

Municipal Building 625 52nd Street – Room 202	Kenosha City Plan Commission Agenda	Thursday, January 5, 2012 5:00 p.m.
<p style="text-align: center;"><i>Mayor Keith Bosman - Chairman, Alderman Jesse Downing - Vice-Chairman</i> <i>Alderman Anthony Kennedy, Alderman Jan Michalski,</i> <i>Anita Faraone, Robert Hayden, Art Landry, Anderson Lattimore, Jessica Olson and Ron Stevens</i></p>		

Call to Order and Roll Call

Approval of Minutes from December 8, 2011

1. Conditional Use Permit for a contractor's storage yard to be located at 3700 45th Street. (Prostko Grading) (District #10) PUBLIC HEARING
2. Conditional Use Permit for a rubber processing facility to be located at 1100 91st Street. (A-Korn Roller, Inc) (District #9) PUBLIC HEARING
3. By Alderperson David Bogdala: To Amend various Sections of the Zoning Ordinance regarding "Crop Production as a Conditional Use", To Amend Section 12 B. entitled " Specific Words and Phrases", To Amend Tables 4.01, Group 1, Group 2, Group 3 and To Create Section 4.06 D.16 entitled "Crop Production in a Residential, Business, Manufacturing or Industrial District". PUBLIC HEARING
4. City Plan Commission Resolution to Approve an Amendment to "A Comprehensive Plan for the City of Kenosha: 2035", to rescind designation of 55th Street from 47th to 49th Avenue. (District #16) PUBLIC HEARING
5. By the Mayor - Resolution To Amend the Official Map for the City of Kenosha, Wisconsin, To Rescind the Designation of 55th Street from 47th Avenue to 49th Avenue as a Future Street, Pursuant to Section 62.23(6), Wisconsin Statutes. (District #16) PUBLIC HEARING
6. By the City Plan Commission - To Create Subsection 18.02 m. of the Zoning Ordinance to Amend the Comprehensive Plan to remove a portion of 55th Street Future Right Of Way from the Official Map. (District #16) PUBLIC HEARING
7. City Plan Commission Resolution to Amend Chapter 6 entitled Existing Plans & Ordinances for the Comprehensive Plan for the City of Kenosha: 2035, adoption of the Kenosha County Hazard Mitigation Plan Update: 2011 - 2015. PUBLIC HEARING
8. By the Mayor - Resolution for Adoption of Kenosha County Hazard Mitigation Plan Update: 2011 - 2015. PUBLIC HEARING
9. By the City Plan Commission - To Create Subsection 18.02 n. of the Zoning Ordinance to Amend the Comprehensive Plan to Adopt a new Kenosha County Hazard Mitigation Plan Update: 2011 - 2015. PUBLIC HEARING
10. Petition to rezone property located at 1613 Washington Road from RG-1 General Residential to IP Institutional Park in conformance with Section 10.05 of the Zoning Ordinance. (Zerovec Properties, LLC) (District #6) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

CITY PLAN COMMISSION
Minutes
December 8, 2011

MEMBERS PRESENT: Mayor Bosman, Alderman Downing, Alderman Kennedy, Alderman Michalski, Anita Faraone, Robert Hayden, Art Landry, Anderson Lattimore, Jessica Olson and Ron Stevens

STAFF PRESENT: Jeffrey B. Labahn, Rich Schroeder

Others Present: Alderman Green and Paula Blise

The meeting was called to order at 5:00 p.m. by Mayor Bosman and roll call was taken.

A motion to approve the minutes from November 10, 2011 was made by Alderman Michalski and seconded by Alderman Kennedy. The motion passed unanimously. (Ayes 10; Nays 0).

1. Conditional Use Permit for a contractor's storage yard to be located at 3700 45th Street. (Prostko Grading) (District #10) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

Rich Schroeder, Assistant City Planner, showed a video of the site.

Mr. Hayden asked if the paved area must be concrete or can it be other materials that would withstand heavy equipment. Mr. Schroeder said it could be concrete or some other allowed binder surface for heavier equipment.

Alderman Kennedy asked if that should be an option and not a directive. Mr. Schroeder said they have not indicated there will be any type of steel tracked equipment stored there. Also, Brian Wilke from our department has told them of the requirements. Alderman Kennedy said he would like a deferral to make sure the applicant understands what is expected of them.

A motion was made by Alderman Kennedy and seconded by Alderman Michalski to defer this item until the next meeting to allow Staff to discuss this with the applicant.

Alderman Michalski asked about the height of the fencing. Mr. Schroeder said the fencing is typically 6 feet high, but this review authority can grant them approval to make it taller. Usually, fences are not more than 8 feet high.

Mayor Bosman recognized Paula Blise, Zoning Coordinator. Ms. Blise noted there has been a concern about the view from the north, in the Brookstone Homes area.

Mr. Schroeder suggested rather than a deferral, the Commission could approve the Conditional Use Permit, subject to various conditions. This would keep the project moving forward and Staff could discuss items with the applicant during this period.

Ms. Faraone said she is not in favor of a deferral. Mr. Wilke has discussed the paving requirements with them, the fencing issue can be settled right now and they can meet the other requirements.

Mayor Bosman asked if there is no fence along the back of the property because of the transit building. Mr. Schroeder said the applicant is a tenant in only a portion of the building. You also have high tension lines to the north. The Commission could also add a condition to require fencing around the storage area and specify the fence height.

Alderman Kennedy said the parking lot on the west side of the building is in poor condition. The east side of the building has their storage. Alderman Kennedy asked the Commission to defer the item to make sure the applicant understands the requirements.

Ms. Faraone said the Commission is now only advisory to the Common Council. There is no reason to defer this item. Mayor Bosman suggested we move forward with the application.

On the motion to defer. (Ayes 1; Nays 9)

A motion was made by Ms. Faraone and seconded by Mr. Landry to approve with the recommendation to modify Items 1.k. regarding the paving and 2.a. regarding the 8 foot high fencing. The motion passed unanimously. (Ayes 10; Nays 0)

Revised - Conditions of Approval
Prostko Grading at 3700 45th Street

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 Neighborhood Services & Inspections and the Department of Public Works.
 - b. 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.
 - c. The development shall be constructed per the approved plans on file with the Department of City Development, 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 City Development for review and approval.
 - d. 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 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.
 - e. Compliance with City and State and/or Federal Codes and Ordinances.
 - f. All trash containers shall be stored within the building or behind the fence. 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.

- g. All vehicles and equipment shall be parked within the designated paved areas.
 - h. 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.
 - i. Compliance with the Operational Plan dated October 14, 2011.
 - j. This approval is for the area indicated by *Prostko Grading* only. Any other tenants on the property with a contractor's storage yard must apply for and receive approval of a separate Conditional Use Permit.
 - k. The areas of paving in disrepair within the boundaries of this proposal shall be replaced/repared based upon the type of equipment being stored.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. The plan shall show that an eight (8') foot site-obscuring fence will be installed around the entire storage area.

2. By Alderperson Lawrence Green - To Repeal and Recreate Section 16.03 A. Regarding "Fence Installation General Requirements"; To Create Section 16.03 I. of the Zoning Ordinance regarding "Exemption". PUBLIC HEARING

Public hearing opened.

Alderman Lawrence Green, 8319 Sheridan Road, sponsor of the Ordinance, said he had several people contact him regarding issues with the fencing and asking for changes.

Paula Blise, Zoning Coordinator, talked about the exemption. If the neighbor does not have concerns about which way the fence faces, they can complete a form, have it notarized and return it to the City.

Public hearing closed.

Mr. Landry said if you have a fence on three sides, and two neighbors sign the exemption and one does not, you would have the fence facing differently on that one side? Ms. Blise said yes.

Ms. Faraone said there is no need for this Ordinance or exemption. Over the years we have tried to promote continuity within the City, that is the reason for the original Ordinance. I do not support this proposed Ordinance.

Ms. Olson said at the last meeting we talked about including a survey as a requirement for all fence applications, did you add this provision? Ms. Blise said no, I did not automatically include this. If the Mayor directs this to be included, we could make that a provision. Ms. Olson said if a fence is installed, we should make sure the fence is on the applicant's property. I would like this added.

Mayor Bosman asked what is the cost of a survey? Ms. Blise estimated \$300 - \$400. Currently we do not require a survey because of the cost, but it would be nice. Mayor Bosman asked Staff if this could be added. Mr. Schroeder said yes, you could propose an Amendment now. Ms. Blise suggested the proposed Ordinance be acted upon and the survey issue be taken up on a separate Ordinance.

Additional discussion was held on the survey issue. Mr. Stevens asked for point of order to deal with the survey matter at a separate time. Mayor Bosman said we will take the survey matter up as a separate issue. Ms. Blise said there are fence contractors that would be happy to discuss this issue.

A motion was made by Ms. Faraone and seconded by Mr. Landry to deny the Ordinance. On roll call vote, the motion tied. (Ayes 5; Nays 5) *Downing, Kennedy, Hayden, Olson, Stevens*

A motion was made by Alderman Michalski and seconded by Alderman Downing to move the item forward with no recommendation. The motion passed. (Ayes 9; Nays 1) *Kennedy*

3. By Alderperson Jesse Downing - To Repeal, Create and Amend various Sections of the Zoning Ordinance to Conform with Section 15 of the Code of General Ordinances Regarding "Off-Premise Signs". PUBLIC HEARING

Public hearing opened.

Jason Saari, Adams Outdoor Advertising, 102 E. Badger Road, Madison, had questions on the following:

- Various sections make bulletin signs a Conditional Use Permit. The adopted Ordinance made them a Site Plan Review.
- Section 10.h. regarding the size, is not needed.
- Section 10.16.i. regarding notification distance. Notifications are not needed.

Public hearing closed.

Alderman Downing answered Mr. Saari's questions:

- Item 1 is addressed in Section 7 - #38, which only applies if the bulletin sign does not comply.
- Item 2 is needed.
- Item 3 - The Public Safety & Welfare Committee stated they want a neighborhood meeting held to discuss digital signs.

Mr. Schroeder noted it would have been nice to hear from Mr. Saari prior to the meeting and Staff would have the responses for these inquiries. The Commission holds a public hearing on any Conditional Use Permit. For a Conditional Use Permit, there are no notification requirements regarding a certain distance. One hundred feet is used for rezonings only. The other items noted need to stay since some billboard exceptions require Common Council approval.

A motion was made by Ms. Faraone and seconded by Alderman Kennedy to approve this Ordinance.

Alderman Kennedy asked Mr. Saari to put points he discussed onto a memo so it can be reviewed. Mr. Saari said yes.

Alderman Michalski noted the emailed information from Mark Rausch at Clear Channel Outdoor that was provided as a handout at the meeting.

The motion passed unanimously. (Ayes 10; Nays 0)

Mayor Bosman was excused.

ADDENDUM

1. Approve the acquisition of property located at 1613 Washington Road for park purposes. (District #6) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

Jeffrey B. Labahn, City Planner, said the City previously attempted to acquire this property to add to Washington Park. Now AT & T will purchase the property, then convey it to the City with a Lease Agreement for a cell tower on the property.

Alderman Kennedy asked what the purchase price is. Mr. Labahn said he does not know. Alderman Kennedy asked if they are conveying it to the City at no cost. Mr. Labahn said there will be two (2) Lease Agreements. In lieu of payment for their cell towers, it will be deducted over a period of months. Alderman Kennedy asked if there was an advantage to having the City own the property. Mr. Schroeder added that a tower on City property can be 150 feet high; on private property it can only be 100 feet high.

Ms. Faraone asked who currently owns the property? Mr. Labahn said Zerovec. Ms. Faraone asked approximately, what is the monthly fee? Mr. Labahn said approximately \$1,850 per month.

Alderman Michalski asked who would be obligated to clear the dilapidated buildings and brush? Mr. Labahn said if it is improved for park use, it would be the Parks Department. The improvements for the tower or access road would probably be AT & T's obligation.

Mr. Landry was excused.

Alderman Kennedy asked who is negotiating this Agreement and sale. Mr. Labahn said Administration, the Parks Director and Bill Richardson. Alderman Kennedy asked if property could be sold off of this parcel, possibly to Time Warner. Alderman Downing said you cannot sell park land. Alderman Kennedy asked that Staff report back to the Plan Commission when the Agreement is completed with the details for informational purposes only.

The motion to approve the acquisition and report back to Plan Commission with the details passed. (Ayes 6; Nays 2) Downing and Hayden

Public Comments

No public comments.

Commissioner Comments

Alderman Kennedy noted that he found his Building Plans for the Taco Bell project.

Happy Holiday wishes were conveyed.

Staff Comments

A motion to adjourn was made by Ms. Faraone and seconded by Mr. Lattimore. The motion passed unanimously (Ayes 8; Nays 0). The meeting adjourned at 6:22 p.m.

Meeting Minutes Prepared by: Kay Schueffner, Department of City Development

City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 5, 2012	Item 1
Conditional Use Permit for a contractor's storage yard to be located at 3700 45th Street. (Prostko Grading) (District #10) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 3700 45th Street
Zoned: M-1 Light Manufacturing District / Air-5 Airport Overlay District

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Kennedy, has been notified. Alderman LaMacchia, whose district abuts the property, has also been notified. The Common Council is the final review authority.

ANALYSIS:

- Prostko Grading currently occupies a portion of the building located at 3700 45th Street. They currently store several construction vehicles on the parking area behind the building. Since this activity has been characterized as a contractor's storage yard, they have made an application for a Conditional Use Permit to authorize the use.
- No site changes are proposed by the tenant. Section 4.06 C.3.(j) of the Zoning Ordinance requires a fence for any area that is adjacent to or across the alley from a residential district. The site is across from an existing apartment complex after crossing 39th Avenue. This area in questions is approximately 400+ feet away from the residential district. Staff recommends that a fence be installed from the northwest corner of the building north to the lot line.
- The area where the vehicles are parked is paved, but the pavement is in poor condition. Staff recommends that the broken areas of pavement be repaired/replaced.
- Plans were sent to 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.
- This items was reviewed by the City Plan Commission on December 8, 2011. The recommendation from the City Plan Commission was to fence the entire storage area with an eight (8') foot high fence.
- Staff met with the applicant on December 15, 2011 to discuss the conditions. The applicant indicated they did not want to install any of the required improvements since they are only tenants and they do not own the land. After a discussion with the Alderman of the District, Alderman Kennedy, the item was referred back to the City Plan Commission at the December 19th Common Council meeting. Staff is attempting to schedule a meeting with the applicant, the land owner and Alderman Kennedy before this City Plan Commission meeting to resolve the issues and make a recommendation.

RECOMMENDATION:

A recommendation is made to approve the Conditional Use Permit, subject to attached Conditions of Approval.



Brian R. Wilke, Development Coordinator
/u2/facct/cp/ckays/1CPC/2012/Jan5/fact-cup-prostko.odt



Jeffrey B. Labahn, Director of City Development

City Plan Division
625 52nd Street
Kenosha, WI 53140
262.653.4030

**Kenosha City Plan Commission
Conditions of Approval**

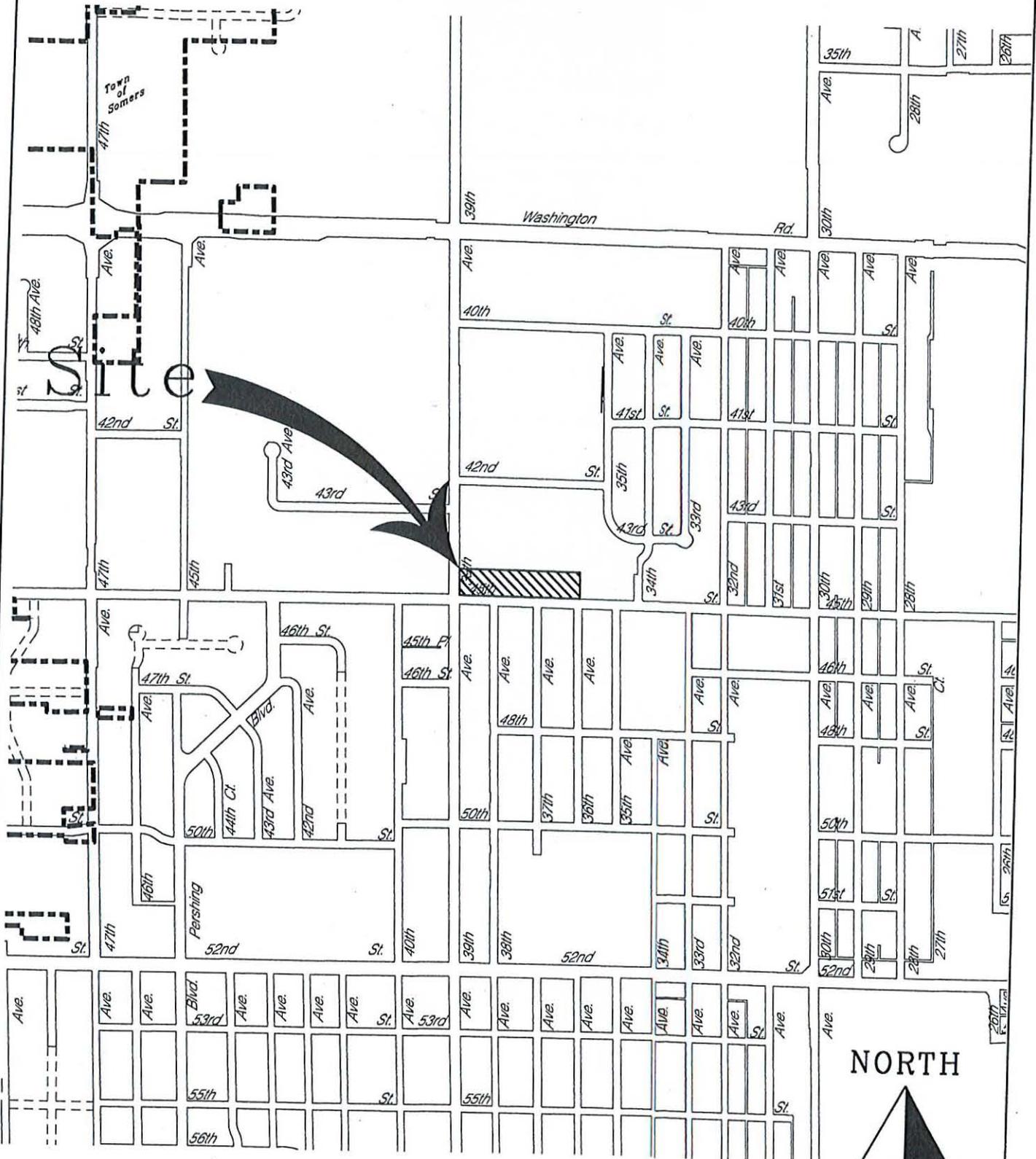
**Prostko Grading
3700 45th Street**

January 5, 2012

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 - i. Compliance with the Operational Plan dated October 14, 2011.
 - j. This approval is for the area indicated by *Prostko Grading* only. Any other tenants on the property with a contractor's storage yard must apply for and receive approval of a separate Conditional Use Permit.
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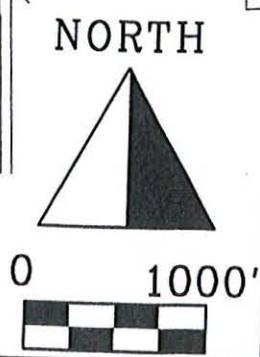
City of Kenosha

Vicinity Map Prostko Grading Contractor's Storage Yard - CUP



----- Municipal Boundary

DCD ~ City Plan Division ~ JBL ~ BRW ~ 11-30-2011 ~ mc



**Development Review Application
City of Kenosha, Wisconsin**

MAILING INFORMATION

NAME OF PROJECT: Prostko Grading Contractor's Storage Yard

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

Name and Address of Applicant [Please print]:
P.C. Prostko Grading Inc. Phone: 262-654-2313
3721 30th Street Fax: 262-654-2368
Kenosha WI 53144 E-Mail: pcprostko@wi.rr.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]:
ATC Transportation LLC Phone: _____
3700 45th Street Fax: _____
Kenosha WI 53144 E-Mail: _____

PROJECT LOCATION

Location of Development (street address and / or parcel number): 3700 45th Street

TYPE OF LAND DEVELOPMENT

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

<input type="checkbox"/>	Certified Survey Map	Section 1	Page 3
<input type="checkbox"/>	Concept Review (<i>Land Division</i>)	Section 2	Page 4
<input type="checkbox"/>	Concept Review (Multi-Family Residential or Non-Residential)	Section 3	Page 5
<input checked="" type="checkbox"/>	Conditional Use Permit	Section 4	Pages 6 & 7
<input type="checkbox"/>	Developer's Agreement	Section 5	Page 8
<input type="checkbox"/>	Final Plat	Section 6	Pages 9 & 10
<input type="checkbox"/>	Lot Line Adjustment Survey	Section 7	Page 11
<input type="checkbox"/>	Preliminary Plat	Section 8	Pages 12 & 13
<input type="checkbox"/>	Rezoning	Section 9	Pages 14 & 15
<input type="checkbox"/>	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 City Development
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: <u>N/A</u>
	Existing Building Size: <u>N/A</u>
	Site Size: <u>N/A</u>
	Current # of Employees <u>3</u> Anticipated # of New Employees <u>N/A</u>
	Anticipated Value of Improvements <u>N/A</u>

Submittal Requirements:	<ul style="list-style-type: none"> ➤ 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)
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If Item to be Reviewed by Plan Commission/Common Council must Submit:	<ul style="list-style-type: none"> ➤ One (1) 8 1/2" x 11" reduction <i>or</i> 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
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Fees:	<u>Building or Addition Size</u>			<u>Site size</u>	<u>Review Fee</u>
	Level 1	< = 10,000 sq. ft.		< = 1 acre	\$900 = City Plan Dept. <i>or</i> \$1,025 = CPC/CC
Level 2	10,001 - 50,000 sq. ft.		1.01 - 10 acres	\$1,175 = City Plan Dept. <i>or</i> \$1,300 = CPC/CC	
Level 3	50,001 - 100,000 sq. ft.		10.01 - 25 acres	\$1,600 = City Plan Dept. <i>or</i> \$1,725 = CPC/CC	
Level 4	> 100,001 sq. ft.		> 25.01 acres	\$2,000 = City Plan Dept. <i>or</i> \$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
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Approximate Review Time:	<ul style="list-style-type: none"> ➤ 30 days for Staff Review ➤ 45-60 days for City Plan Commission/Common Council Review
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The conditional use permit plans, *prepared to a standard engineering scale*, shall be submitted with this application & shall include the following information:

Building Plan:	<ul style="list-style-type: none"> ➤ 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
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Site Plan (based on a plat of survey)	<ul style="list-style-type: none"> ➤ 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
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Drainage Plan	<ul style="list-style-type: none"> ➤ 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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P.C. Prostko Grading Inc.

