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Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman  
Alderperson Jan Michalski, Alderperson Kurt Wicklund,  
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

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Call to Order and Roll Call

Approval of Minutes from March 19, 2015

1. Zoning Ordinance By the Mayor - To Rezone Properties located at the Northwest Corner of 38th Street and Interstate 94 from A-2 Agricultural Land Holding District to M-2 Heavy Manufacturing District and B-2 Community Business District in Conformance With Section 10.02 of the Zoning Ordinance. (Route 142, LLC) (District 16) PUBLIC HEARING
2. Zoning Ordinance By the Mayor - To Rezone Property at 1023 63rd Street from B-1 Neighborhood Business District to B-2 Community Business District in Conformance with Section 10.02 of the Zoning Ordinance. (Ruffalo) (District 3) PUBLIC HEARING
3. Resolution By the Public Works Committee - Resolution to Vacate an Alley between 37th and 38th Avenues from 68th Street south 232 feet. (Gates/Wicklund) (District 8) PUBLIC HEARING
4. Conditional Use Permit Extension for an automobile body shop at 5912 Sheridan Road. (Car Doctor) (District 2) PUBLIC HEARING
5. Public Building Review for a new restroom building to be located in Strawberry Creek Park, 13525 60th Street. (Strawberry Creek Restroom) (District 16) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

*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**  
**March 19, 2015**

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

**MEMBERS EXCUSED:** Bradley Kleba, Anderson Lattimore and Jessica Olson

**STAFF PRESENT:** Jeffrey B. Labahn, Brian Wilke and Zohrab Khaligian

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

A motion was made by Alderperson Michalski and seconded by Ms. Faraone to approve the minutes of the February 19, 2015 meeting, with the correction to page 2 noting *Ms. Faraone* instead of *Mr. Faraone*.. The motion passed. (Ayes 7, Noes 0)

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

- 1. Blighted Area Finding for Tax Incremental District #18, City of Kenosha, Wisconsin, in accordance with Section 66.1105 Wisconsin Statutes. (Heritage House) (District 2) PUBLIC HEARING**
- 2. Resolution By the Mayor - To Create Tax Incremental District #18, City of Kenosha, Wisconsin, Under Section 66.1105(4)(gm), Wisconsin Statutes. (Heritage House) (District 2) PUBLIC HEARING**
- 3. Resolution By the Mayor - To Adopt a Project Plan for Tax Incremental District #18, City of Kenosha, Wisconsin, Under Section 66.1105(4)(g), Wisconsin Statutes. (Heritage House) (District 2) PUBLIC HEARING**

Public hearing opened.

Zohrab Khaligian, Community Development Specialist, gave an overview of the three items.

Neil Guttormsen, 6749 50th Avenue, spoke on behalf of *Mangia's*. Mr. Guttormsen said *Mangia's* has two (2) concerns. 1) They want to continue to receive deliveries through the back door of their building, and 2) they would like to work with the developer of this project regarding parking.

Public hearing closed.

Alderperson Michalski asked what happens to the TID if the developer backs out of their Agreement. Mr. Khaligian said the City would dissolve the TID.

Alderperson Michalski asked what impact this development will have on *Mangia's*

concerns? Mr. Khaligian said the new building will have the same footprint and will not disrupt their ability to receive deliveries through the rear of their building. The developer is also willing to work with Mangia's regarding the parking issue. Mayor Bosman added that these are items that will be addressed in the Conditional Use Permit.

Ms. Faraone asked who owns the property and do we have a Business Plan? Ms. Faraone does not think this will be a good investment. Mayor Bosman said the City owns the property. Mr. Khaligian said the developer has determined that the building will be valued at \$10 million and the City will have minimal initial requirements. The details will be included in the Conditions of Financing. WHEDA will only finance if the City puts money into the project.

Ms. Faraone asked why the blighted area is so small and does not include other buildings Downtown in need of assistance. Mr. Khaligian said we don't have developers interested in the other buildings at this time. If developers come forward in the future, we will do project specific TIDs. Mayor Bosman added that we will get our investment back in 10 years.

A motion was made by Alderperson Gordon and seconded by Alderperson Michalski to approve Item 1, the blighted area finding. On roll call vote, the motion passed. (Ayes 6, Noes 1) Faraone voted no.

A motion was made by Alderperson Michalski and seconded by Alderperson Gordon to approve Item 2, the TID #18 creation. On roll call vote, the motion passed. (Ayes 6, Noes 1) Faraone voted no.

A motion was made by Alderperson Gordon and seconded by Alderperson Michalski to approve Item 3, the TID #18 adoption. On roll call vote, the motion passed. (Ayes 6, Noes 1) Faraone voted no.

**4. Resolution By the Mayor - To Amend Condition #4 of Resolution #20-14 to Grant a six-month extension for the recording of a three-lot Certified Survey Map for property at the corner of 21st Street and 46th Avenue. (Emerson) (District 5) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

A motion was made by Alderperson Gordon and seconded by Alderperson Michalski to approve the Resolution. The motion passed. (Ayes 7, Noes 0)

**5. Conditional Use Permit for a 10,750 sq. ft. heat treatment manufacturing facility to be located at 8911 58th Place. (ECM) (District 16) PUBLIC HEARING**

Public hearing opened.

Herb Katt, Katt Construction, 1434 West Street, Racine and John Elicson, Elicson Architecture LLC, architect for the project were available for questions.

Alderperson Michalski asked for what the "heat treatment" involved. Mr. Katt said the

system is pre-assembled and then a dry run is done to make sure parts function correctly. No heat will be applied at this location, only the end user. The test are are for electrical and mechanical interface. The system then pumped by vacuum pumps and nitrogen is used to purge the system.

Alderson Wicklund asked if hot water was being sent to our sewage system. Mr. Ericson said hot water is not used for this process.

Alderson Michalski asked how many jobs will be created. Mr. Katt said there are currently 10 jobs and an additional 3 people upon building completion.

Mr. DeGrace asked if the deficiencies noted by Public Works will be corrected. Brian Wilke, Development Coordinator, said yes, it is in the Conditions of Approval.

A motion was made by Mr. Hayden and seconded by Alderson Michalski to approve the Conditional Use Permit. The motion passed. (Ayes 7, Noes 0)

**6. Conditional Use Permit for a Contractor's storage Yard for a landscaping business to be located at 4811 Green Bay Road. (Erickson's Landscaping) (District 16) PUBLIC HEARING**

Public hearing opened.

John Erickson, 18917 Spring Street, Union Grove, said this would be constructed as a satellite facility.

Public hearing closed.

Alderson Wicklund asked if dust control is needed over the binds. Mr. Erickson said mulch has no dust. That would not be a problem.

A motion was made by Alderson Wicklund and seconded by Alderson Gordon to approve the Conditional Use Permit. The motion passed. (Ayes 7, Noes 0)

**7. Public Building Review for a new restroom building to be located in Petzke Park, 2906 14th Avenue. (Petzke Park Restroom) (District 1) PUBLIC HEARING**

Public hearing opened.

Shelly Billingsley, Interim Public Works Director, and Katie Elder, Project Engineer, were available for questions.

Tammy Conforti, 7906 25th Court, spoke in support of the restrooms.

Public hearing closed.

Alderson Gordon asked for support on the project.

A motion was made by Mr. DeGrace and seconded by Alderson Michalski to approve

the Public Building Review. The motion passed. (Ayes 7, Noes 0)

**Public Comments**

No public comments.

**Commissioner Comments**

A motion to adjourn was made by Ms. Faraone and seconded by Mr. Hayden. The motion passed. (Ayes 7, Noes 0) The meeting adjourned at 5:40 p.m.

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

Draft

Thursday, April 9, 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

Zoning Ordinance By the Mayor - To Rezone Properties located at the Northwest Corner of 38th Street and Interstate 94 from A-2 Agricultural Land Holding District to M-2 Heavy Manufacturing District and B-2 Community Business District in Conformance With Section 10.02 of the Zoning Ordinance.  
(Route 142, LLC) (District 16) PUBLIC HEARING

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Aldersperson Johnson, District 16, has been notified. Property owners within 100 feet of the proposed rezoning were notified. The Common Council is the final review authority.

**LOCATION AND ANALYSIS:**

**Site:** Northwest corner of 38th Street and Interstate 94 (multiple properties)  
**Neighborhood:** Paris

**Vicinity Zoning/Land Use**

**North:** A-2 (County)/Agricultural (Town of Paris)  
**South:** R-2, M-2 (County)/Residential, Commercial (Town of Paris) and A-2 Agricultural Land Holding (City)  
**East:** M-2/Heavy Manufacturing  
**West:** A-2 (County)/Agricultural (Town of Paris)

1. The owner of the property is requesting to rezone the property from A-2 Agricultural Land Holding District to M-2 Heavy Manufacturing District and B-2 Community Business District. The purpose of the rezoning is to construct a facility for ULINE.
2. It is ULINE's intention to develop the properties west of the West Frontage Road with manufacturing uses, likely a fulfillment/distribution center and office space. The property between the West Frontage Road and Interstate 94 will remain undeveloped. ULINE provided multiple photo examples of other facilities they have built around the country. The architecture of the new facilities when constructed, will be similar in design to the photos provided.
3. Rezoning of the property to M-2 Heavy Manufacturing District and B-2 Community Business District is consistent with the adopted *Comprehensive Plan for the City of Kenosha: 2035* which lists this site as *Industrial and Commercial*.
4. The development of this property will have to be consistent with all City, State and Federal Ordinances, and regulations. A Developer's Agreement will be required for all public improvements and a separate Site Plan Review or Conditional Use Permit will be required.

**RECOMMENDATION:**

A recommendation is made to approve the rezoning in accordance with Section 10.05 of the Zoning Ordinance



Brian Wilke, Development Coordinator



Jeffrey B. Labahn, Director

REZONING ORDINANCE NO. \_\_\_\_\_

BY: THE MAYOR

To Rezone Properties Located at the Northwest Corner of 38th Street and Interstate 94 from A-2 Agricultural Land Holding District to M-2 Heavy Manufacturing District and B-2 Community Business District in Conformance With Section 10.02 of the Zoning Ordinance. (Route 142, LLC) (District 16)

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

**Section One:** That the land shown on the attached Supplement Map No. Z3-15 be, and the same hereby is, zoned and districted as indicated on said map.

**Section Two:** The development of the property shall be consistent with the conceptual development plan for the property being rezoned, which plan was submitted by the property owner/developer, considered by the City Plan Commission on the 9th day of April, 2015, and is on file with the Department of Community Development and Inspections as required in Section 10.02 A. of the Zoning Ordinance.

**Section Three:** This Ordinance shall be in full force and effect upon passage and the day after its publication.

ATTEST: \_\_\_\_\_ City Clerk

APPROVED: \_\_\_\_\_ Mayor                      Date: \_\_\_\_\_

Passed:

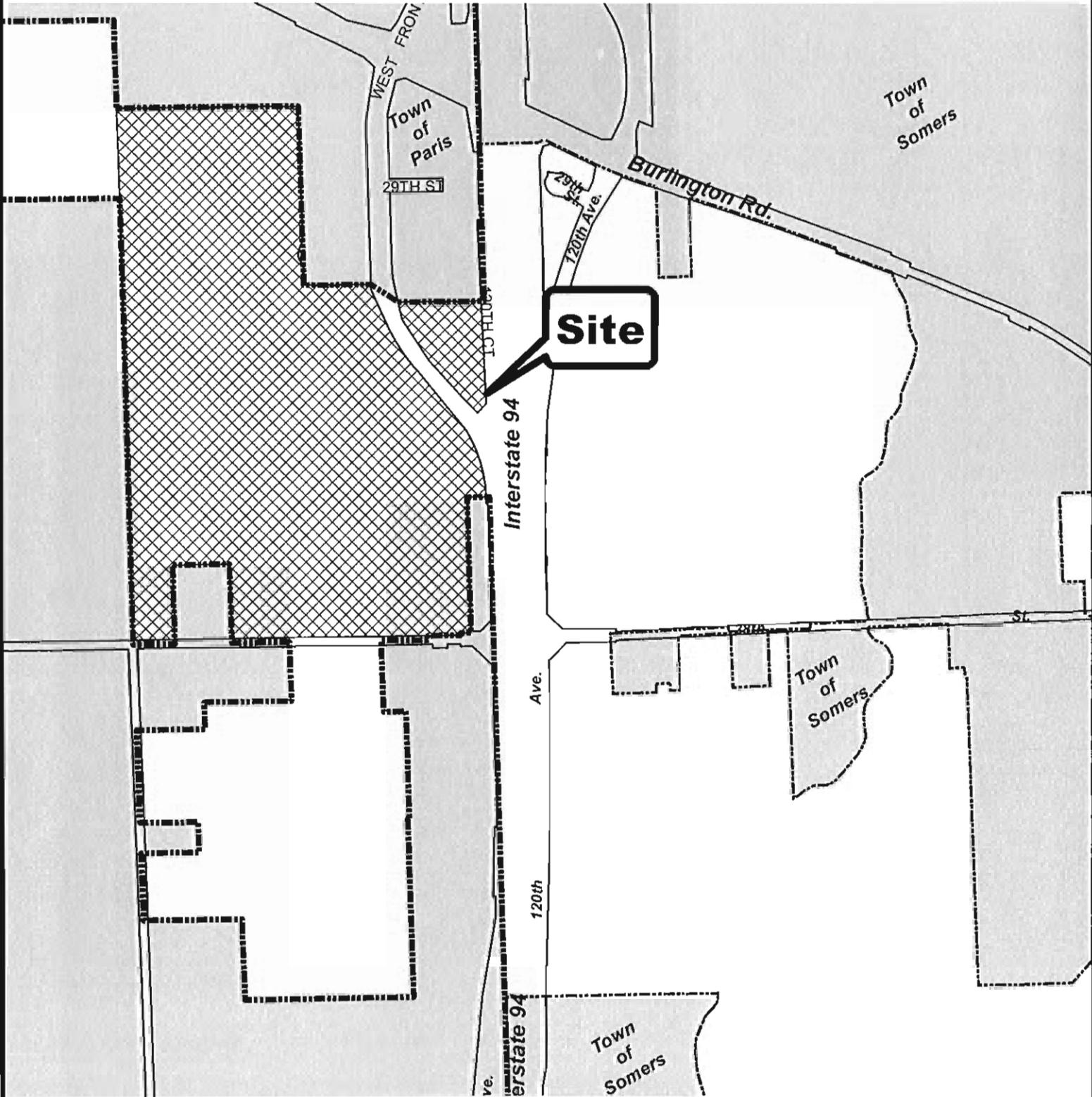
Published:

