

| | | |
|--|---|--|
| <p>Municipal Building 625 52nd Street – Room 202</p> | <p><i>Kenosha City Plan Commission</i> <i>Agenda</i></p> | <p>Thursday, June 7, 2012 5:00 p.m.</p> |
| <p><i>Mayor Keith Bosman - Chairman, Alderman Kevin Mathewson - Vice-Chairman Alderman Anthony Kennedy, Alderman Jan Michalski, Robert Hayden, Anderson Lattimore, Jessica Olson and Ron Stevens</i></p> | | |

Call to Order and Roll Call

Approval of Minutes from May 10, 2012

1. By the Mayor - Resolution to approve a Certified Survey Map for property at 2908 33rd Avenue. (Vena) (District #6) PUBLIC HEARING
2. Resolution to approve a two-lot Certified Survey Map in the Extraterritorial Plat Review area of the Town of Paris at 13215 7th Street. (Myers) PUBLIC HEARING
3. Request to extend the Conditional Use Permit for a 1,875 s.f. addition to Aurora Medical Center at 10400 75th Street. (Aurora Medical Center) (District #16) PUBLIC HEARING
4. By Alderperson Jesse Downing - To Create Sub Paragraphs 3.17 B.4., 3.18 B.4., and 6.01 F.26.e. of the Zoning Ordinance to allow golf and/or batting range uses as a permitted accessory use in manufacturing districts. 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 10, 2012

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

STAFF PRESENT: Jeffrey B. Labahn, Rich Schroeder and Mike Callovi

Others Present: Alderman Bogdala and Alderman Ruffolo

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

The oath of office was given to Common Council President-designated Alderman Mathewson; Parks Committee representative Alderman Kennedy and Public Works Committee representative Alderman Michalski.

A motion to approve the minutes from March 22, 2012 was made by Alderman Michalski and seconded by Mr. Lattimore. The motion passed unanimously. (Ayes 8; Nays 0).

Mayor Bosman explained the City is asking to defer Items 1 through 4, for two (2) weeks, after they are read and a public hearing is held. The deferral is to allow time to work with FEMA to resolve issues. Items 1 through 4 were read.

1. **City Plan Commission Resolution to Amend the Comprehensive Plan for the City of Kenosha: 2035, regarding the FEMA Flood Insurance Rate Maps. PUBLIC HEARING**
2. **By the Mayor - To Rezone various properties located in the City of Kenosha in accordance with the Federal Emergency Management Agency Flood Insurance Rate Maps with an effective date of June 19, 2012. PUBLIC HEARING**
3. **By the City Plan Commission - To Create Subsection 18.02 q. of the Zoning Ordinance to adopt the revised FEMA Flood Insurance Rate Maps. PUBLIC HEARING**
4. **By the Mayor - To Create, Repeal and Recreate various sections of the Zoning Ordinance Regarding Floodplains for the City of Kenosha to conform with FEMA and DNR regulations. PUBLIC HEARING**

Jeffrey B. Labahn, Director of Community Development & Inspections, directed the Commission to a letter which was sent to FEMA. This letter elaborates the concerns with the maps and floodplain areas.

Rich Schroeder, Deputy Director, said the current maps are from 1996 and FEMA updates them on a rotating basis. Staff had concerns with some of the map updates and brought this to FEMA's attention. The concerns were not addressed. Staff is still working with FEMA to address these concerns. Staff has asked for an extension to the

map adoption deadline of June 19, 2011. These items will be brought back to the May 24, 2012 City Plan Commission meeting.

Public hearing opened.

Alderman David Bogdala, 7101 96th Avenue, District #17, said he skeptical about the deferral. Alderman Bogdala does not support the approval of the current maps. Alderman Bogdala feels if the maps are approved it will devalue the homes involved and the home owners will need to buy flood insurance. Alderman Bogdala suggests to reject the maps presented and provide corrected maps.

J. Michael McTernan, Alia, DuMez, Dunn & McTernan, 6633 Green Bay Road, is the attorney representing the Strawberry Creek area. Mr. McTernan said they did everything required of them so this would not happen. Mr. McTernan supports the deferral of the maps.

Stephen Retherford, 8307 64th Street, lives in Leona's Subdivision. Mr. Retherford said according to FEMA there was a 6 month period plus 90 days before the effective date that the home owners should have known about this issue. Mr. Retherford said flood insurance for his home will be \$3,000 per year and he is frustrated this issue has gotten to this point.

Gail Greenhoe, 8218 61st Street, is upset they were not notified earlier and said the City needs to take care of this. Ms. Greenhoe does not support adoption of the current maps.

Kyle DeWitt, 6227 82nd Avenue, is upset they were not notified earlier, it is evident these maps need correction. Mr. DeWitt supports a deferral.

Mario Del Real, 8214 65th Place, does not support adoption of the maps. The incorrect maps will affect the community and economy.

Randy Ehlert, 8304 64th Street, does not support adoption of the maps. This is not fair to put us in the floodplain when we aren't in a floodplain.

Gary Jeffson, 8206 65th Place, does not support adoption of the maps.

Public hearing closed.

Ms. Olson asked if we can get the "90 day time period" back. Mr. Schroeder explained this was published in the Kenosha News in 2008. The City had concerns with the maps and requested a meeting with FEMA. FEMA advised they were making changes. On December 19, 2011 we were told to move forward, and that the City could view the revised maps online. The maps were not made available to us until February 2012. We can't get the 90 days back, but we have asked for an extension to the adoption.

Alderman Michalski asked what happens if we don't adopt the maps from FEMA? Mr. Schroeder said if they are not adopted, the City is suspended from the Flood Insurance Program and home owners would have to go to a private source to obtain insurance. This would be at a much higher rate. If there are any disasters in the flood hazard area, we could not get any money for damages or repairs. Alderman Michalski asked if we would be impacted by a tornado. Mr. Schroeder said, yes, potentially in some areas.

Alderman Michalski said can we adopt the majority of the plan, excluding two (2) specific areas, the areas in question? Mr. Schroeder said FEMA has indicated we cannot do this. The City is working with Congressman Ryan and his office on how we can adopt the correct maps and exclude the maps with issues.

Alderman Kennedy asked if the City can use the DNR and SEWRPC to help influence FEMA. Mr. Schroeder said we are already using them. Alderman Kennedy asked if there is conflicting information in the Great Lakes contract that could support our efforts. Mr. Labahn said that information relates to the drainage area, that information does not specifically relate to this, but we can investigate. Alderman Kennedy said so if we reject the maps, we will get suspended from the FEMA program. Mr. Schroeder said correct. Alderman Kennedy asked if we will not get any money from the Federal Government? Mr. Schroeder said the property owner would not be able to purchase flood insurance from FEMA. There may also be other financial impacts to the City. Alderman Kennedy asked why are there so many maps? Mr. Schroeder said the maps you have are all properties in the City impacted by the flood maps and what their zone will be.

Mr. Stevens said it must be frustrating for a home owner. If the City denies the maps, would it have a greater impact and show FEMA we are serious about demanding some changes? Mr. Labahn said the City Plan Commission is an adviser to the Common Council. We are asking for a deferral tonight so we can get more information to you. You can approve, deny, defer or move the items forward with no recommendation. Mayor Bosman added that if we move forward here, the Common Council would hear this item on May 21st, there is already a public hearing scheduled for the 21st.

Mr. Lattimore asked if Common Council does not approve the maps, does flood insurance stop then? or on June 19, 2012 on the final deadline? Mr. Schroeder said the maps take affect on June 19, 2012, regardless of the City's action.

Mr. Hayden asked if we defer tonight, will it still go on to Common Council in 2 weeks? Mr. Labahn said it will be on the May 21st Common Council agenda as second reading. Mayor Bosman asked if the Council could take action? Mr. Labahn said not without action by the City Plan Commission.

Alderman Kennedy asked when the next City Plan Commission meeting could be held? Can we meet between now and May 21st so we can give a recommendation to the Council. Mr. Labahn said we won't have a substantial amount of additional information in that time frame. We could hold a special meeting just prior to Council on the 21st.

A motion was made by Alderman Kennedy and seconded by Mr. Olson to defer the items until a special meeting by the City Plan Commission to be held prior to Council on May 21, 2012. The motion failed. (Ayes 2; Noes 6)

Mayor Bosman recognized Alderman Bogdala. Alderman Bogdala said I would suggest you deny these items, this would give further weight to what we are already doing. Alderman Bogdala said he supports a denial rather than a deferral.

Mayor Bosman said if we support a denial, that also says there is nothing here worth approving. The denial would say something.

A motion was made by Mr. Stevens and seconded by Alderman Michalski to deny Item 1, the City Plan Commission Resolution. On roll call vote, the motion passed. (Ayes 6;

Noes 2) *Alderman Kennedy and Ms. Olson voted no.*

A motion was made by Mr. Stevens and seconded by Alderman Mathewson to deny Item 2, the Rezoning of properties. On roll call vote, the motion passed. (Ayes 6; Noes 2) *Alderman Kennedy and Ms. Olson voted no.*

A motion was made by Alderman Mathewson and seconded by Alderman Michalski to deny Item 3, the Zoning Ordinance 18.02 q. On roll call vote, the motion passed. (Ayes 6; Noes 2) *Alderman Kennedy and Ms. Olson voted no.*

A motion was made by Alderman Mathewson and seconded by Alderman Michalski to deny Item 4, the Zoning Ordinance regarding Floodplains. On roll call vote, the motion passed. (Ayes 6; Noes 2) *Alderman Kennedy and Ms. Olson voted no.*

The Commission took a 5 minute recess at this time.

5. Petition to Rezone properties at 5031 and 5035 28th Avenue from M-2 Heavy Manufacturing District to RG-1 General Residential District in conformance with Section 10.02 of the Zoning Ordinance. (Evans/Chairez) (District #7) PUBLIC HEARING

Public hearing opened.

Don Evans, 5035 28th Avenue, was available for questions.

Public hearing closed.

Mr. Schroeder showed a video of the site.

Ms. Olson asked why the rezoning was requested. Mr. Evans said they recently purchased the property and requested the rezoning to prevent future problems to improve or refinance the property.

Alderman Kennedy asked if the sewer pipes between a residential or commercial property are different. Mr. Labahn said infrastructure is not impacted by the zoning.

A motion was made by Ms. Olson and seconded by Alderman Kennedy to approve the rezoning. The motion passed. (Ayes 8; Noes 0)

Mayor Bosman asked that Items 6, 7 and 8 be taken together for public hearing purposes. All items were read.