3721 30th Street
Kenosha WI 53144
Phone: (262) 654-2313 Fax: (262) 654-2368
E-mail: PCPROSTKOGGRADING@wi.rr.com



October 14, 2011

City of Kenosha
625 52nd Street
Kenosha WI 53140

RE: Conditional Use Permit Application for 3700 45th Street

To Whom It May Concern:

This letter is to apply for a conditional use permit. At this time our company leases 3 bays at 3700 45th Street from ATC Transportation, LLC. We will not be making any changes to the property so we have no building or utility plans to submit. We have attached a site plan of the property in which we have marked the bays we lease, and where any construction equipment and/or vehicles are parked or would be parked.

At this time our hours of operation at the building are 6 am until 11 pm, 7 days a week. We do not run our business out of this location, it is primarily used for storage and to make any repairs to our equipment. The construction equipment and vehicles that are stored there will vary. Some examples are scrapers, dozers, water truck, loaders, skid loader, back hoe, trailers, and a dump truck. The amount of equipment and length of time parked there will vary depending on what equipment is being used on current jobs. We will not be storing any type of material at this location. If you have any questions please contact me 262-237-1900.

Sincerely,

A handwritten signature in cursive script that reads "Paul C. Prostko". The signature is written in black ink and is located below the "Sincerely," text.

Paul C. Prostko
President

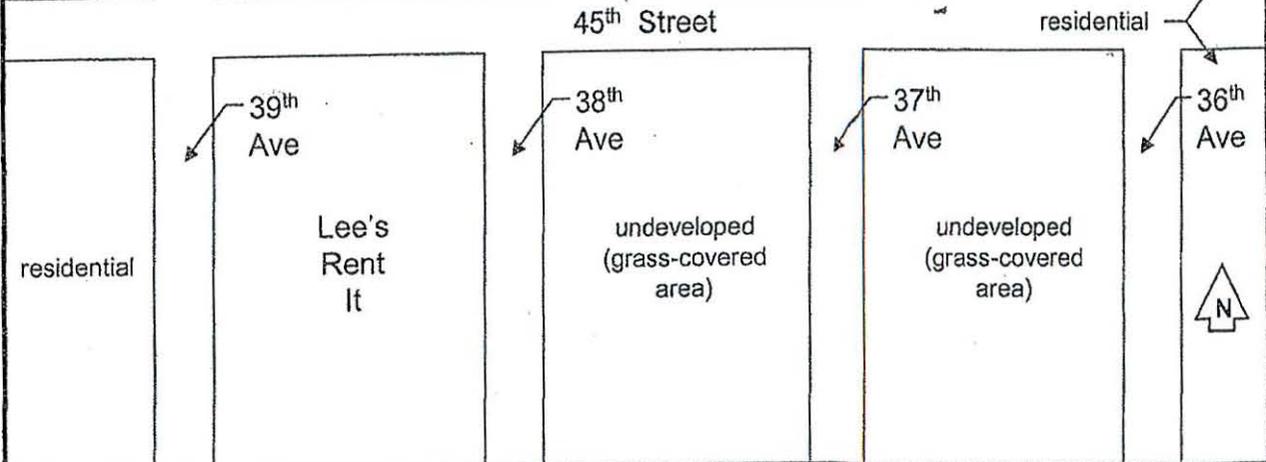
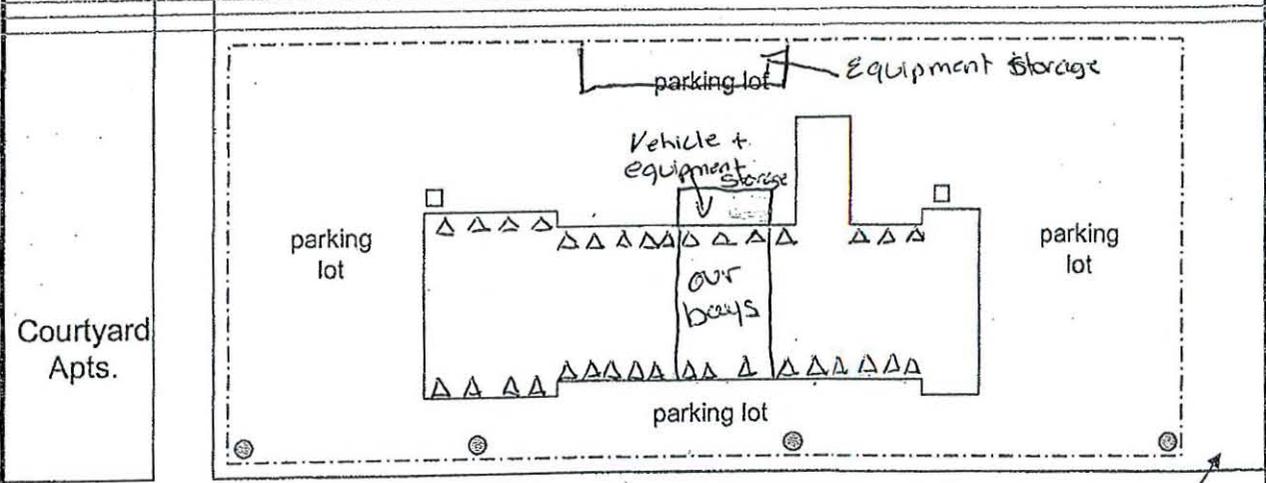
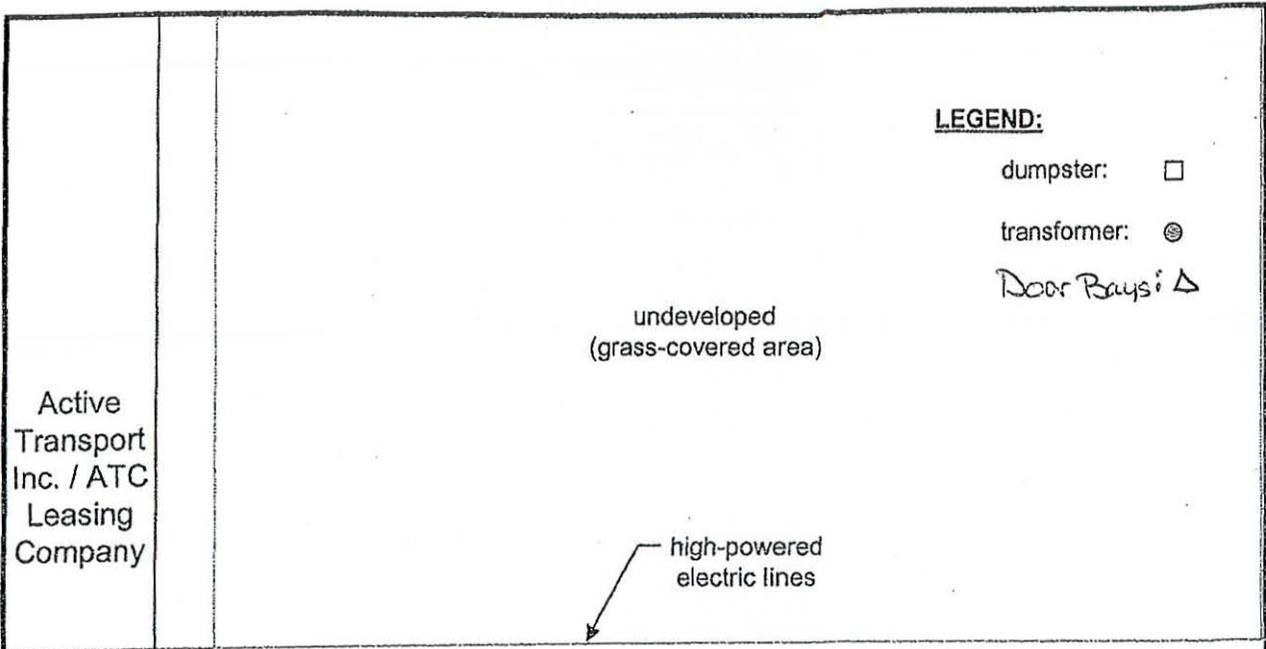


FIGURE NUMBER:	2
DRAWN BY:	TWC
PROJECT NUMBER:	16-401-282
SCALE:	NTS

SITE MAP

ATC Leasing Company
 3700 45th Street
 Kenosha, Wisconsin

ENVIRONMENTAL INVESTIGATIONS, INC

ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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. Operational Plan which details:

(1) Airport or heliport classification.
(2) Forecasted aviation demand, based aircraft, annual and average daily operations.

(3) Hours of operation.

(4) Avialational aids and landing systems.

(5) Crash, fire and rescue plans.

(6) Air freight services.

(7) Management.

g. Environmental Impact Statement:

(1) Delineate all noise contour areas (based on projections of aircraft operations to a 20 year future.)

(2) Land use compatibility plans for noise impacted areas, including existing land uses and zoning.

(3) Runway and other lighting impacts from the facility.

(4) Air and water quality impacts including aircraft fuel emissions.

(5) Construction impacts.

(6) Prime farmland impacts.

(7) Other applicable social, economic and environmental impacts.

h. Federal Aviation Administration (FAA) and Wisconsin Bureau of Aeronautics (BOA) approval of all plans and environmental impact statements.

i. Facility should have adequate land area and easements to assure safe operation.

j. Facility should have adequate plans for emergency crash, fire and rescue services.

k. The noise impacted area should not exceed FAA standards or policies on airport and heliport land use compatibility.

l. Facility should have adequate plans for restricting buildings and structures to assure safe aerial approaches.

m. Other issues or concerns 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.

3. Storage Yard for a Contractor in the M-1 and M-2 Districts.

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

b. Site Plan as required by §4.05 C. of the Zoning Ordinance, plus:

(1) Location and height of all storage areas including vehicles, equipment, building materials, metals, sand, gravel and scrap storage.

(2) Internal roads and paths for vehicular use.

(3) Outdoor signs including any mounted or painted on fences.

c. Drainage Plan as required by §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. Operational Plan which shows:

(1) Types of equipment and materials which will be used and stored.

(2) How often trash and unusable materials will be picked up.

(3) Methods to be used to control noise, dust and windblown materials and maintain fire protection.

(4) Hours and days of operation.

g. 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.

h. No activity shall emit odorous matter of such nature or quantity as to be offensive, obnoxious, or unhealthful outside the premises, nor shall any activity emit dust, fumes, vapors or gases in such quantities as to cause spoiling or danger to the health of persons, animals, vegetation or other property, all as measured and controlled by Chapter NR 400-494 "Air Pollution Control" of the Wisconsin Administrative Code.

i. No activity shall locate, store, discharge or permit the discharge of any treated, untreated or inadequately treated liquid, gaseous or solid materials of such nature, quantity, obnoxiousness, toxicity or temperature that might run off, seep, percolate or wash into surface or subsurface waters so as to exceed or contribute toward the exceeding of the minimum standards set forth in Chapter NR 102 "Water Quality Standards for Wisconsin Surface Waters" and Chapters NR 200 through 299 "Wisconsin Pollutant Discharge Elimination System" of the Wisconsin Administrative Code.

j. The storage yard shall be effectively screened along any property line which is adjacent to or across an alley from any 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 storage yard warrant such additional screening or landscaping.

k. Exterior lighting shall be arranged, oriented or shielded in such a manner that direct radiation or glare from such source does not penetrate residential lots which are located in a residential district adjacent to or across an alley from the storage yard.

l. No signage, other than one eight (8) square foot identification sign near each access gate, shall be mounted or painted on any required fence.

m. Any windblown material resulting from operation of the yard shall be collected daily and properly disposed.





City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 5, 2012	Item 2
Conditional Use Permit for a rubber processing facility to be located at 1100 91st Street. (A-Korn Roller, Inc.) (District #9) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 1100 91st Street
Zoned: M-2 Heavy Manufacturing

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Green, has been notified. The Common Council is the final review authority.

ANALYSIS:

- The building at 1100 91st Street was approved as a contractor's storage yard in 2001 by the City Plan Commission. The tenant of that building has vacated the site.
- The new applicant is proposing a business for the building which involves the processing of rubber-coated rollers used mainly in the printing industry. In the M-2 Zoning District, the manufacturing, processing and/or storage of rubber and miscellaneous plastic products is a Conditional Use.
- The applicant is not proposing any exterior changes to the building or site. The existing outdoor storage area may be used by the applicant in conformance with the previously approved Conditional Use Permit.
- The applicant hopes to employ 7 - 15 new employees in the first two (2) years of operation. It is anticipated that roughly \$250,000 of improvements will be made to the property.
- 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
/u2/acct/cp/ckays/1CPC/2012/Jan5/fact-cup-akorn roller.odt



Jeffrey B. Labahn, Director of City Development

<p>City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030</p>	<p><i>Kenosha City Plan Commission Conditions of Approval</i></p>	<p>A-Korn Roller, Inc. 1100 91st Street</p>	<p>January 5, 2012</p>
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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. Compliance with the original Conditional Use Permit dated July 25, 2011.
 - b. Prior to the issuance of any occupancy permits, the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
 - c. 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.
 - d. 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.
 - e. Compliance with the Operational Plan dated November 29, 2011.

2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
 - a. The applicant shall provide the Department of City Development with a certificate from the County Treasurer stating that there are no past due real estate taxes or special assessments on the site per Section 2.02.B.8 of the Zoning Ordinance.
 - b. The owner/operator shall contact the Fire Prevention Bureau to verify the sprinkler adjustments and flammable/combustible liquid storage.

/u2/acct/cp/ckays/1CPC/2012/Jan5/conditions-akorn roller.odt

**Development Review Application
City of Kenosha, Wisconsin**

MAILING INFORMATION

NAME OF PROJECT: Ligum N.A., LLC

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

<input checked="" type="checkbox"/>	Name and Address of Applicant [Please print]: <u>Ligum N.A., LLC</u> <u>c/o Michael Koren</u> <u>11782 Shag Bark Court</u> <u>Burr Ridge, IL 60527</u>	Phone: <u>773-254-5700</u> Fax: <u>773-650-7355</u> E-Mail: <u>michael-koren@a-kornroller.com</u>
-------------------------------------	--	---

<input type="checkbox"/>	Name and Address of Architect/Engineer [Please print]: _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____
--------------------------	---	---

<input type="checkbox"/>	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): 1100 91st Street, Kenosha WI

TYPE OF LAND DEVELOPMENT

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

<input type="checkbox"/>	Certified Survey Map	Section 1	Page 3
<input type="checkbox"/>	Concept Review (<i>Land Division</i>)	Section 2	Page 4
<input type="checkbox"/>	Concept Review (Multi-Family Residential or Non-Residential)	Section 3	Page 5
<input checked="" type="checkbox"/>	Conditional Use Permit	Section 4	Pages 6 & 7
<input type="checkbox"/>	Developer's Agreement	Section 5	Page 8
<input type="checkbox"/>	Final Plat	Section 6	Pages 9 & 10
<input type="checkbox"/>	Lot Line Adjustment Survey	Section 7	Page 11
<input type="checkbox"/>	Preliminary Plat	Section 8	Pages 12 & 13
<input type="checkbox"/>	Rezoning	Section 9	Pages 14 & 15
<input type="checkbox"/>	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 City Development
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: <u>None</u> Existing Building Size: <u>20,000 square feet</u> Site Size: <u>approx. 2.04 acres based on best available information</u>			
Submittal Requirements:	<ul style="list-style-type: none"> ➤ 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:	<ul style="list-style-type: none"> ➤ One (1) 8 1/2" x 11" reduction <i>or</i> 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:	Level 1	Building or Addition Size <= 10,000 sq. ft.	Site size <= 1 acre	Review Fee \$900 = City Plan Dept. <i>or</i> \$1,025 = CPC/CC
	Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	\$1,175 = City Plan Dept. <i>or</i> \$1,300 = CPC/CC
	Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	\$1,600 = City Plan Dept. <i>or</i> \$1,725 = CPC/CC
	Level 4	> 100,001 sq. ft.	> 25.01 acres	\$2,000 = City Plan Dept. <i>or</i> \$2,125 = CPC/CC
	<ul style="list-style-type: none"> ➤ 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:	<ul style="list-style-type: none"> ➤ 30 days for Staff Review ➤ 45-60 days for City Plan Commission/Common Council Review 			
The conditional use permit plans, <i>prepared to a standard engineering scale</i> , shall be submitted with this application & shall include the following information:				
Building Plan:	<ul style="list-style-type: none"> ➤ 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)	<ul style="list-style-type: none"> ➤ 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	<ul style="list-style-type: none"> ➤ 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 			
Landscape Plan	<ul style="list-style-type: none"> ➤ Existing trees and land form ➤ Location, extent and type of all proposed plantings ➤ Location, height, opaque characteristics and type of any required screening 			

November 29, 2011

DEPARTMENT OF CITY DEVELOPMENT CITY PLAN
625 52ND STREET - ROOM 308
KENOSHA, WISCONSIN 53140
(262) 653 - 4030
FAX (262) 653 - 4045
www.kenosha.org

RE:
Application for Conditional Use Permit
Ligum NA, LLC
1100 91st St.
Kenosha WI

Please accept the following narrative as our application for a Conditional Use Permit for the above referenced property. At the suggestion of Brian Wilke, every effort has been made to follow the requirements generally set out in Appendix A on Page 19 of the Kenosha provided application. It is our assumption that the terms and conditions set forth in a previously issued conditional use permit of July 25, 2001 (ABC Supply) are to be included as part of our anticipated use of the property in addition to whatever operational conditions are identified in the course of our application.