Drafted By:  
JONATHAN A. MULLIGAN  
Assistant City Attorney

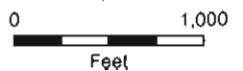
# City of Kenosha

Vicinity Map

Route 142 LLC rezoning



Properties requested to be rezoned



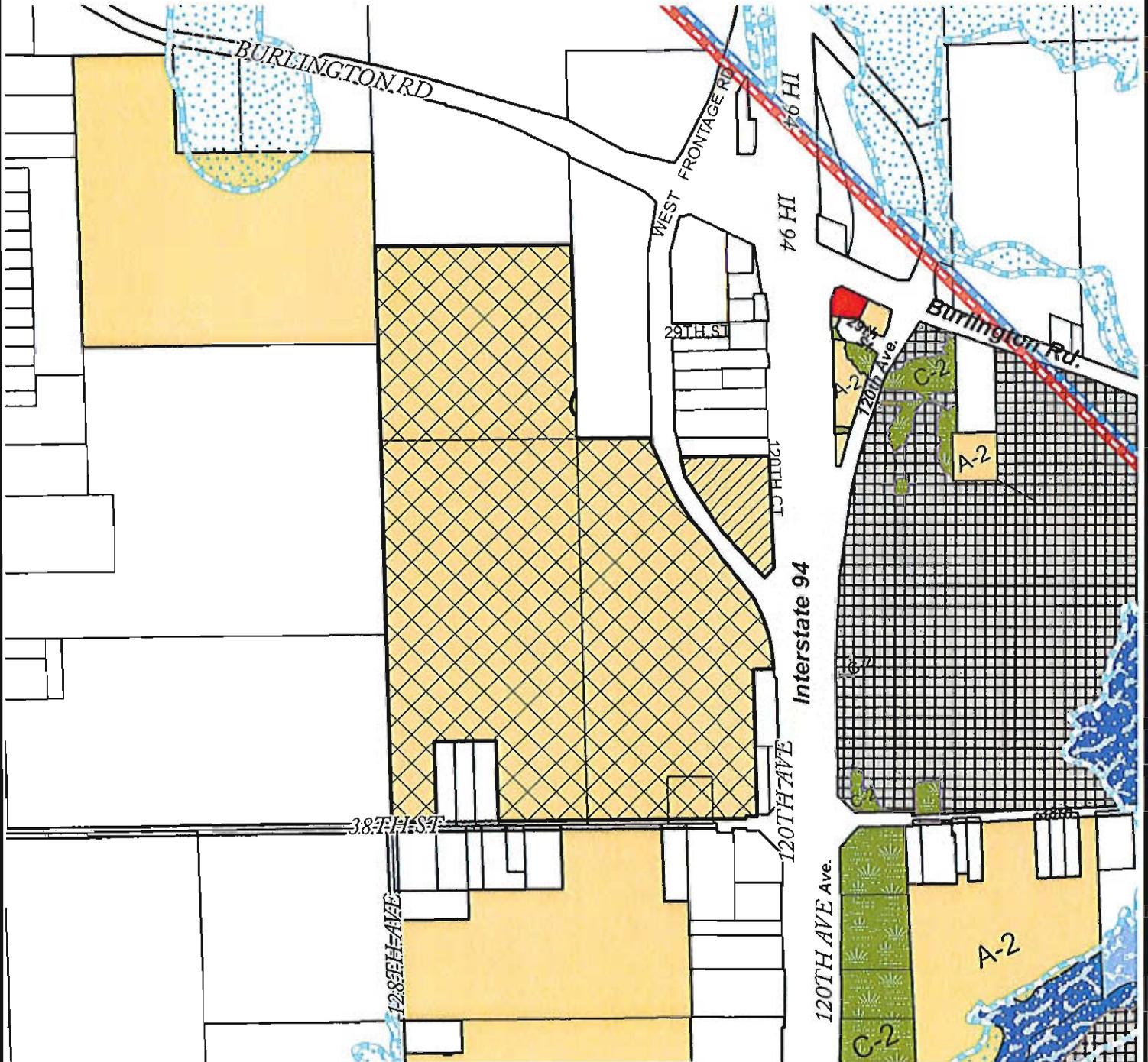
# City of Kenosha

District Map  
Rezoning

Supplement No. Z3-15

Ordinance No. \_\_\_\_\_

Route 142 LLC petition



### Property Requested to be Rezoned from:

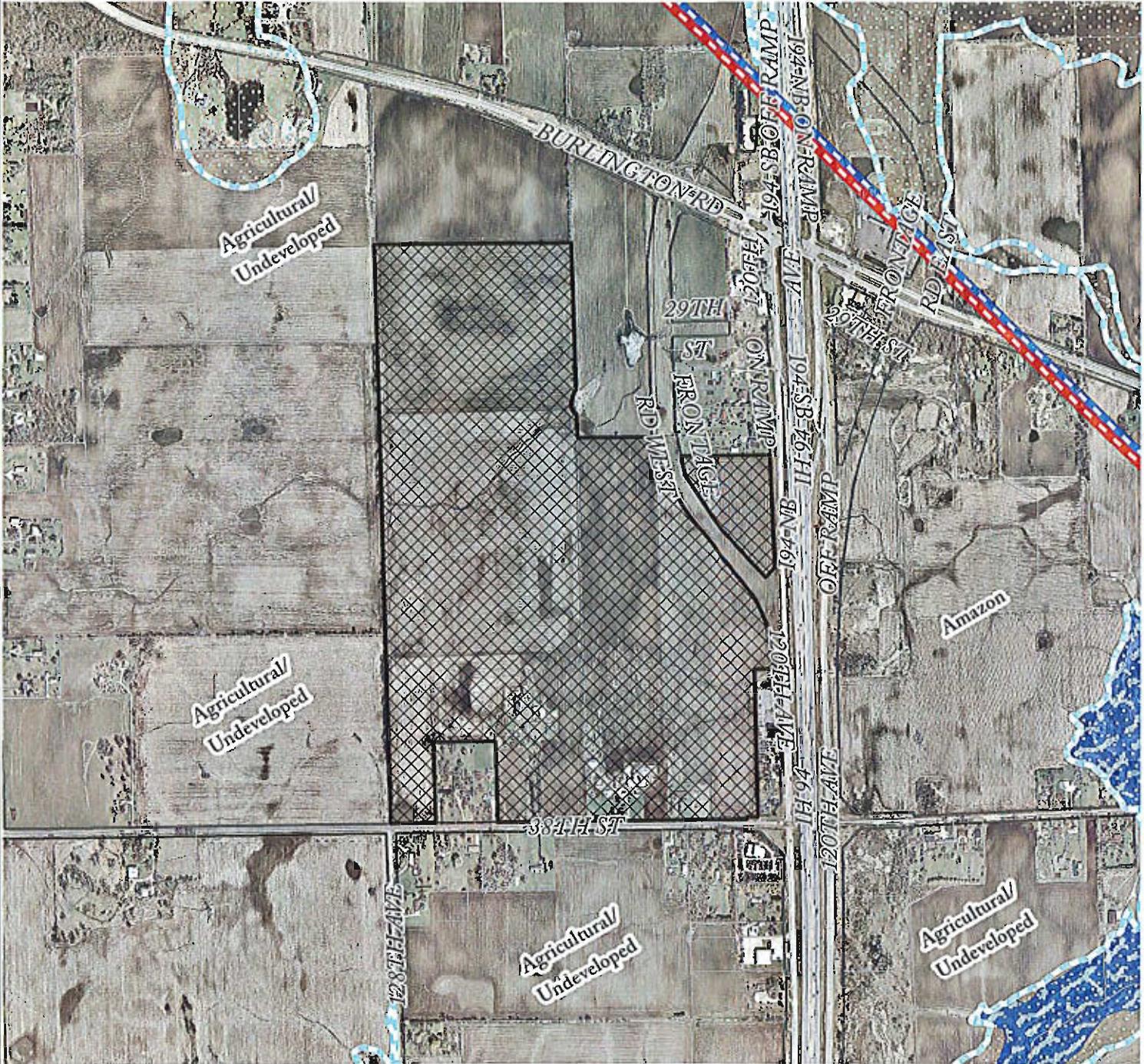
-  From A-2 Agricultural Land Holding to B-2 Community Business
-  From A-2 Agricultural Land Holding to M-2 Heavy Manufacturing



Feet

# City of Kenosha

Land Use Map  
Route 142 LLC rezoning



Properties Requested to be Rezoned



0 1,000



Feet



12575 Uline Drive • Pleasant Prairie, WI 53158  
PHONE (262) 612-4200 • WEB uline.com

03/09/2015

The Honorable Mayor  
and Members of the Common Council  
Kenosha, WI

Dear Members of the Common Council:

It is requested that our property (Parcel Numbers: 08-221-25-102-020 | 08-221-25-102-040 | 08-221-25-101-101 | 08-221-25-102-102 | 08-221-24-403-030) be rezoned from A-2 Agricultural Land Holding (present zoning) to ~~M-1 Light~~ Manufacturing (proposed zoning).  
*M-2 Heavy Bkw*

The purpose of the rezoning is to permit the future construction of a facility as described in the attached conceptual development plan including building, site development, land use and operational plans as required by Section 10 of the City of Kenosha Zoning Ordinance, and a receipt of the rezoning fee. We understand that development of the referenced property proposed for rezoning is required to be consistent with the conceptual development plans submitted with our rezoning petition.

Please inform us of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to:

Brad Folkert  
Director of Construction  
ULINE  
12575 ULINE Drive  
Pleasant Prairie, WI 53158

I can be reached at 262-612-4200 if there are any questions regarding my request for the rezoning.

Sincerely,

Route 142, LLC

Phil Hunt  
Executive Vice President

LAND USE AND OPERATIONAL PLAN – ULINE 03/09/2015

THIS DOCUMENT HAS BEEN PREPARED TO SATISFY PROCEDURAL REQUIREMENTS OF THE CITY OF KENOSHA FOR LAND USE AND OPERATIONAL PLAN APPROVAL TO ALLOW FOR THE REZONING OF THE ULINE PROPERTIES RECENTLY ANNEXED BY THE CITY AS PART OF THE BRIDGE INDUSTRIAL PARK IN KENOSHA WISCONSIN.

**Uline - the company:**

Recognizing a local need for a shipping supply distributor, Liz and Dick Uihlein started Uline from their basement in 1980. Beginning with the H-101 carton sizer (still offered today), the Uihleins grew the business far beyond their own expectations.

Uline is now North America's leading distributor of shipping, packaging and industrial supplies. To meet customer needs, product lines have expanded to include retail, safety, and material handling, industrial and packaging materials.

Uline's 600+ page catalog reaches businesses nationwide, offering thousands of products with quick delivery.

We believe good service means offering the finest quality and best selection of products with the quickest service in the industry.

As long-term partners, we hope to exceed our customers' expectations – delivering every order with speed, passion and operational excellence.

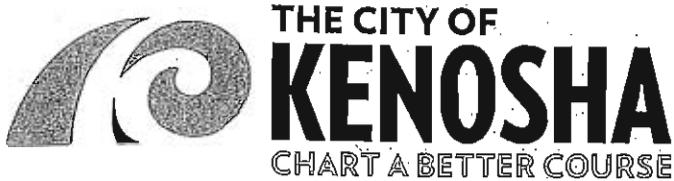
With over 4,000 North American employees, Uline has distribution centers near Chicago, IL; Minneapolis, MN; Allentown, PA; Los Angeles, CA; Atlanta, GA; Dallas, TX; and Seattle, WA. There are also locations in Tijuana and Monterrey Mexico as well as Toronto and Edmonton, Canada. Uline also operates international distribution from Pleasant Prairie, WI and North Chicago, IL totaling 2,500,000 square feet.

**Proposed Development:**

As part of our growth and to streamline operations Uline intends to relocate its Illinois operations from Waukegan, IL to Kenosha as part of the Bridge Industrial Park. The lots proposed for rezoning, totaling 185 acres, are a part of a 250 acre site for the new Uline Illinois branch operation.

As outlined in the attached documentation, Uline's initial development on the site will consist of a branch operation warehouse (referred to as I-6) of up to 1,000,000 square feet and an administrative building. The facility will be utilized as a customer order fulfillment center and storage warehouse consistent with the existing operations. The administrative portion of the building will support the warehouse operations and include approximately 60,000 square feet of office space, including a customer service call center.

The property will include interior roadways, parking lots and loading dock positions, landscaping, detention ponds and other site features meeting the current city covenants. As market conditions and Uline's Illinois operations growth allows, additional buildings may be added on the site to support the growing operation and in keeping with the city requirements.



March 26, 2015

## NOTICE OF PUBLIC HEARING

### ***Rezoning of properties at the northwest corner of 38th Street and Interstate 94 (Route 142 LLC)***

The City Plan Commission will hold a public hearing on a Petition submitted by Route 142 LLC, Brad Folkert, Agent, to rezone the properties at the northwest corner of 38th Street and Interstate 94. The proposed rezoning would amend the zoning on the properties from *A-2 Agricultural Land Holding District* to *M-2 Heavy Manufacturing District* and *B-2 Community Business District*. The rezoning request is to allow for construction of a new facility for ULINE.

The public hearing will be held at the City Plan Commission meeting as follows:

***City Plan Commission - Thursday, April 9, 2015 at 5:00 p.m.  
Municipal Building, 625 52nd Street, Kenosha, Room 202***

You are being notified of these public hearings because, as the owner of property located within 100-feet of the proposed zoning change, you are eligible to file a Protest Petition pursuant to Wisconsin State Statutes. The proposed rezoning **will not** change the zoning of your property. The enclosed map identifies the boundaries of the proposed rezoning and the location of your property has been highlighted.

The City Plan Commission will make a recommendation to the Common Council on the Zoning Petition. A public hearing with final action on this item is scheduled as follows:

***Common Council - Monday, May 4, 2015 at 7:00 p.m.  
Municipal Building, 625 52nd Street, Kenosha, Room 200***

Additional information regarding this petition is on file with the Department of Community Development & Inspections in Room 308 of the Municipal Building. For additional information or related questions, please contact Brian Wilke via email at [bwilke@kenosha.org](mailto:bwilke@kenosha.org) or at 262.653.4049.

BW:kas  
Enclosure



PROPOSED 128TH AVE EXTENSION  
(66-FT R.O.W.)

PROPOSED CONNECTION TO STH 142

142

BURLINGTON ROAD

I-94

REZONE TO M-1

1,000,000 SF

38TH STREET

COUNTY N

PROPOSED 38TH STREET IMPROVEMENTS

TAX PARCEL NUMBERS:

- 08-221-25-102-020
- 08-221-25-102-040
- 08-221-25-101-101
- 08-221-25-102-102
- 08-221-24-403-030





1770





**ULINE**











Thursday, April 9 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

Zoning Ordinance By the Mayor - To Rezone Property at 1023 63rd Street from *B-1 Neighborhood Business District* to *B-2 Community Business District* in Conformance with Section 10.02 of the Zoning Ordinance. (Ruffalo) (District 3) PUBLIC HEARING

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Alderperson Michalski, District 3, has been notified. Property owners within 100 feet of the proposed rezoning were notified. The Common Council is the final review authority.

