

<p>Municipal Building 625 52nd Street – Room 202</p>	<p>Kenosha City Plan Commission Agenda</p>	<p>Thursday, January 20, 2011 5:00 p.m.</p>
<p><i>Mayor Keith Bosman - Chairman, Alderman G. John Ruffolo – Vice Chairman Alderman Jan Michalski, Alderman Jesse Downing, Anderson Lattimore, Anita Faraone, Art Landry, Bruce McCurdy, Ron Stevens</i></p>		

Call to Order and Roll Call

Approval of Minutes from December 9, 2010

1. Conditional Use Permit for a 78-room dormitory building to be constructed at 2201 Alford Park Drive, District #1. (Carthage Oaks - Building F) PUBLIC HEARING
2. City Plan Commission Resolution to Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035 regarding property at 4418 - 4420 21st Avenue, District #6. PUBLIC HEARING
3. Zoning Ordinance to Create Subsection 18.02 c. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035, District #6. (Kesch Properties, LLC) PUBLIC HEARING
4. Petition to rezone property at 4418 21st Avenue from RG-1 General Residential District to B-1 Neighborhood Business District, District #6. (Kesch Properties, LLC) PUBLIC HEARING
5. Request to extend the Conditional Use Permit for a multi-family residential development to be located east of 30th Avenue, north and south of 21st Street, District #5. (Sun Pointe Village) PUBLIC HEARING
6. Public Building Review for a new restroom building to be located in Washington Park, 1901 Washington Road, District #6. (Washington Park Restroom) PUBLIC HEARING
7. To Amend various Sections of the Zoning Ordinance regarding "Crop Production" and to Amend Section 12 B. entitled "Specific Words and Phrases". PUBLIC HEARING
8. To Repeal and Recreate various Sections of Chapter 17 of the Code of General Ordinances regarding approval of Plats, to extend the time after approval of a Preliminary Plat during which final approval may occur, in order to become consistent with statutory changes. PUBLIC HEARING
9. Annual Report on *A Comprehensive Plan for the City of Kenosha: 2035.*

Public Comments

Commissioner Comments

Staff Comments

Adjournment

CITY PLAN COMMISSION
Minutes
December 9, 2010

MEMBERS PRESENT: Mayor Bosman, Alderman Ruffolo, Alderman Michalski, Art Landry, Anderson Lattimore and Ron Stevens

MEMBERS EXCUSED: Alderman Downing, Anita Faraone and Bruce McCurdy

STAFF PRESENT: Jeffrey B. Labahn, Rich Schroeder, Matthew Knight and Mike Higgins

The meeting was called to order at 5:10 p.m. by Mayor Bosman and roll call was taken.

A motion to approve the minutes from November 4, 2010 was made by Alderman Michalski and seconded by Mr. Landry. Mr. Lattimore made a correction on the last page, second last paragraph, changing *form* to *from*. The motion passed unanimously approving the minutes as corrected. (6 ayes; 0 noes).

1. A Petition to rezone property at 3217 34th Avenue from A-2 Agricultural Land Holding to IP Institutional Park and C-2 Lowland Conservancy, District #5. (Gateway Technical College) PUBLIC HEARING

Public hearing opened.

Alderman Rocco LaMacchia, 2114 25th Avenue, said he has received calls from residents that have concerns about the lighting on this property, and if this will be a rezoning only and the buildings will remain the same.

Dan Petit, Attorney for Gateway Technical College, 6216 Washington Road, Racine, said they will remodel the interior of the house only and use it for classroom space.

Public hearing closed.

Rich Schroeder, Assistant City Planner, showed a video of the site and explained that the existing building will be used for classroom space. The space will need an Occupancy permit from the City.

Alderman Ruffolo asked if this was previously used for a classroom. Mr. Petit said it has been used as a residence until the recent purchase. The property owners had an Easement to get to their house.

A motion was made by Mr. Stevens and seconded by Alderman Ruffolo to approve the rezoning. The motion passed unanimously. (6 ayes; 0 noes)

Mayor Bosman asked that Items 2, 3 and 4 be taken together for public hearing purposes. All three items were read.

2. City Plan Commission Resolution to Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035 regarding property at

6419, 6441 and 6515 Green Bay Road, District #17. PUBLIC HEARING

- 3. To Create Subsection 18.02 b. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035, District #17. PUBLIC HEARING**
- 4. Petition to rezone properties at 6419, 6441 and 6515 Green Bay Road from IP Institutional Park to B-2 Community Business, District #17. (T Properties, LLC; Bravo Realty, LLC and Shout, LLC) PUBLIC HEARING**

Public hearing opened.

Eihab Atout, 4630 15th Street, Somers, developer of the property said these buildings were originally going to be occupied by health care offices. Due to economic times, this has changed. Mr. Atout would like to rezone the properties to Commercial to allow for a larger variety of businesses to consider the location. Mr. Atout said Alderman Bogdala is in favor of the rezoning, but some of the neighbors have shown concern regarding the noise and trash that could come from a commercial business.

Denise Lewis, 6223 64th Street, Somers, said she has signed a Protest Petition and does not want the property zoned Commercial. The neighborhood is worried about security, garbage and noise.

Matt Nielson, 6219 64th Street, Somers, said he has also signed a Protest Petition and is not in favor of the rezoning. The neighbors he has talked to are concerned with the increased traffic and noise.

Raymond Cameron, 63rd Street, Kenosha, WI, asked that the development be done with the concerns of the neighborhood considered.

Public hearing closed.

Mr. Schroeder showed a video of the location and surrounding area.

Jeffrey B. Labahn, City Planner, explained that Items 2 and 3 relate to the Comprehensive Plan and Item 4 is the Rezoning. Because the rezoning does not comply with the Comprehensive Plan, the Land Use Map and Plan must be amended before the rezoning can be approved. A Protest Petition was submitted just prior to the meeting and another Petition was submitted this afternoon. We will verify the signatures on these Petitions, but they appear to be valid. With a valid Protest Petition, the rezoning will require a three-fourths affirmative vote of the Common Council members present for the item to pass. Mr. Labahn said the developer also held a Neighborhood Meeting, which Brian Wilke, Development Coordinator, from our office attended.

Alderman Ruffolo asked Mr. Atout which names he represented on the Rezoning Petition. Mr. Atout said he was part of Shout, LLC and Bravo Realty, LLC. Troha is part of T Properties, LLC.

Alderman Ruffolo said he received an email on his electronic device from Alderman Bogdala that Alderman Bogdala supports the Amendment to the Land Use Map, the Zoning Ordinance and the Rezoning. Alderman Bogdala has met with the neighborhood and they would benefit.

Alderman Michalski urged the neighbors who signed the Protest Petition to come to the Common Council meeting and voice their opinion on this matter under public comment. Alderman Michalski said he is torn between helping the business owner and the concerns for the neighborhood. The City had a long range plan for this area and now we are changing the plan and this bothers me.

Mr. Landry said recently the Walgreens on Sheridan Road had this same issue and concerns from the neighbors were worked out.

Mr. Stevens said we can't change the long range plan every time someone wants to rezone something. Mr. Stevens also asked what efforts were made to market the property as currently zoned. Mr. Atout said the owner of the daycare that is currently at one of the buildings at this location also has another business that he would like to bring there. AT & T has also shown interest in locating there. Mr. Atout said he has lowered his price and still cannot sell the properties.

Alderman Ruffolo said the traffic is already loud in this area because of the vicinity to Green Bay Road.

Mayor Bosman said he will support this change because the alderman supports it and that is key. Maybe through the Conditional Use Permit we could limit some of the concerns that were brought up.

Mr. Lattimore asked if they had a contract proposal from AT & T. Mr. Atout said the corporate office had called, but we were zoned incorrectly.

A motion was made by Alderman Ruffolo and seconded by Mr. Landry to approve Item #2, the City Plan Commission Resolution. The motion passed. (5 ayes; 1 no) *Michalski voted no because he doesn't want it to be unanimous.*

A motion was made by Mr. Lattimore and seconded by Alderman Ruffolo to approve Item #3 the Zoning Ordinance. The motion passed. (5 ayes; 1 no) *Michalski voted no*

A motion was made by Alderman Ruffolo and seconded by Mr. Landry to approve Item #4 the Rezoning. The motion passed. (5 ayes; 1 no) *Michalski voted no*

Mr. Labahn added that the final reading of the Comprehensive Plan Amendment and the Rezoning will be at the Common Council meeting on Wednesday, January 19, 2011. Also, there is neither current access allowed to the site and no future access to the site from 65th Street.

5. Conditional Use Permit for an expansion to a truck/freight terminal at 4801 68th Avenue, District #16. (Expedited Freight Systems) PUBLIC HEARING

Public hearing opened.

Chad Navis, Towne Investments, 10411 Corporate Drive, Pleasant Prairie, was available for questions, with Jeremy Hall from Partners In Design and Tom Kurgan from Expedited Freight.

Public hearing closed.

Mr. Schroeder said this Conditional Use Permit is for an expansion of the truck docks. Mr. Labahn added this is one of the original businesses in the City Industrial Park. This item has been presented to the Industrial Park review board and they recommend approval.

Mr. Stevens asked if there will be any employment impact or property tax impact. Tom Kurgan said they currently have 65 employees in Kenosha and hope to increase that by 10%. The building expansion is approximately 7,000 s.f.

Alderman Ruffolo said he received an email on his electronic device from Alderman Downing who supports the project, he is unable to attend the meeting today.

A motion was made by Alderman Michalski and seconded by Mr. Stevens to approve the Conditional Use Permit. The motion passed unanimously. (6 ayes; 0 noes)

Conditions of Approval
Expedited Freight Systems at 4801 68th Avenue

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. This includes, but is not limited to Erosion Control, Building, Electrical and Occupancy permits.
 - b. The applicant shall obtain Driveway and Parking Lot permits from the Department of Public Works.
 - c. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.
 - d. 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.
 - e. Prior to the issuance of any occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
 - f. Compliance with City and State and/or Federal Codes and Ordinances and the Kenosha Industrial Park Protective Covenants. The buildings shall comply with the current Code standards in effect upon application for a building permit.
 - g. All trash containers shall be stored within the enclosure or building. Applicant/owner shall be responsible for waste collection and removal for the development. The City of

Kenosha shall not provide waste collection or removal services or incur any cost in this regard.

- h. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within six (6) months of Common Council approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.
 - i. All vehicles shall be parked within the designated paved areas.
 - j. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.
 - k. Compliance with the Operational Plan dated October 27, 2010.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. Per Section 14.07 B.12(b)(1) of the Zoning Ordinance, the east elevation shall have lower two-thirds of the elevation constructed with architectural masonry, EIFS or composite aluminum panels.
 - b. Indicate the location of any trash dumpsters on the site. The dumpsters shall be stored in the building, in an approved enclosure, or behind the screen wall.
 - c. The architect shall contact the Fire Prevention Bureau to discuss the Fire Department connection.

Mayor Bosman asked that Items 6, 7 and 8 be taken together for public hearing purposes. All three items were read.

- 6. Resolution to approve a three-lot Certified Survey Map for property on the east side of 28th Avenue, south of 21st Street, District #5. (Kandathil-East) PUBLIC HEARING**
- 7. Resolution to approve a three-lot Certified Survey Map for property on the west side of 28th Avenue, south of 21st Street, District #5. (Kandathil-West) PUBLIC HEARING**
- 8. Developers Agreement by and between Thomas V. and Lucy T. Kandathil and the City of Kenosha and the Kenosha Water Utility for property on 28th Avenue, south of 21st Street, District #5. (Kandathil) PUBLIC HEARING**

Public hearing opened.

Alderman Rocco LaMacchia spoke in support of this project.

Public hearing closed.

Mr. Schroeder said the first two items are Certified Survey Maps to divide the property in question and the last item is a Developers Agreement that documents the responsibilities of the developer.

Alderman Ruffolo asked for clarification that Item 6 is for the east side and Item 7 is for the west side of 28th Avenue. Mr. Schroeder confirmed.

Alderman Michalski said we have had discussion on these parcels before and he supports the project. The support of the alderman of the district is good.

A motion was made by Alderman Michalski and seconded by Mr. Lattimore to approve the Certified Survey Map for the east side of 28th Avenue. The motion passed. (5 ayes; 1 no) *Ruffolo voted no*

A motion was made by Alderman Michalski and seconded by Mr. Lattimore to approve the Certified Survey Map for the west side of 28th Avenue. The motion passed unanimously. (6 ayes; 0 noes)

A motion was made by Alderman Michalski and seconded by Mr. Lattimore to approve the Developers Agreement. The motion passed unanimously. (6 ayes; 0 noes)

9. Conceptual Plan Review for a 2,905 s.f. auto sales building to be located at 5309 75th Street, District #15. (Palmen/Fiat) PUBLIC HEARING

Public hearing opened.

Mark Molinaro, Partners In Design Architects, 600 52nd Street, Kenosha, gave an overview of the conceptual plan for the building.

Public hearing closed.

Alderman Ruffolo said the sides of the building had a lot of blank space. Also, he would like to see more indentations or articulation at the end caps.

Mr. Schroeder indicated that this was also a Staff recommendation and the articulation is required under the Zoning Ordinance.

Staff had already forwarded comments on articulation to break up the building.

A motion was made by Alderman Ruffolo and seconded by Alderman Michalski to receive and file. The motion passed unanimously. (6 ayes; 0 noes)

10. To Amend various Sections of the Zoning Ordinance regarding "Crop Production" and to Amend Section 12 B. entitled "Specific Words and Phrases". PUBLIC HEARING

Public hearing opened.

Mr. Labahn said that Matt Knight, Assistant City Attorney and Mike Higgins, City Assessor are available to answer questions.

Alderman Ruffolo noted several rulings that have similarities to the proposed crop ordinance. Alderman Ruffolo noted that the value of the property does not change, just the use changes. How did we choose 10 acres to be the set amount before designated crop land? Mr. Labahn said in the agricultural district, the minimum lot size was 10 acres, so that is what we used for this determination.

Alderman Ruffolo said he knows a number of people who have multiple small parcels, totaling 10 acres or more, but because they are separate parcels, they do not fall under this tax break.

Mayor Bosman said we don't want crops popping up on small acreage parcels, the larger parcels will probably be in a rural area.

Mr. Stevens said it is logical that 10 acres is the precedent, this is a standard size.

Alderman Michalski said that even after these reasons, this is still not a good ordinance. The City should not bail out every developer/development just because they are in over their head.

Alderman Ruffolo suggested that the minimum be 2 acres and maybe 5 separate parcels. We could possibly implement a "crop approval" permit and we would have control over what people grow.

Mayor Bosman said we have other developers who face economic hardship and we try to help them out. Now Strawberry Creek has asked for help. Alderman Ruffolo said we must be flexible, but we must help everyone and treat everyone the same.

Mr. Landry asked if we knew the amount of the economic impact. Mr. Higgins said this is only a shift of who pays the taxes, the tax amount collected is the same, but others would now have to make up the difference.

Mr. Lattimore asked about the penalty when the land comes out of the crop designation. Mr. Higgins said the penalty is very minimal.

Mr. Stevens asked how many owners this crop designation would affect. Mr. Higgins said some property owners are taking advantage of the agricultural use now. When doing an assessment, the zoning and the size is irrelevant, it is assessed at how it is used. Mr. Higgins said that finding the property owners that are not using land the way it is zoned is an enforcement issue. Mayor Bosman said that the proposed Ordinance would help to clean up the issue of people not using property the way it is zoned.

Mr. Stevens asked if the proposed Ordinance is passed, will we enforce the proper use on the properties under 10 acres? Mr. Higgins said either way, we have to do enforcement that is not currently being done.

A motion was made by Mr. Stevens and seconded by Mr. Landry to defer the proposed Ordinance for one month to allow the City Attorney to review the Ordinance and the related cases. The motion passed unanimously. (6 ayes; 0 noes)

11. Amendment to City Plan Commission By-Laws.

A motion was made by Alderman Ruffolo and seconded by Mr. Stevens to approve the Amendment. The motion passed unanimously. (6 ayes; 0 noes)

12. Public Comments

No public comments.

13. Commissioner Comments

No Commissioner comments.

14. Staff Comments

Mr. Labahn presented information that was requested at a previous meeting regarding requiring or suggesting developers use local contractors and clarifying that an Ordinance is public record and available to the public as soon as it has been referred out on the Common Council agenda.

A motion to adjourn was made by Alderman Michalski and seconded by Mr. Landry. The motion passed unanimously (6 ayes; 0 noes). The meeting adjourned at 6:50 p.m.

City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 20, 2011	Item /
Conditional Use Permit for a 78-room dormitory building to be constructed at 2201 Alford Park Drive, District #1. (Carthage Oaks- Building F) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: Alford Park Drive
Zoned: IP Institutional Park

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Haugaard, has been notified. This item will also be reviewed by the Common Council.

ANALYSIS:

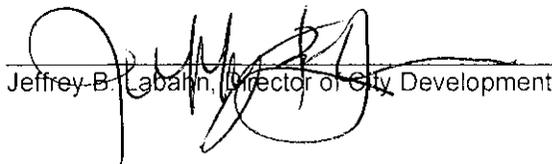
- The City Plan Commission approved plans for:
 - one building on August 5, 2004 - (Building A);
 - a second and third building on February 23, 2006 (Building B & C);
 - a fourth building on November 8, 2007 (Building D); and
 - a fifth building on December 10, 2009 (Building E).
Four buildings have been approved for Occupancy and the fifth is under construction
- Plans have been submitted for the sixth and final building (Building F). Per the terms of the November 2000 Lease Agreement between the City and Carthage College, the City Plan Commission must review and approve the plans before work can occur. Also, since the project is a Conditional Use, the Common Council is the final review authority.
- City departments have reviewed the plans. Comments are included in the Conditions of Approval.
- Each building will have an exterior of brick and Lannon stone. Roof top mechanicals will be screened with a painted metal screen. Each building will have seventy-eight (78) rooms and five (5) stories. This dorm will be identical to the five dorms previously approved.
- The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.
- Since existing trees will be removed for the construction of the dorm, Carthage shall enter into an Agreement with the City for tree replacement or fee in lieu. this Administrative Agreement will be similar to the ones entered into for the previous buildings.

RECOMMENDATION:

For Commission review and recommendation.



Brian R. Wilke, Development Coordinator
/u2/acct/cp/ckays/1CPC/2011/Jan20/fact-cup-carthage.odt



Jeffrey B. Labahn, Director of City Development

**CONDITIONS OF
APPROVAL**

**City Plan Division
625 52nd Street
Kenosha, WI 53140
(262) 653 4030**

**Carthage College
Oaks Building
Building F
2001 Alford Drive**

January 20, 2011

1. The following conditions of approval will run with the land:
 - a. The applicant shall obtain all required construction permits from the Department of Neighborhood Services & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.
 - 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 Site, Drainage, Utility, Landscape and Building 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 building exterior shall be completed per the approved plans and the exterior lighting shall be installed. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit.
 - e. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.
 - f. All trash containers shall be stored within the enclosure or building. 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. 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.
 - h. All vehicles shall be parked within the designated paved areas.
 - i. 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.

**CONDITIONS OF
APPROVAL**

**City Plan Division
625 52nd Street
Kenosha, WI 53140
(262) 653 4030**

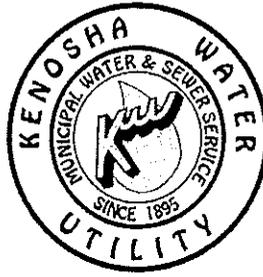
**Carthage College
Oaks Building
Building F
2001 Alford Drive**

January 20, 2011

- j. Compliance with the approved Lease Agreement between the City of Kenosha and Carthage College. All rental fees shall be paid per Article 3 of the Agreement and all insurance requirements must be posted.
 - k. This approval is for Building F only.
 - l. Compliance with Kenosha Water Utility approval dated January 4, 2011.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. Developer shall enter into a separate Agreement with the City for tree replacement and/or fee in lieu of, prior to the issuance of any City permits for Building F. Please note that there is one hundred seven (107") inches of tree replacement required per Chapter 34 of the Code of General Ordinances.

