

**Municipal Building
625 52nd Street – Room 202**

***Kenosha City Plan Commission
Agenda***

**Thursday, April 10, 2014
5:00 p.m.**

*Mayor Keith Bosman - Chairman, Alderperson Kevin Mathewson - Vice-Chairman
Alderperson Anthony Kennedy, Alderperson Jan Michalski,
Kathryn Comstock, Anita Faraone, Robert Hayden, Anderson Lattimore, Jessica Olson and Ron Stevens*

Call to Order and Roll Call

Approval of Minutes from March 20, 2014

1. By the Mayor - To Adopt a Project Plan Amendment for Tax Incremental District #16, City of Kenosha, Wisconsin, Under Section 66.1105 (4)(h)1., Wisconsin Statutes. (District #16) PUBLIC HEARING
2. City Plan Commission Resolution - To Amend the Land Use Plan Map for the City of Kenosha: 2035 rezoning property at 6201 14th Avenue. (St. Vincent DePaul) (District #3) PUBLIC HEARING
3. By the City Plan Commission - To Create Subsection 18.02 bb. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. PUBLIC HEARING
4. By the Mayor - To Rezone property at 6201 14th Avenue from B-2 Community Business District to IP Institutional Park District in conformance with Section 10.02 of the Zoning Ordinance. (St. Vincent DePaul) (District #3) PUBLIC HEARING
5. Conditional Use Permit for a 93-room hotel to be located at 7300 125th Avenue. (Hampton Inn) (District #16) PUBLIC HEARING
6. Resolution By the Mayor - To approve a Two-Lot Certified Survey Map for property at the northeast corner of 75th Street and 125th Avenue. (Hampton Inn) (District #16) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

CITY PLAN COMMISSION
Minutes
March 20, 2014

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

MEMBERS EXCUSED: Alderperson Mathewson and Ron Stevens

STAFF PRESENT: Jeffrey B. Labahn, Rich Schroeder

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

A motion was made by Ms. Faraone and seconded by Alderperson Michalski to approve the minutes of the February 20, 2014 meeting. The motion passed. (Ayes 7; Noes 0)

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

Public hearing opened

Alderperson Kennedy arrived.

Jonah Hetland, 4011 80th Street, said the original Conditional Use Permit for this project started in 2005. The last extension expired in 2011, so this is a new application.

Public hearing closed.

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

2. Conditional Use Permit for a 40,613 s.f. airport service hangar to be located at the Kenosha Regional Airport at 9900 52nd Street. (Stein's) (District #16) PUBLIC HEARING

Public hearing opened.

Eric Drazkowski, Excel Engineering, 100 Camelot Drive, Fond du Lac, representing the project was available for questions.

Public hearing closed.

Alderperson Kennedy said you have five base customers, do you anticipate more? Michael Stein, W308 N7056 Club Circle East, Hartland, said yes, we hope to expand over the next few years. Alderperson Kennedy asked will you handle larger aircraft. Mr. Stein said they will have licensed, certified aircraft mechanics to handle many different airplanes.

Ms. Faraone asked how many jobs will be created? Laurie Stein, W308 N7056 Club Circle East, Hartland, said we currently have five employees that will relocate. We want to hire eight additional employees and will hope to increase that by ten more over time.

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

- 3. Conditional Use Permit Amendment for a 70-unit apartment complex to be located at the southeast corner of 70th Avenue and 75th Place. (Sagewood Apartments) (District #14) PUBLIC HEARING**
- 4. Development Agreement between the City of Kenosha and WAB Holdings 70, LLC regarding property at the southeast corner of 70th Avenue and 75th Place. (Sagewood Apartments) (District #14) PUBLIC HEARING (Also referred to Public Works Committee) PUBLIC HEARING**

Public hearing opened.

Bill Bodner, 11514 N. Port Washington Road, Mequon, was available for questions.

Virginia Hoekstra, 6209 75th Street, asked why this Amendment to the Conditional Use Permit is allowable and Lowe's had asked for a Conditional Use Permit Amendment and it was denied.

Public hearing closed.

Rich Schroeder, Deputy Director, said an Amendment can be approved if it follows Ordinances and regulations. This Amendment relates to the improvements to 70th Avenue and granting an Extension for obtaining Building Permits. The road improvements would be revised during the STH 50 Reconstruction Project, so the City is requesting a cash escrow instead of improvements at this time.

A motion was made by Alderperson Kennedy and seconded by Ms. Olson to approve Item 3, the Conditional Use Permit Amendment and Item 4, the Development Agreement. The motion passed. (Ayes 8, Noes 0)

- 5. By the Mayor - To Approve a four-lot Certified Survey Map to be located at 3803 and 3809 7th Avenue. (Estes) (District #1) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Mr. Schroeder said he would like to add a condition to the Resolution. The condition is as follows;

10. A Final Drainage Plan shall be submitted for review and approval by the Department of Public Works.

A motion was made by Ms. Faraone and seconded by Ms. Olson to approve the Certified Survey Map. The motion passed. (Ayes 8, Noes 0)

6. Request to Amend the Conditional Use Permit for Lowe's Home Improvement Store at 6500 Green Bay Road to allow for an outdoor display area. (Lowe's) (District #16) PUBLIC HEARING

Public hearing opened.

Jeff Winiarski, Lowes Home Improvement, 6500 Green Bay Road, said he is seeking approval of the Amendment as presented.

Public hearing closed.

Mr. Schroeder showed a video of the site and noted the items in the video that are already being set up, even though they are not allowed. Staff does not support the request. There is room for a fenced area to the south of the existing building.

Mayor Bosman asked do the floral items have a separate permit? Mr. Schroeder said a greenhouse in the parking lot would be a temporary structure permit, but nothing is allowed directly in front of the building.

Ms. Olson asked if the if the conditions expire. Mr. Schroeder said they run with the land. Mr. Schroeder added that Menards added an enclosed storage area to accommodate their outside storage. Lowes has room to add the same type of area.

Mayor Bosman said there are concerns with the aesthetics of this merchandise outside.

Ms. Faraone said she is disappointed the item was referred back to the City Plan Commission after we voted to deny the request.

A motion was made by Ms. Faraone and seconded by Alderperson Michalski to deny the Conditional Use Permit Amendment.

Alderperson Michalski said he is sorry the applicant was sent from the Common Council back to this Commission, but he will still vote to deny.

Alderperson Kennedy said he did not have all the information that is now on the current Fact Sheet and at the last Council meeting the Council was going to approve the Amendment. Alderperson Kennedy asked Mr. Winiarski if Lowe's would be willing to put up a temporary structure for a greenhouse. Mr. Winiarski said they don't want a temporary structure. Alderperson Kennedy asked if we defer this item can you work with Staff to solve the problem, Mr. Winiarski said no.

Mr. Hayden asked if Alderperson Downing supports the request. Mr. Winiarski said Alderperson Downing said the Amendment was good. Mr. Hayden asked Staff if they have heard from Alderperson Downing. Jeff Labahn, Director, said Alderperson Downing has expressed concern about the lumber at the north end of the building, but does not object to the other requests.

Ms. Comstock asked if the south end of the building can be fenced in for the purpose of this outside storage. Mr. Schroeder said they could expand to that area, Staff would need to research how big of an area would be allowable. Ms. Comstock asked Mr. Winiarski if he would be willing to expand or if he has researched that possibility. Mr. Winiarski said he can't answer that question, previously it was not approved.

Mr. Lattimore asked what is the difference from this Amendment and the one previously presented? Mr. Winiarski said they removed the request to park the trailers and the sheds by the building.

Aldersperson Kennedy left.

The motion to denied passed. (Ayes 7, Noes 0)

Public Comments

Virginia Hoekstra said she enjoys when a business has merchandise outside.

Commissioner Comments

Aldersperson Michalski said we must follow the Ordinances set in place

Mayor Bosman said the system was more streamlined when the City Plan Commission had the final approval on a matter. Mayor Bosman asked Staff to compile a list of changes that were made when the City Plan Commission lost some of their approval abilities.

Staff Comments

A motion to adjourn was made by Ms. Olson and seconded by Aldersperson Michalski. The motion passed. (Ayes 7; Noes 0) The meeting adjourned at 5:57 p.m.

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

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	April 10, 2014	Item 1
By the Mayor - To Adopt a Project Plan Amendment for Tax Incremental District #16, City of Kenosha, Wisconsin, Under Section 66.1105 (4)(h)1., Wisconsin Statutes. (District #16) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

The area generally bounded by CTH "S" on the north, the Kilbourn Road Ditch on the east, 38th Street on the south and the 120th Avenue Frontage Road and I-94 on the west.

NOTIFICATIONS/PROCEDURES:

The alderperson of the district, Alderperson Downing, has been notified. This item will also be reviewed by the Finance Committee before final approval by the Common Council on Monday, April 21, 2014. A notice announcing this hearing was published in the Kenosha Labor Paper on March 21 & 28, 2014. This notice was also sent to the other local government units as required by Wisconsin Statute 66.1105.

ANALYSIS:

- Attached is the Project Plan Amendment for Tax Incremental District (TID) #16.
- The proposed Amendment will Amend the TID boundaries to add four (4) contiguous parcels that were acquired by the developer. If approved, these parcels will eventually be combined into the existing TID Parcel #08-222-30-202-001.
- Since only whole units of property may be located in a TID, the TID boundaries must be amended to add these new parcels.
- There is no increase in project costs for the proposed Project Plan Amendment.

RECOMMENDATION:

A recommendation is made to approve the attach Resolution adopting the Project Plan Amendment.



A. Zohrab Khaligian, Development Specialist



Jeffrey B. Labann, Director

City of Kenosha, Wisconsin

Proposed Project Plan Amendment for
Tax Incremental District #16

For Consideration
by the Common Council on April 21, 2014

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GOALS OF THE KENOSHA TID PROGRAM

The City of Kenosha Tax Incremental District Program has been undertaken because of concern over the community's economic stability. As a result of numerous community meetings, the following goals have been identified:

- Encourage development in the City that will increase its tax base and reduce individual tax burdens
- Encourage development in the City that will increase the number and the variety of employment opportunities
- Encourage development in the City that will diversify the economic mix of businesses
- Encourage the efficient and economical use of land, buildings, and community facilities
- Encourage private investment through an expanded community facilities program
- Encourage reduction and/or elimination of economic and physical blight in the area

CITY PLAN COMMISSION RESOLUTION #____-14

BY: THE CITY PLAN COMMISSION

TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT #16, CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES

WHEREAS, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for amending a project plan for a Tax Incremental District (TID); and,

WHEREAS, the City Plan Commission, on April 10, 2014, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #16, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment amends the TID #16 boundaries to add four (4) contiguous parcels, as described in and attached hereto as Exhibit "A" and as shown in Exhibits "B" and "C"; and

WHEREAS, the Project Plan Amendment is feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin.

NOW, THEREFORE, BE IT RESOLVED by the City Plan Commission that it:

1. Finds the Project Plan Amendment for TID #16, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City; and
2. Finds that the equalized value of taxable property to be added to TID #16 plus the value increment of all existing tax increment districts in the City, including TID #16, does not exceed 12% of the total equalized value of taxable property in the City; and
3. Adopts the Project Plan Amendment for TID #16, City of Kenosha, Wisconsin, as described in and attached hereto as Exhibit "A" and as shown in Exhibits "B" and "C"; and
4. Recommends that the Common Council of the City of Kenosha also adopt this Project Plan Amendment.

Adopted this _____ day of _____, 2014

ATTEST:

Jeffrey B. Labahn, Secretary

APPROVED:

Keith G. Bosman, Chairman

Drafted By: Department of Community Development & Inspections

lu2/acct/cp/ckays/1TIDs/TID16/PLAN-AMEND2/1Plan-Amend2-040314.odt

EXHIBIT "A"

**Project Plan Amendment Description
Tax Incremental District #16**

The Project Plan Amendment is to amend the TID boundaries to add the following four (4) contiguous parcels:

#80-4-222-19-301-0300

#80-4-222-19-302-0110

#80-4-222-19-302-0120

#80-4-222-19-302-0130

The Amendment does not involve any increase in project costs.

EXHIBIT "B"

Amended Boundary Description Tax Incremental District #16

A part of the Southwest and Southeast quarters of Section 19 and the Northwest and Northeast quarters of Section 30, Township 2 North, Range 22 East, of the 4th Principal Meridian lying and being in the City of Kenosha, County of Kenosha, Wisconsin and being more particularly described as follows:

Commencing at the southwest corner of the northwest quarter of Section 30, Town 2 North Range 22 East of the Fourth Principal Meridian, thence $N88^{\circ}41'27''E$ along the south line of said quarter Section a distance of 398.19 feet to a point; thence perpendicular to said quarter section line a distance of 173.01 feet to the East right-of-way line of Interstate Highway 94, said right-of-way also includes 120th Avenue which may also be referred to as East Frontage Road, and the Point of Beginning; thence northerly distance of 2,257.64 feet, more or less, to a point which is the intersection of the east line of Interstate Highway 94 and the west line of 120th Avenue; thence northeasterly along said west right-of-way line a distance of 1,127.64 feet, more or less, to the intersection of said right-of-way line and the south right-of-way line of Burlington Road, which is also known as County Trunk Highway "S"; thence along said south right-of-way line a distance of 476.38 feet, more or less, to the intersection of said Burlington Road and the present City of Kenosha corporate limits; thence southerly along said corporate limits a distance of 676.42 feet, more or less, to a parcel of land currently identified as tax parcel 08-222-30-201-021; thence westerly along the north line of said tax parcel a distance of 37 feet, more or less; thence southerly along the west line of said tax parcel a distance of 330 feet, more or less; thence easterly along the south line of said tax parcel a distance of 310 feet, more or less, thence northerly along the east line of said tax parcel a distance of 330 feet, more or less, to the intersection of said tax parcel and the present City of Kenosha corporate limits; thence northerly along said corporate limits a distance of 581 feet, more or less, to the intersection of the City of Kenosha corporate limits and the south right-of-way line of Burlington Road; thence southeasterly along said right-of-way line a distance of 1,619 feet, more or less, to the center of a branch of the Des Plaines River, also described as the Kilbourn Road Ditch or the Kilbourn Ditch Creek; thence southerly along the center of said waterway a distance of 2,749 feet, more or less, to the intersection of the center line of said waterway, the present City of Kenosha corporate limits and the north right-of-way line of 38th Street; thence westerly along said right-of-way line a distance of 2,293 feet, more or less; thence northwesterly along said right-of-way line a distance of 198.5 feet, more or less, to the intersection of the north right-of-way line of 38th Street and the east right-of-way line of Interstate Highway 94 and the Point of Beginning; said Tax Incremental Financing District containing 164 Acres of land, more or less.

EXHIBIT "C"

Amended Boundary & Parcel Map
Tax Incremental District #16



RESOLUTION NO. _____

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT #16,
CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES**

WHEREAS, Section 66.1105 of the Wisconsin Statutes (the "TIF Law"), provides the authority and procedures for amending a project plan for a Tax Incremental District (TID); and

WHEREAS, the City Plan Commission on April 10, 2014, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #16, City of Kenosha, Wisconsin ("TID #16" or the "District"); and

WHEREAS, the Project Plan Amendment amends the TID #16 boundaries to add four (4) contiguous parcels, as described in and attached hereto as Exhibit "A" and as shown in Exhibits "B" and "C"; and

WHEREAS, at said meeting, the City Plan Commission, under Section 66.1105(4)(h)1., Wisconsin Statutes, found the Project Plan Amendment for TID #16, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin and found that the equalized value limit set forth in the TIF Law was satisfied by the Project Plan Amendment, adopted the Project Plan Amendment, and favorably recommended that the Common Council of the City of Kenosha adopt and approve the Project Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that it:

1. Finds the Project Plan Amendment for TID #16, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City; and
2. Deems the Project Plan Amendment to promote industrial development in the City of Kenosha, to be in the public interest and for a proper public purpose; and,
3. Finds that the improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District; and,
4. Confirms that not less than 50% by area of the real property within the District is suitable for "industrial uses" within the meaning of Section 66.1101, Wisconsin Statutes, and has been zoned for industrial uses; and,
5. Finds that the project costs directly serve to promote industrial development within the District consistent with the purpose for which the District was created; and,

6. Finds that the equalized value of taxable property to be added to the District, plus the value increment of all existing tax incremental districts, including TID #16, does not exceed twelve (12%) percent of the total equalized value of taxable property within the City of Kenosha, Wisconsin; and,
7. Confirms that the real property within the District that has been found suitable for industrial sites, has been zoned for industrial use and will remain zoned for industrial use for the life of the tax incremental district; and,
8. Confirms that the District is an industrial district.

BE IT FURTHER RESOLVED that the Common Council of the City of Kenosha, Wisconsin, adopts and approves the Project Plan Amendment for TID #16, City of Kenosha, Wisconsin, as recommended by the City Plan Commission and as described in and attached hereto as Exhibit "A" and shown in Exhibits "B" and "C".

Adopted this _____ day of _____, 2014

ATTEST: _____
Debra Salas, City Clerk/Treasurer

APPROVED: _____
Keith G. Bosman, Mayor

*Drafted By: Department of Community Development & Inspections
/u2/acct/cp/ckays/1TIDs/TID16/PLAN-AMEND2/1Plan-Amend2-040314.odt*

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Tax Incremental District #16**

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#80-4-222-19-302-0120

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The Amendment does not involve any increase in project costs.

