

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

***Kenosha City Plan Commission
Agenda***

**Thursday, September 4, 2014
5:00 p.m.**

*Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman
Alderperson Jan Michalski, Alderperson Kurt Wicklund,
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson*

Call to Order and Roll Call

Approval of Minutes from August 21, 2014

1. Conditional Use Permit for an automobile body shop to be located at 5912 Sheridan Road.
(Car Doctor) (District #2) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

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

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

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

CITY PLAN COMMISSION
Minutes
August 21, 2014

MEMBERS PRESENT: Mayor Bosman, Alderperson Gordon, Alderperson Michalski, Alderperson Wicklund, Patrick DeGrace, Anita Faraone and Anderson Lattimore

MEMBERS EXCUSED: Robert Hayden, Bradley Kleba and Jessica Olson

STAFF PRESENT: Jeffrey B. Labahn, Rich Schroeder and Tony Geliche

Others Present: Alderperson Johnson and Alderperson Bogdala

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

A motion was made by Alderperson Michalski and seconded by Ms. Faraone to approve the minutes of July 10th, July 24th, July 24th Work Session and August 7, 2014 meetings. The motion passed. (Ayes 7, Noes 0)

1. 2015 Community Development Block Grant Fund Allocation Plan. PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

Tony Geliche, Community Development Specialist, was available for questions.

A motion was made by Mr. Lattimore and seconded by Ms. Faraone to approve the CDBG Fund Allocation Plan. The motion passed. (Ayes 7, Noes 0)

2. City Plan Commission Resolution to Amend the Comprehensive Plan for the City of Kenosha: 2035, regarding the FEMA Flood Insurance Rate Maps. (Leona's Rolling Meadows/FEMA) (District #16 and #17) PUBLIC HEARING

Public hearing opened.

Alderperson Dave Bogdala, 7101 96th Avenue, supports Items 2, 3 and 4 relating to the Amendment of the FEMA maps and the floodplain designation in the Leona's Rolling Meadows Subdivision.

Public hearing closed.

A motion was made by Alderperson Gordon and seconded by Alderperson Michalski to approve the City Plan Commission Resolution.

Ms. Faraone asked how the homes got built in a floodplain. Rich Schroeder, Deputy Director said when the homes were built, the land was not designated as floodplain.

FEMA used incorrect data and the properties were designated as floodplain. Ms. Faraone asked if SEWRPC was involved. Mr. Schroeder said yes, initially.

Aldersperson Michalski thanked City Staff and the Aldermen that worked on correcting this designation.

Mr. Lattimore asked if the families were receiving any additional compensation for the duress they endured, other than the map correction. Mr. Schroeder said just the map revisions.

The motion passed. (Ayes 7, Noes 0)

3. By the City Plan Commission - To Create Subsection 18.02 ff. of the Zoning Ordinance to Amend the *Land Use Plan Map for the City of Kenosha: 2035*. (Leona's Rolling Meadows/FEMA) (District #16 and #17) PUBLIC HEARING

Public hearing opened.

Aldersperson Bob Johnson, 10902 75th Street, said some of these property owners had to carry flood insurance and now it is not necessary. Will Staff be sending a letter to property owners encouraging them to check with their insurance carrier? Mr. Schroeder said we can do that. Most property owners already have a Letter of Map Revision (LOMR) and won't need to change their insurance.

Aldersperson Bogdala noted that a special emergency meeting was held in the neighborhood when this started and a letter was sent at that time to aid property owners.

Denice Brown 6107 83rd Avenue, said she received a letter stating she was partially in the floodplain area. Mr. Schroeder said after the effective date of November 4, 2014, everyone will be using the revised maps.

A motion was made by Ms. Faraone and seconded by Aldersperson Gordon to approve the Map Amendment. The motion passed. (Ayes 7, Noes 0)

4. By the City Plan Commission - Rezoning to remove and/or add Floodway (FW) for various properties south of 60th Street and east of 86th Avenue. (Leona's Rolling Meadows/FEMA) (District #16 and #17) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Aldersperson Gordon and seconded by Aldersperson Michalski to approve the rezoning. The motion passed. (Ayes 7, Noes 0)

5. By the Mayor - Resolution amending Condition #4 of Resolution #20-14 To grant a six-month extension for the recording of a three-lot Certified Survey Map for property at the corner of 21st Street and 46th Avenue. (Emerson) (District #5) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Mr. DeGrace to approve the Resolution.