6. City Plan Commission Resolution to Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035, regarding property at 720 59th Place. (Varin/Library Park, LLC) (District #2) PUBLIC HEARING

7. Petition to Rezone property at 720 59th Place from IP Institutional Park District to B-4 Mixed-Use District in conformance with Section 10.05 of the Zoning Ordinance. (Varin/Library Park, LLC) (District #2) PUBLIC HEARING

8. By the Mayor - To Create Subsection 18.02 r. of the Zoning Ordinance to amend the Land Use Map for the City of Kenosha: 2035. (Varin/Library Park, LLC) (District #2) PUBLIC HEARING

Public hearing opened.

David Nankin, representative of Varin Realty, 1694 First Street, Highland Park, IL, and Mark Molinaro, Partners in Design Architects, 600 52nd Street, were available for questions. They explained they plan to remodel the building into 42 residential units. They will also demolish an "addition" that is not needed to create parking spaces.

Alderman Chris Schwartz, 402 65th Street, supports the project.

Public hearing closed.

Mr. Schroeder showed a video of the structure.

Alderman Michalski supports the project and agrees the apartments are a good way to reuse and preserve the building. Alderman Michalski is concerned about the potential of WHEDA apartments.

Ms. Olson supports the project, great idea.

Mayor Bosman is pleased to see the plan moving forward.

Alderman Kennedy asked what is the deciding factor between a ramp and surface parking plan. Mr. Nankin said it depends on the use of the building. Alderman Kennedy said he likes the deck parking.

A motion was made by Mr. Stevens and seconded by Ms. Olson to approve Item 6, the City Plan Commission Resolution. The motion passed. (Ayes 8; Noes 0)

A motion was made by Mr. Stevens and seconded by Ms. Olson to approve Item 7, the Rezoning. The motion passed. (Ayes 8; Noes 0)

A motion was made by Mr. Stevens and seconded by Ms. Olson to approve Item 8, the Zoning Ordinance 18.02 r. The motion passed. (Ayes 8; Noes 0)

Mayor Bosman asked that Items 9, 10 and 11 be taken together for public hearing purposes. All items were read.

9. City Plan Commission Resolution to Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035, regarding property at 6325 120th Avenue. (The Landri Hub, LLC) (District #16) PUBLIC HEARING

10. Petition to Rezone a portion of the property at 6325 120th Avenue from C-1 Upland Resource Conservancy District to B-2 Community Business District and a portion of the property from B-2 Community Business District to C-1 Upland Resource Conservancy District in conformance with Section 10.05 of the Zoning Ordinance. (The Landri Hub, LLC) (District #16) PUBLIC HEARING

11. By the Mayor - To Create Subsection 18.02 s. of the Zoning Ordinance to amend the Land Use Map for the City of Kenosha: 2035. (The Landri Hub, LLC) (District #16) PUBLIC HEARING

Public hearing opened.

Mike Honold, 6325 120th Avenue, asked the Commission to forward these items to the Common Council contingent on the SEWRPC concurrence letter.

Alderman Bogdala, District #17, said Alderman Downing could not be here tonight, and this property was previously in his district. Alderman Bogdala does not support the deferral and suggests the items be moved forward to the Common Council. The Council will work out the details.

Public hearing closed.

Mr. Schroeder said the applicant wants to adjust the environmental corridor. In all other applications, we have waited for the concurrence from SEWRPC. The applicant is requesting to move forward without this concurrence. The question becomes do you want to move forward without this concurrence from SEWRPC.

Mr. Hayden asked when we will receive this letter. Mr. Schroeder said he expects it sometime this month, hopefully before the next City Plan meeting. Mr. Hayden asked if it is generally favorable. Mr. Schroeder said they sometimes agree and sometimes disagree. SEWRPC goes on site and reviews request.

Alderman Kennedy asked when did the Staff recommendation change. Mr. Schroeder said it is noted in the report that the recommendation could change if we did not receive the report, we thought we would have it by now. Alderman Kennedy said if the item was not ready, it should have been pulled from the agenda. Mr. Schroeder said the applicant is entitled to be heard and requested that it be placed on the agenda.

A motion was made by Alderman Kennedy and seconded by Mr. Stevens to approve Item 9, the City Plan Commission Resolution after a favorable SEWRPC report is received or the item is to be sent back to the City Plan Commission. The motion passed. (Ayes 8; Noes 0)

A motion was made by Ms. Olson and seconded by Alderman Michalski to approve Item 10, the Rezoning after a favorable SEWRPC report is received or the item is to be sent back to the City Plan Commission. The motion passed. (Ayes 8; Noes 0)

A motion was made by Ms. Olson and seconded by Alderman Michalski to approve Item 11, the Zoning Ordinance 18.02 s. after a favorable SEWRPC report is received or the item is to be sent back to the City Plan Commission. The motion passed. (Ayes 8; Noes 0)

12. Conditional Use Permit for a contractor's storage yard to be located at 9009 58th Place. (Pieper Electric) (District #16) PUBLIC HEARING

Public hearing opened.

Tod Winter, 4913 89th Place, representative from Pieper Electric, was available for questions.

Public hearing closed.

Mr. Labahn noted that on the Conditions of Approval, Item 2.a. regarding the fence details, the concern is this area will be very visible and Staff is concerned there will be appropriate screening. Also, there are covenants that govern BPOK.

Alderman Kennedy asked what is applicant proposing. Mr. Winters said the other fencing in the park is chain link fence. Mr. Winters added they do not agree with the covenants and no one abides by them. Our other option is to buy a building elsewhere, not in Kenosha.

Alderman Kennedy asked if there is any agreement between the applicant and the landlord. Mr. Labahn said Staff has made an attempt to work with the applicant to resolve this issue before coming to the meeting, but the applicant wants to move forward and see if it will be approved with his request. Alderman Kennedy said, whatever happens at this meeting, I am requesting the applicant to bring the "proposed fence material" to the Common Council meeting.

Alderman Michalski said fencing always seems to be a problem, is a chain link fence acceptable to Staff? Mr. Schroeder said the applicant is proposing a chain link fence with slats. This meets the City requirements, but does not comply with the covenants.

Mr. Labahn said because of the size of the area, we would be open to accommodating a larger outside storage if they make a nicer fence or add some landscaping.

Ms. Olson asked if the covenants are in effect. Mr. Labahn said yes. Ms. Olson asked the applicant what his time frame was. Mr. Winter said they wanted to start 2 months ago. Mr. Winters circulated pictures of the fence at Riley Construction. Mr. Labahn said the Riley building is in Phase II of the park and the covenants do not apply to them. Ms. Olson asked if chain link with slats would be acceptable under the covenants. Mr. Labahn said no, chain link is prohibited. Ms. Olson said the only type that would pass is wood, masonry or decorative fencing? Mr. Labahn said yes.

Mr. Stevens asked if the City is responsible for enforcing the covenants. Mr. Labahn said the covenants were put in place before the City was a partner in BPOK, in an attempt to provide more restrictive standards. Mr. Stevens said if we approve, will they enforce this separately. Mr. Labahn said yes. Mr. Stevens said he has no issue with chain link fencing with slats.

Alderman Kennedy said can the applicant do landscaping? Mr. Labahn said yes, that is an option. Mr. Winters said the property does not need any landscaping on the south side, there is a berm there and no one else did any landscaping. Mr. Kennedy said there are lots of issues in the pictures.

Mayor Bosman asked how many linear feet of fencing are we talking about. Mr. Labahn said approximately 500 linear feet.

A motion was made by Mr. Stevens and seconded by Alderman Michalski to approve the Conditional Use Permit, amending Condition 2.a. to eliminate the first sentence, leaving "Barbed wire fencing shall not be used." The motion passed. (Ayes 8; Noes 0)

Conditions of Approval
Contractors Storage Yard - Pieper Electric at 9009 58th Place

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, Fence and Occupancy permits.
 - b. The applicant shall obtain a 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 Site, Drainage, Utility and Landscape 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 exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
 - f. Compliance with City and State and/or Federal Codes and Ordinances and the Business Park of Kenosha Protective Covenants.
 - g. 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.
 - h. 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.
 - 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 10, 2012.
 - l. The height of all materials stored outdoors shall remain below the height of the fence.

2. The following Conditions of Approval shall be satisfied with City Staff prior to the issuance of any construction permits:
 - a. Barbed wire fencing shall not be used.
 - b. A five (5') foot wide landscaped area shall be included along the north and south sides of the outdoor storage area. The landscaped area shall include a combination of evergreen and deciduous shrubs.
 - c. The Site Plan shows a dumpster enclosure from the original plan at the southeast corner of the building. This enclosure was installed behind the building as noted on your Site Plan. Please remove the notation of the enclosure at the southeast corner of the building.

13. By Alderperson Jesse Downing - To Create Paragraph 3.19 A.25 of the Zoning Ordinance of the City of Kenosha Regarding Medical Transportation Offices and to Repeal and Recreate Paragraphs 3.19 B.2 and 3.19 B.7.e. PUBLIC HEARING

Public hearing opened.

Bruno Rizzo, 3505 30th Avenue, would like the Ordinance amended to allow the parking of vehicles use to transport patients to be stored on-site.

Michael Maznicoff, 3505 35th Avenue, supports approval of Section 1 and 3 of the Ordinance, but not Section 2.

Public hearing closed.

Mr. Schroeder said this Ordinance deals with then entire City. It was just realized they were occupying a space without an Occupancy permit. They can use the property as an office, but they cannot park there during the day or at night. Staff recommends approval of the Ordinance as proposed. Medical transportation is a permitted use under the draft Ordinance. The applicant could get an Occupancy permit, but not store the vehicles.

Ms. Olson asked if we don't allow their request, is there a different way they could get permission? Mr. Schroeder said the Ordinance could be changed to allow it as a conditional use, but that would be a modification. Mr. Labahn said that would need to be addressed with Alderman Downing, the sponsor of the Ordinance. Mr. Schroeder added Alderman Downing could make a change or the City Plan Commission could sponsor an additional Ordinance.

Alderman Kennedy said I do not support this Ordinance as presented. I would support a deferral to discuss this with Alderman Downing.

A motion was made by Alderman Michalski and seconded by Mr. Stevens to approve the Ordinance as presented. The motion passed. (Ayes 7; Noes 1) *Kennedy voted no.*

Mr. Stevens asked is this use in that location consistent with the area and zoning? Mr. Labahn said it is a little unusual.

Public Comments

No public comments.

Commissioner Comments

Alderman Kennedy said the Conditional Use Permit without an agreement from the applicant wastes our time.

Staff Comments

Mr. Labahn asked about attendance for the May 24th City Plan meeting, Commissions said they would be available.

Mr. Labahn gave a Downtown Plan update.

A motion to adjourn was made by Alderman Michalski and seconded by Alderman Mathewson. The motion passed unanimously (Ayes 8; Nays 0). The meeting adjourned at 7:40 p.m.