EXHIBIT "B"

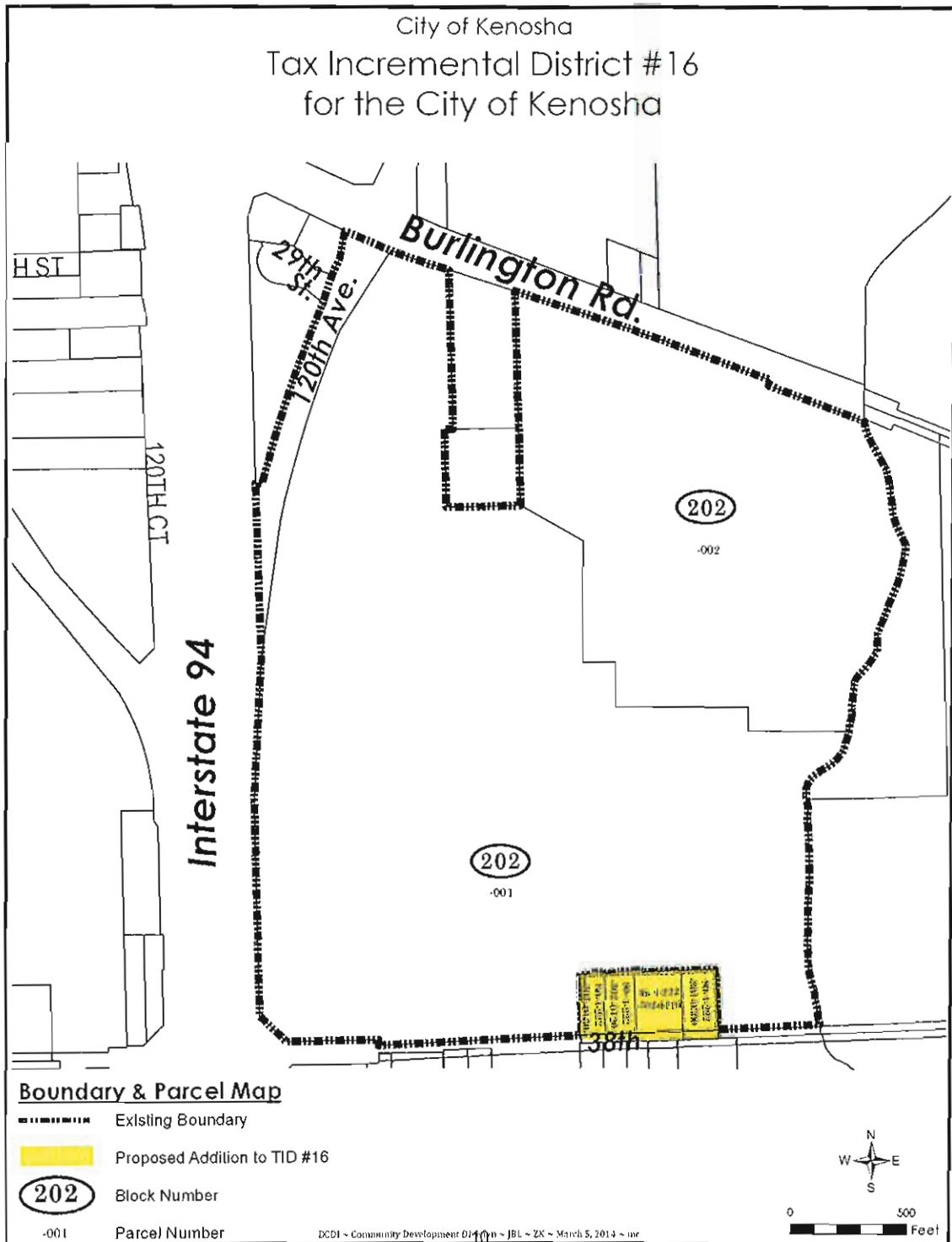
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EXHIBIT "C"

Amended Boundary & Parcel Map
Tax Incremental District #16



RESOLUTION NO. 14-2

**BY: THE JOINT REVIEW BOARD FOR
TAX INCREMENTAL DISTRICT #16**

**TO APPROVE THE PROJECT PLAN AMENDMENT FOR
TAX INCREMENTAL DISTRICT #16,
CITY OF KENOSHA, WISCONSIN**

WHEREAS, Section 66.1105, Wisconsin Statutes, provides the authority and procedure for amending a project plan for a Tax Incremental District (TID); and,

WHEREAS, a Joint Review Board was convened under the authority of Section 66.1105(4m), Wisconsin Statutes, for the purpose of reviewing the public record, planning documents and the Resolution passed by the Common Council of the City of Kenosha, Wisconsin, under 66.1105(4)(h)1., Wisconsin Statutes relating to the proposed second Amendment of the Project Plan (the "Project Plan Amendment") of Tax Incremental District #16 of the City of Kenosha, Wisconsin ("TID #16" or the "District"); and,

WHEREAS, the Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board for TID #16, City of Kenosha, Wisconsin, that it approves Resolution Number _____ adopted on April 21, 2014, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes and the Project Plan Amendment, based on the following criteria:

1. That the development expected in the District would not occur without the use of tax incremental financing.
2. That the economic benefits of the District, as measured by increased employment, business and personal income and property value are sufficient to compensate for the cost of improvements.
3. That the benefits of the Tax Incremental District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.
4. That in its judgment, the development described in the Project Plan Amendment would not occur without the Project Plan Amendment.

Adopted this _____ day of _____, 2014

ATTEST: _____, Staff

APPROVED: _____, Chairperson

**STATEMENT OF KIND, NUMBER AND LOCATION OF ALL
PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN
THE DISTRICT AND A DETAILED LIST OF ESTIMATED
PROJECT COSTS AND WHEN COSTS ARE EXPECTED TO BE INCURRED**

The combined Development Grant costs approved in the TID #16 creation and first Project Plan Amendment include site preparation, mass grading, roadway, storm water and utility improvements, building and parking lot construction and equipment purchases and shall be located on non-wetlands or existing wetlands that will be converted to non-wetlands in compliance with state law and Wisconsin Department of Natural Resources approval. See attached maps for location of all improvements. The Development Grant cannot be provided to the developer until a Development Grant Agreement per Wisconsin Statute 66.1105 (2)(f)2.d is executed.

Costs of Issuance includes all City administrative, legal and related costs with creating the district and the first Project Plan Amendment, issuing the G.O. Promissory Notes, preparation of the Development Grant Agreements and any other activities associated with the district.

The second Project Plan Amendment does not involve any increase in project costs.

Description of Project Costs	2013	2014	2015	Total
1. Development Grant	\$17,000,000.00	\$5,010,000.00	\$0.00	\$22,010,000.00
2. Capitalized Interest	\$873,900.00	\$402,720.00	\$0.00	\$1,276,620.00
3. Costs of Issuance	\$326,100.00	\$107,280.00	\$0.00	\$433,380.00
Total	\$18,200,000.00	\$5,520,000.00	\$0.00	\$23,720,000.00

Costs to be Recovered by TID	2013	2014	2015	Total
1. Project Costs	--	--	--	\$23,720,000.00
2. Financing Costs	--	--	--	\$4,987,888.00
Total	--	--	--	\$28,700,917.00

Economic Feasibility Study
City of Kenosha
TID No. 16 - Phase I Combined with Phase II Proposed Amendment
Estimated Tax Increments, Cash Flow and All Debt Service

Level Debt Service
 Assumptions:
 Mill Rate Increase: 0.00%
 Appreciation Rate: 0.00%

Date Prepared: 12/12/13

Change in Incremental Value During Year	Taxable Incremental Value		Collection Year	Tax Rate	Tax Increment Collections	Capitalized Interest	Less: Taxable C.O. Notes Dated 11/15/13	Less: Taxable C.O. Notes Dated 04/01/14	Cash Fund Balance 12/31	Collection Year
	At 01/01	Amount								
2011			2012		0	873,900	0	0	873,900	2013
2012			2013		0	402,720	(388,352)	(97,750)	790,578	2014
2013	21,150,000 (F)	21,150,000	2014	30.70 (E)	649,205		(488,834)	(234,600)	716,389	2015
2014	159,383,500 (B)	180,533,500 (B)	2015	30.70	5,542,440		(1,938,833)	(834,600)	3,485,394	2016
2015	20,709,000 (A)	201,244,500	2016	30.70	6,178,206		(2,797,536)	(834,100)	6,031,964	2017
2016	(9,151,500) (A)	192,093,000	2017	30.70	5,897,255		(2,810,430)	(829,913)	3,286,252	2018
2017	(9,151,500) (A)	182,941,500	2018	30.70	5,616,304		(2,814,212)	(826,225)	10,258,431	2019
2018	(9,151,500) (A)	173,790,000	2019	30.70	5,315,353		(2,617,406)	(821,475)	12,161,499	2020
2019	(9,151,500) (A)	164,638,500	2020	30.70	5,054,402		(2,639,950)	(815,663)	13,777,070	2021
2020	(9,151,500) (A)	155,487,000	2021	30.70	4,773,451		(2,650,623)	(828,788)	15,094,859	2022
2021	(9,151,500) (A)	146,335,500	2022	30.70	4,492,500				16,107,948	2023
2022	(9,151,500) (A)	137,184,000	2023	30.70	4,211,549				20,319,497	2024
2023	(9,151,500) (A)	128,032,500	2024	30.70	3,930,598				24,250,094	2025
2024	(9,151,500) (A)	126,052,000	2025	30.70	3,869,796				28,119,891	2026
2025	(9,151,500) (A)	126,052,000	2026	30.70	3,869,796				31,989,687	2027
2026	0	126,052,000	2027	30.70	3,869,796				35,859,484	2028
2027	0	126,052,000	2028	30.70	3,869,796				39,729,280	2029
2028	0	126,052,000	2029	30.70	3,869,796				43,599,076	2030
2029	0	126,052,000	2030	30.70	3,869,796				47,468,873	2031
2030	0	126,052,000	2031	30.70	3,869,796				51,338,669	2032
2031	0	126,052,000	2032	30.70	3,869,796				55,208,466	2033
2032	0	126,052,000	2033	30.70	3,869,796				59,078,262	2034
2033	0	126,052,000	2034	30.70	3,869,796					
2034	0	126,052,000	2035	30.70	3,869,796					
2035	0	126,052,000	2036	30.70	3,869,796					
2036	0	126,052,000	2037	30.70	3,869,796					
2037	0	126,052,000	2038	30.70	3,869,796					
2038	0	126,052,000	2039	30.70	3,869,796					
2039	0	126,052,000	2040	30.70	3,869,796					
2040	0	126,052,000	2041	30.70	3,869,796					
2041	0	126,052,000	2042	30.70	3,869,796					
2042	0	126,052,000	2043	30.70	3,869,796					
2043	0	126,052,000	2044	30.70	3,869,796					
2044	0	126,052,000	2045	30.70	3,869,796					
2045	0	126,052,000	2046	30.70	3,869,796					
2046	0	126,052,000	2047	30.70	3,869,796					
2047	0	126,052,000	2048	30.70	3,869,796					
2048	0	126,052,000	2049	30.70	3,869,796					
2049	0	126,052,000	2050	30.70	3,869,796					
2050	0	126,052,000	2051	30.70	3,869,796					
2051	0	126,052,000	2052	30.70	3,869,796					
2052	0	126,052,000	2053	30.70	3,869,796					
2053	0	126,052,000	2054	30.70	3,869,796					
2054	0	126,052,000	2055	30.70	3,869,796					
2055	0	126,052,000	2056	30.70	3,869,796					
2056	0	126,052,000	2057	30.70	3,869,796					
2057	0	126,052,000	2058	30.70	3,869,796					
2058	0	126,052,000	2059	30.70	3,869,796					
2059	0	126,052,000	2060	30.70	3,869,796					
2060	0	126,052,000	2061	30.70	3,869,796					
2061	0	126,052,000	2062	30.70	3,869,796					
2062	0	126,052,000	2063	30.70	3,869,796					
2063	0	126,052,000	2064	30.70	3,869,796					
2064	0	126,052,000	2065	30.70	3,869,796					
2065	0	126,052,000	2066	30.70	3,869,796					
2066	0	126,052,000	2067	30.70	3,869,796					
2067	0	126,052,000	2068	30.70	3,869,796					
2068	0	126,052,000	2069	30.70	3,869,796					
2069	0	126,052,000	2070	30.70	3,869,796					
2070	0	126,052,000	2071	30.70	3,869,796					
2071	0	126,052,000	2072	30.70	3,869,796					
2072	0	126,052,000	2073	30.70	3,869,796					
2073	0	126,052,000	2074	30.70	3,869,796					
2074	0	126,052,000	2075	30.70	3,869,796					
2075	0	126,052,000	2076	30.70	3,869,796					
2076	0	126,052,000	2077	30.70	3,869,796					
2077	0	126,052,000	2078	30.70	3,869,796					
2078	0	126,052,000	2079	30.70	3,869,796					
2079	0	126,052,000	2080	30.70	3,869,796					
2080	0	126,052,000	2081	30.70	3,869,796					
2081	0	126,052,000	2082	30.70	3,869,796					
2082	0	126,052,000	2083	30.70	3,869,796					
2083	0	126,052,000	2084	30.70	3,869,796					
2084	0	126,052,000	2085	30.70	3,869,796					
2085	0	126,052,000	2086	30.70	3,869,796					
2086	0	126,052,000	2087	30.70	3,869,796					
2087	0	126,052,000	2088	30.70	3,869,796					
2088	0	126,052,000	2089	30.70	3,869,796					
2089	0	126,052,000	2090	30.70	3,869,796					
2090	0	126,052,000	2091	30.70	3,869,796					
2091	0	126,052,000	2092	30.70	3,869,796					
2092	0	126,052,000	2093	30.70	3,869,796					
2093	0	126,052,000	2094	30.70	3,869,796					
2094	0	126,052,000	2095	30.70	3,869,796					
2095	0	126,052,000	2096	30.70	3,869,796					
2096	0	126,052,000	2097	30.70	3,869,796					
2097	0	126,052,000	2098	30.70	3,869,796					
2098	0	126,052,000	2099	30.70	3,869,796					
2099	0	126,052,000	2100	30.70	3,869,796					
2100	0	126,052,000	2101	30.70	3,869,796					
2101	0	126,052,000	2102	30.70	3,869,796					
2102	0	126,052,000	2103	30.70	3,869,796					
2103	0	126,052,000	2104	30.70	3,869,796					
2104	0	126,052,000	2105	30.70	3,869,796					
2105	0	126,052,000	2106	30.70	3,869,796					
2106	0	126,052,000	2107	30.70	3,869,796					
2107	0	126,052,000	2108	30.70	3,869,796					
2108	0	126,052,000	2109	30.70	3,869,796					
2109	0	126,052,000	2110	30.70	3,869,796					
2110	0	126,052,000	2111	30.70	3,869,796					
2111	0	126,052,000	2112	30.70	3,869,796					
2112	0	126,052,000	2113	30.70	3,869,796					
2113	0	126,052,000	2114	30.70	3,869,796					
2114	0	126,052,000	2115	30.70	3,869,796					
2115	0	126,052,000	2116	30.70	3,869,796					
2116	0	126,052,000	2117	30.70	3,869,796					
2117	0	126,052,000	2118	30.70	3,869,796					
2118	0	126,052,000	2119	30.70	3,869,796					
2119	0	126,052,000	2120	30.70	3,869,796					
2120	0	126,052,000	2121	30.70	3,869,796					
2121	0	126,052,000	2122	30.70	3,869,796					
2122	0	126,052,000	2123	30.70	3,869,796					
2123	0	126,052,000	2124	30.70	3,869,796					
2124	0	126,052,000	2125	30.70	3,869,796					
2125	0	126,052,000	2126	30.70	3,869,796					
2126	0	126,052,000	2127	30.70	3,869,796					
2127	0	126,052,000	2128	30.70	3,869,796					
2128	0	126,052,000	2129	30.70	3,869,796					
2129	0	126,052,000	2130	30.70	3,869,796					
2130	0	126,052,000	2131	30.70	3,869,796					
2131	0	126,052,000	2132	30.70	3,869,796					
2132	0	126,052,000	2133	30.70	3,869,796					
2133	0	126,052,000	2134	30.70	3,869,796					
2134	0	126,052,000	2135	30.70	3,869,796					
2135	0	126,052,000	2136	30.70	3,869,796					
2136	0	126,052,000	2137	30.70	3,869,796					
2137	0	126,052,000	2138	30.70	3,869,796					</

City of Kenosha, WI

\$18,200,000.00 Taxable G.O. Promissory Notes - Dated 11/15/13

TID No. 16

Final Sales Results

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/15/2013	-	-	-	-	-
09/01/2014	-	-	388,351.85	388,351.85	388,351.85
03/01/2015	-	-	244,417.25	244,417.25	-
09/01/2015	-	-	244,417.25	244,417.25	488,834.50
03/01/2016	-	-	244,417.25	244,417.25	-
09/01/2016	1,450,000.00	1.124%	244,417.25	1,694,417.25	1,938,834.50
03/01/2017	-	-	236,268.25	236,268.25	-
09/01/2017	2,325,000.00	1.596%	236,268.25	2,561,268.25	2,797,516.50
03/01/2018	-	-	217,714.75	217,714.75	-
09/01/2018	2,375,000.00	1.946%	217,714.75	2,592,714.75	2,810,429.50
03/01/2019	-	-	194,606.00	194,606.00	-
09/01/2019	2,425,000.00	2.398%	194,606.00	2,619,606.00	2,814,212.00
03/01/2020	-	-	165,530.25	165,530.25	-
09/01/2020	2,275,000.00	2.798%	165,530.25	2,440,530.25	2,606,060.50
03/01/2021	-	-	133,703.00	133,703.00	-
09/01/2021	2,350,000.00	3.296%	133,703.00	2,483,703.00	2,617,406.00
03/01/2022	-	-	94,975.00	94,975.00	-
09/01/2022	2,450,000.00	3.646%	94,975.00	2,544,975.00	2,619,950.00
03/01/2023	-	-	50,311.50	50,311.50	-
09/01/2023	2,550,000.00	3.946%	50,311.50	2,600,311.50	2,650,623.00
Total	\$18,200,000.00	-	\$3,552,238.35	\$21,752,238.35	-

Yield Statistics

Bond Year Dollars	5118,608.89
Average Life	6.517 Years
Average Coupon	2.99491755%
Net Interest Cost (NIC)	3.2097412%
True Interest Cost (TIC)	3.2089709%
Bond Yield for Arbitrage Purposes	2.986226%
All Inclusive Cost (AIC)	3.2483304%
IRS Form 8038	
Net Interest Cost	2.99491755%
Weighted Average Maturity	6.517 Years

2013 - \$18,200 Taxable Don SINGLE PURPOSE | 11/17/2013 | 12:54 PM

Piper Jaffray & Co.
Wisconsin Public Finance

City of Kenosha, WI

\$5,520,000.00 Taxable G.O. Promissory Notes - Dated 04/01/14

TID No. 16 - Phase II

Preliminary Estimate

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
09/01/2014	-	-	97,750.00	97,750.00
09/01/2015	-	-	234,600.00	234,600.00
09/01/2016	600,000.00	4.250%	234,600.00	834,600.00
09/01/2017	625,000.00	4.250%	209,100.00	834,100.00
09/01/2018	650,000.00	4.250%	182,537.50	832,537.50
09/01/2019	675,000.00	4.250%	154,912.50	829,912.50
09/01/2020	700,000.00	4.250%	126,225.00	826,225.00
09/01/2021	725,000.00	4.250%	96,475.00	821,475.00
09/01/2022	750,000.00	4.250%	65,662.50	815,662.50
09/01/2023	795,000.00	4.250%	33,787.50	828,787.50
Total	\$5,520,000.00	-	\$1,435,650.00	\$6,955,650.00

Yield Statistics

Bond Year Dollars	533,780.00
Average Life	6.120 Years
Average Coupon	4.2500000%

Net Interest Cost (NIC)	4.4787744%
True Interest Cost (TIC)	4.5195423%
Bond Yield for Arbitrage Purposes	4.2505817%
All Inclusive Cost (AIC)	4.6253052%

IRS Form 8038

Net Interest Cost	4.2500000%
Weighted Average Maturity	6.120 Years

2013 - \$5.6M Taxable Bond | SINGLE PURPOSE | 12/12/2013 | 8:47 AM

Piper Jaffray & Co.
Wisconsin Public Finance

**CHANGES IN ZONING ORDINANCE, MASTER PLAN,
MAP, BUILDING CODE AND CITY ORDINANCES**

It is expected that the land area of the new parcels (80-4-222-19-301-0300, 80-4-222-19-302-0110, 80-4-222-19-302-0120, 80-4-222-19-302-0130) that are zoned R-2 Residential will be re-zoned to M-2 Heavy Manufacturing when these parcels are combined into parcel 08-222-30-202-001. No other changes to the City of Kenosha Zoning Ordinance and no changes to the City of Kenosha Master Plan, Map, Building Code or City Ordinances are anticipated to accommodate the activities planned for this project plan amendment. All City ordinances and code documents are readily available for public inspection and are incorporated herein by reference.

LIST OF ESTIMATED NON-PROJECT COSTS

There are no non-project costs.

**STATEMENT OF THE PROPOSED METHOD FOR THE
RELOCATION OF PERSONS TO BE DISPLACED**

All individuals and businesses to be displaced as a result of the activities occurring within the district as a part of this project plan will be provided assistance in conformance with Chapter 32, Wisconsin Statutes, and in conformance with any other state and federal rules and regulations as applicable.

STATEMENT OF CONFORMITY TO CITY OF KENOSHA MASTER PLANS

The development of this project plan amendment conforms to the City of Kenosha's *Comprehensive Land Use Plan: 2035*, adopted April, 2010. The *Comprehensive Land Use Plan: 2035* is incorporated herein by reference.

STATEMENT OF ORDERLY DEVELOPMENT

Based upon the feasibility analysis of the proposed project plan amendment and the goals established for the City as a part of the *Comprehensive Land Use Plan: 2035*, the amendment of this Tax Incremental District promotes the orderly development of the City.

