

Municipal Building  
625 52nd Street – Room 202

**Kenosha City Plan Commission  
Agenda**

Thursday, September 5, 2013  
5:00 p.m.

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

Call to Order and Roll Call

*Approval of Minutes from August 22, 2013*

1. Request to amend the Conditional Use Permit for a new public safety communication tower at 6210 60th Street (Kenosha County/Nash Park) (District #15) PUBLIC HEARING
2. Amendment to the Public Building Review for an addition to Fire Station #4 at 4810 60th Street. (Fire Station #4) (District #11) PUBLIC HEARING
3. By the Mayor - To Repeal and Recreate Subparagraph 8.03 C.1. regarding Elevation Determination, Paragraph 8.03 D. regarding Post Foundation Survey, and Subparagraph 8.04 A.3. regarding Certificate of Occupancy of the Zoning Ordinance for the City of Kenosha. 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](http://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 22, 2013**

**MEMBERS PRESENT:** Mayor Bosman, Alderman Kennedy, Alderman Michalski, Kathryn Comstock, Anita Faraone, Robert Hayden, Anderson Lattimore, Jessica Olson and Ron Stevens

**MEMBERS EXCUSED:** Alderman Mathewson

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

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

A motion was made by Ms. Faraone and seconded by Alderman Michalski to approve the minutes of the August 5th and August 8, 2013 meetings. The motion passed. (Ayes 7; Noes 0)

**1. Conditional Use Permit for a contractor's storage yard to be located at 5910 77th Street. (Happy Turf) (District #14) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Rich Schroeder, Deputy Director, said Alderman Prozanski, Alderman of the district supports the contractor storage yard.

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

Conditions of Approval  
Happy Turf Storage Yard at 5910 77th Street

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
  - a. The applicant shall obtain all required construction permits from the Department of Community Development & Inspections. This includes, but is not limited to fence, trash enclosure and Occupancy permits.
  - b. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.
  - c. The development shall be constructed per the approved site, landscape and building plans on file with the Department of Community Development & Inspections, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.

- d. Prior to the issuance of any Occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
  - e. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.
  - f. All trash containers shall be stored within the enclosure or building. The applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.
  - g. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within six (6) months of Common Council approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.
  - h. All vehicles shall be parked within the designated paved areas and all materials shall be stored on a paved surface. Material piles shall not exceed the height of the fence.
  - 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 July 22, 2013.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. Detail on a gated wood or masonry trash enclosure in front of the fenced yard shall be submitted for review and approval.
  - b. Provide a breakdown of the amount of area in the building dedicated to office, warehousing, etc. to determine the required number of off-street parking spaces.

**2. Conditional Use Permit for a 70-unit apartment complex to be located at the southeast corner of 70th Avenue and 75th Place. (Sagewood Apartments) (District #14) PUBLIC HEARING**

Public hearing opened.

Bill Bodner, 11514 N. Port Washington Road, Mequon, gave an overview of the project.

Public hearing closed.

*Alderman Kennedy arrived.*

Mr. Schroeder noted that Alderman Prozanski supports the project. Mr. Schroeder then presented an Amendment to the Conditions of Approval. Item 1.k. would be amended to read: *75th Place cross access shall be maintained to adjacent parcels.*

A motion was made by Ms. Faraone and seconded by Ms. Comstock to approve the Conditional Use Permit as Amended. The motion passed. (Ayes 8; Noes 0)

Conditions of Approval  
Sagewood Apartments at the SEC of 70th Avenue and 75th Place

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
  - a. The applicant shall obtain all required construction permits from the Department of Community Development & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.
  - b. The applicant shall obtain a Driveway, Sidewalk, Street Opening and Parking Lot permit from the Department of Public Works.
  - c. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.
  - d. The development shall be constructed per the approved plans on file with the Department of Community Development & Inspections, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.
  - e. Prior to the issuance of any Occupancy permits, all parking areas, drives, designated paved areas and 70th Avenue 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 and any Conditions noted in the recorded Developers Agreement. The buildings shall comply with the current Code standards in effect upon application for a building permit.
  - g. All trash containers shall be stored within the enclosure or building. The applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.
  - h. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within six (6) months of the Common Council approval. Building permits for all other buildings shall be obtained within two (2) years of the Common Council approval or the Conditional Use Permit shall be null and void.
  - i. All vehicles shall be parked within the designated paved areas.
  - j. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.

