

<p>Municipal Building 625 52nd Street – Room 202</p>	<p>Kenosha City Plan Commission Agenda</p>	<p>Thursday, June 20, 2013 5:00 p.m.</p>
<p><i>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</i></p>		

Call to Order and Roll Call

Approval of Minutes from June 6, 2013

1. 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
2. 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
3. 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
4. Conditional Use Permit for a non-conforming residential use at 1927 60th Street. (Landquest) (District #3) PUBLIC HEARING
5. By the Mayor - Resolution to Approve a Two-Lot Certified Survey Map for property at 5500 60th Street. (Kenosha Common Apartments) (District #11) PUBLIC HEARING
6. Review of a Conceptual Plan for a 93-room hotel to be located at the northwest corner of 75th Street and 125th Avenue. (Hampton Inn) (District #16) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

CITY PLAN COMMISSION
Minutes
June 6, 2013

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

MEMBERS EXCUSED: Kathryn Comstock and Jessica Olson

STAFF PRESENT: Jeffrey B. Labahn and Rich Schroeder

Others Present: Shelly Billingsley, Public Works

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

A motion was made by Alderman Mathewson and seconded by Alderman Kennedy to approve the minutes of the May 20th and May 23, 2013 meeting. The motion passed. (Ayes 7; Noes 0)

Mayor Bosman asked that Items #1 and #2 be taken together for public hearing purposes. Both items were read.

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)**

Public hearing opened.

Mark Anderson, 1421 43rd Avenue, Operating Manager, said they will be taking over the existing Spiegelhoff 's Super Value on June 11th. Members of Festival Foods will then train existing workers for upcoming opportunities in the new Festival Foods store that is scheduled to open on December 6, 2013. The lease with the existing store will end on December 31, 2013.

Larry Langer, AIG Properties, 118 W. Peckham Street, Neenah, Developer, available for questions.

Tom Radenz, REI Engineering, Inc., 4080 North 20th Avenue, Wausau, Engineer, available for questions.

Frank Abbott, 371 Clairmont Court, De Pere, gave an overview of the project and proposed material board. Mr. Abbott noted they were instructed to remove the windows from the East and West elevations to meet codes required by the State. Mr. Abbott also noted the store will have a Community Room that can hold up to 43 people. This room will be available for holding meetings on a scheduled basis. Regarding the traffic, the applicant may potentially move a traffic signal from 35th to 33rd Avenue. Their Staff is

also working with Jeff Hansen and Mike Lemens, Public Works, regarding storm water management. Their operation will be open 24 hours a day, 7 days a week. Mr. Abbott said if the Common Council approves the application on June 17th, they will close on property on June 18th and plan to begin construction on June 19th.

Public hearing closed.

Rich Schroeder, Deputy Director, said regarding the request to remove the windows on the East and West elevations, Mr. Abbott will need to provide a letter from the State. If the windows are removed, the applicant will need to provide an alternate type of articulation on the elevations. It could be a spandrel window, but they will not be allowed to just remove them.

A motion was made by Alderman Mathewson and seconded by Alderman Kennedy to approve Item #1, the Conditional Use Permit.

Alderman Michalski asked for clarification on the traffic pattern changes. Wayne Higgins, Traffic Engineering Services, 890 Elm Grove Road, Elm Grove, said the left turn would be a dedicated turn lane at 32nd Avenue, it would not allow a left-out option. Alderman Michalski asked if they are anticipating a volume increase. Mr. Higgins said yes, there will be more traffic, but not an unacceptable amount.

Alderman Michalski asked if there were any plans for the old building after the grocery store is relocated to the newly constructed building. Mr. Anderson said the lease does not run out until December 31, 2013. People have already contacted the existing landlord of the building to consider redevelopment opportunities.

Alderman Mathewson said you are looking to increase your employee base, will you put an emphasis on local people? Mr. Anderson said they intend to recruit locally.

Mr. Lattimore asked how do you determine your manpower needs? Mr. Anderson said they do sales forecasts based on the volume and size of store. Mr. Lattimore said explain more about the Community Room. Mr. Anderson said it would be available for patrons to reserve and use.

Mr. Stevens said welcome and thanks for bringing Festival Foods to Kenosha. Will you be retaining Martino's Dry Cleaning and the Good Value Pharmacy within your new store? Mr. Anderson said they are working to keep both Martino's and the Pharmacy. Mr. Stevens also asked if they intend to use local contractors when possible. A representative from Miron Construction said the bids are out for locals to reply to.

The motion to approve Item #1, the Conditional Use Permit, passed. (Ayes 7; Noes 0)

A motion was made by Alderman Kennedy and seconded by Alderman Michalski to approve Item #2, the Certified Survey Map. The motion passed. (Ayes 7; Noes 0)

Conditions of Approval
Festival Foods at 3201 80th Street

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.

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

Public hearing opened, no comments, public hearing closed.

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

Mr. Lattimore asked if the Alderman of the district is in support. Alderman Michalski said he is the alderman of the district and he is in support. However, we don't want this to become "tattoo row" and he would encourage other applicants for this type of establishment to locate in a different part of town.

Mr. Hayden asked if there were any spacing restrictions. Jeffrey B. Labahn, Director, said no, not in the B-3 District.

Alderman Kennedy stated he does not like the "compartment type" floor plan and would rather have an open or gallery floor plan. Alderman Kennedy does not support.

Mr. Stevens asked if the Plan Commission has the authority to dictate the floor plan within the Conditions of Approval. Mr. Schroeder noted that a copy of the Zoning Ordinance is included in the Staff Report and it is not specific to the floor plan. Mr. Stevens said we could ask if they would change the floor plan. Mr. Schroeder said you could make it a recommendation to the Conditions of Approval to have a three (3) foot wall instead of a wall the full height.

Mayor Bosman said we should let the customer choose if they want to go to a tattoo establishment with the compartment style or the open gallery.

Alderman Mathewson said he does not mind the walls, they are open to the side, but not to the front of the store.

Alderman Michalski suggested that some procedures require more privacy than others.

The motion to approve the Conditional Use Permit passed. (Ayes 6; Noes 1) *Alderman Kennedy voted no.*

Conditions of Approval
Kalaca Tattoo at 2306 63rd 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 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.

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

Public hearing open, no comments, public hearing closed.

Mr. Schroeder explained that this rezoning was initiated at the last meeting by the City Plan Commission.

A motion was made by Mr. Stevens and seconded by Alderman Michalski to approve Rezoning. The motion passed. (Ayes 7; Noes 0)

Alderman Kennedy was excused.

Mr. Hayden noted he will be abstaining from Items #5, #6 and #7.

Mayor Bosman asked that Items #5, #6 and #7 be taken together for public hearing purposes. All items were read.

- 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 hearing opened.

Aaron Kohlmeier, 9320 67th Street, applicant, explained the rezoning was to utilize the existing residence as a real estate office.

Judy Rabino, 6018 59th Avenue, rents a property in the area and does not support the Rezoning. This is a residential area and there are other places to have a real estate office. There is not a lot of parking in this area for the business.

Mr. Kohlmeier said the existing driveway to the property has room for four (4) parking spaces, but his business does not generate much traffic.

Public hearing closed.

Alderman Mathewson asked if property owners within 100 feet were notified. Mr. Schroeder said yes and we received no comments. Alderman Mathewson asked if Alderman Orth supports the application. Mr. Schroeder said the applicant indicated that the alderman supports it. Alderman Mathewson asked for examples of uses this would permit. Mr. Labahn said a professional office, bank, recreational use or government are some of the uses.

Mr. Stevens asked if we had a sense of how many real estate offices were in the IP zoning. Mr. Labahn said the Gonnering office on 60th Street, near Pershing Blvd. is one. Most are in larger offices located in a different zoning. Mr. Labahn added that Staff is comfortable because they are requesting IP zoning and not Commercial. Mr. Stevens asked if there were any banks in this zoning. Mr. Schroeder said that AM Community Credit Union and Southport Bank on STH 31 are. Mr. Stevens said he is not comfortable with this rezoning and will not support.

Mayor Bosman said there are several places on 75th Street that have this type of zoning within the residential area, but I agree, there are other places for this use.

Alderman Michalski suggested a deferral to allow time to gather more information.

A motion was made by Alderman Michalski and seconded by Alderman Mathewson to defer Item #5 for two weeks. The motion passed. (Ayes 3; Noes 2; Abstain 1) *Mr. Stevens and Mr. Lattimore voted no; Mr. Hayden abstained.*

A motion was made by Alderman Michalski and seconded by Alderman Mathewson to defer Item #6 for two weeks. The motion passed. (Ayes 5; Noes 0; Abstain 1) *Mr. Hayden abstained.*

A motion was made by Alderman Michalski and seconded by Alderman Mathewson to defer Item #7 for two weeks. The motion passed. (Ayes 5; Noes 0; Abstain 1) *Mr. Hayden abstained.*

Public Comments

Virginia Hookstra, 6209 75th Street, presented information to be distributed to the City Plan Commission. Information was presented to Staff.

Commissioner Comments

Alderman Michalski said he encourages public comment.

Staff Comments

Mr. Labahn said Staff will look to obtain additional information on Items #5, #6 and #7. Mayor Bosman asked that a map show the areas of the IP zoning should be included.

A motion to adjourn was made by Alderman Mathewson and seconded by Alderman Michalski. The motion passed. (Ayes 6; Noes 0) The meeting adjourned at 6:08 p.m.

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

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	June 20, 2013	Item 1
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

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

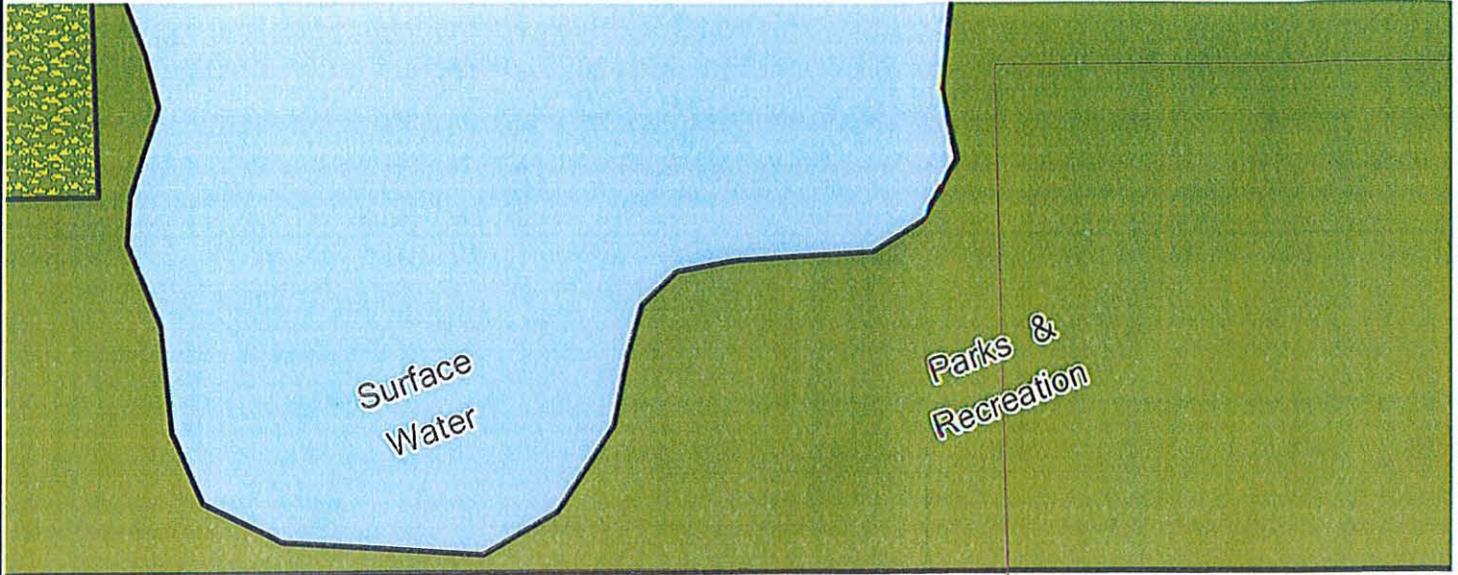
City of Kenosha

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



City of Kenosha
Land Use Map
Welcome Home Properties rezoning



Property requested to be rezoned



0 20 40 60 80 100 Feet

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	June 20, 2013	Item 2
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:

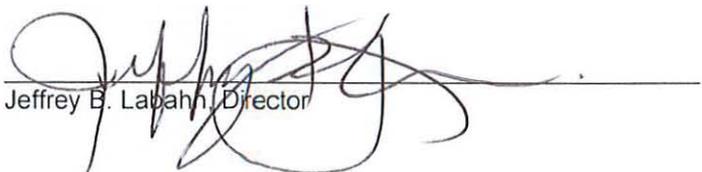
- The Common Council adopted *A Comprehensive Plan for the City of Kenosha: 2035* on April 19, 2010.
- Wisconsin Statutes require the Common Council to adopt an Ordinance for Amendments to the Comprehensive Plan.
- The attached Zoning Ordinance references Map C3-13, which identifies the Amendment to 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.



Brian R. Wilke, Development Coordinator



Jeffrey B. Labahn, Director

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

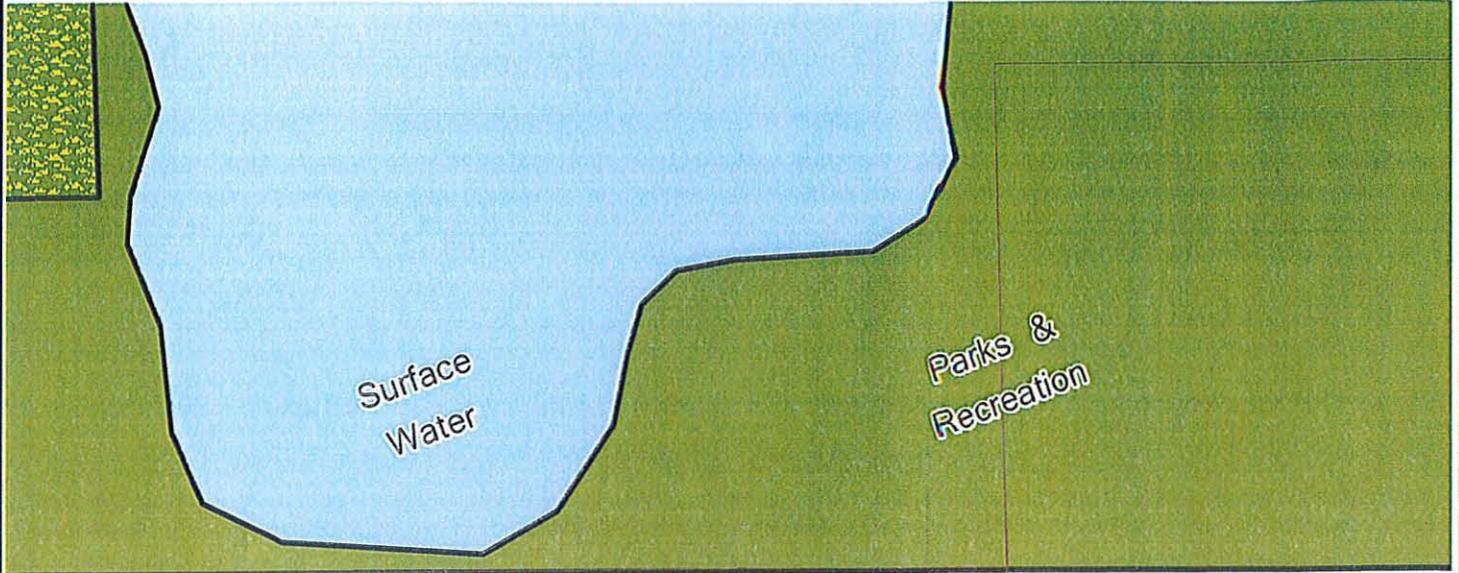
City of Kenosha

Comprehensive Plan Amendment

Welcome Home Properties Petition

Supplement No. C3-13

Ordinance No. _____



60TH ST



Property requested to be changed from:



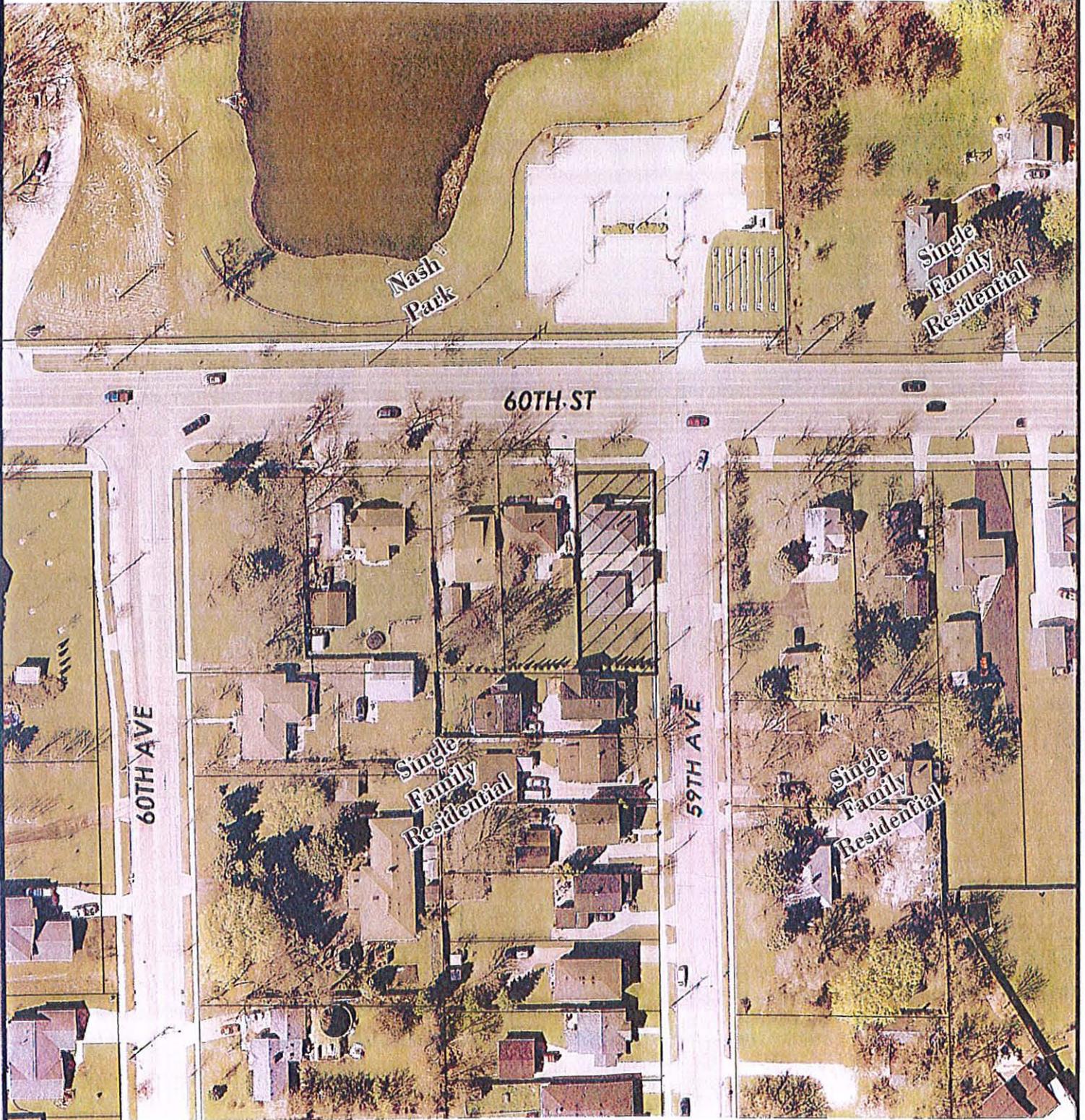
Medium-Density Residential to
Government & Institutional



City of Kenosha

Land Use Map

Welcome Home Properties rezoning



Property requested to be rezoned



0 20 40 60 80 100 Feet

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

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	June 20, 2013	Item 3
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 East: RS-2/Single-Family Residential
 South: RD/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.

<i>Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030</i>	<i>Kenosha City Plan Commission FACT SHEET</i>	June 20, 2013	Item 3
<i>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</i>			

- The City Plan Commission reviewed this item at their June 6, 2013 meeting and deferred the item for two weeks. The City Plan Commission asked for additional information about IP Zoning as well as information about the other areas of the City where IP Zoning exists in and adjacent to residential neighborhoods. In response, Staff and the applicant have provided the following materials:
 - A copy of the IP Institutional Park District regulations indicating permitted and conditional uses.
 - A Floor Plan of the existing residence was provided by the applicant along with some photos.
 - Maps of four (4) different areas of the City where IP Zoning exists adjacent to residential districts. Note that In each case, the IP Zoning exists along an arterial street, similar to the proposed rezoning.
 - A map of the Zoning Districts along 60th Street from 30th Avenue to Green Bay Road (STH 31).

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

REZONING ORDINANCE NO. _____

BY: THE MAYOR

To Rezone Property Located 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)

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

Section One: That the land shown on the attached Supplement Map No. Z4-13 be, and the same hereby is, zoned and districted as indicated on said map.

Section Two: The development of the property shall be consistent with the conceptual development plan for the property being rezoned, which plan was submitted by the property owner/developer, considered by the City Plan Commission on the 6th day of June, 2013, and is on file with the Department of Community Development and Inspections as required in Section 10.02 A. of the Zoning Ordinance.