Engineering Services
4401 Green Bay Road
Kenosha WI 53144

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



"Providing and Protecting Kenosha's Greatest Natural Resource"

MEMO

To: Brian Wilke, Development Coordinator

From: Curt Czarnecki, Water Engineer

Date: January 4, 2011

Subject: Carthage Oaks Building "F"

Location: 2201 Alford Park Drive

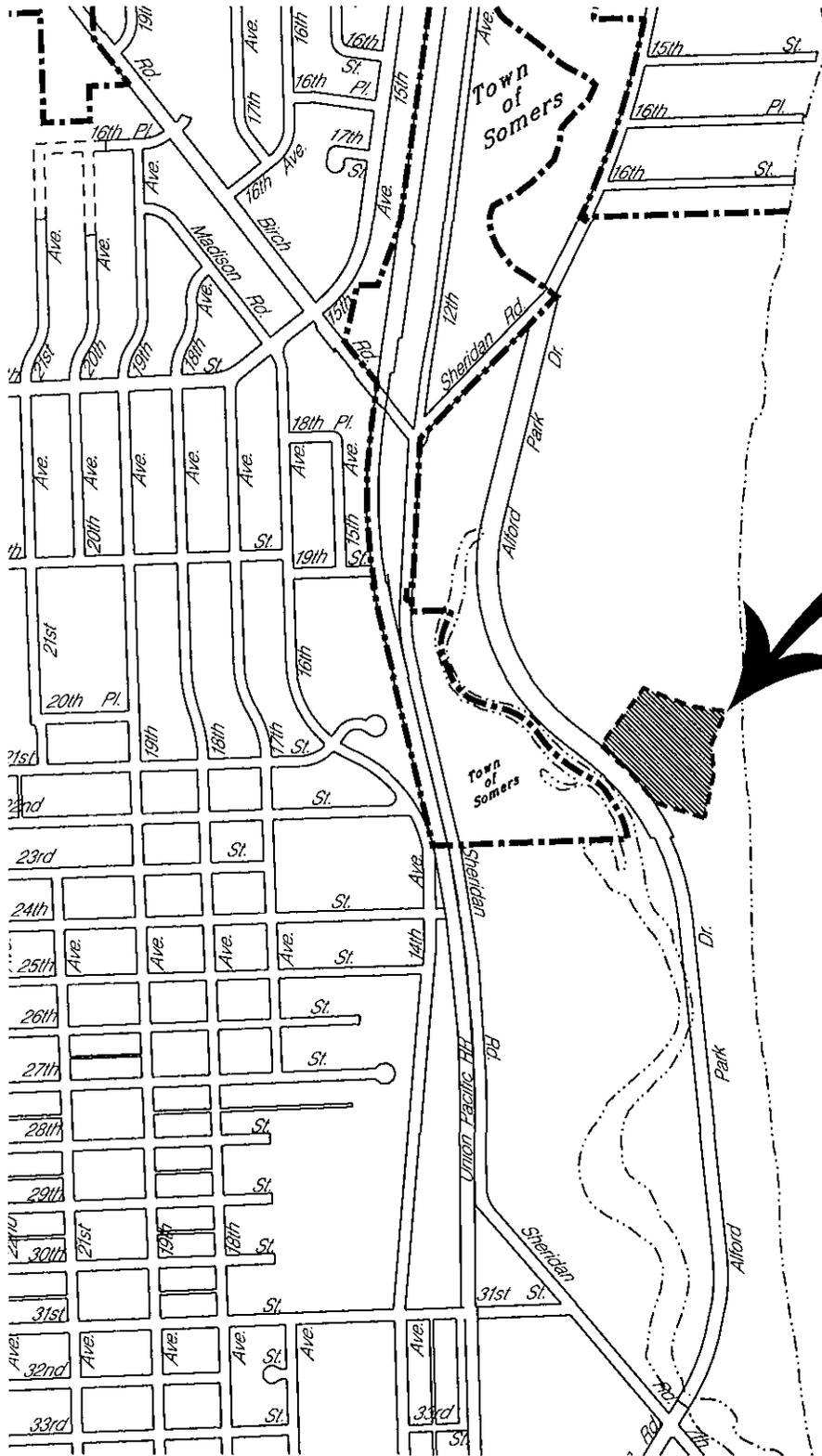
The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project. The submitted plans are hereby conditionally approved subject the following conditions.

1. The new 2" water meter proposed in Building "F" will be subject to the applicable sanitary sewer connection fee. Based on the 2" meter as shown in the plans the sewer connection fee will be \$26,252. Further clarification can be provided upon request.
2. The sanitary sewer and water main serving this development are private and therefore do not require KWU personnel to complete the connections. KWU shall be notified however prior to the connections to ensure someone is onsite to inspect the physical connections.

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

City of Kenosha

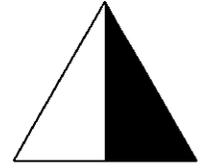
Vicinity Map
Carthage Oaks Building "F" CUP



Site

Lake Michigan

NORTH

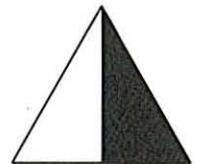


-  Subject Property
-  Municipal Boundary

City of Kenosha
Vicinity Map
Carthage Oaks Building "F" CUP



NORTH



0 500'



----- Municipal Boundary

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

MAILING INFORMATION

NAME OF PROJECT: Carthage College, the Oaks Student Residences, Building 6 ("F")

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>Carthage College</u> <u>2001 Alford Park Drive</u> <u>Kenosha, WI 53140</u> <u>Attention: Mr. William D. Hoare</u>	Phone: <u>262-551-5730</u> Fax: <u>262-552-5495</u> E-Mail: <u>whoare@carthage.edu</u>
<input type="checkbox"/>	Name and Address of Architect/Engineer [Please print]: <u>Lohan Anderson, LLC</u> <u>401 N Michigan Ave Suite 500</u> <u>Chicago, IL 60611</u> <u>Attention: Ms. Laura Garcia, AIA</u>	Phone: <u>312-229-6957</u> Fax: <u>312-229-6958</u> E-Mail: <u>lgarcia@lohananderson.com</u>
<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): Alford Park, the 6th of 6 total student residence buildings at Carthage College.

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 2 |
| <input type="checkbox"/> Concept Review (<i>Land Division</i>) | Section 2 | Page 3 |
| <input type="checkbox"/> Concept Review (Multi-Family Residential or Non-Residential) | Section 3 | Page 4 |
| <input checked="" type="checkbox"/> Conditional Use Permit | Section 4 | Pages 5 & 6 |
| <input type="checkbox"/> Developer's Agreement | Section 5 | Page 7 |
| <input type="checkbox"/> Final Plat | Section 6 | Pages 8 & 9 |
| <input type="checkbox"/> Lot Line Adjustment Survey | Section 7 | Page 10 |
| <input type="checkbox"/> Preliminary Plat | Section 8 | Pages 11 & 12 |
| <input type="checkbox"/> Rezoning | Section 9 | Pages 13 & 14 |
| <input type="checkbox"/> Site Plan Review | Section 10 | Pages 15 & 16 |

**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



LOHAN ANDERSON, LLC
 Architects
 401 N. Michigan Ave, Suite 500
 Chicago, IL 60611
 312-998-7800
 312-229-1232 FAX

C S Associates, Inc.
 Consulting Structural Engineers
 4532 W. 103 St.
 Oak Lawn, IL 60453-4831
 708-422-5306
 708-422-3982 Fax

Arnold & O'Sheridan Inc.
 MEP, FP & Civil Engineering
 4125 N. 124th St.
 Brookfield, WI 53005-1837
 262-783-6130
 262-783-5121 Fax

Daniel Weinbach & Partners
 Landscape Architects
 53 W. Jackson Blvd, Suite 1850
 Chicago, IL 60604
 312-427-2888
 312-427-7648 Fax

Carthage College

KENOSHA, WI 53140-1994

the Oaks student residences Building 6 ('F')

Issued for Conditional Use Permit

20 DECEMBER 2010

Sheet List

Cover

Civil
 C-101 Site Grading and Drainage Plan
 C-102 Wet Utility Plan
 C-103 Details

Landscape

L-101 Tree Preservation Plan
 L-102 Phase I Landscape Plan

Architectural

AS101 Architectural Site Plan
 A-100 Basement Floor Plan
 A-101 Ground Floor Plan
 A-102 Typical Floor Plan
 A-103 Roof Plan
 A-201 Full Building Elevations
 A-202 Full Building Elevations
 A-301 Full Building Section

Mechanical

M-001 HVAC Site Plan

Electrical

E-000 Electrical Symbols, Abbrev., Sched.
 E-002 Electrical Site Plan
 E-003 Electrical Ductbank Details
 E-004 Electrical Ductbank Profiles

BUILDING #6 (F)

CARTHAGE COLLEGE
2001 Alfred Park Drive
Kenosha, WI 53140-1894

LOUAY ANDERSON, LLC
Architect
4700 Westpark Ave., Suite 500
Chicago, IL 60631
(312) 966-7961

C.S. HANCOCK, INC.
Consulting Structural Engineers
8321 W. 101st St.
Chicago, IL 60654-0201
Phone: 477-3206

ALAN W. BRYAN, INC.
MEP, P.E. & CIVIL ENGINEERING
4125 N. 124th St.
Chicago, IL 60631
(815) 763-4130

Daniel W. Macintosh & Partners
531 W. Jackson Blvd.
Chicago, IL 60604
(312) 477-7968

Carthage College
THE OAKS
Student Residences
Kenosha, Wisconsin

**BUILDING 6
TREE
PRESERVATION
PLAN**

L-101



ROCK BEACH

LAKE MICHIGAN

EXISTING SCIENCE HALL

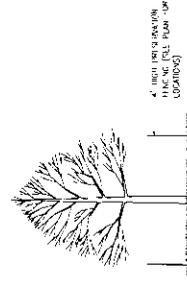
CARTHAGE COLLEGE BRANCE DRIVE

DEERAN ROAD - STATE TRUNK HIGHWAY 232

- LEGEND**
-  EXISTING TREE TO REMAIN
 -  EXISTING TREE TO BE REMOVED
 -  TREE PRESERVATION FENCE



THE LOCATION OF TREES TO BE REMOVED IS INDICATED BY THE HATCHED CIRCLES. THESE TREES WILL BE REMOVED WITH STAMPS AT O.C. THERE IS TO BE NO MATERIAL, STORAGE, WASTE, ACCESS OR STORAGE, BURNING OR WIPING, OR TREE REMOVAL UNLESS



1 TREE PRESERVATION FENCING DETAIL
NOT TO SCALE

BUILDING #6 (F)

CARTHAGE COLLEGE
 2001 Abbott Drive
 Kenosha, WI 53140-1994

John Anderson, LLC
 Architect
 415 S. Lincoln Hwy., Suite 300
 Chicago, IL 60607
 (312) 984-7800

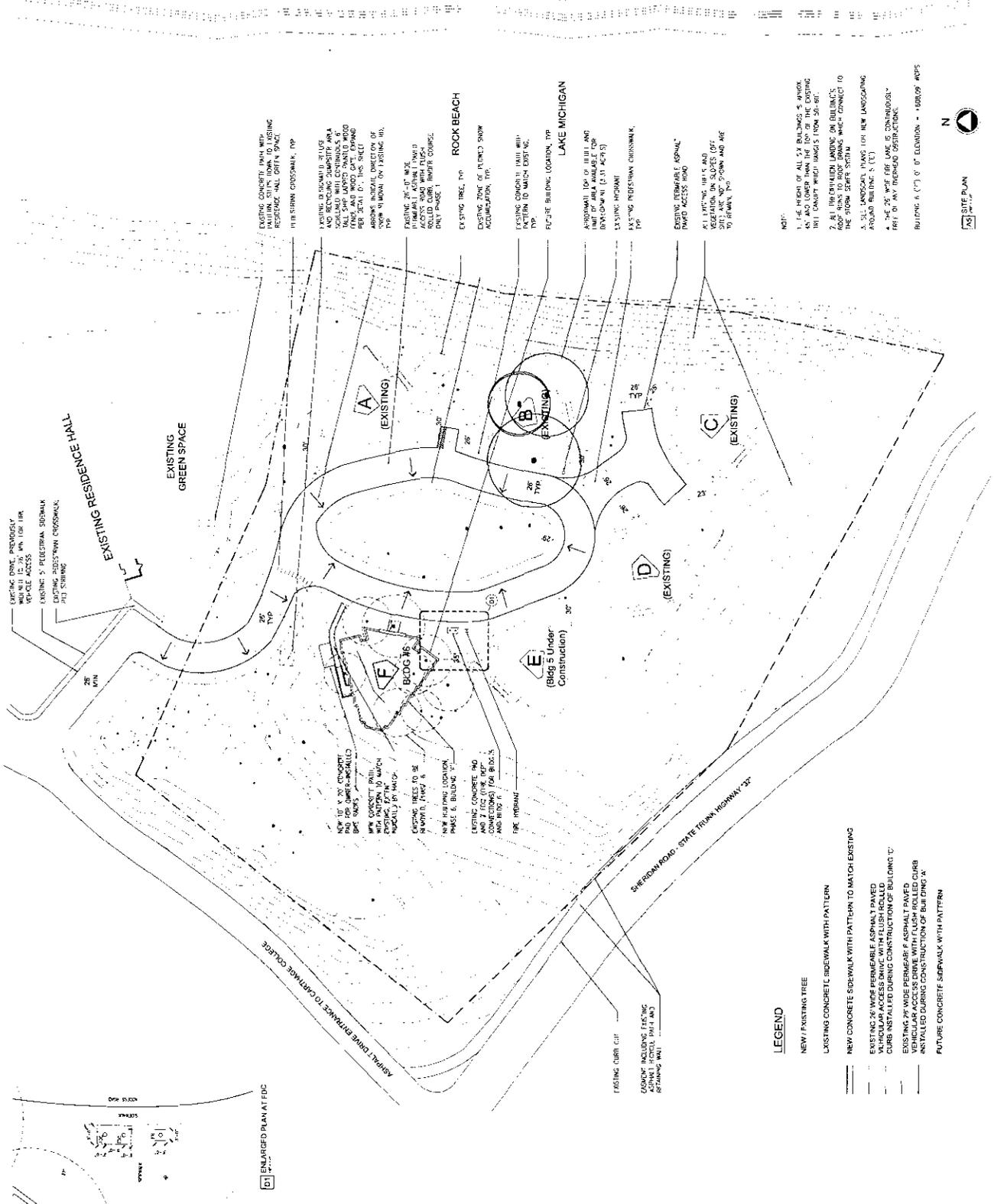
CW Associates, Inc.
 Consulting Structural Engineer
 432 W. 103 St.
 Chicago, IL 60643-4031
 (773) 472-5508

Andrew J. Gaudin, Inc.
 MEP, PE, ASHRAE Certified
 415 S. W. 103 St.
 Chicago, IL 60643-4031
 (773) 783-8130

Daniel W. Borchert & Partners
 Mechanical
 53 W. Jackson Blvd.
 Chicago, IL 60604
 (312) 477-7888

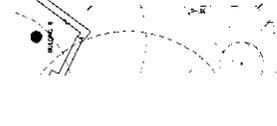
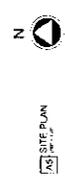
SITE PLAN AND DETAILS

Scale: 1" = 10'-0"
 Date: 11/10/10
 Project: 10-0000
 Sheet: AS101



- NOTES:**
1. THE HEIGHT OF ALL EX. BUILDINGS IS WHOLE IN' AND LOWER THAN THE TOP OF THE EXISTING GROUND WHICH INDICATES FROM 50'-8\"/>

- LEGEND**
- NEW EXISTING TREE
 - EXISTING CONCRETE SIDEWALK WITH PATTERN
 - NEW CONCRETE SIDEWALK WITH PATTERN TO MATCH EXISTING
 - EXISTING 24\"/>



(D) ENLARGED PLAN AT FDC

- REFERENCE KEYNOTES**
- DIVISION 01 - CONCRETE
 - DIVISION 02 - FOUNDATION
 - DIVISION 03 - METALS
 - DIVISION 04 - WOODWORKING
 - DIVISION 05 - PAINTS AND COATINGS
 - DIVISION 06 - MECHANICAL
 - DIVISION 07 - ELECTRICAL
 - DIVISION 08 - PLUMBING
 - DIVISION 09 - FURNITURE, FIXTURES & EQUIPMENT
 - DIVISION 10 - SPECIALTIES
 - DIVISION 11 - PARTITIONS
 - DIVISION 12 - GLAZING
 - DIVISION 13 - MASONRY
 - DIVISION 14 - ROOFING
 - DIVISION 15 - MECHANICAL
 - DIVISION 16 - ELECTRICAL
 - DIVISION 17 - PLUMBING
 - DIVISION 18 - FURNITURE, FIXTURES & EQUIPMENT
 - DIVISION 19 - SPECIALTIES
 - DIVISION 20 - PARTITIONS
 - DIVISION 21 - GLAZING
 - DIVISION 22 - MASONRY
 - DIVISION 23 - ROOFING
 - DIVISION 24 - MECHANICAL
 - DIVISION 25 - ELECTRICAL
 - DIVISION 26 - PLUMBING
 - DIVISION 27 - FURNITURE, FIXTURES & EQUIPMENT
 - DIVISION 28 - SPECIALTIES
 - DIVISION 29 - PARTITIONS
 - DIVISION 30 - GLAZING
 - DIVISION 31 - MASONRY
 - DIVISION 32 - ROOFING
 - DIVISION 33 - MECHANICAL
 - DIVISION 34 - ELECTRICAL
 - DIVISION 35 - PLUMBING
 - DIVISION 36 - FURNITURE, FIXTURES & EQUIPMENT
 - DIVISION 37 - SPECIALTIES
 - DIVISION 38 - PARTITIONS
 - DIVISION 39 - GLAZING
 - DIVISION 40 - MASONRY
 - DIVISION 41 - ROOFING
 - DIVISION 42 - MECHANICAL
 - DIVISION 43 - ELECTRICAL
 - DIVISION 44 - PLUMBING
 - DIVISION 45 - FURNITURE, FIXTURES & EQUIPMENT
 - DIVISION 46 - SPECIALTIES
 - DIVISION 47 - PARTITIONS
 - DIVISION 48 - GLAZING
 - DIVISION 49 - MASONRY
 - DIVISION 50 - ROOFING
 - DIVISION 51 - MECHANICAL
 - DIVISION 52 - ELECTRICAL
 - DIVISION 53 - PLUMBING
 - DIVISION 54 - FURNITURE, FIXTURES & EQUIPMENT
 - DIVISION 55 - SPECIALTIES
 - DIVISION 56 - PARTITIONS
 - DIVISION 57 - GLAZING
 - DIVISION 58 - MASONRY
 - DIVISION 59 - ROOFING
 - DIVISION 60 - MECHANICAL
 - DIVISION 61 - ELECTRICAL
 - DIVISION 62 - PLUMBING
 - DIVISION 63 - FURNITURE, FIXTURES & EQUIPMENT
 - DIVISION 64 - SPECIALTIES
 - DIVISION 65 - PARTITIONS
 - DIVISION 66 - GLAZING
 - DIVISION 67 - MASONRY
 - DIVISION 68 - ROOFING
 - DIVISION 69 - MECHANICAL
 - DIVISION 70 - ELECTRICAL
 - DIVISION 71 - PLUMBING
 - DIVISION 72 - FURNITURE, FIXTURES & EQUIPMENT
 - DIVISION 73 - SPECIALTIES
 - DIVISION 74 - PARTITIONS
 - DIVISION 75 - GLAZING
 - DIVISION 76 - MASONRY
 - DIVISION 77 - ROOFING
 - DIVISION 78 - MECHANICAL
 - DIVISION 79 - ELECTRICAL
 - DIVISION 80 - PLUMBING
 - DIVISION 81 - FURNITURE, FIXTURES & EQUIPMENT
 - DIVISION 82 - SPECIALTIES
 - DIVISION 83 - PARTITIONS
 - DIVISION 84 - GLAZING
 - DIVISION 85 - MASONRY
 - DIVISION 86 - ROOFING
 - DIVISION 87 - MECHANICAL
 - DIVISION 88 - ELECTRICAL
 - DIVISION 89 - PLUMBING
 - DIVISION 90 - FURNITURE, FIXTURES & EQUIPMENT
 - DIVISION 91 - SPECIALTIES
 - DIVISION 92 - PARTITIONS
 - DIVISION 93 - GLAZING
 - DIVISION 94 - MASONRY
 - DIVISION 95 - ROOFING
 - DIVISION 96 - MECHANICAL
 - DIVISION 97 - ELECTRICAL
 - DIVISION 98 - PLUMBING
 - DIVISION 99 - FURNITURE, FIXTURES & EQUIPMENT
 - DIVISION 100 - SPECIALTIES

