



**Agenda**  
**City Plan Commission Meeting**  
**Municipal Building, 625 52nd Street - Room 202, Kenosha, WI**  
**Thursday, March 24, 2016**  
**5:00 pm**

Mayor Keith Bosman, Chairperson  
Aldersperson Scott Gordon, Vice-Chairperson  
Aldersperson Jan Michalski  
Aldersperson Kurt Wicklund  
Commissioner Pat DeGrace

Commissioner Anita Faraone  
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 March 7, 2016

1. Request for Relief to the off-street parking requirement for an addition to a building at 5700 49th Street. (Firehouse Towing) (District 16) PUBLIC HEARING
2. Conditional Use Permit Amendment for a 942 s.f. press box and bleachers to be located at 8560 26th Avenue. (KUSD/Tremper High School) (District 9) PUBLIC HEARING
3. Conditional Use Permit Amendment for a 1,133 s.f. press box and bleachers to be located at 2804 39th Avenue. (KUSD/Bullen Middle School) (District 10) PUBLIC HEARING
4. Resolution by the Mayor - To Dedicate Certain City-Owned Parcels of Land for Park Purposes. (District 2) PUBLIC HEARING

Commissioners' Comments

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

**CITY PLAN COMMISSION - Special Meeting  
Minutes  
March 7, 2016**

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**MEMBERS PRESENT:** Mayor Bosman, Alderperson Gordon, Alderperson Michalski, Alderperson Wicklund, Patrick DeGrace and Anderson Lattimore

**MEMBERS EXCUSED:** Anita Faraone, Robert Hayden, Bradley Kleba, and Jessica Olson

**STAFF PRESENT:** Jeffrey B. Labahn and Rich Schroeder

*Others Present:* Alderpersons LaMacchia and Bostrom

The meeting was called to order at 4:30pm by Mayor Bosman, roll call was taken.

**Citizens Comments** - No comments

A motion was made by Alderperson Michalski and seconded by Mr. Lattimore to approve the minutes of the February 18, 2016 meeting . The motion passed. (Ayes 6, Noes 0)

Mayor Bosman asked that Items 1, 2, and 3 be taken together for public hearing purposes. All items were read.

- 1. Resolution by the Mayor - One-Lot Certified Survey Map for property generally located South of STH 142 and West of the West Frontage Road. (Route 142, LLC/#4) (District 16) PUBLIC HEARING**
- 2. Development Agreement between the City of Kenosha, the Kenosha Water Utility, Bridge Kenosha, LLC and Route 142, LLC for property generally located South of STH 142 and West of the West Frontage Road. (District 16) PUBLIC HEARING**
- 3. Conditional Use Permit Amendment for a Distribution Facility to be located South of STH 142 and West of the West Frontage Road. (Uline) (District 16) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Alderperson Michalski asked for clarification on the revised recommendation to Item 2. Rich Schroeder, Deputy Director, explained it was prompted by the City Attorney to reiterate the Letters of Credit are required and must be approved by the City Attorney.

Mr. Lattimore asked if the applicant is aware of this requirement. Mr. Schroeder said yes.

A motion was made by Alderperson Gordon and seconded by Mr. DeGrace to approve Item 1, the Certified Survey Map. The motion passed. (Ayes 6, Noes 0)

A motion was made by Alderperson Gordon and seconded by Mr. Lattimore to approve Item 2, the Development Agreement with the amended recommendation. The motion passed. (Ayes 6, Noes 0)

A motion was made by Alderperson Gordon and seconded by Alderperson Michalski to approve Item 3, the Conditional Use Permit Amendment. The motion passed. (Ayes 6, Noes 0)

**4. Conditional Use Permit for a 9,930 s.f. office building to be located at 6441 Green Bay Road. (Gateway Mortgage) (District 16) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Alderperson Michalski asked if the Alderperson of the district has commented. Mr. Schroeder said we have not received any comments.

A motion was made by Alderperson Gordon and seconded by Mr. DeGrace to approve the Conditional Use Permit. The motion passed. (Ayes 6, Noes 0)

**5. Conditional Use Permit Extension for a 45-unit apartment building to be located at 720 59th Place. (Residences at Library Park) (District 2) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Alderperson Gordon asked if this was the old KYF. Jeffrey B. Labahn, Director, said yes. The project was previously approved and had secured tax credits, but other approvals were not in place. Now they are ready to move forward.

A motion was made by Alderperson Gordon and seconded by Mr. DeGrace to approve the Conditional Use Permit Extension. The motion passed. (Ayes 6, Noes 0)

**6. Conditional Use Permit for a 9,010 s.f. gas station/convenience store with a car wash to be located South of 80th Street and West of 33rd Avenue. (Kwik Trip) (District 14) PUBLIC HEARING**

Public hearing opened.

Troy M., 1626 Oak Street, LaCrosse, representing Kwik Trip was available for questions. He indicated that they do have concerns with eliminating the East right-in only and would like it approved.

Justin Schuler, RA Smith, Brookfield, was available for traffic questions.

Steve Mills, 4011 80th Street, supports the project.

Mark Anderson, 1421 43rd Avenue, Festival Foods affiliate, supports the project.

Public hearing closed.

Mr. Schroeder said Staff has concerns with the proposed right-in access off the private drive. Staff recommends elimination of the access from the East side of the property.

Alderson Gordon asked the length from 80th Street to the right-in entrance drive. Mr. Schuler said approximately 135 feet, Staff is looking for 200 feet or more, stacking 4-5 cars. Alderson Gordon said this is a concern.

Mr. DeGrace asked if there could be access on both the East side and the South side. Mr. Schroeder said this was not allowed on other sites and the Commission should hold them to the same restrictions for safety. Mr. Labahn added that some of the drive openings referenced at other establishments are older establishments and would no longer be allowed. The amount of activity has increased and there is likely more to come when the former SuperValu building is re-occupied.

Alderson Michalski asked if the Public Works Engineers have reviewed this. Mr. Schroeder said they have the same preference, but since this is a private drive, they cannot enforce moving it to the South.

Alderson Wicklund said this could be an issue to move over to the entrance lane in such a short area.

Mr. Lattimore asked if we have heard from the Alderman. Mr. Labahn said no. Mr. Lattimore said he has a concern with Tremper traffic.

Mayor Bosman said the right-in only lanes do not generally work out well and he doesn't support the request.

A motion was made by Alderson Michalski and seconded by Mr. Lattimore to approve the Conditional Use Permit, subject to Staff's recommendation. The motion passed. (Ayes 6, Noes 0)

**7. Resolution by the Mayor - Three-Lot Certified Survey Map for property East of 47th Avenue and North of 19th Place. (Premiere Brokerage) (District 5)  
PUBLIC HEARING**

Public hearing opened.

Steve Bostrom, Premiere Brokerage, 1720 75th Street, was available for questions.

Alderson Rocco LaMacchia, alderman of the district, supports the request.

Public hearing closed.

A motion was made by Mr. Lattimore and seconded by Alderson Gordon to approve the Certified Survey Map. The motion passed. (Ayes 6, Noes 0)

**8. Quit Claim Deed between Adams Outdoor Advertising LTD and the City of Kenosha to transfer property at 726 57th Street to the City of Kenosha. (Adams Outdoor) (District 2) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

A motion was made by Mr. DeGrace and seconded by Mr. Lattimore to approve the Quit Claim Deed. The motion passed. (Ayes 6, Noes 0)

#### **Commissioner's Comments**

Aldersperson Michalski asked if there were any plans for the property the City was receiving. Mayor Bosman said it will be used for parking for now.

The meeting adjourned at 5:15 pm.

*Meeting Minutes Prepared by: Kay Schueffner, Community Development & Inspections*

Draft

**Request for Relief to the off-street parking requirement for an addition to a building at 5700 49th Street. (Firehouse Towing) (District 16) PUBLIC HEARING**

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Aldersperson Johnson, District 16, has been notified. Property owners within 100 feet of the boundary of the property were notified. The City Plan Commission is the final review authority.

**LOCATION AND ANALYSIS:**

**Site:** 5700 49th Street  
**Zoned:** M-2 Heavy Manufacturing District / AIR-4 Airport Overlay District

1. Firehouse Towing is proposing to add onto their existing building at 5700 49th Street. The addition would be warehousing space for their towing business. The approval of the project is at Staff level.
2. Section 6.01 of the Zoning Ordinance requires the addition to the building to have nine (9) off-street parking spaces to be paved on the property. Currently there are no paved off-street parking spaces on the site. The applicant has submitted the attached Site Plan which shows that he will construct six (6) paved off-street parking spaces, for a shortage of three (3) spaces. The applicant is asking for relief for the last three (3) spaces.
3. Staff supports granting relief to the off-street parking requirements since no parking spaces are on the property currently, but an approval of the plan will require paved off-street parking spaces along with some landscaping.

**RECOMMENDATION:**

A recommendation is made to grant relief of three (3) off-street parking spaces.



