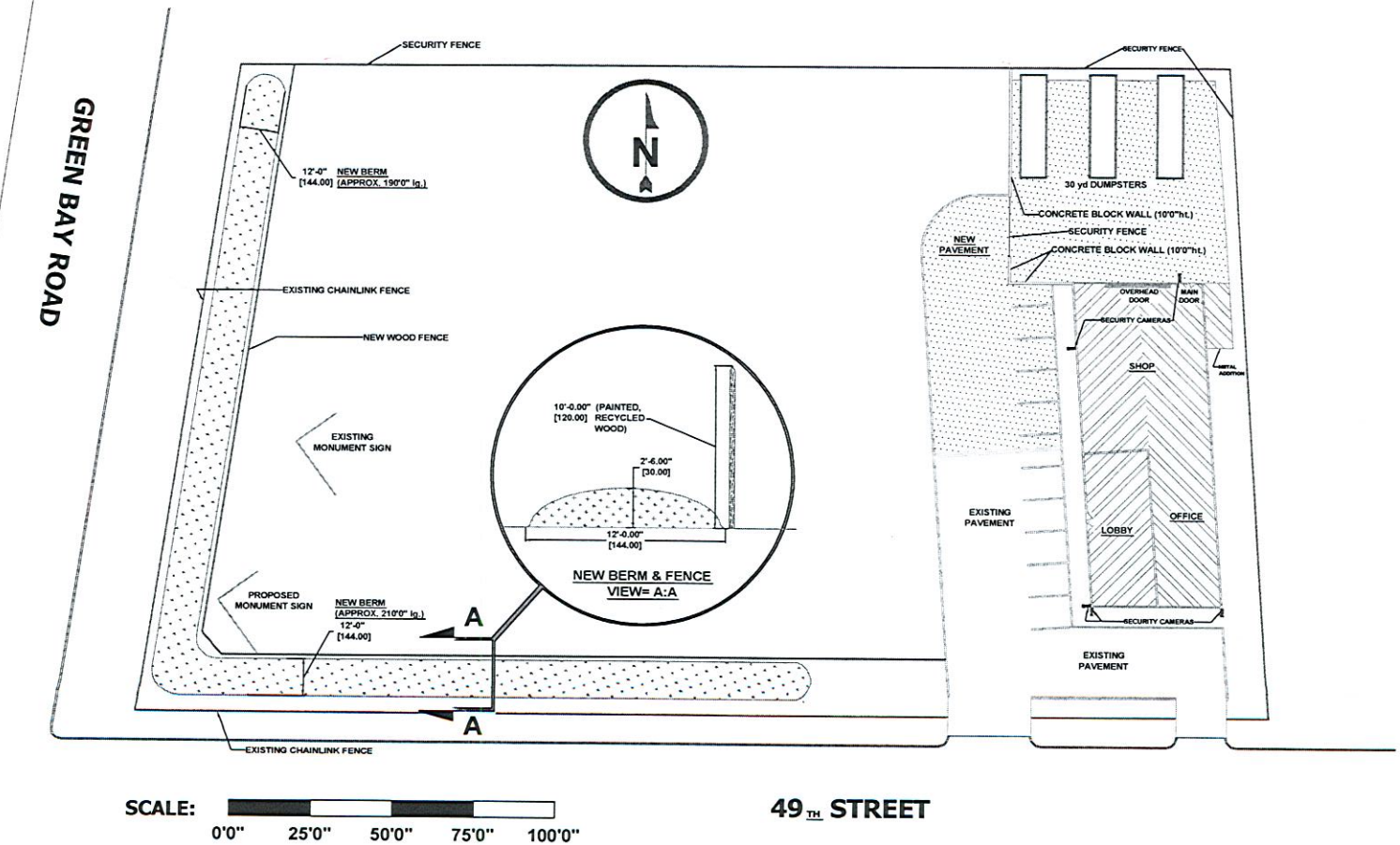


Drawn by: J. G. Cramer	A-100	KENOSHA RECYCLING Proposal for Property at 6000 49th Street

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Kenosha Recycling, Inc.

6000 49th Street

Kenosha, WI 53144

To Whom it May Concern:

The plan of operations for Kenosha Recycling is as follows;

Hours of operation: 6am – 6pm Monday thru Saturday

Number of Employees is 2-5.

Basic operation is recycling center for all ferrous and non-ferrous metals.

center shall be prohibited from processing or flattening aluminum at the site. Automatic aluminum collection machines are exempt from this provision.

p. Other issues which may have an adverse social, economic, or environmental impact or affecting the health, safety or welfare of abutting or neighboring properties or the City as a whole.

9. Recycling Collection Centers.

a. **Building Plan** as required in **§4.05 B.** of the Zoning Ordinance.

b. **Site Plan** as required in **§4.05 C.** of the Zoning Ordinance.

c. **Drainage Plan** as required in **§4.05 D.** of the Zoning Ordinance.

d. **Landscape Plan** as required by **§4.05 E.** of the Zoning Ordinance.

e. **Utility Plan** as required by **§4.05 F.** of the Zoning Ordinance.

f. Shall be limited to the collection and processing of Recycling-Center Material, as that term is defined in Chapter 13 of the Code of General Ordinances for the City of Kenosha.

g. Recycling-Center Material processing shall be limited to those means allowed to a Recycling Center licensee.

h. Collection center may be used as an accessory use to an established business.

i. A minimum of five (5) parking spaces shall be available for the recycling collection center.

j. Recyclable material shall be removed from the recycling collection center at least once a week.

k. Owner and/or operator of the recycling collection center shall keep the site clean and in a neat appearance and shall dispose of recyclable material and other litter from the site.

l. Sites adjacent to residential zones shall be screened in a manner acceptable to the Administrator.

m. Other issues which may have an adverse social, economic, or environmental impact or affecting the health, safety or welfare of abutting or neighboring properties or the City as a whole.

10. Automobile Body Shop in the B-2 and B-3 Districts.

a. **Building Plan** as required in **§4.05 B.** of the Zoning Ordinance.

b. **Site Plan** as required in **§4.05 C.** of the Zoning Ordinance.

(1) Existing buildings and proposed additions or new structures.

(2) Customer and employee parking areas.

(3) Storage areas for autos and other motor vehicles, parts and trash.

(4) Existing and proposed screening and landscaping.

(5) Exterior lighting on buildings and poles.

(6) Outdoor signs.

c. **Drainage Plan** as required in **§4.05 D.** of the Zoning Ordinance.

d. **Landscape Plan** as required in **§4.05 E.** of the Zoning Ordinance.

e. **Utility Plan** as required in **§4.05 F.** of the Zoning Ordinance.

f. **Operational Plan** which describes:

(1) Hours and days of the proposed operation.

(2) Type and extent of work to be done on motor vehicles.

(3) How site will be used, especially vehicle storage.

(4) How often scrap parts will be picked up.

(5) Methods to be used to control noise, paint fumes, and dust.

(6) Name and address of body shop operator.

(7) Anticipated number of employees.

g. All repair and painting work shall be conducted wholly within a completely enclosed building.

h. All storage of vehicles, parts or equipment which is adjacent to or across an alley from any residential district shall be within completely enclosed buildings or contained within accessory outdoor storage areas effectively screened from the residential district, as required in **§4.05 E.(2)** of the Zoning Ordinance. The Commission may require additional screening or landscaping on any portion of the lot, regardless of the adjacent district, if special characteristics of the body shop warrant such additional screening or landscaping.

i. No activity shall produce a sound level outside its premises that exceeds the standards set forth in Chapter 23 "Noise Control" of the City Code of General Ordinances.

j. No activity shall emit any odorous matter of such nature or quantity as to be offensive, obnoxious

conviction thereof, forfeit not more than Five Hundred ($500) Dollars, plus the costs of prosecution, and in default of the timely payment thereof be confined in the County Jail for a period not to exceed (30) days.

S. Violations. Each day of a violation of this Ordinance shall be considered a separate offense.

13.011 RECYCLING CENTER ACTIVITY LICENSE

A. Definitions

1. Hazardous Waste: has the meaning of the term used in 40 CFR §261.3 unless excluded in §261.4.
2. Person: person, firm, partnership, association, corporation, company, or organization of any kind.
3. Recycling Center: Place upon which Recycling Center Activity conducted by a Licensee under this section takes place.
4. Recycling Center Activity: The commercial collecting of Recycling-Center Material, storing of Recycling-Center-Material, or engaging in Recycling-Center-Material Processing.
5. Recycling-Center Material: Recycling-Center Metals,batteries, catalytic converters, electronic scrap or stainless steel.
6. Recycling-Center-Material Processing: The crushing of metal items or the reduction of the volume of metal items by shredding, chipping, melting, or any other means.
7. Recycling-Center Metal: Aluminum, copper, tin, and all alloys of aluminum, copper, or tin provided that said alloys do not include gold, silver, platinum, palladium, iridium, rhodium, ruthenium, iron, arsenic, mercury, lead, cadmium, antimony, barium, beryllium, osmium, thallium, vanadium, chromium (IV), or radioactive metals.
8. Recycling-Center Yard: The exterior portions of any building associated with a Recycling Center Activity where Recycling-Center Materials are stored.

B. License Required.

1. Licenses. It shall be unlawful for any person to conduct Recycling Center Activity within the City, whether personally, by agents or employees, singly, or along with some other business or enterprises without first having obtained a license therefor from the Common Council in accordance with the provisions of this ordinance.
2. Other Licenses and Permits. A license issued hereunder shall not exempt the holder thereof from obtaining such other licenses and permits as may otherwise be required by the City or by any other governmental agency.

C. Application. An applicant for a license under this Ordinance shall file with the City Clerk a written application, which is true, correct and complete, signed by himself, if an individual, by all partners if a partnership, and by the president or chief officer of a corporation or other organization, upon forms provided by the City Clerk, together with a fee as hereinafter prescribed. The application shall be sworn to by each of its signers before a notary public or other officer authorized by law to administer oaths and shall include the following information or material:

a. Exact address or location of the place where the business is or is proposed to be carried on, plus a sketch of the actual premises to be used in connection with the business, giving distances in feet and showing fire lanes, property lines, buildings, and abutting roads, particularly identifying the Recycling-Center Yard.

b. A description of the type of construction of any building and structure to be used in connection with the licensed business; a sketch showing the location of such buildings or structures on the business premises, with respect to their distance from roads and fire lanes and a diagram or plan giving distances and heights, showing floors, exits, entrances, windows, ventilators, and walls.

c. A description of any equipment or machinery which will be utilized to process Recycling Center Material and a description of motor vehicles which will be used to collect or haul Recycling Center Material in the operation of the licensed business, including their Vehicle Identification Number, and any D.M.V. or L.C. numbers, where applicable.

d. Such other information as is reasonably necessary to effectuate the purposes of this Ordinance and to arrive at a fair determination of whether the terms of this Ordinance have been complied with.

e. Proof of insurance/financial responsibility for all motor vehicles which will be utilized in the operation of the

licensed business, in accordance with the requirements of State law.

f. Proof of current registration of all motor vehicles to be used in the course of performing licensed activities.

g. A list of all persons who will operate motor vehicles in the course of performing licensed activities and proof of their possessing a valid and appropriate Wisconsin Driver's License.

