Municipal Building 625 52nd Street – Room 202	***Kenosha City Plan Commission Agenda***	**Thursday, June 6, 2013** **5:00 p.m.**

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

Call to Order and Roll Call

Approval of Minutes from May 20 and May 23, 2013

1. Conditional Use Permit for a 75,455 s.f. grocery store to be located at 3207 80th Street. (Festival Foods) (District #14) PUBLIC HEARING

2. By the Mayor - Resolution to Approve a Two-Lot Certified Survey Map for property located at 3207 80th Street. (Festival Foods) (District #14)

3. Conditional Use Permit for a Tattoo Parlor to be located at 2306 63rd Street. (Kalaca Tattoo) (District #3) PUBLIC HEARING

4. By the City Plan Commission - Petition to Rezone properties at 2209 54th Street and 5410 22nd Avenue from B-2 Community Business District to RG-2 General Residential District in conformance with Section 10.02 of the Zoning Ordinance. (City Plan Commission/Covelli) (District #7) PUBLIC HEARING

5. City Plan Commission Resolution: To Amend the Land Use Plan Map for the City of Kenosha: 2035 rezoning property at 5901 60th Street. (Welcome Home Properties, LLC) (District #15) PUBLIC HEARING

6. By the City Plan Commission - To Create Subsection 18.02 x. of the Zoning Ordinance to Amend the *Land Use Plan Map for the City of Kenosha: 2035.* (Welcome Home Properties, LLC) (District #15) PUBLIC HEARING

7. By the Mayor - Petition to Rezone property at 5901 60th Street from RD Two-Family Residential to IP Institutional Park in conformance with Section 10.02 of the Zoning Ordinance. (Welcome Home Properties, LLC) (District #15) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

Community Development & Inspections
625 52nd Street – Room 308
Kenosha, WI 53140
262.653.4030 phone / 262.653.4045 fax
www.kenosha.org

If you are disabled in need of assistance, please call 262.653.4030 at least 72 hours before this meeting.

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

CITY PLAN COMMISSION
Minutes
May 20, 2013

MEMBERS PRESENT: Mayor Bosman, Alderman Mathewson, Alderman Michalski, Kathryn Comstock, Robert Hayden, Anderson Lattimore and Ron Stevens

MEMBERS EXCUSED: Jessica Olson and Alderman Kennedy

STAFF PRESENT: Jeffrey B. Labahn, Rich Schroeder

Others Present: *Mike Lemens*

The meeting was called to order at 4:30 p.m. by Mayor Bosman and roll call was taken.

A motion was made by Mr. Stevens and seconded by Mr. Lattimore to approve the minutes from the April 15, 2013 and April 18, 2013 meetings. The motion passed. (Ayes 7; Noes 0)

1. **Conditional Use Permit for a non-conforming residential use at 1927 60th Street. (Landquest) (District #3) PUBLIC HEARING**

Public hearing opened.

Ryan Douglas, 815 57th Street, representing Landquest was available for questions.

Public hearing closed.

Rich Schroeder, Deputy Director, explained the building currently holds seven units, but is non-conforming. The Conditional Use Permit approval would allow the renovation, but no additional units.

Ms. Comstock said there is a floor plan with 1,438 s.f. Will you be moving any existing walls? Mr. Douglas said yes, some walls will be moved and there are also some studio apartments. Ms. Comstock asked if there were fire escapes. Mr. Douglas said yes, the fire escapes are in place.

Mr. Lattimore asked the time frame. Mr. Douglas said we hope to be done within 90 days after approval.

Alderman Michalski said the project is in his district and is an upgrade to the property.

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

Conditions of Approval
Landquest at 1927 60th Street

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 – Room 100 if applicable. This includes, but is not limited to Building, Plumbing, Electrical and Occupancy permits.

   b. 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.

   c. The Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. The recording fees for the Conditional Use Permit shall be submitted by the applicant.

   d. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.

   e. All 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.

   f. This approval is for a seven-unit residential use only. No expansion of residential units in the building is permitted with this approval.

2. **City Plan Commission Resolution - To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035, regarding property at 6303 27th Avenue. (R & S Kenosha Holdings, LLC) (District #3) PUBLIC HEARING**

Mayor Bosman asked that Items #2, #3 and #4 be taken together for public hearing purposes. All items were read

3. **By the City Plan Commission - To Create Subsection 18.02 w. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (R & S Kenosha Holdings, LLC) (District #3) PUBLIC HEARING**

4. **By the Mayor - Petition to rezone property at 6303 27th Avenue from B-2 Community Business District to RG-1 General Residential in conformance with Section 10.02 of the Zoning Ordinance. (R & S Kenosha Holdings, LLC) (District #3) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Mr. Schroeder explained that in the attached photo, it looks like the buildings are attached, but their exterior walls abut each other. The current owner would like to sell the property and believes it would be easier to sell if it were zoned correctly.

Ms. Comstock said they are currently using the second floor for apartments. It is zoned correctly for that? Mr. Schroeder said the B-2 District allows for residential above the first floor. The apartments on the first floor are not permitted in the B-2 District.

Alderman Michalski said he has talked with the owners. They are asking for the rezoning to separate the tavern building from the other zoning.

A motion was made by Alderman Michalski and seconded by Mr. Hayden to approve Item #2, the City Plan Commission Resolution. The motion passed. (Ayes 7; Noes 0)

A motion was made by Alderman Michalski and seconded by Mr. Hayden to approve Item #3, the Zoning Ordinance. The motion passed. (Ayes 7; Noes 0)

A motion was made by Alderman Michalski and seconded by Mr. Hayden to approve Item #4, the Rezoning. The motion passed. (Ayes 7; Noes 0)

5. **Distribution Utility Easement between the City of Kenosha, WE Energies, Time Warner Entertainment Company and AT&T for a Permanent Easement at approximately 11600 75th Street. (Gateway Center Park) (District #16) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

A motion was made by Alderman Mathewson and seconded by Alderman Michalski to approve the Easement. The motion passed. (Ayes 7; Noes 0)

Public Comments

No public comments.

Commissioner Comments

Mayor Bosman thanked the Commissioners for attending the special meeting.

Staff Comments

A motion to adjourn was made by Alderman Mathewson and seconded by Mr. Lattimore. The motion passed. (Ayes 7; Noes 0) The meeting adjourned at 4:44 p.m.

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

CITY PLAN COMMISSION
Minutes
May 23, 2013

MEMBERS PRESENT:	Mayor Bosman, Alderman Kennedy, Alderman Michalski, Kathryn Comstock, Robert Hayden, Anderson Lattimore and Ron Stevens
MEMBERS EXCUSED:	Alderman Mathewson and Jessica Olson
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.

1. **Request to extend the Conditional Use Permit for a new public safety communication tower at 6210 60th Street. (Kenosha County/Nash Park) (District #15) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Mayor Bosman explained that the applicant is requesting an extension because they are waiting on information from the National Park Service

A motion was made by Mr. Stevens and seconded by Mr. Lattimore to approve the Conditional Use Permit extension.

Alderman Michalski asked about the park land the County must provide in exchange for the land they will be using. Rich Schroeder, Deputy Director, said the City is requesting that the land that needs to be provided should be adjacent to an existing park.

Alderman Kennedy arrived.

The motion passed. (Ayes 7; Noes 0)

2. **Public Building Review for an addition to the Fire Station at 4810 60th Street. (Fire Station No. 4) (District #11) PUBLIC HEARING**

Public hearing opened

Eric Migrin, Partners In Design Architects, 600 52nd Street, was available for questions.

Public hearing closed.

Mr. Schroeder explained this is a Staff level review, but according to State Statutes, the City Plan Commission must review all public buildings.

Alderman Kennedy indicated he heard there was an issue with additional property the Water Utility owned next to this lot. Is this addition on Water Utility property? Mr. Schroeder said the addition is on City owned property.

Alderman Kennedy asked Staff to research if there is any Agreement between the Water Utility and Kenosha Fire Department.

A motion was made by Alderman Kennedy and seconded by Alderman Michalski to approve the Site Plan Review. The motion passed. (Ayes 7; Noes 0)

Conditions of Approval
Fire Station No. 4 at 4810 60th Street

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:

   a. The applicant shall obtain all required construction permits from the Department of Community Development & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.

   b. The applicant shall obtain Driveway, Sidewalk, and Parking Lot permits from the Department of Public Works.

   c. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Site Plan is for reference only and does not constitute sign permit approval.

   d. The development shall be constructed per the approved plans on file with the Department of Community Development & Inspections, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.

   e. Prior to the issuance of any Occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.

   f. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.

   g. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.

   h. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within six (6) months of City Plan Division approval of the Site Plan or the Site Plan shall be null and void.

   i. All vehicles shall be parked within the designated paved areas.

   j. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.

3. **Request to initiate the rezoning of property at 2209 54th Street and 5410 22nd Avenue from B-2 Community Business District to RG-2 General Residential District. (City Plan Commission/Covelli) (District #7) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Mr. Schroeder said this is the first step to correct the zoning of these properties and bring them into compliance with the Comprehensive Plan. The Rezoning request will be back at a future meeting.

A motion is made by Alderman Michalski and seconded by Mr. Lattimore to approve the rezoning initiation. The motion passed. (Ayes 7; Noes 0)

4. **By Alderperson Jan Michalski: To Amend Subsection 5.04 of the City of Kenosha Zoning Ordinance regarding Encroaching Structures in the Area Setback from a Major Street. PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Mr. Schroeder said under the current Zoning Ordinance, when something is built in the major street setback, the applicant must execute an Agreement with the City. With the proposed Zoning Ordinance, the applicant would be exempt from the formal Agreement if it was a fence or sign only.

Alderman Kennedy asked why those items would not need an Agreement? Are they viewed as more of a "temporary" structure? Mr. Schroeder said yes.

Alderman Kennedy asked if there were any application on hold at this time. Jeffrey B. Labahn, Director, said no. This change would be in place for future applications.

A motion was made by Alderman Kennedy and seconded by Ms. Comstock to approve the Zoning Ordinance. The motion passed. (Ayes 7; Noes 0)

Public Comments

No public comments.

Commissioner Comments

No Commissioner comments.

Staff Comments

Mr. Labahn said the next meeting is in two (2) weeks and Festival Foods will be on the agenda. Mr. Labahn announced that the City was recently granted the Main Street designation from the State.

A motion to adjourn was made by Alderman Michalski and seconded by Alderman Kennedy. The motion passed. (Ayes 7; Noes 0) The meeting adjourned at 5:15 p.m.

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

Draft

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	June 6, 2013	Item 1 Page 1
Conditional Use Permit for a 75,455 s.f. grocery store to be located at 3207 80th Street . (Festival Foods) (District #14) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: South of 80th Street at 32nd Avenue
Zoned: B-2 Community Business District

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Prozanski, has been notified. The Common Council is the final review authority.

ANALYSIS:

- The applicant submitted a Conditional Use Permit application to construct a 75,455 s.f. grocery store on land adjacent to the existing SuperValu store at 3401 80th Street. The applicant, Festival Foods, plans to take over operations of the existing SuperValu store mid-June, while constructing a new building on the parcel to the east (3207 80th Street) and move their operation into the new building before the end of 2013. When the move is complete, there will be no grocery use in the existing SuperValu space.

- The empty SuperValu space would still be zoned *B-2 Community Business District*, and any number of permitted or conditional uses could occupy the vacated space. The building could also be divided internally and occupied with several smaller sized tenants. It is also possible that a new building could be constructed on the site. Staff's analysis of the specifics of this project are as follows:

Traffic / 80th Street

- The applicant submitted a Traffic Impact Analysis (TIA) prepared by Traffic Engineering Services, with their application. The TIA indicates a new traffic signal is warranted at the intersection of 80th Street and 33rd Avenue, which is also the main entrance into the existing SuperValu and proposed Festival Foods. This traffic signal would be relocated from the existing intersection of 35th Avenue and 80th Street. Staff agrees with the revised location of the traffic signal on 80th Street. We will require that the applicant post a sufficient assurance or cash escrow for installation of the signals at 33rd Avenue, and we will also include a requirement that the bases and related wiring of the signals at 35th Avenue remain in place in the event that traffic signals are someday again needed at that intersection. Given that the adopted *Tirabassi Neighborhood Plan* shows 35th Avenue as one of the main public access points to the future residential development south of this proposed site, a signal at 35th Avenue may some day again be desired.

- The second access to the site off of 80th Street is in line with 32nd Avenue. This access point will be constructed to allow right-in and right-out movements as well as left-in movements. However, an island will be constructed in the access point that prohibits straight and left-out movements.

- Cross access points will be provided on the site to allow future connections to the existing SuperValu site as well as the currently undeveloped site to the east.

Building Elevations

- The primary building materials are split-faced concrete block and EIFS. Refrigerated coolers in the rear of the building will have a textured metal exterior.

- The building elevations provided by the applicant generally meet the City's design standards for

required windows and articulation. Staff recommends some very minor changes to some of teh architectural elements on the side elevations.

Site Layout / Design

- The applicant proposes to split the existing property into two lots to create a buildable outlot for future development along 80th Street. A Certified Survey Map accomplishing this is included on this agenda.

- When Staff originally reviewed the proposed Site Plan, we recommended that the applicant move the building forward (north) to line up with the front of the existing SuperValu building. The proposed building is roughly fifty (50') feet further to the south. This move would have shrunk the front parking field from approximately 360 spaces to approximately 290 spaces. The Zoning Ordinance requires a total of 302 parking spaces (1 space / 250 s.f. X 75,455 s.f. = 301.82 spaces). The applicant is proposing 401 spaces combined between the front and rear parking fields. Our proposed modification to the site would have also provided well above the minimum 302 parking spaces total on the site.

- We presented our recommendation to the applicant in a meeting on May 21, 2013. In that meeting, the applicant indicated that several other site layouts were considered by Festival Foods, including a layout where the buildings were aligned. However, for several reasons, they chose to place the building roughly fifty (50') feet further south of the SuperValu building. One of the reasons is that the site narrows from south to north. The further north the building is placed, it becomes more difficult to fit the width of the store and the required fire lanes on the building sides into the site and still meet the landscaping buffers. Festival Foods also desires to provide a 6 parking space per 1,000 square feet parking ratio (City requires 4 parking spaces per 1,000 square feet). With the proposed layout, the ratio is approximately 5.31 parking spaces per 1,000 square feet. A building further north than what is proposed reduces that ratio even more. The applicant also looked at purchasing additional land on either side, but due to either Deed Restrictions and other reasons they were unable to acquire the additional land. For these reasons Staff supports the location of the proposed building.

Stormwater Drainage

- This site has been designed to drain south through an Easement to the regional stormwater pond in the *Tirabassi Neighborhood.*

General

- Festival Foods has indicated in their Operational Plan that they wish to be open 24 hours per day, 7 days a week.

- The plans were sent to 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.

B. R C

Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2013/JUNE6/fact-cup-festival.odt

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	***Kenosha City Plan Commission Conditions of Approval***	**Festival Foods 3207 80th Street**	June 6, 2013

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.

   c. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.

   d. The development shall be constructed per the approved plans on file with the Department of Community Development & Inspections, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.

   e. Prior to the issuance of any Occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. Any recommended improvements from the Traffic Impact Analysis must be completed prior to any Occupancy. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.

   f. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.

   g. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.

   h. All trash containers shall be stored within the enclosure or building. The applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.

   i. 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.

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.

n. Compliance with the Operational Plan dated May 6, 2013.

o. The existing bases, wiring and conduit for the traffic signal at 35th Avenue and 80th Street must remain in place.

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 May 8, 2013.

b. The Utility Plan shall be revised and resubmitted for review and approval addressing the comments listed in the Kenosha Water Utility Memo dated May 20, 2013.

c. Detail on a gated wood or masonry trash enclosure shall be submitted for review and approval.

d. The conference room office on the mezzanine floor must have an egress door that swings in the direction of egress.

e. A remote Fire Department Connection is required.

f. A Fire Alarm System shall be installed per Code and City Fire requirements.

g. The applicant shall post a cash escrow or letter of credit with the City to cover the installation costs of the traffic signal at 33rd Avenue and 80th Street prior to the issuance of a building permit.

h. The building materials shall be labeled on all building elevations.

i. The columns on the east and west elevations shall be moved to the corners of the respective elevations.

ENGINEERING DIVISION
SHELLY BILLINGSLEY, P.E.
CITY ENGINEER

PARK DIVISION
JEFF WARNOCK
SUPERINTENDENT

FLEET MAINTENANCE
MAURO LENCI
SUPERINTENDENT

STREET DIVISION
JOHN H. PRIJIC
SUPERINTENDENT

WASTE DIVISION
ROCKY BEDNAR.
SUPERINTENDENT

DEPARTMENT OF PUBLIC WORKS
MICHAEL M. LEMENS, P.E., DIRECTOR
SHELLY BILLINGSLEY, P.E., DEPUTY DIRECTOR

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TELEPHONE (262) 653-4050 · FAX (262) 653-4056
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TO: Brian Wilke, Development Coordinator

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

Shelly Billingsley, P.E.
City Engineer

DATE: **May 8, 2013**
SUBJECT: **PLAN REVIEW COMMENTS**
Project Description: **Festival Foods**
Location: **South of 80th Street 3200 Block, Parcel # 04-122-12-303-01**

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

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

Public Streets	Sufficient	Deficient	Not Applicable
Geometric Design			X
Pavement Width			X
Pavement Thickness Design			X
Established Grades			X
Plan Details			X
Sidewalks		X	
Street Lights		X	
Site Grading/Drainage	**Sufficient**	**Deficient**	**Not Applicable**
Drainage Plan		X	
Storm Sewer		X	
Storm Water Detention			X
Drainage Calculations	X		

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

Drainage Comments:

1. Note that review of erosion control is completed separately from the CUP review and will be done at the time the erosion control permit is submitted.
2. The Tirabassi pond, which will serve the site, has a top of pond elevation of 625. There is no defined overflow outlet of the pond but it would generally flow to the east if water were ever to rise above elevation 625. The catch basins on the north side of the store have rim elevations as low as 623.25. The proposed grades show that water would pond in the parking lot until it overtopped the back of sidewalk behind inlet #430 at elevation 624.15. It is not defined where water would go from this point. It would likely flow onto the private property to the east of the

site. For water to flow into the public right of way of 80th Street it would have to overtop the high points in the driveways to 80th Street. The south driveway has a high point of 625 and the north driveway appears to have a high point of 625.25 to the north and 625.0 to the west (onto the Supervalu site). The loading docks on the south side of the store are at elevation 622.25 and are proposed to be served by gravity storm sewer. It is not well defined where the overland flow route from the south side of the store is. This should be identified. The grades should be revised to provide a route for overflows to 80th Street without ponding more than 6" in the parking lot and without allowing for runoff to flow onto adjacent private property. The Tirabassi pond was reported to have overtopped during a rain event in June of 2009 and the condition of the water in the pond rising to elevation 625 should be accounted for in the design of the site. Please contact Jeff Hansen if you have any questions or wish to discuss this item.

3. Provide a copy of the easement agreement and any maintenance agreements the owner has with the property between the Triabassi Pond and the 80th Street Center, LLC parcel.
4. A maintenance agreement will be required prior to the City issuing occupancy permits for the building.

Traffic Comments:

1. Provide Lighting plans showing
    - Light pole locations and photometric layout.
    - Determination of average footcandles
    - Determination of light uniformity ratio (3:1 or less).
    - Provide specification sheets for the light pole and light fixtures. Poles height should not exceed 40 feet and light fixtures should cast light rays downwards.

2. Driveway approach slope should not exceed 10%.
3. Recommend 8" thick for driveway approaches and sidewalk behind the driveway approaches.

cc: **Jeff Hansen**
Clement Abongwa
Kile Kuhlmey
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: May 20, 2013

Subject: Festival Foods

Location: South of 80th Street at 32nd 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. 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 rub two way ball valve with locking handle.
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 (½") conduit through the exterior wall for the remote meter reader. Remote reader to be field located by KWU meter division.
5. Include the following note on the Utility Plan
   a. All applications and fees for sanitary sewer and water must be completed and paid prior to connection to sewer/water systems.
6. Label invert elevations on all water service stubs and fittings and provide pipe slopes for water service lines.
7. Provide elevations for the invert, flange and the center of large coupling at each fire hydrant.
8. Provide additional detail regarding the water service connections. The plans show the two eight inch (8") connections coming together at the existing service valve for the parcel at 3015 80th Street. Please note that if the water service for Lot 1 will cross

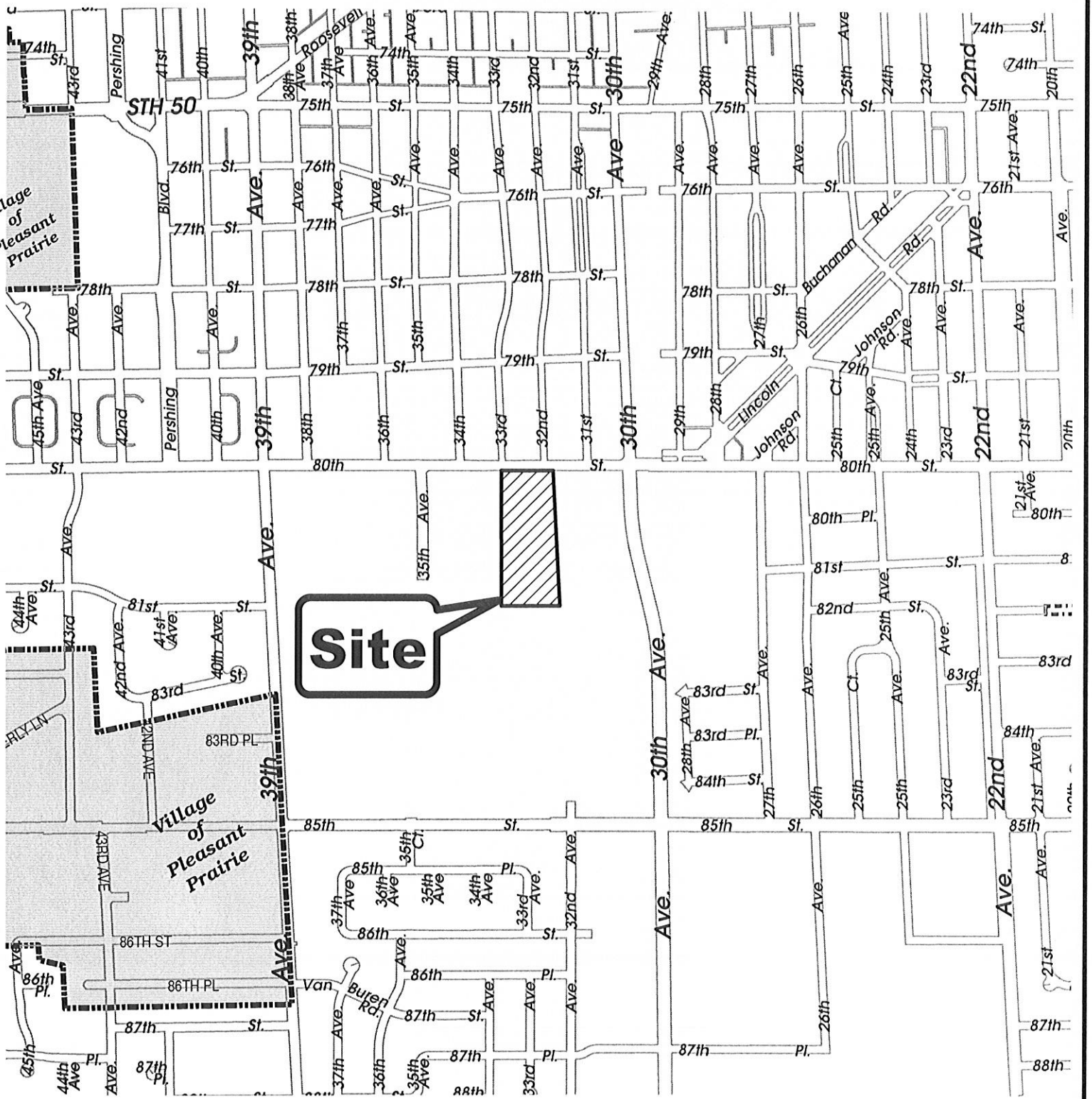
over Lot 2, a utility easement will need to be provided and must also be shown on the CSM.

9. Service valves for both parcels shall be within City of Kenosha right-of-way, not private property as shown.
10. 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.
11. Please note that each eight inch (8") water service connections will require separate $1,800 deposits and the connection work will be performed by KWU on a time and material basis. Additionally, each parcel will be required to pay a sanitary sewer connection fee based on the water meter size. Since no meter information was shown on the plans KWU is unable to provide the fee amount.
12. Install an additional sanitary sewer manhole at the connection point between the six inch (6") and ten inch (10") services or within ten feet (10') downstream of the connection. This manhole shall serve as the sampling manhole for the development and the developer shall provide KWU with written authorization to access the structure
13. A utility easement across Lot 2 will need to be provided for the sanitary sewer lateral to Lot 1. Additionally, a deed covenant for joint ownership and maintenance of the sanitary sewer lateral will be required.
14. Add a note to the Utility Plan requiring Adaptor Internal/External manhole seals on all sanitary sewer manholes according to the detail shown on the plans.
15. 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

Vicinity Map
Festival Foods CUP



Municipal Boundary

0 200 400 600 800 1,000 Feet

DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ May 29, 2013 ~ mc

festival foods

Onalaska Support Office

237 Second Ave South ~ Onalaska, WI 54650 ~ 608-783-5500

May 6, 2013

Brian Wilke
City of Kenosha
625 52nd Street, Room 308
Kenosha, WI 53140

VIA EMAIL on May 6, 2013 with originals to follow via Overnight Fed Ex delivery on May 7, 2013

Dear Mr. Wilke,

I'm providing this letter as part of our company's submission of plans and specs. for review by the City of Kenosha. Skogen's Festival Foods intends on providing Kenosha with a clean and friendly grocery store, where we provide *great stuff for not alotta money*! Below are the responses to the operational plan requested by the City:

- **Hours of operation?** *Our store will be open 24 hours a day, 7 days a week. We are closed only one day per year and that is on Christmas day.*

- **Number of new employees?** *We will retain the current employees from Spiegelhoff's SUPERVALU and will hire approximately 200 additional employees in order to open our new store.*

- **When (day and time) are major deliveries and trash pickup?** - *Trash is picked up is as needed, several times weekly. Large deliveries are made daily except Wednesdays, typically arriving between 5 – 8 am and 4 – 7 pm. Smaller miscellaneous deliveries are made nearly every day, but generally occur in the morning hours between 6 - 11 am.*

- **Peak customer hours/peak traffic generators?** *Peak hours daily are 4 pm to 7 pm. Peak days are Fridays through Sundays.*

- **Examples of Festival's community service?** *We take pride in being part of the communities in which we have stores. In fact, one of our Five Values as a company is "Community Involvement" (see the enclosed Mission, Vision, Values brochure) Our involvement communities takes many forms. We partner financially with the local YMCA and Big Brothers/Big Sisters in most of the communities we serve. We also sponsor an annual fireworks display during the July 4th holiday in most communities we serve as a way to bring the community together and to celebrate our freedom. We also encourage our associates to get involved with local charities and religious organizations by donating their time and expertise. We enjoy being part of the communities we serve, and take very seriously that responsibility we have to "give back." Another resource you may want to review is our website at www.festfoods.com . If you click on "Employment" at the top of the screen and then find the "Community Involvement" menu at the bottom of the screen, it will list other examples of how we give back.*

- **Discussion of the "Community Room"?** *The Community Room we have planned for this store is a 22 ft. x 30 ft. room that will hold up to 43 people. The room is equipped with tables and chairs and also has audio video equipment that can be used by our guests to hold meetings. We have these rooms in many of our existing stores and we find groups such as Rotary Clubs, Boy Scouts, local church groups, etc. using the space for meetings. The room can be scheduled on a first-come, first-served basis at the Service Counter in the store.*

Please let us know if there are any other questions we can answer for you about the operations of our new store planned for Kenosha. We take pride in partnering with the communities we serve and want to provide you with any information you require in order to make your approval process as smooth and efficient as possible.