**LOCATION AND ANALYSIS:**

**Site:** 1023 63rd Street  
**Neighborhood:** Bain Park

Vicinity Zoning/Land Use

**North:** IP/Bain Park  
**South:** RG-2/Mixed Residential  
**East:** IP/First Step Refuge Center  
**West:** RG-2/Mixed Residential

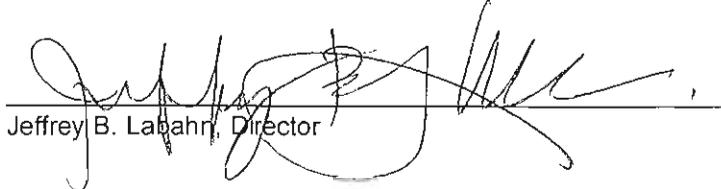
1. The owner of the property is requesting to rezone the property from *B-1 Neighborhood Business District* to *B-2 Community Business District*. The purpose of the rezoning is to allow for additional commercial uses, including auto repair, on the site. The current *B-1 Neighborhood Business District* classification on the site does not allow for automotive uses.
2. Rezoning of the property to *B-2 Community Business District* is consistent with the adopted *Comprehensive Plan for the City of Kenosha: 2035* which lists this site as *Commercial*.
3. The development of the property will have to be consistent with all City, State and Federal Ordinances and regulations. Any new business in the building would be required to obtain an Occupancy Permit and possibly a Conditional Use Permit, depending on the use.

**RECOMMENDATION:**

A recommendation is made to approve the rezoning in accordance with Section 10.05 of the Zoning Ordinance



Brian Wilke, Development Coordinator



Jeffrey B. Labahn, Director

REZONING ORDINANCE NO. \_\_\_\_\_

BY: THE MAYOR

To Rezone Property at 1023 63rd Street from  
B-1 Neighborhood Business District to B-2 Community Business District  
in Conformance with Section 10.02 of the Zoning Ordinance. (Ruffalo) (District 3)

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

**Section One:** That the land shown on the attached Supplement Map No. Z2-15 be, and the same hereby is, zoned and districted as indicated on said map.

**Section Two:** This Ordinance shall be in full force and effect upon passage and the day after its publication.

ATTEST: \_\_\_\_\_ City Clerk

APPROVED: \_\_\_\_\_ Mayor Date: \_\_\_\_\_

Passed:

Published:

Drafted by:  
JONATHAN A. MULLIGAN  
Assistant City Attorney

# City of Kenosha

## Vicinity Map Ruffalo rezoning



Property requested to be rezoned



# City of Kenosha

District Map  
Rezoning

Supplement No. Z2-15  
Ordinance No. \_\_\_\_\_

*Ruffalo petition*



### Property Requested to be Rezoned from:

-  B-1 Neighborhood Business to
- B-2 Community Business



# City of Kenosha

## Land Use Map Ruffalo Rezoning



Property Requested to be Rezoned



0 100  
Feet

March 05, 2015

Anthony Ruffalo  
1023 – 63<sup>rd</sup> Street  
Kenosha, WI 53143

The Honorable Mayor Mr. Keith Bosman  
And Members of the Common Council  
Kenosha, WI 53140

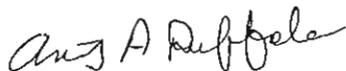
Dear Members of the Common Council:

It is requested that my property located at 1023 – 63<sup>rd</sup> Street, Kenosha, WI 53143 be rezoned from B-1 to B-2 Commercial. The purpose of the rezoning is to permit for complete auto repair, sales and service.

We enclosed a Check for \$550.00 for the rezoning fee.

Please inform me of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to Anthony Ruffalo at 1023 – 63<sup>rd</sup> Street, Kenosha, WI 53143. I can be reached at 262-652-2218 if there are any questions regarding my request for the rezoning.

Sincerely,

A handwritten signature in cursive script that reads "Anthony Ruffalo".

Anthony Ruffalo

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

**MAILING INFORMATION**

**NAME OF PROJECT:** REZONING BUILDING FROM B1 TO B2

*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): ANTHONY RUFFALO 1023 - 63rd Street Kenosha, WI 53143	Phone: 262-652-2218 Fax: _____ E-Mail: trbakl@hotmail.com
<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): \_\_\_\_\_  
 \_\_\_\_\_

**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 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 checked="" 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 9  
REZONING**

Additional Information Required:	Current Zoning District: <u>B1 Commerical</u> Proposed Zoning District: <u>B2 Commerical</u> Proposed Type of Rezoning: (Check all applicable) <input type="checkbox"/> Single-family Residential <input type="checkbox"/> Two-family Residential <input type="checkbox"/> Multi-family Residential (3 or more units) <input checked="" type="checkbox"/> Institutional, Commercial or Industrial
Submittal Requirements:	<ul style="list-style-type: none"> <li>➤ Rezoning Petition (sample below) filled out according to the particular situation. The current owner(s) of the property must sign the petition.</li> <li>➤ Building and Site Development Plans as indicated below.</li> </ul>
Fees:	<ul style="list-style-type: none"> <li>➤ Rezoning Fee = \$550 (For projects that <i>do not</i> require building and site development plans) <b>OR</b></li> <li>➤ Rezoning with Concept Plan = \$1,150 (For projects that require building and site development plans)</li> </ul> <p><i>The City retains the fee whether the rezoning is approved or denied. The applicant should contact Community Development and Inspections – Planning Division to verify the total fee before submitting the rezoning application.</i></p>
Appendices to Review:	➤ N/A
Approximate Review Time:	➤ 60-75 days (Reviewed by City Plan Commission and Common Council)

A rezoning request can be initiated by:

- The City Plan Commission
- The Common Council
- A petition of 50 percent or more of the owners of property within the area proposed to be rezoned

**SAMPLE REZONING PETITION**

The Honorable Mayor  
and Members of the Common Council  
Kenosha, WI

Dear Members of the Common Council:

It is requested that my property located at *(address or parcel number)* be rezoned from *(present zoning)* to *(proposed rezoning)*. The purpose of the rezoning is to permit *(proposed use of the property)*.

Attached is a conceptual development plan including building, site development, land use and operational plans as required by Section 10 of the City of Kenosha Zoning Ordinance, and a receipt of the rezoning fee. I understand that development of the referenced property proposed for rezoning is required to be consistent with the conceptual development plans submitted with my rezoning petition.

Please inform me of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to *(list one name only)* at *(address)*. I can be reached at *(phone number)* if there are any questions regarding my request for the rezoning.

Sincerely,

Current Property Owner



THE CITY OF  
**KENOSHA**  
CHART A BETTER COURSE

March 26, 2015

**NOTICE OF PUBLIC HEARING**

***Rezoning of property located at 1023 63rd Street (Ruffalo)***

The City Plan Commission will hold a public hearing on a Petition submitted by Anthony Ruffalo to rezone the property at 1023 63rd Street. The proposed rezoning would amend the zoning on the property from *B-1 Neighborhood Business District* to *B-2 Community Business District*. The rezoning request is to allow for additional commercial uses to be permitted on this site.

The public hearing will be held at the City Plan Commission meeting as follows:

***City Plan Commission - Thursday, April 9, 2015 at 5:00 p.m.  
Municipal Building, 625 52nd Street, Kenosha, Room 202***

You are being notified of these public hearings because, as the owner of property located within 100-feet of the proposed zoning change, you are eligible to file a Protest Petition pursuant to Wisconsin State Statutes. The proposed rezoning **will not** change the zoning of your property. The enclosed map identifies the boundaries of the proposed rezoning and the location of your property has been highlighted.

The City Plan Commission will make a recommendation to the Common Council on the Zoning Petition. A public hearing with final action on this item is scheduled as follows:

***Common Council - Monday, May 4, 2015 at 7:00 p.m.  
Municipal Building, 625 52nd Street, Kenosha, Room 200***

Additional information regarding this petition is on file with the Department of Community Development & Inspections in Room 308 of the Municipal Building. For additional information or related questions, please contact Brian Wilke via email at [bwilke@kenosha.org](mailto:bwilke@kenosha.org) or at 262.653.4049.

BW:kas  
Enclosure

# ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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## 3.13 B-1 NEIGHBORHOOD BUSINESS DISTRICT

The primary purpose and characteristics of the B-1 Neighborhood Business District are intended to allow for limited commercial, retail and service establishments in areas where the surrounding neighborhood is predominately residential and the character and operation of which are compatible with the character of the surrounding area.

### A. Permitted Uses.

1. **Convenience retail and service stores** as follows, all conducted wholly within an enclosed building and including only the retailing of new merchandise:

- a. Bakery, retail.
- b. Barbershop.
- c. Beauty or styling salon.
- d. Bicycle sales, rental and repair shop.
- e. Book and stationery shop, or newsstand; excluding adult uses, as defined.
- f. Camera and photographic supply store.
- g. Candy and ice cream store.
- h. Clothes and costume rental service.
- i. Coffee shop.
- j. Dressmaking, tailor or alteration shop.
- k. Drugstore.
- l. Florist shop.
- m. Food store; grocery; meat, poultry and fish market; and delicatessen; including the use of controlled atmosphere smoke producing and processing equipment for retail and custom order purposes.
- n. Gift or antique shop, excluding secondhand shops.
- o. Hobby shop.
- p. Jewelry store.
- q. Laundromat and dry cleaning establishment.
- r. Locksmith.
- s. Office supply store.
- t. Package beverage store.
- u. Pet shop.
- v. Photocopying center.
- w. Record or tape store.
- x. Repair, rental or servicing of any article the sale of which is a permitted use in the B-1 District.
- y. Restaurant.
- z. Shoe repair and combination shoe sales store.
- aa. Tobacco and pipe shop.
- bb. Travel bureau and transportation ticket office.
- cc. Upholstering shop.
- dd. Artisan Studio.

2. **Miscellaneous Retail and Service Uses** as follows, all conducted wholly within an enclosed building and only including the retailing of new merchandise:

- a. Banks and other financial institutions.
- b. Civic, social and fraternal clubs and lodges; including for-profit and nonprofit establishments.
- c. Adult day care centers.
- d. Hardware store.
- e. Medical clinic and laboratory, excluding hospitals.
- f. Nursery and child care centers.
- g. Offices; business, professional, governmental, civic, service, philanthropic, political and union, excluding union halls.
- h. Studio for art, dance, music or photography.

## ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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3. **Institutional Uses** such as religious institutions, including churches, chapels, temples, synagogues, convents, seminaries, rectories, parsonages, parish houses and residential quarters for clergy. Such quarters are permitted to be located on the same lot with a religious institution.

### **B. Permitted Accessory Uses.**

1. Garages for the storage or loading of vehicles used in conjunction with the operation of a principal use.
2. Off-street parking and loading spaces and facilities, in conformance with §6.0 of this Ordinance.
3. Outdoor advertising signs, in conformance with Chapter 15 of the Code of General Ordinances and limited to signs identifying a permitted building, structure or use, or signs advertising a retail product or customer service provided by a permitted use.
4. Utility sheds, power supply units, external building heating/cooling systems, and other uses normally auxiliary to the principal use.
5. Outdoor Dining Areas located in public right-of-ways or major street setback areas, in conjunction with an adjacent bakery, candy and ice cream store, coffee shop, food store, grocery, delicatessen or restaurant in conformance with Section 5.046 of the Code of General Ordinances.
6. Artisan manufacturing conducted wholly within an enclosed building. Such production of items shall be an accessory use to an artisan studio and shall not cause, create or result in noxious odors, smoke, dust, or dirt, or cause objectionable sounds of an intermittent nature which become a nuisance to adjacent uses.

### **C. Conditional Uses.** (See §4.0 of this Ordinance for the conditional use review procedures).

1. Community Living Arrangements, in conformance with §62.23 (7) (i), Wisconsin Statutes.
2. Bed and Breakfast Establishments.
3. Utility substations.
4. Rooming and boarding houses above first floor.
5. Multiple-family residences above the first floor containing four (4) or less dwelling units, in conformance with §3.12 A. of this Ordinance.
6. Storm water detention and retention basins.

### **D. Lot Area and Width.**

1. There shall be no minimum lot area or width requirements, except that:
  - a. For structures constructed prior to the effective date of this Ordinance, which contain multiple family residential uses above a first floor, a minimum of five hundred (500) square feet lot area per dwelling unit shall be provided.
  - b. For new construction of multiple-family residential uses above a first floor; a two-story building shall provide a minimum two thousand (2,000) square feet of lot area per dwelling unit; and a three-or more story building shall provide a minimum of one thousand (1,000) square feet of lot area per dwelling unit.
2. Lots used for a rooming and boarding house or a Community Living Arrangement shall provide a minimum of five hundred (500) square feet of lot area per bed.

**E. Building Height.** No building or structure, nor the enlargement of any building or structure shall exceed thirty-five (35') feet in height.

### **F. Yard Requirements.**

1. **Front Yard.** No front yard shall be required except that where the frontage, as defined, lies partly within the B-1 District and partly within a residential district, the residential district yard requirement on that street shall apply as the front yard requirement.

## ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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### 3.14 B-2 COMMUNITY BUSINESS DISTRICT

The primary purpose and characteristics of the B-2 Community Business District are intended to accommodate the needs of a larger consumer population than is served by the B-1 Neighborhood Business District, thereby permitting a wider range of uses and development sizes for both convenience and community shopping.

#### A. Permitted Uses.

1. Hotels and motels existing on the effective date of this Ordinance.
2. **Convenience Retail and Service Stores** as follows, all conducted wholly within an enclosed building, except as provided for herein:
  - a. Bakery, retail.
  - b. Barber shop.
  - c. Beauty or styling salon.
  - d. Bicycle sales, rental and repair shop.
  - e. Book and stationery shop, newsstand; excluding adult uses, as defined.
  - f. Camera and photographic supply store, including drive-in, pickup/drop-off centers.
  - g. Candy and ice cream store.
  - h. Clothes and costume rental service.
  - i. Coffee shop.
  - j. Dressmaking and tailor shop.
  - k. Drugstore.
  - l. Florist shop.
  - m. Food store; grocery; meat, poultry and fish market; and delicatessen; including the use of controlled atmosphere smoke producing and processing equipment for retail and customer order purposes.
  - n. Gift or antique shop.
  - o. Hobby shop.
  - p. Jewelry store.
  - q. Laundromat and dry cleaning establishment, including clothes or garment pickup/drop-off facilities.
  - r. Locksmith.
  - s. Office supply store.
  - t. Package beverage store, including drive through facilities.
  - u. Pet shop.
  - v. Photocopying center.
  - w. Record or tape store.
  - x. Repair, rental, and servicing of any article the sale of which is a permitted use in the B-2 District, except automobile body repair.
  - y. Restaurant, including drive-in and outdoor cafe restaurants and refreshment stands.
  - z. Secondhand Article Dealer.
  - aa. Shoe repair and combination shoe sales store.
  - bb. Tobacco and pipe shop.
  - cc. Travel bureau and transportation ticket.
  - dd. Upholstering shop.
  - ee. Artisan Studio.
3. **General Merchandise and Service Stores** as follows, all conducted wholly within an enclosed building, except as provided for herein:
  - a. Apparel store.
  - b. Business machine sales and service.
  - c. Catalog and mail-order store.
  - d. Department store, including outdoor storage areas of building and garden supplies, as permitted in

## ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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§3.14 A.9.i. of this Ordinance.

- e. Drapery, curtain, and fabric store.
- f. Flea market.
- g. Furniture and home furnishing store.
- h. Furriers and fur shops.
- i. Household appliance store.
- j. Interior decorating and picture framing studio
- k. Leather goods and luggage store.
- l. Musical instrument store.
- m. Opticians sales.
- n. Orthopedic and medical appliance store.
- o. Radio, television, stereophonic and other electronic appliance store.
- p. Shoe and boot store.
- q. Sporting goods and trophy store.
- r. Toy store.
- s. Variety store.