D. Application Review. Upon receipt of any application, the City Clerk shall send copies thereof to the Department of Community Development and Inspections, Fire Department, Health Department and Police Department. The Department of Community Development and Inspections, Fire Department and Health Department, either jointly or severally, within ten (10) days of receiving such copies, shall make a report, in writing, as to whether the premises meet the requirements hereof, along with any other pertinent information. The Police Department shall report in writing, to the City Attorney, as to any police record of applicant which may reflect upon their good moral character or business responsibility. The City Attorney shall examine said record and make a recommendation based thereon as to whether or not the license should be granted. Such reports shall be delivered to the City Clerk or clerk for the Committee on Licensing who, in turn, shall deliver them with the application, to the Committee on Licensing. Such Committee shall recommend to the Common Council either the granting or denial of the application or such other action as may be appropriate.

E. Fee. The annual fee for a Recycling Center Activity license is $350, which shall not be pro-rated.

F. License Form. The Recycling Center Activity license shall bear the following language on its face: "IMPORTANT - This license applies only to the described premises approved by the Common Council and authorizes the Licensee to operate a Recycling Center Activity in a lawful place and manner only; it is not a substitute for any Certificate of Occupancy, Building Permit, Conditional Use Permit, or other licenses, certificates, or permits that might be required by law of the Licensee, and it does not relieve the Licensee of the responsibility of having all such required licenses, permits, or certificates at all times and of complying with all other laws, rules and regulations affecting the business premises."

G. Term/Renewal

1. The term for a Recycling Center Activity licensee is one year, from May 1 or the date of first issue through the ensuing April 30.

2. License renewal applications shall be the same as new license applications, except that Licensee's report of police record need only be updated.

3. Renewal applications must be filed with the City Clerk by March 15th in order to provide for continuous licensing.

H. Non-Transferability. Licenses are not transferable or assignable.

I. Corrections. Applicants and Licensees shall have the duty to amend and correct their application within ten (10) days of such time as any information stated therein is known by Applicant/Licensee to be untrue, incorrect or incomplete. No material change in personnel, scope of operation, or site of operation shall be effective without the advance approval thereof by the Common Council based upon a specific request for such approval.

J. Exemption. The following are exempted from the provisions of this section:

1. Fund raising efforts by not-for-profit organizations;
2. Community clean up efforts by not-for-profit organizations;
3. Community clean up efforts conducted under the auspices of state Adopt-a-Highway program;
4. Licensed scrap salvage dealers or licensed scrap salvage collectors when operating within the operational limitations of the respective licenses; and
5. The City.

K. General Operating Requirements.

1. Recycling Center Activity licensees. The following general operating requirements shall apply to all Recycling Center Activity licensees licensed in accordance with the provisions of this Section:

a. The license issued pursuant to this Section shall be plainly displayed on the business premises.

b. The Recycling-Center Yard shall, at all times be maintained in as clean, sanitary and neat of a condition as such premises will reasonably permit.

c. An area which is not described in the approved license application shall not be used in the conduct of licensed business.

d. No water shall be allowed to stand on the premises in such manner as to, in the opinion of the Health Administrator, constitutes a breeding place for insects or disease that may endanger health.

e. Grass and other ground cover on the premises shall be kept at a height of not more than eight (8) inches. The premises shall be substantially free of noxious weeds.

f. No garbage, refuse or other waste liable to give off a foul odor or attract vermin shall be kept on the premises, except for domestic garbage which shall be kept in containers which are, in the opinion of the Health Administrator, rodentproof, and removed from the premises as often as is necessary to provide a sanitary environment, but at no less an interval than on a weekly basis.

g. No Recycling Center Material which is stored on the premises shall be allowed to rest upon or protrude over any public street, walkway, or curb or become scattered about or blown off the premises.

h. Recycling Center Material on the premises, which is not stored in racks or containers, shall be stored in piles not exceeding ten feet (10') in height, at an angle of forty degrees (40°) or less from the ground, and shall be arranged so as to permit access to all such Recycling Center Material for firefighting purposes. Recycling Center Material which is stored in racks or containers shall not be stored at a height in excess of ten feet (10').

i. No combustible material of any kind not necessary for the operation of the licensed business, whether within or without a building or structure, shall be kept on the premises, except with the written permission of the Fire Department. The premises shall not be allowed to become a fire hazard.

j. Recycling Center Material may not be reduced in volume on the premises through the use of a any apparatus, without Licensee first obtaining a permission therefor from the Common Council which may be granted and issued only upon a showing by Licensee that such activity will be conducted in a manner which is safe and lawful and which will not injure the public health, safety or welfare. Licensee may be requested, as part of the application process, to conduct or arrange for a demonstration, on site if possible, of the acts which are subject to this permit requirement before the Building Inspector or other designee of the Common Council who may make appropriate observations and cause noise, vibration and other tests to be conducted. The Common Council may place reasonable restrictions on the permitted volume-reducing activity, regulating the time, place and manner of operation.

k. Licensee may not store or process any elemental metal or alloy of metal on a Recycling Center, unless it is a Recycling-center material.

l. Even if volume-reducing apparatus has been otherwise permitted by the Common Council, no process shall be utilized to reduce the volume of Recycling Center Material in a manner that causes vibrations which may damage the property of another or which may be injurious to the public health, safety and welfare. Complaints in this regard shall be processed by the Health Department, which may issue abatement orders, following notice and an opportunity to be heard.

m. Licensee shall not directly or indirectly purchase Recycling Center Material from any person that they know, or should know, cannot rightfully or lawfully sell it or deliver clear title thereto.

n. Chapter XXIII of the Code of General Ordinances, "Noise Control", shall be strictly complied with.

o. The open area of the premises whereupon Recycling Center Material is stored shall be enclosed with a solid, vertical wall or fence of a minimum height of six feet (6') measured from ground level, except where Recycling Center Material is shielded from view by an earthen berm of a minimum height of six feet (6') in which event the required fence need not shield Recycling Center Material from view. Entrances and exits shall not be wider or more numerous than reasonably necessary for the conduct of the licensed business. Fences must be sturdily constructed, safe vertical straight, well maintained and must shield Recycling Center Material from view. Fences must be protected with paint or other preservatives. Fences must not create an appearance of patchwork which is indicative of a state of disrepair. Fences shall be of uniform color which will not detract from the value of abutting and neighboring real estate. No signs may be painted on or attached to any fence, except for a sign of not more than eight square feet (8 ft2), located at an entranceway thereto which provides the name of the business. Fences must

be constructed in such a fashion and of such materials and color as are approved by the Building Inspector prior to fence construction, repair or replacement. Chain link fencing shall be appropriate where opaque strips are inserted in the fence. No fence may be constructed or replaced without the approval of the Building Inspector, or designee thereof, which approval may be denied if the above standards have not been complied with or if the construction of a proposed new fence or replacement fence would violate any other provision of law. No Recycling Center Material may be stored outside of said fence or may be stored so as to rest against said fence, protrude through it, or hang over it. Fence gates shall be kept closed when not required to be open for ingress or egress, except where a buffer fence is constructed in the vicinity of fence gates within the Recycling-Center Yard which shields Recycling Center Material from view when the gates are open. In all other respects, fences shall be installed and constructed in accordance with City Ordinances.

p. No Recycling Center Activity licensee or his or her agent or employee shall, except for aluminum cans, purchase or receive any Recycling Center Material for use in the licensed business from any person under the age of eighteen (18) years without the written consent of a parent or guardian of such person. Such writing shall be held available for inspection by any member, or representative, of the Police Department for one (1) year.

q. Each acquisition of such Recycling Center Material as is capable of being used for its original and intended purpose without repair or alteration, including all motor vehicle parts, except for bulk purchases from industrial and commercial concerns, shall be recorded in English in a permanent type register kept on the business premises, giving the name and residence address of the person from whom the acquisition was made, a description of the Recycling Center Material acquired, any identification or serial number, and the date of the transaction. Such data shall be held available for inspection by any member, or representative, of the Police Department for one (1) year. The identification of each seller of a motor vehicle or motor vehicle part shall be checked and the type of identification checked noted, except where the purchase is from a licensed motor vehicle dealer, an insurance company, a City licensed tower or an auction.

r. No Recycling-Center Yard shall be allowed to become a public or attractive nuisance; nor shall any Recycling-Center Yard be operated in such manner as to adversely affect the public health, safety, or welfare.

s. There shall be full compliance with the City Building, Fire, and Health Codes and with all other City, County, State and Federal laws, rules or regulations which may be applicable.

t. The Fire Department may order Licensees to install fire lanes, following notice and opportunity to be heard, and upon providing a reasonable time for compliance.

u. The terms of a Conditional Use Permit which are not inconsistent with this Ordinance, shall be complied with at all times as a condition of license maintenance.

v. No Recycling Center Material shall be collected which is placed on a City right-of-way for City collection and no Recycling Center Material shall be deposited or sorted on a City right-of-way or removed from the property of any nonconsenting person or party.

w. The licensed premises must possess appropriate zoning for the licensed business or constitute a lawful nonconforming use.

x. Motor vehicles which are used in the licensed business shall hold and display an L.C. and M.V.D. number where such number is required by State law, rule or regulation, shall be insured or financially responsible in accordance with State law, shall be properly and currently registered with the State Motor Vehicle Department, and shall have the licensee's name conspicuously and legibly printed thereon.

y. Hazardous Waste may not be collected, stored, or processed on the business premises.

L. Licensees/Responsibility. Recycling Center Activity licensees shall, with respect to the conduct of their business, have a duty to supervise their agents and employees and shall be responsible for the acts thereof.

M. Suspected Stolen and Evidentiary Recycling Center Material. The Police Department may order any licensee hereunder to retain any Recycling Center Material upon the premises which is suspected to be stolen for a period not to exceed thirty (30) days pending an investigation. The Police Department, at any time, may seize from the premises, as evidence, any Recycling Center Material which they have probable cause to believe is stolen, and may hold said Recycling Center Material for so long as it shall have evidentiary value. Any seized item shall be released within a reasonable time upon prosecution being denied by any prosecuting attorney. Any enforcing department may order a Licensee to retain Recycling Center Material upon the premises which is suspected of being held in violation of this Ordinance for a period not to exceed thirty (30) days during which an investigation can be conducted. Any enforcing department may take samples of Recycling Center Material for

purposes of testing or arrange for any other governmental agency to do so.

N. Conditional Use Permits. Conditional Use Permits, as required by the Zoning Ordinance, shall be required prior to any unlicensed premises being licensed and prior to the expansion of any existing licensed premises, and each license shall be conditioned upon obtaining and complying with the provisions of a Conditional Use Permit, where required. A Conditional Use Permit may contain requirements over and above the requirements of this Ordinance, but may not negate any of the requirements of this Ordinance, and if it would do so, any conflicting provisions thereof shall be null and void.

O. Appeals From Orders. A Licensee, where the public health, safety and welfare is not in immediate jeopardy, may appeal to the Common Council any order issued by any enforcing Department under authority of this Ordinance by filing a written Notice of Appeal with said Department within ten (10) days of receipt of said order, or within the compliance period, whichever is shorter. The Common Council may direct that the appeal be heard by a Committee thereof.

P. Revocation and Suspension Of Licenses. The Common Council may, for just cause, suspend, revoke or not renew any license herein provided, upon serving such party written notice of the charges forming a basis for the proposed penalty, in the same manner as that for the service of a Summons in a civil action. Just cause shall include, but not be limited to:

1. Failing to maintain a status of good moral character and business responsibility.
2. Obtaining the license through fraud or misrepresentation.
3. Operating contrary to the terms of this Ordinance.
4. Failing to commence doing business within ninety (90) days of being granted a license or within ninety (90) days of the first day of the license term, whichever is longer, unless an extension of time is applied for and granted by the Committee on Licenses and Permits.
5. Suspending doing business for a period of ninety (90) consecutive days, unless permission is applied for and granted by the Committee on Licenses and Permits.