Mr. Lattimore asked if the Alderman of the District had any problems with this Resolution. Mayor Bosman said no.

Mr. Schroeder said the applicant's engineer is finalizing the plans for the road improvements with Public Works and Water.

The motion passed. (Ayes 7, Noes 0)

Public Comments

No public comments.

Commissioner Comments

No Commissioner comments.

Staff Comments

A motion to adjourn was made by Ms. Faraone and seconded by Alderperson Michalski. The motion passed. (Ayes 7, Noes 0) The meeting adjourned at 5:21 p.m.

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

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	September 4, 2014	Item 1
Conditional Use Permit for an automobile body shop to be located at 5912 Sheridan Road. (Car Doctor) (District #2) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 5912 Sheridan Road
 Zoned: B-3 Central Business District

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- The applicant recently purchased the property at 5912 Sheridan Road, the former Goodyear tire store. The applicant is currently using the building for automotive repair, but he wants to add body work as well. The addition of a body shop requires approval of a Conditional Use Permit.
- The proposed body work would occur within an existing portion of the building, no building expansion is proposed. The proposal includes the addition of a fence and gate to screen the vehicles from view on 59th Street. Detail will be needed on this fence. Staff suggests a six (6') foot tall wood or vinyl fence that will provide a solid screen.
- The property abuts a residential property to the west. That property is also zoned B-3 Central Business District like the subject property. Staff is asking for more detail on the methods of screening along the west lot line.
- Staff is also requesting that some landscaping be added to the site. Currently the entire site is either a building or parking lot.
- An Operational Plan was included that details the hours of operation, trash removal and other operational issues required to be addressed by the Zoning Ordinance.
- Plans were sent to other City Departments for their review. Their comments are included in the attached Conditions of Approval.
- The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

RECOMMENDATION:

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

B. R. Wilke

Brian R. Wilke, Development Coordinator

Rich Schroeder

Rich Schroeder, Deputy Director

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	<i>Kenosha City Plan Commission Conditions of Approval</i>	Car Doctor 5912 Sheridan Road	September 4, 2014
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1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
 - a. 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.
 - b. The development shall be constructed per the approved plans on file with the Department of Community Development & Inspections, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.
 - c. 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.
 - d. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.
 - e. All trash containers shall be stored within the enclosure or building. The applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.
 - f. 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.
 - g. Outdoor display of products is prohibited.
 - h. All vehicles shall be parked within the designated paved areas. All vehicles needing body work shall be parked in the building or the fenced storage area behind the building only.