**4. Miscellaneous retail building, home improvement and gardening supply stores and uses as follows:**

a. **Building supply store**, not involving the manufacture, treatment, or processing of any product, or the cutting or planing of any product other than cutting or planing which is incidental or essential to the retail business. All storage which is adjacent to or across an alley from any residential district shall be within completely enclosed buildings or contained within accessory outdoor storage areas effectively screened from the residential district.

b. **Carpenter, electrical, plumbing, heating and air conditioning shop, showroom and storage area**, all conducted wholly within completely enclosed buildings.

c. **Feed and fuel store**. All storage of feed or fuel which is adjacent to or across an alley from any residential district shall be within completely enclosed buildings or contained within accessory outdoor storage areas effectively screened from the residential district.

d. **Floor covering and carpet store**, all conducted wholly within a completely enclosed building.

e. **Garden supply, commercial nursery, greenhouse or orchard**. All storage of supplies which is adjacent to or across an alley from any residential district shall be within completely enclosed buildings or located in accessory outdoor storage areas in a manner which constitutes an effective screen from the residential district.

f. **Hardware store**. All storage of building or garden supplies which is adjacent to or across an alley from any residential district shall be within completely enclosed buildings or contained within accessory outdoor storage areas effectively screened from the residential district.

g. **Mobile or manufactured homes sales and services centers, excluding construction**. All storage of mobile or manufactured homes which is adjacent to or across an alley from a residential district shall be within completely enclosed buildings or contained within accessory outdoor storage areas effectively screened from the residential district.

h. **Paint, glass and wallpaper store**, all conducted wholly within a completely enclosed building.

i. **Storage areas of a department store containing building or garden supplies** provided that when such areas are adjacent to or across an alley from a residential district, such storage is within completely enclosed buildings or contained within accessory outdoor storage areas effectively screened from the residential district.

j. **Tool and equipment rental store**. All storage of retail or rental tools and equipment which is adjacent to or across an alley from a residential district shall be within completely enclosed buildings or contained within accessory outdoor storage areas effectively screened from the residential district.

**5. Miscellaneous Retail and Services Uses** as follows, all conducted wholly within a completely enclosed building except as provided for herein:

a. **Amusement enterprises and pool halls**. No amusement enterprise or pool hall shall be located within one thousand (1,000') feet, as measured by the most direct means, from lot line to lot line of

## ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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any public or private elementary or secondary school or religious institution, as defined.

a-1. Animal hospital, provided any structure housing animals be a minimum of fifty (50') feet from any lot line which is adjacent to or across an alley from a Residential District.

b. Bank and other financial institutions, including drive-through facilities.

b-1. Bowling alleys and roller skating rinks.

c. Civic, social and fraternal clubs and lodges, and union halls, including for-profit and nonprofit establishments.

d. Adult day care centers.

e. Cultural institutions, including libraries, museums and art galleries.

f. Funeral home.

g. Janitorial supply and service store.

g-1. Outdoor Kennel, provided any structure housing animals be a minimum of fifty (50') feet from any lot line which is adjacent to or across an alley from a Residential District.

h. Medical clinic or laboratory, excluding hospitals.

i. Monument and memorial sales and storage, not involving the manufacture, treatment, processing or cutting of any product other than that which is clearly incidental or essential to the retail business.

j. Nursery and child care centers.

k. Offices; business, professional, governmental, civic, service, philanthropic, political and union.

l. Philanthropic and charitable institutions.

m. Physical fitness center and health club.

n. Printing and publishing establishment, including newspaper establishment.

o. Private business, dance, driving, or martial arts school or other similar private school.

p. Public administrative offices and public service buildings and uses, including fire and police stations, community centers and public emergency shelters.

q. Public transportation uses, limited to municipal bus, railroad passenger, and transportation terminals.

r. Public utility offices and uses, including utility substations.

s. Radio and television station or studio.

t. Recording and sound studio.

u. Sign painting shop, limited to posters, banners, bumper stickers, truck and window lettering, and other non-electrical advertising displays.

v. Studio for art, dance, music or photography.

w. Tavern and/or cocktail lounge, including outdoor serving areas.

x. Taxidermist.

y. Theater; (indoor), excluding adult uses, as defined.

6. **Motor vehicle uses** as follows, provided that all storage which is adjacent to or across an alley from any residential district shall be within completely enclosed buildings or contained within accessory outdoor storage areas effectively screened from the residential district:

a. Automobile parts and accessory store, only within completely enclosed buildings.

b. Automobile sales and/or service establishment, excluding automobile body repair shops.

c. Automobile and/or truck rental or leasing establishment.

d. Parking facilities, including structures and ramps.

e. Recreation vehicle sales, service and storage establishments including boats and motorcycles.

7. **Institutional Uses** such as religious institutions, including churches, chapels, temples, synagogues, convents, seminaries, rectories, parsonages, parish houses and residential quarters for clergy. Such quarters are permitted to be located on the same lot with a religious institution.

8. **Off-Premise Sign** in conformance with Section 15.15 of the Code of General Ordinances.

**B. Permitted Accessory Uses.**

## ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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1. Garages for the storage or loading of vehicles used in conjunction with the operation of a principal use.
2. Off-street parking and loading spaces and facilities, in conformance with §6.0 of this Ordinance.
3. Utility sheds, power supply units, external building heating/cooling systems, and other uses normally auxiliary to the principal use.
4. Outdoor storage areas of a building supply store, a feed and fuel store, a hardware store, a department store, mobile or manufactured homes sales and service center, a tool and equipment rental store containing retail or rental goods, or a motor vehicle use, provided that, when such areas are adjacent to or across an alley from a residential district, such areas shall be effectively screened as outlined in §3.12 D. of this Ordinance.
5. Outdoor storage areas of a garden supply store, a commercial nursery, greenhouse or orchard containing retail garden supplies, plants, or planting materials provided that when such areas are adjacent to or across an alley from a residential district, such storage shall be located in a manner which produces an effective screen.
6. Public use service building or structure.
7. Outdoor Dining Areas located in public right-of-ways or major street setback areas, in conjunction with an adjacent bakery, candy and ice cream store, coffee shop, food store, grocery, delicatessen or restaurant in conformance with Section 5.046 of the Code of General Ordinances.
8. Exterior use of property to remove and replace vehicle tires. This subsection shall apply to only those businesses located within the area bounded by Sheridan Road on the East; 52<sup>nd</sup> Street on the North; 64<sup>th</sup> Street on the South; and, 39<sup>th</sup> Avenue on the West, which were existing and specifically engaged in the sale and service of vehicle tires as of January 1, 2005. This Section shall not apply to any such business subsequent to or following a change in ownership, management or change in location occurring after January 1, 2005.
9. Permanent cosmetic makeup, only when performed in conjunction with a beauty salon or similar principal permitted use.
10. Artisan manufacturing conducted wholly within an enclosed building. Such production of items shall be an accessory use to an artisan studio and shall not cause, create or result in noxious odors, smoke, dust, or dirt, or cause objectionable sounds of an intermittent nature which become a nuisance to adjacent uses.

### C. Conditional Uses. (See §4.0 of this Ordinance for the conditional use review procedures).

1. Multiple-family residences above the first floor and in conformance with §3.12 A. of this Ordinance.
2. Hotels and motels constructed after the effective date of this Ordinance.
3. Community Living Arrangements, either (a) in conformance with §62.23 (7) (i), Wisconsin Statutes, or (b) not in conformance with §62.23 (7)(i) but all of the persons served are disabled or handicapped under the Fair Housing Amendment Act (FHAA) or the Americans with Disabilities Act (ADA), and are living in the Community Living Arrangement because of their disability or handicap. In the latter circumstance, compliance with §62.23 (7)(i) is not required.
4. **Commercial development as follows:**
  - a. **New developments.** Any group of permitted use(s) which is planned, developed, or functions as a unit and is located on a lot or contiguous group of lots, whether or not divided by a street or alley right-of-way, which equals an area of two and one-half (2-1/2) acres or greater.
  - b. **Additions, enlargements or expansions.** Any addition, enlargement or expansion of any use(s) contained within a group of permitted uses, when such group is located on a lot or contiguous group of lots, whether or not divided by a street or alley right-of-way, which equals an area of two and one-half (2-1/2) acres or greater.
  - c. **Buildings detached from a principal building.** Any permitted use(s) which is to be located on the same lot(s) as, and detached from, any building which contains a group of permitted uses, which is planned, developed, or functions as a unit and when such group is located on a lot or a contiguous group of lots, whether or not divided by a street or alley right-of-way, which equals an area of two and one-half (2-1/2) acres or greater.

## ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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**d. Unified Business Center.** A commercial development as defined in Section 12.0 of the Zoning Ordinance.

**e. Large Scale Commercial Development.** A commercial development as defined in Section 12.0 of the Zoning Ordinance.

5. Sexually-oriented businesses, as defined, in conformance with the standards outlined in Section 4.06 B.1. of the Zoning Ordinance.

6. Automobile body shop.

7. Automobile or truck wash.

8. Drive in theater, excluding adult uses.

9. Outdoor commercial recreational uses, including: amusement parks; golf ranges; miniature golf courses; baseball ranges; and, carnivals and circuses, licensed by the City, which are conducted for thirty (30) or more consecutive days.

10. Brewpub or winery, accessory to a restaurant, tavern, cocktail lounge or package beverage store, provided that no greater than thirty (30%) percent of the gross floor area is devoted to any manufacturing or processing, or storage of beverages produced on premises, provided that brewpubs produce no greater than three thousand (3,000) barrels of fermented malt beverages per year, or, that wineries produce no greater than twenty thousand (20,000) gallons of wine per year, in conformance with §125, Wisconsin Statutes, and Chapter 10 of the Code of General Ordinances.

11. Aluminum Collection Centers.

12. Recycling Collection Centers.

13. Bed and Breakfast Establishments.

14. Utility substations and Communication Towers, Radio/Television/Relay Towers and Antennas.

15. Rooming and boarding houses above first floor.

16. Storm water detention and retention basins.

17. Drive-thru facilities in conjunction with any permitted use, excluding alcohol beverage sales which may not be made therefrom.

18. Self-service storage facilities.

19. Automobile fuel station or automobile fuel and service station, including combination convenience store.

20. Body-Piercing Establishments.

21. Tattoo Establishments.

22. Convenient Cash Businesses.

23. Off-Premise Sign not in conformance with Section 15.15 H.5 or 15.15 H.7 of the Code of General Ordinances or Digital Display Off-Premise Sign.

24. Public Safety Communication Towers and Antennas.

25. Indoor Kennel

26. Pawnbroker.

27. Secondhand Jewelry Dealer.

### D. Lot Area and Width.

1. There shall be no minimum lot area or width requirements, except that:

a. For structures constructed prior to the effective date of this Ordinance, which contain multiple family residential uses above a first floor, a minimum of five hundred (500) square feet of lot area per dwelling unit shall be provided.

b. For new construction of multiple-family residential uses above a first floor; a two-story building shall provide a minimum two thousand (2,000) square feet of lot area per dwelling unit; a three-story building shall provide a minimum of one thousand (1,000) square feet of lot area per dwelling unit; and a four-or more story building shall provide a minimum five hundred (500) square feet of lot area per dwelling unit.

2. Lots used for a rooming and boarding house or a Community Living Arrangement shall provide a minimum of five hundred (500) square feet of lot area per bed.

**E. Building Height.** No building or structure, nor the enlargement of any building or structure, shall

Thursday, April 9, 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

**Resolution By the Public Works Committee - Resolution to Vacate an Alley between 37th and 38th Avenues from 68th Street south 232 feet. (Gates/Wicklund) (District 8) PUBLIC HEARING**

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Aldersperson Wicklund, District 8, has been notified. The Vacation has been initiated by Petition and a Lis Pendens has been filed with the Register of Deeds. Abutting property owners have been notified via process server. Owners that cannot be served will be mailed a letter a minimum of thirty (30) days prior to the Public Hearing at the Common Council. A Class III notice will be published by Community Development & Inspections for the Common Council meeting. This item will also be reviewed by the Public Works Committee before final approval by the Common Council.

**LOCATION AND ANALYSIS:**

**Site:** Between 37th and 38th Avenues, south of 68th Street  
**Zoned:** RG-1 General Residential District

1. A Petition has been filed by a majority of the property owners abutting the portion of the alley proposed to be vacated. The existing alley is a gravel alley.
2. The South eighty-three (83') feet of the alley is proposed to remain open, as the property at 6823 38th Avenue has a garage with its only access to the alley. The Ordinance allows a dead-end alley of up to one hundred (100') feet. This Petition would comply with that requirement.
3. The existing alley right-of-way is twelve (12') feet wide. Each abutting property owner will each receive six (6') feet of the alley if it is vacated.
4. City Departments and utilities have reviewed the vacation. The proposed vacation is in compliance with City Ordinances.

**RECOMMENDATION:**

A recommendation is made to approve the vacation, subject to the recording of all required Easements



Brian Wilke, Development Coordinator



Jeffrey B. Labahn, Director

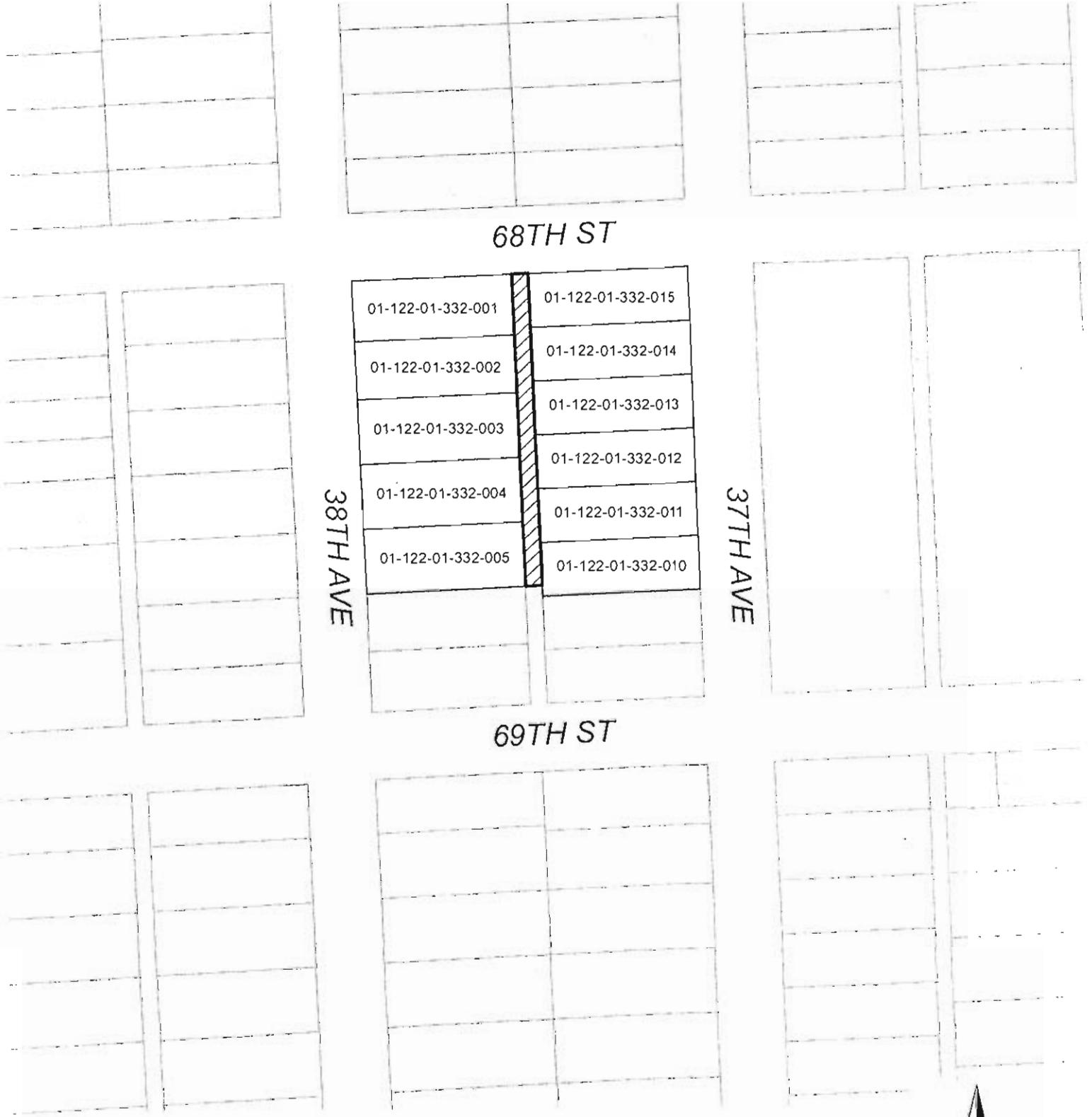
# City of Kenosha

## District Map Vacation

Supplement No. V1-15

Resolution No. \_\_\_\_\_

*Gates - Wicklund petition*



Part of Alley requested to be vacated



RESOLUTION TO VACATE AN ALLEY  
BETWEEN 37<sup>th</sup> AND 38<sup>th</sup> AVENUES FROM  
68<sup>th</sup> STREET SOUTH 232 FEET  
DISTRICT 8 [GATES/WICKLUND]