OFFICE OF THE CITY ATTORNEY
MUNICIPAL BUILDING
625 52ND STREET, ROOM 201
Kenosha, Wisconsin 53140
PHONE: (262) 653-1170
FAX: (262) 653-4176



EDWARD R. ANTARAMIAN
CITY ATTORNEY

MATTHEW A. KNIGHT
DEPUTY CITY ATTORNEY

WILLIAM K. RICHARDSON
ASSISTANT CITY ATTORNEY

JONATHAN A. MULLIGAN
ASSISTANT CITY ATTORNEY

CHRISTINE M. GENTNER
ASSISTANT CITY ATTORNEY

March 26, 2014

Honorable Mayor
and Common Council
City of Kenosha
Kenosha, Wisconsin 53140

Re: Project Plan Second Amendment for Tax Incremental
District Number 16 [TIF District No. 16]

Dear Mayor and Members of the Common Council:

I have reviewed the above and conclude that it is complete and complies with Section
66.1105(4)(f), Wisconsin Statutes.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Edward R. Antaramian", is written over a light blue rectangular stamp.

Edward R. Antaramian
City Attorney

AMENDED MAPS

TAX INCREMENTAL DISTRICT #16

Since the proposed Project Plan Amendment involves a proposed Boundary Amendment, all of the maps were changed to include the proposed Boundary Amendment.

City of Kenosha
 Tax Incremental District #16
 for the City of Kenosha
 Site Vicinity Map



Existing T.I.D. #16 Proposed Addition to TID #16

Site Location:
 North of 38th Street
 South of CTH "S" (Burlington Rd.)
 East of I-94 (120th Avenue Frontage Rd.)
 West of Kilbourn Road Ditch

Municipal Boundary



CDI - Community Development Division - JBL - EK - April 3, 2014 - inc

City of Kenosha
 Tax Incremental District #16
 for the City of Kenosha



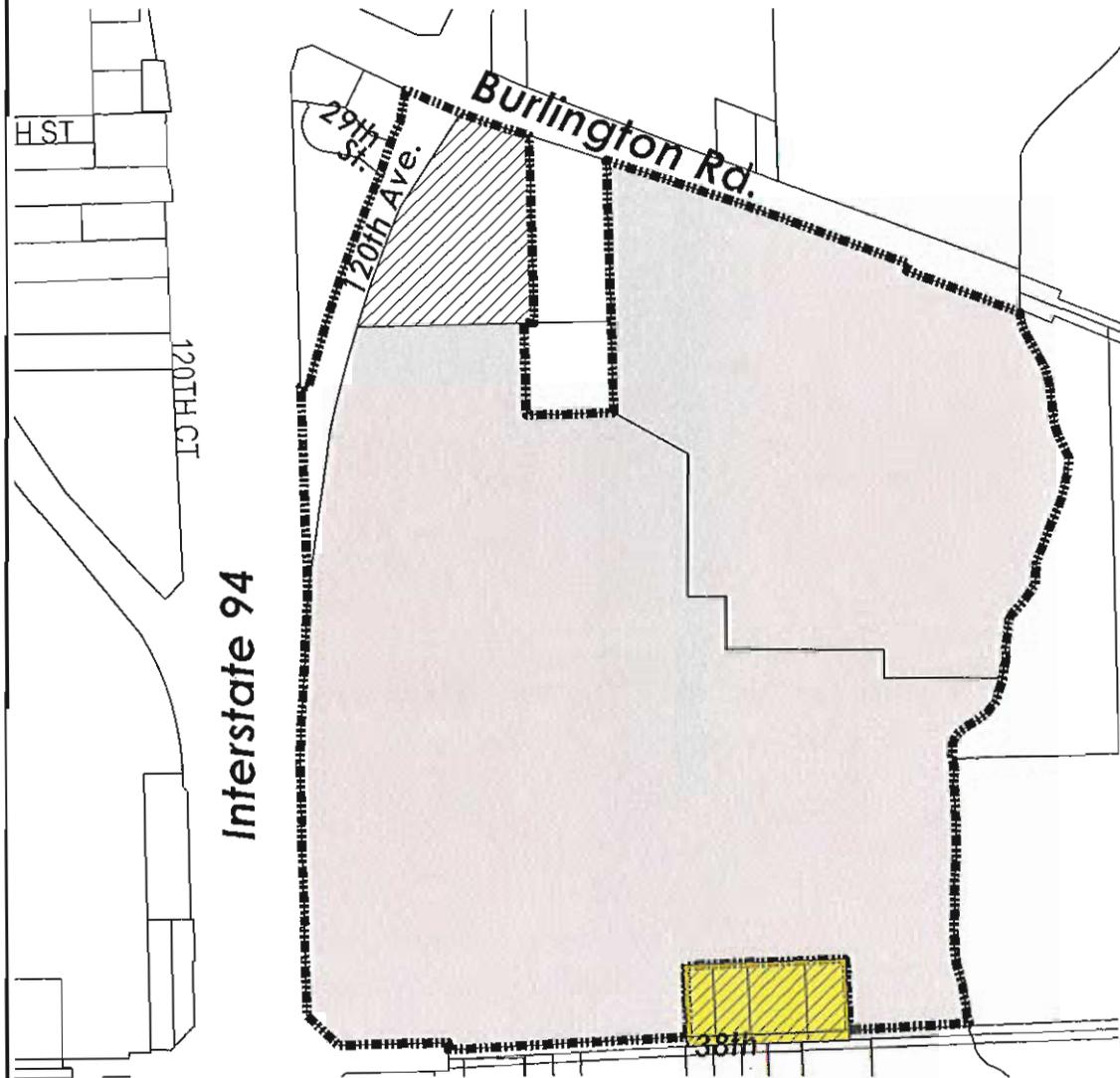
Boundary & Parcel Map

-  Existing Boundary
-  Proposed Addition to TID #16
-  Block Number
-  Parcel Number



DCD - Community Development Division - JBL - ZK - March 5, 2014 - uc

City of Kenosha
Tax Incremental District #16
for the City of Kenosha



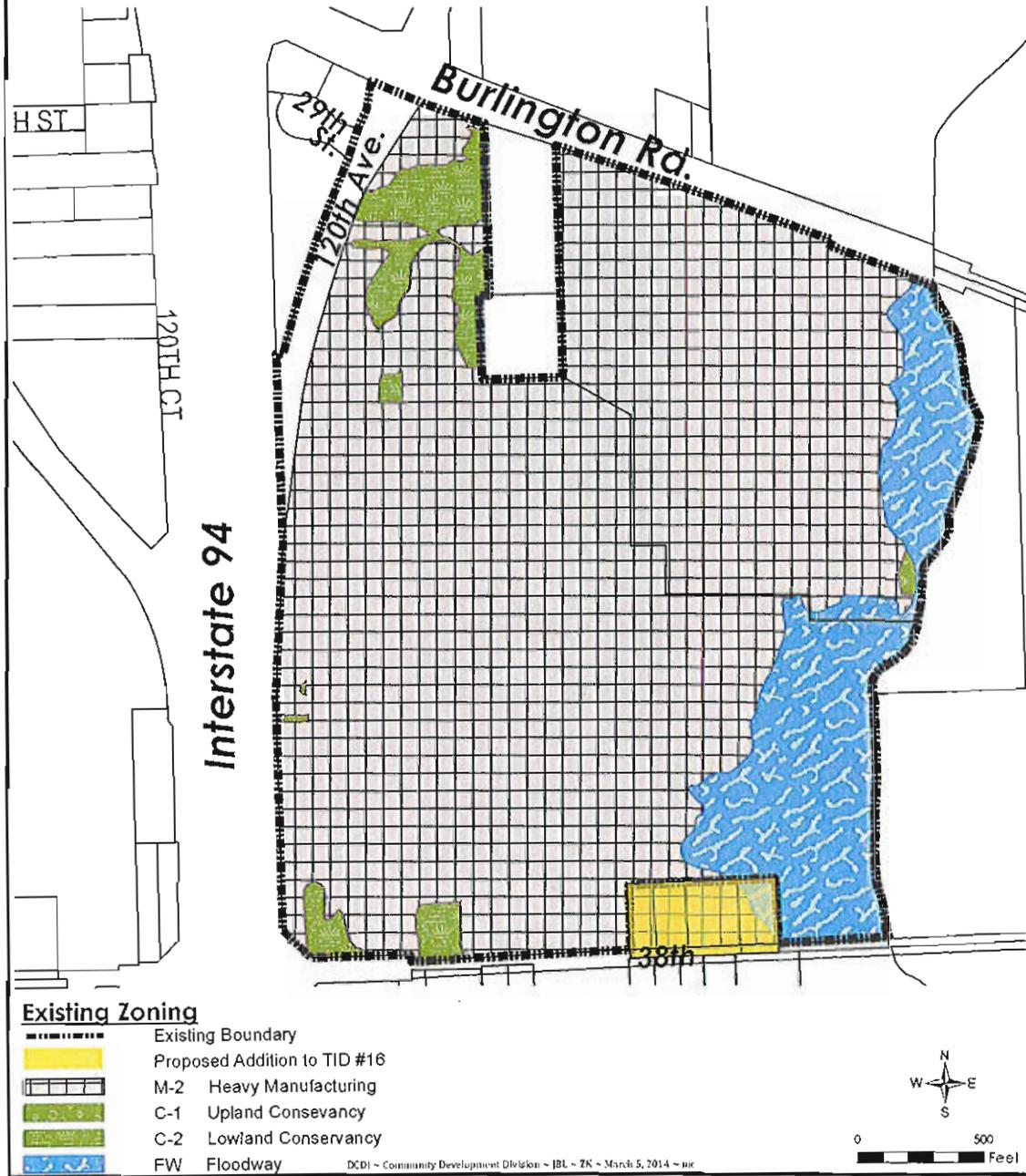
Existing Land Use

-  Existing Boundary
-  Proposed Addition to TID #16
-  Industrial
-  Vacant



CCDF - Community Development Division ~ JBL ~ ZK ~ March 5, 2014 ~ auc

City of Kenosha
 Tax Incremental District #16
 for the City of Kenosha



City of Kenosha
 Tax Incremental District #16
 for the City of Kenosha



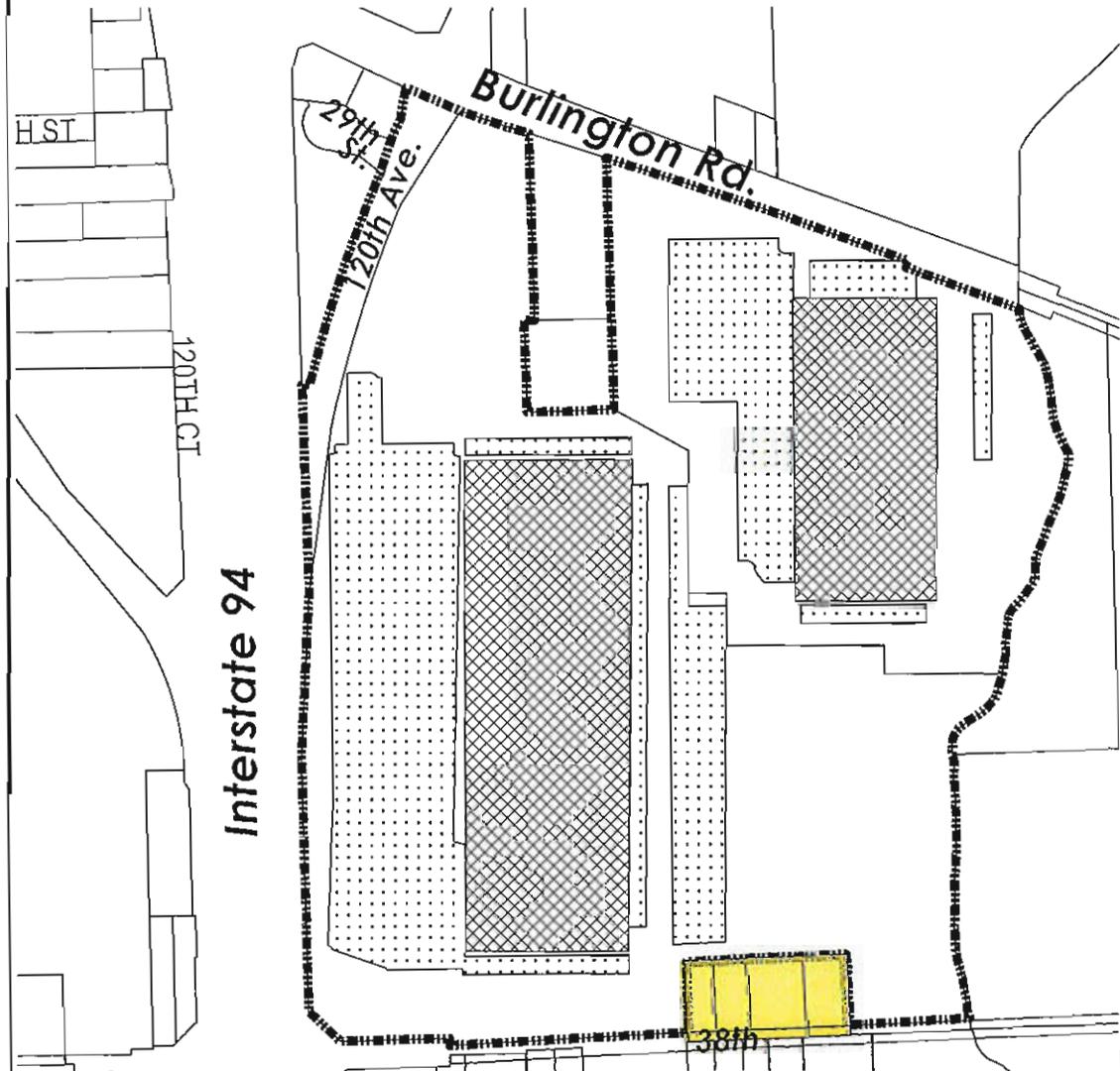
Proposed Improvements

-  Existing Boundary
-  Proposed Addition to TID #16
-  Site Preparation and Mass Grading
-  Utility and Road Improvements
-  Storm Water Improvements



PCDI - Community Development Division - JRL - ZK - March 5, 2014 - iuc

City of Kenosha
 Tax Incremental District #16
 for the City of Kenosha



Proposed Uses

-  Existing Boundary
-  Proposed Addition to TID #16
-  Manufacturing Building, Construction & Equipment Purchase
-  Parking Lot Construction



DCD1 - Community Development Division - JRL - ZK - March 5, 2014 - mc

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	April 10, 2014	Item 2
City Plan Commission Resolution - To Amend the Land Use Plan Map for the City of Kenosha: 2035 rezoning property at 6201 14th Avenue. (St. Vincent DePaul) (District #3) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 6201 14th Avenue

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- Wisconsin Statutes require the City Plan Commission to adopt a City Plan Commission Resolution to recommend that the Common Council adopt amendments to the Comprehensive Plan.
- The attached Resolution satisfies this requirement and will be attached to the Zoning Ordinance to create Subsection 18.02 bb. to Amend the *Land Use Plan for the City of Kenosha: 2035* for the referenced properties from *Commercial* to *Government & Institutional*.
- The adopted Comprehensive Plan designated this site as *Commercial*. The surrounding sites are a mix of light industrial and mixed residential uses.
- The owner of the property has requested the land use change to *Government & Institutional* to allow for the site to operate as a homeless shelter.

RECOMMENDATION:

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



 Brian R. Wilke, Development Coordinator



 Rich Schroeder, Deputy Director

ORDINANCE NO. _____

SPONSOR: CITY PLAN COMMISSION

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

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

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

bb. By map C1-14 on file with the Department of Community Development and Inspections.

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

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney

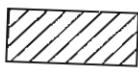
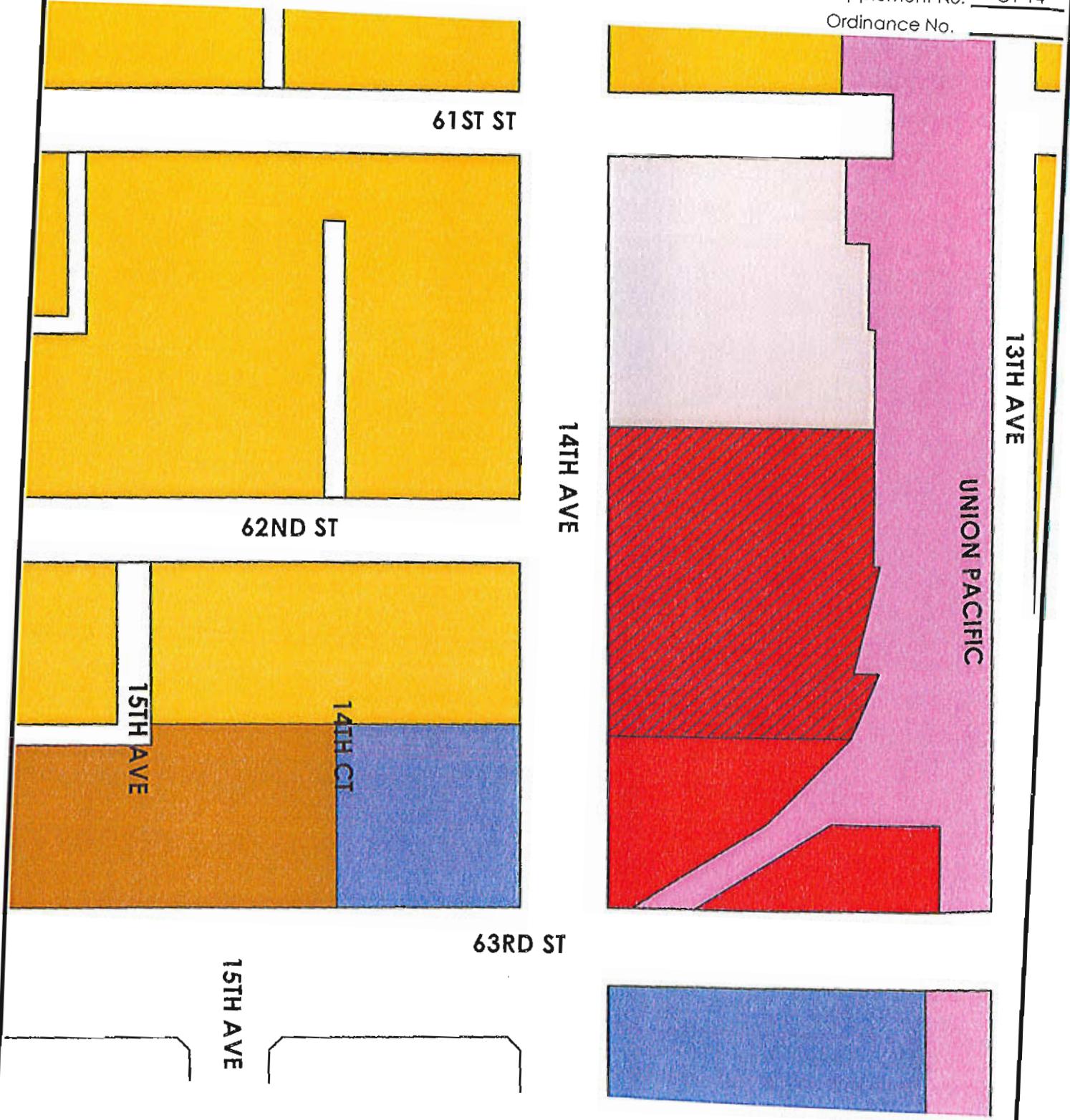
City of Kenosha

Comprehensive Plan Amendment

St Vincent de Paul Petition

Supplement No. CI-14

Ordinance No. _____



Property requested to be changed from
Commercial to Government and Institutional



0 25 50 75 100
Feet

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	April 10, 2014	Item 3
By the City Plan Commission - To Create Subsection 18.02 bb. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 6201 14th Avenue

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- The Common Council adopted *A Comprehensive Plan for the City of Kenosha: 2035* on April 19, 2010.
- Wisconsin Statutes require the Common Council to adopt an Ordinance for Amendments to the Comprehensive Plan.
- The attached Zoning Ordinance references Map C1-14, which identifies the Amendment to the Land Use Plan located in the Comprehensive Plan. The Amendment will change the land use designation for the referenced properties from *Commercial* to *Government and Institutional*.

