

<p>Municipal Building 625 52nd Street – Room 202</p>	<p>Kenosha City Plan Commission Agenda</p>	<p>Thursday, July 21, 2011 5:00 p.m.</p>
<p><i>Mayor Keith Bosman - Chairman, Alderman Jesse Downing - Vice-Chairman Alderman Anthony Kennedy, Alderman Jan Michalski, Anita Faraone, Robert Hayden, Art Landry, Anderson Lattimore and Ron Stevens</i></p>		

Call to Order and Roll Call

Approval of Minutes from July 6, 2011 and July 7, 2011

1. Conditional Use Permit Amendment for a 521 s.f. kitchen addition to the existing gas station/convenience store at 3920 Washington Road, District #5. (Kwik Trip) PUBLIC HEARING
2. City Plan Commission Resolution to Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035, regarding property at 6001 88th Avenue, District #17. (American Albanian Islamic Center of WI) PUBLIC HEARING
3. Petition to rezone a portion of the property at 6001 88th Avenue from RR-3 Urban Single-Family Residential to IP Institutional Park in conformance with Section 10.02 of the Zoning Ordinance, District #17. (American Albanian Islamic Center of WI) PUBLIC HEARING
4. Zoning Ordinance To Create Subsection 18.02 g. of the Zoning Ordinance to amend the Land Use Map for the City of Kenosha: 2035, District #17. (American Albanian Islamic Center of WI) PUBLIC HEARING
5. Resolution to adopt a Project Plan Amendment for Tax Incremental District #4, City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)I., Wisconsin Statutes - City Plan Commission Resolution - District #2, #7 and #8. PUBLIC HEARING
6. To Renumber Sections 3.03 F., 3.03 G., and 3.03 H. of the Zoning Ordinance for the City of Kenosha as Sections 3.03 G., 3.03 H., and 3.03 I., and to create Section 3.03 F. entitled accessory building exemptions for residential property. PUBLIC HEARING
7. To Repeal and Recreate Section 8.04 B. regarding Certificate of Occupancy Prohibitions, To Create Subsection 8.04 B.2 regarding owner's failure to obtain a required Certificate of Occupancy and to To Create Subsection 8.04 G. of the Zoning Code for the City of Kenosha entitled Penalties. PUBLIC HEARING
8. Repeal and Recreate Section 8.04 A. of the Zoning Code entitled Certificate of Occupancy. PUBLIC HEARING
9. Resolution to approve a three-lot Certified Survey Map located at 6419 Green Bay Road, District #17. (T Properties, LLC)

Public Comments

Commissioner Comments

Staff Comments

Adjournment

CITY PLAN COMMISSION
Minutes
July 6, 2011

MEMBERS PRESENT: Mayor Bosman, Alderman Downing, Alderman Kennedy, Alderman Michalski, Anita Faraone, Robert Hayden, and Anderson Lattimore

MEMBERS EXCUSED: Art Landry and Ron Stevens

STAFF PRESENT: Jeffrey B. Labahn

ALDERMEN PRESENT: Alderman Ruffalo

The meeting was called to order at 5:07 p.m. by Alderman Downing and roll call was taken.

1. Review of the location of various public sculptures to be located within Harbor Park approximately at 54th Street east of 4th Avenue, District #2.
PUBLIC HEARING

Public hearing opened.

Alderman Ruffalo, 5140 6th Avenue, was available for questions and supports the project. The sculptures will promote tourism and is a good public/private partnership.

Claire Tappa, 3803 Sheridan Road, representing the Kenosha Community Foundation Arts Fund explained they are requesting approval of the locations for the cement pads that the various sculptures will be placed on.

Public hearing closed.

Jeffrey B. Labahn, City Planner, said this Commission is advisory and the involvement is outlined under the Statutes.

Mayor Bosman thanked the Commissioners for attending this special meeting so this item could move forward on the Common Council agenda later this evening. The group would like to stay on schedule to pour the cement for the sculpture pads.

Ms. Faraone said this makes no sense to have a special meeting for just one item. This item could have waited until tomorrow night or other items could have been taken care of at this meeting.

Mr. Labahn said the Staff reviewed the possibility of taking additional items on this agenda, but with public notifications and public hearings that were scheduled, this could not be accomplished.

A motion was made by Ms. Faraone and seconded by Alderman Kennedy to approve the location of the sculpture pads.

Alderman Kennedy said this item was supposed to be reviewed at our last meeting, but that meeting was canceled. I am glad to see that the government is responsive to the needs of our citizens. Alderman Kennedy asked if there are any costs to the City for these pads. Ms. Tappa said they are pursuing a private sponsor for the installation. Alderman Kennedy asked if the work on these cement pads would interfere with other events at the lake shore. Ms. Tappa said that they have planned that pad installation to be done during that week and they were careful to work around other events taking place.

Alderman Michalski said he on the the Public Works Committee and saw the proposed project and he supports the arts in the community. Alderman Michalski asked how the art pieces are selected and hopes there will be a variety. Ms. Tappa said there will be a review committee that will select the sculptures.

Ray Forgianni, 8731 45th Avenue, Kenosha, said they plan to use the same contractor to install the cement pads that the city uses for sidewalk installation and repairs.

Mr. Hayden said this special meeting was held to get the approval and proceed before other special events are held in the City. Alderman Ruffalo said announcements have been send out and it is imperative that we stay on schedule.

Mr. Lattimore said there are open spaces on the map you submitted, can you explain. Ms. Tappa said this map shows the first installment of art pieces. We would like to pursue additional locations in the future.

Mayor Bosman said when someone makes a request we try to accommodate them, we try to get things done.

Ms. Faraone said my point is we should take up other items on this agenda.

The motion was approved unanimously. (7 ayes; 0 noes)

Public Comments

Alderman Ruffalo thanked the Commission for holding the special meeting.

Ms. Tappa thanked the Commission for their efforts.

Commissioner Comments

No Commissioner comments.

Staff Comments

No Staff comments.

A motion to adjourn was made by Alderman Michalski and seconded by Alderman Downing. The motion passed unanimously (7 ayes; 0 noes). The meeting adjourned at 5:27 p.m.

Meeting Minutes Prepared by: Kay Schueffner, Department of City Development

CITY PLAN COMMISSION
Minutes
July 7, 2011

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

MEMBERS EXCUSED: Art Landry

STAFF PRESENT: Jeffrey B. Labahn, Brian Wilke, Tony Geliche and Matt Knight

ALDERMEN PRESENT: Alderman Bogdala and Alderman Haugaard

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

A motion to approve the minutes from June 9, 2011 was made by Ms. Faraone and seconded by Mr. Lattimore. The motion passed unanimously. (8 ayes; 0 noes).

1. 2012 Community Development Block Grant (CDBG) Fund Allocation Plan.
PUBLIC HEARING

Public hearing opened.

Alderman Dave Bogdala, 7101 96th Avenue, was available to answer questions. The plan presented is the same percentages as adopted last year. This plan provides flexibility for the Committee to allocate funds.

Scott Bergeman, 5512 60th Street, representative of the Oasis Youth Center, currently receives money through the CDBG Program and thanks the Committee for their prior support.

Public hearing closed.

Alderman Kennedy asked Alderman Bogdala for an example of flexibility this plan provides. Alderman Bogdala said in previous years there were more categories. By limiting the categories, more applicants have become partners and a one larger amount of money is awarded to the applicant.

Alderman Kennedy asked if the 2012 projections are accurate. Tony Geliche, Community Development Specialist, said the amounts are based on what the 2011 amounts will be.

Aldermen Michalski suggested that by pooling categories, there will be larger dollar amounts available. Alderman Bogdala said they are pooling together to create larger amounts, but some of the unallocated money has specific requirements.

A motion was made by Alderman Michalski and seconded by Alderman Downing to

approve the Plan. The motion passed unanimously. (8 ayes; 0 noes)

2. Conditional Use Permit for a new 18,750 s.f. self-service storage building to be located at 4217 Green Bay Road, District #16. (Barth Storage) PUBLIC HEARING

Public hearing opened.

Ron Barth, 1591 43rd Avenue, was available for questions.

Public hearing closed.

Brian Wilke, Development Coordinator, showed a video of the site and gave a brief description of the proposed project.

A motion was made by Ms. Faraone and seconded by Alderman Downing to approve the Conditional Use Permit. The motion passed unanimously. (8 ayes; 0 noes)

Mr. Stevens asked in the future he would like to see additional information, for the current property value, the improved property value, the current taxes, the improved property taxes and the number of employees for the proposed developments.

**Conditions of Approval
Barth Storage
4217 Green Bay Road**

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
 - a. The applicant shall obtain all required construction permits from the Department of Neighborhood Services & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.
 - b. The applicant shall obtain a Parking Lot permit from the Department of Public Works.
 - c. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.
 - d. The development shall be constructed per the approved plans on file with the Department of City Development, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of City Development for review and approval.
 - e. Prior to the issuance of any occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.

- f. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.
 - g. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.
 - h. All trash containers shall be stored within the enclosure or building. Applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.
 - 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 13, 2011.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. The applicant shall provide the Department of City Development with a certificate from the County Treasurer stating that there are no past due real estate taxes or special assessments on the site per Section 2.02.B.8 of the Zoning Ordinance.
 - b. A Letter of Intent for fire suppression, detection and sprinkler system shall be provided.
 - c. Provide a Landscape Plan for the new ten (10') foot wide landscape area west of the proposed building.
 - d. All fencing surrounding the facility shall be site-obscuring wood, masonry, or vinyl. Chain-link fencing with privacy slats is unacceptable.
3. **City Plan Commission Resolution to Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035, regarding properties at 3706 - 3720 Roosevelt Road, District #13. (Banks of Wisconsin) PUBLIC HEARING**

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

4. Petition to rezone property at 3720 Roosevelt Road from B-2 Community Business District to RG-1 General Residential in conformance with Section 10.02 of the Zoning Ordinance, District #13. (Banks of Wisconsin) PUBLIC HEARING

Public hearing opened.

Kathee Jennings, 9063 Cooper Road, Pleasant Prairie, spoke against the proposed rezoning. This is a commercial corridor with affordable rental properties.

Todd Schalinske, 360 Travelers Run, Burlington, representing Banks of Wisconsin, spoke in favor of the rezoning. The bank is in the process of remodeling to make this a single family unit and would like the property rezoned as General Residential. The financing would be easier to obtain.

Richard Willie, 1600 25th Avenue, Kenosha, owns property at 7336 38th Avenue and is not in favor of the rezoning.

Randy Fink, 3716 Roosevelt Road, Kenosha, said the property is vacant, there is garbage in the backyard, the lawn needs cutting and is in general disrepair.

Public hearing closed.

Mr. Wilke showed a video of the site and explained the procedure to amend the Comprehensive Plan and proceed with the rezoning. Staff looked at the entire block and suggests residential designation for the interior properties on the land use plan only.

A motion was made by Mr. Stevens and seconded by Alderman Downing to deny the Land Use Plan amendment.

Mr. Stevens said this amendment would change the vision under the Comprehensive Plan. The financing of the property should not determine the zoning.

Alderman Michalski asked if there was a response from the alderman of the District, Alderman Misner. Mr. Wilke said Alderman Misner was notified, but they received no recommendation from him.

Ms. Faraone said she does not support the amendment or the rezoning. This corridor should be zoned for business.

Mr. Hayden does not support the amendment or the rezoning. Mr. Hayden works in this area and it is a nice place for small businesses.

Alderman Downing said this area has always been commercial. To change the use for one property is wrong and he does not support the amendment or rezoning.

Alderman Kennedy said sometimes neighborhoods change and the use for the neighborhood changes. Alderman Kennedy does not see a reason not to change and supports the amendment and rezoning.

Mayor Bosman asked if parking for this as a business is an issue? Mr. Wilke said there is not additional parking required long as the owner does not change the footprint of the building. Mayor Bosman said the change would not be a problem and he supports the amendment and rezoning.

Mr. Lattimore said he does not support the amendment or rezoning.

Mr. Stevens said the Land Use Plan is a blueprint of what we want to see in an area and it should not be taken lightly.

On roll call vote, a motion to deny the Land Use Plan Amendment passed. (6 ayes; 2 noes) *Kennedy, Bosman*

A motion was made by Ms. Faraone and seconded by Alderman Downing to deny the rezoning. On roll call vote, a motion to deny the rezoning passed. (6 ayes; 2 noes) *Kennedy, Bosman*

Mr. Wilke added that a valid protest petition has been filed. These items will be heard at the August 15, 2011 Common Council and it will require a three-fourths favorable vote of the Common Council present to be approved.

5. City Plan Commission Resolution to Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035, regarding properties at 2929 75th Street, District #13. (Southport Lumber Company) PUBLIC HEARING

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

6. Petition to rezone properties at 2929 75th Street from M-1 Light Manufacturing District and RG-1 General Residential District to B-2 Community Business District in conformance with Section 10.02 of the Zoning Ordinance, District #13. (Southport Lumber Company) PUBLIC HEARING

Public hearing opened.

Anne Ward, 7603 30th Avenue, questioned the address of this property. Southport Lumber never bordered 75th Street, their address should be on 30th Avenue. The current owners don't maintain the property. Ms. Ward said she has contacted the Mayor and Alderman Misner regarding this. Ms. Ward questioned whether St. Vincent DePaul will have the funding to maintain the property.

Mary Lynn Madsen, Council President of Society of St. Vincent DePaul, 218 N. Kent Road, McHenry, IL. represented St. Vincent. Ms. Madsen said profits from this store benefit the people of Kenosha. They will also repair the fence in disrepair and maintain the property.

Katharine Henry, 8952 Lakeshore Drive, Genoa City, also spoke in favor of St. Vincent

DePaul. The facility is looking for a larger building so they can grow, they understand the current problems at the property.

Steve Schofield, 3836 48th Avenue, Kenosha, said the building is in disrepair and it would be wonderful if someone fixed it.

Public hearing closed.

Mr. Wilke showed a video of the site and explained the amendment and rezoning.

A motion was made by Mr. Stevens and seconded by Alderman Downing to approve the Land Use Plan Amendment.

Ms. Faraone asked if they intended to use the entire building. Ms. Madsen said yes.

Mr. Stevens said this request is very different than the previous one and supports the amendment and rezoning.

Alderman Michalski supports the amendment and rezoning.

The motion to approve the Land Use Plan Amendment passed unanimously. (8 ayes; 0 noes)

A motion was made by Ms. Faraone and seconded by Alderman Kennedy to approve the rezoning. The motion passed unanimously. (8 ayes; 0 noes)

Mr. Lattimore was excused.

7. To Create Subsections 18.02 e. and 18.02 f. of the Zoning Ordinance to amend the Land Use Plan Map for the City of Kenosha: 2035. PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Alderman Michalski to approve the Zoning Ordinance.

A motion was made by Alderman Michalski and seconded by Alderman Downing to amend the Zoning Ordinance by striking "18.02 f." and recreating 18.02 e. as "By Map c4-11 on file with the Department of City Development" from the text.

The Amendment passed unanimously. (7 ayes; 0 noes)

The motion on the Ordinance as amended passed unanimously. (7 ayes; 0 noes)

A motion was made by Alderman Kennedy and seconded by Alderman Michalski to take Item #10 out of order. The motion passed unanimously. (7 ayes; 0 noes)

Mr. Lattimore returned.

10. To Renumber Sections 3.03 F., 3.03 G., and 3.03 H. of the Zoning Ordinance for the City of Kenosha as Sections 3.03 G., 3.03 H., and 3.03 I., and to create Section 3.03 F. entitled accessory building exemptions for residential property. PUBLIC HEARING

Public hearing opened.

Alderman Haugaard, 3818 5th Avenue, sponsor of the Ordinance was available for questions.

Public hearing closed.

Mr. Labahn explained that currently the Zoning Ordinance states that an accessory structure on a residential property may not be larger than 840 s.f. or 15% of the lot size, whichever is more restrictive. Alderman Haugaard added that he is looking to add approximately 160 s.f. to this size.

Matt Knight, Assistant City Attorney, suggested a possible amendment:

"In no case will an accessory structure exceed 80% of the principle structure above grade living space."

It was then suggested to explain the terms "above grade" or to add the definition of above grade to the ordinance. Alderman Haugaard said this works, except on the walk-out basement structure. Mr. Labahn added that this item is not scheduled to be heard at the Public Safety and Welfare Committee until July 25th, we can review it again at the July 21st City Plan Commission meeting.

Mr. Stevens suggested to revise or change the Ordinance rather than inserting exceptions.

A motion was made by Alderman Michalski and seconded by Alderman Downing to defer the Zoning Ordinance until the July 21st meeting. The motion passed. (8 ayes; 1 no) *Kennedy*

A motion was made by Ms. Faraone and seconded by Alderman Downing to take Item #11 out of order. The motion passed unanimously. (8 ayes; 0 noes)

11. Approval of a Distribution Overhead and Underground Easement between the City of Kenosha and WE Energies for property in Petzke Park, District #1.

Public hearing opened, no comments, public hearing closed.

A motion was made by Alderman Downing and seconded by Alderman Michalski to approve the Easement. The motion passed unanimously. (8 ayes; 0 noes)

Alderman Kennedy was excused.

8. To Repeal and Recreate Section 8.04 B. regarding Certificate of Occupancy

Prohibitions; To Create Subsection 8.04 B.2. regarding owner's failure to obtain a required Certificate of Occupancy and to Create Subsection 8.04 G. of the Zoning Code for the City of Kenosha entitled Penalties. PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

Mr. Wilke noted that Ms. Blise wanted to be present, but she is on vacation this week. Mr. Wilke further explained that the Department of Neighborhood Services & Inspections is having problems with Occupancies and this Ordinance would assist them.

Alderman Michalski said he would like to see the sponsors of the Ordinance present at the meeting for questions.

A motion was made by Alderman Michalski and seconded by Mr. Stevens to defer the Ordinance until the next meeting. The motion passed unanimously. (7 ayes; 0 noes)

Alderman Kennedy returned.

9. To Repeal and Recreate Section 8.04 A .of the Zoning Code entitled Certificate of Occupancy. PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Alderman Michalski and seconded by Mr. Stevens to defer the Ordinance until the next meeting to allow the sponsor to attend. The motion passed unanimously. (8 ayes; 0 noes)

Public Comments

Ms. Jennings thanked the Commission and Mr. Wilke for working with her.

Commissioner Comments

No Commissioner comments.

Staff Comments

No Staff comments.

A motion to adjourn was made by Alderman Michalski and seconded by Alderman Kennedy. The motion passed unanimously (8 ayes; 0 noes). The meeting adjourned at 6:47 p.m.

Meeting Minutes Prepared by: Kay Schueffner, Department of City Development

City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	July 21, 2011	Item 1
Conditional Use Permit Amendment for a 521 s.f. kitchen addition to the existing gas station/convenience store at 3920 Washington Road, District #5. (Kwik Trip) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 3920 Washington Road
Zoned: B-2 Community Business District / Air-5 Airport Overlay District

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

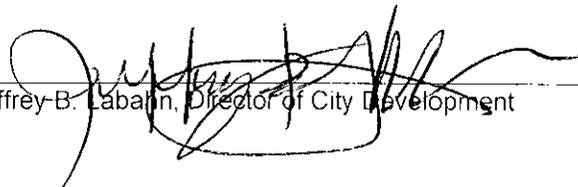
- The applicant is proposing to construct a 521 s.f. addition to the existing gas station/convenience store.
- The exterior material will be brick to match the existing primary structure. The existing pitched roof will continue on the addition.
- The applicant is not anticipating any new full-time positions being created with the addition.
- The anticipated value of the improvements is \$250,000.
- Plans were sent to the City Departments for their review. Their comments are included in the attached Conditions of Approval.
- The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

RECOMMENDATION:

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



Brian R. Wilke, Development Coordinator
/u2/acct/cp/ckays1CPC/2011/July21/fact-cupamd-kwiktrip.odt



Jeffrey B. Labatin, Director of City Development

City Plan Division
625 52nd Street
Kenosha, WI 53140
262.653.4030

***Kenosha City Plan
Commission
Conditions of Approval***

**Kwik Trip
3920 Washington Road**

July 21, 2011

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

City Plan Division
625 52nd Street
Kenosha, WI 53140
262.653.4030

**Kenosha City Plan
Commission
Conditions of Approval**

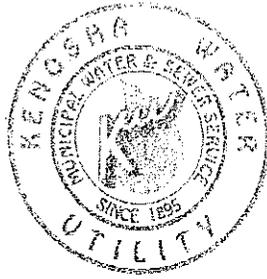
**Kwik Trip
3920 Washington Road**

July 21, 2011

- 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.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. The Utility Plan shall be revised and resubmitted for review and approval addressing the comments listed in the Kenosha Water Utility Memo dated July 5, 2011.
 - b. The applicant shall provide the Department of City Development with a certificate from the County Treasurer stating that there are no past due real estate taxes or special assessments on the site per Section 2.02.B.8 of the Zoning Ordinance.
 - c. Provide a Drainage / Grading / Paving Plan showing existing and proposed elevations in the new construction areas.
 - d. The Landscape Plan shall be revised to show plantings in the four (4') setback area along the new angled parking stalls on the north end of the site.
 - e. The existing canopy supports shall be encased in a brick material that matches the primary structure.

Engineering Services
4401 Green Bay Road
Kenosha WI 53144

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



"Providing and Protecting Kenosha's Greatest Natural Resource"

MEMO

To: Brian Wilke, Development Coordinator

From: Curt Czamecki, Water Engineer

Date: July 5, 2011

Subject: Kwik Trip Kitchen Addition

Location: 3920 Washington Road

The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project. The plans are hereby approved subject to the following conditions.