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

ATTEST: _____ City Clerk

APPROVED: _____ Mayor Date: _____

Passed:

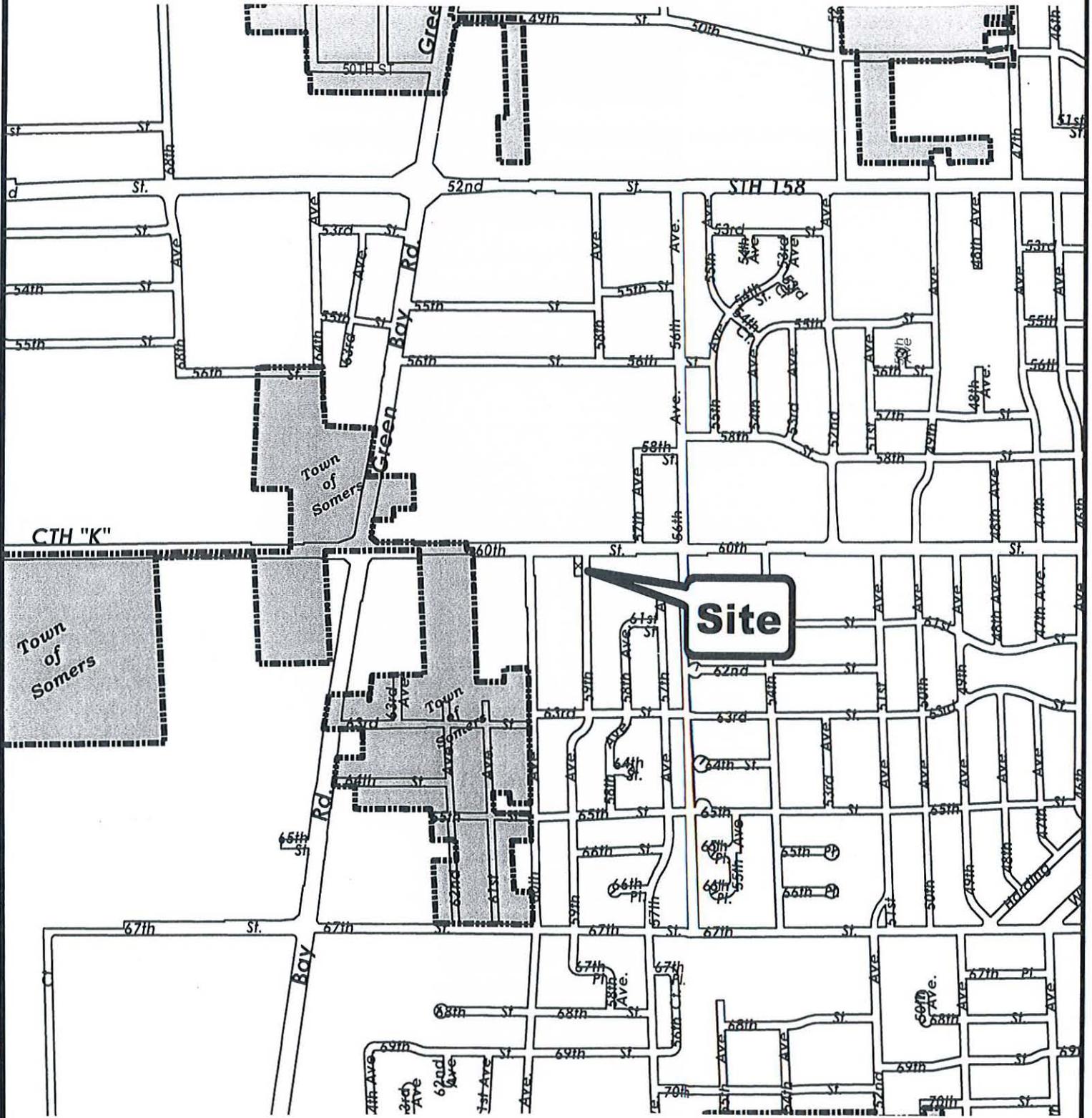
Published:

Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney

City of Kenosha

Vicinity Map

Welcome Home Properties rezoning



Property requested to be rezoned



0 250 500 750 1,000 Feet

City of Kenosha

District Map Rezoning

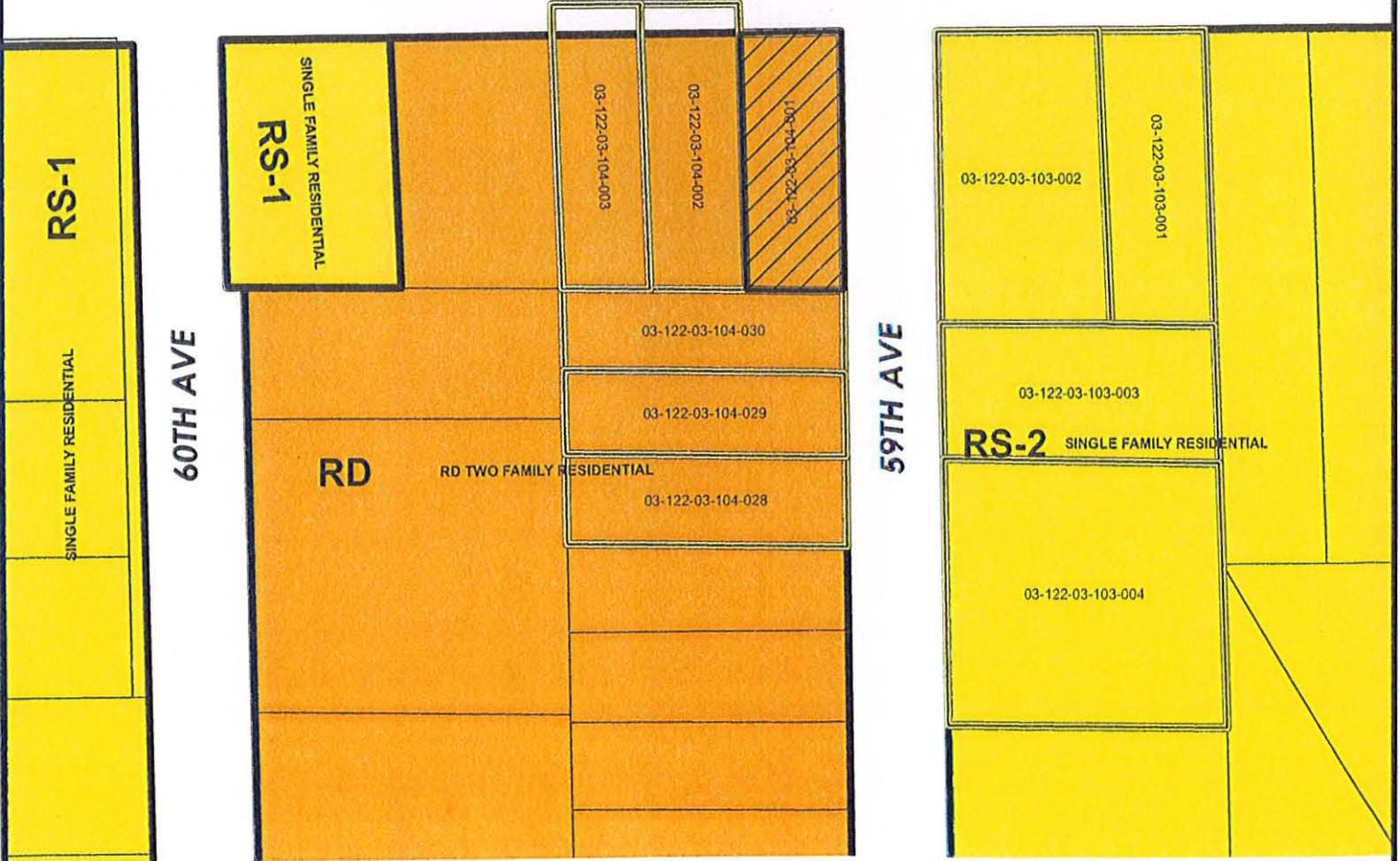
Welcome Home Properties petition

Supplement No. 74-13

Ordinance No. _____



60TH ST



Property requested to be rezoned from:



RD Two Family Residential to
IP Institutional Park



City of Kenosha

Land Use Map
Welcome Home Properties rezoning



Property requested to be rezoned



0 20 40 60 80 100 Feet

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,

A handwritten signature in black ink, appearing to read 'Aaron Kohlmeier', with a long horizontal flourish extending to the right.

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 - Managers Member

Phone: (262) 909-8700
 Fax: (262) 948-1965
 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.

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

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

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

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

Phone: 262.653.4030
 Fax: 262.653.4045

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

·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

ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

3.19 I-P INSTITUTIONAL-PARK DISTRICT

The primary purposes and characteristics of the I-P Institutional-Park District are intended to provide for areas which are primarily devoted to public, institutional and recreational uses. Office uses, which are related to the character and operation of the permitted civic, governmental and institutional uses, are permitted as appropriate mixed uses.

A. Permitted Uses.

1. Agriculture.
2. Bicycle, hiking, nature and cross-country ski trails.
3. Botanical and zoological gardens.
4. Cemeteries, mausoleums, crematoriums and pet cemeteries, including buildings.
5. Civic, social and fraternal clubs and lodges, nonprofit.
6. Convalescent and nursing home, including extended medical care facilities and adult day care centers.
7. Cultural institutions, including libraries, museums and art galleries.
8. Educational institutions, including public and private elementary and secondary schools, colleges and universities and related dormitories, and school administrative offices.
9. Funeral homes.
10. Golf courses
 - a. Private, including food and alcoholic beverages sales ancillary to the permitted golf course upon obtaining applicable licenses.
 - b. Public, including food and fermented malt beverages sales ancillary to the permitted golf course.
11. Greenhouse or arboretum, public.
12. Historic monuments.
13. Health services, including offices of state licensed health practitioners such as a doctor, dentist, or chiropractor, medical and dental laboratories, outpatient care facilities and other health and allied services operated by a State licensed health practitioner.
14. Hospitals.
15. Nursery and child care centers.
16. Offices; professional, civic, service, philanthropic, political and union, which are related to the character and operation of a use permitted in the I-P District.
17. Parking structures and ramps.
18. Philanthropic and charitable institutions.
19. Public administrative offices, and public service buildings and uses, including fire and police stations, community centers, and public emergency shelters.
20. Public parks and playgrounds, including building and grounds, and properly licensed concessions.
21. Restaurants located within public park buildings and grounds, upon:
 - a. A properly executed Lease Agreement with the City of Kenosha; and
 - b. Obtaining applicable licensing pursuant to State law and local Ordinances.
22. **Public transportation uses**, as follows:
 - a. Municipal airports and heliports, including landing fields, runways, taxiways, together with hangars, terminal buildings and aviation uses permitted under and as regulated by §18.03 "Airport Development Code" of the Code of General Ordinances.
 - b. Municipal bus terminal, and related uses, including equipment storage areas and maintenance buildings.
 - c. A municipally owned Marina, operated by the municipality or by a licensee or lessee, to include the leasing or rental of boat slips and mooring spaces, the providing of boat lift in and lift out services, boat sales incidental to a Marina operation, boat storage incidental to a Marina operation, the sale of products and services associated with boating or the provisioning of boats, and boat repair incidental to a Marina operation.
23. Religious institutions, including churches, chapels, temples, synagogues, convents, seminaries, rectories, parsonages, parish houses, and residential quarters for clergy. Quarters are permitted to be

ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

located on the same lot with a religious institution.

24. Refuge Center, licensed in accordance with Chapter 13 of the Code of General Ordinances.

B. Permitted Accessory Uses.

1. Garages for the storage of vehicles used in conjunction with a permitted principal use.
2. Off-street parking spaces and parking facilities for the storage of vehicles used in conjunction with a permitted principal use and in conformance with **§6.01** of this Ordinance.
3. Off-street loading spaces and facilities in conformance with **Section 6.02** of this Ordinance.
4. Outdoor signs, in conformance with Chapter 15 of the Code of General Ordinances and limited to signs identifying a permitted use, not exceeding sixty (60) square feet in area per lot, with the following exceptions:
 - a. Signs, not exceeding eight (8) square feet in area per lot, pertaining to the lease, rental, or sale of a permitted building or structure or identifying permitted Community Living Arrangements and Bed and Breakfast Establishments
 - b. Signs, not exceeding sixteen (16) square feet in area per lot, identifying permitted agricultural uses, conference centers, health services, nursery and child care centers, adult day care centers, and offices.
 - c. Signs, not exceeding one hundred (100) square feet in area per lot, identifying permitted hospitals, public administrative offices, public service buildings and uses, and religious institutions.
 - d. Signs, identifying permitted arenas, auditoriums, exhibition halls and stadiums; penal, disciplinary, mental health and reform institutions; and public transportation uses, which shall not have any area restrictions, except as outlined in said Chapter 15.
5. Service buildings and facilities normally auxiliary to a permitted principal use.
6. Heliports for Emergency Medical Centers.
7. Food and nonalcoholic beverage sales in conjunction with the following principal or conditional uses upon obtaining applicable licenses:
 - a. Colleges, technical schools and universities.
 - b. Conference centers and/or bed and breakfast establishments.
 - c. Cultural institutions, including libraries, museums and art galleries.
 - d. Hospitals.
 - e. Public transportation uses under **Section 3.19 A.22.** of this Ordinance.

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

1. Arena, auditorium, exhibition halls and stadiums.
2. Community Living Arrangements, in conformance with §62.23 (7)(i), Wisconsin Statutes.
3. Penal, disciplinary, mental health and reform institutions.
4. The rental or lease of pier or dock space to the public, the operation of which is conducted and owned by a private individual or corporation, and meeting the standards of **§4.06 D.7.** of this Ordinance.
5. Conference Center and/or Bed and Breakfast Establishment.
6. Notwithstanding **§3.19 G.**, a shelter facility.
7. Utility substations and Communication Towers, Radio/Television/Relay Towers and Antennas.
8. Storm water detention and retention basins.
9. Financial institutions, including related drive-thru facilities.
10. Development consisting of two (2) or more buildings for permitted or conditional uses located on a single parcel of land or contiguous parcels, which are part of the same development.
11. A building with twenty thousand (20,000 sq. ft.) square feet or greater of gross floor area which contains permitted or conditional use(s).
12. Medical transportation offices used exclusively for arranging transportation of individuals to and from health care providers as defined in §146.81, Wisconsin Statutes but excluding taxicab offices and vehicle maintenance facilities.
13. Public Safety Communication Towers and Antennas.

D. Lot Area and Width. There shall be no minimum lot area or width requirements except for existing

ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

residential uses, which shall provide a minimum lot area and width as would be required if such residences were located in the Rg-2 General Residential District, §3.09 of this Ordinance.

E. Building Height. No building or structure, nor the enlargement of any building or structure, shall exceed forty-five (45') feet in height, except for Communication Towers, Radio/Television/Relay Towers and Antennas which may be installed to a height in conformance with **Section 2.04 A.3.** of this Ordinance.

F. Yard Requirements.

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

2. Side Yards.

a. Interior Side Yard. No interior side yard shall be required except that where a side of a lot in the I-P District abuts a residential district, the interior side yard of the lot in the I-P District shall not be less than five (5') feet. In cases where no interior side yard is required, but is voluntarily provided, the interior side yard shall be a minimum five (5') feet.

b. Street Side Yard. No street side yard shall be required except that where a side lot line in the I-P District fronts on a street and where a rear lot line in the I-P District abuts or is across an alley from a residential district, the residential district yard requirement on that street shall apply as the street side yard requirement.

3. Rear Yard. A rear yard of not less than nine (9') feet is required, except that:

a. Where a rear lot line in the I-P District abuts an alley, a rear yard equaling nine (9') feet from the center line of the alley is required.

b. Where a rear lot line in the I-P District fronts on a street and where a side lot line in the I-P District abuts or is across an alley from a residential district, the residential yard requirement on that street shall apply as the rear yard requirement.

4. Accessory Buildings, Structures or Fences.

a. No accessory building or structure shall be located in any required front or street side yard or in any rear yard which fronts on a street and will be located within twenty-five (25') of the public right-of-way.

The minimum building to property line setback for the side and rear yards shall be five (5') feet, unless constructed in accordance with the Commercial Building Code and utilized in conjunction with an approved commercial principal use of the property.

b. No fence shall be constructed or reconstructed in any required front yard unless said fence is approved in conjunction with a Conditional Use Permit/Site Plan Review or a variance as granted by the Board of Zoning Appeals.

5. Accessory Uses. No yards shall be required for accessory uses where no building or structure is involved, except for off-street parking spaces and facilities, which shall not be located in any required front or street side yard.

6. Yards for Existing Residences. Existing residential uses, located in the I-P District, shall provide front, side, rear and accessory yards as would be required if such residential uses were located in the RG-2 General Residential District, §3.09 of this Ordinance.

G. Restrictions on Residential Uses in the I-P District.

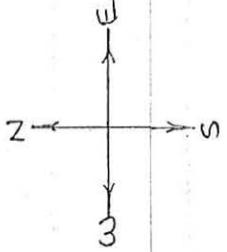
1. Restrictions. New construction of single family, two-family and multiple-family residences is not permitted.

2. Existing Residences - Reconstruction of Existing Residences. The reconstruction of an

ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

existing residential use, which has been damaged or destroyed by catastrophe or act of God is permitted provided that the reconstructed building does not exceed the original floor area of the structure and provided such reconstruction is commenced no later than one (1) year after the date of damage or destruction provided the building is in conformance with all other provisions of this Ordinance.

HANDICAP RAMP 3'-6" WIDE



ENCLOSED PORCH 5'-6" X 10'

13'-6" X 9'-6" KITCHENETTE & STORAGE

21' X 11'-2" RECEPTION AREA

9' X 3'-8" HALL

9' X 11'-2" CONFERENCE ROOM

BATH ROOM

10' X 13' OFFICE

STONE

60"

30"

30"

30"

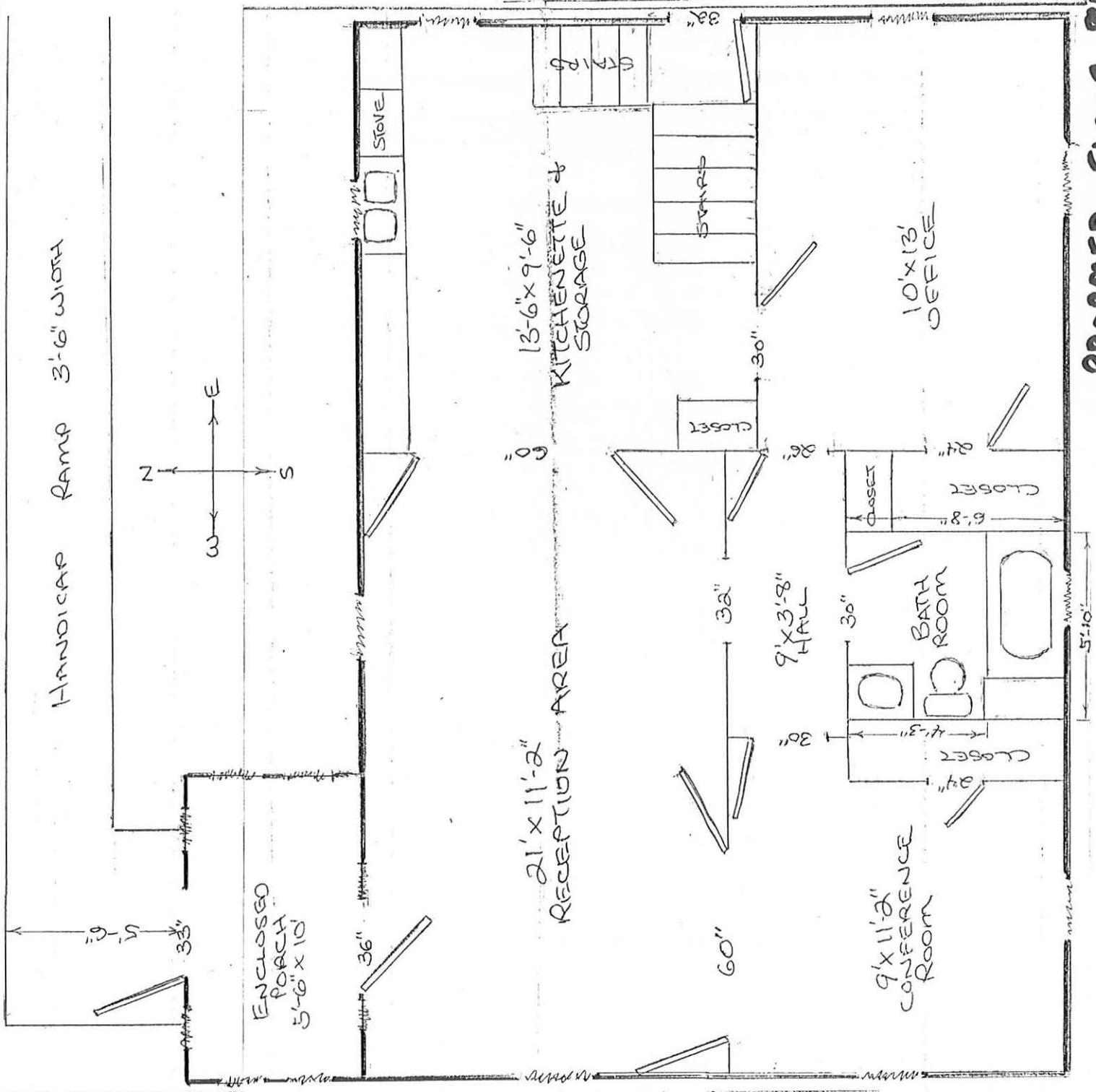
30"

30"

30"

5'-10"