Document Number

Document Title

Please see attached:

This space is reserved for recording data

Return to

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

Parcel Identification Numbers

01-122-01-332-001  
01-122-01-332-002  
01-122-01-332-003  
01-122-01-332-004  
01-122-01-332-005  
01-122-01-332-015  
01-122-01-332-014  
01-122-01-332-013  
01-122-01-332-012  
01-122-01-332-011  
01-122-01-332-010

RESOLUTION NO. \_\_\_\_\_

BY: COMMITTEE ON PUBLIC WORKS

TO VACATE AN ALLEY BETWEEN 37<sup>th</sup> AND 38<sup>th</sup> AVENUES  
FROM 68<sup>th</sup> STREET SOUTH 232 FEET  
DISTRICT 8 [GATES/WICKLUND]

WHEREAS, the public interest requires the vacation of an alley located between 37<sup>th</sup> and 38<sup>th</sup> Avenues from 68<sup>th</sup> Street south 232 feet.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that pursuant to Section 66.1003(4), Wisconsin Statutes, and by direct action of said Council, a portion of an alley, depicted in the attached Exhibit "A" and legally described as follows:

That portion of the 12 foot wide alley adjacent to Lots 139 – 143 inclusive and Lots 203 – 207 inclusive as dedicated in Highland View subdivision, running from the south line of 68<sup>th</sup> Street thence southerly 232 feet, lying in the Southwest 1/4 of Section 1, Town 1 North, Range 22 East of the Fourth Principle Meridian, all in the City of Kenosha, Kenosha County, Wisconsin.

be, and hereby is, vacated, subject to the following easements which are herein and hereby granted, or created by a reservation of rights

Any and all provider of utilities, including the City (hereinafter collectively referred to as "Utilities"), furnishing gas, sewer, water, electric, telephone, cable television and any related services shall have reserved to them or are hereby and herein given and granted the right, permission, and authority to inspect, repair and maintain their respective existing installation in, above and under the above described parcel of property for as long as said installations and facilities are being operated and utilized by them.

Said Utilities are also given and granted the right, permission and authority to improve and expand the scope of the above easements in, above and under the above described parcel of property, and thereafter to inspect, repair and maintain said new additional installations and facilities. Utilities shall, at all times, have reasonable access to their respective installations and facilities, and owners of said parcel of land vacated by this Resolution, shall not interfere with easement rights herein specified or be entitled to compensation for anything placed by owners upon said vacated property which may have to be destroyed or removed by Utilities to effectively use their easements, although Utilities shall have the obligation to restore the turf to its original condition should it be destroyed or damaged through the exercise of easement rights.

IT IS FURTHER UNDERSTOOD that the area vacated will belong to the abutting property owners according to law.

BE IT FURTHER RESOLVED that the City Clerk shall record a certified copy of this Resolution in the Office of the Kenosha County Register of Deeds and forward a copy of same to all listed Utilities and the City



**CONSENT PETITION TO VACATE AN ALLEY or STREET**

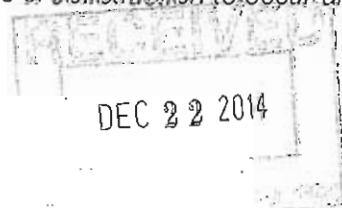
TO: Mayor Bosman  
Members of the Common Council

We, the undersigned adjoining property owners, do hereby consent and concur in the request to have a portion of an alley vacated as set forth on the attached map.

DATE	OWNER	ADDRESS	WILL YOU BUILD IN THE VACATED RIGHT OF WAY? *
11-14-14	Debra A Gates	6801-38 Ave	Yes Garage
11-14-14	Lori Winters	6800 37 <sup>th</sup> Ave	yes garage
11-14-14	Jack Robinson	6816 37 <sup>th</sup> Ave	No
11-22-14	Charles Madsen Charles Madsen	6804-37 <sup>th</sup> Ave	No
11-29-14	Jennifer Ayers	6815 38 <sup>th</sup> Ave	NO
11/29/14	Charles <sup>Dochterman</sup> Dochterman	6830 37 Ave	No
12-3-14	Mary P. [unclear]	6812-37	No
12/19/14	Holly Tranberg	<del>4129</del> 6819-38 <sup>th</sup> Ave	no
1-17-15	Anthony Gates	6801-38 Ave	yes garage
1-19-15	Arden S. Robinson	6816-37 <sup>th</sup> AVE.	NO
1-19-15	Jeffrey S Winters	6800 37 <sup>th</sup> Ave	Yes <del>no</del>

\* If you answered yes, please provide information as to the type of construction to occur and the location.

JAN 23 2015



LIS PENDENS  
STATE OF WISCONSIN

Document Number



DOCUMENT  
1744352

RECORDED  
At Kenosha County, Kenosha WI 53140  
JoEllyn N. Storz, Register of Deeds  
March 13, 2015 9:30 AM  
\$38.00  
Pages 1

PLEASE TAKE NOTICE that an application is now pending before the Common Council of the City of Kenosha, Wisconsin, the object of which is discontinued interest of the City of Kenosha, a Municipal Corporation, in the alley located between 37th and 38th Avenues, South of 68th Street, more particularly described as:

That portion of the 12 foot wide alley adjacent to Lots 139 – 143 inclusive and 203 – 207 inclusive as dedicated in Highland View subdivision, running from the south line of 68th Street thence southerly 232 feet, lying in the Southwest ¼ of Section 1, Town 1 North, Range 22 East of the Fourth Principle Meridian, all in the City of Kenosha, Kenosha County, Wisconsin.

Recording Area

Name and Return Address:  
Brian Wilke  
Community Development & Inspections  
625 52nd Street - Room 308  
Kenosha, WI 53140

Parcel Identification Number (PIN)

#01-122-01-332-001 #01-122-01-332-011  
#01-122-01-332-002 #01-122-01-332-012  
#01-122-01-332-003 #01-122-01-332-013  
#01-122-01-332-004 #01-122-01-332-014  
#01-122-01-332-005 #01-122-01-332-015  
#01-122-01-332-010

Dated at Kenosha this 12 day of March 2015

Rich Schroeder, Deputy Director, Community Development & Inspections

Personally came before me this 12<sup>th</sup> day of March, 2015, Rich Schroeder, Deputy Director of Community Development & Inspections, and acknowledged to me that he executed the foregoing instrument as such Deputy Director of Community Development & Inspections of the City of Kenosha by its authority.

Paula M. Jattegrass  
Notary Public, Kenosha County, Wisconsin

My commission expires: 8/9/2015

Drafted By: Brian Wilke, Department of Community Development & Inspections



Conditional Use Permit Extension for an automobile body shop at 5912 Sheridan Road. (Car Doctor)  
(District 2) PUBLIC HEARING

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Alderperson Jenkins, District 2, has been notified. The City Plan Commission is the final review authority.

**LOCATION AND ANALYSIS:**

**Site:** 5912 Sheridan Road  
**Zoned:** B-3 Central Business District

1. On September 15, 2014, the Common Council approved a Conditional Use Permit for a body shop at 5912 Sheridan Road. The site is currently being used for automobile service and the owner also wants to do body work on the property.
2. One of the Conditions of Approval was to satisfy all Conditions and obtain permits no later than March 15, 2015 or the Conditional Use Permit would be null and void. The applicant submitted an Extension Request prior to the March 15th deadline. The applicant has been unable, financially, to finish up the project.
3. The Common Council approval also included several conditions to be addressed, such as a Site Plan for parking and landscaping and details on the paint booth. The applicant had not contacted Staff since the approval until just recently and has submitted some of this information during the week of March 23rd. Staff is waiting to receive additional Site Plan information from the applicant before the plans can be sent to Departments for review. The Conditions of Approval would need to be satisfied with Staff and the time extended by the City Plan Commission before the applicant will be permitted to operate a body shop on the property.

**RECOMMENDATION:**

Since the request will allow the applicant additional time to satisfy the Conditions and obtain the appropriate permits, a recommendation is made to grant an Extension until September 15, 2015, subject to the attached Conditions of Approval.



Brian Wilke, Development Coordinator



Jeffrey B. Labahn, Director

City of Kenosha

Development Coordinator: Brian R. Wilke

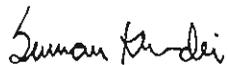
March 11, 2015

Suman Khindri, Owner  
Car Doctor  
5912 Sheridan Road  
Kenosha, WI 53140

Dear Brian:

I, Suman Khindri as the owner of Car Doctor LLC 5912 Sheridan Road  
Kenosha, WI 53140. Due to our financial situation we are unable to finish up the paint-  
booth project by March 15, 2015. Therefore, we need extension from City of Kenosha  
Development Coordinator to work on this project until September 15, 2015. We will do  
our best to finish up this paint-booth project within ninety days.

Sincerely,



Suman Khindri

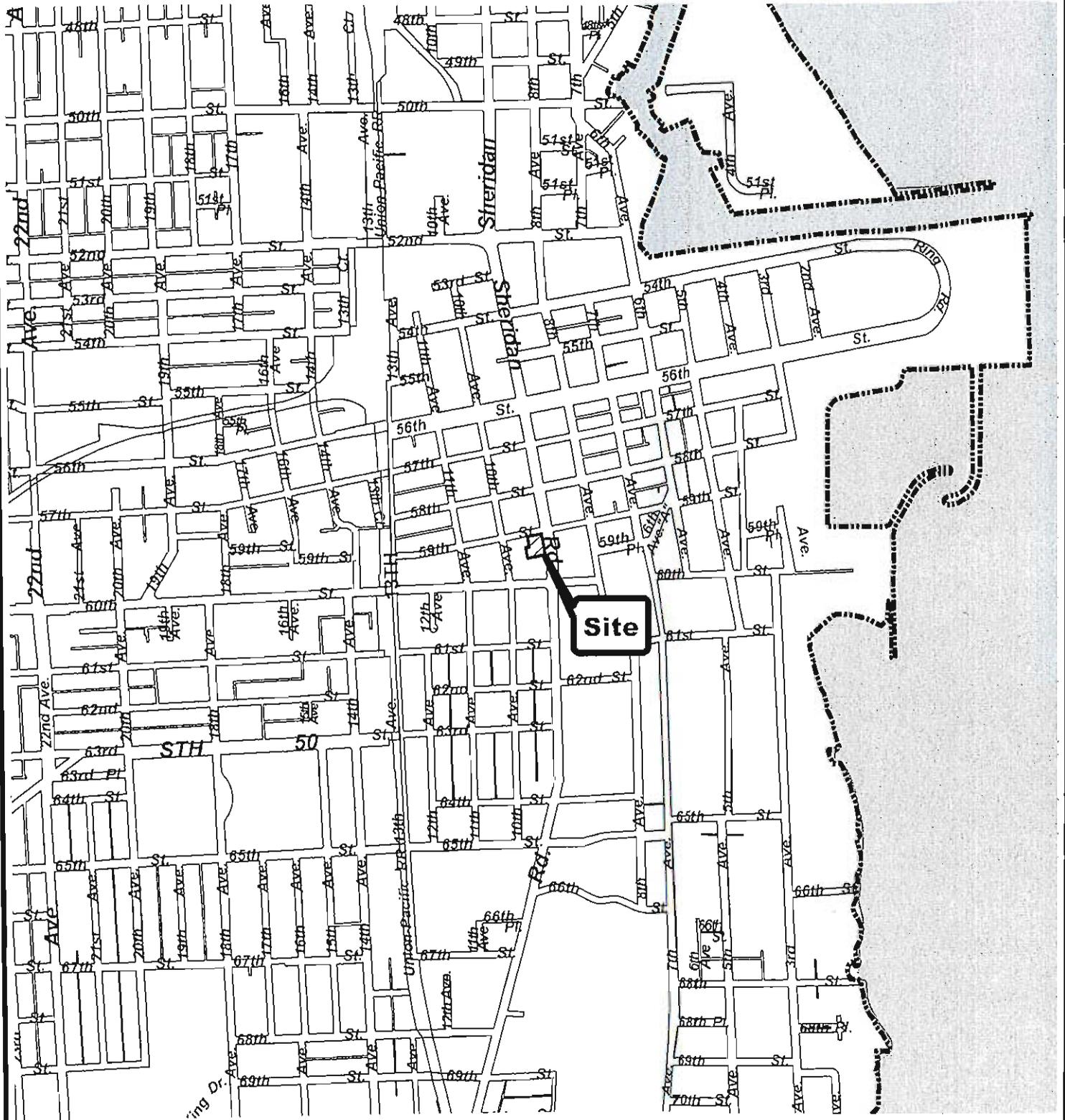
Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	<b><i>Kenosha City Plan          Commission          Conditions of Approval</i></b>	<b>Car Doctor          5912 Sheridan Road</b>	<b>September 4, 2014</b>
--	---	---	--------------------------

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. 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.
  - b. 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.
  - c. 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.
  - d. 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.
  - e. 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.
  - f. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within six (6) months of Common Council approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.
  - g. Outdoor display of products is prohibited.
  - h. All vehicles shall be parked within the designated paved areas. All vehicles needing body work shall be parked in the building or the fenced storage area behind the building only.