BUILDING #5 (E)
CARRIAGE COLLEGE
 2001 ARDOR PARK DRIVE
 KENOSHA, WI 53140-1894

ARCHITECT
 Lohan Associates, LLC
 1317 PARKWAY
 CHANDLER, IL 60011

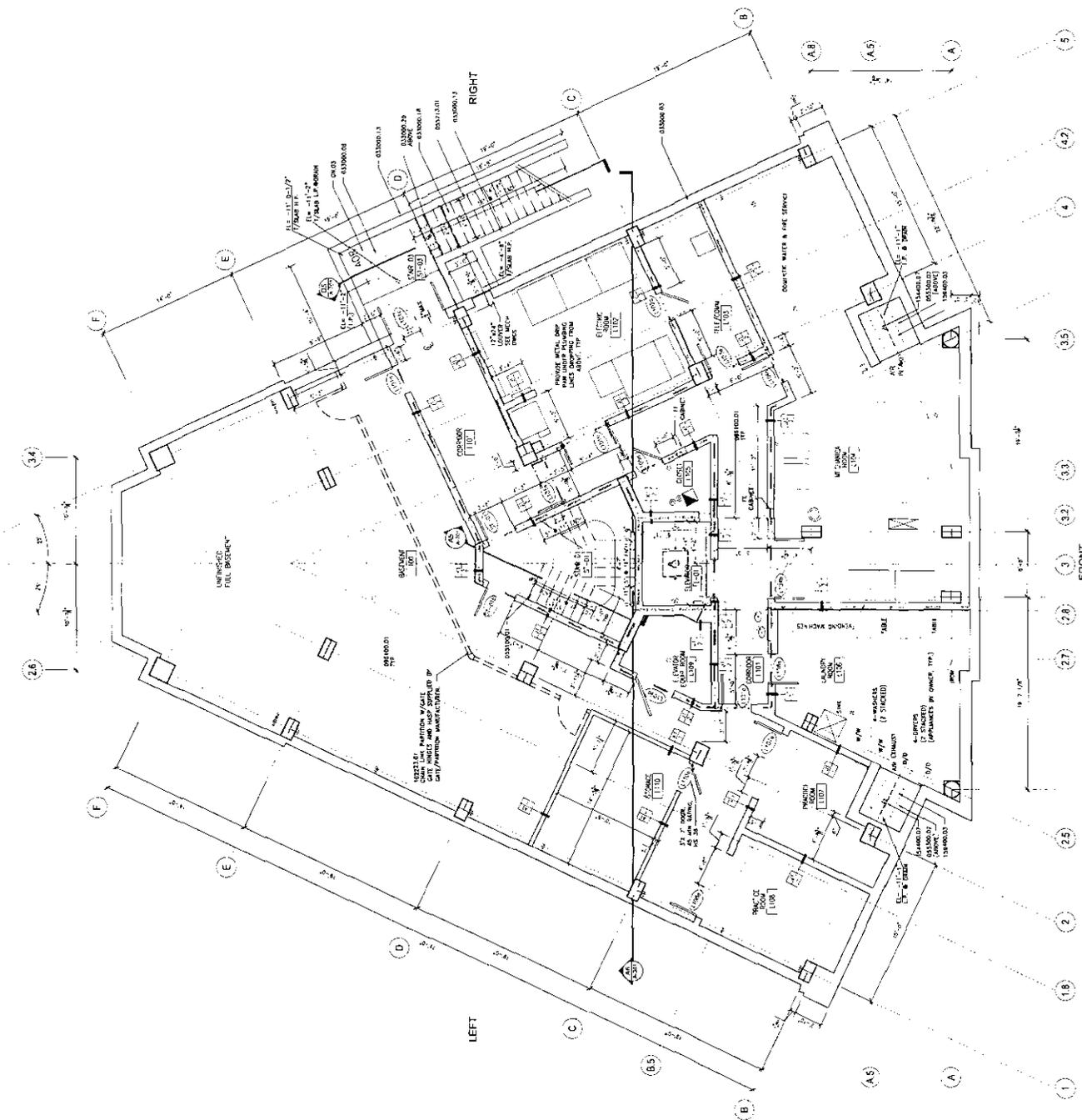
GENERAL CONTRACTOR
 C.R. Associates, Inc.
 Consulting Structural Engineers
 5327 W. 103rd Street
 CHICAGO, IL 60643

MECHANICAL CONTRACTOR
 MEPP, P.A. Civil Engineering
 4179 N. 124th St.
 CHICAGO, IL 60641

ELECTRICAL CONTRACTOR
 Dennis Weisbach & Partners
 31 W. Jackson Blvd.
 CHICAGO, IL 60604

PLUMBING CONTRACTOR
 CHICAGO, IL 60604

BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 DATE: 01/98
 SHEET: A-100



DOOR SCHEDULE

- 1 1/2" RATED WALL
- 2 1/2" RATED WALL
- 3 1/2" RATED WALL

NOTES

1. REFER TO SHEET A-100 FOR ALL OTHER NOTES.
2. REFER TO SHEET A-100 FOR ALL OTHER NOTES.
3. REFER TO SHEET A-100 FOR ALL OTHER NOTES.

BASEMENT FLOOR PLAN

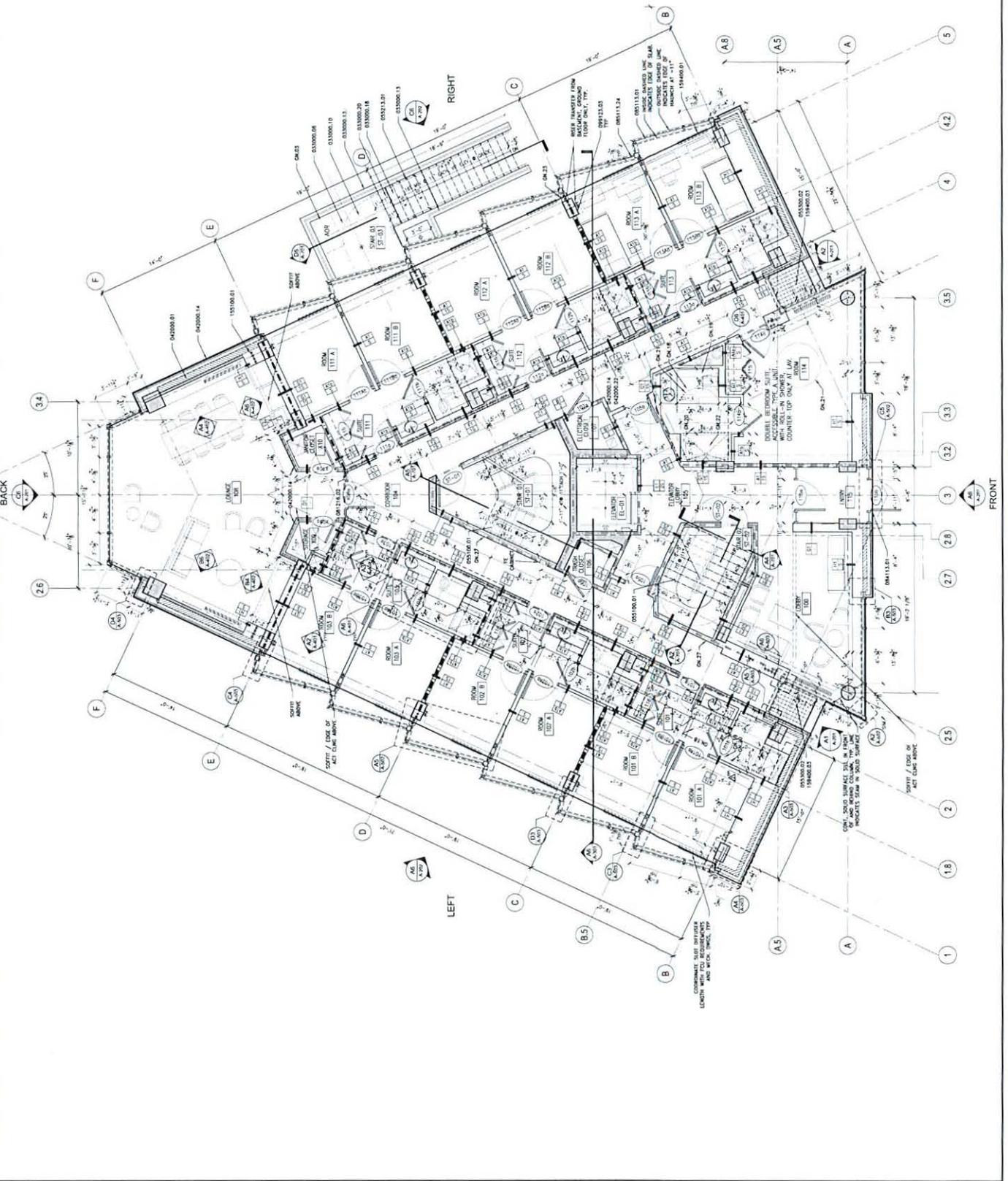
- REFERENCE KEYNOTES**
- 031000.04 DIVISION 3 - CONCRETE
 - 031000.05 SEAL EXPOSED SURFACE OF CONCRETE
 - 031000.13 CAST IN PLACE CONCRETE
 - 031000.18 CAST IN PLACE CONCRETE WITH REINFORCING BARS
 - 031000.20 CAST IN PLACE CONCRETE WITH REINFORCING BARS
 - 040000.01 8" CONCRETE MASONRY UNIT
 - 040000.11 FACE BRICK, COURSE OF BRICKS ABOVE ON ACTUAL STUD BACKUP
 - 050100.01 STEEL DECK WITH CAST IN PLACE CONCRETE SLAB ON GIRDERS
 - 050100.02 FALLOTT TRUSS
 - 050100.03 STAINLESS STEEL BAR GRATING
 - 051200.01 DIVISION 5 - METALS
 - 051200.02 ALUMINUM FRAMED GLASS CURTAIN WALL WITH 20" DOOR AND SILLINGS WITH 20" PROF. COATED ALUMINUM ACCESS GLASS ENTRY DOOR
 - 051200.03 PROF. COATED ALUMINUM WINDOW
 - 051200.04 PROF. COATED ALUMINUM WINDOW
 - 051200.05 PROF. COATED ALUMINUM WINDOW
 - 051200.06 PAINT EXPOSED CONCRETE COLUMN
 - 051200.07 MECHANICAL
 - 051200.08 SLOTTED BRASS, SUPPLY & RETURN
 - 051200.09 MECHANICAL
 - 051200.10 MECHANICAL
 - 051200.11 MECHANICAL
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 - 051200.99 MECHANICAL
 - 051200.100 MECHANICAL

- 0403** 3/4" x 4" AREA OF RETINO / RECEIVE ASSISTANCE
- 0408** 4" x 4" CLEAR SPACE CENTERED
- 0419** 3/4" x 4" CLEAR SPACE 40"
- 0420** FROM SIDE WALL LOCATED 18"
- 0421** 3/4" x 4" CLEAR SPACE 40"
- 0422** 3/4" x 4" CLEAR SPACE 40"
- 0423** SPACE ALIGNED WITH TIE BAR
- 0424** 7/8" x 7/8" IN 2" SQUARE STALL
- 0425** DEPRESSION DIMENSIONS WITH REMOVABLE ALUMINUM PANELS, CLAS. CLIP CONNECTIONS, WANTED TO MATCH CAPTAIN PARTITION TYPE BY 25" WITH ALTERNATE TO PARTITION AND END OF 20" PARTITION.
- 0427** ERE. RESISTANCE SCHEDULE

- NOTE:**
1. FURNITURE IS SHOWN FOR TYPICAL ROOMS. REFERENCE FURNITURE LAYOUT OPTION.
 2. REFERENCE SHEET A-103 FOR ROOM FINISH SCHEDULE AND ADDITIONAL INFORMATION.
 3. REFERENCE SHEET A-104 FOR TYPICAL SHIRT INTERIOR PARTITIONS.
 4. REFERENCE PLAN LET SEE OF BUILDING FOR TYPICAL DIMENSION SIZES AND SHIRT PARTITION PLAN RIGHT SIDE OF BUILDING 5' SWIMMING POOL (UPSIDE INCL).

- ERE. RESISTANCE SCHEDULE**
- 1 HR RATED WALL
 - 2 HR RATED WALL
 - 3 HR RATED WALL

- 0403** 3/4" x 4" AREA OF RETINO / RECEIVE ASSISTANCE
- 0408** 4" x 4" CLEAR SPACE CENTERED
- 0419** 3/4" x 4" CLEAR SPACE 40"
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- 0427** ERE. RESISTANCE SCHEDULE



BACK

FRONT

LEFT

RIGHT

COMMENTS: SHIRT DIVIDERS LENGTH - 48" MIN. FINISH 1/2"

DOUBLE BEDROOM SUITE WITH BATH IN SHIRT SUITE COUNTER TOP ONLY AT LAW

DOOR TO SHIRT SUITE FROM LOCKER ROOM TO BE OPENED TO SHIRT SUITE

DOOR TO SHIRT SUITE FROM LOCKER ROOM TO BE OPENED TO SHIRT SUITE

DOOR TO SHIRT SUITE FROM LOCKER ROOM TO BE OPENED TO SHIRT SUITE

DOOR TO SHIRT SUITE FROM LOCKER ROOM TO BE OPENED TO SHIRT SUITE

DOOR TO SHIRT SUITE FROM LOCKER ROOM TO BE OPENED TO SHIRT SUITE

REFERENCE KEYNOTES

0300007 3" DIA. VENT
0300019 1" DIA. VENT
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BUILDING #5 (E)
CARTHAGE COLLEGE
2001 Alford Park Drive
Knoxville, TN 37914-1594

Architect
LORIAN ANDERSON, LLC
10000 Highway 40, Suite 100
Chattanooga, TN 37421
(423) 596-1900

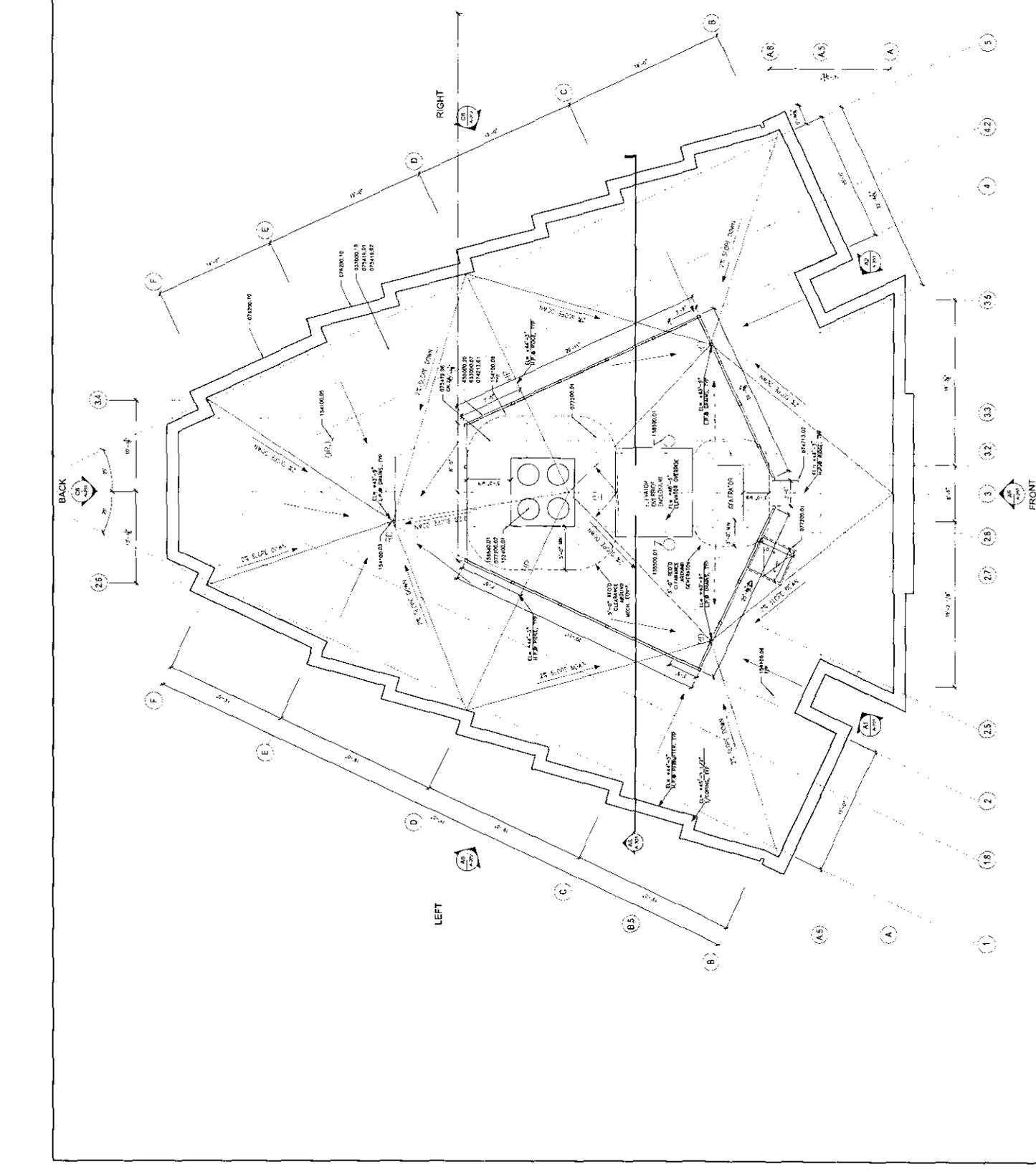
C. S. Associates, Inc.
Consulting Structural Engineers
6000 Lee Blvd., Suite 400
Chattanooga, TN 37421
(423) 422-5300

James H. Hays, Inc.
MEP, P.E. & Civil Engineering
425 N. 7th St.
Chattanooga, TN 37403
(423) 784-4130

Smith, White, Houch & Partners
Landscape Architects
51 W. Jackson Blvd.
Chattanooga, TN 37404
(423) 427-7866

ROOF PLAN

A-103



NOTE:
ALL MATERIALS SHOWN IN THE
ROOF PLAN SHALL BE INSTALLED
AND FINISHED IN ACCORDANCE
WITH THE MANUFACTURER'S
INSTALLATION AND FINISHING
INSTRUCTIONS. MANUFACTURER'S
INSTALLATION AND FINISHING
INSTRUCTIONS SHALL BE USED
AS A GUIDE TO THE
MANUFACTURER'S SPECIFICATIONS
AND REQUIREMENTS.

