

**Agenda**  
**Historic Preservation Commission Meeting**  
**Municipal Building, 625 52nd Street - Room 204**  
**Thursday, January 28, 2016**  
**5:00pm**

Chairperson Jan Michalski  
Commissioner Peter Johnson  
Commissioner Chris Naumann  
Commissioner Merike Phillips

Vice-Chairperson William Siel  
Commissioner Royanne Moon  
Commissioner Sue O'Day

Call to Order  
Roll Call  
Citizens Comments

Approval of the Minutes from the meeting held December 2, 2015

1. Election of Chairperson and Vice-Chairperson
2. Certificate of Appropriateness for the new construction of a principal structure at 6118 3rd Avenue. (SR Mills) (District 2) PUBLIC HEARING

Authority Members Comments

End of Meeting

*IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 653-4030 BY NOON BEFORE THIS MEETING TO MAKE ARRANGEMENTS FOR REASONABLE ON-SITE ACCOMMODATIONS.*

**HISTORIC PRESERVATION COMMISSION**  
**Minutes**  
**December 2, 2015**

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**MEMBERS PRESENT:** Alderperson Jan Michalski, Peter Shaw Johnson,  
Royanne Moon and Merike Phillips

**EXCUSED:** William Siel, Christopher Naumann, Sue Dyke O'Day

**STAFF PRESENT:** PaPhouala Vang

The meeting was called to order at 5:00 p.m. by Alderperson Michalski, roll was taken.

A motion was made by Mr. Johnson and seconded by Ms. Phillips to approve the minutes of October 29, 2015 and November 5, 2015 as written. The motion passed unanimously. (Ayes 4, Noes 0)

**1. Certificate of Appropriateness for exterior alterations to Edward Bain House at 6107 7th Avenue. (District 2) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

PaPhouala Vang, Planner, explained that the applicant is requesting to remove one (1) glass block and insert a vent hood. The glass blocks are not historic in nature.

Ms. Phillips asked if Staff could approve these minor changes. Alderperson Michalski said this is a Statutes requirement.

A motion was made by Mr. Johnson and seconded by Ms. Moon to approve the Certificate of Appropriateness. The motion passed. (Ayes 4, Noes 0)

**Public Comments**

No public comments

**Commissioner Comments**

No Commissioner comments.

**Staff Comments**

Ms. Vang said she could research the possibility of Staff doing minor reviews and what that would entail.

A motion was made by Ms. Phillips and seconded by Ms. Moon to adjourn the meeting. The motion passed unanimously. (Ayes 4, Noes 0) The meeting adjourned at 5:17pm.

*Certification that the minutes have been approved by the Historic Preservation Commission.*

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*Jeffrey B. Labahn, Director of Community Development & Inspections*  
*Meeting Minutes Prepared by: Kay Schueffner, Community Development & Inspections*

Election of Chairperson and Vice-Chairperson

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

N/A

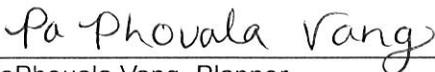
**LOCATION AND ANALYSIS:**

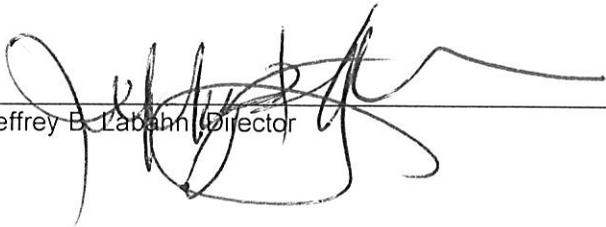
Site: N/A

1. The Bylaws of the Kenosha Historic Preservation Commission require the election of a Chairperson and Vice-Chairperson by the Commission.
2. The new Chairperson and Vice-Chairperson shall take office at the first regular meeting of the calendar year.
3. The term of the office for the Chairperson and Vice-Chairperson shall be one (1) year.

**RECOMMENDATION:**

A recommendation is made to elect a Chairperson and Vice Chairperson.

  
PaPhouala Vang, Planner

  
Jeffrey B. Labahn, Director

**HISTORIC PRESERVATION COMMISSION  
KENOSHA, WISCONSIN**

**BYLAWS**

**By the Historic Preservation Commission:**

- Approved June 30, 1994
- Amended May 30, 2002
- Amended January 26, 2012

**SECTION ONE: SCOPE**

The Historic Preservation Commission of the City of Kenosha, Wisconsin, created by Ordinance of the Common Council, is composed of seven (7) members. Seven (7) members are appointed by the Mayor with the approval of the Common Council.

Of the membership, one (1) shall be an Alderman; and six (6) shall be citizen members. Each member shall have, to the highest extent practicable, a known interest in historic preservation. With respect to citizen membership, where available for and willing to accept an appointment, one (1) member shall be a registered architect, one (1) member a historian, one (1) member a licensed real estate broker and one (1) member shall be a past or present owner of historic property.

The responsibility of the Commission is to promote historic preservation within Kenosha by nominating structures, sites and districts for historic designation, preparing district plans, reviewing proposed work and issuing certificates of appropriateness and letters of denial, providing technical assistance, and fostering an appreciation of the city's historical and architectural heritage.