Brian Wilke, Development Coordinator

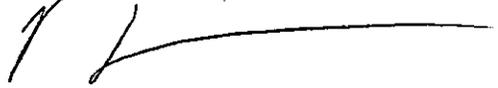


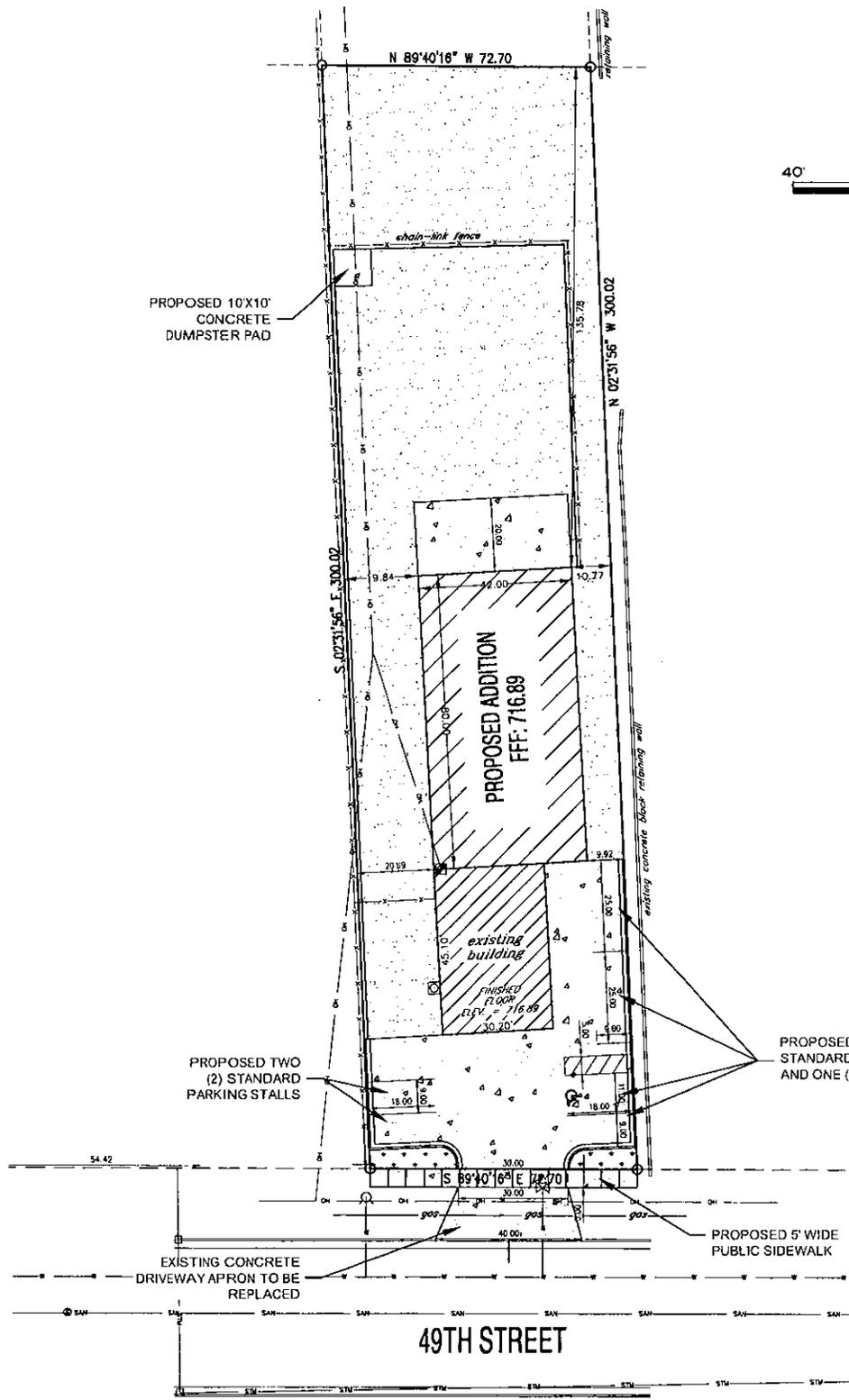
Jeffrey B. Labahn, Director

## City of Kenosha Plan Commission

My name is Bryan Infusino. I own the property at 5700 49th St in Kenosha, I am looking to put an addition onto the existing building that would require 9 parking spaces and I am only able to fit 5 at this time. I am asking to have the required parking spaces adjusted to allow me to go ahead with my addition. This location is used as my tow yard to store impounded vehicles and my tow trucks, it is not a retail location where we have a lot of customers coming and going, If you have any questions, please feel free to contact me at 262-308-9332 thank you.

Bryan Infusino

A handwritten signature in black ink, appearing to read 'Bryan Infusino', with a long horizontal line extending to the right.



**DIMENSIONED SITE PLAN**

- SITE PLAN LEGEND**
- PROPOSED CONCRETE PAVEMENT
  - EXISTING GRAVEL AREA
  - PROPOSED LANDSCAPE AREAS



40' 20' 0' 20' 40'  
SCALE 1"=20'



**Nielsen Madsen & Barber S.C.**  
 Civil Engineers and Land Surveyors  
 1458 Horizon Blvd., Suite 200, Racine, WI, 53406  
 Tele: (262)634-5588 Fax: (262)634-5024  
 Website www.nimbosc.net

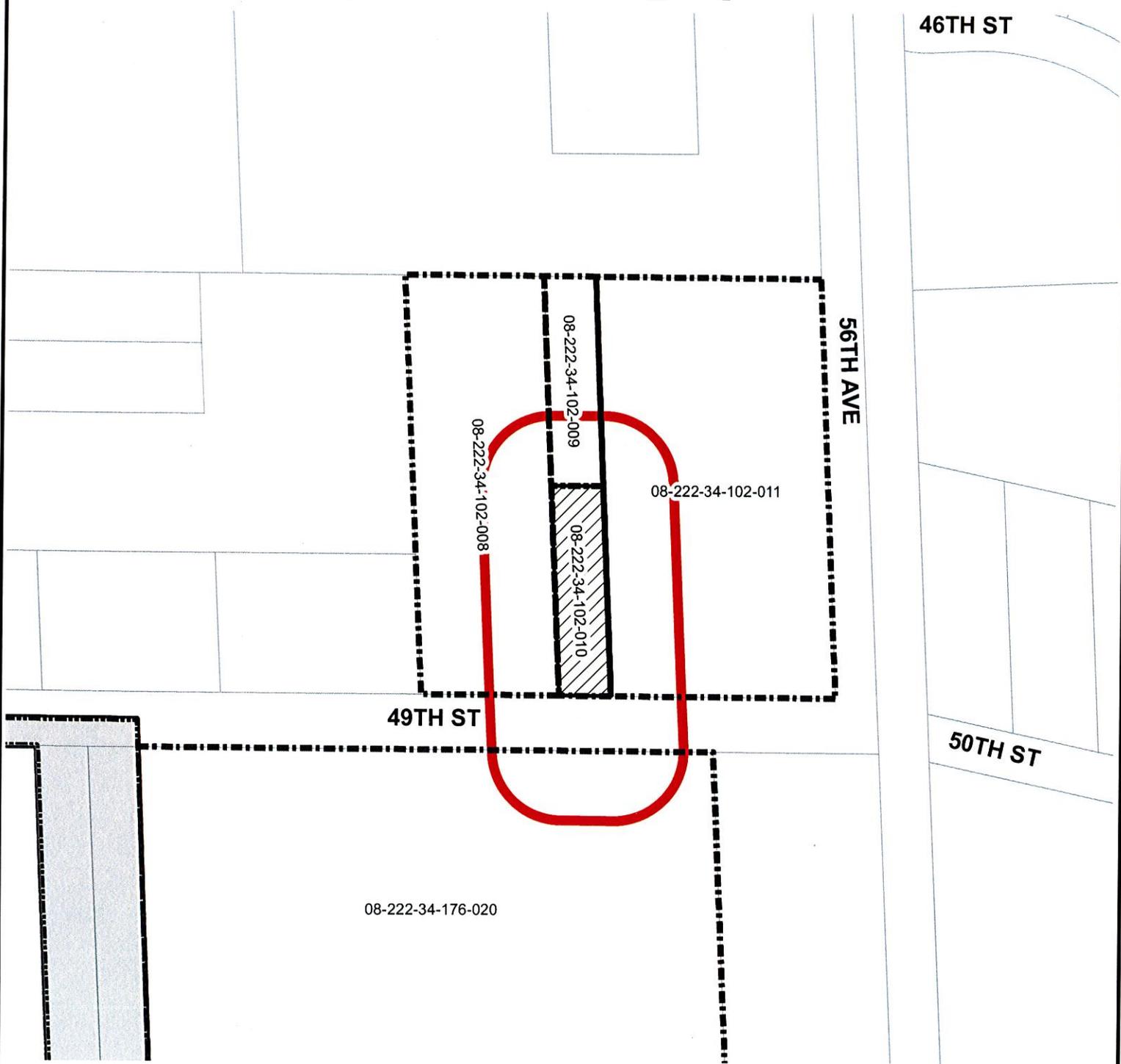
**EXISTING CONDITIONS & DIMENSIONED SITE PLAN**  
 FOR  
**INFUSINO PROPERTIES, LLC.**  
 CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE
1	REVISED PARKING LOT LAYOUT	MTS	03-11-16

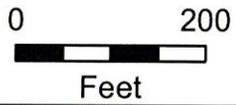
**DIGGERS HOTLINE**  
 Call 811 or (800) 242-8511  
 www.Diggersfotline.com

PROJ. MGR: \_\_\_\_\_ MRM  
 DRAFTED: \_\_\_\_\_ ALJ  
 DATE: 12-07-2015  
 CHECKED: \_\_\_\_\_ MRM  
 DATE: 03-10-2016  
**2015.0137.01**  
 SHEET  
**1** OF **4**

# Firehouse Towing Relief to Off-Street Parking Requirements



-  Subject Property
-  100-foot Notification Boundary



## ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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**23. Funeral Home:** 1.0 space per 50 square feet of gross floor area of public spaces, including parlor, chapel, reception, lobby and lounge areas.