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

| | | | |
|--|--|--------------|--------|
| Planning & Zoning Division 625 52 nd Street Kenosha, WI 53140 262.653.4030 | Kenosha City Plan Commission FACT SHEET | June 7, 2012 | Item 1 |
| By the Mayor - Resolution to approve a Certified Survey Map for property at 2908 33rd Avenue. (Vena) (District #6) PUBLIC HEARING | | | |

LOCATION/SURROUNDINGS:

Site: 2908 33rd Avenue
 Zoned: RS-1 Single-Family Residential

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- In 2003, Bradford Estates Subdivision was platted along 29th Street, between 30th and 39th Avenue.
- Sixty-two (62) single-family lots were created with the Land Division. One of the lots created at that time included the original farmhouse and was an oversize lot, totaling roughly 1.38 acres. The owner has now submitted a proposal to split that lot.
- Lot I of the Land Division would include the original farmhouse and a detached garage.
- Lot II would be a buildable lot for a single-family home. This lot would also have a detached garage.
- Lot I and II would be larger than the average lot size of the surrounding residential lots. However, given the current configuration of the lot, there is no other way to divide the lot and create comparable lot sizes. Lot II does meet the suggested 2:1 depth to width ratio noted in the Code of General Ordinances.
- The Certified Survey Map was sent to City Departments for their review. Their comments are included in the attached Resolution.
- The Certified Survey Map generally complies with Section 17 of the Code of General Ordinances.

RECOMMENDATION:

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


 Brian R. Wilke, Development Coordinator


 Jeffrey B. Labahn, Director

RESOLUTION NO: _____ - 12

BY: THE MAYOR

TO APPROVE A TWO-LOT CERTIFIED SURVEY MAP
Property located at 2908 33rd Avenue (Vena)

BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that a Certified Survey Map relating to one parcel at 2908 33rd Avenue 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. The Certified Survey Map shall be void if not recorded within six (6) months of approval by the Common Council.
5. The comments in the Kenosha Water Utility memo dated April 10, 2012 are noted.
6. 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 _____, 2012

ATTEST:

Debra L. Salas, City Clerk-Treasurer

APPROVE:

Keith G. Bosman, Mayor

1Engineering Services

4401 Green Bay Road

Kenosha, WI 53144

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: Curt Czamecki, Water Engineer

Date: April 10, 2012

Subject: Vena 2-Lot Certified Survey Map

Location: 2908 33rd Avenue

The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project. Based on the meeting with the property owner the conditions of approval have changed from the original review letter and are as follows:

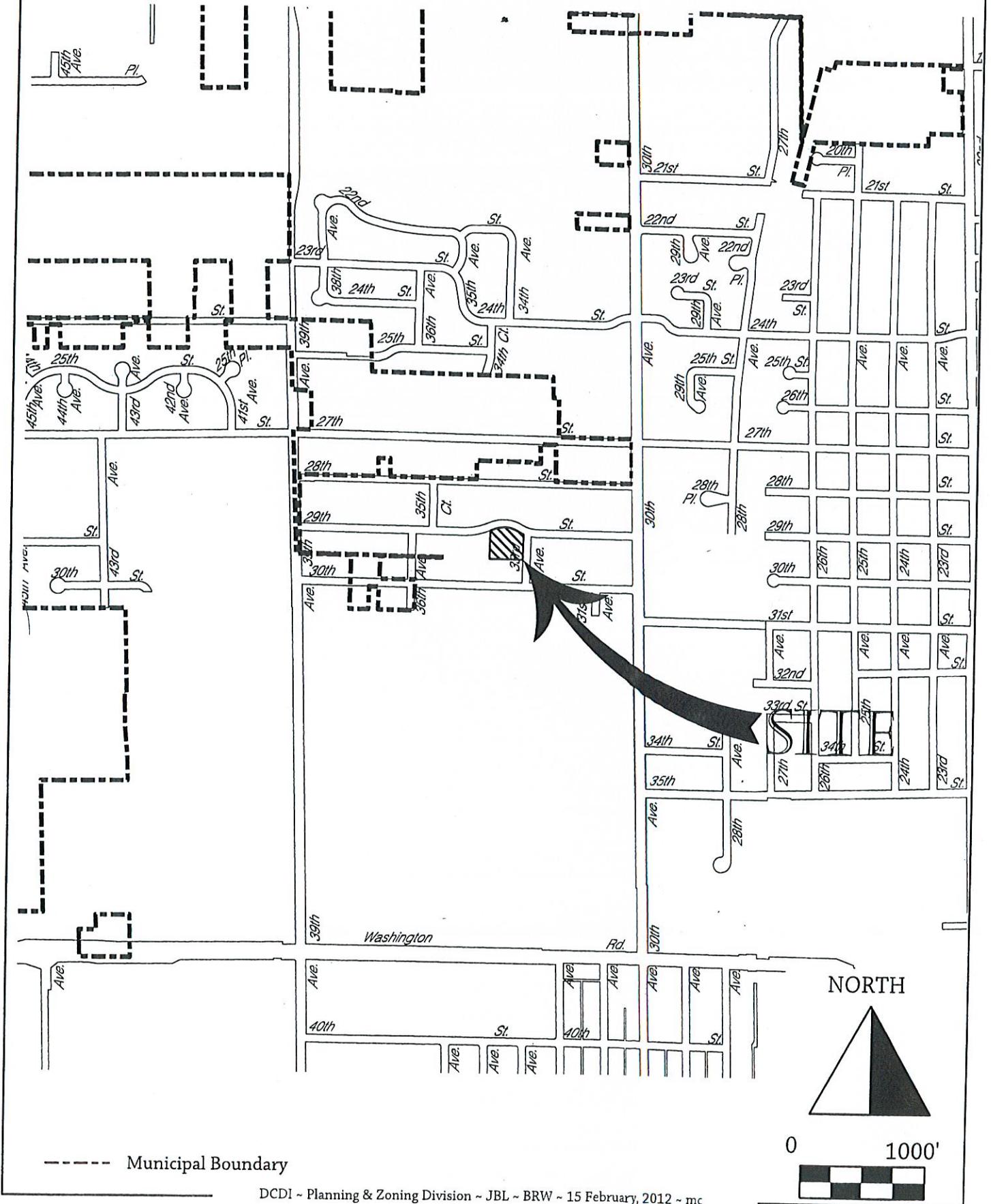
1. The following fees shall apply to this land division:
 - a. Proposed Lot II shall be subject to a sanitary sewer hook-up fee of \$3,000
 - b. Proposed Lot II shall no longer be assessed for the abutting water main based on the documentation that was provided for review.
 - c. A sewer connection fee based on the size of the installed water meter shall apply to Lot II. Assuming a ¾" meter, the sewer connection fee shall be \$3,281
2. Water main is currently available to Lot II for the entire frontage of the lot along 33rd Avenue. Sanitary sewer is available in the far southeast corner of the lot on 33rd Avenue. The property owner, at their cost, can extend sanitary sewer to the center of proposed Lot II or tie the proposed sanitary lateral directly into the existing manhole.

Please contact me with any questions or concerns you may have regarding these requirements.

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

City of Kenosha

Vicinity Map Vena CSM



J.K.R. SURVEYING, INC.
 8121 22ND AVENUE KENOSHA, WI. 53143
 ph 262-652-8110 fax 262-652-4695



WISCONSIN REGISTERED LAND SURVEYOR
 JEFFREY K. RAMPART (S-2141)

Dated: January 5, 2012
 Revised 2/23/12
 Revised 5/24/12

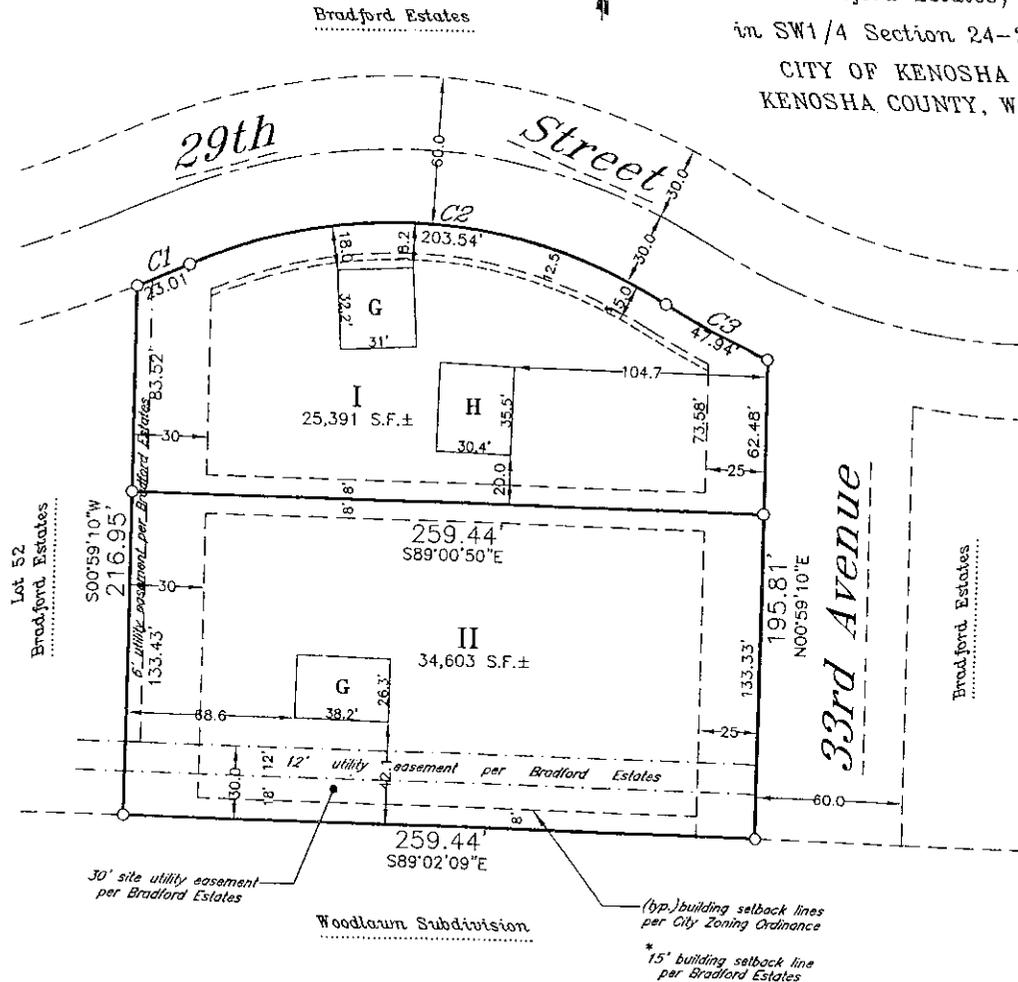
denotes 1" x 2' iron pipe
 (weight: 1.13 lbs per foot)

NOTE:
 SEE SHEET THREE OF THREE
 SHEETS FOR CURVE DATA

Scale
 1" = 60'

CERTIFIED SURVEY MAP

for: Owners:
 Louis & Loretta M. Vena
 2624 - 32nd Street
 Kenosha, Wisconsin 53140
 (Re-division of Lot 53 in
 Bradford Estates)
 in SW1/4 Section 24-2-22
 CITY OF KENOSHA
 KENOSHA COUNTY, WIS.