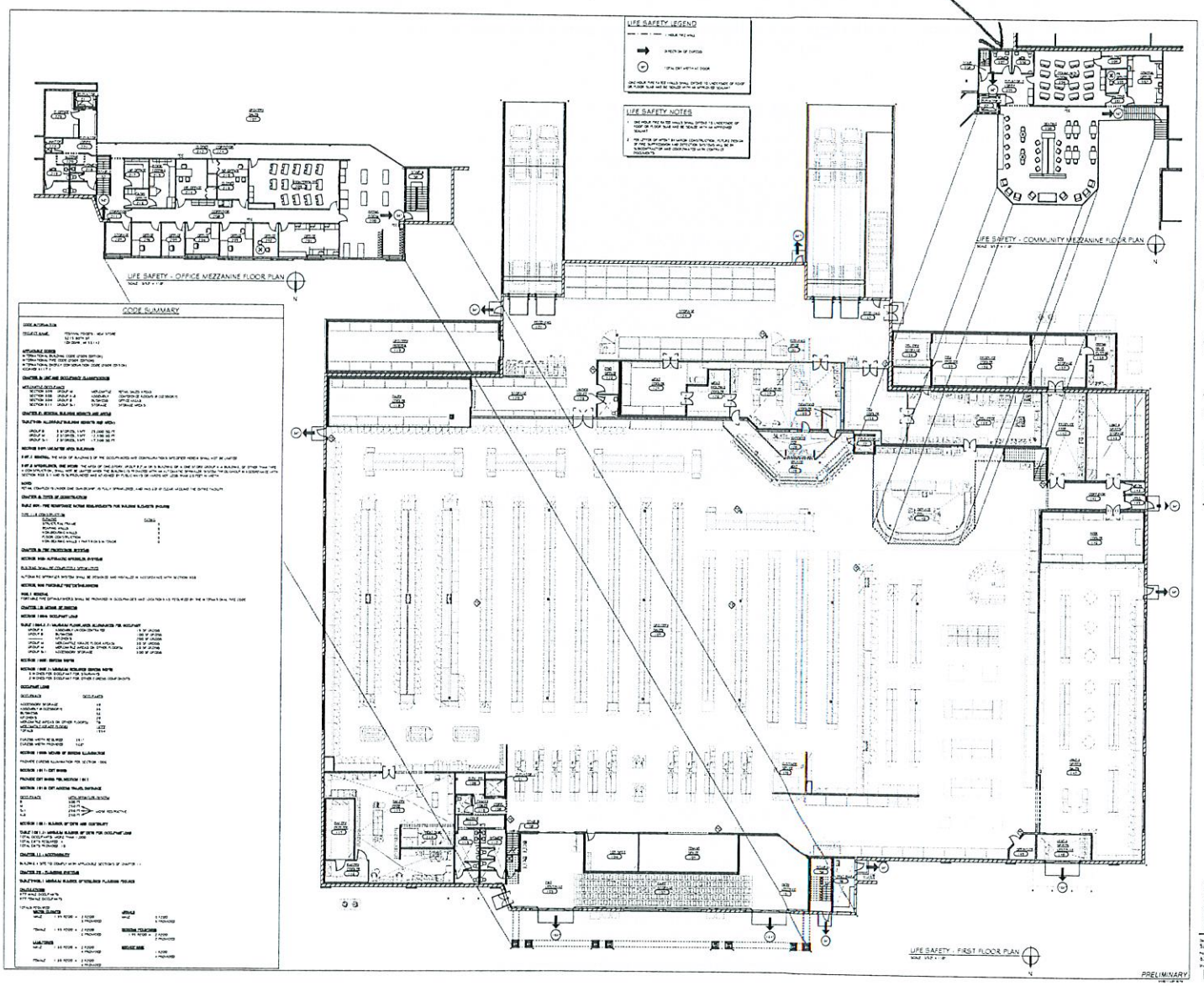
Sincerely,

Marlin Greenfield
Chief Operating Officer, Festival Foods

Enclosures:

Attached: Mission, Vision, Values brochure
Kenosha store layout with Community Room blueprint
Via Fed Ex Package: Picture books of the grand openings of our stores in La Crosse and Neenah

DESIGN OF THE COMMUNITY ROOM WHICH IS ON THE SECOND LEVEL. MAX. OCCUPANCY OF 43.



design matters.

somerville

MEYER BUNGAMAN JOHNSON

Building Excellence

NEW STORE FOR
SKOGEN'S FESTIVAL FOODS

5/3/13

LS101

Culture Driven

Festival Foods is a **culture-driven company.**

People and relationships make the difference in our business. Our guests, our associates and the people in our community are important to us. As a culture-driven, people-centered business, our Values define our culture and guide our decision-making. We believe the following Five Values best describe what we're all about. They've proven to be a useful guide when we make decisions:

Our Five Values...

Servant Leadership

The team at Festival Foods utilizes a servant leadership model. To lead is to serve the legitimate needs of others. Our servant leaders are of good character and high integrity. We work toward common goals, removing obstacles, and getting work done through others by positively influencing them.

Execution

The team at Festival Foods gets things done and we get them done with excellence! We exude passion and focus and have a sense of urgency in our day-to-day work.

Community Involvement

We value people and building relationships with them. Involvement and enriching lives in our community and with our guests, associates, and business partners is essential to who we are.

Associate Development

We have a passion for and strong commitment to developing our associates both personally and professionally. We believe that "good enough never is" and value the pursuit of excellence in our daily lives.

Service

The Festival team is committed to practicing our "Boomerang Theory." Our associates are empowered to make decisions and take actions that will "Bring the Customer Back."

Mission **Vision** **Values**

Skogen's festival foods

Skogen's festival® foods

BUILT to SERVE

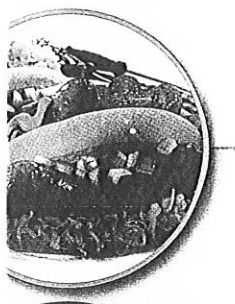
Mission

At Festival Foods, we're not simply selling groceries, **we're on a mission!**

Vision

Call us idealists, but we believe we can positively impact the lives of those we interact with. Our guests, our associates, and our communities should be better each time we interact with them. Whether serving a new guest visiting our store for the first time, or a loyal guest speaking with their favorite cashier, we have our mission in mind. Whether interviewing an associate who's looking for their first job, or coaching the dedicated professional building a career with us, we have our mission in mind. Whether speaking to the community leader looking for financial support for their organization or the thought of a child enjoying fireworks on the 4th of July, we have our mission in mind.

Values



Our Mission Statement...

To develop a team of associates dedicated to providing our customers with a clean store, friendly people, quality products and an enjoyable shopping experience for "not a lotta money".

In addition, we're committed to constantly improving our existing stores and bringing the Festival Boomerang experience to more communities because of our passion to serve others. As a result, we have the following Vision Statement:

Our Vision Statement...

Festival Foods will be Wisconsin's leading and most innovative grocer. We will consistently deliver the best shopping experience, be the best place to work, and make a positive impact in the communities we serve.

festival foods

"Culture-driven, people-centered organizations grow for one reason... to enrich the lives of others."

-Dan Sanders

Development Review Application
City of Kenosha, Wisconsin

Mailing Information

NAME OF PROJECT: 80th Street Center, LLC

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

○ Name and Address of Applicant [Please print]:
80th Street Center, LLC
118 W Packham St
Neenah, WI 54956
Phone: 920-725-4000
Fax:
E-Mail: larry@aigprop.com

◉ Name and Address of Architect/Engineer [Please print]:
REI Engineering Inc
4080 N 20th Ave
Wausau, WI 54401
Phone: 715-675-9784
Fax:
E-Mail: tradtke@reiengineering.com

○ Name and Address of Property Owner (if other than applicant)[Please print]:
Tirabassi Investments, LLC
2222 63rd St Suite 2A
Kenosha, WI 53143
Phone: 262-496-2600
Fax:
E-Mail: Dtjr2222@aol.com

Project Location

Location of Development (street address and / or parcel number): Parcel # 04-122-12-303-001

Type of Land Development

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

☑	Certified Survey Map	Section 1	Page 3
☐	Concept Review (*Land Division*)	Section 2	Page 4
☐	Concept Review (Multi-Family Residential or Non-Residential)	Section 3	Page 5
☑	Conditional Use Permit	Section 4	Pages 6 & 7
☐	Developer's Agreement	Section 5	Page 8
☐	Final Plat	Section 6	Pages 9 & 10
☐	Lot Line Adjustment Survey	Section 7	Page 11
☐	Preliminary Plat	Section 8	Pages 12 & 13
☐	Rezoning	Section 9	Pages 14 & 15
☐	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: 75,455 sf

Existing Building Size: n/a

Site Size: 8.086 ac

Current # of Employees 0 **Anticipated # of New Employees** 250

Anticipated Value of Improvements $8,000,000

Submittal Requirements:

- **Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale**
- **Developer Site Plan/Conditional Use Permit Checklist (Appendix A)**

If Item to be Reviewed by Plan Commission/Common Council must Submit:

- **One (1) 8 1/2" x 11" reduction *or* forty (40) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides)**
- **Sample Board containing colored samples of all exterior building materials**

Fees:

	Building or Addition Size	Site size	Review Fee
Level 1	< = 10,000 sq. ft.	< = 1 acre	$900 = City Plan Dept. *or* $1,025 = CPC/CC
Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	$1,175 = City Plan Dept. *or* $1,300 = CPC/CC
Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	$1,600 = City Plan Dept. *or* $1,725 = CPC/CC
Level 4	> 100,001 sq. ft.	> 25.01 acres	$2,000 = City Plan Dept. *or* $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**

Approximate Review Time:

- **30 days for Staff Review**
- **45-60 days for City Plan Commission/Common Council Review**

The conditional use permit plans, *prepared to a standard engineering scale*, shall be submitted with this application & shall include the following information:

Building Plan:

- Layout of building(s) including size and layout of rooms
- Design and architecture
- Plans and details on fire suppression and/or standpipe
- Plans and details on fire detection, fire alarm and other safety devices

Site Plan
(based on a plat of survey)

- Legal description of property
- Location and footprint of building(s) and structure(s)
- Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks
- Outline of any development stages
- Location and details on any required emergency access roads
- A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space

Drainage Plan

- 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

TRAFFIC IMPACT ANALYSIS

FOR

80th STREET CENTER, LLC

AIG PROPERTIES

City of Kenosha, Kenosha County, Wisconsin

TES Project No. 13-E-17

Prepared For:
80th Street Center, LLC
AIG Properties, LTD
1215 Doctors Drive
Neenah, WI 54956

Submitted To:
City of Kenosha
625 52nd Street
Kenosha, WI 53140

Prepared/Certified By:

"I certify that this Traffic Impact Analysis has been prepared by me or under my immediate supervision and that I have experience and training in the field of traffic and transportation engineering."

Wayne R. Higgins, P.E. PTOE
Wisconsin Registration #E-13373
PTOE Certificate #360
TSOS Certificate #SE05-804-032
WisDOT TIA Certificate #SE05-804-032
Traffic Engineering Services, Inc.
890 Elm Grove Road, Suite 110
Elm Grove, WI 53122
(262) 797-9097

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Appendix A – Traffic
- Forecast Traffic (Traffic Engineering Services, Inc)
- Forecast Traffic (WisDOT)
- Traffic Count – STH 83 and STH 59 (reference only)

Appendix B – Existing Transportation System with Background Traffic Operational Analysis SYNCHRO Analysis inputs/outputs

- Year 2013 Background

Appendix C – Existing Transportation system With Background plus On-Site Traffic Operational Analysis SYNCHRO Analysis Inputs/Outputs

- Year 2013 Background plus On-Site Development – 1 Access
- Year 2013 Background plus On-Site Development – 2 Accesses

Chapter 1 – Introduction

PART A – PURPOSE OF REPORT AND STUDY OBJECTIVES

The owners of the "80th Street Center, LLC" are proposing to build a grocery store and develop an out lot with a potential sit down restaurant. Two driveways are proposed one with full access at 33rd Ave and a second with right in, right out and left in access opposite 32nd Avenue in the City of Kenosha, Kenosha County. Traffic Engineering Services, Inc. staff has conducted a traffic impact analysis to identify the existing traffic volumes on the adjacent street system and traffic expected to be generated by the proposed grocery store and out lot development. 80th Street is a 5-lane roadway with Two Way Left Turn Lane (TWLTL) and includes a time based coordinated traffic signal system in the study area.

This report documents the procedures, findings and recommendations of the traffic impact analysis for the 80th Street Center, LLC development.

PART B – EXECUTIVE SUMMARY

A summary of the development and recommended transportation improvements are described below.

On-Site Development

The 80th Street Center, LLC development is comprised of 2 land uses listed below.

- Grocery
- Sit-down restaurant. (Assumed use for analysis. Actual use is not defined at time of analysis.)

There are existing land uses and a vacant lot to the west of this site that may access the 33rd Avenue driveway. Existing land uses are shown below.

- Grocery-Supervalu
- Southport Bank
- Dry Cleaners
- Atlas Gym 2
- Pharmacy
- Empty outlot in front of Super Value
- 110-foot wide lot opposite 33rd Avenue

The proposed development land uses that will be included for traffic generation purposes are the land uses below:

- Festival Foods Grocery 75,455 s.f
- Sit-down restaurant 10,000 s.f. (Assumed use for analysis. Actual use is not defined at time of analysis.)

The 80th Street Center, LLC is proposed to generate 328 total new trips in the AM peak hour, 732 total new trips in the PM peak hour with 8087 new trips in a weekday 24 hour period.

Off-Site Development

There is no off-site development included in this study.

Study Area
The study area is located generally along 80th Street from 30th Avenue to 39th Avenue, in the City of Kenosha, Kenosha County. The intersections included in the study area are as follows:

- 80th Street and 39th Avenue
- 80th Street and 35th Avenue
- 80th Street and 33rd Avenue
- 80th Street and 32nd Avenue
- 80th Street and 30th Avenue

The study area intersections were analyzed for the AM peak hour (7:30-8:30 AM) and PM peak hour (4:30-5:30 PM) of on-street traffic. New traffic distribution for development is 2/3 to and from the west and 1/3 to and from the east.

Study Alternatives
The traffic signal system is used to determine the impact of 33rd Avenue as a STOP controlled intersection within the existing system. The alternative of a STOP control for 35th Avenue and traffic signal at 33rd Avenue is also evaluated.

Recommended Improvements
The following section address the improvements recommended to accommodate the traffic conditions in the study area.

YEAR 2013 BACKGROUND TRAFFIC IMPROVEMENTS
All Movements operate at acceptable levels of service. Current operations are at a level of service of C or better. Therefore no improvements except traffic signal timing are recommended to accommodate the Year 2013 background traffic.

YEAR 2013 and 2024 BACKGROUND PLUS DEVELOPMENT TRAFFIC IMPROVEMENTS
The following improvements are recommended for the study area intersections to accommodate the Year 2013 and 2024 background plus development traffic improvements.

Negative traffic growth is shown in analysis of WisDOT AADT volumes. Therefore "0" growth in background traffic is proposed for 2024.

<u>80th Street and 39th Avenue</u>
Traffic signal timing improvements are recommended for this intersection.

<u>80th Street and 35th Avenue</u>
Relocate the traffic signal to 80th Street and 33rd Avenue and replace it with STOP sign control for 35th Avenue.

<u>80th Street and main driveway opposite 33rd Ave</u>
- Install relocated Traffic Signal from 35th Avenue plus street lighting and fully vehicle actuated.
- The driveway opposite 33rd Avenue is median divided and needs to be rebuilt to align with 33rd Avenue as a City street cross section and no median.

- Eastbound and westbound left turn lanes are recommended by pavement marking 150 feet plus taper to TWLTL each direction.
- Southbound driveway entrance at 24 feet excluding curb and gutter, 2-lanes in.
- Northbound exit 24 feet excluding curb and gutter, 2-lanes out.
- T intersection of access drive is to be STOP controlled eastbound and westbound and free flow southbound.
- Future extension of this access is recommended as dedicated City Street to serve the development of the Tirabassi neighborhood plan and utilize the currently vacant parcel.

80th Street and 32nd Avenue proposed left and right in/right out access

It is recommended to construct a left in and right in/right out driveway to be opposite 34th Avenue. This access will serve delivery vehicles.

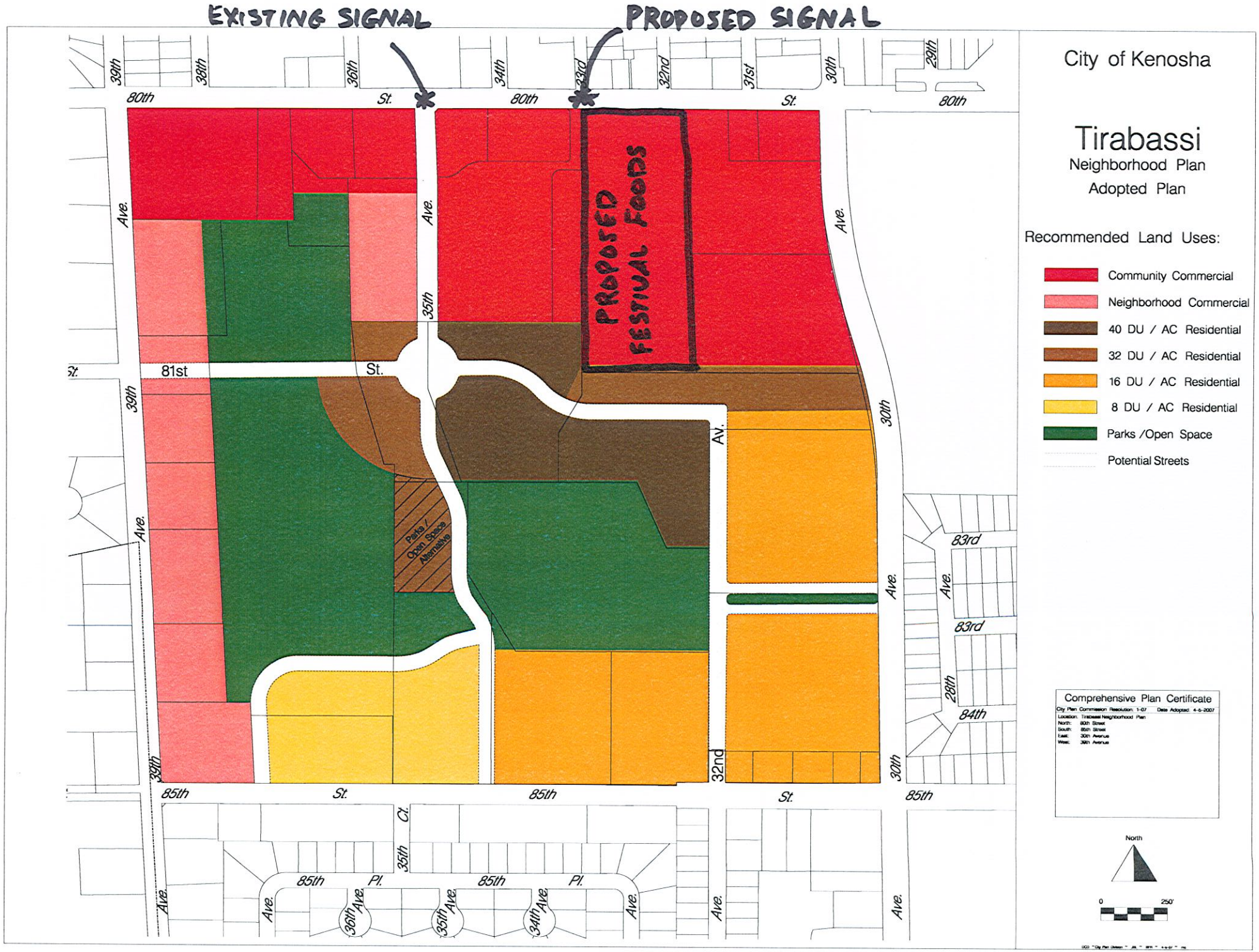
- Westbound left turn lane 150-ft of pavement marking plus taper to TWLTL.
- Eastbound right-turn from the thru lane and transition median island with pavement marking.
- Northbound driveway right turn only exit with minimum of 15-feet lane width.
- Southbound driveway entry with minimum 15-feet lane width.
- Driveway to have signing and channelization to support the prohibited left turn out turning movement and delivery trucks.

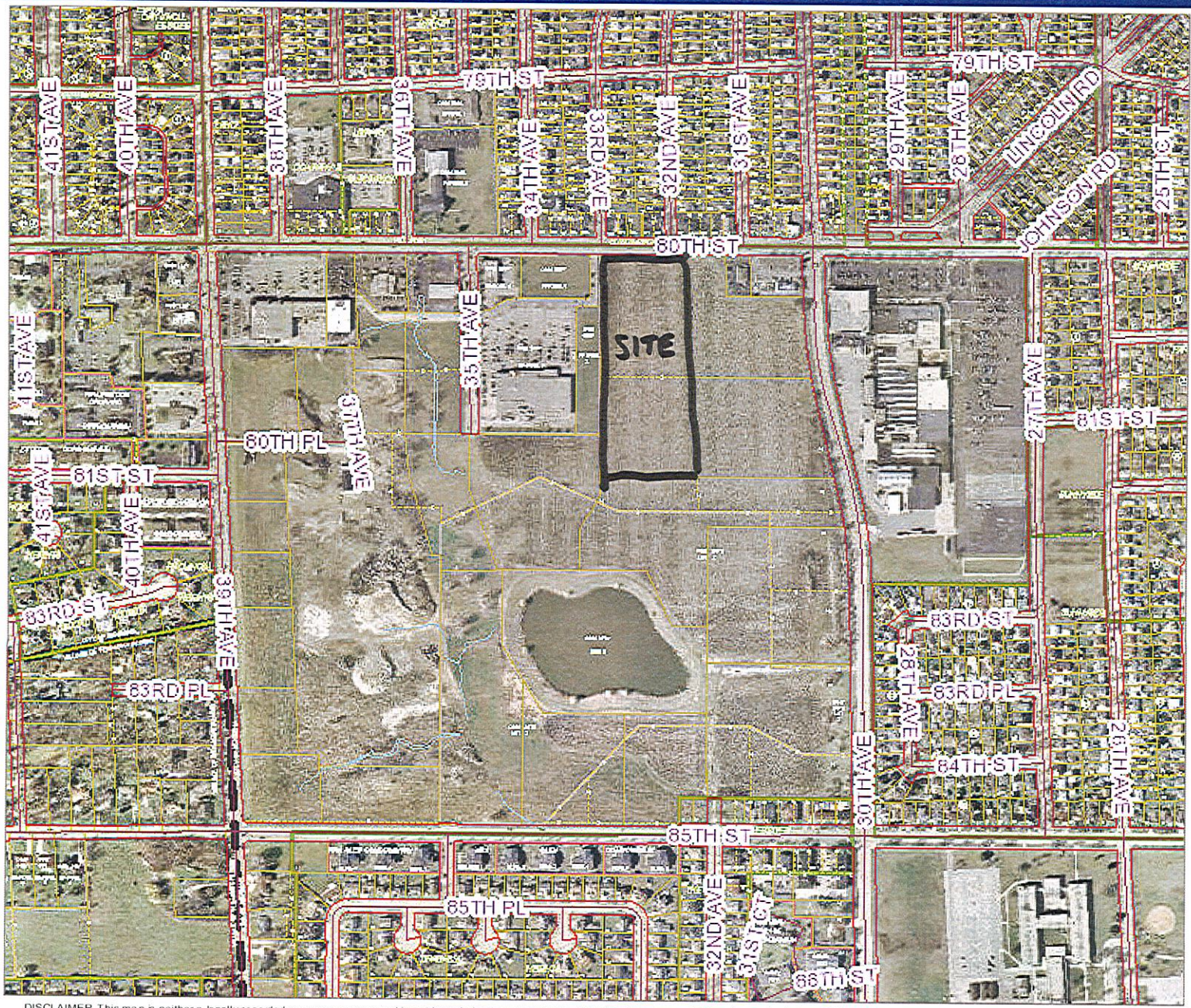
80th Street and 30th Avenue

Traffic signal timing improvements are recommended for this intersection.

Conclusions

It is our opinion that the information provided in this Traffic Impact Analysis is sufficient to understand the future traffic conditions in the study area and provide recommended improvements. The recommended improvements will allow for operations at all study intersections to operate at a level of service C or better and provide safe and efficient operations through 2024 with development traffic.


