



Agenda
City Plan Commission Meeting
Municipal Building, 625 52nd Street - Room 202, Kenosha, WI
Thursday, February 4, 2016
5:00pm

Mayor Keith Bosman, Chairperson
Aldersperson Scott Gordon, Vice-Chairperson
Aldersperson Jan Michalski
Aldersperson Kurt Wicklund
Commissioner Anita Faraone

Commissioner Pat DeGrace
Commissioner Rob Hayden
Commissioner Brad Kleba
Commissioner Andy Lattimore
Commissioner Jessica Olson

Call to Order
Roll Call
Citizens Comments

Approval of the Minutes of the Meeting Held January 21, 2016

1. Conditional Use Permit for a tattoo establishment to be located at 619 58th Street. (Gold Standard Social Club) (District 2) PUBLIC HEARING
2. Conditional Use Permit for a 25,970 s.f. hangar to be located at 4126 91st Avenue, Kenosha Regional Airport. (GS Kenosha Hangar) (District 16) PUBLIC HEARING

Commissioners' 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.

CITY PLAN COMMISSION
Minutes
January 21, 2016

MEMBERS PRESENT: Alderperson Gordon, Alderperson Michalski, Alderperson Wicklund, Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore

MEMBERS EXCUSED: Mayor Bosman and Jessica Olson

STAFF PRESENT: Jeffrey B. Labahn, Rich Schroeder

The meeting was called to order at 5:00pm by Alderperson Gordon, roll call was taken.

Citizens Comments - No Citizens Comments

A motion was made by Mr. DeGrace and seconded by Mr. Lattimore to approve the minutes of the January 7, 2016 meeting. The motion passed. (Ayes 7, Noes 0)

Alderperson Wicklund arrived.

1. Conditional Use Permit for a self-storage facility to be located at 6011 29th Avenue. (Macritchie Self-Storage) (District 3) PUBLIC HEARING

Public hearing opened.

Morgan Bullen, Suite 725 435 4th Avenue, SW, Calgary, representative for Macritchie Self-Storage gave an overview of the proposed storage units.

Public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the Conditional Use Permit, subject to conditions.

Alderperson Michalski, alderman of the district, said he has heard of no objections, just one question. There are some junk cars west of the facilities. Will those cars be cleaned up? Ms. Bullen noted there are areas of the property that are not in the lease agreement, but they will look into this matter.

Alderperson Wicklund asked if the applicant was interested in this location because of the old Chrysler property and potential for new development close to the location. Ms. Bullen said she is familiar with the site, but they looked at Kenosha as a growing City with great traffic flow.

The motion passed. (Ayes 8, Noes 0)

2. Conditional Use Permit for an addition to a tenant space at Plaza 50 located at 5914 75th Street. (Ross/Burlington Coat Factory) (District 14) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. Hayden to approve the Conditional Use Permit, subject to conditions. The motion passed. (Ayes 8, Noes 0)

Commissioner Comments

Aldersperson Wicklund said it is encouraging to hear of two new businesses coming into the City.

The meeting adjourned at 5:12pm.

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

Draft



CITY PLAN COMMISSION
Staff Report - Item 1

Thursday, February 4, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Conditional Use Permit for a tattoo establishment to be located at 619 58th Street. (Gold Standard Social Club) (District 2) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Jenkins, District 2, has been notified. The Common Council is the final review authority.

LOCATION AND ANALYSIS:

Site: 619 58th Street

1. The applicant is requesting to operate a tattoo establishment in the existing tenant space at 619 58th Street. This use requires a Conditional Use Permit. No body piercing is proposed at this time.
2. On March 18, 2013, the Common Council adopted Zoning Ordinance #12-13 which allows tattoo and body piercing establishments as conditional uses in the B-3 Zoning District. The B-3 Zoning District does not require any spacing or buffering between similar uses, unlike the B-2 Zoning District which has spacing requirements between similar uses.
3. Conditional Use Permits were approved by the Common Council for tattoo and body piercing establishment as noted below:
 - a. On May 6, 2013 for establishment at 2200 Roosevelt Road. (Uptown)
 - b. On August 5, 2013 for establishment at 2308 63rd Street. (Uptown)
 - c. On October 21, 2013 for establishment at 715 57th Street (Downtown)
 - d. On February 19, 2014 for establishment at 5712 6th Avenue. (Downtown)
 - e. On August 10, 2014 for establishment at 2231 63rd Street. (Uptown)
4. This is the third application for an establishment in the Downtown.
5. The plans were sent to City Departments for their review. Their comments are included in the attached Conditions of Approval.
6. 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 Wilke, Development Coordinator