**SECTION TWO: TERM OF OFFICE**

The Mayor shall appoint the Commissioners, subject to confirmation by the Common Council.

Of the initial members so appointed,

- Two shall serve a term of one year;
- Two shall serve a term of two years; and
- Three shall serve a term of three years

Thereafter, the term of office shall be three (3) years. However, the term of the Alderman member shall cease upon vacation of such position. Any vacancy occurring on the Commission shall be filled by appointment of the Mayor, with the approval of the Common Council, for the unexpired term.

The Historic Preservation Commission may submit names of persons to be considered for such appointment. No member shall serve for more than two (2) consecutive terms.

**SECTION THREE: OFFICERS**

The officers of the Commission shall consist of a Chairperson and Vice-Chairperson. The Chairperson and the Vice-Chairperson shall be elected by the Commission and take office at the first regular meeting of the calendar year. The term of office for the Chairperson and the Vice-Chairperson shall be one (1) year.

The Chairperson shall preside at all meetings of the Commission and may appoint standing and ad hoc committees as necessary to assist in and to expedite the work of the Commission. The Vice-Chairperson shall preside over meetings in the absence of the Chairperson.

The Director or designee of the Department of Community Development & Inspections shall act as Secretary who shall attest to the action of the Commission as required and shall be responsible for the records of the Commission.

Department of Community Development & Inspections staff may make recommendations to the Chief of Inspection whether projects shall be reviewed by the Commission or whether they are exempt from review in accordance with Section 15.0 of the City's Zoning Ordinance.

**SECTION FOUR: MEETINGS**

Regular meetings of the Commission shall be held as provided in the Rules. The Chairperson may call special meetings as deemed necessary and is obligated to do so upon the request of three (3) or more members. A simple majority of the Commission must be present at a meeting to constitute a quorum.

**SECTION FIVE: RULES**

The Commission may adopt such rules and regulations as it may deem necessary for the conduct of its meetings for the orderly presentation and processing of requests or to obtain information upon which to base its decisions. Such rules may be adopted or amended by a two-thirds vote of the full membership of the Commission.

**SECTION SIX: HEARINGS**

The nomination of a structure, site, or district for historic designation or any rescinding recommendation to the Common Council for approval shall be preceded by at least one (1) public hearing conducted by the Commission. At least ten (10) days prior to such hearing, the Commission shall notify owners of relevant properties located within one hundred (100) feet of the date, time and place of the hearing. Notice of the time and place of the hearing shall also be published as a Class 2 Notice, under the Wisconsin Statutes.

The Commission shall also notify persons in charge of the following: Department of Public Works, Redevelopment Authority, Fire and Police Departments, Kenosha County Health

Department and the Department of Community Development & Inspections. Within ten (10) days after the close of the public hearing, the Commission shall make and forward a recommendation to the Common Council.

#### **SECTION SEVEN: ATTENDANCE**

Commissioners shall attend throughout the year, a minimum of 70% of the Historic Preservation Commission's regularly scheduled meetings. If a Commissioner's attendance falls below 70%, that member may be replaced in order for the Commission to operate at its fullest membership.

#### **SECTION EIGHT: ADOPTION AND AMENDMENTS**

The adoption of or amendments to these bylaws shall only occur by a favorable vote of two-thirds of the full membership of the Commission.



HISTORIC PRESERVATION COMMISSION  
Staff Report - Item 2

Thursday, January 28, 2016 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 204 - Kenosha, WI 53140

Certificate of Appropriateness for the new construction of a principal structure at 6118 3rd Avenue.  
(SR Mills) (District 2) PUBLIC HEARING

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Alderson Rhonda Jenkins, District 2, has been notified.

**LOCATION AND ANALYSIS:**

**Site:** 6118 Third Avenue

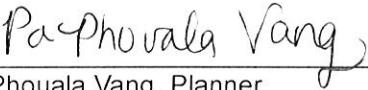
1. Section 15.10 of the Zoning Ordinance requires a Certificate of Appropriateness for the construction of a new principal or accessory structure in a Historic District or on a Historic Site.
2. The applicant, Keith Plants from Construction Management Associates, has submitted an application on behalf of the owner, S.R. Mills, for a Certificate of Appropriateness for the construction of a new single family residential home in the Third Avenue Historic District.
3. The project was reviewed for compliance with Section 15.13 Standards for Certificate of Appropriateness Respecting New Construction in Historic Districts.
  - A. Height - The height requirement for a principal building or structure in the RS-1 Single-family Residential District is thirty-five (35') feet. The proposed height of the new structure is thirty (30') feet. -Requirement met.
  - B. Roof Shape - The majority of the structures (55%) in the historic district have gable roofs. The proposed structure has a gable roof and is compatible with the architectural style of the neighborhood. -Requirement met.
  - C. Materials - The proposed materials for the exterior include composite shake siding and natural stone veneer. The north and south elevations will be primarily *LP Smartside* (engineered wood) siding. The wall surfaces of buildings of the district are primarily brick (65%) or clapboard (26%). The proposed materials are compatible with the district. Attached is a color description for the building materials. -Requirement met.
  - D. Visual Size - The visual size of the front facade of the new construction is not to exceed 125% of the average gross area of the front facades of structures in the visually related area. The gross area of the front facade of the proposed structure, not including the slope roofs is approximately 1,035 s.f. The average gross area of the structures to the north and south is approximately 1,250 s.f. - Requirement met.
  - E. Mechanical and Solar Apparatus - Mechanical and solar apparatus is acceptable provided the devices do not detract from the architectural integrity of the structure or other structures in the district. No exterior mechanical plans have been submitted at this time. A Condition of Approval for the Certificate of Appropriateness is that all mechanical and apparatus devices shall not be visible from Third Avenue. However, if necessary, they may be allowed only as a minor disturbance.
4. The project was also reviewed in conformance with the *Third Avenue Historic District Preservation*