RECOMMENDATION:

A recommendation is made to approve the proposed Zoning Ordinance.



 Brian R. Wilke, Development Coordinator



 Rich Schroeder, Deputy Director

CITY PLAN COMMISSION RESOLUTION # __-14

By: City Plan Commission

**To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035
Property at 6201 14th Avenue (St. Vincent DePaul)**

WHEREAS, the City of Kenosha, pursuant to Section 62.23 of the Wisconsin Statutes, has established the City Plan Commission; and

WHEREAS, the Common Council adopted "A Comprehensive Plan for the City of Kenosha: 2035" on April 19, 2010, following extensive public participation; and

WHEREAS, a property owner has submitted a request to amend the Land Use designation for the referenced properties from *Commercial* to *Government & Institutional* as mapped on the attached Map C1-14 and on the Land Use Plan map adopted by the Common Council as part of the Comprehensive Plan; and

WHEREAS, the City Plan Commission finds that the Comprehensive Plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001(2) of the Wisconsin Statutes and the Comprehensive Plan, with the proposed amendment, is internally consistent; and

WHEREAS, the City has duly noticed and will hold a public hearing on the proposed amendment, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes.

NOW, THEREFORE BE IT RESOLVED that pursuant to Section 66.1001(4)(b), the City Plan Commission for the City of Kenosha, Wisconsin, hereby approves the amendment to "A Comprehensive Plan for the City of Kenosha: 2035" as shown on the attached Map C1-14.

BE IT FURTHER RESOLVED, that the City Plan Commission, for the City of Kenosha, Wisconsin, does hereby recommend that the Common Council enact a Zoning Ordinance adopting the Comprehensive Plan Amendment.

Adopted this _____ day of _____, 2014

ATTEST:

Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVE:

Mayor Keith Bosman, Chairman of City Plan Commission

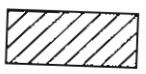
City of Kenosha

Comprehensive Plan Amendment

St Vincent de Paul Petition

Supplement No. C1-14

Ordinance No. _____



Property requested to be changed from
Commercial to Government and Institutional



Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	April 10, 2014	Item 4
By the Mayor - To Rezone property at 6201 14th Avenue from B-2 Community Business District to IP Institutional Park District in conformance with Section 10.02 of the Zoning Ordinance. (St. Vincent DePaul) (District #3) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 6201 14th Avenue

Neighborhood: Columbus

Vicinity Zoning/Land Use

North: B-2/Commercial

East: M-1/Railroad

South: B-2/Commercial

West: B-2/Mixed Residential, Community Health Center

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

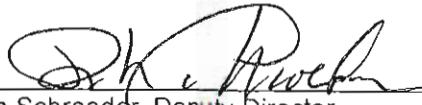
- The owner of the property is requesting to rezone the property from B-2 Community Business District to IP Institutional Park District. The purpose of the rezoning is to operate a homeless shelter on the site. The shelter would utilize the existing building, formerly home of St. Vincent DePaul Thrift Store.
- The intent is to combine all of the current INNS Program locations throughout the community into this one shelter.
 - The project would also provide training and the emergency family shelter.
 - The existing food pantry at 8043 Sheridan Road would remain unchanged with this proposal.
- Rezoning of the property to IP Institutional Park District is not consistent with the adopted *Comprehensive Plan for the City of Kenosha: 2035* which lists this site as Commercial. An Amendment to that Plan is required for the City to approve the Rezoning. That Amendment is also on this agenda.
- The adopted *Columbus Neighborhood Plan* includes this property. The plan does not make any specific recommendations for this property, but does recommend that any rezoning petitions for vacant commercial buildings should be considered only for residential uses.
- The development of the property will have to be consistent with all City, State and Federal Ordinances and regulations. A Conditional Use Permit would be needed from the Common Council to operate the homeless shelter if the site is rezoned to IP Institutional Park District. The Conditional Use Permit will be submitted at a future date.
- A neighborhood meeting is scheduled at the Brass Elementary School for Wednesday, April 9, 2014 at 7:00 p.m. Alderperson Michalski is hosting the event and Staff will provide a report on that meeting at the City Plan Commission meeting.

RECOMMENDATION:

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



Brian R. Wilke, Development Coordinator
 /u2/acct/cp/ckays1CPC/2014/APR10/fact-rezone-slvincend.odt

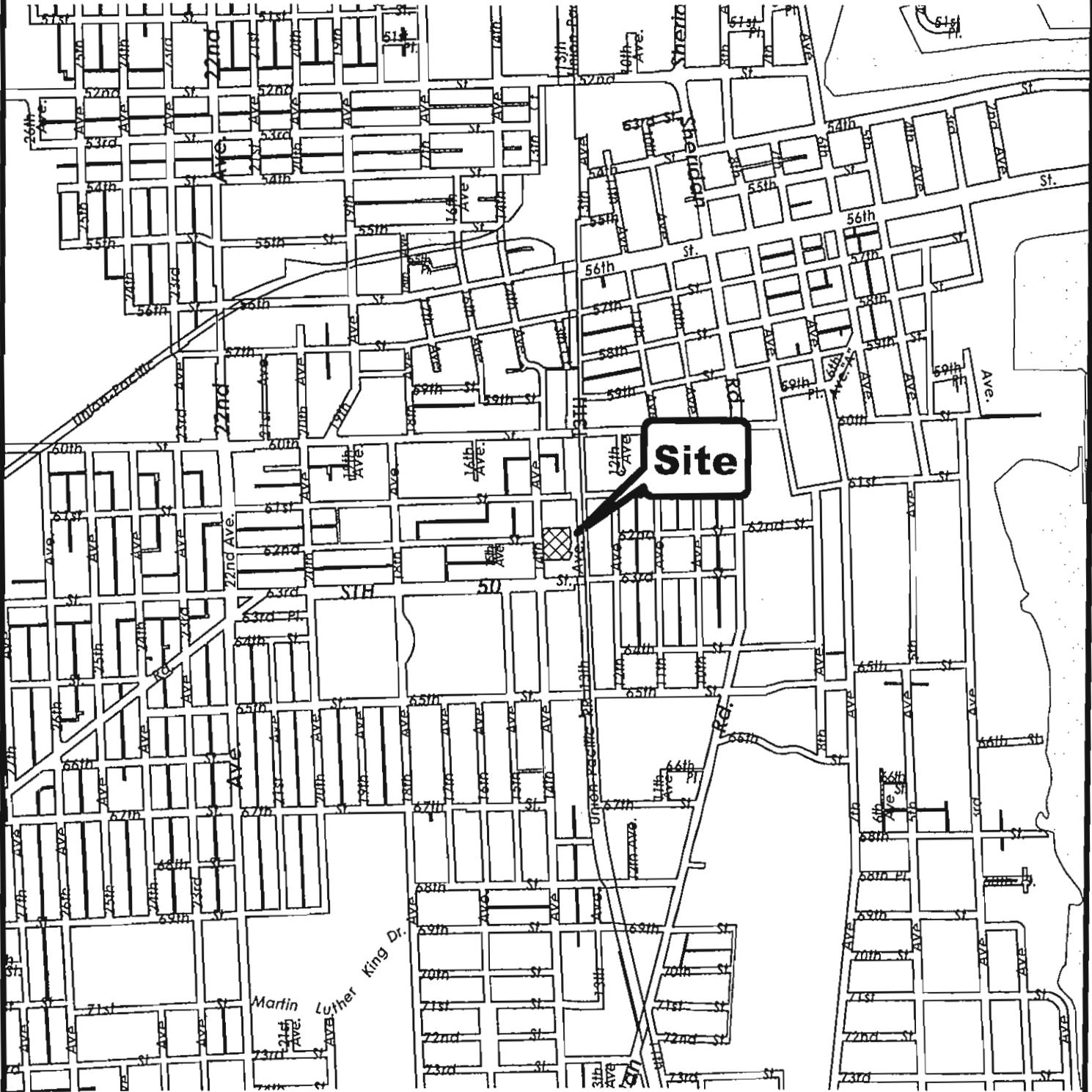


Rich Schroeder, Deputy Director

City of Kenosha

Vicinity Map

St. Vincent de Paul rezoning



Property requested to be rezoned



0 250 500 750 1,000 Feet

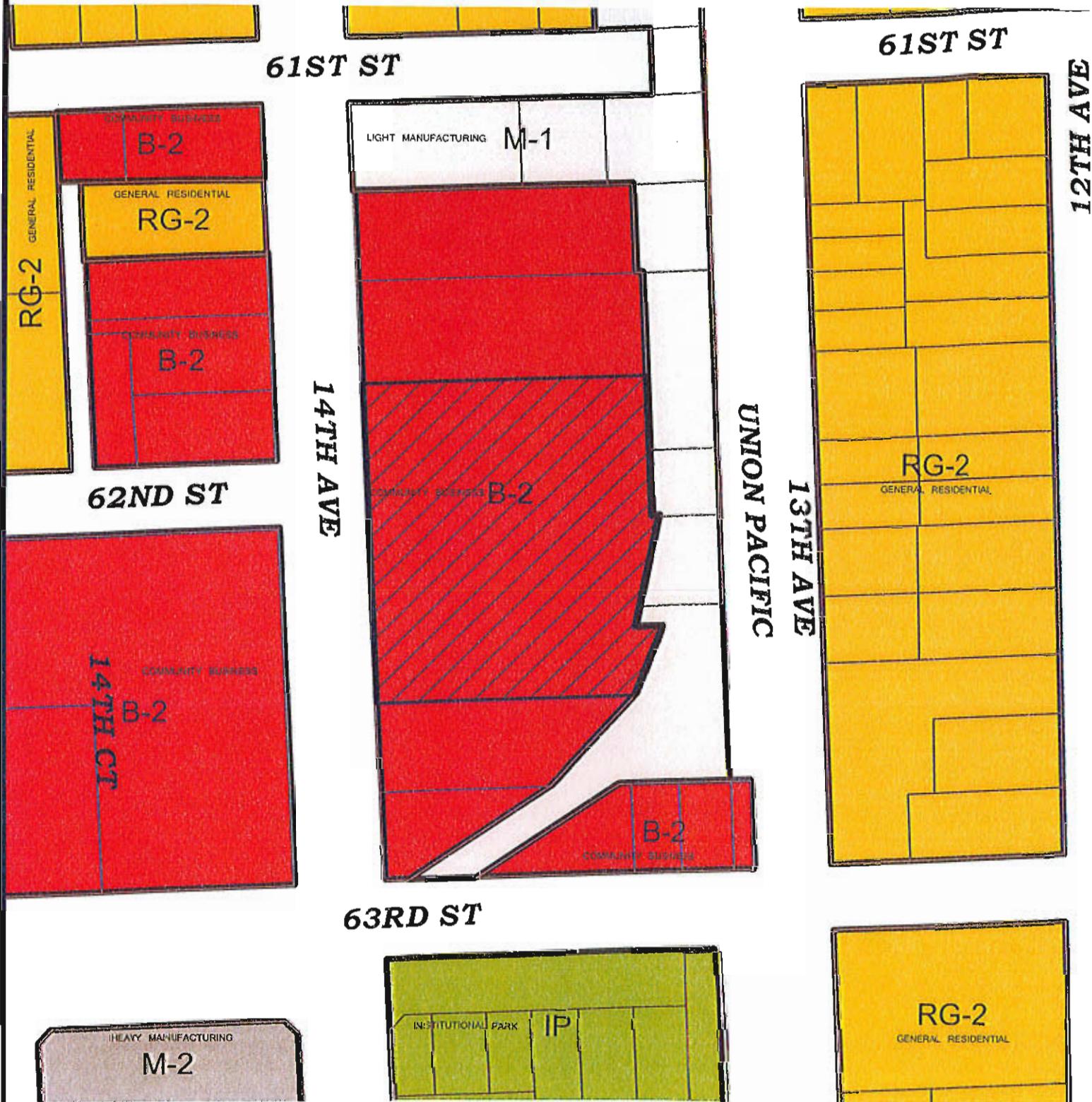
City of Kenosha

District Map
Rezoning

Supplement No. 22-14

Ordinance No. _____

St. Vincent de Paul petition



Property requested to be rezoned from:

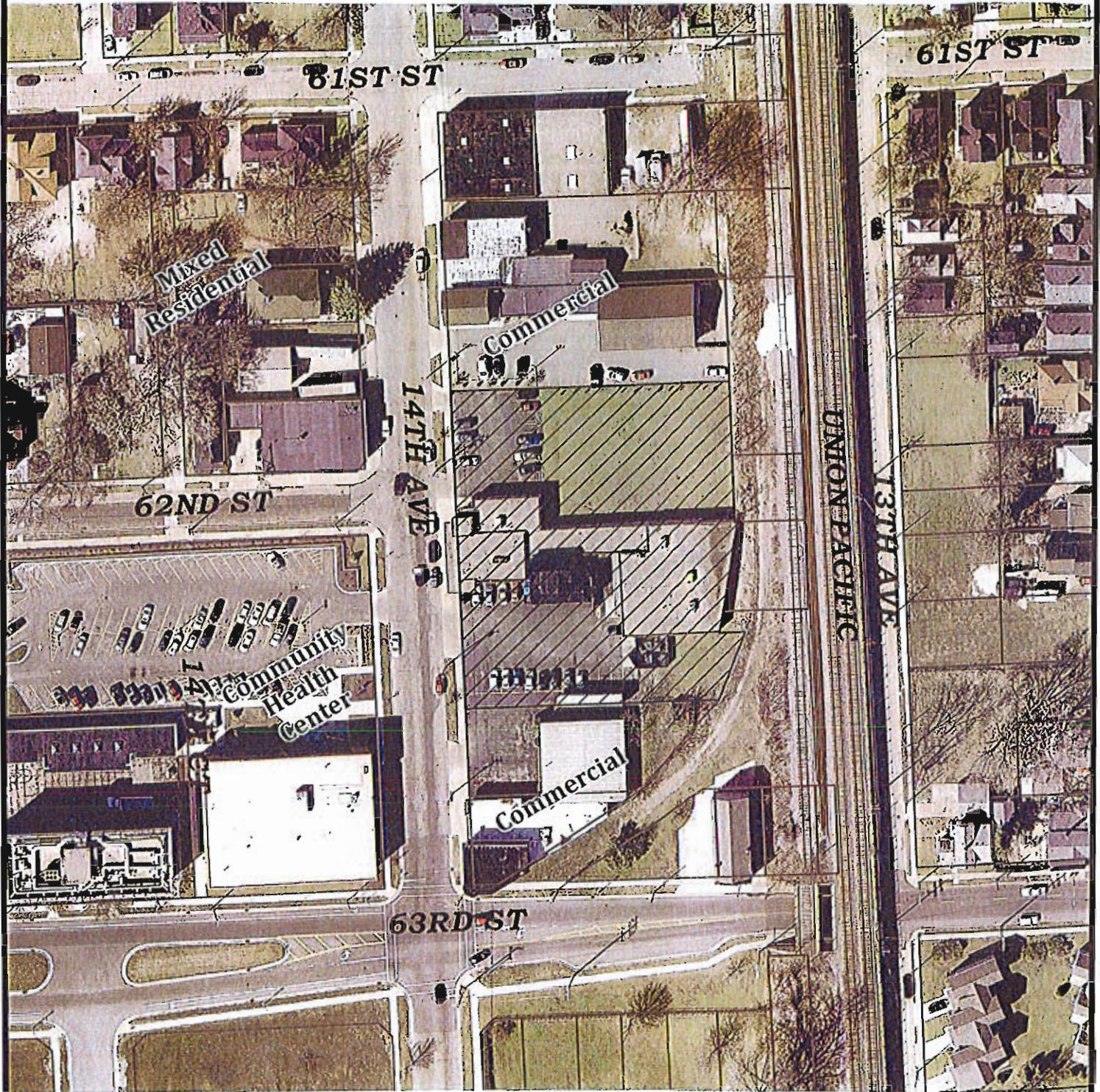


B-2 Community Business to
IP Institutional Park



0 25 50 75 100
Feet

City of Kenosha
Land Use Map
St. Vincent de Paul Rezoning



Property requested to be rezoned



0 25 50 75 100 Feet

Shalom Center Shelter Operational Plan Guidelines:

The program will provide 24 hour shelter to homeless individuals 365 days a year. The shelter will be operated by the Shalom Center at 6201 14th Avenue, Kenosha. It will combine both the Emergency Family Shelter and the INNS shelter program currently being run by the Shalom Center. The shelter will hold up to 84 individuals, adults and children. Our clients will be supervised at all times and will go through intake, assessment, and the development of an Individual Success Plan (ISP). The ISP will be developed by the case manager and the participant. This plan will include compliance with our guidelines that are designed to provide the tools and support necessary for clients to become self-sufficiency.

Purpose:

The purpose of the program is to provide a safe stable and supportive environment for individuals and families in crisis. The Shalom Center plays a unique, vital role in the community. We are the only shelter serving the general population and we serve all individuals experiencing homelessness.

Eligibility:

Eligibility for the Shalom Center Shelter will be the same as they currently are. Individuals must be experiencing homelessness and without resources; willing and capable of participating in an intake process to gather demographic information; be free from alcohol and/or drugs; and have not or currently do not exhibit violent, threatening or illegal behavior.

Services:

We will provide 24 hour shelter, food, extensive and personalized case management that focuses on life skills such as resume writing, job searching, interview skills, job training, education, parenting classes and assistance with referrals for health issues and personal issues.

Case Management:

The Case Management will be conducted in partnership with other service agencies in the community to provide assistance beyond the scope of safe shelter.

March 3, 2014

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

Dear Members of the Common Council:

It is requested that my property located at 6201 14th Avenue. Be rezoned from B-2 Community Business District to IP Institutional Park District. The purpose of the rezoning is to permit proposed for Lodging and housing.

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 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 Fran Hansen at 1713 62nd St. Kenosha WI. I can be reached at 262-658-1713 ext. 123 if there are any questions regarding my request for the rezoning.

Sincerely,

Mary Lynn Madsen

PRESIDENT, KENOSHA COUNCIL
SOCIETY OF ST. VINCENT DE PAUL

**SECTION 9
REZONING**

Additional Information Required:	Current Zoning District: <u>B-2</u>
	Proposed Zoning District: <u>IP</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"> > Rezoning Petition (sample below) filled out according to the particular situation. The current owner(s) of the property must sign the petition. > Building and Site Development Plans as indicated below.
Fees:	<ul style="list-style-type: none"> > Rezoning Fee = \$550 (For projects that <i>do not</i> require building and site development plans) OR > Rezoning with Concept Plan = \$1,150 (For projects that require building and site development plans) <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

Commercial Development

GOAL: Existing commercial development in the designated business areas should be improved and upgraded, and should not expand beyond their current boundaries. Commercial businesses, except for well-established cultural and neighborhood landmarks, located within residential blocks of the neighborhood should be converted to residential uses when they become vacant.

Limit commercial development to areas that are already used for commercial purposes.

New commercial development in the neighborhood should be limited to the Uptown and Midtown business districts and to selected locations along the major streets in the neighborhood. Refer to Map 9.1, page 39, for the designated commercial areas.

Strengthen existing commercial uses in designated commercial areas, particularly in the Uptown and Midtown business districts.

Existing businesses within the Midtown and Uptown business districts should be assisted and supported to ensure that they remain healthy and attractive and enhance the overall character and image of the Columbus Neighborhood. To assist in this effort, any residential buildings in the Uptown District should be acquired and replaced by commercial buildings. The Uptown Business Improvement District and the 52nd Street Business Association, e.g., Midtown, have provided assistance to businesses for building and site improvements within their districts.