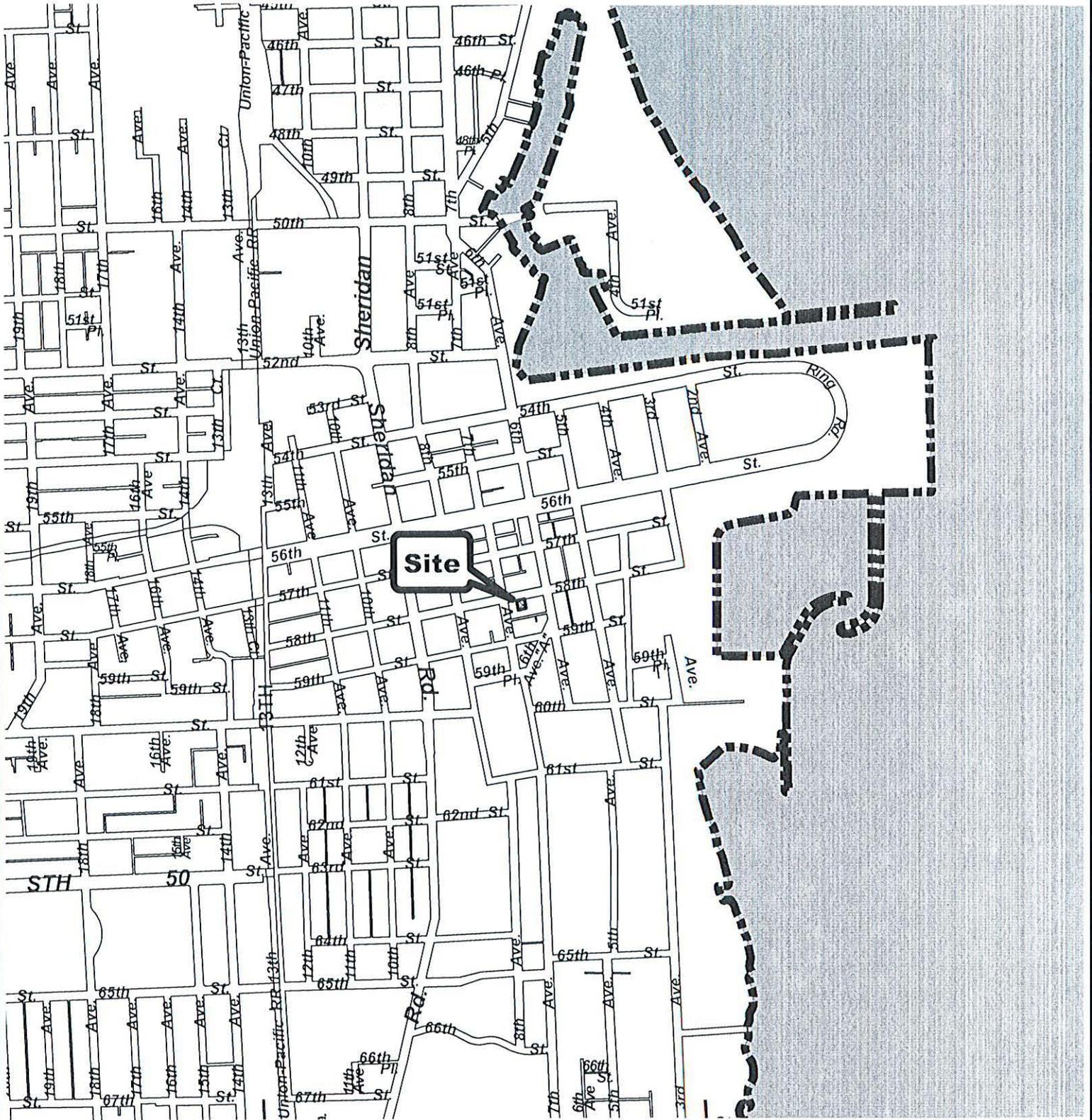
Jeffrey B. Labahn, Director

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
 - a. The applicant shall obtain all required construction permits from the Department of Community Development & Inspections. This includes, but is not limited to Building and Occupancy permits.
 - b. 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 building 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, the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, 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 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.
 - g. The applicant shall meet all applicable Conditions of Approval and obtain an Occupancy Permit within twelve (12) months of Common Council approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.
 - h. Outdoor display of products is prohibited.
 - i. All vehicles shall be parked within the designated paved areas.
 - j. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.
 - k. Compliance with the Operational Plan dated January 8, 2016.

City of Kenosha

Vicinity Map

Gold Standard Social Club Tattoo CUP



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

MAILING INFORMATION

NAME OF PROJECT: GOLD STANDARD SOCIAL CLUB TATTOO PARLOR + BOUTIQUE

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

<input checked="" type="radio"/>	Name and Address of Applicant [Please print]: <u>INK FLAVOR LOUNGE, LLC.</u> <u>8210-68 AVE</u> <u>KENOSHA, WI 53142</u>	Phone: <u>(262) 960-9590</u> Fax: _____ E-Mail: <u>PAYPAL@INKFLAVORLOUNGE.COM</u>
<input type="radio"/>	Name and Address of Architect/Engineer [Please print]: _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____
<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): 619 58 Street Kenosha, WI 53142

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

**SECTION 4
CONDITIONAL USE PERMIT**

Additional Information Required:	Building or Addition Square Footage: _____ Existing Building Size: <u>1,026² FT</u> Site Size: _____ Current # of Employees <u>0</u> Anticipated # of New Employees <u>4</u> Anticipated Value of Improvements <u>\$15,000.00</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:		<u>Building or Addition Size</u>	<u>Site size</u>	<u>Review Fee</u>		
	Level 1	<= 10,000 sq. ft.	<= 1 acre	\$900 = City Plan Dept. <u>or</u> \$1,025 = CPC/CC	\$100 BZL	
	Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	\$1,175 = City Plan Dept. <u>or</u> \$1,300 = CPC/CC		
	Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	\$1,600 = City Plan Dept. <u>or</u> \$1,725 = CPC/CC		
	Level 4	> 100,001 sq. ft.	> 25.01 acres	\$2,000 = City Plan Dept. <u>or</u> \$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, *prepared to a standard engineering scale*, shall be submitted with this application & shall include the following information:

Building Plan:	<ul style="list-style-type: none"> ➤ Layout of building(s) including size and layout of rooms ➤ Design and architecture ➤ Plans and details on fire suppression and/or standpipe ➤ Plans and details on fire detection, fire alarm and other safety devices
-----------------------	---

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
----------------------	---

January 8, 2016

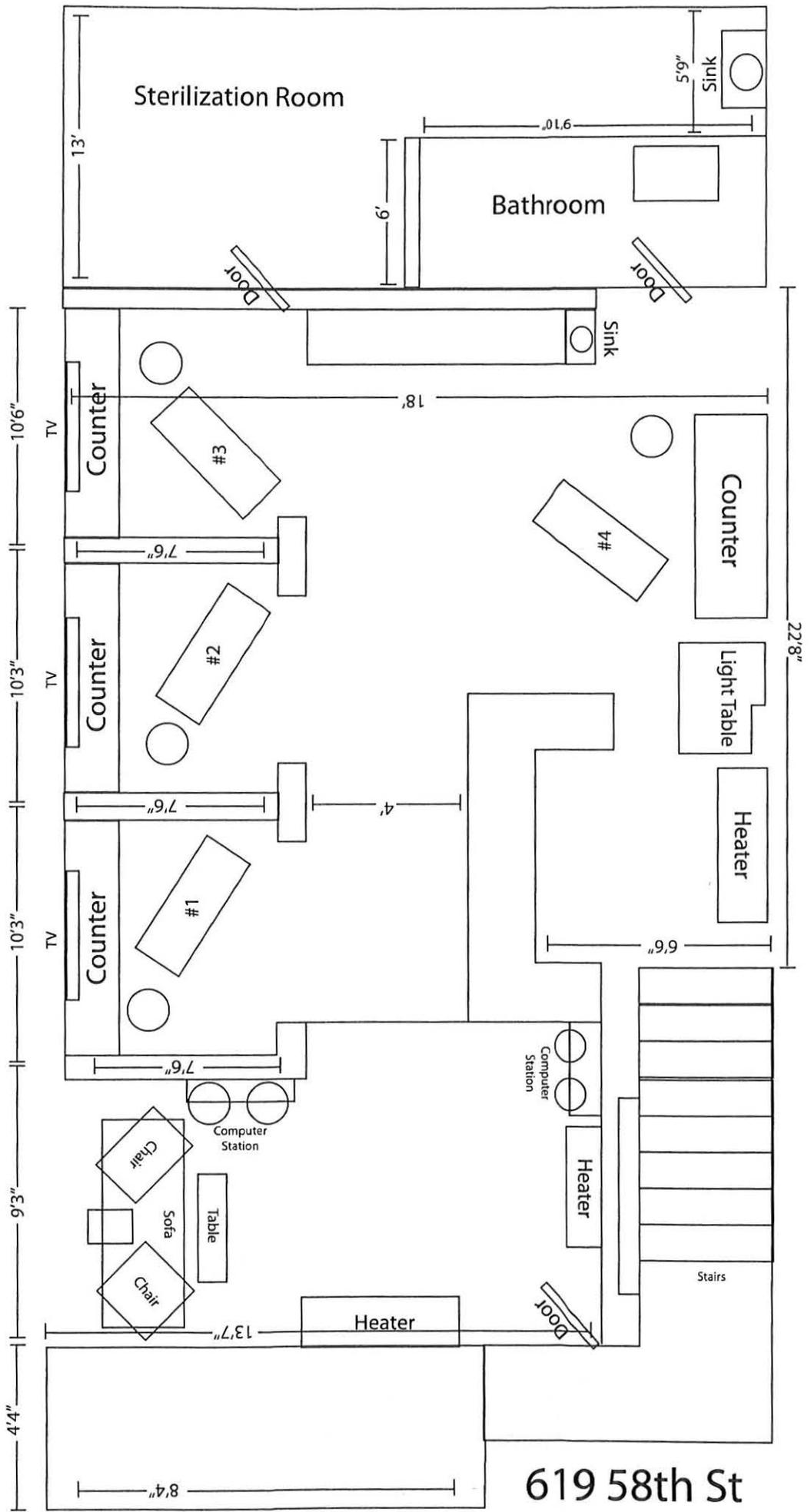
Operations for
619 58th Street Kenosha, WI 53140