*Plan.* In addition to meeting the guidelines outlined in Section 15.13 above, the project meets the following guidelines for new construction:

- A. Siting and Site Landscaping - The setback, spacing between buildings, orientation to the street and neighboring structures is compatible with the Historic District. The proposed building meets the eight (8') feet interior side yard setback of the RS-1 Single-Family Residential District. The amount of green space and landscape features around the new building is similar to the green space and landscape features around other buildings in the district.
  - B. Accessory Buildings - Although many of the garages in the district are detached, the proposed garage meets regulations of the RS-1 Single-Family Residential District and is unobtrusive and similar in material to the rest of the structure.
5. The project was reviewed in conformance with Section 15.10 D. of the Zoning Ordinance pertaining to Standards for Granting Certificate of Appropriateness. The project meets Standard 10, "New addition, exterior alterations, or related new construction does not destroy historic materials that characterize the Historic District, structure or site."
6. The project was also reviewed in conformance with the Secretary of Interior Standards and Guidelines. The project meets the standards and guidelines.

**RECOMMENDATION:**

A recommendation is made to approve the Certificate of Appropriateness, subject to the Condition that all mechanical and apparatus devices are not visible from Third Avenue. However, if necessary, they may be allowed only as a minor disturbance.

  
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PaPhouala Vang, Planner

  
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Jeffrey B. Labahn, Director

**KENOSHA HISTORIC PRESERVATION COMMISSION  
CERTIFICATE OF APPROPRIATENESS APPLICATION**

<b>PROPERTY ADDRESS</b>
3RD AVENUE PARCEL #05123-05-228-032
<b>OWNER/APPLICANT</b>
S.R. MILLS/ CMA LLC
<b>ADDRESS</b>
4015-80TH ST
<b>CITY, STATE, ZIP</b>
KENOSHA WI 53142
<b>DAYTIME PHONE NUMBER</b>
262-942-3500

<b>DATE OF APPLICATION</b>
12-11-15
<b>ARCHITECT/DESIGNER/BUILDER</b>
CONSTRUCTION MANAGEMENT ASSOCIATES
<b>ADDRESS</b>
4015-80TH ST
<b>CITY, STATE, ZIP</b>
KENOSHA WI 53142
<b>DAYTIME PHONE NUMBER</b>
262-942-3500

**PROJECT DESCRIPTION**

NEW SINGLE FAMILY HOME, PHYSICAL SAMPLES SUBMITTED WITH APPLICATION.

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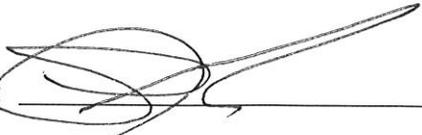
**PROJECT TYPE**

- NEW CONSTRUCTION, ADDITIONS, DEMOLITIONS, AND PUBLIC IMPROVEMENTS
- NEW CONSTRUCTION, ADDITIONS, DEMOLITIONS, EXTERIOR ALTERATIONS, REHABILITATION, RECONSTRUCTION AND RESTORATIONS
- ALL PROJECTS
- IN THE INSTANCE OF INTRODUCING MATERIALS WHICH DO NOT DUPLICATE THE ORIGINAL
- IN THE INSTANCE OF INTRODUCING NEW ARCHITECTURAL DETAILS OR ARCHITECTURAL DETAILS WHICH DO NOT DUPLICATE THE ORIGINAL

**REQUIRED DOCUMENTATION**

- SITE PLAN  
(1 SET 24"x32" AND 12 SETS MAXIMUM SIZE 11"x17")
- BUILDING ELEVATIONS [EXISTING AND PROPOSED]  
(1 SET 24"x32" AND 12 SETS MAXIMUM SIZE 11"x17")
- PHOTOGRAPHS (DIGITAL PREFERRED)
- MATERIAL SAMPLES
- PICTURES OR DRAWINGS

YOUR APPLICATION WILL BE FORWARDED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT & INSPECTIONS, INSPECTIONS DIVISION FOR REVIEW AND INPUT. *REQUIRED DOCUMENTATION MUST BE SUBMITTED TO COMMUNITY DEVELOPMENT & INSPECTIONS A MINIMUM OF TWO WEEKS PRIOR TO THE MEETING DATE TO ALLOW FOR THE APPLICATION TO BE PLACED ON THE HISTORIC PRESERVATION COMMISSION MEETING AGENDA.*

APPLICANT'S SIGNATURE: 

DATE: 12/11/15

## EXTERIOR SELECTIONS

### **Siding/Shake**

LP painted Sherwin Williams Network Grey 7073

### **Windows**

Pella Black

### **Window Trim/Soffit & Fascia**

White

### **Shutters**

Black

### **Roof**

Black

### **Stone**

Proline Cambridge Castle Rock

# ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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**B. Second Exit Platforms.** Second exit platforms not be applied to the front or sides of a structure, unless they are not visible from the street fronting the structure.