EXISTING SIGNAL
PROPOSED SIGNAL
City of Kenosha
Tirabassi
Neighborhood Plan
Adopted Plan
Recommended Land Uses:
Community Commercial
Neighborhood Commercial
40 DU / AC Residential
32 DU / AC Residential
16 DU / AC Residential
8 DU / AC Residential
Parks /Open Space
Potential Streets
PROPOSED FESTIVAL FOODS
Parks / Open Space Alternative
80th St.
81st St.
85th St.
85th Pl.
Ave.
Av.
Ct.
39th
38th
36th
34th
33rd
32nd
31st
30th
29th
35th
83rd
28th
84th
Comprehensive Plan Certificate
City Plan Commission Resolution: 1-07
Date Adopted: 4-5-2007
Location: Tirabassi Neighborhood Plan
North: 80th Street
South: 85th Street
East: 30th Avenue
West: 39th Avenue
North
0
250'



KENOSHA COUNTY INTERACTIVE MAPPING

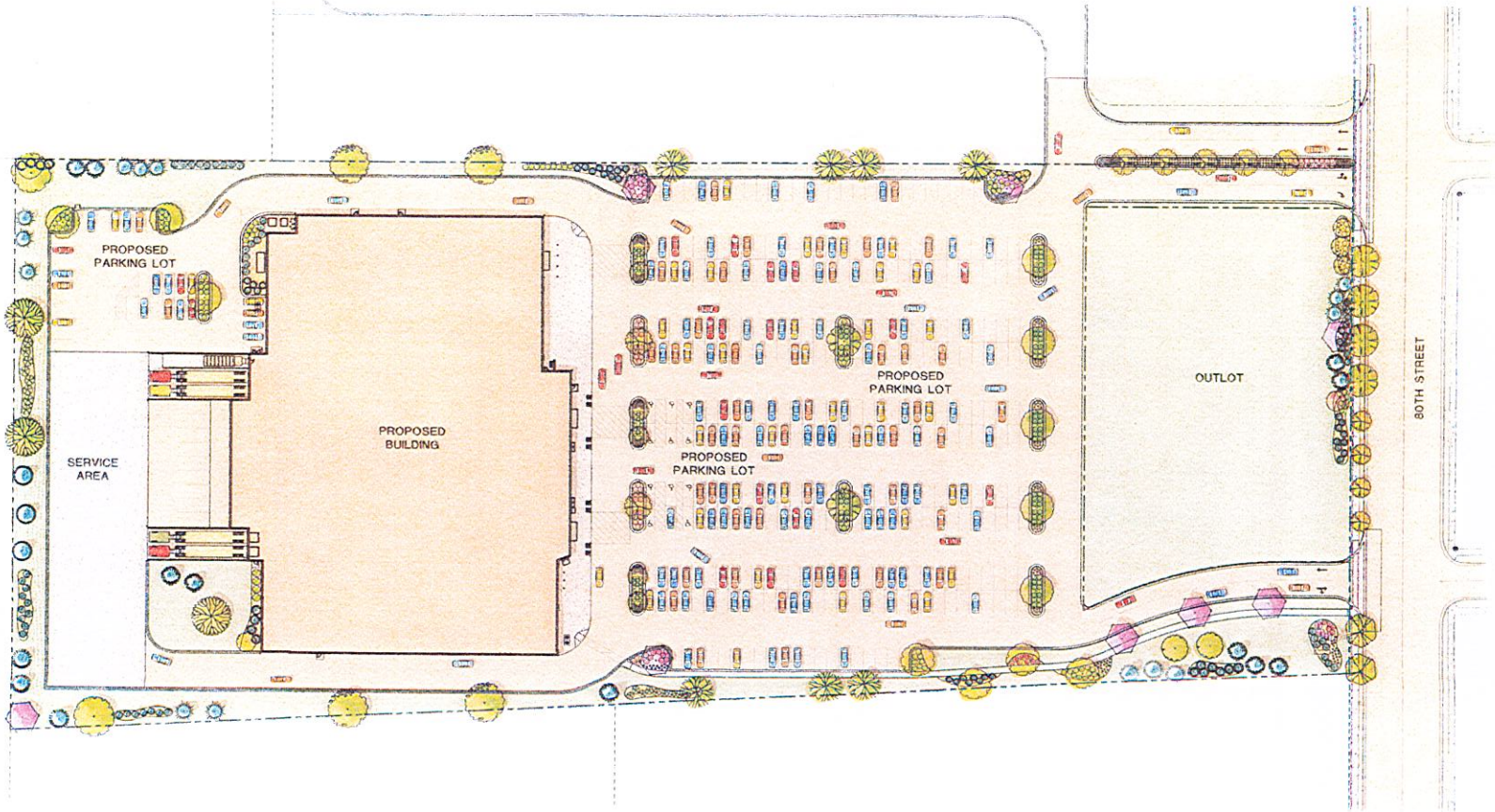
N

S

1 inch = 659 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.

Date Printed: 5/30/2013



80TH STREET SHOPPING CENTER

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=40'-0"

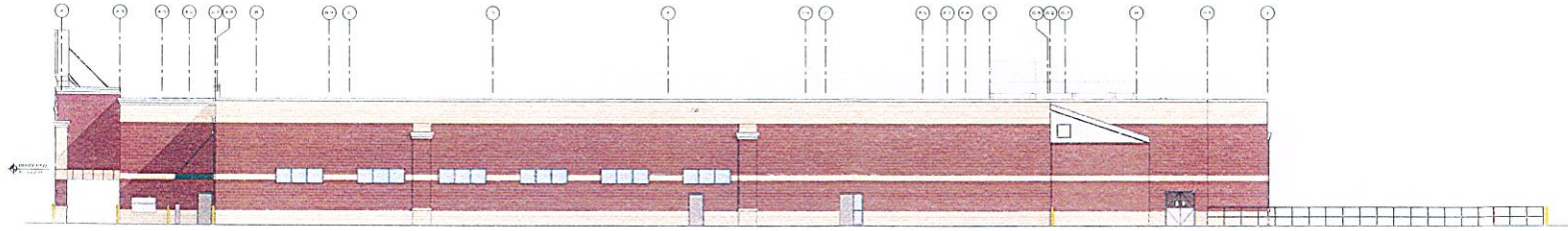
DATE: 5-3-2013

PREPARED BY:

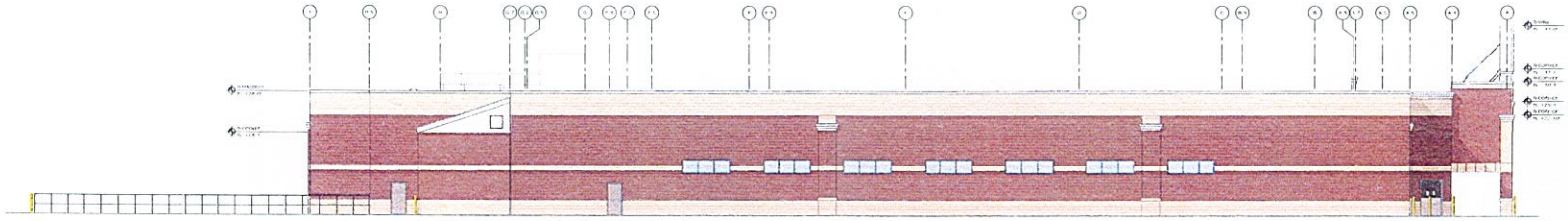
LANDSCAPE ARCHITECT:
PARAGON DESIGN GROUP, LLC
2776 North Sholes Avenue
Milwaukee, WI 53210
Tel: 414.449.1555
Fax: 414.449.2425

PREPARED FOR:

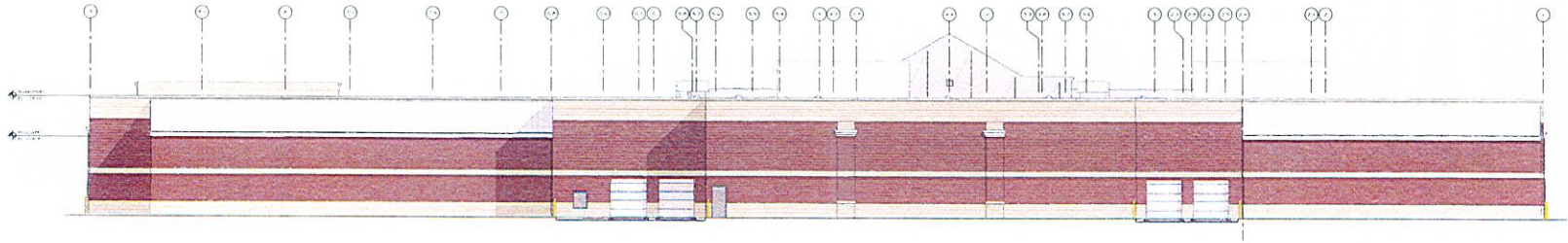
80th Street Center, LLC
80th Street
Kenosha, WI 53142



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

design matters.

somerville

MEYER BORGMAN JOHNSON

Building Excellence

CONSTRUCTION DOCUMENTS

NEW STORE FOR SKOGEN'S FESTIVAL FOODS

5/24/13

A174

A301a

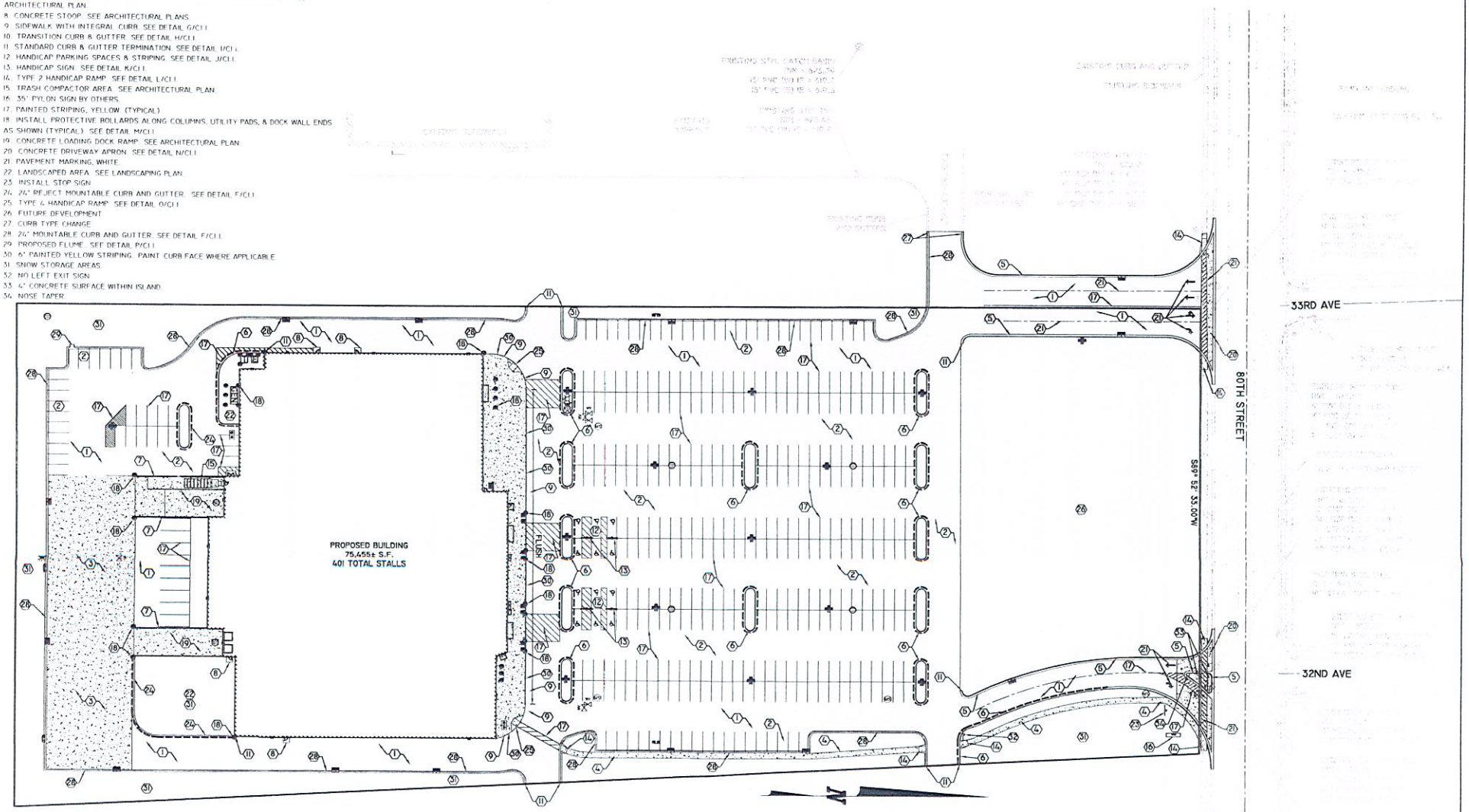
KEYED NOTES

1. HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL A/C1.1.
2. LIGHT DUTY ASPHALT PAVEMENT. SEE DETAIL B/C1.1.
3. CONCRETE PAVEMENT. SEE DETAIL C/C1.1.
4. 4" CONCRETE SIDEWALK. SEE DETAIL D/C1.1.
5. 24" CURB AND GUTTER. SEE DETAIL E/C1.1.
6. 24" REJECT CURB AND GUTTER. SEE DETAIL E/C1.1.
7. PROPOSED RETAINING WALL (RAMP) WITH 2" O.D. GUARD RAILING SYSTEM. SEE ARCHITECTURAL PLAN.
8. CONCRETE STOOP. SEE ARCHITECTURAL PLANS.
9. SIDEWALK WITH INTEGRAL CURB. SEE DETAIL G/C1.1.
10. TRANSITION CURB & GUTTER. SEE DETAIL H/C1.1.
11. STANDARD CURB & GUTTER TERMINATION. SEE DETAIL I/C1.1.
12. HANDICAP PARKING SPACES & STRIPING. SEE DETAIL J/C1.1.
13. HANDICAP SIGN. SEE DETAIL K/C1.1.
14. TYPE 2 HANDICAP RAMP. SEE DETAIL L/C1.1.
15. TRASH COMPACTOR AREA. SEE ARCHITECTURAL PLAN.
16. 35' PYLON SIGN BY OTHERS.
17. PAINTED STRIPING, YELLOW. (TYPICAL)
18. INSTALL PROTECTIVE BOLLARDS ALONG COLUMNS, UTILITY PADS, & DOCK WALL ENDS AS SHOWN (TYPICAL). SEE DETAIL M/C1.1.
19. CONCRETE LOADING DOCK RAMP. SEE ARCHITECTURAL PLAN.
20. CONCRETE DRIVEWAY APRON. SEE DETAIL N/C1.1.
21. PAVEMENT MARKING, WHITE.
22. LANDSCAPED AREA. SEE LANDSCAPING PLAN.
23. INSTALL STOP SIGN.
24. 24" REJECT MOUNTABLE CURB AND GUTTER. SEE DETAIL F/C1.1.
25. TYPE 4 HANDICAP RAMP. SEE DETAIL O/C1.1.
26. FUTURE DEVELOPMENT.
27. CURB TYPE CHANGE.
28. 24" MOUNTABLE CURB AND GUTTER. SEE DETAIL F/C1.1.
29. PROPOSED FLUME. SEE DETAIL P/C1.1.
30. 6" PAINTED YELLOW STRIPING. PAINT CURB FACE WHERE APPLICABLE.
31. SNOW STORAGE AREAS.
32. NO LEFT EXIT SIGN.
33. 4" CONCRETE SURFACE WITHIN ISLAND.
34. NOSE TAPER.

NOTES

TOTAL SITE AREA = 351,745 SF
TOTAL PERVIOUS = 59,944 SF (17%)
TOTAL IMPERVIOUS = 291,801 SF (83%)

TOTAL PARKING STALLS = 401
TOTAL REQUIRED PARKING STALLS = 302



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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 40 80

DATE	REVISION	BY	CHK'D
05/24/13	CITY COMMENTS	TAW	JJB

DESIGNED BY: JJB | CHECKED BY: MEM
SURVEYED BY: DRD/JLR | APPROVED BY: JJB
DRAWN BY: NAP | DATE: 05/03/13

SITE PLAN
80TH STREET CENTER, LLC
KENOSHA, WISCONSIN

REI No. 6315
SHEET C1

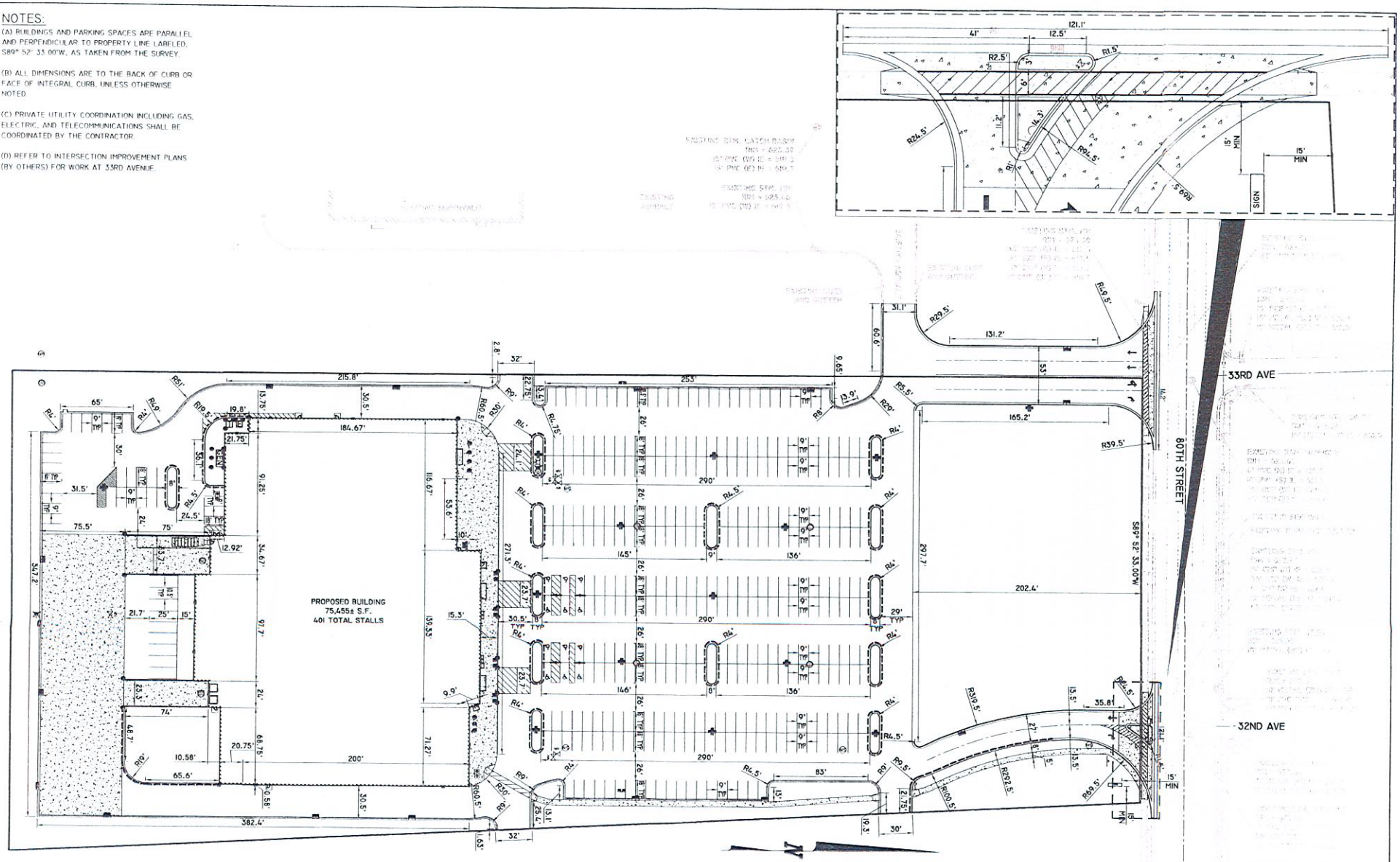
NOTES:

(A) BUILDINGS AND PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO PROPERTY LINE LABELED, S89° 52' 33.00"W, AS TAKEN FROM THE SURVEY.

(B) ALL DIMENSIONS ARE TO THE BACK OF CURB OR FACE OF INTEGRAL CURB, UNLESS OTHERWISE NOTED.

(C) PRIVATE UTILITY COORDINATION INCLUDING GAS, ELECTRIC, AND TELECOMMUNICATIONS SHALL BE COORDINATED BY THE CONTRACTOR.

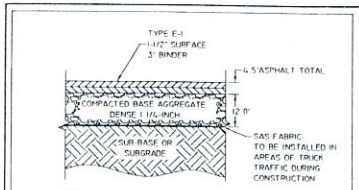
(D) REFER TO INTERSECTION IMPROVEMENT PLANS (BY OTHERS) FOR WORK AT 33RD AVENUE.



REI Engineering, INC. 4080 N. 20TH AVENUE WAUSAU, WISCONSIN 54401 PHONE: 715.675.9784 FAX: 715.675.4060 EMAIL: MAIL@REIENGINEERING.COM	**REI** CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING	SCALE 0 40 80	DATE	REVISION	BY	CHK'D	DESIGNED BY: JJB / CHECKED BY: MEM SURVEYED BY: DRD/JLR / APPROVED BY: JJB DRAWN BY: NAP / DATE: 05/03/13
			05/24/13	CITY COMMENTS	TAW	JJB	

LAYOUT PLAN
80TH STREET CENTER, LLC
KENOSHA, WISCONSIN

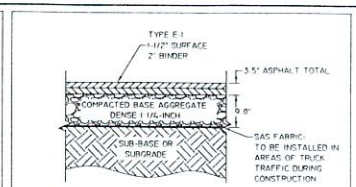
REI No. 6315
SHEET C1A



NOTE:
BASE AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT

COMMERCIAL ASPHALT MIX MAY BE USED IN LIEU OF E-1 AS APPROVED BY THE OWNER

A CI.I HEAVY-DUTY ASPHALT PAVEMENT NTS



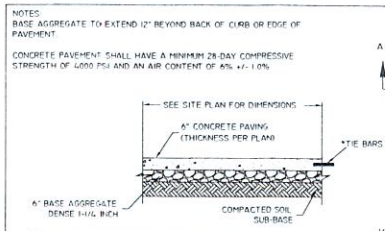
NOTE:
BASE AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT

COMMERCIAL ASPHALT MIX MAY BE USED IN LIEU OF E-1 AS APPROVED BY THE OWNER

B CI.I LIGHT-DUTY ASPHALT PAVEMENT NTS

NOTES:
BASE AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT

CONCRETE PAVEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND AN AIR CONTENT OF 6% +/- 1.0%



C CI.I CONCRETE PAVEMENT NTS

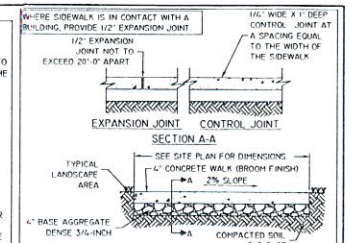
NOTES:
* TIE BARS SHALL BE 24" IN LENGTH, PLACED MID-DEPTH 30" O.C. ALONG CURBING AND ALSO TO TIE EACH EXTERIOR PANEL TO THE ADJACENT INTERIOR PANEL.

**DOWELS SHALL BE 14" IN LENGTH, PLACED MID-DEPTH 12" O.C. AT CONSTRUCTION JOINTS

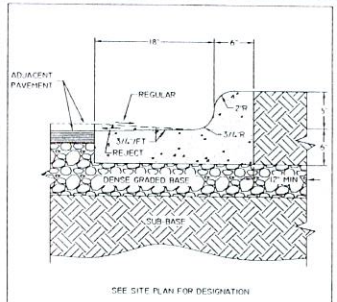
TIE BARS AND DOWELS SHALL BE EPOXY COATED IN CONFORMANCE WITH SUBSECTION 505.2.6.2 OF THE STANDARD SPECIFICATIONS.

DOWELS SHALL BE FIXED ON ONE END AND GREASED ON THE OTHER

CONCRETE PANELS SHALL NOT BE GREATER THAN 12.5' IN LENGTH IN ANY DIRECTION AND CONTRACTION JOINTS SHALL BE TO A MINIMUM DEPTH OF ¼ THE CONCRETE DEPTH

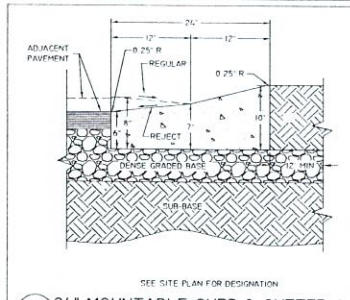


D CI.I SIDEWALK SECTION NTS



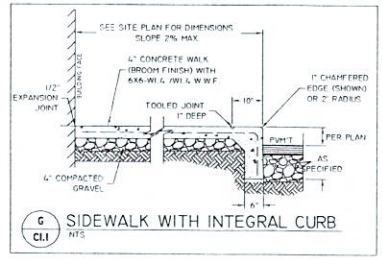
SEE SITE PLAN FOR DESIGNATION

E CI.I 24" CURB & GUTTER / 24" REJECT CURB & GUTTER NTS

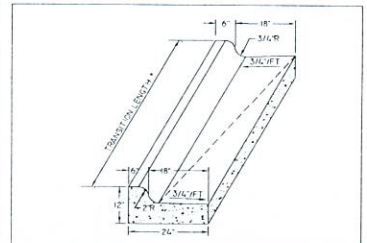


SEE SITE PLAN FOR DESIGNATION

F CI.I 24" MOUNTABLE CURB & GUTTER / 24" REJECT MOUNTABLE CURB & GUTTER NTS

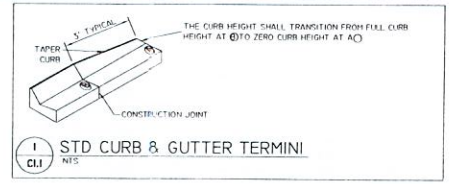


G CI.I SIDEWALK WITH INTEGRAL CURB NTS

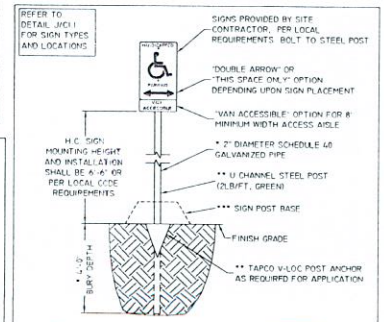


* TRANSITION LENGTH SHALL BE 12 LF ON TANGENTS GREATER THAN 18 LF, OR BETWEEN RADIUS POINTS ON TANGENTS LESS THAN 18 LF, OR BETWEEN RADIUS MID POINTS WHERE TANGENTS ARE LESS THAN 12 LF, OR ACROSS THE RADIUS/RADII WHERE TANGENTS ARE LESS THAN 2 LF

H CI.I TRANSITION CURB & GUTTER NTS

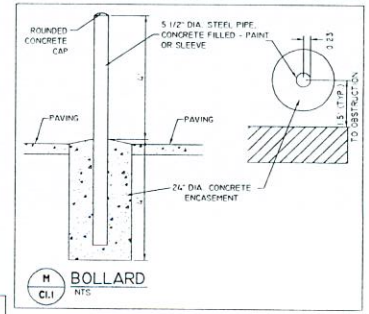


I CI.I STD CURB & GUTTER TERMINI NTS

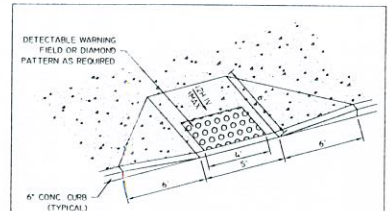


* POST OPTION 1
** POST OPTION 2
*** POST OPTION 3

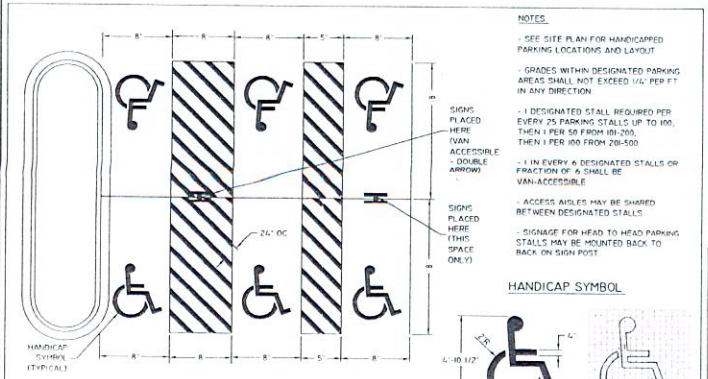
K CI.I HANDICAP SIGN NTS



M CI.I BOLLARD NTS

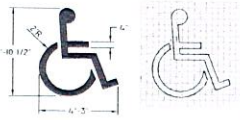


O CI.I TYPE 4 HANDICAP RAMP NTS



NOTES:
- SEE SITE PLAN FOR HANDICAPPED PARKING LOCATIONS AND LAYOUT
- GRADES WITHIN DESIGNATED PARKING AREAS SHALL NOT EXCEED 1/4" PER FT IN ANY DIRECTION
- 1 DESIGNATED STALL REQUIRED PER EVERY 25 PARKING STALLS UP TO 100, THEN 1 PER 50 FROM 101-200, THEN 1 PER 100 FROM 201-500
- 1 IN EVERY 6 DESIGNATED STALLS OR FRACTION OF 6 SHALL BE VAN-ACCESSIBLE
- ACCESS AISLES MAY BE SHARED BETWEEN DESIGNATED STALLS
- SIGNAGE FOR HEAD TO HEAD PARKING STALLS MAY BE MOUNTED BACK TO BACK ON SIGN POST

