

<p>Municipal Building 625 52nd Street – Room 202</p>	<p><i>Kenosha City Plan Commission</i> <i>Agenda</i></p>	<p>Thursday, March 6, 2014 5:00 p.m.</p>
<p><i>Mayor Keith Bosman - Chairman, Alderperson Kevin Mathewson - Vice-Chairman</i> <i>Alderperson Anthony Kennedy, Alderperson Jan Michalski,</i> <i>Kathryn Comstock, Anita Faraone, Robert Hayden, Anderson Lattimore, Jessica Olson and Ron Stevens</i></p>		

Call to Order and Roll Call

Approval of Minutes from February 20, 2014

1. Conditional Use Permit for a multi-family residential development to be located east of 30th Avenue, north and south of 21st Street. (Sun Pointe Village) (District #4) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

Community Development & Inspections
625 52nd Street – Room 308
Kenosha, WI 53140
262 653 4030 phone / 262 653 4045 fax
www.kenosha.org

If you are disabled in need of assistance, please call 262 653 4030 at least 72 hours before this meeting

Notice is hereby given that a majority of the members of the Common Council may be present at the meeting. Although this may constitute a quorum of the Common Council, the Council will not take any action at this meeting.

CITY PLAN COMMISSION
Minutes
February 20, 2014

MEMBERS PRESENT: Mayor Bosman, Alderperson Kennedy, Alderperson Michalski, Kathryn Comstock, Anita Faraone, Robert Hayden and Anderson Lattimore

MEMBERS EXCUSED: Alderperson Mathewson, Jessica Olson and Ron Stevens

STAFF PRESENT: Jeffrey B. Labahn, Rich Schroeder

Others Present: Cathy Austin, Public Works

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

A motion was made by Ms. Faraone and seconded by Alderperson Michalski to approve the minutes of the January 23rd and February 6, 2014 meetings. The motion passed. (Ayes 7, Noes 0)

1. Conditional Use Permit for a 3,855 s.f. addition to Gateway Technical College - Student Life Center at 3520 30th Avenue. (Gateway Technical College) (District #6) PUBLIC HEARING

Public hearing opened.

Jeff Bridleman, Partners In Design Architects, 600 52nd Street, was available for questions.

Public hearing closed.

Rich Schroeder, Deputy Director, said Phase I is an addition to the existing building.

A motion was made by Ms. Faraone and seconded by Mr. Hayden to approve the Conditional Use Permit.

Alderperson Michalski asked how much of the facade will be impacted with the addition. Mr. Bridleman said about 40 feet of the entry way will be pulled forward so the area will be doubled in size.

Mr. Lattimore asked if any Traffic Impact Analysis has been done. Mr. Bridleman said that will be done in Phase II. Mr. Schroeder added that the drive will be re-aligned with the centerline of 35th Street.

The motion passed. (Ayes 7, Noes 0)

2. Request to extend the Conditional Use Permit for a 1,949 s.f. restaurant with a drive-thru to be located at 8040 Sheridan Road. (Taco Bell) (District #12) PUBLIC HEARING

Public hearing opened.

Greg Lautzenheiser, L & A Architects, 2430 Rochester Court, Troy, MI was available for questions. They are asking for the extension to obtain permits because the property is now in foreclosure and the process has been delayed.

Public hearing closed.

Aldersperson Kennedy asked if the soil issues cannot be worked out, what is your "Plan B"? Mr. Lautzenheiser said they are pretty confident they will be able to work things out. Aldersperson Kennedy asked why the seller is in foreclosure if they are selling the property. Mr. Lautzenheiser said there are some soil contamination issues that are expensive.

A motion was made by Ms. Faraone and seconded by Aldersperson Michalski to approve the Conditional Use Permit extension. The motion passed. (Ayes 7, Noes 0)

3. **Petition to Rezone properties at 11222, 11310, 11400 and 11410 38th Street from A-2 Agricultural Land Holding District to M-2 Heavy Manufacturing District in conformance with Section 10.02 of the Zoning Ordinance. (KTR WIS III, LLC) (District #16) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Mr. Lattimore asked if there is a time limit to raze the buildings. Mr. Schroeder said one property still has a tenant, but the buildings will probably be razed this spring to allow for sewer and water to be installed in the area.

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve the Rezoning. The motion passed. (Ayes 7, Noes 0)

4. **Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, to include the Attachment of various parcels [Parcel 80-4-222-301-0300, #80-4-222-302-0110, #80-4-222-302-0120 and #80-4-222-302-0130 located at 11222, 11310, 11400 and 11410 38th Street] in the Town of Somers, Kenosha County, Wisconsin, in accordance with the approved City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes. (KTR WIS III, LLC) (District #16) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve the Official Map Amendment. The motion passed. (Ayes 7, Noes 0)

5. **Approval of an Easement with WE Energies through Red Arrow Park for providing service to 1803 83rd Street. (First Presbyterian Church of Kenosha) (District #12) PUBLIC HEARING (Also referred to Parks Commission) PUBLIC HEARING**

Public hearing opened.