Operating at the site of 619 58th Street in Kenosha, WI, Gold Standard Social Club will stand alone as a unique place to get tattooed, and also we will be customizing sneakers by painting them to any specifications the customer may desire, as well as providing online consignment for high end sneakers at the rate of a 90/10% customer/shop split of the final sale price. Both the desire for tattoos and hard to obtain sneakers has skyrocketed and it would be advantageous to meet the demands for both. Using Instagram and Twitter is free advertising to millions of people and we will be hosting a website through Shopify to process payments for any sneakers sold or customization service, in addition to having our tattoo artists online portfolios easily accessible for any clients from out of town who may want to book appointments. We chose the name Gold Standard Social Club for a couple of reasons. Gold Standard Social Club will be a place where classic meets modern. Other tattoo parlors strive to be swanky and industrial utilizing stainless steel and bland colors. We are going a different route. Using new, distressed whiskey barrels for chairs and tables in our waiting area, to using the warm chestnut wood and natural charm of our older building, it plays well with classical décor that looks like it came from the prohibition era of the 1920s, yet every station will have a television for the customers choice of viewing. Gold Standard is what we will be striving for. Providing top notch products, with top notch service in a clean, welcoming environment setting the standard for those who pay for our services.

The hours of operation will be Sunday through Saturday opening at 10AM and closing promptly at 10PM. We will be closed on major holidays such as Easter, Thanksgiving, and Christmas. We will have blinds in front of the windows to keep any tattooing out of public view and strict enforcement and signs posted to prohibit loitering. All sterilization of tattooing equipment will be in its own room, closed off to any public traffic, that not only meets, but exceeds health department regulations.

We will begin with three full-time tattoo artists and one apprentice who will be licensed to tattoo in the City of Kenosha. We will also employ a social media director to be in charge of taking photos and posting them online, spreading the word for any promotions we may be offering (such as bring 10 canned goods in for 10% off a tattoo during holidays), and maximizing exposure for the services we provide. An owner will be responsible for scheduling artists and general shop necessities.

We could not be happier to have a central location in a reviving downtown area and cant wait to build relationships and provide more positivity to a city that we love.



619 58th St



CITY PLAN COMMISSION
Staff Report - Item 2

Thursday, February 4, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Conditional Use Permit for a 25,970 s.f. hangar to be located at 4126 91st Avenue, Kenosha Regional Airport. (GS Kenosha Hangar) (District 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Johnson, District 16, has been notified. The Airport Commission has reviewed and approved the Lease Agreement. The City Plan Commission is the final review authority.

LOCATION AND ANALYSIS:

Site: 4126 91st Avenue

1. The applicant proposed to construct a new airport hangar with related office space at the Kenosha Regional Airport. The proposed hangar would be located directly to the north of the recently completed Stein's Hangar at the East end of the Airport property.
2. The proposed building materials are corrugated metal panels and split faced concrete blocks. Aviation related buildings at the Kenosha Regional Airport are allowed to be constructed with metal siding.
3. The plans were sent to City Departments for their review. Their comments are included in the attached Conditions of Approval.
4. 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 Wilke, Development Coordinator



Jeffrey B. Labahn, Director

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
 - a. The applicant shall obtain all required construction permits from the Department of Community Development & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.
 - b. The applicant shall obtain Driveway, Stormwater and Parking Lot permits from the Department of Public Works.
 - c. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.
 - d. The development shall be constructed per the approved plans on file with the Department of 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 or the Conditional Use Permit shall be null and void.
 - i. Outdoor display of products is prohibited.
 - j. All vehicles shall be parked within designated paved areas
 - k. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.

- I. Prior to final Occupancy of the building, the applicant shall provide an electronic copy of the following information to the Fire Prevention Bureau:
 - i. Site Plan as- built
 - ii. Floor Plan as-built
 - iii. Site Utilities
 - iv. Sprinkler Plans
 - v. Fire Alarm Plans

- m. Compliance with the Airport Lease between the City of Kenosha, Wisconsin and GS Kenosha Hangar, LLC as approved and as may be amended.

2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
 - a. The Drainage Plan shall be revised and resubmitted for review and approval addressing comments listed in the Public Works memo dated January 27, 2016.
 - b. The Utility Plan shall be revised and resubmitted for review and approval addressing the comments listed in the Kenosha Water Utility Memo dated January 25, 2016.
 - c. The South elevation shall show an exit man door.
 - d. All hydrants on the property shall have a 5" Stortz on the steamer connection. Hydrants on the property shall be colored "Caution Blue".
 - e. The Fire Department connection shall be Knox Box[®] Rapid Entry System protected.



**THE CITY OF
KENOSHA**
PUBLIC WORKS
ENGINEERING

TO: Brian Wilke, Development Coordinator

FROM:

Shelly Billingsley, P.E.
Acting Director of Public Works

Shelly Billingsley 1-27-16

DATE: January 27, 2016

SUBJECT: PLAN REVIEW COMMENTS

Project Description: GS Hanger (Review #2)

Location: Airport Property

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		

Comments:

1. No lighting plan submitted with photometrics (Assuming not required on airport property).
2. Erosion Control plans were not reviewed as a part of the CUP process. They will be reviewed when an erosion control permit application is submitted to the City.
3. Obtain WPDES Construction Site NOI prior to the start of construction.

cc: Cathy Austin; Greg Holverson; Kile Kuhlmeiy; Gerard Koehler, Kevin Risch (Clark-Dietz)

Engineering Services

4401 Green Bay Road
Kenosha WI 53144

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



"Providing and Protecting Kenosha's Greatest Natural Resource"