HANDICAP SYMBOL

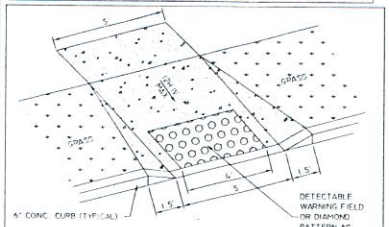


ACCESSIBILITY SYMBOL PAINTED ON PAVEMENT

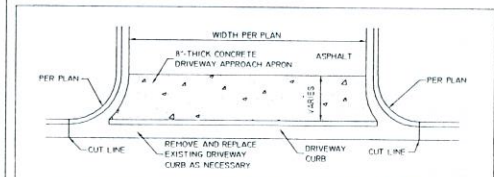
PROPORTIONING GUIDE

* TO BE BLUE IN COLOR UNLESS OTHERWISE SPECIFIED

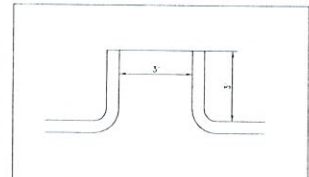
J CI.I HANDICAP PARKING SPACES & STRIPING NTS



L CI.I TYPE 2 HANDICAP RAMP NTS



N CI.I CONCRETE DRIVEWAY APRON DETAIL NTS



P CI.I CONCRETE FLUME NTS

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EMAIL: MAIL@REIENGINEERING.COM

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

DATE	REVISION	BY	CHK'D
05/24/13	CITY COMMENTS	NAP	JJB

DESIGNED BY: JJB | CHECKED BY: MEM
SURVEYED BY: DRD/JLR | APPROVED BY: JJB
DRAWN BY: NAP | DATE: 05/03/13

SITE & HANDICAP DETAILS
80TH STREET CENTER, LLC
KENOSHA, WISCONSIN

REI No. 6315
SHEET CI.1

INTERIOR PARKWAY LANDSCAPE REQUIREMENTS		
80TH STREET FRONTAGE LENGTH = 382' LINEAR FEET		
	REQUIRED	PROVIDED
MINIMUM WIDTH OF INTERIOR PARKWAY	15 FEET	15 FEET
LANDSCAPE SCREENING- 3' BERM FOR 50% OF FRONTAGE	50%	50%
REQUIRED TREES (1 TREE/40 LINEAR FT) = 382'/40' = 9.6	10 TREES	10 TREES
50% TREES SHALL BE CONIFEROUS= 10/5 = 50%	50%	50%
REQUIRED SHRUBS (50% OF FRONTAGE)= 382'x0.50 = 191 LF	191 LF	193 LF
50% SHRUBS SHALL BE CONIFEROUS= 28/56 = 050%	50%	50%

PARKWAY LANDSCAPE REQUIREMENTS		
80TH STREET FRONTAGE LENGTH = 382' LINEAR FEET		
	REQUIRED	PROVIDED
REQUIRED TREE PLANTINGS (3" CALIPER MINIMUM)		
1 TREE PER 40 FEET OF STREET FRONTAGE (382'/40')=9.55	10 TREES	10 TREES

WEST BUFFER STRIP LANDSCAPE REQUIREMENTS		
WEST PROPERTY LINE LENGTH = 1000' LINEAR FEET		
PROPERTY LINE ABUTS NON-RESIDENTIAL		
	REQUIRED	PROVIDED
MINIMUM WIDTH OF INTERIOR PARKWAY	10 FEET	10+ FEET
REQUIRED TREES (1 TREE/40 LINEAR FT) = 1000'/40'=16.6	17 TREES	17 TREES
25% TREES SHALL BE CONIFEROUS= 5/17 = 029	25%	29%
REQUIRED SHRUBS (20% OF BUFFER STRIP)= 1000' x 020=200 LF	200 LF	209 LF
50% SHRUBS SHALL BE CONIFEROUS= 23/44 = 052	50%	53%

EAST BUFFER STRIP LANDSCAPE REQUIREMENTS		
EAST PROPERTY LINE LENGTH = 1001' LINEAR FEET		
PROPERTY LINE ABUTS NON-RESIDENTIAL		
	REQUIRED	PROVIDED
MINIMUM WIDTH OF INTERIOR PARKWAY	10 FEET	10+ FEET
REQUIRED TREES (1 TREE/40 LINEAR FT) = 1001'/40'=16.7	17 TREES	17 TREES
25% TREES SHALL BE CONIFEROUS= 9/17 = 053	25%	53%
REQUIRED SHRUBS (20% OF BUFFER STRIP)= 1001' x 020=200.2 LF	200 LF	220 LF
50% SHRUBS SHALL BE CONIFEROUS= 22/44 = 050	50%	50%

SOUTH BUFFER STRIP LANDSCAPE REQUIREMENTS		
SOUTH PROPERTY LINE LENGTH = 433' LINEAR FEET		
PROPERTY LINE ABUTS RESIDENTIAL		
	REQUIRED	PROVIDED
MINIMUM WIDTH OF INTERIOR PARKWAY	25 FEET	25 FEET
REQUIRED TREES (1 TREE/40 LINEAR FT) = 433'/40'=10.8	11 TREES	11 TREES
50% TREES SHALL BE CONIFEROUS= 8/11 = 0.73	50%	73%
REQUIRED SHRUBS (75% OF BUFFER STRIP)= 433' x 0.25=108.25 LF	109 LF	112 LF
50% SHRUBS SHALL BE CONIFEROUS= 10/18 = 056	50%	56%
BERMING - 5 FEET ABOVE SURROUNDING GRADE FOR 100% OF BUFFER	100%	100%

PARKING LOT LANDSCAPING REQUIREMENTS		
PARKING LOT LANDSCAPE ISLANDS - 19 TOTAL		
	REQUIRED	PROVIDED
MINIMUM 8' WIDE PARKING LOT LANDSCAPE ISLAND	8' WIDE	8'+ WIDE
1 (2.5" CAL.) TREE PER LANDSCAPE ISLAND= 19x1 = 19 TREES	19 TREES	22 TREES

GREENSPACE REQUIREMENTS		
TOTAL SITE AREA = 351,745 SQUARE FEET		
TOTAL GREENSPACE = 57,454 SQUARE FEET		
	REQUIRED	PROVIDED
15% OF SITE SHALL BE GREENSPACE	15%	16.3%
57,454 SF / 351,745 SF = 16.3 %		

DECIDUOUS SHRUBS (INSTALL IN ACCORDANCE WITH DETAIL 4/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
ARMAM	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Chokeberry	18	36" B&B	H-5', W-4'
BETHC	Berberis thunbergii 'Crimson'	Crimson Pygmy Barberry	18	15" Pot	H-2', W-3'
CORES	Cornus sericea 'Bailey'	Red Twigged Dogwood	9	3' B&B	H-8', W-9'
EUALC	Euonymus alatus 'Compactus'	Dwarf Burning Bush	4	3' B&B	H-5', W-7'
PHOPH	Physocarpus opulifolius 'Monlo'	Purple Leaf Ninebark	7	3' B&B	H-7', W-8'
RHARG	Rhus aromatica 'Gro-low'	Grow Low Sumac	42	18" Pot	H-2', W-5'
RORAC	Rosa 'RADcon'	Pink Knock Out Rose	28	18" Pot	H-3', W-3'
RORAD	Rosa 'RADrazz'	Knock Out Rose	33	18" Pot	H-3', W-3'
SAPUN	Salix purpurea 'Nana'	Artic Blue Leaf Willow	13	24" Pot	H-5', W-4'
SPBAW	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	76	18" Pot	H-3', W-4'
SPBUG	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	21	18" Pot	H-3', W-4'
SPMC	Spiraea x bumalda 'Magic Carpet'	Magic Carpet Spiraea	48	15" Pot	H-2', W-2'
SYMEP	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	8	3' B&B	H-5', W-7'
VIPR	Viburnum prunifolium	Blackhaw Viburnum	8	3' B&B	H-14', W-12'

PLANT SCHEDULE

CANOPY TREES (INSTALL IN ACCORDANCE WITH DETAIL 1/L2.0 OR PER DETAIL 3/L2.0 IN PARKING LOT ISLANDS)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
ACFR	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	8	2.5" Cal. B&B	H-45', W-36'
ACPD	Acer platanoides 'Deborah'	Deborah / Brusdlar Maple	4	2.5" Cal. B&B	H-55', W-50'
ACPRR	Acer platanoides 'Royal Red'	Royal Red Maple	8	2.5" Cal. B&B	H-35', W-25'
ACSA	Acer saccharum	Sugar Maple	3	2.5" Cal. B&B	H-55', W-40'
BENI	Betula nigra	River Birch	4	8' B&B, multi-stem	H-45', W-35'
CEOC	Celtis occidentalis	Common Hackberry	7	2.5" Cal. B&B	H-50', W-45'
GLTS	Gleditsia triacanthos inermis 'Bradamaster'	Bradamaster Honeylocust	2	2.5" Cal. B&B	H-50', W-35'
GLTR	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	5	2.5" Cal. B&B	H-50', W-35'
QUBI	Quercus bicolor	Swamp White Oak	1	2.5" Cal. B&B	H-60', W-60'
QUMA	Quercus macrocarpa	Bur Oak	1	2.5" Cal. B&B	H-75', W-75'

ORNAMENTAL TREES (INSTALL IN ACCORDANCE WITH DETAIL 1/L2.0 OR PER DETAIL 3/L2.0 IN PARKING LOT ISLANDS)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
AMGAB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7	8' B&B, multi-stem	H-25', W-15'
CRCNI	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2	8' B&B	H-25', W-25'
MARJ	Malus 'Red Jewel'	Red Jewel Crabapple	1	2" Cal. B&B	H-15', W-15'
PYCAB	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear	8	2" Cal. B&B	H-35', W-26'
PYCAC	Pyrus calleryana 'Chanticleer'	Cleveland Select Pear	5	2" Cal. B&B	H-40', W-15'
SYIRS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	3	2" Cal. B&B	H-25', W-15'

EVERGREEN TREES (INSTALL IN ACCORDANCE WITH DETAIL 2/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
PIAB	Picea abies	Norway Spruce	3	5' B&B	H-55', W-30'
PIGLD	Picea glauca var 'Densata'	Black Hills Spruce	3	5' B&B	H-40', W-15'
PIPA	Picea pungens 'Fat Albert'	Fat Albert Spruce	10	5' B&B	H-20', W-15'
PIPUG	Picea pungens var. glauca	Colorado Blue Spruce	3	5' B&B	H-60', W-18'
PINI	Pinus nigra	Austrian Pine	11	5' B&B	H-50', W-20'

EVERGREENS / BROADLEAF EVERGREEN SHRUBS (INSTALL IN ACCORDANCE WITH DETAIL 4/L2.0)

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	MATURE SIZE
JUCP	Juniperus chinensis 'Pfitzeriana'	Pfitzer Juniper	15	18" Pot	H-6', W-8'
JUCSG	Juniperus chinensis 'Sea Green'	Sea Green Juniper	43	18" Pot	H-4', W-6'
THDN	Thuja occidentalis 'Nigra'	Dark Green Arborvitae	26	4' B&B	H-25', W-10'
THOS	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	9	4' B&B	H-15', W-4'
THOT	Thuja occidentalis 'Techny'	Techny Arborvitae	8	4' B&B	H-12', W-4'

PERENNIALS / GRASSES / VINES

CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE	SPACING
CAAC	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	54	1 Gallon Pot	24" O.C.
HEBO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	102	1 Gallon Pot	18" O.C.
MISP	Miscanthus sinensis purpurascens	Flamegrass	18	1 Gallon Pot	24" O.C.
NEUL	Nepeta x 'Walker's Low'	Walker's Low Catmint	28	1 Gallon Pot	15" O.C.
PEAL	Pennisetum alopecuroides 'Hameln'	Dwarf Hamelin Fountain Grass	69	1 Gallon Pot	18" O.C.

INDEX OF SHEETS

SHEET	TITLE
L1.0	LANDSCAPE PLAN - OVERALL & PLANT SCHEDULE
L1.1	LANDSCAPE PLAN - NORTH DETAIL
L1.2	LANDSCAPE PLAN - SOUTH DETAIL
L2.0	LANDSCAPE DETAILS

SPECIFICATION SECTION 02900 - PLANTING

GENERAL NOTES:

1. LOCATE ALL PRIVATE AND PUBLIC UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION/CLEARING OPERATIONS.
2. ALL PLANTING BEDS NOT ADJACENT TO ASPHALT, CONCRETE OR CURBS SHALL HAVE A SHOVEL CUT EDGE AS INDICATED ON THE PLAN. ALL PLANTING BEDS AND TREE PITS SHALL BE TOPDRESSED WITH SHREDDED HARDWOOD MULCH AS INDICATED ON THE PLAN. THE AREA AROUND THE TRANSFORMER AND GENERATOR AT THE SOUTHWEST CORNER OF THE BUILDING SHALL BE TOPDRESSED WITH DECORATIVE STONE MULCH ON WEED BARRIER AS SPECIFIED.
3. THE PLANT SCHEDULE IS FOUND ON SHEET L1.0 AND IS PROVIDED FOR CONVENIENCE ONLY. PLANT QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN DISCREPANCIES BETWEEN THE SCHEDULE, LABELS AND THE PLAN OCCUR, THE QUANTITY DRAWN ON THE PLAN SHALL BE THE OFFICIAL QUANTITY.
4. WATER PLANTS IMMEDIATELY AFTER INSTALLATION.
5. GUARANTEE ALL PLANTINGS FOR 1 YEAR FROM THE DATE OF INSTALLATION.
6. SEE PLANTING DETAILS ON SHEET L2.0 FOR PLANT INSTALLATION REQUIREMENTS.
7. ALL AREAS INDICATED AS LAWN SHALL BE SEEDED AS SPECIFIED.

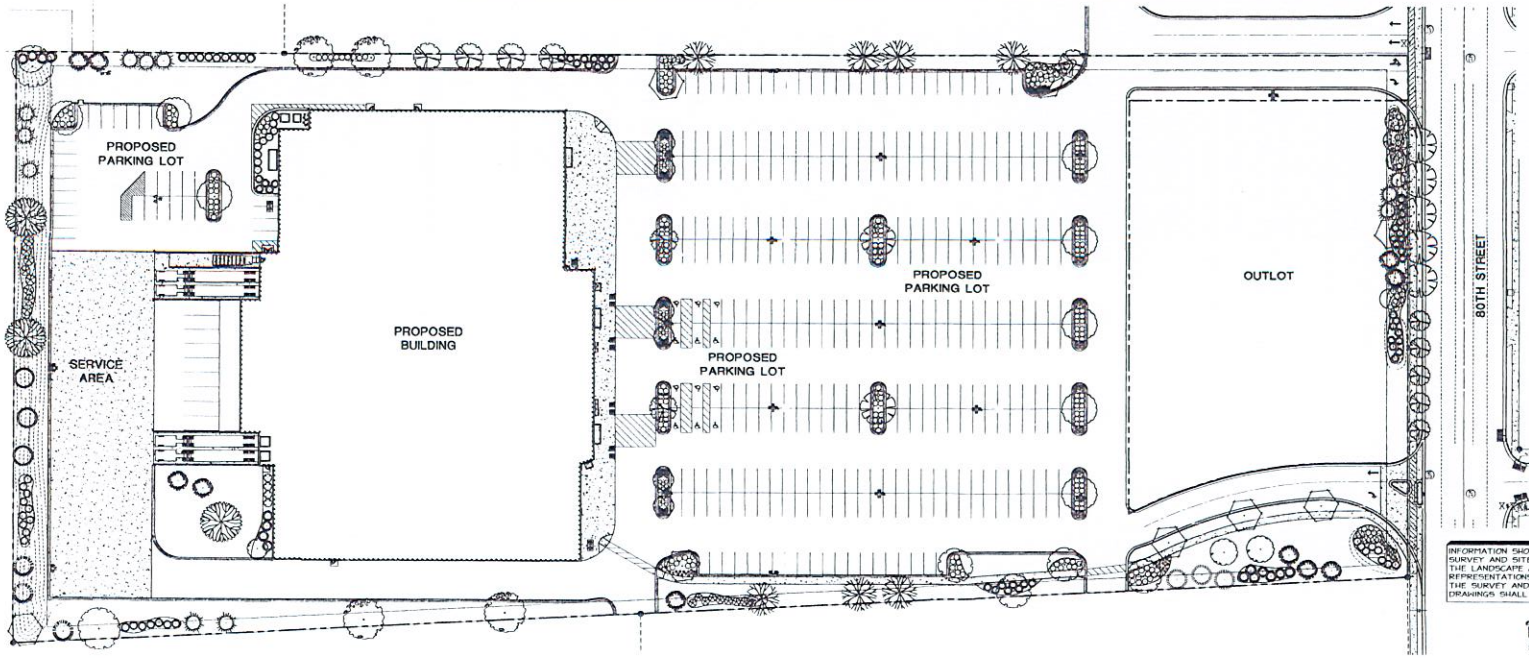
LANDSCAPE LEGEND

SOD — SURF SOD

TURF — SURF SEEDING

(3) LITE — PLANT CODE REFERENCES TO THE PLANT SCHEDULE; QUANTITY OF PLANTS IN THE PLANT GROUPING; LEADER LINE; PLANT SYMBOL (APPROX. SIZES PER PLANT)

PLANT SCHEDULE ON SHEET L1.0.
LANDSCAPE DETAILS ON SHEET L2.0.



CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE

INFORMATION SHOWN ON THIS DRAWING IS BASED ON AN ORIGINAL SURVEY AND SITE PLAN DEVELOPED BY KEI ENGINEERING, INC. THE LANDSCAPE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE SURVEY AND SITE PLAN. ALL INFORMATION SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

SCALE 1" = 40'-0"

NORTH

PARAGON
- SITE DESIGN -
- LANDSCAPE ARCHITECTURE -
- PLANNING -
2776 North Shore Avenue
Whitefish, WI 53210
Tel: 414.449.1505
Fax: 414.449.2425
www.paragondg.com

PROJECT NAME
80TH STREET CENTER, LLC

PROJECT LOCATION
80TH STREET
KENOSHA, WI 53142

CLIENT NAME + ADDRESS

SHEET TITLE
LANDSCAPE PLAN- OVERALL & PLANT SCHEDULE

REVISIONS
Date By

PROFESSIONAL SEAL
NOT FOR CONSTRUCTION
Signature Date

USE OF INFORMATION
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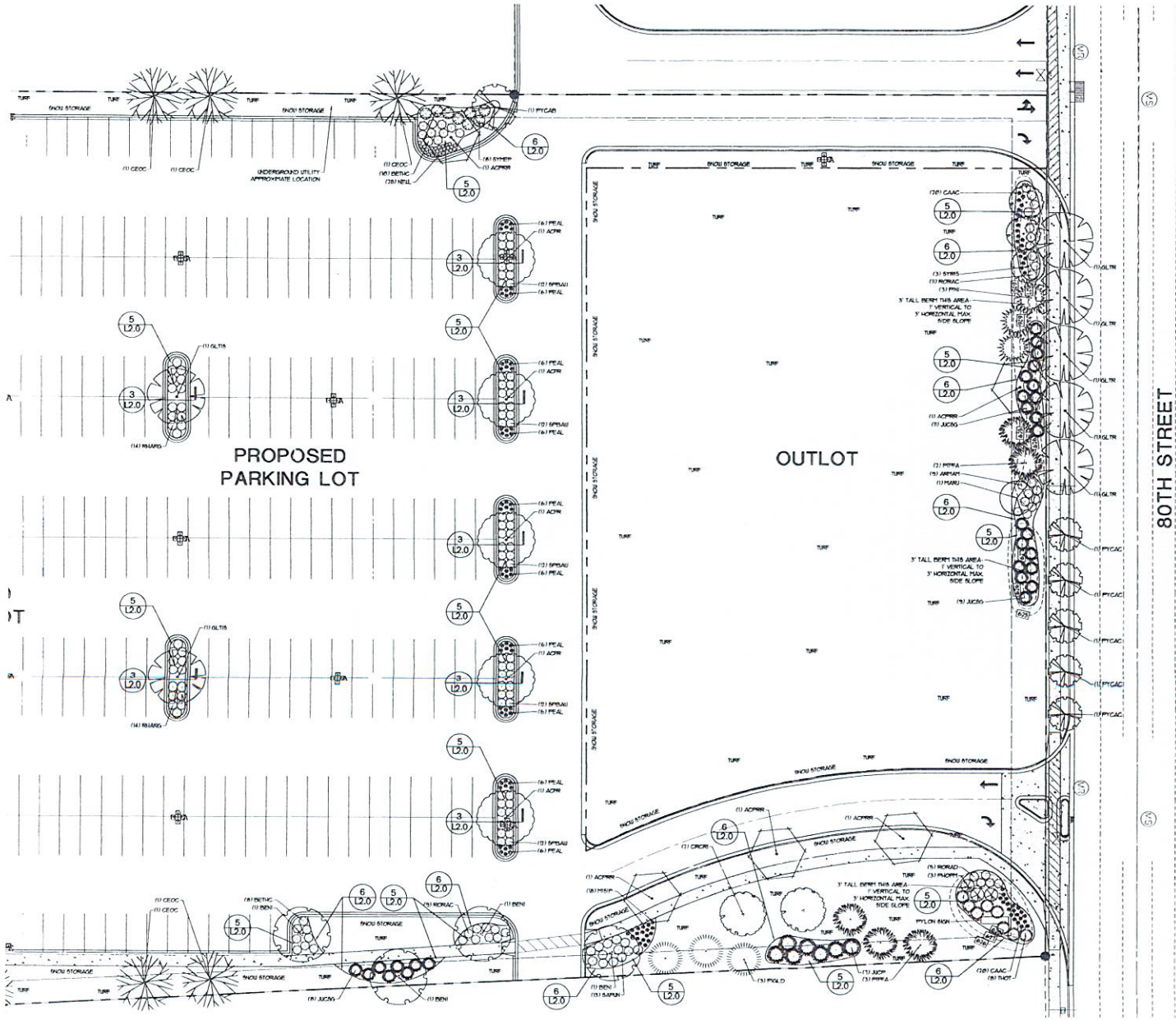
FILE NAME

DRAWN BY	BJE
CHECKED BY	BJE
PDG PROJECT #	13-828
DATE	5-24-2013
SHEET NO.	L1.0



LANDSCAPE LEGEND

SOD — TURF SOD

TURF — TURF SEEDING

(3) LITE — PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE; QUANTITY OF PLANTS IN THE PLANT GROUPING; LEADER LINE; PLANT SYMBOL (SYMBOL VARIES PER PLANT)

PLANT SCHEDULE ON SHEET L1.0.
LANDSCAPE DETAILS ON SHEET L2.0.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

INFORMATION SHOWN ON THIS DRAWING IS BASED ON AN ORIGINAL SURVEY AND SITE PLAN DEVELOPED BY REI ENGINEERING, INC. THE LANDSCAPE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE SURVEY AND SITE PLAN. ALL INFORMATION SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

SCALE 1" = 20'-0"

NORTH

PARAGON
SITE DESIGN
LANDSCAPE ARCHITECTURE
PLANNING
2776 North Sholes Avenue
Milwaukee, WI 53210
Tel: 414.449.1555
Fax: 414.449.2425
www.paragondg.com

PROJECT NAME
80TH STREET CENTER, LLC

PROJECT LOCATION
80TH STREET
KENOSHA, WI 53142

CLIENT NAME & ADDRESS

SHEET TITLE
LANDSCAPE PLAN-NORTH DETAIL

REVISIONS
Date By

PROFESSIONAL SEAL
NOT FOR CONSTRUCTION

Signature Date

USE OF INFORMATION

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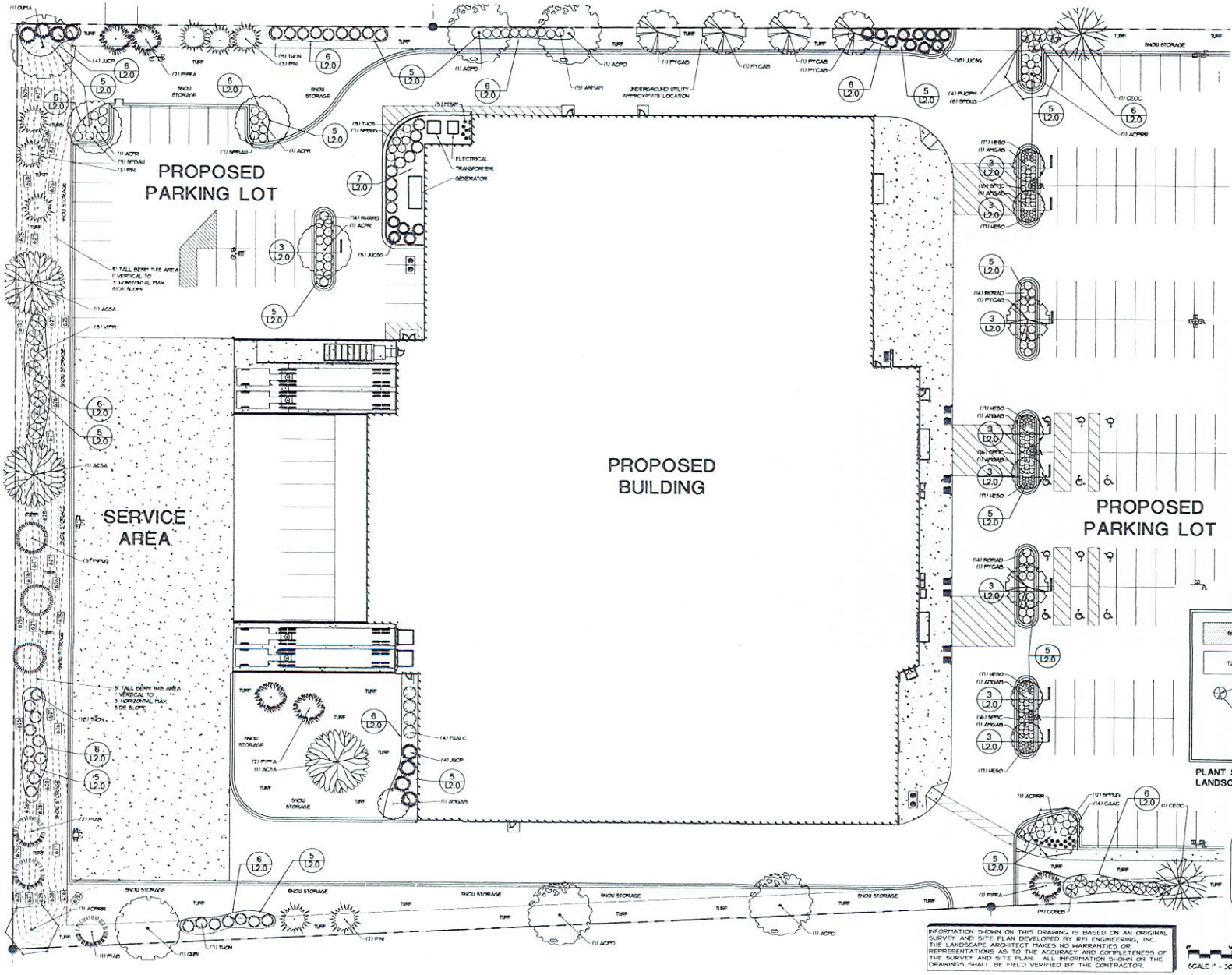
FILE NAME	
DRAWN BY	BJE
CHECKED BY	BJE
PDG PROJECT #	13-528
DATE	5-24-2013
SHEET NO.	