**24. Self-Service Storage Facility:** 3.0 spaces minimum, plus 1 space per 100 storage units.

**25. Medical Offices, Clinic, Laboratory, and Professional Offices of a Dentist, Doctor, Surgeon or Other Individual Licensed to Practice Medicine:** 1.0 space per 250 square feet of gross floor area.

**26. Recreational Uses-Indoor, Private:**

**a. Bowling Alley:** 5.0 spaces per alley, plus additional spaces as may be required herein for affiliated uses such as restaurants and other mixed uses.

**b. Game and Athletic Courts:** 3.0 spaces per court.

**c. Physical Fitness and Health Club:** 1.0 space per 200 square feet of gross floor area.

**d. Other Indoor Recreational Uses:** 1.0 space per 500 square feet of gross floor area.

**e. Golf Range, Batting Range, Batting Cage, or Golf and/or Batting Simulator:** 3.0 spaces per individual station.

**27. Recreational Uses-Outdoor, Private:**

**a. Athletic Field:** 10.0 spaces per field, plus 1.0 space per 10 seats within bleachers or stands.

**b. Golf Driving Range:** 2.0 spaces per driving tee.

**c. Golf Courses:** 3.0 spaces per hole, plus spaces equal to 30% of the total licensed capacity of any affiliated clubhouse, restaurant or lounge.

**d. Other Outdoor Recreational Uses:** 1.0 space per 5,000 square feet of lot area.

**28. Restaurants Without Drive-in or Drive-through Facilities:** 10.0 spaces minimum, or spaces equal to 30% of the total licensed capacity, whichever is greater.

**29. Restaurants With Drive-in or Drive-through Facilities:** 10.0 spaces minimum, or spaces equal to 40% of the total licensed capacity, whichever is greater.

**30. Shopping Centers:** 4.5 spaces per 1,000 square feet of leasable floor area, and any additional parking required as part of a conditional use review.

**31. Taverns and Cocktail Lounges:** 10.0 spaces minimum, or spaces equal to 20% of the total licensed capacity, whichever is greater.

**32. Recycling Collection Centers:** Minimum of five (5) parking spaces.

### MANUFACTURING

**33. Manufacturing & Industrial Establishments or Uses:** 2.0 spaces per 3 employees on maximum shift, but in no event less than 2.0 spaces per 1,000 square feet of gross floor area.

**34. Wholesale and Warehouse Establishments, and Distribution Plant:** 2.0 spaces per 3 employees on maximum shift, but in no event less than:

**a.** 1.0 space per 1,000 square feet of gross floor area for the first 20,000 square feet.

**b.** 1.0 space per 2,000 square feet of gross floor area for the second 20,000 square feet.

**c.** 1.0 space per 4,000 square feet of gross floor area in excess of the initial 40,000 square feet of floor area of the building.

#### 6.02 LOADING REQUIREMENTS



March 16, 2016

***PUBLIC MEETING NOTICE***  
**Off-Street Parking Exception**  
**5700 49th Street (Firehouse Towing)**

Property Owner:

The property owner from the property at 5700 49th Street, is requesting a Special Exception from the Off-Street Parking Requirements found in Section 6 of the Zoning Ordinance. Our records indicate that you own property within 100 feet of that property.

The Zoning Ordinance requires nine (9) off-street parking spaces with a proposed addition to the building. The applicant is proposing to construct six (6) off-street parking spaces, a shortage of three (3) off-street parking spaces. A map of this area is enclosed.

***A public hearing will be held as follows:***

***City Plan Commission Meeting***  
***Thursday, March 24, 2016 at 5:00 pm***  
***Room 202 of the Municipal Building, 625 52nd Street***

The public hearing provides an opportunity to voice any concerns or ask any questions about the Special Exception Request.

If you have any questions or would like to see a copy of the proposed plans, please contact Brian Wilke at 262.653.4049 or via email at [bwilke@kenosha.org](mailto:bwilke@kenosha.org).

BRW:kas  
Enclosure



CITY PLAN COMMISSION  
Staff Report - Item 2

Thursday, March 24, 2016 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

Conditional Use Permit Amendment for a 942 s.f. press box and bleachers to be located at 8560 26th Avenue. (KUSD/Tremper High School) (District 9) PUBLIC HEARING

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Aldersperson Rosenberg, District 9 has been notified. The City Plan Commission is the final review authority.

**LOCATION AND ANALYSIS:**

**Site:** 8560 26th Avenue  
**Zoned:** IP Institutional Park

1. On November 19, 2015, Kenosha Unified School District (KUSD) received City Plan Commission approval to construct a new press box and bleachers structure at Tremper High School. The proposed structure will be built behind the existing baseball field, southwest of the school. The existing tennis courts will also be reconfigured on the site.
2. The new construction would be part of a proposed complex and will include:
  - a. Three (3) baseball/softball fields;
  - b. Tennis courts - relocated from Bradford High School.
3. KUSD is proposing to amend the exterior elevations of the press box structure. The revised elevations would consist entirely of split-faced concrete blocks and glass. The new elevations also have hip roofs instead of flat roofs.

**RECOMMENDATION:**

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

  
\_\_\_\_\_  
Brian Wilke, Development Coordinator

  
\_\_\_\_\_  
Jeffrey B. Labahn, Director

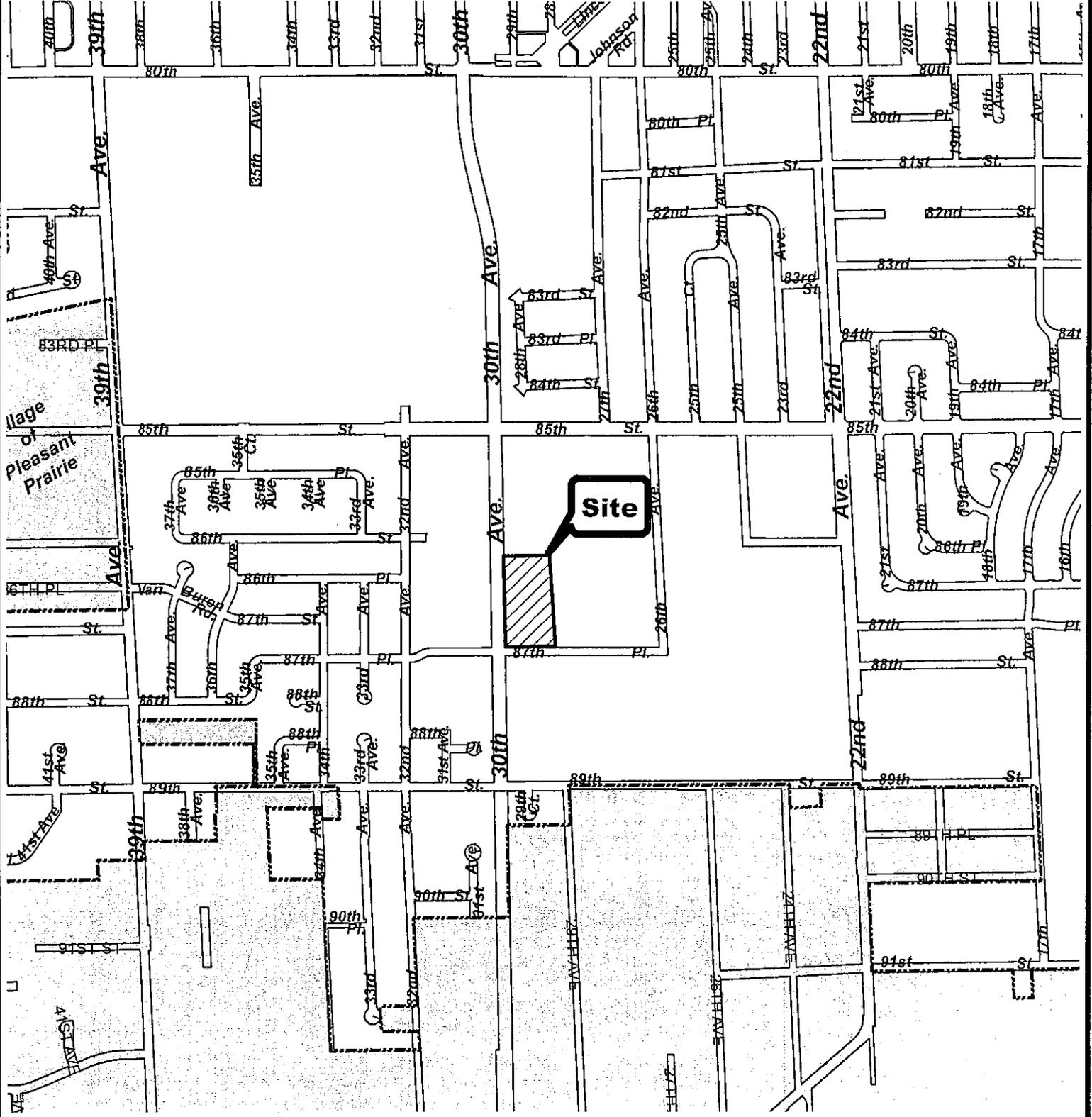
1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
  - a. The applicant shall obtain all required construction permits from the Department of Community Development & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.
  - b. The applicant shall obtain a Stormwater Management 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 permit is 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 roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.
  - h. 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.
  - i. Applicant shall meet all applicable Conditions of Approval and obtain a Building permit within twelve (12) 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.
  - j. All vehicles shall be parked within the designated paved areas.
  - k. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced/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
  
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 November 10, 2015.
  - b. The Utility Plan shall be revised and resubmitted for review and approval addressing the comments listed in the Kenosha Water Utility memo dated November 6, 2015.