ROOF PLAN



BUILDING #5 (E)
CARTHAGE COLLEGE
 2001 Alford Park Drive
 Kenosha, WI 53140-1994

Lincoln Anderson, LLC
 Architects
 1000 Lincoln Highway East, Suite 200
 Chicago, IL 60611
 (312) 988-7800

C.B. Associates, Inc.
 Consulting Structural Engineers
 632 W. 103rd Street
 Chicago, IL 60643-4821
 (773) 822-8308

Amundt & Pflueger, Inc.
 MEP/PA Civil Engineers
 4725 N. 174th St.
 Chicago, IL 60646
 (773) 827-7888

David Wenzel & Partners
 53 W. Jackson Blvd.
 Chicago, IL 60604
 (312) 427-7888

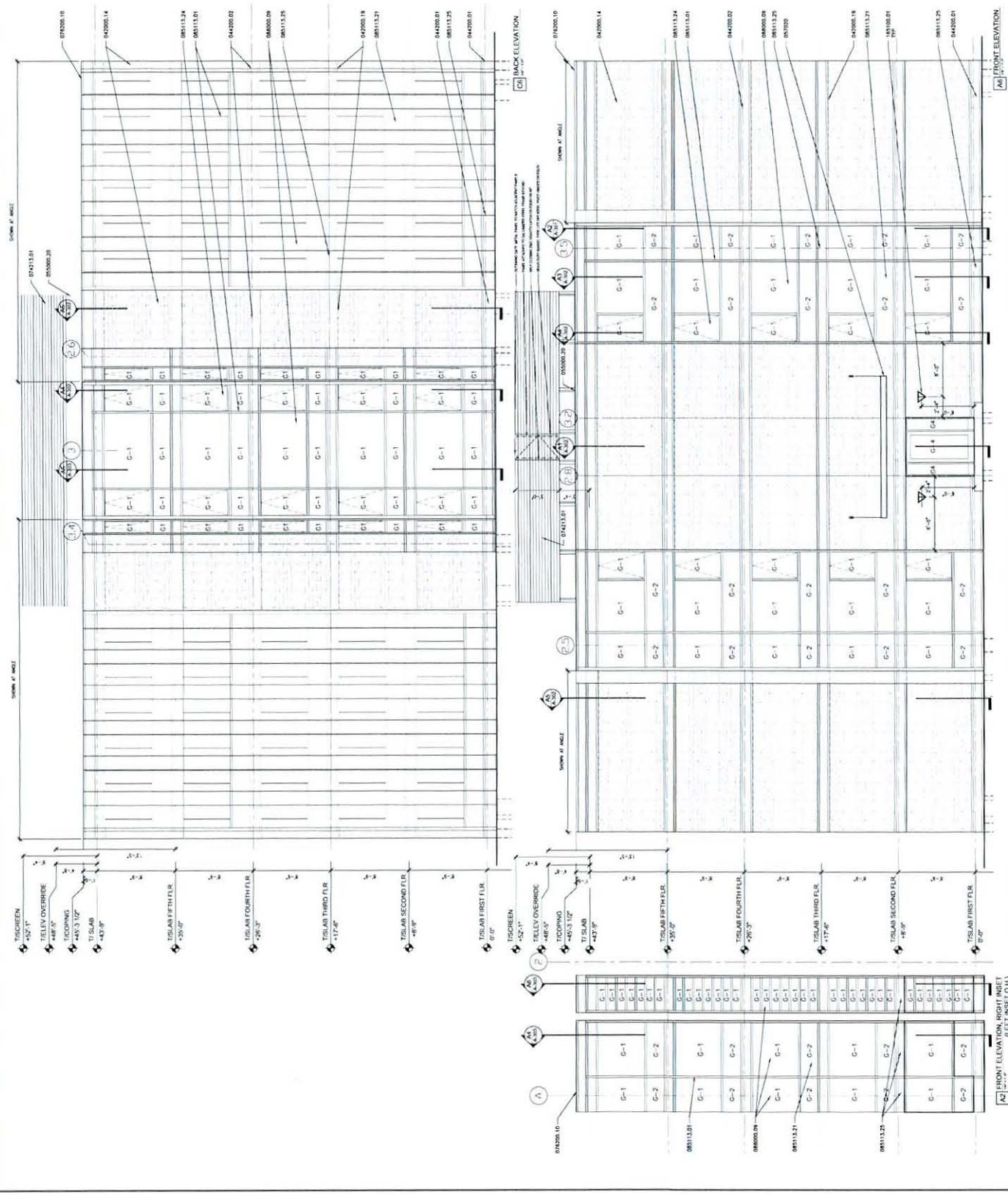
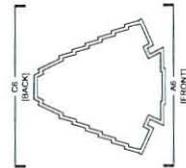
**ELEVATIONS
 FRONT, BACK**

A-201

DATE: 11/19/18
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 AS NOTED

REFERENCE KEYNOTES

040000.14 JACK BRICK, COLOR "N"
 040000.19 1/2" CONTROL JOINT COURSE
 040000.20 LAMINA STONE BELT COURSE
 050000.20 DIVISION 5 - METALS
 050000.21 ALL PAINTED GALVANIZED
 STEEL CONNECTED TO LAMINA IN
 ORNAMENTAL DETRIMENT
 CARRY ASSEMBLY
 070000.10 DIVISION 7 - PAINTS AND
 COATINGS
 070000.11 METAL WALL PANELS
 070000.12 GAUGE ALUMINUM SHEET METAL
 WINDOWS
 080113.01 INSULATED ALUMINUM WINDOW
 ASSEMBLY WITH 5" INTERNAL
 INSULATION & CONTINUOUS
 BARRIER. SEAL ALL DOORS AND
 OPERABLE WINDOW UNITS
 WITH INSULATED METAL WALL
 PANELS
 080000.09 INSULATING WIGON GLASS
 DIVISION 8 - ELECTRICAL
 160100.01 WIRING, SEE ELECTRICAL
 DRAWINGS





SITE PLAN
LOHAN ANDERSON

CARTHAGE COLLEGE
THE OAKS STUDENT RESIDENCES



copyright, 2009 James Steinkamp Photography

SITE PERSECTIVE
LOHAN ANDERSON

CARTHAGE COLLEGE
THE OAKS STUDENT RESIDENCES

City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 20, 2011	Item
City Plan Commission Resolution to Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035 regarding property at 4418 - 4420 21st Avenue, District #6. PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 4418 - 4420 21st Avenue owned by Kesch Properties, LLC

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Ohnstad, has been notified. The City Plan Commission's Resolution makes a recommendation to the Common Council to 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 a Comprehensive Plan.
- The attached Resolution satisfies this requirement and will be attached to the Zoning Ordinance to create Subsection 18.02 c. to Amend the Land Use Plan for the City of Kenosha: 2035 for the referenced properties from "Medium-High Density Residential" to "Commercial".
- The adopted Comprehensive Plan designated this site, along with the surrounding area as Medium-High Density Residential. This area has developed predominantly as residential with some commercial uses.
- The owner of the property has requested the land use change to commercial as it will allow a non-conforming second commercial building located on the property to be occupied. Both buildings have a commercial appearance. A commercially zoned gas station/convenience store is located directly south of this site.
- A neighborhood meeting was held on Wednesday January 5, 2011. No adverse comments were stated at the meeting.

RECOMMENDATION:

A recommendation is made to approve the City Plan Commission Resolution amending the Comprehensive Plan.


Mike Maki, AICP, Planner
/u2/accl/cp/ckays/1CPC/2011/Jan20/fact-cpc-resol-amdmap.odt


Jeffrey B. LeBaron, Director of City Development

CITY PLAN COMMISSION RESOLUTION # ___-11

By: City Plan Commission

*To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035
Property at 4418 - 4420 21st 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 amend the Land Use designation for the referenced properties from "Medium-High Density Residential" to "Commercial", as mapped on the attached Map C1-11 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 the attached Map C1-11.

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 _____, 2011

ATTEST:

Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVE:

Mayor Keith Bosman, Chairman of City Plan Commission

District Map

Comprehensive Plan Amendment

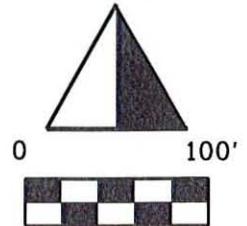
Map C1-11



Property requested to be changed from:


 Medium-High Density Residential to Commercial

NORTH



City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 20, 2011	Item 12
Zoning Ordinance to Create Subsection 18.02 c. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035, District #6. (Kesch Properties, LLC) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 4418 - 4420 21st Avenue

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

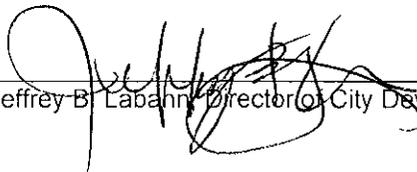
- The Common Council adopted "A Comprehensive Plan for the City of Kenosha: 2035" on April 19, 2010.
- Wisconsin Statutes require the Common Council to adopt an Ordinance for Amendments to the Comprehensive Plan.
- The attached Zoning Ordinance references Map C1-11, which identifies the Amendment to the Land Use Plan located in the Comprehensive Plan. The Amendment will change the land use designation for the referenced properties from "Medium-High Density Residential" to "Commercial".

RECOMMENDATION:

A recommendation is made to approve the proposed Zoning Ordinance.



Brian R. Wilke, Development Coordinator
 /u2/acct/cp/ckays/1CPC/2011/Jan20/fact-zo-kesch.odt



Jeffrey B. Labahn, Director of City Development

ZONING ORDINANCE NO. _____

DRAFT 01.11.11

BY: CITY PLAN COMMISSION

**TO CREATE SUBSECTION 18.02 c. OF THE ZONING
ORDINANCE TO AMEND THE LAND USE PLAN MAP
FOR THE CITY OF KENOSHA: 2035**

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

Section One: Subsection 18.02 c. 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:

- a. By Common Council resolution 126-10 on file with the City Clerk.
- b. By map C1-10 on file with the Department of City Development.
- c. **By map C1-11 on file with the Department of City Development.**

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

ZONING ORDINANCE NO. _____

BY: CITY PLAN COMMISSION

**TO CREATE SUBSECTION 18.02 c. OF THE ZONING
ORDINANCE TO AMEND THE LAND USE PLAN MAP
FOR THE CITY OF KENOSHA: 2035**

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

Section One: Subsection 18.02 c. 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:

- a. By Common Council resolution 126-10 on file with the City Clerk.
- b. By map C1-10 on file with the Department of City Development.
- c. By map C1-11 on file with the Department of City Development.

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

District Map

Comprehensive Plan Amendment

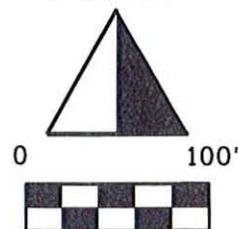
Map C1-11



Property requested to be changed from:


 Medium-High Density Residential to Commercial

NORTH



City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 20, 2011	Item 44
Petition to rezone property at 4418 21st Avenue from RG-1 General Residential District to B-1 Neighborhood Business District, District #6. (Kesch Properties, LLC) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 4418 21st Avenue
Neighborhood: Washington

Vicinity Zoning/Land Use:

North: RG-1/Single and Two-Family Residential
South: B-2/Gas Station
East: RG-1/Single and Two-Family Residential
West: RG-1/Single and Two-Family Residential

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- The owner of the property has requested to rezone the property from RG-1 General Residential to B-1 Neighborhood Business District. The purpose of the rezoning is to utilize the existing vacant building on the site for retail use.
- The site currently has two one-story buildings on it. Both buildings have commercial appearance.
 - The easternmost building, which fronts on 21st Avenue, has a single residential unit in one-half of the building and a hair salon in the other half. The residential unit is a conforming use, and the hair salon is a legal non-conforming use. Since the retail use in this space has not been vacant for more than twelve (12) consecutive months, the hair salon use may continue. However, if the hair salon use was to cease for more than twelve consecutive months, only a use which conforms to the RG-1 District could re-occupy the space.
 - The other building on the site, which fronts on 44th Place, is vacant. The building cannot be used for retail based on the RG-1 zoning, and cannot be used for a second residential unit since the property does not meet a minimum lot width or area required for a two-family use.
- If the property was to be rezoned to B-1 Neighborhood Business District, the existing hair salon would become a conforming use, and the existing residential unit would become a legal non-conforming use. If the residential use was to cease for more than twelve consecutive months, only a use which conforms to the B-1 District could reoccupy that space.
- Rezoning of the property to B-1 Neighborhood Business District is not consistent with the adopted *Comprehensive Plan for the City of Kenosha: 2035* which lists this site as Medium-High Density Residential. An Amendment to that plan is required for the City to approve the rezoning. That Amendment has been included on this agenda.

<p>City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030</p>	<p>Kenosha City Plan Commission</p> <p style="text-align: center;">FACT SHEET</p>	<p>January 20, 2011</p>	<p>Item</p>
<p>Petition to rezone property at 4418 21st Avenue from RG-1 General Residential District to B-1 Neighborhood Business District, District #6. (Kesch Properties, LLC) PUBLIC HEARING</p>			

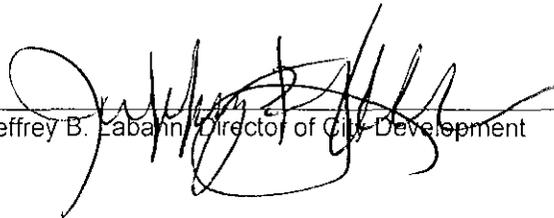
- No exterior changes are proposed to the building or site. Therefore, a Conceptual Plan has not been provided by the applicant.
- The applicant would be required to obtain an Occupancy Permit for any retail use in the vacant building if the rezoning is approved by the Common Council.
- The applicant went door-to-door in the neighborhood to speak to the residents and a neighborhood meeting was held by the applicant and Alderman Ohnstad on January 5, 2011. No neighbors attended the neighborhood meeting.
- The proposed rezoning will be compatible with the amended *Comprehensive Plan for the City of Kenosha: 2035*.

RECOMMENDATION:

A recommendation is made to approve the Rezoning.



 Brian Wilke, Development Coordinator
 /u2/acct/cp/ckays/1CPC/2011/Jan20/fact-rezone-kesch.odt

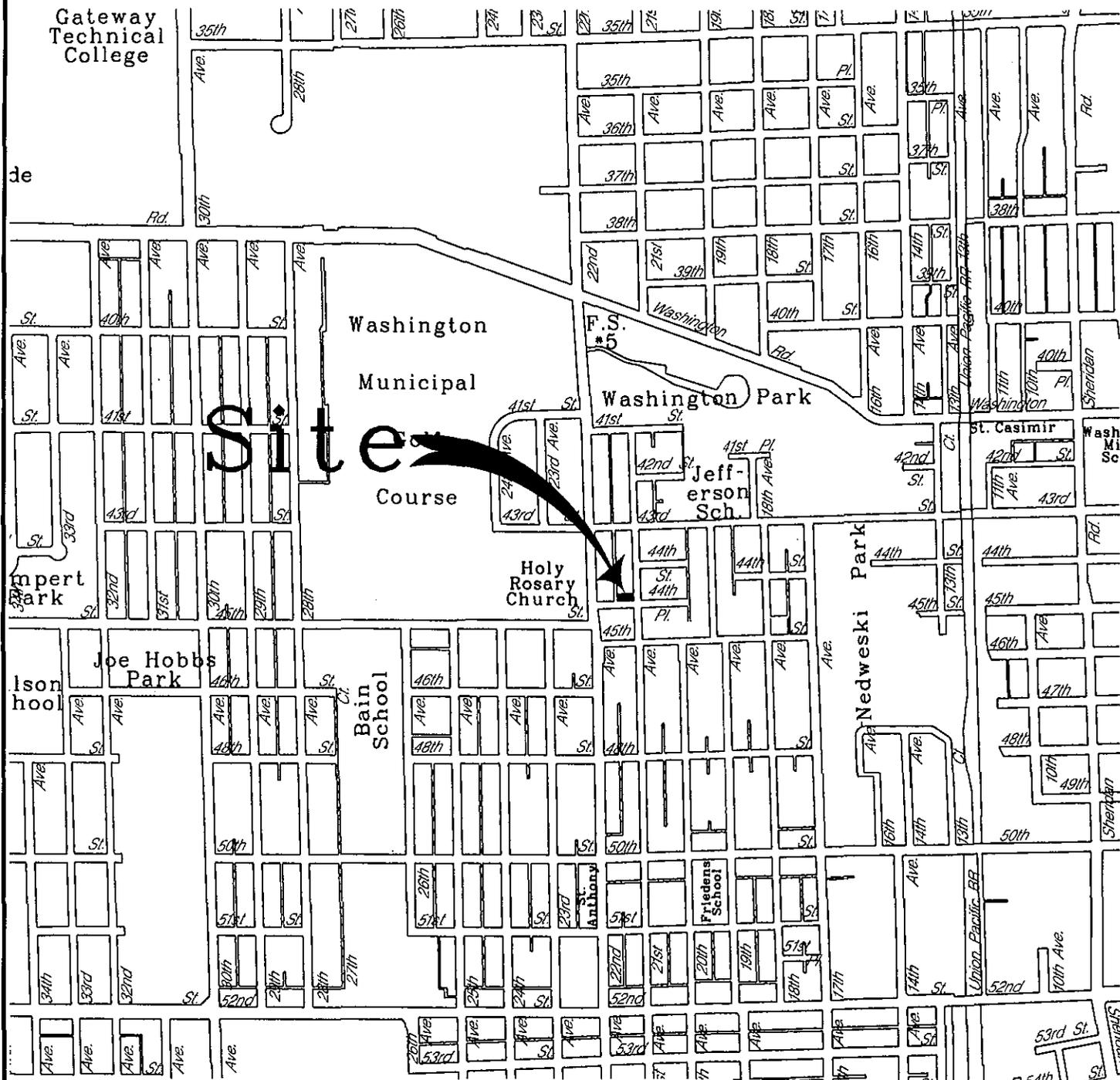


 Jeffrey B. Labahn, Director of City Development

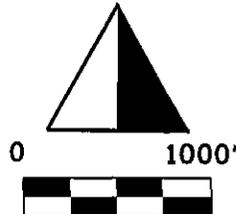
CITY OF KENOSHA

Vicinity Map

Kesch Properties, LLC Rezoning



NORTH



CITY OF KENOSHA

District Map

Rezoning

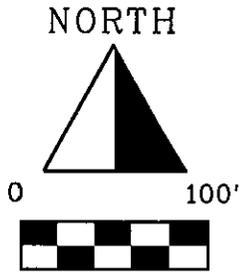
Kesch Properties, LLC Petition

SUPPLEMENT NO. Z1-11
ORDINANCE NO. _____



Property requested to be rezoned from:

-  RG-1 General Residential to
-  B-1 Neighborhood Business



CITY OF KENOSHA

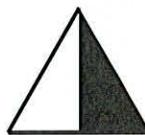
Land Use Map

Kesch Properties, LLC Rezoning



 *Property requested to be rezoned*

NORTH



0 100'



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

January 7, 2011

Notice of Public Hearing

Rezoning of property located at 4481 21st Avenue (Kesch Properties, LLC)

The City Plan Commission will hold a public hearing on a petition submitted by Kesch Properties, LLC to rezone their property located at 4418 21st Avenue. The proposed rezoning would amend the zoning on the property from RG-1 General Residential District to B-1 Neighborhood Business District. The rezoning request is to allow the existing vacant building on the site to be used for retail uses.

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

Thursday, January 20, 2011 at 5:00 p.m.
Municipal Building, 625 52nd Street - Room 202

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, March 7, 2011 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 at 262.653.4030 or via email at bwilke@kenosha.org.

BW:kas
Enclosure

**Kesch Properties, LLC.
5918 - 8th Avenue, #H
Kenosha, WI 53140**

November 29, 2010

Mr. Brian Wilke
Department of City Development
City of Kenosha
Room 308
625 - 52nd Street
Kenosha, WI 53140

RE: Rezoning Application for 4418 - 21st Avenue

Dear Brian:

Thank you for your time recently when I talked to you about the rezoning of the property located at 4418 - 21st Avenue. Per your request, I am submitting the following information about the property and its use.

Property Addresses:	<u>4418 - 21st Avenue</u> official address (Additional addresses are: 4420 - 21st Ave., and 2106 - 44 th Place)
Parcel Number:	11-223-30-357-011
Owner Name:	Kesch Properties, LLC.
Current Property Class:	Commercial
Current Property Use:	Retail with Apartment
Current Zoning:	RG-1 General Residential district
Current Building Uses:	<u>Building 1</u> – Two Unit - Hair Salon and Residential Apartment <u>Building 2</u> – One Unit - Currently Vacant (<i>Cannot be rented as residential or commercial under the current zoning.</i>)
Desired Zoning:	<u>B-4</u> or <u>B-1</u> (with amendments to allow the first floor residential unit).
Reason for Change:	To bring <u>Building 1</u> to conforming use as a ground floor commercial and residential. To bring <u>Building 2</u> to conforming use as a single commercial unit.