L1.1



PARAGON
- SITE DESIGN -
- LANDSCAPE ARCHITECTURE -
- PLANNING -
2778 North Shore Avenue
Whitefish, WI 53210
Tel: 414.448.1505
Fax: 414.448.2425
www.paragonldg.com

PROJECT NAME
80TH STREET CENTER, LLC

PROJECT LOCATION
80TH STREET
KENOSHA, WI 53142

CLIENT NAME & ADDRESS

SHEET TITLE
LANDSCAPE PLAN- SOUTH DETAIL

REVISIONS
Date By

PROFESSIONAL SEAL
NOT FOR CONSTRUCTION
Signature Date

USE OF INFORMATION
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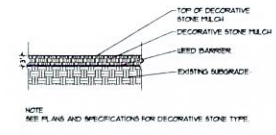
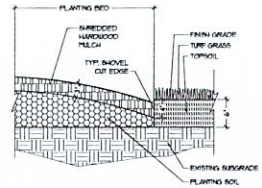
FILE NAME
DRAWN BY BJI
CHECKED BY BJI
PDG PROJECT # 13-528
DATE 5-24-2013
SHEET NO. L1.2



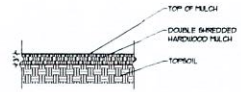
7 L2.0 TYP. DECORATIVE STONE MULCH SECTION

SCALE: 3/4" = 1'-0"



6 L2.0 TYPICAL SHOVEL CUT EDGE SECTION

SCALE: 1" = 1'-0"



5 L2.0 TYPICAL SHREDDED HARDWOOD MULCH SECTION

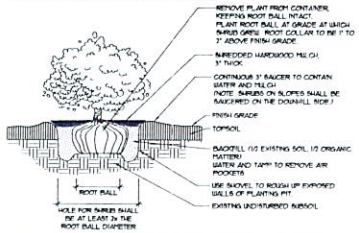
SCALE: 3/4" = 1'-0"

SHRUB PLANTING NOTES

1. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.

2. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.

3. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



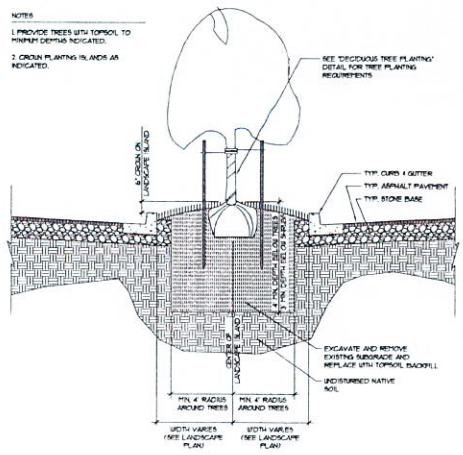
4 L2.0 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE

NOTES

1. PROVIDE TREES WITH TOPSOIL TO MINIMUM DEPTHS INDICATED.

2. CROWN PLANTING ISLANDS AS INDICATED.



3 L2.0 PARKING LOT LANDSCAPE ISLAND DETAIL

SCALE: NOT TO SCALE

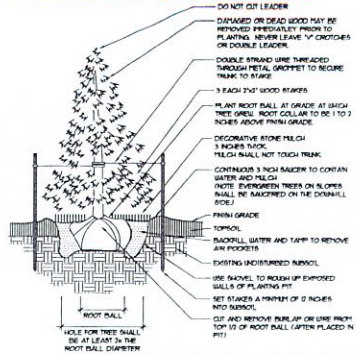
EVERGREEN TREE STAKING AND PLANTING NOTES

1. STAKING - ONLY EVERGREEN TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. EVERGREEN TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE EVERGREEN TREE IS FREE TO SWAY. TIE WEBBED STRAPPING TO THE TREE 1/3 UP THE TRUNK AND WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE EVERGREEN TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.

2. PRUNING - CLEANLY PRUNE ONLY DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.

3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.

4. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



2 L2.0 EVERGREEN TREE PLANTING

SCALE: NOT TO SCALE

TREE STAKING AND PLANTING NOTES

1. STAKING - ONLY TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. TIE WEBBED STRAPPING TO THE TREE 1/3 UP THE TRUNK AND WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.

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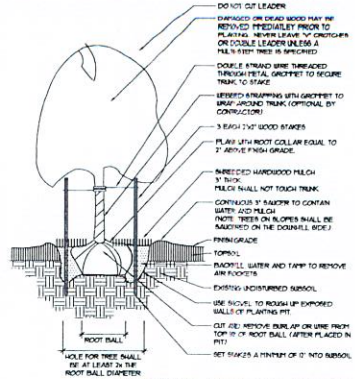

1 L2.0 DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE

PARAGON
- SITE DESIGN -
- LANDSCAPE ARCHITECTURE -
- PLANNING -
2778 North Shore Avenue
Milwaukee, WI 53210
Tel: 414.449.1666
Fax: 414.449.2425
www.paragondg.com

PROJECT NAME

80TH STREET CENTER, LLC

PROJECT LOCATION

80TH STREET
KENOSHA, WI 53142

CLIENT NAME & ADDRESS

SHEET TITLE

LANDSCAPE DETAILS

REVISIONS

Date	By

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

Registered | Date

USE OF INFORMATION

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FILE NAME	
DRAWN BY	BJR
CHECKED BY	BJR
PDG PROJECT #	13-524
DATE	5-24-2013
SHEET NO.	L2.0

5/2/13

To Whom It May Concern

Regarding: Kenosha Festival Foods
80th Street Center, LLC
Kenosha, Wisconsin

It is the intention of Miron Construction Company, Inc. procure the Fire Suppression and Detection System, for the above mentioned project, using the Design Build format.

This scope of work includes, but not limited to, the following items:

- support framing
- housekeeping pads and grouting equipment supports per Division 3
- penetrations, patching, and fire-stopping associated with this Contract
- sealing of all penetrations
- provide access panels for associated work
- complete design and engineering of these systems including State submittal by a Wisconsin Registered Engineer
- This Subcontractor shall be the "Engineer of Record" for this scope of work, and shall assume full responsibility for final design and installation as required by the authorities having jurisdiction.
- BIM requirements noted in the contract documents
- Submission of LEED documentation identifying recycled content and manufacturing location of major materials.

Note specific responsibilities required by this Contract in Divisions 0 and 1.

Should there be any questions regarding this procurement process, please feel free to contact me.

Sincerely,
Miron Construction Company, Inc.

Robert J. Prell
Project Executive

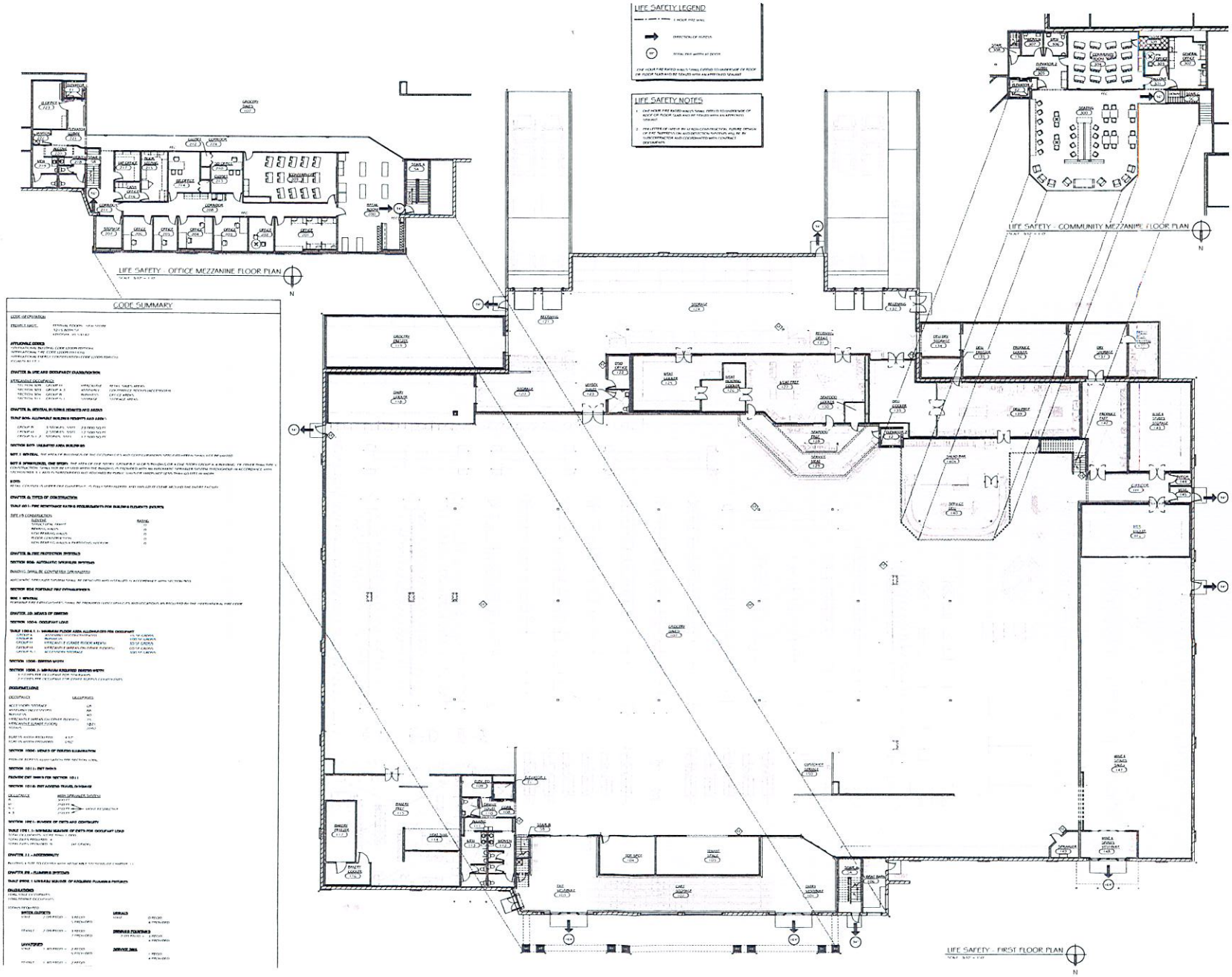
MIRON CONSTRUCTION CO., INC.
Building Excellence
www.mironconst.com

Corporate Office
P.O. Box 509 Neenah WI 54957-0509
1471 McMahon Drive, Neenah, WI 54956
Ph: 920/969-7000 Fax: Call for dept. fax no.

Wausau, WI
500 First Street, Suite 4000, Wausau, WI 54403
Phone: 715/848-6014, Fax: 715/845-9119

Madison, WI
8401 Greenway Blvd. Suite 880 Middleton WI 53562
Phone: 608/203-2700 Fax: 608/203-2200

Cedar Rapids, IA
9440 Atlantic Drive SW, Suite 3, Cedar Rapids, IA 52404
Phone: 319/366-5692 Fax: 319/366-5695



design matters.

somerville

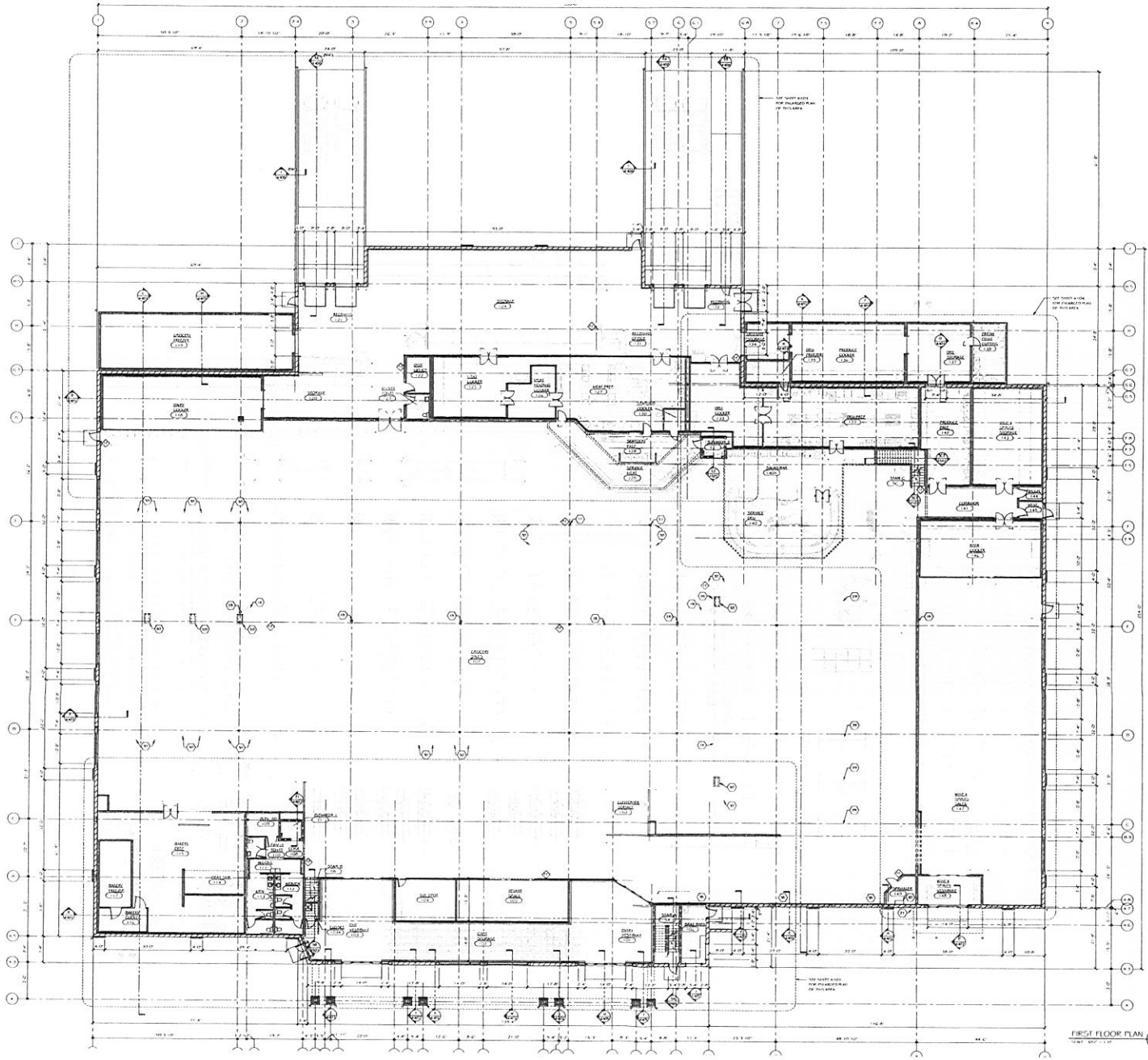
MEYER BORGMAN JOHNSON

Mitchell Building Excellence

CONSTRUCTION DOCUMENTS

NEW STORE FOR
SKOGEN'S FESTIVAL FOODS
KENOSHA, WISCONSIN

Date 5/24/13
Project No. 6374
Sheet LS101



FIRST FLOOR PLAN

GENERAL NOTES:

PLAN NOTES:

PARTITION TYPES:

PARTITION TYPES NOTES:

design matters.

somerville

MEYER BOGMAN JOHNSON

Building Excellence

CONSTRUCTION DOCUMENTS

NEW STORE FOR
SKOGEN'S FESTIVAL FOODS

5/24/13

6374

A101

ROOM FINISH SCHEDULE

NO.	NAME	ROOM S.F.	FLOOR	BASE	WALLS WEST	WALLS EAST	WALLS NORTH	WALLS SOUTH	CEILING TYPE	CEILING HEIGHT	NOTES
101	ENTRY VESTIBULE	782 SF	TF1,GF1	TF1,GF1	FRP/P3	FRP/P3	FRP/P3	FRP/P3	VACT	9'-9"	2,8
102	CART STORAGE	849 SF	TF1,GF1	TF1,GF1			FRP/P3	FRP/P3	VACT	9'-9"	2,8
103	EXIT VESTIBULE	815 SF	TF1,GF1	TF1,GF1	FRP/P3	FRP/P3	FRP/P3	FRP/P3	VACT	9'-9"	2,8
103A	CLOSET	25 SF	TF1,GF1	TF1,GF1	P1	P1	P1	P1	GWB		14
104	TOP SPOT	307 SF	C2	VB1	FRP/P1	FRP/P1	FRP/P1	FRP/P1	ACT	9'-9"	7
105	TENANT SPACE	568 SF					–	–		–	1
106	DRAT PARK	180 SF	SC	–	P1	FRP/P1	P1	FRP/P1	PCP	10'-0"	
107	GROCERY SALES	41170 SF	VARIES	VB1	P1/P2	P1/P2	P1/P2	P1/P2	EXD	EXPOSED	11,15
108	CORR.	85 SF	VCT3	VB1		FRP/P3	FRP/P3	FRP/P3	ACT	9'-0"	
109	ELEV. TO	92 SF	SC	VB1	P1	P1	P1	P1	GWB	10'-0"	14
110	FAMILY TOILET	48 SF	TF2,GF2	TF2,GF2	TW1,GW2	TW1,GW2	TW1,GW2	TW1,GW2	VACT	8'-0"	
111	ALCOVE	87 SF	TF2,GF2	TF2,GF2	TW1,GW2	TW1,GW2	TW1,GW2	TW1,GW2	VACT	8'-0"	
112	WOMEN	105 SF	TF2,GF2	TF2,GF2	TW1,GW2	TW1,GW2	TW1,GW2	TW1,GW2	VACT	8'-0"	2
113	MEN	128 SF	TF2,GF2	TF2,GF2	TW1,GW2	TW1,GW2	TW1,GW2	TW1,GW2	VACT	8'-0"	2
114	[illegible]	173 SF			FRP	FRP	FRP	FRP	VACT	16'-0"	
115	BAKERY PREP	1538 SF	EPOXY	EPOXY	FRP	FRP	FRP	FRP	PCP	10'-0"	
116	BAKERY COOLER	142 SF	EPOXY	EPOXY	CP	CP	CP	CP	CP	10'-0"	
117	BAKERY FREEZER	262 SF	SC		CP	CP	CP	CP	CP	12'-0"	
118	DAIRY COOLER	1045 SF	EPOXY	EPOXY	CP	CP	CP	CP	CP	12'-0"	
119	GROCERY FREEZER	1331 SF	SC	–	CP	CP	CP	CP	CP	18'-0"	
120	STORAGE	109 SF	SC		GWB	CP	GWB	CMU	EXD	EXPOSED	5
121	RECEIVING	469 SF	SC			CMU		CMU	EXD	EXPOSED	5
122	[illegible] OFFICE	102 SF	VCT1	VB1	P3	P3	P3	P3	ACT	9'-0"	
123	[illegible] TOILET	67 SF	SC	VB1	FRP	FRP	FRP	FRP	VACT	8'-0"	2
124	STORAGE	4485 SF	SC		CMU	CMU	CP	CMU	EXD	EXPOSED	5
125	MEAT COOLER	660 SF	EPOXY	EPOXY	CP	CP	CP	CP	CP	18'-0"	
126	MEAT HOLDING COOLER	252 SF	EPOXY	EPOXY	CP	CP	CP	CP	CP	10'-0"	
127	MEAT PREP	1056 SF	EPOXY	EPOXY	CP	CP	CP	CP	CP	10'-0"	
128	SEAFOOD PREP	244 SF	EPOXY	EPOXY		–	FRP	TW4,5,6,7,8,GW1	VACT	10'-0"	9,10,12
129	SERVICE MEAT	654 SF	EPOXY	EPOXY		–	–	TW4,5,6,7,8,GW1	VACT	10'-0"	9,10,12
130	SEAFOOD COOLER	57 SF	EPOXY	EPOXY	CP	CP	CP	CP	CP	10'-0"	
131	RECEIVING OFFICE	72 SF	SC	–	–	–	–	–	EXD	EXPOSED	5
132	RECEIVING	435 SF	SC		CMU		CP	CMU	EXD	EXPOSED	5
133	DELI COOLER	586 SF	EPOXY	EPOXY	CP	CP	CP	CP	CP	10'-0"	
134	DELI DRY STORAGE	158 SF	SC		CP	CP	CP	CP	CP	18'-8"	
135	DELI FREEZER	109 SF	SC		CP	CP	CP	CP	CP	12'-0"	
136	PRODUCE COOLER	868 SF	EPOXY	EPOXY	CP	CP	CP	CP	CP	18'-8"	
137	DRY STORAGE	467 SF	SC		CP	CP	CP	CP	CP	18'-8"	
138	[illegible] CUTTING	239 SF	EPOXY	EPOXY	CP	CP	CP	CP	CP	18'-8"	
139	DELI PREP	1093 SF	EPOXY	EPOXY	CP	CP	CP	CP	CP	10'-0"	
140	SERVICE DELI	526 SF	EPOXY	EPOXY		–	–	FRP	VACT	10'-6"	9,13
140A	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

ROOM FINISH KEY

[illegible]

ROOM FINISH GENERAL NOTES:

[illegible]

ROOM FINISH SCHEDULE NOTES:

[illegible]

COMMUNITY MEZZANINE FLOOR PLAN

OFFICE MEZZANINE FLOOR PLAN

2 A102

1 A102

GENERAL NOTES:

[illegible]

PLAN NOTES:

[illegible]

design matters.

somerville architects · engineers

MEYER BORGMAN JOHNSON

Building Excellence

CONSTRUCTION DOCUMENTS

NEW STORE FOR:
SKOGEN'S FESTIVAL FOODS
KENOSHA, WISCONSIN

5/24/13
6374
A102

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	June 6, 2013	Item 2

By the Mayor - Resolution to Approve a Two-Lot Certified Survey Map for property located at 3207 80th Street. (Festival Foods) (District #14) PUBLIC HEARING

LOCATION/SURROUNDINGS:

Site: 3207 80th Street
Zoned: B-2 Community Business District

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Prozanski, has been notified. This item will also be reviewed by the Public Works Committee before final approval by the Common Council.

ANALYSIS:

- The applicant, Festival Foods, submitted the attached Certified Survey Map to divide the existing property into two-lots.
- Lot 1 would be a future commercial development. Lot 2 is the proposed Festival Foods grocery store.
- A Developers Agreement is not required. The only public improvement is a traffic signal on 80th Street at 33rd Avenue. The Conditional Use Permit for the grocery store is covering that installation.
- The plans were sent to City Departments for their review. Their comments are included in the attached Resolution.
- The Certified Survey Map generally complies 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

/u2/acct/cp/ckays/1CPC/2013/JUNE6/fact-csm-festival.odt

RESOLUTION NO: _____- 13

BY: THE MAYOR

TO APPROVE A CERTIFIED SURVEY MAP
Property located at 3207 80th Street (Festival Foods)

BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that a Certified Survey Map relating to one parcel located at 3207 80th 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 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. 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. Compliance with the Kenosha Water Utility memo dated May 20, 2013.

7. All 9.34 acres will be subject to the Agricultural Use penalty.

8. A space, reserved for the recording stamp of the Register of Deeds Office, is not required on every page. On pages where it is place, it may not be outlined.

9. All cross access points to properties to the east and west shall be labeled on the Map.

10. 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 _____, 2013

ATTEST: _____
Debra L. Salas, City Clerk-Treasurer

APPROVE: _____
Keith G. Bosman, Mayor

Drafted by the Department of Community Development & Inspections
/u2/acct/cp/ckays/1CPC/2013/JUNE6/resol-csm-festival.odt

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: May 20, 2013

Subject: Festival Foods 2-Lot Certified Survey Map

Location: South of 80th Street at 32nd 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. Utility easements across Lot 2 will need to be provided for the sanitary sewer lateral and the water service to Lot 1.
2. A deed covenant for joint ownership and maintenance of the sanitary sewer lateral will be required.
3. Sewer and water assessments for the two parcels will need to be paid. Sewer is assessed at a rate of $50 per front foot and water is assessed at a rate of $40 per front foot. According to the CSM, Lot 1 has 263.41 feet of frontage and Lot 2 has a total of 118.03 feet of frontage. The total assessment fees for these two parcels are as follows:

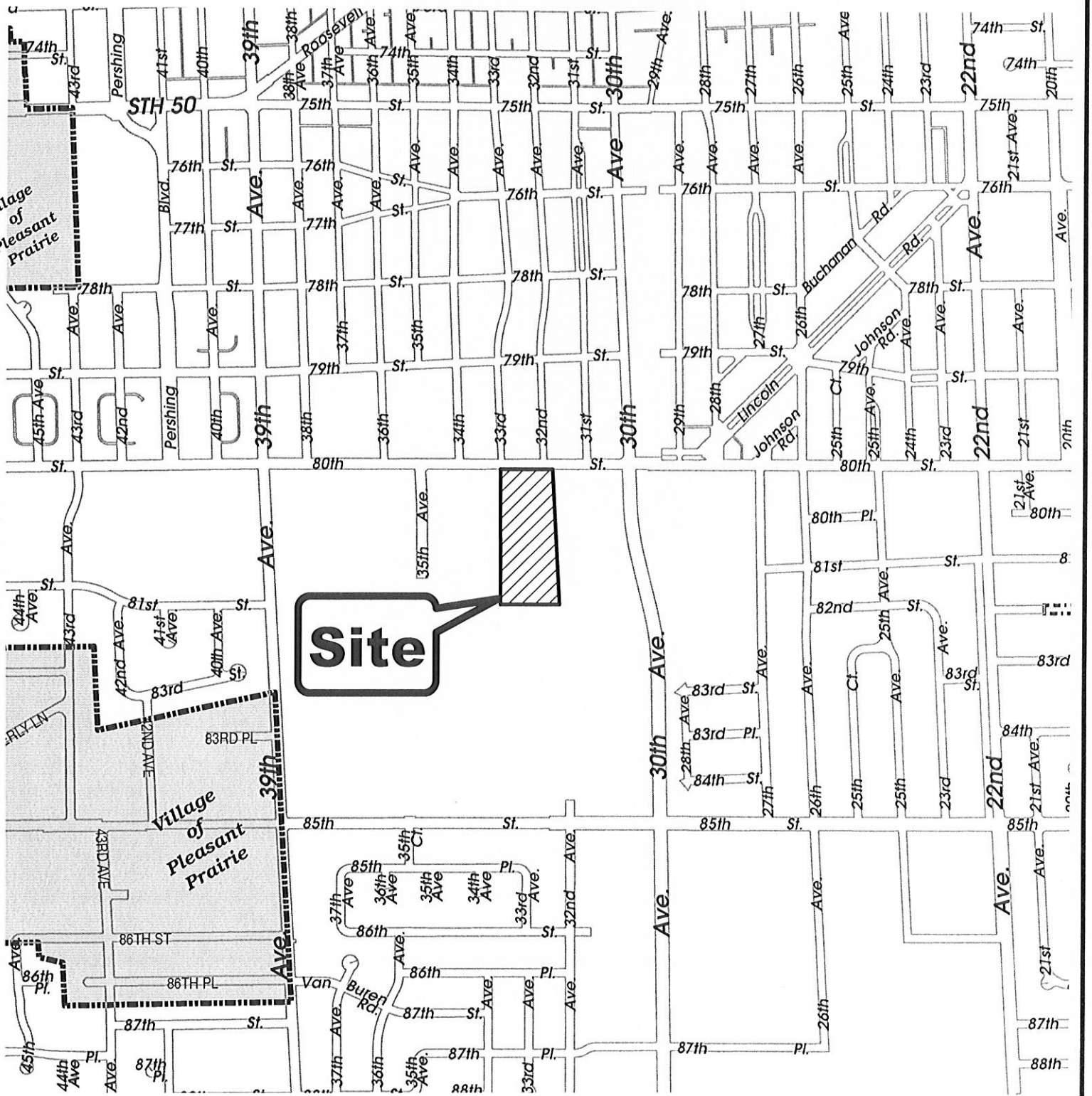
   - Lot 1 – 263.41 feet of frontage
     - Water Assessment ($40 per front foot) - $10,536.40
     - Sewer Assessment ($50 per front foot) - $13,170.50
     - **Total Assessment - $23,706.90**

   - Lot 2 – 118.03 feet of frontage
     - Water Assessment ($40 per front foot) - $4,721.20
     - Sewer Assessment ($50 per front foot) - $5,901.50
     - **Total Assessment - $10,622.70**

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

City of Kenosha

Vicinity Map
Festival Foods CSM



Municipal Boundary

0 200 400 600 800 1,000 Feet

DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ May 29, 2013 ~ mc

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784

KENOSHA CO. CERTIFIED SURVEY MAP

MAP NO._____VOLUME_____ PAGE _____

OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN LYING AND BEING IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN.

