

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

Call to Order and Roll Call

Approval of Minutes from January 8, 2015

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

Public Comments

Commissioner Comments

Staff Comments

Adjournment

**CITY PLAN COMMISSION
Minutes
January 8, 2015**

MEMBERS PRESENT: Mayor Bosman, Alderperson Gordon, Alderperson Michalski, Alderperson Wicklund, Patrick DeGrace, Anita Faraone, Robert Hayden and Anderson Lattimore

MEMBERS EXCUSED: Brad Kleba and Jessica Olson

STAFF PRESENT: Jeffrey B. Labahn and Rich Schroeder

The meeting was called to order at 5:00 p.m. by Mayor Bosman, roll call was taken and the Mayor noted the weather was difficult with 35 mph winds and 4" of snow.

A motion was made by Alderperson Gordon and seconded by Alderperson Michalski to approve the minutes of the December 4, 2014 meeting. The motion passed. (Ayes 8, Noes 0)

Items 1 and 2 were taken together for public hearing purposes. Both items were read.

- 1. City Plan Commission Resolution - To Amend the Comprehensive Plan for the City of Kenosha: 2035 regarding the Bicycle and Pedestrian Facilities Plan adopted December 5, 2005. (Districts 9, 13 and 14) PUBLIC HEARING**

- 2. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 mm. of the Zoning Ordinance to Amend the City of Kenosha Bicycle and Pedestrian Facilities Plan adopted December 8, 2005 as referenced in the Comprehensive Plan for the City of Kenosha: 2035. (Districts 9, 13 and 14) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve Item 1, the City Plan Commission Resolution. The motion passed. (Ayes 8, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve Item 2, the Zoning Ordinance. The motion passed. (Ayes 8, Noes 0)

- 3. Zoning Ordinance by the City Plan Commission - To Repeal And Recreate 18.02 t., 18.02 ii. and 18.02 II. to Correct the Language of the Zoning Ordinance Regarding the Comprehensive Plan. PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Alderperson Michalski asked if these changes reflect the final review authority changes that were made. Rich Schroeder, Deputy Director, said no. This Zoning Ordinance Amendment corrects the wrong Resolution that was referenced.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the Zoning Ordinance. The motion passed. (Ayes 8, Noes 0)

4. Rezoning Ordinance by the Mayor - To Repeal and Recreate Section 10.03 Regarding Recommendations by the City Plan Commission on Proposed Rezoning Ordinances. PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the Ordinance. The motion passed. (Ayes 8, Noes 0)

Public Comments

No public comments.

Commissioner Comments

Aldersperson Michalski wished everyone a Happy Holiday Season.

Staff Comments

A motion to adjourn was made by Ms. Faraone and seconded by Aldersperson Gordon. The motion passed. (Ayes 8, Noes 0) The meeting adjourned at 5:10 p.m.

Minutes Prepared by: Kay Schueffner, Department of Community Development & Inspections

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	February 2, 2015	Item 1
Conditional Use Permit for a 95 s.f. addition to Jane Vernon Elementary School at 8518 22nd Avenue. (District 9) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 8518 22nd Avenue
 Zoned: IP Institutional Park

NOTIFICATIONS/PROCEDURES:

The alderperson of the district, Alderperson Rosenberg, has been notified. The City Plan Commission is the final review authority.

ANALYSIS:

- Kenosha Unified School District is proposing to upgrade the existing entryway vestibule of Jane Vernon Elementary School along the East elevation. The project would include an addition of 95 s.f. as part of the new entryway feature.
- The entryways on the North and West elevations of the building will also be modified, but no additional square footage is proposed to be added in these locations.
- In addition to the new entryway, the exterior facade of the building will be renovated with new windows, brick and decorative concrete block. The change will be similar to the modification at Harvey Elementary School at 2012 19th Avenue which was completed in 2014.
- Plans were sent to other City Departments for their review. Their comments are included in the attached Conditions of Approval.
- The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

RECOMMENDATION:

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


 Brian R. Wilke, Development Coordinator


 Jeffrey B. Cabahn, Director

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	<i>Kenosha City Plan Commission Conditions of Approval</i>	Jane Vernon Elementary 8518 22nd Avenue	February 2, 2015
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1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
 - a. The applicant shall obtain all required construction permits from the Department of Community Development & Inspections. This includes, but is not limited to Erosion Control, Building and Occupancy permits.
 - b. The applicant shall obtain a Parking Lot permit 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 Community Development & Inspections, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.
 - e. Prior to the issuance of any Occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
 - f. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.
 - g. All trash containers shall be stored within the enclosure or building. The applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.
 - h. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within twelve (12) months of City Plan Commission approval of the Conditional Use Permit/Site Plan or the Conditional Use Permit/Site Plan shall be null and void.
 - i. All vehicles shall be parked within the designated paved areas.

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	<i>Kenosha City Plan Commission Conditions of Approval</i>	Jane Vernon Elementary 8518 22nd Avenue	February 2, 2015
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- 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.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. The Site Plan shall be revised and resubmitted for review and approval addressing comments listed in the Public Works memo dated January 9, 2015.

/u2/acct/cp/ckays/1CPC/2015/FEB2/Conditions-JaneVernon.odt



ENGINEERING DIVISION
 SHELLY BILLINGSLEY, P.E.
 CITY ENGINEER

PARK DIVISION
 JEFF WARNOCK
 SUPERINTENDENT

FLEET MAINTENANCE
 MAURO LENCI
 SUPERINTENDENT

STREET DIVISION
 JOHN H. PRIJIC
 SUPERINTENDENT

WASTE DIVISION
 ROCKY BEDNAR
 SUPERINTENDENT

DEPARTMENT OF PUBLIC WORKS

MICHAEL M. LEMENS, P.E., DIRECTOR
 SHELLY BILLINGSLEY, P.E., DEPUTY DIRECTOR

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

TO: Brian Wilke, Development Coordinator

FROM: Michael M. Lemens, P.E.
 Director of Public Works

Shelly Billingsley, P.E.
 City Engineer

[Handwritten signature: Michael M. Lemens] 1-12-15
[Handwritten signature: Shelly Billingsley] 1-12-15

DATE: January 9, 2014⁵
SUBJECT: JANE VERNON ELEMENTARY VESTIBULE ADDITION
Project Description: Conditional Use Permit
Location: 8518 22nd Avenue

JAN 12 2015

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

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

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

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

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

Grading & Drainage Comments:

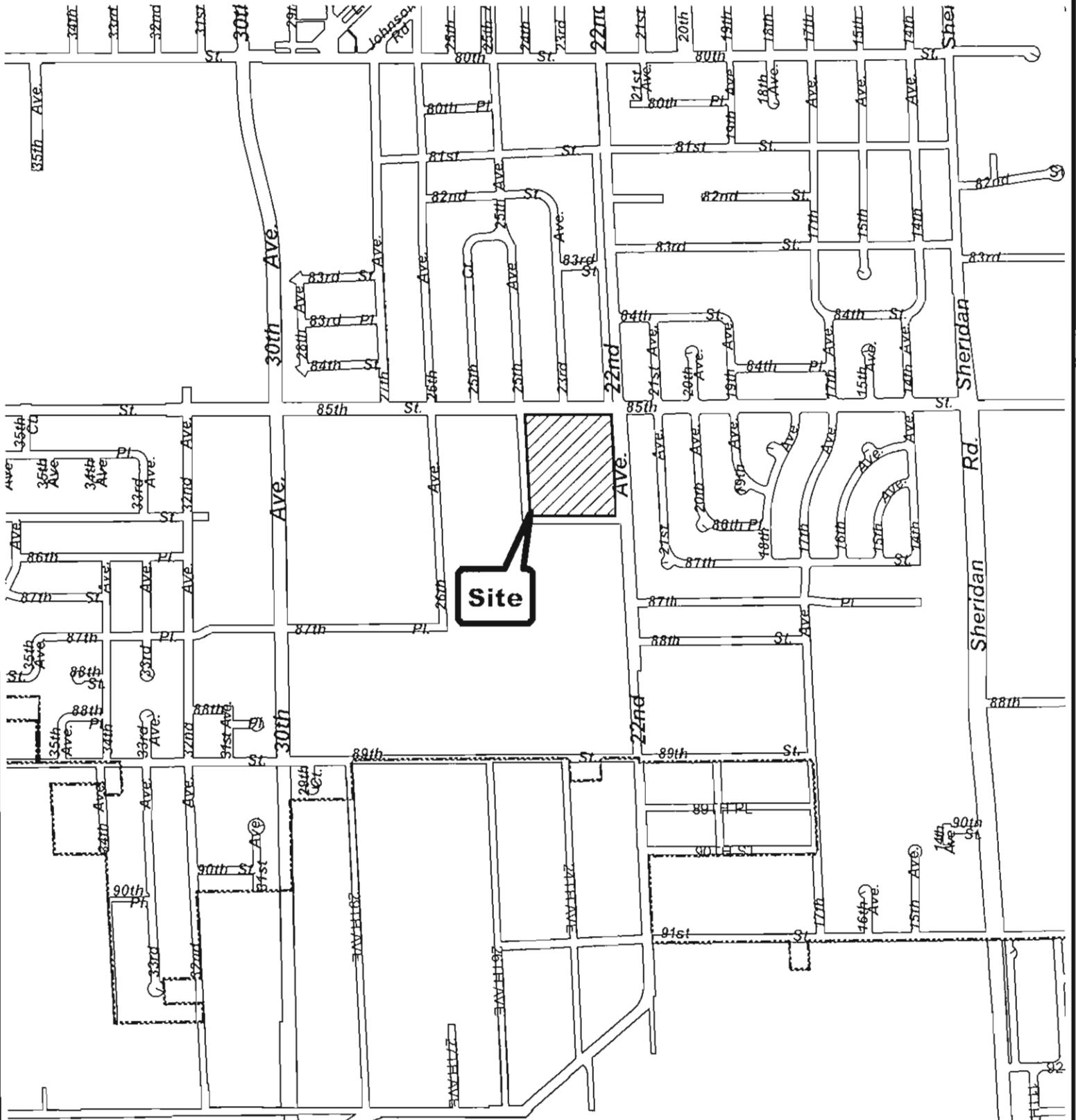
No comments

Traffic Comments:

1. Handicap signs missing for the 6 spaces.
2. Provide ADA treatments to building accesses.

City of Kenosha

Vicinity Map Jane Vernon Elementary CUP



Site

----- Municipal Boundary



0 1,000 Feet

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

MAILING INFORMATION

NAME OF PROJECT: Vernon Elementary School Exterior Wall Renovations, Window Replacement, and Entrance Addition

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

<input type="radio"/>	Name and Address of Applicant [Please print]: Kenosha Unified School District c/o John Setter 3600 52nd Street Kenosha, Wisconsin 53144	Phone: <u>262.359.6331</u> Fax: <u>262.359.7500</u> E-Mail: <u>jsetter@kUSD.edu</u>
<input checked="" type="radio"/>	Name and Address of Architect/Engineer [Please print]: Thomas O'Connell Jr. 600 52nd Street Suite 220 Kenosha, Wisconsin 53140	Phone: <u>262.652.2800</u> Fax: _____ E-Mail: <u>tomo@pidarchitects.com</u>
<input type="radio"/>	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): Vernon Elementary School
8518 22nd Avenue
Kenosha, Wisconsin 53143

TYPE OF LAND DEVELOPMENT

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

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

**PRIOR TO SUBMITTING THIS APPLICATION TO THE DEPARTMENT OF CITY DEVELOPMENT,
PLEASE REVIEW THE APPROPRIATE SECTION(S) FOR FEES, REQUIREMENTS AND APPROPRIATE APPENDICES.**

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

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

Additional Information Required:	Building or Addition Square Footage: <u>372</u> Existing Building Size: <u>87,749 square feet</u> Site Size: <u>approximately 11 acres</u> Current # of Employees <u>---</u> Anticipated # of New Employees <u>0 net</u> Anticipated Value of Improvements <u>\$100,000</u>			
Submittal Requirements:	<ul style="list-style-type: none"> ➤ Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale ➤ Developer Site Plan/Conditional Use Permit Checklist (Appendix A) 			
If Item to be Reviewed by Plan Commission/Common Council must Submit:	<ul style="list-style-type: none"> ➤ One (1) 8 1/2" x 11" reduction <i>or</i> twenty (20) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides) ➤ Sample Board containing colored samples of all exterior building materials 			
Fees:	Level 1	Building or Addition Size <= 10,000 sq. ft.	Site size <= 1 acre	Review Fee \$900 = City Plan Dept. <i>or</i> \$1,025 = CPC/CC
	Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	\$1,175 = City Plan Dept. <i>or</i> \$1,300 = CPC/CC
	Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	\$1,600 = City Plan Dept. <i>or</i> \$1,725 = CPC/CC
	Level 4	> 100,001 sq. ft.	> 25.01 acres	\$2,000 = City Plan Dept. <i>or</i> \$2,125 = CPC/CC
	<ul style="list-style-type: none"> ➤ If building size or addition and gross acreage of the site determine two (2) different fees, the greater of the two fees will be assessed. ➤ Application fee entitles applicant to an initial review and one re-submittal. ➤ Re-submittal fee = \$425 per re-submittal after two (2) permitted reviews. ➤ CUP Amendment = 50% of the applicable fee as determined above. 			
Appendices to Review:	➤ All			
Approximate Review Time:	<ul style="list-style-type: none"> ➤ 30 days for Staff Review ➤ 45-60 days for City Plan Commission/Common Council Review 			
The conditional use permit plans, <i>prepared to a standard engineering scale</i> , shall be submitted with this application & shall include the following information:				
Building Plan:	<ul style="list-style-type: none"> ➤ Layout of building(s) including size and layout of rooms ➤ Design and architecture ➤ Plans and details on fire suppression and/or standpipe ➤ Plans and details on fire detection, fire alarm and other safety devices 			
Site Plan (based on a plat of survey)	<ul style="list-style-type: none"> ➤ Legal description of property ➤ Location and footprint of building(s) and structure(s) ➤ Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks ➤ Outline of any development stages ➤ Location and details on any required emergency access roads ➤ A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space 			
Drainage Plan	<ul style="list-style-type: none"> ➤ Existing topography, including spot elevations of existing buildings, structures, high points, and wet areas, with any previous flood elevations ➤ Floodplain boundaries, if applicable ➤ Soil characteristics, where applicable ➤ Proposed topography of the site denoting elevations and natural drainage after construction and any proposed stormwater retention areas 			



Partners in Design
ARCHITECTS

TRANSMITTAL

Partners in Design Architects, Inc.