Q. Disciplinary Hearings. Disciplinary hearings, including nonrenewal, suspension and revocation hearings, may be held before the Common Council or before the Committee charged with license review responsibilities.

The Committee on Licenses and Permits, when it conducts a hearing, shall submit a report to the City Common Council, including findings of fact, conclusions of law and a recommendation as to what action, if any, the City Common Council should take with respect to the license. Said Committee shall provide the complainant and the licensee with a copy of the report. Either the complainant or Licensee may file an objection to the report and shall have the opportunity to present arguments supporting the objection to the Common Council. The City Common Council shall determine whether the arguments shall be presented orally or in writing, or both. If the City Common Council, after considering the Committee's report and any arguments presented by complainant or Licensee, finds the complaint to be true, or if there is no objection to a report recommending a suspension, revocation or nonrenewal of the license, it shall be suspended, revoked or not renewed as provided by law. If the City Common Council finds the complaint untrue, the proceedings shall be dismissed without cost to the accused. The City Clerk shall give notice of each suspension, revocation or nonrenewal to the party whose license is affected. The Common Council may also order corrective action to be taken within a specified time as a condition of license maintenance, at any time, following notice and an opportunity to be heard.

R. Penalty. Any person who shall violate any of the terms and conditions of this Ordinance shall, upon conviction thereof, forfeit not more than Five Hundred ($500) Dollars, plus the costs of prosecution, and in default of the timely payment thereof be confined in the County Jail for a period not to exceed (30) days.

S. Violations. Each day of a violation of this Ordinance shall be considered a separate offense.

13.0112 NON-STRUCTURAL DEMOLITION

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 9, 2014	Item 4
By the Mayor - To Approve a Two-Lot Certified Survey Map for property at 5508 75th Street. (R&G Estates) (District #14) PUBLIC HEARING (Also referred to Public Works)			

LOCATION/SURROUNDINGS:

Site: 5508 75th Street
Zoned: B-2 Community Business District/RD Two-Family Residential/Air-5 Airport Overlay District

NOTIFICATIONS/PROCEDURES:

The alderperson of the district, Alderperson Prozanski, has been notified. This item will also be reviewed by the Public Works Committee before final approval by the Common Council.

ANALYSIS:

- The applicant submitted a Certified Survey Map to divide the existing, developed commercial lot into two (2) parcels:
  - Lot 1 would be the existing multi-tenant building constructed in 2007.
  - Lot 2 would be the existing National Pride auto sales and service center.
- Both lots would meet minimum zoning requirements including lot sizes, setbacks and minimum number of parking spaces.
- The Certified Survey Map was sent to City Departments for their review. Their comments are included in the attached Resolution.
- The Certified Survey Map generally complies with Chapter 17 of the Code of General Ordinances.

RECOMMENDATION:

A recommendation is made to approve the Certified Survey Map, subject to the attached Resolution.

Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2014/JAN9/fact-csm-r&g.odt

RESOLUTION NO: _____- 14

BY: THE MAYOR

TO APPROVE A TWO-LOT CERTIFIED SURVEY MAP
Property at 5508 75th Street (R & G Estates)

BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that a Certified Survey Map relating to two (2) parcels at 5508 75th is herein and hereby approved subject to the following conditions:

1. Compliance with all applicable State and City codes and ordinances.
2. Payment of all applicable fees, including recording fees, by the applicant.
3. Payment of all storm water utility fees and delinquent taxes prior to recording.
4. A digital copy of the Certified Survey Map in CAD format shall be provided to the City prior to recording.
5. The Certified Survey Map shall be null and void if not recorded within six (6) months of approval by the Common Council.
6. A Cross Access Agreement will be needed between the two (2) parcels.
7. Compliance with all the preceding conditions as a prerequisite for authorizing Mayor and City Clerk-Treasurer to sign the Certified Survey Map.

Adopted this _____day of _____, 2014

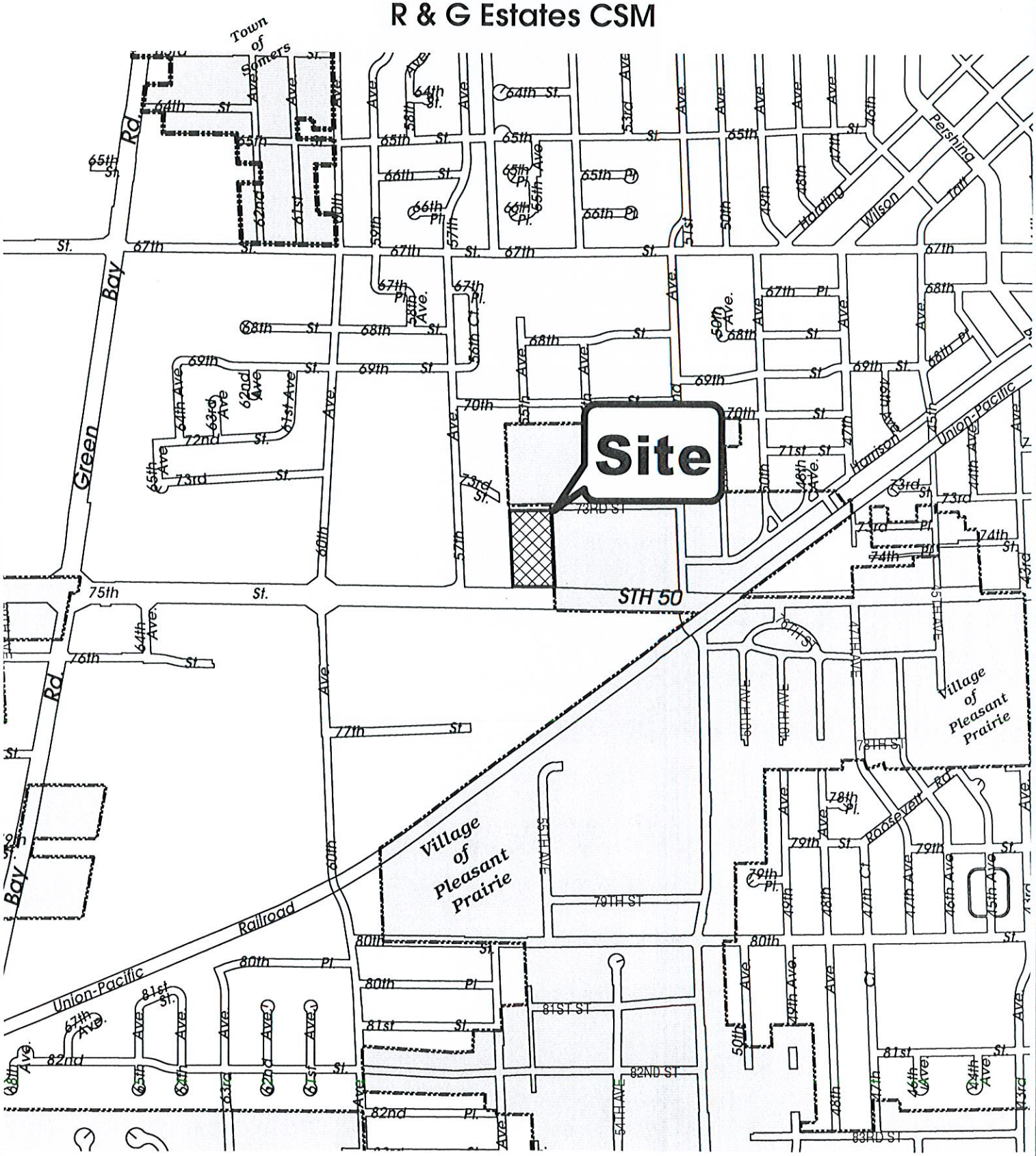
ATTEST: _____
Debra L. Salas, City Clerk-Treasurer

APPROVE: _____
Keith G. Bosman, Mayor

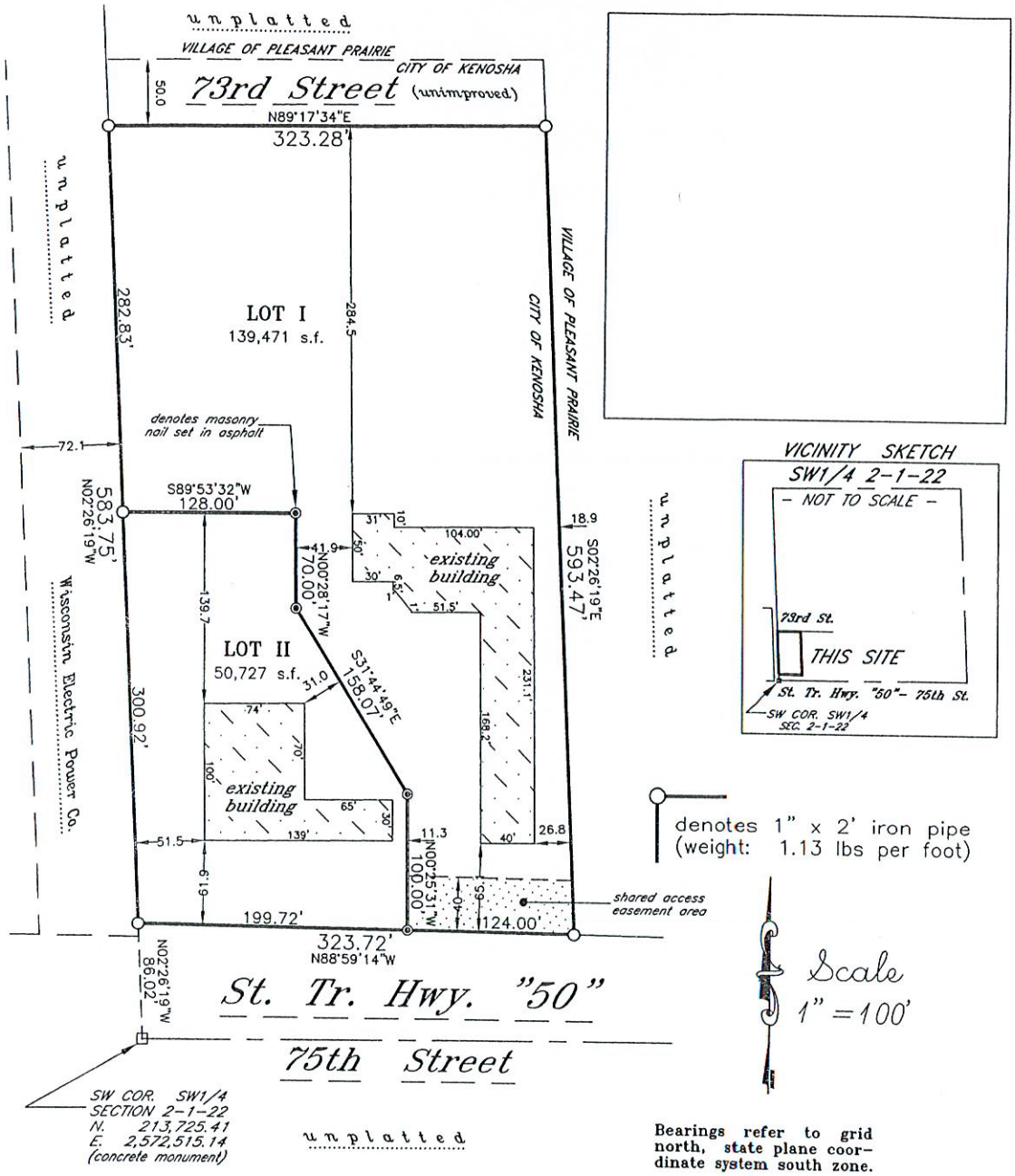
Drafted by the Department of Community Development & Inspections
/u2/acct/cp/ckays/1CPC/2014/JAN9/resol-csm-r&g.odt

City of Kenosha

Vicinity Map
R & G Estates CSM



DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ January 2, 2014 ~ mc



Bearings refer to grid north, state plane coordinate system south zone.