CERTIFIED SURVEY MAP

I, JEFFREY K. RAMPART, SURVEYOR, hereby certify that I have prepared this certified survey map, the exterior boundaries of which are described as:

Lot 53 in BRADFORD ESTATES, a subdivision plat on file and of record in the Kenosha County Land Registry; lying and being in part of the Southwest Quarter of Section 24, Town 2 North, Range 22 East of the Fourth Principal Meridian and lying and being in the City of Kenosha, Kenosha County, Wisconsin and being more particularly described as: Beginning at the southeast corner of said Lot 53; thence N00°59'10"E along the east line of said lot and the west line of 33rd Avenue 195.81 feet to the northeasterly corner of said lot; thence northwesterly 47.94 feet along the northerly line of said lot and the southerly line of 29th Street; which is the arc of a curve concave to the northeast; said curve having a central angle of 09°25'13", a radius of 291.60 feet and a chord which bears N63°03'08.6"W 47.89 feet; thence northwesterly along aforesaid northerly line of said lot and said southerly line of aforesaid 29th Street 203.54 feet; which is the arc of a curve concave to the south; said curve having a central angle of 41°39'58", a radius of 208.87 feet and a chord which bears N86°15'30.5"W 195.58 feet; thence southwesterly along said northerly line of said lot and said southerly line of said street 23.01 feet; which is the arc of a curve concave to the northwest, said curve having a central angle of 02°28'39", a radius of 532.09 feet and a chord which bears S67°03'53"W 23.01 feet to the northwesterly corner of said lot; thence S00°59'10"W along the west line of said lot 216.95 feet to the southwest corner thereof; thence S89°02'09"E along the south line of said lot 259.44 feet to the southeast corner of said lot and the point of beginning; containing 59,999 square feet, more or less.



J.K.R. SURVEYING, INC.
8121 22ND AVENUE KENOSHA, WI. 53143
ph 262-652-8110 fax 262-652-9695

That I have complied with the provisions of chapter 236.34 of the State Statutes on Certified Surveys and the City of Kenosha Land Division and Platting Ordinance.

Dated this 5th day of January, 2012.
Revised 2/23/12 Revised 5/24/12
SURVEYOR..... *J.K. Rampart*
JEFFREY K. RAMPART

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat.

OWNER..... LOUIS VENA OWNER..... LORETTA M. VENA

STATE OF WISCONSIN
KENOSHA COUNTY S.S.

Personally came before me this day of, 20___, the above named Louis & Loretta M. Vena, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission Expires..... NOTARY PUBLIC

This certified survey map has been submitted to and approved by the Common Council of the City of Kenosha on this day of, 20___.

APPROVED.....
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.

ATTEST.....
DEBRA SALAS, City Clerk-Treasurer

OWNER/DEVELOPER
Louis & Loretta M. Vena
2624 - 32nd Street
Kenosha, Wisconsin 53140

CERTIFIED SURVEY MAP

| <u>CURVE DATA</u> | | |
|-------------------|----------------|---------------|
| <i>C1</i> | <i>C2</i> | <i>C3</i> |
| arc 23.01' | arc 203.54' | arc 47.94' |
| ch = 23.01' | ch = 195.58' | ch = 47.89' |
| N67°03'53"E | S86°15'30.5"E | S63°03'08.6"E |
| R = 532.09' | R = 208.87' | R = 291.60' |

J.K.R. SURVEYING, INC.
8121 22ND AVENUE KENOSHA, WI. 53143
ph 262-652-8110 fax 262-652-9695



Jeffrey K. Rampart
.....
WISCONSIN REGISTERED LAND SURVEYOR
JEFFREY K. RAMPART (5-2141)

Dated January 5, 2012
Revised 2/23/12
Revised 5/24/12

CERTIFIED SURVEY MAP

for: Owners:
Louis & Loretta M. Vena
2824 - 32nd Street
Kenosha, Wisconsin 53140
(Re-division of Lot 53 in
Bradford Estates)

in SW1/4 Section 24-2-22
CITY OF KENOSHA
KENOSHA COUNTY, WIS.

| | | | |
|---|--|--------------|---------------|
| Planning & Zoning Division 625 52 nd Street Kenosha, WI 53140 262.653.4030 | Kenosha City Plan Commission FACT SHEET | June 7, 2012 | Item 2 |
| Resolution to approve a two-lot Certified Survey Map in the Extraterritorial Plat Review area of the Town of Paris at 13215 7th Street. (Myers) PUBLIC HEARING | | | |

LOCATION/SURROUNDINGS:

Site: 13215 7th Street
 Zoned: A-1 and C-2 (Both County designations)

NOTIFICATIONS/PROCEDURES:

This item will also be reviewed by the Public Works Committee before final approval by the Common Council. The City has jurisdiction to review any Plat or Certified Survey Map in any unincorporated area, within three (3) miles of the City, not covered by a Boundary Agreement.

ANALYSIS:

- The applicant approached Kenosha County with a two-lot Certified Survey Map for their property located at 13215 7th Street in the Town of Paris. Since the property was located within three(3) miles of the City boundary in an unincorporated area, the City has jurisdiction to review the application.
- The applicant's property is not in an area where the City has any immediate or long range plans for expanded development. Therefore, Staff approves of the proposal.

RECOMMENDATION:

A recommendation is made to approve the Certified Survey Map and forward the approval to Kenosha County.


 Brian R. Wilke, Development Coordinator


 Jeffrey B. Labahn, Director

RESOLUTION NO: ____ - 12

BY: THE MAYOR

TO APPROVE A TWO-LOT CERTIFIED SURVEY MAP
Property located at 13215 7th Street (Myers)

BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that a Certified Survey Map relating to two (2) parcels at 13215 7th Street, in the Town of Paris, is herein and hereby approved, subject to the following conditions:

1. Compliance with all applicable State and City Codes and Ordinances.
2. The Certified Survey Map shall be null and void if not recorded within six (6) months of approval by the Common Council.
3. Compliance with all the preceding conditions as a prerequisite for authorizing Mayor and City Clerk to sign the Certified Survey Map. A copy of the signed Resolution shall be forwarded to the Kenosha County Department of Planning and Development.

Adopted this ____ day of _____, 2012

ATTEST:

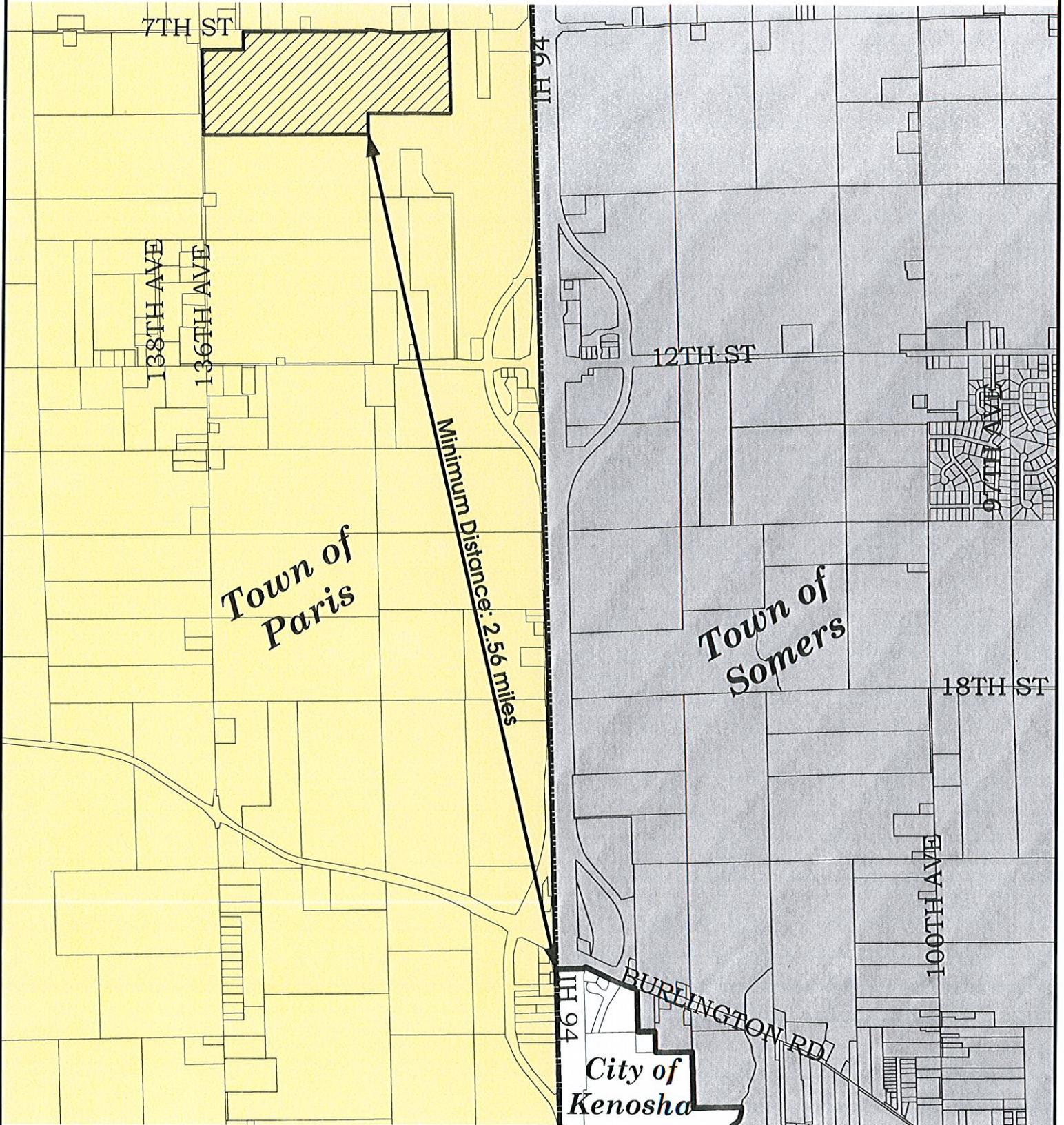
Debra L. Salas, City Clerk-Treasurer

APPROVE:

Keith G. Bosman, Mayor

City of Kenosha

Myers Extraterritorial CSM Review

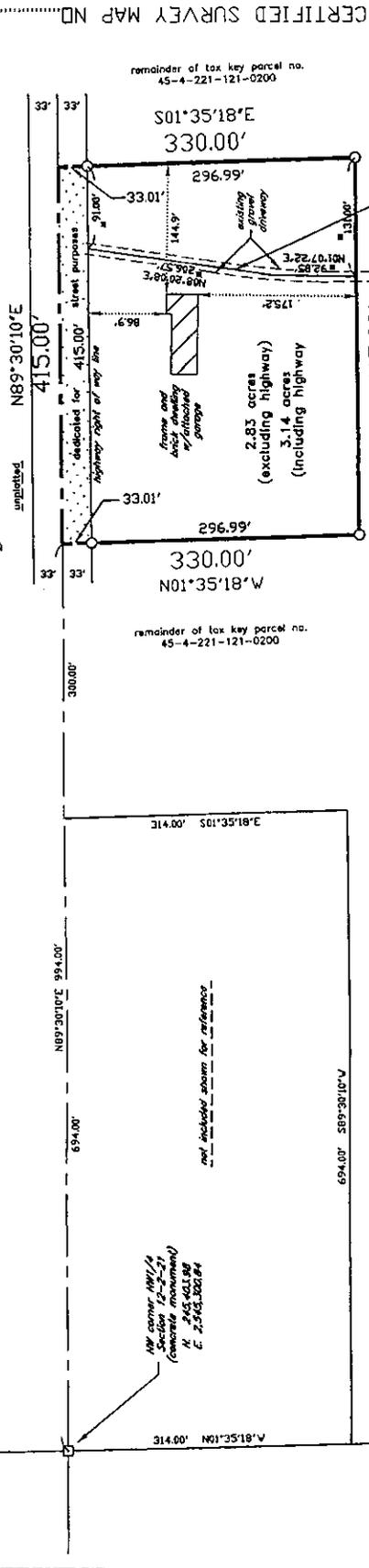


 Subject Property



0 0.1 0.2 0.3 0.4 0.5
 Miles

Co. Tr. Hwy. "A" - 7th St.

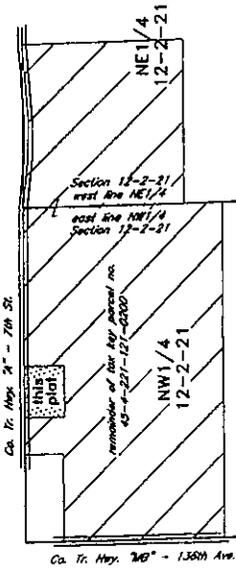
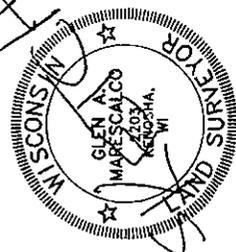


address:
13215-7th Street

denotes 1" x 2' iron pipe
(weight: 1.13 lbs per foot)
— unless noted —

Soils hereon, are of the
Morley and Elliott series.

Bearings refer to grid north, Wisconsin
plane coordinate system, south zone.



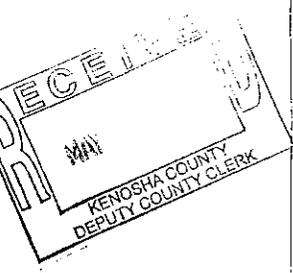
LOCATION SKETCH

CERTIFIED SURVEY MAP

- for -
Everett and Mary Myers
13215 - 7th Street
Union Grove, WI 53182
and NW1/4 Section 12-2-21

Town of Paris
Kenosha County, Wisconsin

GLEN A. MARESCALCO (S-2203)
Registered Land Surveyor
May 8, 2012

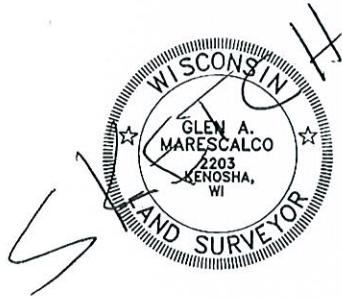


CERTIFIED SURVEY MAP

I, GLEN A. MARESCALCO, SURVEYOR, hereby certify that I have prepared this certified survey map, the exterior boundaries of which are described as:

Part of the Northwest Quarter of Section 12, Town 2 North, Range 21 East of the Fourth Principal Meridian, lying and being in the Town of Paris, Kenosha County, Wisconsin and being more particularly described as:

Beginning at a point on the north line of said Quarter Section at a point N89°30'10"E 994.00 feet from the northwest corner thereof; thence continue N89°30'10"E along and upon said north line, 415.00 feet; thence S01°35'18"E parallel to the west line of said Quarter Section, 330.00 feet; thence S89°30'10"W parallel to the north line of said Quarter Section, 415.00 feet; thence N01°35'18"W parallel to the east line of said Quarter Section, 330.00 feet and to the point of beginning. Dedicating the most northerly 330.00 feet thereof for street purposes. Containing 3.14 acres, more or less including said highway and 2.83 acres, more or less, excluding said highway.



That I have complied with the provisions of chapter 236.34 of the State Statutes on certified surveys, the Kenosha County Subdivision Control Ordinance and Town of Paris Land Division Ordinances.

Dated this 8th day of May, 2012.

SURVEYOR.....
GLEN A. MARESCALCO (S-2203)

As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat.

.....
EVERETT MYERS
PRINT NAME HERE.....

.....
MARY MYERS
PRINT NAME HERE.....

STATE OF WISCONSIN S.S.
KENOSHA COUNTY

Personally came before me this day of, 2012, the above named Everett and Nancy Myers to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission Expires.....
.....
NOTARY PUBLIC
PRINT NAME HERE.....

This certified survey map has been submitted to and approved by the Planning Commission of the Town of Paris on this day of, 2012.

.....
TOWN CLERK
PRINT NAME HERE.....

.....
TOWN CHAIRMAN
PRINT NAME HERE.....

KENOSHA COUNTY LAND USE COMMITTEE APPROVAL

This certified survey map approved by Kenosha County Land Use Committee on this day of, 2012.

CHAIRPERSON.....
PRINT NAME HERE.....

OWNER

Everett and Mary Myers
13215 - 7th Street
Union Grove, WI 53182



COUNTY OF KENOSHA

Department of Planning and Development

George E. Melcher, Director

19600 – 75th Street, Post Office Box 520

Bristol, WI 53104-0520

Telephone: (262) 857-1895

Facsimile: (262) 857-1920

May 14, 2012

Ms. Deb Salas
City Clerk/Treasurer
625 52nd Street, Room 105
Kenosha, Wisconsin 53140

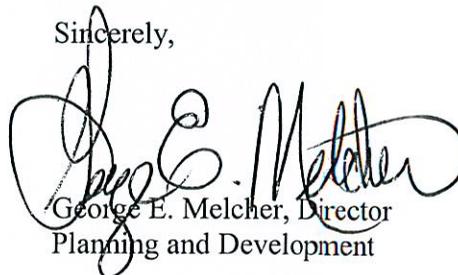
Dear Ms. Salas:

We are herewith submitting for your review two copies of the land division application and certified survey map submitted by Everett & Mary Myers, located in the northeast quarter of Section 12, Township 2 North, Range 21 East, Town of Paris, County of Kenosha, State of Wisconsin, as required pursuant to the provisions of Section 14.03-6 of the Kenosha County Subdivision Control Ordinance (Plats Within the Extraterritorial Plat Approval Jurisdiction).

Please note that the Kenosha County Planning, Development & Extension Education Committee is scheduled to meet to review comments and correspondence regarding the certified survey map at their July 11, 2012 meeting. If no correspondence regarding the certified survey map is received prior to July 11, it will be assumed that the City has no comments on said certified survey map.

Please direct all review comments to Mr. Andy Buehler, Director, Division of Planning Operations, Department of Planning and Development, Post Office Box 520, Bristol, Wisconsin 53104.

Sincerely,



George E. Melcher, Director
Planning and Development

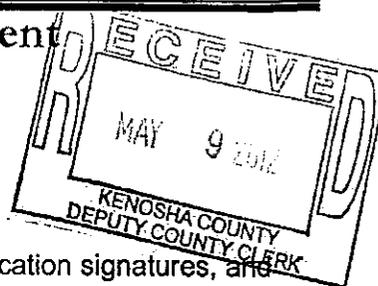
Enclosures





COUNTY OF KENOSHA
Department of Planning and Development
George E. Melcher, Director

January 2012



LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- Certified Survey Map
- Subdivision Preliminary Plat
- Subdivision Final Plat
- Condominium Plat

Applicant is: Property Owner Subdivider Other _____

Applicant Name: EVERETT & MARY MYERS REVOCABLE TRUST Date 05-10-2012

Mailing Address: 13215 7 STREET Phone # 262-859-2348

UNION GROVE WI 53182-9417 Phone # _____

Tax Parcel Number(s): 45-4-221-121-0200

_____ Acreage of Project: APPX. 3.14 ACRES

Location of Property (including legal description):

SEE ATTACHED CERTIFIED SURVEY MAP PREPARED BY GLEN MARESCALCO, R.L.S.

Subdivision/Development Name (if applicable): -

Existing Zoning: A-1, C-2 Proposed Zoning: R-2, C-2

LAND DIVISION
APPLICATION

Town Land Use Plan District Designation(s) (if applicable):

Present FARMLAND PROTECTION

Proposed SUBURBAN-DENSITY RESIDENTIAL

Present Use(s) of Property: SINGLE-FAMILY RESIDENCE

Proposed Use(s) of Property: SINGLE-FAMILY RESIDENCE

The subdivision abuts or adjoins a state trunk highwayYes () No (✓)

The subdivision will be served by public sewerYes () No (✓)

The subdivision abuts a county trunk highwayYes (✓) No ()

The subdivision contains shoreland/floodplain areasYes () No (✓)

The subdivision lies within the extra-territorial plat (ETP) authority
area of a nearby Village or CityYes (✓) No ()

*Applicant is responsible for submitting to the ETP authority any fees and documentation
needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

Everett Myers May 10, 2017
Property Owner's Signature Date

Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature Date

Developer's Signature Date

| | | | |
|--|--|--------------|---------------|
| Planning & Zoning Division 625 52 nd Street Kenosha, WI 53140 262.653.4030 | Kenosha City Plan Commission FACT SHEET | June 7, 2012 | Item 3 |
| Request to extend the Conditional Use Permit for a 1,875 s.f. addition to Aurora Medical Center at 10400 75th Street. (Aurora Medical Center) (District #16) PUBLIC HEARING | | | |

LOCATION/SURROUNDINGS:

Site: 10400 75th Street
 Zoned: IP Institutional Park / Air- 4 Airport Overlay District

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- The applicant received approval from the City Plan Commission on November 10, 2011 and the Common Council on November 21, 2011, for a Conditional use Permit to construct an addition to the existing medical clinic. The addition would house additional medical equipment and would be on the southwest side of the building.
- The Zoning Ordinance allows the applicant to request an extension of the approval for up to six (6) months. The applicant has requested the extension since they were unable to obtain permits within the first six (6) month period.
- One of the original Conditions of Approval was satisfied. Item 2.a. must still be addressed.