MEMO

To: Brian Wilke, Development Coordinator

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

Date: January 25, 2016

Subject: GS Kenosha Hangar

Location: 4126 91st Avenue

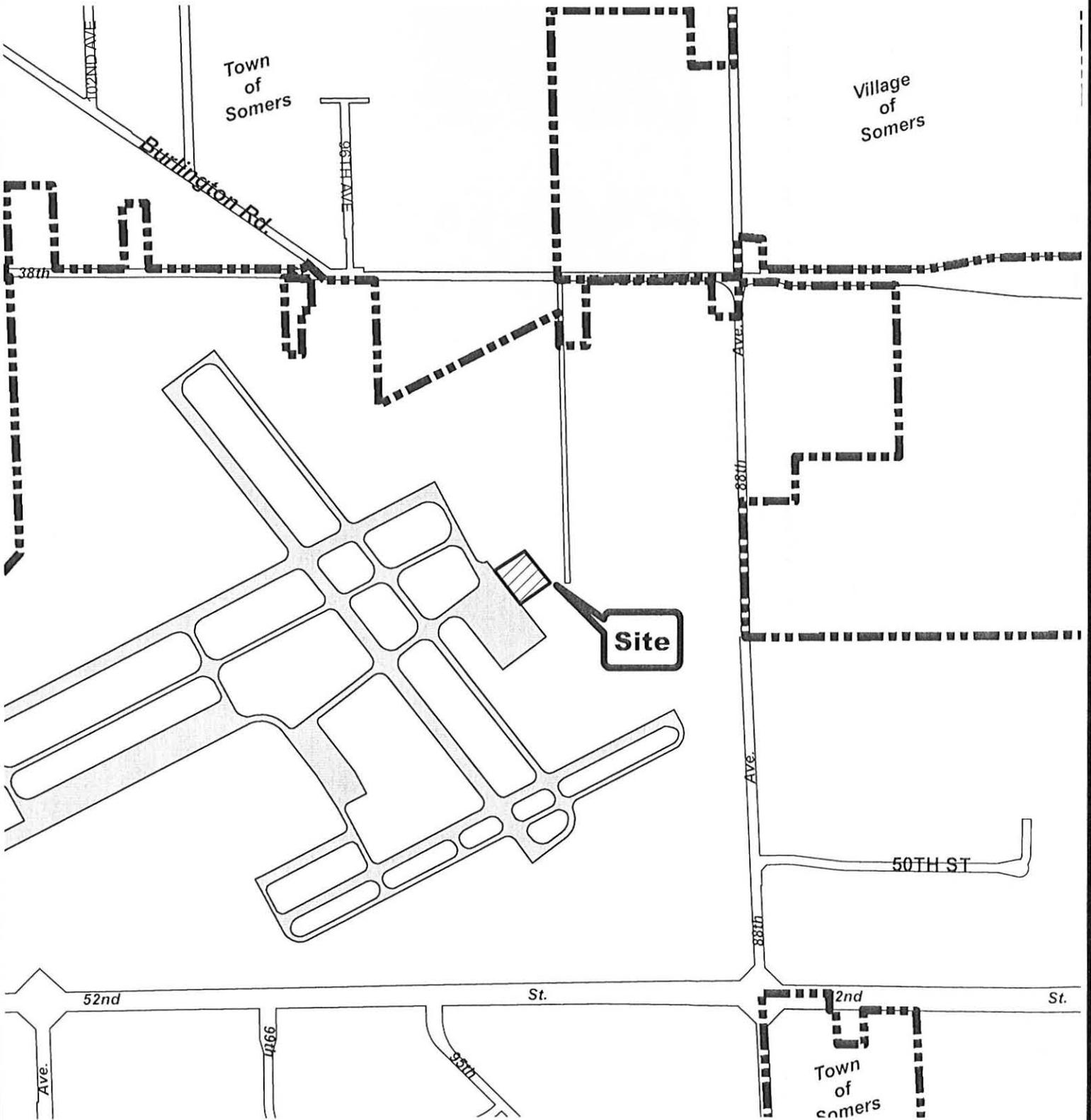
The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project. Further information from the Developer is required before the Utility can complete this review. Please withhold all permits until the following information is submitted.

1. It shall be noted that the one inch (1") meter shown on the plans will incur a Sewer Connection Fee of \$8,204.00 which must be paid prior to connecting to the public main.
2. Please note the following on Sheet 4:
The water meter shall have unobstructed access, twelve inches (12") from the inside wall, twelve to twenty-four inches (12"-24") above the floor. The meter shall have a gate valve on the inlet and outlet pipe.
3. There is a note on the Utility Plan that states the contractor is to make the 2" water service connection which is not allowed. This connection will be made by KWU and will require a \$1,200.00 deposit prior to connecting to the public main.
4. As stated previously, there is an existing 2" water service stubbed out to the subject property, approximately 80' north of the sanitary sewer manhole at the southeast corner of the parcel. If possible, this stub should be used instead of making a new connection to the main.
5. As stated previously, an "Internal / External" manhole seal as manufactured by Adaptor, Inc. shall be provided for the sanitary sewer manhole being adjusted. A detail for the seal can be found at <http://www.adaptorinc.com/pdf/inexspec.pdf>.

CC: Curt Czarniecki, P.E., Director of Engineering Services

City of Kenosha

Vicinity Map
GS Kenosha Hangar CUP



----- Municipal Boundary





Rasch

Construction & Engineering

City of Kenosha
Public Works Department of Development

January 11, 2016

RE: Letter of Intent

To Whom It May Concern:

We are proposing a new aircraft hangar building in Kenosha Regional Airport, located at 9894 -52nd Street. The proposed 22,750sf is owned by American Industrial Heat Transfer and has the following project info: Construction Class IIB; Group B and SI (NON-SERARATED); Occupancy Type Business & Storage; Fire Protection Fully Sprinklered, NFPA 13;

The proposed building will be Pre-engineered structure with poured concrete foundations with slab on grade concrete floors; Decorative masonry band will be utilized along with prefinished metal siding. The hangar portion will be 34' in height utilizing 15000sf of the floor area. The remaining square footage will be utilized as office. See attached color rendering of the renovation.

A Fire Suppression System per Ordinance with a remote Fire Department Connection, a full Fire Alarm System, and a Knox Box Rapid Entry System are all required and will be installed.

There are no wetlands designated on the proposed property. We are currently preparing the WDNR WRAPP Permit Application and will submit.

Rasch Construction and Engineering, Inc.

Kenneth D. Rasch, Project Manager

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

MAILING INFORMATION

NAME OF PROJECT: 9894 52ND ST.

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

<input checked="" type="radio"/>	Name and Address of Applicant [Please print]: <u>RASCH CONSTRUCTION & ENGINEERING</u> <u>4715 GIZEN Bay ROAD</u> <u>KENOSHA 53144</u>	Phone: <u>262-657-6542</u> Fax: <u>657-0801</u> E-Mail: <u>ED@RASCHCONSTRUCTION.COM</u>
<input type="radio"/>	Name and Address of Architect/Engineer [Please print]: <u>BUTTERFIELD, RYDIE & SEITZ, INC</u> <u>920 GOULD ST.</u> <u>RACINE</u>	Phone: <u>262-634-5565</u> Fax: _____ E-Mail: _____
<input type="radio"/>	Name and Address of Property Owner (if other than applicant) [Please print]: <u>AMERICAN INDUSTRIAL HEAT TRANSFER, INC</u> <u>KENOSHA</u>	Phone: _____ Fax: _____ E-Mail: _____

PROJECT LOCATION

Location of Development (street address and / or parcel number): 9894 52ND STREET