NOTE: Lots shown hereon are served by public sanitary sewer and public water.

J.K.R. SURVEYING, INC.
8121 22ND AVENUE KENOSHA, WI 53143
ph. 262-652-8120 fax 262-652-9695

WISCONSIN
JEFFREY K. RAMPART
2141
KENOSHA, WI
LAND SURVEYOR

WISCONSIN REGISTERED LAND SURVEYOR

Dated November 1, 2013
Revised 12/6/13

SHEET ONE OF TWO SHEETS

CERTIFIED SURVEY MAP

- for -

OWNER(S)/DEVELOPER:

Ronald and Gail Marcquenski
23320-112th Street
Trevor, WI 53179
(262-620-3554)

in SW1/4 Section 2-1-22

CITY OF KENOSHA
KENOSHA COUNTY, WIS.

CERTIFIED SURVEY MAP NO.....

CERTIFIED SURVEY MAP

I, JEFFREY K. RAMPART, SURVEYOR, hereby certify that I have prepared this certified survey map, the exterior boundaries of which are described as:

Part of the Southwest Quarter of Section 2, Town 1 North, Range 22 East of the Fourth Principal Meridian; lying and being in the City of Kenosha, Kenosha County, Wisconsin and being more particularly described as: Commencing at the southwest corner of said quarter section; thence N02°26'19"W along the west line of said quarter section 86.02 feet to the north line of State Trunk Highway "50" (75th Street) and the point of beginning; thence continue N02°26'19'W along said west line 583.75 feet; thence N89°17'34"E 323.28 feet; thence S02°26'19"E parallel to the west line of said quarter section 593.47 feet to the aforesaid north line of said highway; thence N88°59'14"W along said north line 323.72 feet to the point of beginning.

WISCONSIN
JEFFREY K. RAMPART
2141
KENOSHA, WI
LAND SURVEYOR

That I have complied with the provisions of chapter 236.34 of the State Statutes on certified surveys and the City of Kenosha Land Division and Platting Ordinance.

Dated this ...6th... day of ..December..., 2013.

SURVEYOR.....

JEFFREY K. RAMPART (S-2141)
WISCONSIN REGISTERED LAND SURVEYOR

As owner(s), I (we)hereby certify that we caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

OWNER..... RONALD MARCQUENSKI

OWNER..... GAIL MARCQUENSKI

STATE OF WISCONSIN
KENOSHA COUNTY S.S.

Personally came before me this ..... day of ....., 20__, the above named Ronald and Gail Marcquenski, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires..... .....
NOTARY PUBLIC

PRINT NAME HERE.....

This certified survey map has been submitted to and approved by the Common Council of the City of Kenosha on this ..... day of ....., 20__.

APPROVED.....
KEITH G. BOSMAN, Mayor

PRINT NAME HERE.....

I hereby certify that the foregoing is a copy of resolution number _____ adopted by the Common Council of the City of Kenosha.

CITY CLERK/TREASURER.....
DEB SALAS

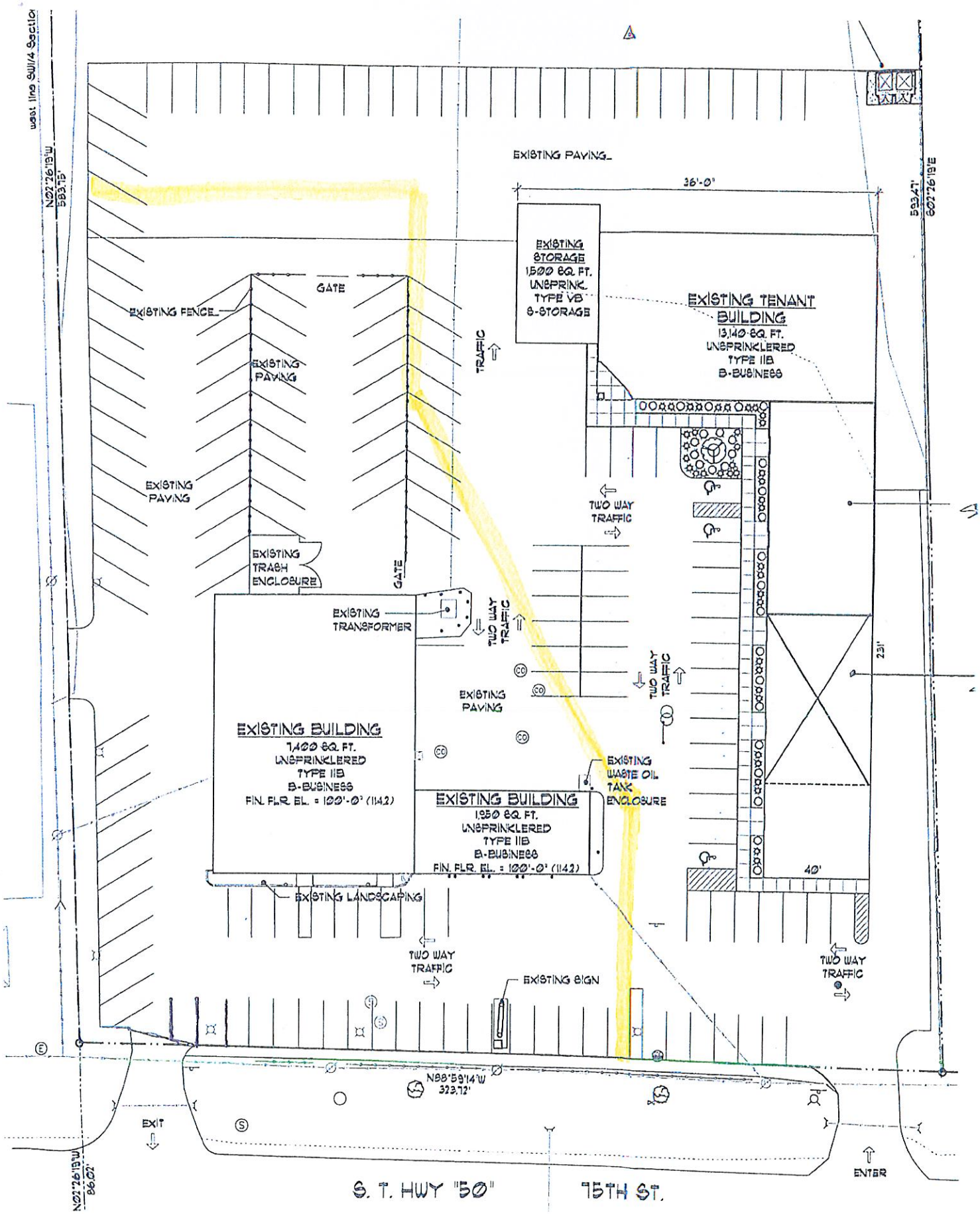
PRINT NAME HERE.....

OWNER(S)/DEVELOPER:

Ronald and Gail Marcquenski
23320-112th Street
Trevor, WI 53179
(262-620-3554)

SHEET TWO OF TWO SHEETS

CERTIFIED SURVEY MAP NO.....


west line SW1/4 Section
N02°26'19"W
593.75'
EXISTING PAVING
36'-0"
593.47'
S02°26'19"E
EXISTING STORAGE
1,500 SQ. FT.
UNSPRINK.
TYPE VB
S-STORAGE
EXISTING TENANT BUILDING
13,140 SQ. FT.
UNSPRINKLERED
TYPE IIB
B-BUSINESS
GATE
EXISTING FENCE
EXISTING PAVING
TRAFFIC
EXISTING PAVING
TWO WAY TRAFFIC
EXISTING TRASH ENCLOSURE
GATE
EXISTING TRANSFORMER
TWO WAY TRAFFIC
TWO WAY TRAFFIC
231'
EXISTING PAVING
EXISTING BUILDING
7,400 SQ. FT.
UNSPRINKLERED
TYPE IIB
B-BUSINESS
FIN. FLR. EL. = 100'-0" (1142)
EXISTING WASTE OIL TANK ENCLOSURE
EXISTING BUILDING
1,950 SQ. FT.
UNSPRINKLERED
TYPE IIB
B-BUSINESS
FIN. FLR. EL. = 100'-0" (1142)
40'
EXISTING LANDSCAPING
TWO WAY TRAFFIC
TWO WAY TRAFFIC
EXISTING SIGN
N88°59'14"W
323.72'
EXIT
ENTER
N02°26'19"W
86.02'
S. T. HWY "50"
75TH ST.

Development Review Application
City of Kenosha, Wisconsin

Mailing Information

NAME OF PROJECT: 5508 75th St, Kenosha WI 53142

Check one (1) of the following boxes to indicate the recipient of all correspondence:

(●) Name and Address of Applicant [Please print]:
Bruce Marcquenski
R&G Estates, LLC
5506 75th St. Kenosha WI 53142

Phone: 262-620-3554
Fax: 262-697-3472
E-Mail: nationalpridekenosha@gmail.com

( ) Name and Address of Architect/Engineer [Please print]:

Phone:
Fax:
E-Mail:

( ) Name and Address of Property Owner (if other than applicant)[Please print]:

Phone:
Fax:
E-Mail:

Project Location

Location of Development (street address and / or parcel number): 5508 75th St, Kenosha WI 53142
Parcel #02-122-02-351-007

Type of Land Development

Check all that apply. Note: Additional information may be required within individual Sections.

✓	Certified Survey Map	Section 1	Page 3
	Concept Review (*Land Division*)	Section 2	Page 4
	Concept Review (Multi-Family Residential or Non-Residential)	Section 3	Page 5
	Conditional Use Permit	Section 4	Pages 6 & 7
	Developer's Agreement	Section 5	Page 8
	Final Plat	Section 6	Pages 9 & 10
	Lot Line Adjustment Survey	Section 7	Page 11
	Preliminary Plat	Section 8	Pages 12 & 13
	Rezoning	Section 9	Pages 14 & 15
	Site Plan Review	Section 10	Pages 16 & 17

Prior to Submitting this Application to the Department of City Development, Please Review the Appropriate Section(s) for Fees, Requirements and Appropriate Appendices.

Submit this ***cover page, completed application, applicable section(s) and appendices along with ALL required plans, information and fees to:***

Department of Community Development & Inspections Planning Division 625 52nd Street, Room 308 Kenosha, WI 53140	Phone: 262.653.4030 Fax: 262.653.4045 Office Hours: M - F 8:00 am – 4:30 pm

SECTION 1 *CERTIFIED SURVEY MAP*	
Additional Information Required:	**Number of Lots:** 2 **Zoning District:** 14 **Proposed Zoning Change, if any:**
Submittal Requirements:	➢ **Ten (10) copies of Certified Survey Map (Applicant to keep original)** ➢ **Four (4) copies of Drainage Plan (when required)** ➢ **Signed Checklist below**
Fees:	➢ **2-Lot Certified Survey Map = $750** ➢ **3-Lot Certified Survey Map = $800** ➢ **4-Lot Certified Survey Map = $850** ➢ **With a Developer's Agreement = $1,500** ➢ **Re-submittals = $400** **Miscellaneous fees** ➢ **All special assessments and taxes shall be paid prior to recording. The Department of Community Development and Inspections will record the map with the Kenosha County Register of Deeds and recording fees shall be paid at that time by the applicant.**
Park Fees:	➢ **Five percent (5%) of the value of the property, but not less than $1,415 per lot. Note that park fees are only collected for residentially-zoned property and are due at the time of acquiring building permits. The City may require dedication of the land in lieu of fee.**
Appendices to Review:	➢ **D, E, F and G**
Approximate Review Time:	➢ **45 - 60 days (Reviewed by City Plan Commission, Public Works Committee and Common Council)**

The land division will be reviewed for compliance with Chapters 17 and 35 of the City Code of General Ordinances, City Zoning Ordinance, any neighborhood or master land use plans for the area, and Chapter 236 of the Wisconsin State Statutes.