Lydia Spottswood, 6903 Second Avenue, representing the First Presbyterian Church was available for questions.

Cathy Austin, Assistant City Engineer, was available for questions. Ms. Austin said Staff is working with the church and WE Energies on this project.

Public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve the Easement. The motion passed. (Ayes 7, Noes 0)

Public Comments

No public comments

Commissioner Comments

No Commissioner comments

Staff Comments

No Staff comments.

A motion to adjourn was made by Alderperson Kennedy and seconded by Alderperson Michalski. The motion passed. (Ayes 7, Noes 0) The meeting adjourned at 5:18 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	March 6, 2014	Item 1
Conditional Use Permit for a multi-family residential development to be located east of 30th Avenue, north and south of 21st Street. (Sun Pointe Village) (District #4) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

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

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- On December 8, 2005, the City Plan Commission approved a Conditional Use Permit for a 118-unit condominium development know as Sun Pointe Village. The Plan was for several duplex units along the west side of 27th Avenue and south of 21st Street. The plan also included several larger 9-unit and 10-unit buildings north of 21st Street. Before that approval expired, the applicant had constructed twenty-five (25) of the units.
- On January 8, 2009, the City Plan Commission approved a similar plan for the same project site. The new plan presented two (2) alternatives.
 - Alternative 1 - continue to build with mostly 9-unit and 10-unit buildings. One of the 9-unit buildings was split into separate 3-unit and 4-unit buildings, resulting in a total of ninety-one (91) units.
 - Alternative 2 - replace all of the 9-unit and 10-unit buildings with 3-unit and 4-unit buildings for a total of seventy-six (76) units. The Applicant constructed one 3-unit building within a thirty-six (36) month period.
- On November 21, 2011, the Common Council approved another Conditional Use Permit for a project with the same two (2) alternatives. Before the Conditional Use Permit expired on November 21, 2013, the applicant constructed one more 3-unit building.
- The applicant has applied for a new Conditional Use Permit to construct the remaining eighty-eight (88) multi-family units. This plan only has one alternative, which includes the construction of the 9-unit and 10-unit buildings north of 21st Street and the duplex units south of 21st Street.
- The proposed density of this plan is 7.29 units per acre.
- 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.

B. R. O.

Brian R. Wilke, Development Coordinator
 /u2/acct/cp/ckays/1CPC/2014/MAR6/fact-cup-sunpointe.odt

Jeffrey B. Labahn
 Jeffrey B. Labahn, Director

<p>City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030</p>	<p><i>Kenosha City Plan Commission Conditions of Approval</i></p>	<p>Sun Pointe Village 30th Avenue, North and South of 21st Street</p>	<p>March 6, 2014</p>
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1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
 - a. 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, Sidewalk 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 City Development for review and approval.
 - e. Prior to the issuance of any occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
 - f. Compliance with City and State and/or Federal Codes and Ordinances and any Conditions noted in the recorded Developers Agreement.
 - g. All trash containers shall be stored within the enclosure or building. Applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.
 - h. Applicant shall meet all applicable Conditions of Approval and obtain a building permit within six (6) months of the Common Council approval. Building permits for all other buildings shall be obtained within two (2) years of the Common Council approval or the Conditional Use Permit shall be null and void.
 - i. All vehicles shall be parked within the designated paved areas.

City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030	<i>Kenosha City Plan Commission Conditions of Approval</i>	Sun Pointe Village 30th Avenue, North and South of 21st Street	March 6, 2014
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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.
 - k. Cross access shall be provided to adjacent parcels if required at a future date by the City.
 - l. Park Impact fees shall be paid, per Chapter 35 of the Code of General Ordinances, prior to the issuance of each Building permit.
 - m. Compliance with the Kenosha Water Utility memo dated February 27, 2014.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. The Fire hydrants shall comply with Fire Prevention Bureau standards.
 - b. Compliance with the Public Works memo dated February 27, 2014.

/u2/accl/cp/ckays/1CPC/2014/MAR6/conditions-sun pointe.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 of Michael M. Lemens]
[Handwritten signature of Shelly Billingsley]
2-27-14
CWA
2-27-14

DATE: February 27, 2014
SUBJECT: PLAN REVIEW COMMENTS
Project Description: Sun Pointe Village West Site Option #1
Location: 21st Street East of 30th Avenue

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			
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			
Approve Footing/ Foundation Only (per condition)			
Parking Lot Permit Required	X		
Driveway Permits Required	X		
Sidewalk Permit Required	X		
Street Opening Permit Required	X		
Stormwater Permit Required			
Erosion Control Required	X		
State Permit Required			

Grading & Drainage Comments:

1. Provide a site phasing plan that shows which improvements are proposed with each future phase.
2. Clearly show on the drawings what improvements have been installed to this point.
3. Provide the storm sewer plan with as-built information for the storm sewers that have been previously constructed.
4. Provide a full set of engineering plans for future submittals.
5. A recorded maintenance agreement is required for the development's stormwater ponds. Contact Jeff Hansen at 653-4151 for more information.
6. Provide copies of recorded easements for storm sewer and detention ponds on the site.