RECOMMENDATION:

A recommendation is made to grant a six-month extension, subject to the original Conditions of Approval.



Brian R. Wilke, Development Coordinator



Jeffrey B. Labant, Director



M. A. Mortenson Company
17975 W. Sarah Lane
Brookfield, WI 53045

main 262.879-2500
fax 262.879.2510
www.mortenson.com

May 16, 2012

**RE: AURORA MEDICAL CENTER VINCE LOMBARDI CANCER CENTER
RENOVATION PHASE - I**

**M. A. MORTENSON JOB NO. 10080020
CONDITIONAL USE PERMIT - EXTENSION REQUEST**

Dear Mr. Wilke,

On November 21, 2011, Mortenson Construction and Aurora Healthcare received approval on the Conditional Use Permit for the Aurora Cancer Center Addition located at 10400 S. 75th Street. This permit expires on May 21, 2012. We are requesting a six (6) month extension of the permit.

During the past six (6) months, Aurora has been working with Hammes, the building owner, on item 2a of the conditions of approval on the permit (permit is attached). They have, also, been reviewing the overall master plan of the campus and the next steps to ensure their building and any remodels or additions provide the best healthcare to the patients served by this hospital. We would like to request an extension for this Conditional Use Permit to allow Aurora the opportunity to fully research the best master plan for the campus so they can continue to serve Kenosha and the surrounding areas with the best patient care possible.

Should you have any questions or concerns, please contact me at your earliest convenience.

Respectfully Submitted,

A handwritten signature in black ink that reads "Brittany Merten". The signature is written in a cursive, flowing style.

Brittany Merten
Project Manager

bm

cc: 13.01 Conditional Use Permit File 10080020

| | | | |
|--|--|---|--------------------------|
| <p>City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030</p> | <p>Kenosha City Plan Commission Conditions of Approval</p> | <p>Aurora Medical Center 10400 75th Street</p> | <p>November 10, 2011</p> |
|--|--|---|--------------------------|

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 Neighborhood Services & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.
 - b. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.
 - c. The development shall be constructed per the approved plans on file with the Department of City Development, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of City Development for review and approval.
 - d. Prior to the issuance of any occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the 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.
 - e. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.
 - f. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.
 - g. All trash containers shall be stored within the enclosure or building. Applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.
 - h. 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.
 - i. All vehicles shall be parked within the designated paved areas.

| | | | |
|---|--|---|-------------------|
| City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030 | Kenosha City Plan Commission Conditions of Approval | Aurora Medical Center 10400 75th Street | November 10, 2011 |
|---|--|---|-------------------|

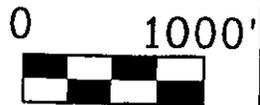
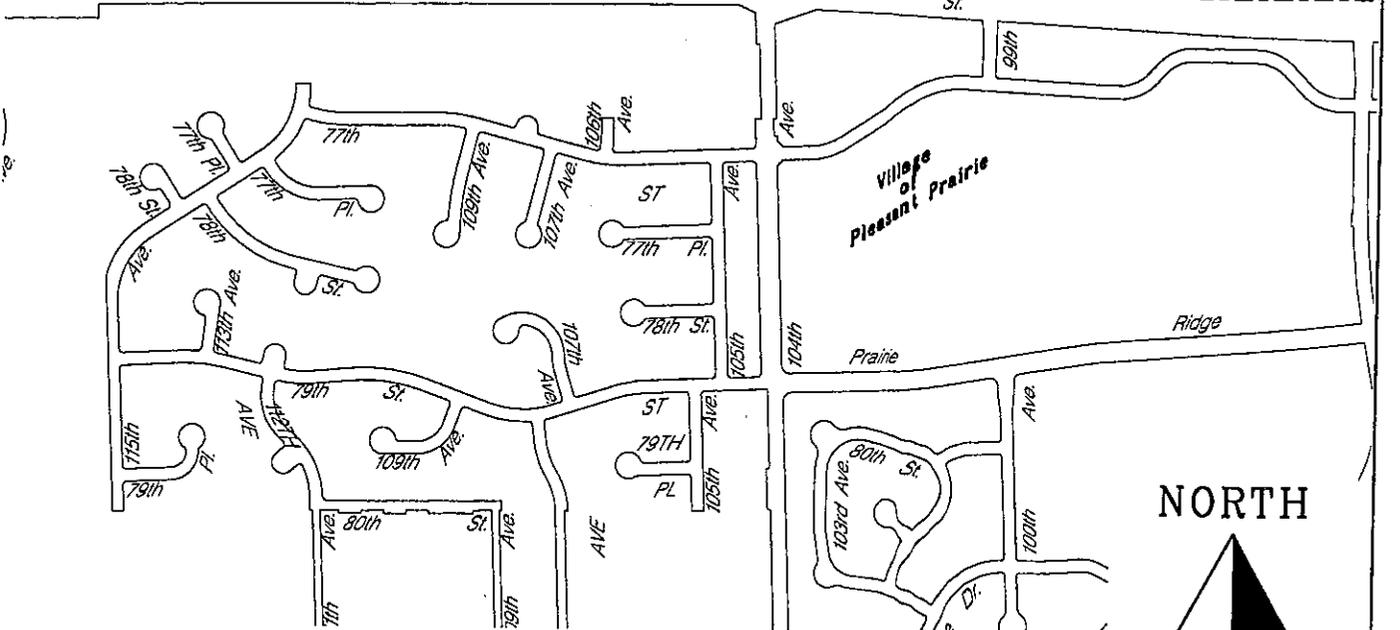
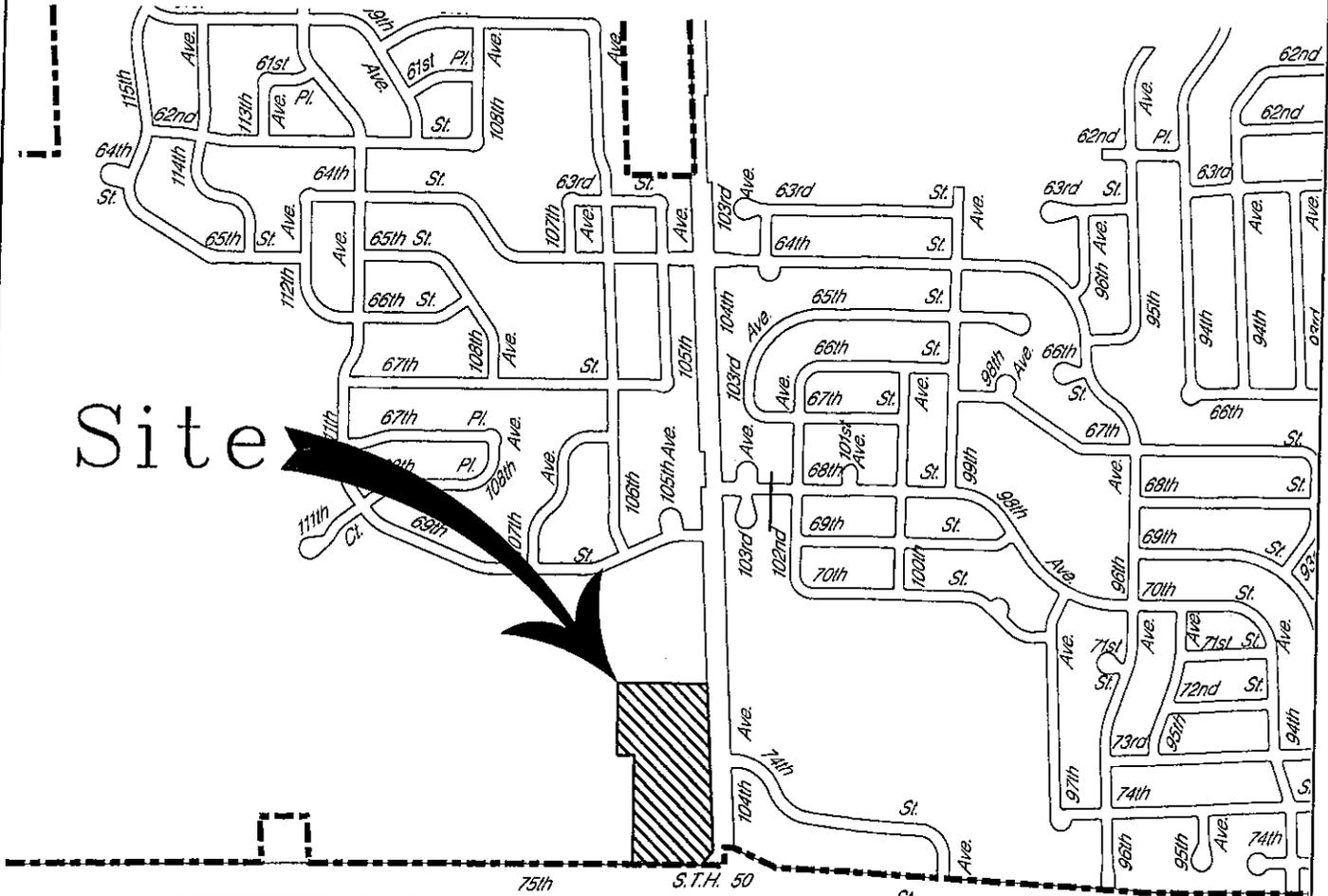
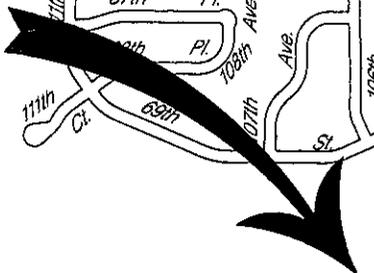
- j. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.
 - k. Cross access shall be provided to adjacent parcels if required at a future date by the City.
 - l. While no Grading Plan is provided, it appears there is no significant amount of grading required. The overall site has a flooding problem northwest of the berm around the detention basin. An overflow route through this berm needs to be cut before Occupancy is provided for the building addition.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. Any changes to the Condominium Plat or Condominium Association shall be submitted to the City Assessor's office for review.
 - b. The Owner shall verify that there will be no increase in the water meter size required to accommodate this addition. If a water meter increase is required, an impact fee may apply.