W I S C O N S I N
600 Fifty Second Street
Suite 220
Kenosha, WI 53140
voice: 262.652.2800
fax: 262.652.2812

I L L I N O I S
2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
voice: 847.940.0300
fax: 847.940.1045

To: Mr. Brian Wilke
City of Kenosha, Dept of Community Development
& Inspections, Planning Division
625 52nd Street, Room 308
Kenosha, Wisconsin 53140

From: Peter Bissen
Date: December 22, 2014
Job #: 13.147

Re: Vernon Elem. School Ext. Wall Renovations, Wind. Replacement & Ent. Addition

Sent VIA:

Regular Mail Overnight Second Day Hand Delivery Other

Copies	Date	No.	Description
10	12/12/14	20 pages	Architectural Drawings (full size, 24x36)
20	12/12/14	20 pages	Architectural Drawings (reduced size, 11x17)
1	12/22/14	4 pages	Conditional Use Permit Application
1	12/18/14	1	Review Fee Check for \$1,600
1	12/22/14		Architectural Drawings in digital form on CD

These are transmitted:

For Approval For your use As Requested For Review & Comment Other

Comments:

Brian,

Enclosed are the documents for our Conditional Use Permit Application to the City Plan Commission for review of the Vernon Elementary School Exterior Wall Renovations, Window Replacement, and Entrance Addition project. Please let me know if there is any additional information you require. Thank you.

-Peter Bissen

Signed:

cc: File

www.pidarchitects.com



East Entry Canopy Rendering

Vernon Elementary School Exterior Wall Renovations, Window Replacement, and Entrance Addition

© 2015 Partners in Design Architects, Inc.

January 23, 2015
020.13.147
SCALE: NTS



Partners*in***Design**
ARCHITECTS

262.652.2800
Kenosha, WI

847.940.0300
Riverwoods, IL

Planning & Zoning Division
625 52nd Street - Room 308
Kenosha, WI 53140
262.653.4030

Kenosha City Plan Commission

FACT SHEET

February 2, 2015

Item 2

Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To Include additional right-of-way for 63rd Avenue at 76th Street, Pursuant to Section 62.23(6), Wisconsin Statutes. (Meijer) (District 14) PUBLIC HEARING

LOCATION/SURROUNDINGS:

Site: 63rd Avenue and 76th Street

NOTIFICATIONS/PROCEDURES:

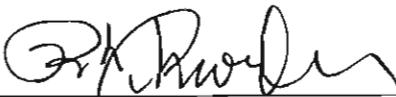
The alderperson of the district, Alderperson Prozanski, has been notified. The Common Council is the final review authority.

ANALYSIS:

- A Quit Claim Deed has been submitted to the City for additional right-of-way which is needed to accommodate a bike/pedestrian trail at the intersection of 76th Street and 63rd Avenue
- The Quit Claim Deeds requires an Amendment to the Official Map to show the additional right-of-way.

RECOMMENDATION:

A recommendation is made to approve the Resolution.

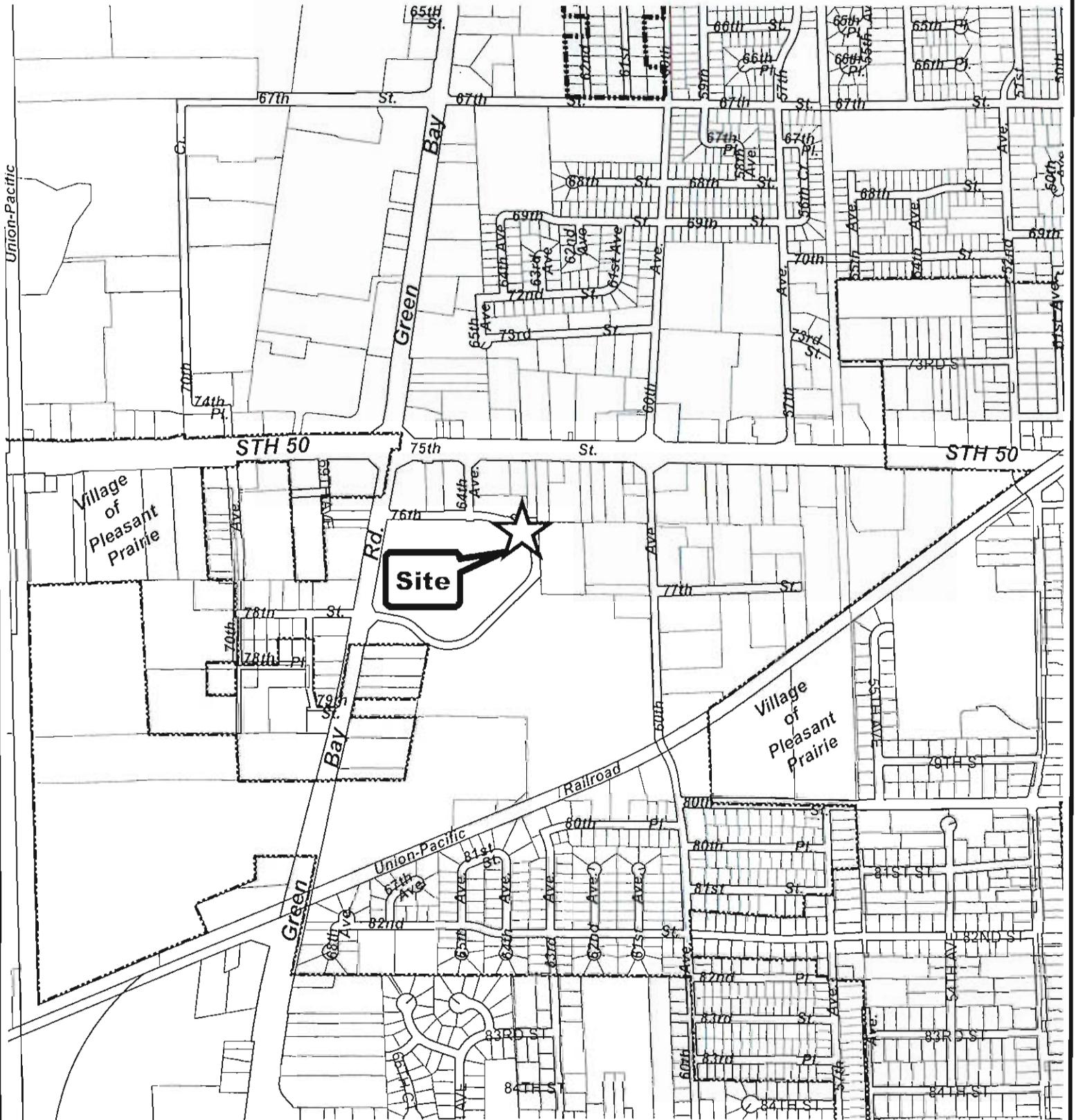


Rich Schroeder, Deputy Director



Jeffrey B. Labahn, Director

City of Kenosha
Vicinity Map
Official Map Amendment



----- Municipal Boundary



AMENDMENT TO THE OFFICIAL MAP
FOR THE CITY OF KENOSHA

Document Number

Document Title

This space is reserved for recording data

Return to

Jonathan A. Mulligan
Office of the City Attorney
City of Kenosha
625 52nd Street, Room 201
Kenosha, WI 53140

Part of 03-122-10-201-061

Parcel Identification Number

RESOLUTION NO. _____

BY: THE MAYOR

**TO AMEND THE OFFICIAL MAP FOR THE CITY OF KENOSHA, WISCONSIN,
TO INCLUDE ADDITIONAL RIGHT-OF-WAY FOR 63RD AVENUE AT 76TH STREET,
PURSUANT TO SECTION 62.23(6), WISCONSIN STATUTES**

WHEREAS, the City of Kenosha, Wisconsin, has established an Official Map pursuant to Section 62.23(6), Wisconsin Statutes; and,

WHEREAS, Section 62.23(6)(c), Wisconsin Statutes, provides for the amendment of the Official Map so as to widen existing streets for the purpose of conserving and promoting the public health, safety, convenience and general welfare; and,

WHEREAS, additional right-of-way is required at the intersection of 63rd Avenue and 76th Street for the installation of a sidewalk and multi-use path.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that pursuant to the authority of Section 62.23(6)(c), Wisconsin Statutes, the Official Map for the City of Kenosha, Wisconsin, be and hereby is amended to include the additional right-of-way at the intersection of 63rd Avenue and 76th Street which is legally described on Exhibit A and shown on Exhibit B, both exhibits being attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED, that the City Clerk/Treasurer is hereby directed to record this Resolution, along with attached Exhibits A and B, in the Office of the Register of Deeds for Kenosha County, Wisconsin.

Adopted this _____ day of _____, 2015

ATTEST: _____ City Clerk

APPROVED: _____ Mayor Date: _____

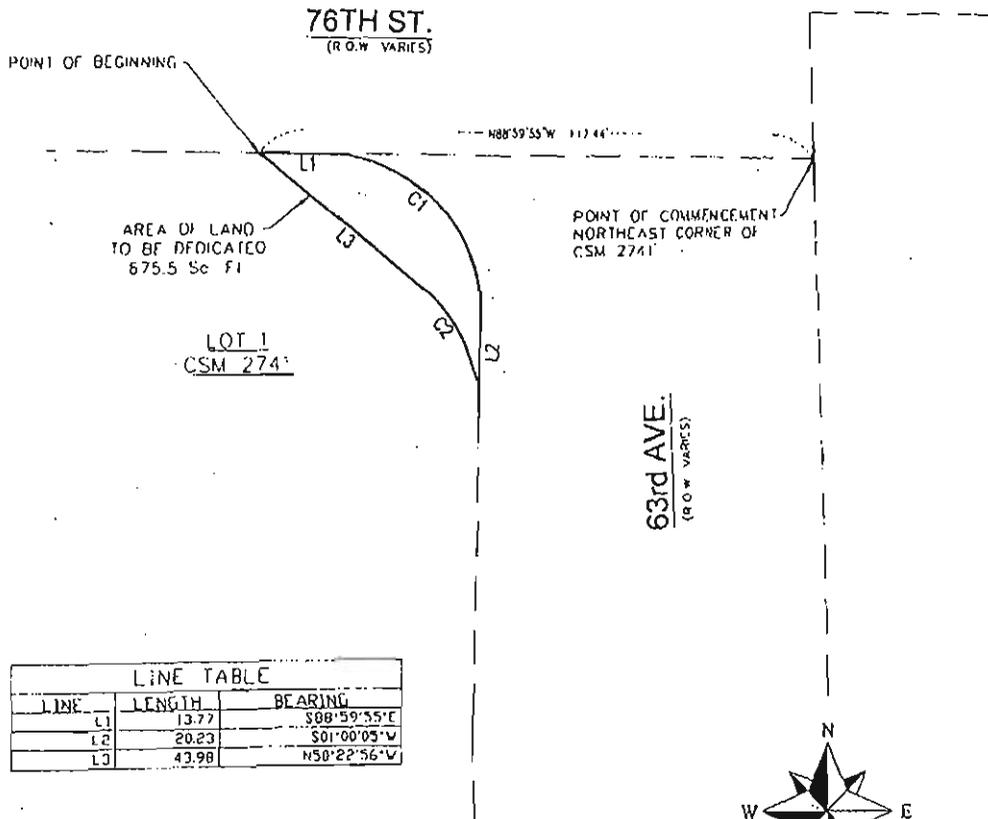
Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney

EXHIBIT A

That part of Lot 1 of Certified Survey Map No. 2741, being a part of the Northwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 10, Town 1 North, Range 22 East, in the City of Kenosha, Kenosha County, Wisconsin. Said land being more particularly described as: Commencing at the Northeast corner of Certified Survey Map No. 2741; thence North $88^{\circ} 59' 55''$ West, 117.44 feet to a point on the South right-of-way line of 76th Street and the point of beginning of the land to be described; thence South $88^{\circ} 59' 55''$ East along the existing right-of-way line of 76th Street, 13.77 feet to a point of curvature; thence Southeasterly 51.84 feet along said right-of-way line, said line being the arc of a curve with a radius of 33.00 feet, its centerpoint to the Southwest and having a central angle of $90^{\circ} 00' 00''$ and a long chord bearing South $43^{\circ} 59' 55''$ East, 46.67 feet to a point on the West right-of-way line of 63rd Avenue; thence South $01^{\circ} 00' 05''$ West along said West line 20.23 feet; thence Northwesterly 29.59 feet along the arc of a curve having a radius of 33.00 feet, its centerpoint to the Southwest and having a central angle of $51^{\circ} 23' 01''$ and a long chord bearing North $24^{\circ} 41' 25''$ West, 28.61 feet; thence North $50^{\circ} 22' 56''$ West, 43.98 feet to the point of beginning. Containing 675.5 square feet (0.0155 acres) of land.

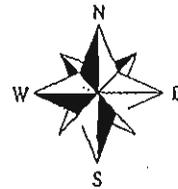
EXHIBIT B

Land to be dedicated for future 63rd Avenue,
City of Kenosha, Wisconsin.



LINE TABLE		
LINE	LENGTH	BEARING
L1	13.77	S88°59'55"E
L2	20.23	S01°00'09"W
L3	43.98	N50°22'56"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	51.84	3300	46.67	S43°59'55"E	90°00'00"
C2	29.59	3300	20.61	N24°41'25"W	51°23'01"



GRAPHIC SCALE

1 inch = 30 ft



SURVEYING ASSOCIATES, INC.
2554 N. 100th STREET
WAUWATOSA WI 53226
PHN 414-257-2212
FAX 414-257-2443

INSTRUMENT DRAWN BY: JAMIE YORK (DW) JOB NO. 33879EXB-ROW

OCTOBER 6, 2014 - Street Name
SEPTEMBER 18, 2014 SHILLI 1 01

1:\proj\06-10-14\5871\5871.dwg

<i>Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030</i>	<i>Kenosha City Plan Commission FACT SHEET</i>	February 2, 2015	Item 3
Accept a Quit Claim Deed from Meijer Stores Limited Partnership to the City of Kenosha to include additional right-of-way for 63rd Avenue at 76th Street. (Meijer) (District 14) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 63rd Avenue and 76th Street

NOTIFICATIONS/PROCEDURES:

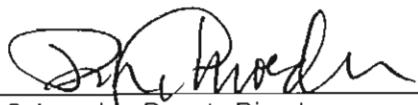
The alderperson of the district, Alderperson Prozanski, has been notified. This item has also been referred to the Public Works Committee. The Common Council is the final review authority.