GENERAL REQUIREMENTS

Michael E. Koren
Manager
Ligum NA, LLC
11782 Shag Bark Court
Burr Ridge, IL 60527
FEIN # 45-3795666

Temporarily represented by:
Michael E. Koren
A-Korn Roller, Inc.
3545 S. Morgan St.
Chicago, IL 60609
PH: 773-254-5700
FAX: 773-650-7355
E: michael-koren@a-kornroller.com

OVERVIEW / OPERATIONAL PLAN

Ligum North America LLC is a joint venture between two companies.

A-Korn Roller, Inc. as identified above and:

Ligum spol s r.o.

M.Švabinského 4679/30a

466 05 Jablonec nad Nisou

tel: +420-483 305710

fax: +420-483 305633

ligum@ligum.cz

VAT number: CZ41327535

The company is being formed to produce rubber covered rollers and sleeves for the graphic arts industry, packaging industry and for other industries. While the application for conditional use permit is for the broader spectrum of products, please note that the manufacturing process generally the same for both metal rollers and fiberglass sleeves. For purposes of brevity, these rollers and sleeves will be referred to as “sleeves” in the following text as that is the primary product contemplated at the time of start-up.

PROCESS

The basic industrial processes that will be in play at this location are as follows:

- Mixed rubber (not yet vulcanized) will be purchased from the outside and brought to the site for further processing.
 - It is possible that actual raw rubber mixing could be contemplated in the future as part of a longer term integration of the process.
- New and used elastomer covered metal roller cores and new and used elastomer covered sleeves (fiberglass, carbon fiber etc.) will be brought to the site for processing.
 - In the case of metal rollers, future metalworking activities such as light welding and metal turning (lathe work) and grinding could also be contemplated for those parts requiring “core repair” prior to rubber covering. These activities would typically fall under “machine shop”.
- Upon arrival and check in, the rubber is removed from previously used sleeves. This is performed on an engine lathe in a turning operation and / or in a grinder. Used rubber is disposed of via scavenger.
- Chemical based adhesives (bonding agents) will be brought to the site. These materials are used to prepare the metal or fiberglass to ensure that the elastomer adheres or “bonds” to the base material.
 - Adhesives are generally solvent based, and are painted or sprayed onto the metal or fiberglass prior to the application of unvulcanized elastomer.

- Storage of Adhesives may (or may not) need to be stored in approved flammable cabinets when not in use. Best handling practices will be employed and local fire codes will be adhered to.
- Once bonded with adhesives, sleeves are wrapped with uncured rubber. This process is performed in one several methods (all of which may be contemplated in the operation).
 - Rubber previously calendered into thin sheets are concentrically wrapped on the sleeve.
 - This process is performed on a lathe converted for such use.
 - Uncured rubber may be extruded into a strip and wound onto the sleeve in a helical manner.
 - This process is performed by feeding cold uncured rubber into an extruder, producing a continuous ribbon that is applied under pressure to a sleeve mounted in a lathe like turning / winding machine.
 - Uncured rubber may be extruded into a cylindrical barrel and applied to the sleeve in a continuous tube.
 - This process is performed by feeding cold uncured rubber into an extruder. Instead of producing a continuous ribbon (as above), the rubber flows into a cylindrical chamber. The sleeve is fed through the cylinder at one end and moves through the cylinder – coming out the other end with a continuous tube of rubber having been applied.
- All sleeves are then “bandaged” / wrapped with a continuous tape. The tape is applied under pressure, creating a sort of mold on the outside of the rubber, to contain pressure against the base sleeve, ensuring that any layers created in the process “flow” together during vulcanization to become one.
- After bandaging, sleeves are loaded into a high pressure autoclave and cured with heat while under pressure.
 - Heat is created in the autoclave via electric coils located inside the tank.
 - Pressure is created in the autoclave via compressed air.
 - Autoclave is an ASME approved vessel rated at 125 P.S.I.
- Cured sleeves are removed from the autoclave and allowed to cool.
- The cured rubber covering on the sleeve is then either:
 - Turned on a lathe to remove excess rubber
 - Cylindrically ground to precision tolerances.
 - These tasks are much like metal turning or grinding. Like machines are adapted for processing relatively soft rubber as compared to steel.
- Rubber grinding produces rubber dust that must be contained through some type of dust collection device.
 - Ligum NA currently plans to utilize small state of the art collectors inside the building to capture the particulate. This technology is currently being used in Europe and facilitates both the capture of the rubber dust at

the machine and the return of the hepa filtered air back into the factory space.

- The alternative state of the art industry practice employs a cyclone type dust collector, most often with both a cyclone and hepa filter(s) and sometimes sound attenuators.
 - These devices are typically located outside the building with ductwork into the building to the grinding source. (In the case of 1100 91st St., the logical location for the collector would be outside the North or East Wall of the building, to facilitate access for maintenance.
 - Some municipalities occasionally require that dust collectors be located inside the building.
 - It will be important to identify Kenosha's requirements on these devices. The conditional use permit must provide for both types dust collection in order for the site to be effective for Ligum N.A. use.
- As part of our application for a conditional use permit, it seems to make sense to ensure that we can avail ourselves to either technology and that the permit will grant both methods so that all options are covered for the long term.
- The completed ground rubber coverings are then polished in a lathe, inspected, packaged and prepared for shipment.

DAYS & HOURS OF OPERATION

Ligum N.A. expects to operate the facility as follows.

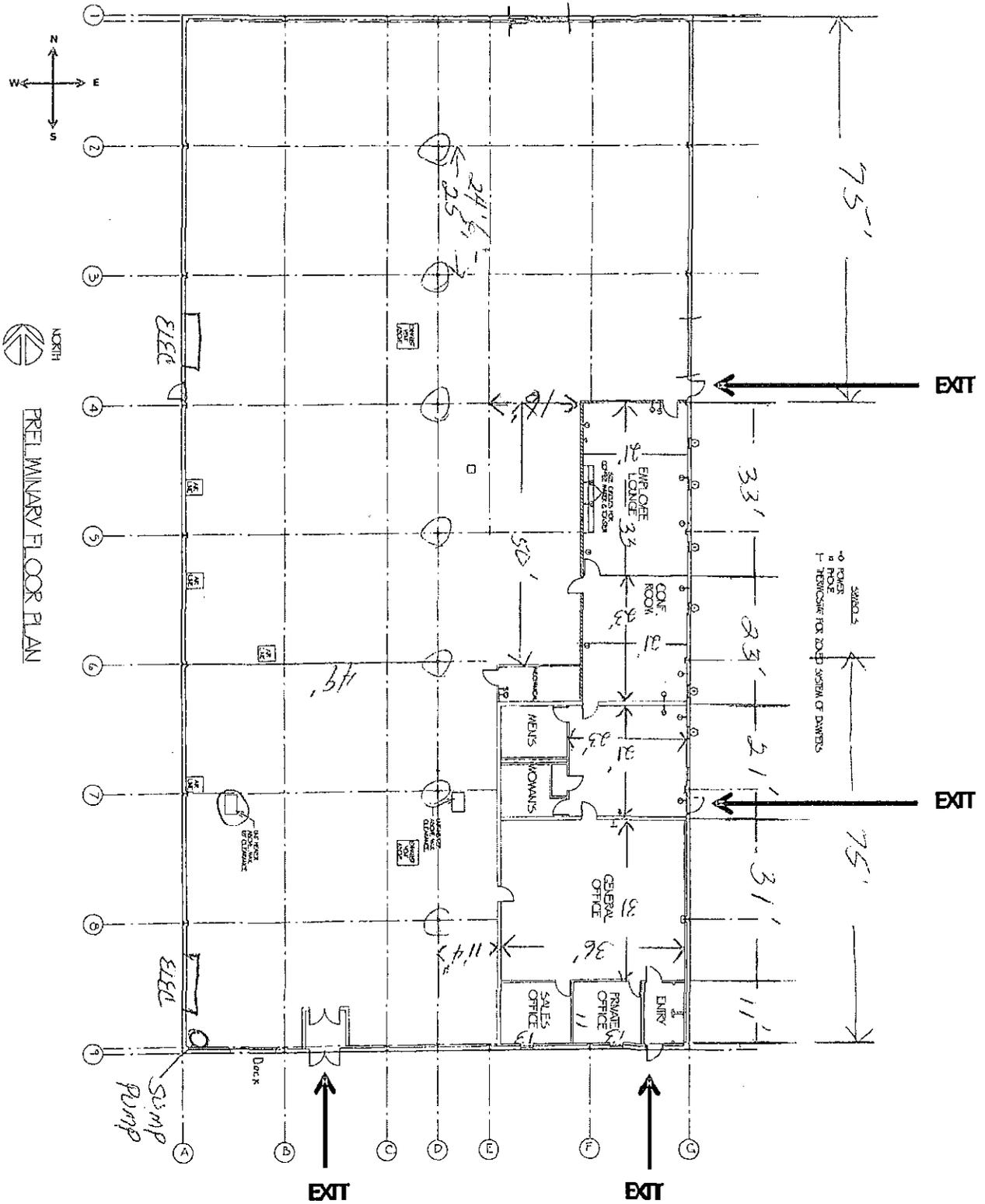
- At start up, we expect a one shift operation.
 - Anticipated range of hours of operation
 - 5:00 AM – 7:00 PM
- A second shift is contemplated as soon as workload requires
 - Anticipated range of hours of operation
 - 5:00 AM – 1:00 AM
- A third shift is contemplated as soon as workload requires
 - Anticipated range of hours of operation
 - 24 hours per day
- While a five (5) work day per week is presently contemplated, additional production and maintenance may be performed on as needed basis on Saturdays and Sundays.
 - A 7 day operation is possible and should be included as part of the conditional use permitting process, but not contemplated at this time.
 - In overtime situations, a six (6) day operation is very feasible.

BUILDING PLANS

- Building elevations
 - Building already exists. No elevation changes are contemplated.
 - A new company sign will be prepared.
 - Size, type etc. will comply with city codes for signage
 - Loading Dock sealer will be repaired and maintained ongoing.
- Materials and colors of walls, roof and exterior trim
 - Building already exists. No changes are contemplated
- Height of all structures
 - Building already exists. No changes are contemplated.
- Location of fire department connections
 - Building already exists. Fire department connection already exists.
 - Fire department connection is on the front (South) wall of the building.
- Letter of intent for fire suppression and detection
 - None needed. Building is already fully sprinklered.
 - Existing sprinkler system will be maintained and tested as required.
- Certificate of paid taxes and special assessments
 - To be worked out with seller of building at time of closing.
- Location and type of fire extinguisher and smoke detectors
 - Fire extinguishers will be acquired, located and marked strategically throughout the building – in compliance with existing fire prevention codes.
 - Smoke detectors will be acquired and located strategically throughout the building – in compliance with existing fire prevention codes.
- Building square footage and classification
 - Building already exists. No changes are contemplated. 20,000 sq. ft.
 - Zoning is M2
- Detailed floor plan including sizes, layout of rooms and exit locations
 - See below
 - Building already exists.
 - No significant floor plan changes are contemplated.
 - Existing areas to be cleaned, painted updated etc. only.

BUILDING PLANS

1100 91st St. Kenosha WI



SITE PLANS
Site already exists.

Previous site plans of other owners / tenants have been previously submitted to the city and previously approved. No changes to the site are contemplated.

Items shown below in this section are highlighted only to the extent that they may apply to this application for permit.

- Location, elevation and dimension of walls and fences.
 - The site is currently fenced with inserts in the fence material that shield the fenced area from view. It is presumed that this fencing has been previously approved by the city of Kenosha.
 - No changes are contemplated for the existing fencing, save general repair and maintenance.
 - To the extent permitted on the site, some outside storage may be contemplated with the height not to exceed the height of the fencing currently in place.
 - Materials (stored outside) shall not exceed the height of the fence and shall not be visible from grade level as measured from the 91st Street right-of-way and adjacent lot lines (from previous conditional use permit dated July 25, 2001).
- Location, elevation and dimensions of outdoor lighting.
 - There are presently outdoor lights on the exterior walls of the building.
 - The intent is to maintain and operate existing lighting during appropriate twilight, night and pre-dawn hours.
- Sign complies with Chapter 15 of the General Code
 - Presently there is no free standing sign on the site.
 - No free standing sign is presently contemplated for the site.
 - To the extent that a free standing sign could be contemplated in the future, Ligum NA would ensure that the sign complies with all General code.
 - The building presently evidences the previous presence of a sign on the South face of the building, but presently there is no sign on the building.
 - A sign may be contemplated for the building.
 - Final sign design and placement will comply with the General Code.
 -

PARKING / TRAFFIC

PARKING

Previous parking plans of other owners / tenants have been previously submitted to the city and previously approved. No changes to the site are contemplated.

TRAFFIC

- Employee
 - While predictions cannot be firm, it is reasonable to expect that this facility could one day employ as many as 15(+ / -) people per shift. Traffic would include their arrivals and departures including lunch / dinner traffic etc.
- Common Carrier / Service Trucking
 - It is reasonable to expect that there will be a steady flow of vehicle (including straight and semi-trailer) traffic in and out of this facility. Trucks making pick-ups or deliveries would be expected to be on site for only a short period of time.
 - It is expected that truck traffic would generally be processed only during daytime business hours.
- Summary
 - While traffic will certainly increase as compared to the site being vacant, it is not expected to be excessive, but rather commensurate for a small industrial business – given that the facility is only 20,000 sq. ft..

UTILITY PLANS

Previous Utility plans of other owners / tenants have been previously submitted to the city and previously approved. No changes to the site are contemplated.

DRAINAGE PLANS

Previous drainage plans of other owners / tenants have been previously submitted to the city and previously approved. No changes to the site are contemplated.

LANDSCAPE PLANS

Previous Landscape plans of other owners / tenants have been previously submitted to the city and previously approved. No changes to the site are contemplated.

- We expect to maintain the site on an “as is” basis, with only minor improvements / beautification with respect to lawn and shrubbery.

OPTIONAL SUBMITTALS AS DETERMINED BY REVIEW AUTHORITY

Given that this is an existing site, we will be pleased to provide greater detail as may be required by the City.

Respectfully Submitted,

Michael E. Koren
For Ligum North America, LLC

Mark Riley
KLC INVESTMENTS II LLC
8439 108th AVE
Pleasant Prairie, WI 53158
Cell: (262)818-4000
mark@rileymanagement.com

December 8, 2011

Brian R. Wilke
Development Coordinator
City of Kenosha - Dept. of City Development
625 52nd Street
Kenosha, WI 53140
(262)653-4049 Phone
(262)653-4045 Fax

RE:
A-Korn Roller, Inc. / Ligum N.A., LLC
Application for Conditional Use Permit
Ligum N.A., LLC
1100 91st St.
Kenosha, WI 53143

Dear Brian:

I am a Member (owner) in KLC INVESTMENTS II LLC, the current owner of record of 1100 91st St., Kenosha, WI 53143. Currently I am representing my company in the sale of the above referenced property to:

A-Korn Roller, Inc
3545 S. Morgan St.
Chicago, IL 60609
. or its assigns:

Ligum N.A., LLC
FEIN #45-3795666
Temporary address:
11782 Shag Bark Court
Burr Ridge, IL 60527

LDA Real Estate, LLC
11782 Shag Bark Court
Burr Ridge, IL 60527

It has come to my attention that Ligum N.A., LLC is applying for a Conditional Use Permit (CUP) for the business operations they plan to conduct in the 91st St. facility. Ligum's ability to obtain this permit from the City of Kenosha is a condition that must be met prior to the completion of their due diligence prior to closing.

Michael Koren (representing the purchaser) has informed me that the City of Kenosha requires that I authorize their CUP application, as they do not yet own the property.

The purpose of this letter is to acknowledge that I am aware of their application and to authorize Ligum's application at this time.

I hereby authorize Ligum N.A., LLC to apply for the CUP.

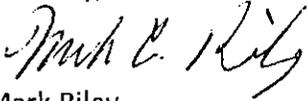
I respectfully request that the City of Kenosha process the CUP application and award the permit (presuming that the merits of the application warrant the award) to Ligum at its earliest possible convenience so that KLC and Ligum can proceed to closing on the sale/purchase of the property.

It is my understanding that this application will be on the Planning Commission agenda on January 5, 2012 and presuming a favorable result will proceed to the City Council meeting on Wednesday, January 18, 2012. Award of the permit by January 18, 2012 will align with our due diligence period and thereby prevent any delays to closing.

Thank you for your understanding and assistance with this matter. Obviously the real estate is of no use to Ligum without the permit – hence the condition in the sales contract.

Please feel free to contact me with any questions or comments as required.

Cordially,



Mark Riley

Member

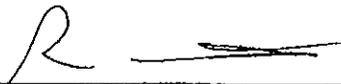
KLC INVESTMENTS II LLC

Department of City Development
625 - 52nd Street
Kenosha, Wisconsin 53140
(262) 653-4030, (262) 653-4045 (fax)

Conditional Use Permit Approval

Project Name:	ABC Supply contractors storage yard	Date: July 25, 2001
Location:	1100 - 91st Street	
Issued to:	Don Jeziorski ABC Supply Co., Inc. One ABC Parkway Beloit, WI 53511-4441	
Architect/Engineer/ Contractor (if applicable):		
Approval Date(s):	City Plan Commission - May 24, 2001 Department of City Development - July 25, 2001	
	<ul style="list-style-type: none">• Conditions of approval (see attachment)• Conditional use permit shall be null and void if a building permit is not obtained by: November 24, 2001	

Any questions regarding the approved conditional use permit should be directed to Jeffrey Labahn, Assistant City Planner, or Rich Schroeder, Development Coordinator, at 262-653-4030.



Ray Forgianni, Jr., Director
Department of City Development

cc O. Fred Nelson, Water Utility Manager
Daniel Wade, Police Chief
Mike Lemens, Acting Public Service Administrator
Nick Torcivia, Supervisor of Building Inspections
Joseph Kiser, Fire Chief
Paula Blise, Zoning Coordinator

Project Name:	ABC Supply contractors storage yard	Date: July 25, 2001
Location:	1100 - 91st Street	

Conditions of Approval:

1. Applicant shall obtain a parking lot permit from the Department of Public Works.
2. Applicant shall obtain erosion control, building, fence and occupancy permits from the Department of Neighborhood Services and Inspections.
3. Applicant shall obtain sign permits from the Department of Neighborhood Services and Inspections. All signs shall comply with Chapter 15 of the Code of General Ordinances.
4. Compliance with all City and State codes and ordinances.
5. Any changes to the approved plans shall require an amendment to the conditional use permit. All changes shall be submitted to the Department of City Development for review and approval.
6. The development shall be constructed per the approved plans on file with the Department of City Development. All drives and parking areas shall be paved and exterior lighting installed prior to the issuance of any occupancy permits. All other improvements, including landscaping, shall be completed per the approved plans prior to the issuance of a final occupancy permit.
7. All trash containers shall be stored within the enclosure.
8. Applicant shall meet all applicable conditions of approval and obtain a building permit by November 24, 2001, or the conditional use permit shall be null and void per Section 4.04 I. of the Zoning Ordinance.
9. Vehicles, materials and equipment shall only be parked/stored on designated paved areas in an orderly manner.
10. Materials shall not exceed the height of the fence and shall not be visible from grade level as measured from the 91st Street right-of-way and adjacent lot lines.

City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 5, 2012	Item 3
By Alderperson David Bogdala: To Amend various Sections of the Zoning Ordinance regarding "Crop Production as a Conditional Use", To Amend Section 12 B. entitled " Specific Words and Phrases", To Amend Tables 4.01, Group 1, Group 2, Group 3 and To Create Section 4.06 D.16 entitled "Crop Production in a Residential, Business, Manufacturing or Industrial District". PUBLIC HEARING			

LOCATION/SURROUNDINGS:

City - Wide

NOTIFICATIONS/PROCEDURES:

Alderman Bogdala, the Ordinance Sponsor, has been notified. This item will require final approval by the Common Council.