PROPOSED FLOOR PLAN





EXISTING INTERIOR

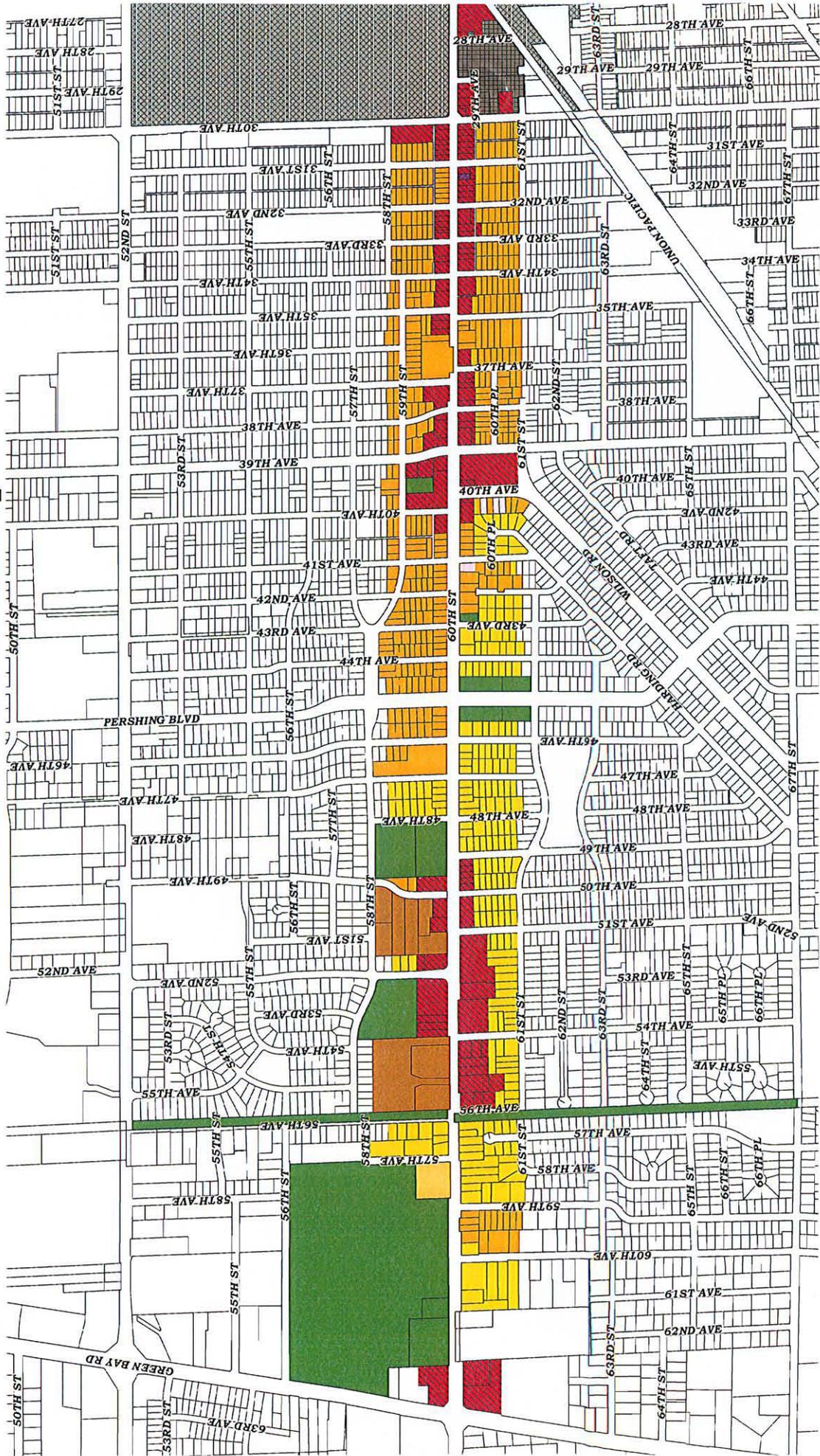


VIEW FROM 60TH STREET



VIEW FROM 59TH AVENUE

City of Kenosha General Location Map



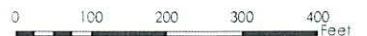
- Zoning Districts**
- A-2 AGRICULTURAL LAND HOLDING DIST
 - B-1 NEIGHBORHOOD BUSINESS DISTRICT
 - B-2 COMMUNITY BUSINESS DISTRICT
 - B-3 CENTRAL BUSINESS DISTRICT
 - B-4 MIXED USE DISTRICT
 - F-W FLOODWAY DISTRICT
 - IP INSTITUTIONAL PARK DISTRICT
 - M-1 LIGHT MANUFACTURING DISTRICT
 - M-2 HEAVY MANUFACTURING DISTRICT
 - RD TWO FAMILY RESIDENTIAL DISTRICT
 - RG-1 GENERAL RESIDENTIAL DISTRICT
 - RG-2 GENERAL RESIDENTIAL DISTRICT
 - RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT
 - RM-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT
 - RM-3 ELDERLY AND HANDICAPPED HOUSING
 - RS-1 SINGLE FAMILY RESIDENTIAL DISTRICT
 - RS-2 SINGLE FAMILY RESIDENTIAL DISTRICT
 - RS-3 SINGLE FAMILY RESIDENTIAL DISTRICT



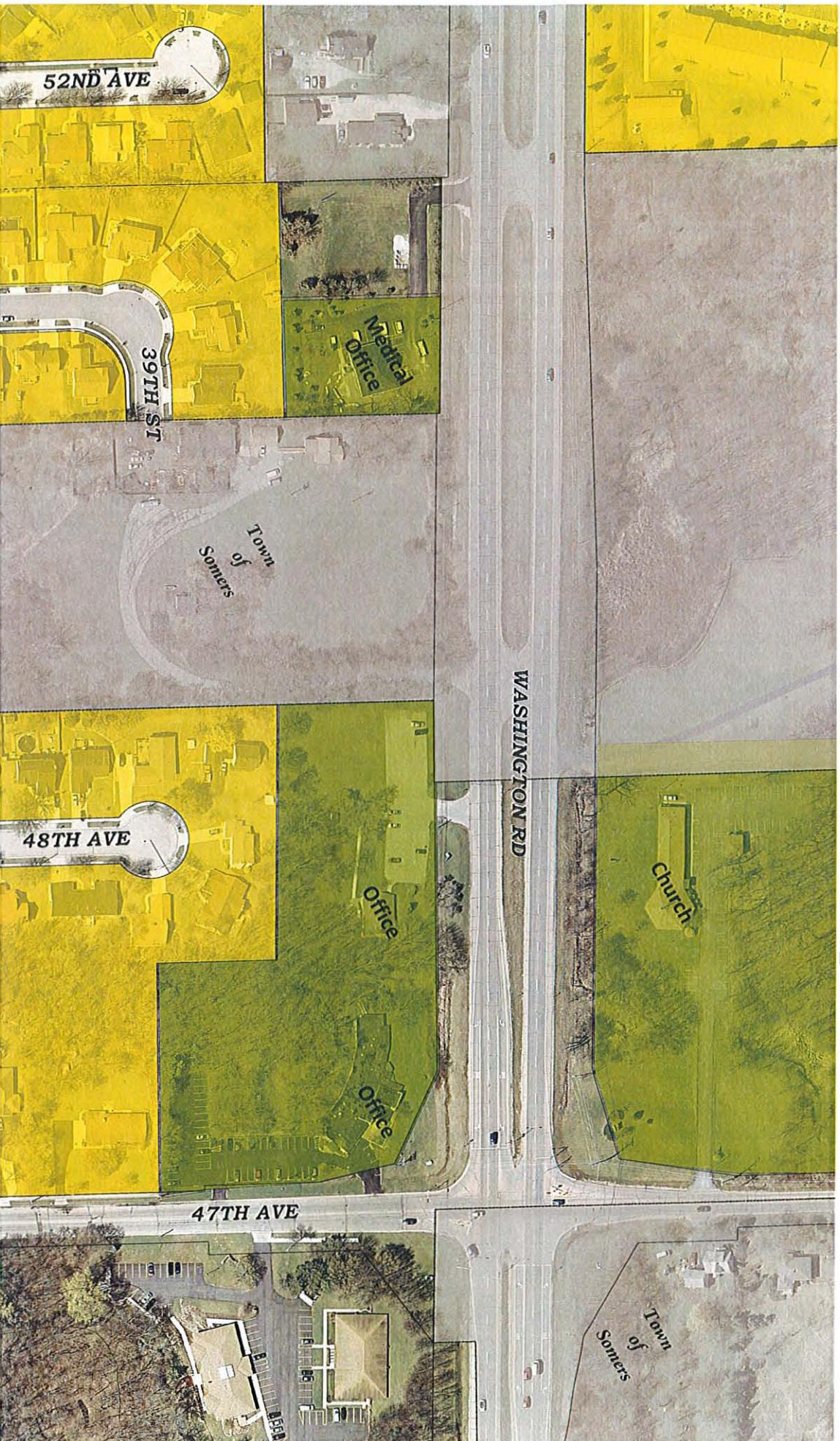
City of Kenosha General Location Map



-  Residential Zoning
-  Institutional Park Zoning



City of Kenosha General Location Map

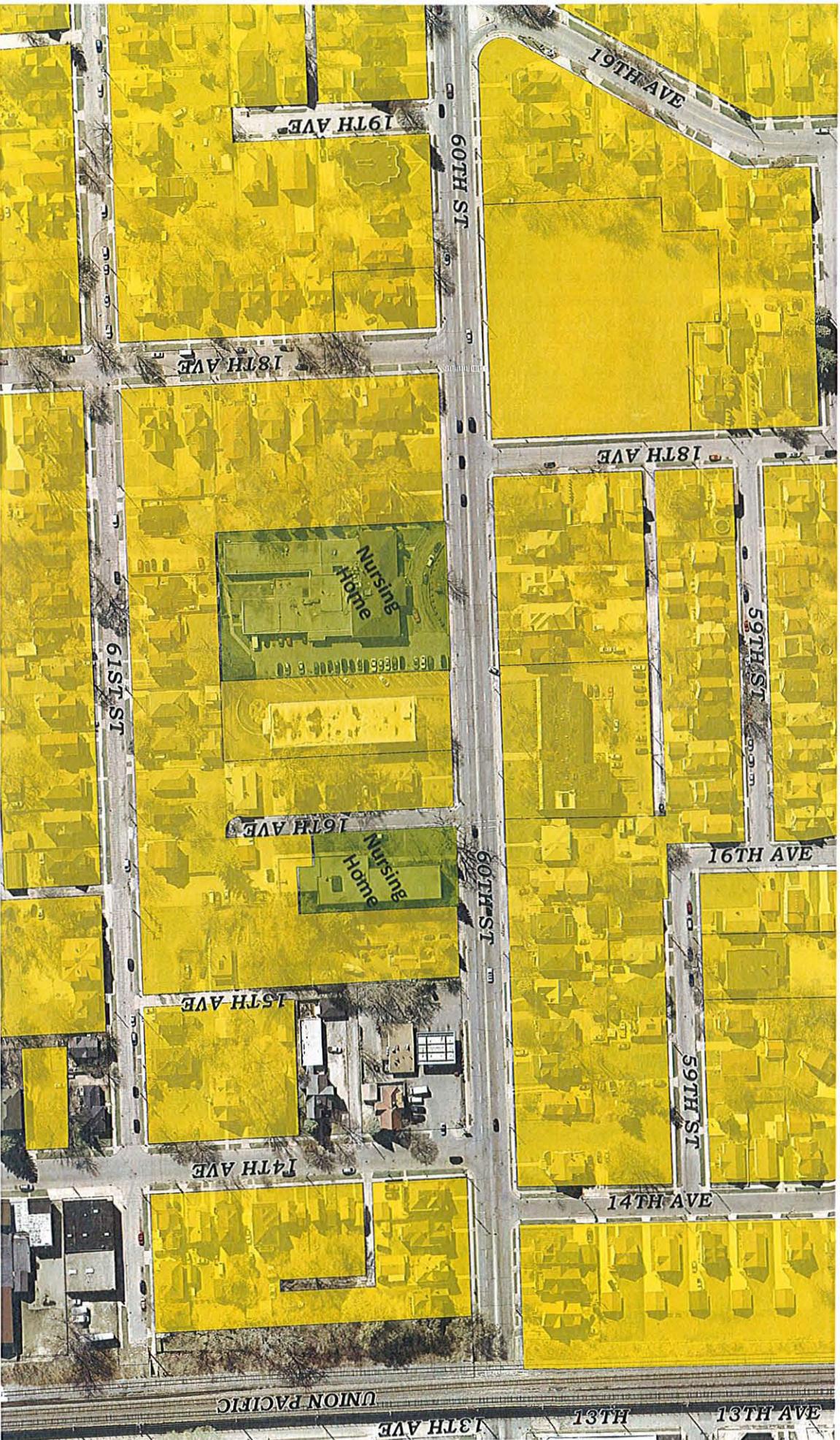


Residential Zoning

Institutional Park Zoning



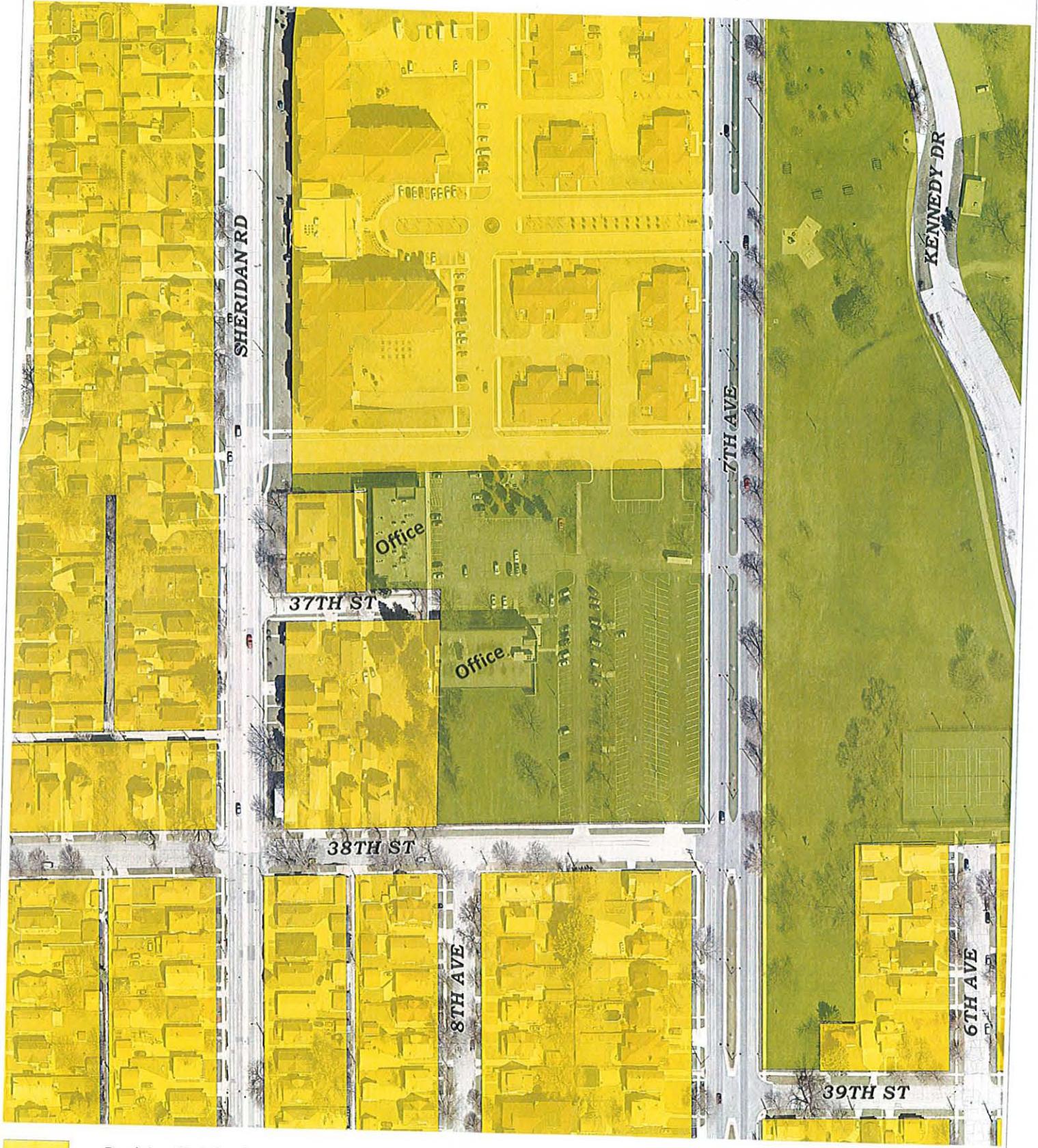
City of Kenosha General Location Map



- Residential Zoning
- Institutional Park Zoning



City of Kenosha General Location Map



-  Residential Zoning
-  Institutional Park Zoning



Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	June 20, 2013	Item 4
Conditional Use Permit for a non-conforming residential use at 1927 60th Street. (Landquest) (District #3) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 1927 60th Street
 Zoned: RG-2 General Residential

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- Section 4.06 A.17 of the Zoning Ordinance allows for the application for a Conditional Use Permit of a non-conforming residential use.
- The Conditional Use Permit would allow the building to be renovated, which the owner intends to do. The renovation would not be allowed without the Conditional Use Permit because a seven-unit building on a lot in the RG-2 General Residential District is non-conforming since each unit requires a minimum of 3,000 s.f. of land area, and no more than five-units per lot.
- The existing house is a seven-unit on 7,540 s.f. lot. Per the City Assessor's records, this home has been used as a seven-unit as far back as the 1970's, prior to adoption of the current Zoning Ordinance. An on-site inspection was also conducted and no recent improvements to add units appear to have been made.
- No additional units are being added to the building and the applicant would not be able to create any additional units under the current zoning.
- City Departments have reviewed the application.
- This item was reviewed by the City Plan Commission and the Common Council on May 20, 2013. The City Plan Commission recommended approval, but the Common Council failed to approve the item at their meeting. The applicant has met with several Alderpersons since that meeting to discuss the project and has submitted this new application.

RECOMMENDATION:

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



Brian R. Wilke, Development Coordinator



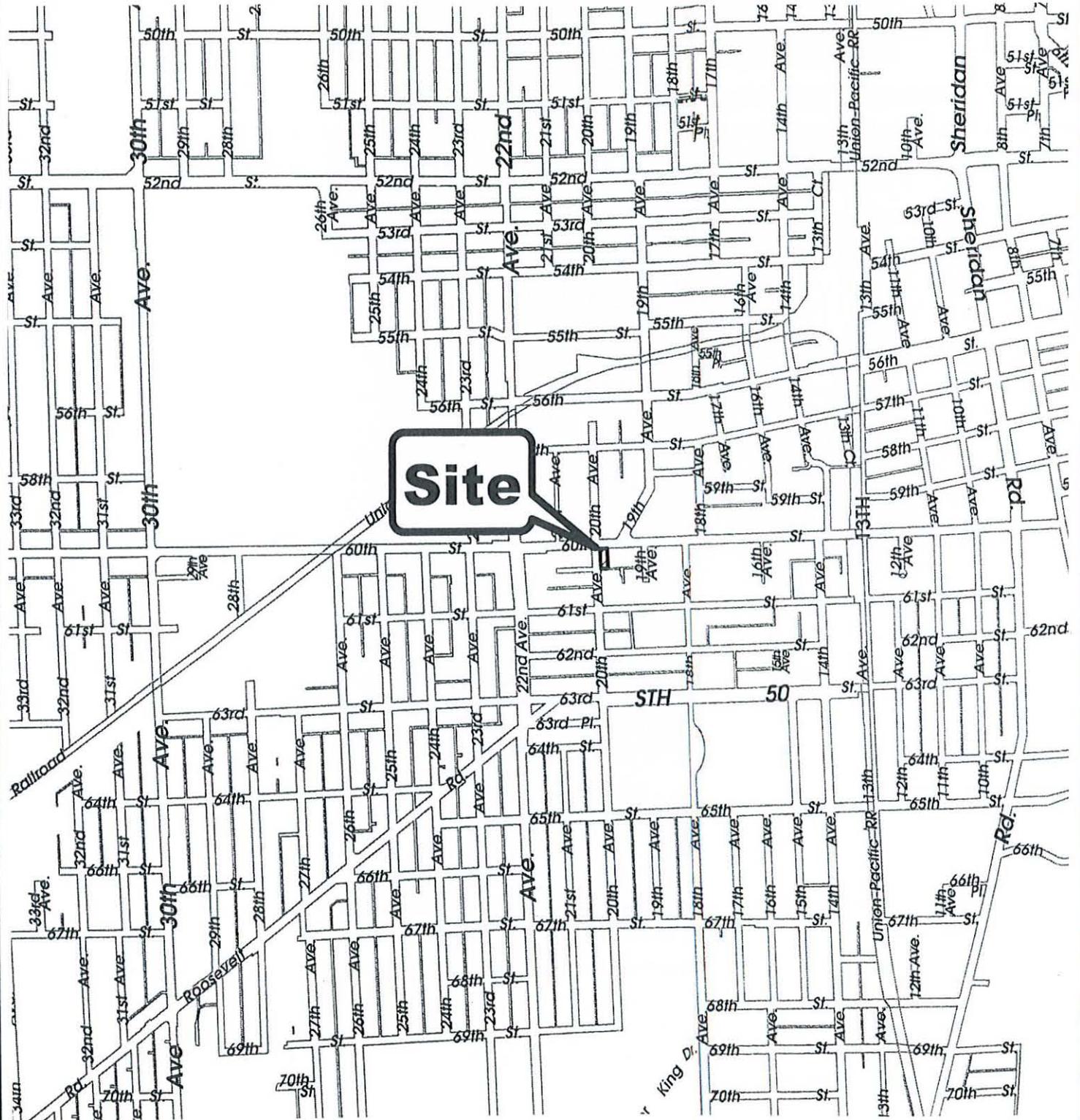
Jeffrey B. Labahn, Director

City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030	<i>Kenosha City Plan Commission Conditions of Approval</i>	Landquest 1927 60th Street	June 20, 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 – 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.

City of Kenosha

Vicinity Map
Land Quest Non-Conforming CUP





May 29, 2013

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

Re: 1927 60th Street

Dear Sir or Madam:

We would like to apply for a Conditional Use Permit for the property located at 1927 60th Street, Kenosha, WI 53143, Tax ID # 05-123-06-227-006.