ANALYSIS:

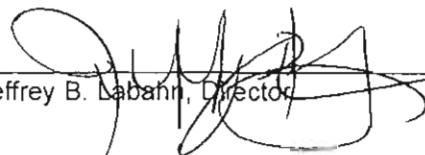
- The owner is dedicating the additional right-of-way to accommodate a bike/pedestrian path that they are constructing.
- The additional right-of-way dedication is located at the intersection of 76th Street and 63rd Avenue.

RECOMMENDATION:

A recommendation is made to approve the attached Quit Claim Deed.



Rich Schroeder, Deputy Director



Jeffrey B. Labahn, Director

QUITCLAIM DEED

Document Number

Document Name

Pursuant to Wis. Stat. Sec. 77.25(2r) this conveyance is exempt from the real estate transfer return and fee.

Recording Area

Name and Return Address:

Office of the City Attorney

City of Kenosha

625 52nd Street, Room 201

Kenosha, WI 53140

Part of 03-122-10-201-061

Parcel Identification Number(s)

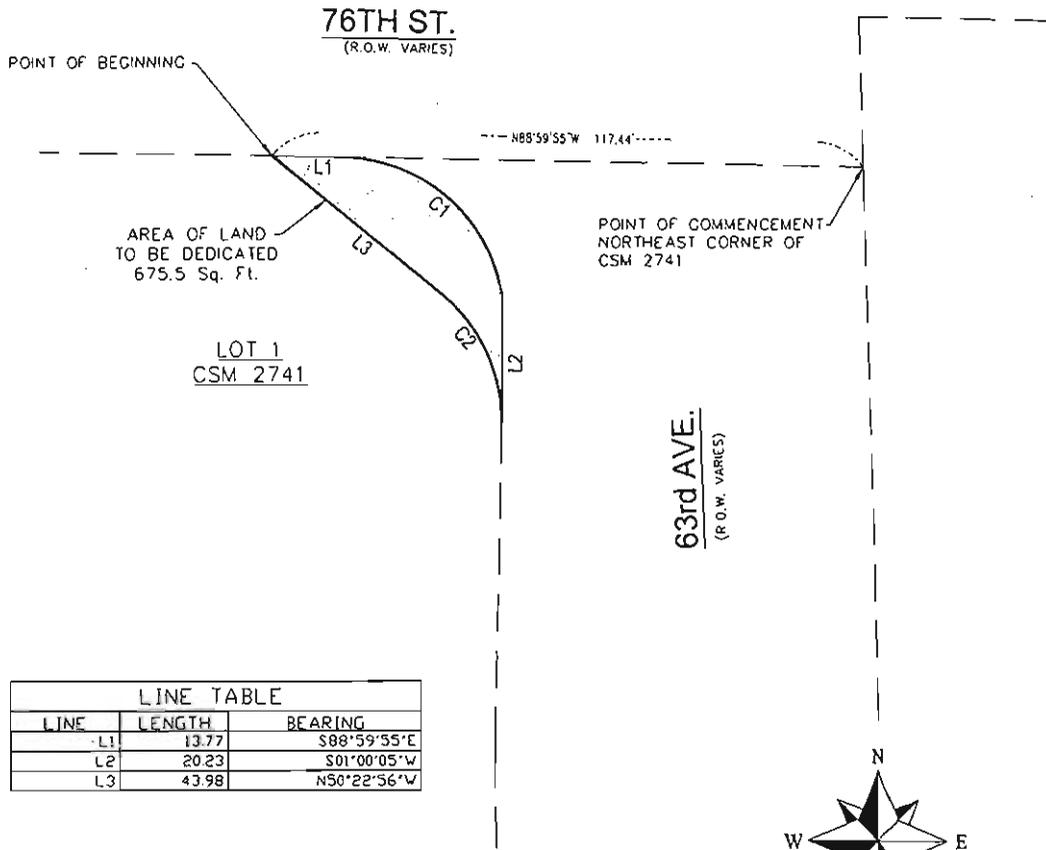
QUITCLAIM DEED

MEIJER STORES LIMITED PARTNERSHIP, a Michigan limited partnership, the "Grantor", whose mailing address is 2929 Walker Ave., N.W., Grand Rapids, Michigan 49544 **QUITCLAIMS** to **THE CITY OF KENOSHA**, a municipal corporation, the "Grantee", whose mailing address is 625 52nd Street, Kenosha, Wisconsin 53140, all of Grantor's interest in the parcel of property located in Kenosha County, City of Kenosha, Wisconsin, described as follows:

That part of Lot 1 of Certified Survey Map No. 2741, being a part of the Northwest ¼ and the Southwest ¼ of the Northeast ¼ and the Northeast ¼ and the Southeast ¼ of the Northwest ¼ of Section 10, Town 1 North, Range 22 East, in the City of Kenosha, Kenosha County, Wisconsin. Said land being more particularly described as: Commencing at the Northeast corner of Certified Survey Map No. 2741; thence North 88° 59' 55" West, 117.44 feet to a point on the South right-of-way line of 76th Street and the point of beginning of the land to be described; thence South 88° 59' 55" East along the existing right-of-way line of 76th Street, 13.77 feet to a point of curvature; thence Southeasterly 51.84 feet along said right-of-way line, said line being the arc of a curve with a radius of 33.00 feet, its centerpoint to the Southwest and having a central angle of 90° 00' 00" and a long chord bearing South 43° 59' 55" East, 46.67 feet to a point on the West right-of-way line of 63rd Avenue; thence South 01° 00' 05" West along said West line 20.23 feet; thence Northwesterly 29.59 feet along the arc of a curve having a radius of 33.00 feet, its centerpoint to the Southwest and having a central angle of 51° 23' 01" and a long chord bearing North 24° 41' 25" West, 28.61 feet; thence North 50° 22' 56" West, 43.98 feet to the point of beginning. Containing 675.5 square feet (0.0155 acres) of land.

EXHIBIT

Land to be dedicated for future 63rd Avenue,
City of Kenosha, Wisconsin.



AREA OF LAND
TO BE DEDICATED
675.5 Sq. Ft.

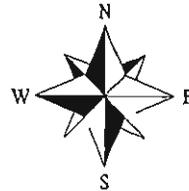
LOT 1
CSM 2741

POINT OF COMMENCEMENT
NORTHEAST CORNER OF
CSM 2741

63rd AVE.
(R.O.W. VARIES)

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.77	S88°59'55"E
L2	20.23	S01°00'05"W
L3	43.98	N50°22'56"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	51.84	33.00	46.67	S43°59'55"E	90°00'00"
C2	29.59	33.00	28.61	N24°41'25"W	51°23'01"



GRAPHIC SCALE
1 inch = 30 ft.



2554 N. 100th STREET
WAUWATOSA WI 53226
PHN 414-257-2212
FAX 414-257-2443

\\trac\Drawings\33879\dwg\33879-exb-row.dwg

<i>Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030</i>	<i>Kenosha City Plan Commission</i> FACT SHEET	February 2, 2015	Item 4
<i>Conditional Use Permit Amendment for a 105,387 s.f. addition to the Carthage Straz Center at 2001 Alford Park Drive. (Carthage College) (District 1) PUBLIC HEARING</i>			

LOCATION/SURROUNDINGS:

Site: 2001 Alford Park Drive
Zoned: IP Institutional Park

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- On August 19, 2013, the Common Council approved a Conditional Use Permit for Carthage College to renovate and add on to the existing Straz Center on the Carthage Campus. The addition would add additional classroom space and renovate existing classroom space.
- The project began construction in April 2014. The contractor began calling for inspections in early January 2015 so that Carthage could occupy the newly constructed addition prior to classes resuming for the Spring semester.
- Section 8.04 D. of the Zoning Ordinance contains certain Conditions that must be satisfied prior to the issuance of any Occupancy Permit. This Section requires the exterior of the building to be one hundred (100%) percent completed. It also requires that any areas shown as paved on the Approved Plan must be paved with a minimum of a binder course of asphalt.
- As City Staff inspected the site, the following issues were noted:
 - The building exterior was not complete.
 - The area that was to be paved was being used as an unpaved construction staging area.
 - A temporary paved road, not shown on any Approved Plan, had been constructed.
 - A greenhouse to be constructed on the roof and several window curtain walls on the west elevation were incomplete or missing.
- The Contractor told Staff that completion of certain portions of the building exterior and the site paving were scheduled for a later Phase of the project. The only Phasing Plan included with the Approved Plan set was internal phasing of the build out of the new and renovated classrooms.
- Without an Amendment to the Approved Plan to create an Exterior Phasing Plan, Staff cannot approve an Occupancy Permit per Section 8.04 D. of the Zoning Ordinance.

<i>Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030</i>	<i>Kenosha City Plan Commission</i> FACT SHEET	February 2, 2015	Item 4
<i>Conditional Use Permit Amendment for a 105,387 s.f. addition to the Carthage Straz Center at 2001 Alford Park Drive. (Carthage College) (District 1) PUBLIC HEARING</i>			

- The Contractor submitted the attached request for an Amendment to the Approved Plan:
 - The Plan indicates that the greenhouse on the roof of the building, that was to be completed with the building exterior, will now be constructed as part of Phase Three. The balance of the new building exterior will be completed as part of Phase One.
 - The paving work will be completed no later than July 1, 2015 with the new paving installed and Temporary paving removed.
- Plans were sent to other City Departments for their review. Their comments are included in the attached Conditions of Approval.
- The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

RECOMMENDATION:

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



Brian R. Wilke, Development Coordinator



Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2015/FEB2/Fact-cup-amd-carthage.odt

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	<i>Kenosha City Plan Commission Conditions of Approval</i>	Carthage College 2001 Alford Park Drive	February 2, 2015
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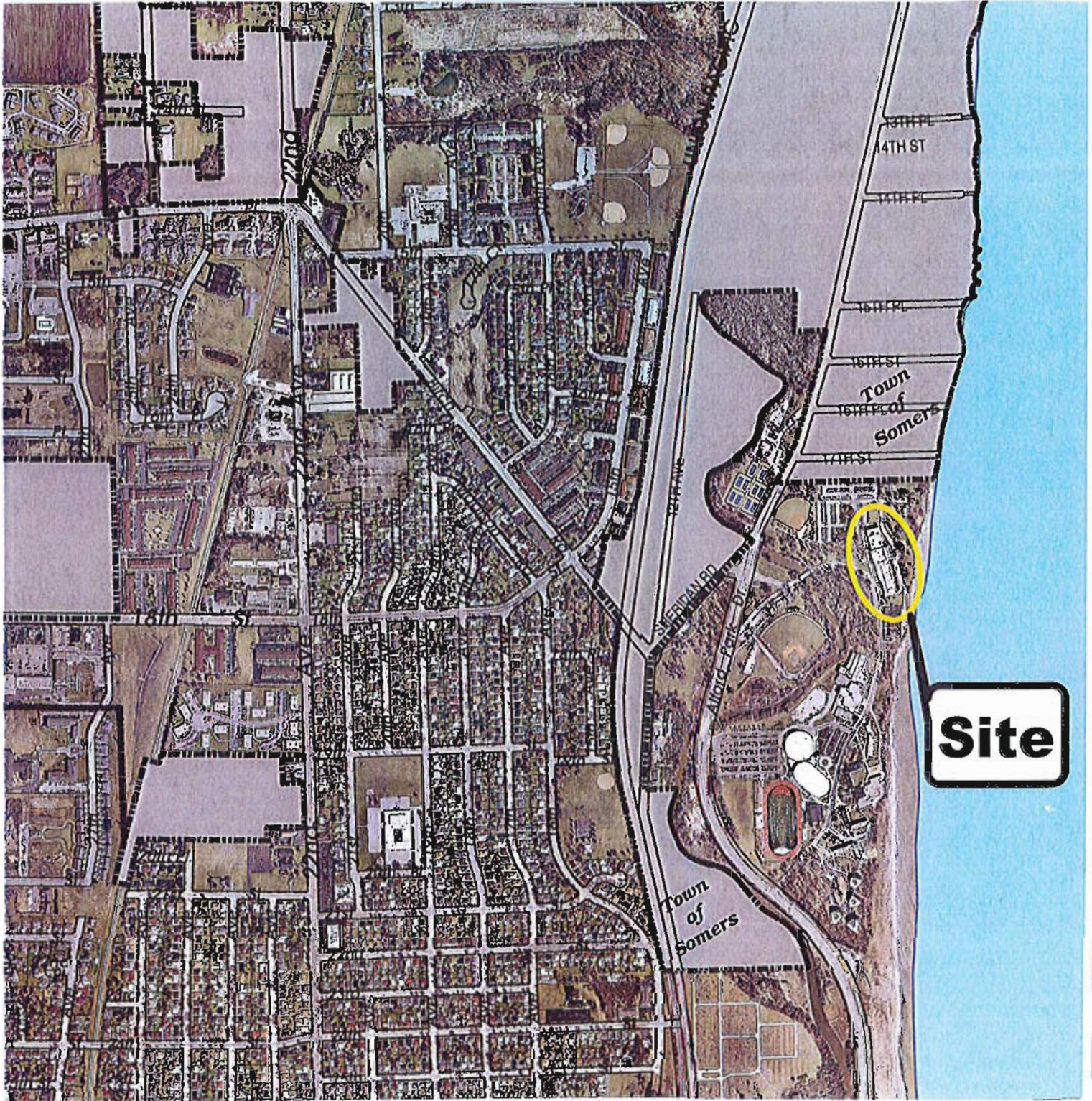
1. Compliance with the Conditional Use Permit approved by the Common Council on August 19, 2013, with the following Amendments:
 - a. Condition 1.d. is amended to read:
 "Prior to the issuance of any Occupancy Permit for Phase One, the building exterior indicated as Phase One on the approved plans shall be completed, the temporary lighting installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds.

Prior to the issuance of any Occupancy Permit for Phase Two, all items noted as Phase Two on the approved plan shall be completed.

Prior to the issuance of any Occupancy Permit for Phase Three, the entire building exterior shall be completed, all parking areas, drives and designated paved areas shall be installed, the exterior lighting shall be installed, the landscaping shall be installed and the stormwater improvements completed.

City of Kenosha

Vicinity Map
Carthage College
Straz Center Addition CUP



Site



Department of Community Development & Inspections
 625 52nd Street - Room 308
 Kenosha, Wisconsin 53140
 phone - 262.653.4030 or fax 262.653.4045

Conditional Use Permit Approval

Project Name:	Carthage College Straz Center Addition	Date: February 7, 2014
Location:	2001 Alford Park Drive	
Project Description:	An addition to the existing Straz Center	
Issued to:	William Hoare Carthage College 2001 Alford Park Drive Kenosha, WI 53140	
Architect/ Engineer/ Contractor: (if applicable)	Stantec Architecture 1500 Spring Garden Street - Suite 1100 Philadelphia, PA 19130	
Approval Dates:	Common Council – August 19, 2013 Community Development & Inspections –	
<ul style="list-style-type: none"> • Conditions of approval (see attachment) • Approval shall be void if a building permit is not obtained by <i>february 19, 2014</i> 		

Any questions regarding the approved Conditional Use Permit should be directed to me at 262.653.4049 or via email at bwilke@kenosha.org.