Traffic Comments:

7. Parking aisle with adjacent 90° parking should have a minimum 21' driveway aisle as stated in Code of General Ordinances 5.085 Table 2.
8. The Proposed Building #2B is requesting Occupancy.
9. Driveway Width must meet Driveway requirements of Code of General Ordinance 5.085.
10. All ADA Ramps need Detectable Warning Fields and needs to be called out on plan.
11. Label angle of parking stalls and verify that meets Ordinance 5.085 Table 2.
12. All lights shall be cutoff to reduce glare for passing vehicles.
13. Supply photometrics for the lighting of the parking areas.
14. Detail for the retainment walls with heights.
15. Signage Plan shall be included
16. Pavement Marking Details shall be included.
17. Fencing Detail shall be included.
18. Sidewalk widths and detail shall be provided.
19. Ornamental Lighting detail shall be provided.

cc: Jeff Hansen
Shelly Billingsley
Kile Kuhlmeier
Gerard Koehler

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: February 27, 2014

Subject: Sun Pointe Village New Application

Location: 21st Street and 30th Avenue

The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project. KWU recommends the project for approval subject to the following conditions:

1. The developer shall verify the metering requirements for the development. Per a telephone conversation with Mr. Josh Egerer of CMA on February 26, 2014, Buildings 7, 8 and 9 will be constructed during this phase. Building 7 has 10 units and Buildings 8 and 9 have 9 units each for a total of 28 units. According to the previous plan submittal in 2011, each unit will have an individual 5/8" meter. However, according to email correspondence received from Mr. Egerer on February 27, 2014 each building will have one 1 1/2" meter. If each unit will have an individual meter, each unit will incur a sewer connection fee of \$3,281.00 for a total sewer connection fee of \$91,868.00. However, if each building will have just one 1 1/2" meter, each building will incur a sewer connection fee of \$16,407.00 for a total sewer connection fee of \$49,221.00.
2. All previous conditions of approval still apply.

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

MILLS

ENTERPRISES

Feb 5th, 2014

City of Kenosha
Attn: Brian Wilke—City Development
625 52nd St
Kenosha, WI 53142

RE: Sun Pointe Village Conditional Use Permit

Dear Mr. Wilke,

I am formally submitting a request to renew a Conditional Use Permit for the Sun Pointe Village Development located at 21st St and 30th Ave in Kenosha. The following plans are attached as part of this renewal:

- 1) Farris Hansen & Associates (30" x 42") 10 sets
- these plans include site plans, utility plans, landscape plans and building plans
- 2) (1) reduced size (8" x 11") drawings of the following:
 - Color Exterior Elevation Pictures
 - Site Plans
 - Landscape Plan
 - Building Floor Plans

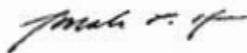
In addition to the above plans I am also submitting the following:

- Conditional Use Permit Application
- Verification of Taxes Paid
- Check in the amount of \$1725 for C.U.P. Review

As you are aware this project is currently under construction and we had submitted all of the plans in greater detail at the time of the original CUP, which included detailed engineering and stormwater management plans. It is my understanding that City Staff has the ability to review those plans and drawings if needed as part of this approval process. However, if additional data is needed in order to complete your review please do not hesitate to contact me so I can get the necessary information to you immediately.

If you need anything additional please do not hesitate to contact me at the number listed below.

Thank You,



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

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

MAILING INFORMATION

NAME OF PROJECT: Sun Pointe Village

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>Mills Enterprises, LLC</u> <u>4011 80th St</u> <u>Kenosha, WI 53142</u>	Phone: <u>262 842 0483</u> Fax: <u>262 942 3505</u> E-Mail: <u>Jonah@emaofwi.com</u>
<input type="radio"/>	Name and Address of Architect/Engineer (Please print): <u>Farris Hansen + Assoc</u> <u>7 Ridgeway Ct</u> <u>Elkhorn, WI 53121</u>	Phone: <u>262 723 2098</u> 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):
30th Ave and 21st St Kenosha, WI

TYPE OF LAND DEVELOPMENT

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

<input type="checkbox"/>	Certified Survey Map	Section 1	Page 3
<input type="checkbox"/>	Concept Review (Land Division)	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: <u>N/A</u> Existing Building Size: <u>N/A</u> Site Size: <u>10 acres +</u> Current # of Employees <u>N/A</u> Anticipated # of New Employees <u>N/A</u> Anticipated Value of Improvements <u>\$ 3,000,000 +</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"> <thead> <tr> <th></th> <th><u>Building or Addition Size</u></th> <th><u>Site size</u></th> <th><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>		<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	<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.
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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 																						