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	<b><i>Kenosha City Plan          Commission          Conditions of Approval</i></b>	<b>Car Doctor          5912 Sheridan Road</b>	<b>September 4, 2014</b>
--	---	---	--------------------------

- i. 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.
  - j. Compliance with the Operational Plan dated August 7, 2014.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. The Site Plan shall be submitted showing enough parking spaces in conformance with the following:
    - i. Three (3) parking spaces per each auto service bay.
    - ii. Three (3) parking spaces minimum for the body shop, plus one (1) space per 500 square feet of gross floor area.
  - b. The Site Plan shall show that all parkways are grass. A minimum five (5') foot wide interior parkway shall be installed in the parking areas along Sheridan Road and 59th Street. The landscaped interior parkway shall include a three (3') foot high decorative fence.
  - c. The current broken window pane along Sheridan Road shall be repaired prior to the issuance of the Conditional Use Permit.
  - d. Provide additional details on the interior paint booth. Details shall include the specifications, venting, etc.
  - e. The proposed fence and gate at the northwest corner of the building shall be a six (6') foot tall privacy fence constructed with wood or vinyl. Include detail on the existing or proposed fencing along the west lot line abutting the residential use. The site obscuring fence along the west lot line shall be six (6') feet in height along the storage area.

City of Kenosha  
Vicinity Map  
Car Doctor Body Shop CUP



----- Municipal Boundary



**To Whom It May Concern:**

*I, Suman Khindri as the owner of Car Doctor LLC 5912 Sheridan Road Kenosha, WI 53140. I am applying for auto body shop conditional permit use. I am not planning to make any changes to the structure of the building. There is a site plan attached, which explains the location of paint booth, body work area inside the building, storage for scrap and supplies. Currently, it is a auto shop only, but I want to add body shop. The parking area for the customers stays the same. Car storage is at the west of Sheridan behind the building. There will be no landscaping. There will be no sign of auto body shop because it will be used for Car Source commercial use only. The drainage stays the same. There is no change in utility for auto shop however paint booth will be added for the fumes, bodywork tools, and oven will be stored in the storage according to the site map. Our hours of operation are from Monday to Friday from 8:00 am- 6:00 pm, Saturday 8:00am-1 pm, Sunday will be closed. This place will be used for auto body shop as well as mechanic shop. Also, scrap will be picked up everyday. All of the bodywork will be held inside the building. Address for the body shop is same as auto shop. We will have 6-7 employees. The paintwork will be held inside the paint booth for safety. We will be adding more fire extinguishers for safety. All the parts or equipment will be stored inside the 2000 sqft area. Nothing will be held outside besides the extra cars.*

## ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

materials to be collected shall be clearly posted at the site at all times.

o. The owner of the property and the owner, operator, and customers of the aluminum collection center shall be prohibited from processing or flattening aluminum at the site. Automatic aluminum collection machines are exempt from this provision.

p. Other issues which may have an adverse social, economic, or environmental impact or affecting the health, safety or welfare of abutting or neighboring properties or the City as a whole.

### 9. Recycling Collection Centers.

a. **Building Plan** as required in §4.05 B. of the Zoning Ordinance.

b. **Site Plan** as required in §4.05 C. of the Zoning Ordinance.

c. **Drainage Plan** as required in §4.05 D. of the Zoning Ordinance.

d. **Landscape Plan** as required by §4.05 E. of the Zoning Ordinance.

e. **Utility Plan** as required by §4.05 F. of the Zoning Ordinance.

f. Shall be limited to the collection and processing of Recycling-Center Material, as that term is defined in Chapter 13 of the Code of General Ordinances for the City of Kenosha.

g. Recycling-Center Material processing shall be limited to those means allowed to a Recycling Center licensee.

h. Collection center may be used as an accessory use to an established business.

i. A minimum of five (5) parking spaces shall be available for the recycling collection center.

j. Recyclable material shall be removed from the recycling collection center at least once a week.

k. Owner and/or operator of the recycling collection center shall keep the site clean and in a neat appearance and shall dispose of recyclable material and other litter from the site.

l. Sites adjacent to residential zones shall be screened in a manner acceptable to the Administrator.

m. Other issues which may have an adverse social, economic, or environmental impact or affecting the health, safety or welfare of abutting or neighboring properties or the City as a whole.

### 10. Automobile Body Shop in the B-2 and B-3 Districts.

a. **Building Plan** as required in §4.05 B. of the Zoning Ordinance.

b. **Site Plan** as required in §4.05 C. of the Zoning Ordinance.

(1) Existing buildings and proposed additions or new structures.

(2) Customer and employee parking areas.

(3) Storage areas for autos and other motor vehicles, parts and trash.

(4) Existing and proposed screening and landscaping.

(5) Exterior lighting on buildings and poles.

(6) Outdoor signs.

c. **Drainage Plan** as required in §4.05 D. of the Zoning Ordinance.

d. **Landscape Plan** as required in §4.05 E. of the Zoning Ordinance.

e. **Utility Plan** as required in §4.05 F. of the Zoning Ordinance.

f. **Operational Plan** which describes:

(1) Hours and days of the proposed operation.

(2) Type and extent of work to be done on motor vehicles.

(3) How site will be used, especially vehicle storage.

(4) How often scrap parts will be picked up.

(5) Methods to be used to control noise, paint fumes, and dust.

(6) Name and address of body shop operator.

(7) Anticipated number of employees.

g. All repair and painting work shall be conducted wholly within a completely enclosed building.

h. All storage of vehicles, parts or equipment which is adjacent to or across an alley from any residential district shall be within completely enclosed buildings or contained within accessory outdoor storage areas effectively screened from the residential district, as required in §4.05 E.(2) of the Zoning Ordinance. The Commission may require additional screening or landscaping on any portion of the lot, regardless of the adjacent district, if special characteristics of the body shop warrant such additional screening or landscaping.

## ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

i. No activity shall produce a sound level outside its premises that exceeds the standards set forth in Chapter 23 "Noise Control" of the City Code of General Ordinances.

j. No activity shall emit any odorous matter of such nature or quantity as to be offensive, obnoxious or unhealthful outside the premises, nor shall any activity emit dust, fumes, vapors or gases in such quantities as to cause soiling or danger to the health of persons, animals, vegetation or other property, as measured and controlled by Chapters NR 400-494 "Air Pollution Control" of the Wisconsin Administrative Code.

k. All motor vehicles, or parts thereof, being worked on or stored shall meet the provisions of Chapter 7 "Traffic Regulations" of the City Code of General Ordinances and specifically those provisions of said Chapter regulating motor vehicle repairs.

l. The compatibility of the exterior appearance and proposed operation of the body shop with the surrounding commercial uses in the B-2 or B-3 Districts shall be considered by the Commission.

m. Other issues which may have an adverse social, economic, or environmental impact or affecting the health, safety or welfare of abutting or neighboring properties or the City as a whole.

### **11. Automobile or Truck Wash in the B-2 and B-3 Districts.**

a. **Building Plan** as required in §4.05 B. of the Zoning Ordinance, plus:

(1) Layout of building(s) design and architecture.

b. **Site Plan** as required in §4.05 (C) of the Zoning Ordinance, plus:

(1) Location and "footprint" of building(s) and structure(s), including vehicle washing units (bays), vacuum drying units, gas pumps, trash and waste storage areas, any outdoor signs, and exterior lighting.

(2) Location of existing and proposed streets, drives, alleys, easements, right-of-ways, and parking as required.

c. **Drainage Plan** as required in §4.05 D. of the Zoning Ordinance, plus:

(1) Proposed topography of the site denoting elevations and natural drainage after construction.

(2) Plans for snow and ice removal and control.

d. **Landscape Plan** as required by §4.05 E. of the Zoning Ordinance, plus:

(1) Proposed plantings and fences, including the type, height and opaque characteristics of any required screenings.

e. **Utility Plan** as required by §4.05 F. of the Zoning Ordinance.

f. **Operational Plan** which describes:

(1) How the car or truck wash will operate, i.e. self-service, full-service, automotive, etc.

(2) Plans for removal and control of trash and waste.

(3) Hours and days of operation.

g. **Traffic Circulation Plan** which describes:

(1) How vehicles will be directed onto the lot and into the washing units.

(2) Number of queuing spaces (vehicle storage) available for waiting vehicles.

(3) Location for the hand drying of vehicles if no automatic drying available.

(4) Location of employee parking.

h. The car or truck wash shall be effectively screened along any property line which is adjacent to or across an alley from any residential district, as required in §4.05 E.2. of the Zoning Ordinance.

The Commission may require additional screening or landscaping on any portion of the lot, regardless of the adjacent district, if special characteristics of the car or truck wash warrant such additional screening or landscaping.

i. No vehicle repair or service work shall be conducted except when conducted wholly within a completely enclosed building.

j. No activity shall produce a sound level outside its premises that exceeds the standards set forth in Chapter 23 "Noise Control" of the City Code of General Ordinances.

k. No activity shall emit any odorous matter of such nature or quantity as to be offensive, obnoxious or unhealthful outside the premises, nor shall any activity emit dust, fumes, vapors or gases in such quantities as to cause soiling or danger to the health of persons, animals, vegetation or other property, as measured and controlled by Chapters NR 400-494 "Air Pollution Control" of the Wisconsin Administrative Code.

l. The lot shall be effectively drained and shall not direct any water runoff onto adjacent lots.

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

**MAILING INFORMATION**

**NAME OF PROJECT:** CAR DOCTOR LLC

*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>CAR DOCTOR LLC</u> <u>5912 SHERIDAN RD.</u> <u>KENOSHA, WI 53140</u>	Phone: <u>414-248-3991</u> Fax: <u>262-652-2288</u> E-Mail: _____
<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): 5912 SHERIDAN Rd.  
KENOSHA, WI 53140

**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: <u>8321 ft<sup>2</sup></u>
	Existing Building Size: <u>8321 ft<sup>2</sup></u>
	Site Size: _____
	Current # of Employees <u>1</u> Anticipated # of New Employees <u>5-6</u>
Anticipated Value of Improvements: <u>\$20,000 - \$25,000</u>	

Submittal Requirements:	<ul style="list-style-type: none"> <li>&gt; Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale</li> <li>&gt; Developer Site Plan/Conditional Use Permit Checklist (Appendix A)</li> </ul>
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If Item to be Reviewed by Plan Commission/Common Council must Submit:	<ul style="list-style-type: none"> <li>&gt; One (1) 8 1/2" x 11" reduction or twenty (20) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides)</li> <li>&gt; Sample Board containing colored samples of all exterior building materials</li> </ul>
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Fees:	Building or Addition Size	Site size	Review Fee
Level 1	< = 10,000 sq. ft.	< = 1 acre	\$900 = City Plan Dept. <u>or</u> \$1,025 = CPC/CC
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

> 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
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Approximate Review Time:	<ul style="list-style-type: none"> <li>&gt; 30 days for Staff Review</li> <li>&gt; 45-60 days for City Plan Commission/Common Council Review</li> </ul>
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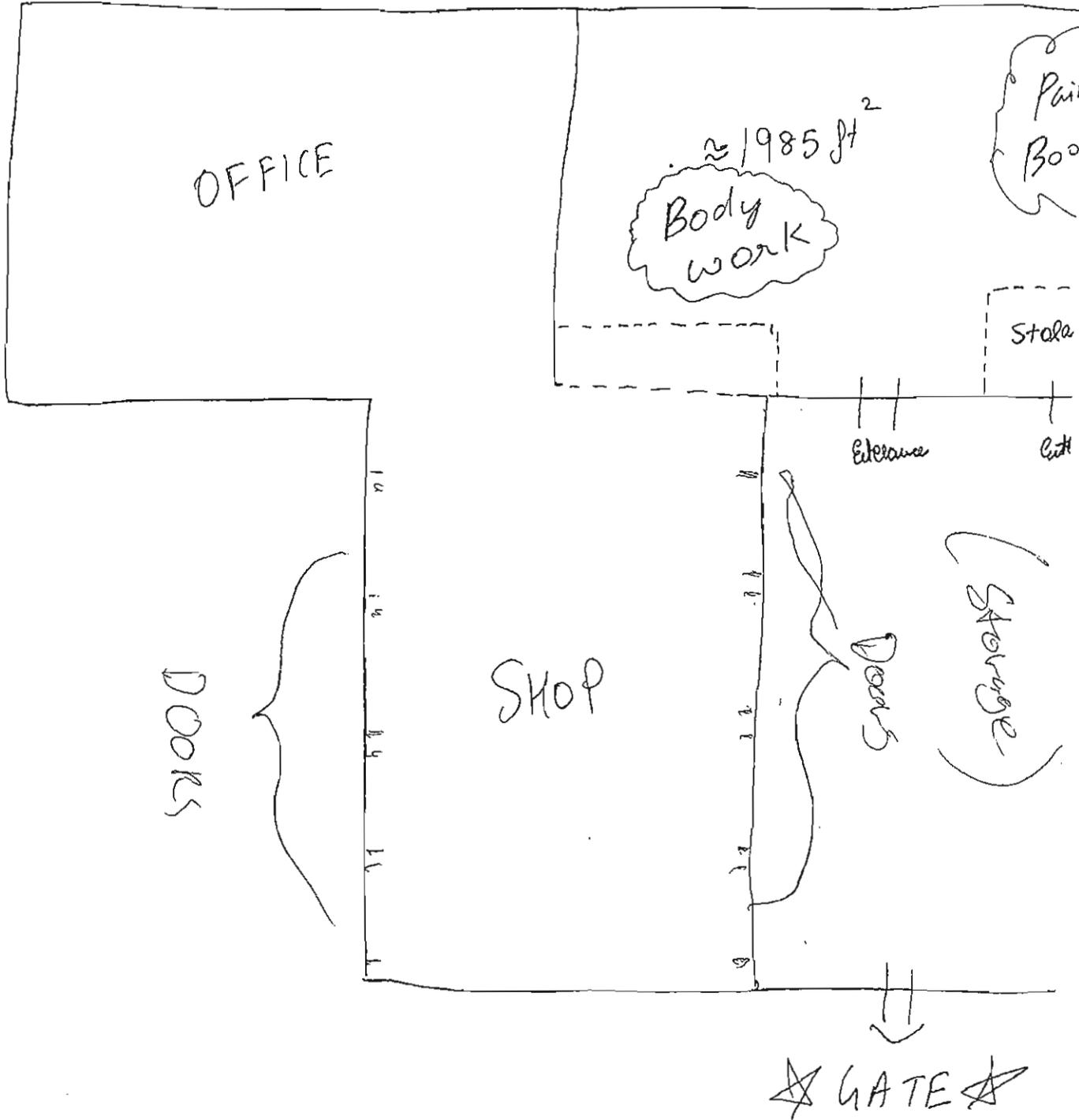
The conditional use permit plans, prepared to a standard engineering scale, shall be submitted with this application & shall include the following information:

<b>Building Plan:</b>	<ul style="list-style-type: none"> <li>&gt; Layout of building(s) including size and layout of rooms</li> <li>&gt; Design and architecture</li> <li>&gt; Plans and details on fire suppression and/or standpipe</li> <li>&gt; Plans and details on fire detection, fire alarm and other safety devices</li> </ul>
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<b>Site Plan</b> (based on a plat of survey)	<ul style="list-style-type: none"> <li>&gt; Legal description of property</li> <li>&gt; Location and footprint of building(s) and structure(s)</li> <li>&gt; Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks</li> <li>&gt; Outline of any development stages</li> <li>&gt; Location and details on any required emergency access roads</li> <li>&gt; A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space</li> </ul>
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<b>Drainage Plan</b>	<ul style="list-style-type: none"> <li>&gt; Existing topography, including spot elevations of existing buildings, structures, high points, and wet areas, with any previous flood elevations</li> <li>&gt; Floodplain boundaries, if applicable</li> <li>&gt; Soil characteristics, where applicable</li> <li>&gt; Proposed topography of the site denoting elevations and natural drainage after construction and any proposed stormwater retention areas</li> </ul>
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SHERIDAN ROAD



603-973-9100, St.  
Hendosha, WI 53140 - approximate address  
59th St.