**C. Mechanical And Solar Apparatus.** Mechanical and solar apparatus be installed where such devices do not detract from the architectural integrity of the structure and are as unobtrusive as possible. Mechanical and solar apparatus not be installed if such devices hide from contiguous street view significant architectural features of the structure or neighboring Historic Structures, or if their installation requires the loss of significant architectural features, or if they are of such a large scale that they become a major feature of the design of the structure.

**D. Restoration.** Work that will return the appearance of the structure to an earlier appearance is encouraged, especially where documented by photographs, architectural or archeological research, or other suitable evidence of such earlier appearance.

**E. Residing.** The integrity of original exterior wall finishes should be maintained. The introduction of siding material which detracts from or disguises the architectural character of the structure should be avoided. Residing with non-wood products that replace original clapboards or siding is acceptable where the new siding reasonably imitates the width and texture of the original siding, and if all architectural details, such as window trim, wood cornices, and ornament, either remain uncovered or are replaced or duplicated in appearance.

If more than one layer of clapboards or siding exist on the structure, all layers except the first, should be removed before new siding is applied. If insulation is applied under the new siding, all trim should be built up so that it projects from the siding in the same manner as the original.

**F. Storms, Screens And Storm Doors.** The repair and retention of original storm windows, screens and doors, or the replacement of same with new units which reasonably duplicate the original in materials and appearance are encouraged. Replacements with materials, such as combination metal components, are acceptable. Metal components are acceptable where factory-enamelled. Raw aluminum storms are acceptable if painted after a year of weathering of the finish. Replacements which imitate a specific style are acceptable only if the style matches the style of the house.

**G. Additions And Exterior Alterations.** The design of additions and exterior alterations should be compatible with the existing structure in scale, architectural design, texture and the proportion of solids to voids. Materials and architectural details used in such exterior alterations and additions should reasonably match those on the existing structure. Where the materials and architectural details are unknown, the materials and architectural details of the structure should be compatible with those used in the original construction of similar structures.

New roofs should match the original in appearance, not including color, as closely as is possible. Repairs to existing roofs should avoid the appearance of patchwork.

**H. Side Additions.** Side additions should be set back from the front wall of the structure.

## 15.13 STANDARDS FOR CERTIFICATE OF APPROPRIATENESS RESPECTING NEW CONSTRUCTION IN HISTORIC DISTRICTS

The following construction standards shall apply to new construction in Historic Districts:

**A. Heights.** The maximum height for new structures shall be as established in the Zoning Ordinances for that Zoning District, unless a lesser height is established in the Historic Preservation Plan.

**B. Roof Shape.** The roof shape of new structures should be compatible with the architectural style of the district.

# ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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**C. Materials.** Materials for the exterior walls of new structures should be compatible with the architectural style of the district.

**D. Visual Size.** The gross area of the front facade (all walls facing the street) of a structure should be no greater than one hundred twenty-five (125%) percent of the average gross area of the front facades of all structures within the visually related area. If this is not possible, changes in the setback should be designed in the front facade of the structure to repeat the rhythm and proportions of structure versus space within the visually related area.

**E. Mechanical And Solar Apparatus.** Mechanical and solar apparatus are acceptable on new structures if such devices do not detract from the architectural integrity of the structure or other structures in the district and are as unobtrusive as possible. Mechanical and solar apparatus should not be installed if such devices hide from street view significant architectural features of the structure or neighboring Historic Structures, or if their installation requires the loss of significant architectural features, or if they are of such a large scale that they become a major feature of the design of the structure.

## 15.14 STANDARDS FOR ACCESSORY STRUCTURES IN HISTORIC DISTRICTS

The following construction standards shall apply to accessory structures in Historic Districts:

**A. Accessory Structures.** Accessory structures should be compatible with the design of the existing structures on the improvement parcel and be as unobtrusive as possible. Exterior wall materials should be reasonably similar to the materials used in the construction of the primary structures.

## 15.15 CONSTRUCTION AND ACQUISITION OF STRUCTURES BY CITY

Before constructing a new structure or purchasing an existing, nonhistoric structure, the City or its agency having jurisdiction thereof, shall inquire of the Commission as to whether or not an existing Historic Structure is available for the purpose, in the location, and within the fund allocation determined by the City or its agency.

## 15.16 INITIAL APPLICATION OF THIS SECTION

Prior to the adoption of this Section, historic preservation within the City was within the jurisdiction of the Landmarks Commission, which existed under authority of §1.06 of the Code of General Ordinances, now repealed. The Landmarks Commission, under authority of said Ordinance, designated landmarks within the City.