/u2/acct/cp/ckays/1CPC/2011/Nov10/conditions-aurora.odt

City of Kenosha

Vicinity Map Aurora addition CUP

Site



----- Municipal Boundary



M. A. Mortenson Company
17975 W. Sarah Lane
Brookfield, WI 53045

main 262.879-2500
fax 262.879.2510
www.mortenson.com

October 21, 2011

RE: AURORA MEDICAL CENTER VINCE LOMBARDI CANCER CENTER
RENOVATION PHASE - I

M. A. MORTENSON JOB NO. 10080020
CONDITIONAL USE PERMIT APPLICATION - CLARIFICATIONS

Parking Calculations

Due to no additional personnel (patients, employees, visitors, etc.) being added to the building, updated parking calculations for the building have not been completed. The existing parking will remain unchanged. Per conversations with Brian Wilke and taking into account the preceding explanation, the need for revised parking calculations is not required.

Site Drainage

Drainage connections from the roof of the addition to the existing infrastructure are shown on the Roof drawing A2.1 and the Plumbing drawings, P2.0 and P2.1. The surrounding remaining grade will be returned to its previously sloped state.

South Facade

Should you have any questions or concerns, please contact me at your earliest convenience.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Brittany Merten".

Brittany Merten
Project Manager

bm

cc: 13.01 Conditional Use Permit File 10080020

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

MAILING INFORMATION

NAME OF PROJECT: Aurora Medical Center Vince Lombardi Cancer Center Renovation Phase - I

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

Name and Address of Applicant [Please print]:
 Mortenson Construction
 17975 W. Sarah Lane
 Brookfield, WI 53045
 Phone: 262-879-2500
 Fax: 262-879-2510
 E-Mail: brittany.merten@mortenson.com

Name and Address of Architect/Engineer [Please print]:
 Zimmerman Architectural Studios, Inc.
 2122 West Mt. Vernon Avenue
 Milwaukee, WI 53233
 Phone: 414-476-9500
 Fax:
 E-Mail: brian.hudson@zimmerman.com

Name and Address of Property Owner (if other than applicant) [Please print]:
 Aurora Healthcare Southern Lakes, Inc.
 2900 W. Oklahoma Avenue
 Milwaukee, WI 53215
 Phone: 414-649-7174
 Fax:
 E-Mail: brad.sabre@aurora.org

PROJECT LOCATION

Location of Development (street address and / or parcel number): 10400 75th Street, Kenosha, WI 53142

TYPE OF LAND DEVELOPMENT

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

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

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

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

Department of City Development
625 52nd Street, Room 308
Kenosha, WI 53140

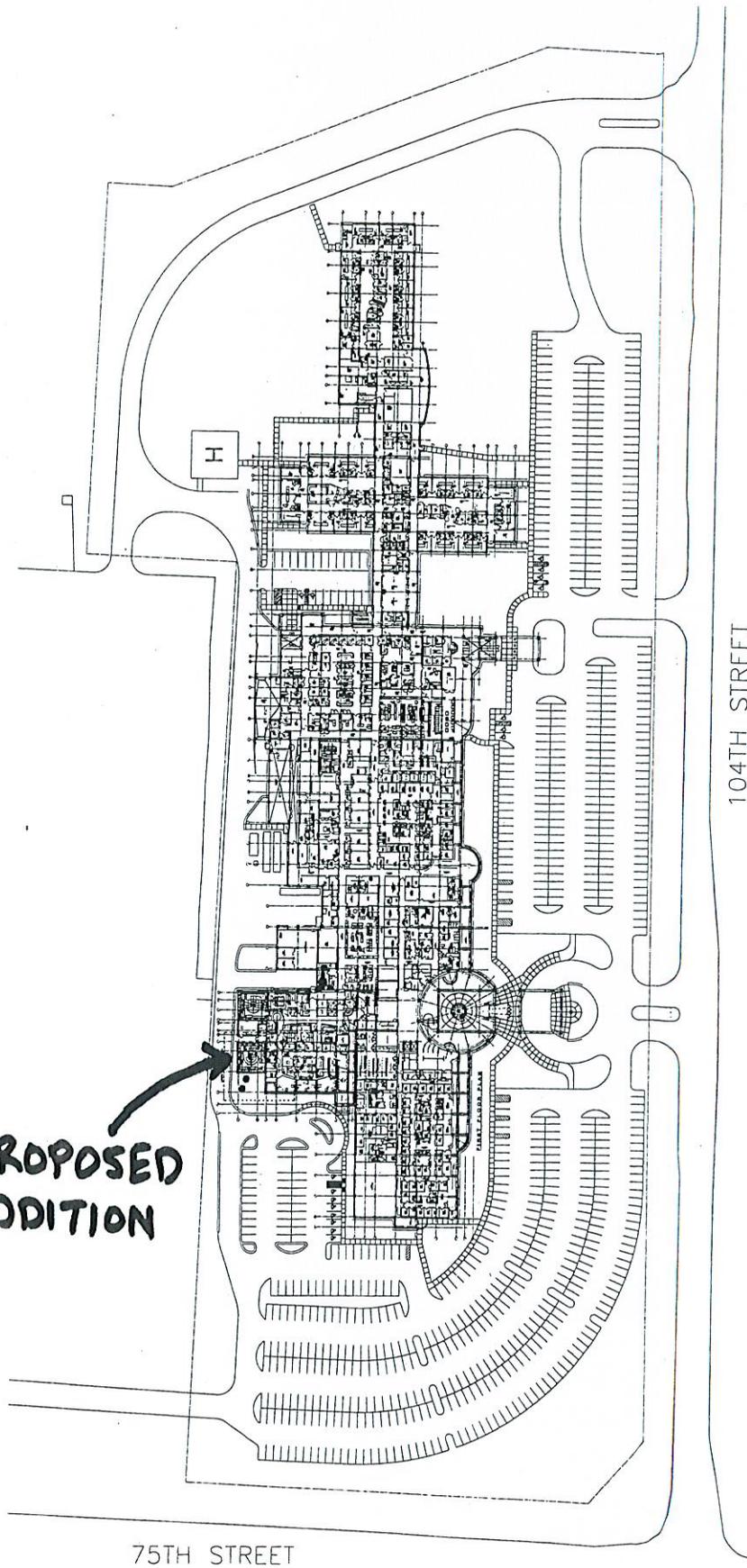
Phone: 262.653.4030
Fax: 262.653.4045

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

**SECTION 4
CONDITIONAL USE PERMIT**

| Additional Information Required: | Building or Addition Square Footage: <u>Approx. 1,875</u> Existing Building Size: <u>338,921</u> Site Size: <u>29 Acres</u> Current # of Employees <u>900</u> Anticipated # of New Employees <u>0</u> Anticipated Value of Improvements <u>\$1,195,742</u> | | | | | | | | | | | | | | | | | | | | | | |
|---|---|----------------------------------|---|-------------------|-------------------|---------|--------------------|------------|---|---------|-------------------------|-----------------|---|---------|--------------------------|------------------|---|---------|-------------------|---------------|---|---|--|
| Submittal Requirements: | <ul style="list-style-type: none"> ➤ Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale ➤ Developer Site Plan/Conditional Use Permit Checklist (Appendix A) | | | | | | | | | | | | | | | | | | | | | | |
| If Item to be Reviewed by Plan Commission/Common Council must Submit: | <ul style="list-style-type: none"> ➤ One (1) 8 1/2" x 11" reduction <i>or</i> 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: | <table border="1"> <thead> <tr> <th></th> <th><u>Building or Addition Size</u></th> <th><u>Site size</u></th> <th><u>Review Fee</u></th> </tr> </thead> <tbody> <tr> <td>Level 1</td> <td>< = 10,000 sq. ft.</td> <td>< = 1 acre</td> <td>\$900 = City Plan Dept. <i>or</i> \$1,025 = CPC/CC</td> </tr> <tr> <td>Level 2</td> <td>10,001 - 50,000 sq. ft.</td> <td>1.01 - 10 acres</td> <td>\$1,175 = City Plan Dept. <i>or</i> \$1,300 = CPC/CC</td> </tr> <tr> <td>Level 3</td> <td>50,001 - 100,000 sq. ft.</td> <td>10.01 - 25 acres</td> <td>\$1,600 = City Plan Dept. <i>or</i> \$1,725 = CPC/CC</td> </tr> <tr> <td>Level 4</td> <td>> 100,001 sq. ft.</td> <td>> 25.01 acres</td> <td>\$2,000 = City Plan Dept. <i>or</i> \$2,125 = CPC/CC</td> </tr> </tbody> </table> | | <u>Building or Addition Size</u> | <u>Site size</u> | <u>Review Fee</u> | Level 1 | < = 10,000 sq. ft. | < = 1 acre | \$900 = City Plan Dept. <i>or</i> \$1,025 = CPC/CC | Level 2 | 10,001 - 50,000 sq. ft. | 1.01 - 10 acres | \$1,175 = City Plan Dept. <i>or</i> \$1,300 = CPC/CC | Level 3 | 50,001 - 100,000 sq. ft. | 10.01 - 25 acres | \$1,600 = City Plan Dept. <i>or</i> \$1,725 = CPC/CC | Level 4 | > 100,001 sq. ft. | > 25.01 acres | \$2,000 = City Plan Dept. <i>or</i> \$2,125 = CPC/CC | <ul style="list-style-type: none"> ➤ If building size or addition and gross acreage of the site determine two (2) different fees, the greater of the two fees will be assessed. ➤ Application fee entitles applicant to an initial review and one re-submittal. ➤ Re-submittal fee = \$425 per re-submittal after two (2) permitted reviews. ➤ CUP Amendment = 50% of the applicable fee as determined above. | |
| | | <u>Building or Addition Size</u> | <u>Site size</u> | <u>Review Fee</u> | | | | | | | | | | | | | | | | | | | |
| Level 1 | < = 10,000 sq. ft. | < = 1 acre | \$900 = City Plan Dept. <i>or</i> \$1,025 = CPC/CC | | | | | | | | | | | | | | | | | | | | |
| Level 2 | 10,001 - 50,000 sq. ft. | 1.01 - 10 acres | \$1,175 = City Plan Dept. <i>or</i> \$1,300 = CPC/CC | | | | | | | | | | | | | | | | | | | | |
| Level 3 | 50,001 - 100,000 sq. ft. | 10.01 - 25 acres | \$1,600 = City Plan Dept. <i>or</i> \$1,725 = CPC/CC | | | | | | | | | | | | | | | | | | | | |
| Level 4 | > 100,001 sq. ft. | > 25.01 acres | \$2,000 = City Plan Dept. <i>or</i> \$2,125 = CPC/CC | | | | | | | | | | | | | | | | | | | | |
| Appendices to Review: | <ul style="list-style-type: none"> ➤ All | | | | | | | | | | | | | | | | | | | | | | |
| Approximate Review Time: | <ul style="list-style-type: none"> ➤ 30 days for Staff Review ➤ 45-60 days for City Plan Commission/Common Council Review | | | | | | | | | | | | | | | | | | | | | | |
| <p>The conditional use permit plans, <i>prepared to a standard engineering scale</i>, shall be submitted with this application & shall include the following information:</p> | | | | | | | | | | | | | | | | | | | | | | | |
| Building Plan: | <ul style="list-style-type: none"> ➤ Layout of building(s) including size and layout of rooms ➤ Design and architecture ➤ Plans and details on fire suppression and/or standpipe ➤ Plans and details on fire detection, fire alarm and other safety devices | | | | | | | | | | | | | | | | | | | | | | |
| Site Plan (based on a plat of survey) | <ul style="list-style-type: none"> ➤ Legal description of property ➤ Location and footprint of building(s) and structure(s) ➤ Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks ➤ Outline of any development stages ➤ Location and details on any required emergency access roads ➤ A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space | | | | | | | | | | | | | | | | | | | | | | |
| Drainage Plan | <ul style="list-style-type: none"> ➤ Existing topography, including spot elevations of existing buildings, structures, high points, and wet areas, with any previous flood elevations ➤ Floodplain boundaries, if applicable ➤ Soil characteristics, where applicable ➤ Proposed topography of the site denoting elevations and natural drainage after construction and any proposed stormwater retention areas | | | | | | | | | | | | | | | | | | | | | | |