There is ample street parking around the entire property with the option of renting parking spaces from the parking lot directly across the street (44th Place). I have also enclosed a drawing of the site with the building configurations and sizes.

I have spoken with the Alderman Tod Ohnstad and he has indicated his support of this rezoning effort.

Thank you for taking the time to review this request for rezoning this property. If you need anything further information, please feel free to contact me at (262) 652-9000.

Sincerely,

A handwritten signature in cursive script that reads "Kevin Schier".

Kevin Schier
Kesch Properties, LLC.
(262)652-9000

Encl: Property Drawing
CC: Alderman Tod Ohnstad

Kesch Properties, LLC.
5918 8th Avenue, #H
Kenosha, WI 53140
(262) 652-9000

January 4, 2011

Dear Neighbor,

A few days ago you received a letter from the City of Kenosha about the rezoning of our property located at 4418 21st Avenue. This property now incorporates the hair salon Retrospect, and a two bedroom apartment. There is an additional storefront on this property that is currently vacant. This storefront cannot be used for any purpose unless the zoning of the property is changed from **RG-1 General Residential** to **B-1 Neighborhood Business District** designation. *(It is important to note that the zoning change is for our property only and will not affect the value or zoning of your property in any way).* Keeping this building vacant is not a desirable condition since any unusable building will not enhance the neighborhood if it remains empty and decaying. Rezoning the property will enable us to re-utilize the building, to remodel and enhance it, and provide an opportunity for a small business or service to help to enrich the neighborhood.

Some of the uses that we envision for the building after rezoning and remodeling would be a variety of shall businesses such as a barber shop, coffee house/café, pet shop, shoe repair, upholstery shop, legal office, etc. The use of the building will be light and of limited hours of operation. The parking requirements will be minimal and will not clog the available parking now existing. Our plans will definitely enhance the neighborhood in terms of the look of the building and the services of the eventual new tenant.

We would appreciate your support of this zoning change for our property and hope that you will welcome the enhancements it will bring to you as a neighbor. If you have any questions concerning any of this, please feel free to call me at (262) 652-9000 and I will be happy to answer them personally.

Sincerely,



Keevin Schier
President

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

MAILING INFORMATION

NAME OF PROJECT: Retrospect Salon Rezoning

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

Name and Address of Applicant [Please print]:
Kevin Schier / John Fox Phone: 847-971-7320
5918 8th Ave. # H Fax: _____
Kenosha, WI 53140 E-Mail: K.Schier@AOL.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]:
Kesch Properties, LLC Phone: 262-652-9000
5918 8th Ave. # H Fax: _____
Kenosha, WI 53140 E-Mail: _____

PROJECT LOCATION

Location of Development (street address and / or parcel number): 4418 21st Ave
Parcel # - 11-223-30-357-011

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 2 |
| <input type="checkbox"/> Concept Review (Land Division) | Section 2 | Page 3 |
| <input type="checkbox"/> Concept Review (Multi-Family Residential or Non-Residential) | Section 3 | Page 4 |
| <input type="checkbox"/> Conditional Use Permit | Section 4 | Pages 5 & 6 |
| <input type="checkbox"/> Developer's Agreement | Section 5 | Page 6 |
| <input type="checkbox"/> Final Plat | Section 6 | Pages 7 & 8 |
| <input type="checkbox"/> Lot Line Adjustment Survey | Section 7 | Page 9 |
| <input type="checkbox"/> Preliminary Plat | Section 8 | Pages 10 & 11 |
| <input checked="" type="checkbox"/> Rezoning | Section 9 | Pages 12 & 13 |
| <input type="checkbox"/> Site Plan Review | Section 10 | Pages 14 & 15 |

**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:*

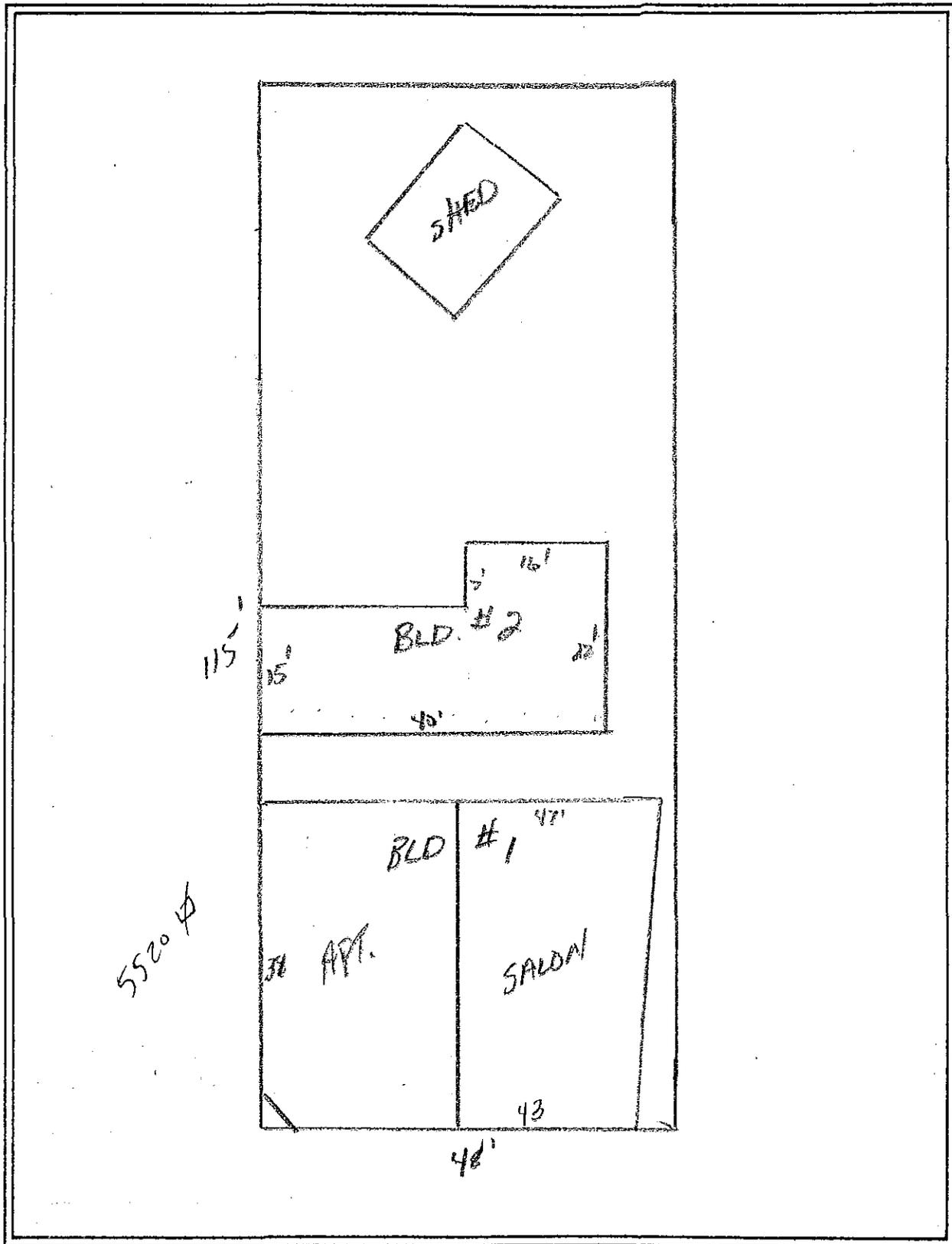
Department of City Development
625 52nd Street, Room 308
Kenosha, WI 53140

Phone: 262.653.4030
Fax: 262.653.4045

Office Hours:
M - F 8:00 am - 4:30 pm

Date November 29, 2010

Subject 4418 - 21st Avenue





City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 20, 2011	Item
Request to extend the Conditional Use Permit for a multi-family residential development to be located east of 30th Avenue, north and south of 21st Street, District #5. (Sun Pointe Village) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: East of 30th Avenue, north and south of 21st Street
Zoned: RM-2 Multi-Family/SWO Shoreland Wetland Overlay

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

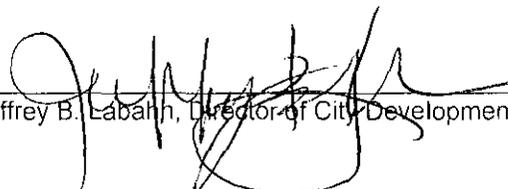
- The City Plan Commission approved this multi-family development on January 8, 2009. The approval allowed the applicant twenty-four (24) months to obtain all building permits.
- Since the plans were approved, the applicant has constructed one 3-unit building. Nineteen (19) buildings with eighty-one (81) units were approved.
- The applicant is requesting a six-month extension to the permit.
- The original Conditions of Approval still apply.
- The extension will give the applicant additional time to obtain building permits.

RECOMMENDATION:

A recommendation is made to approve the six-month extension, subject to the original Conditions of Approval.



Brian R. Wilke, Development Coordinator
/u2/facct/cp/ckays/1CPC/2011/Jan20/fact-cupx-sunpointe.odt



Jeffrey B. Labahn, Director of City Development



January 4th, 2011

Department of City Development
Attn: Brian Wilke
625 52nd St
Kenosha, WI 53140

RE: Extension of Conditional Use Permit for Sun Point Village

Dear Mr. Wilke,

In response to your letter dated December 7th, 2010 which indicates that the conditional use permit for the Sun Point Village Development is set to expire January 8th 2011 the following is provided: Mills Enterprises on behalf of Sun Point Village Ventures, LLC would like to request that a 6 month extension be granted for the above referenced conditional use permit to allow us to obtain permits on some of the remaining buildings. If you need anything additional from us please do not hesitate to contact me at the number listed below.

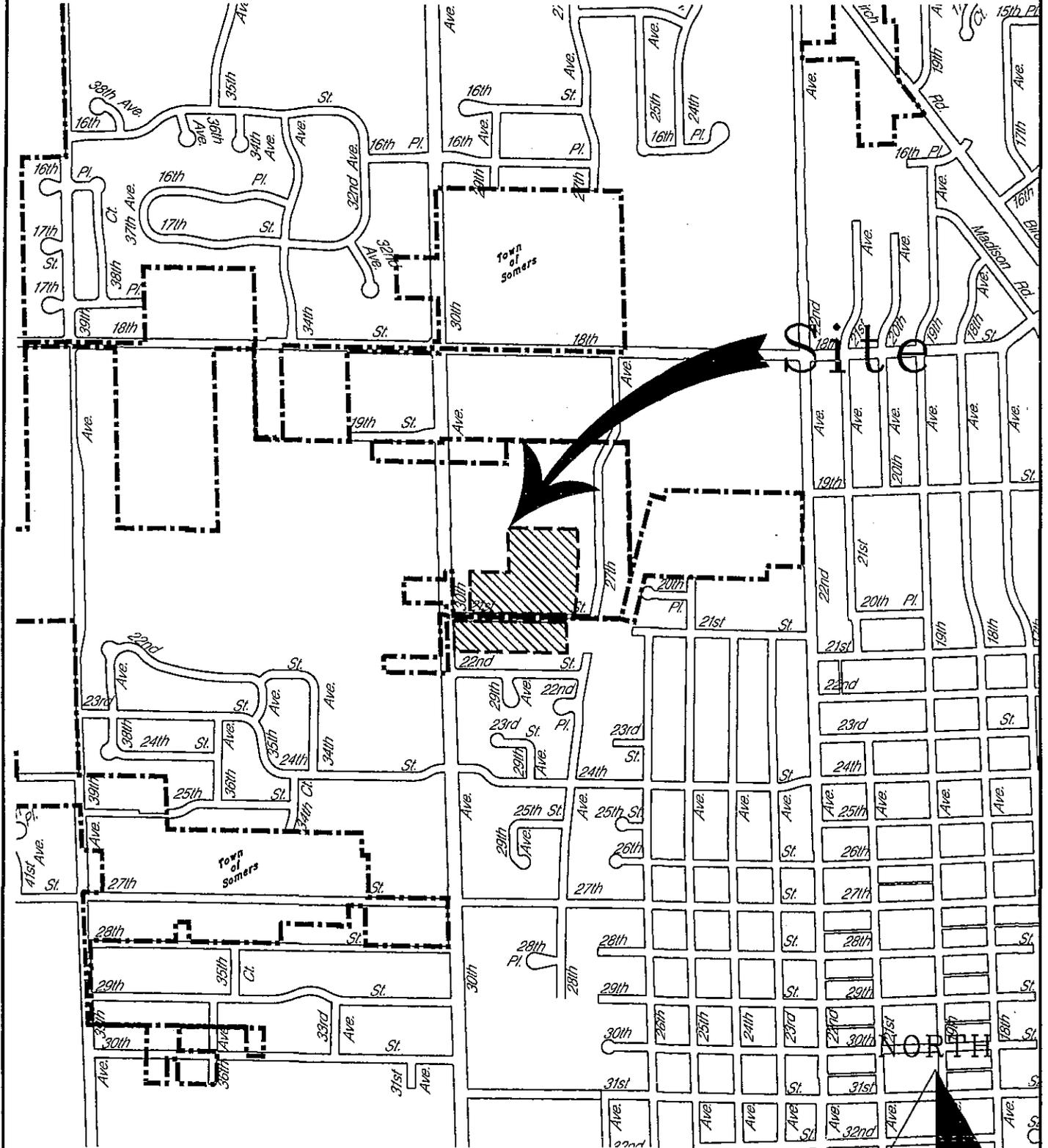
Thank You,

A handwritten signature in black ink that reads "Jonah P. Hetland".

Jonah P. Hetland
Development Director
Mills Enterprises
262-842-0483

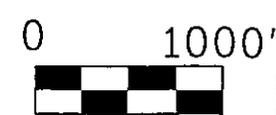
City of Kenosha

Vicinity Map Sun Pointe Village



Site

NORTH



Department of City Development
625 52nd Street
Kenosha, Wisconsin 53140
phone - 262.653.4030 or fax 262.653.4045

Conditional Use Permit Approval

Project Name:	Sun Pointe Village	Date: March 10, 2009
Location:	30th Avenue and 21st Street	
Project Description:	Amendment to Conditional Use Permit	
Issued to:	Steve Mills Sun Pointe Village Ventures 4011 80th Street Kenosha, WI 53142	
Architect/ Engineer/ Contractor: (if applicable)	Farris, Hansen & Associates 7 Ridgeway Court Elkhorn, WI 53121	
Approval Dates:	City Plan Commission – January 8, 2009 Department of City Development – February 26, 2009	
<ul style="list-style-type: none">• Conditions of approval (see attachment)• Approval shall be void if a building permit is not obtained by August 26, 2009.		

Any questions regarding the approved **Conditional Use Permit** should be directed to Brian Wilke, Development Coordinator, at 262.653.4030.



Jeffrey B. Labahn, AICP
Director, Department of City Development

- c:
- Paula Blise, Zoning Coordinator, Neighborhood Services & Inspections
 - Ron Bursek, Director, Public Works
 - Mike Callovi, Department of City Development
 - Mike Higgins, City Clerk/Treasurer/Assessor
 - John W. Morrissey, Chief, Police Department
 - Patrick Ryan, Chief, Fire Prevention Bureau
 - Ed St. Peter, Manager, Kenosha Water Utility
 - Jan Schroeder, Operations Coordinator, Public Works
 - Jim Schultz, Director, Neighborhood Services and Inspections
 - Nick Torcivia, Director of Building Inspection, Neighborhood Services & Inspections

Project Name:	Sun Pointe Village	Date: March 10, 2009
Location:	30th Avenue and 21st Street	

Conditions of Approval

1. The applicant shall obtain all required construction permits from the Department of Neighborhood Services & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.
2. The applicant shall obtain Driveway, Sidewalk, and Parking Lot permits from the Department of Public Works.
3. 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.
4. Development shall be constructed per the approved plans on file with the Department of City Development. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. Phasing shall comply with the Construction Phasing Plan on file with the Department of City Development.
5. Prior to the issuance of any occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans and the exterior lighting shall be installed.
6. Compliance with any Conditions noted in the recorded Developers Agreement.
7. Compliance with City and State codes.
8. 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.
9. All trash containers shall be stored within the enclosure or garages.
10. Applicant shall meet all applicable Conditions of Approval and obtain a building permit within six (6) months of the City Plan Commission approval. Building permits for all other buildings shall be obtained within two (2) years of the City Plan Commission approval or the Conditional Use Permit shall be null and void for all unconstructed buildings.
11. All vehicles shall be parked within the designated paved areas.
12. 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.
13. 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.
14. Cross access shall be provided to adjacent parcels if required at a future date by the City.

15. New Engineering Plans shall be submitted for *Alternative 2* before construction permits can be issued if *Alternative 2* is chosen.
16. All stockpiles shall be removed from the site no later than final occupancy of the last building in Phase 1.
17. Park Impact fees shall be paid, per Chapter 35 of the Code of General Ordinances, prior to the issuance of each building permit.
18. Applicant shall indicate in writing to the City which *Alternative* is chosen before proceeding with *Alternative 1* or *Alternative 2*.
19. A Drainage Plan must be submitted to and approved by the Department of Public Works before the Building permit is applied for. If that Drainage Plan requires changes in the parking lot elevations or additional storm sewer, a Drainage Plan for the entire complex must be approved by the Department of Public Works before the first building permit is issued.
20. If *Alternative 2* is chosen, the building elevations for the three-unit and 4-unit buildings shall be resubmitted for review and compliance with Section 14.07 B.11 of the Zoning Ordinance.

City of Kenosha Conditional Use Permit Application

Mailing Information	
Name of Project SUN POINTE VILLAGE	Name, Address and Phone of Architect / Engineer / Contractor (if applicable) FARRIS HANSEN & ASSOCIATES 7 RIDGWAY COURT ELKHORN, WI 53121 <input type="checkbox"/> Send correspondence to this address (Check only one)?
Name, Address and Phone of Applicant SUN POINTE VILLAGE VENTURES C/O STEVE MILLS 4011 80TH ST KENOSHA, WI 53142 <input checked="" type="checkbox"/> Send correspondence to this address (Check only one)?	Name, Address, Phone of Property Owner (if other than applicant)
Site Description	
Address of Site or Specific Location 21ST ST AND 30TH AVE	Description of Site by Lot, Block and Recorded Subdivision or Metes and Bounds PT. OF THE NE 1/4 OF SECTION 24, T2N, R22E, CITY OF KENOSHA, WI
Zoning District: RM-2	Proposed zoning change, if any: N/A
Building or addition square footage*: 80,000 SQ FT +	Site Size*: 15.77 ACRES
Operational Description (including any other required submittals)	
Type of Structure(s): MULTIPLE FAMILY CONDOMINIUM BUILDINGS	
Proposed Use/Operation of Structure(s): MULTI FAMILY RESIDENTIAL	
Anticipated Number of Occupants and/or Employees:	
Staff Use Only Review Authority (See Table 4.01 of the Kenosha Zoning Ordinance to determine Review Authority) <input type="checkbox"/> City Plan Division - CPD <input type="checkbox"/> City Plan Commission - CPC <input type="checkbox"/> Common Council - CC Fee collected \$ _____ Date _____ By _____ (initial)	

* Information must be provided for the application to be processed.