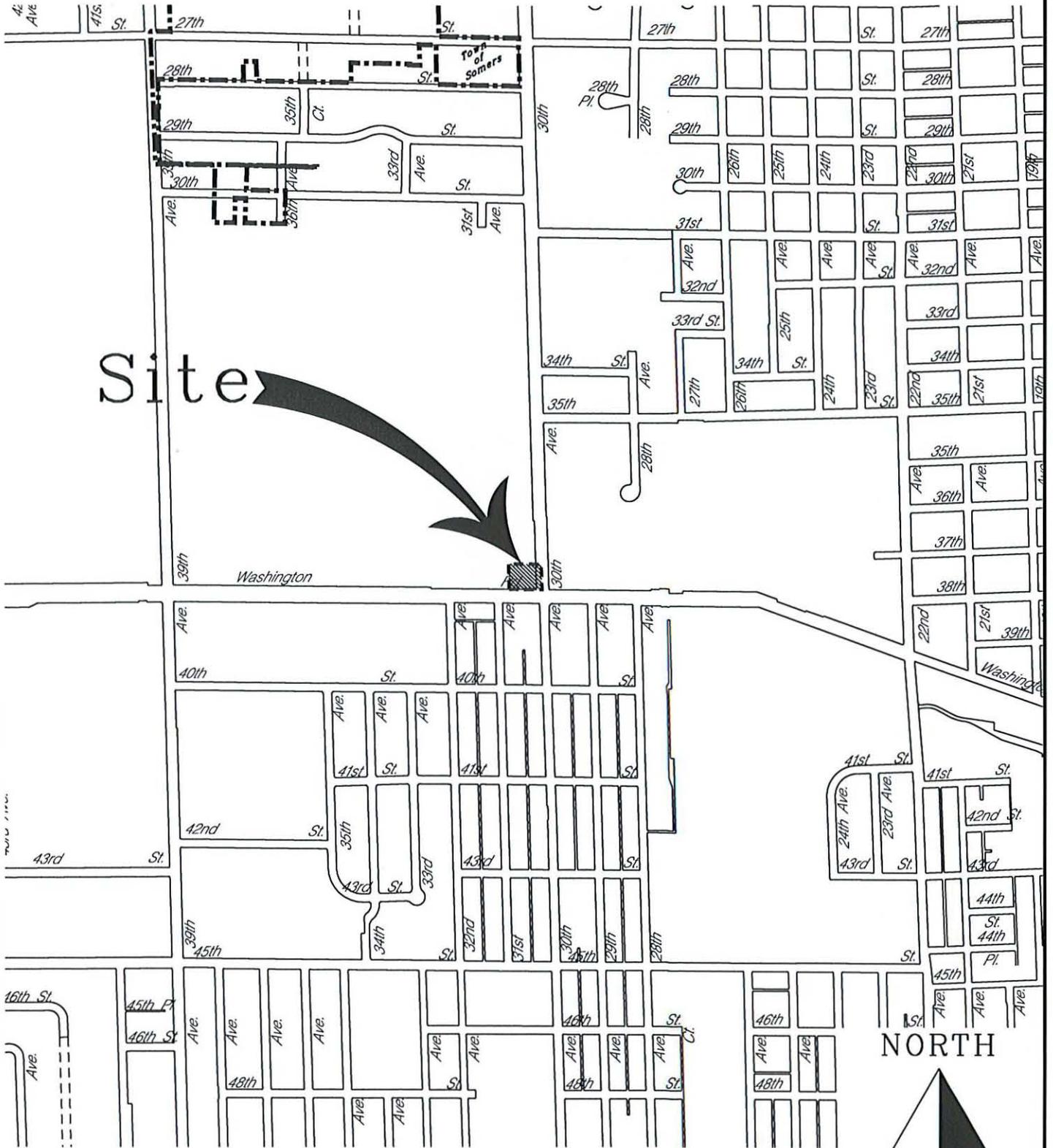
1. Rule 08-05(02) of Chapter XXXII of the Code of General Ordinances requires that all food service facilities shall construct and maintain one or more sampling manholes to facilitate observation, measurement and sampling of its wastewater. Based on our records there are currently two existing manholes on the private sewer main which serves the existing facility. The Kenosha Water Utility shall require the existing manhole in the northwest quadrant of the Washington Road and 39th Avenue intersection to be dedicated as a sampling manhole.

Please contact me with any questions or concerns you may have regarding this requirement.

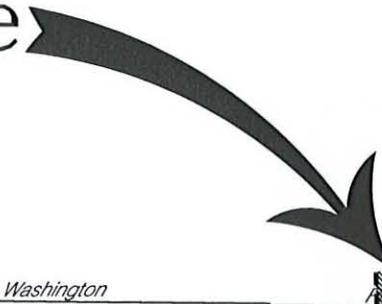
CC: Mr. Robert Carlson, P.E., Director of Engineering Services

City of Kenosha

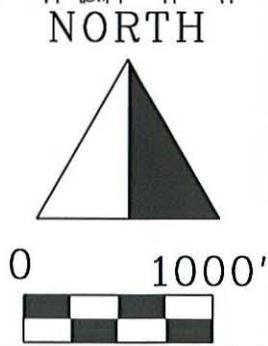
Vicinity Map Kwik Trip Addition CUP



Site



-  Subject Property
-  Municipal Boundary



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

MAILING INFORMATION

NAME OF PROJECT: Kwik Trip #312 - Kitchen Addition

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

<input checked="" type="checkbox"/>	Name and Address of Applicant [Please print]: Convenience Store Investments - <u>LEAH BERLIN</u> 1626 Oak St. La Crosse, WI 54602	Phone: <u>(608) 793-6461</u> Fax: _____ E-Mail: <u>lberlin@kwiktrip.com</u>
<input type="checkbox"/>	Name and Address of Architect/Engineer [Please print]: Larson Architect 1924 Nakomis Ave. La Crosse, WI 54603	Phone: <u>(608) 784-6808</u> Fax: _____ E-Mail: _____
<input type="checkbox"/>	Name and Address of Property Owner (if other than applicant)[Please print]: Convenience Store Investments 1626 Oak St. La Crosse, WI 54602	Phone: <u>(608) 793-6189</u> Fax: _____ E-Mail: _____

PROJECT LOCATION

Location of Development (street address and / or parcel number): 3920 Washington Rd.

TYPE OF LAND DEVELOPMENT

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

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

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

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

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

Phone: 262.653.4030
Fax: 262.653.4045

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

**SECTION 4
CONDITIONAL USE PERMIT**

Additional Information Required:	Building or Addition Square Footage: <u>521 sf</u> Existing Building Size: <u>3145 sf</u> Site Size: <u>1.2 acres</u>			
Submittal Requirements:	<ul style="list-style-type: none"> ➤ Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale ➤ Developer Site Plan/Conditional Use Permit Checklist (Appendix A) 			
If Item to be Reviewed by Plan Commission/Common Council must Submit:	<ul style="list-style-type: none"> ➤ One (1) 8 1/2" x 11" reduction <i>or</i> forty (40) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides) ➤ Sample Board containing colored samples of all exterior building materials 			
Fees:	Level 1	Building or Addition Size <= 10,000 sq. ft.	Site size <= 1 acre	Review Fee \$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:	<ul style="list-style-type: none"> ➤ All 			
Approximate Review Time:	<ul style="list-style-type: none"> ➤ 30 days for Staff Review ➤ 45-60 days for City Plan Commission/Common Council Review 			
The conditional use permit plans, <i>prepared to a standard engineering scale</i> , 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 			
Landscape Plan	<ul style="list-style-type: none"> ➤ Existing trees and land form ➤ Location, extent and type of all proposed plantings ➤ Location, height, opaque characteristics and type of any required screening 			

CITY OF KENOSHA
REAL ESTATE INQUIRY
VALUES

CITY OF KENOSHA

PARCEL NUMBER: 08-222-26-176-002

ADDRESS KEY: RDWAS 03920

NAME KEY: CONVENIENCE STORE INVESTMENTS

OLD PARCEL:

PROPERTY
NAME CONVENIENCE STORE INVESTMENTS
ADDR 03920 WAS RD
CITY KENOSHA 53144

MAIL TO
CONVENIENCE STORE INVESTMENTS
1626 OAK ST

LACROSSE WI 54601

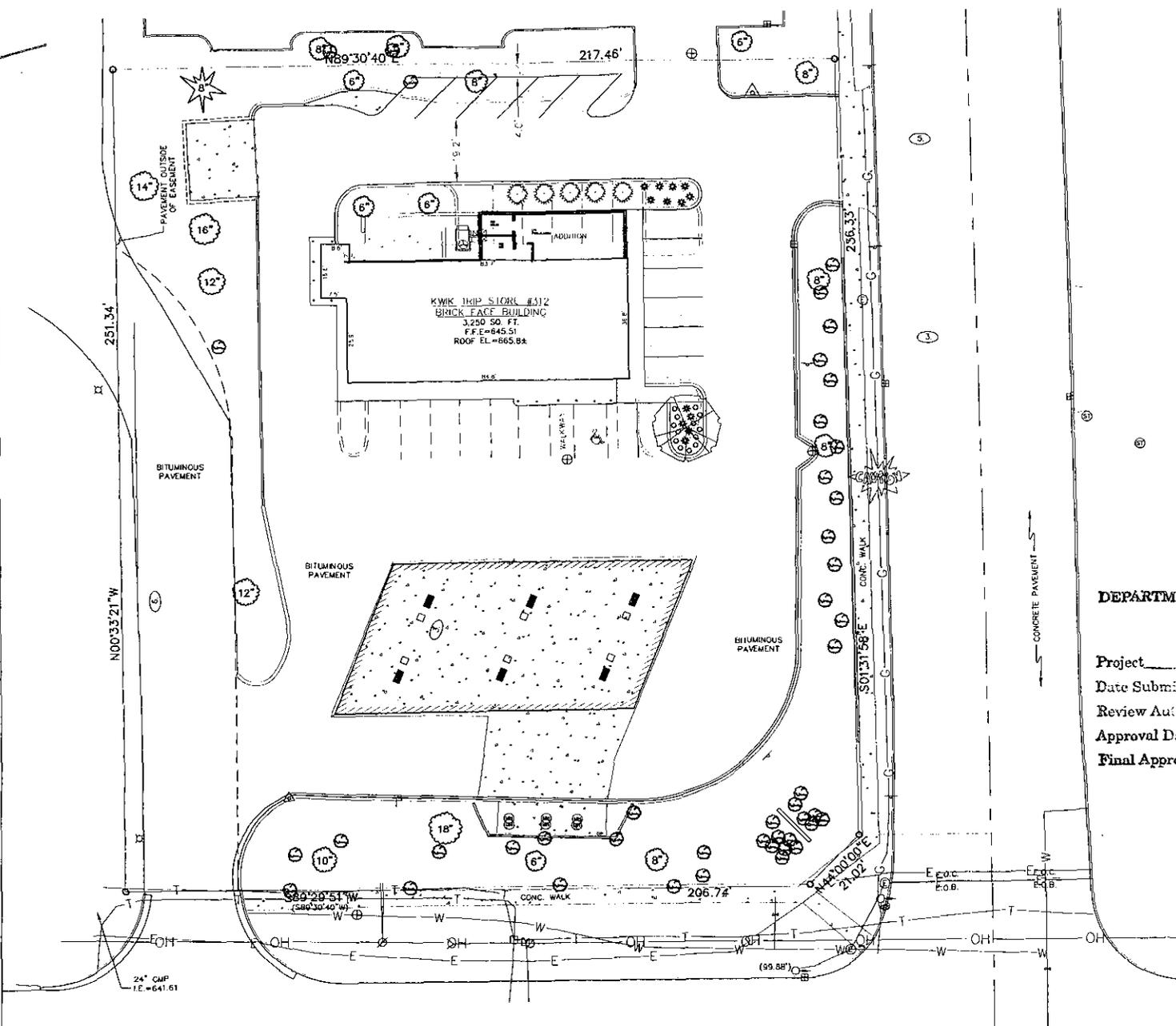
CLASS:COMMERCIAL
PROP USE: GAS GAS STATION
LAND USE:

TIFF: BID: ASMT YR:2011 INACTIVE:

ACRES:
LAND VALUE: 415,800
IMPROVMENTS: 894,800
TOTAL VALUE: 1,310,600
LAST UPDATED: 3/10/97

COUNTY NET TAX: .00
(Lottery Credit NOT Included in Net Tax)

F1/PREV F2/NEXT F3/LEGAL F4/CAMA F6/OWNERS F7/PRINT F9/ZONE ESC/EXIT[_]



DEPARTMENT OF CITY DEVELOPMENT
 Kenosha, Wisconsin
 - SITE PLAN -
 Project Kwik Trip Addition
 Date Submitted 6-21-11
 Review Authority CC
 Approval Date _____
 Final Approval Date _____



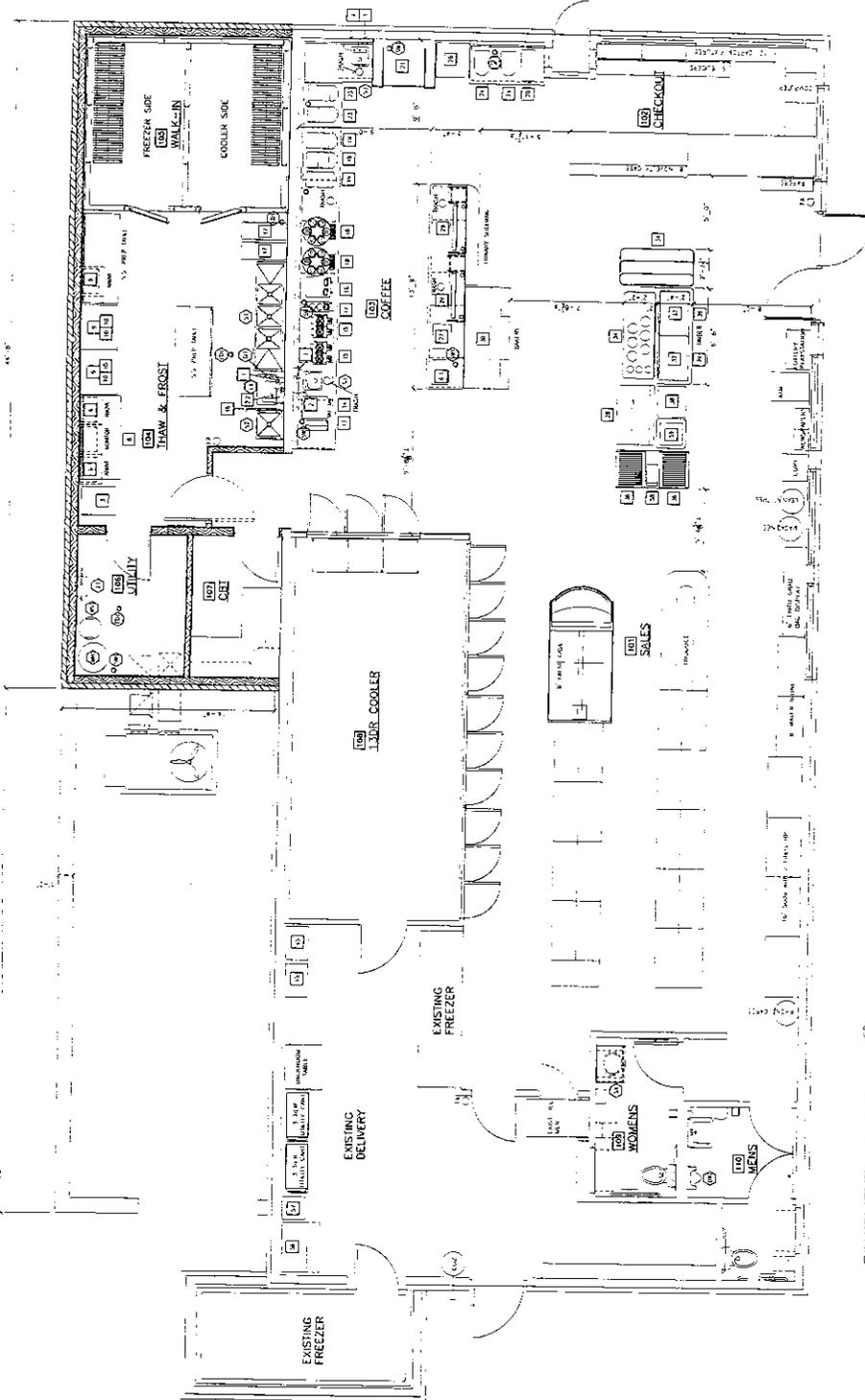
KWIK TRIP, Inc.
 P.O. BOX 2107
 1626 OAK STREET
 LACROSSE, WI 54602-2107
 PH. (608) 781-8988
 FAX (608) 781-8950

SITE PLAN
 CONVENIENCE STORE 312
 KITCHEN ADDITION
 3920 WASHINGTON RD
 KENOSHA, WISCONSIN

NO.	DATE	DESCRIPTION

DRAWN BY _____ LNB
 SCALE: _____ 1" = 30'-0"
 PROJ. NO. 2005.32
 DATE 2005.07.
 SHEET **SP1**

NO.	EQUIPMENT NAME
1	1/2" COMPRESSOR
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4	1/2" COMPRESSOR
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69	1/2" COMPRESSOR
70	1/2" COMPRESSOR



EQUIPMENT NOTES

1. GREEN AND YELLOW CALLOUTS AT EQUIP. LOC.
2. GREEN AND YELLOW CALLOUTS AT EQUIP. LOC.
3. EQUIP. NOTES FOR THIS EQUIP. ARE LISTED AT THE END OF THIS SHEET.

EQUIPMENT FLOOR PLAN

City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	July 21, 2011	Item 2
City Plan Commission Resolution to Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035, regarding property at 6001 88th Avenue, District #17. (American Albanian Islamic Center of WI) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 6001 88th Avenue
Zoned: RR-3 Urban Single-Family Residential (current) / IP Institutional Park (proposed)

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

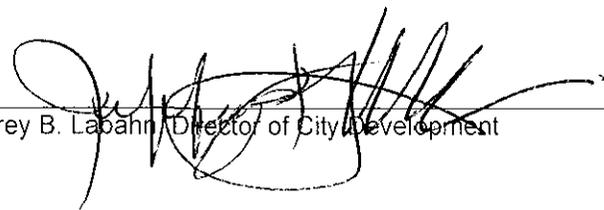
- Wisconsin Statutes require the City Plan Commission to adopt a City Plan Commission Resolution to recommend that the Common Council adopt amendments to the Comprehensive Plan.
- The attached Resolution satisfies this requirement and will be attached to the Zoning Ordinance to create Subsection 18.02 g. to Amend the *Land Use Plan for the City of Kenosha: 2035* for the referenced properties from Medium Density Residential to Government and Institutional.
- The adopted Comprehensive Plan designated this site, along with the surrounding area, as Medium Density Residential. This area has developed as a mosque with single-family residential development to the east and south.
- The owner of the property has requested the land use change to Government and Institutional to allow for the expansion of the parking lot at the existing mosque and the installation of a soccer field.
- The owner has future plans for additional development, but the plans have not been finalized. Additional rezonings and land use plan amendments may occur as that development happens.

RECOMMENDATION:

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



Brian R. Wilke, Development Coordinator
/u2/facct/cp/ckays/1CPC/2011/July21/fact-cporesol-aaicw.odt



Jeffrey B. Labahn, Director of City Development

CITY PLAN COMMISSION RESOLUTION # __-11

By: City Plan Commission

*To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035
Property at 6001 88th Avenue (American Albanian Islamic Center of Wisconsin)*

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 C5-11 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 C5-11.

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 _____, 2011

ATTEST:

Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVE:

Mayor Keith Bosman, Chairman of City Plan Commission

City of Kenosha

Comprehensive Plan Amendment

American Albanian Islamic Center of Wisconsin Petition

Supplement No. C5-11

Ordinance No. _____

Industrial

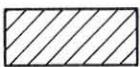
60TH ST

Government & Institutional

Isolated Natural Resource Area

Medium Density Residential

88TH AVE



Property requested to be changed from
Medium Density Residential to Government & Institutional



City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	July 21, 2011	Item 3
Petition to rezone a portion of the property at 6001 88th Avenue from RR-3 Urban Single-Family Residential to IP Institutional Park in conformance with Section 10.02 of the Zoning Ordinance, District #17. (American Albanian Islamic Center of WI) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 6001 88th Avenue
Neighborhood: West Corridor

Vicinity Zoning/Land Use

North: M-2/Vacant, Manufacturing
South: RR-3/Vacant
East: RR-3/Vacant, Residential
West: R-1 (County)/Vacant

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- The owner of the property has requested to rezone a portion of the property from RR-3 Urban Single-Family Residential to IP Institutional Park. The purpose of the rezoning is to expand the parking lot and install a soccer field.
- Rezoning of the property to IP Institutional Park is consistent with the existing land uses in the area and the amended Comprehensive Land Use Plan. Per Section 10.05 of the Zoning Ordinance, the development of the property will be required to be consistent with the development plan dated June 20, 2011, which is attached for reference.
- Prior to development, the applicant will also be required to obtain final approval through a Conditional Use Permit. The final development will also be required to be in compliance with the applicable City and State Ordinances, Codes and development standards.
- The rezoning will be compatible with the surrounding land uses and the amended Comprehensive Land Use Plan.