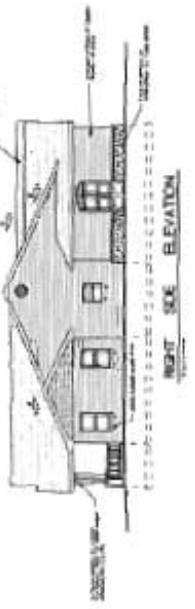
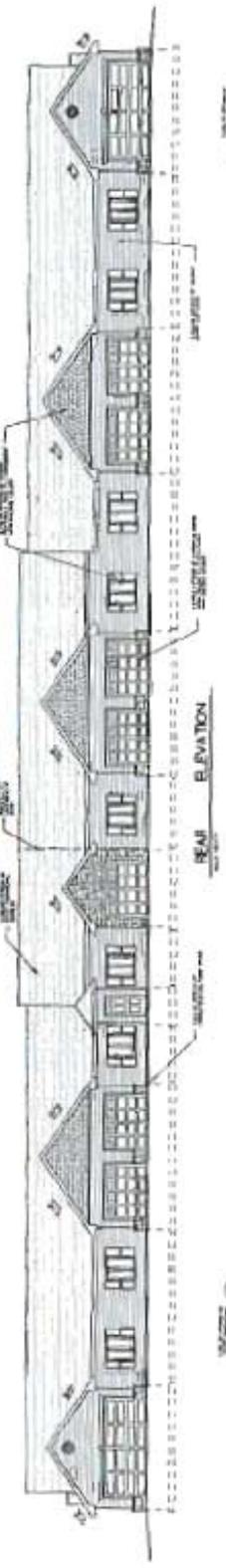
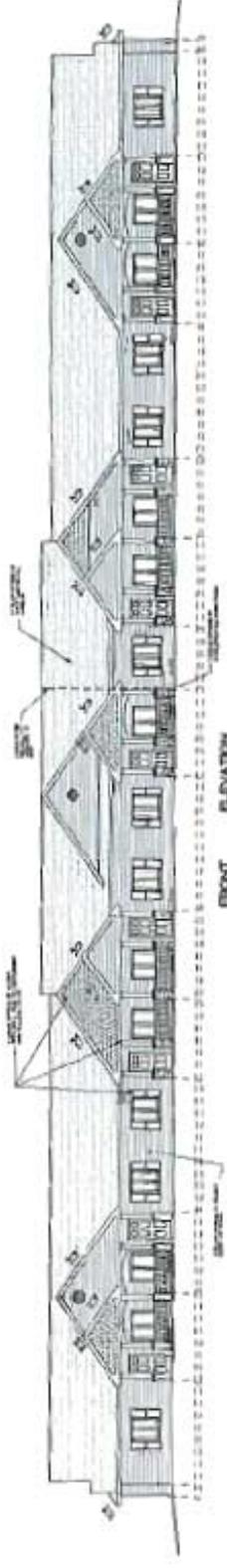
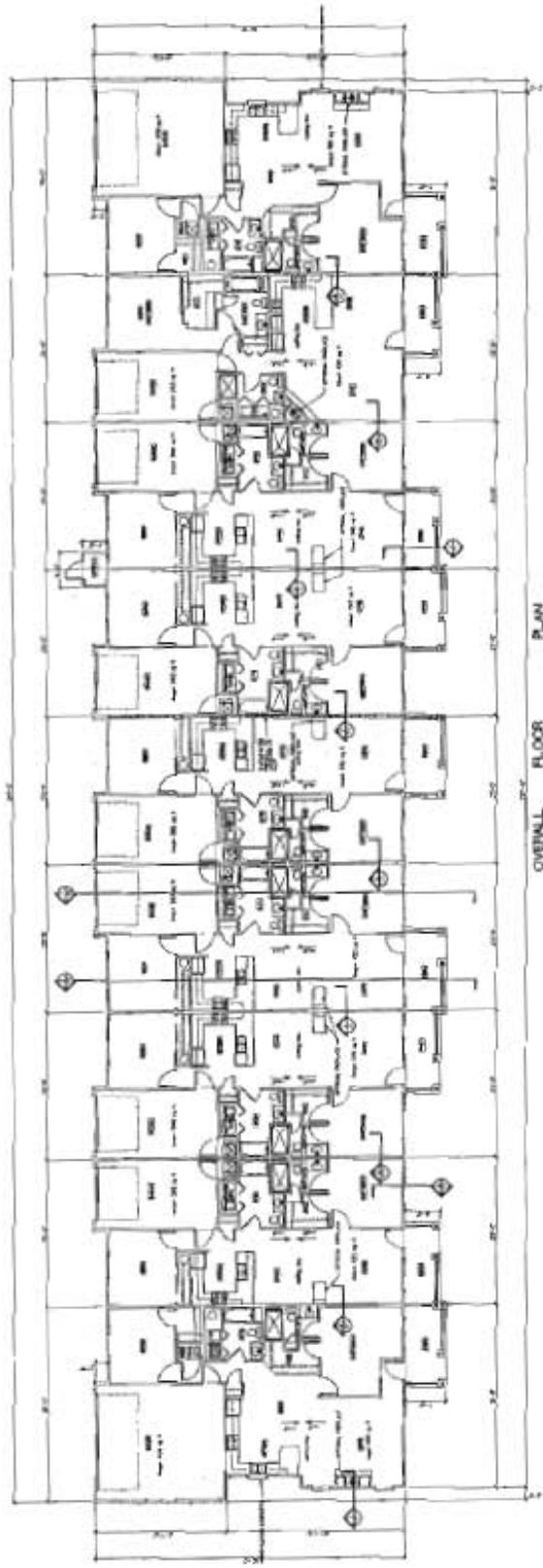
SUN PORTE VILLAGE
AND
DUPLEX CONDOMINIUMS
CITY OF KALAMAZOO, MICHIGAN COUNTY: KOSCIUSKO