 Brian Wilke
 Development Coordinator
 Community Development & Inspections

- c: Shelley Billingsley, Director of Engineering, Public Works
 Mike Callovi, Planning Technician, Community Development & Inspections
 Mike Higgins, Assessor
 Michael Moore, Commercial Building Inspector, Community Development & Inspections
 Jeffrey B. Labahn, Director, Community Development & Inspections
 Mike Lemens, Director, Public Works
 John W. Morrissey, Chief, Police Department
 Gail Rohde, Counter Clerk, Community Development & Inspections
 Patrick Ryan, Division Chief, Fire Prevention Bureau
 Ed St. Peter, General Manager, Kenosha Water Utility
 Debra Salas, City Clerk-Treasurer

Project Name:	Carthage College Straz Center Addition	Date: February 7, 2014
Location:	2001 Alford Park Drive	

Conditions of Approval

1. The following conditions of approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
 - a. The applicant shall obtain all required construction permits from the Department of Community Development & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.
 - b. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.
 - c. The development shall be constructed per the approved plans on file with the Department of Community Development & Inspections, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.
 - 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 Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
 - e. Compliance with City and State and/or Federal Codes and Ordinances. 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. All trash containers shall be stored within the enclosure or building. The applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.
 - h. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within six (6) months of Common Council approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.
 - i. All vehicles shall be parked within the designated paved areas.
 - j. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.
 - k. Cross access shall be provided to adjacent parcels if required at a future date by the City.

ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

- b. Following the expiration or revocation of a Certificate of Occupancy.
- c. Following the expiration of a Temporary Certificate of Occupancy.
- d. Contrary to the terms, conditions and limitations of a Certificate of Occupancy.
- e. Contrary to the terms, conditions and limitations of a Temporary Certificate of Occupancy.

2. It shall be unlawful for the owner of any building, parcel of land, or portion thereof for which a Certificate of Occupancy is required to permit any person to occupy said building, parcel of land, or portion thereof without having first required that the person obtain a Certificate of Occupancy as required herein.

C. Certificate of Occupancy.

1. **Application.** The owner or tenant of a building or parcel of land subject to the requirement of a Certificate of Occupancy shall apply to the Administrator for a Certificate of Occupancy:

- a. Concurrent with an application for a Building Permit, where applicable.
- b. Prior to a change in occupancy of a building or parcel of land, under circumstances where a Building Permit application was not required.
- c. Prior to occupancy of a residential building for the purpose of engaging in a home occupation.
- d. Prior to occupancy of a building which had been vacant and unoccupied for more than ninety (90) days.
- e. Concurrent with an application for a business license under Chapters 10, 12 and 13 of the Code of General Ordinances.

2. **Conditions and Standard for Issuance of Certificate of Occupancy.** A Certificate of Occupancy shall be issued by the Administrator within ten (10) working days of the final inspection of the building or parcel of land subject thereto, provided that such building or parcel of land is in compliance with all applicable provisions of the Code of General Ordinances and Zoning Ordinances, applicable State laws, rules and regulation, and Land Use Agreements and permits required by the City.

3. **Form of Certificate of Occupancy.** The Certificate of Occupancy, where issued, shall certify compliance with the applicable conditions and standards and state the use of the building or parcel of land which is approved, whether conforming or lawfully nonconforming with the Zoning Ordinance. The Certificate of Occupancy, however, shall in no event certify compliance with any environmental law, rule or regulation.

D. Temporary Certificate of Occupancy.

1. **Eligibility and Application.** The owner or tenant of a building or parcel of land which is not eligible for a Certificate of Occupancy, but will meet the eligibility requirements of the Zoning Ordinance within the time period specified under this Section, may apply to the Administrator for and obtain a Temporary Certificate of Occupancy as hereinafter provided. The application must be made and Certificate obtained prior to occupancy.

2. **Term.** The term of a Temporary Certificate of Occupancy shall not exceed the following:

a. **Winter Temporary Occupancy Permit.** An applicant may obtain a Winter Temporary Occupancy Permit for any occupancy occurring between November 1 and June 30. The Temporary Occupancy Permit may be obtained upon payment of a One Hundred (\$100.00) Dollar application fee, posting of cash performance deposit and compliance with this Section. All Temporary Winter Occupancy Permits shall expire on June 30.

b. **Special Thirty (30) Day Temporary Occupancy Permit.** An applicant may obtain a Special Thirty (30) Day Temporary Occupancy Permit between July 1 and October 31. This permit may be obtained upon payment of a Five Hundred (\$500.00) Dollar nonrefundable application fee, posting of the required cash performance deposit and compliance with this Section. Applicant may obtain an additional thirty (30) day extension upon payment of an additional Five Hundred (\$500.00) Dollar nonrefundable

ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

application fee. The total duration for a Special Thirty (30) Day Temporary Occupancy Permit, with extension, shall not exceed sixty (60) days.

3. Conditions and Standards for Issuance of Temporary Certificate of Occupancy. A Temporary Certificate of Occupancy shall be issued by the Administrator within five (5) working days of an inspection of a building or parcel of land subject thereto, provided such building or parcel of land is in compliance with the following standards for issuance:

a. The building or parcel of land will be the subject of a Certificate of Occupancy within the period of time specified under **Section 8.04 D.2.**

b. With respect to Multi-Unit Residential Developments, prior to occupying an individual unit, the exterior of the building shall be one hundred (100%) percent complete. With respect to Commercial, Industrial and/or Institutional Developments, prior to occupying the building or any individual unit or tenant space, the exterior of the building shall be one hundred (100%) percent complete.

c. The building or parcel of land shall be capable of being occupied without unduly endangering the public health, safety or welfare.

d. A completed Temporary Occupancy Permit application shall be submitted and permit fee paid.

e. All exterior lighting shall be installed.

f. All concrete streets, drives, sidewalks, and parking areas shall be completed. All parking areas to be paved in asphalt shall have the first lift binder course of asphalt installed.

g. The site shall be graded in accordance with the approved plans on file with the Department of City Development.

h. There shall be compliance with any conditions of approval within an approved Conditional Use Permit, Site Plan Review or Developer's Agreement and Subdivider's Agreement, where applicable.

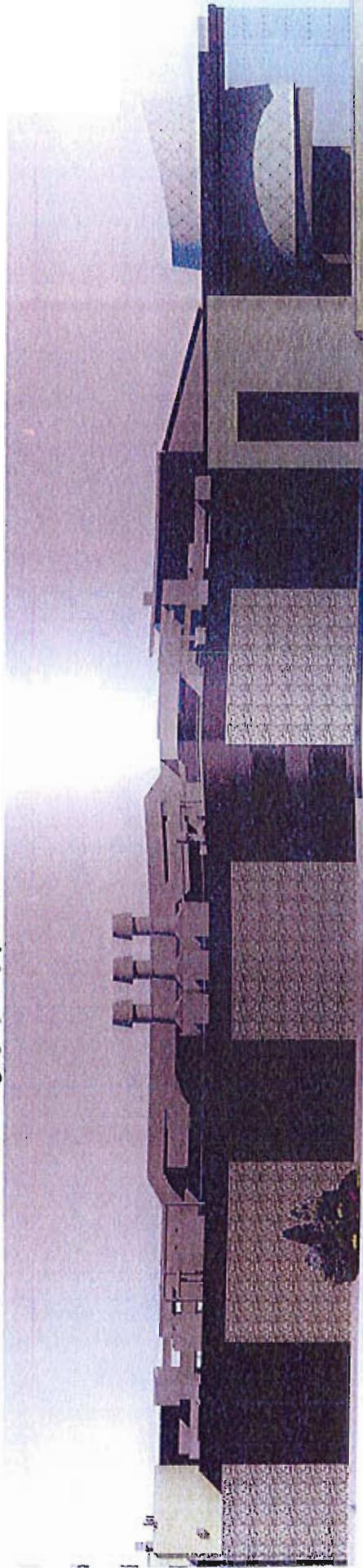
4. Temporary Occupancy Cash Performance Deposit. In addition to the permit fee, an applicant shall post a cash performance deposit in the amount of forty (40%) percent of the uncompleted work or Two Thousand (\$2,000.00) Dollars, whichever is greater. The deposit shall be forfeited if all required work has not been completed prior to the expiration of the Temporary Occupancy Permit. A notice of the forfeiture shall be sent to permit holder with notice of appeal rights. Within ten (10) days of receipt of notice, the forfeiture may be appealed by filing notice of appeal with the Department of Community Development and Inspections. The Board of Zoning Appeals shall hear the appeal. If such work has been timely completed, the cash performance deposit shall be refunded. In the case of a phased multi-family development which consists of two (2) or more buildings on the same lot, the cash performance deposit shall be posted upon application for an Occupancy Permit for the last building of each phase. All phasing plans must be approved by the Review Authority. There shall be no more than four (4) buildings per each phase of development.

5. Temporary Occupancy Permit Administration. The administration and issuance of Occupancy Permits shall be in accordance with **Section 8** of the Zoning Ordinance and with the policies for Occupancy Permits on file with the Department of Community Development and Inspections.

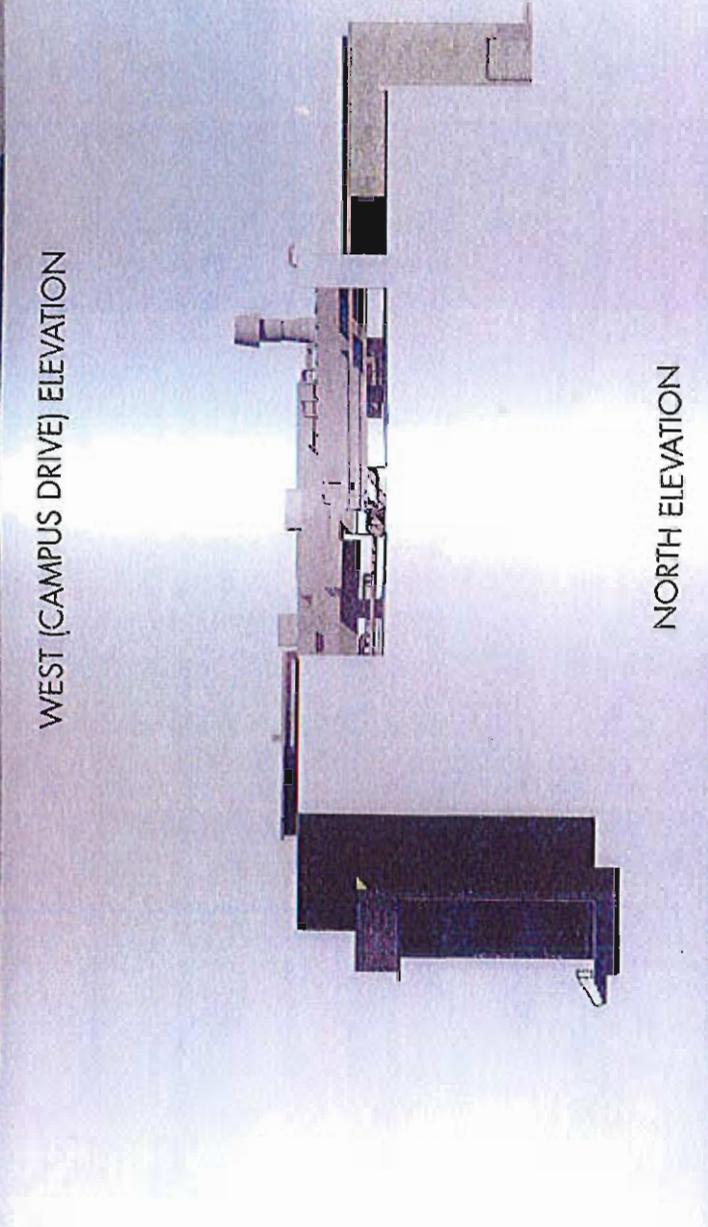
E. Existing Occupancies. Businesses which have been operating since May 1, 1993, may be granted a Certificate of Occupancy, although exempt from the requirements of this Section of the Zoning Ordinance. Owners and tenants of said businesses shall provide supporting documentation and make application to the Department of Community Development and Inspections for an Occupancy Permit. There shall be no charge for a Certificate of Occupancy for such existing occupancy.