TYPE OF LAND DEVELOPMENT

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

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

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

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

Department of 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

9894 52ND ST.
KEHOSSA, WI 53144

SECTION 4 CONDITIONAL USE PERMIT																					
Additional Information Required:	Building or Addition Square Footage: <u>25,970 SF</u> Existing Building Size: <u>N/A</u> Site Size: <u>63,850</u> Current # of Employees <u>4</u> Anticipated # of New Employees <u>N/A</u> Anticipated Value of Improvements <u>750,000</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:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;"></th> <th style="width: 35%;"><u>Building or Addition Size</u></th> <th style="width: 35%;"><u>Site size</u></th> <th style="width: 20%;"><u>Review Fee</u></th> </tr> </thead> <tbody> <tr> <td>Level 1</td> <td><= 10,000 sq. ft.</td> <td><= 1 acre</td> <td>\$900 = City Plan Dept. <i>or</i> \$1,025 = CPC/CC</td> </tr> <tr> <td>Level 2</td> <td>10,001 - 50,000 sq. ft.</td> <td>1.01 - 10 acres</td> <td>\$1,175 = City Plan Dept. <i>or</i> \$1,300 = CPC/CC</td> </tr> <tr> <td>Level 3</td> <td>50,001 - 100,000 sq. ft.</td> <td>10.01 - 25 acres</td> <td>\$1,600 = City Plan Dept. <i>or</i> \$1,725 = CPC/CC</td> </tr> <tr> <td>Level 4</td> <td>> 100,001 sq. ft.</td> <td>> 25.01 acres</td> <td>\$2,000 = City Plan Dept. <i>or</i> \$2,125 = CPC/CC</td> </tr> </tbody> </table> <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. 		<u>Building or Addition Size</u>	<u>Site size</u>	<u>Review Fee</u>	Level 1	<= 10,000 sq. ft.	<= 1 acre	\$900 = City Plan Dept. <i>or</i> \$1,025 = CPC/CC	Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	\$1,175 = City Plan Dept. <i>or</i> \$1,300 = CPC/CC	Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	\$1,600 = City Plan Dept. <i>or</i> \$1,725 = CPC/CC	Level 4	> 100,001 sq. ft.	> 25.01 acres	\$2,000 = City Plan Dept. <i>or</i> \$2,125 = CPC/CC
	<u>Building or Addition Size</u>	<u>Site size</u>	<u>Review Fee</u>																		
Level 1	<= 10,000 sq. ft.	<= 1 acre	\$900 = City Plan Dept. <i>or</i> \$1,025 = CPC/CC																		
Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	\$1,175 = City Plan Dept. <i>or</i> \$1,300 = CPC/CC																		
Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	\$1,600 = City Plan Dept. <i>or</i> \$1,725 = CPC/CC																		
Level 4	> 100,001 sq. ft.	> 25.01 acres	\$2,000 = City Plan Dept. <i>or</i> \$2,125 = CPC/CC																		
Appendices to Review:	<ul style="list-style-type: none"> ➤ 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 																				

a new aircraft hangar for:

AMERICAN INDUSTRIAL HEAT TRANSFER

KENOSHA REGIONAL AIRPORT ————— 9894 52nd STREET ————— KENOSHA, WI 53144

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS
3	SITE PLAN
4	FLOOR PLAN
4.1	1/4" SCALE OFFICE PLAN
5	DOOR AND ROOM FINISH SCHEDULES
6	CLERESTORY WINDOW PLAN
7	EXTERIOR ELEVATIONS
8	EXTERIOR ELEVATIONS
9	WALL SECTIONS
10	WALL SECTIONS
11	WALL SECTIONS
12	WALL SECTIONS
13	EXTERIOR DOOR DETAILS
14	INTERIOR DOOR DETAILS
15	WINDOW DETAILS AND DOOR 108 DETAILS
S100	FOUNDATION PLAN
S500	FOUNDATION DETAILS
M1.1	HANGAR HVAC PLAN
M1.2	OFFICE HVAC PLAN
M2.0	HVAC SCHEDULES, NOTES, SPECIFICATIONS, AND DETAILS

**Butterfield
Rudie
& Seitz**

- ARCHITECTURE
- ENGINEERING
- PLANNING

- 920 GOULD STREET
- RACINE, WISCONSIN

- PHONE: (262) 634-5565
- E-MAIL: info@brs-architects.com

PROJECT INFO

OCCUPANCY TYPE: BUSINESS and STORAGE
 GROUP: B and S1 (NON-SEPARATED)
 BUILDING AREA: 22,750 s.f.
 CONSTRUCTION CLASS: IIB
 FIRE PROTECTION: FULLY SPRINKLERED, NFPA 13

DATE

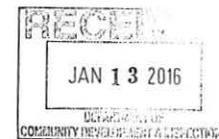
SEPT. 18, 2015

BRS PROJECT NO.

25-15

SHEET NO.