The applicant shall be responsible for the costs of project engineering, design, construction, and inspection as follows (when applicable):

1. The applicant is responsible for installing all improvements and infrastructure, including but not limited to, utilities (water, sanitary and storm sewer), oversizing of utilities, sidewalks, streets, street lights and signs, retention/detention basins, street trees, etc.
2. The applicant is responsible for any off-site improvements for the development, including but not limited to, traffic signals and signs, median openings, and street improvements/widening.
3. Payment of inspection and engineering services performed by the City and Kenosha Water Utility for the project.
4. Applicant responsible for posting of all required assurance to cover required improvements.

Checklist to be completed and signed:

___ Scale and north arrow
___ Scale of plans less than or equal to 1" = 100'
___ Date of original and revisions noted
___ Certification from surveyor that Plat complies with Chapter 17
___ Reproducible paper less than 36" in width
___ Location of all existing structures and first floor elevations
___ Location of utility and drainage easements
___ Exact length and bearing of the centerline of all streets
___ Exact street width along the line of any obliquely intersecting street
___ Railway rights-of-way within and abutting the plat
___ Location and size of all lands to be dedicated for public use (when required)
___ Comprehensive drainage plan
___ Special restrictions relating to access control, planting strips, restrictive yard requirements, etc. (when required)
___ Major street setback or WisDOT setbacks (if applicable)
___ Map shows entirety of all parcels in proposed certified survey map

Checklist to be completed and signed:

___ Floodplain limits of the 100 year recurrence interval flood
___ Location of any wetlands, shoreland, or other environmental areas (if applicable)

Plans to be submitted (when applicable)

___ Street plans and profiles
___ Sanitary sewer plans and profiles
___ Storm sewer plans
___ Grading/drainage plans
___ Water main plans and profiles
___ Erosion control plans
___ Landscape plans

I hereby certify that I have reviewed the City ordinances and provided ten (10) full-sized sets of all required information.

Applicant's Signature

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 9, 2014	Item 5
Resolution By the Mayor - To Approve and Grant a Special Exception for a Three-Lot Certified Survey Map for property at the corner of 21st Street and 46th Avenue. (Emerson) (District #5) PUBLIC HEARING (Also referred to Public Works)			

LOCATION/SURROUNDINGS:

Site: Corner of 21st Street and 46th Avenue
Zoned: RR-2 Suburban Single-Family Residential / SWO Shoreland Wetland Overlay / AIR-4 and AIR-5 Airport Overlay Districts

NOTIFICATIONS/PROCEDURES:

The alderperson of the district, Alderperson LaMacchia, has been notified. This item will also be reviewed by the Public Works Committee before final approval by the Common Council.

ANALYSIS:

- The applicant is proposing to divide the existing outlot of Riverwoods Subdivision into three (3) single-family residential lots of significant size. The original plan for this outlot was to construct a public street running from the dead end of 21st Street South to the South property line and split the lot into about eight (8) single-family lots of a size that are comparable to the rest of the Subdivision. That proposed street would have continued within the property to the South whenever that land developed.

- The property is zoned RR-2 Suburban Single-Family Residential which requires a minimum lot width of ninety (90') feet and minimum lot area of 17,000 s.f.

- There is a future street on the south end of the proposed Land Division that was added to the City's Official Map in 1993. That future street would have provided access to this parcel from the South. However, when Riverwoods was platted, a public road was able to come from the North and service this property. The future street would have connected to the property to the South at the same location as shown on the City's Official Map.

  - Lot 1 of the proposed land division would be a lot of about 0.75 acres in size that provides over the minimum amount of required lot frontage and lot width.
  - Lot 2 would be about 3.16 acres in size and also has the required lot frontage and lot width.
  - Lot 3 would be about 2.94 acres, but does not provide any lot frontage on a public street.

- The Code of General Ordinances requires that every lot provide a minimum of forty (40') feet of frontage on a public street. The applicant has requested a Special Exception to this requirement, which can be granted by the Common Council upon a recommendation from the City Plan Commission and Public Works Committee if all of the following criteria are met:
  1. ***Unique Circumstances**: There are exceptional, extraordinary or unusual circumstances or conditions where a literal enforcement of the requirements of this Ordinance would result in severe hardship. Such hardships should involve unique circumstances applicable to the land and not be of such a recurrent nature as to negate this Ordinance.*

- Staff Recommendation: While the property in question is a unique shape due to environmental constraints and a previous land division, the Preliminary Plat showed that the extension of public right-of-way would allow for this land to be subdivided in a way that would form lots that are compatible with the balance of the Subdivision. The applicant could either extend right-of-way in the form of a cul-de-sac to provide for the minimum lot frontage or reduce the number of lots by one lot and provide the minimum lot frontage and lot width.
  Staff believes this requirement is not met.

2. ***Preservation of Property Rights:*** *The special exception is necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity.*
   - Staff Recommendation: A similar Special Exception Request was made when the Subdivision was originally platted. To the East of this proposed Land Division is a twenty-acre portion of the development that was divided into to four 5-acre parcels, two of which do not provide the minimum public street frontage. The Special Exception was granted for these parcels because of the Conservancy Zoning that requires a minimum lot size of five acres, as well as a private road that was constructed to provide access to each lot to the public road. The proposed Land Division is zoned RR-2 Suburban Single-Family Residential and is not subject to the minimum 5-acre lot size.
     While Staff does not feel that this proposed Land Division meets those same criteria, a Special Exception was granted in that case, therefore this requirement is met.

3. ***Absence of Detriment:*** *The special exception will not create substantial detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this Ordinance or the public interest.*
   - Staff Recommendation: As mentioned previously, the original plan for this parcel was to extend a public right-of-way to the South to allow for proper development of this site, as well as proper development of the land to the South. Approval of this plan would be in conflict with the original Land Division. The lot sizes would also not be in compliance with the balance of the original Subdivision.
     Staff does not believe that this requirement has been met.

4. ***Conformity:*** *The special exception will not conflict in any way with the Wisconsin State Statutes or the Comprehensive Plan.*
   - Staff Recommendation: The Special Exception request would not conflict with any Wisconsin State Statutes or the Comprehensive Plan.
     Requirement has been met.

5. ***Minimum Application:*** *That the special exception shall be applied to the minimum extent practical in order to provide reasonable relief to the requirements of this Ordinance.*
   - Staff Recommendation: It does not appear that a Special Exception in this case would be applied to the minimum extent practical. A significantly sized lot will be landlocked by a distance from the public right-of-way exceeding 300 feet. While the proposed Land Division would include a cross access easement between parcels, enforcement of that easement in the future could be difficult, whereas access to the public road right-of-way is permanent and enforceable.
     Staff does not believe that this requirement has been met.

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 9, 2014	Item 5
Resolution By the Mayor - To Approve and Grant a Special Exception for a Three-Lot Certified Survey Map for property at the corner of 21st Street and 46th Avenue. (Emerson) (District #5) PUBLIC HEARING (Also referred to Public Works)			

- Chapter 17 of the Code of General Ordinances relating to Divisions of Land as well as the Zoning Ordinance are in place to provide direction for quality and orderly division of land. This proposed Land Division does not follow the original plan for dividing the Subdivision. Even if that plan is not followed, what is presented does not meet the minimum requirements and doesn't meet the standards for a Special Exception. In addition, Lot #3 is land locked which is not desirable for single family. The Assessor's office has also objected to the creation of a land locked parcel.

- The Certified Survey Map was sent to City Departments for their review. Their comments are included in the attached Resolution. If the proposed Land Division is approved, the conditions in the Resolution shall all be addressed prior to recording of the Certified Survey Map.

- As previously noted, the applicant has other options where the property could be divided to comply with City Ordinances.

RECOMMENDATION:

Since the Land Division does not meet the minimum public street frontage requirements of the Code of General Ordinances, resulting in a land locked parcel and it does not meet all of the requirements for a Special Exception, a recommendation is made to deny the application.

Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2014/JAN9/fact-csm-emerson.odt

RESOLUTION NO: _____- 14

BY: THE MAYOR

TO APPROVE A THREE-LOT CERTIFIED SURVEY MAP
Property located at the Corner of 21st Street and 46th Avenue (Emerson)

BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that a Certified Survey Map relating to three (3) parcels located at the corner of 21st Street and 46th Avenue is herein and hereby approved subject to the following conditions:

1. Compliance with all applicable State and City codes and ordinances.

2. Payment of all applicable fees, including recording fees.

3. Payment of all taxes, special assessments and stormwater utility fees prior to recording. The Owner shall provide the City Clerk-Treasurer, a certificate from the County Treasurer, stating that there are no past-due real estate taxes or special assessments on the parcel of real estate which is being divided.

4. The Certified Survey Map shall be null and void if not recorded within six (6) months of approval by the Common Council.

5. A digital copy of the Certified Survey Map shall be provided to the City prior to recording.

6. Compliance with the Kenosha Water Utility memo dated December 19, 2013.

7. The future street adopted by Resolution #67-93 on April 19, 1993 shall be shown on the Certified Survey Map. No building of any structure shall occur in the future street unless the future street is removed from the Official Map.

8. A Special Exception shall be granted by the Common Council for Lot 3 which does not provide the minimum amount of public street frontage.

9. The Cross Access Easement shall be more clearly defined on the Certified Survey Map.

10. Compliance with all the preceding conditions as a prerequisite for authorizing Mayor and City Clerk-Treasurer to sign the Certified Survey Map.