ANALYSIS:

- In January, the City Plan Commission reviewed a Crop Production Ordinance sponsored by the Mayor, which would make crop production a permitted use, provided it occurred on a parcel or contiguous group of parcels under the same ownership that totaled ten (10) acres. The City Plan Commission denied the Ordinance and the Mayor withdrew his sponsorship.
- The attached Ordinance would make crop production a Conditional Use in the Residential, (except for RR-3 and RS-1 where agriculture is currently permitted) Business and Manufacturing Zoning Districts.
- The Common Council would be the designated review authority.
- There would be no minimum lot size for crop production. Section 20 of the Ordinance defines crop production.
- The Ordinance was drafted by the City Attorney's Office.
- This item was deferred at the November 10, 2011 City Plan Commission meeting.

RECOMMENDATION:

For Commission review and recommendation.



Rich Schroeder, Assistant City Planner
/u2/acct/cp/ckays/1CPC/2012/Jan5/fact-zo-crop.odt

Jeffrey B. Labahn, Director of City Development

DRAFT 09/23/11
11/04/11

SPONSOR: ALDERPERSON DAVID BOGDALA

TO AMEND VARIOUS SECTIONS OF THE ZONING ORDINANCE REGARDING “CROP PRODUCTION AS A CONDITIONAL USE”, TO AMEND SECTION 12 B. ENTITLED “ SPECIFIC WORDS AND PHRASES”, TO AMEND TABLES 4.01 GROUP 1, GROUP 2, GROUP 3, AND TO CREATE SECTION 4.06 D.16 ENTITLED “CROP PRODUCTION IN A RESIDENTIAL, BUSINESS, MANUFACTURING OR INDUSTRIAL DISTRICT”

The Common Council of the City of Kenosha, Wisconsin, do ordain as follows:

Section One: Section **3.031 RR-1 RURAL SINGLE-FAMILY RESIDENTIAL**

DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C.6. Crop Production.

Section Two: Section **3.032 RR-2 SUBURBAN SINGLE-FAMILY RESIDENTIAL**

DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C.5. Crop Production.

Section Three: Section **3.05 RS-2 SINGLE-FAMILY RESIDENTIAL DISTRICT** of

the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 6. Crop Production.

Section Four: Section **3.06 RS-3 SINGLE-FAMILY RESIDENTIAL DISTRICT** of

the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 7. Crop Production.

Section Five: Section **3.07 RD TWO-FAMILY RESIDENTIAL DISTRICT** of the

Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 7. Crop Production.

Section Six: Section **3.08 RG-1 GENERAL RESIDENTIAL DISTRICT** of the

Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C.7. Crop Production.

Section Seven: Section **3.09 RG-2 GENERAL RESIDENTIAL DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 10. Crop Production.

Section Eight: Section **3.10 RM-1 MULTIPLE-FAMILY RESIDENTIAL DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 10. Crop Production.

Section Nine: Section **3.11 RM-2 MULTIPLE-FAMILY RESIDENTIAL DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 10. Crop Production.

Section Ten: Section **3.115 RM-3 ELDERLY AND HANDICAPPED HOUSING DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 8. Crop Production.

Section Eleven: Section **3.13 B-1 NEIGHBORHOOD BUSINESS DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 7. Crop Production.

Section Twelve: Section **3.14 B-2 COMMUNITY BUSINESS DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 23. Crop Production.

Section Thirteen: Section **3.15 B-3 CENTRAL BUSINESS DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 18. Crop Production.

Section Fourteen: Section **3.155 B-4 MIXED-USE DISTRICT** of the Zoning

Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

B.6. Crop Production.

Section Fifteen: Section 3.17 M-1 LIGHT MANUFACTURING DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 9. Crop Production.

Section Sixteen: Section 3.18 M-2 HEAVY MANUFACTURING DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 38 Crop Production

Section Seventeen: Section 3.31 TRD-1 TRADITIONAL SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C.6. Crop Production.

Section Eighteen: Section 3.32 TRD-2 TRADITIONAL MULTIPLE FAMILY RESIDENTIAL DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C.7. Crop Production.

Section Nineteen: Definition of “Agriculture” in Section 12. B of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby amended as follows:

Agriculture. The use of land for agricultural purposes, including farming, crop production, pasturage, horticulture, floriculture, viticulture, and the necessary accessory uses for packing, treating, or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities.

Section Twenty: Definition of “Crop Production” in Section 12.B of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby created as follows:

Crop Production. On a single tract of land comprising of one or more contiguous tax parcels under the same ownership engaging in activities included in subsector 111 Crop Production, set forth in the North American Industry Classification System (NAICS), United States, 1997, published by the executive office of the president, U.S. office of management and budget, as reproduced in full in the Wisconsin Property Assessment Manual; the prior provision notwithstanding, the term Crop Production does not include growing short rotation woody trees with a growing and harvesting cycle of ten (10) years or less for pulp or tree stock under NAICS

industry 111421.

Section Twenty-One: Table 4.01 of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby amended by adding the following definition as follows:

Table 4.01 Group 1 - Residential Conditional Uses, add the following:

Crop Production.....CC

Table 4.01 Group 2 - Business Conditional Uses, add the following:

Crop Production in the B-1, B-2, B-3 and B-4 Districts.....CC

Table 4.01 Group 3 – Manufacturing Uses, add the following:

Crop Production.....CC

Section Twenty-Two: Section 4.06 D. 16 of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby created as follows:

16. Crop Production in a Residential, Business, Manufacturing or Industrial District:

- a. **Building Plan** as required in Sections 4.05 B. and 14.07 B. of the Zoning Ordinance.
- b. **Site Plan** as required in Sections 4.05 C and 14.07 C. of the Zoning Ordinance.
- c. **Drainage Plan** as required in Sections 4.05 E. and 14.07 F. of the Zoning ordinance.
- d. **Landscape Plan** as required in Sections 4.05 E. and 14.07 F. of the Zoning Ordinance.
- e. **Utility Plan** as required in Sections 4.05 F. and 14.07 D. of the Zoning Ordinance.
- f. **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.

Section Twenty-Three: This Ordinance shall become effective upon passage and publication.

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
EDWARD R. ANTARAMIAN
City Attorney

ZONING ORDINANCE NO. _____

SPONSOR: ALDERPERSON DAVID BOGDALA

TO AMEND VARIOUS SECTIONS OF THE ZONING ORDINANCE REGARDING “CROP PRODUCTION AS A CONDITIONAL USE”, TO AMEND SECTION 12 B. ENTITLED “ SPECIFIC WORDS AND PHRASES”, TO AMEND TABLES 4.01, GROUP 1, GROUP 2, GROUP 3 AND TO CREATE SECTION 4.06 D.16 ENTITLED “CROP PRODUCTION” IN A RESIDENTIAL, BUSINESS, MANUFACTURING OR INDUSTRIAL DISTRICT”

The Common Council of the City of Kenosha, Wisconsin, do ordain as follows:

Section One: Section 3.031 RR-1 RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C.6. Crop Production.

Section Two: Section 3.032 RR-2 SUBURBAN SINGLE-FAMILY RESIDENTIAL DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C.5. Crop Production.

Section Three: Section 3.05 RS-2 SINGLE-FAMILY RESIDENTIAL DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 6. Crop Production.

Section Four: Section 3.06 RS-3 SINGLE-FAMILY RESIDENTIAL DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 7. Crop Production.

Section Five: Section 3.07 RD TWO-FAMILY RESIDENTIAL DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 7. Crop Production.

Section Six: Section 3.08 RG-1 GENERAL RESIDENTIAL DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:
C.7. Crop Production.

Section Seven: Section **3.09 RG-2 GENERAL RESIDENTIAL DISTRICT** of the

Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 10. Crop Production.

Section Eight: Section **3.10 RM-1 MULTIPLE-FAMILY RESIDENTIAL**

DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 10. Crop Production.

Section Nine: Section **3.11 RM-2 MULTIPLE-FAMILY RESIDENTIAL**

DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 10 . Crop Production.

Section Ten: Section **3.115 RM-3 ELDERLY AND HANDICAPPED HOUSING**

DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 8. Crop Production.

Section Eleven: Section **3.13 B-1 NEIGHBORHOOD BUSINESS DISTRICT**

of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 7. Crop Production.

Section Twelve: Section **3.14 B-2 COMMUNITY BUSINESS DISTRICT** of the

Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 23. Crop Production.

Section Thirteen: Section **3.15 B-3 CENTRAL BUSINESS DISTRICT** of the Zoning

Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 18. Crop Production.

Section Fourteen: Section **3.155 B-4 MIXED-USE DISTRICT** of the Zoning Ordinance

for the City of Kenosha, Wisconsin, is hereby amended to include the following:

B.6. Crop Production.

Section Fifteen: Section 3.17 M-1 LIGHT MANUFACTURING DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 9. Crop Production.

Section Sixteen: Section 3.18 M-2 HEAVY MANUFACTURING DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 38 Crop Production

Section Seventeen: Section 3.31 TRD-1 TRADITIONAL SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C.6. Crop Production.

Section Eighteen: Section 3.32 TRD-2 TRADITIONAL MULTIPLE FAMILY RESIDENTIAL DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C.7. Crop Production.

Section Nineteen: Definition of “Agriculture” in Section 12.B of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended as follows:

Agriculture. The use of land for agricultural purposes, including farming, crop production, pasturage, horticulture, floriculture, viticulture, and the necessary accessory uses for packing, treating, or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities.

Section Twenty : Definition of “Crop Production” in Section 12. B of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby created as follows:

Crop Production. On a single tract of land comprising of one or more contiguous tax parcels under the same ownership engaging in activities included in subsector 111 Crop Production, set forth in the North American Industry Classification System (NAICS), United States, 1997, published by the executive office of the president, U.S. office of management and budget, as reproduced in full in the Wisconsin Property Assessment Manual; the prior provision notwithstanding, the term Crop Production does not include growing short rotation woody trees with a growing and harvesting cycle of ten (10) years or less for pulp or tree stock under NAICS industry 111421.

Section Twenty-One: Table 4.01 of the Zoning Ordinance for the City of Kenosha,

Wisconsin is hereby amended by adding the following definition as follows:

Table 4.01 Group 1 - Residential Conditional Uses, add the following:

Crop Production.....CC

Table 4.01 Group 2 - Business Conditional Uses, add the following:

Crop Production in the B-1, B-2, B-3 and B-4 Districts.....CC

Table 4.01 Group 3 – Manufacturing Uses, add the following:

Crop Production.....CC

Section Twenty-Two: Section 4.06 D. 16 of the Zoning Ordinance for the City of

Kenosha, Wisconsin is hereby created as follows:

16. Crop Production in a Residential, Business, Manufacturing or Industrial District:

- a. **Building Plan** as required in Sections 4.05 B. and 14.07 B. of the Zoning Ordinance.
- b. **Site Plan** as required in Sections 4.05 C and 14.07 C. of the Zoning Ordinance.
- c. **Drainage Plan** as required in Sections 4.05 E. and 14.07 F. of the Zoning ordinance.
- d. **Landscape Plan** as required in Sections 4.05 E. and 14.07 F. of the Zoning Ordinance.
- e. **Utility Plan** as required in Sections 4.05 F. and 14.07 D. of the Zoning Ordinance.
- f. **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.

Section Twenty-Three: This Ordinance shall become effective upon passage and

publication.

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
EDWARD R. ANTARAMIAN
City Attorney

City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 5, 2012	Item 4
City Plan Commission Resolution to Approve an Amendment to "A Comprehensive Plan for the City of Kenosha: 2035", to rescind designation of 55th Street from 47th to 49th Avenue. (District #16) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 55th Street between 47th and 49th Avenue

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Downing, has been notified. This City Plan Commission Resolution recommends the Common Council approve the Amendment through a Zoning Ordinance Amendment.

ANALYSIS:

- Wisconsin Statutes require the City Plan Commission to adopt a City Plan Commission Resolution to recommend that the Common Council adopt amendments to the Comprehensive Plan.
- The attached Resolution satisfies this requirement and will be attached to the Zoning Ordinance to create Subsection 18.02 m. to Amend the Comprehensive Plan to remove a portion of future right-of-way from the Official Map, if the City Plan Commission supports the removal of the future street.
- If the Commission supports this Amendment, a separate Resolution is also required to amend the City's Official Map.

RECOMMENDATION:

For Commission review and action.



Rich Schroeder, Assistant City Planner
/u2/acct/cp/ckays/1CPC/2012/Jan5/fact-rescpc-off map-55s.odt

Jeffrey B. Labahn, Director of City Development

CITY PLAN COMMISSION RESOLUTION # ____-12

By: City Plan Commission

**Amendment to "A Comprehensive Plan for the City of Kenosha: 2035"
(To Rescind Designation of 55th Street from 47th to 49th Avenue)**

WHEREAS, the City of Kenosha, pursuant to Section 62.23 of the Wisconsin Statutes, has established the City Plan Commission; and

WHEREAS, the Common Council adopted "A Comprehensive Plan for the City of Kenosha: 2035" on April 19, 2010, following extensive public participation; and

WHEREAS, a property owner has submitted a request to eliminate 55th Street as a future street from 47th to 49th Avenue, as mapped on the attached Supplement No. FS1-12 and on the Land Use Plan map adopted by the Common Council as part of the Comprehensive Plan; and

WHEREAS, the City Plan Commission finds that the Comprehensive Plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001(2) of the Wisconsin Statutes and the Comprehensive Plan, with the proposed amendment, is internally consistent; and

WHEREAS, the City has duly noticed and will hold a public hearing on the proposed amendment, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes.

NOW, THEREFORE BE IT RESOLVED that pursuant to Section 66.1001(4)(b), the City Plan Commission for the City of Kenosha, Wisconsin, hereby approves the amendment to "A Comprehensive Plan for the City of Kenosha: 2035" as shown on Supplement No. FS1-12.

BE IT FURTHER RESOLVED, that the City Plan Commission, for the City of Kenosha, Wisconsin, does hereby recommend that the Common Council enact a Zoning Ordinance adopting the Comprehensive Plan Amendment.

Adopted this ____ day of _____, 2012

ATTEST:

Jeffrey B. Labahn, Secretary of City Plan Commission

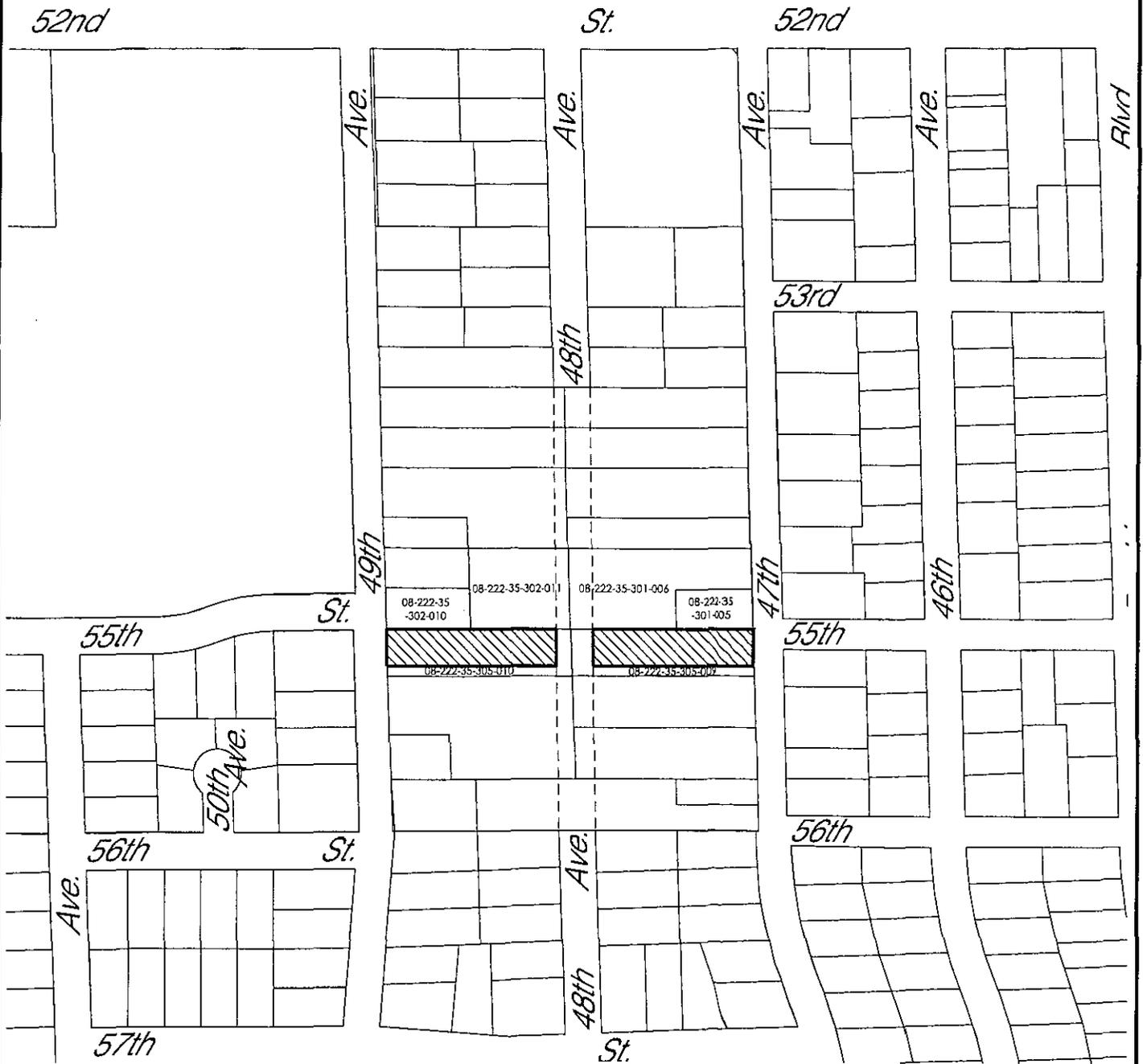
APPROVE:

Mayor Keith Bosman, Chairman of City Plan Commission

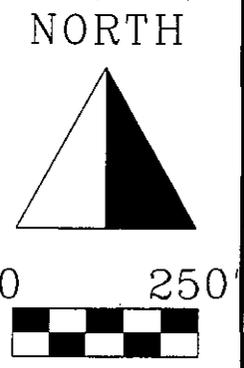
City of Kenosha

Official Map Amendment 55th Street from 47th to 49th Avenues

SUPPLEMENT NO. FS1-12
RESOLUTION NO. _____
LIS PENDENS _____
DOC. NO. _____



 Future Street Requested to be Removed



City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 5, 2012	Item 5
By the Mayor - Resolution To Amend the Official Map for the City of Kenosha, Wisconsin, To Rescind the Designation of 55th Street from 47th Avenue to 49th Avenue as a Future Street, Pursuant to Section 62.23(6), Wisconsin Statutes. (District #16) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 55th Street between 47th and 49th Avenue

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Downing, has been notified. This item will also be reviewed by the Public Works Committee and the Common Council. Abutting property owners have been notified.

ANALYSIS:

- A property owner has submitted a letter, with signatures from the other abutting property owners, requesting the City to remove the future street designation for 55th Street between 47th and 49th Avenue.
- Currently, 55th Street is neither dedicated nor constructed. An existing home is located within the west part of the future street. The east part of the future street is vacant.
- With the proposed elimination, 48th Avenue would remain as a future street. Elimination of 55th Street would result in no cross street for 48th Avenue for 5 blocks, which is generally discouraged.
- The future street designation has been on the City's map for over 25 years. The City can either remove the entire street from the Official Map, retain the designation or only remove the east or west half of the street. The vacant property cannot be developed with the existing designation. If the future street designation remains, the City should look at acquiring the two (2) parcels.
- If the City agrees to remove the street from the Official Map, a Resolution designating this removal is attached.
- City Departments have been contacted. Both Police and Public Works Departments indicated they had no objection at this time.

RECOMMENDATION:

For Commission review and recommendation.