RECOMMENDATION:

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

B. R. L. O.

Brian R. Wilke, Development Coordinator
/u2/acct/cp/ckays/1CPC/2011/July21/fact-rezone-aaicw.odt

Jeffrey B. Labahn
Jeffrey B. Labahn, Director of City Development

CITY OF KENOSHA

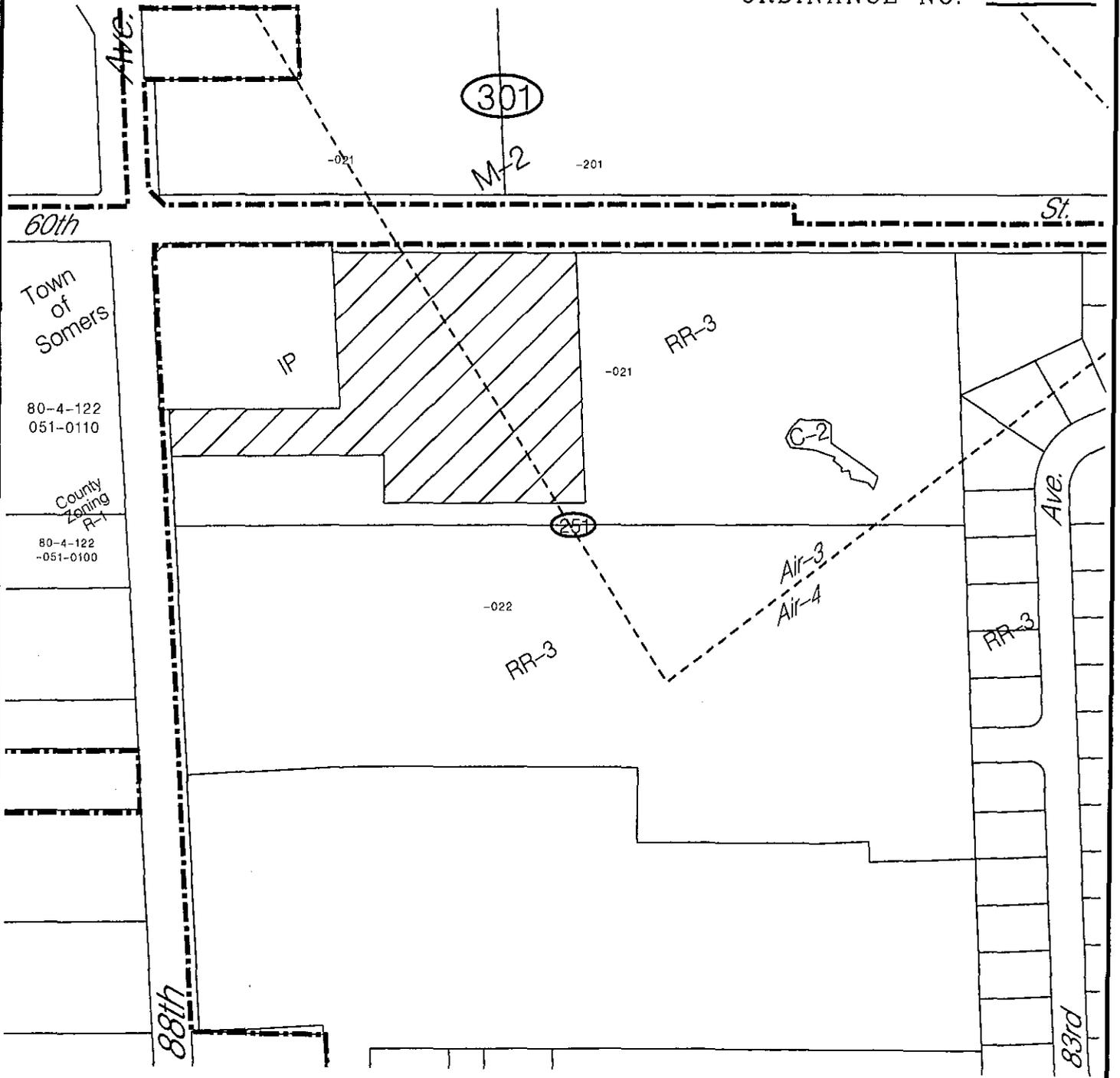
District Map

Rezoning

American Albanian Islamic Center of Wisconsin
Petition

SUPPLEMENT NO. Z5-11

ORDINANCE NO. _____

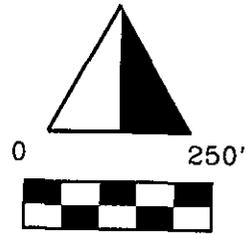


Property requested to be rezoned from:

 RR-3 Urban Single Family Residential to
 IP Institutional Park

 Municipal Boundary

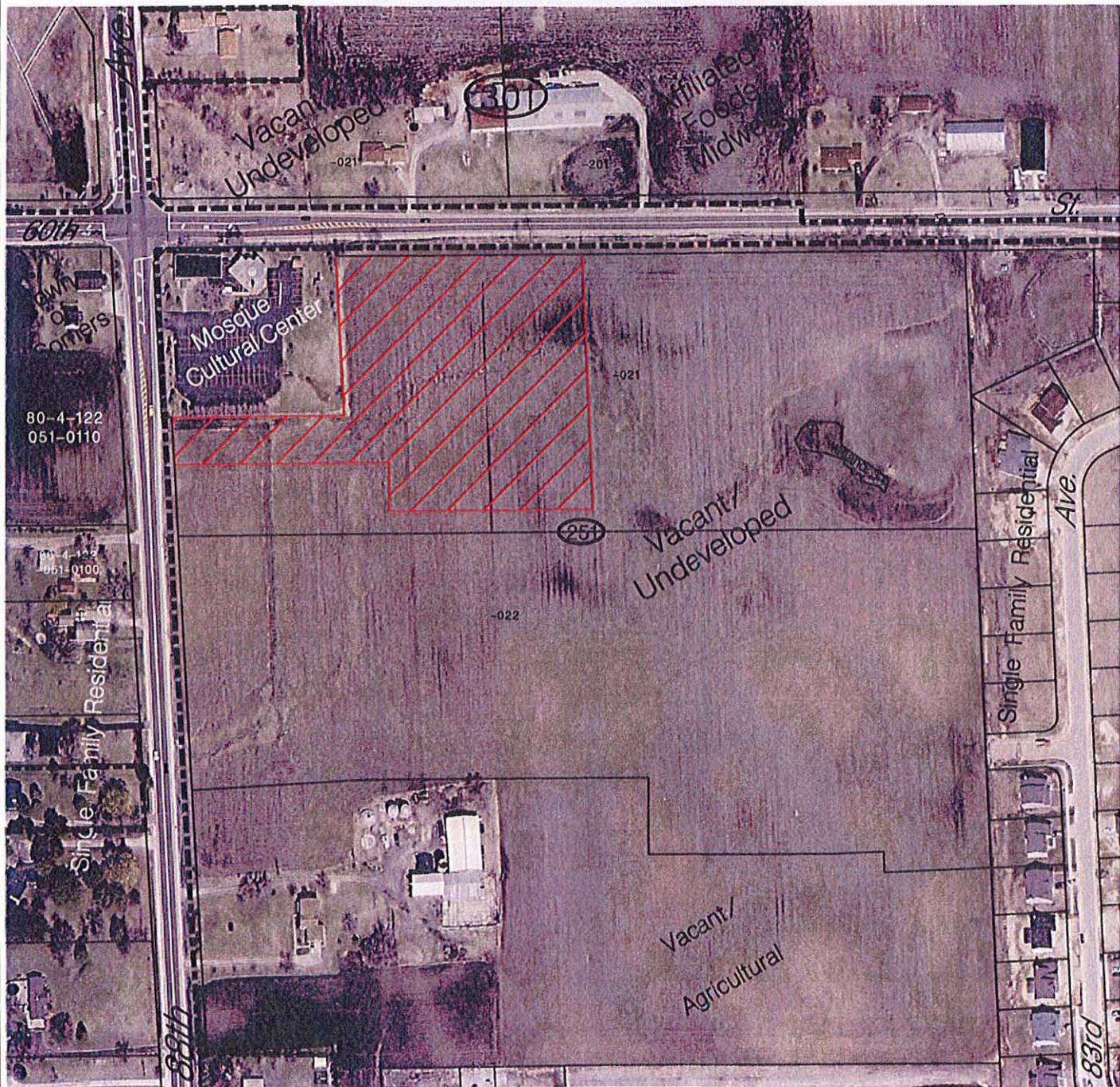
NORTH



CITY OF KENOSHA

Land Use Map

American Albanian Islamic Center of Wisconsin Rezoning



Property requested to be rezoned



Municipal Boundary

NORTH



0 250'





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

Dear Members of the Common Council:

On behalf of the Albanian American Islamic Society we request that a portion of the property located at 6001 88th Avenue be rezoned from Single Family Residential to Institutional Park. The purpose of the rezoning is to permit the installation and use of a soccer field.

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

Please inform me of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to Kapur & Associates, Inc at 6025 S. Pine Street, Burlington, WI 53105. I can be reached at (262) 767-2747 if there are any questions regarding my request for the rezoning.

Sincerely,

Greg Governatori
Greg Governatori *BWJ*

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

MAILING INFORMATION

NAME OF PROJECT: Albanian American Islamic Center Parking Lot Expansion

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

<input type="checkbox"/>	Name and Address of Applicant [Please print]: Neshid Idrizi Albanian American Islamic Society 6001 88th Avenue Kenosha, WI 53142	Phone: 262-654-0575 Fax: _____ E-Mail: global32@aol.com
<input checked="" type="checkbox"/>	Name and Address of Architect/Engineer [Please print]: Kapur & Associates, Inc 6025 S. Pine Street Burlington, WI 53105 ATTN: Greg Governatori	Phone: 262-767-2747 Fax: 262-767-2750 E-Mail: ggovernatori@kapur-assoc.com
<input type="checkbox"/>	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): 6001 88th Avenue, Kenosha, WI 53142

TYPE OF LAND DEVELOPMENT

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

<input type="checkbox"/>	Certified Survey Map	Section 1	Page 3
<input type="checkbox"/>	Concept Review (<i>Land Division</i>)	Section 2	Page 4
<input type="checkbox"/>	Concept Review (Multi-Family Residential or Non-Residential)	Section 3	Page 5
<input 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 City Development
625 52nd Street, Room 308
Kenosha, WI 53140

Phone: 262.653.4030
Fax: 262.653.4045

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

**SECTION 9
REZONING**

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

A rezoning request can be initiated by:

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

SAMPLE REZONING PETITION

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

Dear Members of the Common Council:

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

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

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

Sincerely,

Current Property Owner

DEPARTMENT OF CITY DEVELOPMENT
625 - 52ND STREET - ROOM 308
KENOSHA, WISCONSIN 53140
(262) 653-4030
FAX (262) 653-4045
www.kenosha.org



CITY PLAN
REAL ESTATE
HISTORIC PRESERVATION
COMMUNITY DEVELOPMENT BLOCK GRANT
REDEVELOPMENT

JEFFREY B. LABAHN
Director of City Development

July 14, 2011

Notice of Public Hearing

Rezoning of property located at 6001 88th Avenue (American Albanian Islamic Center of Wisconsin)

The City Plan Commission will hold a public hearing on a petition submitted by the American Albanian Islamic Center of Wisconsin to rezone their property located at the 6001 88th Avenue. The proposed rezoning would amend the zoning on the property from RR-3 Urban Single-Family Residential District to IP Institutional Park. The purpose of the rezoning is to allow the Center to expand their parking lot and install a soccer field.

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-Density Residential to Government and Institutional.

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

**Thursday, July 21, 2011 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 **Wednesday, September 7, 2011 at 7:00 p.m. in Room 200 of the Municipal Building.**

Additional information regarding this petition is on file with the Department of City Development 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

ALBANIAN AMERICAN ISLAMIC CENTER

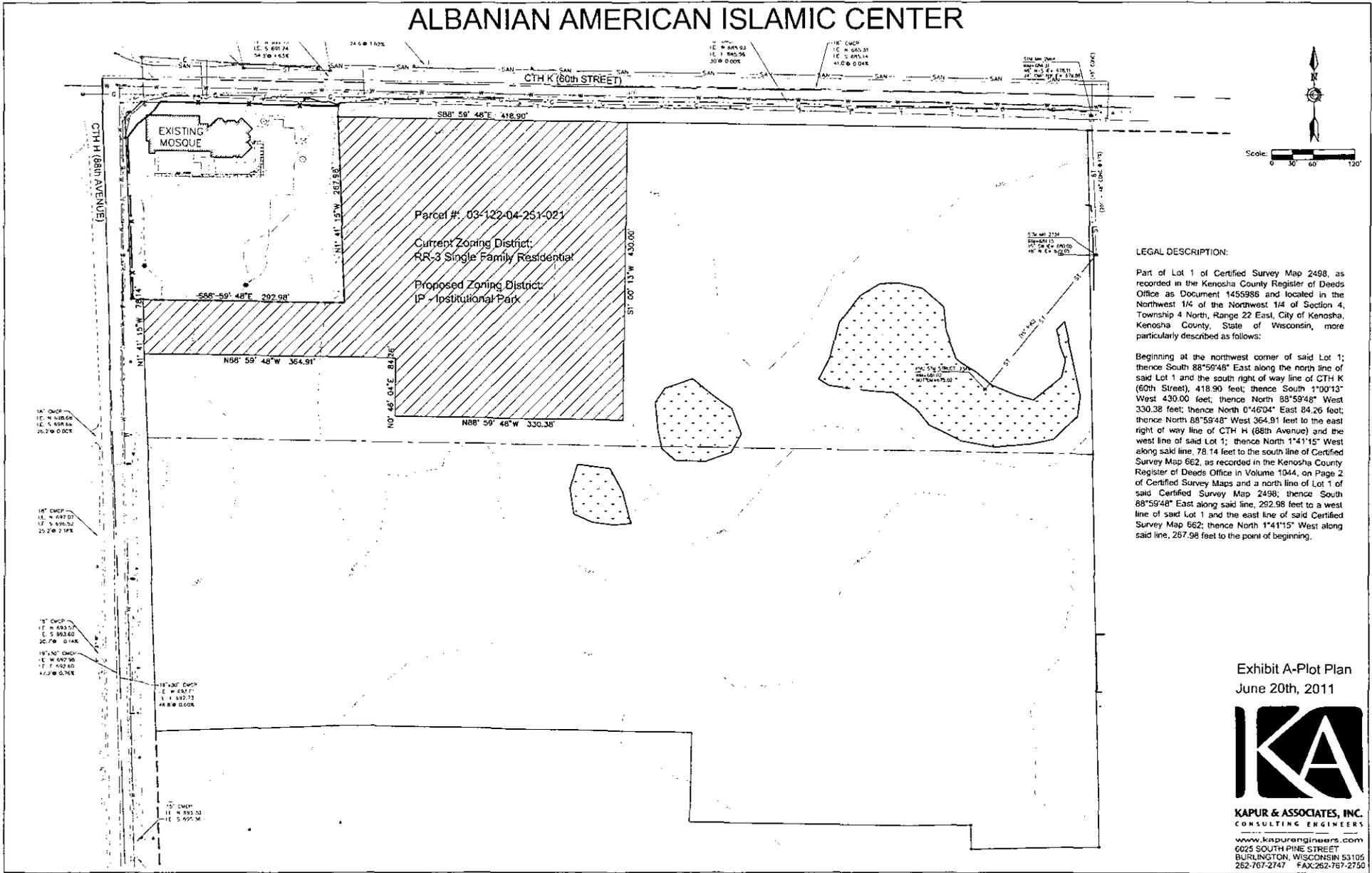


Exhibit A-Plot Plan
 June 20th, 2011



KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS

www.kapurengineers.com
 6025 SOUTH PINE STREET
 BURLINGTON, WISCONSIN 53105
 262-767-2747 FAX: 262-767-2750

City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	July 21, 2011	Item 4
Zoning Ordinance To Create Subsection 18.02 g. of the Zoning Ordinance to amend the Land Use Map for the City of Kenosha: 2035, District #17. (American Albanian Islamic Center of WI) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 6001 88th Avenue

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Bogdala, 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 C5-11, which identifies the Amendment to the Land Use Plan located in the Comprehensive Plan. The Amendment will change the land use designation for the referenced properties from Medium Density Residential to Government and Institutional.

RECOMMENDATION:

A recommendation is made to approve the proposed Zoning Ordinance.



Brian R. Wilke, Development Coordinator
/u2/acct/cp/ckays/1CPC/2011/July21/fact-zo-1802g.odt



Jeffrey B. Labahn, Director of City Development

ZONING ORDINANCE NO. _____

DRAFT 07/12/11

BY: CITY PLAN COMMISSION

**TO CREATE SUBSECTION 18.02 g. 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 g. of the Zoning Ordinance for the City of

Kenosha, Wisconsin, is hereby created as follows:

18.02 The comprehensive plan adopted in subsection 18.01 is amended by the following:

- a. By Common Council resolution 126-10 on file with the City Clerk.
- b. By map C1-10 on file with the Department of City Development.
- c. By map C1-11 on file with the Department of City Development.
- d. By map C2-11 on file with the Department of City Development.
- e. By map C3-11 on file with the Department of City Development.
- f. By map C4-11 on file with the Department of City Development.
- g. By map C5-11 on file with the Department of City Development**

Section Two: This Ordinance shall become effective upon passage and

publication.

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
MATTHEW A. KNIGHT
Deputy City Attorney

ZONING ORDINANCE NO. _____

BY: CITY PLAN COMMISSION

**TO CREATE SUBSECTION 18.02 g. 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 g. of the Zoning Ordinance for the City of

Kenosha, Wisconsin, is hereby created as follows:

- 18.02** The comprehensive plan adopted in subsection 18.01 is amended by the following:
- a. By Common Council resolution 126-10 on file with the City Clerk.
 - b. By map C1-10 on file with the Department of City Development.
 - c. By map C1-11 on file with the Department of City Development.
 - d. By map C2-11 on file with the Department of City Development.
 - e. By map C3-11 on file with the Department of City Development.
 - f. By map C4-11 on file with the Department of City Development.
 - g. By map C5-11 on file with the Department of City Development

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

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
MATTHEW A. KNIGHT
Deputy City Attorney

City of Kenosha

Comprehensive Plan Amendment

American Albanian Islamic Center of Wisconsin Petition

Supplement No. C5-11

Ordinance No. _____

Industrial

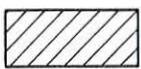
60TH ST

Government & Institutional

Isolated Natural Resource Area

Medium Density Residential

88TH AVE



Property requested to be changed from
Medium Density Residential to Government & Institutional



City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	July 21, 2011	Item 5
Resolution to adopt a Project Plan Amendment for Tax Incremental District #4, City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)l., Wisconsin Statutes - City Plan Commission Resolution - Districts #2, #7 and #8. PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: Area generally bounded by 52nd Street, Lake Michigan, 60th Street and 22nd Avenue.

NOTIFICATIONS/PROCEDURES:

The aldermen of the district, Aldermen Ruffalo, Juliana and Marks, have been notified. This item will also be reviewed by the TID #4 Joint Review Board before final approval by the Common Council. A notice announcing this hearing was published in the Kenosha Labor Paper on July 1 and 8, 2011 and sent to other local government units as required by Wisconsin Statute 66.1105

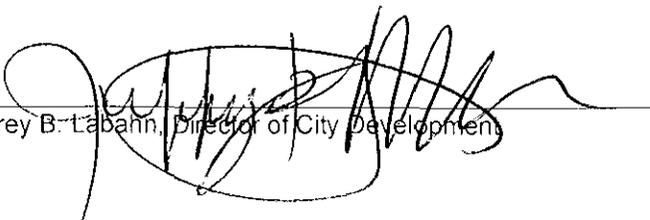
ANALYSIS:

- The purpose of the Project Plan Amendment is to transfer \$2,000,000 from a Development Grant for public utility improvements for the Chrysler Engine Plant to public administrative, legal, demolition, investigation, remediation and any other costs associated with the environmental clean-up of the former Chrysler Engine Plant located at 52nd Street and 30th Avenue.
- The purpose of the Project Plan Amendment is to also transfer \$2,000,000 from the Housing Rehabilitation and Public Facilities Loan Program to a Housing Rehabilitation and Commercial Loan Fund Program.
- Neither transfer will result in an increase in the TID budget because both are transfers of existing funds
- The amendment will not change the TID's termination date of January 1, 2031.

RECOMMENDATION:

A recommendation is made to approve the attached resolution adopting the Project Plan Amendment for Tax Incremental District #4.


A. Zohrab Khalifian, Development Specialist
/u2/facct/cp/ckays/CPC/2011/July21/fact-tid4.odt


Jeffrey B. Labahn, Director of City Development

CITY PLAN COMMISSION RESOLUTION # _____-11

BY: THE CITY PLAN COMMISSION

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

WHEREAS, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for amending a project plan for a tax incremental district; and

WHEREAS, the City Plan Commission on July 21, 2011, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for Tax Incremental District #4, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment involves transferring \$2,000,000 from a Development Grant for public utility improvements for the Chrysler Engine Plant to public administrative, legal, demolition, investigation, remediation and any other costs associated with the environmental cleanup of the former Chrysler Engine Plant at 52nd Street and 30th Avenue and transferring \$2,000,000 from Housing Rehabilitation and Public Facilities Loan Program to a Housing Rehabilitation and Commercial Loan Program as described in and attached hereto as Exhibit "A"; and

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

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

1. Finds the Project Plan Amendment for Tax Incremental District #4, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City; and
2. Adopts the Project Plan Amendment for Tax Incremental District #4, City of Kenosha, Wisconsin, as described in and attached hereto as Exhibit "A".
3. Recommends that the Common Council of the City of Kenosha also adopts this Project Plan Amendment.