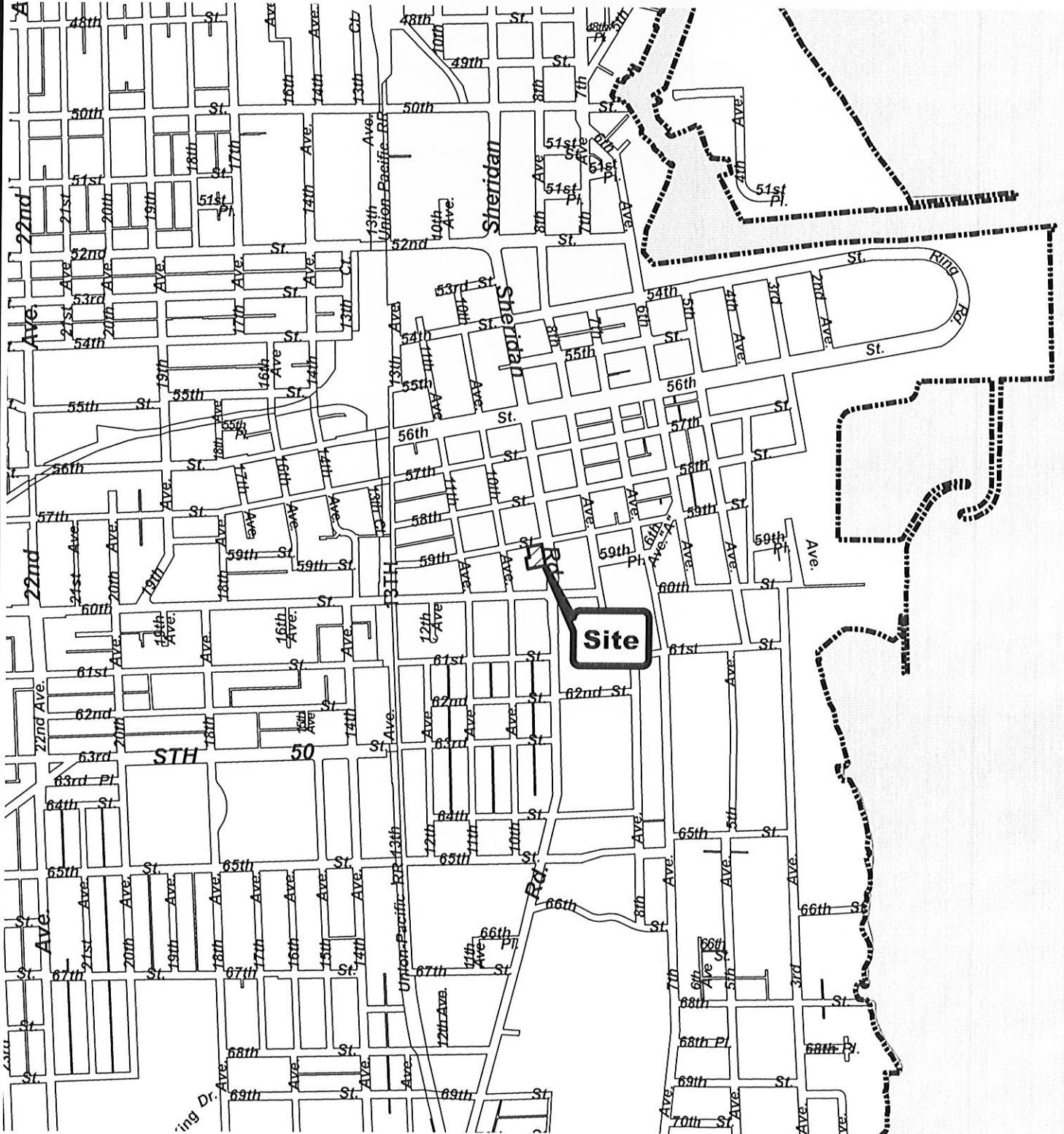
Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	<i>Kenosha City Plan Commission Conditions of Approval</i>	Car Doctor 5912 Sheridan Road	September 4, 2014
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- i. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.
 - j. Compliance with the Operational Plan dated August 7, 2014.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. The Site Plan shall be submitted showing enough parking spaces in conformance with the following:
 - i. Three (3) parking spaces per each auto service bay.
 - ii. Three (3) parking spaces minimum for the body shop, plus one (1) space per 500 square feet of gross floor area.
 - b. The Site Plan shall show that all parkways are grass. A minimum five (5') foot wide interior parkway shall be installed in the parking areas along Sheridan Road and 59th Street. The landscaped interior parkway shall include a three (3') foot high decorative fence.
 - c. The current broken window pane along Sheridan Road shall be repaired prior to the issuance of the Conditional Use Permit.
 - d. Provide additional details on the interior paint booth. Details shall include the specifications, venting, etc.
 - e. The proposed fence and gate at the northwest corner of the building shall be a six (6') foot tall privacy fence constructed with wood or vinyl. Include detail on the existing or proposed fencing along the west lot line abutting the residential use. The site obscuring fence along the west lot line shall be six (6') feet in height along the storage area.

City of Kenosha

Vicinity Map

Car Doctor Body Shop CUP



----- Municipal Boundary



0 1,000 Feet

To Whom It May Concern:

I, Suman Khindri as the owner of Car Doctor LLC 5912 Sheridan Road Kenosha, WI 53140. I am applying for auto body shop conditional permit use. I am not planning to make any changes to the structure of the building. There is a site plan attached, which explains the location of paint booth, body work area inside the building, storage for scrap and supplies. Currently, it is a auto shop only, but I want to add body shop. The parking area for the customers stays the same. Car storage is at the west of Sheridan behind the building. There will be no landscaping. There will be no sign of auto body shop because it will be used for Car Source commercial use only. The drainage stays the same. There is no change in utility for auto shop however paint booth will be added for the fumes, bodywork tools, and oven will be stored in the storage according to the site map. Our hours of operation are from Monday to Friday from 8:00 am- 6:00 pm, Saturday 8:00am-1 pm, Sunday will be closed. This place will be used for auto body shop as well as mechanic shop. Also, scrap will be picked up everyday. All of the bodywork will be held inside the building. Address for the body shop is same as auto shop. We will have 6-7 employees. The paintwork will be held inside the paint booth for safety. We will be adding more fire extinguishers for safety. All the parts or equipment will be stored inside the 2000 sqft area. Nothing will be held outside besides the extra cars.

ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

materials to be collected shall be clearly posted at the site at all times.

o. The owner of the property and the owner, operator, and customers of the aluminum collection center shall be prohibited from processing or flattening aluminum at the site. Automatic aluminum collection machines are exempt from this provision.

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

9. Recycling Collection Centers.

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

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

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

d. **Landscape Plan** as required by §4.05 E. of the Zoning Ordinance.

e. **Utility Plan** as required by §4.05 F. of the Zoning Ordinance.

f. Shall be limited to the collection and processing of Recycling-Center Material, as that term is defined in Chapter 13 of the Code of General Ordinances for the City of Kenosha.

g. Recycling-Center Material processing shall be limited to those means allowed to a Recycling Center licensee.

h. Collection center may be used as an accessory use to an established business.

i. A minimum of five (5) parking spaces shall be available for the recycling collection center.

j. Recyclable material shall be removed from the recycling collection center at least once a week.

k. Owner and/or operator of the recycling collection center shall keep the site clean and in a neat appearance and shall dispose of recyclable material and other litter from the site.

l. Sites adjacent to residential zones shall be screened in a manner acceptable to the Administrator.

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

10. Automobile Body Shop in the B-2 and B-3 Districts.

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

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

(1) Existing buildings and proposed additions or new structures.

(2) Customer and employee parking areas.

(3) Storage areas for autos and other motor vehicles, parts and trash.

(4) Existing and proposed screening and landscaping.

(5) Exterior lighting on buildings and poles.

(6) Outdoor signs.

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

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

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

f. **Operational Plan** which describes:

(1) Hours and days of the proposed operation.

(2) Type and extent of work to be done on motor vehicles.

(3) How site will be used, especially vehicle storage.

(4) How often scrap parts will be picked up.

(5) Methods to be used to control noise, paint fumes, and dust.

(6) Name and address of body shop operator.

(7) Anticipated number of employees.

g. All repair and painting work shall be conducted wholly within a completely enclosed building.

h. All storage of vehicles, parts or equipment which is adjacent to or across an alley from any residential district shall be within completely enclosed buildings or contained within accessory outdoor storage areas effectively screened from the residential district, as required in §4.05 E.(2) of the Zoning Ordinance. The Commission may require additional screening or landscaping on any portion of the lot, regardless of the adjacent district, if special characteristics of the body shop warrant such additional screening or landscaping.

ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

i. No activity shall produce a sound level outside its premises that exceeds the standards set forth in Chapter 23 "Noise Control" of the City Code of General Ordinances.

j. No activity shall emit any odorous matter of such nature or quantity as to be offensive, obnoxious or unhealthful outside the premises, nor shall any activity emit dust, fumes, vapors or gases in such quantities as to cause soiling or danger to the health of persons, animals, vegetation or other property, as measured and controlled by Chapters NR 400-494 "Air Pollution Control" of the Wisconsin Administrative Code.

k. All motor vehicles, or parts thereof, being worked on or stored shall meet the provisions of Chapter 7 "Traffic Regulations" of the City Code of General Ordinances and specifically those provisions of said Chapter regulating motor vehicle repairs.

l. The compatibility of the exterior appearance and proposed operation of the body shop with the surrounding commercial uses in the B-2 or B-3 Districts shall be considered by the Commission.

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

11. Automobile or Truck Wash in the B-2 and B-3 Districts.

a. **Building Plan** as required in §4.05 B. of the Zoning Ordinance, plus:

(1) Layout of building(s) design and architecture.

b. **Site Plan** as required in §4.05 (C) of the Zoning Ordinance, plus:

(1) Location and "footprint" of building(s) and structure(s), including vehicle washing units (bays), vacuum drying units, gas pumps, trash and waste storage areas, any outdoor signs, and exterior lighting.