Rich Schroeder, Assistant City Planner
/u2/acct/cp/ckays/1CPC/2012/Jan5/fact-res-off map-55s.odt

Jeffrey B. Labahn, Director of City Development

RESOLUTION NO. _____

BY: THE MAYOR

TO AMEND THE OFFICIAL MAP FOR THE CITY OF KENOSHA, WISCONSIN, TO RESCIND THE DESIGNATION OF 55TH STREET FROM 47TH AVENUE TO 49TH AVENUE AS A FUTURE STREET, PURSUANT TO SECTION 62.23(6), WISCONSIN STATUTES

WHEREAS, Section 62.23(6)(c), Wisconsin Statutes, provides for the establishment of an official City map for the purpose of conserving and promoting the public health, safety, convenience, and general welfare; and,

WHEREAS, the City of Kenosha, Wisconsin, previously adopted future streets on its Official Map in order to ensure proper development and access within the neighborhood lying within the Southwest Quarter of Section 35, Town 2 North, Range 22 East of the Fourth Principal Meridian, in the City of Kenosha in Kenosha County, Wisconsin, more generally described as 55th Street from 47th Avenue to 49th Avenue; and,

WHEREAS, said future street described as 55st Street from 47th Avenue to 49th Avenue is no longer required to serve the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that pursuant to the authority of Section 62.23(6) of the Wisconsin Statutes, the Official Map for the City of Kenosha, Wisconsin, be and hereby is amended by removing therefrom 55th Street from 47th Avenue to 49th Avenue as a future street as depicted on Supplement No. FS1-12.

BE IT FURTHER RESOLVED, that the City Clerk/Treasurer is hereby directed to file a certified copy of this Resolution, along with the attached Supplement No. FS1-12, in the Office of the Register of Deeds for Kenosha County, Wisconsin.

BE IT FURTHER RESOLVED, that this resolution shall not be effective until an ordinance amending the Comprehensive Plan consistent herewith is effective.

Adopted this ____ day of _____, 2011.

ATTEST: _____ City Clerk

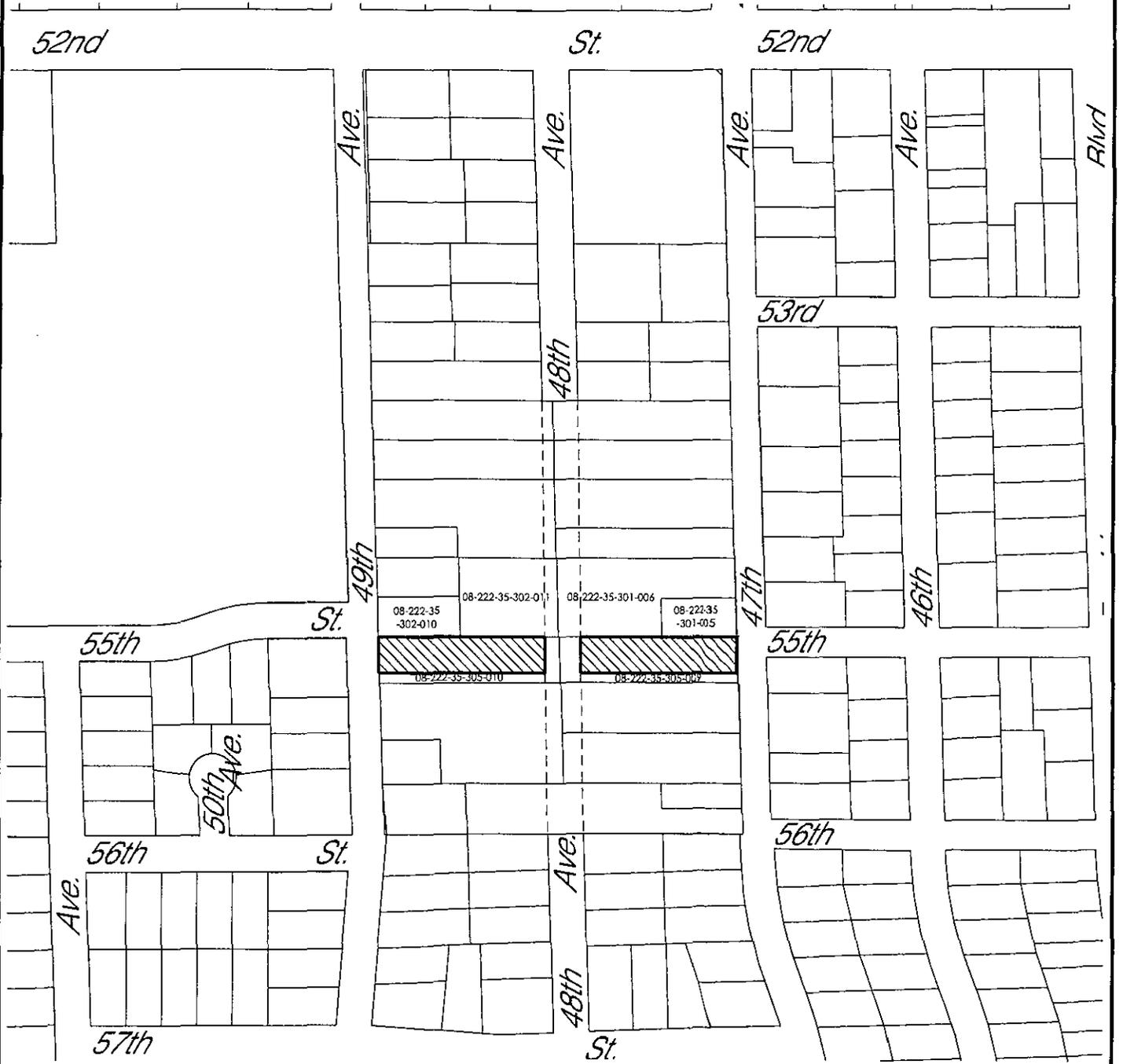
APPROVED: _____ Mayor Date: _____

Drafted By:
MATTHEW A. KNIGHT
Deputy City Attorney

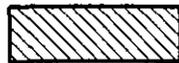
City of Kenosha

Official Map Amendment 55th Street from 47th to 49th Avenues

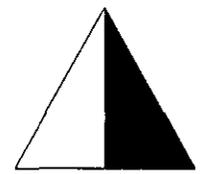
SUPPLEMENT NO. PSI-12
RESOLUTION NO. _____
LIS PENDENS _____
DOC. NO. _____



NORTH



Future Street Requested to be Removed





7210 Pershing Blvd.
Kenosha, Wisconsin
262-694-7185
cfilippelli@wi.rr.com
November 10, 2011

Jeff Lebon
City Development Director
Kenosha, WI

Dear Mr. Lebon,

I am writing to you today in regards to a parcel of property that I own that I would like the city to vacate. It is located at 5502 55th Street, Parcel # 08-222-35-305-009. The property was originally owned by my father, Eugenio Filippelli, who purchased it over 25 years ago. He used the property for growing produce which he sold at Farmer's Market.

When my father purchased these lots, he knew that at some point the city may use the property to put a road through. He is now too old to farm it any longer, and I have acquired the property. I, too, was interested in using it for growing produce. I found out, however, that I cannot put a shed on the property because there not a house on it. (My father's home was located near the property so this was not an issue with him.) This would make using the land difficult since I would not be able to house equipment on it.

I have decided that I would like to sell the property and want the city to vacate it so that I can do so. There is already a house to the west of my parcel that would be in the way of the road as well. I do not see any reason why a house could not be built on the property that I own also.

I have been in contact with my alderman, Jesse Downing, in regard to this matter, and he directed me to write to you. Attached to this letter are the names, addresses, and signatures of home owners that are adjacent to my property and who agree with my request.

I thank you for taking action on this for me.

Sincerely,

Carlo Filippelli

Lot Address: 5502 55th Street

Parcel size: 75 x 331

Parcel # 08-222-35-305-009

I have been informed by Carlo Filippelli of his intention to have the city vacate his property at 5502 55th Street, thus removing the probability of a road going through it and a house being built on it instead. His property is adjacent to mine.

Name: Tim Gray
Address: 5424-47th Ave
Signature: Timothy D. Gray
Date: 11-10-11

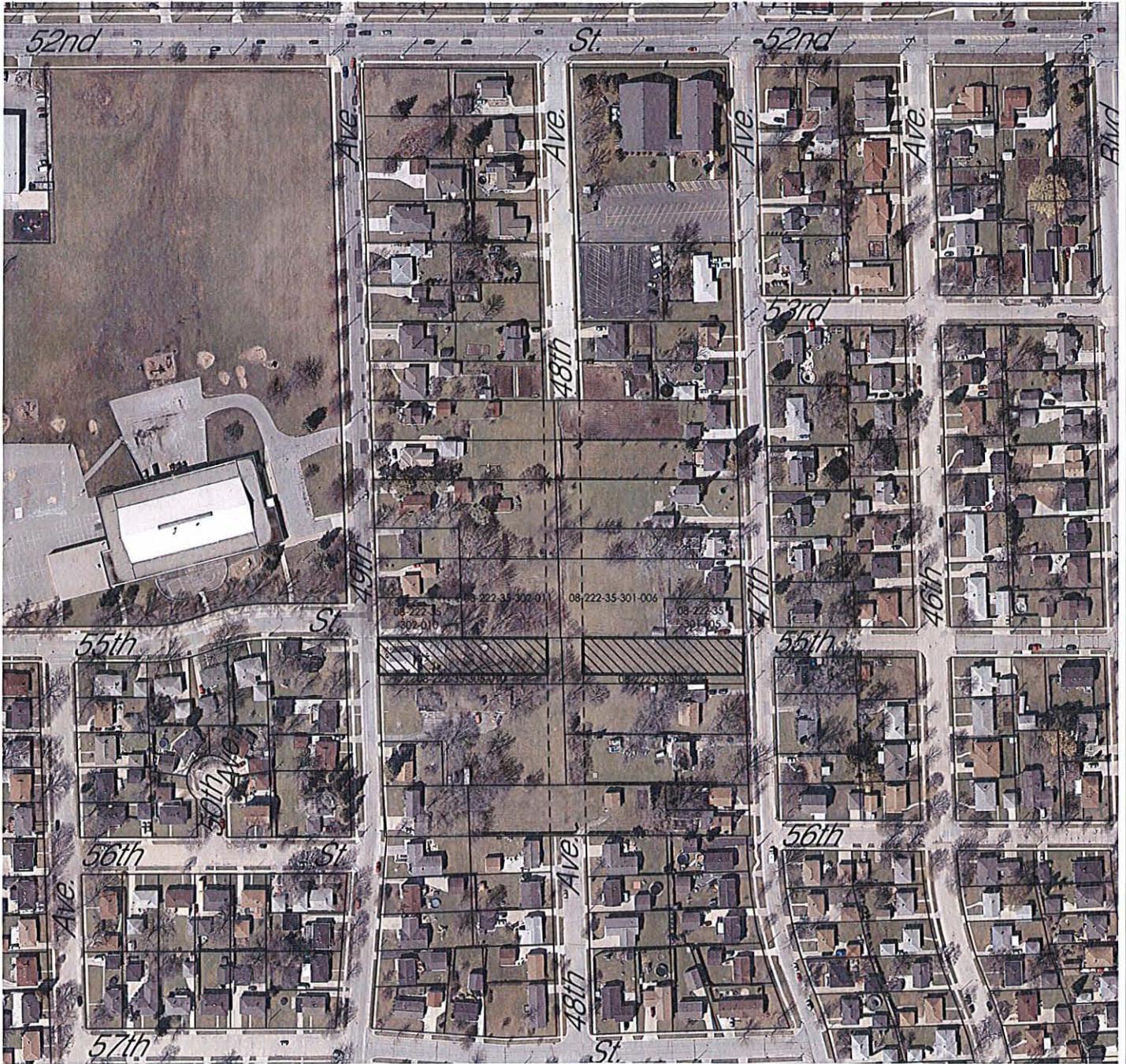
Name: June Poppie
Address: 5439-49th Ave
Signature: June Poppie
Date: 11/16/11

Name: Jared Smith
Address: 5503 49th ave.
Signature: Jared K. Smith
Date: 11-10-11

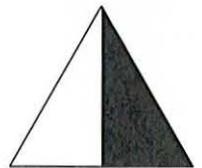
City of Kenosha

Official Map Amendment 55th Street from 47th to 49th Avenues

SUPPLEMENT NO. FS1-12
RESOLUTION NO. _____
LIS PENDENS _____
DOC. NO. _____



NORTH



0 250'



Future Street Requested to be Removed

City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 5, 2012	Item 6
By the City Plan Commission - To Create Subsection 18.02 m. of the Zoning Ordinance to Amend the Comprehensive Plan to remove a portion of 55th Street Future Right Of Way from the Official Map. (District #16) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 55th Street between 47th and 49th Avenue

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- The Common Council adopted *A Comprehensive Plan for the City of Kenosha: 2035* on April 19, 2010.
- Wisconsin Statutes require the Common Council to adopt an Ordinance for Amendments to the Comprehensive Plan.
- The attached Zoning Ordinance references a separate Resolution which identifies the Amendment to the City's Official Map and Land Use Plan in the Comprehensive Plan. The Amendment will remove 55th Street between 47th and 49th Avenue as a future street.

RECOMMENDATION:

For Commission review and recommendation.


Rich Schroeder Assistant City Planner
/u2/acct/cp/ckays/1CPC/2012/Jan5/fact-zo-1802m-55s.odt

Jeffrey B. Labahn, Director of City Development

ZONING ORDINANCE NO. _____

BY: CITY PLAN COMMISSION

**TO CREATE SUBSECTION 18.02 m. OF THE ZONING
ORDINANCE TO AMEND THE COMPREHENSIVE PLAN
TO REMOVE A PORTION OF 55TH STREET FUTURE RIGHT
OF WAY FROM THE OFFICIAL MAP**

The Common Council of the City of Kenosha, Wisconsin, do ordain as follows:

Section One: Subsection 18.02 m. of the Zoning Ordinance for the City of

Kenosha, Wisconsin, is hereby created as follows:

18.02 The comprehensive plan adopted in subsection 18.01 is amended by the following:

m. By Common Council Resolution _____ on file with the City Clerk.

Section Two: This Ordinance shall become effective upon passage and publication.

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
MATTHEW A. KNIGHT
Deputy City Attorney

CITY PLAN COMMISSION RESOLUTION # ____-12

By: City Plan Commission

**Amendment to "A Comprehensive Plan for the City of Kenosha: 2035"
(To Rescind Designation of 55th Street from 47th to 49th Avenue)**

WHEREAS, the City of Kenosha, pursuant to Section 62.23 of the Wisconsin Statutes, has established the City Plan Commission; and

WHEREAS, the Common Council adopted "A Comprehensive Plan for the City of Kenosha: 2035" on April 19, 2010, following extensive public participation; and

WHEREAS, a property owner has submitted a request to eliminate 55th Street as a future street from 47th to 49th Avenue, as mapped on the attached Supplement No. FS1-12 and on the Land Use Plan map adopted by the Common Council as part of the Comprehensive Plan; and

WHEREAS, the City Plan Commission finds that the Comprehensive Plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001(2) of the Wisconsin Statutes and the Comprehensive Plan, with the proposed amendment, is internally consistent; and

WHEREAS, the City has duly noticed and will hold a public hearing on the proposed amendment, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes.

NOW, THEREFORE BE IT RESOLVED that pursuant to Section 66.1001(4)(b), the City Plan Commission for the City of Kenosha, Wisconsin, hereby approves the amendment to "A Comprehensive Plan for the City of Kenosha: 2035" as shown on Supplement No. FS1-12.

BE IT FURTHER RESOLVED, that the City Plan Commission, for the City of Kenosha, Wisconsin, does hereby recommend that the Common Council enact a Zoning Ordinance adopting the Comprehensive Plan Amendment.

Adopted this ____ day of _____, 2012

ATTEST:

Jeffrey B. Labahn, Secretary of City Plan Commission

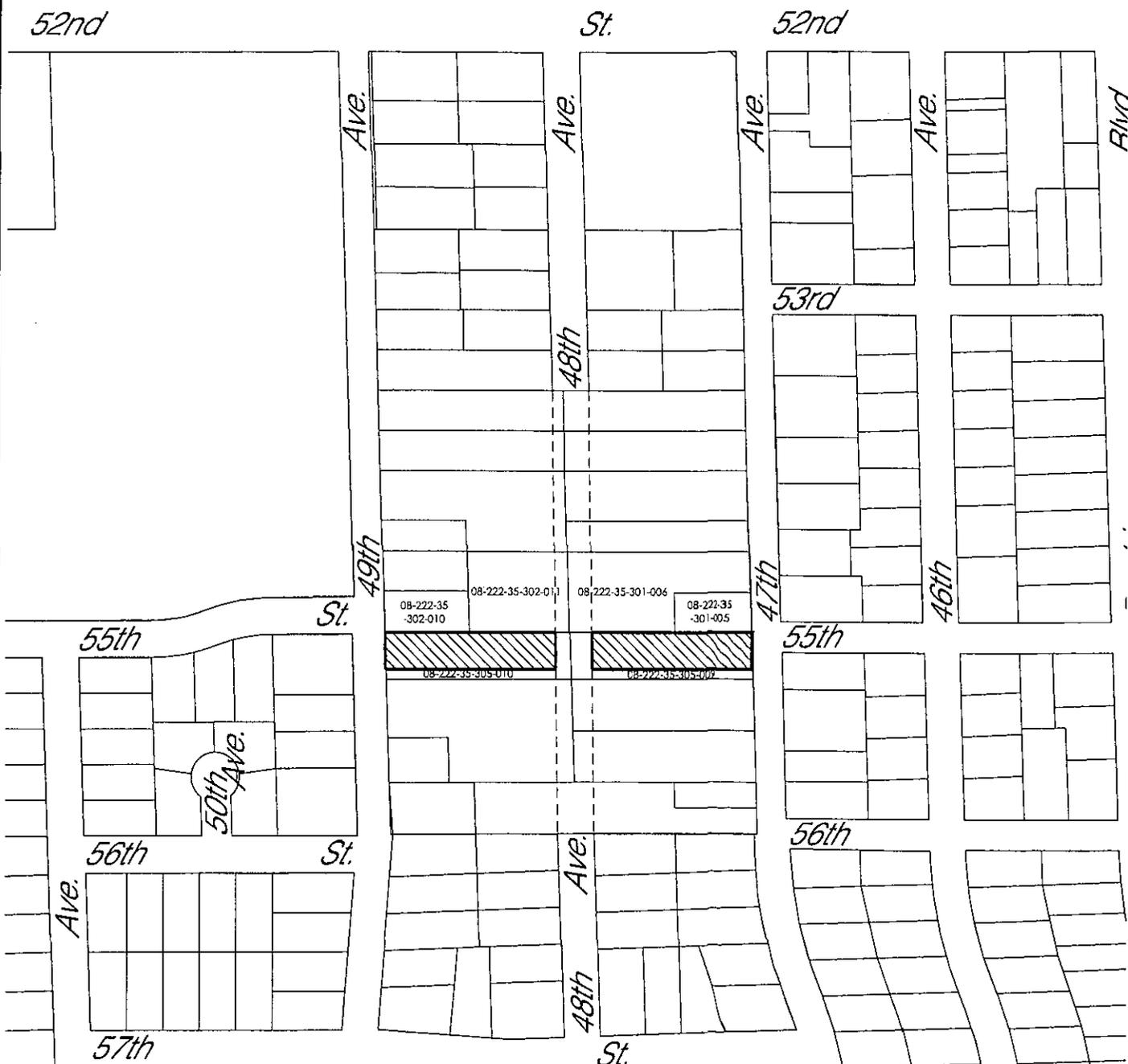
APPROVE:

Mayor Keith Bosman, Chairman of City Plan Commission

City of Kenosha

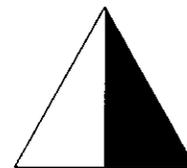
Official Map Amendment 55th Street from 47th to 49th Avenues

SUPPLEMENT NO. FS1-12
RESOLUTION NO. _____
LIS PENDENS _____
DOC. NO. _____



Future Street Requested to be Removed

NORTH



0 250'



City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 5, 2012	Item 7
City Plan Commission Resolution to Amend Chapter 6 entitled Existing Plans & Ordinances for the Comprehensive Plan for the City of Kenosha: 2035, adoption of the Kenosha County Hazard Mitigation Plan Update: 2011 - 2015. PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: N/A

NOTIFICATIONS/PROCEDURES:

The final plan will require approval by the Common Council.