Street View - Jul 2012



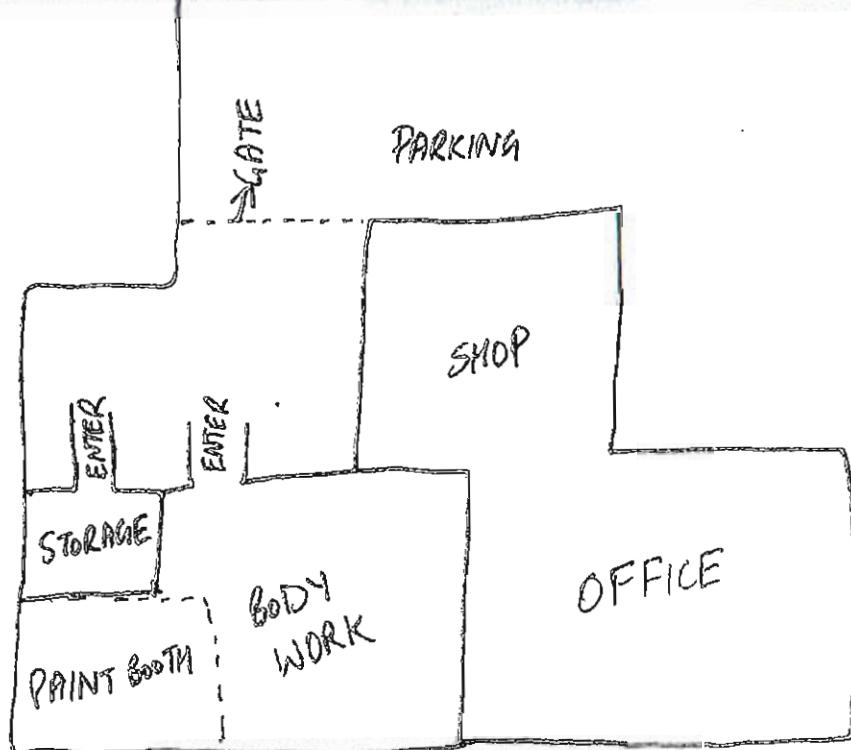


5912 Sheridan Rd Kenosha, WI 53140

Street View - Search nearby



Map data ©2014 Google



Thursday, April 9 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

**Public Building Review for a new restroom building to be located in Strawberry Creek Park, 13525 60th Street. (Strawberry Creek Restroom) (District 16) PUBLIC HEARING**

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Aldersperson Johnson, District 16, has been notified. The Parks Commission is reviewing the final project at their April 6, 2015 meeting.

**LOCATION AND ANALYSIS:**

**Site:** 13525 60th Street  
**Zoned:** IP Institutional Park/FW Floodway/C-1 Upland Conservancy District

1. The City has prepared plans for Strawberry Creek Park Improvements. Included in the improvements is a restroom/shelter facility along with playground equipment.
2. Since the building is a public building and exceeds 500 s.f., the City Plan Commission must review it per State Statutes.
3. The exterior building materials are cedar timbers with a pitched, asphalt shingle roof. The support columns will be encased in stone veneer.
4. City Departments have reviewed the plans. Their comments are included in the attached Conditions of Approval.
5. The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

**RECOMMENDATION:**

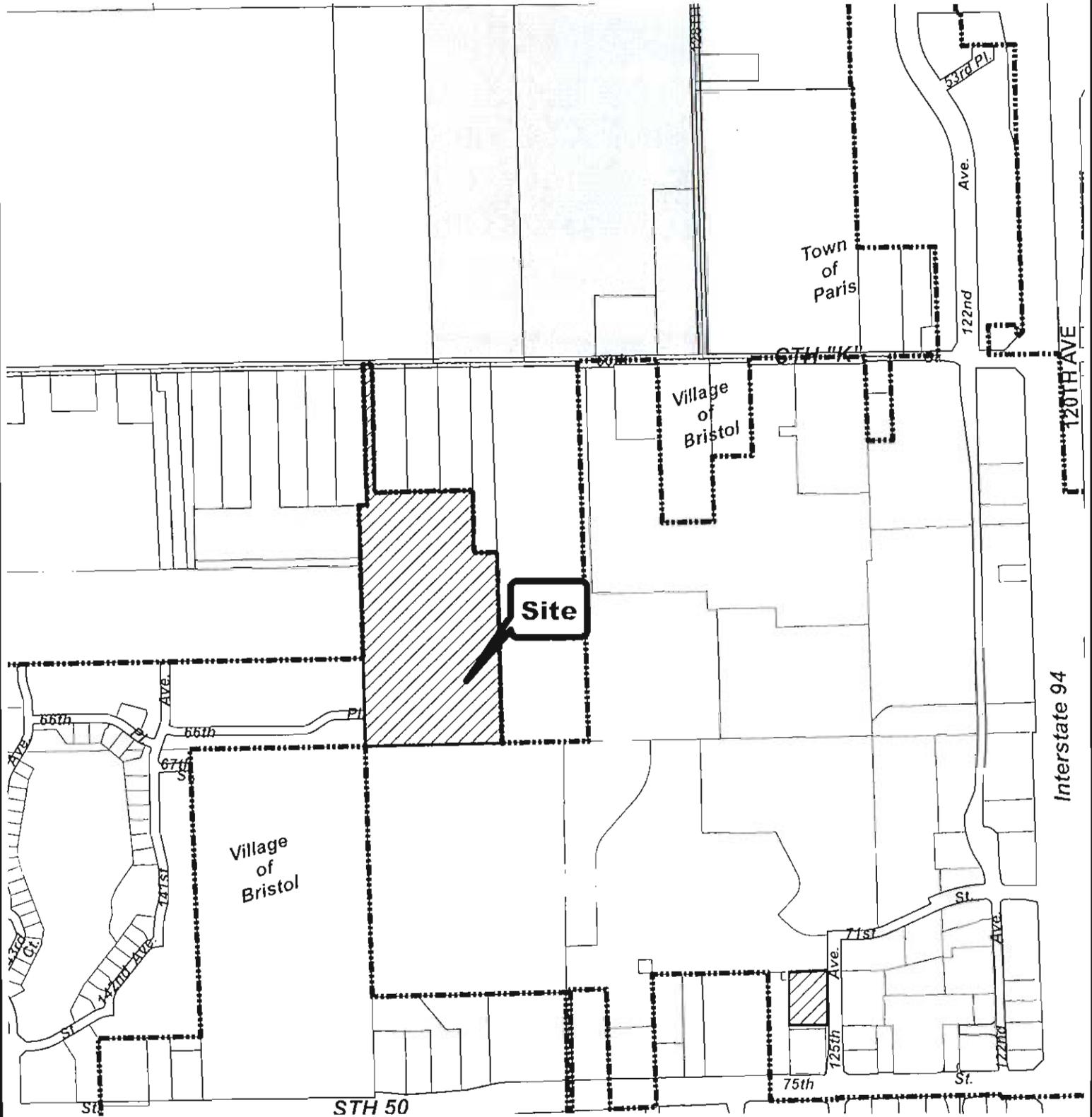
A recommendation is made to approve the Public Building Review, subject to the attached Conditions of Approval.

  
\_\_\_\_\_  
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. 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 Site Plan Review is for reference only and does not constitute sign permit approval.
  - c. The development shall be constructed per the approved plans on file with the Department of Community Development & Inspections, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Site Plan Review. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.
  - d. Prior to the issuance of any Occupancy Permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Site Plan Review 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 Site Plan Review shall be submitted by the applicant.
  - e. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.
  - f. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.
  - g. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within twelve (12) months of City Plan Division approval of the Site Plan Review or the Site Plan Review shall be null and void.
  - h. All vehicles shall be parked within the designated paved areas.
  - i. 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.

City of Kenosha  
Vicinity Map  
Strawberry Creek Park improvements  
Public Building Review



..... Municipal Boundary



0 1,000 Feet

# CONSTRUCTION DOCUMENT SET

## STRAWBERRY CREEK PARK - PHASE I

City of Kenosha, Wisconsin

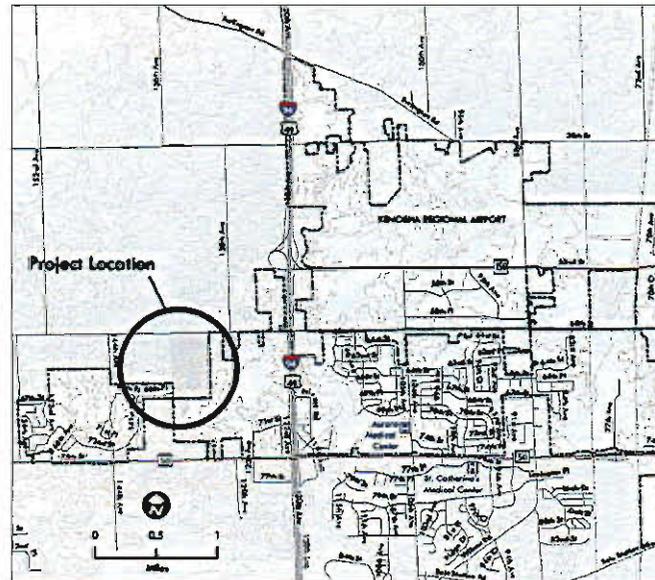
FEBRUARY 9, 2015

City of Kenosha  
Public Works Department  
625 52nd Street  
Kenosha, Wisconsin 53140  
City Project #12-1419

### Sheet Index

Sheet No.	Sheet Title
C0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS
C2.0	DEMOLITION/EROSION CONTROL PLAN
C3.0	SITE LAYOUT PLAN
C3.1	PLAYGROUND LAYOUT (REFERENCE ONLY)
C4.0	SITE GRADING PLAN - OVERALL
C4.1	SITE GRADING PLAN - SOUTHWEST
C4.2	SITE GRADING PLAN - NORTHWEST
C4.3	SITE GRADING PLAN - NORTHEAST
C5.0	UTILITY PLAN
C5.0A	UTILITY PLAN (ALTERNATE) ©
C6.0	LANDSCAPE PLAN
C7.0	DETAILS - SITE
C7.1	DETAILS - SITE
C7.2	DETAILS - LIGHTING
C7.3	DETAILS - SHELTER
C7.4	DETAILS - SHELTER
C7.5	DETAILS - SHELTER

Location Map



### NOTES:

- COORDINATION OF CONSTRUCTION PHASING AND SUBCONTRACTORS SHALL BE THROUGH GENERAL CONTRACTOR.
- BIDDING QUESTIONS SHOULD BE DIRECTED TO THE CITY OF KENOSHA DEPARTMENT OF PUBLIC WORKS - KATIE ELDER (262)652-4050



Professional Seal

Revision	Date
(1)	02/09/2015

Project Name

STRAWBERRY  
CREEK PARK -  
PHASE I

CITY OF  
KENOSHA,  
WISCONSIN

Drawn By: **AM**  
Checked By: **BT**  
File: **P-TITLE**  
Issued For: **BIDDING**  
Date: **02/25/2015**  
Project No. **2470.01**

Sheet Title  
TITLE - SHEET



Sheet Number

C0.0



Professional Seal

Revision	Date
(1)	02/25/2015
Project Name	STRAWBERRY CREEK PARK - PHASE I

CITY OF  
 KENOSHA,  
 WISCONSIN

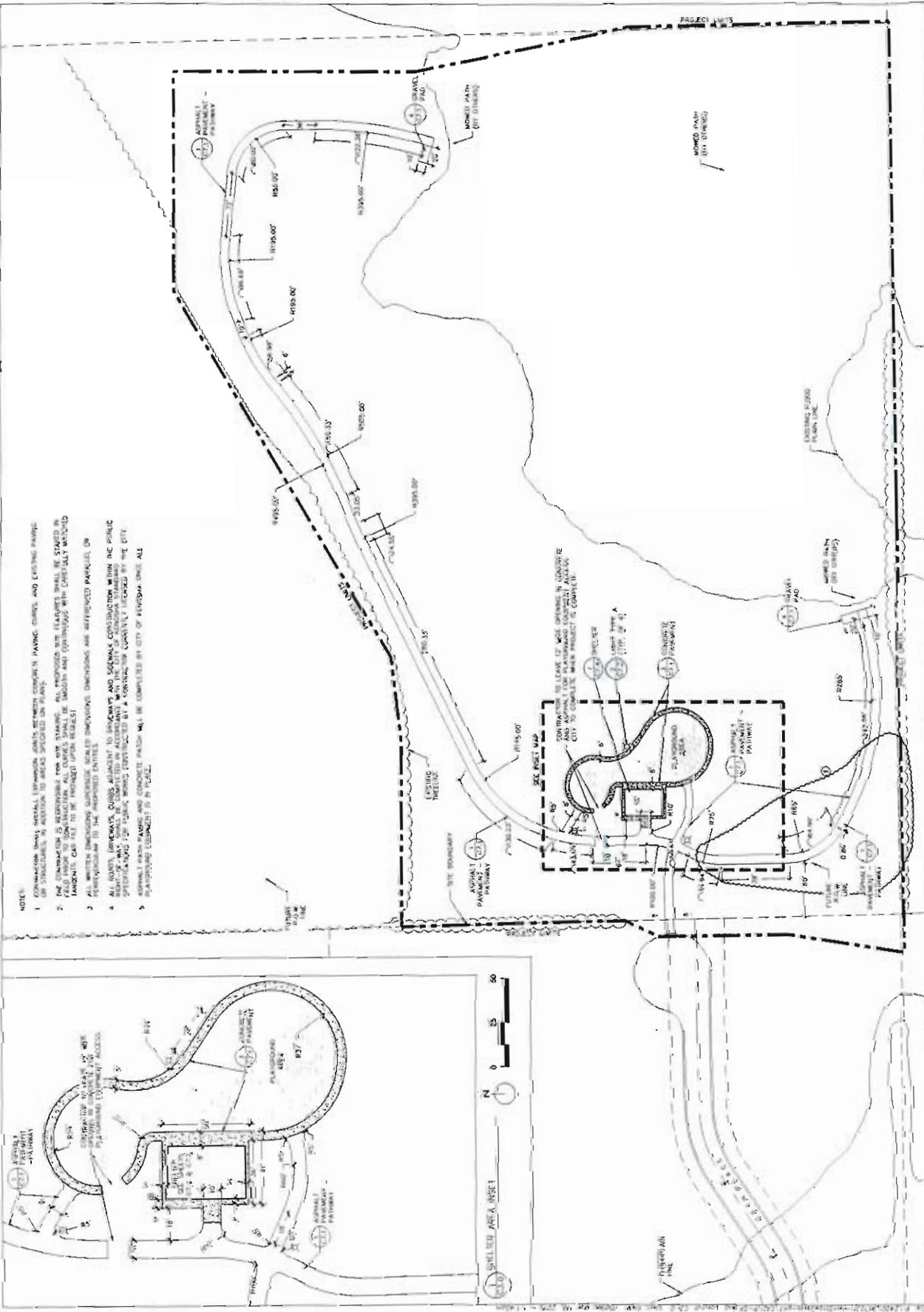
Drawn By:	MF
Checked By:	BT
File:	P.SP
Issued For:	BIDDING
Date:	02/25/2015
Project No.:	2470.01
Sheet No.:	1