Adopted this _____day of _____, 2014

ATTEST: _____
Debra L. Salas, City Clerk-Treasurer

APPROVE: _____
Keith G. Bosman, Mayor

Drafted by the Department of Community Development & Inspections
/u2/acct/cp/ckays/1CPC/2014/JAN9/resol-csm-emerson.odt

Engineering Services
4401 Green Bay Road
Kenosha WI 53144

Phone (262) 653-4315
Fax (262) 653-4303

"Providing and Protecting Kenosha's Greatest Natural Resource"

MEMO

To: Brian Wilke, Development Coordinator

From: Ian C. Bagley, P.E., Water Engineer

Date: December 19, 2013

Subject: Emerson 3-Lot Certified Survey Map

Location: 21st Street and 46th Avenue

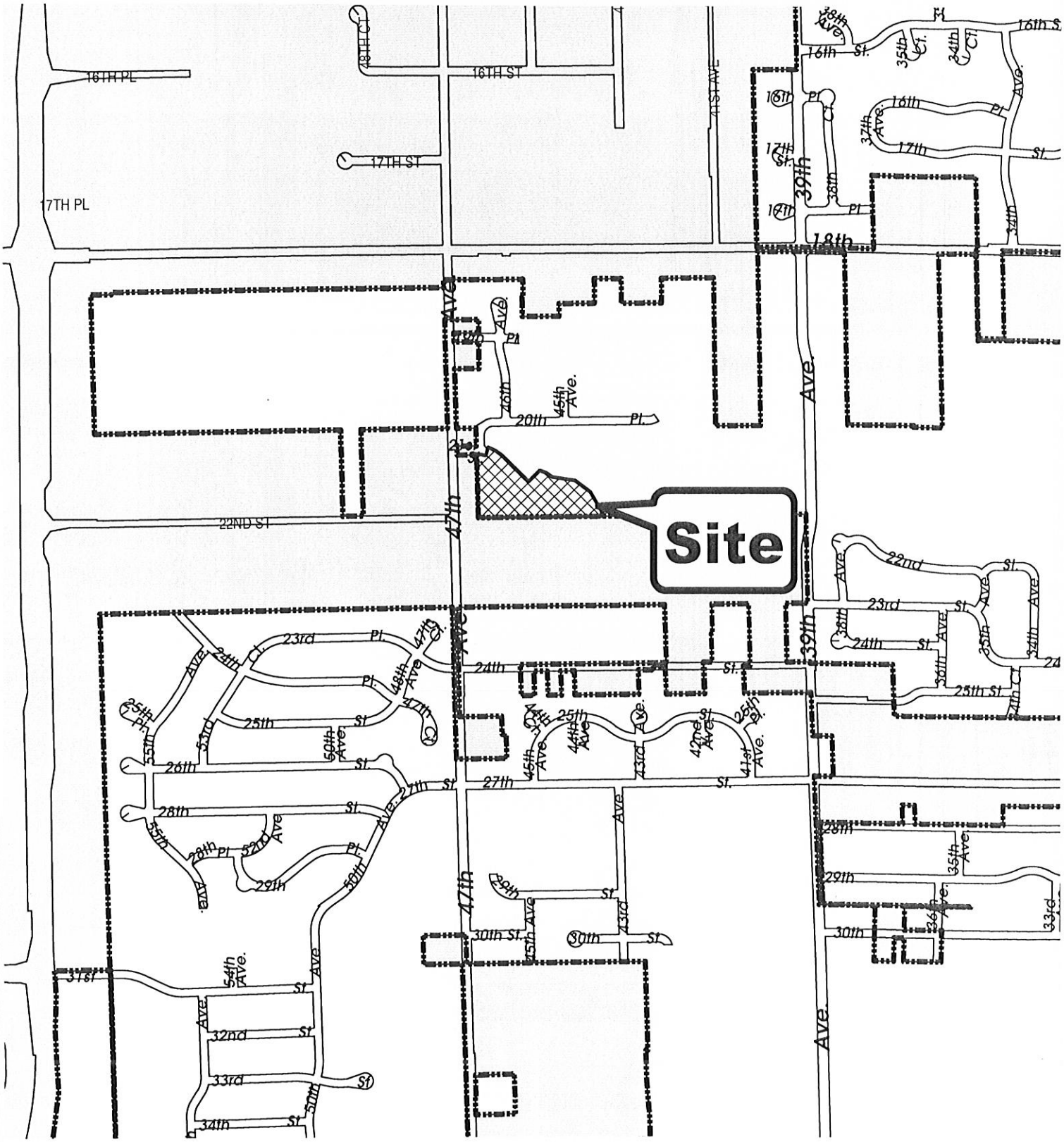
The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project. KWU recommends approval of the proposed certified survey map subject to the following conditions:

1. There are no sanitary sewer or water stubs installed for the proposed lots. Each lot will need individual sanitary sewer and water services and the developer will be responsible for the connection fees associated with them. The developer will need to coordinate sanitary sewer and water service connections with KWU. The developer will be responsible for all excavation, including pavement repair for the water service connections in 21st Street. KWU will perform the tap and will provide the tapping saddles, corporation stops, curb stops, curb boxes and associated service piping between the tap and the curb stop.
2. Water services less than 100 feet in length may be installed with one inch (1") Type K copper. Water services greater than 100 feet in length must be installed with one and one-half inch (1-1/2") Type K copper. The tapping fee, payable to KWU, for a one inch (1") service is $400.00 and the fee for a one and one-half inch (1-1/2") service is $800.00.
3. In addition to the tapping fees described above, each parcel will be required to pay a Sanitary Sewer Connection Fee based on the water meter size. The fee for a three-quarter inch (3/4") meter is $3,281.00 and the fee for a one inch (1") meter is $8,204.00. Additionally, a $70.00 Sanitary Sewer Connection Inspection Fee will be required when the sanitary sewer service to each house is connected to the main.

CC: Mr. Robert Carlson, P.E., Director of Engineering Services

City of Kenosha

Vicinity Map
Emerson CSM



Municipal Boundary

0 210 420 630 840 1,050 Feet

DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ January 2, 2014 ~ mc

SHEET ONE OF THREE SHEETS

J.K.R. SURVEYING, INC.
8121 22ND AVENUE KENOSHA, WI. 53143
phone 262-652-8110 fax 262-652-9695

WISCONSIN REGISTERED LAND SURVEYOR
JEFFREY K. RAMPART
Dated....December 9, 2013....

CERTIFIED SURVEY MAP NO.....

CERTIFIED SURVEY MAP

– for –

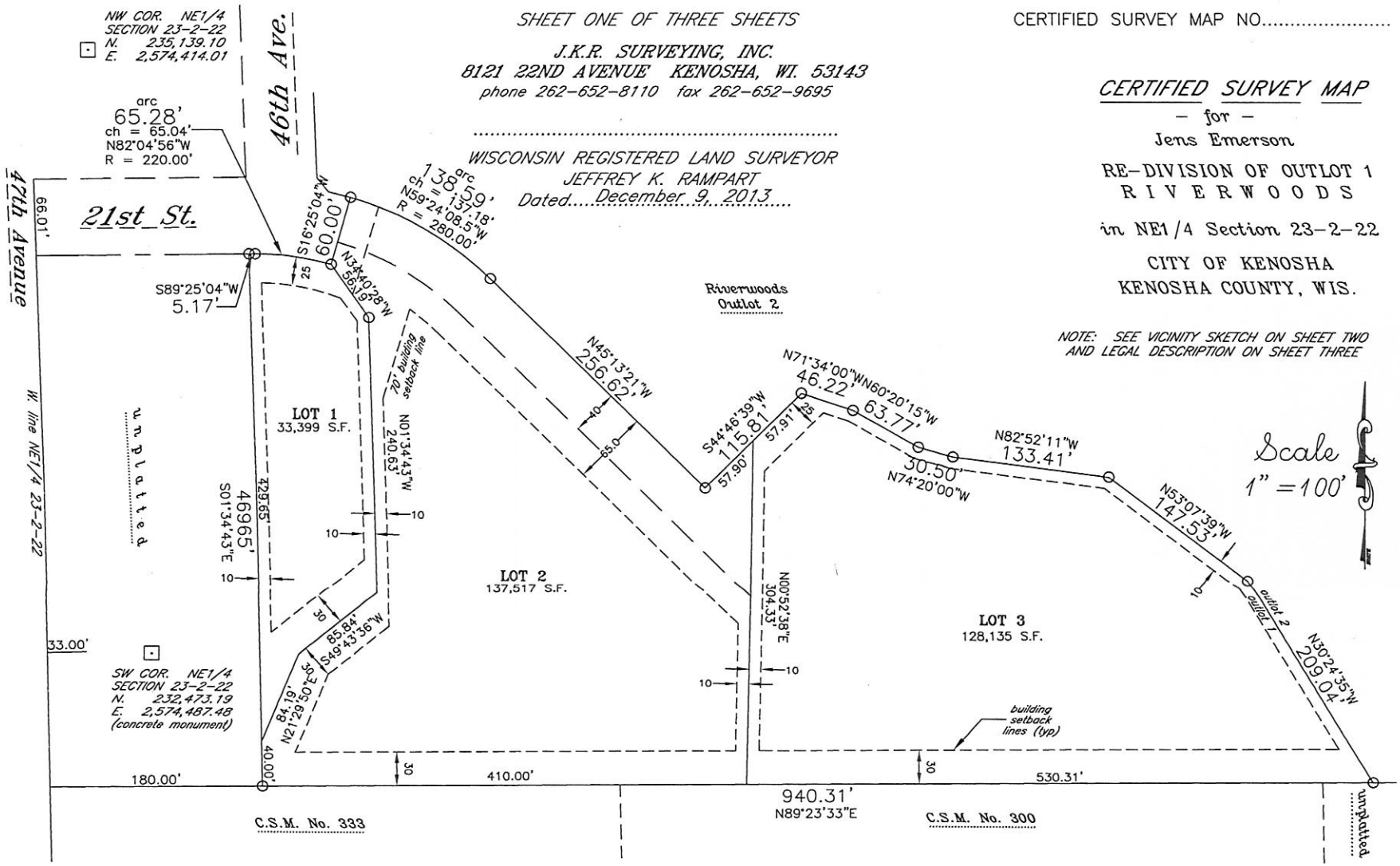
Jens Emerson

RE-DIVISION OF OUTLOT 1
RIVERWOODS

in NE1/4 Section 23-2-22

CITY OF KENOSHA
KENOSHA COUNTY, WIS.

NOTE: SEE VICINITY SKETCH ON SHEET TWO AND LEGAL DESCRIPTION ON SHEET THREE



CERTIFIED SURVEY MAP

I, JEFFREY K. RAMPART, SURVEYOR, hereby certify that I have prepared this certified survey map, the exterior boundaries of which are described as:

Outlot 1 in Riverwoods, a subdivision plat on file and of record in the Kenosha County Land Registry; as Document No. 1566201; lying and being in part of the Northeast Quarter of Section 23, Town 2 North, Range 22 East of the Fourth Principal Meridian; and being in the City of Kenosha, Kenosha County, Wisconsin and being more particularly described as: Commencing at the northwest corner of said quarter section; thence S01°34'43"E along the west line of said quarter section 1530.48 feet; thence N89°25'04"E 180.00 feet to the point of beginning of Outlot 1; thence S01°34'43"E parallel to the west line of said quarter section 469.65 feet to the south line of said Outlot 1; thence N89°23'33"E along said south line 940.31 feet; thence N30°24'35"W 209.04 feet; thence N53°07'39"W 147.53 feet; thence N82°52'11"W 133.41 feet; thence N74°20'00"W 30.50 feet; thence N60°20'15"W 63.77 feet; thence N71°34'00"W 46.22 feet; thence S44°46'39"W 115.81 feet; thence N45°13'21"W 256.62 feet; thence northwesterly 138.59 feet along the arc of a curve concave to the southwest; said curve having a central angle of 28° 21'34", a radius of 280.00 feet and a chord which bears N59°24'08.5"W 137.18 feet; thence S16°25'04"W 60.00 feet; thence northwesterly 65.28 feet along the arc of a curve concave to the southwest; said curve having a central angle of 17°00'04", a radius of 220.00 feet and a chord which bears N82°04'55.7"W 65.04 feet; thence S89°25'04"w 5.17 feet to the point of beginning.

That I have complied with the provisions of chapter 236.34 of the State Statutes on certified surveys and the City of Kenosha Land Division and Platting Ordinance.

Dated this ..... day of ....., 2013

SURVEYOR.....

JEFFREY K. RAMPART

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat.

DOUBLE E RANCH, LLC

OWNER.....

JENS EMERSON

PRINT NAME.....

STATE OF WISCONSIN
KENOSHA COUNTY S.S.

Personally came before me this ..... day of ....., 20__, the above named Jens Emerson, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires..... .....

NOTARY PUBLIC

PRINT NAME.....

This certified survey map has been submitted to and approved by the Common Council of the City of Kenosha on this ..... day of ....., 20__.

APPROVED:

.....

Keith G. Bosman MAYOR

PRINT NAME.....

I hereby certify that the foregoing is a copy of resolution number _____ adopted by the Common Council of the City of Kenosha.