Adopted this _____ day of _____, 2011

ATTEST:

Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVE:

Keith G. Bosman, Chairman of City Plan Commission

EXHIBIT "A"

PROJECT PLAN AMENDMENT

TAX INCREMENTAL DISTRICT #4

The Project Plan Amendment is to transfer \$2,000,000 from a Development Grant for public utility improvements for the Chrysler Engine Plant to public administrative, legal, demolition, investigation, remediation and any other costs associated with the environmental cleanup of the former Chrysler Engine Plant at 52nd Street and 30th Avenue. The purpose of the Project Plan Amendment is to also transfer \$2,000,000 from Housing Rehabilitation and Public Facilities Loan Program to a Housing Rehabilitation and Commercial Loan Program.

Neither transfer will result in an increase in the TID budget because both are transfers of existing funds.

The Amendment will not change the TID's termination date of January 1, 2031.

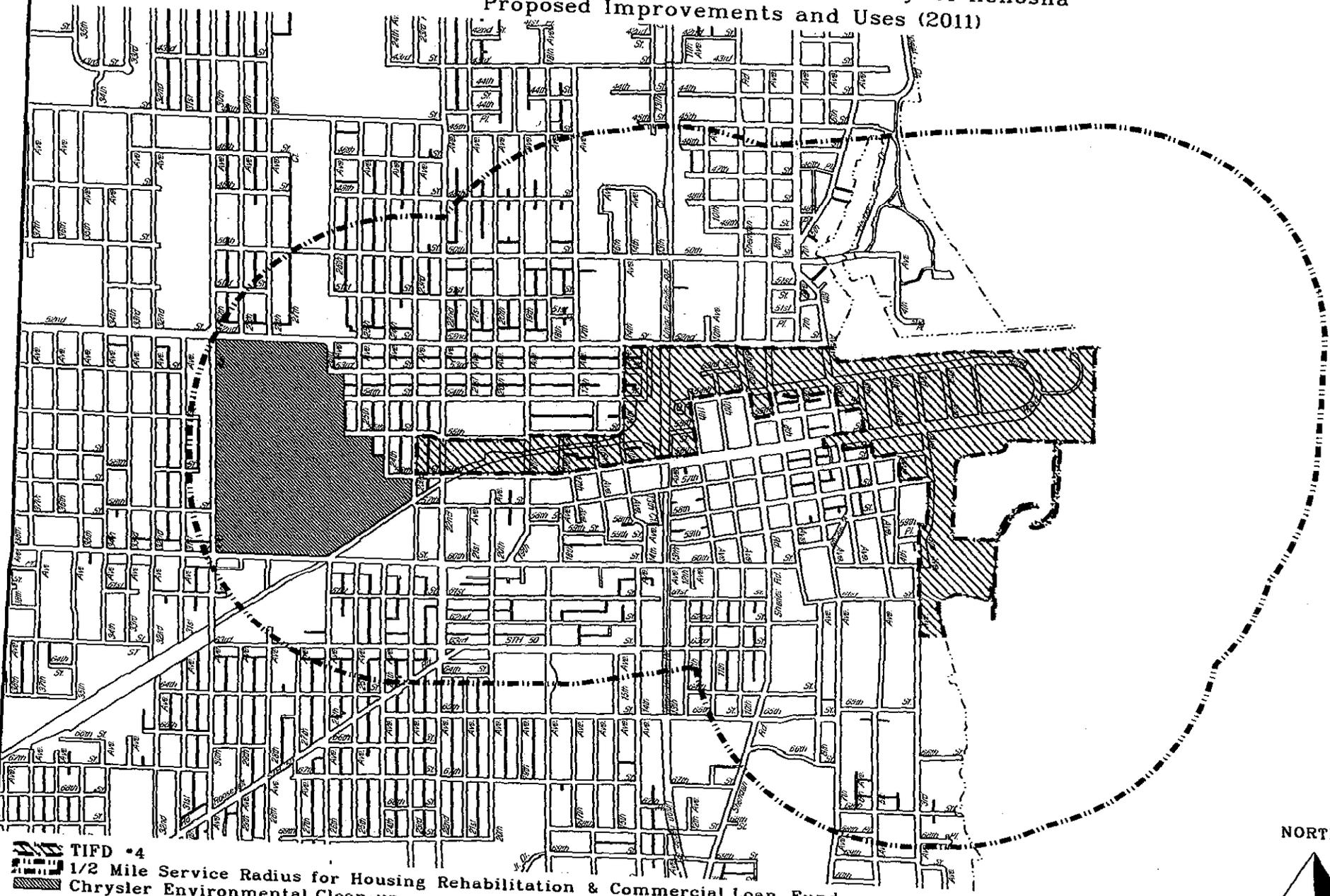
The Amendment will not change the boundaries of the TID.

The following map has been revised to reflect the Project Plan Amendment:

Proposed Improvements & Uses (2011)

CITY OF KENOSHA

Tax Incremental District #4 for the City of Kenosha
Proposed Improvements and Uses (2011)



 TIFD #4
 1/2 Mile Service Radius for Housing Rehabilitation & Commercial Loan Fund
 Chrysler Environmental Clean-up

NORTH



0 1000'

City of Kenosha, Wisconsin

**Project Plan Amendment for
Tax Incremental District Number Four**

For Consideration by the Common Council on August 1, 2011

Table of Contents

Goals of the Kenosha TID Program	1
Resolution to Adopt a Project Plan Amendment for TID #4 (City Plan)	2
Resolution to Adopt a Project Plan Amendment for TID #4 (Common Council)	5
Resolution to Approve the Project Plan Amendment for TID #4 (Joint Review Board)	8
Amended Statement of Kind, Number and Location of All Proposed Public Works and Improvements, a Detailed List of Estimated Project Costs and When Costs are Expected to be Incurred	9
Economic Feasibility Study, including Description of the Methods of Financing, All Estimated Project Costs, Timing of Costs and Monetary Obligations	10
Changes in Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances	15
List of Estimated Non-Project Costs	15
Statement of Proposed Method for Relocation of Persons to be Displaced	15
Statement of Conformity to the City of Kenosha Master Plans	15
Amended Statement of Orderly Development	15
Opinion of the City Attorney	16
Maps (Attached)	
TID District Boundary & Parcel	
Amended Site Vicinity (2007)	
Amended TID District Boundary & Parcel (2007)	
Existing Land Use	
Property Condition	
Proposed Public Improvements & Uses	
Proposed Private Improvements & Uses	
Amended Improvements & Uses (2006)	
Amended Improvements & Uses (2007)	
Amended Improvements & Uses (11/07)	
Amended Improvements & Uses (2008)	
Proposed Improvements & Uses (2011)	

GOALS OF THE KENOSHA TID PROGRAM

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

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

CITY PLAN COMMISSION RESOLUTION # ____ -11

BY: THE CITY PLAN COMMISSION

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

WHEREAS, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for amending a project plan for a tax incremental district; and

WHEREAS, the City Plan Commission on July 21, 2011, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for Tax Incremental District #4, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment involves transferring \$2,000,000 from a Development Grant for public utility improvements for the Chrysler Engine Plant to public administrative, legal, demolition, investigation, remediation and any other costs associated with the environmental cleanup of the former Chrysler Engine Plant at 52nd Street and 30th Avenue and transferring \$2,000,000 from Housing Rehabilitation and Public Facilities Loan Program to a Housing Rehabilitation and Commercial Loan Program as described in and attached hereto as Exhibit "A"; and

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

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

1. Finds the Project Plan Amendment for Tax Incremental District #4, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City; and
2. Adopts the Project Plan Amendment for Tax Incremental District #4, City of Kenosha, Wisconsin, as described in and attached hereto as Exhibit "A".
3. Recommends that the Common Council of the City of Kenosha also adopts this Project Plan Amendment.

Adopted this _____ day of _____, 2011

ATTEST:

Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVE:

Keith G. Bosman, Chairman of City Plan Commission

Drafted by: Department of City Development
/u2/acct/cp/ckays/1CPC/2011/July21/resol-cpc-tid4.odt

EXHIBIT "A"

PROJECT PLAN AMENDMENT

TAX INCREMENTAL DISTRICT #4

The Project Plan Amendment is to transfer \$2,000,000 from a Development Grant for public utility improvements for the Chrysler Engine Plant to public administrative, legal, demolition, investigation, remediation and any other costs associated with the environmental cleanup of the former Chrysler Engine Plant at 52nd Street and 30th Avenue. The purpose of the Project Plan Amendment is to also transfer \$2,000,000 from Housing Rehabilitation and Public Facilities Loan Program to a Housing Rehabilitation and Commercial Loan Program.

Neither transfer will result in an increase in the TID budget because both are transfers of existing funds.

The Amendment will not change the TID's termination date of January 1, 2031.

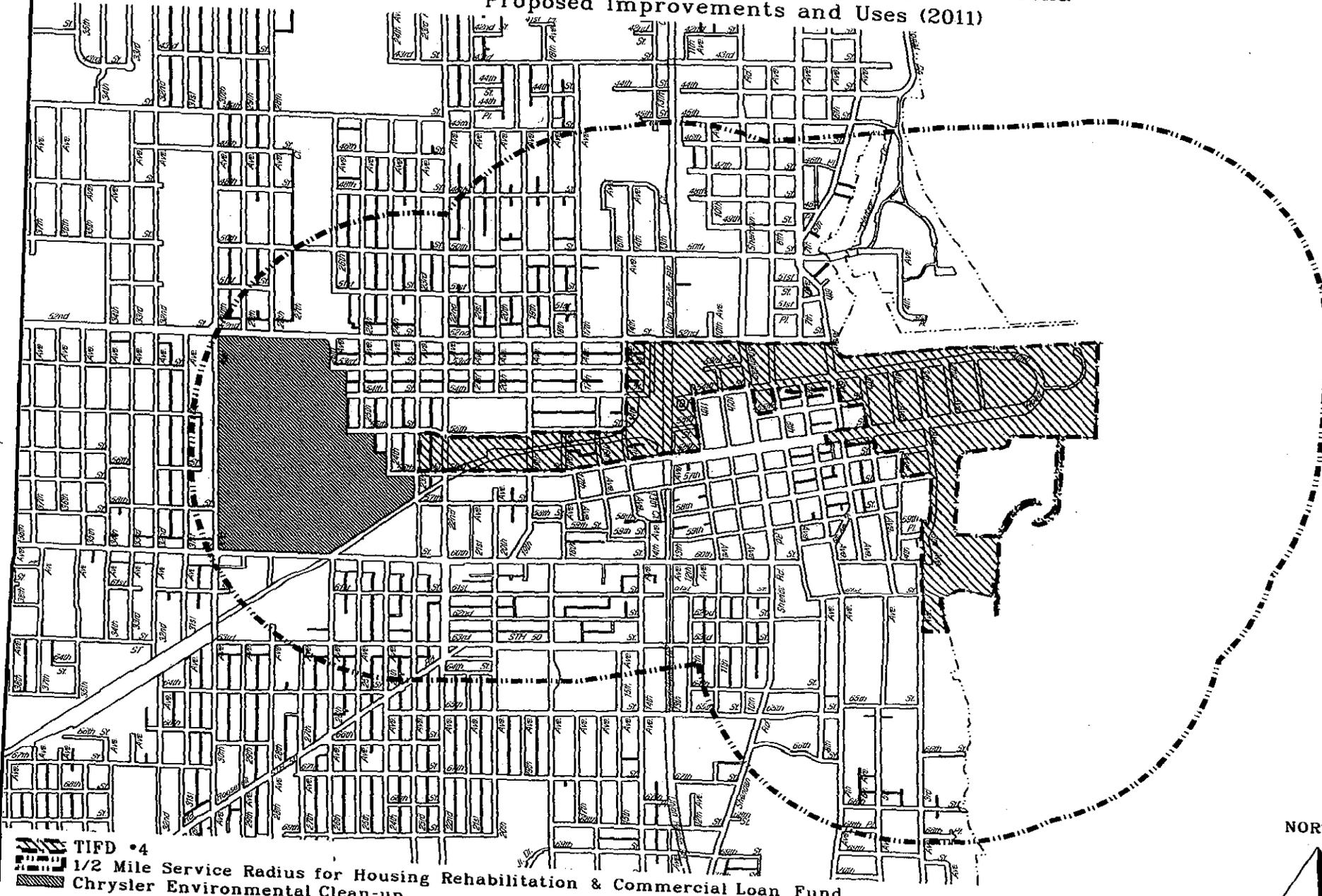
The Amendment will not change the boundaries of the TID.

The following map has been revised to reflect the Project Plan Amendment:

Proposed Improvements & Uses (2011)

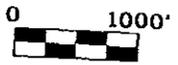
CITY OF KENOSHA

Tax Incremental District #4 for the City of Kenosha
Proposed Improvements and Uses (2011)



-  TIFD #4
-  1/2 Mile Service Radius for Housing Rehabilitation & Commercial Loan Fund
-  Chrysler Environmental Clean-up

NORTH



RESOLUTION #____-11

BY: THE MAYOR

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

WHEREAS, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for amending a project plan for a tax incremental district; and

WHEREAS, the City Plan Commission on July 21, 2011, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for Tax Incremental District #4, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment involves transferring \$2,000,000 from a Development Grant for public utility improvements for the Chrysler Engine Plant to public administrative, legal, demolition, investigation, remediation and any other costs associated with the environmental cleanup of the former Chrysler Engine Plant at 52nd Street and 30th Avenue and transferring \$2,000,000 from Housing Rehabilitation and Public Facilities Loan Program to a Housing Rehabilitation and Commercial Loan Program as described in and attached hereto as Exhibit "A"; and

WHEREAS, at said meeting, The City Plan Commission, under Section 66.1105(4)(h) 1., Wisconsin Statutes found the Project Plan Amendment for Tax Incremental District #4, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, adopted the Project Plan Amendment, and favorably recommended that the Common Council of the City of Kenosha adopt the Project Plan Amendment.

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

1. Finds the Project Plan Amendment for Tax Incremental District #4, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City; and
2. Deems the Project Plan Amendment for Tax Incremental District #4, City of Kenosha, Wisconsin, to be in the public interest and for a proper public purpose; and,
3. Finds that the improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District; and
4. Finds that the project costs relate directly to eliminating "blight" within the District consistent with the purpose for which the Tax Incremental District was created.

BE IT FURTHER RESOLVED, that the Common Council of the City of Kenosha, Wisconsin, adopts and approves the Project Plan Amendment for Tax Incremental District #4, City of Kenosha, Wisconsin, as recommended by the City Plan Commission and as described in and attached hereto as Exhibit "A".

Adopted this _____ day of _____, 2011

ATTEST:

Michael Higgins, City Clerk/Treasurer/Assessor

APPROVE:

Keith G. Bosman, Chairman of City Plan Commission

EXHIBIT "A"
PROJECT PLAN AMENDMENT
TAX INCREMENTAL DISTRICT #4

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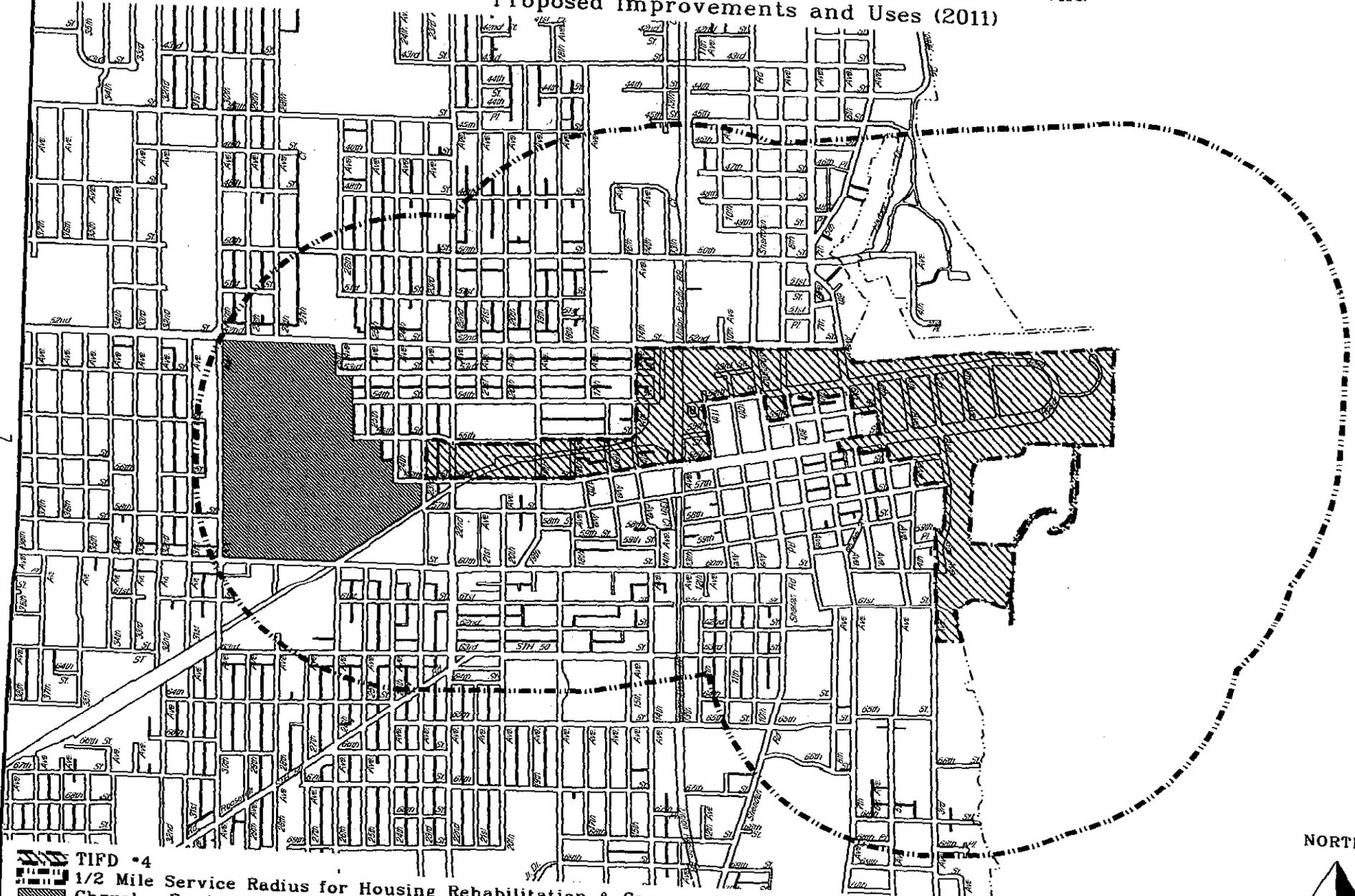
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The following map has been revised to reflect the Project Plan Amendment:

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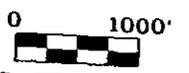
CITY OF KENOSHA

Tax Incremental District #4 for the City of Kenosha
Proposed Improvements and Uses (2011)



-  TIFD #4
-  1/2 Mile Service Radius for Housing Rehabilitation & Commercial Loan Fund
-  Chrysler Environmental Clean-up

NORTH



RESOLUTION NO. 11-1

**BY: THE JOINT REVIEW BOARD FOR
TAX INCREMENTAL DISTRICT NUMBER FOUR (4)**

**TO APPROVE THE PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL
DISTRICT NUMBER FOUR (4), CITY OF KENOSHA, WISCONSIN**

WHEREAS, Section 66.1105, Wisconsin Statutes, provides the authority and procedure for amending a project plan for a tax incremental district; and,

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

WHEREAS, the Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board for Tax Incremental District Number Four (4), City of Kenosha, Wisconsin, that it approves Resolution Number _____ adopted on August 1, 2011, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes and the Project Plan Amendment, based on the following criteria:

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

Adopted this ____ day of _____, 2011.