/u2/acct/cp/ckays/1CPC/2015/NOV19/9-conditions-KUSD Tremper.doc

# City of Kenosha

## Vicinity Map Tremper High School Athletic Improvements CUP



----- Municipal Boundary





**Partners in Design**  
**ARCHITECTS**

**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

October 19, 2015

Kenosha Fire Department  
City of Kenosha

**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

Re: KUSD Athletic Facilities Improvements

**To whom it may concern:**

This document serves as the letter of intent for fire suppression systems, sprinklers, smoke and heat detection, fire alarms, fire extinguishers, etc. relative to the Kenosha Unified School District athletic facility improvements project.

The improvements contemplated at each site are all un-heated, seasonally occupied buildings and bleacher structures that will be shut down and unoccupied each winter. The bleacher structures will have a full enclosure below them but will also be unoccupied storage space that will not be conditioned in any way. The site improvements include the following:

Tremper - Press Box/Storage Building (942 sf), tennis courts, baseball fields and soccer fields

Ameche Field - Press Box 500 sf), Bleacher seating with enclosed unoccupied storage below (12,025 sf), team/concessions building with public restrooms (4,456 sf), and a press box/storage building for the softball field (288 sf)

Bradford - Press Box (500 sf), Bleacher seating with enclosed unoccupied storage below (11,525 sf) and team/concessions building with public restrooms (4,316 sf)

Bullen - Press box/storage building (1,113 sf), tennis courts, baseball fields and soccer fields

Since all of the structures, with the exception of the bleacher seating, are below the minimum threshold under the city ordinance for requiring an automatic fire sprinkler system, we do not intend to install automatic sprinklers. Additionally, the bleacher enclosure is an unoccupied storage area and thus will not be sprinkled. All other code required smoke, heat, alarm and extinguisher requirements will be met.

Sincerely,

Mark A. Molinaro Jr., AIA

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

**MAILING INFORMATION**

**NAME OF PROJECT:** TREMPER H.S. ATHLETIC FACILITIES IMPROVEMENTS

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

Name and Address of Applicant [Please print]:  
KENOSHA UNIFIED SCHOOL DISTRICT  
PST FINNEMORE  
3600 52 STREET  
KENOSHA, WI 53144  
 Phone: (262) 359-6331  
 Fax: (262) 359-7500  
 E-Mail: pfinnemo@kUSD.edu

Name and Address of Architect/Engineer [Please print]:  
PARTNERS IN DESIGN ARCHITECTS INC  
MARK MOLINARO JR  
600 52 STREET SUITE 220  
KENOSHA, WI 53140  
 Phone: (262) 652-2800  
 Fax: \_\_\_\_\_  
 E-Mail: markm@pidarchitects.com

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): 8560 26 AVENUE

**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

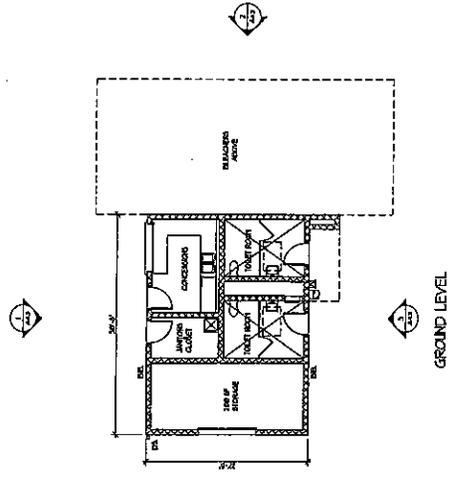
Office Hours:  
 M - F 8:00 am - 4:30 pm

**SECTION 4  
CONDITIONAL USE PERMIT**

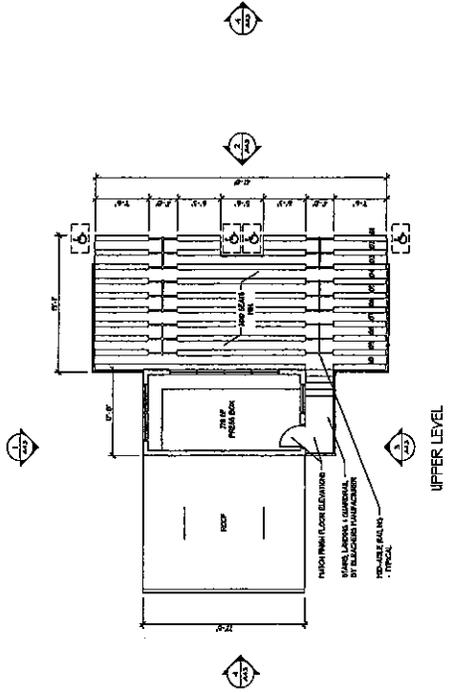
<b>Additional Information Required:</b>	Building or Addition Square Footage: <u>942 S.F.</u> Existing Building Size: _____ Site Size: <u>4.56 Acres</u> Current # of Employees _____ Anticipated # of New Employees _____ Anticipated Value of Improvements _____																						
<b>Submittal Requirements:</b>	<ul style="list-style-type: none"> <li>➤ Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale</li> <li>➤ Developer Site Plan/Conditional Use Permit Checklist (Appendix A)</li> </ul>																						
<b>If Item to be Reviewed by Plan Commission/Common Council must Submit:</b>	<ul style="list-style-type: none"> <li>➤ 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)</li> <li>➤ Sample Board containing colored samples of all exterior building materials</li> </ul>																						
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GROUND LEVEL



UPPER LEVEL

TREMPER  
 VARSITY BASEBALL BLEACHERS  
 1/8" = 1'-0"







CITY PLAN COMMISSION  
Staff Report - Item 3

Thursday, March 24, 2016 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

Conditional Use Permit Amendment for a 1,133 s.f. press box and bleachers to be located at 2804 39th Avenue. (KUSD/Bullen Middle School) (District 10) PUBLIC HEARING

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Aldersperson Kennedy, District 10 has been notified. Aldersperson Paff has been notified because his district is within 100 feet of the proposed project. The City Plan Commission is the final review authority.

**LOCATION AND ANALYSIS:**

**Site:** 2804 39th Avenue

**Zoned:** IP Institutional Park; Air-4 Airport Overlay; Air-5 Airport Overlay; and RS-1 Single-Family Residential

1. Kenosha Unified School District (KUSD) is proposing to construct a new press box and bleachers structure at Bullen Middle School. The complex will be built where the current track/football stadium sits. Additional soccer practice fields will be constructed on the south end of the property.
2. The new construction would be part of a proposed complex and will include:
  - a. Three (3) baseball/softball fields;
  - b. Tennis courts - relocated from Bradford High School.
3. KUSD is proposing to amend the exterior elevations of the press box structure. The revised elevations would consist entirely of split-faced concrete blocks and glass. The new elevations also have hip roofs instead of flat roofs.