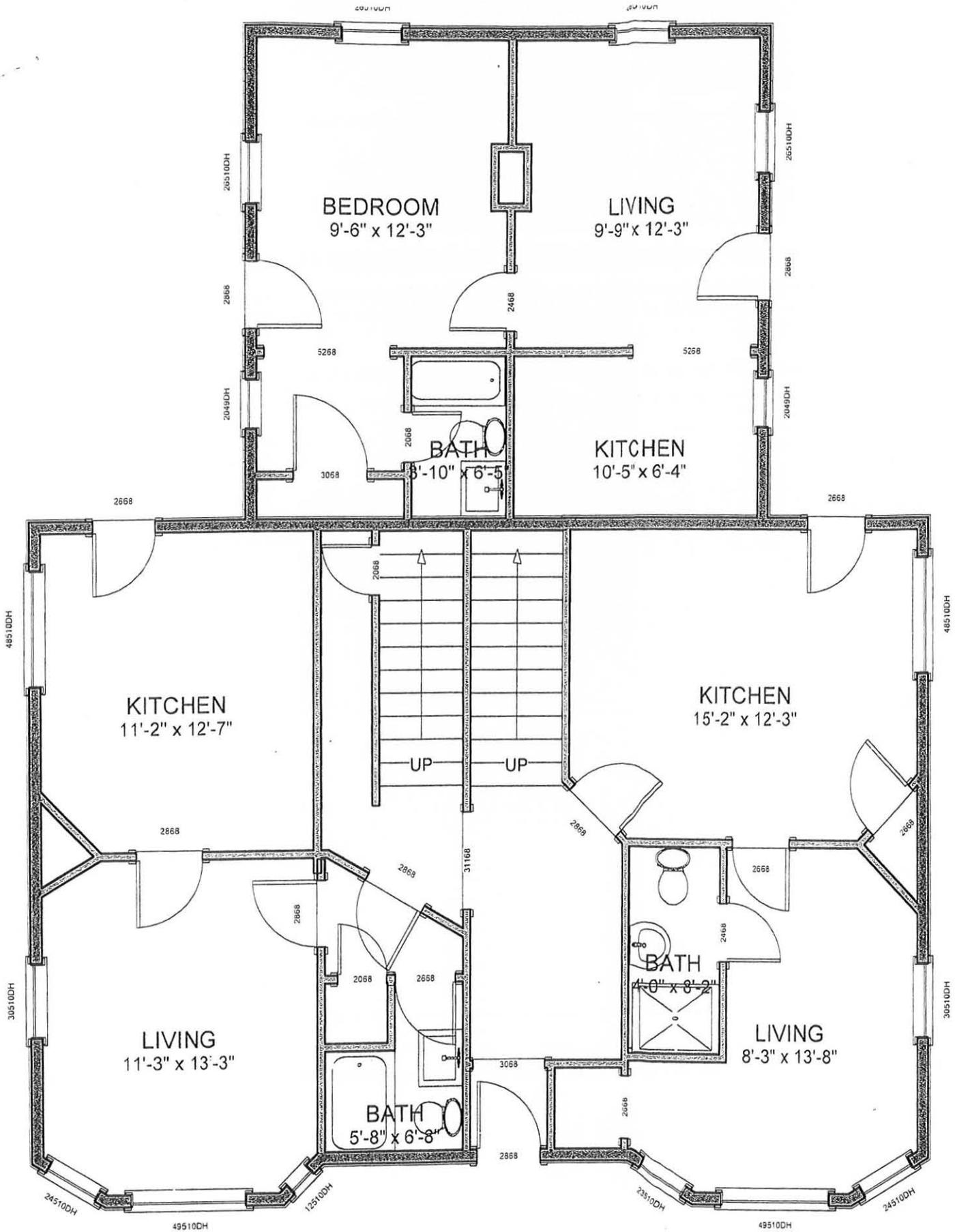
We would like to apply for this CUP under City of Kenosha Zoning Ordinance #17 (non-conforming residential uses) item (b.) Building Plan as required in Sections 4.05B and 14.07B of the Zoning Ordinance and (c.), site plan as required in Sections 4.05C and 14.07C of the Zoning Ordinance.

A development review application is being enclosed.

Thank you for your time and consideration.

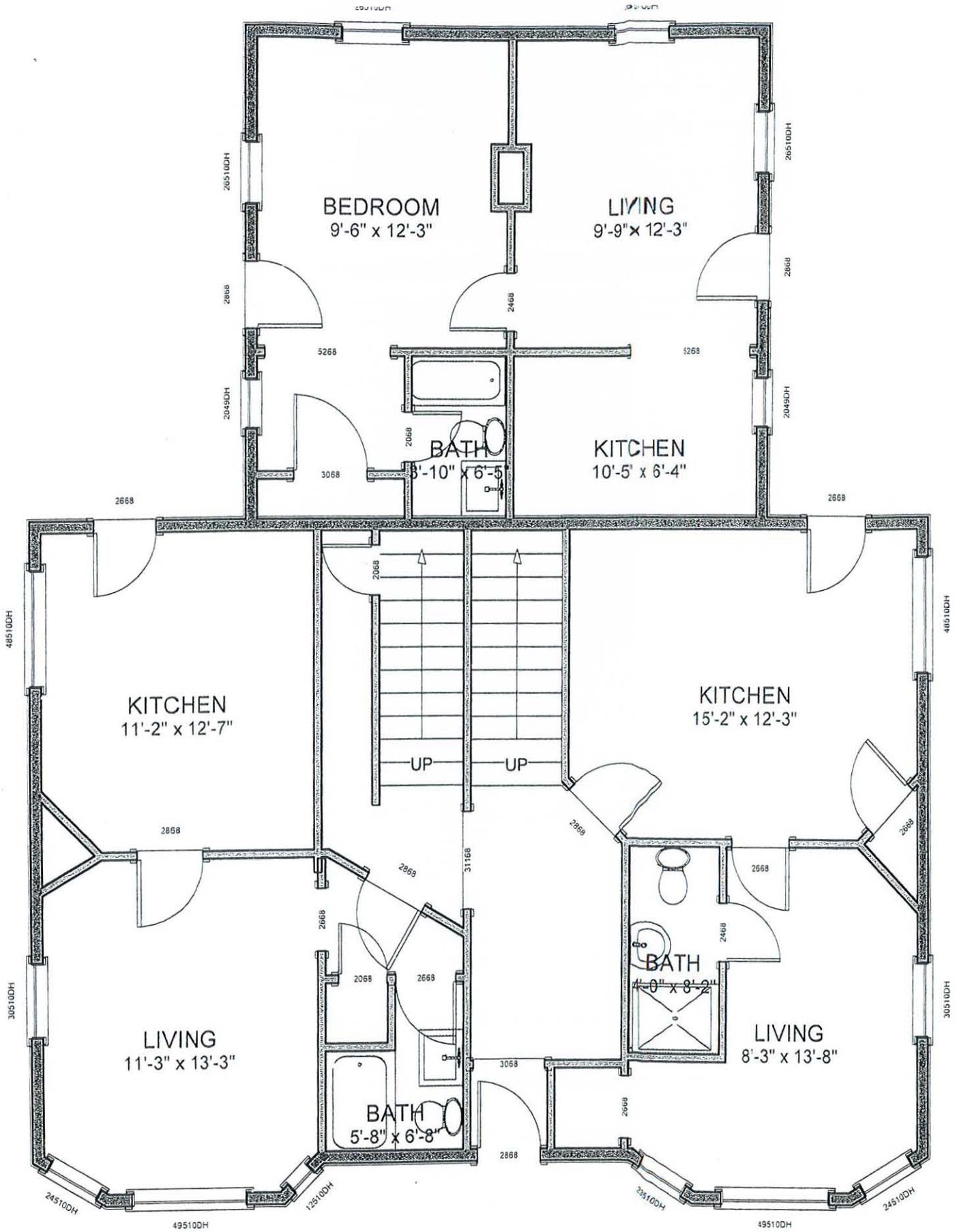
Sincerely,

Ryan Douglas

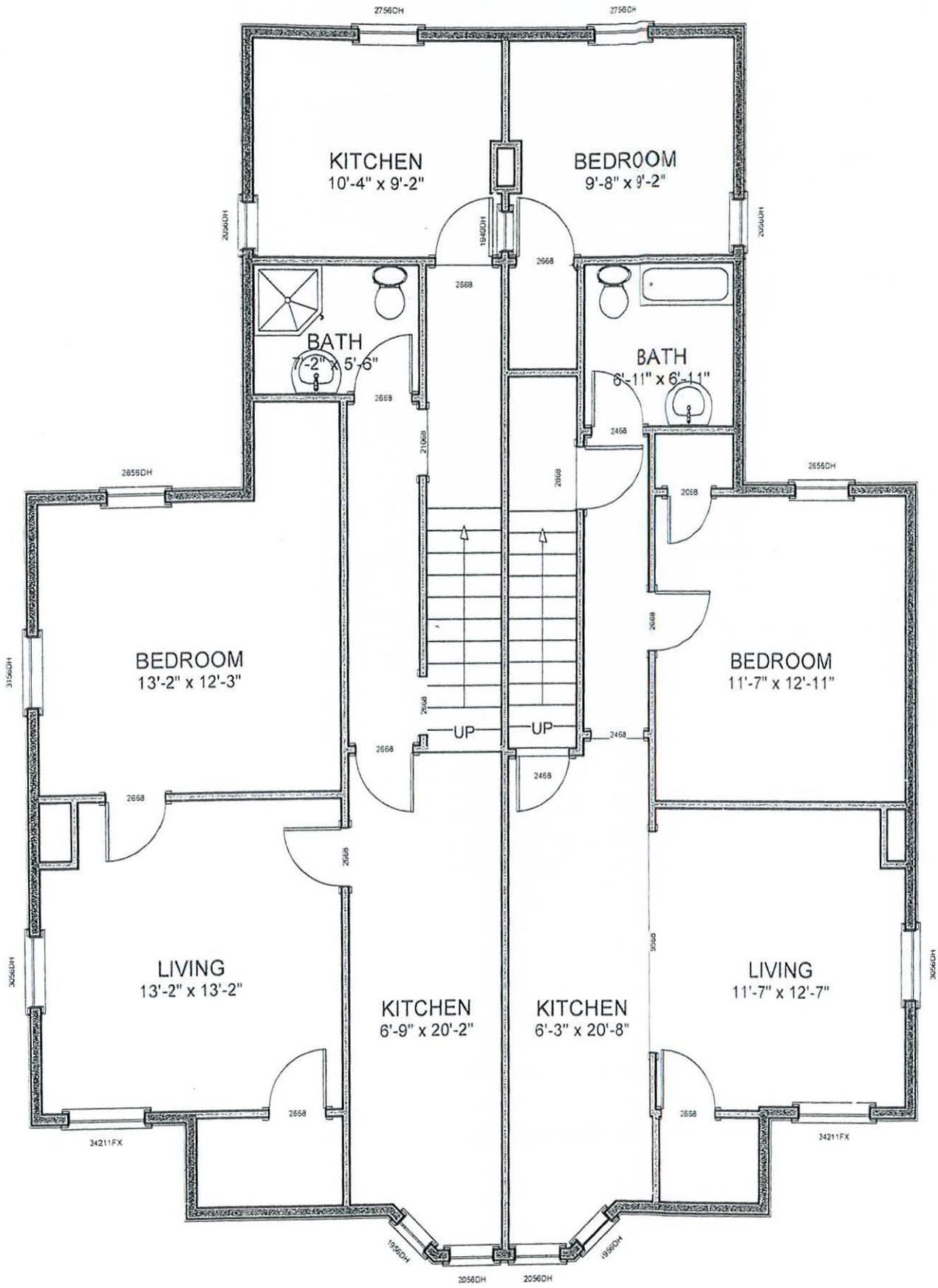


LIVING AREA
1438 sq ft

Any Questions Call
815-451-3434

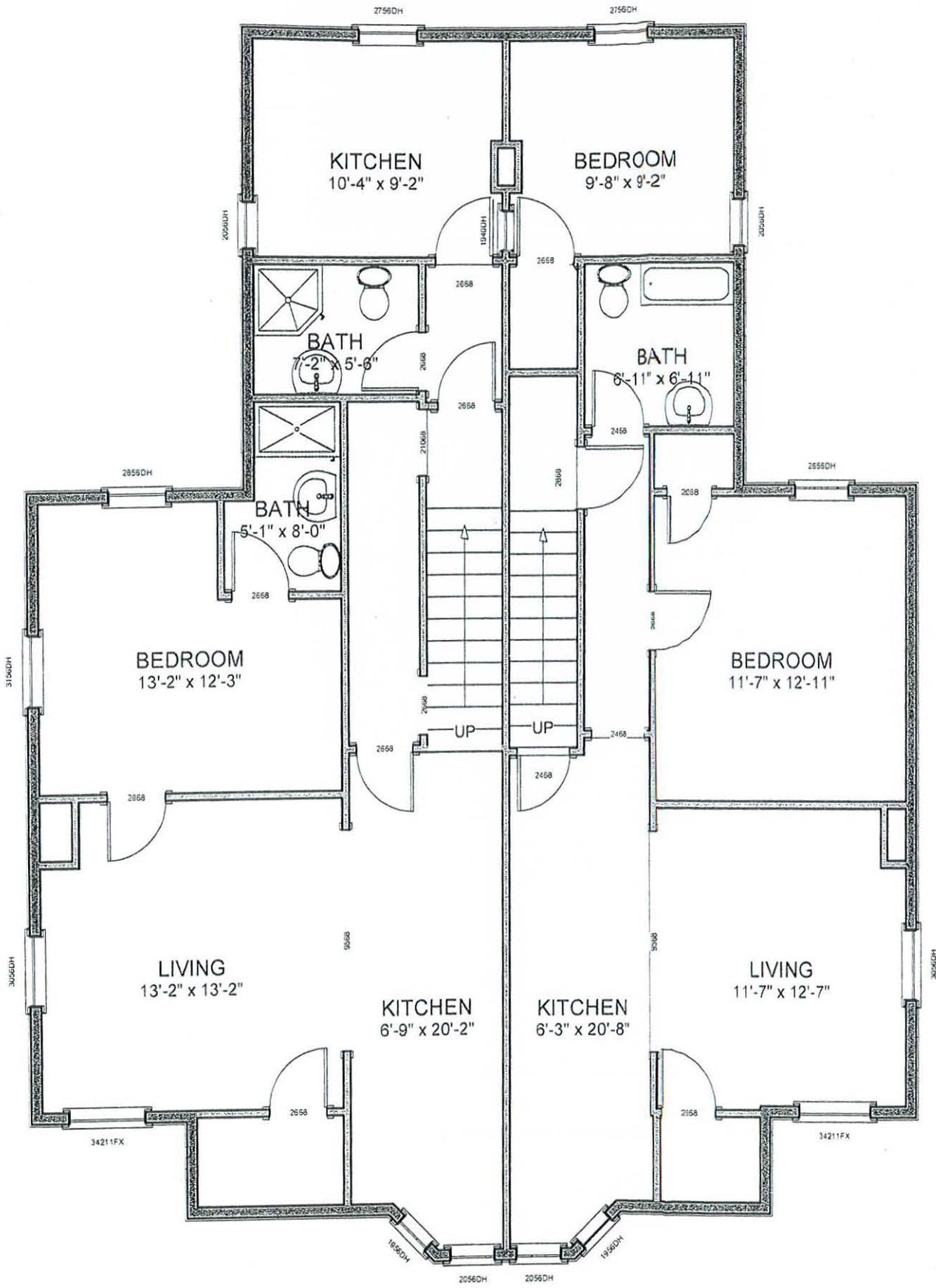


LIVING AREA
1438 sq ft

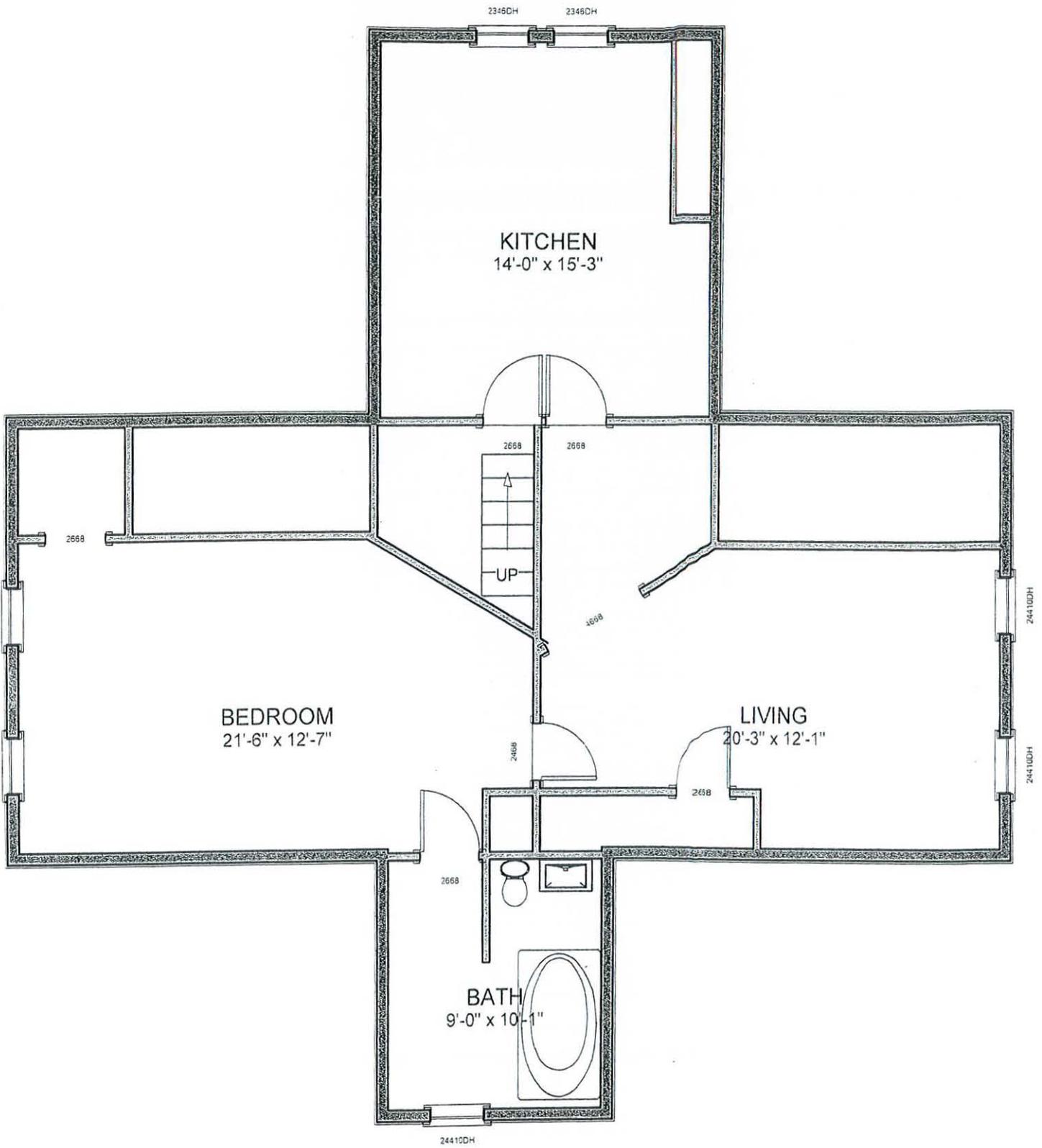


LIVING AREA
1628 sq ft

1927 60th st 2nd Floor

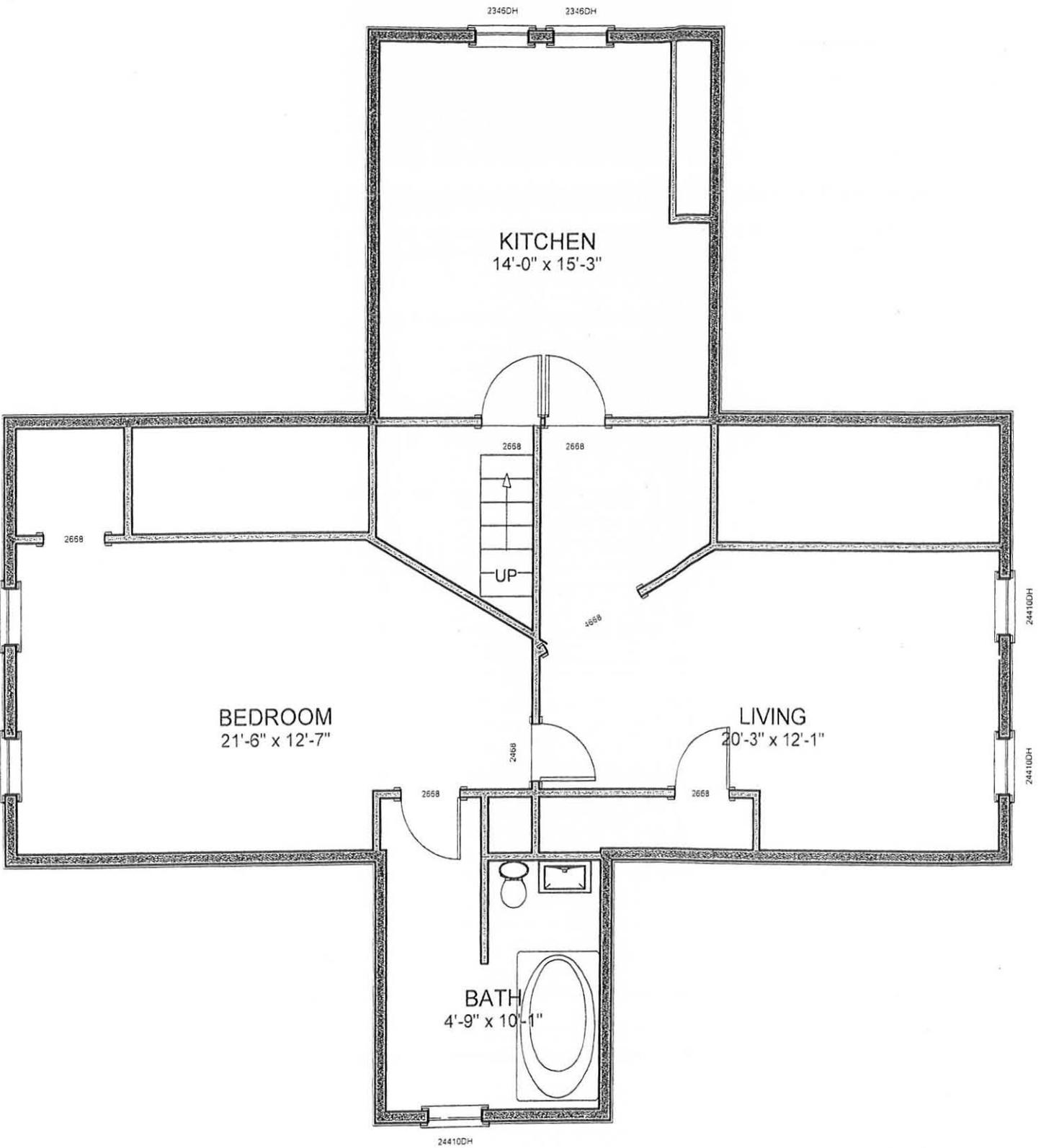


LIVING AREA
1628 sq ft



LIVING AREA
1123 sq ft

1927 60th st 3rd Floor



KITCHEN
14'-0" x 15'-3"