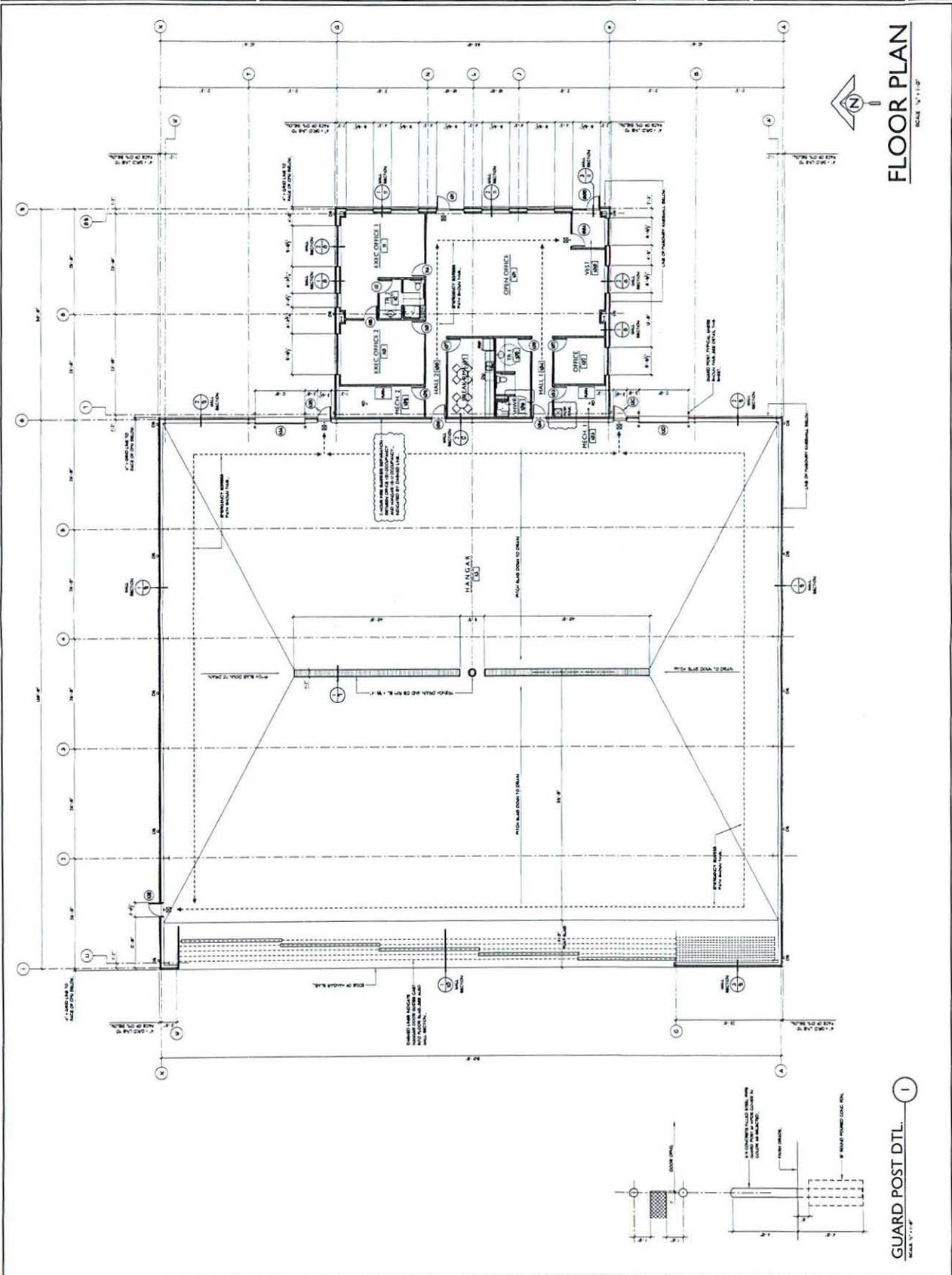
1



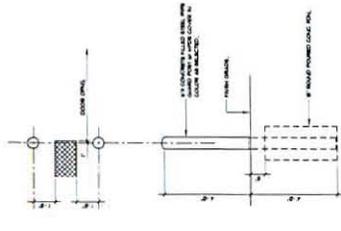
AIHT AIRCRAFT HANGAR

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

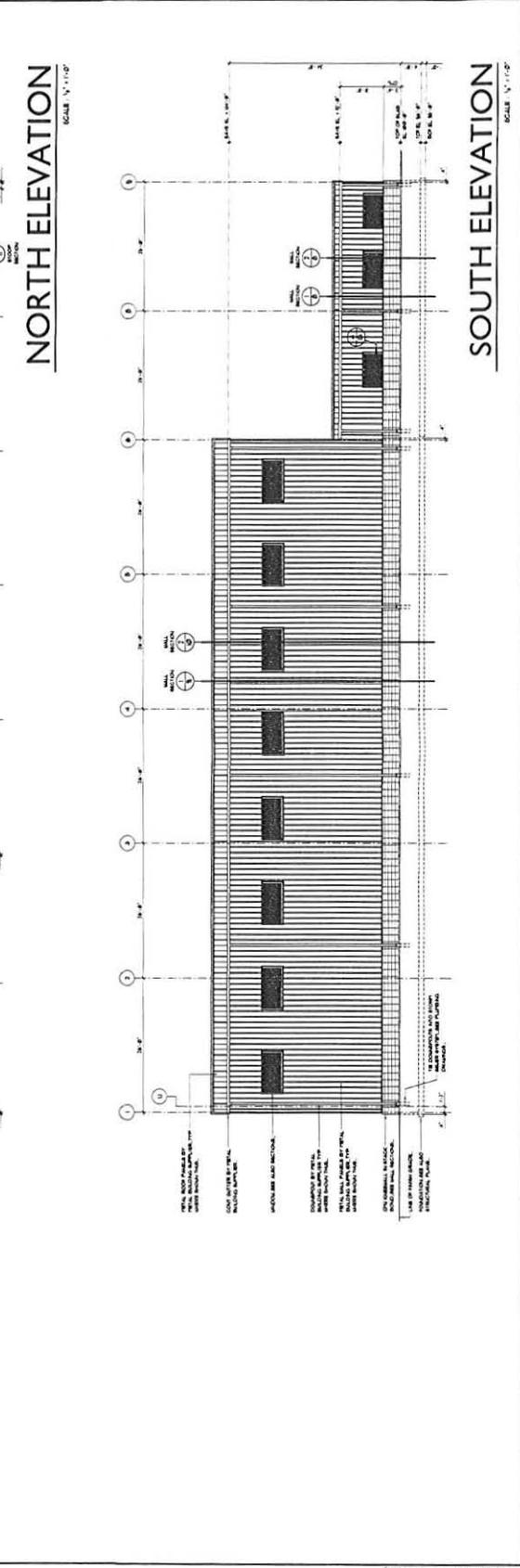
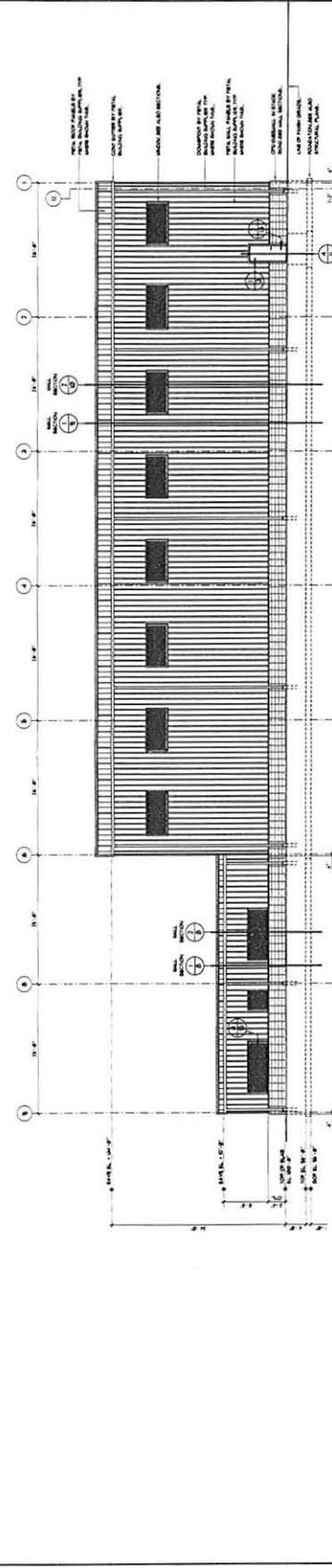
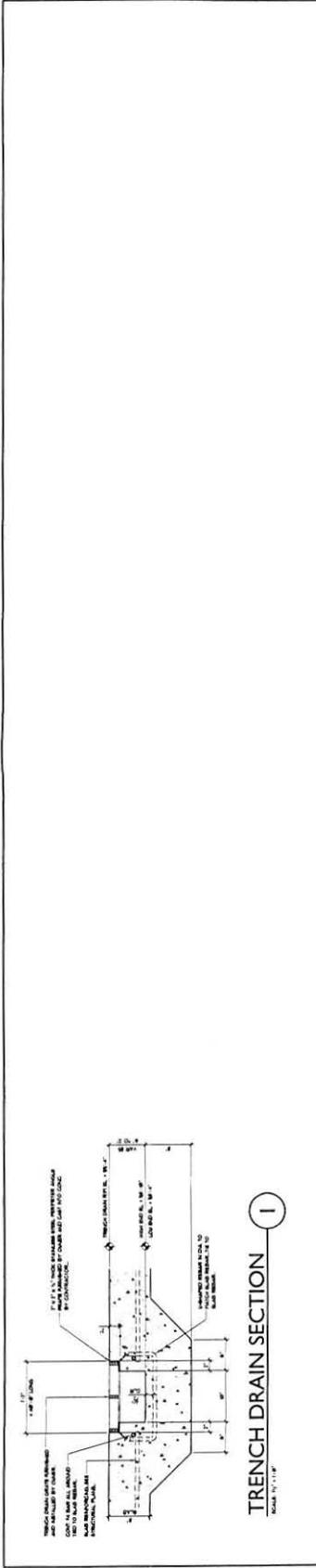
4