**RECOMMENDATION:**

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

Brian Wilke, Development Coordinator

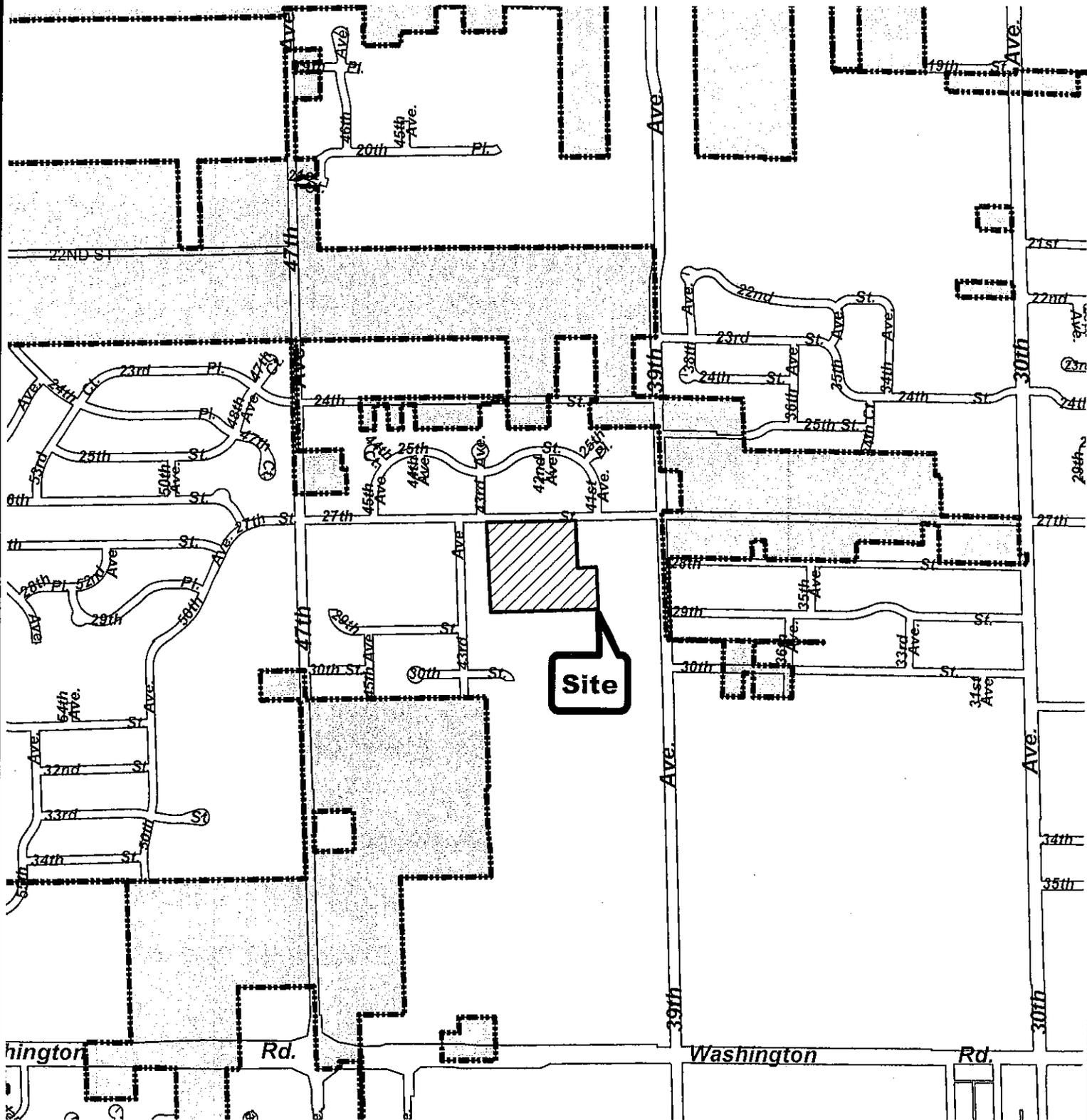
Jeffrey B. Labahn, Director

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 a Stormwater Management 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 permit is 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 roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.
  - h. 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.
  - i. Applicant shall meet all applicable Conditions of Approval and obtain a Building permit within twelve (12) 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.
  - j. All vehicles shall be parked within the designated paved areas.
  - k. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced/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
  
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 November 10, 2015.
  - b. The Utility Plan shall be revised and resubmitted for review and approval addressing the comments listed in the Kenosha Water Utility memo dated November 6, 2015.
  - c. The asphalt turnaround near the storage building must be larger to support Kenosha Fire Department apparatus and their turning movements in case of a fire or medical emergency.
  - d. Provide clarification on baseball field or tennis court lighting, if any. Any lighting in these areas shall not cause light spillover or glare into the adjacent residential areas.

# City of Kenosha

## Vicinity Map Bullen Middle School Athletic Improvements CUP



Site

----- Municipal Boundary



0 1,000 Feet



**Partners in Design**  
ARCHITECTS

**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

October 19, 2015

Kenosha Fire Department  
City of Kenosha

Re: KUSD Athletic Facilities Improvements

**To whom it may concern:**

This document serves as the letter of intent for fire suppression systems, sprinklers, smoke and heat detection, fire alarms, fire extinguishers, etc. relative to the Kenosha Unified School District athletic facility improvements project.

The improvements contemplated at each site are all un-heated, seasonally occupied buildings and bleacher structures that will be shut down and unoccupied each winter. The bleacher structures will have a full enclosure below them but will also be unoccupied storage space that will not be conditioned in any way. The site improvements include the following:

Tremper - Press Box/Storage Building (942 sf), tennis courts, baseball fields and soccer fields

Ameche Field - Press Box 500 sf), Bleacher seating with enclosed unoccupied storage below (12,025 sf), team/concessions building with public restrooms (4,456 sf), and a press box/storage building for the softball field (288 sf)

Bradford - Press Box (500 sf), Bleacher seating with enclosed unoccupied storage below (11,525 sf) and team/concessions building with public restrooms (4,316 sf)

Bullen - Press box/storage building (1,113 sf), tennis courts, baseball fields and soccer fields

Since all of the structures, with the exception of the bleacher seating, are below the minimum threshold under the city ordinance for requiring an automatic fire sprinkler system, we do not intend to install automatic sprinklers. Additionally, the bleacher enclosure is an unoccupied storage area and thus will not be sprinkled. All other code required smoke, heat, alarm and extinguisher requirements will be met.

Sincerely,

Mark A. Molinaro Jr., AIA

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

**MAILING INFORMATION**

**NAME OF PROJECT:** BULLEN M.S. ATHLETIC FACILITIES IMPROVEMENTS

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

<input type="radio"/>	Name and Address of Applicant (Please print): <u>KENOSHA UNIFIED SCHOOL DISTRICT</u> <u>PAT FINNEMORE</u> <u>3600 52 STREET</u> <u>KENOSHA, WI 53144</u>	Phone: <u>(262) 359-6331</u> Fax: <u>(262) 359-7900</u> E-Mail: <u>pfinnemo@kuso.edu</u>
<input checked="" type="radio"/>	Name and Address of Architect/Engineer (Please print): <u>PARTNERS IN DESIGN ARCHITECTS INC</u> <u>MARK MOLINARO JR</u> <u>600 52 STREET SUITE 220</u> <u>KENOSHA, WI 53140</u>	Phone: <u>(262) 652-2800</u> Fax: _____ E-Mail: <u>markm@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): 2804 39 AVENUE

**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:

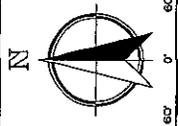
Department of Community Development & Inspections  
Planning Division  
625 52nd Street, Room 308  
Kenosha, WI 53140

Phone: 262.653.4030  
Fax: 262.653.4045

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

**SECTION 4  
CONDITIONAL USE PERMIT**

<b>Additional Information Required:</b>	Building or Addition Square Footage: <u>1,133 S.F.</u> Existing Building Size: _____ Site Size: <u>10 ACRES (APPROXIMATE)</u> Current # of Employees _____ Anticipated # of New Employees _____ Anticipated Value of Improvements _____																						
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**SITE DEMOLITION LEGEND**

- CLEARING & GRUBBING
- REMOVE CONCRETE SIDEWALK & BASE
- PULVERIZE PAVEMENT & BASE (FOR RE-USE ON SITE)
- SAW CUT PAVEMENT (FULL DEPTH)
- STORM SEWER REMOVAL (SEE PLAN)
- WATER SERVICE REMOVAL
- STORM SEWER STRUCTURES TO BE REMOVED
- UTILITY POLE TO BE REMOVED
- SITE LIGHTING POLE TO BE REMOVED
- FENCE TO BE REMOVED
- BLEACHERS TO BE REMOVED
- BENCH TO BE REMOVED AND SALVAGED TO OWNER
- GOAL POST TO BE REMOVED
- SOCCER GOAL TO BE SALVAGED TO OWNER