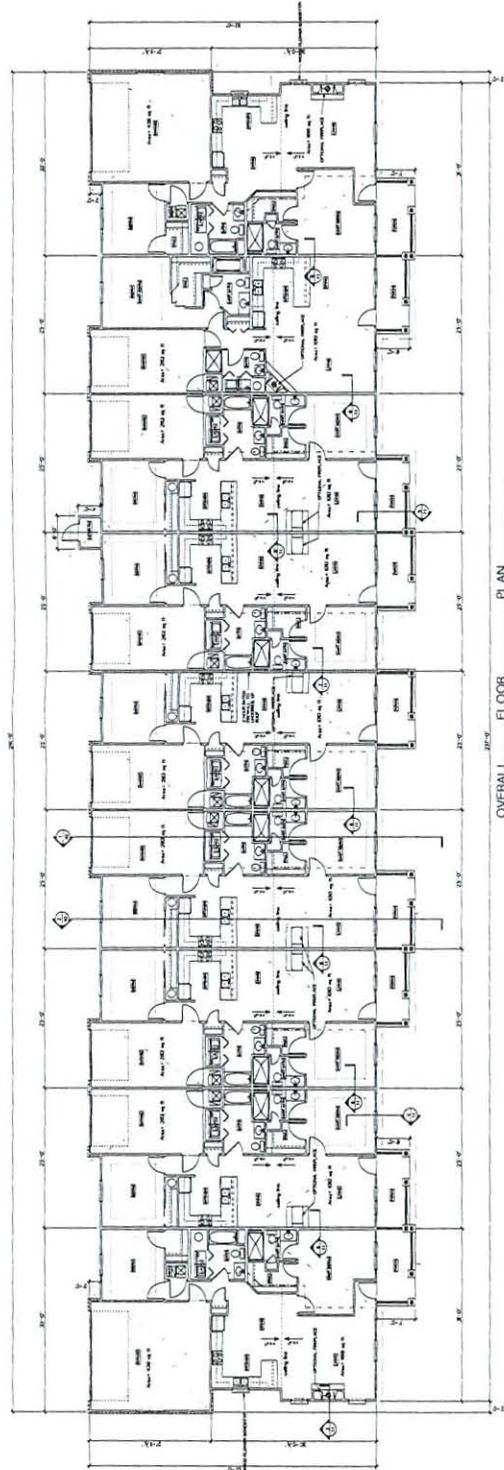
Complete and return to Department of City Development, 625 - 52nd Street, Room 308, Kenosha, WI 53140

6043
 DATE: 8/29/05
 SHEET NO: 9 of 15

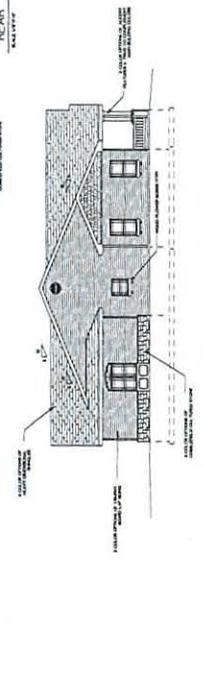
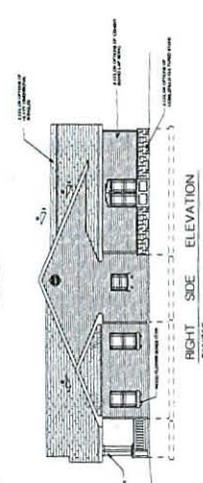
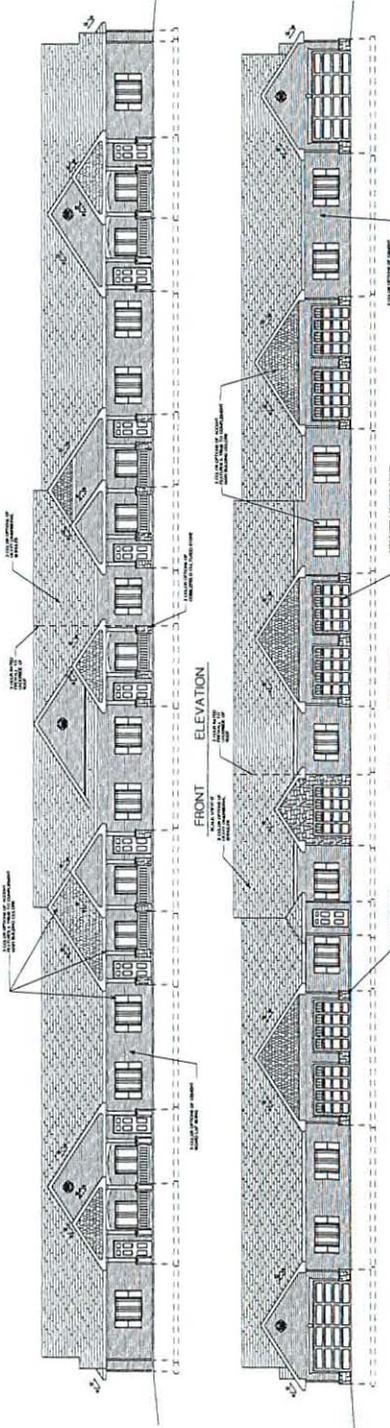
FARRIS, HANSEN & ASSOCIATES, INC.
 2000 W. WISCONSIN
 MILWAUKEE, WI 53233
 TEL: 414-224-4400
 FAX: 414-224-4401
 WWW.FHAI.COM

Overall Floor Plan
 Exterior Elevations
 9 Unit Bldg - Rear Load Garage
 Style No. 1

SUN POINTE VILLAGE
 DUPLEX CONDOMINIUMS
 CITY OF KENOSHA-KENOSHA COUNTY, WISCONSIN



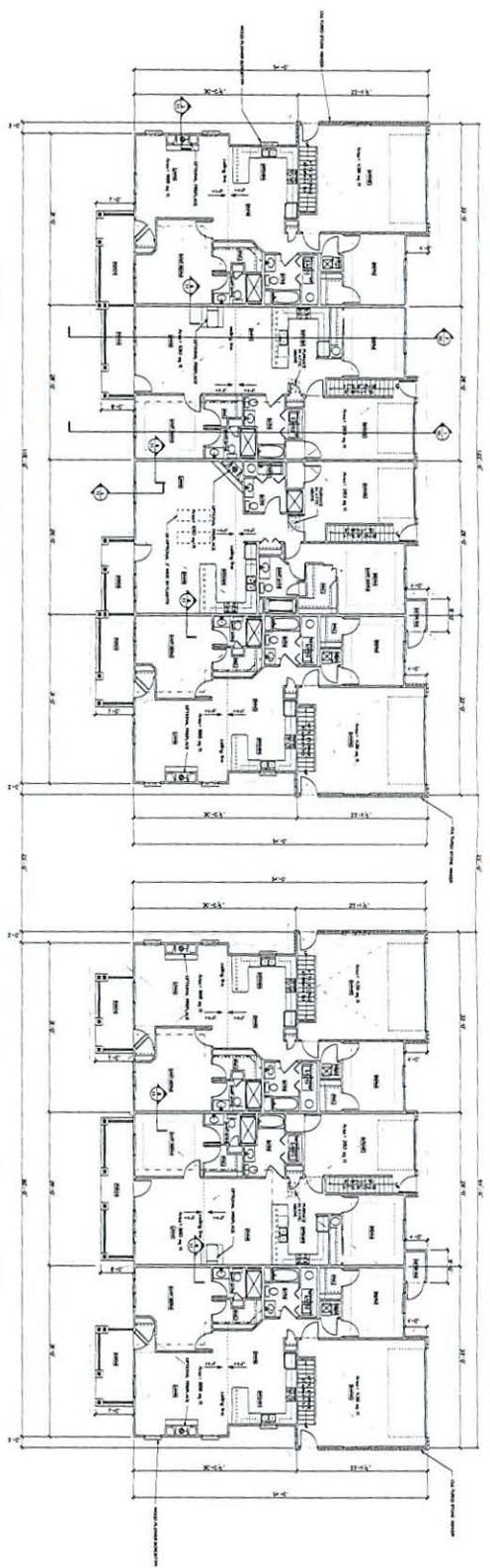
OVERALL FLOOR PLAN
 BLDGS 41, 43, 46, 48



REAR ELEVATION

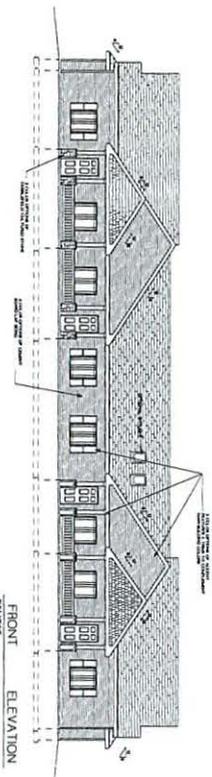
LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

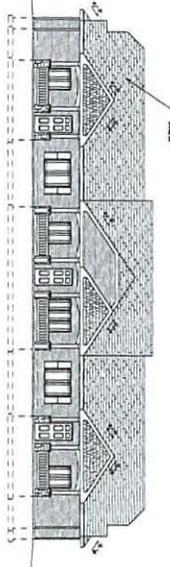


OVERALL FLOOR PLAN
BLDG'S #3B, #4B, #5B, #6B, #8B

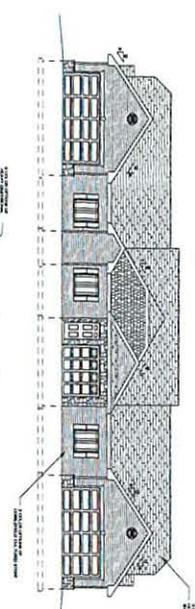
OVERALL FLOOR PLAN
BLDG'S #3A, #4A, #5A, #6A, #8A



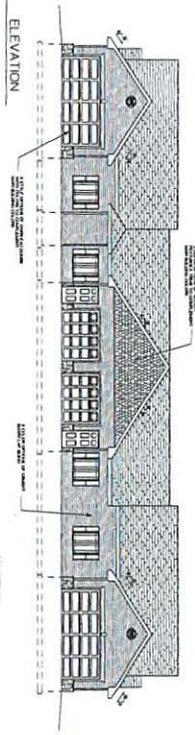
FRONT ELEVATION



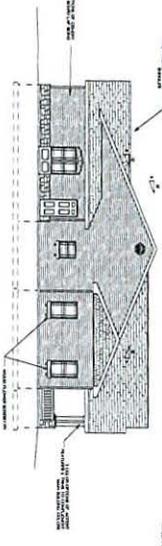
FRONT ELEVATION



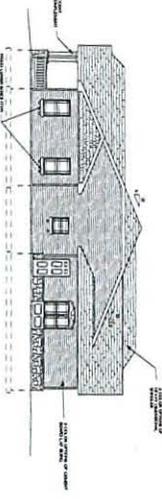
REAR ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

FARRIS, HANSEN & ASSOCIATES, INC.
Engineering and Architectural Services
2 Rogers Court, P.O. Box 427
Elm-Dale, Wisconsin 53121
Office (262) 723-2008
Fax (262) 723-2686

OPTIONAL BUILDING LAYOUTS
4 UNIT BLDG - REAR LOAD GARAGE
3 UNIT BLDG - REAR LOAD GARAGE
OVERALL FLOOR PLANS
EXTERIOR ELEVATIONS

SUN POINTE VILLAGE
AND
DUPLEX CONDOMINIUMS
CITY of KENOSHA, KENOSHA COUNTY, WISCONSIN

13 of 15

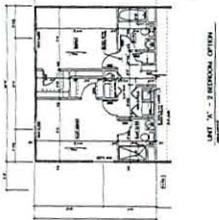
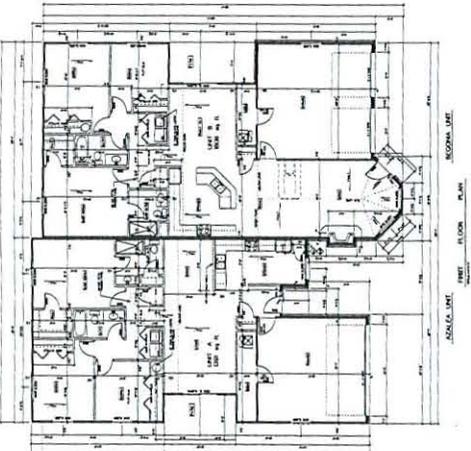
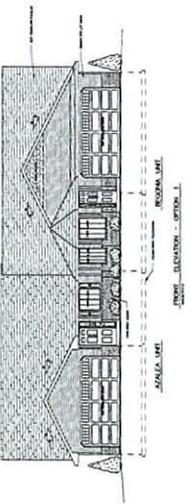
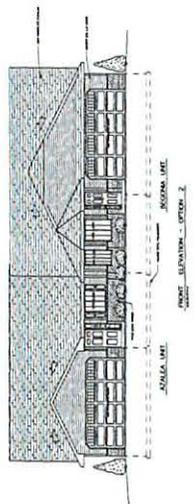
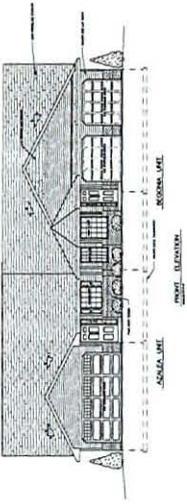
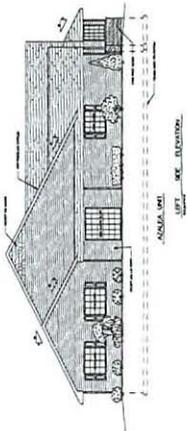
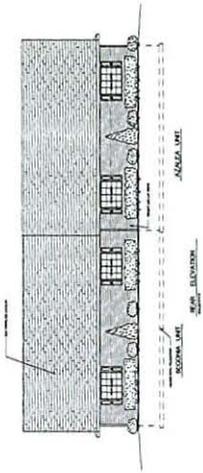
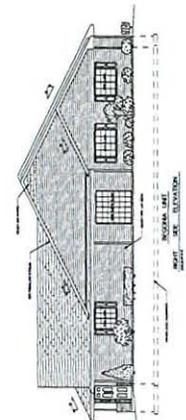
PROJECT NO. 15
 SHEET NO. 15
 DATE 03/14/14
 GORE

ARCHITECT
 PARIS HANSEN & ASSOCIATES, INC.
 1000 W. WISCONSIN AVENUE
 SUITE 200
 MILWAUKEE, WISCONSIN 53233
 TEL: 414.224.1100
 FAX: 414.224.1101
 WWW.PHANSO.COM

ENGINEERING ARCHITECTURE GROUP
 1000 W. WISCONSIN AVENUE
 SUITE 200
 MILWAUKEE, WISCONSIN 53233
 TEL: 414.224.1100
 FAX: 414.224.1101
 WWW.EAGROUP.COM

PARIS HANSEN & ASSOCIATES, INC.
 1000 W. WISCONSIN AVENUE
 SUITE 200
 MILWAUKEE, WISCONSIN 53233
 TEL: 414.224.1100
 FAX: 414.224.1101
 WWW.PHANSO.COM

SUN POINTE VILLAGE
 DUPLEX CONDOMINIUMS
 CITY OF KENOSHA, WISCONSIN



ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED

City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 20, 2011	Item 6
Public Building Review for a new restroom building to be located in Washington Park, 1901 Washington Road, District #6. (Washington Park Restroom) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 1901 Washington Road
Zoned: IP Institutional Park, FW Floodway

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Ohnstad, has been notified. The Parks Commission must approve the final project.

ANALYSIS:

- The City has prepared a plan to raze the existing public restroom building located west of the velodrome and east of the Washington Park Pool and construct a new restroom building. The new building would have men's and women's restrooms, a concessions area and storage.
- The proposed exterior material is a filled and polished ground face masonry unit. The building will have a pitched roof with asphalt shingles.
- This item was deferred at the September 9, 2010 meeting to make sure that the new building location would be acceptable to the Department of Natural Resources (DNR) because of the existing floodplain.
- The building will be moved north of its existing location and the entire building will be located outside of the floodplain. The project consultant has worked with DNR Staff on the ramp/walk placement, building location and fill placement. The project as proposed is acceptable to DNR Staff.
- City Departments have reviewed the plans. Their comments are included in the attached Conditions of Approval.
- The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

RECOMMENDATION:

A recommendation is made to approve the Public Building Review, subject to the attached conditions.



Brian R. Wilke, Development Coordinator
/u2/acct/cp/ckays/1CPC/2011/Jan20/fact-bldg-washpark.odt



Jeffrey B. Labarre, Director of City Development

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

***Kenosha City Plan
Commission
Conditions of Approval***

Washington Park
Restrooms
1901 Washington Road

January 20, 2011

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. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.
 - 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 Site Plan Review is for reference only and does not constitute sign permit approval.
 - c. The development shall be constructed per the approved site, drainage, utility, landscape and building 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 Site Plan Review. 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 building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Site Plan Review 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 Site Plan Review shall be submitted by the applicant.
 - e. Compliance with City, State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a Building permit.
 - f. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.
 - g. Applicant shall meet all applicable Conditions of Approval and obtain a Building permit within six (6) months of the Parks Commission approval of the Site Plan Review or the Site Plan Review shall be null and void.
 - h. All vehicles shall be parked within the designated paved areas.

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

***Kenosha City Plan
Commission
Conditions of Approval***

Washington Park
Restrooms
1901 Washington Road

January 20, 2011

- i. 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.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. The Utility Plan shall be revised and resubmitted for review and approval addressing the comments listed in the Kenosha Water Utility Memo dated July 8, 2010.
 - b. A rock construction entrance must be shown on the plans and installed on-site prior to construction.
 - c. The sidewalk removal and tree removal appear to be missing from the plans. The grade on the north side of the building should slope away from the proposed building unless there will be a poured concrete wall where the water will run along the edge of the building. It is likely the terraced area on the north side of the building will fill up with snow during the winter and that melting snow will refreeze to form sheet ice around the building.
 - d. The plan sheet site plan with the elevations in the Kenosha Vertical Datum has the floor elevations 0.12 feet higher than the site plan with USGS Vertical Datum.

Engineering Services
4401 Green Bay Road
Kenosha WI 53144

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



"Providing and Protecting Kenosha's Greatest Natural Resource"

MEMO

To: Brian Wilke, Development Coordinator

From: Curt Czarnecki, Water Engineer

Date: July 8, 2010

Subject: Washington Park Velodrome Restroom

Location: 1901 Washington Road

The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project. Further information from the Developer is required before the Utility can grant final approval.

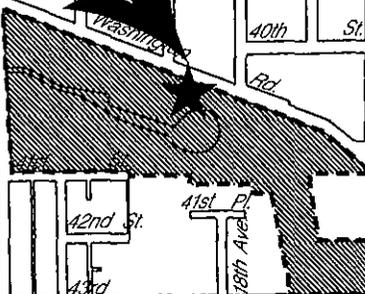
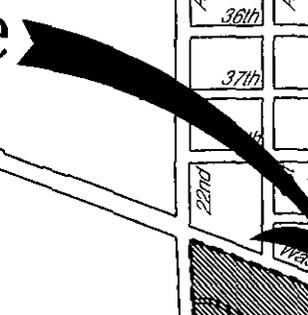
1. The water meter size and location must be added to the plans. If the water meter is being increased in size from the existing restroom a sanitary sewer connection fee may apply to this project.

Cc: Bob Carlson, Director of Engineering

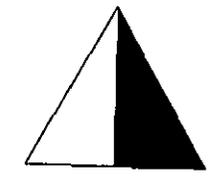
City of Kenosha

Vicinity Map
Washington Park Velodrome Restroom

Site



NORTH



0 1000'



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

MAILING INFORMATION

NAME OF PROJECT: Washington Park Velodrome Restroom

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>City of Kenosha - Parks Division</u> <u>3617 65th St.</u> <u>Kenosha, WI 53142</u> <u>Attn: Jeff Warnock</u>	Phone: <u>262-653-4095</u> Fax: <u>262-653-4093</u> E-Mail: <u>jwarnock@kenosha.org</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): 1901 Washington Road

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 2 |
| <input type="checkbox"/> Concept Review (<i>Land Division</i>) | Section 2 | Page 3 |
| <input type="checkbox"/> Concept Review (Multi-Family Residential or Non-Residential) | Section 3 | Page 4 |
| <input type="checkbox"/> Conditional Use Permit | Section 4 | Pages 5 & 6 |
| <input type="checkbox"/> Developer's Agreement | Section 5 | Page 7 |
| <input type="checkbox"/> Final Plat | Section 6 | Pages 8 & 9 |
| <input type="checkbox"/> Lot Line Adjustment Survey | Section 7 | Page 10 |
| <input type="checkbox"/> Preliminary Plat | Section 8 | Pages 11 & 12 |
| <input type="checkbox"/> Rezoning | Section 9 | Pages 13 & 14 |
| <input checked="" type="checkbox"/> Site Plan Review | Section 10 | Pages 15 & 16 |

**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



One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

Washington Park Velodrome-City of Kenosha, WI-GRAEF Proj. #2009-0202.00

Floodplain Analysis Summary-Wednesday, January 5, 2011

On November 23, 2010, GRAEF submitted a memorandum to Tanya Meyer of the Wisconsin Department of Natural Resources which described the reasons behind our belief that a Hydrologic/Hydraulic study of Pike Creek was not necessary as a result of the Velodrome project. A copy of this memorandum including supporting documentation such as the Flood Profile of Pike Creek as taken from the latest Flood Insurance Study for the City of Kenosha and a site plan of the proposed project is attached. On January 4, 2011, Tanya Meyer responded via e-mail that our approach as summarized in the memorandum was reasonable. A copy of this e-mail correspondence is attached.