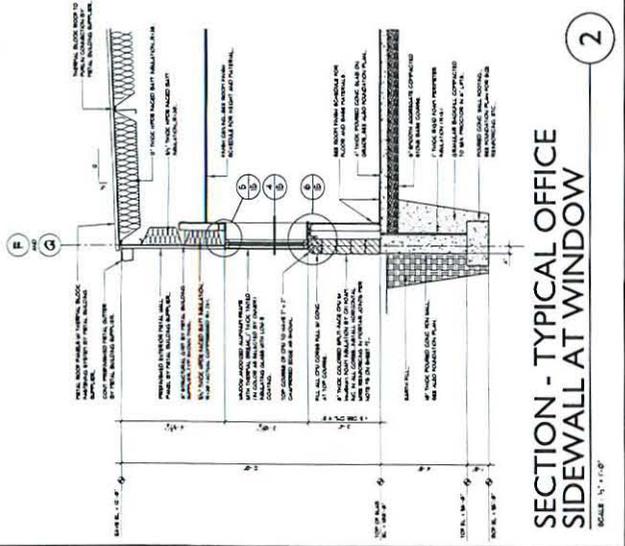
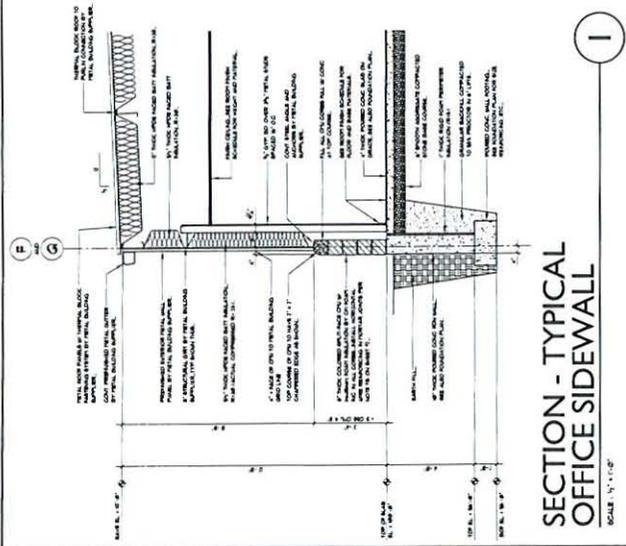
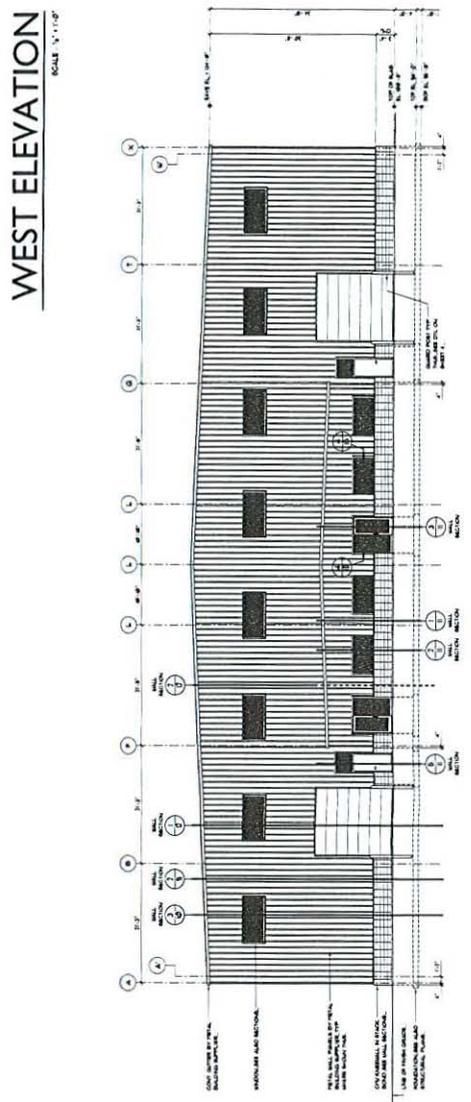
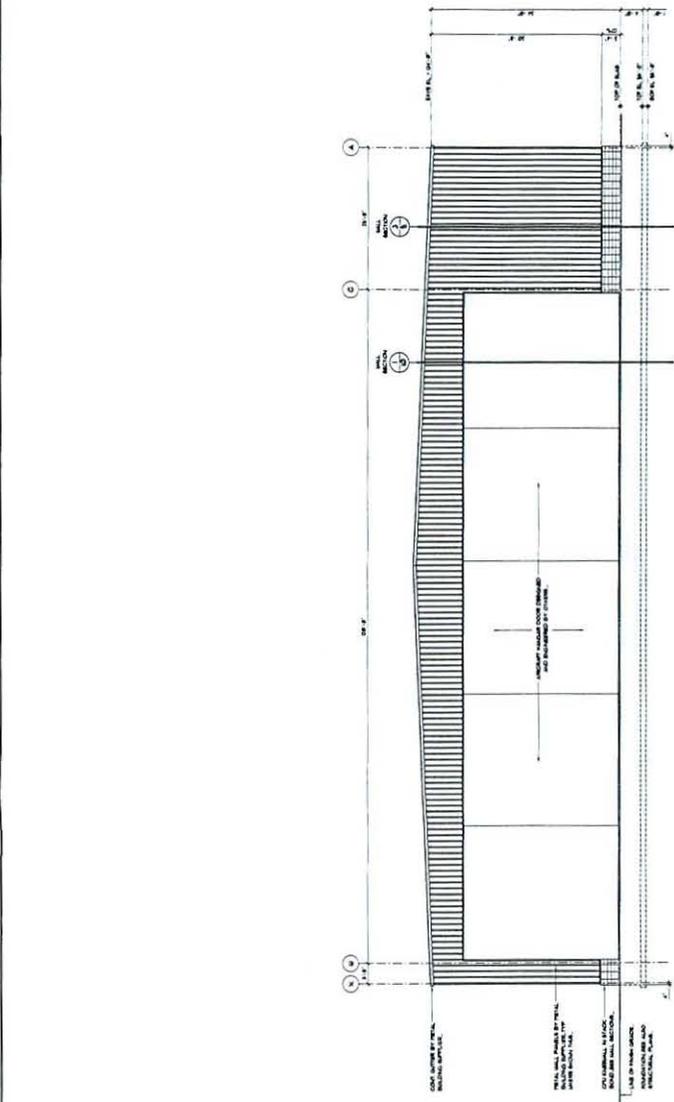