BEDROOM
21'-6" x 12'-7"

LIVING
20'-3" x 12'-1"

BATH
4'-9" x 10'-1"

LIVING AREA
1124 sq ft

City of Kenosha

APPLICATION FOR PORCH / DECK PERMIT – Page Three

SITE PLAN

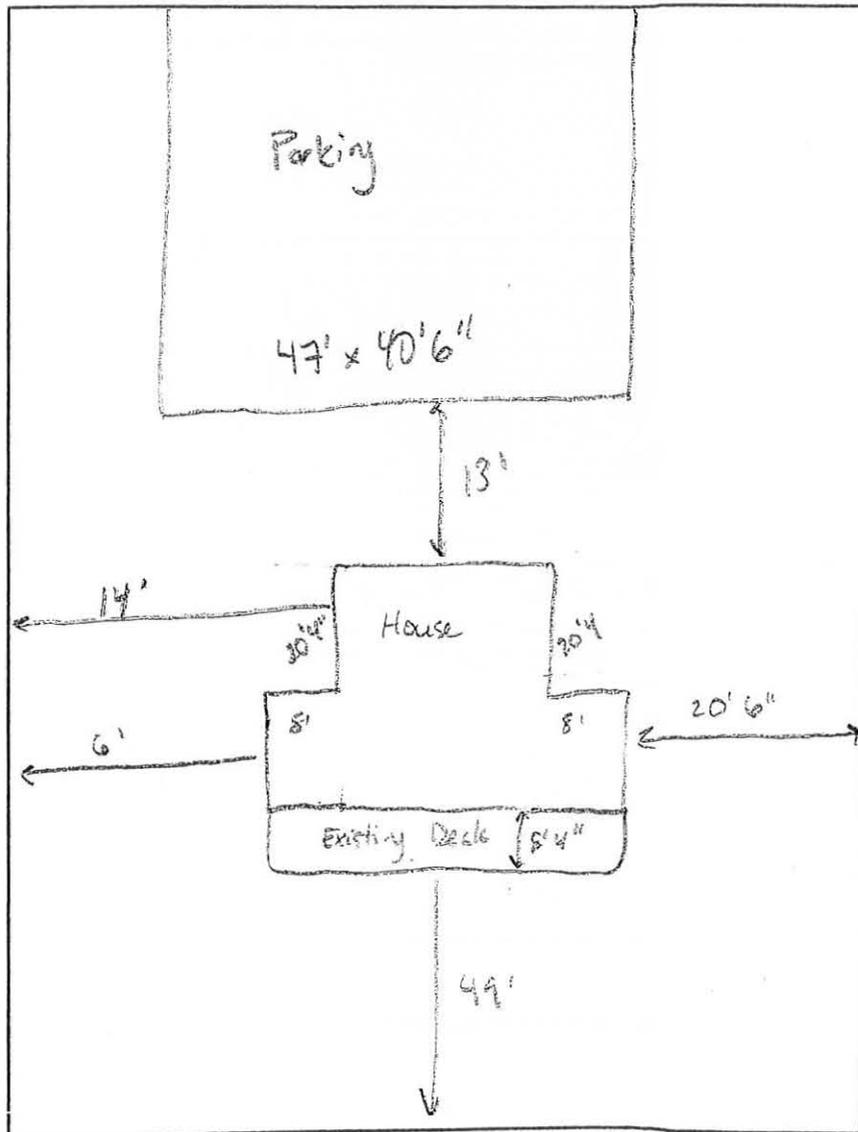
Please indicate on the following site plan:

- 1. Indicate size, location, and distance from property lines of proposed porch/deck/platform/stairs.
- 2. Show existing structures (sheds, garages, detached decks, fences).
- 3. Indicate location of all driveways (yours and your neighbors).

CHECK ONE: Alley 60th Pl
Neighbor

CHECK ONE:
Street
Neighbor

CHECK ONE:
Street
Neighbor



20th Ave

Street Name 60th St

IMPORTANT: The narrowest width of the property which abuts the street is considered the front yard.

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

MAILING INFORMATION

NAME OF PROJECT: 1927 60th St

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

Name and Address of Applicant [Please print]:
Land Quest Earl Welt Phone: 847-812-0809
1927 60th St Fax: _____
Kenosha WI E-Mail: _____

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): Same 1927 60th St
Kenosha WI

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 <u>existing 7 unit.</u>	Section 4	Pages 6 & 7
<input type="checkbox"/>	Developer's Agreement	Section 5	Page 8
<input type="checkbox"/>	Final Plat	Section 6	Pages 9 & 10
<input type="checkbox"/>	Lot Line Adjustment Survey	Section 7	Page 11
<input type="checkbox"/>	Preliminary Plat	Section 8	Pages 12 & 13
<input type="checkbox"/>	Rezoning	Section 9	Pages 14 & 15
<input type="checkbox"/>	Site Plan Review	Section 10	Pages 16 & 17

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

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

Department of Community Development & Inspections Planning Division 625 52nd Street, Room 308 Kenosha, WI 53140	Phone: 262.653.4030 Fax: 262.653.4045 Office Hours: M - F 8:00 am - 4:30 pm
--	--

**SECTION 4
CONDITIONAL USE PERMIT**

Additional Information Required:	Building or Addition Square Footage: _____ Existing Building Size: <u>7 unit</u> Site Size: _____ Current # of Employees _____ Anticipated # of New Employees _____ Anticipated Value of Improvements _____
---	---

Submittal Requirements:	<ul style="list-style-type: none"> ➤ Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale ➤ Developer Site Plan/Conditional Use Permit Checklist (Appendix A)
--------------------------------	--

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:		<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. 			

Appendices to Review:	➤ 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
---------------------------------	---

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

Building Plan:	<ul style="list-style-type: none"> ➤ Layout of building(s) including size and layout of rooms ➤ Design and architecture ➤ Plans and details on fire suppression and/or standpipe ➤ Plans and details on fire detection, fire alarm and other safety devices
-----------------------	---

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
----------------------	---

521F

ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

k. Unit Elevation from Finished Exterior Sidewalk Grade. Units shall be raised a minimum of eighteen (18") inches from the finished exterior sidewalk grade.

l. Detached Accessory Buildings. Detached accessory buildings on interior lots shall be grouped together whenever possible at the common property lines.

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

17. Non-conforming Residential Uses

a. Verification by the applicant, in form and substance, including but not limited to, an inspection or inspections by City staff or agents on behalf of the City of the interior and/or exterior of any structure that is subject to an application under this subsection, satisfactory to the reviewing authority of the prior existing residential use.

b. Building Plan as required in Sections 4.05B. and 14.07 B. of the Zoning Ordinance.

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

d. Drainage Plan as required in Sections 4.05D. and 14.07 E. of the Zoning Ordinance.

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

f. Utility Plan as required in Sections 4.05 F. and 14.07 D. of the Zoning Ordinance.

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

h. One or more of plans identified hereinabove may be waived in the discretion of reviewing authority.

B. BUSINESS CONDITIONAL USES

1. Sexually-Oriented Businesses in the B-2 District.

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

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

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

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

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

f. Operational Plan as required in the Code of General Ordinances.

g. Location. A sexually-oriented business, as defined, shall only be located in compliance with the following criteria:

(1) No Sexually-Oriented Business shall be located within one thousand (1,000') feet, (based on the measurement standards of this Section), of the following:

(a) Residentially zoned property;

(b) Residentially used property;

(c) Public, private or parochial elementary or secondary schools;

(d) Public park, recreation area or playground;

(e) Daycare center;

(f) Youth center;

(g) Public library; or,

(h) Public museum.

(2) No sexually-oriented business shall be located within one thousand (1,000') feet of the Interstate 94 right-of-way.

(3) No sexually-oriented business shall be located within one thousand (1,000') feet of another sexually-oriented business.

h. Standards of Measurement. The distances identified in this Section shall be measured in a straight line, without regard to intervening structures or objects from the closest point of the structure proposed for occupancy by the sexually-oriented business to the nearest point of the parcel of property or zoning district boundary from which the proposed land use is to be separated.

i. Outdoor Activities. Any outdoor activities associated with the sexually-oriented businesses are prohibited. The sexually-oriented business shall be conducted entirely within an enclosed building.

j. Signage. Signs associated with the sexually-oriented businesses shall comply with Chapter XV of the Code of General Ordinances. There shall be no outdoor sign or interior sign visible from the exterior of

Planning & Zoning Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	June 20, 2013	Item 5
By the Mayor - Resolution to Approve a Two-Lot Certified Survey Map for property at 5500 60th Street. (Kenosha Common Apartments) (District #11) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 5500 60th Street
 Zoned: RM-2 Multi-Family Residential

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- On April 10, 2003, the City Plan Commission approved a 100-unit apartment development for property at 5500 60th Street, the former Kenosha County Garage site. The development consists of three (3) apartment buildings and a separate community center building.
- The applicant is seeking to divide the developed property into two (2) separate parcels. The site is currently one (1) parcel consisting of two (2) condominium units. One condominium unit contains the northern forty-eight (48) apartment building plus the community center. The other condominium unit contains the other two (2) apartment buildings which are twenty-six (26) units a piece. The proposed Certified Survey Map would make two (2) separate parcels with the forty-eight (48) unit building and community center on Lot 1 and the two twenty-six (26) unit buildings on Lot 2.
- The Certified Survey Map generally complies with Chapter 17 of the Code of General Ordinances. The odd configuration of the parcels is for several reasons:
 - Each parcel must have a minimum of forty (40') feet of street frontage. Since the site only has a public street frontage on 60th Street, both parcels needed to front on 60th Street.
 - To maintain the approved density of 12 units per acre or less, each parcel needs a certain amount of minimum acreage. As proposed, the density of Lot 1 would be 11.912 units/acre and Lot 2 would be 11.818 units/acre
 - Each parcel must also maintain a minimum of two (2) parking spaces per unit. Both parcels would meet this minimum under the proposed layout.
- The Certified Survey Map was sent to City Departments for their review. Their comments are included in the attached Resolution.

RECOMMENDATION:

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



Brian R. Wilke, Development Coordinator
 /u2/acct/cp/ckays/1CPC/2013/JUNE20/fact-csm-KenoCommons.odt



Jeffrey B. Labahn, Director

RESOLUTION NO: ____ - 13

BY: THE MAYOR

TO APPROVE A CERTIFIED SURVEY MAP
Property located at 5500 60th Street (Kenosha Commons Apartments)

BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that a Certified Survey Map relating to one parcel located at 5500 60th 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. The Certified Survey Map shall be null and void if not recorded within six (6) months of approval by the Common Council.
5. A digital copy of the Certified Survey Map shall be provided to the City prior to recording.
6. Immediately under the Certified Survey Map title on each page, the legal description indicates that the Map is "All that part of...". It should read "A part of ...".
7. Change the Mayor's name on the signature page to Keith G. Bosman.
8. Include on the Certified Survey Map the dimension for the South lot line of both Lots 1 and Lot 2.
9. On the fifth page, the legal description reads "in part" ...33.01 feet to the southwest corner of Lot B of Kenfair ...". According to the City's records of Kenfair Subdivision, that point is 50.02 feet from the quarter-section line.
10. The new sewer and water services shall be installed and approved by the Kenosha Water Utility before the Certified Survey Map is signed and recorded. Water services shall have a blue 12 gauge locator wire installed along the entire length. Water service shall be brought to the surface in the curb box and at the edge of the building and enclosed in a curb box with "water" on the cover.
11. Compliance with all the preceding conditions as a prerequisite for authorizing Mayor and City Clerk-Treasurer to sign the Certified Survey Map.

Adopted this ____ day of _____, 2013

ATTEST:

Debra L. Salas, City Clerk-Treasurer

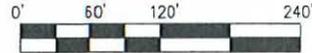
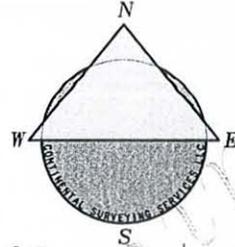
APPROVE:

Keith G. Bosman, Mayor

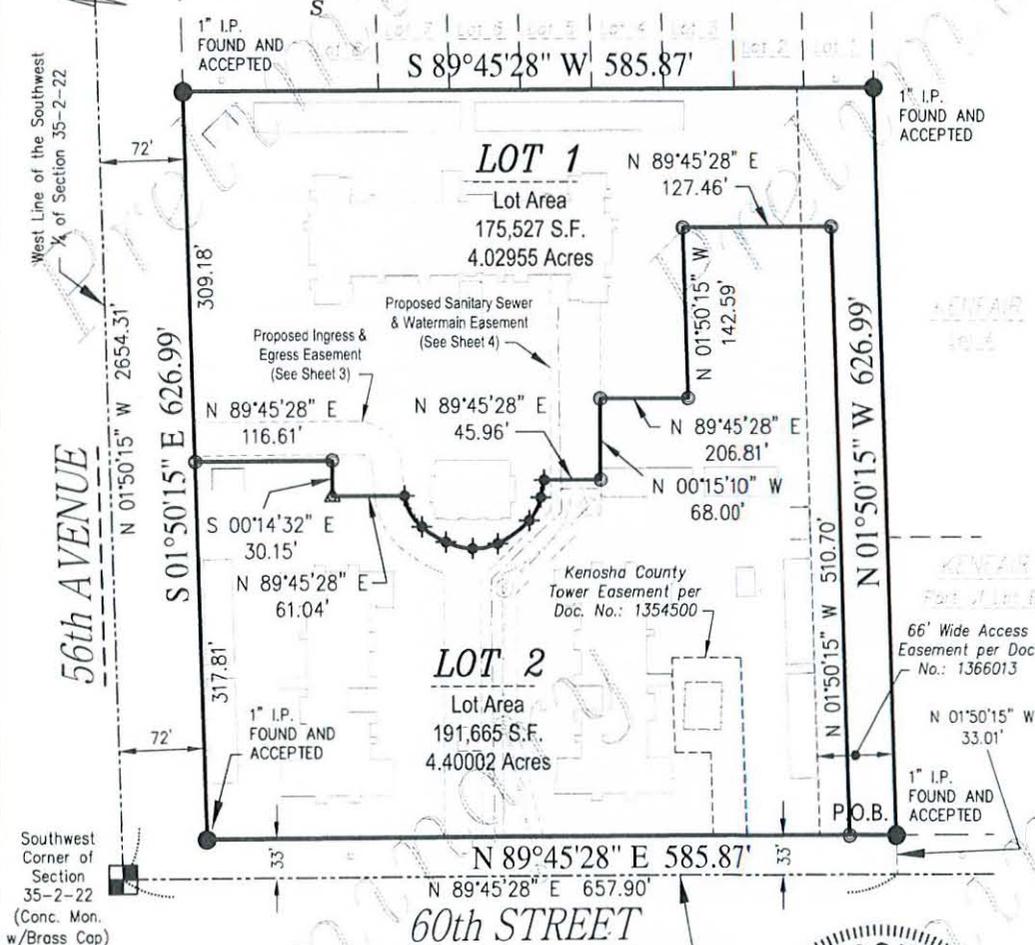
Certified Survey Map

All that part of the Southwest 1/4, of the Southwest 1/4, of Section 35, Township 2 North, Range 22 East, in the City of Kenosha, Kenosha County, Wisconsin.

West 1/4 Corner of Section 35-2-22 (Conc. Mon. w/Brass Cap)



SCALE: 1"=120'



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South Line of the Southwest 1/4 of Section 35-2-22

OWNER:

Equal Access for Affordable Housing, Inc.



NOTE: All bearings are referenced to Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the South line of the SW 1/4 of Section 35, Township 2 North, Range 22 East and bears N 89°45'28" E.

This Instrument was drafted by Rick R. Hillmann, a Registered Land Surveyor, S-3005. Drafted this 11th day of March, 2013 Sheet X of X

Certified Survey Map

All that part of the Southwest 1/4, of the Southwest 1/4, of Section 35, Township 2 North, Range 22 East, in the City of Kenosha, Kenosha County, Wisconsin.

LEGEND

P.O.B. POINT OF BEGINNING	◆ CHISELED CROSS SET
● MONUMENT FOUND	--- SAN SEWER LINE
○ MONUMENT SET	--- WATER LINE

NOTE:
20"x3/4" Iron Rod Set (1.13 lb/foot)
Unless otherwise noted

Curve Data:

RAD. = 42.00'
ARC = 30.49'
CHD. = 29.83'
BRG. = S 29°36'49" E
DELTA = 41°35'51"

①

Curve Data:

RAD. = 95.00'
ARC = 24.06'
CHD. = 24.00'
BRG. = S 57°40'06" E
DELTA = 14°30'43"

②

Curve Data:

RAD. = 62.00'
ARC = 23.41'
CHD. = 23.27'
BRG. = S 75°44'32" E
DELTA = 21°38'09"

③

Curve Data:

RAD. = 45.00'
ARC = 22.14'
CHD. = 21.92'
BRG. = N 79°20'48" E
DELTA = 28°11'12"

④

Curve Data:

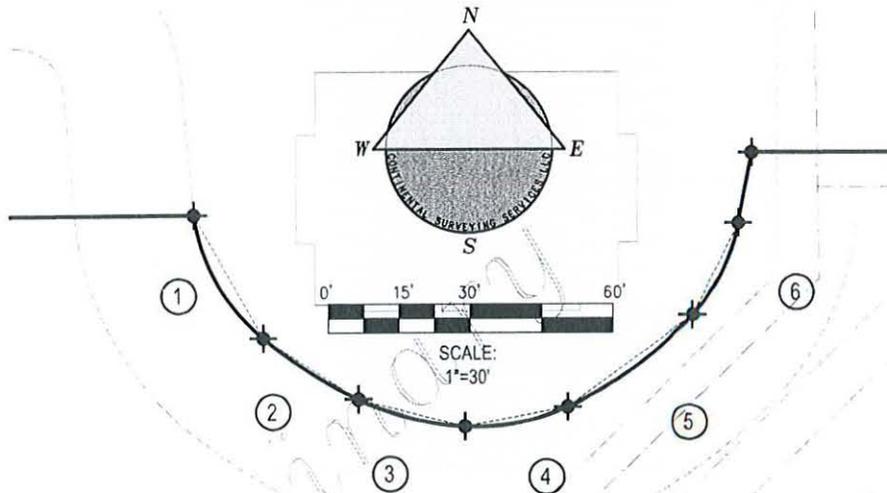
RAD. = 85.00'
ARC = 33.12'
CHD. = 32.91'
BRG. = N 54°05'32" E
DELTA = 22°19'19"

⑤

Curve Data:

RAD. = 39.00'
ARC = 21.95'
CHD. = 21.67'
BRG. = N 26°48'17" E
DELTA = 32°15'11"

⑥



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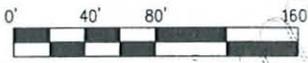
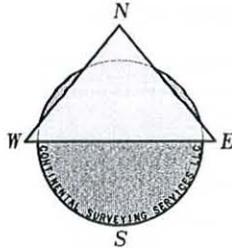


NOTE: All bearings are referenced to Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the South line of the SW 1/4 of Section 35, Township 2 North, Range 22 East and bears N 89°45'28" E.

This Instrument was drafted by Rick R. Hillmann, a Registered Land Surveyor, S-3005. Drafted this 11th day of March, 2013 Sheet X of X

Certified Survey Map

All that part of the Southwest 1/4, of the Southwest 1/4, of Section 35, Township 2 North, Range 22 East, in the City of Kenosha, Kenosha County, Wisconsin.