The overall image and appearance of the commercial properties should be improved through landscaping, facade improvements, special signage, grounds maintenance, paving and repair of parking areas, lighting, and new pedestrian facilities. Planting trees and other vegetation will create a more attractive streetscape environment along the front of the existing commercial buildings. In 2000, streetscape improvements were constructed in the Uptown District.

Consider alternative uses for commercial development within the residential areas of the neighborhood.

When commercial property becomes vacant or abandoned outside the designated commercial areas as adopted in the plan, the property should be converted to more compatible uses. An exception should be made for any well-established cultural and neighborhood landmarks. Single-family residential uses should first be considered to replace marginal commercial uses in order to improve and enhance the residential character and image of the neighborhood.

Where single-family housing is not feasible, two-family homes and townhouses are acceptable provided that they adhere to the established policies and guidelines for new residential development. Future rezoning requests should be restricted to residential uses.

Maintain the Uptown Business District as a commercial focal point for the neighborhood.

In 1993, a study referred to as the "Market Analysis and Development Strategy" was completed for the Uptown Business District. Although the Uptown District is an established Business Improvement District, this plan needs to be updated and improved as a comprehensive plan to ensure the district's long-term viability and competitiveness. It is important to ensure that the management structure, which is responsible for leasing, marketing, and communication, is maintained in the future.

Maintain the Midtown Business District as a commercial area.

Efforts should be continued to support and strengthen the existing businesses in the Midtown area. This may include financial assistance to improve building facades and site improvements, or technical assistance to



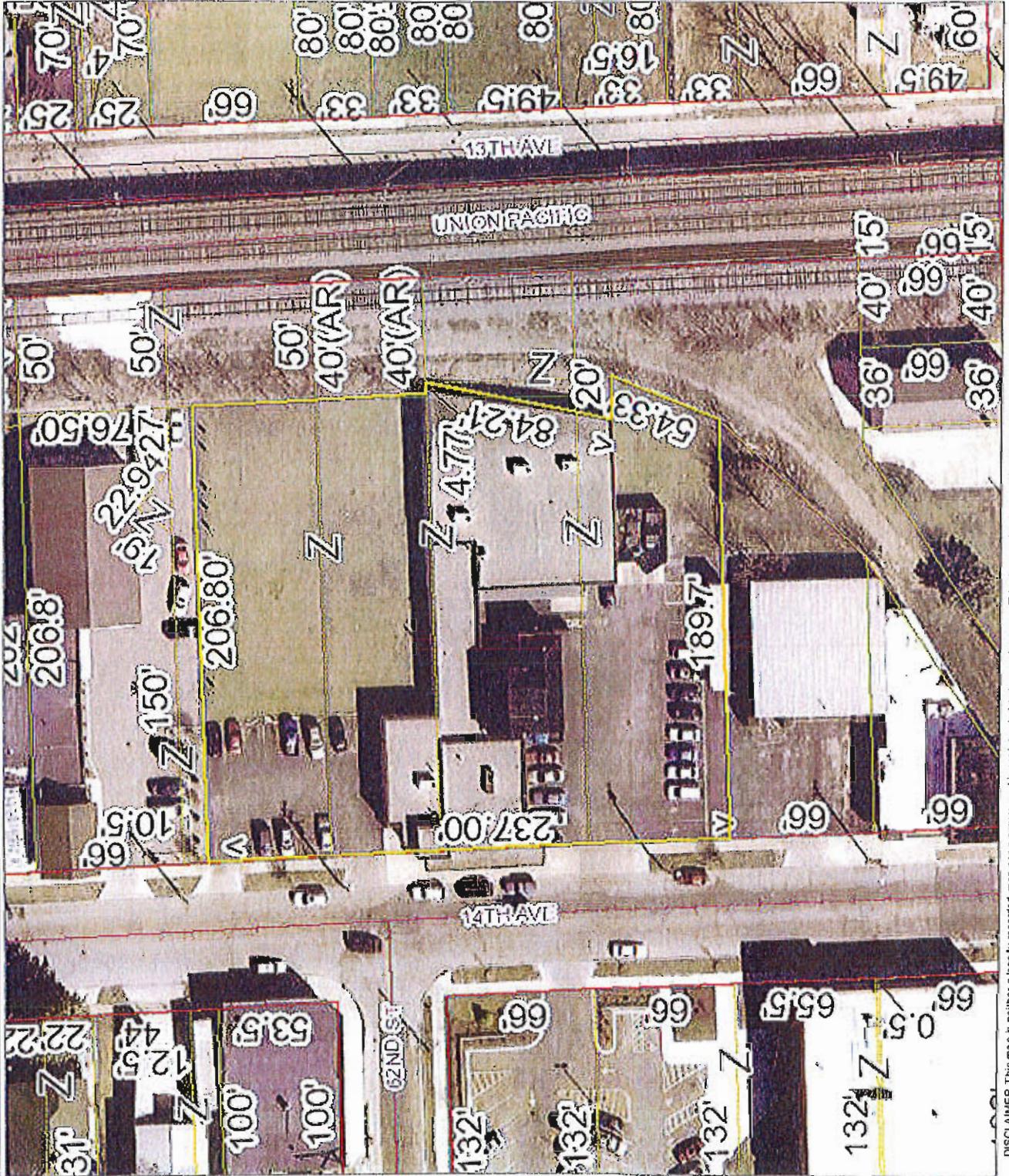
**KENOSHA COUNTY
INTERACTIVE MAPPING**

Legend

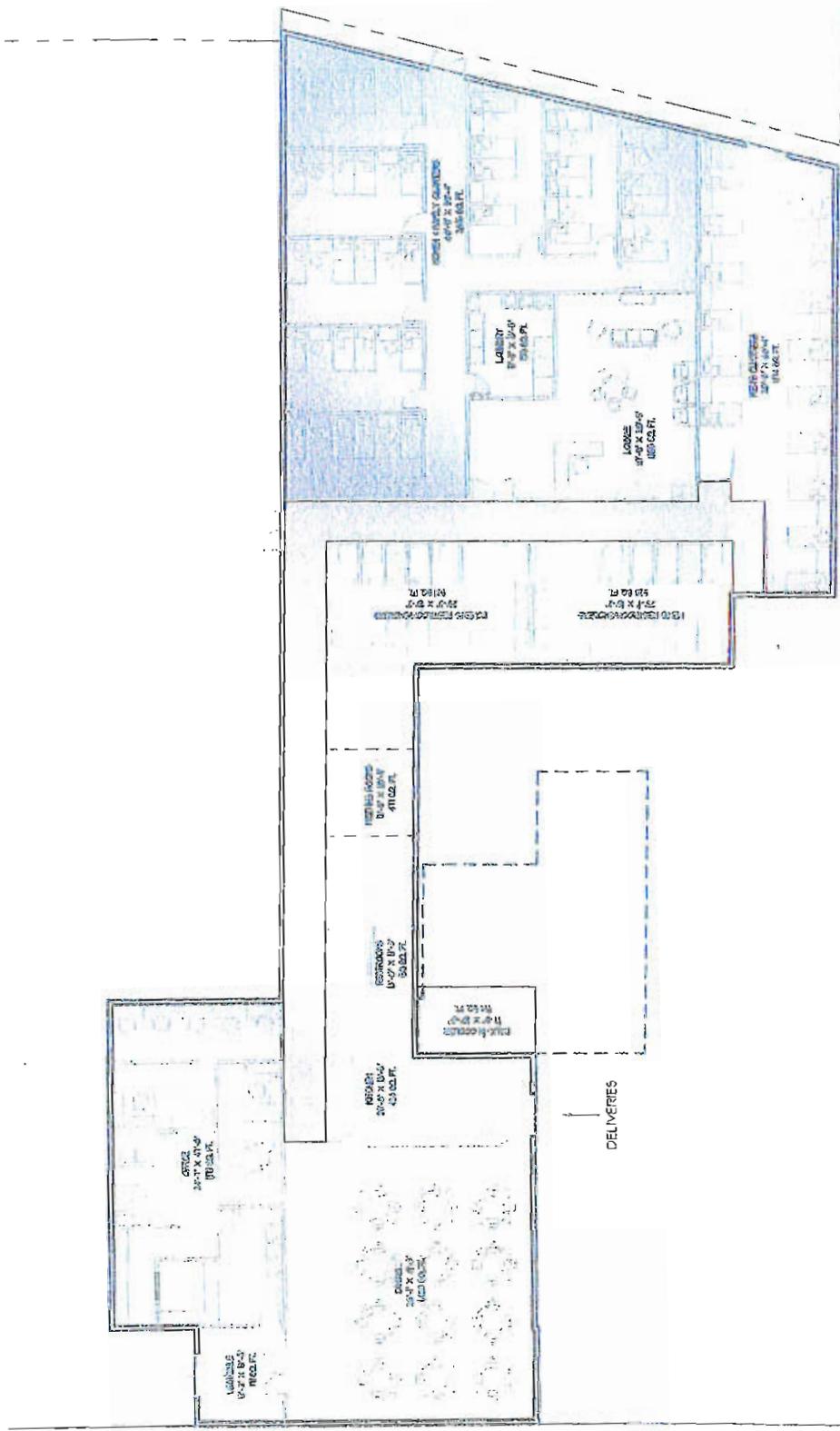
- Street Centerlines
- Right-of-Ways
- Water Features
- ▭ Parcels
- ▭ Certified Survey Maps
- ▭ Condominiums
- Municipal Boundaries



1 inch = 67 feet



DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.



Proposed Shalom Center Site Plan

100 East Main Street, DePaul Site

Shalom Center
 Scale = 1/16" = 1'-0"
 09.09.13



100 AVENUE

·Planning & Zoning
·Community Development

262.653.4030
262.653.4045 FAX
Room 308



·Building Inspections
·Property Maintenance

262.653.4263
262.653.4254 FAX
Room 100

DEPARTMENT OF COMMUNITY DEVELOPMENT & INSPECTIONS

Municipal Building · 625 52nd Street · Kenosha, WI 53140
www.kenosha.org

Jeffrey B. Labahn, Director

Richard Schroeder, Deputy Director

April 3, 2014

Notice of Public Hearing

Rezoning of property at 6201 14th Avenue (Shalom Center)

The City Plan Commission will hold a public hearing on a petition submitted by Fran Hansen, agent for the Shalom Center, to rezone the property at 6201 14th Avenue. The proposed rezoning would amend the zoning on the property from *B-2 Community Business District* to *IP Institutional Park District*. The purpose of the rezoning request is to allow the operation of a shelter facility in the existing building on the property.

An Amendment to the City's Adopted *Comprehensive Land Use Plan for the City of Kenosha: 2035* is also required. The Amendment would change the land use from *Commercial* to *Government & Institutional*.

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

Thursday, April 10, 2014 at 5:00 p.m.
Municipal Building
625 52nd Street - Room 202
Kenosha, WI 53140

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. The Common Council is tentatively scheduled to hold a public hearing and take final action on this item at their meeting on Monday, May 19, 2014 at 7:00 p.m. in Room 200 of the Municipal Building.

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 or at 262.653.4049.

BW:kas
Enclosure

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	April 10, 2014	Item 5 Page 1
Conditional Use Permit for a 93-room hotel to be located at 7300 125th Avenue. (Hampton Inn) (District #16) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 7300 125th Avenue
 Zoned: B-2 Community Business District / Air-4 Airport Overlay District

NOTIFICATIONS/PROCEDURES:

The alderperson of the district, Alderperson Downing and Alderperson-Elect Johnson, have been notified. The Common Council is the final review authority.

ANALYSIS:

- The applicant has submitted plans for a 93-room Hampton Inn hotel to be located on vacant property at the northwest corner of 125th Avenue and 75th Street (STH 50). The proposed hotel would be four (4) stories tall. While this request is for the hotel only, the plan shows the potential for a future commercial building to the south of the hotel.
- The project was reviewed as a Concept Plan by the City Plan Commission on June 20, 2013.
- The proposed exterior building materials are stone, EIFS and glass.
 - When the applicant submitted the formal Conditional Use Permit plans, all four (4) building elevations had stone on most of the first floor exterior and the second through fourth floors were entirely EIFS on the building exterior. Based on the City Plan Commission's Concept Plan review in 2013 and Staff's review letter, Staff requested that additional stone or a different material should be placed on some of the vertical elements of the building on all four (4) elevations.
 - The applicant resubmitted the attached building elevations including stone on the second through fourth floors above the main entrance on the front (east) elevation only. Parts of the first floor still contain EIFS, which is not permitted.
 - Staff and the applicant could not come to an Agreement to add stone to the other three (3) elevations. The applicant will be asking the City Plan Commission and Common Council to approve the elevations as presented. Staff recommends more stone on the other three (3) elevations. Regardless, the EIFS cannot remain on the first floor per Ordinance.
- The building height limit in the B-2 Community Business District is forty-five (45') feet. There is an allowance in the Zoning Ordinance for parapet walls to extend four (4') feet above the maximum height limit, as long as there is not occupiable space above the maximum height limit.
 - The main roofline of the proposed hotel is 44'6". Several of the parapet walls on the building extend up to forty-nine (49') feet in height, so they comply with the Zoning Ordinance.
 - The parapet wall directly above the main entrance extends up to fifty-one (51') feet in height. This exceeds the maximum height allowed by two (2') feet.
 - The Review Authority cannot grant relief to the height limit. The only allowance for this height would be through a variance granted by the Zoning Board of Appeals.

**Conditional Use Permit for a 93-room hotel to be located at 7300 125th Avenue. (Hampton Inn)
(District #16) PUBLIC HEARING**

- The applicant has indicated his desire to request a variance from the Zoning Board of Appeals if the Conditional Use Permit is approved.
- Staff has advised the applicant that a variance will very likely not be granted since it is a self-imposed hardship. If a variance is not granted, the building height of the parapet will have to be dropped to a maximum of forty-nine (49') feet.
- According to the Wisconsin Department of Transportation (WisDOT), public improvements will be required within the 125th Avenue right-of-way that will be the responsibility of the applicant to pay for and construct. Approval of a Development Agreement will be required prior to the issuance of any construction permits.
- Plans were sent to other City Departments for their review. Their comments are included in the attached Conditions of Approval.
- The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

RECOMMENDATION:

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



Brian R. Wilke, Development Coordinator



Jeffrey B. Labahn, Director

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	<i>Kenosha City Plan Commission Conditions of Approval</i>	Hampton Inn 7300 125th Avenue	April 10, 2014
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1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
 - a. The applicant shall obtain all required construction permits from the Department of Community Development & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.
 - b. The applicant shall obtain a Driveway, Sidewalk, Street Opening and Parking Lot permit from the Department of Public Works. Any work in the 75th Street or 125th Avenue right-of-way will require a permit from the Wisconsin Department of Transportation.
 - c. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.
 - d. The development shall be constructed per the approved plans on file with the Department of Community Development & Inspections, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.
 - e. Prior to the issuance of any Occupancy permits, all parking areas, drives, designated paved areas and public improvements shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
 - f. Compliance with City and State and/or Federal Codes and Ordinances and any Conditions noted in the recorded Developers Agreement. The buildings shall comply with the current Code standards in effect upon application for a building permit.
 - g. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.
 - h. All trash containers shall be stored within the enclosure or building. The applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.
 - i. 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.
 - j. Outdoor display of products is prohibited.
 - k. All vehicles shall be parked within the designated paved areas.

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	<i>Kenosha City Plan Commission Conditions of Approval</i>	Hampton Inn 7300 125th Avenue	April 10, 2014
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- l. 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.
 - m. Cross access shall be provided to adjacent parcels if required at a future date by the City. A Cross Access Easement shall be recorded prior to the issuance of any Occupancy Permits.
 - n. The Certified Survey Map shall be recorded prior to the issuance of any Occupancy Permits.
 - o. This approval is for the hotel only. Future commercial development will require a separate Conditional Use Permit.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. The Drainage Plan shall be revised and resubmitted for review and approval addressing comments listed in the Public Works memo dated March 25, 2014.
 - b. The Utility Plan shall be revised and resubmitted for review and approval addressing the comments listed in the Kenosha Water Utility Memo dated March 25, 2014.
 - c. Plans shall include the location of all remote Fire Department and hydrant connections.
 - d. The following items are required per City Ordinances:
 - i. Fire closets.
 - ii. Knoxes and Knox caps.
 - iii. Low exit signage.
 - iv. The fire sprinkler and fire alarm companies shall meet with the Fire Prevention Bureau prior to construction.
 - e. The interior parkway on the Landscape Plan shall conform with Section 14 of the Zoning Ordinance.
 - f. The building height shall be reduced to a maximum of forty-five (45') feet for occupiable space and a maximum of forty-nine (49') feet for the parapet walls unless a variance is approved by the Zoning Board of Appeals.
 - g. A Development Agreement shall be approved and executed prior to the issuance of any construction permits.
 - h. Additional stone shall be added to the north, south and west elevations and the entire first floor shall contain stone.
 - i. The Site Plan shall more clearly define the east and south property lines based on the proposed Certified Survey Map.
 - j. Compliance with any conditions issued by the Wisconsin Department of Transportation. All plans shall be revised to include additional improvements as required by WisDOT.



ENGINEERING DIVISION
SHELLY BILLINGSLEY, P.E.
CITY ENGINEER

PARK DIVISION
JEFF WARNOCK
SUPERINTENDENT

FLEET MAINTENANCE
MAURO LENCI
SUPERINTENDENT

STREET DIVISION
JOHN H. PRJIC
SUPERINTENDENT

WASTE DIVISION
ROCKY BEDNAR
SUPERINTENDENT

DEPARTMENT OF PUBLIC WORKS

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

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

TO: Brian Wilke, Development Coordinator

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

Shelly Billingsley, P.E.
City Engineer

[Handwritten signature: Michael M. Lemens]
3-26-14
[Handwritten signature: Shelly Billingsley]
3-26-14

DATE: March 25, 2014
SUBJECT: PLAN REVIEW COMMENTS
Project Description: Hampton Inn
Location: NW Corner of STH 50 and 125th Avenue

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

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

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

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

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

Grading & Drainage Comments:

1. Provide an existing conditions plan that shows the pre-construction contours of the site.
2. Show on the plan a limit of disturbance line and provide a table listing the overall square footage land to be disturbed and the existing and proposed square footage of impervious surfaces for lot 1 and for lot 2.
3. An easement must be obtained for the storm sewer pipe that crosses the lot to the east of 125th Avenue. If this easement already exists, provide a copy of the recorded document.
4. The City's adopted stormwater criteria requires that no slopes exceed 4:1. This includes area both above and below the permanent pool elevation in detention ponds. If necessary, a retaining wall may be built above the permanent pool elevation so that ponds can achieve the required storage volumes and minimum permanent pool depths.
5. Provide construction details for the pond outlet structure, parking lot inlets, storm manholes, pond emergency spillways, and other drainage improvements on the site. It does not appear that the emergency spillways meet the City's design criteria, but more detail on the proposed spillways are needed to determine what revisions may be required.
6. Show overland flow paths on the site drainage plan that indicate that path where runoff in excess of the capacity of the storm sewer will travel.