- k. 75th Place cross access shall be maintained to adjacent parcels.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. The Drainage Plan shall be revised and resubmitted for review and approval addressing comments listed in the Public Works memo dated August 16, 2013.
  - b. The Utility Plan shall be revised and resubmitted for review and approval addressing the comments listed in the Kenosha Water Utility Memo dated August 2, 2013.
  - c. The building elevations for Buildings 1, 2 and 3 shall be modified to address the building variation required in Section 14.07 B.11(b) of the Zoning Ordinance. Item (1) of this Section has been met with the shifted building orientation. However, one other requirement shall be complied with.
  - d. The rear of Garage 10, abutting 75th Place, shall be upgraded with additional architectural features such as varying brick heights and/or columns.
  - e. The Site Plan shall be revised to show the following:
    - i. The driveway between Building 1 and Garage 7 shall connect to the access drive, but include a gate that will be used only for emergency access.
    - ii. A sidewalk connection to Buildings 3 and 4 shall be included in a design similar to Building 2.
    - iii. The driveway between Building 1 and Garage 10 shall include a painted cross walk at the sidewalk from 75th Place. Include a sidewalk along the front of parking spaces 6-19.
    - iv. Include a calculation of land area, in square feet, that is dedicated to building, paving and open space.
  - f. A Developer's Agreement shall be approved by the Common Council, and all required assurances posted prior to the issuance of any construction permits.
  - g. A Phasing Plan shall be submitted. The first phase shall include the connection to both 70th Avenue and 75th Place. Each phase shall include a minimum of two off-street parking spaces per unit.
  - h. Provide an Operational Plan indicating methods of trash pickup and other related operational issues.
3. **By the Mayor - Petition to Rezone property at the northeast corner of 120th Avenue and 38th Street from A-2 Agricultural Land Holding to M-2 Heavy Manufacturing in conformance with Section 10.02 of the Zoning Ordinance. (Next Partners I, LLC) (District #16) PUBLIC HEARING**

*Ms. Olson arrived.*

Public hearing opened.

Jeff Zyglar, KTR Capital Partners, was available for questions.

Kathy Mitchell, 11615 38th Street, said she is very concerned about the noise. Ms. Mitchell asked if there could be some landscaping done to mask the truck traffic.

Michael Bobula, 11604 Burlington Road, has concerns about the wetlands on the property, drainage issues and noise issues.

Margo Hollenbeck, 11721 38th Street, has concerns about noise, property values dropping and traffic.

James Hollenbeck, 11721 38th Street, said Gordon Foods came in and now we have stipulations on our property. We can't improve or upgrade our property unless we attach to the City also. Mr. Hollenbeck asked if the City will buy out the property owners.

At this time Mayor Bosman suggested these people talk with Community Development & Inspections to get answers to some of these questions.

Bryan Menarek, 11038 Burlington Road, said these people bought four rental properties and evicted the families. Mr. Menarek asked if the developer will have to hook up to City water and sewer. Mayor Bosman deferred to Staff - Mr. Schroeder said they will be serviced by the Kenosha Water Utility. Mr. Menarek asked that there be some berms or landscaping to hide the factory.

Public hearing closed.

Mr. Schroeder said a Concept Plan is included with this rezoning. The formal Conditional Use Permit, which includes the appearance of the building, screening and landscape buffers will all be addressed on the Conditional Use Permit. The property is in the City Growth Area and must be rezoned for development to occur. A Developers Agreement and the Traffic Impact Analysis is also required.

Alderman Michalski asked Mr. Schroeder to work with the people who have questions.

Mayor Bosman said that Supervisor Molinaro and County Exec Kreuser are aware of the concerns from the neighborhood on buffering the noise.

Ms. Olson invited citizens to come to future meetings to voice their concerns and assured them that they are being heard.

Alderman Kennedy said our citizens want jobs, so we need to develop areas and create jobs. The City will do it's best to minimize the impact on surrounding property owners. Kenosha is a desirable area for development.

Mr. Stevens said there is information in our packet that would answer some of the questions from the public, we need to get this information out to them.

Mayor Bosman asked for a timeline on the Conditional Use Permit coming back to the City Plan Commission. Mr. Labahn said it will be approximately September 19th.