**EXISTING UTILITY DATA**

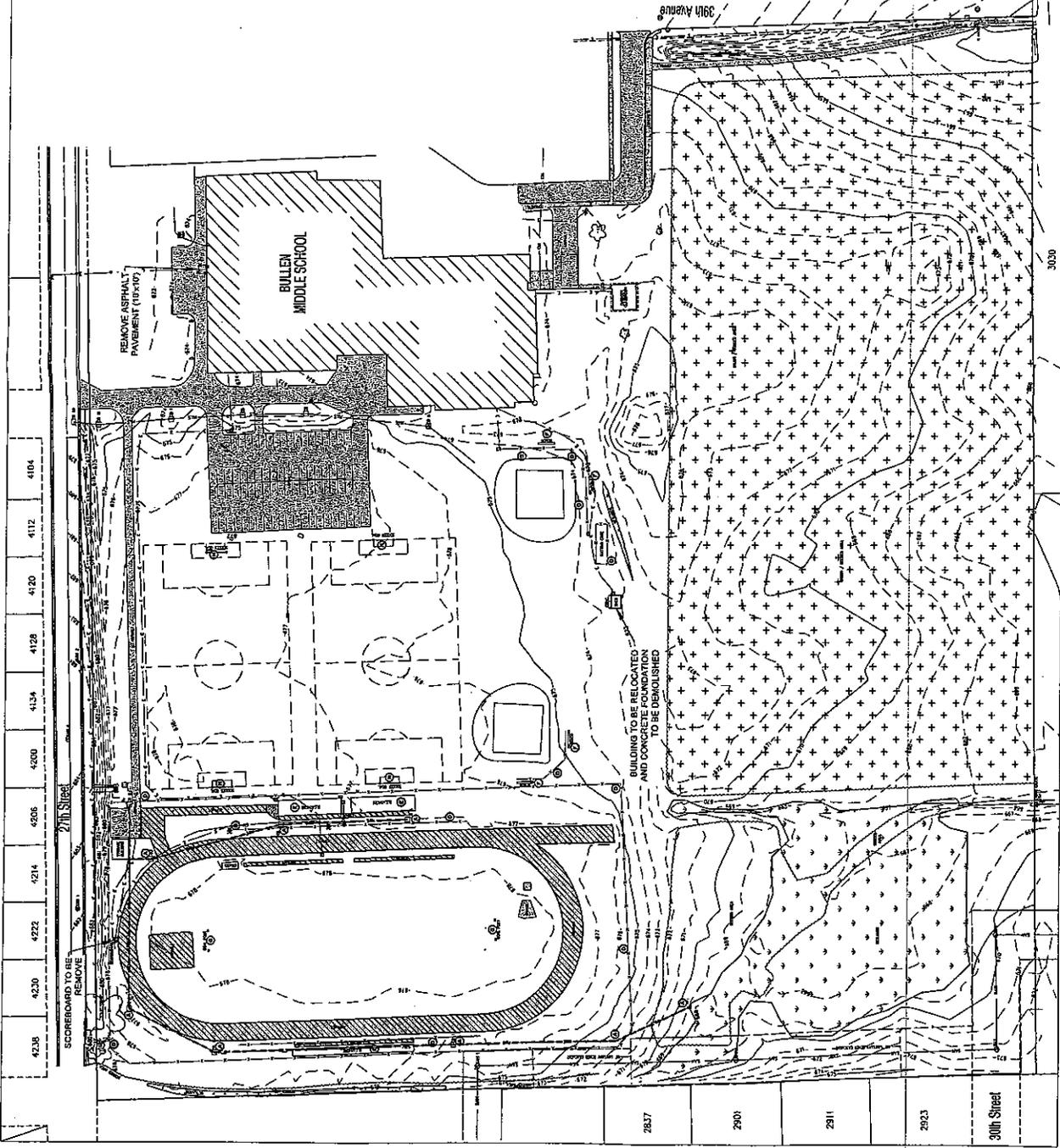
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CS 47	RM 6676	RM 6674	RM 6672
CS 48	RM 6675	RM 6673	RM 6671
CS 49	RM 6674	RM 6672	RM 6670
CS 50	RM 6673	RM 6671	RM 6669
CS 51	RM 6672	RM 6670	RM 6668
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CS 54	RM 6669	RM 6667	RM 6665
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CS 91	RM 6632	RM 6630	RM 6628
CS 92	RM 6631	RM 6629	RM 6627
CS 93	RM 6630	RM 6628	RM 6626
CS 94	RM 6629	RM 6627	RM 6625
CS 95	RM 6628	RM 6626	RM 6624
CS 96	RM 6627	RM 6625	RM 6623
CS 97	RM 6626	RM 6624	RM 6622
CS 98	RM 6625	RM 6623	RM 6621
CS 99	RM 6624	RM 6622	RM 6620
CS 100	RM 6623	RM 6621	RM 6619

**NOTES:**

1. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH, NC DEPARTMENT OF PUBLIC WORKS, DIVISION OF PUBLIC UTILITIES, CHAPTER 152, SECTION 152.02.
2. ALL UTILITIES SHALL BE DELETED FROM THE PLAN.
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19. ALL UTILITIES SHALL BE DELETED FROM THE PLAN.
20. ALL UTILITIES SHALL BE DELETED FROM THE PLAN.

**LEGEND:**

- 1. SANITARY SEWER
- 2. WATER
- 3. GAS
- 4. TELEPHONE
- 5. CABLE
- 6. FIBER OPTIC
- 7. POWER
- 8. COMMUNICATION
- 9. CONDUIT
- 10. LIGHTNING
- 11. WATER CONTROL VALVE
- 12. VALVE
- 13. ELECTRICAL
- 14. ELECTRICAL
- 15. ELECTRICAL
- 16. ELECTRICAL
- 17. ELECTRICAL
- 18. ELECTRICAL
- 19. ELECTRICAL
- 20. ELECTRICAL



CB 1	RM 872.22	CB 11	RM 872.30
CB 2	RM 872.30	CB 12	RM 872.30
CB 3	RM 872.30	CB 13	RM 872.30
CB 4	RM 872.30	CB 14	RM 872.30
CB 5	RM 872.30	CB 15	RM 872.30
CB 6	RM 872.30	CB 16	RM 872.30
CB 7	RM 872.30	CB 17	RM 872.30
CB 8	RM 872.30	CB 18	RM 872.30
CB 9	RM 872.30	CB 19	RM 872.30
CB 10	RM 872.30	CB 20	RM 872.30

**UTILITY NOTE:**  
 EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL. THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES ARE TO BE DETERMINED BY FIELD SURVEY AND UTILITY CONNECTIONS AND TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. DIGGERS HOTLINE: PRIOR TO ANY CONSTRUCTION.

LEGEND:  
 -S-1- SURVEY STAKE  
 -S-2- FENCE  
 -C-1- CATCH BASIN  
 -C-2- COMMUNICATIONS  
 -C-3- COMMERCIAL UTILITY  
 -E-1- ELECTRIC CONDUIT  
 -E-2- ELECTRIC WIRE  
 -E-3- ELECTRIC POLE  
 -E-4- ELECTRIC MOUNTING  
 -E-5- ELECTRIC LINE  
 -G-1- GAS LINE  
 -G-2- GAS VALVE  
 -H-1- HYDRAULIC  
 -H-2- HYDRAULIC VALVE  
 -H-3- HYDRAULIC LINE  
 -H-4- HYDRAULIC MOUNTING  
 -H-5- HYDRAULIC LINE

39th Avenue

PRACTICE FIELD C

PRACTICE FIELD B

PRACTICE FIELD A

RETENTION BASIN

27th Street

4238 4230 4222 4214 4206 4200 4192 4184 4176 4168 4160 4152 4144 4136 4128 4120 4112 4104

30th Street

2937 2901 2811 2823









CITY PLAN COMMISSION  
Staff Report - Item 4

Thursday, March 24, 2016 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

**Resolution by the Mayor - To Dedicate Certain City-Owned Parcels of Land for Park Purposes.  
PUBLIC HEARING**

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

This item will also be reviewed by Public Works Committee before final approval by the Common Council. The Parks Committee voted 4-0 to approve the Resolution on Monday, March 14, 2016.

**LOCATION AND ANALYSIS:**

**Site:** City - Wide

1. The Resolution formally dedicates various City-owned parcels as park land.

**RECOMMENDATION:**

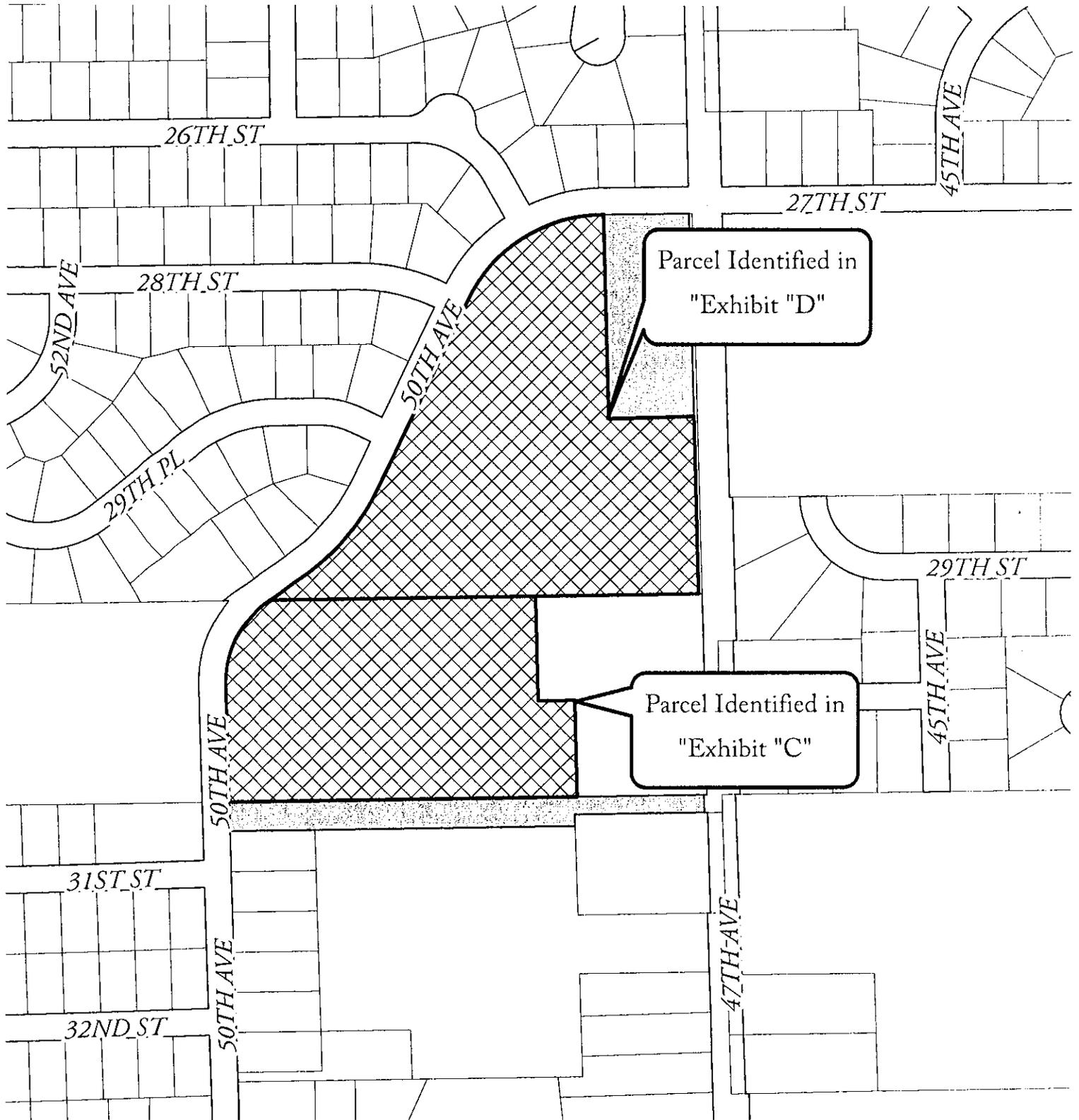
A recommendation is made to approve the Resolution.