ANALYSIS:

- The previous Hazard Mitigation Plan was prepared by Southeastern Wisconsin Regional Planning Commission (SEWRPC) in 2005. FEMA requires that this plan be updated every five (5) years.
- The updated plan was prepared by SEWRPC under the guidance of the Kenosha County Hazard Mitigation Task Force, which included representatives from all communities.
- Preparation and adoption of the plan is required to maintain eligibility for hazard mitigation funding and grant programs administered by State and Federal government.
- A summary of the plan is attached.

RECOMMENDATION:

For Commission review and recommendation.



Rich Schroeder, Assistant City Planner
/u2/acct/cp/ckays/1CPC/2012/Jan5/fact-rescpc-haz plan.odt

Jeffrey B. Labahn, Director of City Development

CITY PLAN COMMISSION RESOLUTION # ____ - 12

By: City Plan Commission

**To Amend Chapter 6 entitled Existing Plans & Ordinances
for the Comprehensive Plan for the City of Kenosha: 2035
(Adoption of the Kenosha County Hazard Mitigation Plan Update: 2011 - 2015)**

WHEREAS, the City of Kenosha, pursuant to Section 62.23 of the Wisconsin Statutes, has established the City Plan Commission; and

WHEREAS, the Common Council adopted *A Comprehensive Plan for the City of Kenosha: 2035* at their meeting on April 19, 2010, following extensive public participation; and

WHEREAS, the Southeastern Wisconsin Regional Planning Commission has prepared an update to the 2005 Kenosha Hazard Mitigation Plan as required by FEMA.

WHEREAS, the City Plan Commission finds that the Comprehensive Plan, with the proposed Amendment, contains all of the required elements specified in Section 66.1001(2) of the Wisconsin Statutes and the Comprehensive Plan, with the proposed Amendment, is internally consistent; and

WHEREAS, the City has duly noticed and will hold a public hearing on the proposed Amendment, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes.

NOW, THEREFORE BE IT RESOLVED, that pursuant to Section 66.1001(4)(b), the City Plan Commission for the City of Kenosha, Wisconsin, hereby approves the Kenosha County Hazard Mitigation Plan Update: 2011 - 2015, dated June 2010.

Adopted this _____ day of _____, 2011

ATTEST:

Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVE:

Mayor Keith Bosman, Chairman of City Plan Commission

DRAFTED BY: CITY ATTORNEY

/u2/acct/cp/ckays/1CPC/2012/Jan5/respcp-haz plan-121511.odt

FACT SHEET: KENOSHA COUNTY HAZARD MITIGATION PLAN UPDATE

BACKGROUND

The Kenosha County hazard mitigation plan update, which revises the County's initial 2005 hazard mitigation plan, sets forth the most appropriate, feasible, and effective hazard mitigation strategy for Kenosha County and the local units of government within the County over the period 2011 through 2015. The Federal Emergency Management Agency (FEMA) requires that the plan be reviewed and updated every five years. The updated plan, which was prepared by the staffs of the Kenosha County Division of Emergency Management, the Kenosha County Division of Planning and Development, and the Southeastern Wisconsin Regional Planning Commission (SEWRPC), is documented in SEWRPC Community Assistance Report No. 278 (2nd edition), *Kenosha County Hazard Mitigation Plan Update: 2011-2015*, March 2011.

Preparation and adoption of the updated plan is necessary to retain County eligibility for mitigation funding for the FEMA Hazard Mitigation Grant Program and the Pre-Disaster Mitigation Program administered by the Wisconsin Department of Military Affairs, Division of Emergency Management (WEM). All of the municipalities in the County are covered by the plan.

The plan was developed under the guidance of the Kenosha County All Hazards Mitigation Plan Task Force, which was created by the County specifically for plan development purposes and is comprised of elected and appointed officials; agency and business representatives; and citizens from throughout the County knowledgeable in hazard mitigation matters. Where appropriate, the members of the original Task Force were reappointed for this plan update. In assembling the Task Force, the County Planning and Development Division and Division of Emergency Management sought representatives from a cross-section of community interests. The chief elected official of each municipality in the County was invited to participate. Invitations to participate on the Task Force were sent by to over 47 people, including elected and appointed officials and representatives of law enforcement agencies, fire departments, public health departments, public works departments, and private sector firms. Also, the County issued a news release announcing the formation of the Task Force and inviting participation.

The Task Force met three times during the plan preparation period to provide input on the types of hazards to be considered and appropriate mitigation strategies, and to review the draft report chapters. Copies of draft plan chapters were placed in downloadable form on the website of the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and a webpage was available on the website so members of the public could ask questions and submit comment upon the draft plan update. When the draft plan was completed, a public informational meeting was held at the Kenosha County Center on October 28, 2010.

FOCUS OF THE PLANNING EFFORT

The focus of this planning effort is upon hazard mitigation measures. Such measures generally involve long-term, often permanent, measures designed to reduce the exposure to, probability of, or potential risk to human life and property from hazardous events. Such measures tend to focus on actions related to where and how to build structures, education to reduce losses or injury, and programs to improve the safety of identified hazard areas. A hazard mitigation plan outlines the strategy for mitigating the hazards potentially impacting a county or municipality.

The mitigation plan should be distinguished from, but compatible with, an emergency operations plan. Such a plan is defined as a plan which describes how people and property will be protected in disaster and disaster threat situations; details who is responsible for carrying out specific actions; identifies the personnel, equipment, facilities, supplies, and other resources available for use in the disaster; and outlines how all actions will be coordinated.

PLANNING ANALYSIS AND PLAN COMPONENTS

The analysis includes three components: 1) profile and analysis of hazard events; 2) community vulnerability assessments; and 3) development of hazard mitigation strategies.

The updated plan reviews implementation of the initial plan and includes revised and updated inventories of:

- Demographic data,
- Existing and planned land use,

- Transportation and utility systems,
- Critical community facilities,
- Existing regulations and programs, and
- Hazard occurrence and expected damages.

The updated plan takes an “all hazards” approach and identifies and provides mitigation strategies for a variety of hazards including both natural hazards and human-induced hazards. Natural hazards identified include:

- Flooding,
- Thunderstorms, high winds, hail, and lightning,
- Tornadoes,
- Extreme temperatures,
- Winter storms,
- Lake Michigan coastal erosion,
- Drought,
- Fog, and
- Wild fires

Human-induced hazards identified include:

- Transportation accidents,
- Contamination or loss of water supply,
- Hazardous material incidents,
- Terrorism, and
- Power outage

The updated plan identifies and recommends priority mitigation strategies for the identified hazards. For flooding, the recommended priority mitigation strategies include:

- Floodland and wetland zoning and zoning review,
- Preservation of open space and sensitive areas,
- Purchase, demolition, and removal or floodproofing of 318 structures,
- Stream channel clearing, maintenance, or rehabilitation,
- Stormwater management planning, regulation, and facility maintenance,
- National Flood Insurance Program map updating,
- Elevation surveys of buildings near flood hazard areas, and
- Restoration of prairies and wetlands.

Recommended priority mitigation strategies for weather-related hazards include:

- Maintaining early warning systems,
- Public information and education,
- Identifying and advertizing shelters,
- Reviewing and enforcing building code requirements, and
- Coordination of local government emergency operations and response plans.

Recommended priority mitigation strategies for human induced hazards include:

- Public information and education,
- Continued coordination of emergency response, and
- Continued support of training, equipping, planning, and preparedness for emergency responders.

<p>City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030</p>	<p>Kenosha City Plan Commission FACT SHEET</p>	<p>January 5, 2012</p>	<p>Item 8</p>
<p>By the Mayor - Resolution for Adoption of Kenosha County Hazard Mitigation Plan Update: 2011 - 2015. PUBLIC HEARING</p>			

LOCATION/SURROUNDINGS:

Site: City-Wide

NOTIFICATIONS/PROCEDURES:

This item will be reviewed by the Public Safety & Welfare, Public Works and Stormwater Utility Committees. Final approval by the Common Council is required.

ANALYSIS:

- The Hazard Mitigation Plan is an update to the 2005 plan. FEMA requires that the plan be reviewed and updated every 5 years.
- The adoption of the plan is required to remain eligible for hazard and disaster funds.
- A summary of the plan is attached. The full plan is available online at:
http://www.sewrpc.org/SEWRPCFiles/Publications/CAPR/capr-278_2nded_kenoshacountyhazardmitigationplan.pdf

RECOMMENDATION:

A recommendation is made to approve the proposed plan.


 Rich Schroeder, Assistant City Planner
 /u2/acct/cp/ckays/1CPC/2012/Jan5/fact-res-haz plan adopt-121511.odt

 Jeffrey B. Labahn, Director of City Development

RESOLUTION NO. _____

SPONSOR: THE MAYOR

**ADOPTION OF KENOSHA COUNTY HAZARD
MITIGATION PLAN UPDATE: 2011-2015**

WHEREAS, the Southeastern Wisconsin Regional Planning Commission has prepared an update to the 2005 Kenosha County Hazard Mitigation Plan a copy of which is on file in the Department of City Development; and,

WHEREAS, the Plan update was developed under the guidance of the Kenosha County All Hazards Mitigation Task Force which included representatives from the City of Kenosha; and,

WHEREAS, the preparation and adoption of the Hazard Mitigation Plan is a requirement for maintaining eligibility for certain hazard mitigation and disaster grant programs funded by the Federal Emergency Management Agency and administered by the State of Wisconsin Department of Military Affairs, Division of Emergency Management; and,

WHEREAS, the City has duly noticed and will hold a public hearing on the proposed Amendment, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes.

NOW, THEREFORE BE IT RESOLVED, that the City of Kenosha Common Council hereby adopts the Kenosha County Hazard Mitigation Plan Update: 2011-2015 dated June, 2010.

Adopted this _____ day of _____, 2011.

ATTEST: _____ City Clerk

APPROVED: _____ Mayor Date: _____

FACT SHEET: KENOSHA COUNTY HAZARD MITIGATION PLAN UPDATE

BACKGROUND

The Kenosha County hazard mitigation plan update, which revises the County's initial 2005 hazard mitigation plan, sets forth the most appropriate, feasible, and effective hazard mitigation strategy for Kenosha County and the local units of government within the County over the period 2011 through 2015. The Federal Emergency Management Agency (FEMA) requires that the plan be reviewed and updated every five years. The updated plan, which was prepared by the staffs of the Kenosha County Division of Emergency Management, the Kenosha County Division of Planning and Development, and the Southeastern Wisconsin Regional Planning Commission (SEWRPC), is documented in SEWRPC Community Assistance Report No. 278 (2nd edition), *Kenosha County Hazard Mitigation Plan Update: 2011-2015*, March 2011.

Preparation and adoption of the updated plan is necessary to retain County eligibility for mitigation funding for the FEMA Hazard Mitigation Grant Program and the Pre-Disaster Mitigation Program administered by the Wisconsin Department of Military Affairs, Division of Emergency Management (WEM). All of the municipalities in the County are covered by the plan.

The plan was developed under the guidance of the Kenosha County All Hazards Mitigation Plan Task Force, which was created by the County specifically for plan development purposes and is comprised of elected and appointed officials; agency and business representatives; and citizens from throughout the County knowledgeable in hazard mitigation matters. Where appropriate, the members of the original Task Force were reappointed for this plan update. In assembling the Task Force, the County Planning and Development Division and Division of Emergency Management sought representatives from a cross-section of community interests. The chief elected official of each municipality in the County was invited to participate. Invitations to participate on the Task Force were sent by to over 47 people, including elected and appointed officials and representatives of law enforcement agencies, fire departments, public health departments, public works departments, and private sector firms. Also, the County issued a news release announcing the formation of the Task Force and inviting participation.

The Task Force met three times during the plan preparation period to provide input on the types of hazards to be considered and appropriate mitigation strategies, and to review the draft report chapters. Copies of draft plan chapters were placed in downloadable form on the website of the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and a webpage was available on the website so members of the public could ask questions and submit comment upon the draft plan update. When the draft plan was completed, a public informational meeting was held at the Kenosha County Center on October 28, 2010.

FOCUS OF THE PLANNING EFFORT

The focus of this planning effort is upon hazard mitigation measures. Such measures generally involve long-term, often permanent, measures designed to reduce the exposure to, probability of, or potential risk to human life and property from hazardous events. Such measures tend to focus on actions related to where and how to build structures, education to reduce losses or injury, and programs to improve the safety of identified hazard areas. A hazard mitigation plan outlines the strategy for mitigating the hazards potentially impacting a county or municipality.

The mitigation plan should be distinguished from, but compatible with, an emergency operations plan. Such a plan is defined as a plan which describes how people and property will be protected in disaster and disaster threat situations; details who is responsible for carrying out specific actions; identifies the personnel, equipment, facilities, supplies, and other resources available for use in the disaster; and outlines how all actions will be coordinated.

PLANNING ANALYSIS AND PLAN COMPONENTS

The analysis includes three components: 1) profile and analysis of hazard events; 2) community vulnerability assessments; and 3) development of hazard mitigation strategies.

The updated plan reviews implementation of the initial plan and includes revised and updated inventories of:

- Demographic data,
- Existing and planned land use,

- Transportation and utility systems,
- Critical community facilities,
- Existing regulations and programs, and
- Hazard occurrence and expected damages.

The updated plan takes an “all hazards” approach and identifies and provides mitigation strategies for a variety of hazards including both natural hazards and human-induced hazards. Natural hazards identified include:

- Flooding,
- Thunderstorms, high winds, hail, and lightning,
- Tornadoes,
- Extreme temperatures,
- Winter storms,
- Lake Michigan coastal erosion,
- Drought,
- Fog, and
- Wild fires

Human-induced hazards identified include:

- Transportation accidents,
- Contamination or loss of water supply,
- Hazardous material incidents,
- Terrorism, and
- Power outage

The updated plan identifies and recommends priority mitigation strategies for the identified hazards. For flooding, the recommended priority mitigation strategies include:

- Floodland and wetland zoning and zoning review,
- Preservation of open space and sensitive areas,
- Purchase, demolition, and removal or floodproofing of 318 structures,
- Stream channel clearing, maintenance, or rehabilitation,
- Stormwater management planning, regulation, and facility maintenance,
- National Flood Insurance Program map updating,
- Elevation surveys of buildings near flood hazard areas, and
- Restoration of prairies and wetlands.

Recommended priority mitigation strategies for weather-related hazards include:

- Maintaining early warning systems,
- Public information and education,
- Identifying and advertizing shelters,
- Reviewing and enforcing building code requirements, and
- Coordination of local government emergency operations and response plans.

Recommended priority mitigation strategies for human induced hazards include:

- Public information and education,
- Continued coordination of emergency response, and
- Continued support of training, equipping, planning, and preparedness for emergency responders.

City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 5, 2012	Item 9
By the City Plan Commission - To Create Subsection 18.02 n. of the Zoning Ordinance to Amend the Comprehensive Plan to Adopt a new Kenosha County Hazard Mitigation Plan Update: 2011 - 2015. PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: N/A

NOTIFICATIONS/PROCEDURES:

This item requires Common Council approval.

ANALYSIS:

- The Common Council adopted a Comprehensive Plan for the City of Kenosha: 2035, on April 19, 2010.
- The State Statutes require the Common Council to adopt an Ordinance for any Amendments to the Comprehensive Plan.
- Chapter 6 of the Comprehensive Plan contains various plans and ordinances. The Kenosha County Hazard Mitigation Plan Update: 2011 - 2015 would be incorporated into the City Comprehensive Plan with the approval of this Ordinance.

RECOMMENDATION:

For Commission review and recommendation.



Rich Schroeder, Assistant City Planner
/u2/facct/cp/ckays/1CPC/2012/Jan5/fact-zo-1802n-haz plan-121511.odt

Jeffrey B. Labahn, Director of City Development

ZONING ORDINANCE NO. _____

BY: CITY PLAN COMMISSION

**TO CREATE SUBSECTION 18.02 n. OF THE ZONING
ORDINANCE TO AMEND THE COMPREHENSIVE
PLAN TO ADOPT A NEW KENOSHA COUNTY HAZARD
MITIGATION PLAN UPDATE: 2011-2015**

The Common Council of the City of Kenosha, Wisconsin, do ordain as follows:

Section One: Subsection 18.02 n. of the Zoning Ordinance for the City of

Kenosha, Wisconsin, is hereby created as follows:

18.02 The comprehensive plan adopted in subsection 18.01 is amended by the following:

n. By Common Council Resolution _____ on file with the City Clerk.

Section Two: This Ordinance shall become effective upon passage and publication.

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
MATTHEW A. KNIGHT
Deputy City Attorney

CITY PLAN COMMISSION RESOLUTION # ____ - 12

By: City Plan Commission

**To Amend Chapter 6 entitled Existing Plans & Ordinances
for the Comprehensive Plan for the City of Kenosha: 2035
(Adoption of the Kenosha County Hazard Mitigation Plan Update: 2011 - 2015)**

WHEREAS, the City of Kenosha, pursuant to Section 62.23 of the Wisconsin Statutes, has established the City Plan Commission; and

WHEREAS, the Common Council adopted *A Comprehensive Plan for the City of Kenosha: 2035* at their meeting on April 19, 2010, following extensive public participation; and

WHEREAS, the Southeastern Wisconsin Regional Planning Commission has prepared an update to the 2005 Kenosha Hazard Mitigation Plan as required by FEMA.

WHEREAS, the City Plan Commission finds that the Comprehensive Plan, with the proposed Amendment, contains all of the required elements specified in Section 66.1001(2) of the Wisconsin Statutes and the Comprehensive Plan, with the proposed Amendment, is internally consistent; and

WHEREAS, the City has duly noticed and will hold a public hearing on the proposed Amendment, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes.

NOW, THEREFORE BE IT RESOLVED, that pursuant to Section 66.1001(4)(b), the City Plan Commission for the City of Kenosha, Wisconsin, hereby approves the Kenosha County Hazard Mitigation Plan Update: 2011 - 2015, dated June 2010.

Adopted this ____ day of _____, 2011

ATTEST:

Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVE:

Mayor Keith Bosman, Chairman of City Plan Commission

City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 5, 2012	Item 10
Petition to rezone property located at 1613 Washington Road from RG-1 General Residential to IP Institutional Park in conformance with Section 10.05 of the Zoning Ordinance. (Zerovec Properties, LLC) (District #6) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 1613 Washington Road
Neighborhood: Washington

Vicinity Zoning/Land Use
North: IP, RS-3/Mixed Residential
South: RG-1, FW/Mixed Residential, Park
East: M-1/Time Warner Cable
West: FW, IP/Park

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Ohnstad, has been notified. The Common Council is the final review authority. Property owners within 100 feet of the proposed rezoning were also notified.

ANALYSIS:

- The owner of the property has requested to rezone the property from RG-1 General Residential District to IP Institutional Park District. The purpose of the rezoning is to allow AT&T to purchase the property, deed it to the City for parkland and construct a communication tower on the south end of the site.
- Rezoning of the property to IP Institutional Park is in conformance with the adopted *Comprehensive Plan for the City of Kenosha: 2035*, which lists this site as *Parks and Recreation*. An Amendment to that Plan is not required for the City to approve the rezoning.
- The development of the property will have to be consistent with all City, State and Federal Ordinances and regulations. The approval of the communications tower requires a Conditional Use Permit at a Staff level review. A copy of the plans has been attached for reference.
- The rezoning is in accordance with Section 10.05 of the Zoning Ordinance.

RECOMMENDATION:

A recommendation is made to approve the rezoning.