CITY CLERK/TREASURER.....

Deb Salas

PRINT NAME.....

OWNER/SUBDIVIDER

Double E Ranch, LLC
Jens Emerson
3605-25th Street
Kenosha, WI 53144

SHEET THREE OF THREE SHEETS

CERTIFIED SURVEY MAP NO.....

G. Special Exceptions. The Common Council may grant a special exception from any requirements of this Ordinance, upon recommendation from the City Plan Commission and Public Works Committee, if all of the following criteria are met:

1. Unique Circumstances. There are exceptional, extraordinary, or unusual circumstances or conditions where a literal enforcement of the requirements of this Ordinance would result in severe hardship. Such hardships should involve unique circumstances applicable to the land and not be of such a recurrent nature as to negate this Ordinance.

2. Preservation of Property Rights. The special exception is necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity.

3. Absence of Detriment. The special exception will not create substantial detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this Ordinance or the public interest.

4. Conformity. The special exception will not conflict in any way with the Wisconsin State Statutes or the Comprehensive Plan.

5. Minimum Application. That the special exception shall be applied to the minimum extent practical in order to provide reasonable relief to the requirements of this Ordinance.

H. Recording. All Land Divisions and Parcel Combinations shall be recorded within the time limits specified. If not timely recorded, the Land Division or Parcel Combination approval shall be null and void, unless the time for recording has been extended by the Review Authority.

17.04 LAND DIVISION PROCEDURES AND REQUIREMENTS

A. Pre-Application. It is recommended that prior to the filing of an application for the approval of a Subdivision Plat, Certified Survey Map, Lot Line Adjustment Survey, Parcel Combination or Replat, the Subdivider consult with the Director of Community Development and Inspections in order to obtain advice and assistance. This consultation is intended to inform the Subdivider of the purpose and objectives of this Ordinance, and of the Comprehensive Plan, and to otherwise assist the Subdivider in planning the development. A Subdivider who files a conceptual Subdivision Plat or Certified Survey Map for review shall pay the fee therefor established by the Common Council, from time to time, by Resolution.

B. Public Ways. Whenever a tract of land to be divided within the jurisdiction of this Ordinance encompasses all or any part of a Public Way which has been designated on the Comprehensive Plan, said Public Way shall be made a part of the Subdivision Plat or Certified Survey Map and dedicated or reserved by the Subdivider in the locations and dimensions indicated on said Comprehensive Plan and in compliance with the design standards for Land Divisions, **Section 17.09** of this Ordinance.

C. Park Sites, Environmental Corridors, and Other Open Spaces. Whenever a tract of land to be divided within the City encompasses all or any part of a park site, primary environmental corridor, or other open space which has been designated on the Comprehensive Plan, said lands shall be made a part of that Subdivision Plat or Certified Survey Map and dedicated or reserved by the Subdivider in the locations and dimensions indicated on said plan in accordance with the procedures set forth in Section **17.09 I.** of this Ordinance.

D. Improvements. The Subdivider shall, before the recording of the Subdivision Plat or Certified Survey Map, enter into a Developers Agreement with the City and the Kenosha Water Utility agreeing to install and construct the required improvements within a time certain and shall file an assurance drafted or approved by the City Attorney in an amount equal to the estimated cost of the improvements determined by the City and Water Utility, as applicable. The Subdivider shall install and construct all required improvements and maintain required improvements unless and until accepted by the City and/or Water Utility.

Development Review Application
City of Kenosha, Wisconsin

Mailing Information

NAME OF PROJECT: DOUBLE E RANCH

Check one (1) of the following boxes to indicate the recipient of all correspondence:

(●) Name and Address of Applicant [Please print]:
JENS EMERSON
3605 25TH STREET
KENOSHA, WI 53144

Phone: 262-748-6443 262-656-2707
Fax: 262-653-5852
E-Mail: JENS.EMERSON@UHSI.ORG

( ) Name and Address of Architect/Engineer [Please print]:

Phone:
Fax:
E-Mail:

( ) Name and Address of Property Owner (if other than applicant)[Please print]:

Phone:
Fax:
E-Mail:

Project Location

Location of Development (street address and / or parcel number): 07-222-23-102-101

Type of Land Development

Check all that apply. Note: Additional information may be required within individual Sections.

X	Certified Survey Map	Section 1	Page 3
	Concept Review (*Land Division*)	Section 2	Page 4
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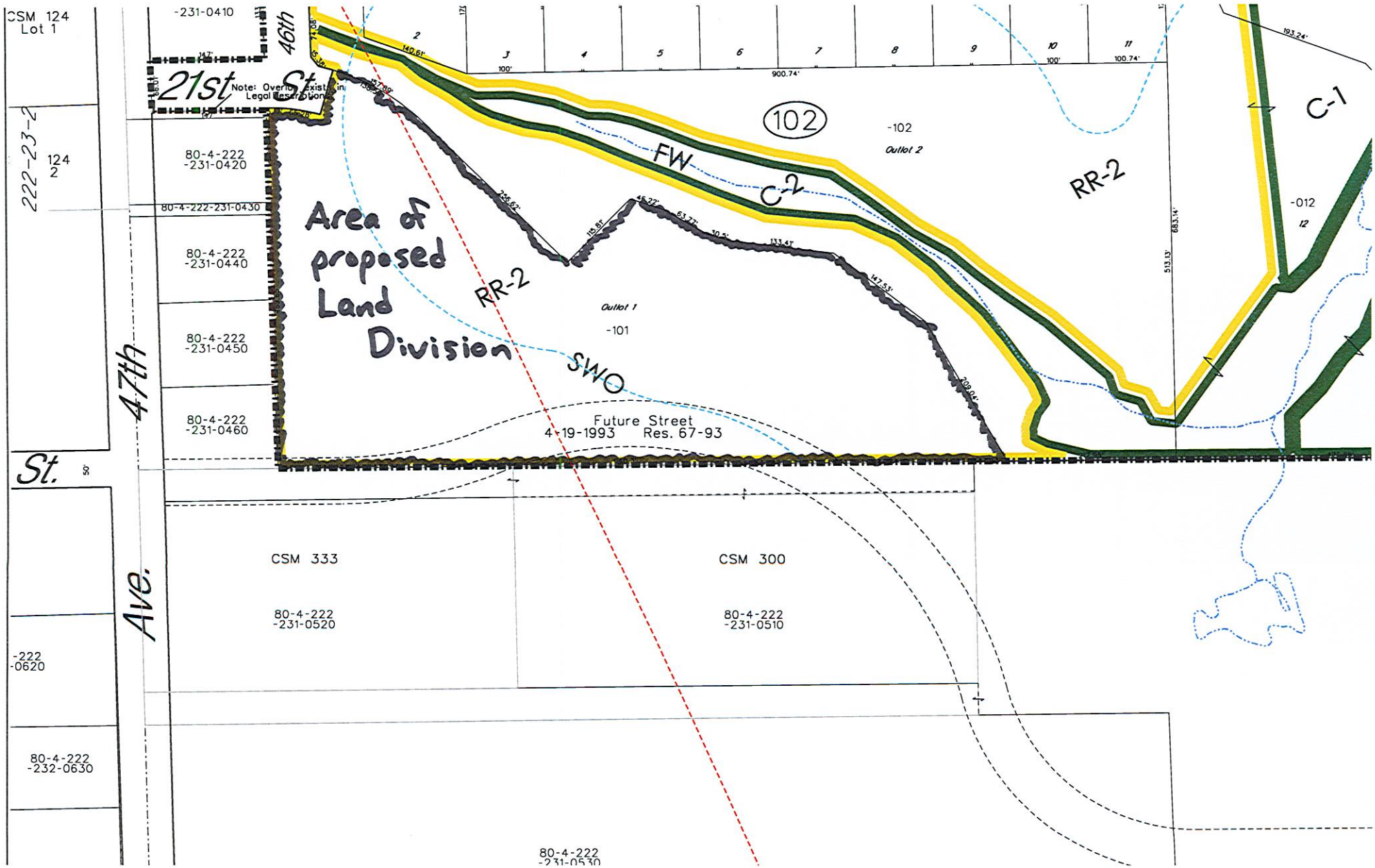
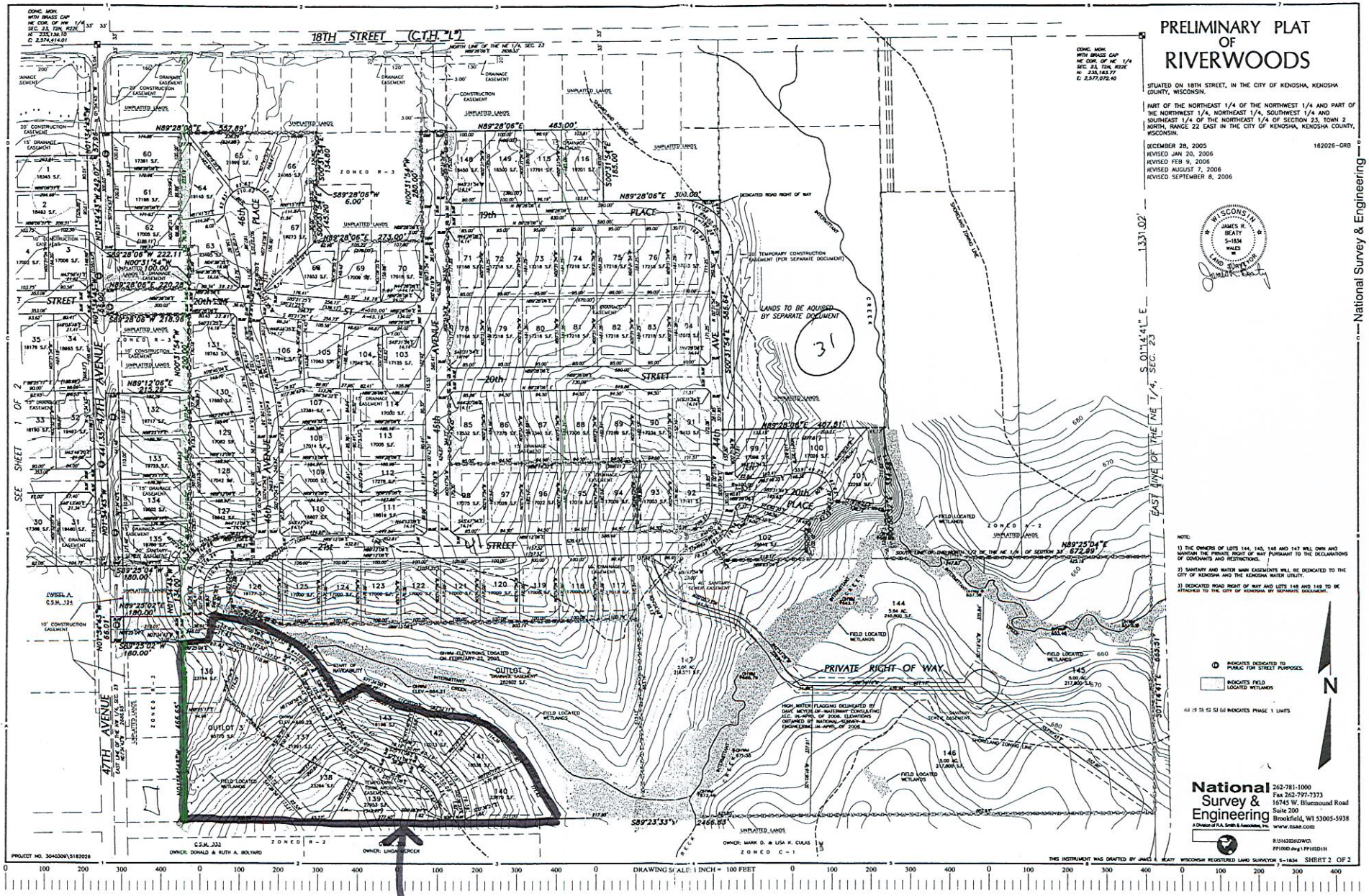
Prior to Submitting this Application to the Department of City Development, Please Review the Appropriate Section(s) for Fees, Requirements and Appropriate Appendices.