ATTEST: _____, Staff

APPROVED: _____, Chairperson Date: _____

Amended (July, 2011)

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

Description of Project Costs	2010	2011	2012	2013	2014	Total
Public administrative, legal, demolition, investigation, remediation and any other costs associated with the environmental clean-up of the former Chrysler Engine Plant located at 52 nd Street and 30 th Avenue	---	\$2,000,000	---	---	---	\$2,000,000
Housing Rehabilitation and Commercial Loan Fund Program (throughout the TID and area included in the ½ mile service radius)	---	\$2,000,000	---	---	---	\$2,000,000
TOTAL	\$0	\$4,000,000	\$0	\$0	\$0	\$4,000,000

City of Kenosha

\$17,500,000.00 General Obligation Refunding Bonds - Dated 09/01/15

Projected Refinancing of 2005D Issue

TID No. 4

Debt Service Schedule

Year	Principal	Interest	Total P+I
2015	-	-	-
2016	1,000,000.00	875,000.00	1,875,000.00
2017	-	825,000.00	825,000.00
2018	-	825,000.00	825,000.00
2019	3,975,000.00	825,000.00	4,800,000.00
2020	10,870,000.00	626,250.00	11,496,250.00
2021	1,655,000.00	82,750.00	1,737,750.00
	\$17,500,000.00	\$4,059,000.00	\$21,559,000.00

Piper Jaffray & Co.
Milwaukee Public Finance

City of Kenosha

\$1,000,000.00 General Obligation Bonds - Dated 04/01/15

TID No. 4

Debt Service Schedule

Year	Principal	Interest	Total P+I
2015	-	-	-
2016	-	75,000.00	75,000.00
2017	-	50,000.00	50,000.00
2018	-	50,000.00	50,000.00
2019	-	50,000.00	50,000.00
2020	-	50,000.00	50,000.00
2021	1,000,000.00	25,000.00	1,025,000.00
	\$1,000,000.00	\$300,000.00	\$1,300,000.00

Piper Jaffray & Co.
Milwaukee Public Finance

City of Kenosha

\$1,650,000.00 Taxable G.O. Refunding Notes - Dated 02/01/17

Projected Refinancing of Series 2007B

TID No. 4

Debt Service Schedule

Year	Principal	Interest	Total P+I
2017	-	-	-
2018	-	123,750.00	123,750.00
2019	-	82,500.00	82,500.00
2020	-	82,500.00	82,500.00
2021	1,650,000.00	41,250.00	1,691,250.00
	\$1,650,000.00	\$330,000.00	\$1,980,000.00

Piper Jaffray & Co.
Milwaukee Public Finance

CHANGES TO ZONING ORDINANCES, MASTER PLAN, MAP, BUILDING CODES AND CITY ORDINANCES

No changes to the City of Kenosha Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances are anticipated to accommodate any activities planned for this project plan amendment. The City of Kenosha Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances are readily available for public inspection and are incorporated herein by reference.

LIST OF ESTIMATED NON-PROJECT COSTS

There are no non-project costs.

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

Any individuals and businesses that are displaced as a result of the project plan amendment will be provided assistance in conformance with the relocation requirements set forth in Chapter 32, Wisconsin Statutes, and in conformance with any other state and federal rules and regulations as applicable.

STATEMENT OF CONFORMITY TO CITY OF KENOSHA MASTER PLANS

The development of this project plan amendment conforms to the original TID master plan by improving blighted properties and making public infrastructure improvements.

STATEMENT OF ORDERLY DEVELOPMENT

The project plan amendment promotes the orderly development of the City by improving blighted properties and making public infrastructure improvements.

OFFICE OF THE CITY ATTORNEY
MUNICIPAL BUILDING
625 - 52ND STREET, Room 201
Kenosha, Wisconsin 53140
PHONE (262) 653-4170
FAX (262) 653-4176



EDWARD R. ANTARAMIAN
CITY ATTORNEY
MATTHEW A. KNIGHT
DEPUTY CITY ATTORNEY
WILLIAM K. RICHARDSON
ASSISTANT CITY ATTORNEY
JONATHAN A. MULLIGAN
ASSISTANT CITY ATTORNEY

June 15, 2011

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

Re: Project Plan Amendment for Tax Incremental
District Number 4 [TIF District No. 4]

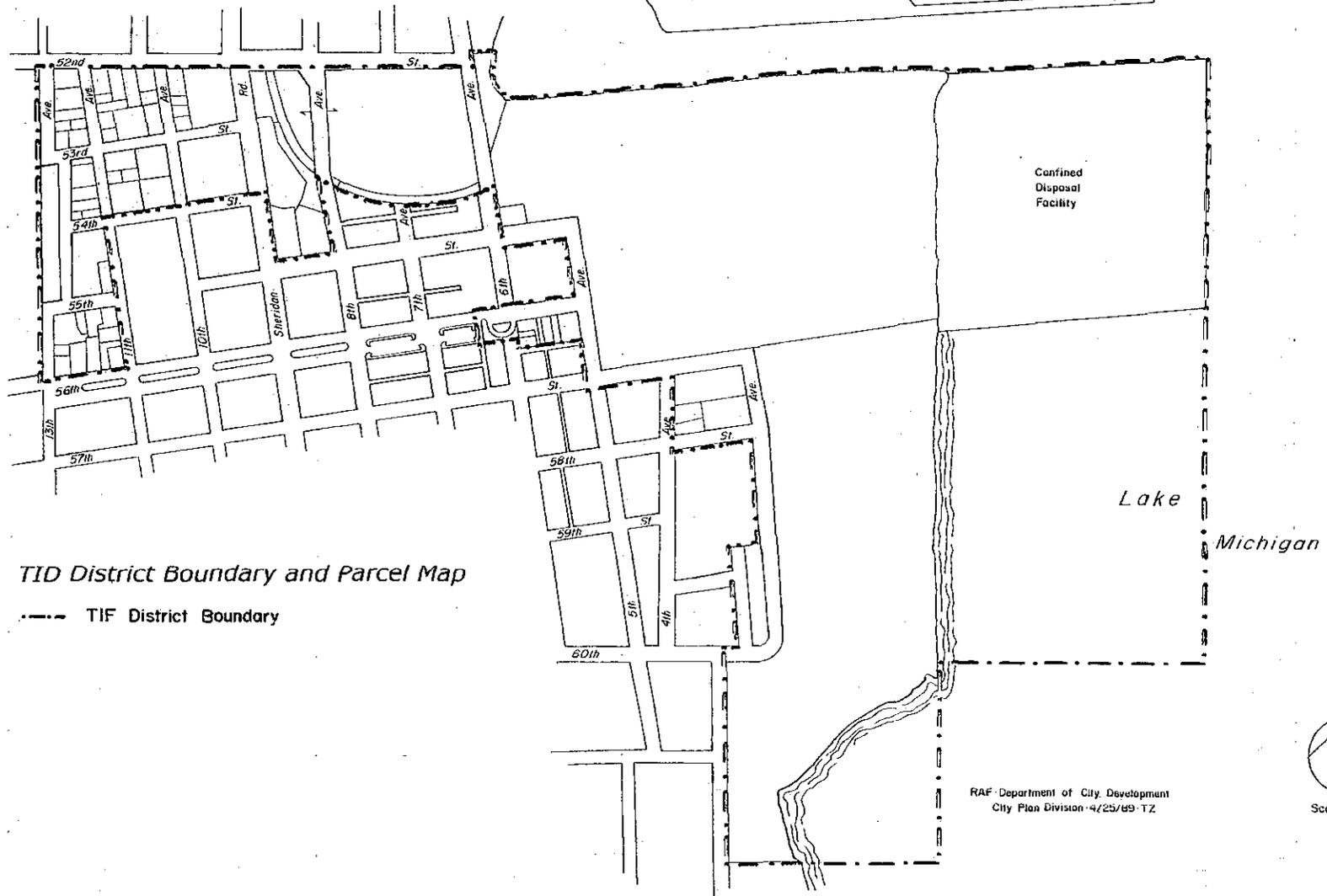
Dear Mayor and Members of the Common Council:

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

Respectfully submitted,


Edward R. Antaramian
City Attorney

PROPOSED TAX INCREMENTAL FINANCE DISTRICT #4
FOR THE CITY OF KENOSHA



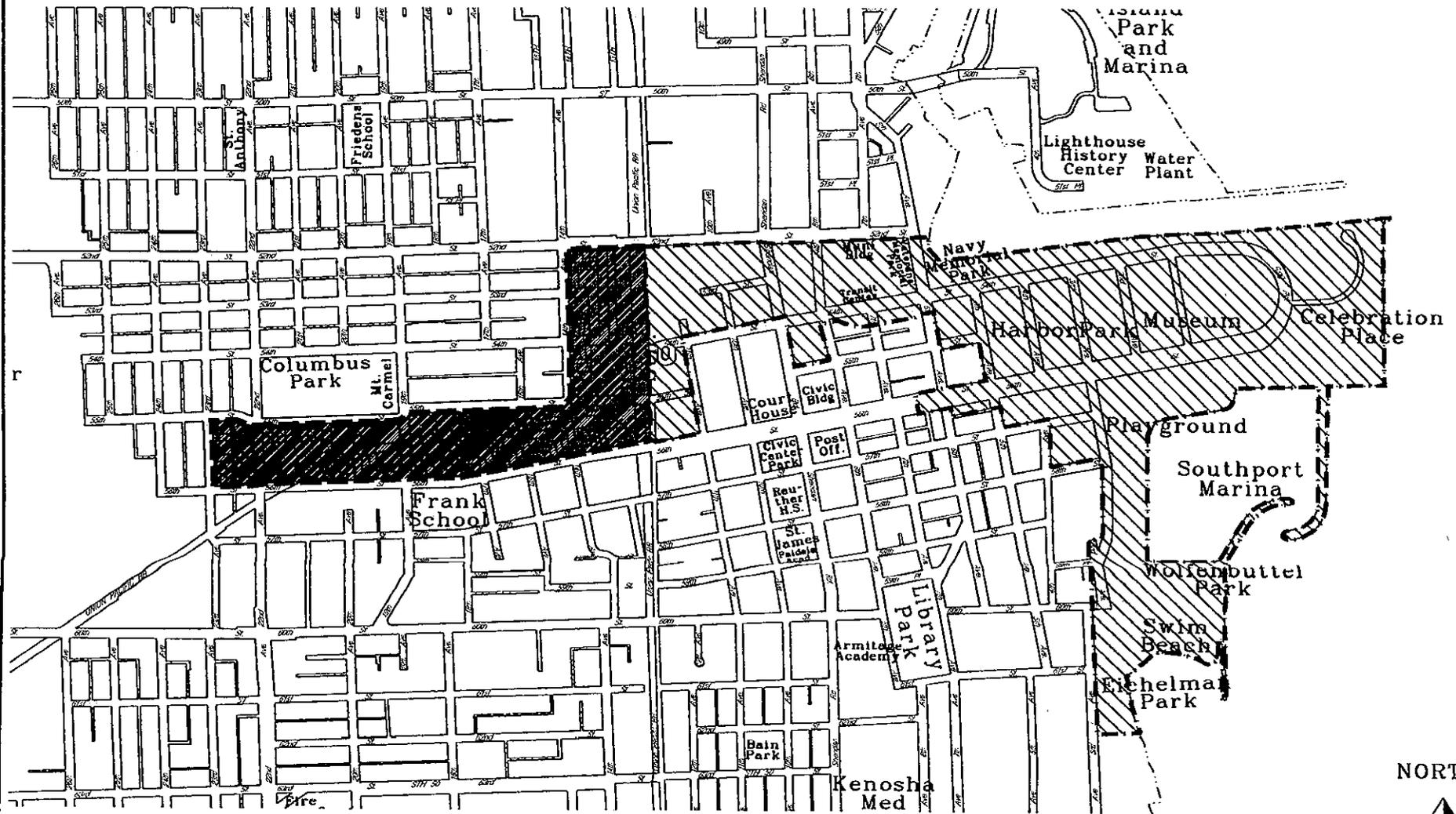
TID District Boundary and Parcel Map

--- TIF District Boundary

CITY OF KENOSHA

Tax Incremental District #4 for the City of Kenosha

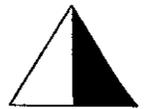
Amended Site Vicinity Map (2007)



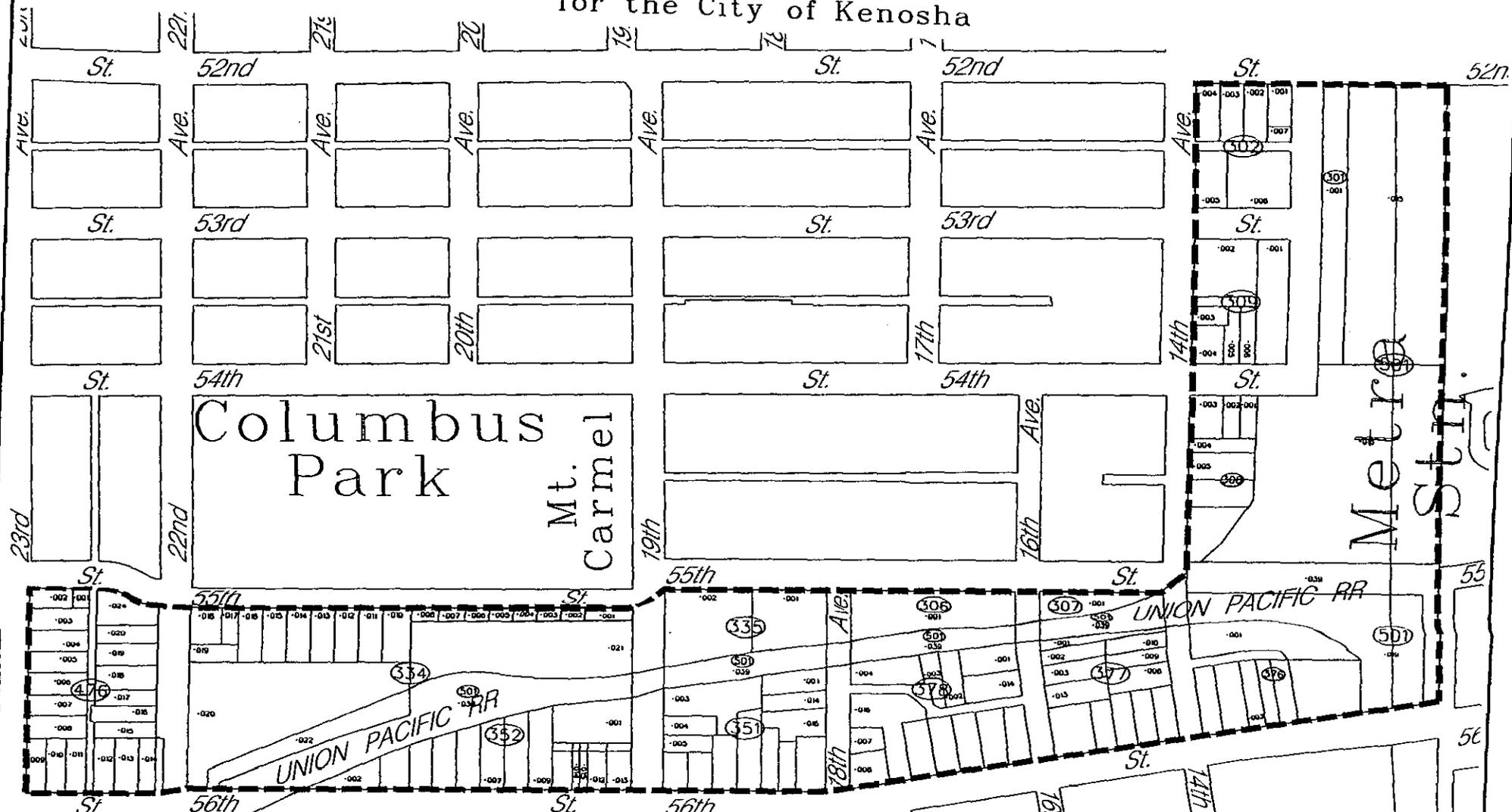
 Existing T.I.D. Boundary

 Proposed Addition to T.I.D. #4

NORTH



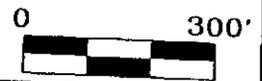
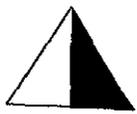
CITY OF KENOSHA
 Proposed Amendments to
 Tax Incremental District #4
 for the City of Kenosha



Amended District Boundary & Parcel Map (2007)

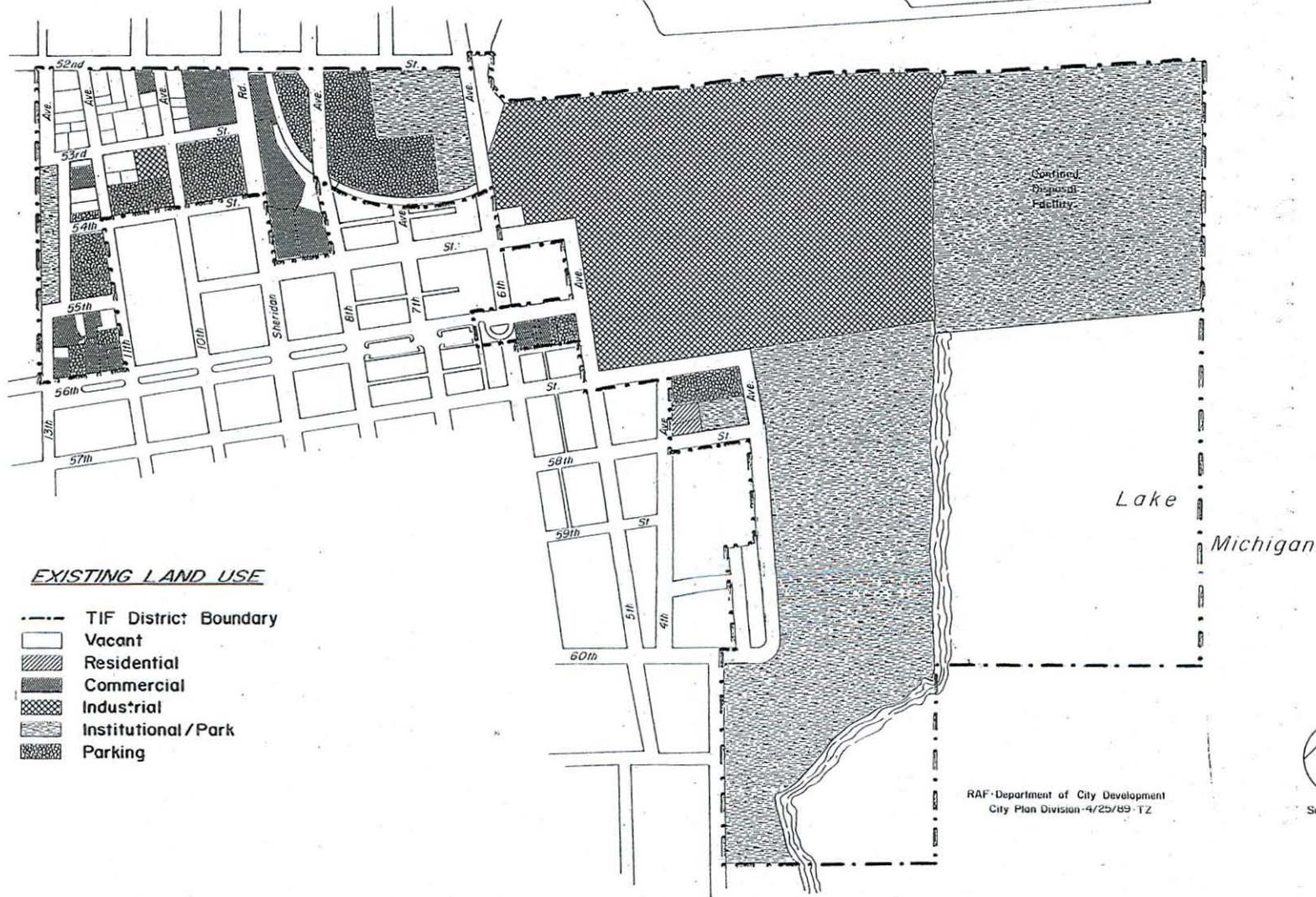
-  Proposed Addition to T.I.D. #4
-  Block Number
-  Parcel Number

NORTH



12-223-31
09-222-35

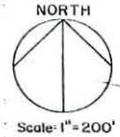
PROPOSED TAX INCREMENTAL FINANCE DISTRICT #4
FOR THE CITY OF KENOSHA



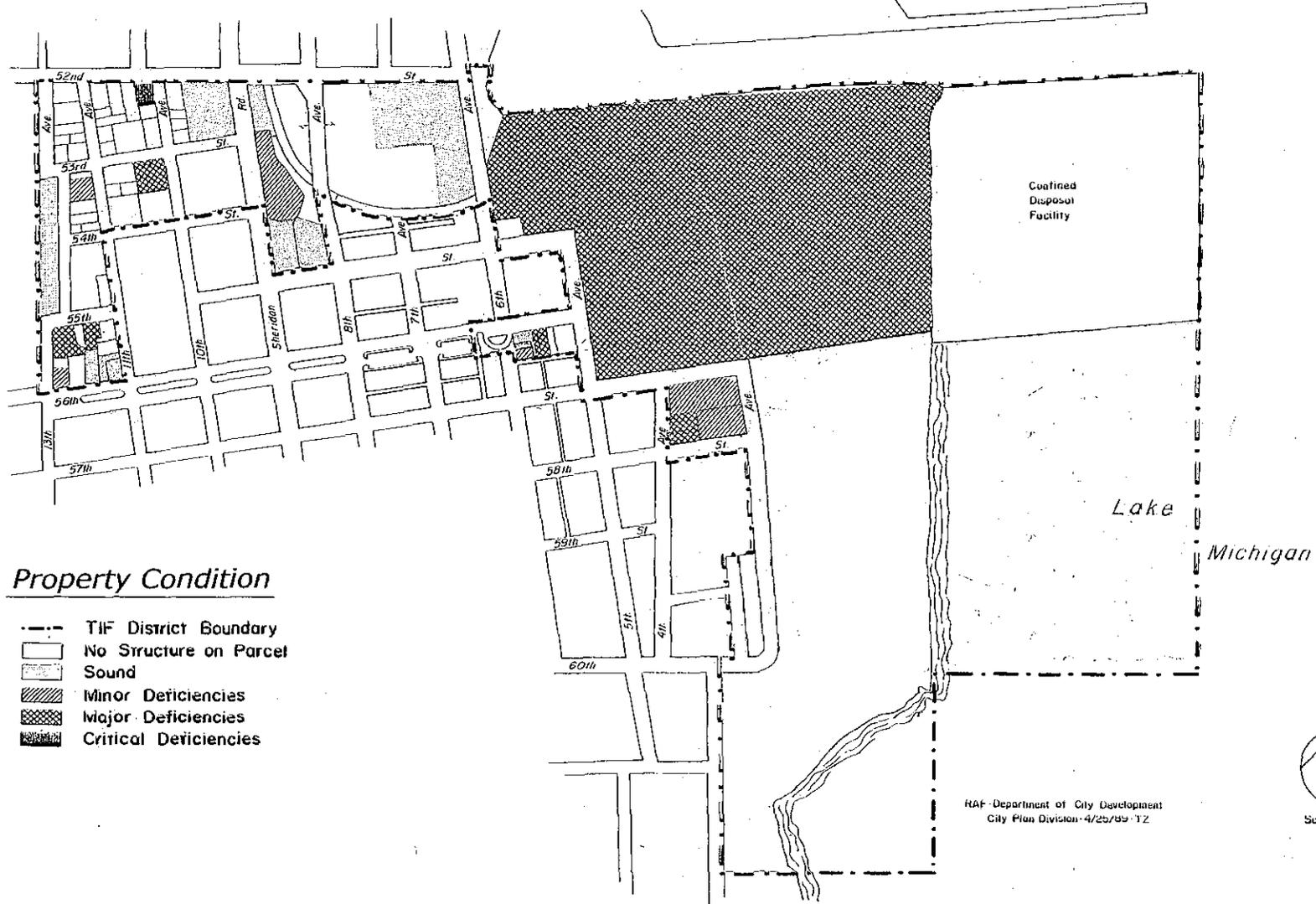
EXISTING LAND USE

- TIF District Boundary
- Vacant
- ▨ Residential
- Commercial
- ▩ Industrial
- ░ Institutional/Park
- ◻ Parking