7. The proposed plan combines the site, grading, and utility information into one sheet. These should be separated for clarity. Additional comments are likely once the information is separated and easier to review.
8. Provide additional spot grades so that they are generally at intervals of 50' or less along curb lines with additional grades at radius points. Also provide spot grades for sidewalks and detail the grades along all accessible routes.
9. The storm sewer pipe under 125th Avenue was constructed by the DOT in the fall of 2013. The plan should show this pipe as existing and verify that the inverts on the plan are as-built elevations.
10. Provide storm sewer sizing calculations and proposed pipe materials.
11. The WinSLAMM model provided combines the data from the two ponds into one. The ponds should be modeled as separate entities in series as that is how they are designed.
12. The orifice for the pond outlet is inputted in WinSLAMM as 2' in diameter. It should be 2" or 0.167'.
13. Neither the HydroCAD nor WinSLAMM model accounts for the uncaptured areas around the perimeter of the site. The HydroCAD model should include the uncaptured area runoff in the calculations to show compliance with the detention requirements. In order to show compliance with the 80% TSS reduction requirement a WinSLAMM model of the entire site with no controls needs to be created to show the annual TSS load from the site. Eighty percent of this load is the minimum amount of TSS that needs to be removed by the ponds. A second model of the just the area captured by the ponds should be created to show the amount removed.
14. The WinSLAMM modeling should account for any off-site water captured by the proposed storm sewer system in accordance with the Wisconsin DNR's post-construction modeling guidance available at http://dnr.wi.gov/topic/stormwater/documents/Modeling_Post-Construction_Guidance_2011.pdf
15. Provide calculations showing that ability of the emergency weir of each pond to handle the 100-year storm in a "plugged outfall" condition where the primary outfall is not able to discharge water.
16. A Stormwater Maintenance agreement will be required for the site. A template of the agreement will be sent via e-mail. A maintenance application should also be submitted and a blank copy will be sent via e-mail.

Traffic Comments:

17. Modifications to 125th Avenue the City will defer to State.
18. All driveway entrances shall meet the specifications in Ordinance 5.085 and shall not include radii unless justification is supplied for turning movements of semis with a request for exemption. The driveway approach within the Right-of-Way shall be concrete and a minimum 8-inch thick with the sidewalk panel carried through the approach.
19. Sidewalk access into the Hampton Inn property needs to be supplied from the sidewalk along 125th Avenue.
20. Site Plan is very difficult to read and therefore should be broken down into multiple plans. Upon receiving more legible plans additional comments may be made.
21. Need to supply also a signage, pavement marking, lighting details and specifications, photometric, and detail plans.
22. Need to supply details as they also relate to cross sections of pavements, curb and gutter, sidewalk, etc.
23. All handicap ramps shall have Detectable Warning Fields and labeled on the plan.
24. A legend should be provided on all plans for clarity of symbols.
25. The south parking area is missing a handicap parking pavement marking in the second stall.
26. The drop off area should have Detectable Warning Fields as well.

cc: **Jeff Hansen**
Shelly Billingsley
Kile Kuhlmeier
Gerard Koehler

Engineering Services

4401 Green Bay Road
Kenosha WI 53144

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



"Providing and Protecting Kenosha's Greatest Natural Resource"

MEMO

To: Brian Wilke, Development Coordinator

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

Date: March 25, 2014

Subject: Hampton Inn

Location: Northwest corner of STH 50 and 125th Avenue

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

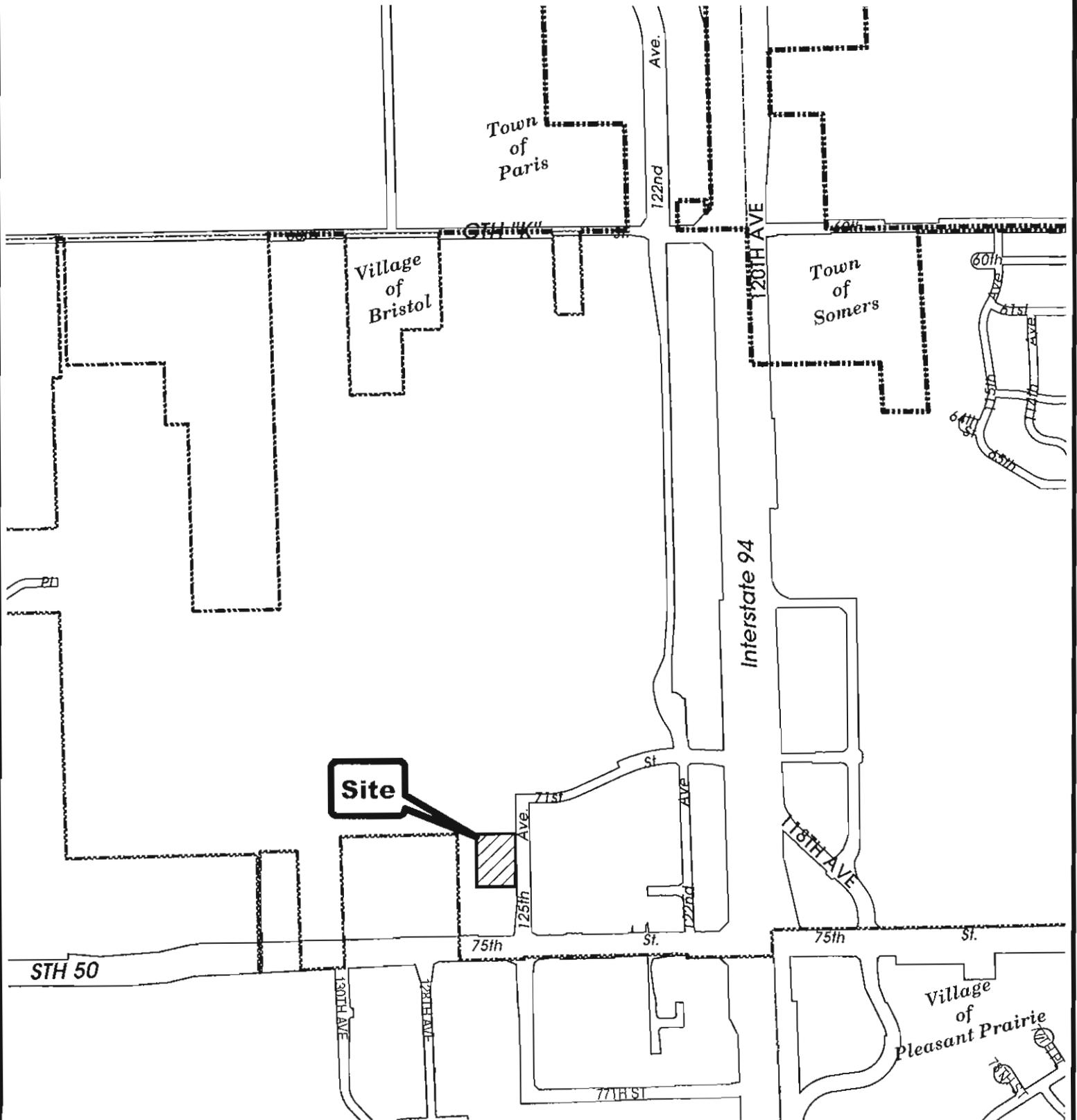
1. Show the water meter size and location, including a detail or diagram, on the construction plans, not with the MEP submittal. The water meter shall have unobstructed access, twelve inches (12") from the inside wall, twelve to twenty-four inches (12"-24") above the floor. The meter shall have a gate valve on the inlet and outlet pipe.
2. All water meters one and one half inches (1-1/2") or greater shall have a bypass with a two way ball valve with locking handle as manufactured by RuB, or approved equal.
3. Meters three inches (3") and larger shall have a two inch (2") test plug provided between the outlet side of the meter and the outlet valve.
4. A 3C18 gauge cable by Belden-M, or approved equal, shall be installed in a one half inch (1/2") conduit through the exterior wall for the remote meter reader. Remote reader to be field located by KWU meter division.
5. The existing hydrant in the middle of the proposed Hampton Inn driveway opening must be removed and replaced with a hydrant in conformance with KWU specifications. All fire hydrants shall be compression type with a five and one-quarter inch (5-1/4") valve opening, two (2) two and one-half inch (2-1/2") NST nozzle connections, one (1) Kenosha Standard pumper connection (Traverse City Iron Works #405-26, 4 threads per inch and 5.812 inch diameter). The base shall have a six inch (6") mechanical joint connection with a rubber gasket and fluorocarbon coated Cor-Blue T-Bolts and nuts. Hydrant top operating nut and nozzle cap nuts shall be one and one-quarter inch (1-1/4") pentagon. All hydrants shall close in a

- clockwise direction. Hydrants shall be Mueller Super Centurion 200 or Kennedy Guardian. Each hydrant shall receive a final coat of red paint after installation.
6. The service valve for the proposed water service shall be moved within the KWU easement, north of the parcel.
 7. The developer may want to stub out the water service for Lot 2 at this time in order to avoid having to remove and replace sidewalk in the future.
 8. Water services larger than two inches (2") shall be flushed and bacteria tested in accordance with KWU Chapter XXXII Rules & Regulations, Rule 06-34.
 9. Water services shall have a minimum of 5-1/2' of cover to finished grade.
 10. Water services shall have a blue 12 gauge locator wire installed along the entire length. Locator wire shall be brought to the surface in the curb box, at each hydrant and at the edge of the building and enclosed in a curb box with "water" on the cover.
 11. Label invert elevations on all water service stubs and fittings and provide pipe slopes for water service lines.
 12. Provide elevations for the invert, flange and the center of large coupling at each fire hydrant.
 13. Minimum six inch (6") sanitary sewer lateral from the main to the property line shall be PVC SDR 26 pipe conforming to ASTM standards D3034 with rubber gasket joints.
 14. Sanitary sewer laterals shall have a green 12 gauge locator wire installed along the entire length. Locator wire shall be brought to the surface at the edge of the building and enclosed in a curb box with "sewer" on the cover.
 15. "Internal / External" manhole seals as manufactured by Adaptor, Inc. shall be provided for each sanitary sewer manhole installed. A detail for the seal can be found at <http://www.adaptorinc.com/pdf/inexspec.pdf>.
 16. Include the following notes on the Utility Plan:
 - All sanitary sewer and water to be installed in accordance with Kenosha Water Utility (KWU) Standards.
 - All applications and fees for sanitary sewer and water must be completed and paid prior to connection to sewer/water systems.
 - All water connections to existing water mains shall be completed by KWU, with excavation and backfill by the developer. Developer shall provide 72 hours notice to KWU when connection is to be made.
 - Any utility work in the right-of-way and all sanitary sewer connections to be inspected by KWU. Notify KWU 48 hours in advance of connecting to sewer.
 17. Please include the previously approved sanitary sewer plan and profile sheet with the plan set.
 18. Written authorization for KWU access to the sampling manhole must be provided.
 19. The KWU water main and sanitary sewer detail sheets shall be included on a separate sheet and shall not be placed within the designer's title block or include utility plan notes specific to this project. These detail sheets can be found on the KWU website (<http://www.kenoshawater.org/engineering.html>).

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

City of Kenosha

Hampton Inn Conditional Use Permit



Site

STH 50

Municipal Boundary



0 1,000 Feet



March 10th, 2014

Dept. of Comm. Development & Inspections
Attn: Brian Wilke
625 52nd St
Kenosha, WI 53140

RE: CUP Submittal for Proposed Hampton Inn & Suites 03-121-01-440-350

Dear Mr. Wilke,

The purpose of this letter is to ask for the approval of a Conditional Use Permit for the proposed Hampton Inn & Suites Hotel to be located at the Northwest corner of 125th Ave and STH 50 (parcel # 03-121-01-440-350). The Hotel is proposed to be 4 stories with 93 rooms and a pool.

In addition to the CUP approval request I am also submitting copies of a Certified Survey Map for review and approval.

I am also requesting that you approve a variance/waiver to the height requirement for this building. As you will see on my attached drawings the center parapet extends above the allowed height of 49'. After careful review we would like to request that you allow this parapet to extend above this for aesthetic reasons. As previously discussed we feel this parapet is an architectural element only and the structural component of the roof itself is well within the allowed height along with the remaining parapets on the building.

If you need anything else related to this request please do not hesitate to contact me at the number below.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonah P. Hetland".

Jonah P. Hetland
Bear Development

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

MAILING INFORMATION

NAME OF PROJECT: Hampton Inn + Suites

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

Name and Address of Applicant (Please print):
Jonah Hetland Phone: 262 842 0483
Bear Development, LLC Fax: _____
4011 80th St E-Mail: Jonah@cmaofwi.com
Kenosha, WI

Name and Address of Architect/Engineer (Please print):
Farris Hansen + Associates Phone: 262 723 2098
PO Box 437 Fax: _____
Elkhorn, WI E-Mail: warrenhansen@farrishansen.com
53121

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): Parcel # 03-121-01-440-350
JW Y4 of 125th Ave + 5TH St

TYPE OF LAND DEVELOPMENT

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

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

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

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

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

Phone: 262.653.4030
 Fax: 262.653.4045

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

**SECTION 4
CONDITIONAL USE PERMIT**

Additional Information Required:	Building or Addition Square Footage: <u>17,488</u>
	Existing Building Size: <u>0</u>
	Site Size: <u>4.77 acres</u>
	Current # of Employees <u>0</u> Anticipated # of New Employees <u>9</u>
	Anticipated Value of Improvements _____

Submittal Requirements:	<ul style="list-style-type: none"> ➤ Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale ➤ Developer Site Plan/Conditional Use Permit Checklist (Appendix A)
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If Item to be Reviewed by Plan Commission/Common Council must Submit:	<ul style="list-style-type: none"> ➤ One (1) 8 1/2" x 11" reduction <i>or</i> twenty (20) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides) ➤ Sample Board containing colored samples of all exterior building materials
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Fees:		<u>Building or Addition Size</u>	<u>Site size</u>	<u>Review Fee</u>
	Level 1	<= 10,000 sq. ft.	<= 1 acre	\$900 = City Plan Dept. <i>or</i> \$1,025 = CPC/CC
	Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	\$1,175 = City Plan Dept. <i>or</i> \$1,300 = CPC/CC
	Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	\$1,600 = City Plan Dept. <i>or</i> \$1,725 = CPC/CC
	Level 4	> 100,001 sq. ft.	> 25.01 acres	\$2,000 = City Plan Dept. <i>or</i> \$2,125 = CPC/CC

➤ 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"> ➤ 30 days for Staff Review ➤ 45-60 days for City Plan Commission/Common Council Review
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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:

Building Plan:	<ul style="list-style-type: none"> ➤ Layout of building(s) including size and layout of rooms ➤ Design and architecture ➤ Plans and details on fire suppression and/or standpipe ➤ Plans and details on fire detection, fire alarm and other safety devices
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Site Plan (based on a plat of survey)	<ul style="list-style-type: none"> ➤ Legal description of property ➤ Location and footprint of building(s) and structure(s) ➤ Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks ➤ Outline of any development stages ➤ Location and details on any required emergency access roads ➤ A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space
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Drainage Plan	<ul style="list-style-type: none"> ➤ Existing topography, including spot elevations of existing buildings, structures, high points, and wet areas, with any previous flood elevations ➤ Floodplain boundaries, if applicable ➤ Soil characteristics, where applicable ➤ Proposed topography of the site denoting elevations and natural drainage after construction and any proposed stormwater retention areas
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5. By the Mayor - Resolution to Approve a Two-Lot Certified Survey Map for property at 5500 60th Street. (Kenosha Commons Apartments) (District #11) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

Mr. Schroeder explained that the applicant would like to divide the developed property into two (2) parcels.

A motion was made Alderman Kennedy and seconded by Alderman Michalski to approve the Certified Survey Map. The motion passed. (Ayes 6; Noes 0)

Conditions of Approval
Kenosha Commons Apartments at 5500 60th Street

1. Compliance with all applicable State and City codes and ordinances.
 2. Payment of all applicable fees, including recording fees.
 3. Payment of all taxes, special assessments and stormwater utility fees prior to recording. The Owner shall provide the City Clerk-Treasurer, a certificate from the County Treasurer, stating that there are no past-due real estate taxes or special assessments on the parcel of real estate which is being divided.
 4. The Certified Survey Map shall be null and void if not recorded within six (6) months of approval by the Common Council.
 5. A digital copy of the Certified Survey Map shall be provided to the City prior to recording.
 6. Immediately under the Certified Survey Map title on each page, the legal description indicates that the Map is "All that part of...". It should read "A part of ...".
 7. Change the Mayor's name on the signature page to Keith G. Bosman.
 8. Include on the Certified Survey Map the dimension for the South lot line of both Lots 1 and Lot 2.
 9. On the fifth page, the legal description reads "in part" ...33.01 feet to the southwest corner of Lot B of Kenfair ...". According to the City's records of Kenfair Subdivision, that point is 50.02 feet from the quarter-section line.
 10. The new sewer and water services shall be installed and approved by the Kenosha Water Utility before the Certified Survey Map is signed and recorded. Water services shall have a blue 12 gauge locator wire installed along the entire length. Water service shall be brought to the surface in the curb box and at the edge of the building and enclosed in a curb box with "water" on the cover.
 11. Compliance with all the preceding conditions as a prerequisite for authorizing Mayor and City Clerk-Treasurer to sign the Certified Survey Map.
- 6. Review of a Conceptual Plan for a 93-room hotel to be located at the northwest corner of 75th Street and 125th Avenue. (Hampton Inn) (District #16) PUBLIC HEARING**

Public hearing opened.

Steve Mills, 4011 80th Street and Jonah Hetland, 4015 80th Street, gave an overview of the project. The proposed hotel will have 93 rooms, a pool, workout facility and laundry. Mr. Mills added that the hotel will look very impressive from the interstate. Mr. Hetland said they intend to come back in September or October for the formal Conditional Use Permit. We have been working with Staff on adjusting the height of the building. The only exception may be the canopy area. Mr. Hetland said they are also requesting a dry detention basin rather than a wet one to allow an outlot to be developed at the south end of the property.

Public hearing closed.

Mr. Labahn said the applicant has been working with Staff on the various issues. The building exterior currently meets the minimum requirements, but we are asking the applicant to enhance the building such as Hampton has done in other locations. This would include looking at other possible features above the first floor.

Alderman Michalski asked if the dry detention basin will require a vote from the Stormwater Committee. Mike Lemens, Director of Public Works, said yes, the criteria is referenced in the Ordinance and adopted Public Works policy. Alderman Michalski asked the applicant why they don't want a wet detention basin. Mr. Hetland said the hotel would need to be moved further south and there would not be room for a second commercial building.

Alderman Kennedy asked how many hotel rooms does the City currently have? Mr. Mills said he was unsure, but the proposed hotel would add 93 rooms. Alderman Kennedy asked what type of commercial building would they be looking to promote for the outlot? Mr. Mills said it could be a restaurant or a bank, but it is a prime corner lot.

Mayor Bosman said Hampton Hotels are a good hotel chain. Mayor Bosman said he also likes the idea of a second building on the site.

Alderman Mathewson said a picture on the proposed hotel and how it will look from the interstate would be nice to see.

A motion was made by Alderman Michalski and seconded by Alderman Mathewson to receive and file the concept plan. The motion passed. (Ayes 6; Noes 0)

Public Comments

Henry Kensler, 6115 59th Avenue, said regarding the notification of items on the agenda. Mr. Kensler said he would like a broader notification area.

Virginia Hookstra, 6209 75th Street, said there were three items on the agenda regarding a rezoning for Welcome Home Properties, LLC. At the last meeting there was one person who spoke against the rezoning and the item was deferred. For the Meijer development, we had seven people who were opposed and the rezoning passed.

Violet Ricker, 32 North Genesee Street, Waukegan, introduced herself as the new Downtown Director and she will be working on the Main Street Program. Ms. Ricker invited people to call her with ideas or suggestions.