PREPARED FOR:
80TH STREET CENTER, LLC.
118 WEST PECKHAM STREET
NEENAH, WISCONSIN 54956

LAND OWNER:
80TH STREET CENTER, LLC.
118 WEST PECKHAM STREET
NEENAH, WISCONSIN 54956

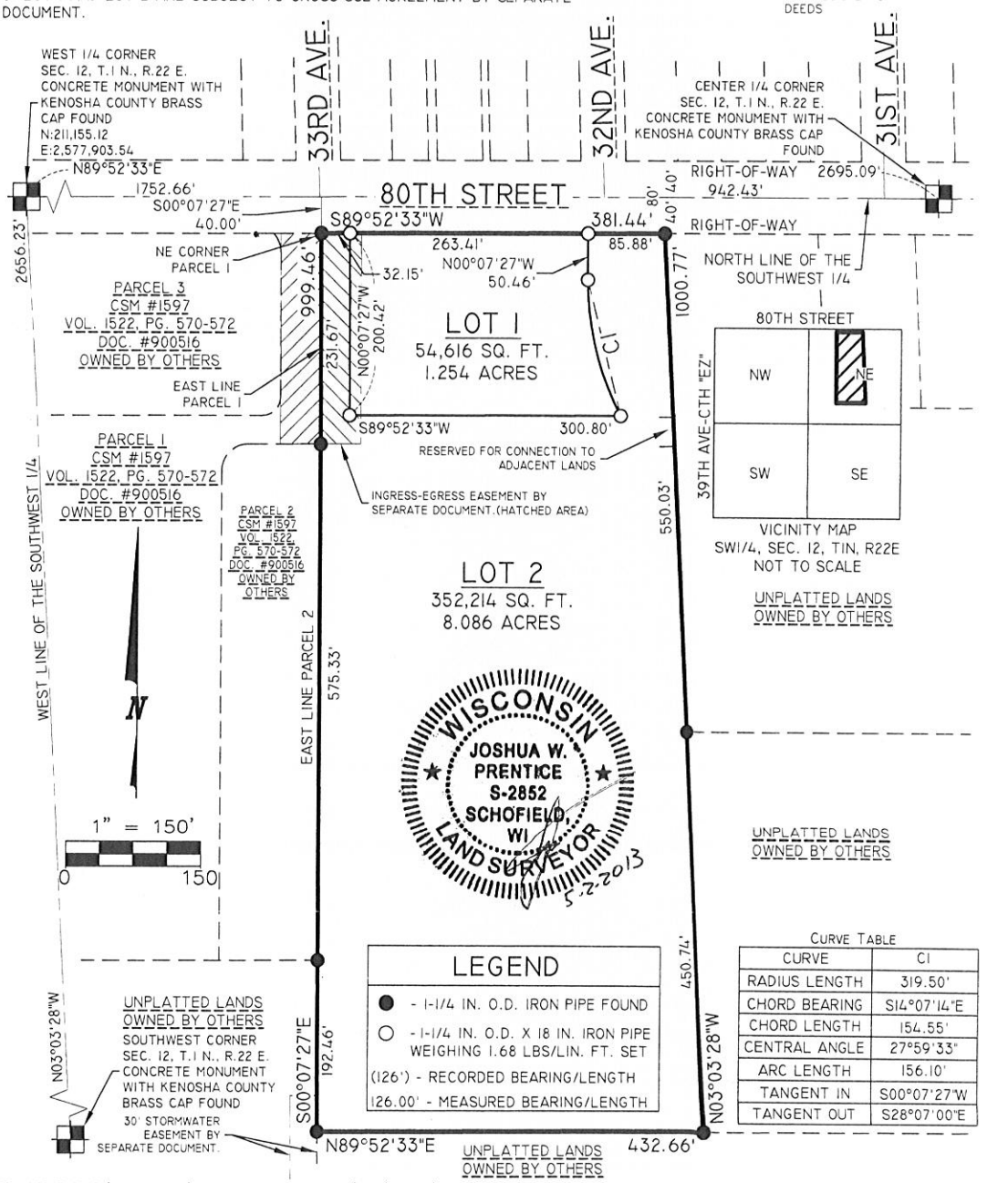
NOTES:

1. BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE DATUM OF 1927 AND REFERENCED TO GRID NORTH AND THE WEST LINE OF THE SOUTHWEST 1/4, SECTION 12, TOWNSHIP 1 NORTH, RANGE 22 EAST MEASURED TO BEAR NORTH 03°03'28" WEST.

2. FIELD WORK WAS COMPLETED ON 3-26-2013.

3. LOT 1 AND LOT 2 ARE SUBJECT TO CROSS-USE AGREEMENT BY SEPARATE DOCUMENT.

RESERVED FOR REGISTER OF DEEDS



LEGEND

- ● - 1-1/4 IN. O.D. IRON PIPE FOUND
- ○ - 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
- (126') - RECORDED BEARING/LENGTH
- 126.00' - MEASURED BEARING/LENGTH

CURVE TABLE

CURVE	C1
RADIUS LENGTH	319.50'
CHORD BEARING	S14°07'14"E
CHORD LENGTH	154.55'
CENTRAL ANGLE	27°59'33"
ARC LENGTH	156.10'
TANGENT IN	S00°07'27"W
TANGENT OUT	S28°07'00"E

DRAWING FILE: P:\6300-6399\6315-KENOSHA FESTIVAL\dwg\Survey\6315 CSM.dwg

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784

KENOSHA CO. CERTIFIED SURVEY MAP

MAP NO._____VOLUME_____PAGE_____

OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN LYING AND BEING IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN.

PREPARED FOR:
80TH STREET CENTER, LLC.
118 WEST PECKHAM STREET
NEENAH, WISCONSIN 54956

LAND OWNER:
80TH STREET CENTER, LLC.
118 WEST PECKHAM STREET
NEENAH, WISCONSIN 54956

RESERVED FOR REGISTER OF DEEDS

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN REGISTERED LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED AND DIVIDED PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 12; THENCE NORTH 89°52'33" EAST, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHWEST 1/4, 1752.66 FEET; THENCE SOUTH 00°07'27" EAST, 40.00 FEET TO THE NORTHEAST CORNER OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 1597, RECORDED IN VOLUME 1522, ON PAGES 570-572, AS DOCUMENT NUMBER 900516, IN THE KENOSHA COUNTY REGISTER OF DEED'S OFFICE AND THE SOUTH RIGHT-OF-WAY LINE OF 80TH STREET AND THE POINT OF BEGINNING; THENCE SOUTH 00°07'27" EAST, COINCIDENT WITH THE EAST LINE OF SAID PARCEL 1, THE EAST LINE OF PARCEL 2 OF SAID CERTIFIED SURVEY MAP NUMBER 1597, AND THEIR EXTENSIONS SOUTHERLY, 999.46 FEET; THENCE NORTH 89°52'33" EAST, PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION, 432.66 FEET; THENCE NORTH 03°03'28" WEST, 1000.77 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF 80TH STREET; THENCE SOUTH 89°52'33" WEST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF 80TH STREET, 381.44 FEET TO SAID NORTHEAST CORNER OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 1597 AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 406,829 SQ. FT, 9.340 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF 80TH STREET CENTER, LLC., OWNER OF SAID PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF KENOSHA.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 2ND DAY OF MAY 2013

REI
JOSHUA W. PRENTICE
WI R.L.S. S-2852

WISCONSIN
JOSHUA W. PRENTICE
S-2852
SCHOFIELD, WI
LAND SURVEYOR
5-2-2013

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784

KENOSHA CO. CERTIFIED SURVEY MAP

MAP NO._____VOLUME_____ PAGE _____

OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN LYING AND BEING IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN.

PREPARED FOR:
80TH STREET CENTER, LLC.
118 WEST PECKHAM STREET
NEENAH, WISCONSIN 54956

LAND OWNER:
80TH STREET CENTER, LLC.
118 WEST PECKHAM STREET
NEENAH, WISCONSIN 54956

RESERVED FOR REGISTER OF DEEDS

CORPORATE OWNER'S CERTIFICATE

80TH STREET CENTER, LLC.., A CORPORATION FORMED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

80TH STREET CENTER, LLC.., DOES FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY SECTION 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF KENOSHA

IN WITNESS WHEREOF, THE SAID 80TH STREET CENTER, LLC.. HAS CAUSED THESE PRESENTS

TO BE SIGNED BY LAURENCE LANGOHR, ITS PRESIDENT

AND COUNTERSIGNED BY , ITS ASSISTANT SECRETARY AT

_____, WISCONSIN, AND ITS CORPORATE SEAL HEREUNTO AFFIXED ON

THIS_____, DAY OF _____, 2013.

IN THE PRESENCE OF: 80TH STREET CENTER, LLC..

_____
LAURENCE LANGOHR, PRESIDENT

_____
, ASSISTANT SECRETARY

WISCONSIN
JOSHUA W. PRENTICE
S-2852
SCHOFIELD, WI
LAND SURVEYOR
5-2-2013

STATE OF WISCONSIN)
SS
MARATHON COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2013,

THE ABOVE NAMED LAURENCE LANGOHR, PRESIDENT,

AND_____, SECRETARY,

OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

_____
NOTARY PUBLIC STATE OF WISCONSIN

MY COMMISSION EXPIRES_____

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784

KENOSHA CO. CERTIFIED SURVEY MAP

MAP NO._____ VOLUME_____ PAGE_____

OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN LYING AND BEING IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN.

PREPARED FOR:
80TH STREET CENTER, LLC.
118 WEST PECKHAM STREET
NEENAH, WISCONSIN 54956

LAND OWNER:
80TH STREET CENTER, LLC.
118 WEST PECKHAM STREET
NEENAH, WISCONSIN 54956

RESERVED FOR REGISTER OF DEEDS

CITY OF KENOSHA COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF KENOSHA, WISCONSIN, 80TH STREET CENTER, LLC., OWNERS, IS HEREBY APPROVED BY THE COMMON COUNCIL.

DATE _____ SIGNED _____
KEITH G. BOSMAN - MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF RESOLUTION NUMBER _____ ADOPTED BY THE COMMON COUNCIL OF THE CITY OF KENOSHA.

DATE_____ SIGNED_____
DEB SALAS - CITY CLERK

CERTIFICATE OF CITY OF KENOSHA TREASURER

STATE OF WISCONSIN))SS

KENOSHA COUNTY)

I, DEB SALAS, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING CITY TREASURER OF THE CITY OF KENOSHA, WISCONSIN, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____, 2013 ON ANY OF THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

DATED THIS_____DAY OF_____,2013

_____
CITY TREASURER - DEB SALAS

WISCONSIN
JOSHUA W. PRENTICE
S-2852
SCHOFIELD, WI
LAND SURVEYOR
5-2-2013

DRAWING FILE: P:\6300-6399\6315-KENOSHA FESTIVAL\dwg\Survey\6315 CSM.dwg

Development Review Application
City of Kenosha, Wisconsin

Mailing Information

NAME OF PROJECT: 80th Street Center, LLC

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

○ Name and Address of Applicant [Please print]:
80th Street Center, LLC
118 W Packham St.
Neenah, WI 54956
Phone: 920-725-4000
Fax:
E-Mail: larry@aigprop.com

◉ Name and Address of Architect/Engineer [Please print]:
REI Engineering Inc
4080 N 120th Ave
Wausau, WI 54401
Phone: 715-675-9784
Fax:
E-Mail: tradtke@reiengineering.com

○ Name and Address of Property Owner (if other than applicant)[Please print]:
Ticabussi Investments, LLC
2222 63rd St Suite 2A
Kenosha, WI 53143
Phone: 262-496-2600
Fax:
E-Mail: Dtjr2222@aol.com

Project Location

Location of Development (street address and / or parcel number): Parcel # 04-122-12-303-001

Type of Land Development

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

✓	Certified Survey Map	Section 1	Page 3
	Concept Review (*Land Division*)	Section 2	Page 4
	Concept Review (Multi-Family Residential or Non-Residential)	Section 3	Page 5
✓	Conditional Use Permit	Section 4	Pages 6 & 7
	Developer's Agreement	Section 5	Page 8
	Final Plat	Section 6	Pages 9 & 10
	Lot Line Adjustment Survey	Section 7	Page 11
	Preliminary Plat	Section 8	Pages 12 & 13
	Rezoning	Section 9	Pages 14 & 15
	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:** 2 **Zoning District:** B-2 **Proposed Zoning Change, if any:** n/a
Submittal Requirements:	➢ **Ten (10) copies of Certified Survey Map (Applicant to keep original)** ➢ **Four (4) copies of Drainage Plan (when required)** ➢ **Signed Checklist below**
Fees:	➢ **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** ➢ **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:	➢ **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:	➢ **D, E, F and G**
Approximate Review Time:	➢ **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.

Checklist to be completed and signed:

- X Scale and north arrow
- ___ Scale of plans less than or equal to 1" = 100'
- X Date of original and revisions noted
- X Certification from surveyor that Plat complies with Chapter 17
- X Reproducible paper less than 36" in width
- X Location of all existing structures and first floor elevations
- X Location of utility and drainage easements
- X Exact length and bearing of the centerline of all streets
- X Exact street width along the line of any obliquely intersecting street
- X Railway rights-of-way within and abutting the plat
- N/A Location and size of all lands to be dedicated for public use (when required)
- X Comprehensive drainage plan
- N/A Special restrictions relating to access control, planting strips, restrictive yard requirements, etc. (when required)
- X Major street setback or WisDOT setbacks (if applicable) site plan
- X Map shows entirety of all parcels in proposed certified survey map

Checklist to be completed and signed:

- N/A Floodplain limits of the 100 year recurrence interval flood
- N/A Location of any wetlands, shoreland, or other environmental areas (if applicable)

Plans to be submitted (when applicable)

- N/A Street plans and profiles
- N/A Sanitary sewer plans and profiles
- X Storm sewer plans
- X Grading/drainage plans
- N/A Water main plans and profiles
- X Erosion control plans
- X Landscape plans

I hereby certify that I have reviewed the City ordinances and provided ten (10) full-sized sets of all required information.

Applicant's Signature

80th Street Center LLC

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	June 6, 2013	Item 3
Conditional Use Permit for a Tattoo Parlor to be located at 2306 63rd Street. (Kalaca Tattoo) (District #3) PUBLIC HEARING PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 2306 63rd Street
Zoned: B-3 Central Business District

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- The applicant is requesting to operate a tattoo establishment in the existing building at 2306 63rd Street. This use requires a Conditional Use Permit.
- On March 18, 2013, the Common Council adopted the attached Zoning Ordinance #12-13, which allows tattoo and body piercing establishments as conditional uses in the B-3 Zoning District. Unlike similar conditional uses in the B-2 Zoning District, the B-3 Zoning District does not require any spacing or buffer requirements to similar uses.
- A Conditional Use Permit for a tattoo and body piercing establishment was approved by the Common Council on May 6, 2013 for a building at 2200 Roosevelt Road.
- The plans were sent to City Departments for their review. Their comments are included in the attached Conditions of Approval.
- The plans generally comply with Section 4 and 14 of the Zoning Ordinance.

RECOMMENDATION:

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

Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2013/JUNE6/fact-cup-kalaca.odt

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	***Kenosha City Plan Commission Conditions of Approval***	**Kalaca Tattoo 2306 63rd Street**	June 6, 2013

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:

   a. The applicant shall obtain all required construction permits from the Department of Community Development & Inspections. This includes, but is not limited to Building and Occupancy permits.

   b. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.

   c. The development shall be constructed per the approved building plans on file with the Department of Community Development & Inspections, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.

   d. Prior to the issuance of any Occupancy permits, the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.

   e. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.

   f. All trash containers shall be stored within the enclosure or building. The applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.

   g. The applicant shall meet all applicable Conditions of Approval and obtain 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.

   h. Outdoor display of products is prohibited.

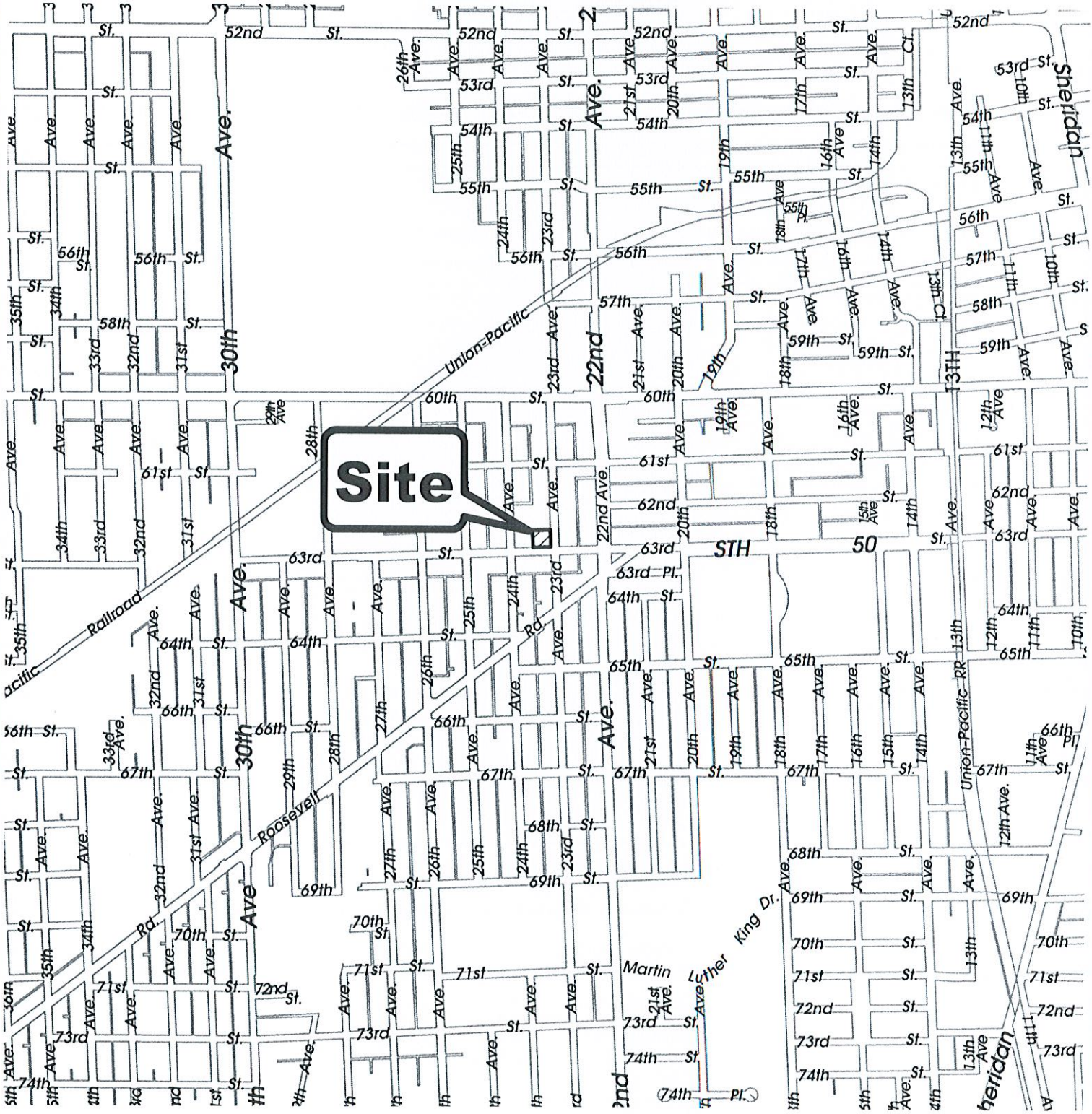
   i. All vehicles shall be parked within the designated paved areas.

   j. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.

   k. Compliance with the Operational Plan dated April 26, 2013.

City of Kenosha

Vicinity Map
Kalaca Tattoo CUP



Municipal Boundary

DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ May 29, 2013 ~ mc

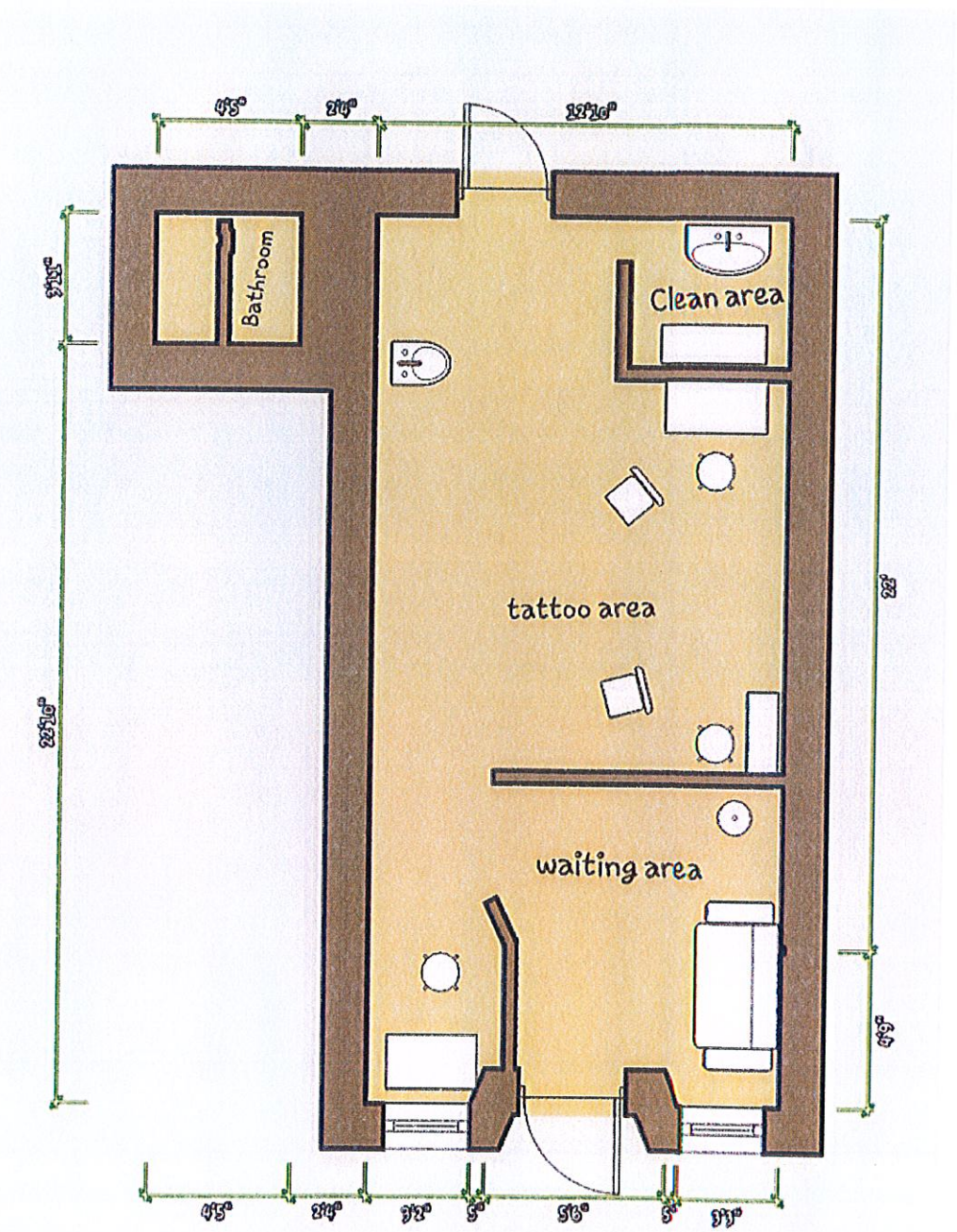
OPERATIONAL PLAN APRIL 26, 2013

My name is Abel De Los Santos. I'm a resident of Kenosha County. I've been living here for a little over 30 years. My goal is to open a tattoo parlor in the Uptown area of 63rd Street and 23rd Avenue. My intentions are to create a positive business area for my art work as well as bring more revenue to our community. Also, in that process, it will bring another storefront shop to our Uptown area.

The hours I would like to be open for business from 10AM til 10PM. My client base range from teachers, correction officers and the regular Joe. I've been in the tattoo industry for approximately 10 years and have been tattooing over 20 years. I'm a family man trying to provide for my home . I've worked at tattoo parlors in Racine for the past five years As well as borderline Tattoo In Pleasant Prairie for three years back in 2004-2007 I have tattooed a lot of Kenoshians. And by giving me this opportunity I believe it's a step in bringing more consumers here to our Uptown area.

With this privilege I agree to comply with all State of Wisconsin administrative codes And place all signs where they need to go. And place all proper restrictions that no tattoos or body piercings take place in public view.