RAF Department of City Development
City Plan Division - 4/25/89 - TZ

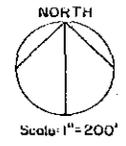


PROPOSED TAX INCREMENTAL FINANCE DISTRICT #4
FOR THE CITY OF KENOSHA



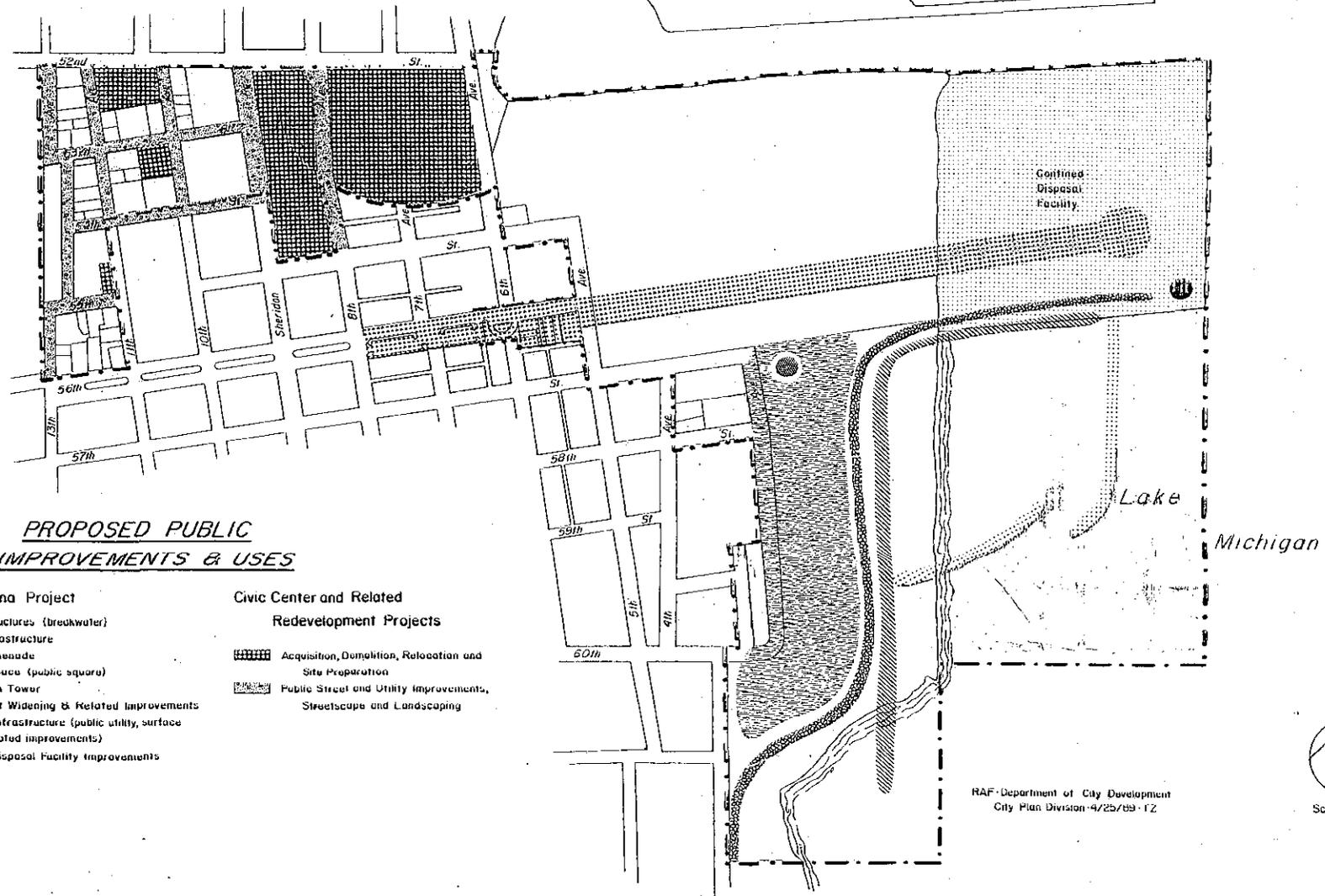
Property Condition

- TIF District Boundary
- No Structure on Parcel
- ▨ Sound
- ▧ Minor Deficiencies
- ▩ Major Deficiencies
- Critical Deficiencies



RAF - Department of City Development
City Plan Division - 4/25/99 - 12

**PROPOSED TAX INCREMENTAL FINANCE DISTRICT #4
FOR THE CITY OF KENOSHA**



PROPOSED PUBLIC IMPROVEMENTS & USES

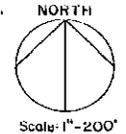
Southport Marina Project

-  Coastal Structures (breakwater)
-  Harbor Infrastructure
-  Public Promenade
-  Heritage Plaza (public square)
-  Observation Tower
-  56th Street Widening & Related Improvements
-  Landside Infrastructure (public utility, surface and related improvements)
-  Confined Disposal Facility Improvements

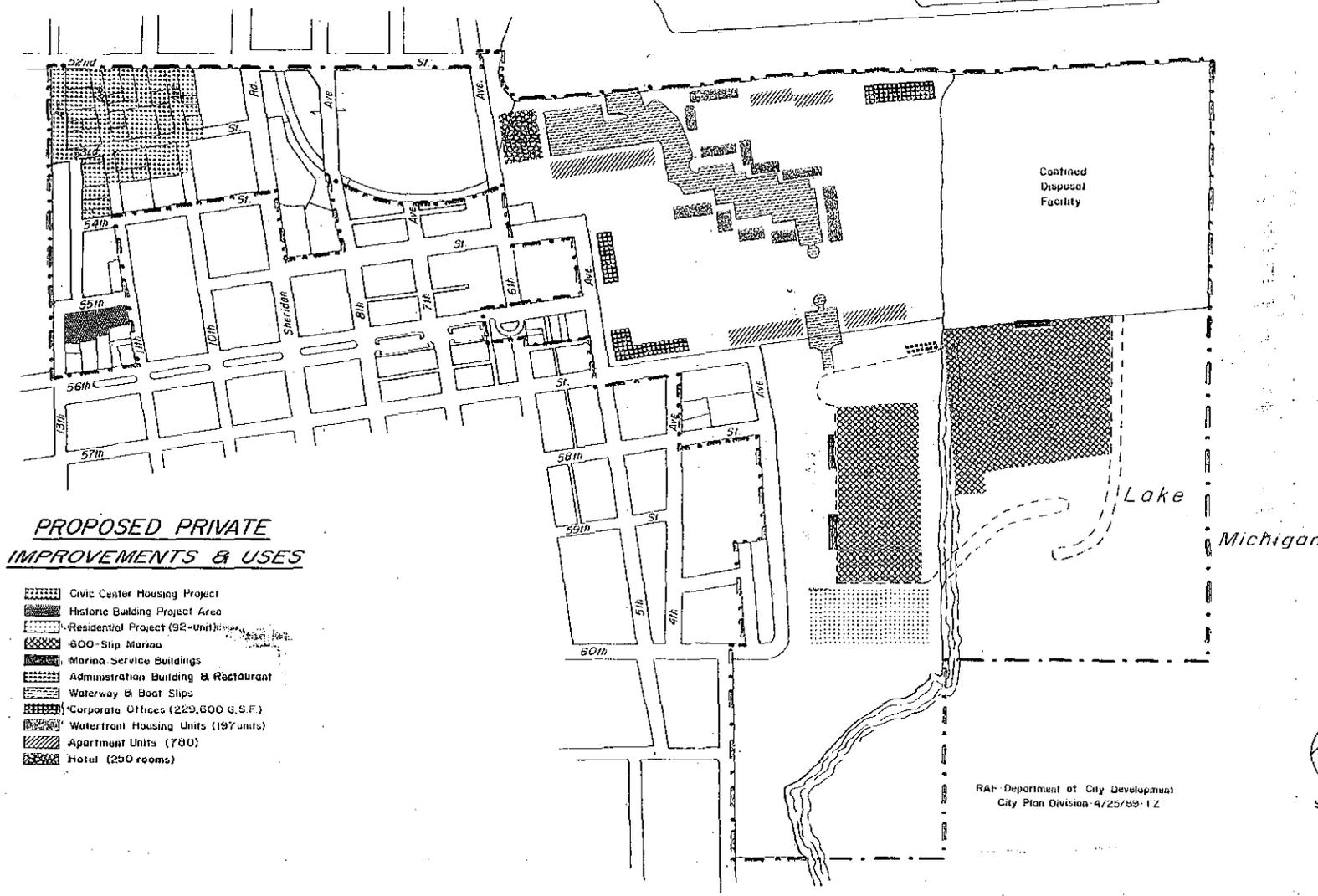
Civic Center and Related Redevelopment Projects

-  Acquisition, Demolition, Relocation and Site Preparation
-  Public Street and Utility Improvements, Streetscape and Landscaping

RAF Department of City Development
City Plan Division 4/25/69-12



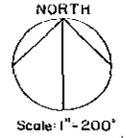
PROPOSED TAX INCREMENTAL FINANCE DISTRICT #4 FOR THE CITY OF KENOSHA



**PROPOSED PRIVATE
IMPROVEMENTS & USES**

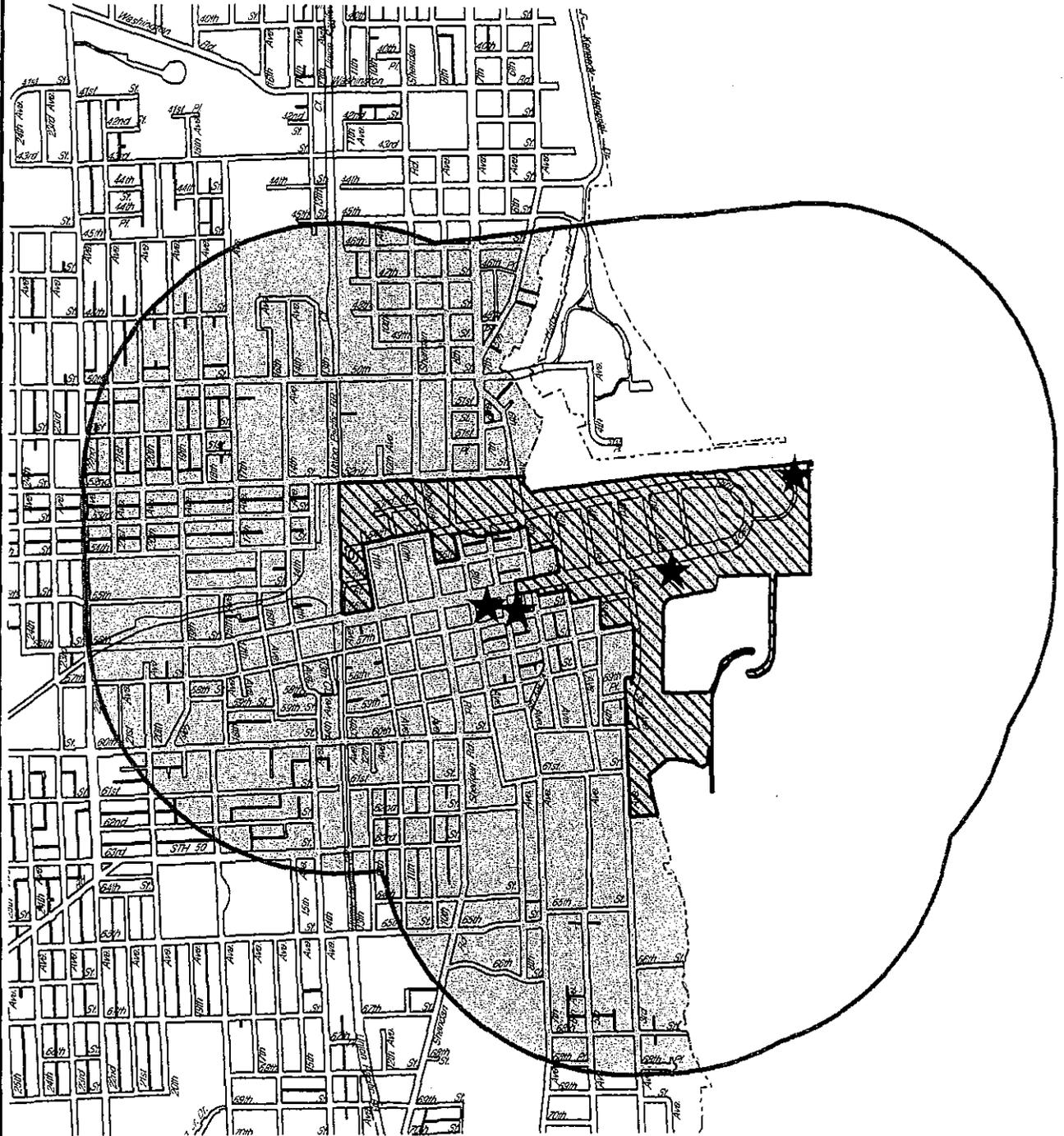
- Civic Center Housing Project
- Historic Building Project Area
- Residential Project (92 Units)
- 600 Slip Marina
- Marina Service Buildings
- Administration Building & Restaurant
- Waterway & Boat Slips
- Corporate Offices (229,600 G.S.F.)
- Waterfront Housing Units (197 units)
- Apartment Units (700)
- Hotel (250 rooms)

RAF Department of City Development
City Plan Division 4/25/89 1Z



City of Kenosha

Tax Incremental Financing District #4
Amended Improvements and Uses (2006)



T.I.D. Boundary



1/2 Mile Service Radius

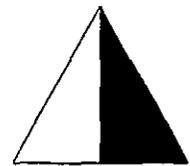


Housing Rehabilitation & Public Facilities Loan
Program Area (Private)



Public Parking, Street and Plaza Improvements

NORTH

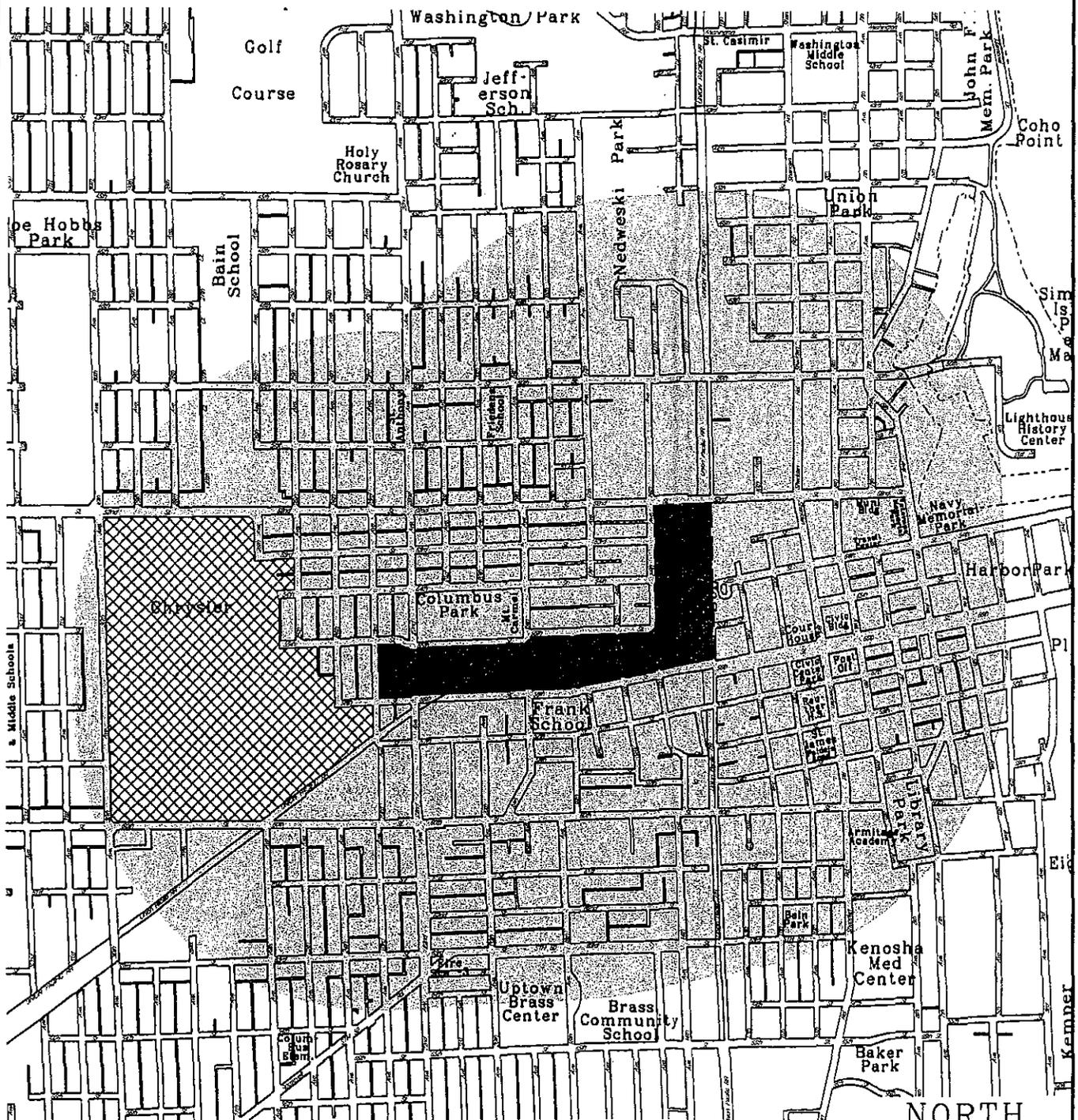


0 1500'



City of Kenosha

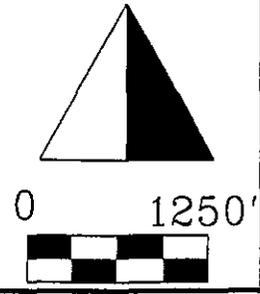
Tax Incremental District #4 for the City of Kenosha Amended Improvements and Uses (2007)