F. Permit Fees. Should an application be made for a Certificate of Occupancy or a Temporary Certificate of Occupancy for a building following occupancy of such building without any such certificate, then the permit fee shall be five (5) times the standard permit fee. Notwithstanding the above, only a two (2) times fee shall apply to a request for a Certificate of Occupancy submitted for compliance with Subsection 8.04 A.4. of this Ordinance where said change in owner or tenant results in a substantially similar use as the previous owner or tenant. "Substantially similar use as the previous owner or tenant" for

APPROVED ELEVATIONS

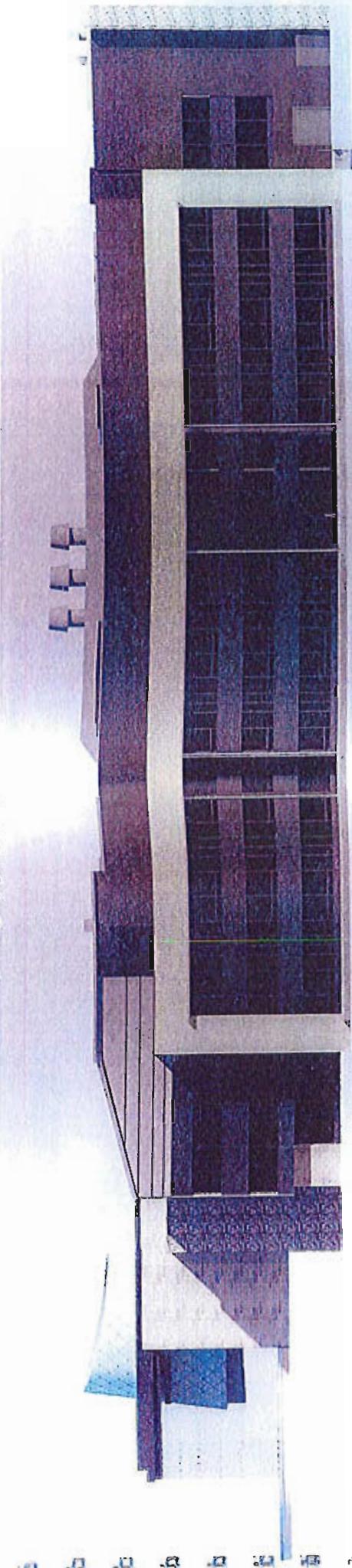


WEST (CAMPUS DRIVE) ELEVATION

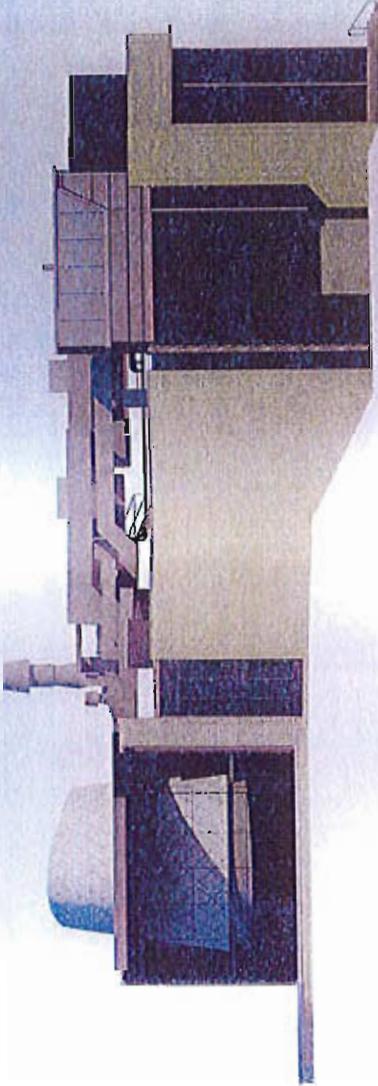


NORTH ELEVATION

APPROVED ELEVATIONS



EAST (LAKE MICHIGAN) ELEVATION



SOUTH ELEVATION



Sluiter Consulting Inc.
1000 Spring Garden St
Rochester, NY 14620
Phone: 716.243.2000
Fax: 716.243.2001
www.slucor.com



Copyright Reserved
All Rights Reserved



100%
CONSTRUCTION
DOCUMENTS

Client/Project
CARTHAGE COLLEGE
SEWAGE TREATMENT
IMPROVEMENT &
EXPANSION

No.	Date	By	Description
1	07/15/11	Sluiter	Issue for Construction
2	07/15/11	Sluiter	Issue for Construction
3	07/15/11	Sluiter	Issue for Construction
4	07/15/11	Sluiter	Issue for Construction
5	07/15/11	Sluiter	Issue for Construction
6	07/15/11	Sluiter	Issue for Construction
7	07/15/11	Sluiter	Issue for Construction
8	07/15/11	Sluiter	Issue for Construction
9	07/15/11	Sluiter	Issue for Construction
10	07/15/11	Sluiter	Issue for Construction

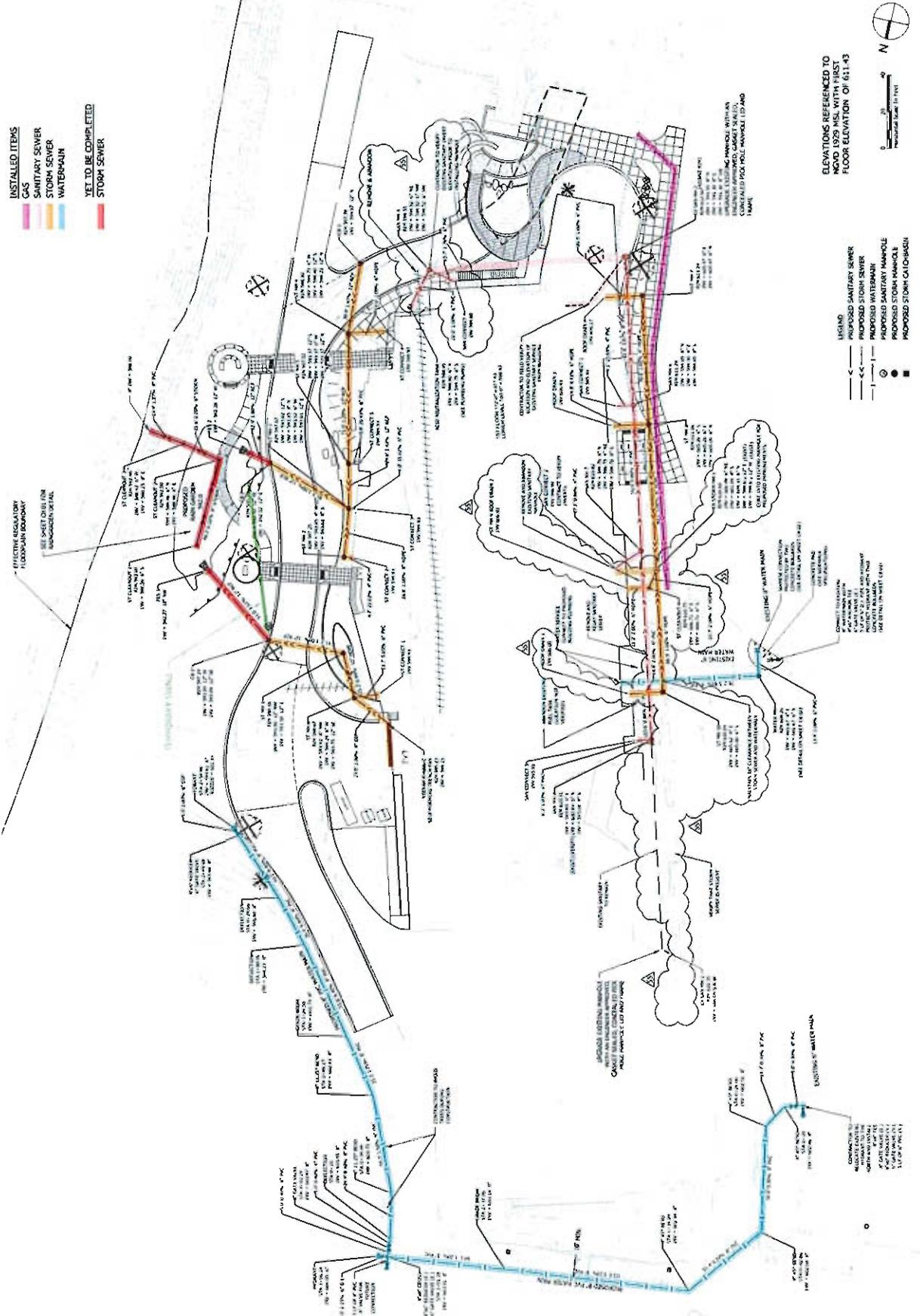
Scale: AS SHOWN
Date: 07/15/11
Title: UTILITY PLAN

Project No.: 11066-006
Drawing No.: C4.01

LAKE MICHIGAN

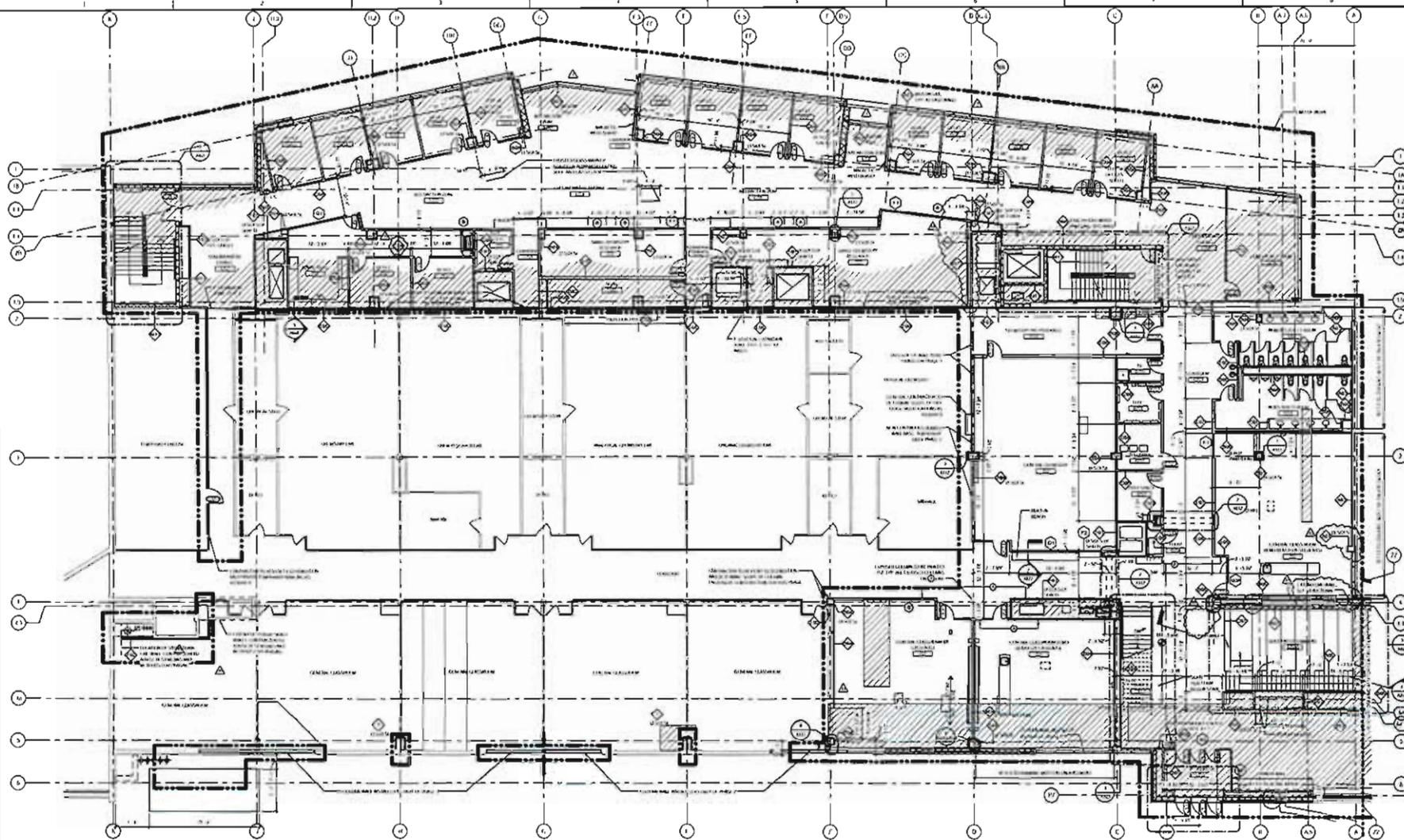
OHWM = 581.5
EFFECTIVE REGULATORY FLOODPLAIN
BOUNDARY (100 YEAR ELEV) = 584.0

- INSTALLED ITEMS**
- GAS
 - SANITARY SEWER
 - STORM SEWER
 - WATERMAIN
- YET TO BE COMPLETED**
- STORM SEWER

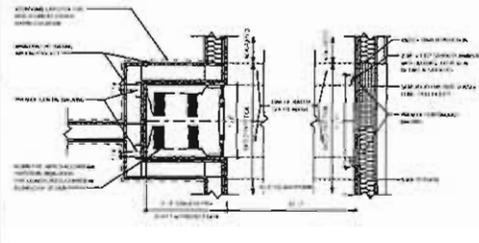


ELEVATIONS REFERENCED TO
NGVD 1929 NAD WITH FIRST
FLOOR ELEVATION OF 611.43

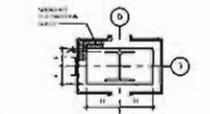
- LEGEND**
- PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATERMAIN
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM MANHOLE
 - PROPOSED STORM CATCHBASIN



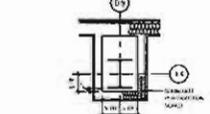
PHASE 1 - PARTIAL FIRST FLOOR
10/11/2018



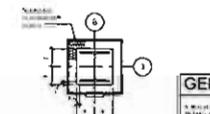
TYPICAL PLAN DETAIL - ACCORDIAN FIRE DOOR
10/11/2018



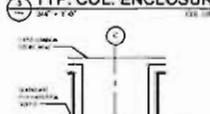
TYP. COL. ENCLOSURE
24' x 24'
10/11/2018



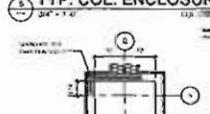
TYP. COL. ENCLOSURE
24' x 24'
10/11/2018



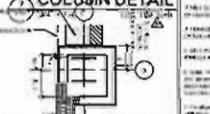
COLUMN DETAIL
10/11/2018



TYP. COL. ENCLOSURE
24' x 24'
10/11/2018



TYP. COL. ENCLOSURE
24' x 24'
10/11/2018



COLUMN DETAIL
10/11/2018

GENERAL PARTITION NOTES

1. PARTITION WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES UNLESS OTHERWISE NOTED.

2. PARTITION WALLS SHALL BE CONSTRUCTED WITH 1/2\"

3. PARTITION WALLS SHALL BE CONSTRUCTED WITH 1/2\"

4. PARTITION WALLS SHALL BE CONSTRUCTED WITH 1/2\"

5. PARTITION WALLS SHALL BE CONSTRUCTED WITH 1/2\"

6. PARTITION WALLS SHALL BE CONSTRUCTED WITH 1/2\"

7. PARTITION WALLS SHALL BE CONSTRUCTED WITH 1/2\"

8. PARTITION WALLS SHALL BE CONSTRUCTED WITH 1/2\"

9. PARTITION WALLS SHALL BE CONSTRUCTED WITH 1/2\"

10. PARTITION WALLS SHALL BE CONSTRUCTED WITH 1/2\"

FLOOR PLAN LEGEND

	MECHANICAL ROOM



Stantec Consulting Inc.
1500 Spring Garden St.
Raleigh, NC 27603
Tel: 919.876.8200
Fax: 919.876.8201
www.stantec.com

Stantec

Project Name
Client
Contract No.

100% CONSTRUCTION DOCUMENTS

Project Name
Client
Contract No.