Submit this ***cover page, completed application, applicable section(s) and appendices along with ALL required plans, information and fees to:***

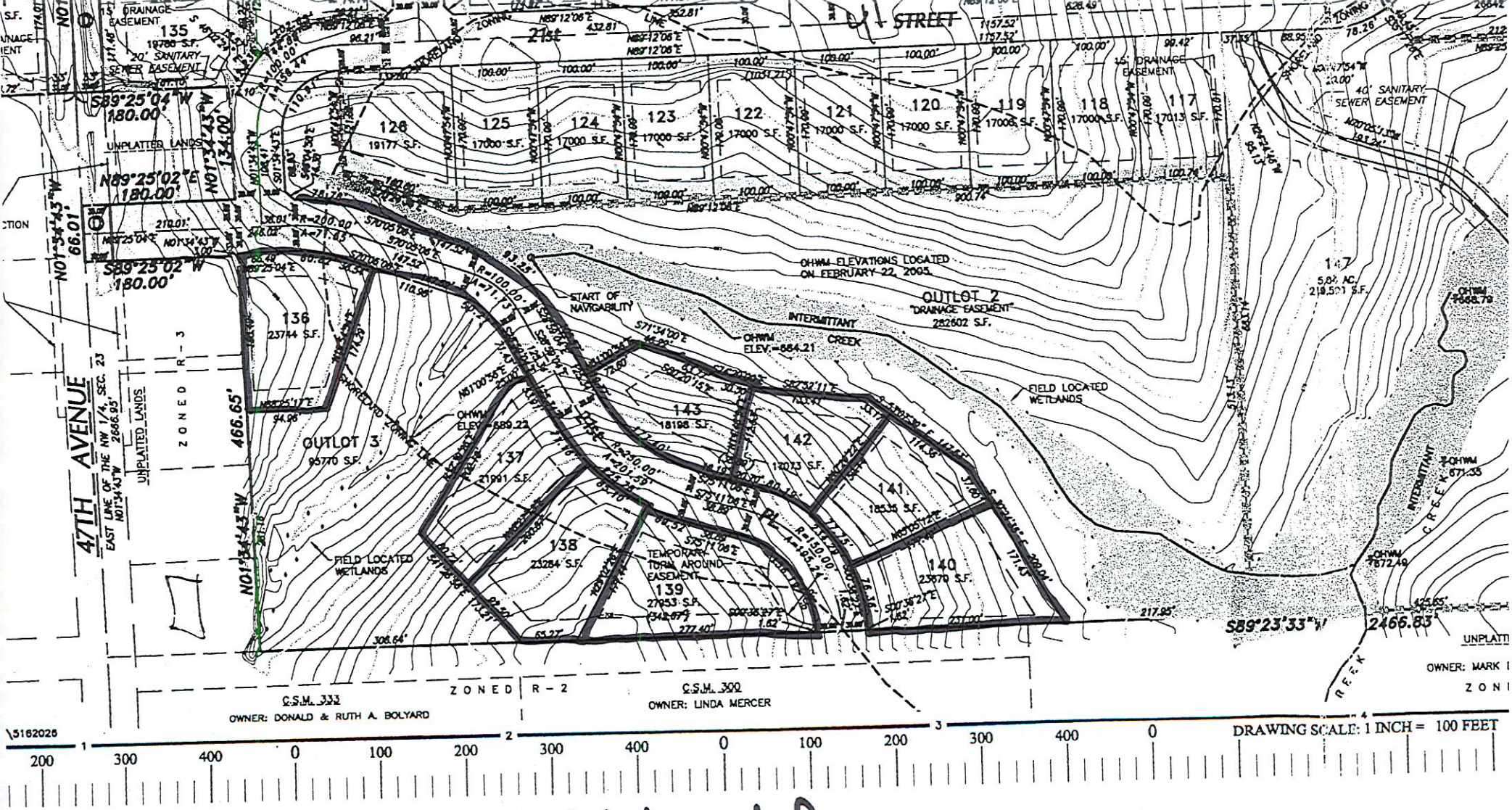
Department of Community Development & Inspections Planning Division 625 52nd Street, Room 308 Kenosha, WI 53140	Phone: 262.653.4030 Fax: 262.653.4045 Office Hours: M - F 8:00 am – 4:30 pm

Riverwoods Subdivision





Area of proposed CSM on approved Preliminary Plat



Approved lot layout from Preliminary Plat

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 9, 2014	Item 6
Quit Claim Deed from the City of Kenosha to Kenosha Housing Authority for property at 5814 19th Avenue. (District #2) PUBLIC HEARING (Also referred to Finance)			

LOCATION/SURROUNDINGS:

Site: 5814 19th Avenue

NOTIFICATIONS/PROCEDURES:

The alderperson of the district, Alderperson Schwartz, has been notified. This item will also be reviewed by the Finance Committee before final approval by the Common Council.

ANALYSIS:

- The Common Council has approved surrender of the property at 5814 19th Avenue from the Estate of the previous Owner to the City of Kenosha.
- The existing home on the property will be razed.
- The Kenosha Housing Authority holds title to all City home properties, including 5810 19th Avenue, which shares a driveway with this property.
- Once the property at 5814 19th Avenue is razed, the City intends to combine this property with 5810 19th Avenue to reduce the density of the neighborhood and help make the 5810 property more marketable.
- The Quit Claim Deed is attached for reference.

RECOMMENDATION:

A recommendation is made to approve the Quit Claim Deed.

Mike Maki, Community Development Specialist

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2014/JAN9/fact-qcd-5814-19a.odt

Document Number

QUIT CLAIM DEED
STATE OF WISCONSIN
Exempt #2

This Deed, made between the City of Kenosha, a Municipal Corporation, Grantor, and Kenosha Housing Authority, Grantee.

Grantor Quit Claims to Grantee the following described real estate in Kenosha County, State of Wisconsin:

Parcel I: The South 23 feet of Lot 6, excepting therefrom the west 6 feet thereof, in Block 4 of Strong and Theleen's Subdivision, being part of the Southwest 1/4 of Section 31, Town 2 North, Range 23 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

Parcel II: An Easement for community driveway as contained in Warranty Deed dated July 20, 1920 and recorded July 22, 1920 in Volume 92 of Deeds, page 12, Document No. 120263, with the Kenosha County Register of Deeds.

Recording Area

Name and Return Address:
City of Kenosha
Community Development & Inspections
625 52nd Street - Room 308
Kenosha, WI 53140

PROPERTY AT: 5814 19th Avenue

12-223-31-357-021
Parcel Identification Number (PIN)

Dated this _____ day of _____, 2014

_____
Sign

KEITH BOSMAN, MAYOR
Print

_____
Sign

DEBRA SALAS, CITY CLERK/TREASURER
Print

ACKNOWLEDGMENT

STATE OF WISCONSIN }
}ss
KENOSHA COUNTY }

Personally came before me this _____day of

_____, 2014, the above named

_____

_____

to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

_____

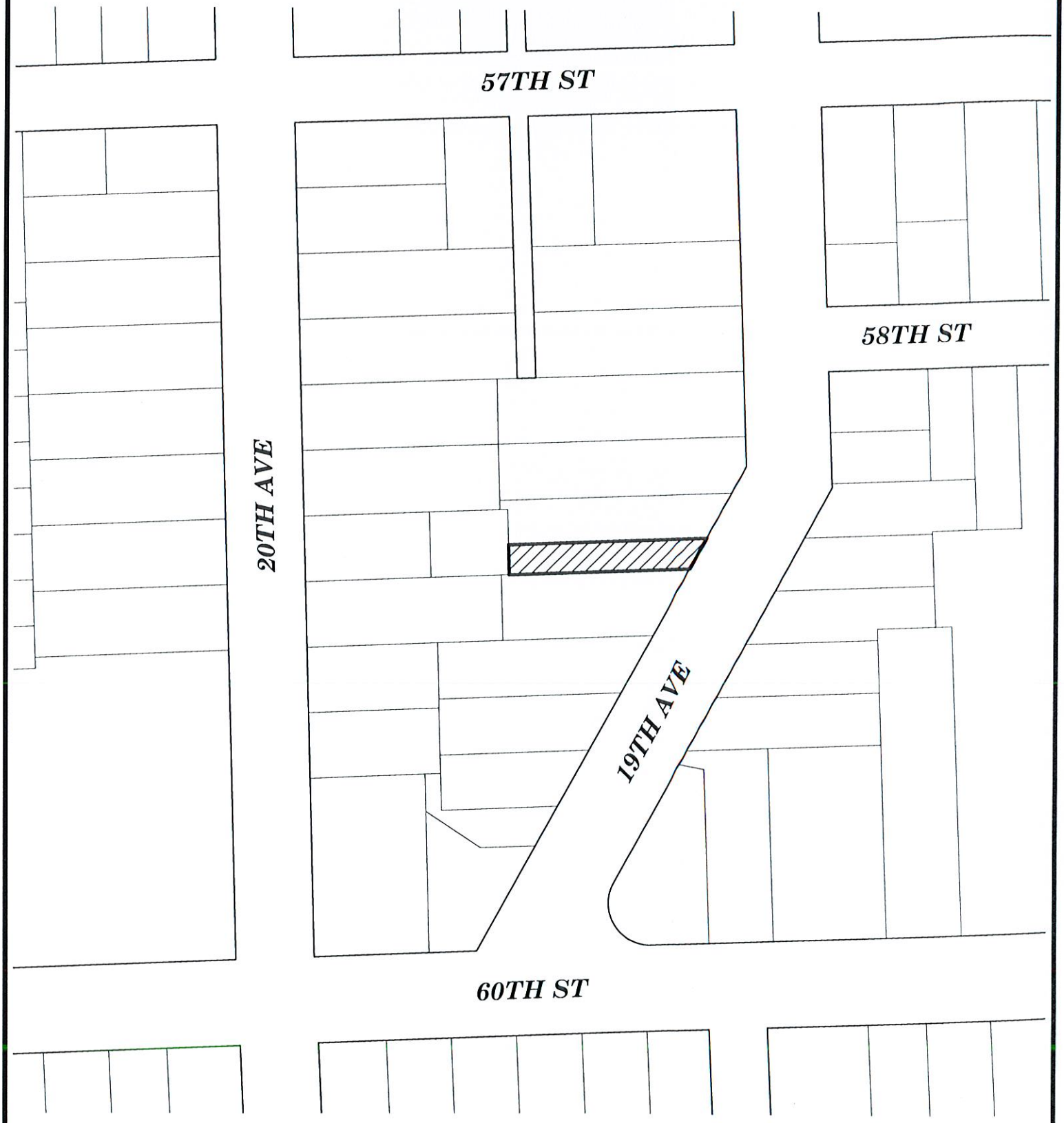
_____

Notary Public, State of Wisconsin
My Commission expires:

THIS INSTRUMENT WAS DRAFTED BY:
Department of Community Development & Inspections

City of Kenosha

General Location Map
5814 19th Avenue



Subject Property

N
W E
S

0 20 40 60 80 100 Feet

DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ January 3, 2014 ~ mc