Proposed Improvements

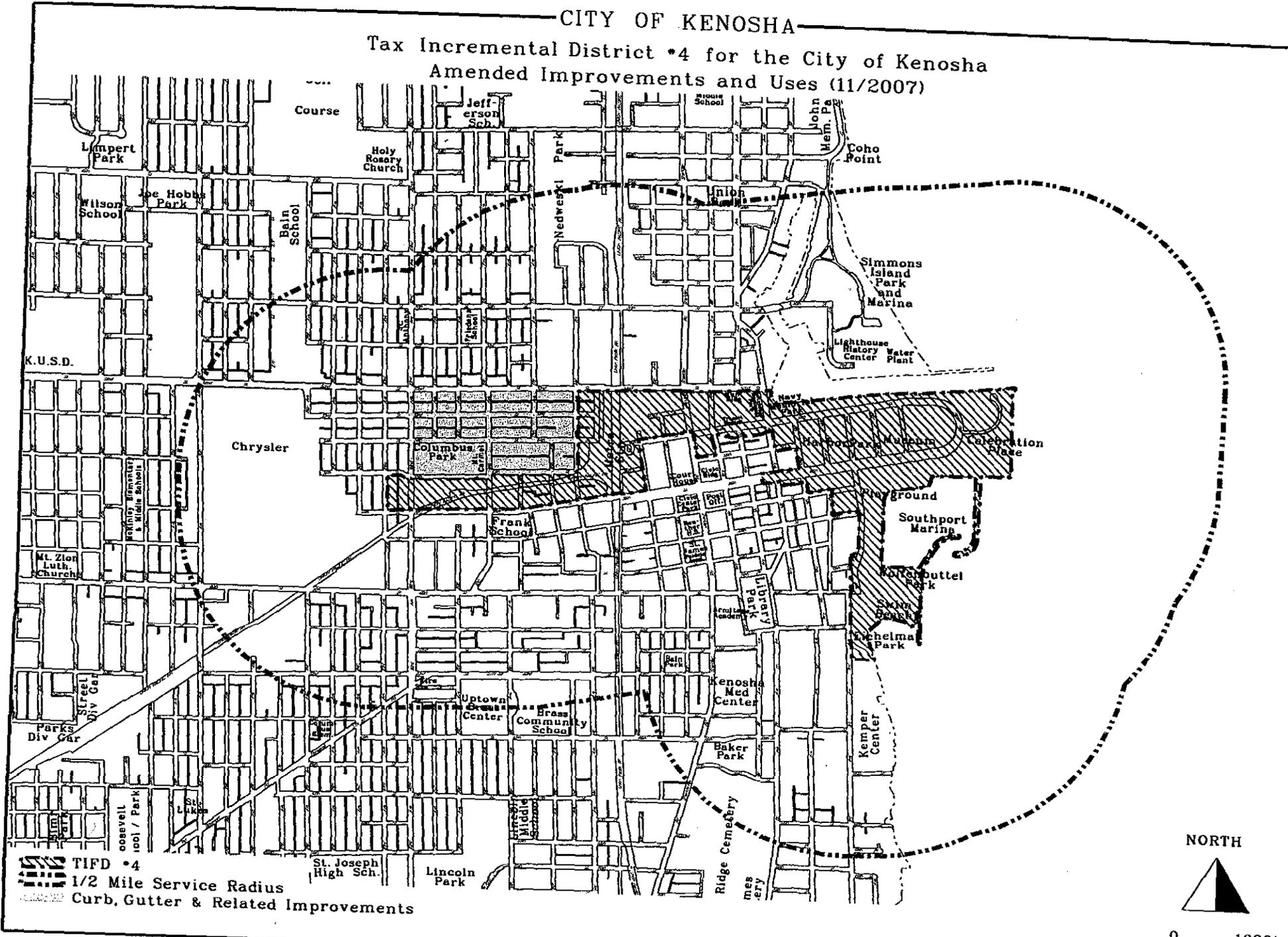
-  Proposed Addition to T.I.D. #4
-  Public Utility Improvements
-  Housing Rehabilitation and Public Facilities Loan Program Area (Private)

NORTH

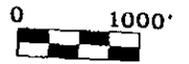


CITY OF KENOSHA

Tax Incremental District #4 for the City of Kenosha
Amended Improvements and Uses (11/2007)

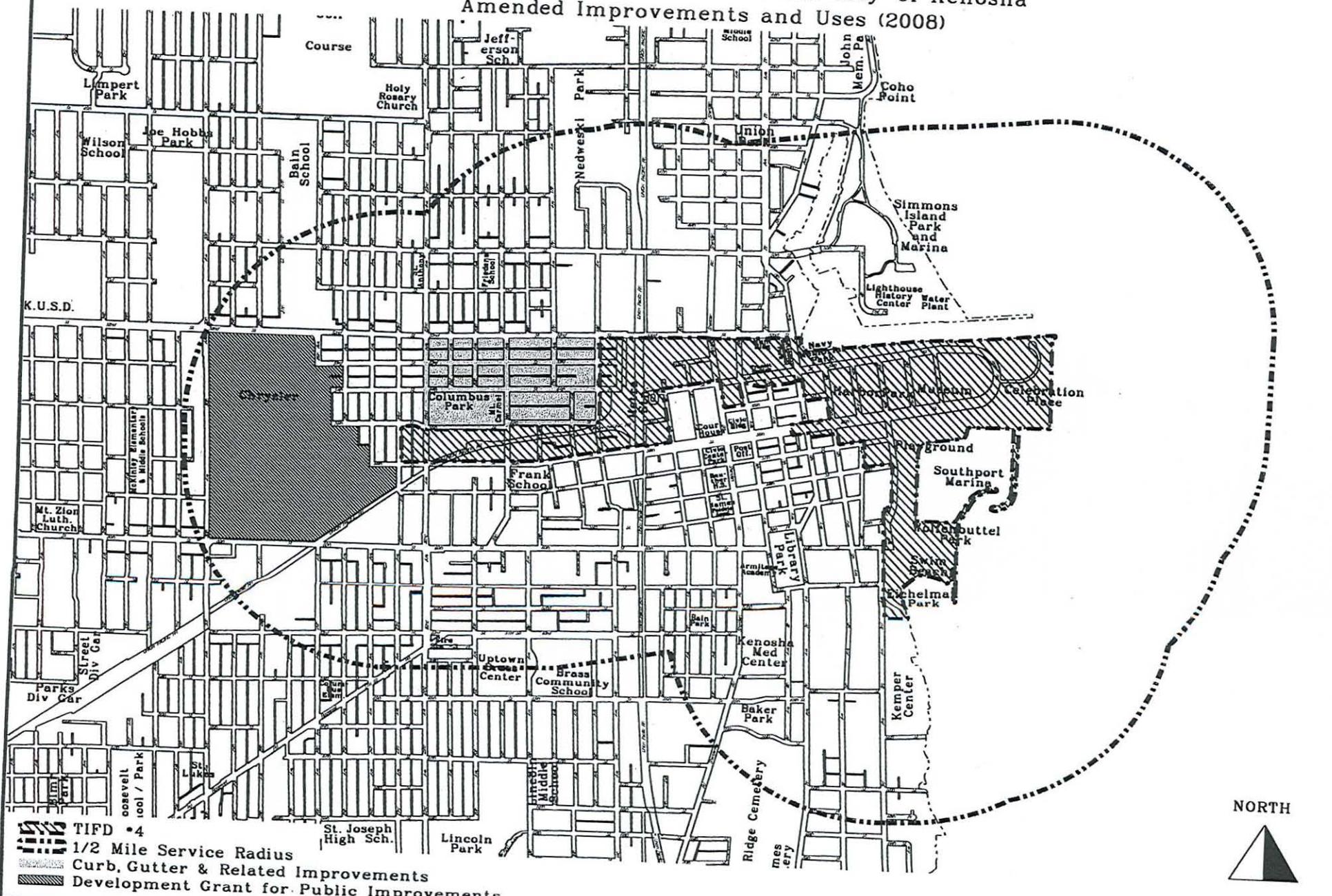


 TIFD #4
 1/2 Mile Service Radius
 Curb, Gutter & Related Improvements



CITY OF KENOSHA

Tax Incremental District #4 for the City of Kenosha Amended Improvements and Uses (2008)



TIFD #4
 1/2 Mile Service Radius
 Curb, Gutter & Related Improvements
 Development Grant for Public Improvements

DCD - City Plan Division - JBL - 2K - 10/8/07 - mc

NORTH

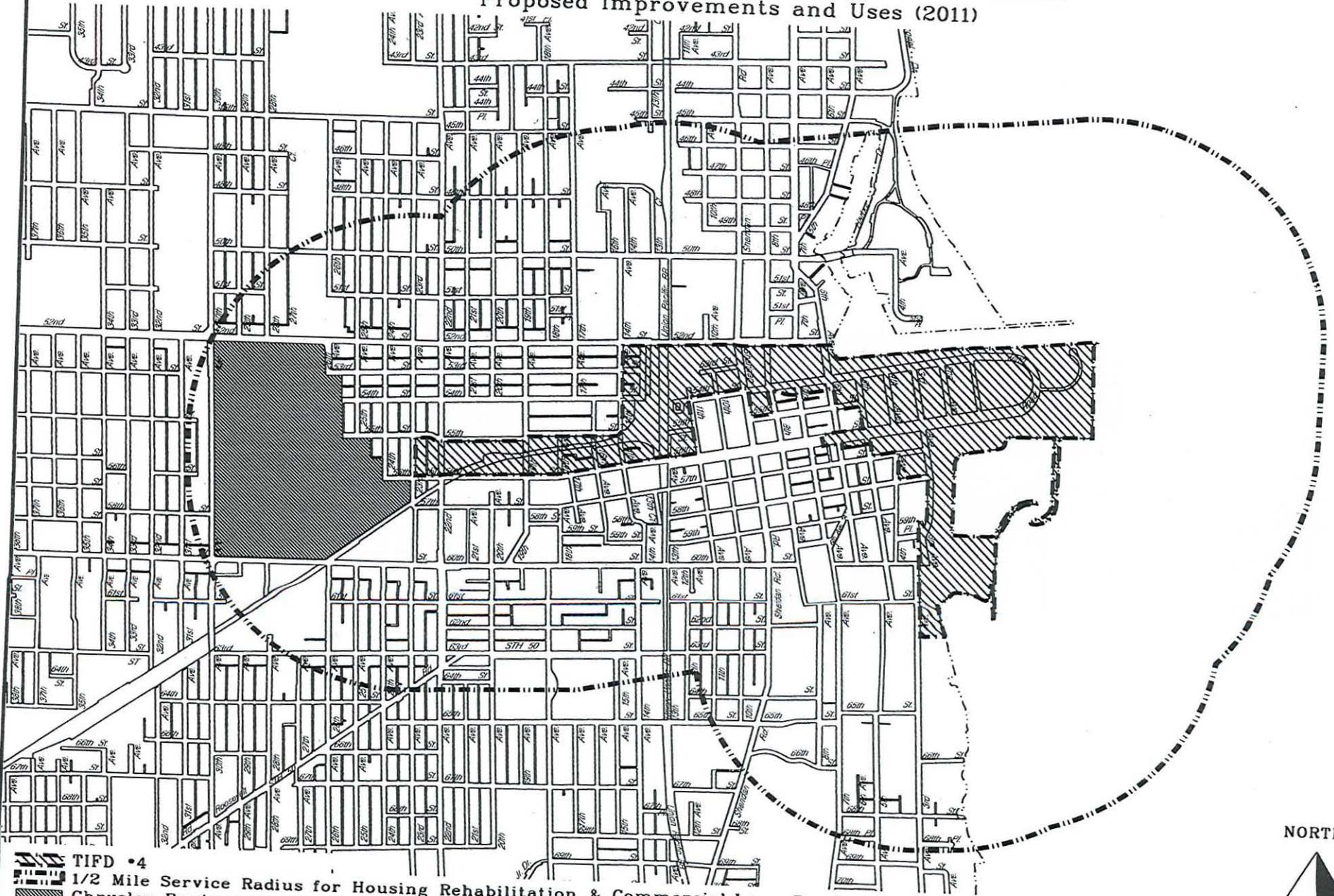


0 1000'



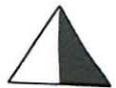
CITY OF KENOSHA

Tax Incremental District #4 for the City of Kenosha
Proposed Improvements and Uses (2011)



- TIFD #4
- 1/2 Mile Service Radius for Housing Rehabilitation & Commercial Loan Fund
- Chrysler Environmental Clean-up

NORTH



City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	July 21, 2011	Item 6
To Renumber Sections 3.03 F., 3.03 G., and 3.03 H. of the Zoning Ordinance for the City of Kenosha as Sections 3.03 G., 3.03 H., and 3.03 I., and to create Section 3.03 F. entitled accessory building exemptions for residential property. PUBLIC HEARING			

LOCATION/SURROUNDINGS:

City-Wide

NOTIFICATIONS/PROCEDURES:

This Ordinance was also referred to Public Safety and Welfare Committee before final approval by the Common Council.

ANALYSIS:

- The attached Ordinance creates a Section to allow residential accessory buildings, which do not meet the size requirements, to obtain a Special Exception.
- The Ordinance establishes criteria and restrictions for granting a Special Exception.
- The Public Safety and Welfare Committee will review the request and provide a recommendation to the Common Council. The Common Council has the authority to grant or deny the request.
- The Owners of property within 100 feet of the site are notified of any request.
- The Ordinance was deferred at the last meeting because the Commissioners had questions. Alderman Haugaard, the sponsor of the Ordinance, has been working with the City Attorney's Office on revisions. The revised Ordinance will be provided prior to the meeting.

RECOMMENDATION:

For Commissioner review and recommendation.



Rich Schroeder, Assistant City Planner

Jeffrey B. Labahn, Director of City Development

ORDINANCE NO. _____

BY: ALDERPERSON ERIC HAUGAARD

TO RENUMBER SECTIONS 3.03 F., 3.03 G., AND 3.03 H. OF THE ZONING ORDINANCE FOR THE CITY OF KENOSHA AS SECTIONS 3.03 G., 3.03 H., AND 3.03 I AND TO CREATE SECTION 3.03 F. ENTITLED ACCESSORY BUILDING EXEMPTIONS FOR RESIDENTIAL PROPERTY.

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

Section One: Sections 3.03 F., 3.03 G., and 3.03 H. of the Zoning Ordinance for the City of Kenosha, Wisconsin, are hereby renumbered as 3.03 G., 3.03 H., and 3.03 I.

Section Two: Section 3.03 F. of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby created as follows:

F. Special Exceptions – Residential Accessory Building or Structures. A Special Exception from the terms of Section 3.03 D.4.d and the accessory building or structure size requirements of this ordinance, where such Special Exception will not be contrary to the spirit and purpose of this Ordinance, may be granted.

1. Exemption Criteria – A Special Exception shall meet the following criteria:

a. The architectural appearance and functional design of the building and site shall not be so dissimilar to the existing principal buildings and area so as to cause impairment of property values or a blighting influence. All sides of the principal and accessory structures are to have essentially the same or coordinated, harmonious exterior finish materials and treatment.

b. Relief cannot be contrary to covenants associated with the subject property.

c. For all residential districts, a maximum of two accessory buildings shall be permitted.

d. No accessory building shall exceed the height of the principal building. However, in no case shall such accessory building exceed twenty-five feet (25') in height in any residential district.

e. Residential Area Restrictions. Accessory buildings shall be permitted as accessory uses in residential areas subject to the following: in residential districts, the maximum square footage of one accessory building cannot exceed one thousand square feet (1,000 sq. ft.) The maximum square footage for two accessory building combined cannot exceed one thousand six hundred eighty square feet (1,680 sq. ft.)

f. Doors. Doors shall not exceed nine feet (9') in height.

g. Drainage. No negative impacts on stormwater runoff. A grading plan may be required.

h. Notification of Surrounding Property Owners. Utilizing the list of surrounding property owners, within one hundred feet (100') of subject property, the Administrator shall mail to all such listed property owners, by regular mail, a copy of the public notice for the proposed appeal or application. It shall be sufficient that such written notice is addressed to such owner at the address stated on said roll. If no owner is stated on the tax roll, or no address appears thereon, the written notice to such property shall not be required. Failure of a property owner to receive said notice shall not invalidate any action taken by the Common Council.

2. Additionally, in consideration of a Special Exception request, the City may impose additional conditions to protect the best interests of the surrounding area or the City as a whole. Violation of any such condition is a violation of this Section and Ordinance. Additional conditions imposed may include, but are not limited to the following:

a. Require the use of trim, lighting or other additional architectural detail to soften the impact of the bulk and height of the proposed structure(s).

b. Require the structure be designed and placed on a lot so as to reasonably maintain a scale/size difference between the principal and accessory structure with the accessory structure being clearly subordinate to the principal structure.

c. Require the visibility of the accessory structure be minimized as viewed from adjacent lots and rights of way through the use of topography, increased setbacks, fencing, or existing or proposed vegetative landscaping.

d. Require garage door openings are placed so as to reduce their visibility from adjacent lots and rights-of-way.

e. Require the accessory structure be reasonably compatible with the architectural detail of the principal structure. The applicant holds the burden of proving the proposed structure is reasonably compatible with the architectural detail of the principal structure.

f. Require the use of the same or similar window and exterior door proportion and type, as the principal building, to soften the impact of the bulk and height of the proposed structure(s).

g. Require general compatibility with adjacent and other property in the district.

3. Application Procedure. Any application for a Special Exception shall be submitted on forms provided by the Zoning Administrator. The application must be filed with the Zoning Administrator. In order to be accepted for filing, the application must be accompanied by a receipt from the Department of Neighborhood Services and Inspections indicating payment of the fee established therefore by the Common Council, from time to time, by resolution. The Zoning Administrator or designee thereof, shall prepare a written report and make a recommendation to the Committee on Public Safety and Welfare, said report and recommendation shall be submitted within thirty (30) days of receipt of the application. At its next regularly scheduled meeting, the Committee shall recommend to the Common Council either the granting or denial of the application. The Common Council, within sixty (60) days of receipt of the application, shall grant or deny a Special Exception after conducting a public hearing.

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

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
MATTHEW A. KNIGHT
Deputy City Attorney

City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	July 21, 2011	Item 7
To Repeal and Recreate Section 8.04 B. regarding Certificate of Occupancy Prohibitions, To Create Subsection 8.04 B.2 regarding owner's failure to obtain a required Certificate of Occupancy and to To Create Subsection 8.04 G. of the Zoning Code for the City of Kenosha entitled Penalties. PUBLIC HEARING			

LOCATION/SURROUNDINGS:

City-Wide

NOTIFICATIONS/PROCEDURES:

This item will also be reviewed by the Public Safety & Welfare Committee before final approval by the Common Council.

ANALYSIS:

Section 1

- The proposed Ordinance makes minor clerical corrections to the existing Ordinance
- The proposed Ordinance states the owner of the building is responsible to require any tenants occupying the building to obtain an Occupancy Permit.

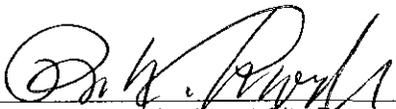
Section 2

- The proposed Ordinance establishes penalties for not obtaining an Occupancy Permit.

The Commission deferred action on this Ordinance at the June 9th and July 7th meetings because they had questions on the impacts of the Ordinance. Additional City Staff will be present at the meeting to answer questions on the Occupancy Permit process.

RECOMMENDATION:

For Commission review and recommendation.



Rich Schroeder, Assistant City Planner



Jeffrey B. Labahn, Director of City Development

DRAFT 05.25.11

BY: ALDERPERSON RAY MISNER
ALDERPERSON STEVE BOSTROM

**TO REPEAL AND RECREATE SECTION 8.04 B. REGARDING
CERTIFICATE OF OCCUPANCY PROHIBITIONS , TO CREATE
SUBSECTION 8.04 B.2 REGARDING OWNER'S FAILURE TO OBTAIN
A REQUIRED CERTIFICATE OF OCCUPANCY AND TO CREATE
SUBSECTION 8.04 G. OF THE ZONING CODE FOR THE CITY OF
KENOSHA ENTITLED PENALTIES.**

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

Section One: Section 8.04 B. of the Zoning Code for the City of Kenosha is hereby

repealed and recreated as follows:

B. Prohibitions.

1. It shall be unlawful for any person to occupy a building, parcel of land, or portion thereof ~~without:~~
~~a1. Without H~~having first obtained a Certificate of Occupancy where required, except where having
obtained a Temporary Certificate of Occupancy which has not expired or been terminated.

~~b2.~~ Following the expiration or revocation of a Certificate of Occupancy.

~~c3.~~ Following the expiration of a Temporary Certificate of Occupancy.

~~d4.~~ Contrary to the terms, conditions and limitations of a Certificate of Occupancy, ~~or Temporary~~
~~Certificate of Occupancy.~~

~~e5.~~ Contrary to the terms, conditions and limitations of a Temporary Certificate of Occupancy.

2. It shall be unlawful for the owner of any building, parcel of land, or portion thereof for which
a Certificate of Occupancy is required to permit any person to occupy said building, parcel of land, or
portion thereof without having first required that the person obtain a Certificate of Occupancy as required
herein.

Section Two: Section 8.04 G. of the Zoning Code for the City of Kenosha is hereby

created as follows:

G. PENALTIES

Any person, party, firm or corporation who violates any of the provisions of this Section shall upon conviction be subject to a forfeiture of not less than One Hundred Fifty (\$150.00) Dollars, nor more than Five Thousand (\$5,000.00) Dollars for each offense, plus the cost of prosecution. In default of payment thereof, the violator may be imprisoned in the Kenosha County Jail for a term not to exceed ninety (90) days or until such forfeiture and costs have been paid. Each day that a violation continues to exist shall constitute a separate offense. In cases where the above penalty conflicts with any other penalty established by this Ordinance, the most severe penalty shall apply.

Section Three:

This Ordinance shall become effective upon passage and

publication.

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
MATTHEW A. KNIGHT
Deputy City Attorney

ORDINANCE NO. _____

BY: ALDERPERSON RAY MISNER
ALDERPERSON STEVE BOSTROM

**TO REPEAL AND RECREATE SECTION 8.04 B. REGARDING
CERTIFICATE OF OCCUPANCY PROHIBITIONS , TO CREATE
SUBSECTION 8.04 B.2 REGARDING OWNER'S FAILURE TO OBTAIN
A REQUIRED CERTIFICATE OF OCCUPANCY AND TO CREATE
SUBSECTION 8.04 G. OF THE ZONING CODE FOR THE CITY OF
KENOSHA ENTITLED PENALTIES**

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

Section One: Section 8.04 B. of the Zoning Code for the City of Kenosha is hereby

repealed and recreated as follows:

B. Prohibitions.

1. It shall be unlawful for any person to occupy a building, parcel of land, or portion thereof :
 - a. Without having first obtained a Certificate of Occupancy where required, except where having obtained a Temporary Certificate of Occupancy which has not expired or been terminated.
 - b. Following the expiration or revocation of a Certificate of Occupancy.
 - c. Following the expiration of a Temporary Certificate of Occupancy.
 - d. Contrary to the terms, conditions and limitations of a Certificate of Occupancy.
 - e. Contrary to the terms, conditions and limitations of a Temporary Certificate of Occupancy.
2. It shall be unlawful for the owner of any building, parcel of land, or portion thereof for which a Certificate of Occupancy is required to permit any person to occupy said building, parcel of land, or portion thereof without having first required that the person obtain a Certificate of Occupancy as required herein.