STYLE NO. 1
8 UNIT BLDG - REAR LOAD GARAGE
OVERALL FLOOR PLAN
EXTERIOR ELEVATIONS

PLANNING, DESIGN & ARCHITECTURE, INC.
1000 WEST HAYDEN
KALAMAZOO, MICHIGAN 49001
PHONE: 335-1111
FAX: 335-1112

DATE: 01/15/03
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
SCALE: AS SHOWN
SHEET NO.: 10 OF 15

10 OF 15

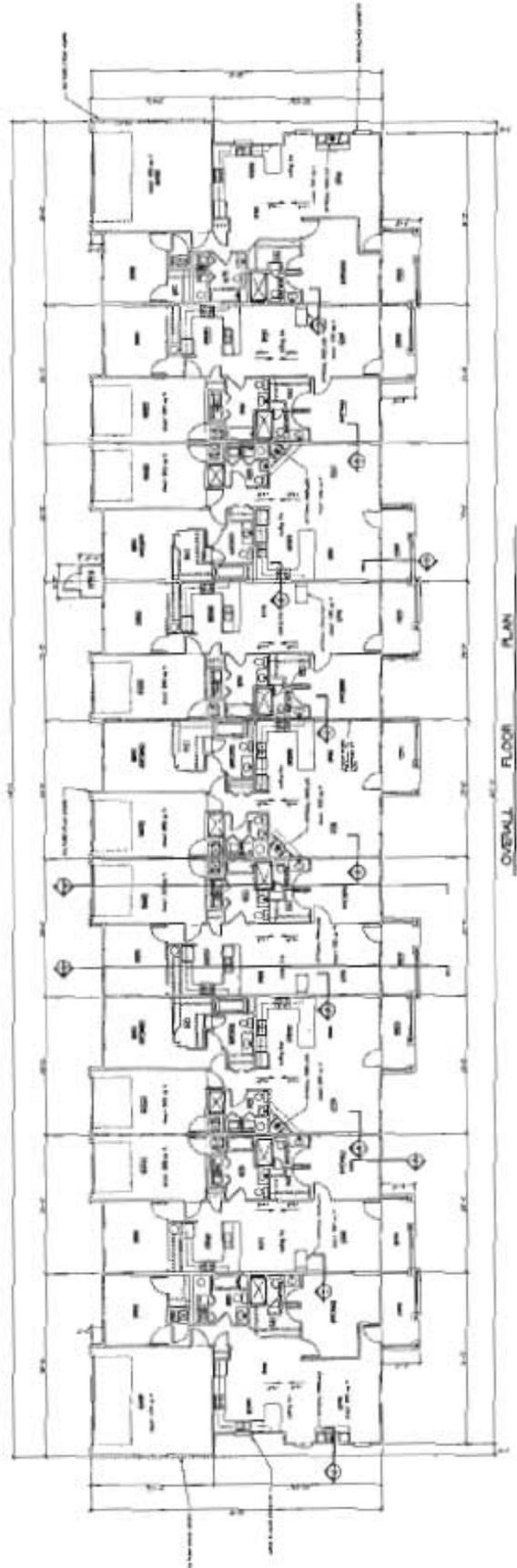


S.P. 1
 1/25/50
 DONG

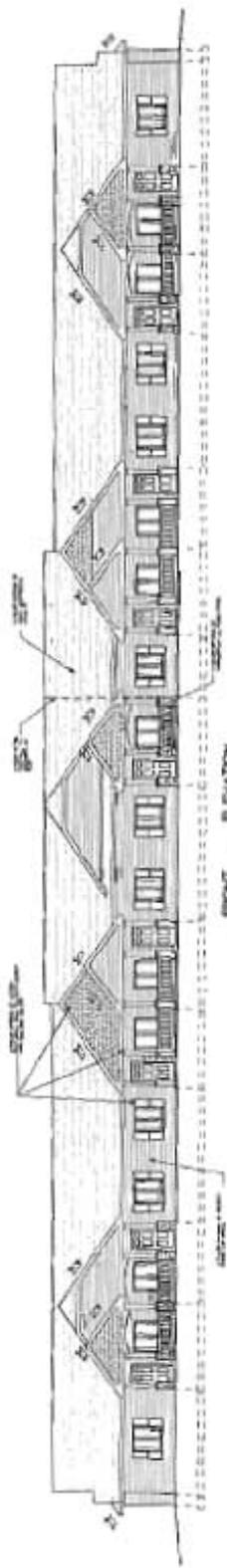
FRANK MUEHL & ASSOCIATES, INC.
 ARCHITECTS
 2000 CALIF. ST. S.F. 415
 TEL. 398-1000