(2) Location of existing and proposed streets, drives, alleys, easements, right-of-ways, and parking as required.

c. **Drainage Plan** as required in §4.05 D. of the Zoning Ordinance, plus:

(1) Proposed topography of the site denoting elevations and natural drainage after construction.

(2) Plans for snow and ice removal and control.

d. **Landscape Plan** as required by §4.05 E. of the Zoning Ordinance, plus:

(1) Proposed plantings and fences, including the type, height and opaque characteristics of any required screenings.

e. **Utility Plan** as required by §4.05 F. of the Zoning Ordinance.

f. **Operational Plan** which describes:

(1) How the car or truck wash will operate, i.e. self-service, full-service, automotive, etc.

(2) Plans for removal and control of trash and waste.

(3) Hours and days of operation.

g. **Traffic Circulation Plan** which describes:

(1) How vehicles will be directed onto the lot and into the washing units.

(2) Number of queuing spaces (vehicle storage) available for waiting vehicles.

(3) Location for the hand drying of vehicles if no automatic drying available.

(4) Location of employee parking.

h. The car or truck wash shall be effectively screened along any property line which is adjacent to or across an alley from any residential district, as required in §4.05 E.2. of the Zoning Ordinance.

The Commission may require additional screening or landscaping on any portion of the lot, regardless of the adjacent district, if special characteristics of the car or truck wash warrant such additional screening or landscaping.

i. No vehicle repair or service work shall be conducted except when conducted wholly within a completely enclosed building.

j. No activity shall produce a sound level outside its premises that exceeds the standards set forth in Chapter 23 "Noise Control" of the City Code of General Ordinances.

k. No activity shall emit any odorous matter of such nature or quantity as to be offensive, obnoxious or unhealthful outside the premises, nor shall any activity emit dust, fumes, vapors or gases in such quantities as to cause soiling or danger to the health of persons, animals, vegetation or other property, as measured and controlled by Chapters NR 400-494 "Air Pollution Control" of the Wisconsin Administrative Code.

l. The lot shall be effectively drained and shall not direct any water runoff onto adjacent lots.

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

MAILING INFORMATION

NAME OF PROJECT: CAR DOCTOR LLC

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

<input checked="" type="radio"/>	Name and Address of Applicant [Please print]:		Phone: <u>414-248-3991</u>
		<u>CAR DOCTOR LLC</u>	Fax: <u>262-652-2288</u>
		<u>5912 SHERIDAN RD.</u>	E-Mail: _____
		<u>KENOSHA, WI 53140</u>	
<input type="radio"/>	Name and Address of Architect/Engineer [Please print]:		Phone: _____
			Fax: _____
			E-Mail: _____
<input type="radio"/>	Name and Address of Property Owner (if other than applicant) [Please print]:		Phone: _____
			Fax: _____
			E-Mail: _____

PROJECT LOCATION

Location of Development (street address and / or parcel number): 5912 SHERIDAN Rd.
KENOSHA, WI 53140

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

Phone: 262.653.4030
Fax: 262.653.4045

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

**SECTION 4
CONDITIONAL USE PERMIT**

Additional Information Required:
 Building or Addition Square Footage: 8321 ft²
 Existing Building Size: 8321 ft²
 Site Size: _____
 Current # of Employees 1 Anticipated # of New Employees 5-6
 Anticipated Value of Improvements \$20,000 - \$25,000

Submittal Requirements:

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

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

- One (1) 8 1/2" x 11" reduction *or* twenty (20) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides)
- Sample Board containing colored samples of all exterior building materials

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

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

Appendices to Review: ➤ All

Approximate Review Time:

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

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

Building Plan:

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

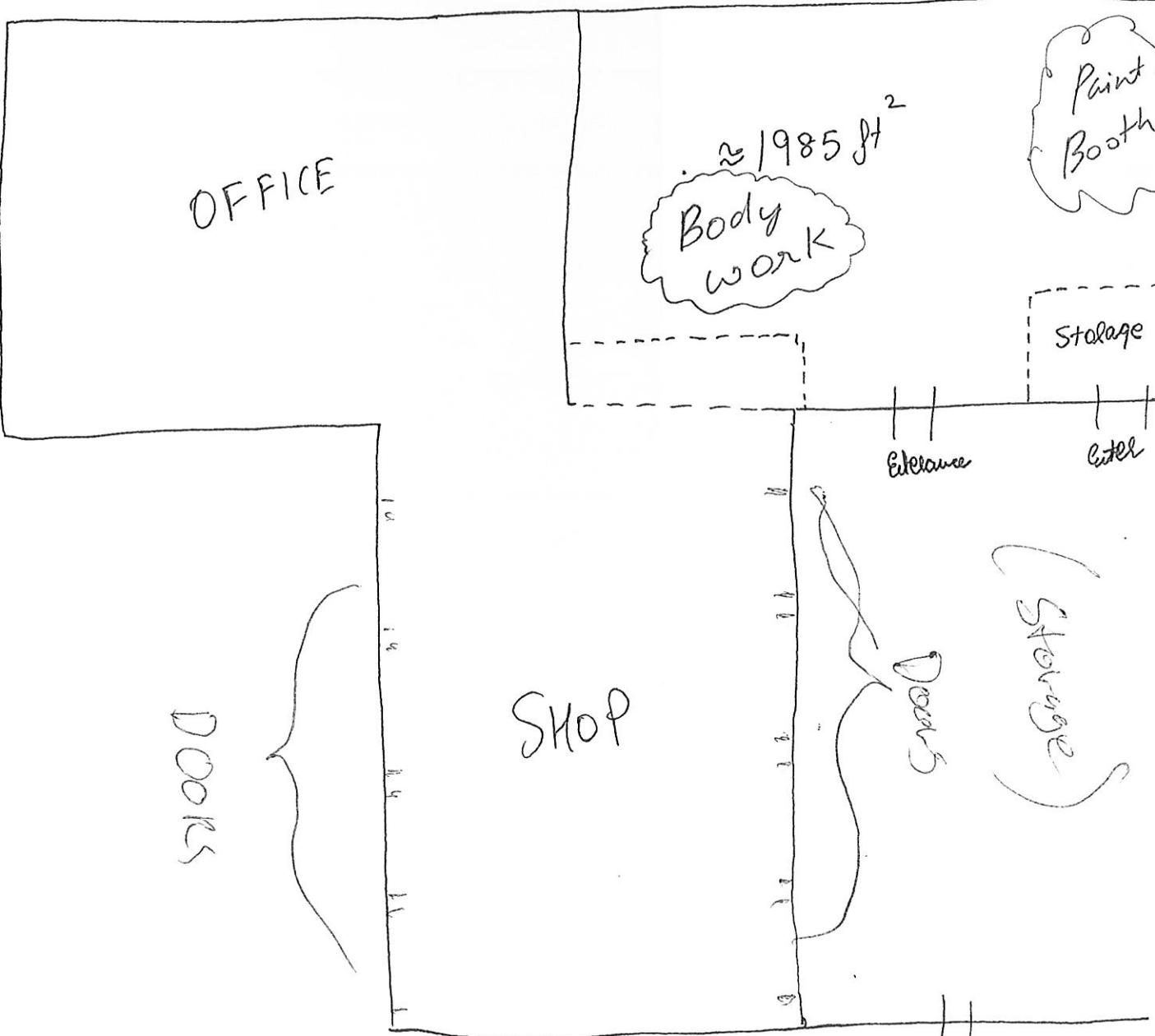
Site Plan
(based on a plat of survey)

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

Drainage Plan

- Existing topography, including spot elevations of existing buildings, structures, high points, and wet areas, with any previous flood elevations
- Floodplain boundaries, if applicable
- Soil characteristics, where applicable
- Proposed topography of the site denoting elevations and natural drainage after construction and any proposed stormwater retention areas

SHERIDAN ROAD



OFFICE

$\approx 1985 \text{ ft}^2$
Body work

Paint Booth

Storage

Entrance

Exit

DOORS

SHOP

DOORS

(Storage)

☆ GATE ☆

900-910 59th St
Kenosha, WI 53140 - approximate address
59th St

Street View - Jul 2012



Image capture: Jul 2012 59th St © 2014 Google

900-910 59th St

Kenosha, WI 53140 - approximate address
59th St

Street View - Jul 2012