Revision

No.	Date	By	Description
1	10/11/2018	JKM	ISSUED FOR PERMIT
2	10/11/2018	JKM	ISSUED FOR PERMIT
3	10/11/2018	JKM	ISSUED FOR PERMIT
4	10/11/2018	JKM	ISSUED FOR PERMIT
5	10/11/2018	JKM	ISSUED FOR PERMIT
6	10/11/2018	JKM	ISSUED FOR PERMIT
7	10/11/2018	JKM	ISSUED FOR PERMIT
8	10/11/2018	JKM	ISSUED FOR PERMIT
9	10/11/2018	JKM	ISSUED FOR PERMIT
10	10/11/2018	JKM	ISSUED FOR PERMIT
11	10/11/2018	JKM	ISSUED FOR PERMIT
12	10/11/2018	JKM	ISSUED FOR PERMIT
13	10/11/2018	JKM	ISSUED FOR PERMIT
14	10/11/2018	JKM	ISSUED FOR PERMIT
15	10/11/2018	JKM	ISSUED FOR PERMIT
16	10/11/2018	JKM	ISSUED FOR PERMIT
17	10/11/2018	JKM	ISSUED FOR PERMIT
18	10/11/2018	JKM	ISSUED FOR PERMIT
19	10/11/2018	JKM	ISSUED FOR PERMIT
20	10/11/2018	JKM	ISSUED FOR PERMIT
21	10/11/2018	JKM	ISSUED FOR PERMIT
22	10/11/2018	JKM	ISSUED FOR PERMIT
23	10/11/2018	JKM	ISSUED FOR PERMIT
24	10/11/2018	JKM	ISSUED FOR PERMIT
25	10/11/2018	JKM	ISSUED FOR PERMIT
26	10/11/2018	JKM	ISSUED FOR PERMIT
27	10/11/2018	JKM	ISSUED FOR PERMIT

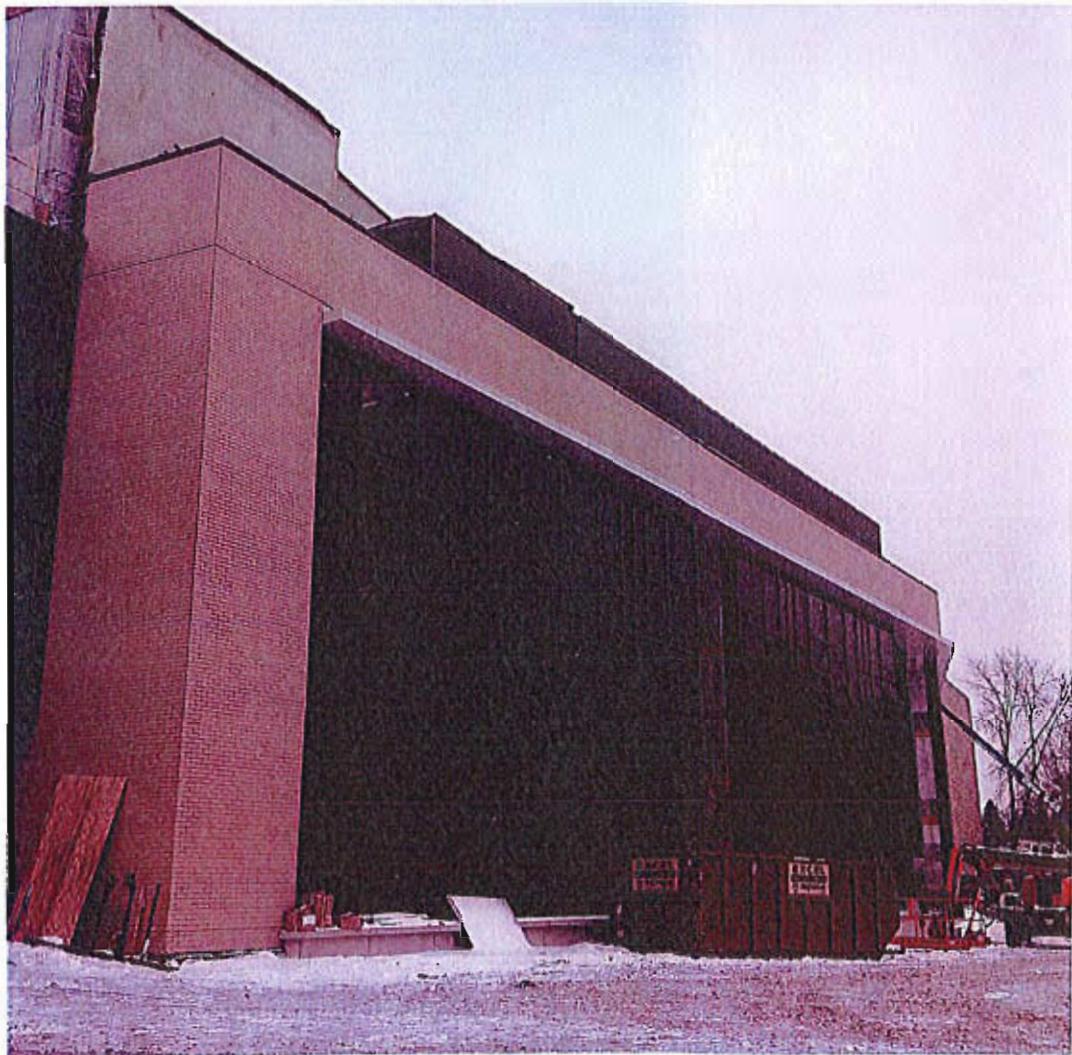
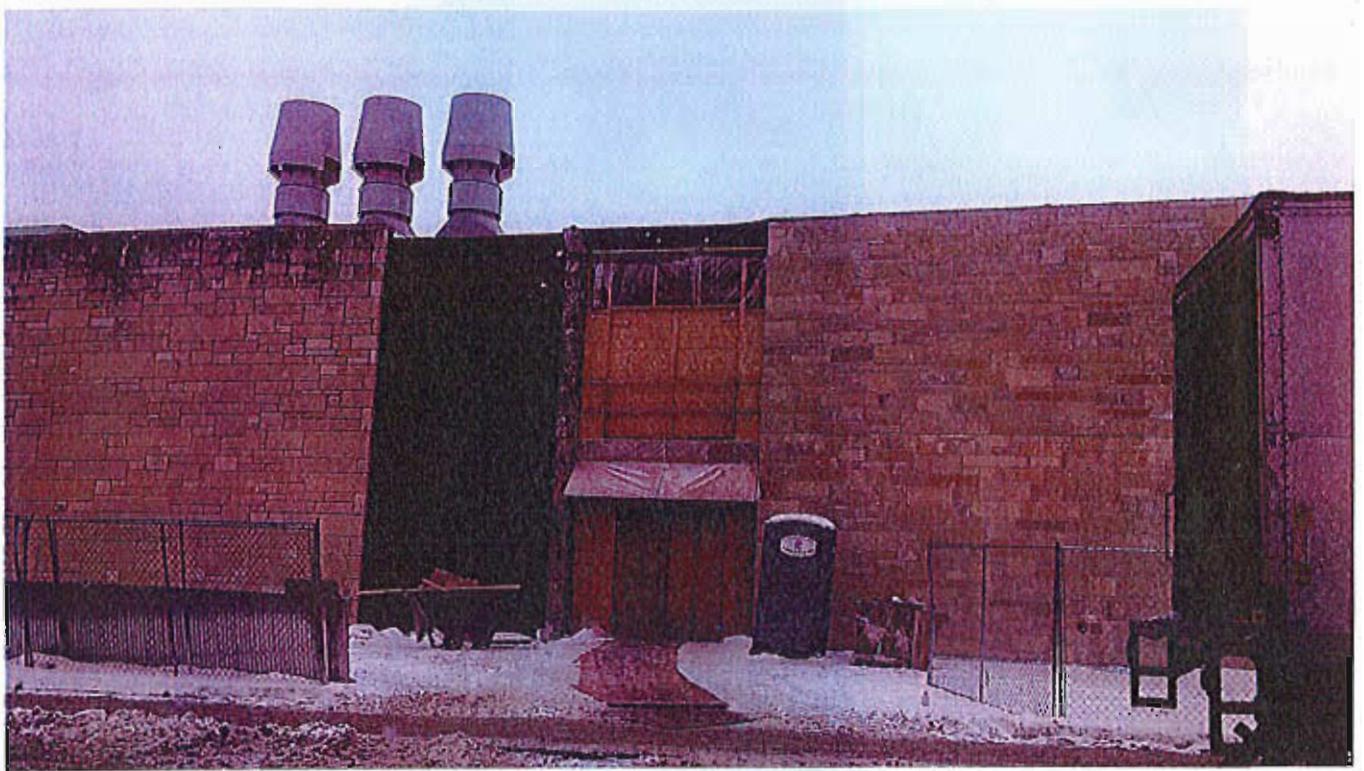
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Project Name
Client
Contract No.

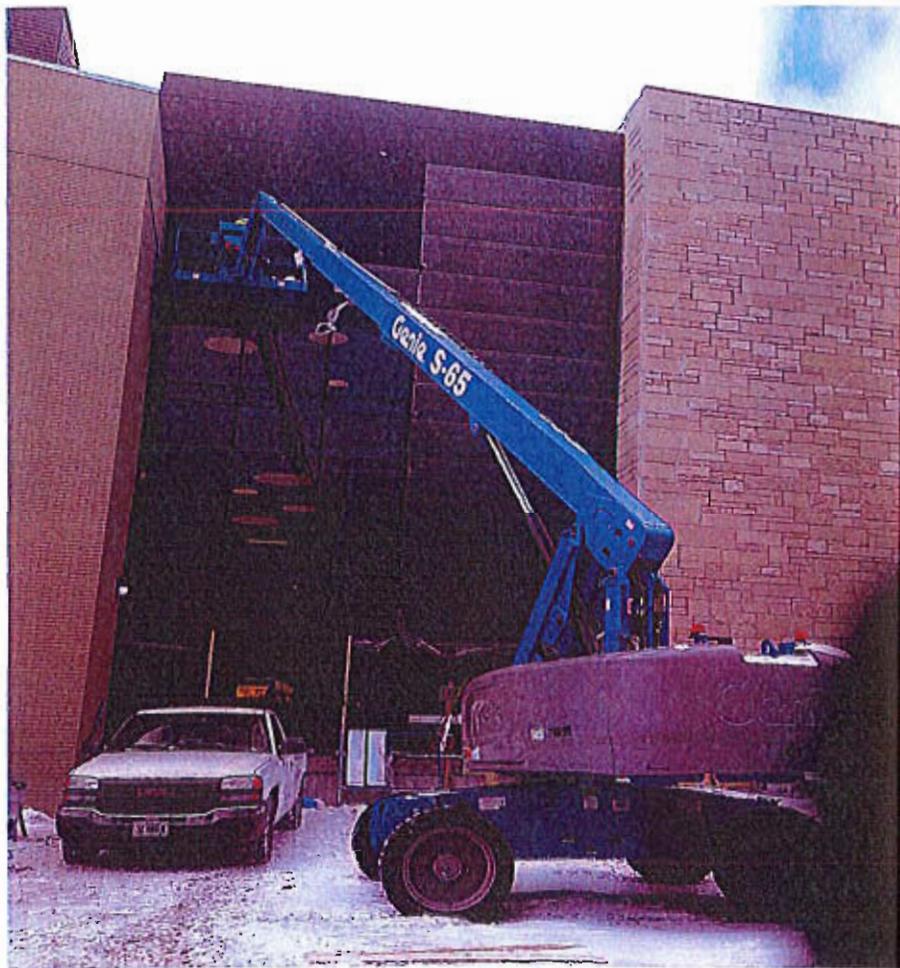
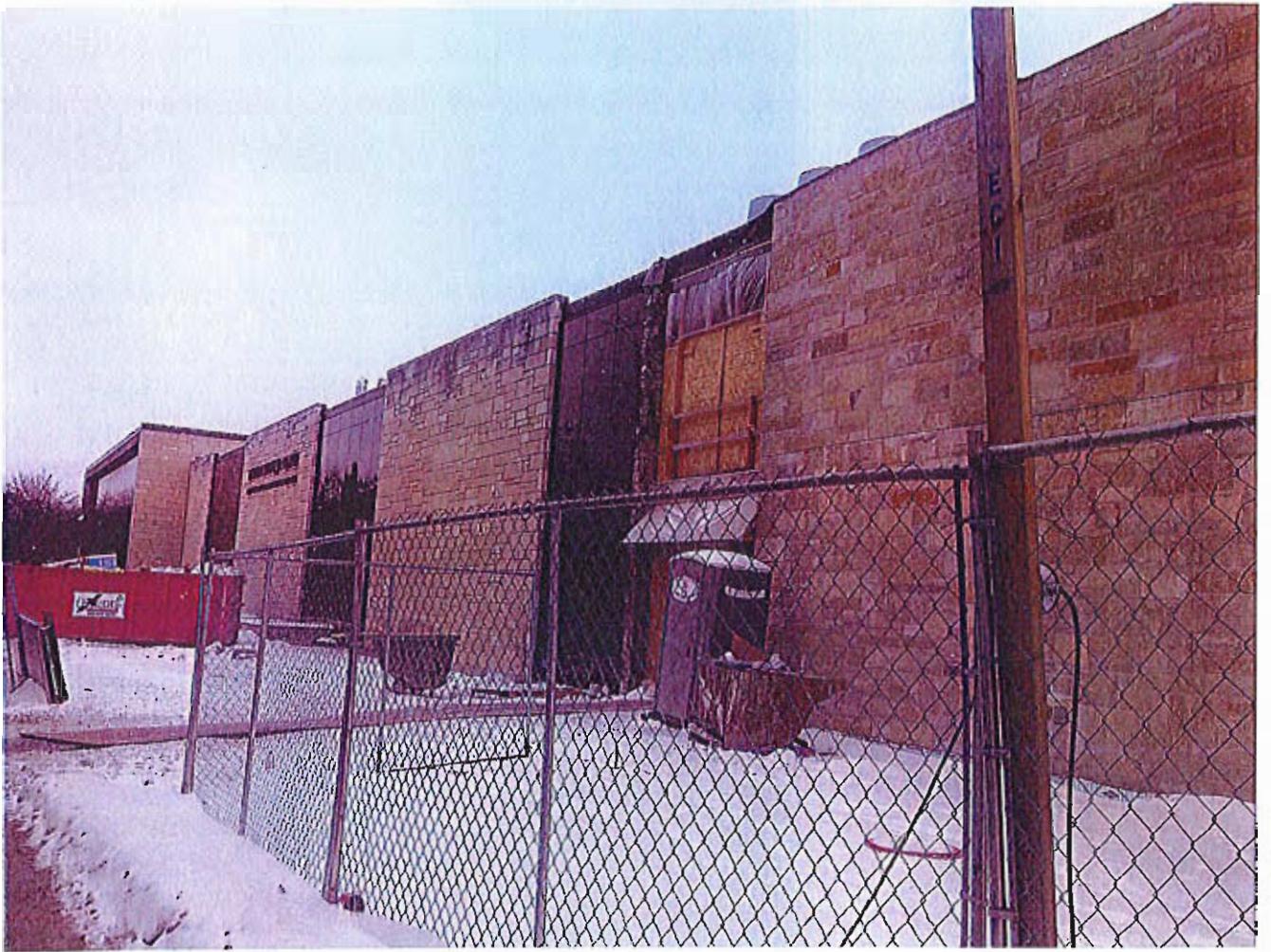
FIRST FLOOR PLAN - PHASE 1