SITE LAYOUT PLAN

N

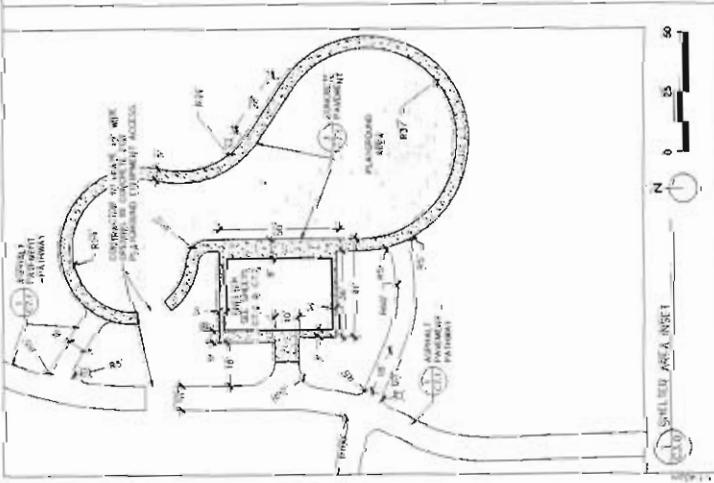


C3.0



- NOTES:
1. CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING CURBS AND EXISTING PAVING OR STRUCTURES IN ADDITION TO AREAS SPECIFIED ON PLANS.
  2. THE CONTRACTOR IS RESPONSIBLE FOR NEW STAKING. ALL PROPOSED NEW FEATURES SHALL BE STAKED IN FIELD PRIOR TO CONSTRUCTION. ALL DIMENSIONS SHALL BE SMOOTH AND CONTIGUOUS WITH CAREFULLY MEASURED HANDS. CURBS ARE TO BE FINISHED WITH SLOTTED.
  3. ALL WRITTEN BIDDING RESPONSES MUST INCLUDE DIMENSIONS AND APPROVED PARALLELS OR EQUIVALENTS TO THE DIMENSIONS AND APPROVED PARALLELS.
  4. BIDDING RESPONSES MUST INCLUDE DIMENSIONS AND APPROVED PARALLELS WITH THE PERMITS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION BY A CONTRACTOR CURRENTLY LICENSED BY THE CITY OF KENOSHA.
  5. ALL PAVING AND CONCRETE MATCHES SHALL BE COMPLETED BY CITY OF KENOSHA UNDER ALL MAINTENANCE EQUIPMENT IS IN PLACE.

SEE INSET MAP  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KENOSHA PRIOR TO CONSTRUCTION. ALL DIMENSIONS SHALL BE SMOOTH AND CONTIGUOUS WITH CAREFULLY MEASURED HANDS. CURBS ARE TO BE FINISHED WITH SLOTTED.



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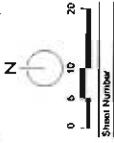
Revisions	Date

Project Name  
**STRAMERRY CREEK PARK - PHASE I**

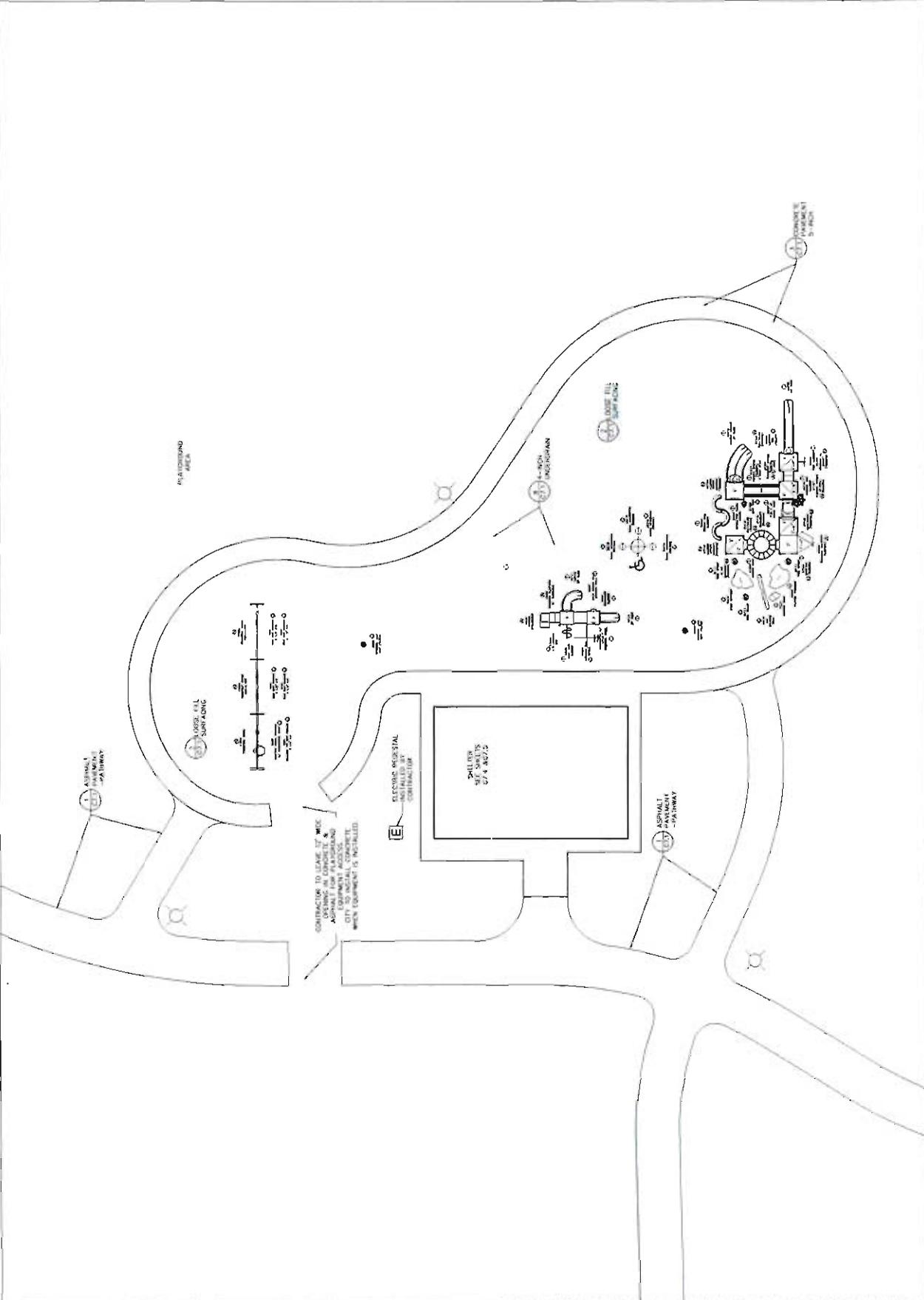
CITY OF  
**KENOSHIA WISCONSIN**

Drawn By: MF  
 Checked By: BT  
 File: P-SP  
 Issued For: BIDDING  
 Date: 02/25/2015  
 Project No. 2470.01

Sheet 106  
**PLAYGROUND LAYOUT PLAN (FOR REFERENCE ONLY)**



**C3.1**



CONTRACTOR TO LEAVE 1/2\"/>

ELECTRIC WIRE SHALL  
 BE INSTALLED BY  
 CONTRACTOR

ASPHALT  
 PAVEMENT  
 TO MATCH

SHEDDER  
 WHEELS  
 27\"/>

PLAYGROUND  
 AREA

WOODEN  
 SURFACING

4-NON  
 UNDERGRAN

WOODEN  
 SURFACING

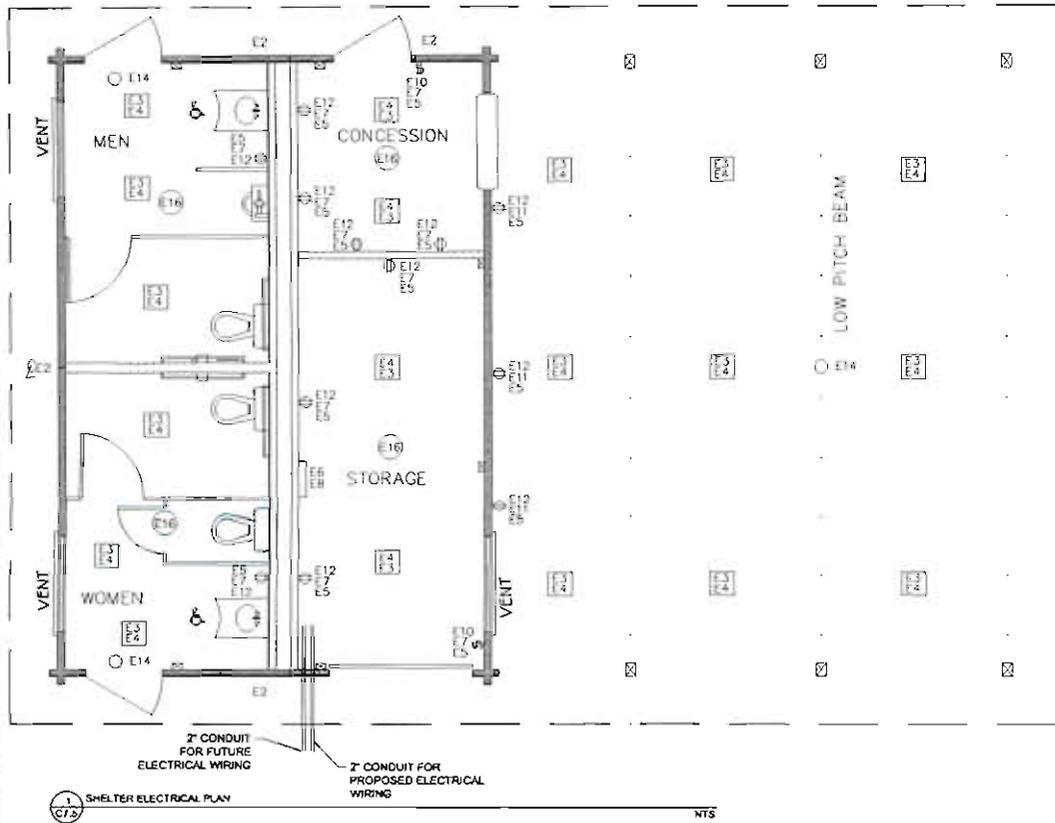
SEE  
 DRAWING  
 C3.1







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### ELECTRICAL PACKAGE

QTY	DESCRIPTION	MODEL #	PART #	SUPPLIER
E2	4 TW 705-100LM LIGHT	TW 705 120 LPI PE	1110-003	LITHONIA
E3	59 MR INCANDESCENT 12 X 12	VR4	1110-006	LITHONIA
F4	011 BASE FOR VR4	EB4	1110-005	LITHONIA
E5	14 2 X 4 1 GANG OUTLET BOX	T11	1110-015	SKVEL CITY
E6	7 20 AMP BREAKER	00K20	1110-017	SQUARE D
E7	01 DECORA DEVICE COVER	H251	1110-018	HUBBELL
E8	1 100 AMP LOAD CENTER	0011220N100C	1110-020	SQUARE D
E9	2 DECORA SWITCH	M812101GY	1110-023	HUBBELL
E11	3 OUTDOOR W/P COVER	W10100CV	1110-026	PERFECT LINE
E12	02 GFI OUTLET	GFS2632V	1110-040	HUBBELL
E13	3 HMC SENSOR CONTROL UNIT	CU120A	1110-051	HUBBELL
E14	3 INFRARED CEILING SENSOR	ATP600C	1110-052	HUBBELL
E15	08 LAMPS FOR VR4	604-130V GE # 19A	1110-006A	LITHONIA
E16	4 MUSHROOM VENT FAN PER CODE			

### STAINLESS STEEL PLUMBING PACKAGE

QTY	DESCRIPTION	MODEL #	PART #	SUPPLIER
2	HANDICAP TOILET	3043 102	2241-003	AMERICAN STANDARD
1	STANDARD TOILET	2234 015	2241-002	AMERICAN STANDARD
3	FLUSH VALVE	111	2250-009	SLOAN
1	SEAT	2155-C	2240-004	BEMIS
1	URNIAL	6501 01	2241-004	AMERICAN STANDARD
1	FLUSH VALVE (URNIAL)	186	2250-007	SLOAN
2	LAVATORY	W41 011	2241-001	AMERICAN STANDARD
2	LAV CARRIER	520-M24	2251-001	WADE
1	URNIAL CARRIER	W400AM11	2251-002	WADE
2	FAUCET	S-60-H	2240-009	SIMMONS
2	TANKLESS WATER HEATER	S-306	2253-005	CHROMOMATE
2	42" GRAB BAR	B-490	2252-004	BOBRICK
2	36" GRAB BAR	B-490	2252-003	BOBRICK
2	18" GRAB BAR	B-490	2252-001	BOBRICK
2	TISSUE DISPENSER	B-2740	2253-009	BOBRICK
2	SOAP DISPENSER	B-4312	2253-006	BOBRICK
2	TOILET DISPENSER	B-4262	2253-010	BOBRICK
2	WASTE DISPOSAL	B-277	2240-015	BOBRICK
2	SANITARY DISPOSAL	B-270	2240-014	BOBRICK
2	18" X 24" MIRROR	B-165	2240-012	BOBRICK
1	TOILET PARTITIONS	DESIGNER	PER PLAN	COMTEC (GREAT LAKE SALES)
2	LAV SUPPLY	SCR1912A	2240-004	MOTT BROTHERS
2	OFFSET GRID DRAIN	175-WC	2250-002	MOTT BROTHERS
4	CAST P-TRAP	BRB72CSDF	2250-003	MOTT BROTHERS

\*PLUMBING CONTRACTOR WILL BE RESPONSIBLE FOR DESIGN AND LAYOUT OF PARK SHELTER PLUMBING. PLUMBING CONTRACTOR SHALL ALSO OBTAIN ALL THE NECESSARY PLUMBING PERMITS AS REQUIRED BY THE STATE AND CITY OF KENOSHA. ANY COSTS ASSOCIATED WITH DESIGN, PERMITS AND APPROVALS WILL BE CONSIDERED INCIDENTAL TO THE PLUMBING INSTALLATION.



Professional Seal

Revision Date

Project Name

STRAWBERRY  
 CREEK PARK -  
 PHASE I

CITY OF  
 KENOSHA,  
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Sheet Title  
 DETAILS - SHELTER

Sheet Number

C7.5