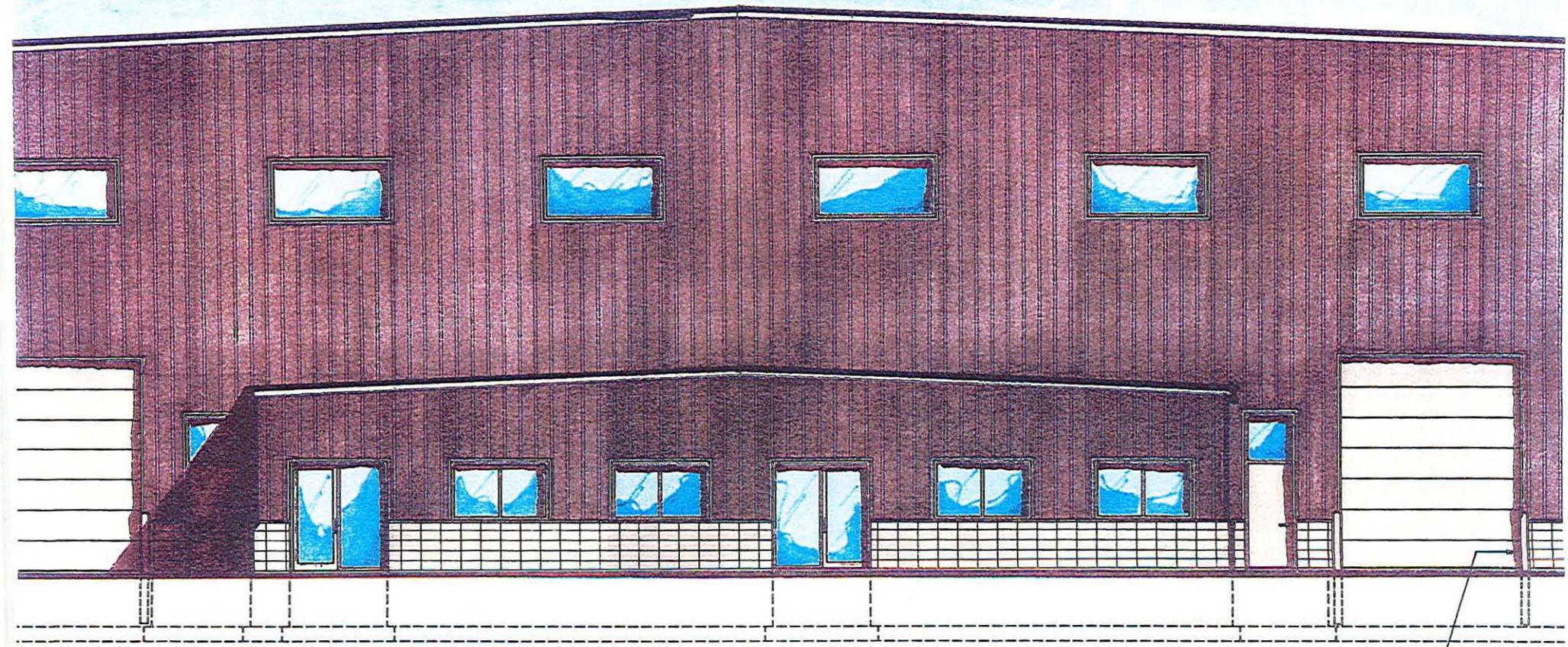
GUARD POST DTL
SCALE: 1/4" = 1'-0"



1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 11. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 12. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.







GUARD POST TYP
THIS SEE DTL ON
SHEET 4.

AT TRANSFER, INC.
KENOSHA, WI 53144



PH: (262) 634-5565
@BRS-Architects.com

ARCHITECTURE ■ ENGINEERING ■ PLANNING

EXHIBIT A

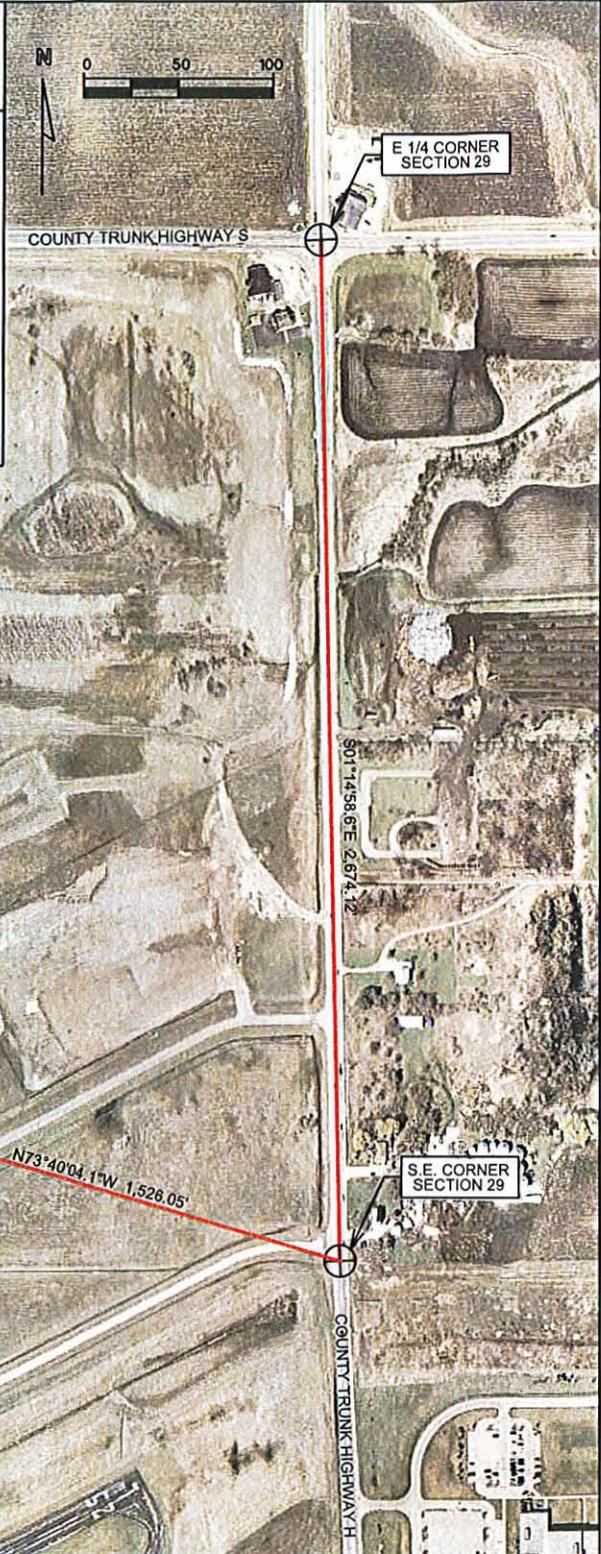
NOTE:
DESCRIPTION WRITTEN FROM EXISTING MAPPING
NO FIELD VERIFICATION HAS BEEN DONE

HANGAR LEASE DESCRIPTION

A parcel of land located in the SE 1/4 of Section 29, T2N, R22E, City of Kenosha, Kenosha County, Wisconsin, more fully described as follows:

Commencing at the East 1/4 corner of Section 29; thence S 01°-14'-58.6" E, along the east line of said SE 1/4, 2,674.12 feet to the SouthEast corner of Section 29; thence N 73°-40'-04.1" W, 1,526.05 feet to the point of beginning; thence S 52°-15'-35" W, 267.79 feet; thence N 37°-44'-25" W, 262.07 feet; thence N 62°-18'-36" E 271.96 feet thence S 37°-44'-25" E, 214.79 feet; back to the point of beginning.

Parcel contains 63,850 square feet, more or less.



Mead & Hunt, Inc.
2420 Deming Way
Middleton, WI 53562
phone: 608-273-6380
meadhunt.com

KENOSHA REGIONAL AIRPORT
LEASE DESCRIPTION
Hangar No. 4126

07/14/2015
Sheet 1 of 1
Job No. 1108100-05001.01