SCALE:
1"=80'

Curve Data:

RAD. = 67.00'
ARC = 48.64'
CHD. = 47.58'
BRG. = S 29°36'49" E
DELTA = 41°35'51"

(A)

Curve Data:

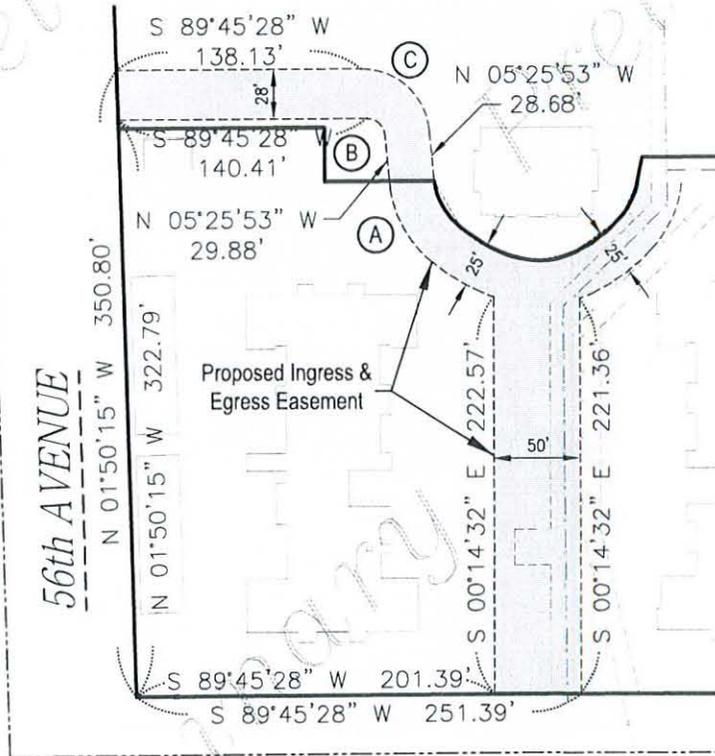
RAD. = 38.00'
ARC = 56.25'
CHD. = 51.25'
BRG. = S 47°50'13" E
DELTA = 84°48'40"

(C)

Curve Data:

RAD. = 10.00'
ARC = 14.80'
CHD. = 13.49'
BRG. = S 47°50'13" E
DELTA = 84°48'40"

(B)



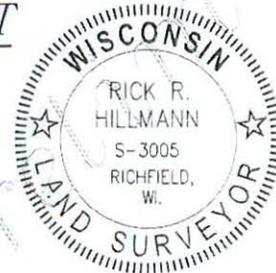
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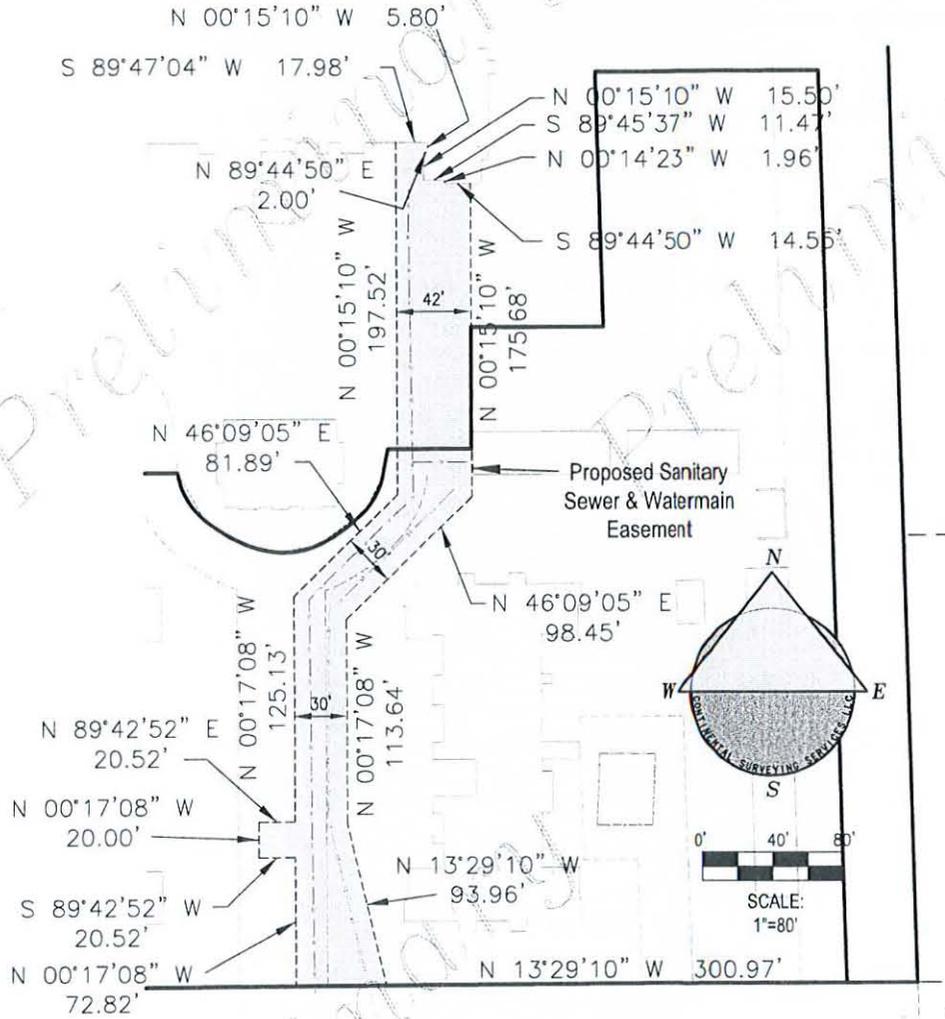


NOTE: All bearings are referenced to Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the South line of the SW 1/4 of Section 35, Township 2 North, Range 22 East and bears N 89°45'28" E.

This Instrument was drafted by Rick R. Hillmann, a Registered Land Surveyor, S-3005. Drafted this 11th day of March, 2013 Sheet X of X

Certified Survey Map

All that part of the Southwest 1/4, of the Southwest 1/4, of Section 35, Township 2 North, Range 22 East, in the City of Kenosha, Kenosha County, Wisconsin.



60th STREET

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NOTE: All bearings are referenced to Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the South line of the SW 1/4 of Section 35, Township 2 North, Range 22 East and bears N 89°45'28" E.

This instrument was drafted by Rick R. Hillmann, a Registered Land Surveyor, S-3005. Drafted this 11th day of March, 2013 Sheet X of X

Certified Survey Map _____

All that part of the Southwest $\frac{1}{4}$, of the Southwest $\frac{1}{4}$, of Section 35, Township 2 North, Range 22 East, in the City of Kenosha, Kenosha County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I Rick R. Hillmann, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a parcel of land being a part of the Southwest $\frac{1}{4}$ of Section 35, Township 2 North, Range 22 East, located in the City of Kenosha, Kenosha County, Wisconsin, now being more particularly bounded and described and follows:

Commencing at the Southwest corner of said Section, thence North $89^{\circ}45'28''$ East on and along the South line of the Southwest $\frac{1}{4}$ of said Section, 657.90 feet to a point; thence North $01^{\circ}50'15''$ West and parallel to the West line of said $\frac{1}{4}$ Section; 33.01 feet to the Southwest corner of Lot B of KENFAIR, a recorded subdivision, and on the North Right of Way line of 60th Street and the Point of Beginning of lands hereinafter described;

Thence continuing North $01^{\circ}50'15''$ West on and along the West line of Lot B and then Lot A of said subdivision and is parallel to the West line of said $\frac{1}{4}$ Section; 626.99 feet to the Southeast corner of Lot 1 of said subdivision; thence South $89^{\circ}45'28''$ West on and along said subdivision 585.87 feet to a point on a line that is 72.00 feet East and parallel to the West line of said $\frac{1}{4}$ Section; thence South $01^{\circ}50'15''$ East and parallel to said West line 626.99 feet to a point on the North Right of Way line of 60th Street; thence North $89^{\circ}45'28''$ East on and along said North line and parallel to the South line of said $\frac{1}{4}$ Section; 585.87 feet to the place of beginning of this description.

The gross area of said parcel contains 367,192 Square feet or (8.42957 Acres) of land more or less.

That I have made such survey, land division and map by the direction of Kenosha Commons II LLC, Lessee2 of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes and the Platting ordinance of the City of Kenosha in surveying, dividing and mapping same.

Dated this 11th day of MARCH, 2013



Rick R. Hillmann RLS
Registered Land Surveyor S-3005



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NOTE: All bearings are referenced to Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the South line of the SW $\frac{1}{4}$ of Section 35, Township 2 North, Range 22 East and bears N $89^{\circ}45'28''$ E.

This instrument was drafted by Rick R. Hillmann, a Registered Land Surveyor, S-3005. Drafted this 11th day of March, 2013 Sheet X of X

Certified Survey Map _____

All that part of the Southwest 1/4, of the Southwest 1/4, of Section 35, Township 2 North, Range 22 East, in the City of Kenosha, Kenosha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE:

Equal Access for Affordable Housing, Inc. now known as Lessor, Kenosha Common LLC, now known as Lessee1, and Kenosha Commons II LLC, now known as Lessee2, all are corporations duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, certifies that said corporations caused the land described on this map to be surveyed, divided, and mapped as represented on this Certified survey Map.

Lessor, Lessee1 and Lessee2, does further certify that this Certified Survey Map is mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and requirements and ordinances of the City of Kenosha, this _____ day of _____, 20____.

Lessor - Mary Joy Madrigano, Vice President

Lessee1 - Gorman & Company, Inc., Managing Manager
Gary J. Gorman, President

Lessee2 - Gorman & Company, Inc., Managing Manager
Gary J. Gorman, President

In the presence of:
Lessor - Mary Joy Madrigano, Vice President
Lessee1 - Gorman & Company, Inc., Managing Manager
Gary J. Gorman, President
Lessee2 - Gorman & Company, Inc., Managing Manager
Gary J. Gorman, President

STATE OF WISCONSIN)
)ss.
County of _____)
Personally came before me this _____ day of _____, 20____, Mary Joy Madrigano, Vice President of the above named Lessor and Gary J. Gorman of Gorman & Company, Inc., Managing Manager of the above named Lessee1 and Lessee2, and to me known as the person(s) who executed the foregoing instrument, and to me known to be the Vice President and President of the respective corporations, and acknowledged that they executed the foregoing instrument and acknowledged the same.

Print Name _____
Notary Public, _____ County, WI.
My Commission Expires: _____

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NOTE: All bearings are referenced to Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the South line of the SW 1/4 of Section 35, Township 2 North, Range 22 East and bears N 89°45'28" E.

This Instrument was drafted by Rick R. Hillmann, a Registered Land Surveyor, S-3005. Drafted this 11th day of March, 2013 Sheet X of X

Certified Survey Map _____

All that part of the Southwest $\frac{1}{4}$, of the Southwest $\frac{1}{4}$, of Section 35, Township 2 North, Range 22 East, in the City of Kenosha, Kenosha County, Wisconsin.

CONSENT OF CORPORATE MORTGAGE:

UsBank National Association, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, consents to the surveying, dividing, and mapping of the land described on this Certified Survey Map, and does hereby consent to the above Corporate Owners Certificate of Kenosha Commons II LLC.

In Witness of, UsBank National Association, has caused these presents to be signed by {First Name Last Name}, its {Title}, and {First Name, Last Name} its {Title} in the {City, Village or Town} of {City}, Wisconsin, this _____ day of _____, 20_____.

{First Name Last Name} {Title}

{First Name Last Name} {Title}

In the presence of:

UsBank National Association
{First Name Last Name} {Title}
{First Name Last Name} {Title}

STATE OF WISCONSIN)
)ss.

County of _____)

Personally came before me this _____ day of _____, 20_____, {First Name Last Name} {Title} and {First Name Last Name} {Title} of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be the {Title and Title respectively} of the corporation, and acknowledged that {they, he, or she} executed the foregoing instrument and acknowledged the same.

Print Name _____
Notary Public, _____ County, WI.
My Commission Expires: _____

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NOTE: All bearings are referenced to Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the South line of the SW $\frac{1}{4}$ of Section 35, Township 2 North, Range 22 East and bears N 89°45'28" E.

This Instrument was drafted by Rick R. Hillmann, a Registered Land Surveyor, S-3005. Drafted this 11th day of March, 2013 Sheet X of X

Certified Survey Map _____

All that part of the Southwest $\frac{1}{4}$, of the Southwest $\frac{1}{4}$, of Section 35, Township 2 North, Range 22 East, in the City of Kenosha, Kenosha County, Wisconsin.

COMMON COUNCIL APPROVAL:

RESOLVED that this Certified Survey Map, being a part of the Southwest $\frac{1}{4}$, of the Southwest $\frac{1}{4}$ of Section 35, Township 2 North, Range 22 East in the City of Kenosha, Kenosha County, Wisconsin, having been approved by the Plan Commission being the same, is hereby approved by the Common Council of the City of Kenosha on this _____ day of _____, 20_____.

Kieth G. Beeman, Mayor

Debra Salas, City Clerk

EASEMENTS:

Easements are reserved over, across, through, and underneath the lots on this CSM for ingress and egress and for present and future utility services, including but not limited to, easements for water pipes, sanitary sewer pipes, emergency sewer lines, storm drainage pipes, sprinkler pipes, electrical wires, TV wires, computer cables, security wires, and street lights, whether or not shown hereon. Easements for such utility services are reserved to the owners of all of the lots on this CSM for the purpose of making any repairs or replacements of any and all such utility facilities.

CONTINENTAL SURVEYING SERVICES LLC

Registered Land Surveyors
Surveying Since 1987

Focusing on You!

We are your Land Surveyor and
Land Surveying Resource

2386 Ball Drive
Richfield Wl. 53076
Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com



NOTE: All bearings are referenced to Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the South line of the SW $\frac{1}{4}$ of Section 35, Township 2 North, Range 22 East and bears N 89°45'28" E.

This Instrument was drafted by Rick R. Hillmann, a Registered Land Surveyor, S-3005. Drafted this 11th day of March, 2013 Sheet X of X.

PROPERTY ADDRESS:
5406 & 5500 60th Street
Kenosha,
Wisconsin, 53144

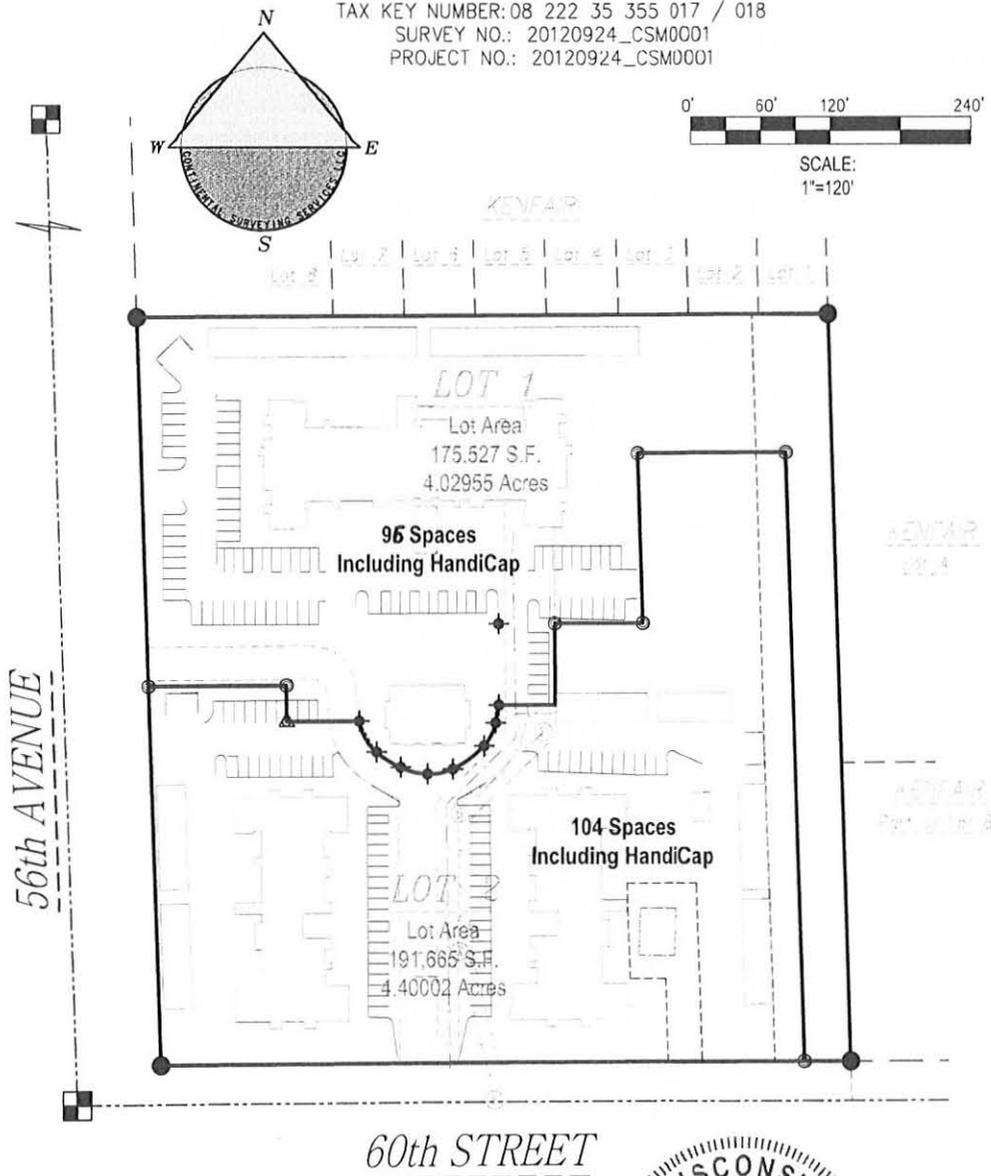
EXHIBIT

Parking Stall Count

CLIENT:
Walker Dunlop
142 E. Capitol Dr. Suite 200
Hartland, WI. 53029

PARCEL INFO:

TAX KEY NUMBER: 08 222 35 355 017 / 018
SURVEY NO.: 20120924_CSM0001
PROJECT NO.: 20120924_CSM0001



**CONTINENTAL
SURVEYING
SERVICES LLC**

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2386 Ball Drive
Richfield WI. 53076
Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com



Rick R. Hillmann S-3005

Dated this 20th Day of MAY, 2013.

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

MAILING INFORMATION

NAME OF PROJECT: Kenosha Commons

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

<input checked="" type="radio"/>	Name and Address of Applicant (Please print): Joyce Wuetrich Gorman & Company _____ 200 N. Main Street, Oregon, WI 53575	Phone: 608-835-3066 Fax: 608-835-3099 E-Mail: <u>jwuetrich@gormanusa.com</u>
<input type="radio"/>	Name and Address of Architect/Engineer (Please print): _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____
<input type="radio"/>	Name and Address of Property Owner (if other than applicant) (Please print): _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____

PROJECT LOCATION

Location of Development (street address and / or parcel number): 5500 60th Street

TYPE OF LAND DEVELOPMENT

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

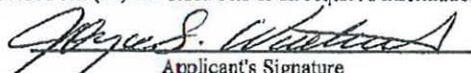
<input checked="" type="checkbox"/>	Certified Survey Map	Section 1	Page 3
<input type="checkbox"/>	Concept Review (<i>Land Division</i>)	Section 2	Page 4
<input type="checkbox"/>	Concept Review (Multi-Family Residential or Non-Residential)	Section 3	Page 5
<input type="checkbox"/>	Conditional Use Permit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

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

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

Department of Community Development & Inspections Planning Division 625 52nd Street, Room 308 Kenosha, WI 53140	Phone: 262.653.4030 Fax: 262.653.4045 Office Hours: M - F 8:00 am - 4:30 pm
--	--

**SECTION 1
CERTIFIED SURVEY MAP**

Additional Information Required:	Number of Lots: 2 Zoning District: Proposed Zoning Change, if any:
Submittal Requirements:	<ul style="list-style-type: none"> > Ten (10) copies of Certified Survey Map (Applicant to keep original) > Four (4) copies of Drainage Plan (when required) > Signed Checklist below
Fees:	<ul style="list-style-type: none"> > 2-Lot Certified Survey Map = \$750 > 3-Lot Certified Survey Map = \$800 > 4-Lot Certified Survey Map = \$850 > With a Developer's Agreement = \$1,500 > Re-submittals = \$400 Miscellaneous fees <ul style="list-style-type: none"> > All special assessments and taxes shall be paid prior to recording. The Department of Community Development and Inspections will record the map with the Kenosha County Register of Deeds and recording fees shall be paid at that time by the applicant.
Park Fees:	<ul style="list-style-type: none"> > Five percent (5%) of the value of the property, but not less than \$1,415 per lot. Note that park fees are only collected for residentially-zoned property and are due at the time of acquiring building permits. The City may require dedication of the land in lieu of fee.
Appendices to Review:	<ul style="list-style-type: none"> > D, E, F and G
Approximate Review Time:	<ul style="list-style-type: none"> > 45 - 60 days (Reviewed by City Plan Commission, Public Works Committee and Common Council)
<p>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.</p> <p>The applicant shall be responsible for the costs of project engineering, design, construction, and inspection as follows (when applicable):</p> <ol style="list-style-type: none"> 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: <input type="checkbox"/> Scale and north arrow <input type="checkbox"/> Scale of plans less than or equal to 1" = 100' <input type="checkbox"/> Date of original and revisions noted <input type="checkbox"/> Certification from surveyor that Plat complies with Chapter 17 <input type="checkbox"/> Reproducible paper less than 36" in width <input type="checkbox"/> Location of all existing structures and first floor elevations <input type="checkbox"/> Location of utility and drainage easements <input type="checkbox"/> Exact length and bearing of the centerline of all streets <input type="checkbox"/> Exact street width along the line of any obliquely intersecting street <input type="checkbox"/> Railway rights-of-way within and abutting the plat <input type="checkbox"/> Location and size of all lands to be dedicated for public use (when required) <input type="checkbox"/> Comprehensive drainage plan <input type="checkbox"/> Special restrictions relating to access control, planting strips, restrictive yard requirements, etc. (when required) <input type="checkbox"/> Major street setback or WisDOT setbacks (if applicable) <input type="checkbox"/> Map shows entirety of all parcels in proposed certified survey map	Checklist to be completed and signed: <input type="checkbox"/> Floodplain limits of the 100 year recurrence interval flood <input type="checkbox"/> Location of any wetlands, shoreland, or other environmental areas (if applicable) Plans to be submitted (when applicable) <input type="checkbox"/> Street plans and profiles <input type="checkbox"/> Sanitary sewer plans and profiles <input type="checkbox"/> Storm sewer plans <input type="checkbox"/> Grading/drainage plans <input type="checkbox"/> Water main plans and profiles <input type="checkbox"/> Erosion control plans <input type="checkbox"/> Landscape plans I hereby certify that I have reviewed the City ordinances and provided ten (10) full-sized sets of all required information.  Applicant's Signature

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	June 20, 2013	Item 6
Review of a Conceptual Plan for a 93-room hotel to be located at the northwest corner of 75th Street and 125th Avenue. (Hampton Inn) (District #16) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: Northwest Corner of 75th Street (CTH 50) and 125th Avenue
 Zoned: B-2 Community Business District and Air 4 - Airport Overlay District

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Downing, has been notified. This item is for conceptual review only.