RWK:rwk

L:\Jobs\2009\20090202\Project_Information\Correspondence\Letter\Floodplain Write-Up 1511.docx



from the attached drawing, the existing building will be removed for the construction of the proposed building and stairs. A minor amount of fill will be placed for the construction of the stairs, however, the proposed stairs will be located where the existing building currently is located. The net result with the removal of the existing building and the inclusion of the stairs is that an additional 2,300 cubic feet of floodplain storage will be provided.

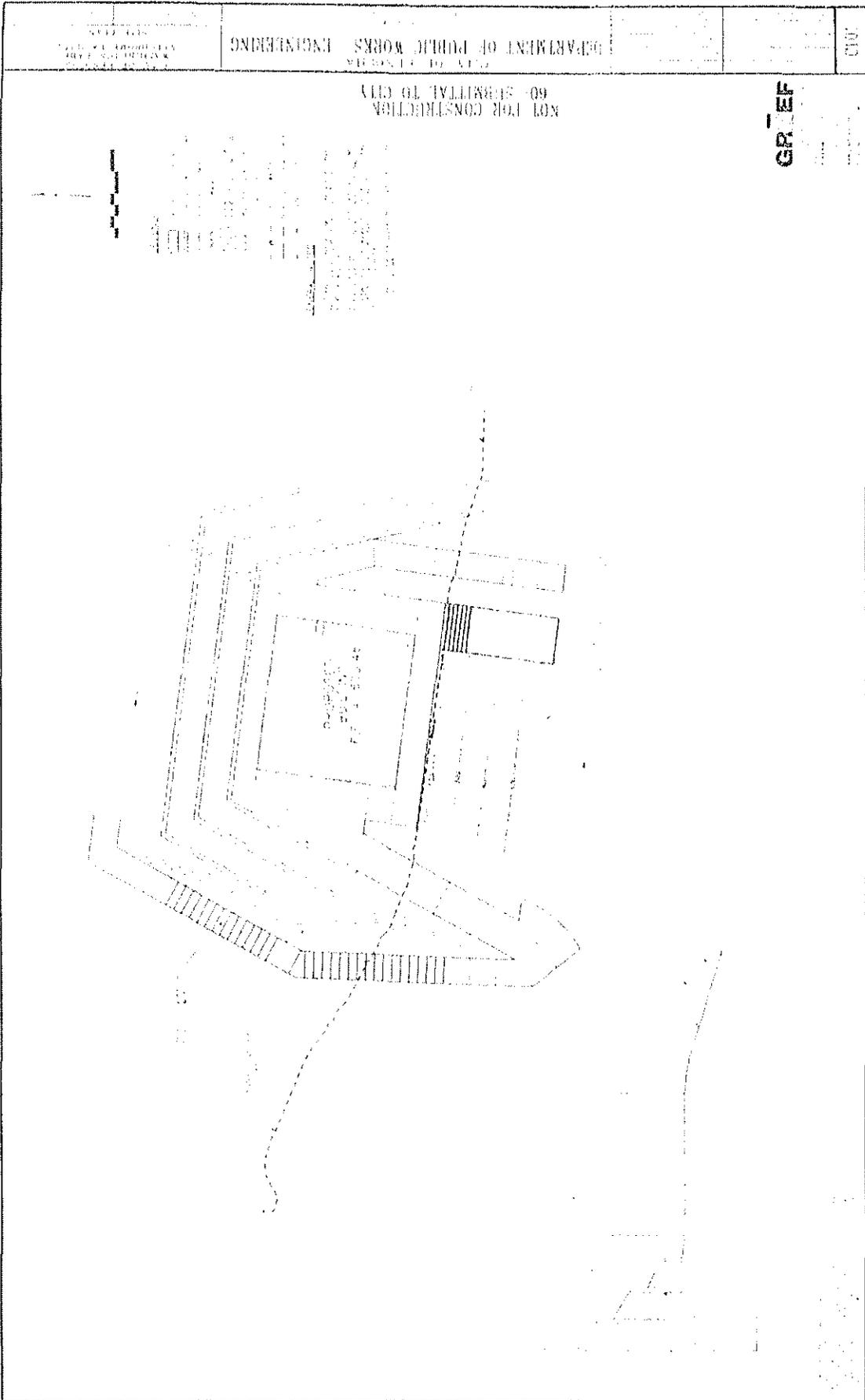
Please provide written or e-mail approval of this memorandum for the City of Kenosha to move ahead with the building.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan W. Kloth'.

Ryan W. Kloth, P.E.
Stormwater/Hydraulics Engineer

Cc: Shelly Billingsley, City of Kenosha
Gally Honeyager, City of Kenosha
Chris Carr, GRAEF
Susan Becker, GRAEF



NOT FOR CONSTRUCTION
 60 - HOSPITAL TO CITY

GR 1111

1010

DEPARTMENT OF PUBLIC WORKS ENGINEERING

STATE OF ILLINOIS
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING

Kloth, Ryan W.

From: Meyer, Tanya L - DNR [Tanya.Meyer@wisconsin.gov]
Sent: Tuesday, January 04, 2011 2:27 PM
To: Kloth, Ryan W.
Cc: Carr, Christopher
Subject: RE: Washington Park Velodrome-Pike Creek-City of Kenosha, WI-Floodplain

Ryan,

Again, my apologies for the delay in getting back to you and the City of Kenosha related to the Washington Park project. I reviewed the memorandum and your approach sounds reasonable. Thank you for the summary and the additional clarification/corrections to the plans.

Thanks again,
Tanya

Tanya L. Meyer, P.E.

Water Management Engineer
Wisconsin Department of Natural Resources
Milwaukee Service Center
2300 N Dr. Martin Luther King Jr Dr
Milwaukee, WI 53212

() phone: (414) 263-8641
() fax: (414) 263-8716
() email: Tanya.Meyer@wisconsin.gov

From: Kloth, Ryan W. [<mailto:ryan.kloth@graeef-usa.com>]
Sent: Tuesday, November 23, 2010 02:10 PM
To: Meyer, Tanya L - DNR
Cc: Carr, Christopher
Subject: Washington Park Velodrome-Pike Creek-City of Kenosha, WI-Floodplain

Hi Tanya,

We have spoken a couple of times over the past couple of months in regards to a project along Pike Creek in the City of Kenosha. The last time we spoke, you had asked for an explanation as to why we feel that an H&H study is not required for the construction of the new building. Attached is that memorandum. Please give me a call with any questions.

Have a happy Thanksgiving!

Ryan W. Kloth, P.E.
Stormwater and Hydraulics Engineer-Project Manager

GRAEF

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, Wisconsin 53214-1470

414 / 259 1500
414 / 266 9063 direct
414 / 259 0037 fax

www.graef-usa.com

GRAEF is the *new* business name of Graef-USA Inc. The firm was established in 1961 as Graef Anhalt Schloemer & Associates, Inc.

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Please consider the environment before printing this page.

CITY OF KENOSHA

DEPARTMENT OF PUBLIC WORKS PARK DIVISION

WASHINGTON PARK

VELODROME RESTROOM, CONCESSION AND STORAGE FACILITY

SHEET INDEX

T100 COVER SHEET

ARCHITECTURAL

- D100 DEMOLITION PLAN AND GENERAL NOTES
- A100 FLOOR PLAN AND ELEVATIONS
- A500 BUILDING CROSS SECTIONS AND INTERIOR ELEVATIONS
- A900 SCHEDULES AND DETAILS

CIVIL

- C100 DEMOLITION AND EROSION CONTROL PLAN
- C101 SITE PLAN
- C200 SITE DETAILS

ELECTRICAL

- E000 ELECTRICAL SYMBOLS AND ABBREVIATIONS
- E100 ELECTRICAL PLAN AND SCHEDULE

PLUMBING

- P000 PLUMBING SYMBOLS, ABBREVIATIONS & SCHEDULES
- P100 PLUMBING PLANS
- P501 PLUMBING ISOMETRICS
- P601 PLUMBING DETAILS

MECHANICAL

- M100 MECHANICAL FLOOR PLAN, DETAILS AND SCHEDULES

BUILDING CODE DATA			
GROSS FLOOR AREA	1,192 SQ. FT.	MAXIMUM EXITING DISTANCE ALLOWED	
OCCUPANCY	GROUP B	MAXIMUM EXITING DISTANCE PROVIDED	
CLASSIFICATION OF CONSTRUCTION	TYPE III	AGGREGATE EXIT WIDTH REQUIRED	
SPRINKLER SYSTEM	NOT INSTALLED	AGGREGATE EXIT WIDTH PROVIDED	
NUMBER OF STORIES	ONE	SANITARY REQUIREMENTS	
NUMBER OF STREETS	ONE	WOMEN	1 WC / 1 SAN.
NUMBER OF OCCUPANTS - RELATED TO PROJECT		MEN	1 WC / 1 SAN.
OCCUPANCY	GROUP B	SANITARY FIXTURES PROVIDED	
GROSS AREA	1,192	WOMEN	ONE
SQ. FT. ZONING	3000	MEN	ONE
OCCUPANTS	12	3 WC / 2 SINKS	2 WC / 1 URINAL / 2 SINKS
TOTAL	12	1 SINK / 2 SINK	2 URINAL / 2 SINKS

NOT FOR CONSTRUCTION
65% SUBMITTAL TO CITY

CITY OF KENOSHA
WASHINGTON PARK
VELODROME FACILITY
CONTRACT
JOB NO. 09-1751

CITY OF KENOSHA
DEPARTMENT OF PUBLIC WORKS - ENGINEERING

REVISIONS	DATE	BY	CHKD
1	11/11/14	MM	MM
2	11/11/14	MM	MM
3	11/11/14	MM	MM
4	11/11/14	MM	MM



One Kenosha Creek Corporate Center
125 South Main Street
Suite 401
Kenosha, WI 53140-1410
414.299.0000
www.groefusa.com

Project No. 201002200

T100

Sheet No. of

11/11/14

MM

MM

MM

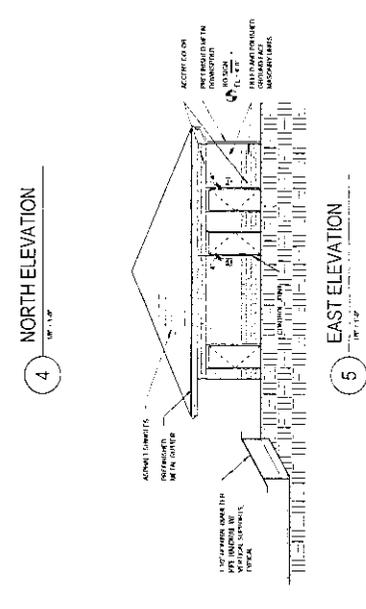
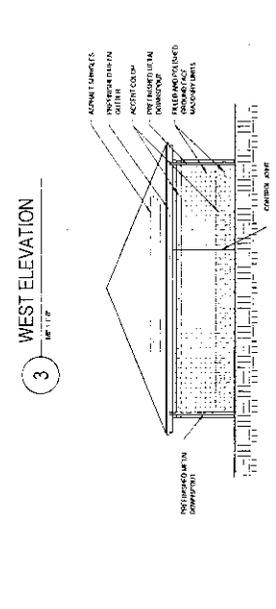
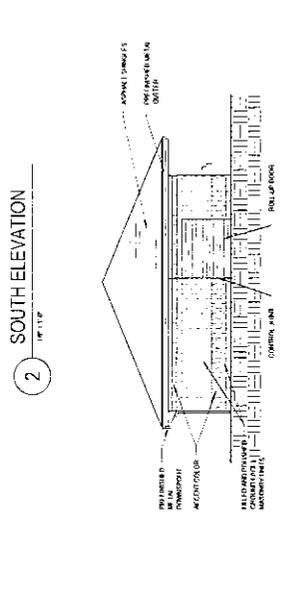
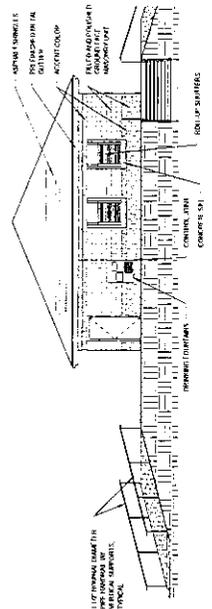
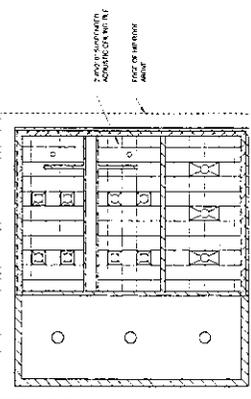
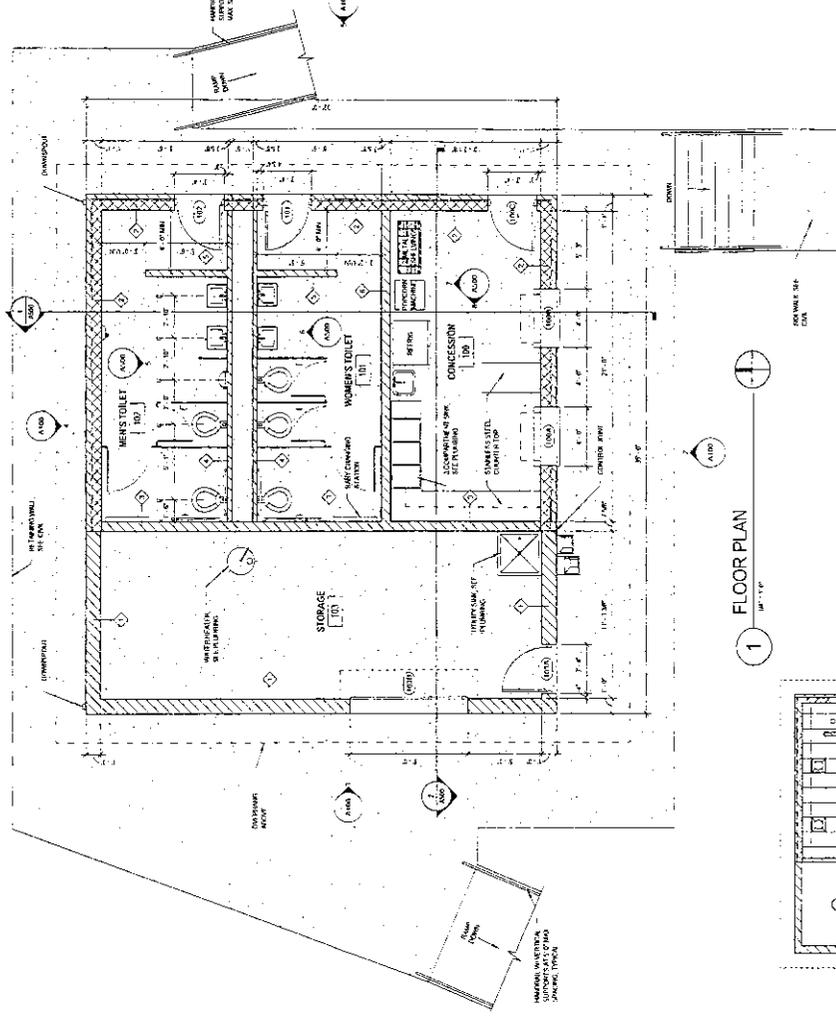
MM

MM

NO.	DATE	DESCRIPTION
1	09/15/11	ISSUED FOR PERMITS
2	09/15/11	ISSUED FOR PERMITS
3	09/15/11	ISSUED FOR PERMITS
4	09/15/11	ISSUED FOR PERMITS
5	09/15/11	ISSUED FOR PERMITS
6	09/15/11	ISSUED FOR PERMITS

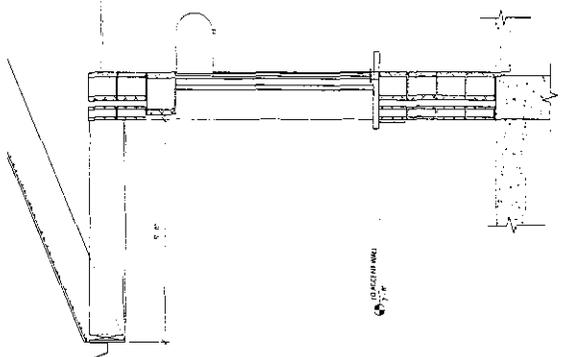
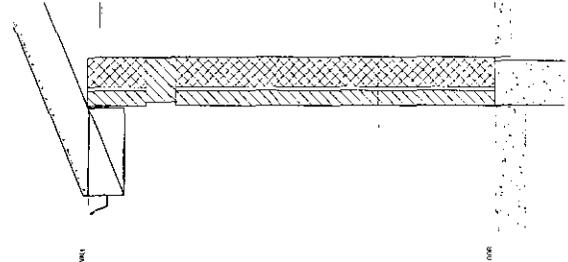
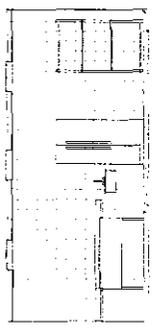
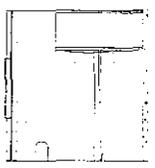
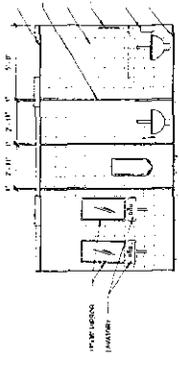
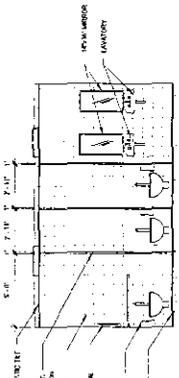
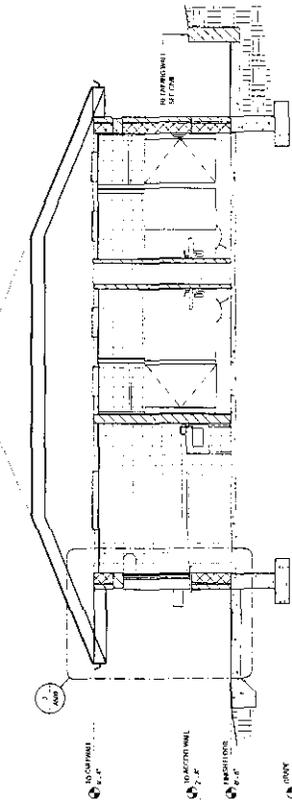
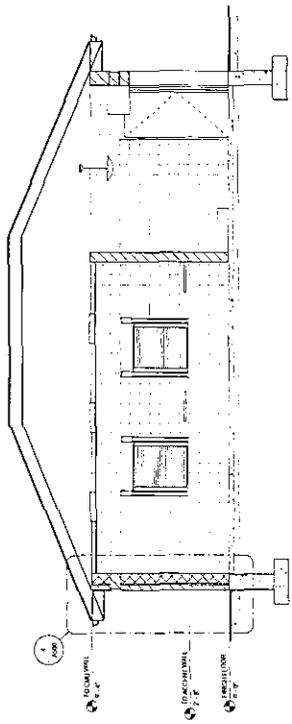
GRUEF
 175 South Main Street
 Kenosha, WI 53140
 414.779.6000
 414.779.6001
 Project No. 09-1751-01