·Planning & Zoning

·Community Development

262.653.4030
262.653.4045 FAX
Room 308



·Building Inspections

·Property Maintenance

262.653.4263
262.653.4254 FAX
Room 100

DEPARTMENT OF COMMUNITY DEVELOPMENT & INSPECTIONS

Municipal Building · 625 52nd Street · Kenosha, WI 53140
www.kenosha.org

Jeffrey B. Labahn, Director

Richard Schroeder, Deputy Director

July 3, 2013

Jonah Hetland
Bear Development, LLC
4011 80th Street
Kenosha, WI 53142

Dear Mr. Hetland:

RE: Hampton Inn & Suites Concept Plan

City Departments have reviewed the concept plan you submitted. The following comments are provided for your use:

- 1) The development will require a Conditional Use Permit. The Common Council is the designated review authority. The City Plan Commission will make a recommendation.
- 2) The Items in the Public Works memo dated June 18, 2013 shall be addressed.
- 3) The items in the Kenosha Water Utility memo dated June 6, 2013 shall be addressed.
- 4) The parcel is currently assessed as an agricultural use. A change in the use will trigger the agricultural use penalty.
- 5) The building will require the following:
 - a. A sprinkler system
 - b. A stand pipe system
 - c. A remote Fire Department connection
 - d. A fire alarm system to code (NFPA, IBC, City Ordinance)
- 6) An operational plan shall be submitted with the formal application which includes, at a minimum, the following information:
 - a. Hours of operation
 - b. Number of employees (used to determine off-street parking spaces required)
 - c. Frequency and methods for trash removal
- 7) The proposed monument sign for the hotel appears to be located in the vision clearance triangle area. The sign would have to be less than three (3') feet in height or moved outside of the vision clearance area in order to be permitted.
- 8) Provide details on the proposed dumpster enclosure.

- 9) The building elevations as proposed exceed the height limit of the Zoning Ordinance. The B-2 Zoning District allows a maximum height of forty-five feet (45') with parapet walls that can exceed that limit by four feet (4'). Your "Top of Roof" height of 46'-4" is acceptable, but the parapets at 50'-0" and 54'-6" are unacceptable.

The City Plan Commission also reviewed this concept plan. They agreed with staff's recommendation to look at adding more masonry materials to the vertical elements of this building. Perhaps the introduction of a third primary material such as brick would help as well.

These comments are based on the plans you provided and are for the hotel only, not the commercial building at the corner. City Departments reserve the right to make additional comments when more detailed plans are provided.

If you have any questions, please contact me at 262.653.4049 or via email at bwilke@kenosha.org.

Sincerely,

COMMUNITY DEVELOPMENT & INSPECTIONS



Brian R. Wilke
Development Coordinator

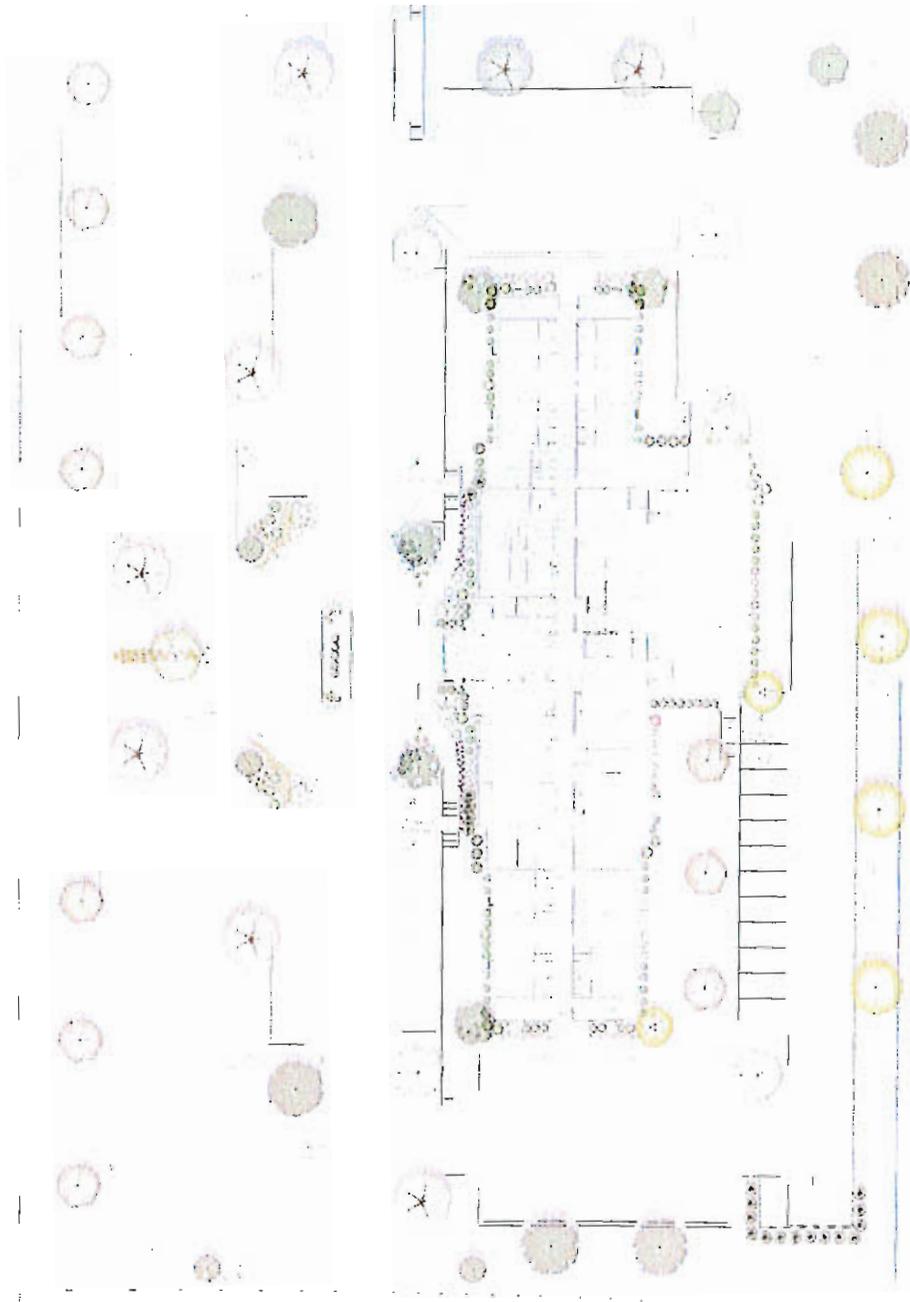
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Enclosure

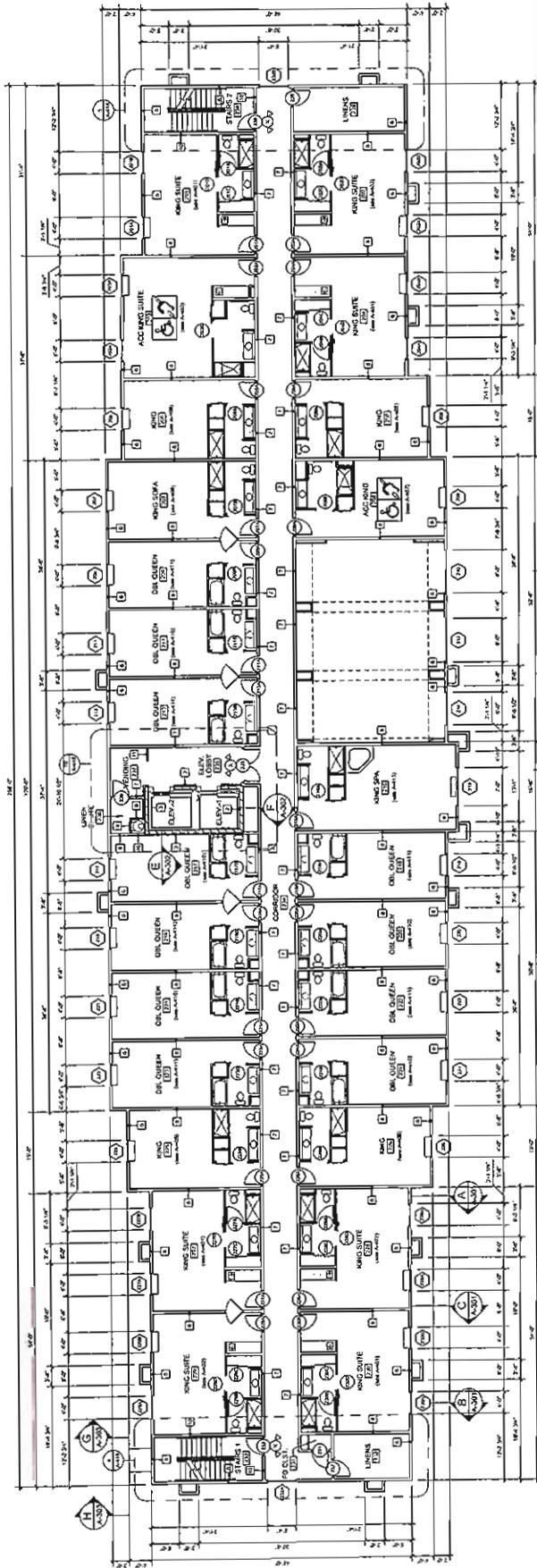
Hampton Inn - Landscape Concept

Highway 50 and 245th Avenue Bristol, Wisconsin

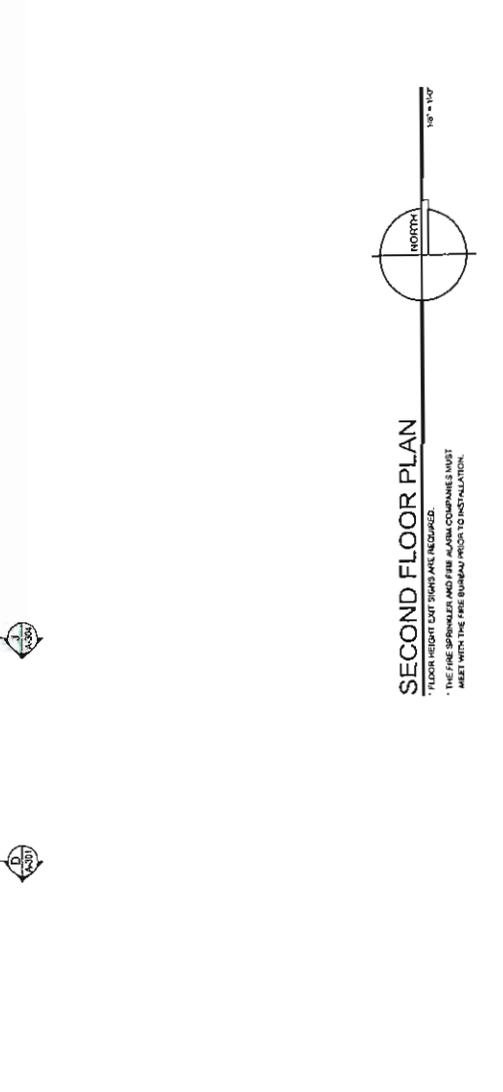
PLANT LIST

NO.	PLANT NAME	QUANTITY	NOTES
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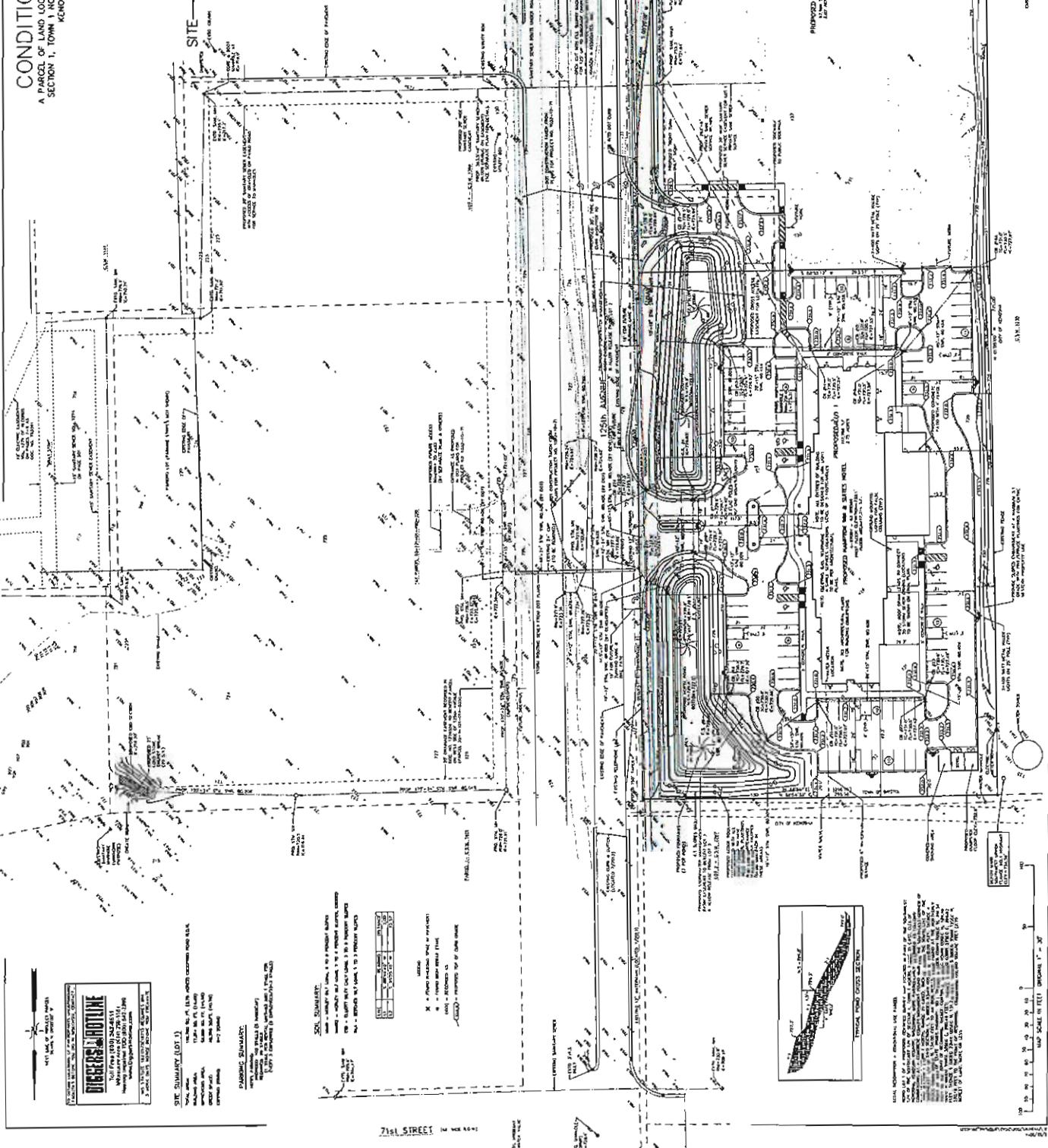
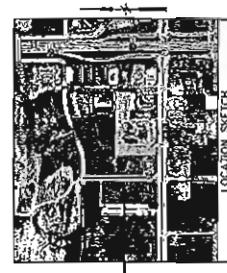
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3	3-000	CONCRETE WALL	3	3	CONCRETE	CONCRETE WALL
4	4-000	CONCRETE WALL	4	4	CONCRETE	CONCRETE WALL
5	5-000	CONCRETE WALL	5	5	CONCRETE	CONCRETE WALL
6	6-000	CONCRETE WALL	6	6	CONCRETE	CONCRETE WALL
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41	41-000	CONCRETE WALL	41	41	CONCRETE	CONCRETE WALL
42	42-000	CONCRETE WALL	42	42	CONCRETE	CONCRETE WALL
43	43-000	CONCRETE WALL	43	43	CONCRETE	CONCRETE WALL
44	44-000	CONCRETE WALL	44	44	CONCRETE	CONCRETE WALL
45	45-000	CONCRETE WALL	45	45	CONCRETE	CONCRETE WALL
46	46-000	CONCRETE WALL	46	46	CONCRETE	CONCRETE WALL
47	47-000	CONCRETE WALL	47	47	CONCRETE	CONCRETE WALL
48	48-000	CONCRETE WALL	48	48	CONCRETE	CONCRETE WALL
49	49-000	CONCRETE WALL	49	49	CONCRETE	CONCRETE WALL
50	50-000	CONCRETE WALL	50	50	CONCRETE	CONCRETE WALL



SECOND FLOOR PLAN
 FLOOR HEIGHT EXISTING AND FINISH ARE COMPARED. MEET WITH THE FIRE BUREAU PRIOR TO INSTALLATION.

CONDITIONAL USE MAP

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 21 EAST, CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN



DIAGNOSTIC BOTTLING
 1001 First Street, Kenosha, WI 53102
 Phone: (920) 392-1111
 Fax: (920) 392-1112
 Website: www.diagnosticbottling.com

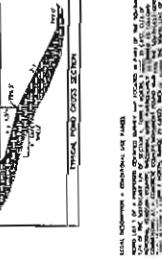
SITE SUMMARY (LOT 1)
 The site is a 1.5-acre parcel located in the southeast 1/4 of Section 1, Town 1 North, Range 21 East, City of Kenosha, Wisconsin. The site is currently vacant and is being proposed for use as a diagnostic bottling facility. The site is bounded by 71st Street to the north, 72nd Street to the south, and 73rd Street to the east. The site is zoned C-2 (Community Center).

LANDING SUMMARY:
 The site is a 1.5-acre parcel located in the southeast 1/4 of Section 1, Town 1 North, Range 21 East, City of Kenosha, Wisconsin. The site is currently vacant and is being proposed for use as a diagnostic bottling facility. The site is bounded by 71st Street to the north, 72nd Street to the south, and 73rd Street to the east. The site is zoned C-2 (Community Center).

SOIL SUMMARY:
 The site is a 1.5-acre parcel located in the southeast 1/4 of Section 1, Town 1 North, Range 21 East, City of Kenosha, Wisconsin. The site is currently vacant and is being proposed for use as a diagnostic bottling facility. The site is bounded by 71st Street to the north, 72nd Street to the south, and 73rd Street to the east. The site is zoned C-2 (Community Center).

UTILITIES:
 The site is a 1.5-acre parcel located in the southeast 1/4 of Section 1, Town 1 North, Range 21 East, City of Kenosha, Wisconsin. The site is currently vacant and is being proposed for use as a diagnostic bottling facility. The site is bounded by 71st Street to the north, 72nd Street to the south, and 73rd Street to the east. The site is zoned C-2 (Community Center).

ADDITIONAL NOTES:
 The site is a 1.5-acre parcel located in the southeast 1/4 of Section 1, Town 1 North, Range 21 East, City of Kenosha, Wisconsin. The site is currently vacant and is being proposed for use as a diagnostic bottling facility. The site is bounded by 71st Street to the north, 72nd Street to the south, and 73rd Street to the east. The site is zoned C-2 (Community Center).



NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
 2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
 3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 5. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	April 10, 2014	Item 6
Resolution By the Mayor - To approve a Two-Lot Certified Survey Map for property at the northeast corner of 75th Street and 125th Avenue. (Hampton Inn) (District #16) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 7300 125th Avenue
 Zoned: B-2 Community Business District

NOTIFICATIONS/PROCEDURES:

The alderperson of the district, Alderperson Downing and Alderperson-Elect Johnson, has been notified. This item will also be reviewed by the Public Works Committee before final approval by the Common Council.

ANALYSIS:

- The applicant has submitted a Two-lot Certified Survey Map relating to the Conditional Use Permit for the Hampton Inn Hotel. The Certified Survey Map would split the existing single lot into two (2) lots.
 - Lot 1 would include the hotel.
 - Lot 2 would be a future commercial development.
- The Certified Survey Map will dedicate additional road right-of-way for 125th Avenue and 75th Street (STH 50). As noted in the Conditional Use Permit Staff Report, a Development Agreement will be needed for public improvements within the road right-of-way.
- The Certified Survey Map was sent to City Departments for their review. Their comments are included in the attached Resolution.
- The plans generally comply with Chapter 17 of the Code of General Ordinances.

RECOMMENDATION:

A recommendation is made to approve the Certified Survey Map, subject to the attached Resolution.