Rich Schroeder, Deputy Director

Jeffrey B. Lapacki, Director



# Vicinity Map



 Lands to be ADDED as Park Land

 EXISTING Park Lands



0 300



Feet

# Vicinity Map



 Lands to be ADDED as Park Land

 EXISTING Park Lands



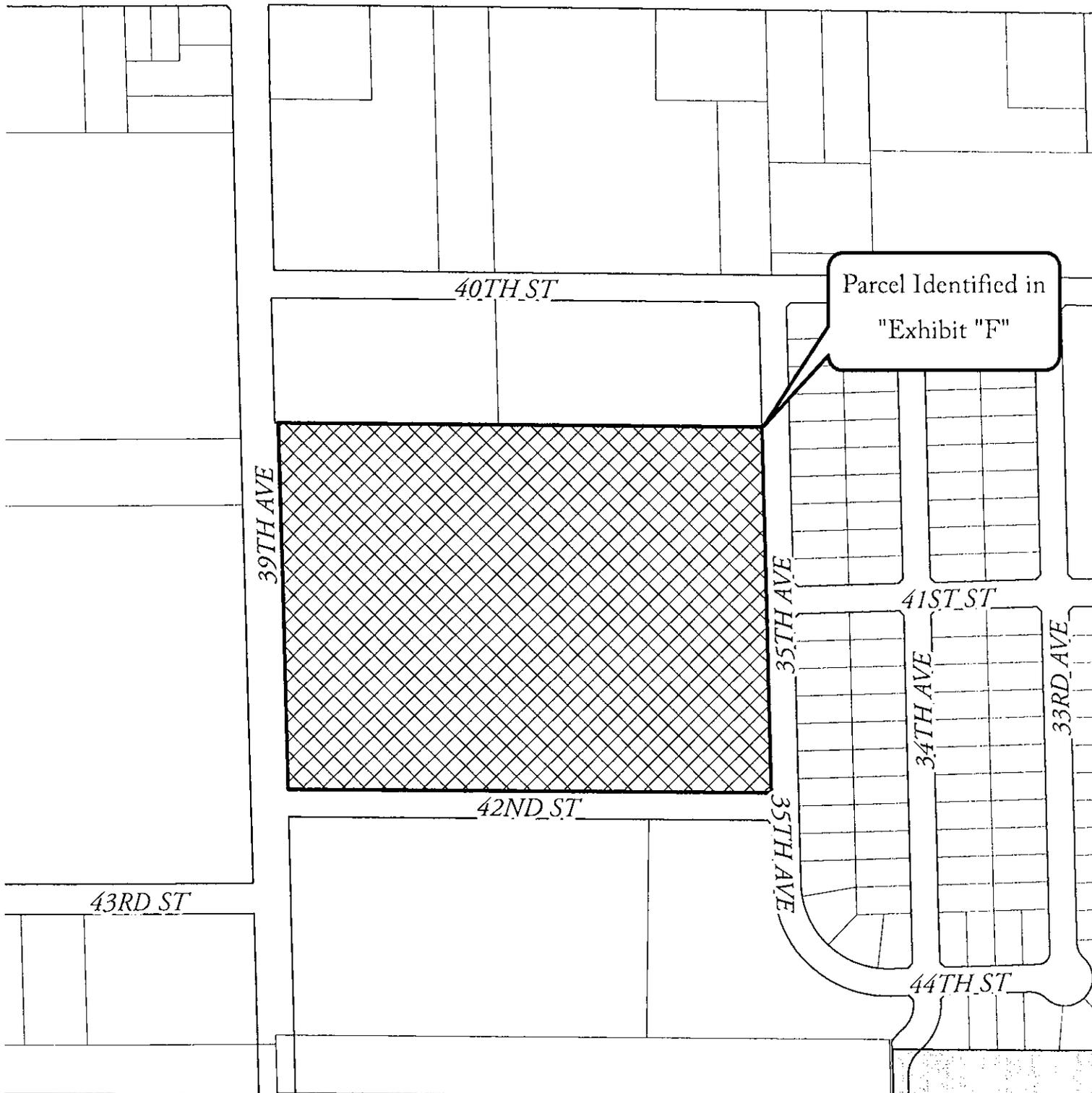
0 700



Feet

# Vicinity Map

WASHINGTON RD



Parcel Identified in  
"Exhibit "F"

 Lands to be ADDED as Park Land

 EXISTING Park Lands



0 300



Feet

**RESOLUTION \_\_\_\_\_**

**SPONSOR: MAYOR**

**RESOLUTION TO DEDICATE CERTAIN CITY-OWNED  
PARCELS OF LAND FOR PARK PURPOSES**

**WHEREAS**, the City acquired ownership of a lot with a tax parcel identification number of 03-122-06-326-030, which lot is further identified as Outlot 1 of Certified Survey Map 1921 and is more fully described in Exhibit A that is attached hereto, by quit claim deed on February 11, 2004, which Quit Claim deed has been recorded in the Kenosha County Register of Deeds with a document number of 1392937 on June 22, 2004; and

**WHEREAS**, the City acquired ownership of a lot with a tax parcel identification number 03-122-06-401-070, which lot is further described as Outlot 3 of the River Crossing One Unit 2 Subdivision plat and is more fully described in Exhibit B that is attached hereto, through dedication in the River Crossing One Unit 2 Subdivision plat, which plat was recorded in the Kenosha County Register of Deeds as document number 940523 on October 1, 1993; and

**WHEREAS**, the City acquired ownership of a lot with a tax parcel identification number 07-222-23-321-302, which lot is further described as Lot 2 of Certified Survey Map 2628 and is more particularly described in Exhibit C, by Warranty Deed dated June 5, 2008, which Warranty Deed has been recorded in the Kenosha County Register of Deeds with a document number of 1559986 on June 5, 2008; and

**WHEREAS**, the City acquired ownership of a lot with a tax parcel identification number 07-222-23-320-002, which lot is further described as Parcel 2 of Certified Survey Map 2158 and is more particularly described in Exhibit D, by Warranty Deed dated February 16, 2001, which Warranty Deed has been recorded in the Kenosha County Register of Deeds with a document number of 1208443 on February 20, 2001; and

**WHEREAS**, the City acquired ownership of a lot with a tax parcel identification number of 03-121-01-201-300, located at 13525 60<sup>th</sup> Street and more particularly described in Exhibit E, by Quit Claim Deed dated June 6, 2008, which Quit Claim Deed was recorded with the Kenosha County Register of Deeds with a document number of 1560553, and which lot was subject to an additional Quit Claim Deed from the City to the City, which was recorded with the Kenosha County Register of Deeds with a document number of 1578694, memorializing a deed restriction respecting the interests of the Wisconsin Department of Natural Resources Stewardship Program embodied in Grant Agreement Number UG52-157; and

**WHEREAS**, the City acquired ownership of a lot with a tax parcel identification number of 07-222-25-351-021, which lot is further described as Lot 1 of Certified Survey Map 2490 and is more particularly described in Exhibit F, which Lot 1 was acquired as a part of a larger parcel of land that was deeded to the City by Warranty Deed dated November 8, 1995, which Warranty Deed has been recorded in the Kenosha County Register of Deeds with a document number of 1006618, and which larger parcel was subject to said Certified Survey Map 2490 that has been recorded in the Kenosha County Register of Deeds with a document number of 1447452 on August 26, 2005, and created Lot 1; and

**WHEREAS**, the lots with tax parcel identification numbers 03-122-06-326-030 and 03-122-06-401-070, are contiguous with other City-owned parcels that have been dedicated as park land, the combination of parcels comprising a continuous tract that is depicted in Exhibit G; and

**WHEREAS**, the lots with tax parcel identification numbers 07-222-321-302 and 07-222-23-320-002, are contiguous with other City-owned parcels that have been dedicated as park land, the combination of parcels comprising a continuous tract that is depicted in Exhibit H; and

**WHEREAS**, the lot with tax parcel identification number 03-121-01-201-300 is contiguous with another City-owned parcel that has been dedicated as park land, the combination of parcels comprising a continuous tract that is depicted in Exhibit I; and

**WHEREAS**, the City-owned lots with tax parcel identification numbers 03-122-06-326-030, 03-122-06-401-070, 07-222-23-321-302, 07-222-23-320-002, 03-121-01-201-300, and 07-222-25-351-021 described herein have not been dedicated as for park purposes, although they have been utilized by the City as such for recreation purposes.