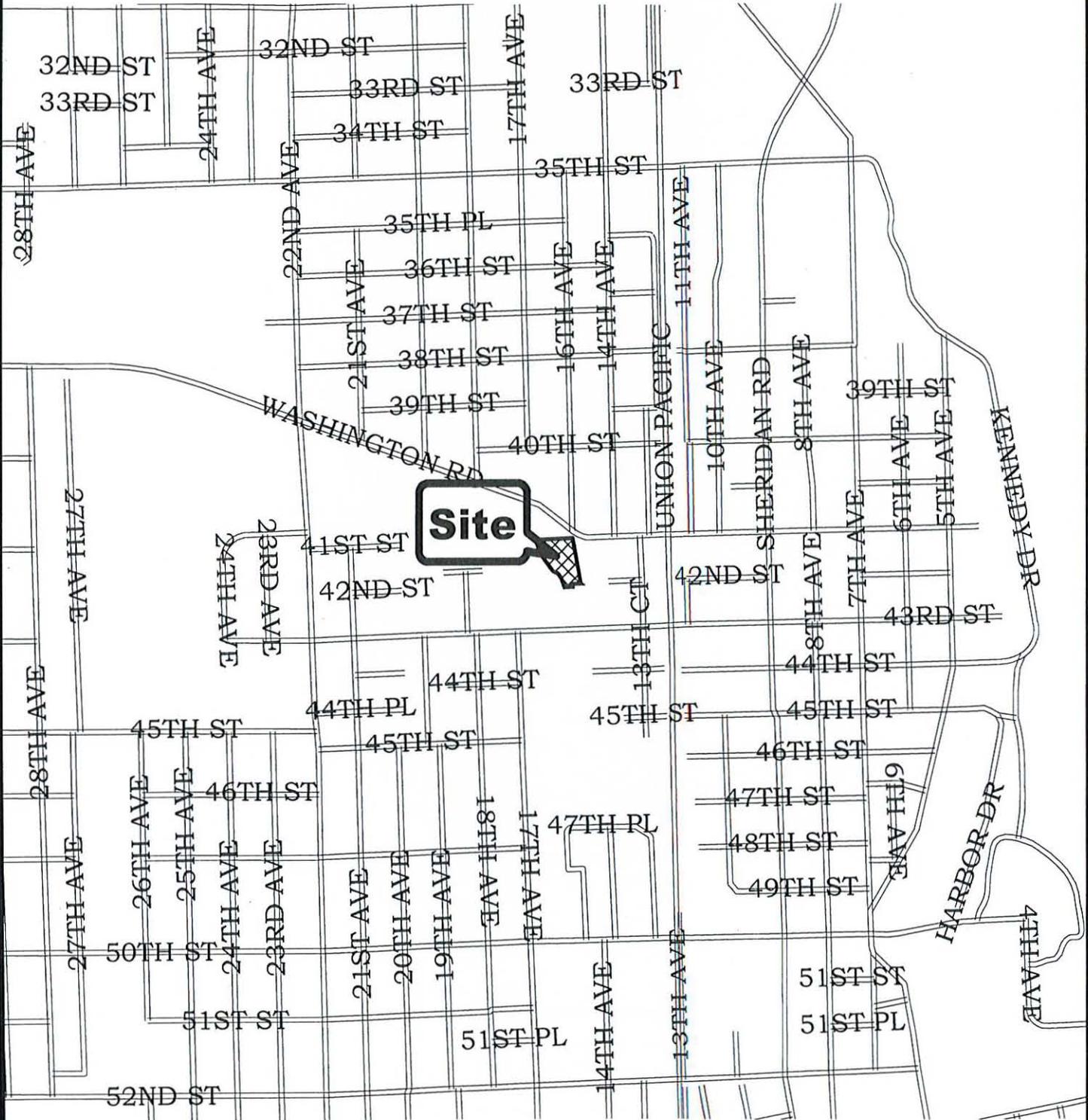
Brian R. Wilke, Development Coordinator
/u2/acct/cp/ckays/1CPC/2012/Jan5/fact-rezone-zerovec.odt



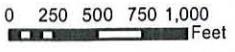
Jeffrey B. Labahn, Director of City Development

City of Kenosha

Vicinity Map
Zerovec Properties, LLC Rezoning



Property requested to be rezoned



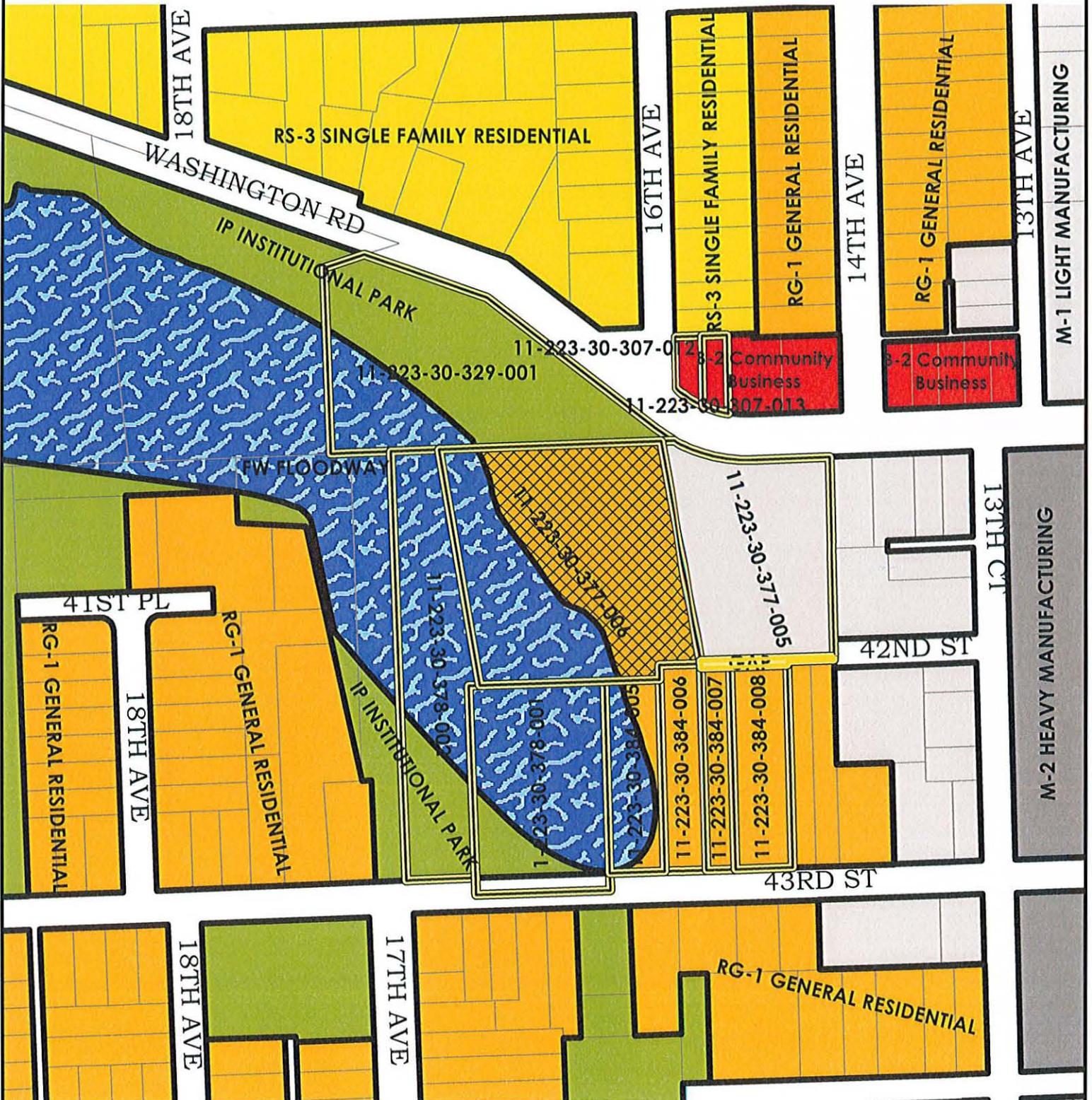
City of Kenosha

District Map
Rezoning

Supplement No. Z1-12

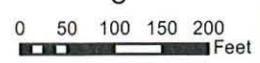
Ordinance No. _____

Zerovec Properties, LLC petition



Property requested to be rezoned from:

 RG-1 General Residential to IP Institutional Park



City of Kenosha

Land Use Map

Zerovec Properties, LLC Rezoning



 Property requested to be rezoned



0 50 100 150 200 Feet

DEPARTMENT OF CITY DEVELOPMENT
625 - 52ND STREET - ROOM 308
KENOSHA, WISCONSIN 53140
(262) 653-4030
FAX (262) 653-4045
www.kenosha.org



CITY PLAN
REAL ESTATE
HISTORIC PRESERVATION
COMMUNITY DEVELOPMENT BLOCK GRANT
REDEVELOPMENT

JEFFREY B. LABAHN
Director of City Development

December 19, 2011

Notice of Public Hearing

Rezoning of property located at 1613 Washington Road (Zerovec Properties, LLC)

The City Plan Commission will hold a public hearing on a petition submitted by Shane Begley, Agent, to rezone the property at 1613 Washington Road. The proposed rezoning would amend the zoning on the property from RG-1 General Residential to IP Institutional Park. The rezoning request is to allow for AT&T to purchase the property and construct a communications tower on the site. The proposal is for AT&T to deed the property to the City for park purposes.

The public hearing will be held at the City Plan Commission meeting as follows:

Thursday, January 5, 2012 at 5:00 p.m.
Municipal Building
625 52nd Street - Room 202
Kenosha, WI 53140

You are being notified of these public hearings because, as the owner of property located within 100-feet of the proposed zoning change, you are eligible to file a protest petition pursuant to Wisconsin State Statutes. The proposed rezoning **will not** change the zoning of your property. The enclosed map identifies the boundaries of the proposed rezoning and the location of your property has been highlighted.

The City Plan Commission will make a recommendation to the Common Council on the zoning petition. The Common Council is tentatively scheduled to hold a public hearing and take final action on this item at their meeting on Monday, February 6, 2012 at 7:00 p.m. in Room 200 of the Municipal Building.

Additional information regarding this petition is on file with the Department of City Development in Room 308 of the Municipal Building. For additional information or related questions, please contact Brian Wilke via email at bwilke@kenosha.org or at 262.653.4049.

BW:kas
Enclosure

The Honorable Mayor
And Members of the Common Council
Kenosha, WI

Dear Members of the Common Council;

It is requested that my property located at 1613 Washington Road, Kenosha be rezoned from Residential to IP. The purpose of the rezoning is to permit the sale of the land to AT&T who is purchasing the land for construction of a communications facility. The Land is being given to the City of Kenosha as cell towers can only be built on City property and the City will then lease this property back to AT&T. This rezoning is to be contingent upon the closing of the transaction with AT&T and Zerovec.

Attached is a conceptual development plan including building, site development, land use and operational plans as required by Section 10 of the City of Kenosha Zoning Ordinance, and a receipt of the rezoning fee. I understand that development of the referenced property proposed for rezoning is required to be consistent with the conceptual development plan submitted with my rezoning petition.

Please inform me of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to Shane Begley at 14114 S. Country Circle Gordon, WI 54838. Shane Begley is authorized agent in this matter and can be reached at 715-816-4676 if there are any questions regarding my request for the rezoning.

Sincerely,



Gary A. Zerovec

**SECTION 9
REZONING**

Additional Information Required:	Current Zoning District: <u>Residential</u>
	Proposed Zoning District: <u>IP</u>
	Proposed Type of Rezoning: (Check all applicable) <input checked="" type="checkbox"/> Single-family Residential <input checked="" type="checkbox"/> Two-family Residential <input type="checkbox"/> Multi-family Residential (3 or more units) <input checked="" type="checkbox"/> Institutional, Commercial or Industrial
Submittal Requirements:	<ul style="list-style-type: none"> ➤ Rezoning Petition (sample below) filled out according to the particular situation. The current owner(s) of the property must sign the petition. ➤ Building and Site Development Plans as indicated below.
Fees:	<ul style="list-style-type: none"> ➤ Rezoning Fee = \$550 (For projects that <i>do not</i> require building and site development plans) <u>OR</u> ➤ Rezoning with Concept Plan = \$1,150 (For projects that require building and site development plans) <p><i>The City retains the fee whether the rezoning is approved or denied. The applicant should contact City Development to verify the total fee before submitting the rezoning application.</i></p>
Appendices to Review:	➤ N/A
Approximate Review Time:	➤ 60 days (Reviewed by City Plan Commission and Common Council)

A rezoning request can be initiated by:

- The City Plan Commission
- The Common Council
- A petition of 50 percent or more of the owners of property within the area proposed to be rezoned

SAMPLE REZONING PETITION

The Honorable Mayor
and Members of the Common Council
Kenosha, WI

*DRAFT
Attached
will send signed
when received*

Dear Members of the Common Council:

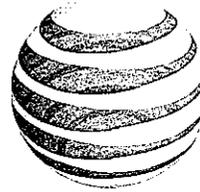
It is requested that my property located at *(address or parcel number)* be rezoned from *(present zoning)* to *(proposed rezoning)*. The purpose of the rezoning is to permit *(proposed use of the property)*.

Attached is a conceptual development plan including building, site development, land use and operational plans as required by Section 10 of the City of Kenosha Zoning Ordinance, and a receipt of the rezoning fee. I understand that development of the referenced property proposed for rezoning is required to be consistent with the conceptual development plans submitted with my rezoning petition.

Please inform me of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to *(list one name only)* at *(address)*. I can be reached at *(phone number)* if there are any questions regarding my request for the rezoning.

Sincerely,

Current Property Owner



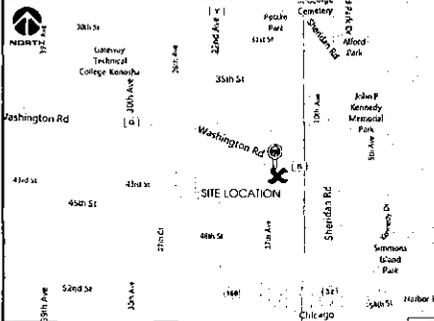
at&t

AT&T MOBILITY APPROVAL

RI: _____ DATE: _____
 REAL ESTATE: _____ DATE: _____
 CONSTRUCTION: _____ DATE: _____

Edge
 Consulting Engineers, Inc.
 254 West Fryer
 P.O. Box 510
 Kenosha, WI 53141
 Phone: 920.995.9522
 Fax: 920.995.9522
 www.edgecorp.com

**WASHINGTON [WI1926]
 KENOSHA, WISCONSIN
 CONSTRUCTION DRAWINGS
 150' MONOPOLE [FA #: 10127933]
 DECEMBER 2011**



SITE LOCATION MAPS

3100 TOLLVIEW DRIVE ROLLING MEADOWS, IL 60008:

Take R-53 N, go 5.8 mi
 Take EXIT DUNDEE RD/IL-53, go 0.3 mi
 Turn RIGHT on IL-58 E/W DUNDEE RD, go 4.9 mi
 Turn LEFT on IL-21 N/W MILWAUKEE AVE, go 4.2 mi
 Turn RIGHT on IL-22 E/HALF DAY RD, go 2.4 mi
 Merge LEFT onto I-94 W/STATE TOLLWAY, go 28.2 mi
 Take EXIT 342 for WISCONSIN 158, go 0.3 mi
 Turn RIGHT on WI-158 E/22ND ST, go 5.9 mi
 Turn LEFT on 22ND AVE, go 0.9 mi
 Turn RIGHT onto WASHINGTON RD, go 0.4 mi

TRIP DISTANCE:

53.8 miles, Time: 1 hour, 16 mins

DRIVING DIRECTIONS

ELECTRIC SERVICE PROVIDER: WISCONSIN ELCC POWER CO
 PHONE: 800.242.9137

TELEPHONE SERVICE PROVIDER: AT&T



TO OBTAIN LOCATION OF PARTICIPANTS
 UNREGISTERED FACILITIES BEFORE TOLLING IN
 WISCONSIN, CALL 800.242.9137 OR CALL
 WISCONSIN ELCC POWER CO AT 800.242.9137
 FAX: 800.242.9137

UTILITY INFORMATION

SHEET INDEX:

NO.:	PAGE TITLE:	REV.
T-1	TITLE SHEET	1
I-3	SITE SURVEY*	1
C-1	SITE PLAN	1
C-2	COMPOUND PLAN	1
C-3	CEDAR FENCE DETAILS	0
C-4	CONSTRUCTION DETAILS	0
S-1	FOUNDATION DETAILS	0
S-2	BUILDING ELEVATIONS	0
L-1	LANDSCAPING PLAN	1
A-1	TOWER ELEVATION	1
A-2	ICE BRIDGE DETAILS	0
A-3	ANTENNA DETAILS	0
A-4	RF DATA SHEET *	0
A-5	RF DATA SHEET *	0
A-6	ANTENNA CONFIGURATIONS *	0
A-7	LTE JUMPER CONFIGURATION	0
E-1	ELECTRICAL NOTES	0
E-2	UTILITY RACK DETAILS	0
E-3	ALARM TERMINATION DETAIL	0
E-4	BOTTOM JUMPER & BIAS T DETAIL	0
G-1	GROUNDING PLAN	0
G-2	GROUNDING DETAILS	0
G-3	GROUNDING DETAILS	0
G-4	GROUNDING DETAILS	0
N-1	CONSTRUCTION NOTES	0

* PREPARED BY OTHERS

PROJECT DIRECTORY:

ENGINEERING COMPANY:
 EDGE CONSULTING ENGINEERS, INC.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 CONTACT: OTTO DINGFELDER III, EIT
 PHONE: 608.644.1449
 FAX: 608.644.1549

CLIENT:
 NSORO MASIEC, LLC.
 3100 TOLLVIEW DRIVE
 ROLLING MEADOWS, IL 60008
 CONTACT: BARBARA NEWMAN
 PHONE: 678.995.9522

SITE ACQUISITION:
 BEGLEY WIRELESS CONSULTING SERVICES, LLC
 14114 S. COUNTRY CIRCLE
 GORDON, WI 54838
 CONTACT: SHANE BEGLEY
 PHONE: 715.816.4676

SITE SURVEYOR:
 MERIDIAN SURVEYING, LLC
 N6774 HIRELANE 1
 MENASHA, WI 54952
 CONTACT: CRAIG KEACH
 PHONE: 920.993.0881

PROJECT INFO:

SITE LOCATION:
 1613 WASHINGTON ROAD
 KENOSHA, WI 53144

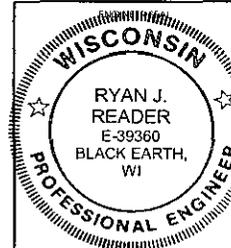
SITE #: WI1926
 FA #: 10127933

BUILDING CONTACT INFORMATION:
 ZEROVEC PROPERTIES, LLC
 10815 WILMOT ROAD
 PLEASANT PRAIRIE, WI 53158

1A INFORMATION (PER SITE SURVEY)
 TOWER BASE (NAD 1983/91)
 LAT: 42°35'53.31"
 LONG: 87°49'42.99"
 GROUND ELEVATION (NGVD 29): 613.0'

PLSS INFORMATION:
 PART OF SE1/4 OF THE SW1/4,
 SECTION 30, T2N, R23E,
 CITY OF KENOSHA,
 KENOSHA COUNTY,
 WISCONSIN

PARCEL #: 11-223-30-377-006



I HEREBY CERTIFY THAT THIS PLAN SET WAS
 PREPARED BY ME OR UNDER MY DIRECT
 SUPERVISION OTHER THAN THE EXCEPTIONS
 NOTED IN THE SHEET INDEX, AND THAT I AM
 A DULY LICENSED PROFESSIONAL ENGINEER
 UNDER THE LAWS OF THE STATE OF WISCONSIN

Signature: *[Handwritten Signature]*

Date: 12/12/11

REVISIONS

NO.	DESCRIPTION	DATE
A	PRELIMINARY CONSTRUCTION DRAWINGS	
B		
C		
D		
E		
F		
G		
H		
I		
J		
K		
L		
M		
N		
O		
P		
Q		
R		
S		
T		
U		
V		
W		
X		
Y		
Z		