**PROPOSED
ADDITION**



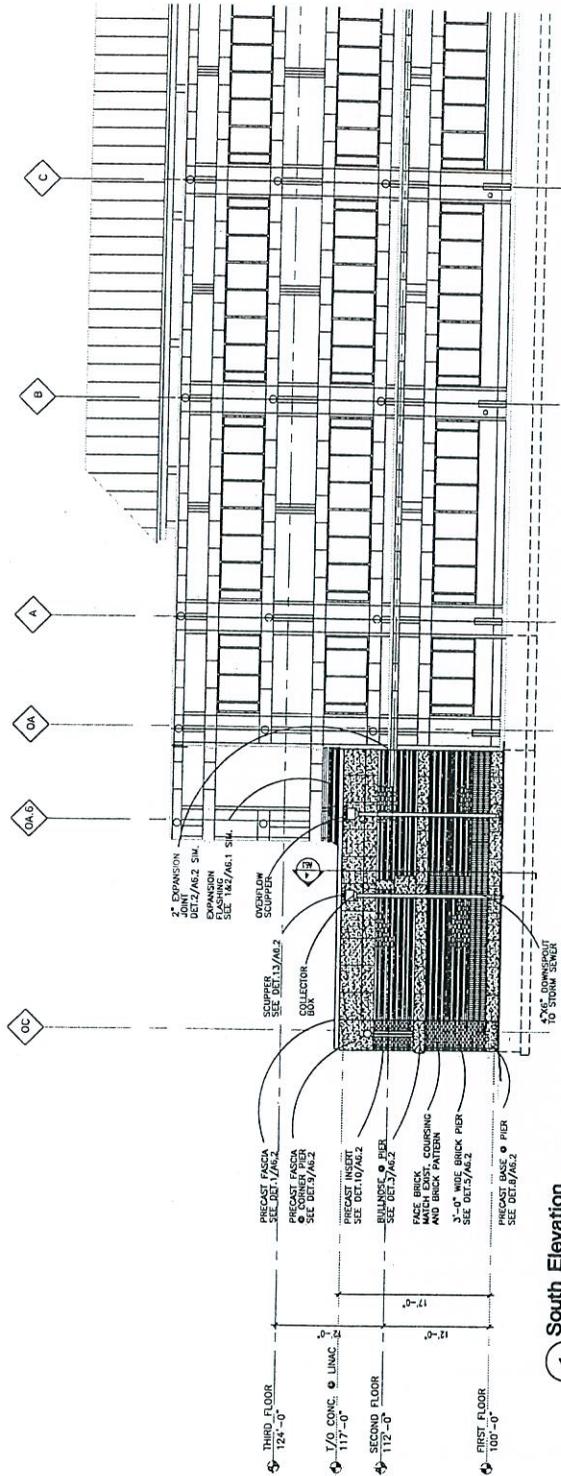
75TH STREET

104TH STREET

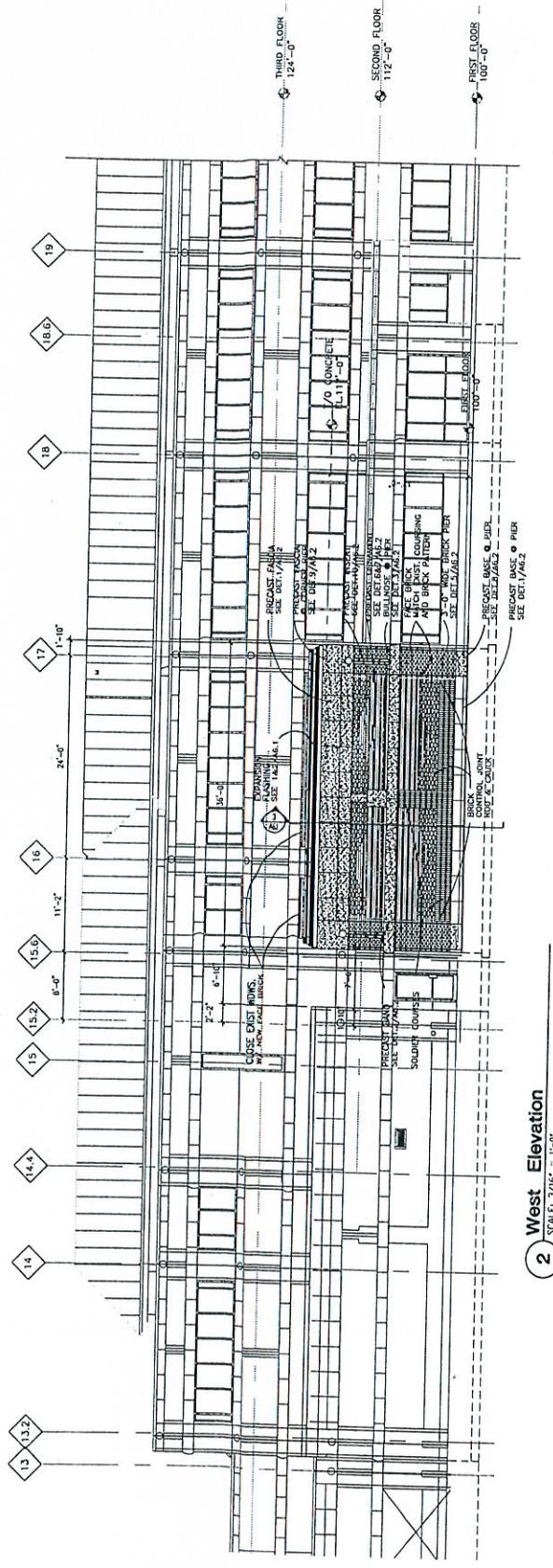
**Aurora Medical Center - Kenosha
Cancer Center Renovation**

SCALE: 1" = 40'

zimmerman
ARCHITECTURE, SCULPTURE, INC.



1 South Elevation
SCALE: 3/16" = 1'-0"



2 West Elevation
SCALE: 3/16" = 1'-0"

Aurora Medical Center - Kenosha Cancer Center Renovation

Scale: 3/16" = 1'-0"







| | | | |
|---|---|--------------|---------------|
| Planning & Zoning Division 625 52 nd Street Kenosha, WI 53140 262.653.4030 | Kenosha City Plan Commission FACT SHEET | June 7, 2012 | Item 4 |
| By Alderperson Jesse Downing - To Create Sub Paragraphs 3.17 B.4., 3.18 B.4., and 6.01 F.26.e. of the Zoning Ordinance to allow golf and/or batting range uses as a permitted accessory use in manufacturing districts. PUBLIC HEARING | | | |

LOCATION/SURROUNDINGS:

Site: City - Wide

NOTIFICATIONS/PROCEDURES:

The Common Council is the final review authority.

ANALYSIS:

- A property owner in the Industrial Park of Kenosha (IPOK) approached the City about installing several batting cages in some vacant warehouse space of his existing building. City Staff reviewed the request and determined the use was neither a permitted nor conditional use in either M-1 or M-2 manufacturing district.
- Batting and/or golf ranges are typically looked at as commercial/retail uses in the City of Kenosha. These uses are allowed outdoors in the B-2 Community Business District as a Conditional Use.
- Traffic is also a concern to Staff. The batting or golf ranges could increase traffic that would not normally be in an industrial district. The patrons of these uses also tend to be younger, which is a concern in an industrial district.
- Alderman Downing had asked the City Attorney to prepare the attached Zoning Ordinance Amendment that would allow the use of batting ranges and/or golf ranges as a permitted accessory use in both the M-1 and M-2 manufacturing districts. The use could not occupy more than fifty (50%) percent of the gross square footage of the building, must be located completely indoors and must be secondary to the primary use. Staff does not feel batting or golf ranges should be a principal use in a manufacturing district.
- The Zoning Ordinance Amendment also establishes an an additional off-street parking requirement of 3.0 spaces per individual station.
- While the request came from an IPOK owner, and the IPOK Review Committee reviewed and supported the request, this Zoning Ordinance Amendment would apply City-wide.

RECOMMENDATION:

For City Plan Commission review and recommendation.



 Brian R. Wilke, Development Coordinator



 Jeffrey B. Labahn, Director

ORDINANCE NO. _____

SPONSOR: ALDERPERSON JESSE DOWNING

TO CREATE SUB PARAGRAPHS 3.17 B.4, 3.18 B.4 AND 6.01 F.26 e.
OF THE ZONING ORDINANCE TO ALLOW GOLF AND/OR
BATTING RANGE USES AS A PERMITTED ACCESSORY USE
IN MANUFACTURING DISTRICTS.

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

Section One: Sub paragraph 3.17 B.4 of the Code of General Ordinances for the City of Kenosha, Wisconsin, is hereby created as follows:

4. **Golf Range, Batting Range, Batting Cage, or Golf and/or Batting Simulator** that is located wholly within an enclosed building secondary to the primary use, and that comprises less than fifty (50%) percent of the gross square footage of the building in which it is located.

Section Two: Sub paragraph 3.18 B.4 of the Code of General Ordinances for the City of Kenosha, Wisconsin, is hereby created as follows:

4. **Golf Range, Batting Range, Batting Cage, or Golf and/or Batting Simulator** that is located wholly within an enclosed building secondary to the primary use, and that comprises less than fifty (50%) percent of the gross square footage of the building in which it is located.

Section Three: Sub paragraph 6.01 F.26 e. of the Code of General Ordinances for the City of Kenosha, Wisconsin, is hereby created as follows:

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

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

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
EDWARD R. ANTARAMIAN
City Attorney