STYLE NO. 2
 8 UNIT BLDG - REAR LOAD GARAGE
 OVERALL FLOOR PLAN
 EXTERIOR ELEVATIONS

SUN FOUNTAIN VILLAGE
 AND
 DUNDY CONDORUMS
 CITY OF KERRIA, KERRIA COUNTY, MISSOURI



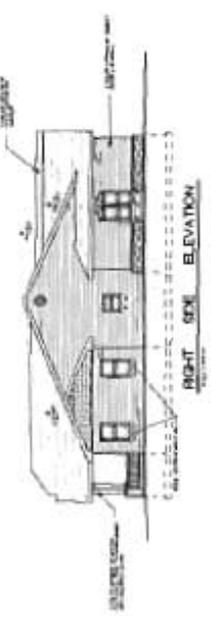
OVERALL FLOOR PLAN
 BLDG. 41, 45



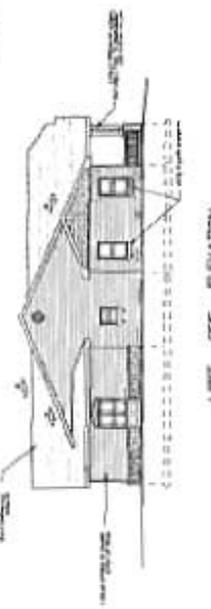
FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