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Kenosha that the City-owned lots with tax parcel identification numbers 03-122-06-326-030, 03-122-06-401-070, 07-222-23-321-302, 07-222-23-320-002, 03-121-01-201-300, and 07-222-25-351-021, more particularly described in exhibits A through F, respectively, are dedicated for park purposes.

**BE IT FURTHER RESOLVED**, that the City Clerk/Treasurer is directed to cause this Resolution with its incorporated exhibits to be recorded with the Kenosha County Register of Deeds, and is further authorized and directed to make any technical corrections to the legal descriptions attached hereto or the tax parcel identification numbers to accomplish the recording.

Adopted this \_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_  
DEBRA SALAS, City Clerk/Treasurer

APPROVED:

\_\_\_\_\_  
KEITH G. BOSMAN, Mayor

Drafted by:  
EDWARD R. ANTARAMIAN  
CITY ATTORNEY

### **EXHIBIT A**

All of Outlot 1 (One) Certified Survey Map 1921, recorded as Document No. 1038681 with the Kenosha County Register of Deeds on October 14, 1996, being a part of the Southwest Quarter of the Northwest Quarter of Section 6 (six) and the Southwest Quarter of Section 6 (six), Township 1 (one) North, Range 22 East of the Fourth Principal Meridian in the City of Kenosha, Kenosha County, Wisconsin.

### **EXHIBIT B**

Outlot 3 of River Crossing One – Unit 2 subdivision plat, recorded in Volume 1624, Page 80, as Document No. 940523 with the Kenosha County Register of Deeds on October 1, 1993, being a part of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 6 and the Southwest Quarter of Section 6, Township 1 North, Range 22 East of the Fourth Principal Meridian in the City of Kenosha, Kenosha County, Wisconsin.

### **EXHIBIT C**

Lot 2 of Certified Survey Map No.2628, recorded with the Kenosha County Register of Deeds on May 21, 2008, as Document No. 1557734, being a part of the Southeast Quarter and Southwest Quarter of the Southwest Quarter of Section 23, Town 2 North, Range 22 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

### **EXHIBIT D**

Parcel 2 of Certified Survey Map No. 2158, being part of the Southeast Quarter and Southwest Quarter of the Southwest Quarter of Section 23, Town 2 North, Range 22 East of the Fourth Principal Meridian, as recorded with the office of the Register of Deeds for Kenosha County, Wisconsin on November 11, 1999, as document No. 1165217, lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

### **EXHIBIT E**

The West Half of the Northwest Fractional Quarter of Section 1, Town 1 North, Range 21 East of the Fourth Principal Meridian, excepting and reserving 20 acres from and off the entire East side thereof; also the north Half of the Northeast Fractional Quarter of Section 2, Town 1 North, Range 21 East of the Fourth Principal Meridian, excepting a strip of land 2 ½ rods in width from and off the West side of the North Half of the Northeast Quarter of Section 2 aforesaid; also excepting the following: Begin on the North line of the Northeast Quarter of Section 2, Town 1 North, Range 21 East, at a point which is 41.25 feet East from the Northwest corner of said Quarter Section and running thence South parallel with the West line of said Quarter Section

1409.4 feet to the South line of the North Half of said Quarter Section; thence running East along and upon the said South line of the North Half of Said Quarter Section 1184 feet; thence running North parallel with the West line of said Quarter Section 1418 feet to the North line of said Quarter Section; thence running West along and upon the North line of said Quarter Section 1184 feet to the place of beginning, and Except parcels conveyed to others at anytime after November 27, 1953; and lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

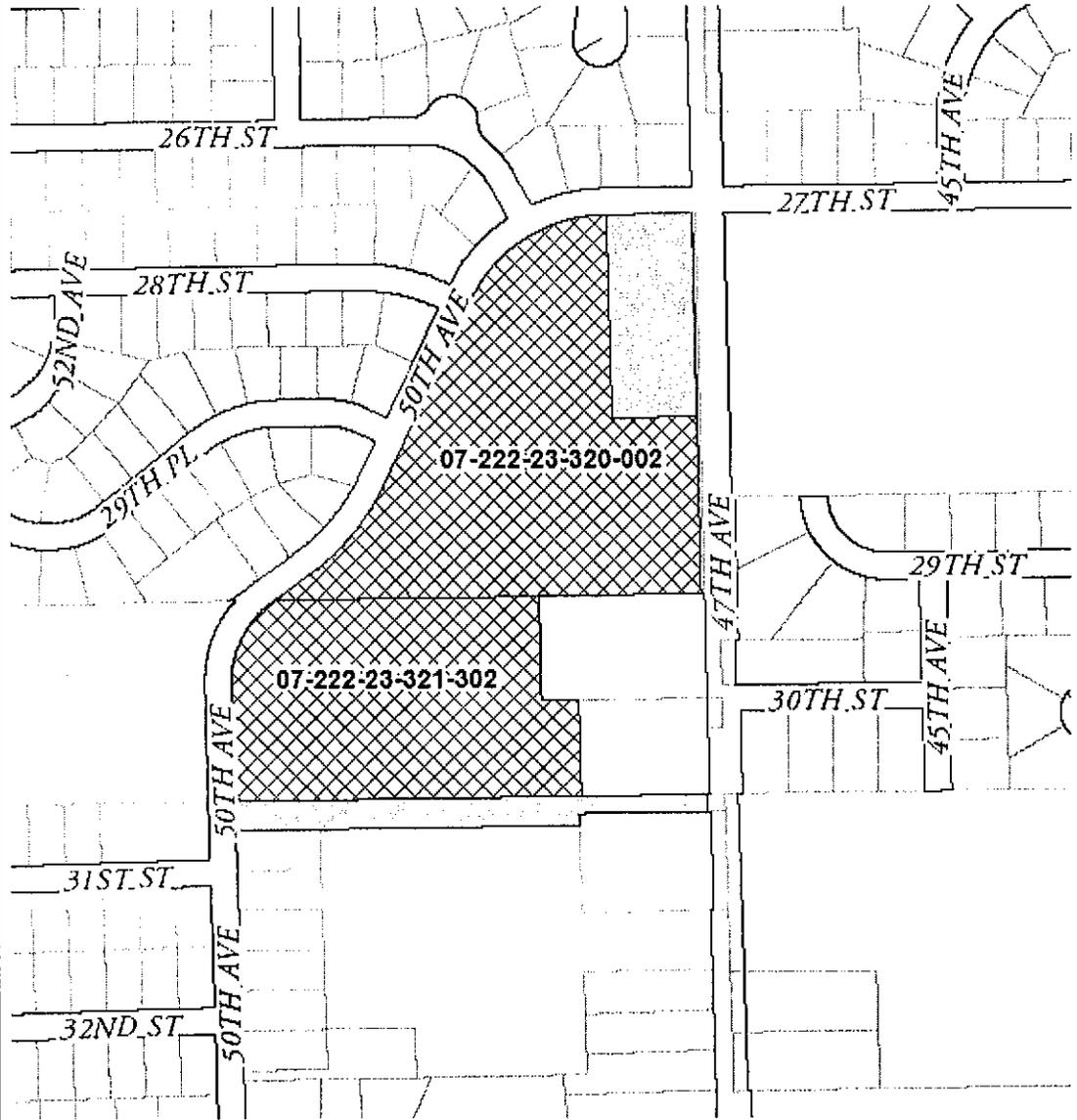
**EXHIBIT F**

Lot 1 Certified Survey Map 2490, recorded as Document No. 1447452 with the Kenosha County Register of Deeds on August 26, 2005, being a part of the Southwest Quarter of Section 25, Town 2 North, Range 22 East of the Fourth Principal Meridian in the City of Kenosha, Kenosha County, Wisconsin.



City of Kenosha

### Exhibit H



-  Lands to be ADDED as Park Land
-  EXISTING Park Lands



0 300  
Feet

City of Kenosha

### Exhibit I



-  Lands to be ADDED as Park Land
-  EXISTING Park Lands