Section Two: Section 8.04 G. of the Zoning Code for the City of Kenosha is hereby

created as follows:

G. PENALTIES

Any person, party, firm or corporation who violates any of the provisions of this Section shall upon conviction be subject to a forfeiture of not less than One Hundred Fifty (\$150.00) Dollars, nor more than Five Thousand (\$5,000.00) Dollars for each offense, plus the cost of prosecution. In default of payment thereof, the violator may be imprisoned in the Kenosha County Jail for a term not to exceed ninety (90) days or until such forfeiture and costs have been paid. Each day that a violation continues to exist shall constitute a separate offense. In cases where the above penalty conflicts with any other penalty established by this Ordinance, the most severe penalty shall apply.

Section Three:

This Ordinance shall become effective upon passage and

publication.

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
MATTHEW A. KNIGHT
Deputy City Attorney

City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	July 21, 2011	Item 8
Repeal and Recreate Section 8.04 A. of the Zoning Code entitled Certificate of Occupancy. PUBLIC HEARING			

LOCATION/SURROUNDINGS:

City-Wide

NOTIFICATIONS/PROCEDURES:

This item requires Common Council approval.

ANALYSIS:

Section 1

- The Ordinance requires an Occupancy Permit for a non-residential building after ninety (90) days of vacancy.
- The Ordinance also requires an Occupancy Permit for residential buildings with four (4) or more units.

The Commission deferred action on this Ordinance at the July 7th meeting because they had questions on the Ordinance.

RECOMMENDATION:

For Commission review and recommendation.



Rich Schroeder, Assistant City Planner



Jeffrey B. Labahn, Director of City Development

ORDINANCE NO. _____

BY: ALDERPERSON STEVE BOSTROM

TO REPEAL AND RECREATE SECTION 8.04 A. OF THE ZONING CODE ENTITLED CERTIFCATE OF OCCUPANCY

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

Section One: Section 8.04 A. of the Zoning Code for the City of Kenosha,

Wisconsin, is hereby repealed and recreated as follows:

8.04 CERTIFICATE OF OCCUPANCY

A. Certificate of Occupancy Required. A Certificate of Occupancy from the Administrator shall be required as a condition of any person occupying:

- 1. A building which has been the subject of new construction or erection.
- 2. A building which has been moved to another foundation on the same or any other parcel of property.
- 3. A building which has been the subject of an expansion, addition, alteration or reconstruction.
- 4. A building, or portion thereof located in the B-1, B-2, or B-3 Business District, or in the M-1 or M-2 Manufacturing District, or IP Institutional Park District, which is not used for residential purposes and is subject to a new occupancy, whether owner or tenant.
- 5. A parcel of land, unimproved by a building, which is used for a business or manufacturing purpose.
- 6. A residential building used for a Home Occupation under Section 3.03 E. of the Zoning Ordinance.
- 7. A non-residential building which has been vacant and unoccupied for more than ninety (90) days.
- 8. A residential building of four (4) or more units.
- 8.9. A building subject to a business license under Chapters 10, 12, and 13 of the Code of General Ordinances.

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

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
EDWARD R. ANTARAMIAN
City Attorney

ORDINANCE NO. _____

BY: ALDERPERSON STEVE BOSTROM

TO REPEAL AND RECREATE SECTION 8.04 A. OF THE ZONING CODE ENTITLED CERTIFICATE OF OCCUPANCY

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

Section One: Section 8.04 A. of the Zoning Code for the City of Kenosha,

Wisconsin, is hereby repealed and recreated as follows:

8.04 CERTIFICATE OF OCCUPANCY

A. Certificate of Occupancy Required. A Certificate of Occupancy from the Administrator shall be required as a condition of any person occupying:

1. A building which has been the subject of new construction or erection.
2. A building which has been moved to another foundation on the same or any other parcel of property.
3. A building which has been the subject of an expansion, addition, alteration or reconstruction.
4. A building, or portion thereof located in the B-1, B-2, or B-3 Business District, or in the M-1 or M-2 Manufacturing District, or IP Institutional Park District, which is not used for residential purposes and is subject to a new occupancy, whether owner or tenant.
5. A parcel of land, unimproved by a building, which is used for a business or manufacturing purpose.
6. A residential building used for a Home Occupation under Section 3.03 E. of the Zoning Ordinance.
7. A non-residential building which has been vacant and unoccupied for more than ninety (90) days.
8. A residential building of four (4) or more units.
9. A building subject to a business license under Chapters 10, 12, and 13 of the Code of General Ordinances.

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

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
EDWARD R. ANTARAMIAN
City Attorney

City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	July 21, 2011	Item 9
Resolution to approve a three-lot Certified Survey Map located at 6419 Green Bay Road, District #17. (T Properties, LLC)			

LOCATION/SURROUNDINGS:

Site: 6419 Green Bay Road
Zoned: B-2 Community Business District/Air-4 Airport Overlay District

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

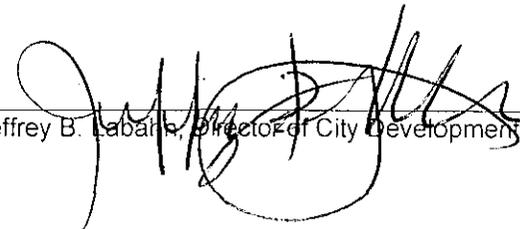
- The applicant has submitted a Certified Survey Map to split one parcel of this development into three parcels. The building on proposed Lot 2 of the Certified Survey Map is a daycare business. No building has been approved for Lot 2 or Lot 3.
- The overall development has two other parcels that are not affected by this proposed land division.
- Lot 2, as proposed by this Land Division, would be landlocked with no public street frontage. Section 17.09 F. 3. of the Code of General Ordinances provides for an exception to this rule if four (4) separate requirements are met. This Land Division will comply with the four (4) requirements if the owner can provide recorded Access Agreements to the City.
- The Assessor's Office has registered their concern over the establishment of a landlocked parcel.
- The Storm Water Utility has indicated that the Stormwater Management Plan and the maintenance of the stormwater detention basin could be affected by the land division and should be amended.
- The Land Division was reviewed and approved by the Common Council on October 18, 2010. The applicant did not record the CSM within the designated 6-month time period. Therefore the approval expired.
- 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/2011/July21/fact-csm-tprop.odt



Jeffrey B. Labaree, Director of City Development

RESOLUTION NO: _____ - 11

BY: THE MAYOR

TO APPROVE A THREE-LOT CERTIFIED SURVEY MAP
Property located at 6419 Green Bay Road (T Properties)

BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that a Certified Survey Map relating to three parcels located at 6419 Green Bay Road is herein and hereby approved subject to the following conditions:

1. Compliance with all applicable State and City codes and ordinances.
2. Payment of all applicable fees, including recording fees.
3. Payment of all taxes, special assessments and stormwater utility fees prior to recording. The Owner shall provide the City Clerk-Treasurer, a certificate from the County Treasurer, stating that there are no past-due real estate taxes or special assessments on the parcel of real estate which is being divided.
4. A digital copy of the Certified Survey Map shall be provided to the City prior to recording.
5. The Certified Survey Map shall be null and void if not recorded within six (6) months of approval by the Common Council.
6. Include *Keith G. Bosman, Mayor* and *Michael Higgins, City Clerk* on the signature line on Sheet 3 of 3.
7. Address all the discrepancies with the formatting of the Certified Survey Map as detailed on the attached review sheet dated June 29, 2011.
8. The Stormwater Management Agreement for the development shall be revised and approved by the Storm Water Utility prior to recording.
9. Compliance with the Kenosha Water Utility memo dated July 5, 2011.
10. A copy of the recorded Cross Access Agreements shall be submitted prior to recording.
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 _____, 2011

ATTEST:

Michael Higgins, City Clerk

APPROVE:

Keith G. Bosman, Mayor

T Properties, LLC
Certified Survey Map Comments

1. Sheet 1: Abbreviated legal description reads, "...Tax Parcel 03-122-03-126-628A...". This is neither a correctly formatted City of Kenosha Tax ID number, nor is it correct if it was. The actual Tax ID number is 03-122-03-150-001.
2. Sheet 1: Bearings and distances highlighted in yellow are extremely difficult to read.
3. Sheet 1: There is a note which seems to refer to the parcel immediately adjacent to the East, and indicates that it is "Tax Key #151-001". Again, this is neither a correctly formatted City of Kenosha Tax ID number, nor is it correct if it was. The parcel immediately adjacent to the East is 03-122-03-151-008.
4. Sheet 1: There is a note which seems to refer to the parcel immediately adjacent to the South, and indicates that it is "Tax Key #151-002". Again, this is neither a correctly formatted City of Kenosha Tax ID number, nor is it correct if it was. The parcel immediately adjacent to the South is 03-122-03-151-003.
5. Sheet 1: The map indicates that the south right-of-way line of 64th Street bears S89°14'47"E and that the rear (south) property lines of the lots of GREEN LAWNS bear S89°15'18"E. These lines, according to the original plat of subdivision which was recorded in the Kenosha County Register of Deeds office in Volume 9 of Plans on Page 79 on the 11th of August 1953, are parallel and therefore should have the same bearings.
6. There is no "Sheet 2 of 3".
7. Sheet 3: Abbreviated legal description reads, "...Tax Parcel 03-122-03-126-628A...". This is neither a correctly formatted City of Kenosha Tax ID number, nor is it correct if it was. The actual Tax ID number is 03-122-03-150-001.
8. Sheet 3: The Notary Public must either type or print his name under the signature line.
9. Sheet 3: Change all of the approval dates from 2010 to 2011.

Engineering Services
4401 Green Bay Road
Kenosha WI 53144

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



"Providing and Protecting Kenosha's Greatest Natural Resource"

MEMO

To: Brian Wilke, Development Coordinator

From: Curt Czamecki, Water Engineer

Date: July 5, 2011

Subject: T Properties, LLC Certified Survey Map

Location: 6419 thru 6435 Green Bay Road

The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project. The plans are hereby approved subject to the following conditions.

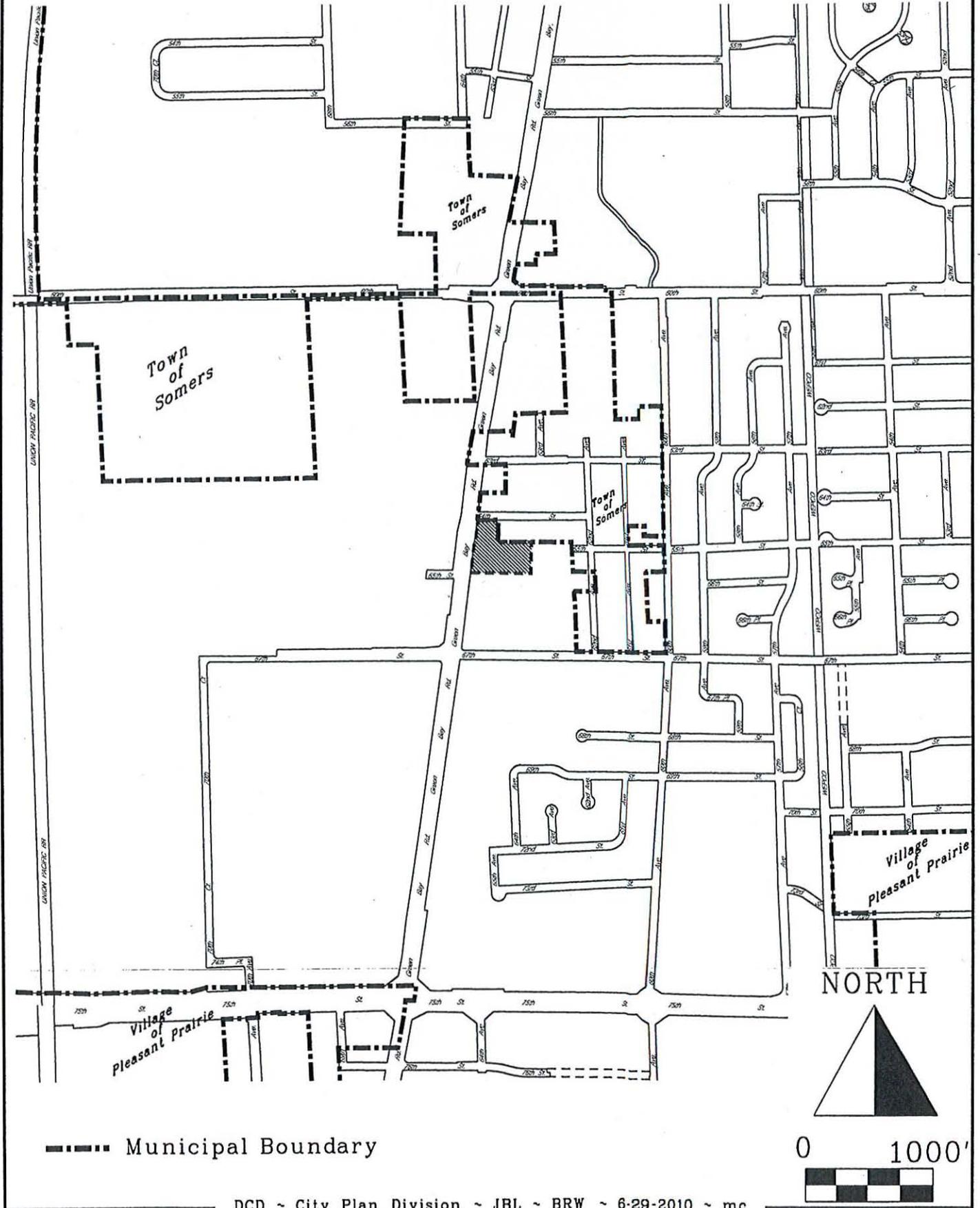
1. Due to the additional subdivision of the parcels after the approval of the entire development and the installation of the sanitary sewer and water facilities the proposed configuration does not meet Kenosha Water Utility rules and regulations. Because of this, a new sanitary lateral and water service shall be installed to serve proposed Lot 1 when this parcel is developed.

Please contact me with any questions or concerns you may have regarding this requirement

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

City of Kenosha

Vicinity Map Kenosha Medical Campus CSM

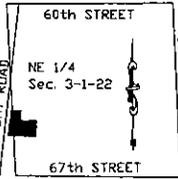


CERTIFIED SURVEY MAP NO. _____

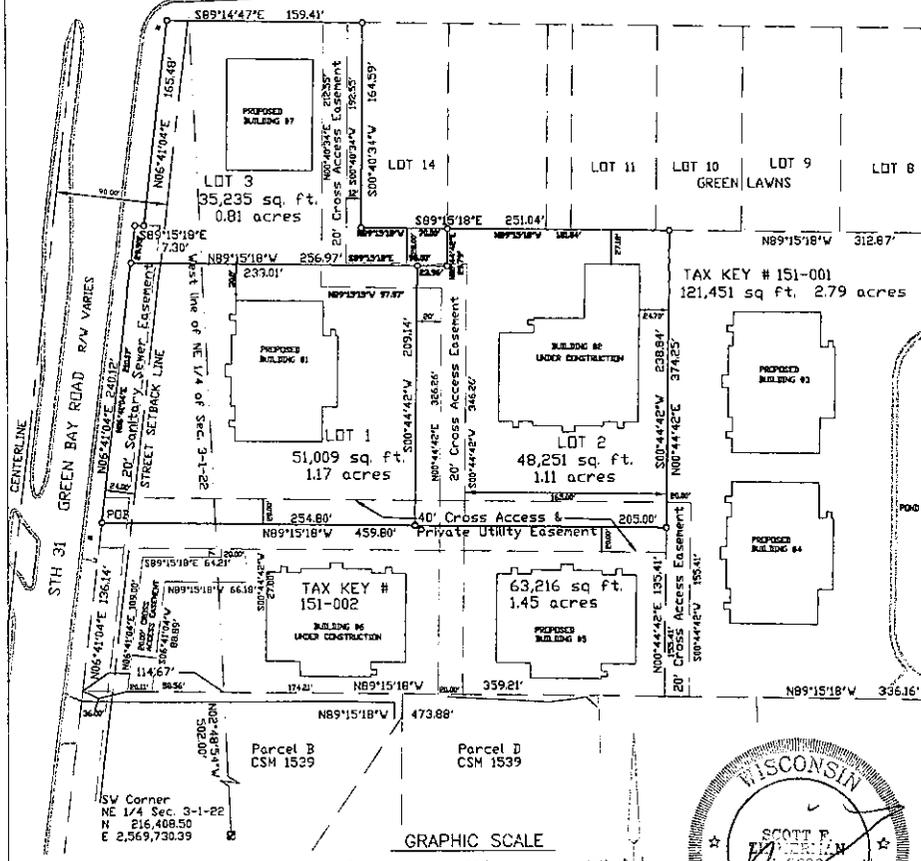
BEING A REDIVISION OF TAX PARCEL 03-122-03-126-628A,
BEING A PART OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 1
NORTH, RANGE 22 EAST, IN THE CITY OF KENOSHA, KENOSHA
COUNTY, WISCONSIN.

PREPARED FOR: BRAVO REALTY
LOCATION: 6517 Green Bay Road,
Kenosha, WI

VICINITY MAP
SCALE 1" = 2000'

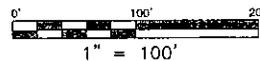


NW Corner
NE 1/4 Sec. 3-1-22
N 219,166.97
E 2,569,594.75

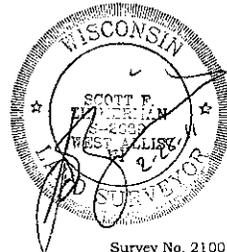


SW Corner
NE 1/4 Sec. 3-1-22
N 216,408.50
E 2,569,730.39

GRAPHIC SCALE



NOTES:
o - DENOTES 1"x24" IRON PIPE 1.68 LBS. PER LINEAL FOOT SET.
● - DENOTES 1" IRON PIPE FOUND.
BEARINGS REFER TO GRID NORTH OF THE WISCONSIN STATE PLANE
CO-ORDINATE SYSTEM, SOUTH ZONE (NAD-27). THE WEST LINE OF THE
NE 1/4 OF SECTION 3-1-22 IS TAKEN TO BEAR NORTH 02°48'54" WEST.
THIS PROPERTY IS SUBJECT TO A MAINTENANCE AND RESTRICTIONS
AGREEMENT DATED MAY 1, 2010.



Survey No. 210014

THIS INSTRUMENT DRAFTED BY
SCOTT F. ZIMMERMAN, RLS-2639

MAY 17, 2010
SHEET 1 OF 3

METROPOLITAN ENGINEERING, INC.
20875 CROSSROADS CIRCLE, SUITE 150, WAUKESHA, WI 53186
PH. (262) 782-2821 FAX 782-4426

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

MAILING INFORMATION

NAME OF PROJECT: T Properties CSM

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

<input checked="" type="checkbox"/>	Name and Address of Applicant [Please print]: T Properties, LLC 1684 32nd Avenue Kenosha WI 53144	Phone: 262-818-2903 Fax: N/A E-Mail: ttroha@growinggreenchild.com
<input checked="" type="checkbox"/>	Name and Address of Architect/Engineer [Please print]: Metropolitan Engineering, Inc. 20875 Crossroads Circle Suite 150 Waukesha, WI 53186	Phone: 262-782-2221 Fax: 262-782-4426 E-Mail:
<input type="checkbox"/>	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): 03-122-03-150-001 / Street Addresses: 6419, 6425, 6435 Green Bay Road

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

Phone: 262.653.4030
Fax: 262.653.4045

Office Hours:
M - F 8:00 am – 4:30 pm

**SECTION 1
CERTIFIED SURVEY MAP**

Additional Information Required:	Number of Lots: <u>3</u> Zoning District: <u>B2</u> Proposed Zoning Change, if any: <u>N/A</u>
Submittal Requirements:	<ul style="list-style-type: none"> ➤ Ten (10) copies of Certified Survey Map (Applicant to keep original) ➤ Four (4) copies of Drainage Plan (when required) ➤ Signed Checklist below
Fees:	<ul style="list-style-type: none"> ➤ 2-Lot Certified Survey Map = \$750 ➤ 3-Lot Certified Survey Map = \$800 ➤ 4-Lot Certified Survey Map = \$850 ➤ With a Developer's Agreement = \$1,500 ➤ Re-submittals = \$400 <p>Miscellaneous fees</p> <ul style="list-style-type: none"> ➤ All special assessments and taxes shall be paid prior to recording. The Department of City Development will record the map with the Kenosha County Register of Deeds and recording fees shall be paid at that time by the applicant.
Park Fees:	<ul style="list-style-type: none"> ➤ Five percent (5%) of the value of the property, but not less than \$1,415 per lot. Note that park fees are only collected for residentially-zoned property and are due at the time of acquiring building permits. The City may require dedication of the land in lieu of fee.
Appendices to Review:	<ul style="list-style-type: none"> ➤ D, E, F and G
Approximate Review Time:	<ul style="list-style-type: none"> ➤ 45 - 60 days (Reviewed by City Plan Commission, Public Works Committee and Common Council)

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

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

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

Checklist to be completed and signed:

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

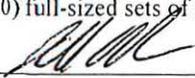
Checklist to be completed and signed:

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

Plans to be submitted (when applicable)

- Street plans and profiles
- Sanitary sewer plans and profiles
- Storm sewer plans
- Grading/drainage plans
- Water main plans and profiles
- Erosion control plans
- 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