Project No.
177501528

Sheet No.
A112

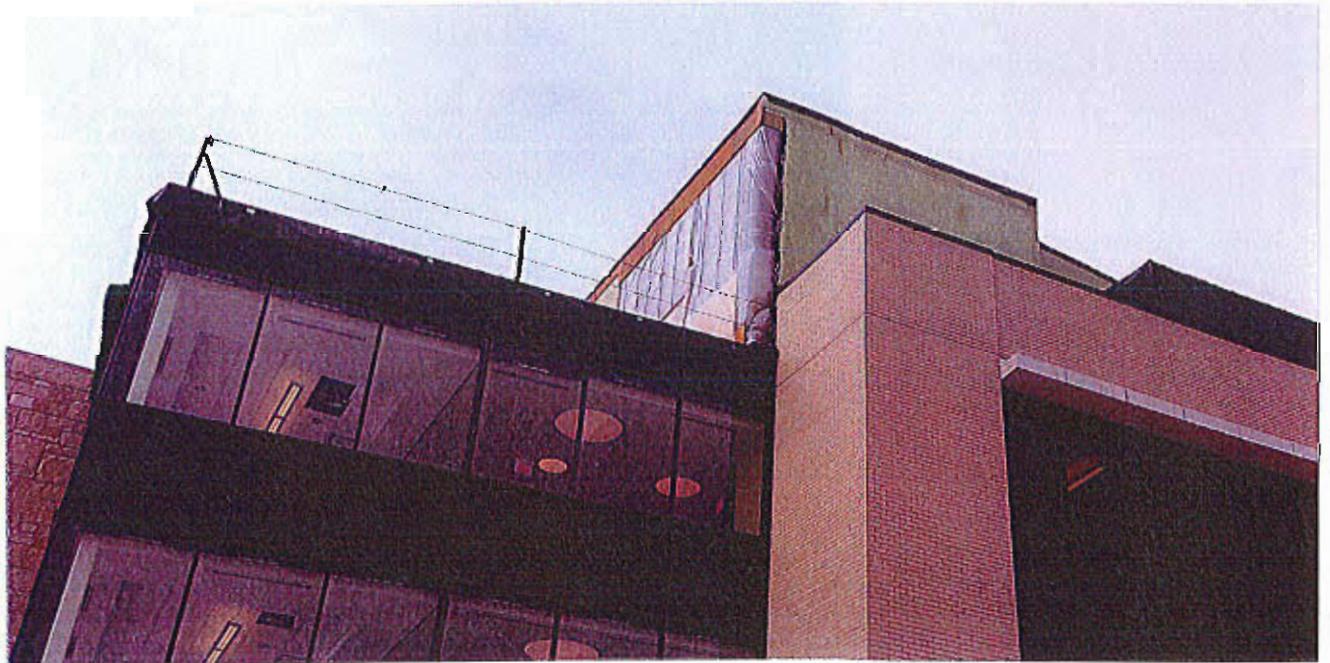


1/13/15



1/13/15

1/14/15



Planning & Zoning Division
625 52nd Street - Room 308
Kenosha, WI 53140
262.653.4030

Kenosha City Plan Commission

FACT SHEET

February 2, 2015

Item 5

Ordinance by the Mayor - To Annex 25.425 acres of Land, more or less, located south of STH 142 and West of I-94 from the Town of Paris to the City of Kenosha. (Zumbrun/State of Wisconsin) (District 16) PUBLIC HEARING

LOCATION/SURROUNDINGS:

Site: South of 142 and West of I-94

NOTIFICATIONS/PROCEDURES:

The alderperson of the district, Alderperson Johnson, has been notified. This item will be reviewed by the Public Works Committee with final review by the Common Council. Adoption of the Annexation requires a 2/3's vote of the Common Council members present.

ANALYSIS:

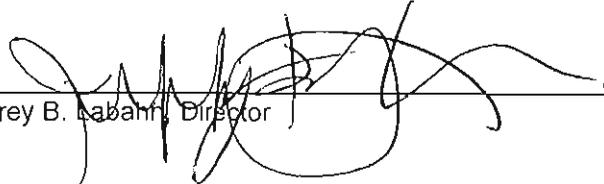
- The City has received a unanimous Annexation Petition signed by the owners of land requesting Annexation to the City. The property is currently vacant and consists of 25.425 acres of land.
- The property is located within a City growth area under the Intergovernmental Agreement between the City, Town of Paris and Kenosha County.
- The Annexation Petition has been submitted to the State Department of Administration for review as required by Statute. The State review must be completed by February 5, 2015. City Departments and the Town of Paris have been notified of the Petition.
- The property is contiguous to the City. Per the City Zoning Ordinance, the property will be placed in the Agricultural Land Holding District (A-2). The property is anticipated for industrial use.
- The Sewer Service Agreement is in the process of being amended to include this area. The Annexation is in the public's best interest as sewer and water service are required from the City in order to develop this site.

RECOMMENDATION:

A recommendation is made to approve the Annexation.



Rich Schroeder, Deputy Director



Jeffrey B. Labahn, Director

**PETITION OF ALL PROPERTY OWNERS FOR DIRECT ANNEXATION
BY UNANIMOUS APPROVAL TO THE CITY OF KENOSHA
FROM THE TOWN OF PARIS PURSUANT TO SECTION 66.0217(2) WISCONSIN STATUTES**

We, the undersigned, constituting all of the owners of real property in the territory of the Town of Paris, Kenosha County, Wisconsin, lying contiguous to the City of Kenosha, petition the honorable Mayor and Common Council of said City to annex the territory described below and shown on the attached scale map to the City of Kenosha, Kenosha County, Wisconsin.

The current population of the territory to be annexed as defined by Section 66.0217(5)(a) of the Wisconsin Statutes is 0.

The undersigned elect that this annexation shall take effect to the full extent consistent with outstanding priorities of another annexation, incorporation, or consolidation proceeding, if any.

Special assessments are governed by City ordinances. See Section 1.155, 2.10 and 32.05 of the Code of General Ordinances.

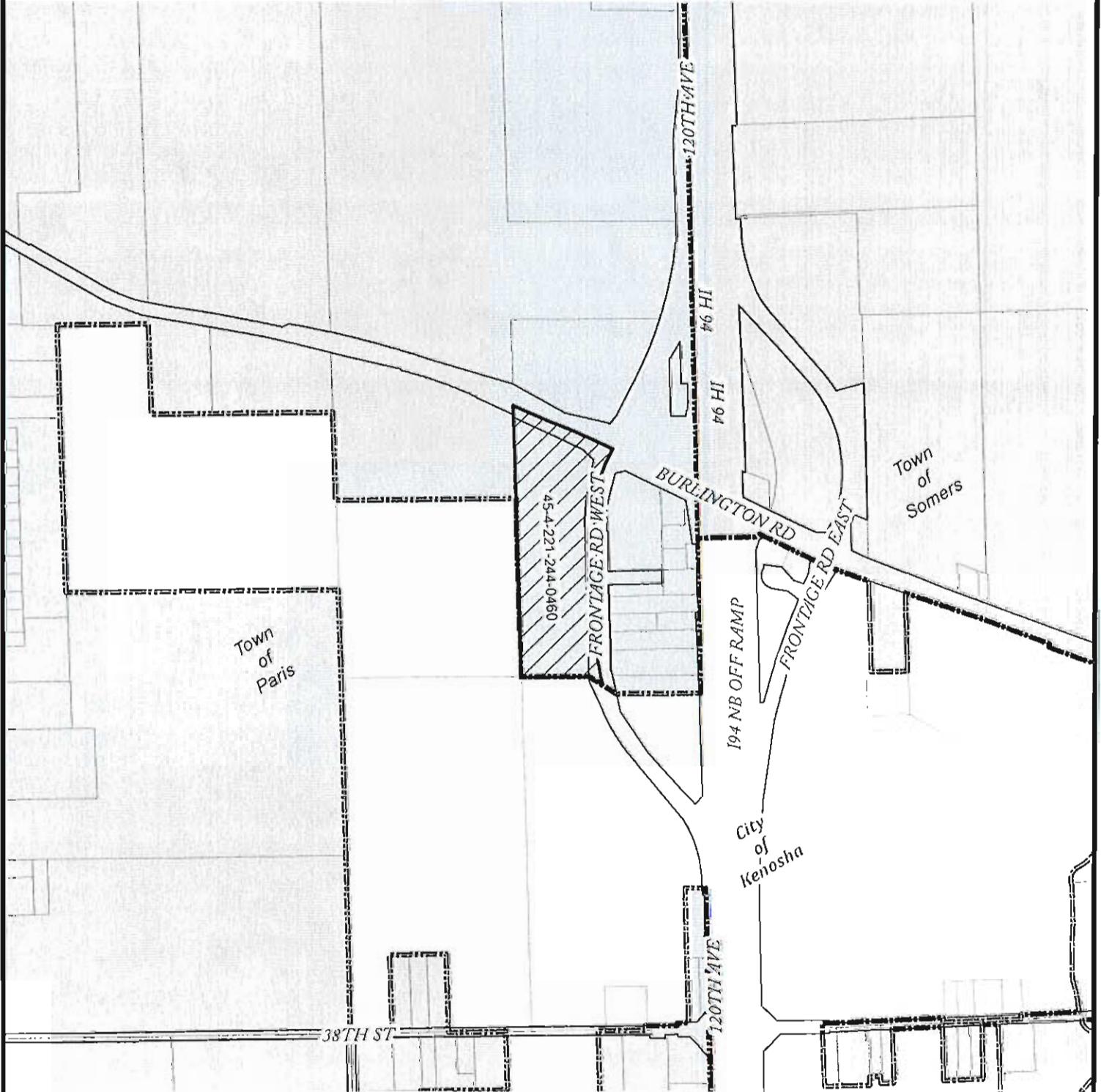
Date	Signature of Petitioner	Mark with an "X"		Address or Description of Property
		Owner	Elector	
	<i>Patricia J Zumbun</i> Patricia J. Zumbun	X		45-4-221-244-0460
1/6/2015	<i>Brell Wallace</i> Brell Wallace, Deputy Director WIDOT	X		State owned ROW (STH 142 & West Frontage Rd)

**ZUMBRUN
Legal Description**

That part of the East one-half of the Southeast Quarter of Section 24, Township 2 North, Range 21 East of the Fourth Principal Meridian, lying and being in the Town of Paris, Kenosha County, Wisconsin, and lying south of the centerline of STH 142 (Burlington Road), west of the centerline of the West Frontage Road, north of north line of parcel of land previously annexed to the City of Kenosha and described in City of Kenosha Ordinance #27-14, and east of the West Line of said East one-half, *containing 25.425 acres more or less.*

JAN 12 2015
9:34am
[Signature]

General Location Map Zumbrun Annexation



Property to be Annexed



ANNEXATION ORDINANCE

Document Number

Document Title

This space is reserved for recording data

Return to:

Jonathan A. Mulligan
Office of the City Attorney
City of Kenosha
625 52nd Street, Room 201
Kenosha, WI 53140

45-4-221-244-0460

Parcel Identification Number

ANNEXATION ORDINANCE

Ordinance No. _____

BY: THE MAYOR

TO ANNEX 25.425 ACRES OF LAND, MORE OR LESS,
LOCATED SOUTH OF STH 142 AND WEST OF I-94 FROM
THE TOWN OF PARIS TO THE CITY OF KENOSHA
[Zumbrun/State of Wisconsin]

Annexing to the City of Kenosha, Wisconsin, territory in the Town of Paris,
Kenosha County, Wisconsin:

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

Section One: **Territory Annexed.** In accordance with:

- a. Section 66.0217 of the Wisconsin Statutes; and,
- b. The petition for direct annexation filed with the City Clerk on the 12th day of January, 2015, signed by all of the owners of property within such territory;

and it having been determined that such proposed annexation is in the public interest by:

- a. The City Plan Commission of Kenosha; and
- b. The Common Council of the City of Kenosha;

and it having been determined by the State of Wisconsin, Department of Administration, Municipal Boundary Review Section, that such proposed annexation is not against public policy, as shown by their determination of public interest; the territory in the Town of Paris, Kenosha County, Wisconsin, more fully described on Exhibit 1, attached hereto and incorporated herein by reference, is hereby annexed to the City of Kenosha, Wisconsin.

Section Two: **Effect of Annexation.** From and after the date of this Ordinance, the territory referred to Section One and more fully described on attached Exhibit 1 shall be a part of the City of Kenosha for any and all purposes provided by law, and all persons coming or residing within such territory shall be subject to all Ordinances, rules and regulations governing the City of Kenosha.

Section Three: **Severability.** If any provision of this Ordinance is invalid or unconstitutional, or if the application of this Ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section Four: **Effective Date.** This Ordinance shall take effect upon passage and publication as provided by law.

Adopted this 16th day of March, 2015, by a two-thirds (2/3rds) vote of the elected members of the Common Council.

ATTEST: _____ City Clerk/Treasurer
 Debra L. Salas

APPROVED: _____ Mayor Date: _____
 Keith G. Bosman

Passed:

Published:

Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney

EXHIBIT 1
LEGAL DESCRIPTION

That part of the East one-half of the Southeast Quarter of Section 24, Township 2 North, Range 21 East of the Fourth Principal Meridian, lying and being in the Town of Paris, Kenosha County, Wisconsin, and lying south of the centerline of STH 142 (Burlington Road), west of the centerline of the West Frontage Road, north of the north line of a parcel of land previously annexed to the City of Kenosha and described in City of Kenosha Ordinance #27-14, and east of the West Line of said East one-half, containing 25.425 acres more or less.

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	February 2, 2015	Item 6
Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, to include the Annexation of Parcel #45-4-221-244-0460 and State owned right-of-way on STH 142 and the West Frontage Road in the Town of Paris (Zumbrun/State of Wisconsin) (District 16) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: South of STH 142 and West of I-94

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

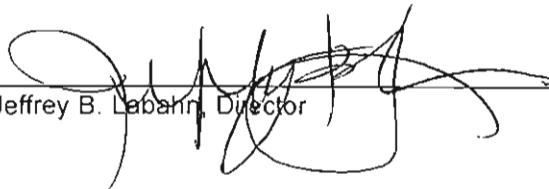
- Per Section 62.23(6)(c) of the Wisconsin Statutes, the Common Council may amend the City's Official Map after publishing a Class II Notice.
- A Class II Notice is being published for this.
- The Amendment is required to show that the annexed parcel and right-of-way are not within the City.