It is the intent of this Section that all such designated landmarks be reevaluated by the Commission in accordance with this Section as soon as practicable, but no later than two (2) years after the effective date of this Section. During said review period, all designations of the Landmarks Commission shall have the status of designated Historic Structures and sites hereunder for the purpose of providing interim protection thereof.

It is recognized that such interim designation could be in conflict with the standards of this Section. The owner of the Historic Structure or site may petition the Commission to delete or modify the interim designation to the extent it is inconsistent with any provision of this Section. The Commission shall, in response to a written petition which details the inapplicable provisions of this Section, make a recommendation to the Common Council. The Commission and Common Council shall act upon such petition within forty-five (45) days of the date of filing.

## 15.17 CONDITIONS DANGEROUS TO LIFE, HEALTH OR PROPERTY

Nothing contained in this Section shall prohibit the issuance of orders, citations or the taking of other enforcement action, including the issuance of raze and repair orders, relative to any Historic Structure, site

# ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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2. Construction of an addition to a Historic Structure, either horizontal or vertical.
3. Demolition of all or part of a Historic Structure.
4. Exterior alteration, rehabilitation, reconstruction or restoration of a Historic Structure which is not classified in this Ordinance as exempt work.
5. Construction of public improvements upon public property by any unit of government which changes the character of a street, sidewalk, right-of-way, utility installation, light, wall or fence in a Historic District.
6. Cleaning the exterior surfaces of Historic Structures, by chemical or physical means, which may cause physical damage to structure.

**B. Issuance.** Certificates of Appropriateness for any work may be issued or denied by the Commission for any proposed work in accordance with the standards of this Ordinance. An application for a Certificate of Appropriateness shall be fully completed upon designated forms and filed in the Department of Community Development and Inspections. Said Department shall send a copy of the application to the Department of Community Development and Inspections. The Commission may delegate the issuance of Certificates of Appropriateness to the Chief of Inspection for certain classes of work, subject to the standards of this Ordinance, or it may contract with architects or consultants who have expertise in historic preservation to issue said Certificates.

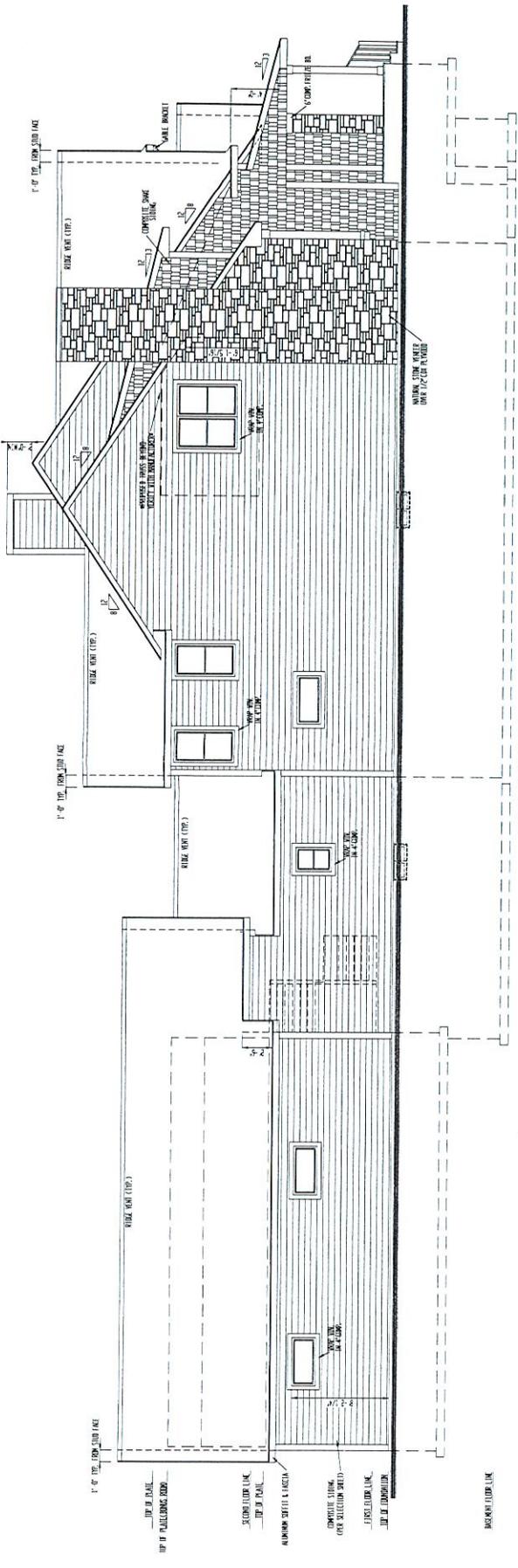
→ **D. Standards for Granting Certificate of Appropriateness.** A Certificate of Appropriateness may be granted when:

1. The Historic District, structure or site is used for its historic purpose, and, if a new use, will require minimal change to its historic characteristics.
2. The historic character of the district, structure or site is retained and preserved.
3. The materials, features and spaces that characterize a district, structure or site as historic are retained and preserved.
4. There are no changes in a Historic District, structure or site that create a false sense of historical development, such as adding conjectural features or architectural elements from other structures.
5. Prior alterations that have acquired historic significance in their own right are retained and preserved.
6. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the Historic District, structure or site are retained and preserved.
7. Deteriorated historic features are retained rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
8. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used.
9. Significant archeological resources affected by work shall be retained and preserved. If such resources are disturbed, mitigation measures shall be undertaken.
10. New additions, exterior alterations, or related new construction do not destroy historic materials that characterize the Historic District, structure or site. The new work is differentiated from the old and compatible with the existing size, scale and architectural features to protect the historic integrity of the Historic District, structure or site and its environment.
11. New additions and adjacent related new construction are undertaken in such a manner that, if removed in the future, the essential form and integrity of the Historic Structure or site and its environment would be unimpaired.
12. Alteration of a Historic Structure will provide access to the handicapped.