ANALYSIS:

- The applicant has submitted a Conceptual Review Plan for a four-story, 93-room Hampton Inn hotel to be located on property at the northwest corner of 75th Street and 125th Avenue. The hotel would be located on the north end of the property.
- The applicant has shown that an additional commercial building could fit on the south end of the site.
- The proposed exterior building materials are cultured stone and EIFS.
- The proposed building height is an issue. The B-2 Community Business District has a maximum height limit of forty-five (45') feet. Parapet walls are allowed to exceed that height by a maximum of four (4') feet. The roof deck is at 41'4", the top of the main roofline is at 46'4" and several parapets have a maximum height of 50'0". The parapet at the main entrance is at 54'6". These projections will need to be reduced to meet the maximum height restrictions of the zoning ordinance.
- The applicant is proposing dry detention basins, which is not acceptable as City policy requires wet detention basins (basins that hold a minimum water level at all times). According to Public Works Staff, converting the two (2) proposed dry basins to wet basins will require more land area and could affect the site layout. Alternative options could include underground detention facilities or moving the ponds south to the future commercial site.
- The applicant has requested that the City Plan Commission review the Conceptual Building and site layout and provide input so that any issues can be addressed with the Conditional Use Permit submitted at a future date.

RECOMMENDATION:

This Conceptual Plan is for City Plan Commission review and comment only.



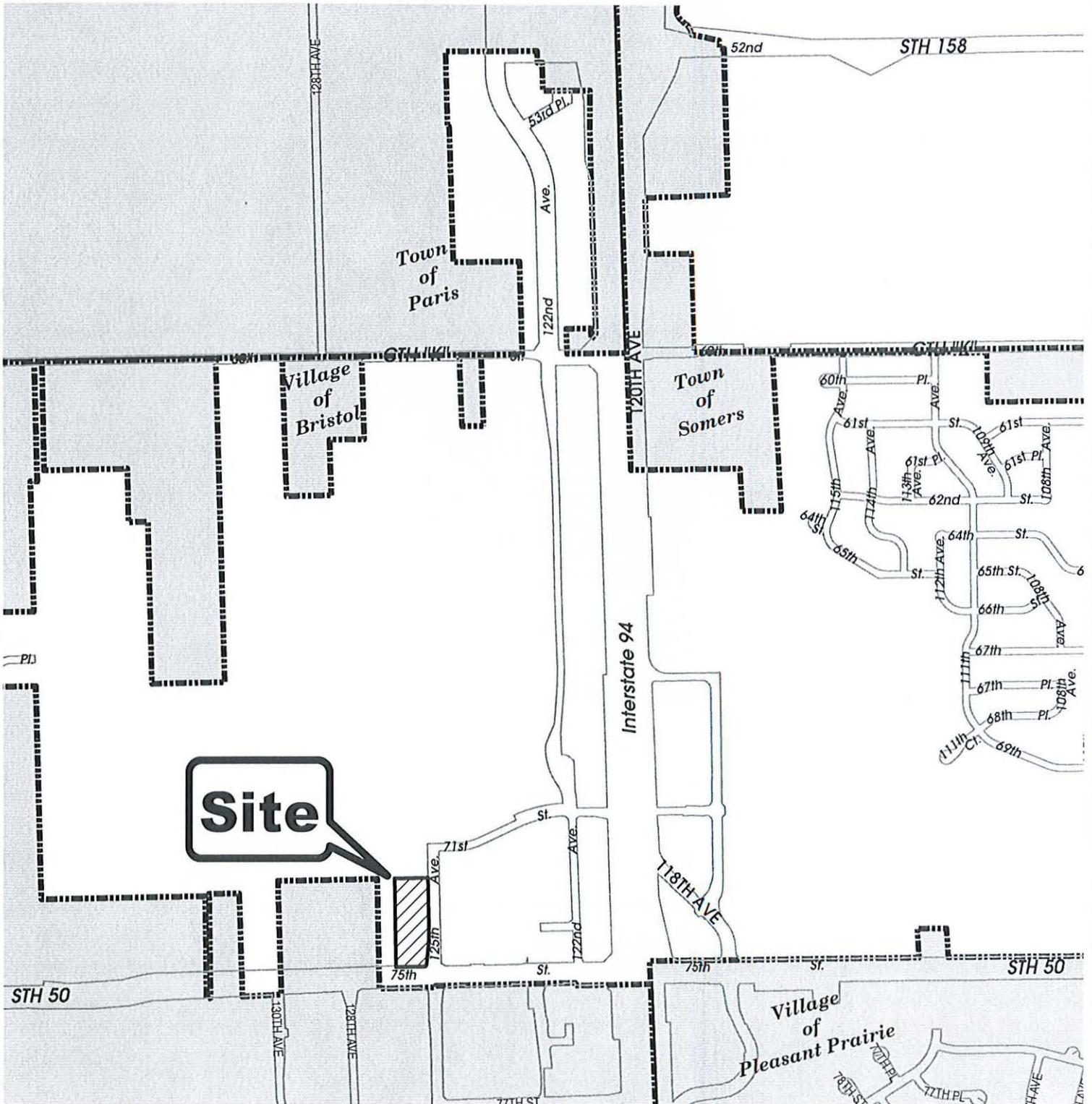
Brian R. Wilke, Development Coordinator



Jeffrey B. Labahn, Director

City of Kenosha

Vicinity Map
Hampton Inn Concept



Site



Municipal Boundary

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

MAILING INFORMATION

NAME OF PROJECT: Hampton Inn & Suites

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

<input checked="" type="radio"/>	Name and Address of Applicant [Please print]: Bear Development, LLC 4011 80th Street Kenosha, WI 53142	Phone: <u>(262) 842-0483</u> Fax: _____ E-Mail: <u>jonah@beardevelopment.com</u>
<input type="radio"/>	Name and Address of Architect/Engineer [Please print]: AMDBI 3350 S. River Road West Bend, WI 53095	Phone: <u>(262) 334-3811</u> Fax: _____ E-Mail: _____
<input type="radio"/>	Name and Address of Property Owner (if other than applicant)[Please print]: SMMFLP Limited Partnership 4011 80th Street Kenosha, WI 53142	Phone: <u>(262) 697-9616</u> Fax: _____ E-Mail: _____

PROJECT LOCATION

Location of Development (street address and / or parcel number): 03-121-01-440-350

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

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

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

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

Phone: 262.653.4030
Fax: 262.653.4045

Office Hours:
M - F 8:00 am – 4:30 pm

SECTION 3
CONCEPT REVIEW - Multi-Family Residential or Non-Residential

Additional Information Required:	Building or Addition Square Footage: <u>59,588 sq. ft.</u> Existing Building Size: <u>N/A</u> Site Size: <u>2.92 acres</u> Zoning District: <u>B-2</u> Proposed Zoning Change, if any: <u>N/A</u>
Submittal Requirements:	<ul style="list-style-type: none"> ➤ Ten (10) copies of plans drawn to a standard engineering scale.
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 or forty (40) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan (if available) and Building Elevation (if available)
Fees:	<ul style="list-style-type: none"> ➤ CUP or Site Plan Review Concept = \$600 ➤ Neighborhood Plan Concept = \$1,200 ➤ City Plan Commission (optional) = \$125
Appendices to Review:	<ul style="list-style-type: none"> ➤ C, D, E, F and G
Approximate Review Time:	<ul style="list-style-type: none"> ➤ 30 days

A concept plan may be submitted for review and comment for the owner to ascertain the feasibility of a proposed project. The concept plan is normally submitted in advance of a conditional use permit, site plan review, neighborhood plan application, or in conjunction with a rezoning petition.

The concept plan shall be submitted with this application and shall include the following information:

1. Building location(s) showing principal and accessory structures, with setbacks between buildings and from property lines noted.
2. Parking areas, access roads and driveways; existing and proposed.
3. Drainage plan, consisting only of drainage arrows showing general flow and direction of proposed surface runoff and retention basin(s), if any.
4. Landscaping plan, generally identifying areas where natural vegetation will be retained and/or new landscaping will be installed.

City Departments will review the application for compliance with City plans, Ordinances, regulations and policies.

I hereby certify that I have reviewed the City Ordinances and have provided ten (10) scaled copies of all required information.



 Applicant's Signature

BEAR

DEVELOPMENT

May 20th, 2013

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

RE: Concept Plan Review 03-121-01-440-350

Dear Mr. Wilke,

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

Attached is a conceptual development plan including building and site development plans as required by Section 10 of the City of Kenosha Zoning Ordinance.

I would like to request that in addition to the typical review performed by the city departments please put this item on the next available Plan Commission agenda for discussion and approval. I would ask that you inform me of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to Jonah Hetland at 4011 80th St Kenosha, WI 53142. I can be reached at 262-842-0483 if there are any questions with regards to my request for this review.

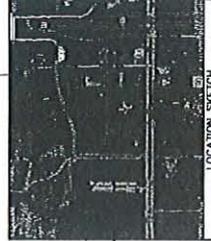
Sincerely,



Jonah P. Hetland
Bear Development

CONCEPT PLAN/BASEMAP

HAMPTON INN & SUITES
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 2, EAST TOWNSHIP OF BRISTOL, KENOSHA COUNTY, WISCONSIN



"STEP 2"

"STATE D.O.T. PLAN ONLY WITH ENTRANCES ADDED"

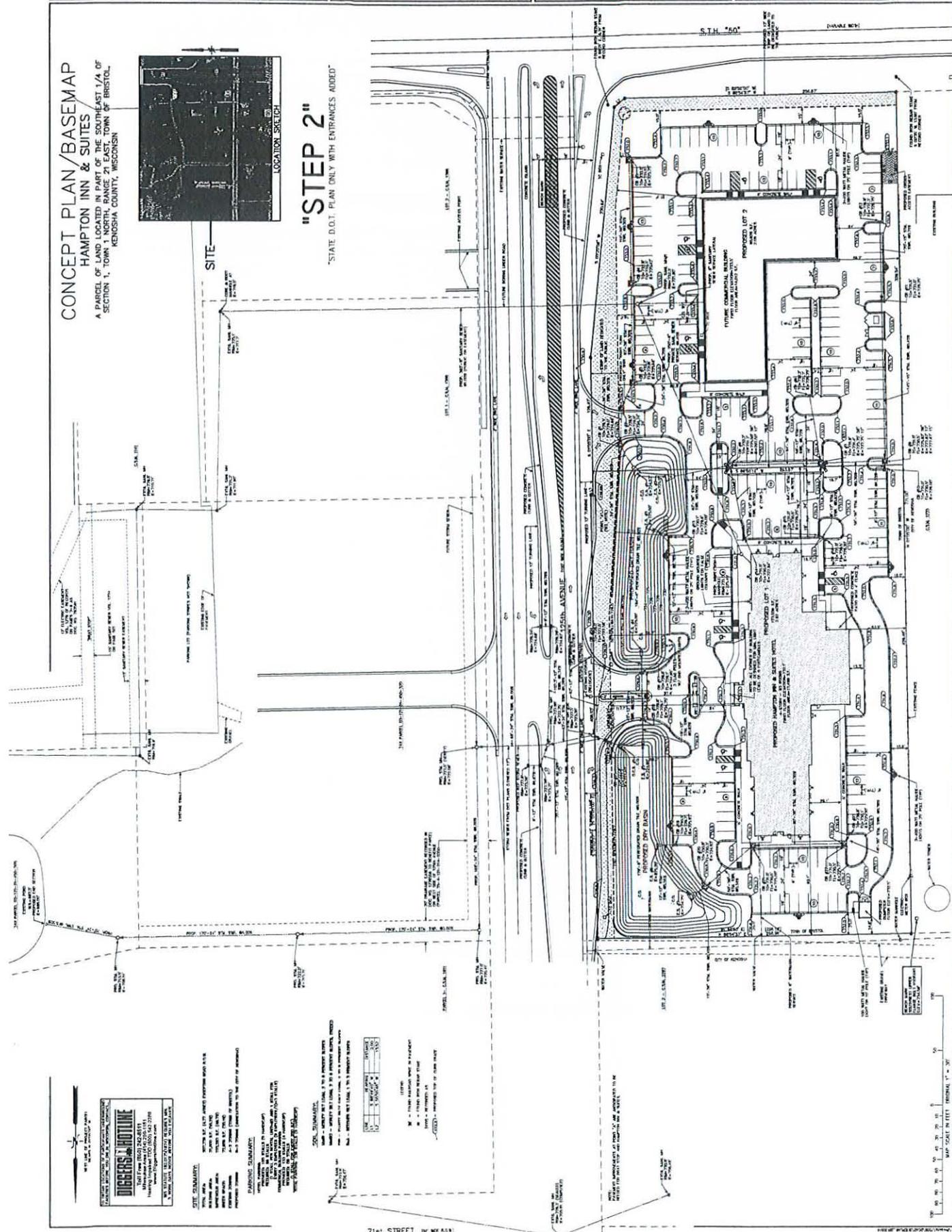


TOWN OF BRISTOL, KENOSHA COUNTY, WISCONSIN
HAMPTON INN & SUITES

WORK CHECKED BY -
 ALLS DEVELOPMENT/KENOSHA REALTY OF KENOSHA
 1000 W. WISCONSIN STREET
 KENOSHA, WI 53140

FARRIS, HANSEN & ASSOCIATES, INC.
 ENGINEERING - ARCHITECTURE - SURVEYING
 700 WISCONSIN STREET
 KENOSHA, WISCONSIN 53140
 OFFICE (920) 733-2028 FAX (920) 733-0668

PROJECT NO. 75556
 DATE 3/7/2008
 SHEET NO. 1 OF 1



STATE OF WISCONSIN
 DEPARTMENT OF TRANSPORTATION
DIGGERS NOTICE
 NOTICE TO THE PUBLIC OF THE LOCATION OF THE PROPOSED WORK AND THE TIME WHEN THE WORK WILL BE PERFORMED.
 PROJECT NO. 75556
 DATE 3/7/2008
 SHEET NO. 1 OF 1

STATE OF WISCONSIN
 DEPARTMENT OF TRANSPORTATION
 NOTICE TO THE PUBLIC OF THE LOCATION OF THE PROPOSED WORK AND THE TIME WHEN THE WORK WILL BE PERFORMED.
 PROJECT NO. 75556
 DATE 3/7/2008
 SHEET NO. 1 OF 1

LEGEND

(Symbol)	EXISTING
(Symbol)	PROPOSED
(Symbol)	PROPOSED WITH ENTRANCES ADDED
(Symbol)	PROPOSED WITH ENTRANCES ADDED AND STATE D.O.T. PLAN ONLY

NOTES

- ALL DIMENSIONS ARE IN FEET AND INCHES.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

MAP SCALE IN FEET: ORIGINAL 1" = 30'

HAMPTON INN - LANDSCAPE CONCEPT

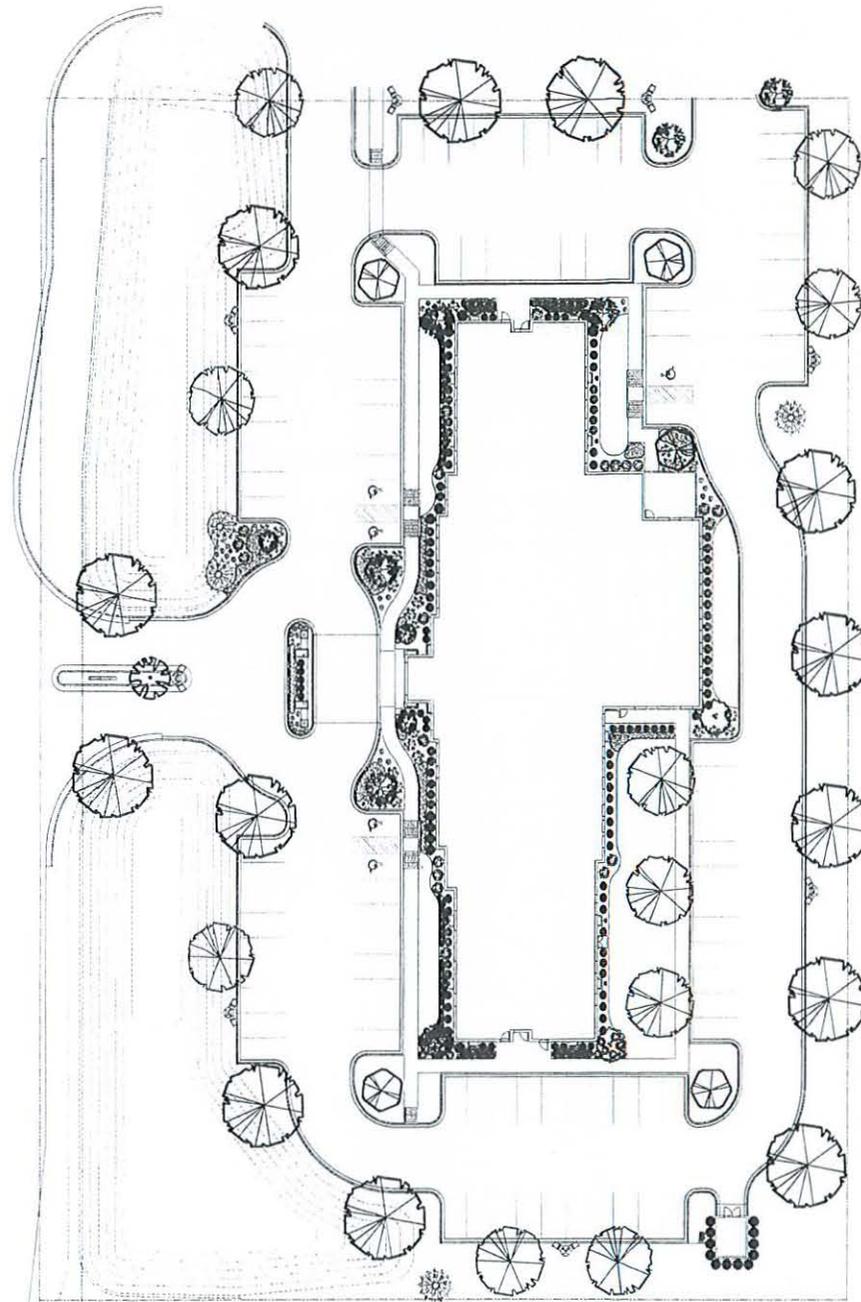
HIGHWAY 50 AND 245TH AVENUE BRISTOL, WISCONSIN



Plant List

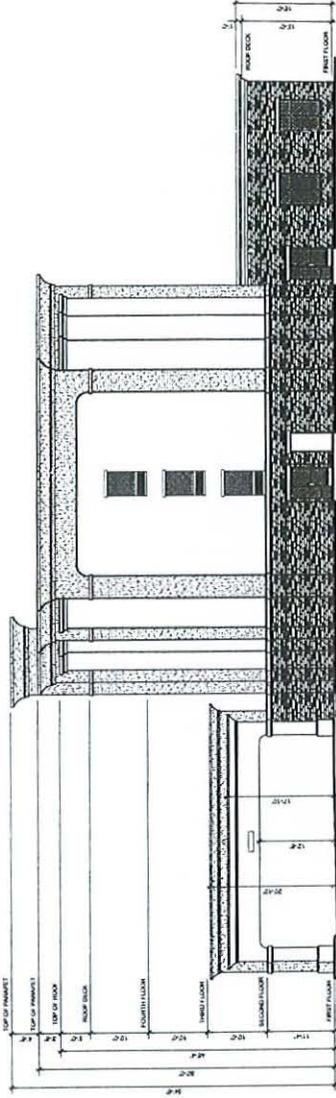
Quantity	Symbol	Common Name	Planting Size
10	(Symbol)	Autumn Blaze Maple	2-1/2' Cal.
2	(Symbol)	Sea-Viewberry	6'
15	(Symbol)	Shade Tree	2-1/2' Cal.
3	(Symbol)	Sargent's Elm	2-1/2' Cal.
7	(Symbol)	Flamingo Crabapple	2-1/2' Cal.
1	(Symbol)	Cleveland Red Oak	2-1/2' Cal.
5	(Symbol)	Very Silky Tree Lilac	2-1/2' Cal.
Evergreen			
31	(Symbol)	Redwood	15'
Decid. Shrubs			
52	(Symbol)	Common Name	Planting Size
4	(Symbol)	Blue Chip Juniper	5'-Call.
30	(Symbol)	Black Hills Spruce	6'
15	(Symbol)	Townsend Yew	15'
15	(Symbol)	Holland Blue Yew	6'
Grass			
22	(Symbol)	Common Name	Planting Size
22	(Symbol)	Ornamental Grass	1'-Call.
Perennial			
12	(Symbol)	Common Name	Planting Size
8	(Symbol)	Hosta	1'-Call.
8	(Symbol)	Autumn Joy Sedum	1'-Call.
Shrub			
8	(Symbol)	Common Name	Planting Size
5	(Symbol)	Black Chokeberry	50"
13	(Symbol)	Crabapple (Purple Bark)	5'-Call.
9	(Symbol)	Swamp Red Dog Bush	3'-6"
4	(Symbol)	Amur Maids Rhyssalis	5'-Call.
4	(Symbol)	Spiraea	5'-Call.