TITLE SHEET
WASHINGTON [WI1926]
KENOSHA, WISCONSIN

DESIGNED BY:	BOB JAH, CCJ
CHECKED BY:	
IN CHARGE:	
PLSS MAIL:	
DATE:	12/11/2011
PROJECT NUMBER:	
SHEET:	
FILE NUMBER:	
DATE:	
PROJECT NUMBER:	
SHEET NUMBER:	

T-1

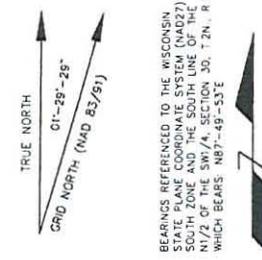
PROJECT- WASHINGTON #W1926

SURVEYED FOR:
AT&T MOBILITY
930 NATIONAL PARKWAY
SCHAUMBURG, IL 60173
AND
SURVEYED FOR:
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578

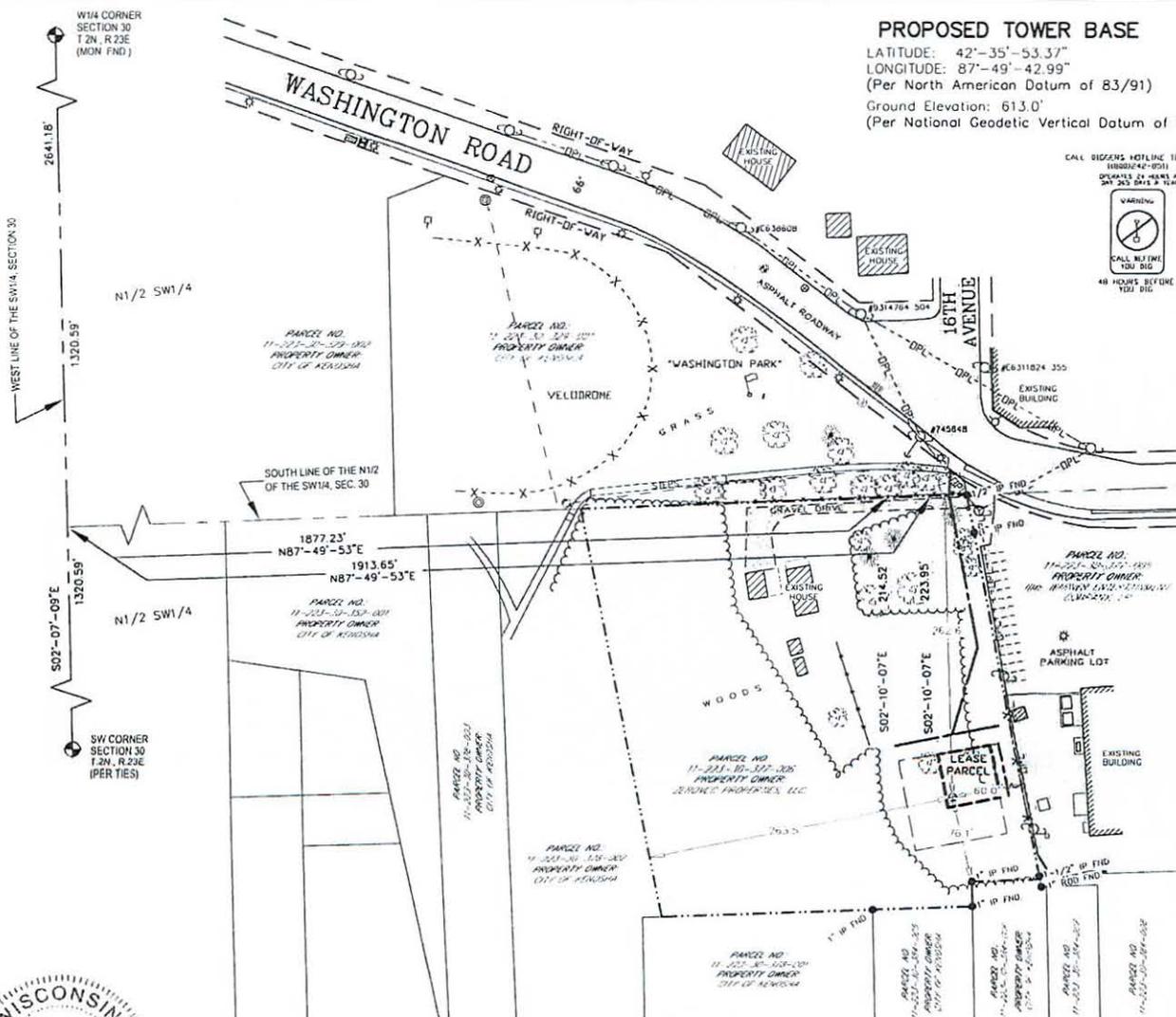
PROPERTY OWNER:
ZEROVEC PROPERTIES, LLC.
10815 WILMOT ROAD
PLEASANT PRAIRIE, WI 53158
PARCEL NO.: 11-223-30-377-006
DEED: DOCUMENT NO. 1375876

PROPOSED TOWER BASE

LATITUDE: 42°-35'-53.37"
LONGITUDE: 87°-49'-42.99"
(Per North American Datum of 83/91)
Ground Elevation: 613.0'
(Per National Geodetic Vertical Datum of 1929)



BEARINGS REFERENCED TO THE WISCONSIN
MERCATOR PROJECTION SYSTEM (NAD27) -
SOUTH ZONE AND HORIZONTAL SCALE (NAD27) -
N1/2 OF THE SW1/4, SECTION 30, T.2N., R.2E.
WHICH BEARS: N87°-49'-53"E



SURVEY NOTES:

- THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.
- NO TITLE SEARCH FOR PARCEL OWNERSHIP OR EXISTENCE OR NONEXISTENCE OF RECORDED OR UNRECORDED EASEMENTS HAS BEEN COMPLETED AS PART OF THIS SURVEY.
- THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND EASEMENTS ONLY.

UTILITY NOTE:

- THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.

-VICINITY MAP-



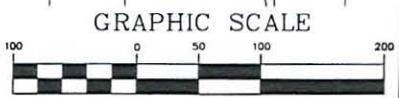
- LEGEND-**
- o = 1" X 24" IRON PIPE SET
 - = 1" IRON PIPE FOUND
 - = 8" NAIL SET
 - ⊕ = COUNTY MONUMENT FOUND
 - ⚑ = FLAG POLE
 - ⊕ = WATER VALVE
 - ⊕ = FIRE HYDRANT
 - ⊕ = STORM MANHOLE
 - ⊕ = STORM INLET (ROUND)
 - ⊕ = CURB STORM INLET
 - ⊕ = SANITARY SEWER MANHOLE
 - ⊕ = MANHOLE
 - ⊕ = LIGHT POLE
 - ⊕ = LIGHT POLE
 - ⊕ = ELECTRIC METER
 - ⊕ = EXISTING POWER POLE
 - ⊕ = EXISTING GUY ANCHOR
 - OPL- = OVERHEAD ELEC. & TELE.
 - - - = PROPERTY LINE
 - B.O.C. = BACK OF CURB
 - ⊕ = EXISTING PINE TREE
 - ⊕ = EXISTING TREE

I, Craig A. Keach, hereby certify that none of the property described herein is within a flood plain or wetlands area as defined by FEMA or Wisconsin DNR

SURVEYOR'S CERTIFICATE
I, Craig A. Keach, Wisconsin Registered Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 9th day of DECEMBER, 2011

Craig A. Keach
WISCONSIN REGISTERED LAND SURVEYOR
Craig A. Keach, S-2333



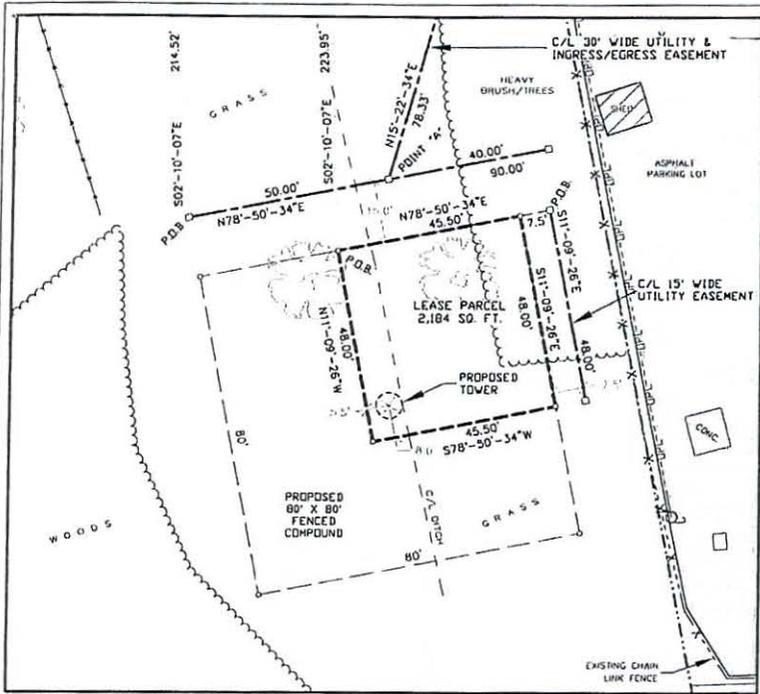
11" x 17" - 1" = 100'
22" x 34" - 1" = 50'

SITE NAME: WASHINGTON	SITE ADDRESS: 1613 WASHINGTON ROAD KENOSHA, WI 53144
SITE NUMBER: W1926	
MERIDIAN SURVEYING, LLC	
NB774 Firelane 1 Menasha, WI 54952	Office: 920-993-0881 Fax: 920-273-8037

SITE SURVEY FOR AT&T MOBILITY	
BEING A PART OF THE SE1/4 OF THE SW1/4, SECTION 30, T.2N., R.2E., CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN	

NO.	DATE	DESCRIPTION	BY
3	12-08-11	Revised Lease & Easement	J.D.
2	10-6-11	Revised Easement	J.B.
1	1-21-10	Preliminary Submittal	J.D.

DRAWN BY: J.D.	FIELD WORK DATE: 3-15-11
CHECKED BY: C.A.K.	FIELD BOOK: M-20, PG. 44
JOB NO.: 6307-BB10	SHEET 1 OF 3



BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD027) - SOUTH ZONE AND THE SOUTH LINE OF THE N1/2 OF THE SW1/4, SECTION 30, T.2N., R.23E WHICH BEARS: N87°-49'-53\"/>

CALL DIGGERS HOURLY FULL FEE! 1800242-8511

SPENDERS 24 HOURS A DAY 365 DAYS A YEAR



GRAPHIC SCALE



-LEGEND-

- = 1" x 24" IRON PIPE SET
- = 1" IRON PIPE FOUND
- ⊙ = 8" NAIL SET
- ⊙ = COUNTY MONUMENT FOUND
- ⊙ = FLAG POLE
- ⊙ = WATER VALVE
- ⊙ = FIRE HYDRANT
- ⊙ = STORM MANHOLE
- ⊙ = STORM INLET (ROUND)
- ⊙ = CURB STORM INLET
- ⊙ = SANITARY SEWER
- ⊙ = MANHOLE
- ⊙ = LIGHT POLE
- ⊙ = LIGHT POLE
- ⊙ = ELECTRIC METER
- ⊙ = EXISTING POWER POLE
- ⊙ = EXISTING GUY ANCHOR
- ⊙ = OVERHEAD ELEC. & TELE.
- ⊙ = PROPERTY LINE
- ⊙ = BACK OF CURB
- ⊙ = EXISTING PINE TREE
- ⊙ = EXISTING TREE

11" x 17" - 1" = 30'
22" x 34" - 1" = 15'

BENCHMARK INFORMATION

SITE BENCHMARK: (BM A)
SET 6" NAIL IN NORTH FACE OF POWER POLE
#E591698455; ±1.0' ABOVE GROUND LEVEL
ELEVATION: 615.13'

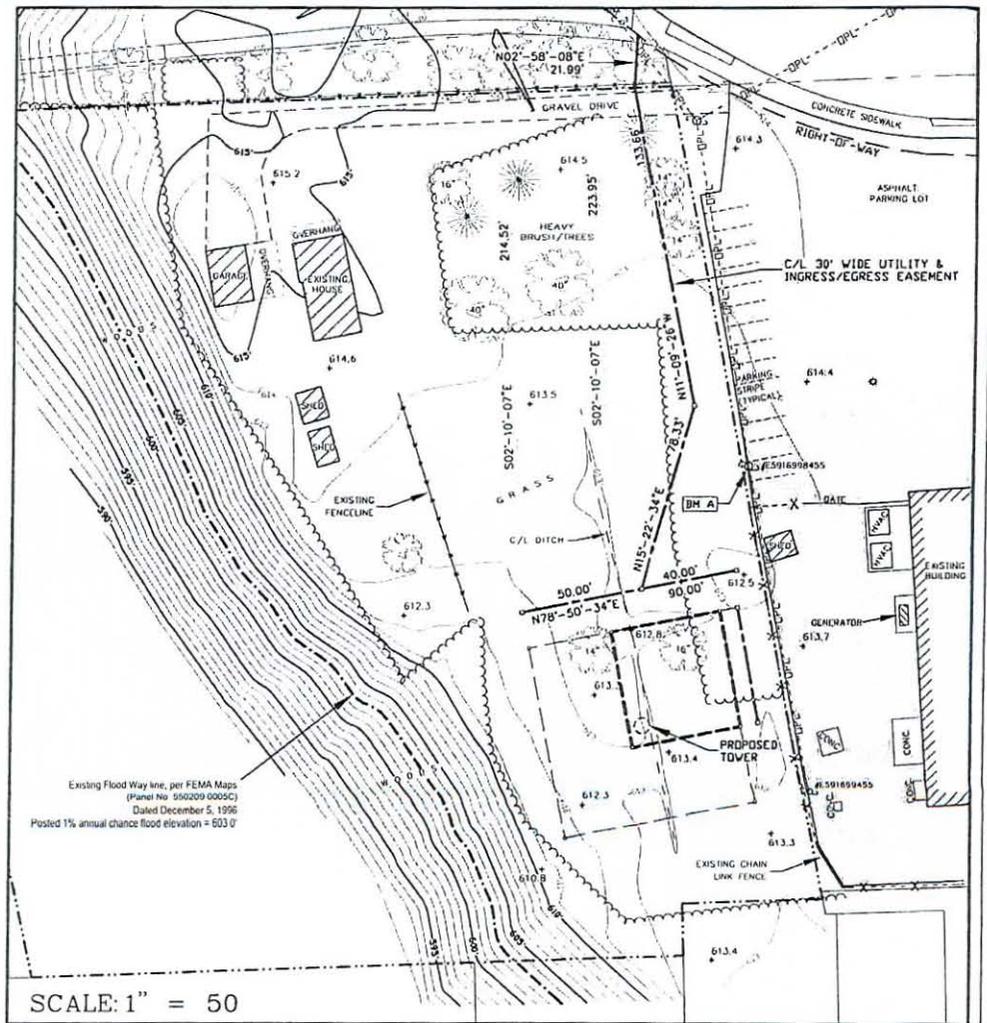
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SURVEYOR'S CERTIFICATE

I, Craig A. Keach, Wisconsin Registered Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief

Dated this 9th day of DECEMBER 2011

Craig A. Keach
WISCONSIN REGISTERED LAND SURVEYOR
Craig A. Keach, 3333



SCALE: 1" = 50'

SITE NAME: WASHINGTON	SITE ADDRESS: 1613 WASHINGTON ROAD KENOSHA, WI 53144
SITE NUMBER: W1926	
MERIDIAN SURVEYING, LLC	
N8774 Fireline 1 Menasha, WI 54952	Office: 920-993-0881 Fax: 920-273-6037

SITE SURVEY
FOR
AT&T MOBILITY

BEING A PART OF THE SE1/4 OF THE SW1/4, SECTION 30, T.2N., R.23E., CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN

J	12-08-11	Revised Lease & Easement	J.D.
2	10-6-11	Revised Easement	J.B.
1	1-21-10	Preliminary Submittal	J.D.
NO	DATE	DESCRIPTION	BY
DRAWN BY: J.D.		FIELD WORK DATE: 3-15-11	
CHECKED BY: C.A.K.		FIELD BOOK: M-20, PG. 44	
JOB NO.: 6307-8810		SHEET 2 OF 3	

LEASE PARCEL

A part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Thirty (30), Township Two (2) North, Range Twenty-Three (23) East, City of Kenosha, Kenosha County, Wisconsin, containing 2,184 square feet (0.050 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 30; thence S02°-07'-09" E 1320.59 feet along the West line of the SW1/4 of said Section 30 to the Southwest Corner of the N1/2 of the SW1/4 of said Section 30; thence N87°-49'-53" E 1913.65 feet along the South line of the N1/2 of the SW1/4 of said Section 30; thence S02°-10'-07" E 223.95 feet to the point of beginning; thence N78°-50'-34" E 45.50 feet; thence S11°-09'-26" E 48.00 feet; thence S78°-50'-34" W 45.50 feet; thence N11°-09'-26" W 48.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

30 FOOT WIDE UTILITY AND INGRESS/EGRESS EASEMENT

A part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Thirty (30), Township Two (2) North, Range Twenty-Three (23) East, City of Kenosha, Kenosha County, Wisconsin, containing 9,719 square feet (0.223 acres) of land and being Fifteen (15) feet each side of and parallel to the following described line:

Commencing at the West Quarter Corner of said Section 30; thence S02°-07'-09" E 1320.59 feet along the West line of the SW1/4 of said Section 30 to the Southwest Corner of the N1/2 of the SW1/4 of said Section 30; thence N87°-49'-53" E 1877.23 feet along the South line of the N1/2 of the SW1/4 of said Section 30; thence S02°-10'-07" E 214.52 feet to the point of beginning; thence N78°-50'-34" E 50.00 feet to a point herein after referred to as Point "A"; thence continue N78°-50'-34" E 40.00 feet to the point of termination. Also, beginning at said Point "A"; thence N15°-22'-34" E 78.33 feet; thence N11°-09'-26" W 133.66 feet; thence N02°-58'-08" E 21.99 feet to a point on the Southwesterly Right of Way line of Washington Road and the point of termination. The side lot lines of said easement shall be shortened or lengthened to terminate on the Southwesterly Right of Way line of Washington Road

15 FOOT WIDE UTILITY EASEMENT

A part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Thirty (30), Township Two (2) North, Range Twenty-Three (23) East, City of Kenosha, Kenosha County, Wisconsin, containing 720 square feet (0.016 acres) of land and being 7.5 feet each side of and parallel to the following described line:

Commencing at the West Quarter Corner of said Section 30; thence S02°-07'-09" E 1320.59 feet along the West line of the SW1/4 of said Section 30 to the Southwest Corner of the N1/2 of the SW1/4 of said Section 30; thence N87°-49'-53" E 1913.65 feet along the South line of the N1/2 of the SW1/4 of said Section 30; thence S02°-10'-07" E 223.95 feet; thence N78°-50'-34" E 53.00 feet to the point of beginning; thence S11°-09'-26" E 48.00 feet to the point of termination.



Craig A. Reach
DECEMBER 9, 2011

SITE NAME: WASHINGTON		SITE ADDRESS: 1613 WASHINGTON ROAD KENOSHA, WI 53144		SITE SURVEY FOR AT&T MOBILITY		3 12-08-11 Revised Lease & Easement J.D.	FIELD WORK DATE: 3-15-11
SITE NUMBER: W1826						2 10-5-11 Revised Easement J.B.	
						1 1-21-10 Preliminary Submittal J.D.	
						NO DATE DESCRIPTION BY	
		BEING A PART OF THE SE1/4 OF THE SW1/4, SECTION 30, T.2N., R.23E., CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN		DRAWN BY: J.D.		FIELD BOOK: M-20, PG. 44	
N8774 Firelane 1 Menasha, WI 54952		Office: 920-993-0881 Fax: 920-273-6037		CHECKED BY: C.A.K.		JOB NO.: 6307-8810 SHEET 3 of 3	