Thank you for your time



4'5"
2'4"
12'10"
Bathroom
Clean area
tattoo area
waiting area
22'10"
22'
4'9"
4'5"
2'4"
3'2"
5"
5'6"
5"
3'1"

Development Review Application
City of Kenosha, Wisconsin

Mailing Information

NAME OF PROJECT: Kalaca Tattoo

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

(●) Name and Address of Applicant [Please print]:
Abel DeLosSantos
11151 8th AVE
Pleasant Prairie, WI
Phone: (262) 818-2790
Fax:
E-Mail: a.delossantos39@gmail.com

( ) Name and Address of Architect/Engineer [Please print]:
Phone:
Fax:
E-Mail:

( ) Name and Address of Property Owner (if other than applicant)[Please print]:
Robert Gureskavich
6218-23 Ave.
Kenosha, WI 53143
Phone: 2622201317
Fax: 654 7221
E-Mail: rgureskavich@sbcglobal.net

Project Location

Location of Development (street address and / or parcel number): 2306-63rd

Type of Land Development

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

[ ] Certified Survey Map	Section 1	Page 3
[ ] Concept Review (*Land Division*)	Section 2	Page 4
[ ] Concept Review (Multi-Family Residential or Non-Residential)	Section 3	Page 5
[ ] Conditional Use Permit	Section 4	Pages 6 & 7
[ ] Developer's Agreement	Section 5	Page 8
[ ] Final Plat	Section 6	Pages 9 & 10
[ ] Lot Line Adjustment Survey	Section 7	Page 11
[ ] Preliminary Plat	Section 8	Pages 12 & 13
[ ] Rezoning	Section 9	Pages 14 & 15
[ ] 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: 34,306 ft² feet total

Existing Building Size: _____

Site Size: 850 ft²

Current # of Employees _____ **Anticipated # of New Employees** _____

Anticipated Value of Improvements _____

Submittal Requirements:

- **Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale**
- **Developer Site Plan/Conditional Use Permit Checklist (Appendix A)**

If Item to be Reviewed by Plan Commission/Common Council must Submit:

- **One (1) 8 1/2" x 11" reduction *or* forty (40) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides)**
- **Sample Board containing colored samples of all exterior building materials**

Fees:

	Building or Addition Size	Site size	Review Fee
Level 1	< = 10,000 sq. ft.	< = 1 acre	$900 = City Plan Dept. *or* $1,025 = CPC/CC
Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	$1,175 = City Plan Dept. *or* $1,300 = CPC/CC
Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	$1,600 = City Plan Dept. *or* $1,725 = CPC/CC
Level 4	> 100,001 sq. ft.	> 25.01 acres	$2,000 = City Plan Dept. *or* $2,125 = CPC/CC

$100 BRL

- **If building size or addition and gross acreage of the site determine two (2) different fees, the greater of the two fees will be assessed.**
- **Application fee entitles applicant to an initial review and one re-submittal.**
- **Re-submittal fee = $425 per re-submittal after two (2) permitted reviews.**
- **CUP Amendment = 50% of the applicable fee as determined above.**

Appendices to Review:

- **All**

Approximate Review Time:

- **30 days for Staff Review**
- **45-60 days for City Plan Commission/Common Council Review**

The conditional use permit plans, *prepared to a standard engineering scale*, shall be submitted with this application & shall include the following information:

Building Plan:

- Layout of building(s) including size and layout of rooms
- Design and architecture
- Plans and details on fire suppression and/or standpipe
- Plans and details on fire detection, fire alarm and other safety devices

Site Plan
(based on a plat of survey)

- Legal description of property
- Location and footprint of building(s) and structure(s)
- Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks
- Outline of any development stages
- Location and details on any required emergency access roads
- A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space

Drainage Plan

- 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

Robert Greskoviak

6218 23rd Ave.
Kenosha, WI 53143
Phone: (262) 654-7313
Email rgreskoviak @sbcglobal.net

Monday, April 29, 2013

To whom it may concern,

Abel De Los Santos is interested in renting a space from me located at: 2306-63rd street. He is interested in having a tattoo shop contained therein. He has my permission to make the necessary modifications to the interior space in order to open for business.

If you have any questions or concerns, please call me at the above number.

Thank you,
Robert Greskoviak

RECEIVED
APR 29 2013
By

ORDINANCE NO. 12-13

SPONSOR: ALDERPERSON CHRIS SCHWARTZ

TO CREATE SECTIONS 3.15 C. 18 AND C. 19, TO AMEND TABLE 4.01 GROUP 2 " BUSINESS CONDITIONAL USES" AND TO CREATE SECTIONS 4.06 B. 24 AND B. 25 OF THE ZONING ORDINANCE TO INCLUDE BODY-PIERCING AND TATTOO ESTABLISHMENTS

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

Section One: Section 3.15 C. 18. and C. 19 of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby created as follows:

18. Body-Piercing Establishments
19. Tattoo Establishments

Section Two: Table 4.01 Group 2 Ordinance for the City of Kenosha, Wisconsin, is hereby amended as follows:

Body-Piercing Establishment in the B-2 and B-3 Districts CC
Tattoo Establishment in the B-2 and B-3 Districts.....CC

Section Three: Sections 4.06 B.24 and B.25 of the Zoning Ordinance for the City of Kenosha, Wisconsin, are hereby created as follows:

24. Body-Piercing Establishments in the B-3 District.
a. Building Plan as required in Sections 4.05 B. and 14.07 B. of the Zoning Ordinance.
b. Site Plan as required in Sections 4.05 C. and 14.07 C. of the Zoning Ordinance.
c. Drainage Plan as required in Section 4.05 D. and 14.07 E. of the Zoning Ordinance.
d. Landscape Plan as required in Sections 4.05 E. and 14.07 F. of the Zoning Ordinance.
e. Utility Plan as required in Sections 4.05 F. and 14.07 D. of the Zoning Ordinance.
f. Operational Plan, which includes:
(1) Compliance with State of Wisconsin Administrative Code, Department of Health and Family Services, Chapter HFS 173, entitled Tattooing and Body Piercing , and Sections 252.24 through 252.245, Wisconsin Statutes.
(2) Installation of signage stating that no loitering is allowed on the premises.
(3) Statement of days and hours of operation.
(4) Restriction that no tattooing or body-piercing shall take place in public view from the building exterior.

25. Tattoo Establishments in the B-3 District.
a. Building Plan as required in Sections 4.05 B. and 14.07 B. of the Zoning Ordinance.

b. Site Plan as required in Sections 4.05 C. and 14.07 C. of the Zoning Ordinance.

c. Drainage Plan as required in Section 4.05 D. and 14.07 E. of the Zoning Ordinance.

d. Landscape Plan as required in Sections 4.05 E. and 14.07 F. of the Zoning Ordinance.

e. Utility Plan as required in Sections 4.05 F. and 14:07 D. of the Zoning Ordinance.

f. Operational Plan, which includes:

(1) Compliance with State of Wisconsin Administrative Code, Department of Health and Family Services, Chapter HFS173, entitled Tattooing and Body Piercing , and Sections 252.23 through 252.245, Wisconsin Statutes.

(2) Installation of signage stating that no loitering is allowed on the premises.

(3) Statement of days and hours of operation.

(4) Restriction that no tattooing or body-piercing shall take place in public view from the building exterior.

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

ATTEST: _____ City Clerk
Debra L. Salas

APPROVED: _____ Mayor
Keith G. Bosman

Passed: March 18, 2013

Published: March 22, 2013

Drafted By:
MATTHEW A. KNIGHT
Deputy City Attorney

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	June 6, 2013	Item 4

By the City Plan Commission - Petition to Rezone properties at 2209 54th Street and 5410 22nd Avenue from B-2 Community Business District to RG-2 General Residential District in conformance with Section 10.02 of the Zoning Ordinance. (City Plan Commission/Covelli) (District #7) PUBLIC HEARING

LOCATION/SURROUNDINGS:

Site: 2209 54th Street and 5410 22nd Avenue

Neighborhood: Columbus

Vicinity Zoning/Land Use
North: B-2, RG-2/Parking Lot, Mixed Residential
South: RG-2/Single-Family Residential

East: IP/Columbus Park
West: RG-2/Mixed Residential

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Juliana, has been notified. Property owners within 100 feet of the proposed rezoning were notified. The Common Council is the final review authority.

ANALYSIS:

- On May 23, 2013, the City Plan Commission initiated the rezoning of the properties at 2209 54th Street and 5410 22nd Avenue from *B-2 Community Business District* to *RG-2 General Residential District*. The purpose of the rezoning is to zone the properties in conformance with the adopted *Comprehensive Land Use Plan for the City of Kenosha: 2035* which indicates the long-range plan for these properties as *Medium-High Density Residential.*

- Staff had a concern that these properties, currently zoned *B-2 Community Business District* , could develop commercially just north of the three (3) new City homes that were constructed in the last several years.

- Rezoning of the property to *RG-2 General Residential District* in conformance with the *Comprehensive Land Use Plan for the City of Kenosha: 2035* would negate this concern.

- The development of the property will have to be consistent with all City, State and Federal Ordinances and regulations. No immediate plans for development of the parcels is know at this time.

RECOMMENDATION:

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

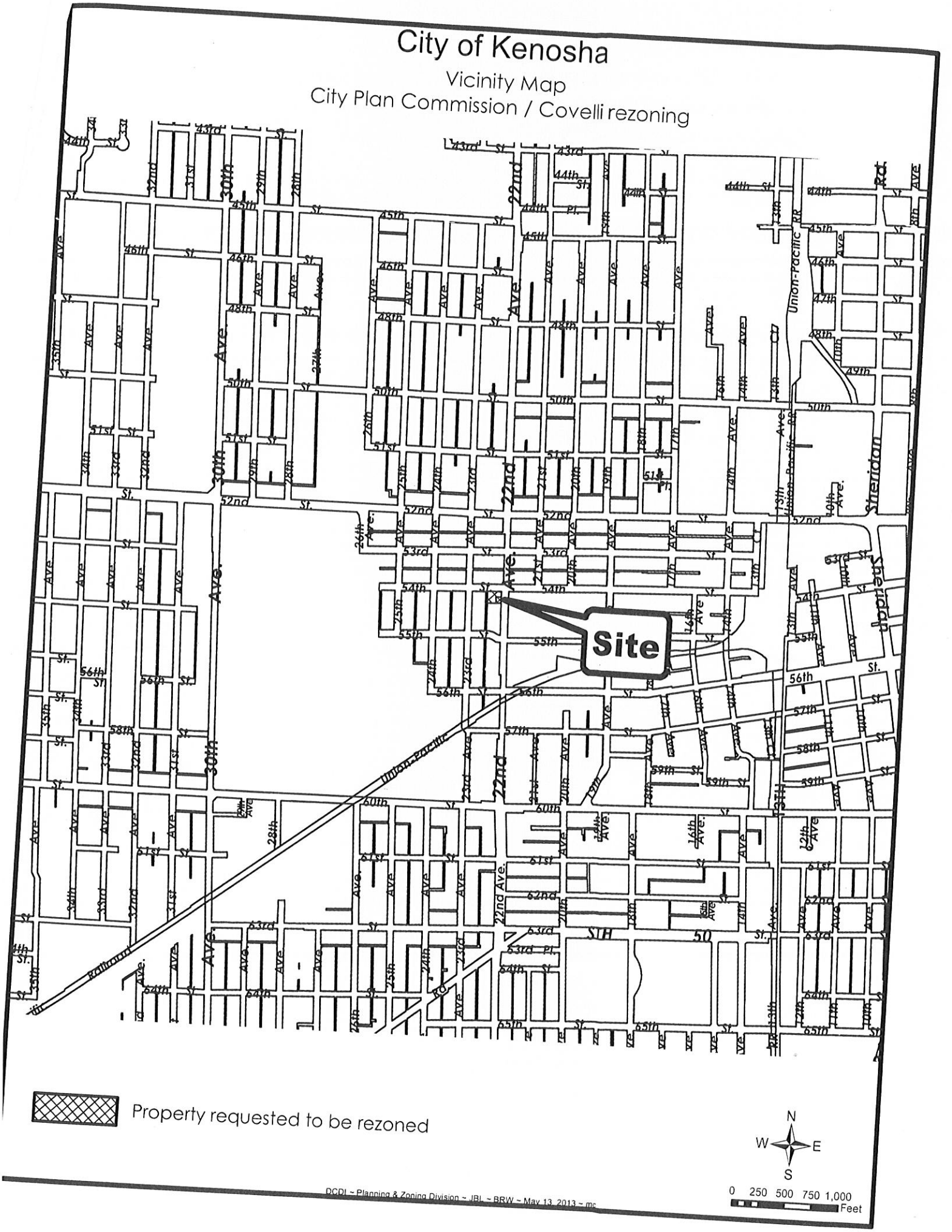
Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2013/JUNE6/fact-rezone-covelli.odt

City of Kenosha

Vicinity Map
City Plan Commission / Covelli rezoning



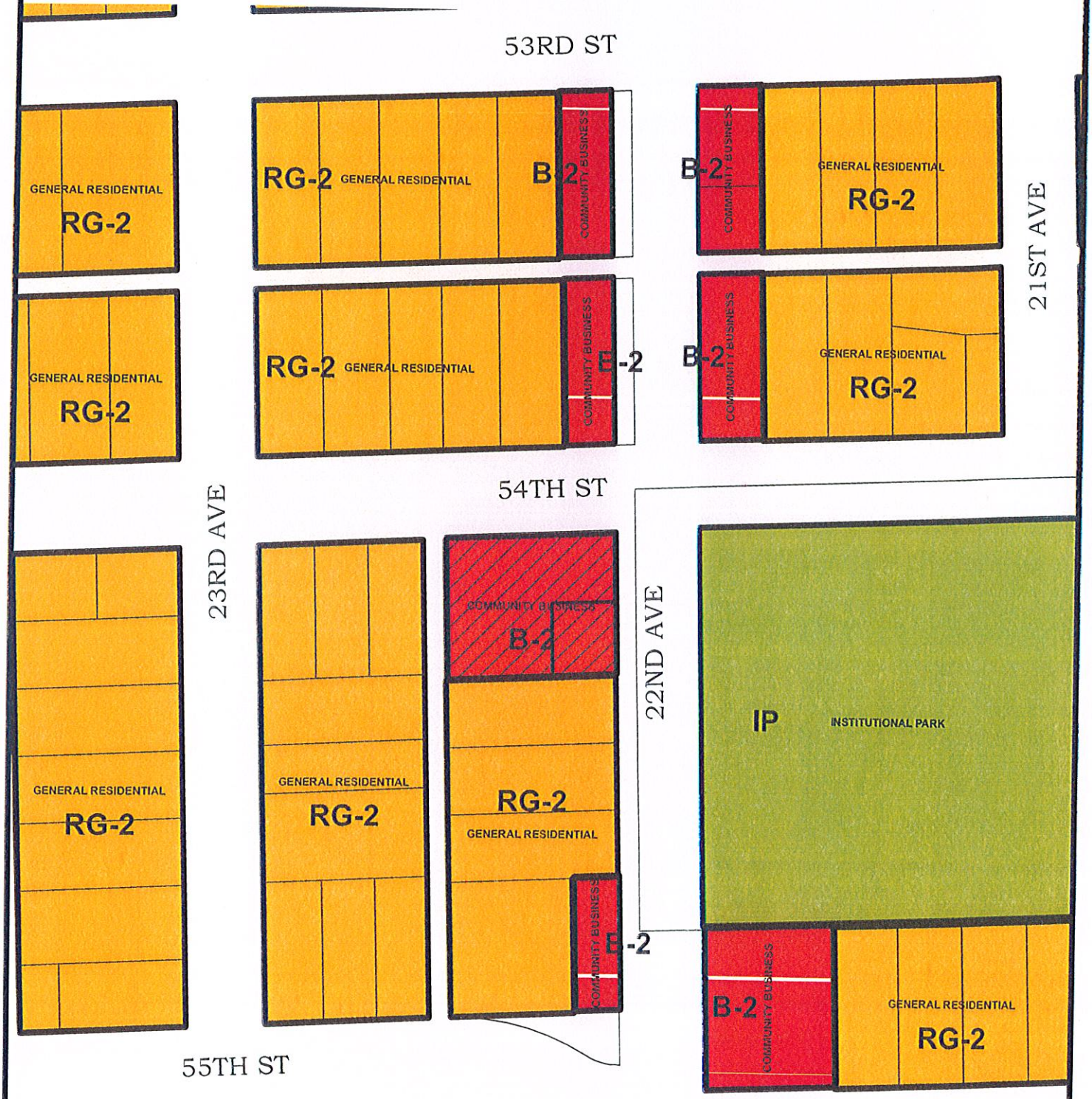
DCDL ~ Planning & Zoning Division ~ JBL ~ BRW ~ May 13, 2013 ~ mc

City of Kenosha

District Map
Rezoning

City Plan Commission/Covelli petition

Supplement No. Z5-13
Ordinance No. _____



Property requested to be rezoned from:

B-2 *Community Business to*
RG-2 *General Residential*

N
W E
S

0 20 40 60 80 100 Feet

DCDL ~ Planning & Zoning Division ~ JBL ~ BRW ~ May 13, 2013 ~ mc

City of Kenosha

Land Use Map
City Plan Commission/Covelli Rezoning

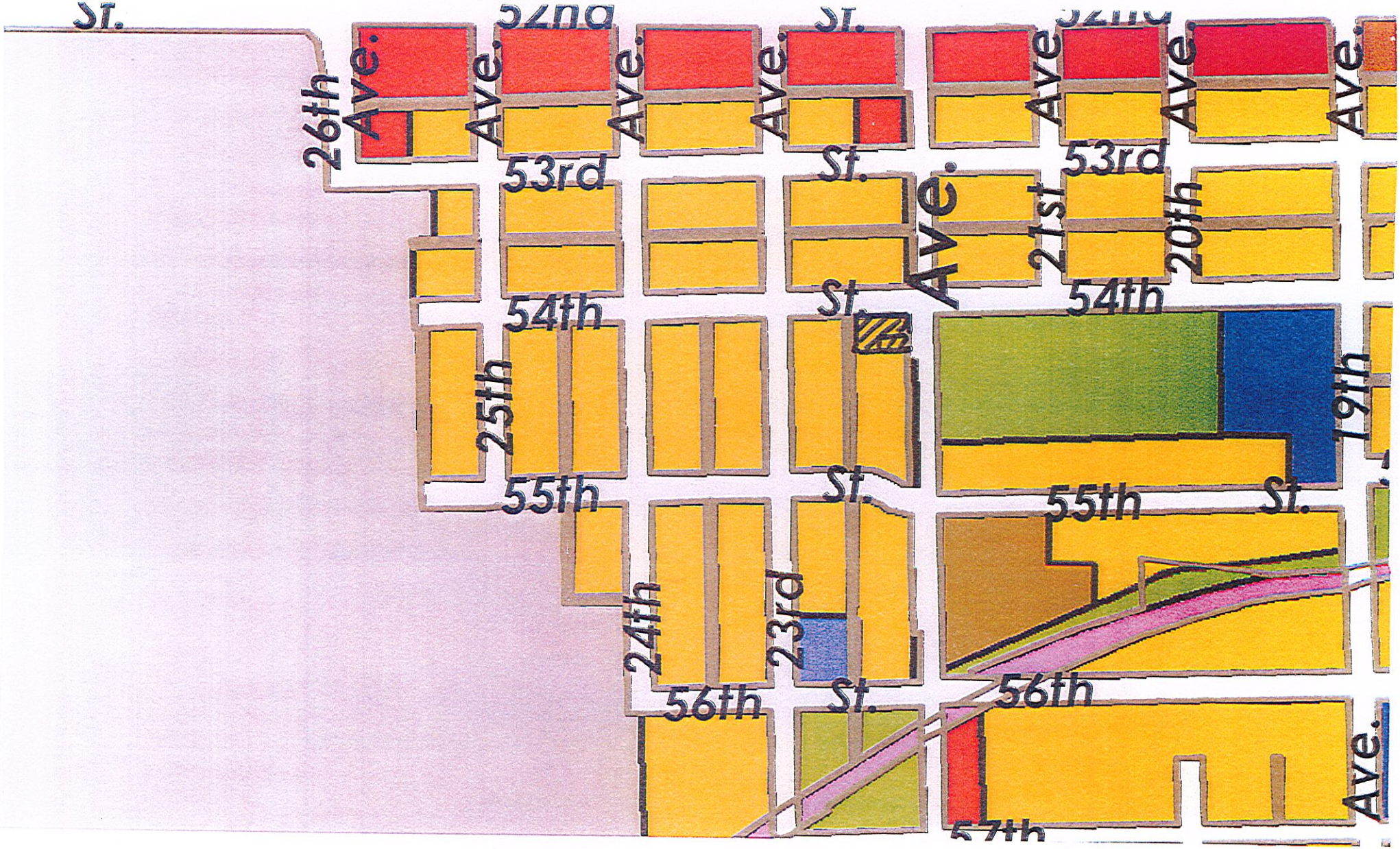
Property requested to be rezoned

N
W E
S

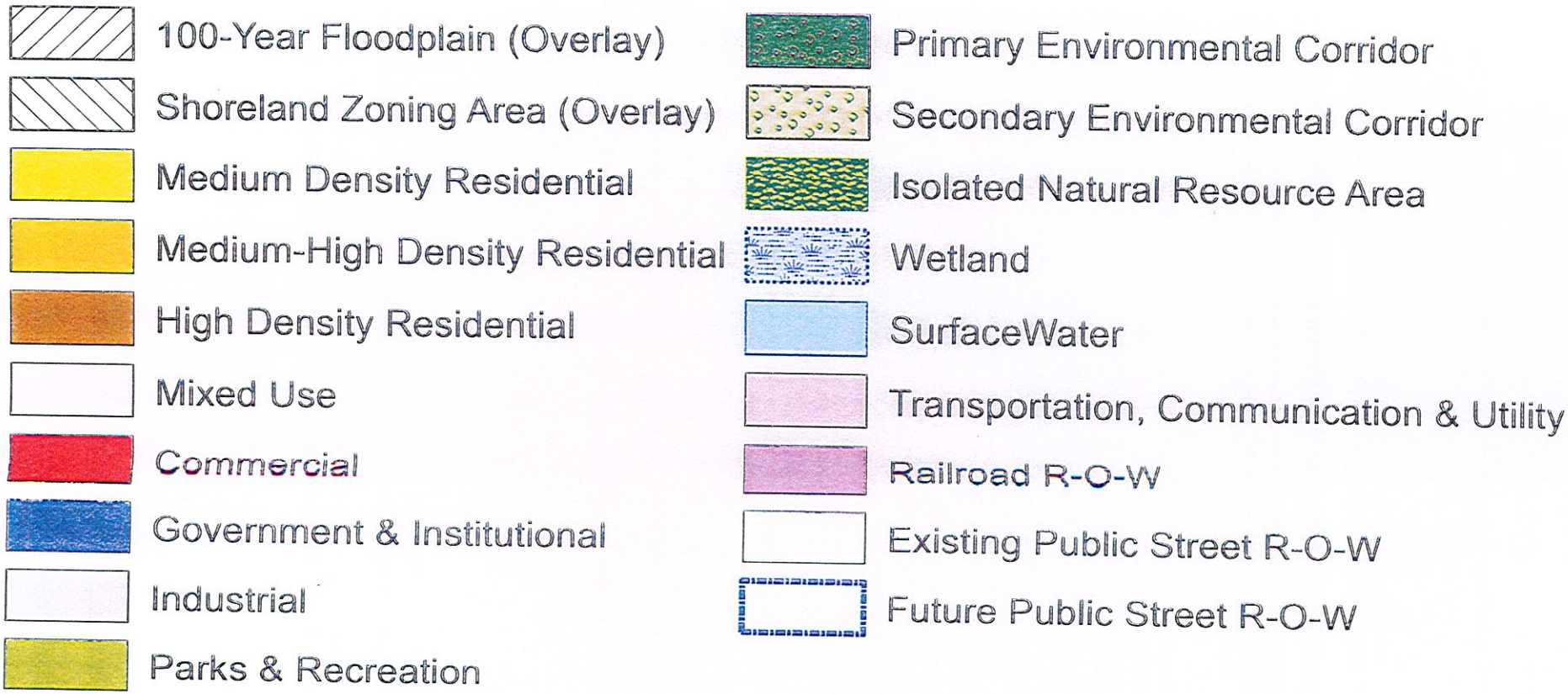
0 20 40 60 80 100 Feet

DCDL ~ Planning & Zoning Division ~ JBL ~ BRW ~ May 13, 2013 ~ mc

COMPREHENSIVE PLAN



Legend


100-Year Floodplain (Overlay)
Shoreland Zoning Area (Overlay)
Medium Density Residential
Medium-High Density Residential
High Density Residential
Mixed Use
Commercial
Government & Institutional
Industrial
Parks & Recreation
Primary Environmental Corridor
Secondary Environmental Corridor
Isolated Natural Resource Area
Wetland
SurfaceWater
Transportation, Communication & Utility
Railroad R-O-W
Existing Public Street R-O-W
Future Public Street R-O-W

·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

May 29, 2013

Notice of Public Hearing

Rezoning of property located at 2209 54th Street and 5410 22nd Avenue
(City Plan Commission/Covelli)

The City Plan Commission will hold a public hearing on a petition initiated by the City Plan Commission to rezone the properties at 2209 54th Street and 5410 22nd Avenue. The proposed rezoning would amend the zoning on the properties from *B-2 Community Business District* to *RG-2 General Residential District.* The rezoning request is to zone the properties in conformance with the *Comprehensive Land Use Plan for the City of Kenosha: 2035.*

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

Thursday, June 6, 2013 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, July 1, 2013 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 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	June 6, 2013	Item 5

City Plan Commission Resolution: To Amend the Land Use Plan Map for the City of Kenosha: 2035 rezoning property at 5901 60th Street. (Welcome Home Properties, LLC) (District #15) PUBLIC HEARING

LOCATION/SURROUNDINGS:

Site: 5901 60th Street
Zoned: RD Two-Family Residential

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Orth, 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 x. to amend the *Land Use Plan for the City of Kenosha: 2035* for the referenced properties from RD Two-Family Residential to IP Institutional Park.
- The adopted Comprehensive Plan designated this site, as *Medium-Density Residential*. This area has developed as residential.
- The owner of the property has requested the land use change to *Government and Institutional* to allow him to use the existing residence as a real estate office.

RECOMMENDATION:

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

Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2013/JUNE6/fact-cpcresol-welcomehome.odt

CITY PLAN COMMISSION RESOLUTION # __-13

By: City Plan Commission

To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035 Property at 5901 60th Street (Welcome Home Properties, LLC)

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 *Medium-Density Residential* to *Government and Institutional*, as mapped on the attached Map C3-13 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 C3-13.