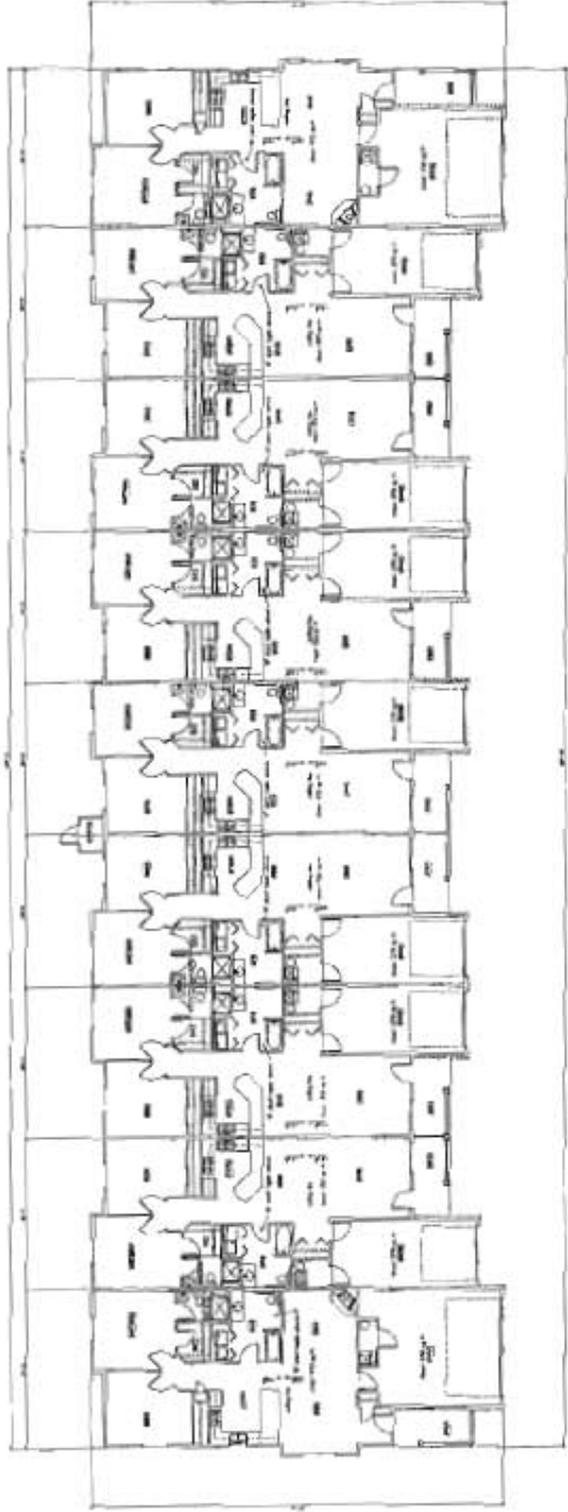


SUN POINTE VILLAGE
 DUPLEX CONDOMINIUMS
 CITY OF HOUSTON, HOUSTON, TEXAS

9 UNIT BLDG - FRONT LOAD GARAGE
 FLOOR PLAN
 ELEVATIONS

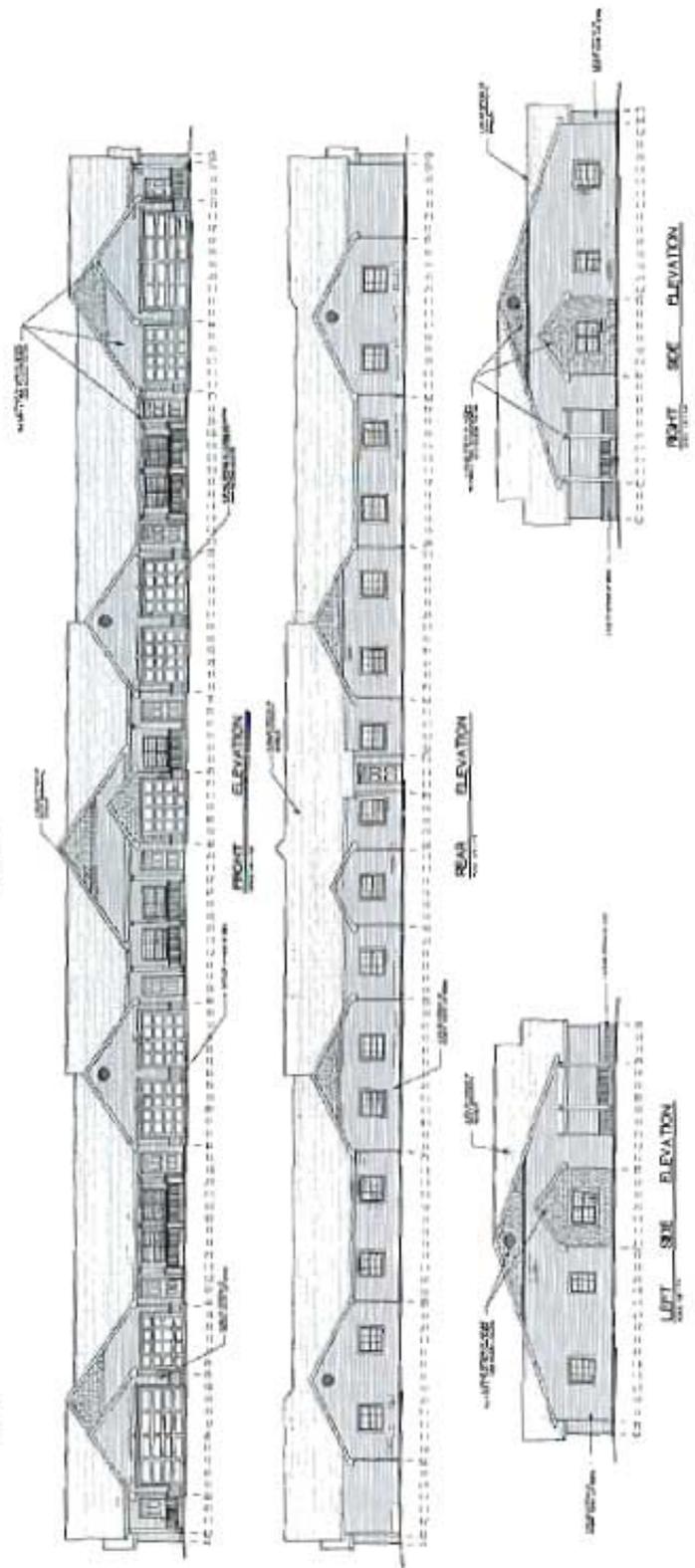
PROJECT: SUN POINTE VILLAGE
 12000 W. 28th Street, Houston, TX 77058
 DATE: 01/15/2008
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS

SCALE: 1/8" = 1'-0"
 SHEET NO. 101
 OF 115



FLOOR PLAN
 BLDG #1

NOTE: SEE WALLS ELEVATION FOR FINISHES



FRONT ELEVATION

REAR ELEVATION

LEFT SIDE ELEVATION

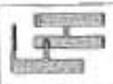
RIGHT SIDE ELEVATION

DATE: 11/15/55
 BY: W.P.C.
 SHEET NO. 0413

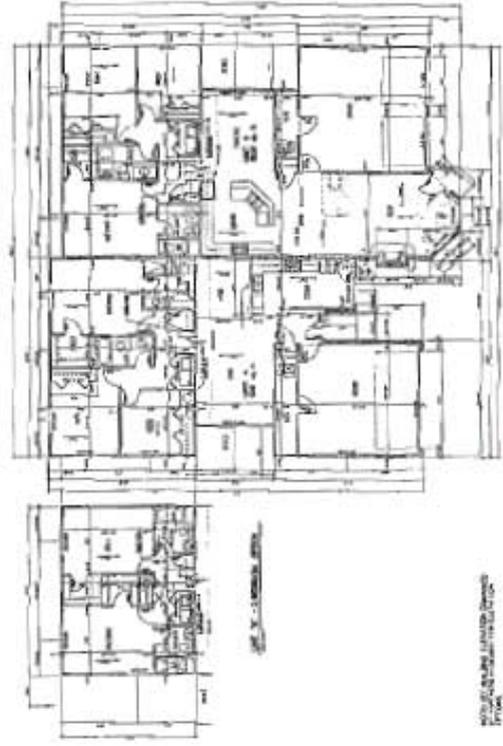
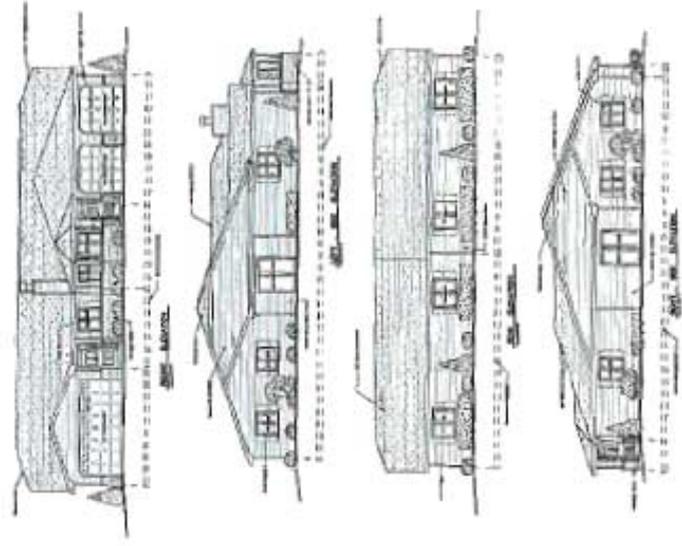
FRANK, GARDNER & ASSOCIATES, INC.
 ARCHITECTS
 1700 BROADWAY, NEW YORK 17, N.Y.
 PROJECT: SUN POINT VILLAGE
 DUPLEX CONDOMINIUMS
 SHEET NO. 0413

DUPLEX CONDOMINIUMS

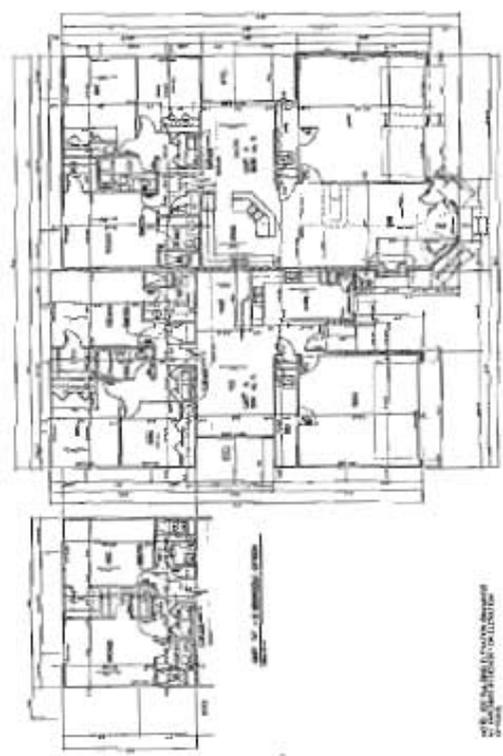
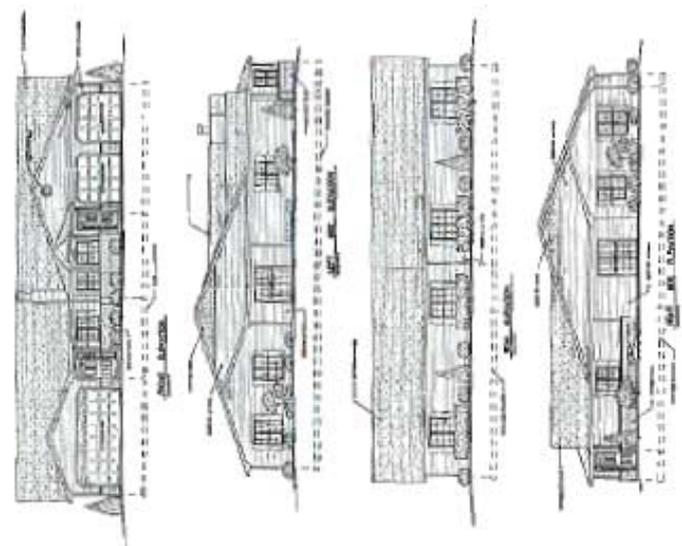
SUN POINT AND
 DUPLEX CONDOMINIUMS
 OFF. OF KENYA, KENYA CO., WISCONSIN



STYLE NO. 2 - DUPLEX CONDOMINIUMS



STYLE NO. 1 - DUPLEX CONDOMINIUMS



SUN POINTE VILLAGE



9 UNIT BUILDING

SUN POINTE VILLAGE



BEÇONIA / AZALEA UNITS



AZALEA / BEÇONIA UNITS