Asymmetrical Perennials & Circumlocution



Prepared by: MICHAEL PALKA
 Designer: P.M.
 Date: 7/11/2008
 Project: HAMPTON

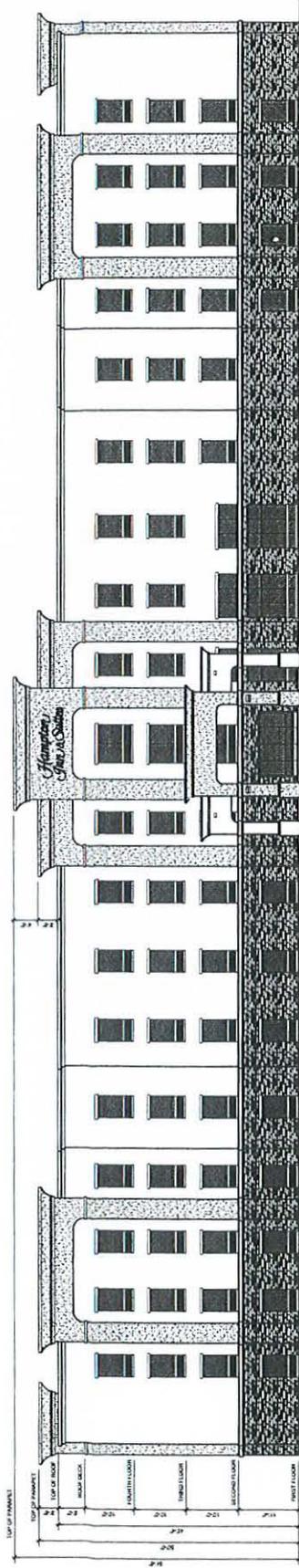
L1



NORTH ELEVATION

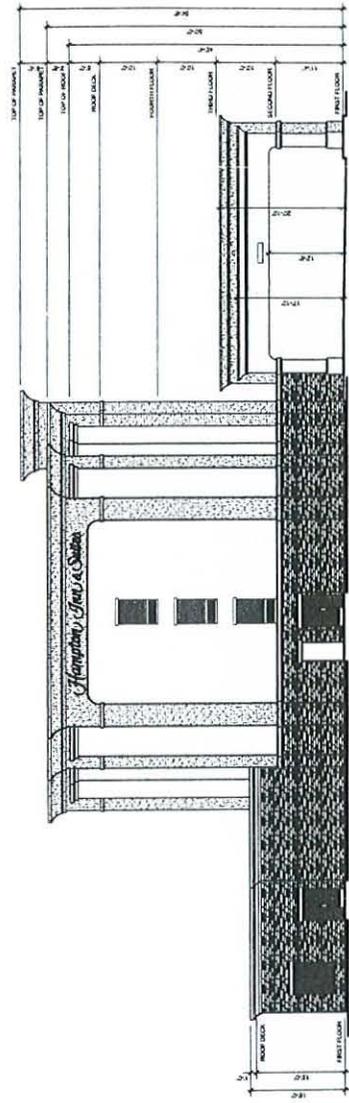
1/8" = 1'-0"

EXTERIOR MATERIALS	
DESCRIPTION	
EL.P.S. - FRENCH TONNEAU	
EL.P.S. - FRENCH CREAM	
CALIFORNIA STONE	



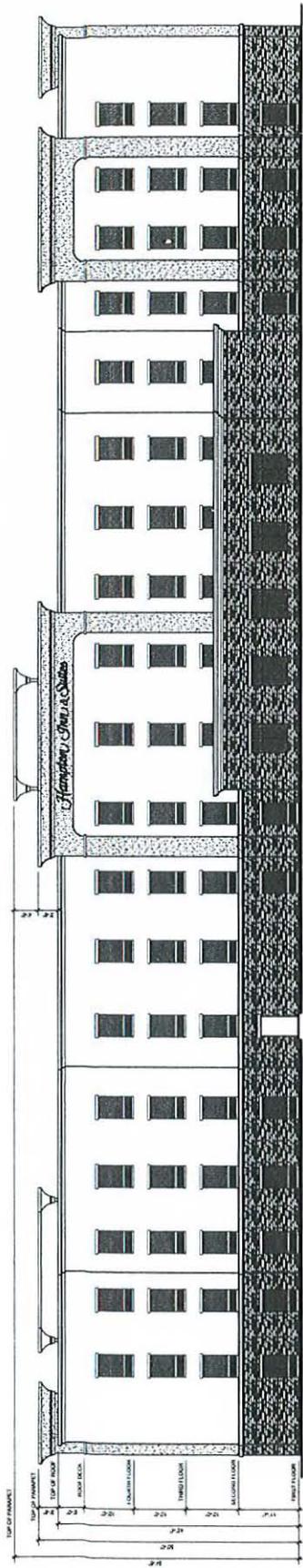
EAST ELEVATION

1/8" = 1'-0"

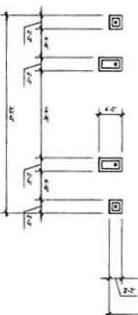
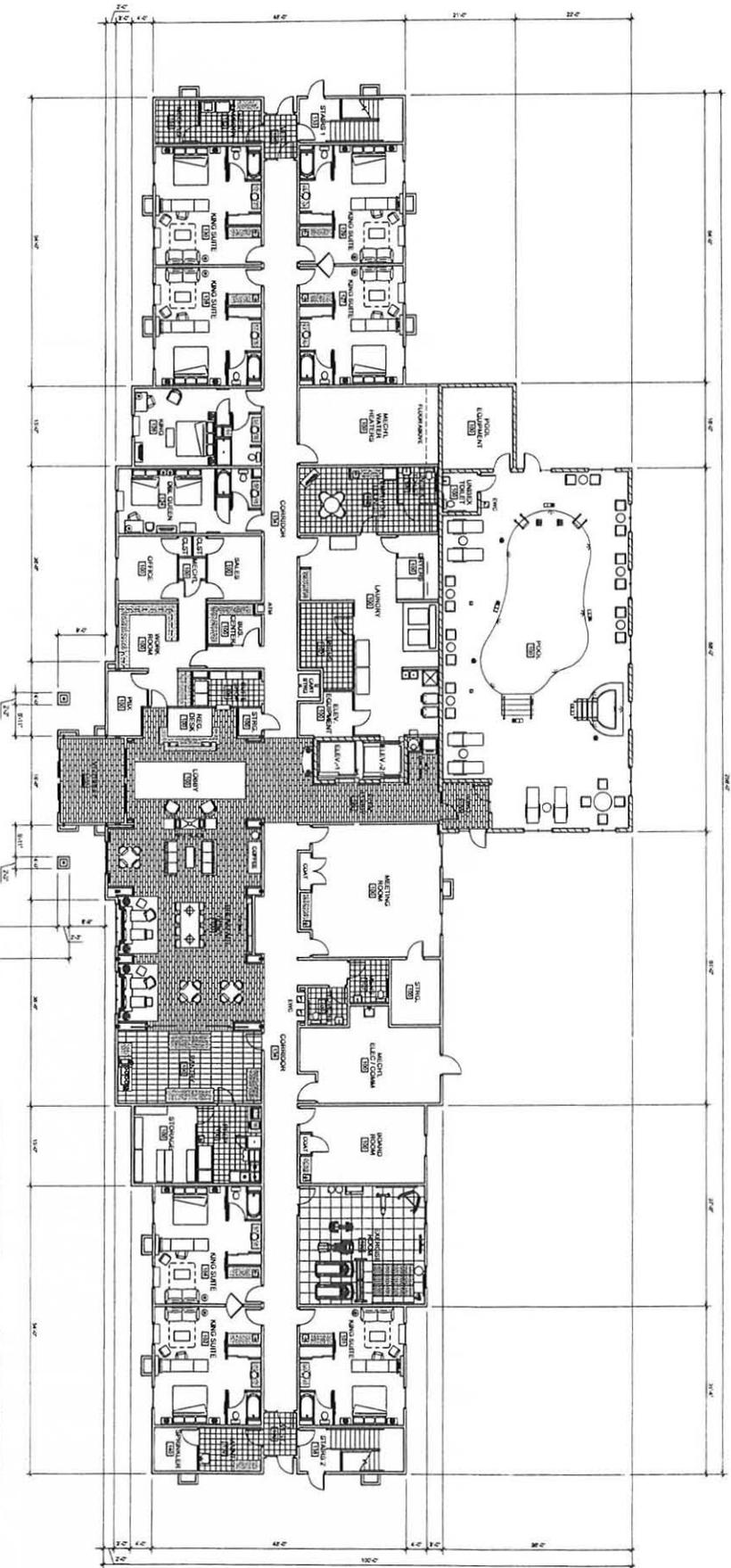


SOUTH ELEVATION

EXTERIOR MATERIALS	
DESCRIPTION	
E.L.P.S. - FRENCH TAUPE	[Pattern swatch]
E.L.P.S. - FRENCH CREAM	[Pattern swatch]
CULTURE STONE	[Pattern swatch]



WEST ELEVATION



AREA SCHEDULE	DESCRIPTION	SQ. FT.
FIRST FLOOR		14,680
POOL & EQUIPMENT		2,892
SECOND FLOOR		13,800
THIRD FLOOR		14,438
FOURTH FLOOR		14,438
TOTAL		59,246

ROOM SCHEDULE	DESCRIPTION	COUNT
DIN. QUEEN		40
ACC. DIN. QUEEN		2
DIN. QUEEN SUITE		2
ROOM SUITE		13
ACC. ROOM		5
ACC. SUITE		1
ROOM SUITE		28
ACC. ROOM SUITE		1
ROOM SUITE		1
TOTAL		93

FIRST FLOOR PLAN



1/8" = 1'-0"

A-101

Document Title
17 MAY 2013
 Project Number
 13020
 Sheet Title
FIRST FLOOR

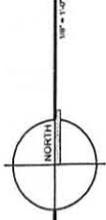
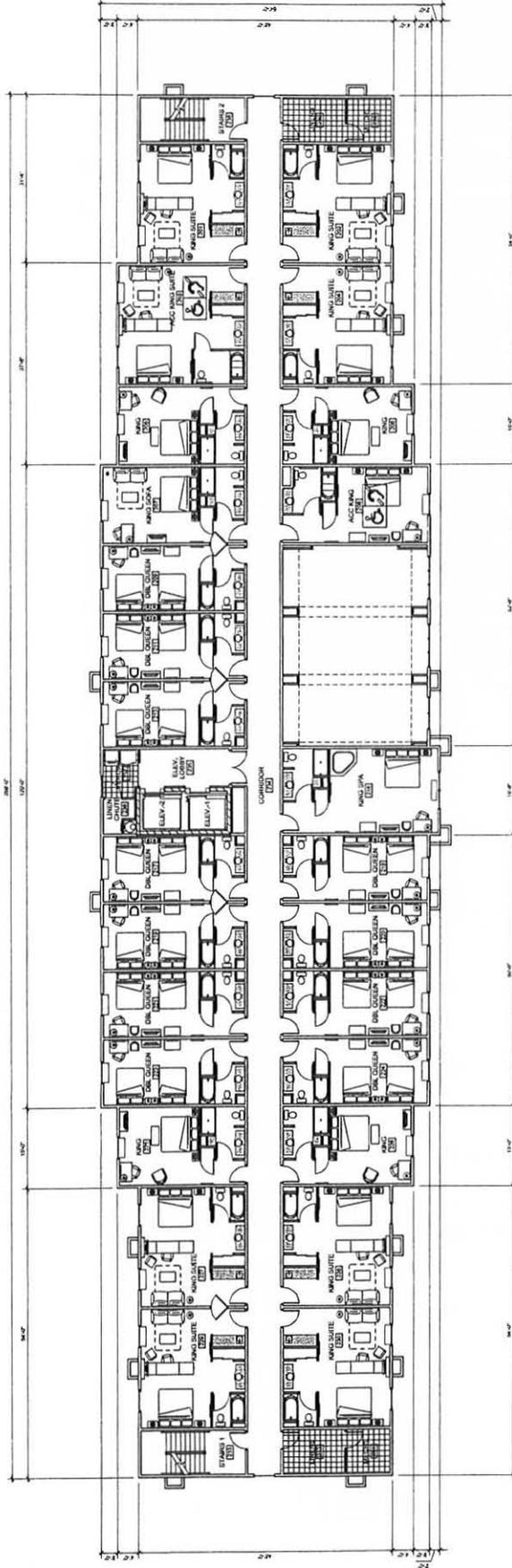
PROPOSED

Hampton Inn & Suites

75th STREET (S.T.H. 50) & 125th AVENUE
 CITY OF KENOSHA KENOSHA COUNTY

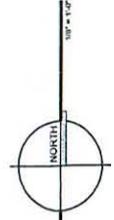
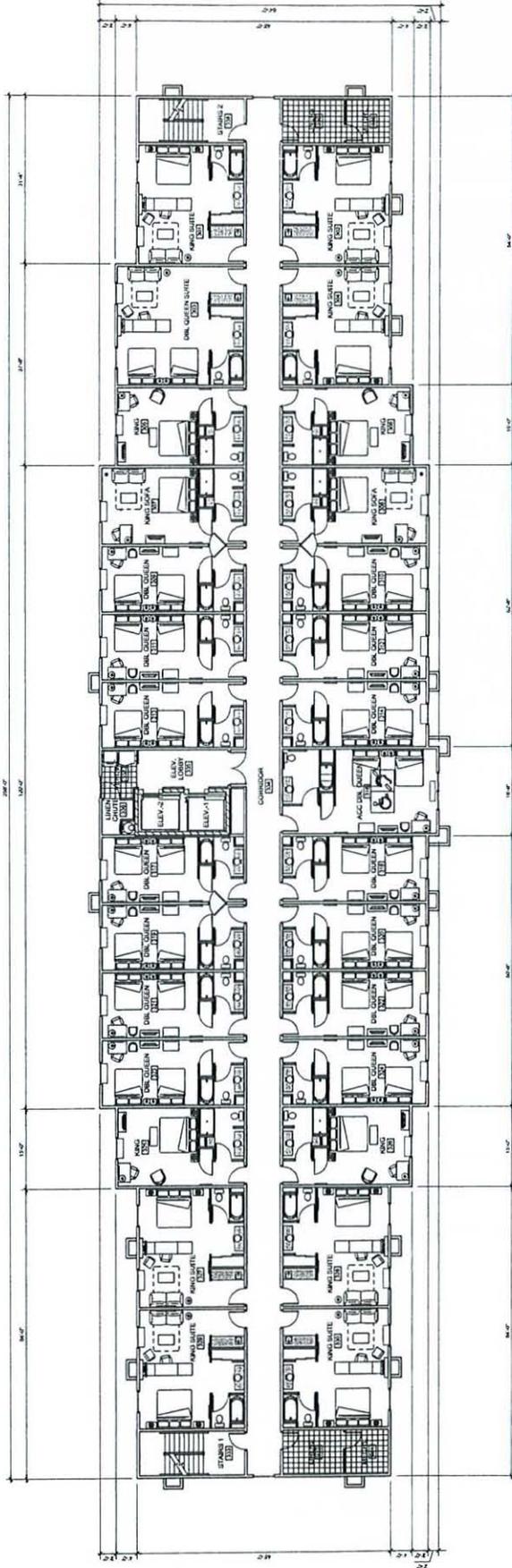
AMERICAN
 DESIGN & BUILD, INC.

3350 S. AMBER ROAD
 WEST PALM BEACH, FL 33409-7804
 (561) 842-1111 FAX (561) 842-4848



SECOND FLOOR PLAN

1/8" = 1'-0"

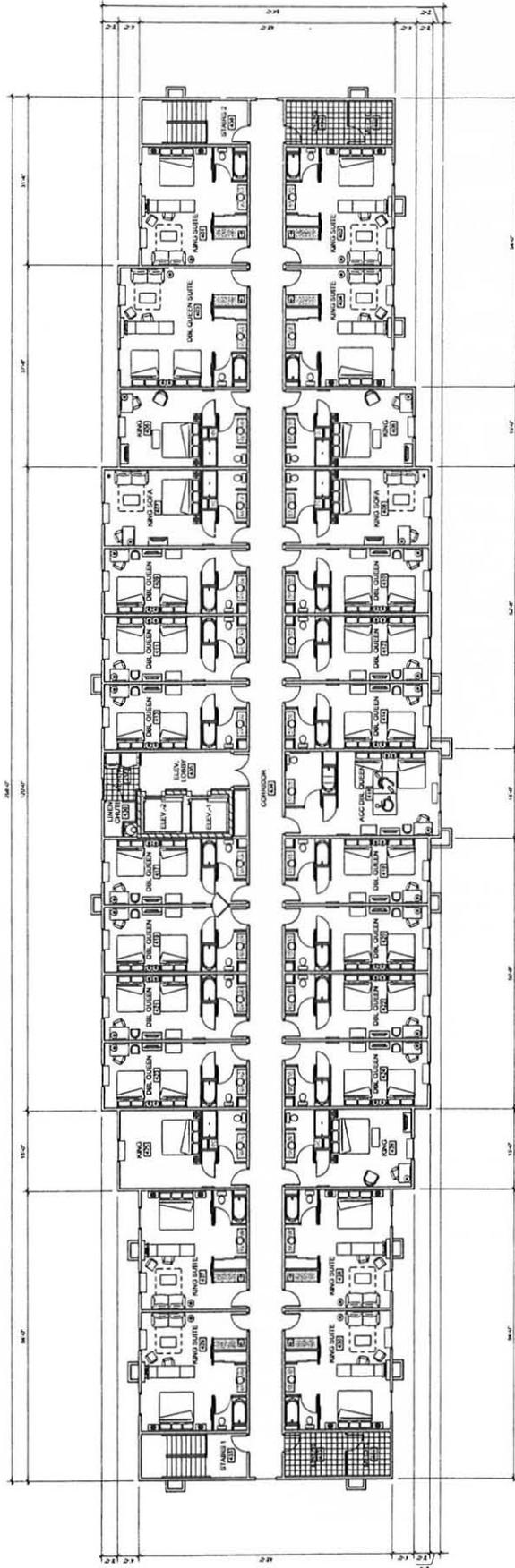


THIRD FLOOR PLAN

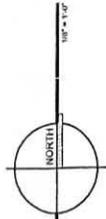
Document Date
17 MAY 2013
 Project Number
13020
 Sheet Title
THIRD FLOOR

Sheet Number

A-103

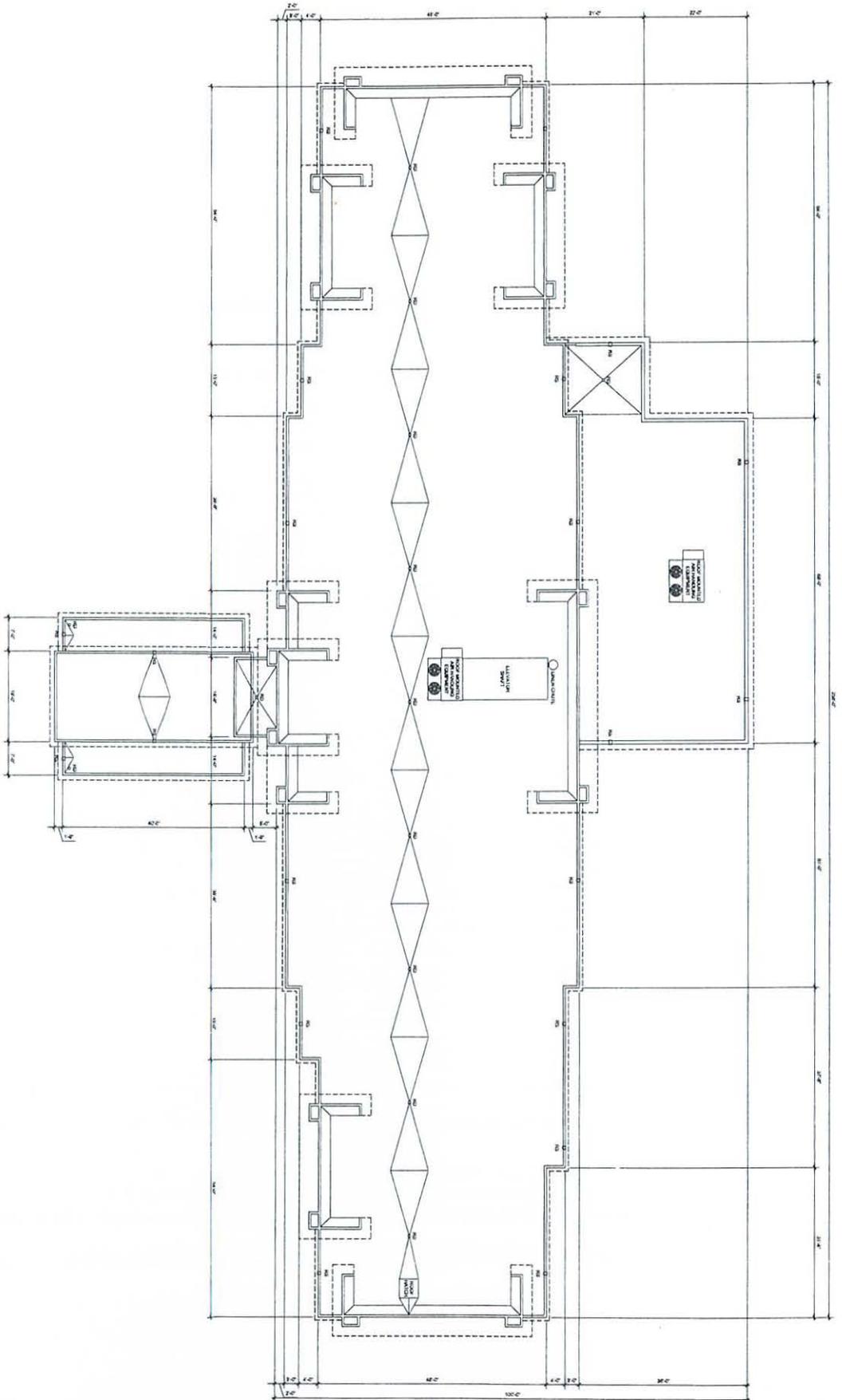


Department Code
 17 MAY 2013
 Project Number
 13020
 Sheet Title
 FOURTH FLOOR

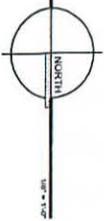


FOURTH FLOOR PLAN

A-104



ROOF PLAN



A-105

Document Date
17 MAY 2013
Project Number
13020
Sheet Title
ROOF PLAN

PROPOSED

 75th STREET (S.T.H. 50) & 125th AVENUE
 CITY OF KENOSHA, KENOSHA COUNTY

AMERICAN
 DESIGN & BUILD, INC.

 3330 S. AUBURN ROAD
 WEST BEND, WI 53091-7884
 (608) 835-1111 FAX (608) 835-1199