RECOMMENDATION:

A recommendation is made to approve the attached Resolution.



Rich Schroeder, Deputy Director



Jeffrey B. Labahn, Director

RESOLUTION NO. _____

BY: THE MAYOR

TO AMEND THE OFFICIAL MAP FOR THE CITY OF KENOSHA, WISCONSIN, TO INCLUDE THE ANNEXATION OF PARCEL NO. 45-4-221-244-0460 AND STATE OWNED RIGHT-OF-WAY ON STH 142 AND THE WEST FRONTAGE ROAD IN THE TOWN OF PARIS, KENOSHA COUNTY, WISCONSIN

WHEREAS, the City of Kenosha, Wisconsin, has established an Official Map pursuant to Section 62.23(6), Wisconsin Statutes; and,

WHEREAS, it was in the best interest for the public health, safety, and welfare of the City of Kenosha/Town of Paris to annex territory known as Parcel No. 45-4-221-244-0460 and State owned right-of-way on STH 142 and the West Frontage Road in the Town of Paris, Kenosha County, Wisconsin, to the City of Kenosha, Wisconsin; and,

WHEREAS, on March 16, 2015, the Common Council for the City of Kenosha, Wisconsin, approved an Annexation Ordinance under Section 66.0217, Wisconsin Statutes, for Parcel No. 45-4-221-244-0460 and State owned right-of-way on STH 142 and the West Frontage Road in the Town of Paris, Kenosha County, Wisconsin, to be annexed to the City of Kenosha, Wisconsin.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that pursuant to the authority of Section 62.23(6)(c), Wisconsin Statutes, the Official Map of the City of Kenosha, Wisconsin, be and hereby is amended to include the designation of the annexed territory formerly of the Town of Paris, County of Kenosha, Wisconsin, known as Parcel No. 45-4-221-244-0460 and State owned right-of-way on STH 142 and the West Frontage Road as described in the Annexation Ordinance, which is incorporated herein by reference.

Adopted this ____ day of _____, 2015.

ATTEST: _____ City Clerk

APPROVED: _____ Mayor Date: _____

Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney

Official Map Amendment Zumbrun Annexation



Property to be Annexed



Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	February 2, 2015	Item 7
City Plan Commission Resolution - To Amend the Land Use Plan Map for the City of Kenosha: 2035 to designate property South of STH 142 and West of I-94 as Industrial. (District 16) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: South of STH 142 and West of I-94

NOTIFICATIONS/PROCEDURES:

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

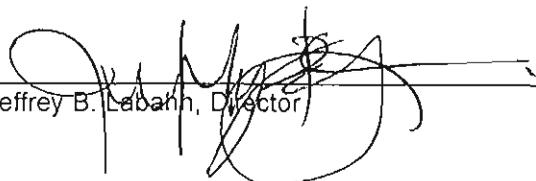
ANALYSIS:

- Wisconsin Statutes require the City Plan Commission to adopt a City Plan Commission Resolution to recommend that the Common Council adopt amendments to the Comprehensive Plan. By State Statutes, the Resolution can only be approved with a minimum of six (6) affirmative votes of the City Plan Commission.
- The attached Resolution satisfies this requirement and will be attached to the Zoning Ordinance by the Mayor - To Create Subsection 18.02 nn. to Amend the *Land Use Plan for the City of Kenosha: 2035*. This Ordinance will designate the properties primarily as *Industrial*, but some lands will be designated under certain environmental categories.
- These properties are currently in the Town of Paris. However, the owners are eligible to request annexation of the property to the City.
- The Land Use Amendment is required to designate the property as *Industrial* and the Amendment will be used to request an Amendment to the SEWRPC Sewer Service Agreement.

RECOMMENDATION:

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


 Brian R. Wilke, Development Coordinator


 Jeffrey B. Labahn, Director

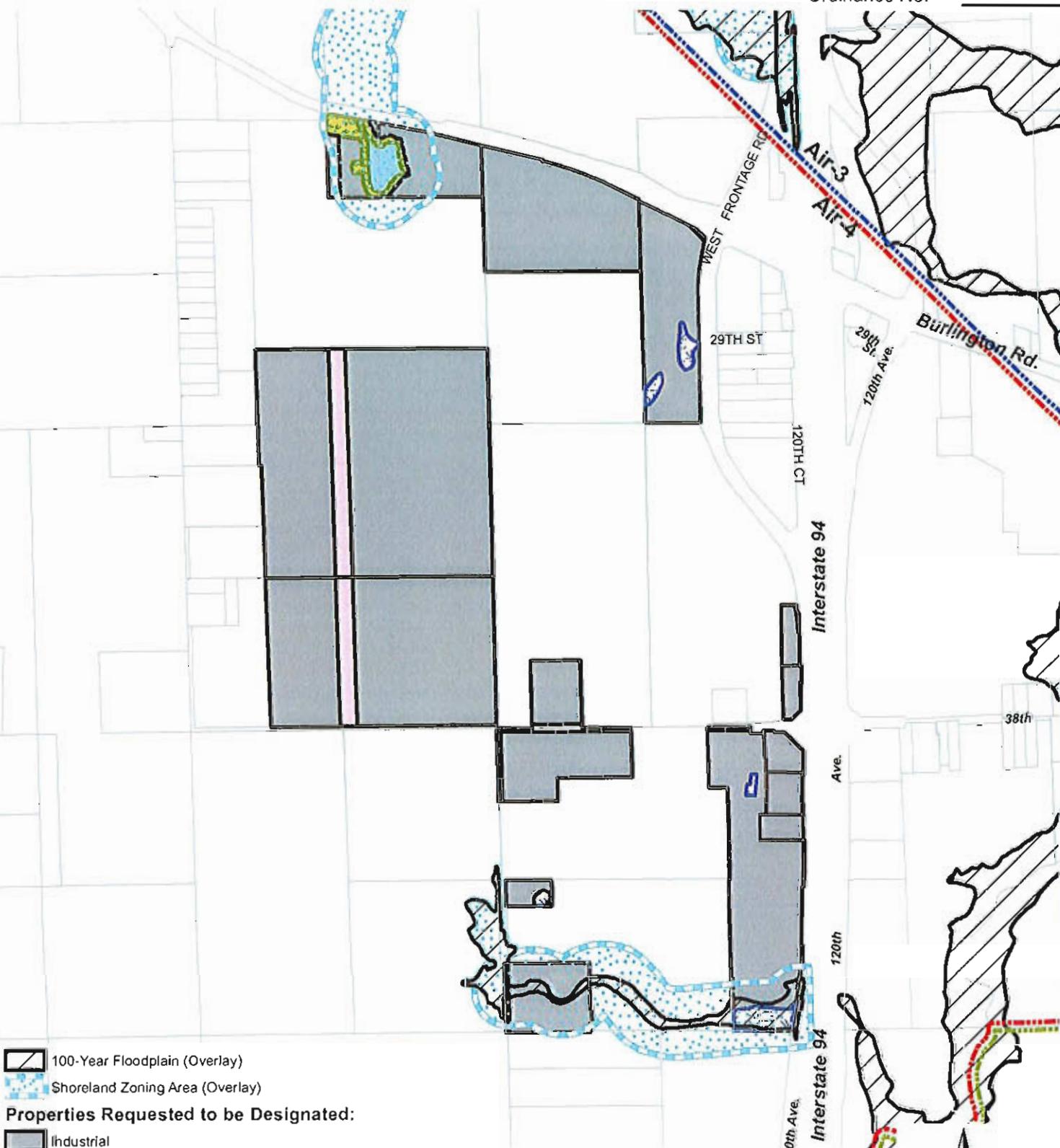
City of Kenosha

Comprehensive Plan Amendment

City Plan Commission Petition

Supplement No. C1-15

Ordinance No. _____



-  100-Year Floodplain (Overlay)
-  Shoreland Zoning Area (Overlay)
- Properties Requested to be Designated:**
-  Industrial
-  Isolated Natural Resources Area
-  Wetlands
-  Street and Highway Right-of-Way
-  Surface Water
-  Transportation, Communication & Utilities

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	February 2, 2015	Item 8
Zoning Ordinance by the Mayor - To Create Subsection 18.02 nn. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (District 16) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: South of STH 142 and West of I-94

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

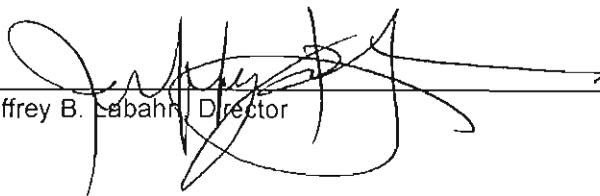
- The Common Council adopted a Comprehensive Plan for the City of Kenosha: 2035 on April 19, 2010.
- Wisconsin Statutes require the Common Council to adopt an Ordinance for Amendments to the Comprehensive Plan.
- The attached Zoning Ordinance references Map C1-15, which identifies the Amendment to the Land Use Plan in the Comprehensive Plan.
- Currently the property is in the Town of Paris and is not included in the City's Comprehensive Plan. This change will designate the property for Industrial Use, as well as other environmental classifications.

RECOMMENDATION:

A recommendation is made to approve the proposed Zoning Ordinance.



Brian R. Wilke, Development Coordinator



Jeffrey B. Sabahn, Director

ORDINANCE NO. _____

SPONSOR: THE MAYOR

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

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

Section One: Subsection 18.02 nn. of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby created as follows:

nn. By map C1-15 on file with the Department of Community Development and Inspections.

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

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney

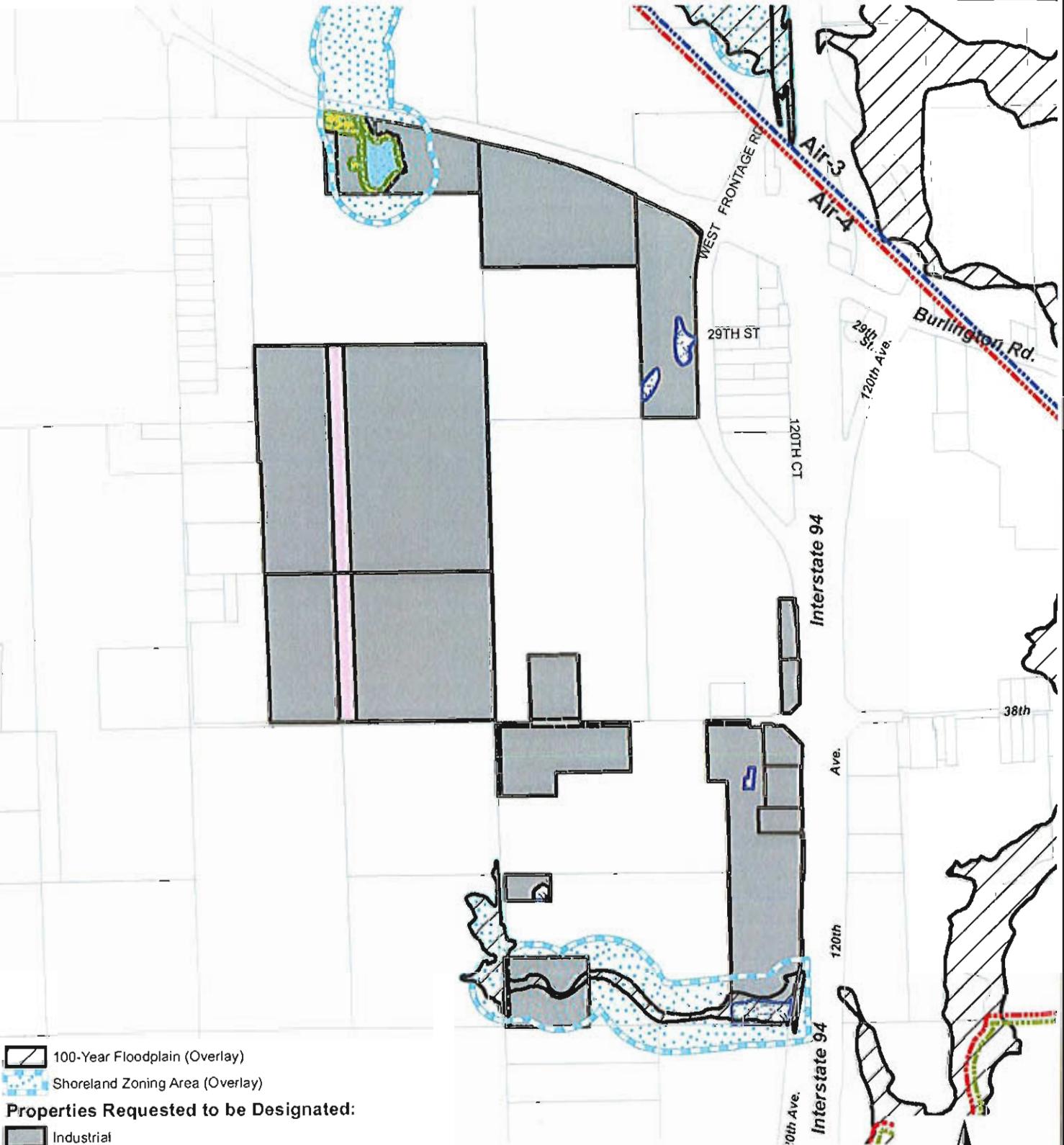
City of Kenosha

Comprehensive Plan Amendment

City Plan Commission Petition

Supplement No. C1-15

Ordinance No. _____



-  100-Year Floodplain (Overlay)
-  Shoreland Zoning Area (Overlay)
- Properties Requested to be Designated:**
-  Industrial
-  Isolated Natural Resources Area
-  Wetlands
-  Street and Highway Right-of-Way
-  Surface Water
-  Transportation, Communication & Utilities



CITY PLAN COMMISSION RESOLUTION # ___-15

By: City Plan Commission

To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035 to designate property South of STH 142 and West of I-94 as Industrial

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, the owners desire to Amend the Land Use designation for the referenced properties to *Industrial, Isolated Natural Resources Area, Wetlands, Surface Water and Transportation, Communication and Utilities* as mapped on the attached Map C1-15 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 C1-15.

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 _____, 2015

ATTEST:

Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVE:

Mayor Keith Bosman, Chairman of City Plan Commission

DRAFTED BY: COMMUNITY DEVELOPMENT & INSPECTIONS

/u2/acct/cp/ckays/1CPC/2015/FEB2/resol-cpc-AmdLandPlan-16.odt