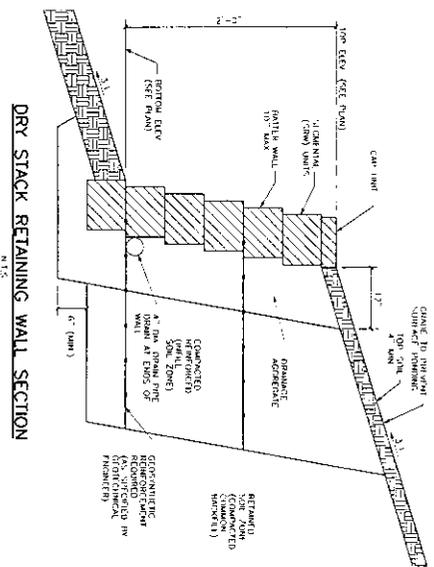
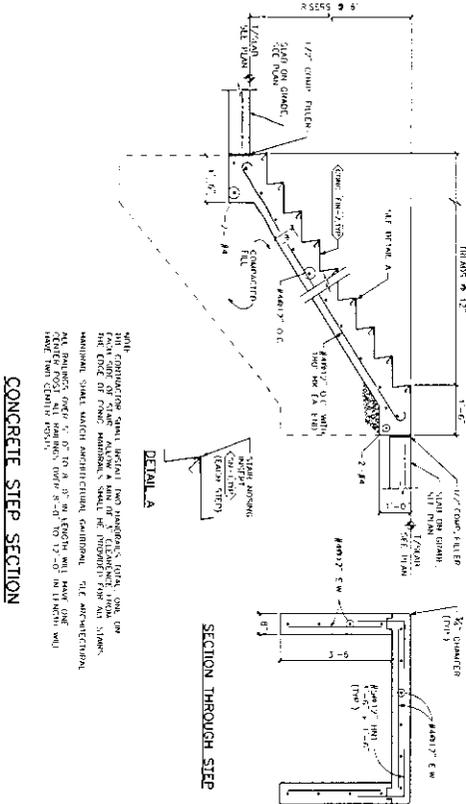
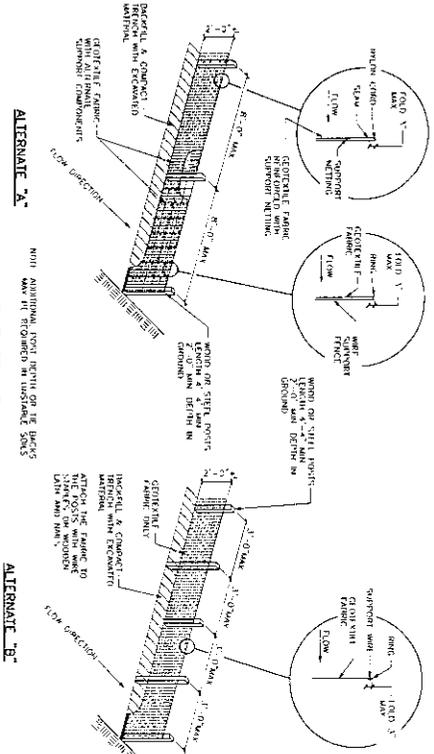
NOT FOR CONSTRUCTION
 65% SUBMITTAL TO CITY



NOT FOR CONSTRUCTION
 65% SUBMITTAL TO CITY

GRAF
 ARCHITECTS
 1000 W. WISCONSIN STREET
 SUITE 100
 KENOSHA, WI 53140
 PHONE: 920.393.3100
 FAX: 920.393.3101
 WWW.GRAFARCHITECTS.COM
 PROJECT NO. 20080201.00





GRUEF
 Civil/Structural/Geotechnical
 175 South Main Street
 Kenosha, WI 53141-1119
 414.226.5000
 414.226.5001
 Fax: 414.226.5002
 Project No. 200802030

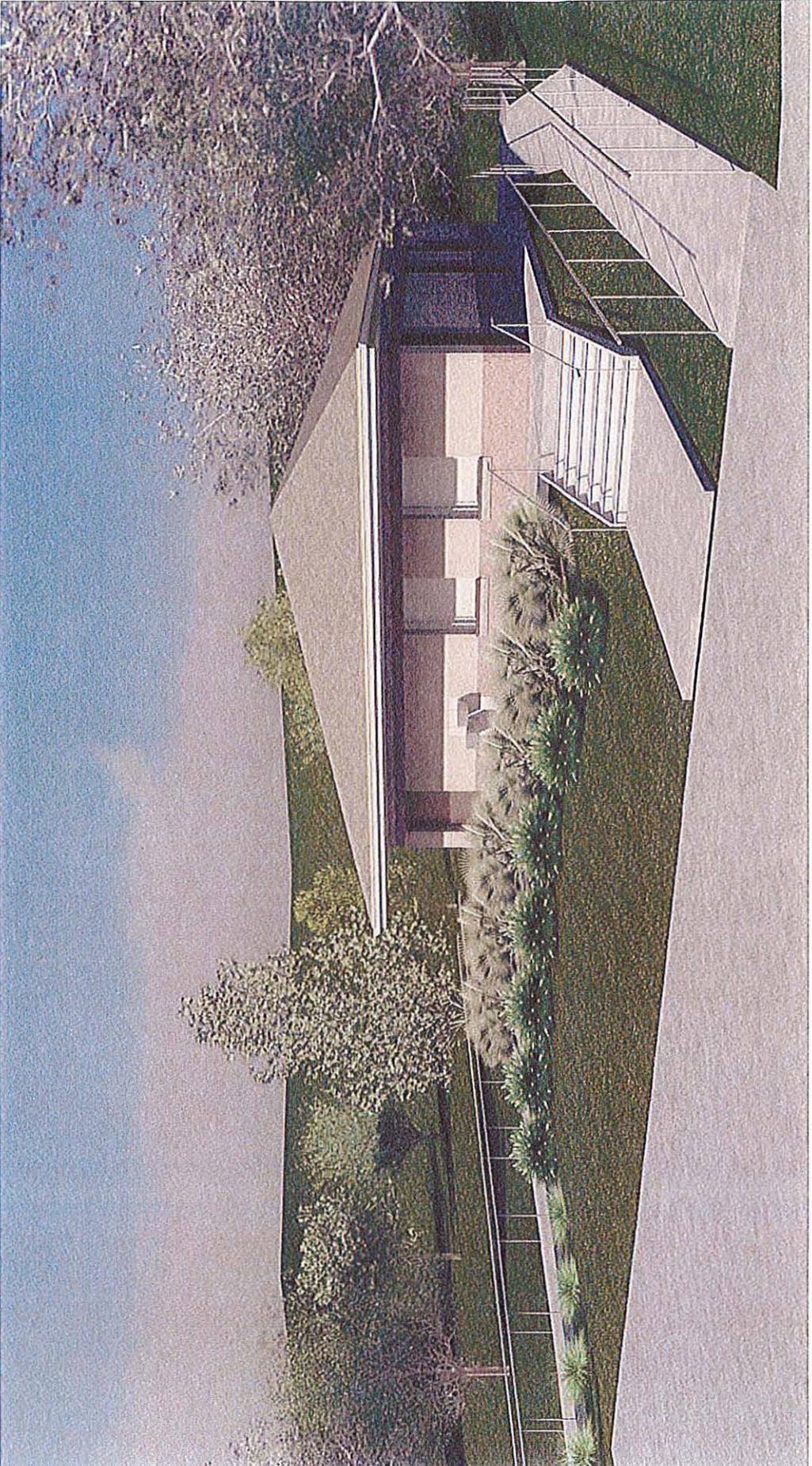
NOT FOR CONSTRUCTION -
 65% SUBMITTAL TO CITY

CITY OF KENOSHA
 DEPARTMENT OF PUBLIC WORKS - ENGINEERING

CITY OF KENOSHA
 WASHINGTON PARK
 VELODROME FACILITY
 SITE DETAILS

NO.	DATE	REVISIONS
1	07/05/11	ISSUED FOR PERMITS
2	07/05/11	ISSUED FOR PERMITS
3	07/05/11	ISSUED FOR PERMITS
4	07/05/11	ISSUED FOR PERMITS
5	07/05/11	ISSUED FOR PERMITS
6	07/05/11	ISSUED FOR PERMITS
7	07/05/11	ISSUED FOR PERMITS
8	07/05/11	ISSUED FOR PERMITS
9	07/05/11	ISSUED FOR PERMITS
10	07/05/11	ISSUED FOR PERMITS

C200



City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	January 20, 2011	Item
To Amend various Sections of the Zoning Ordinance regarding "Crop Production" and to Amend Section 12 B. entitled "Specific Words and Phrases". PUBLIC HEARING			

LOCATION/SURROUNDINGS:

N/A

NOTIFICATIONS/PROCEDURES:

This item requires approval from the Common Council.

ANALYSIS:

- The Ordinance, will allow "crop production" as a new permitted use in all zoning districts. Currently, this use is only allowed in the RR-3, RS-1, I-P, C-1, C-2, A-1 and A-2 Zoning Districts.
- "Crop production" can only occur by an owner of a parcel or group of contiguous parcels which are at least ten (10) acres in size.
- The definition for crop production is listed in Section 21 of the proposed Ordinance.
- This item was deferred at the October 21, 2010 City Plan Commission meeting due to various questions.
- At the November 4, 2010 meeting, Mayor Bosman requested the item be deferred until the December 9, 2010 meeting.
- The City Plan Commission deferred action on this item at the December 9, 2010 meeting to allow the City Attorney's Office time to review additional court cases. The City Attorney's information will be provided at the meeting.

RECOMMENDATION:

For Commission review and recommendation.



Rich Schroeder, Assistant City Planner



Jeffrey E. Labahn, Director of City Development

DRAFT 10.01.10

BY: MAYOR KEITH BOSMAN

TO AMEND VARIOUS SECTIONS OF THE ZONING ORDINANCE REGARDING “CROP PRODUCTION” AND TO AMEND SECTION 12 B. ENTITLED “ SPECIFIC WORDS AND PHRASES”

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:

A.5. 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:

A.5. Crop Production.

Section Three: Paragraph 3.033 A.2 (RR-3 URBAN SINGLE-FAMILY RESIDENTIAL DISTRICT) of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby repealed and recreated to include the following:

A. 2. ~~Agriculture.~~ Crop Production.

Section Four: Paragraph 3.04 A.2 (RS-1 SINGLE-FAMILY RESIDENTIAL DISTRICT) of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby repealed and recreated to include the following:

A.2. ~~Agriculture.~~ Crop Production.

Section Five: 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:

A. 8. Crop Production.

Section Six: 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:

A. 8. Crop Production.

Section Seven: 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:

A.9. Crop Production.

Section Eight: 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:

A.12. Crop Production.

Section Nine: 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:

A. 12. Crop Production.

Section Ten: 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:

A. 9. Crop Production.

Section Eleven: 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:

A. 8. Crop Production.

Section Twelve: 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:

A. Permitted Uses

- 1.** Elderly Housing of eight (8) units or less
- 2. Crop Production.**

Section Thirteen: 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:

A. 4. Crop Production.

Section Fourteen: 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:

A. 8. Crop Production.

Section Fifteen: 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:

A. 9. Crop Production.

Section Sixteen: 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:

A. 7. Crop Production.

Section Seventeen: 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:

A. 28. Crop Production.

Section Eighteen: Paragraph **3.19 A. 1. (I-P INSTITUTIONAL-PARK DISTRICT)** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby repealed and recreated as follows:

A. 1. ~~Agriculture.~~ Crop Production.

Section Nineteen: 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:

A. 4. Crop Production.

Section Twenty: 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:

A. Permitted Uses.

1. Community Living Arrangements with a capacity for fifteen (15) or fewer persons which are in conformance with Section 62.23(7)(i), Wisconsin Statutes, including Assisted Living Facilities.

2. Crop Production.

Section Twenty-One: Section **12. B** of the Zoning Ordinance for the City of Kenosha,

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

Crop Production. On a single tract of land comprising of one or more contiguous tax parcels under the same ownership of at least ten (10) acres in size, 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-Two: 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. _____

BY: MAYOR KEITH BOSMAN

**TO AMEND VARIOUS SECTIONS OF THE ZONING ORDINANCE
REGARDING "CROP PRODUCTION" AND TO AMEND SECTION
12 B. ENTITLED " SPECIFIC WORDS AND PHRASES"**

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:

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Section Nine: 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:

A. 12. Crop Production.

Section Ten: 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:

A. 9. Crop Production.

Section Eleven: Section 3.11 RM-2 MULTIPLE-FAMILY RESIDENTIAL

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Section Twenty-Two: 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, 20, 2011	Item 8
To Repeal and Recreate various Sections of Chapter 17 of the Code of General Ordinances regarding approval of Plats, to extend the time after approval of a Preliminary Plat during which final approval may occur, in order to become consistent with statutory changes. PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: City-Wide
Neighborhood: N/A

NOTIFICATIONS/PROCEDURES:

This item will also be reviewed by the Public Works Committee before final approval by the Common Council.

ANALYSIS:

- In 2010, the State of Wisconsin adopted 2009 Senate Bill 626 relating to the Platting of Subdivisions. Some of the changes included in this Bill conflict with the requirements in Chapter 17 of the Code of General Ordinances, which reflected the previous State Statutes. The attached Ordinance Amendment is proposed to change our Ordinances to comply with the State Statutes. The proposed changes are:
 - If the applicant submits and receives approval of a Preliminary Plat, the applicant may submit the Final Plat within thirty-six (36) months and is entitled to approval of the Final Plat as it relates to the layout. The current Ordinance standard is six (6) months. The thirty-six (36) month period can be extended by any agency vested by law to have final approving authority of the Plat.
 - The City Planner shall provide his or her recommendations on whether or not the Final Plat conforms substantially to the Preliminary Plat when the Final Plat is reviewed by the City. While it is the City's policy for the City Planner to provide a recommendation in the Staff Report, the Ordinance change is proposed to align with the new State Statute.
 - The time to record a Final Plat after City and State approval is proposed to change to twelve (12) months after the last approval and within thirty-six (36) months of the first approval. The current Ordinance standard is six (6) months after the last approval and within twenty-four (24) months of the first approval.
 - The proposed Ordinance change will require that the Developer's Agreement can only require an assurance, or Letter of Credit, for the phase that is proposed to be constructed, in the case of multi-phase developments.

RECOMMENDATION:

A recommendation is made to approve the proposed Ordinance Amendment.



Brian R. Wilke, Development Coordinator
/u2/acct/cp/ckays/1CPC/2011/Jan20/fact-go-plats.odt



Jeffrey B. Labahn, Director of City Development

ORDINANCE NO. _____

Draft 12.28.10

BY: MAYOR

**TO REPEAL AND RECREATE VARIOUS SECTIONS
OF CHAPTER 17 OF THE CODE OF GENERAL
ORDINANCES REGARDING APPROVAL OF PLATS ,
TO EXTEND THE TIME AFTER APPROVAL OF A
PRELIMINARY PLAT DURING WHICH FINAL APPROVAL
MAY OCCUR, IN ORDER TO BECOME CONSISTENT WITH
STATUTORY CHANGES**

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

Section One: Section 17.04 G.2. of the Code of General Ordinances for the City of Kenosha, Wisconsin, is hereby repealed and recreated as follows:

2. Approval or conditional approval of a Preliminary Plat shall not constitute automatic approval of the Final Plat, except that if the Final Plat is submitted within ~~six (6) months~~ thirty-six months of the last required approval by the Common Council or state, if applicable of ~~the~~ Preliminary Plat ~~approval by the Common Council~~ and conforms substantially to the Preliminary Plat layout as indicated in Section 236.11(1)(b) of the Wisconsin Statutes, the Final Plat shall be entitled to approval with respect to such layout. Any agency vested by law to have final approving authority of a plat may extend the time for submission of a Final Plat. The Preliminary Plat shall be deemed an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the Final Plat, which will be subject to further consideration by the City Plan Commission and the Common Council at the time of its submission. The City Planner shall provide his or her conclusions as to whether the Final Plat conforms substantially to the Preliminary Plat and provide his or her recommendations on approval of the Final Plat. The conclusions and recommendation shall be made a part of the record of the proceeding at which the Final Plat is being considered and are not required to be submitted in writing.

Section Two: Section 17.04 I.4. of the Code of General Ordinances for the City of Kenosha, Wisconsin, is hereby repealed and recreated as follows:

4. After the Final Plat has been approved by the Common Council and the State, and an assurance assuring the construction and installation of required improvements is filed, the City Clerk/Treasurer shall cause the certificate inscribed upon the Plat attesting to such approval to be duly executed. The City Planner shall then record the Plat with the Kenosha County Register of Deeds, within ~~six (6) months~~ twelve (12) months of the last approval, and within ~~twenty-four (24)~~ thirty-six (36) months of the first approval.

Section Three: Section 17.11 A.4. of the Code of General Ordinances for the City of Kenosha, Wisconsin, is hereby repealed and recreated as follows:

4. Assurances. The Development Agreement shall provide for an assurance as defined in **Section 17.02 B.**, which shall guarantee the construction, installation and maintenance of improvements in compliance with the Development Agreement and this Ordinance. If the sub-divider's project will be constructed in phases the amount of any assurance required by the Development Agreement shall be limited to the phase of the project that is currently being constructed. The assurance required by the Development Agreement may not be required any sooner than is reasonably necessary before the commencement of the installation of the improvements.

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

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
EDWARD R. ANTARAMIAN
City Attorney

ORDINANCE NO. _____

BY: MAYOR

**TO REPEAL AND RECREATE VARIOUS SECTIONS
OF CHAPTER 17 OF THE CODE OF GENERAL
ORDINANCES REGARDING APPROVAL OF PLATS ,
TO EXTEND THE TIME AFTER APPROVAL OF A
PRELIMINARY PLAT DURING WHICH FINAL APPROVAL
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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 20, 2010	Item
Annual Report on "A Comprehensive Plan for the City of Kenosha: 2035". PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Location: N/A

NOTIFICATIONS/PROCEDURES:

The City Plan Commission undertakes a general re-evaluation of of the adopted Comprehensive Plan on an annual basis.

ANALYSIS:

- The City of Kenosha adopted *A Comprehensive Plan for the City of Kenosha: 2035* on April 19, 2010.
- The Comprehensive Plan is intended to be the basis on which all development proposals, such as rezoning requests, subdivision plats and certified survey maps are reviewed.
- The Implementation Element notes that the City Plan Commission will undertake a general re-evaluation of the adopted Comprehensive Plan once each year. A brief description of activities conducted to implement the plan and a list of amendments certified by the Common Council during the year are included.
- Following the adoption of the Comprehensive Plan, City Development identified the responsible City Department, County Agency and/or other agency that is best suited to implement the programs. The lead department and/or Agency to undertake implementation of specific programs was also identified.
- As a part of the analysis of programs, Staff also identified those programs that are in the process of being implemented. There are 104 programs, or 35% of all programs, that are currently in the process of being implemented, or continue to be implemented.
- Since the plan was adopted, two (2) Amendments were processed. They include:
 - Removing 21st Street between 26th and 27th Avenue on the City's Official Map and Land Use Plan.
 - Amending the Land Use Plan for 6419, 6441 and 6515 Green Bay Road from "Government, Institutional and Office" to "Commercial".

Based on the Amendments, the Government, Institutional and Office category on the Land Use Plan decreased by 7.19 acres; Medium Density Residential increased by 0.23 acres; and Commercial increased by 7.33 acres.
- Downtown is identified in the Comprehensive Plan as a Smart Growth Area under the Land Use Element. Smart Growth Areas are defined as "an area that will enable the development and redevelopment of lands with existing infrastructure and municipal, State and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low municipal, state governmental, and utility costs". There are Policies in the Plan which address Downtown, but there are no identified Programs that specifically target the Downtown. It is recommended that one or more programs that address Downtown be considered in 2011 to be adopted and added to the Comprehensive Plan.

<p>City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030</p>	<p>Kenosha City Plan Commission</p> <p style="text-align: center;">FACT SHEET</p>	<p>January 20, 2010</p>	<p>Item</p>
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RECOMMENDATION:

A recommendation is made to receive and file.



Mike Maki, AICP, Planner
/u2/facct/cp/ckays/1CPC/2011/Jan20/fact-comp plan.odt



Jeffrey B. Labahn, Director of City Development