 Brian R. Wilke, Development Coordinator



 Jeffrey B. Labahn, Director

RESOLUTION NO: ____ - 14

BY: THE MAYOR

TO APPROVE A TWO-LOT CERTIFIED SURVEY MAP
Property at the Northwest corner of 125th Avenue and 75th Street (Hampton Inn)

BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that a Certified Survey Map relating to one (1) parcel at the northwest corner of 125th Avenue and 75th Street is herein and hereby approved subject to the following conditions:

1. Compliance with all applicable State and City codes and ordinances.
2. Payment of all applicable fees, including recording fees.
3. Payment of all storm water utility fees and delinquent taxes prior to recording.
4. A digital copy of the Certified Survey Map shall be provided to the City prior to recording.
5. The Certified Survey Map shall be null and void if not recorded within six (6) months of approval by the Common Council.
6. The Kenosha Water Utility shall approve of the Sanitary sewer Easement prior to recording.
7. A Cross Access Easement shall be recorded for the benefit of both parcels.
8. Sheet 1, Surveyor's Certificate, indicates that the surveyor has complied with, "...the Subdivision Control Ordinance, Kenosha County, Wisconsin...". Please indicate compliance with the *Divisions and Combinations of Land Ordinance* for the **City of Kenosha**.
9. Sheet 1 has a block for City of Kenosha Approval. This area must be revised to indicate that the Common Council is the approval authority, and there shall be two (2) signature blocks: one each for the Mayor and City Clerk.
10. Sheet 2 indicates that the lands to the north and west are unplatted lands. While not included in this CSM, these lands are, in fact, platted. The land to the north was platted as Certified Survey Map #2297, and the land to the west was platted as Certified Survey Map #1235.
11. Compliance with any conditions issued by the Wisconsin Department of Transportation, including the addition of any additional right-of-way.
12. A legal description for the Storm Water Easement Agreement shall be submitted for review and approval by the City.
13. A Development Agreement shall be approved and executed prior to recording the Certified Survey Map.
14. Compliance with all the preceding conditions as a prerequisite for authorizing Mayor and City Clerk-Treasurer to sign the Certified Survey Map.

Adopted this ____ day of _____, 2014

ATTEST:

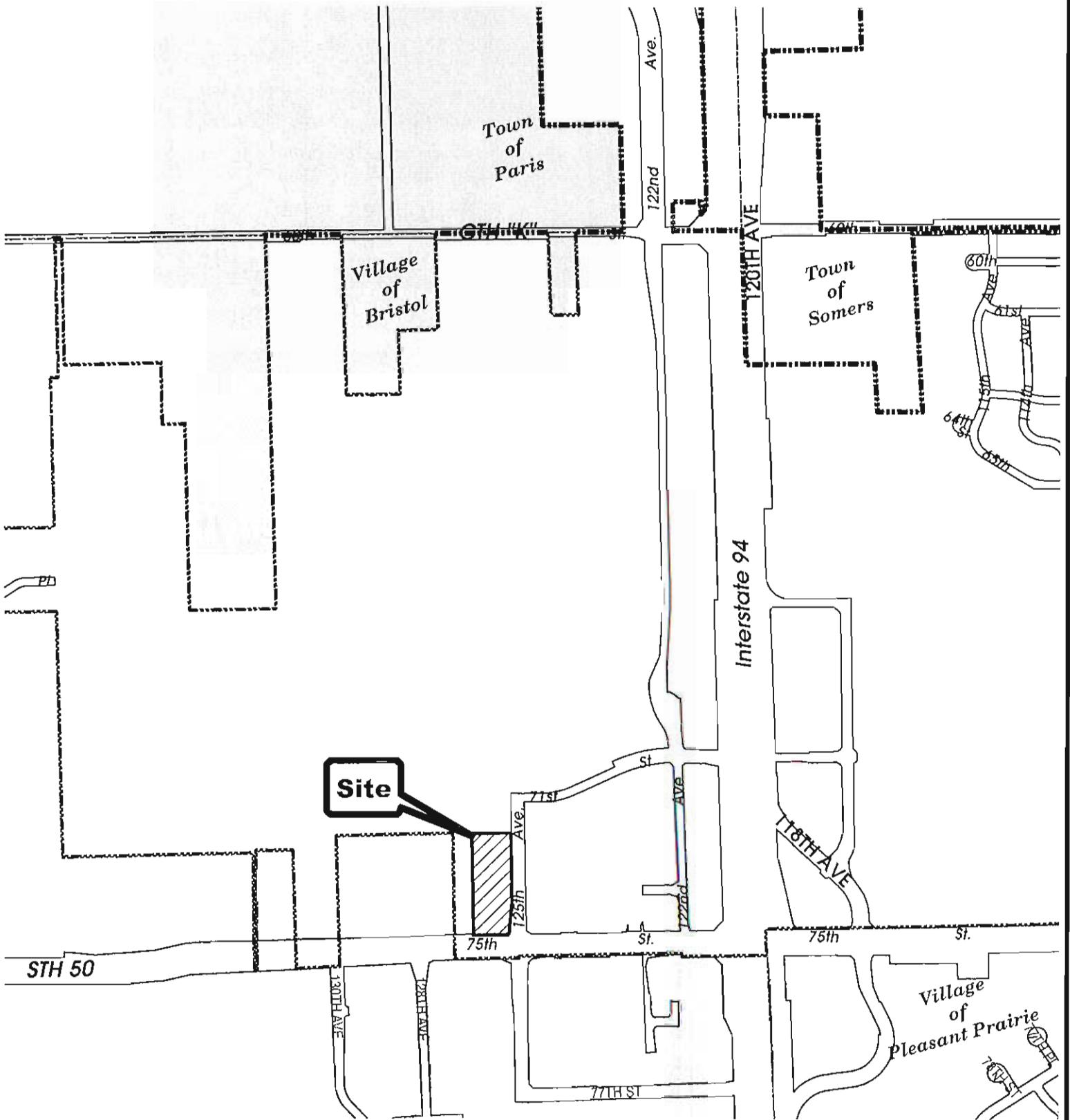
Debra L. Salas, City Clerk-Treasurer

APPROVE:

Keith G. Bosman, Mayor

City of Kenosha

Hampton Inn Certified Survey Map



Site

STH 50

----- Municipal Boundary



0 1,000 Feet

FARRIS, HANSEN & ASSOC. INC. CERTIFIED SURVEY MAP NO. _____

7 RIDGWAY COURT- P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723-2098
FAX (262) 723-5886

LOCATED IN PART OF THE PART OF THE
SW 1/4 THE SE 1/4 OF SECTION 1,
TOWN 1 NORTH, RANGE 21 EAST,
CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF MILLS ENTERPRISES, LLC, OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE, KENOSHA COUNTY, WISCONSIN, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LAND AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE MAP AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.
LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 21 EAST, KENOSHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1, S 88DEG 55MIN 00SEC W, 2220.00 FEET; THENCE N 010EG 05MIN 00SEC W, 134.00 FEET TO AN IRON REBAR STAKE FOUND AT THE NORTHERLY RIGHT OF WAY OF STATE TRUNK HIGHWAY 50 AND THE POINT OF BEGINNING; THENCE N 01DEG 05MIN 00SEC W, 771.00 FEET; THENCE N 88DEG 54MIN 33SEC E, 295.96 FEET TO AN IRON REBAR STAKE FOUND AT THE EASTERLY RIGHT OF WAY OF 125TH AVENUE; THENCE ALONG SAID EASTERLY RIGHT OF WAY, S 010EG 03MIN 57SEC E, 408.03 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY, S 88DEG 49MIN 40SEC W, 2.00 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY, S 01DEG 05MIN 00SEC E, 126.42 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY, S 05DEG 20MIN 09SEC W, 230.64 FEET TO AN IRON REBAR STAKE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY, S 55DEG 55MIN 46SEC W, 13.57 FEET TO AN IRON REBAR STAKE AT THE NORTHERLY RIGHT OF WAY OF STATE TRUNK HIGHWAY 50 ; THENCE ALONG SAID NORTHERLY RIGHT OF WAY, S 88DEG 54MIN 57SEC W, 256.67 FEET TO THE POINT OF BEGINNING. CONTAINING 224,206 SQUARE FEET (5.15 ACRES) OF LAND, MORE OR LESS.

DATED: OCTOBER 14, 2013

PETER S. GORDON, RLS 2101

CITY OF KENOSHA APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF KENOSHA THIS _____ DAY OF _____, 2013.

AUTHORIZED SIGNATURE FOR THE CITY OF KENOSHA

OWNERS CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE MAP IN ACCORDANCE WITH THE CITY OF KENOSHA SUBDIVISION CONTROL ORDINANCE.

STEVE MILLS DATED
REPRESENTATIVE FOR MILLS ENTERPRISES, LLC

STATE OF _____)
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2013 THE ABOVE NAMED XXXXX XXXXXXXXXXXX, REPRESENTATIVE FOR MILLS ENTERPRISES, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC, _____ COUNTY, _____

THIS INSTRUMENT DRAFTED
BY PETER S. GORDON
PROJECT NO. 7556
DATED: 10/14/2013
SHEET 1 OF 2 SHEETS

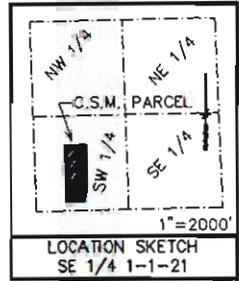
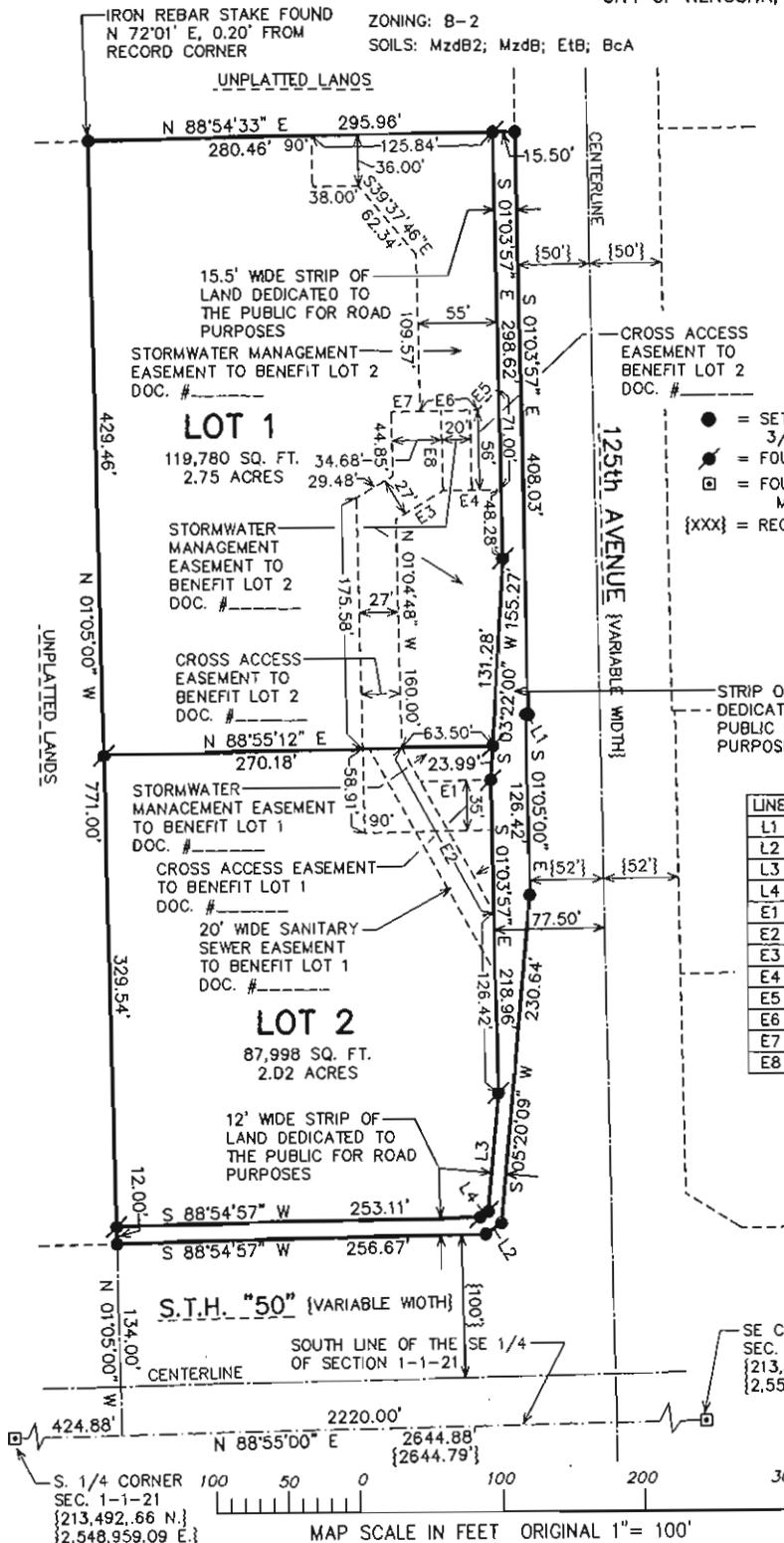
FARRIS, HANSEN & ASSOC. INC. CERTIFIED SURVEY MAP NO. _____

7 RIDGWAY COURT- P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723-2098
FAX (262) 723-5886

OWNER(S):
MILLS ENTERPRISES, LLC
4011 80th STREET
KENOSHA, WI 53142

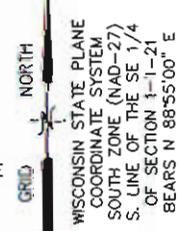
LOCATED IN PART OF THE PART OF THE
SW 1/4 THE SE 1/4 OF SECTION 1,
TOWN 1 NORTH, RANGE 21 EAST,
CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN

ZONING: B-2
SOILS: MzdB2; MzdB; EtB; BcA



- LEGEND**
- = SET IRON REBAR STAKE, 24"x 3/4"x1.50 lbs./ft.
 - ⦿ = FOUND IRON REBAR STAKE, 3/4" DIA.
 - ⊠ = FOUND CONCRETE COUNTY MONUMENT W/ BRASS CAP
 - {XXX} = RECORDED AS

LINE	BEARING	DISTANCE
L1	S 88°49'40" W	2.00'
L2	S 55°55'46" W	13.57'
L3	S 05°20'09" W	83.40'
L4	S 55°55'42" W	6.93'
E1	S 88°55'12" W	49.00'
E2	N 28°57'48" W	131.75'
E3	S 56°55'12" W	38.35'
E4	S 88°55'12" W	40.48'
E5	S 43°55'37" W	21.22'
E6	S 88°55'12" W	40.00'
E7	S 88°55'12" W	20.17'
E8	S 01°04'47" E	56.00'



THIS INSTRUMENT DRAFTED
BY PETER S. GORDON
PROJECT NO. 7556
DATED: 10/14/2013
SHEET 1 OF 2 SHEETS



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

MAILING INFORMATION

NAME OF PROJECT: Hampton Inn + Suites

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

Name and Address of Applicant (Please print):
Jonah Hetland
Bear Development, LLC
4011 80th St
Kenosha, WI
 Phone: 262 842 0483
 Fax: _____
 E-Mail: Jonah@cmaofwi.com

Name and Address of Architect/Engineer (Please print):
Farris Hansen + Associates
PO Box 437
Elkhorn, WI
53121
 Phone: 262 723 2098
 Fax: _____
 E-Mail: warrenhansen@farrishansen.com

Name and Address of Property Owner (if other than applicant) (Please print):

 Phone: _____
 Fax: _____
 E-Mail: _____

PROJECT LOCATION

Location of Development (street address and / or parcel number): Parcel # 03-121-01-440-350
NW 1/4 of 125th Ave + STA 50

TYPE OF LAND DEVELOPMENT

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

<input checked="" 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

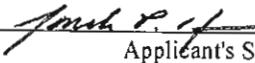
**SECTION 1
CERTIFIED SURVEY MAP**

Additional Information Required:	Number of Lots: <u>2</u> Zoning District: <u>Commercial</u> Proposed Zoning Change, if any: <u>N/A</u>
Submittal Requirements:	<ul style="list-style-type: none"> ➤ Ten (10) copies of Certified Survey Map (Applicant to keep original) ➤ Four (4) copies of Drainage Plan (when required) ➤ Signed Checklist below
Fees:	<ul style="list-style-type: none"> ➤ 2-Lot Certified Survey Map = \$750 ➤ 3-Lot Certified Survey Map = \$800 ➤ 4-Lot Certified Survey Map = \$850 ➤ With a Developer's Agreement = \$1,500 ➤ Re-submittals = \$400 Miscellaneous fees <ul style="list-style-type: none"> ➤ All special assessments and taxes shall be paid prior to recording. The Department of Community Development and Inspections will record the map with the Kenosha County Register of Deeds and recording fees shall be paid at that time by the applicant.
Park Fees:	<ul style="list-style-type: none"> ➤ Five percent (5%) of the value of the property, but not less than \$1,415 per lot. Note that park fees are only collected for residentially-zoned property and are due at the time of acquiring building permits. The City may require dedication of the land in lieu of fee.
Appendices to Review:	<ul style="list-style-type: none"> ➤ D, E, F and G
Approximate Review Time:	<ul style="list-style-type: none"> ➤ 45 - 60 days (Reviewed by City Plan Commission, Public Works Committee and Common Council)

The land division will be reviewed for compliance with Chapters 17 and 35 of the City Code of General Ordinances, City Zoning Ordinance, any neighborhood or master land use plans for the area, and Chapter 236 of the Wisconsin State Statutes.

The applicant shall be responsible for the costs of project engineering, design, construction, and inspection as follows (when applicable):

1. The applicant is responsible for installing all improvements and infrastructure, including but not limited to, utilities (water, sanitary and storm sewer), oversizing of utilities, sidewalks, streets, street lights and signs, retention/detention basins, street trees, etc.
2. The applicant is responsible for any off-site improvements for the development, including but not limited to, traffic signals and signs, median openings, and street improvements/widening.
3. Payment of inspection and engineering services performed by the City and Kenosha Water Utility for the project.
4. Applicant responsible for posting of all required assurance to cover required improvements.

<p>Checklist to be completed and signed:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Scale and north arrow <input type="checkbox"/> Scale of plans less than or equal to 1" = 100' <input type="checkbox"/> Date of original and revisions noted <input type="checkbox"/> Certification from surveyor that Plat complies with Chapter 17 <input type="checkbox"/> Reproducible paper less than 36" in width <input type="checkbox"/> Location of all existing structures and first floor elevations <input type="checkbox"/> Location of utility and drainage easements <input type="checkbox"/> Exact length and bearing of the centerline of all streets <input type="checkbox"/> Exact street width along the line of any obliquely intersecting street <input type="checkbox"/> Railway rights-of-way within and abutting the plat <input type="checkbox"/> Location and size of all lands to be dedicated for public use (when required) <input type="checkbox"/> Comprehensive drainage plan <input type="checkbox"/> Special restrictions relating to access control, planting strips, restrictive yard requirements, etc. (when required) <input type="checkbox"/> Major street setback or WisDOT setbacks (if applicable) <input type="checkbox"/> Map shows entirety of all parcels in proposed certified survey map 	<p>Checklist to be completed and signed:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Floodplain limits of the 100 year recurrence interval flood <input type="checkbox"/> Location of any wetlands, shoreland, or other environmental areas (if applicable) <p>Plans to be submitted (when applicable)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Street plans and profiles <input type="checkbox"/> Sanitary sewer plans and profiles <input type="checkbox"/> Storm sewer plans <input type="checkbox"/> Grading/drainage plans <input type="checkbox"/> Water main plans and profiles <input type="checkbox"/> Erosion control plans <input type="checkbox"/> Landscape plans <p>I hereby certify that I have reviewed the City ordinances and provided ten (10) full-sized sets of all required information.</p> <p align="right">  Applicant's Signature </p>
--	---