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 _____ , 2013

ATTEST: _____
Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVE: _____
Mayor Keith Bosman, Chairman of City Plan Commission

DRAFTED BY: COMMUNITY DEVELOPMENT & INSPECTIONS
/u2/acct/cp/ckays/1CPC/2013/JUNE6/resol-cpc-amdmap-welcomehome.odt

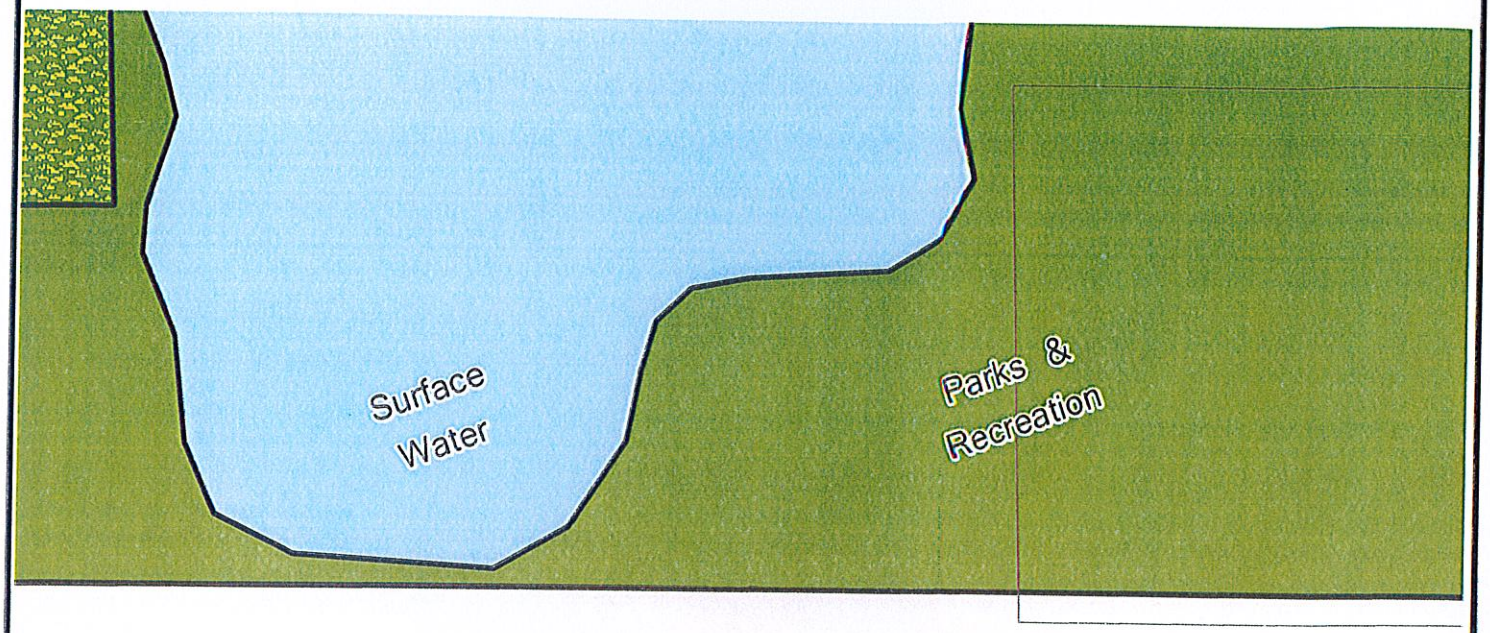
City of Kenosha

Comprehensive Plan Amendment

Welcome Home Properties Petition

Supplement No. C3-13

Ordinance No. _____



60TH ST

Property requested to be changed from:

Medium-Density Residential to Government & Institutional

N
W E
S

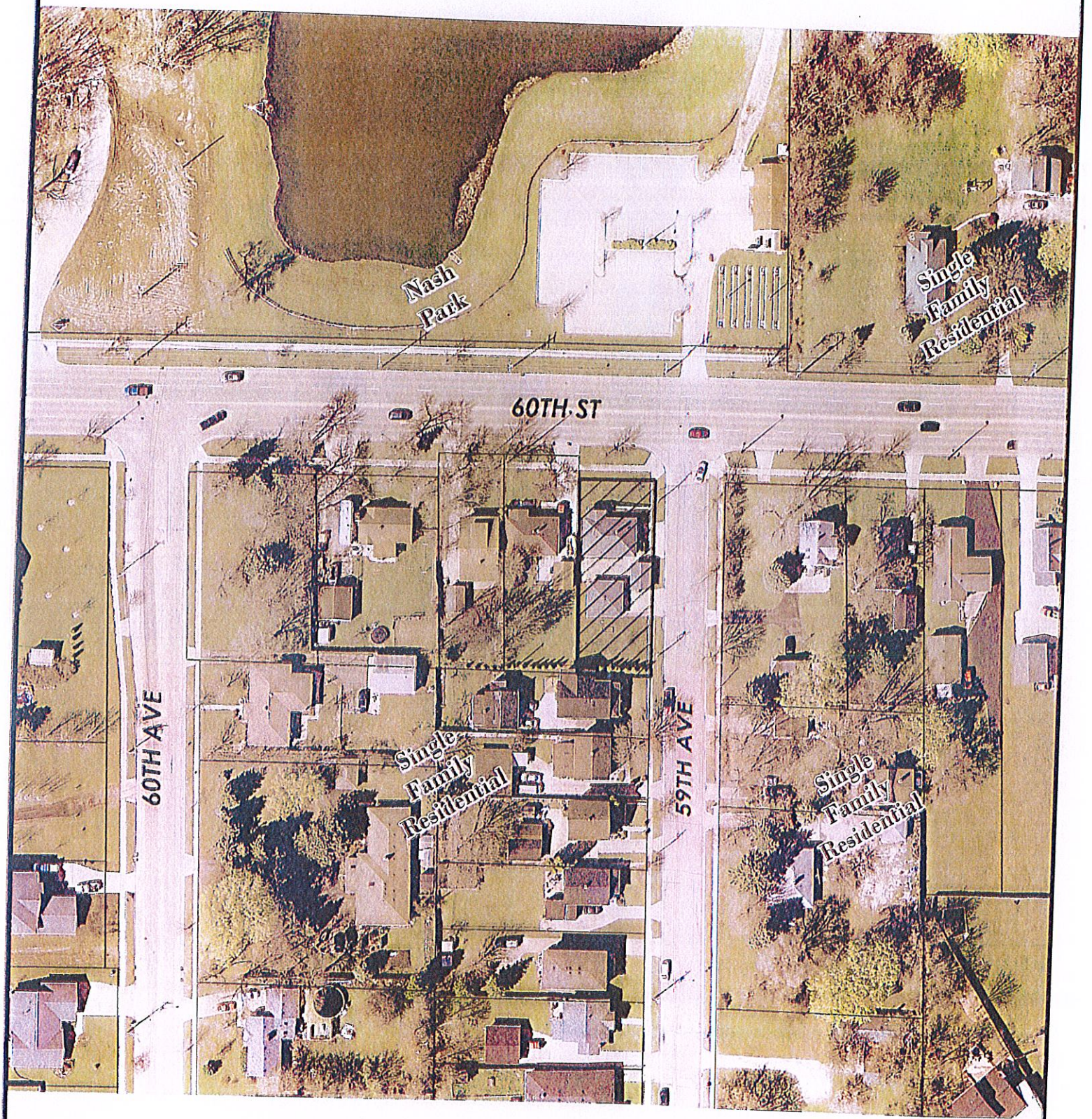
0 10 20 40 60 80 Feet

DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ May 1, 2013 ~ mc

City of Kenosha

Land Use Map

Welcome Home Properties rezoning



Property requested to be rezoned

N
W E
S

0 20 40 60 80 100 Feet

DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ 1 May, 2013 ~ m

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	June 6, 2013	Item 6

By the City Plan Commission - To Create Subsection 18.02 x. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (Welcome Home Properties, LLC) (District #15) PUBLIC HEARING

LOCATION/SURROUNDINGS:

Site: 5901 60th Street

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Orth, 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 C3-13, which identifies the Amendment to the Land Use Plan located in the Comprehensive Plan. The Amendment will change the land use designation for the reference properties from *Medium Density Residential* to *Government and Institutional.*

RECOMMENDATION:

A recommendation is made to approve the proposed Zoning Ordinance.

B. R. C.

Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2013/JUNE6/fact-zo-1802x.odt

ORDINANCE NO. _____

SPONSOR: CITY PLAN COMMISSION

TO CREATE SUBSECTION 18.02 x. 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 x. of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby created as follows:

x. By map C3-13 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

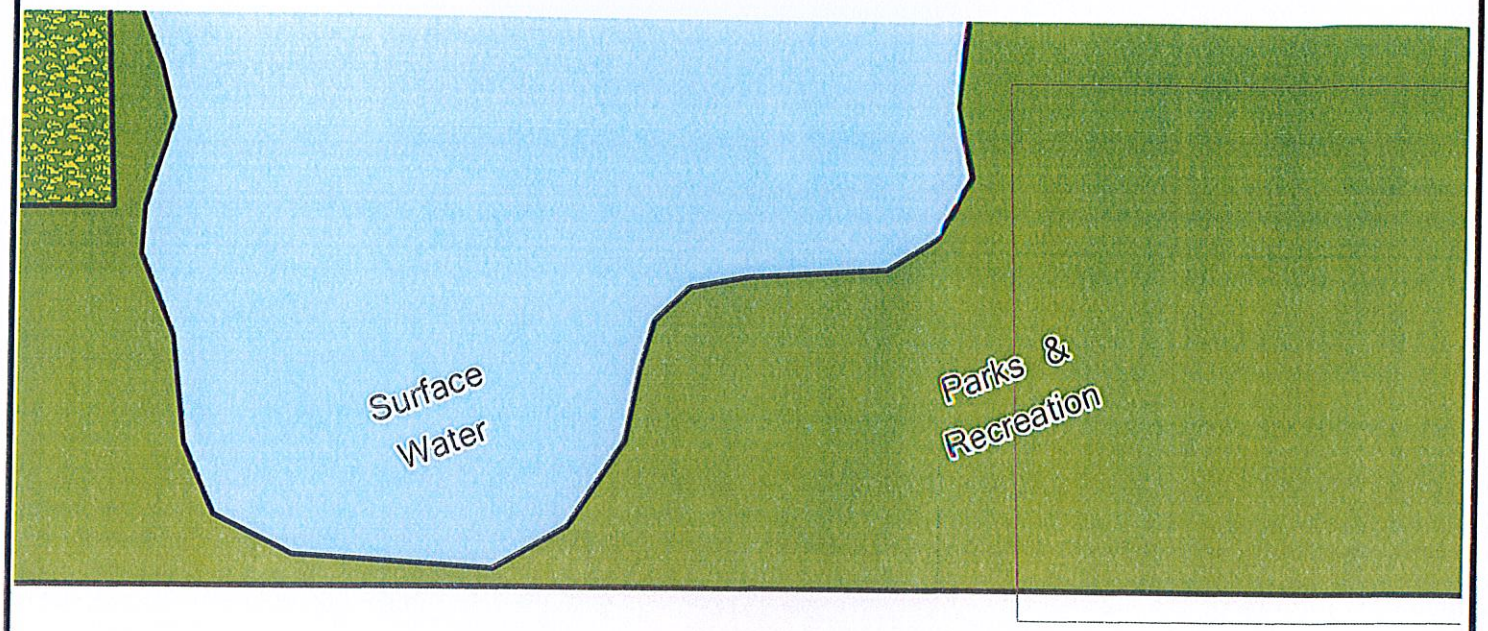
City of Kenosha

Comprehensive Plan Amendment

Welcome Home Properties Petition

Supplement No. C3-13

Ordinance No. _____



Property requested to be changed from:

Medium-Density Residential to Government & Institutional

N
W E
S

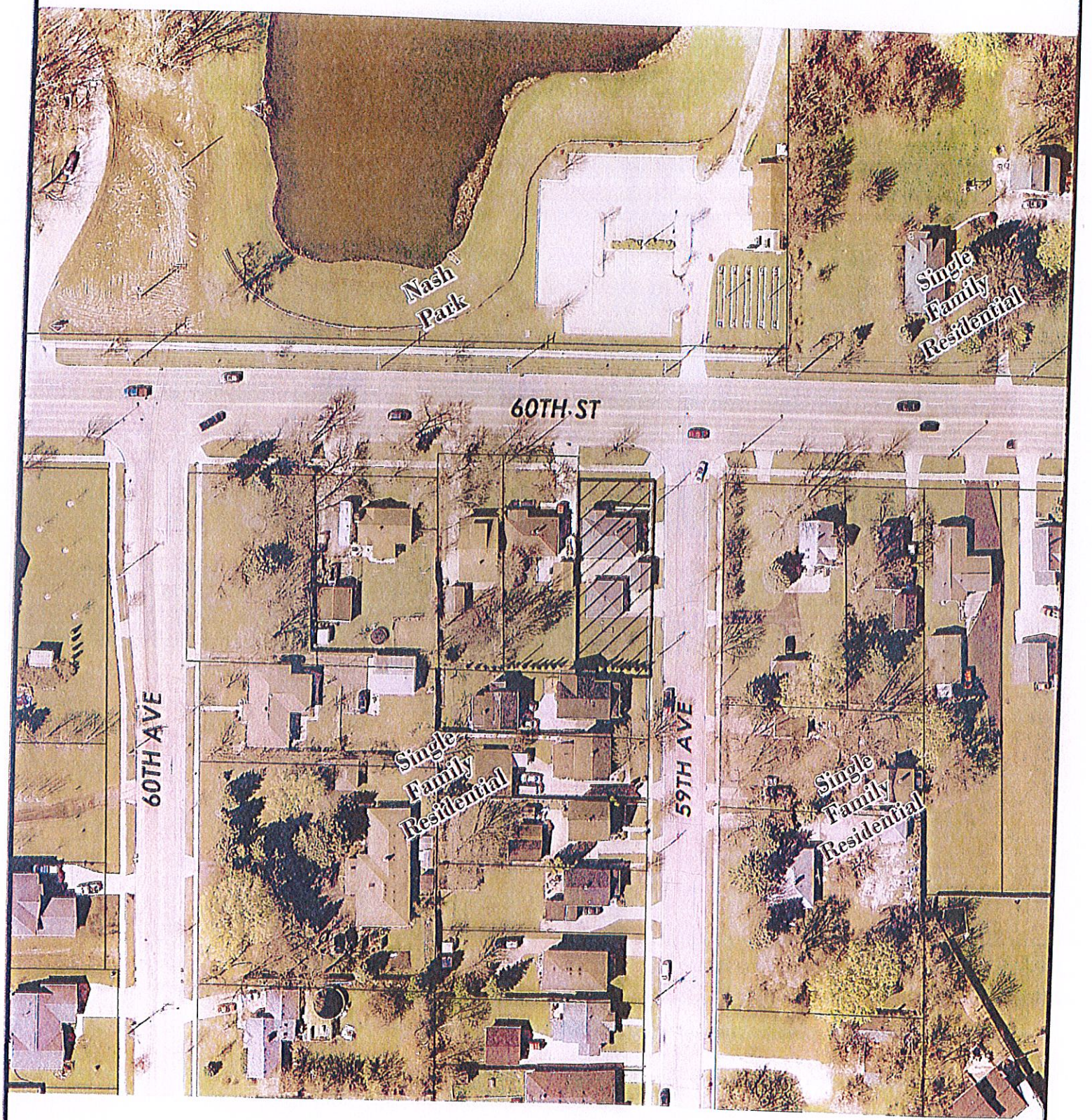
0 10 20 40 60 80 Feet

DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ May 1, 2013 ~ mc

City of Kenosha

Land Use Map

Welcome Home Properties rezoning



Property requested to be rezoned

N
W E
S

0 20 40 60 80 100 Feet

DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ 1 May 2013 ~ mp

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	June 6, 2013	Item 7

By the Mayor - Petition to Rezone property at 5901 60th Street from RD Two-Family Residential to IP Institutional Park in conformance with Section 10.02 of the Zoning Ordinance. (Welcome Home Properties, LLC) (District #15) PUBLIC HEARING

LOCATION/SURROUNDINGS:

Site: 5901 60th Street

Neighborhood: Stocker

Vicinity Zoning/Land Use
North: IP/Nash Park
South: RD/Single-Family Residential
East: RS-2/Single-Family Residential
West: RD/Single-Family Residential

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Orth, as well as the Alderman of the adjacent district, Alderman Gordon, have 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 *RD Two-Family Residential* to *IP Institutional Park*. The purpose of the rezoning is to use the existing residence as a real estate office.
- Rezoning of the property to *IP Institutional Park* is compatible with the existing land uses in the area, but is not in conformance with the adopted Comprehensive Land Use Plan. The Amendment to the Comprehensive Plan is included on this agenda and must be approved to approve the rezoning.
- When Staff considered this Rezoning petition, several factors led us to a recommendation of approval.
  - First the property is on a corner, not mid-block, so there are less adjacent neighbors.
  - Second, IP zoning is across the street in Nash Park.
  - Third, the property is on a busy arterial street which does not usually favor residential zoning
  - Finally, given the small lot size, it is highly unlikely that anyone could raze the existing residential structure and construct a new IP-type use that would be detrimental to the neighborhood.
- The final development will also be required to be in compliance with the applicable City and State Ordinances, Codes and development standards.
- The rezoning will be compatible with the surrounding land uses and the amended Comprehensive Land Use Plan.

RECOMMENDATION:

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

B. R. C.

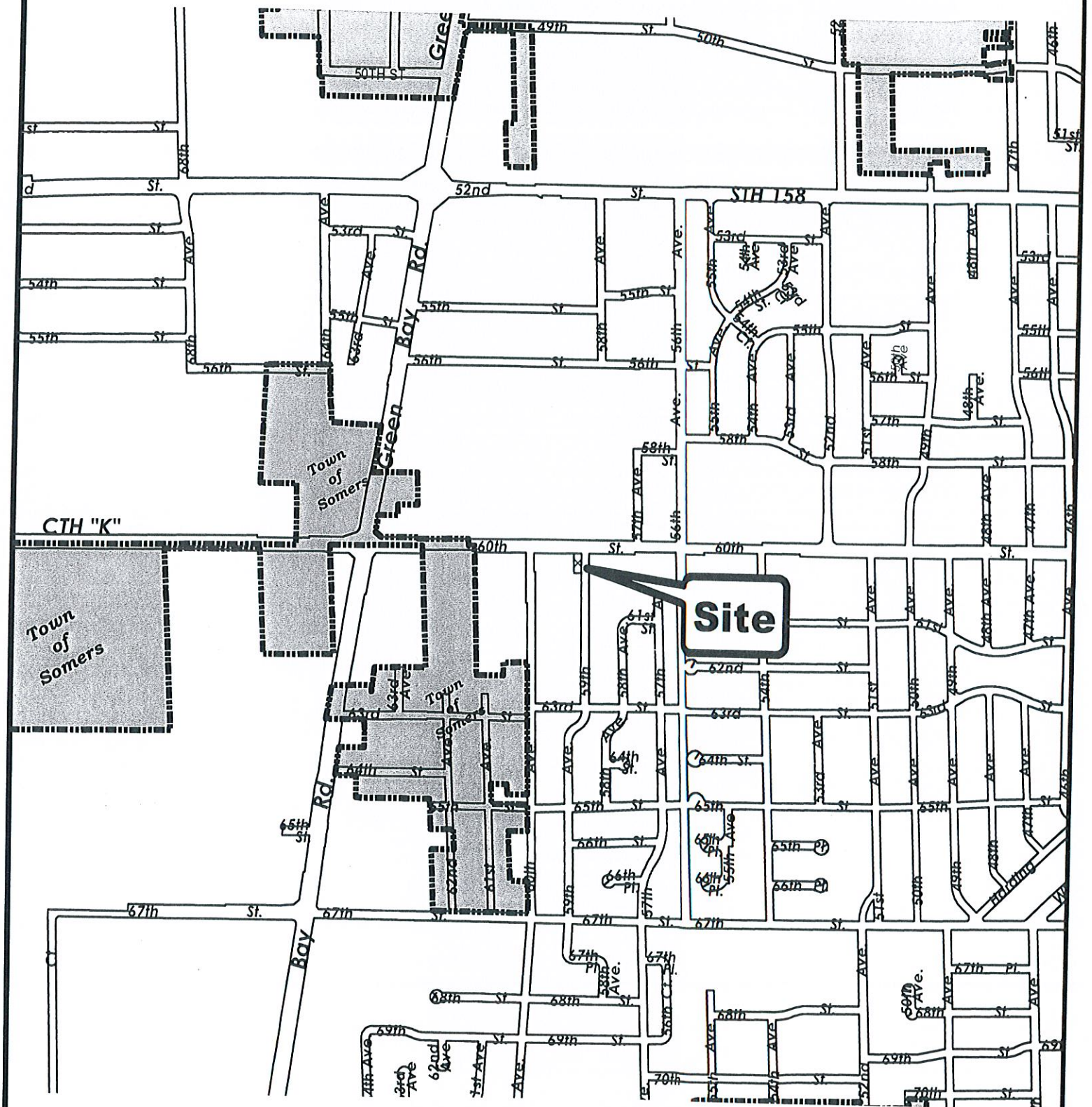
Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2013/JUNE6/fact-rezone-welcomehome.odt

City of Kenosha

Vicinity Map
Welcome Home Properties rezoning



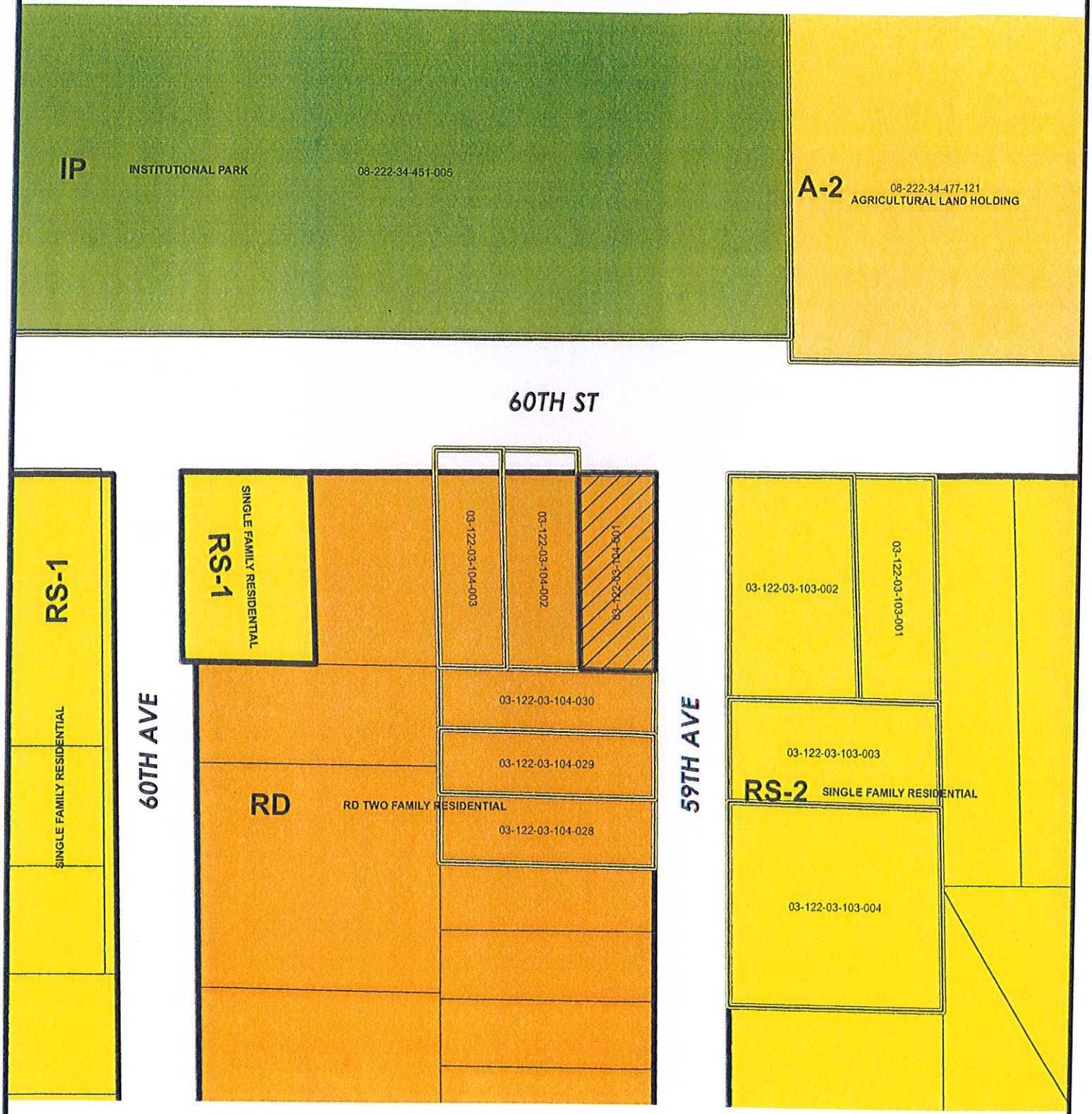
DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ 1 May 2013 ~ mc

City of Kenosha

District Map
Rezoning

Welcome Home Properties petition

Supplement No. Z4-13
Ordinance No. _____



Property requested to be rezoned from:

RD Two Fmaily Residential to
IP Institutional Park

N
W E
S

0 20 40 60 80 100
Feet

DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ 1 May 2013 ~ mc

City of Kenosha

Land Use Map

Welcome Home Properties rezoning

Property requested to be rezoned

N
W E
S

0 20 40 60 80 100 Feet

DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ 1 May, 2013 ~ mc

April 24th, 2013

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 5901 60th St. Kenosha, WI be rezoned from RD – Residential to IP – Institutional Park. The purpose of the rezoning is to permit the use of the property to be a small real estate agency office.

Please inform me of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to Welcome Home Properties & Management, LLC at 9320 67th St. Kenosha, WI. I can be reached at (262) 909-8700 if there are any questions regarding my request for the rezoning.

Sincerely,

Aaron Kohlmeier
Welcome Home Properties & Management, LLC

Development Review Application
City of Kenosha, Wisconsin

Mailing Information

NAME OF PROJECT: _____

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

(●) Name and Address of Applicant [Please print]:
Welcome Home Properties & Management LLC
9320 67th St.
Kenosha, WI 53142
Aaron Kohlmeier - Managing Member

Phone: (262) 909-8700
Fax: (262) 948-1915
E-Mail: akohlmeier@gmail.com

( ) Name and Address of Architect/Engineer [Please print]:

Phone:
Fax:
E-Mail:

( ) 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): 5901 60th St.
Kenosha, WI 53142

Type of Land Development

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

[ ] Certified Survey Map	Section 1	Page 3
[ ] Concept Review (*Land Division*)	Section 2	Page 4
[ ] Concept Review (Multi-Family Residential or Non-Residential)	Section 3	Page 5
[ ] Conditional Use Permit	Section 4	Pages 6 & 7
[ ] Developer's Agreement	Section 5	Page 8
[ ] Final Plat	Section 6	Pages 9 & 10
[ ] Lot Line Adjustment Survey	Section 7	Page 11
[ ] Preliminary Plat	Section 8	Pages 12 & 13
[✓] Rezoning	Section 9	Pages 14 & 15
[ ] 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

·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

May 29, 2013

Notice of Public Hearing

Rezoning of property located at 5901 60th Street (Welcome Home Properties, LLC)

The City Plan Commission will hold a public hearing on a petition submitted by Welcome Home Properties, LLC to rezone their property at 5901 60th Street. The proposed rezoning would amend the zoning on the property from *RD Two-Family Residential District* to *IP Institutional Park*. The rezoning request is to use the existing residence as a real estate office.

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 *Medium High-Density Residential* to *Government and Institutional*.

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

Thursday, June 6, 2013 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, July 15, 2013 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