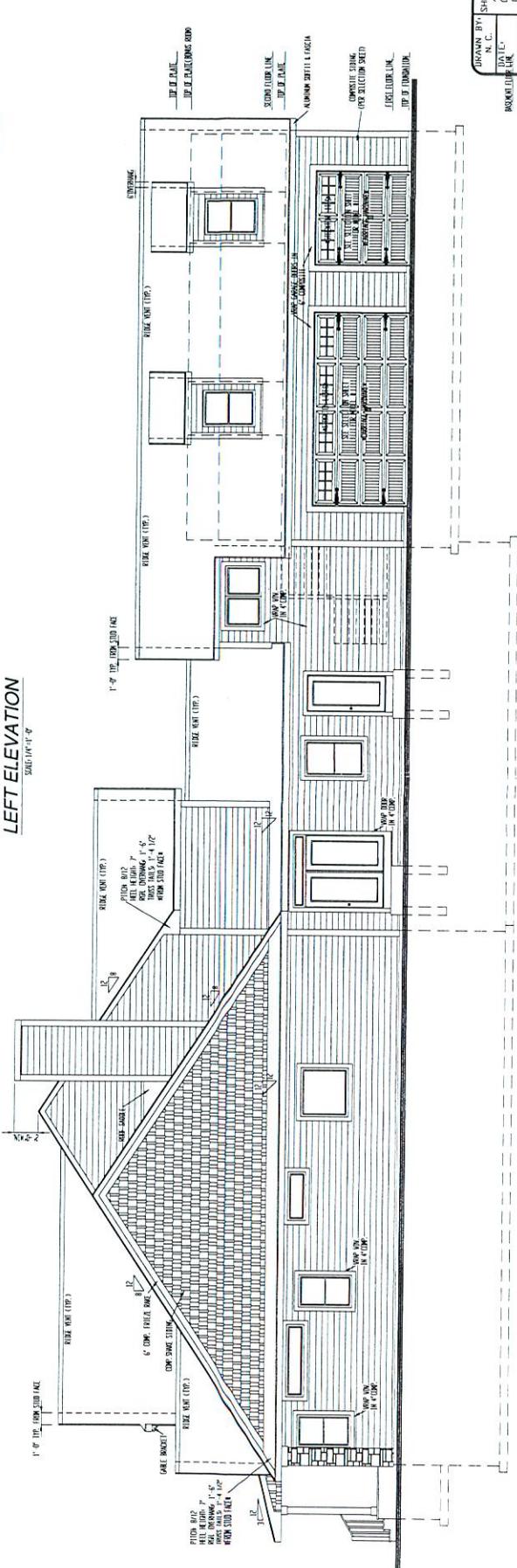
**E. Standards for Denial of Certificate of Appropriateness.** A Certificate of Appropriateness may be denied when:

1. In the case of a designated Historic Structure or Historic Site, the proposed work would





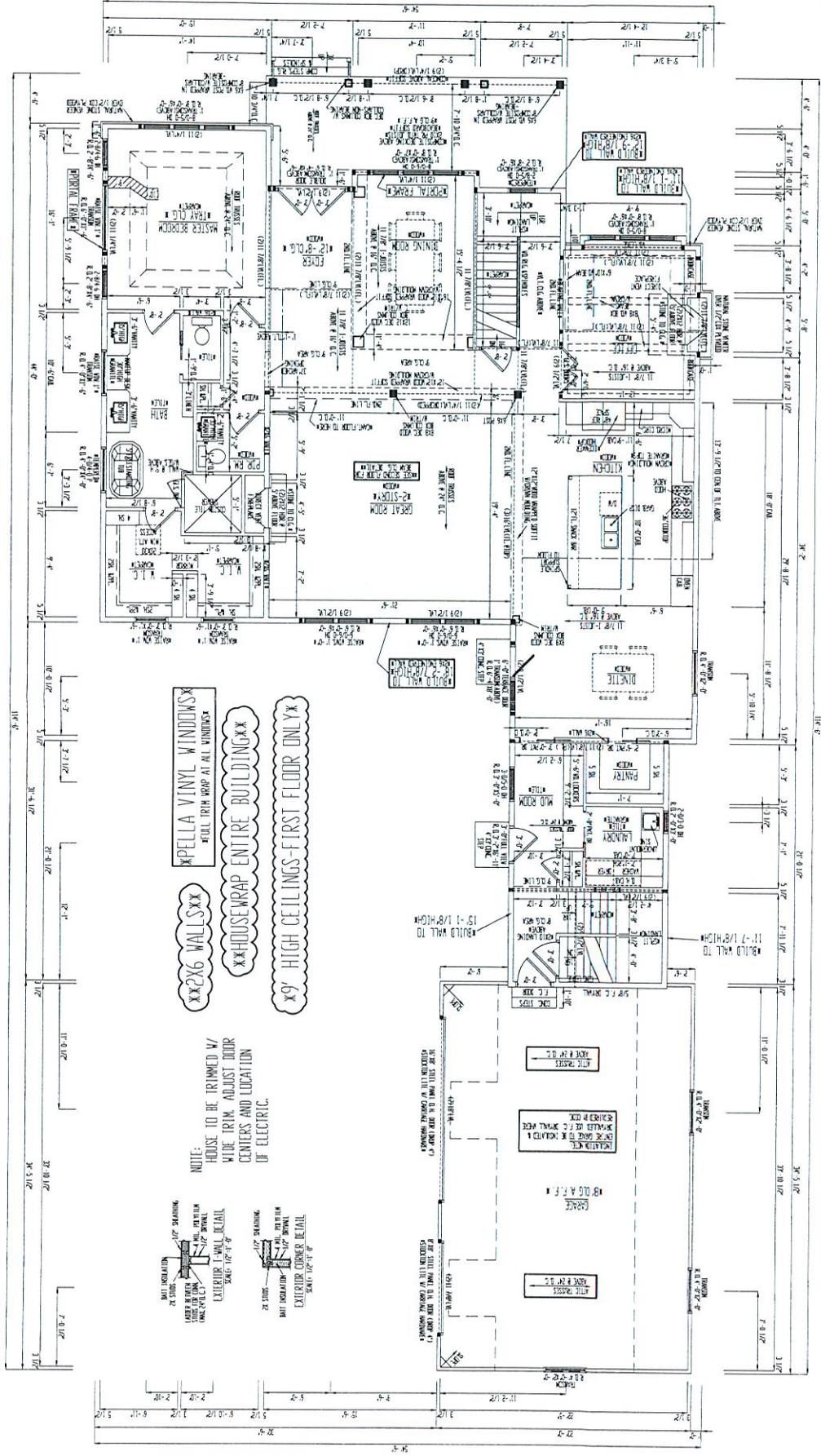
LEFT ELEVATION



RIGHT ELEVATION

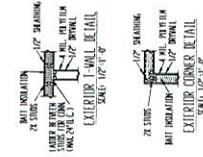


CARPENTERS: PLEASE NOTE LOCATION OF CENTERLINES FOR PLUMBING & ALLOW 3" MIN. OF SPACE ON BOTH SIDES

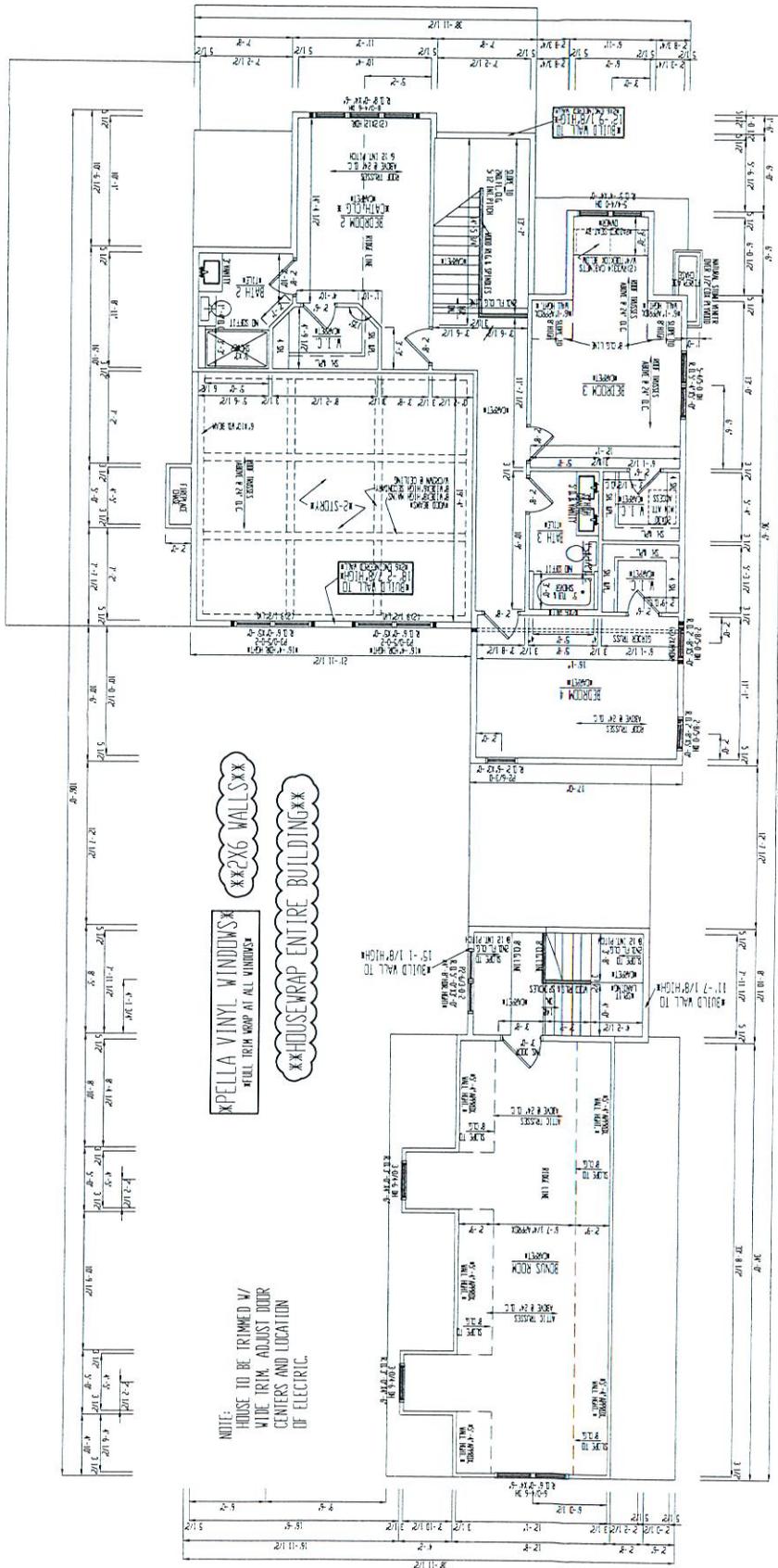


XX2X6 WALLS\*\*  
 XHOUSEWRAP ENTIRE BUILDING\*\*  
 X9' HIGH CEILINGS-FIRST FLOOR ONLY\*

NOTE: HOUSE TO BE TRIMMED W/ WHITE TRIM ADJUST DOOR GENIEVES AND LOCATION OF ELECTRIC.



FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



**XPPELLA VINYL WINDOWS**  
 #16L TRIM BOP AT ALL WINDOWS

**\*\*2X6 WALLS\*\***

**\*\*HOUSEWRAP ENTIRE BUILDING\*\***

NOTE:  
 HOUSE TO BE TRIMMED W/  
 WIDE TRIM, ADJUST DOOR  
 CENTERS AND LOCATION  
 OF ELECTRIC.

**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

tax key no: 05-123-05-228-032

*Plat of Survey of*

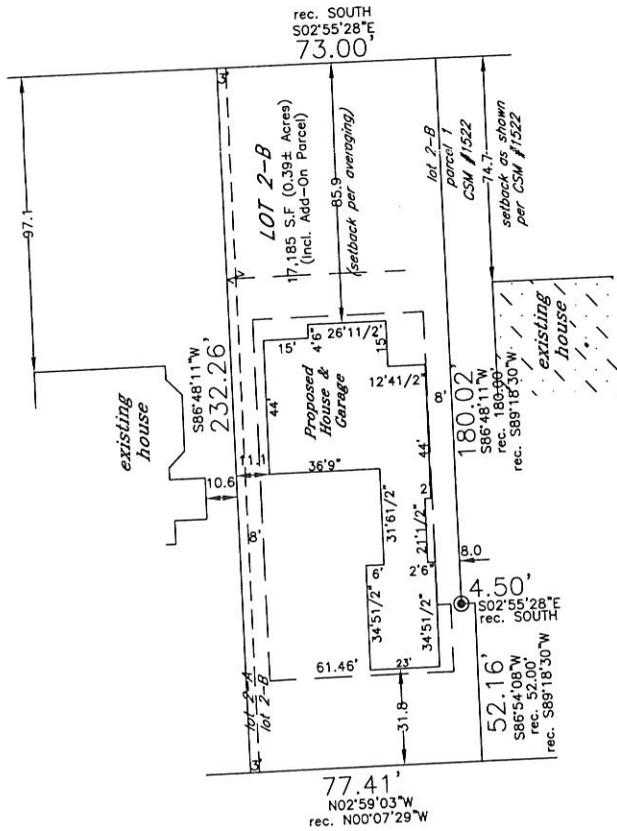
*LOT 2-B & PART OF LOT 2-A OF*

*CERTIFIED SURVEY MAP NO. 2783*

*in NW1/4 Section 5-1-23*

*CITY OF KENOSHA  
KENOSHA COUNTY, WIS.*

*-for-  
Bear Development*



*J.K.R. SURVEYING, INC.  
8121 22ND AVENUE  
KENOSHA, WI 53143*

I hereby certify that this property was surveyed under my direction and this plat is a true representation thereof.

S  
K  
E  
T  
C  
H

Reg. Land Surveyor  
September 28, 2015  
Revised 9/29/15

\* Verify exact number with City Engineering Department

\* outside finish grade = EL 000.00 (advisory only) - top of foundation = EL 000.00 (advisory only) unless otherwise determined in writing by City Engineering Department

*Proposed building field staked true size. Contractor to verify all dimensions before building by same and adhere to drainage plan in effect for this subdivision. Refer to a current title report for easements or restrictions which may affect the use of this site that are not shown on the recorded certified survey map.*