A motion was made by Mr. Stevens and seconded by Ms. Olson to approve the rezoning. The motion passed. (Ayes 9; Noes 0)

**4. Quit Claim Deed to transfer City-owned property located 5410 22nd Avenue from the City of Kenosha to Nunzio Covelli. (Covelli) (District #7) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Mike Maki, Community Development Specialist, explained that this surplus lot would be attached to the adjacent lot, currently holding Mr. Covelli's house. This lot is not buildable by itself.

A motion was made by Ms. Faraone and seconded by Alderman Kennedy to approve the Quit Claim Deed. The motion carried. (Ayes 9; Noes 0)

**Public Comments**

No public comments.

**Commissioner Comments**

No Commissioner comments.

**Staff Comments**

Mr. Labahn noted there is a Downtown Plan meeting scheduled for Tuesday, August 27th at the Women's Club.

A motion to adjourn was made by Alderman Kennedy and seconded by Alderman Michalski. The motion passed. (Ayes 9; Noes 0) The meeting adjourned at 5:50 p.m.

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

<i>Planning &amp; Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030</i>	<b>Kenosha City Plan Commission</b>  <b>FACT SHEET</b>	September 5, 2013	Item 1
<b>Request to amend the Conditional Use Permit for a new public safety communication tower at 6210 60th Street (Kenosha County/Nash Park) (District #15) PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

Site: 6210 60th Street  
Zoned: IP Institutional Park/Air-4 Airport Overlay District

**NOTIFICATIONS/PROCEDURES:**

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

**ANALYSIS:**

- On November 5, 2012, the Common Council approved a Conditional use Permit for a new public safety communication tower for Kenosha County to be located at Nash Park.
- Item 2.c. of the Conditions of Approval requires the County to install an equipment shelter with a 4:12 roof pitch with shingles. This requirement is to match the roof pitch and look of the existing picnic shelter/pavillion in Nash Park.
- The County is requesting an Amendment to that Condition. They would like the roof pitch to be changed to 9/16:12 and the roof would not be shingled. The attached letter indicates these standards are required so that the building meets Wisconsin DOT structural requirements.
- All of the other Conditions of the November 5, 2012 approval have been addressed by the County, except for the execution of the Lease Agreement between the City and County. (Item 1.k.)

**RECOMMENDATION:**

For review and recommendation.



Brian R. Wilke, Development Coordinator



Jeffrey B. Labahn, Director



# COUNTY OF KENOSHA

---

Department of Public Works

Frank P Martinelli  
Engineering Project Manager  
19600 75th Street  
PO Box 544  
Bristol WI 53104

August 27, 2013

To whom it may concern:

Kenosha County requests an amendment to item 2C of the November 5<sup>th</sup> 2012 Conditional Use Permit for the 60<sup>th</sup> Street Tower project. The amendment would allow the use of the standard roof and the standard roofing material, which meet the structural requirements of the Wisconsin DOT State contract.

The standard roof is a commercial grade fully adhered reinforced TPO (thermoplastic polyolefin) roofing system, with a 9/16":12" pitch and a 1 inch overhang. It's designed and constructed to meet the following DOT structural criteria:

- Withstand 120 MPH winds
- Support a minimum of 100 lbs/sq ft distributed load
- Minimum impact resistance of 220 pounds with no visible damage to either the interior or exterior of roof or shelter

The purpose of the structural requirements is to insure the protection of the radio equipment electronics.

Sincerely,

Frank P. Martinelli

Planning & Zoning Division  
625 52nd Street  
Kenosha, WI 53140  
262.653.4030

**Kenosha City Plan  
Commission  
Conditions of Approval**

Kenosha  
County/Nash Park  
6210 60th Street

October 18, 2012

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
  - a. The applicant shall obtain all required construction permits from the Department of Community Development & Inspections. This includes, but is not limited to Erosion Control, Building, Electrical and Occupancy permits.
  - b. The applicant shall obtain a Driveway permit from the Department of Public Works.
  - c. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.
  - d. The development shall be constructed per the approved plans on file with the Department of Community Development & Inspections, Room 308, 625 52<sup>nd</sup> Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.
  - e. Prior to the issuance of any occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans 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. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within six (6) months of Common Council approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.
  - h. All vehicles shall be parked within the designated paved areas.
  - 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.

Planning & Zoning Division  
625 52nd Street  
Kenosha, WI 53140  
262.653.4030

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

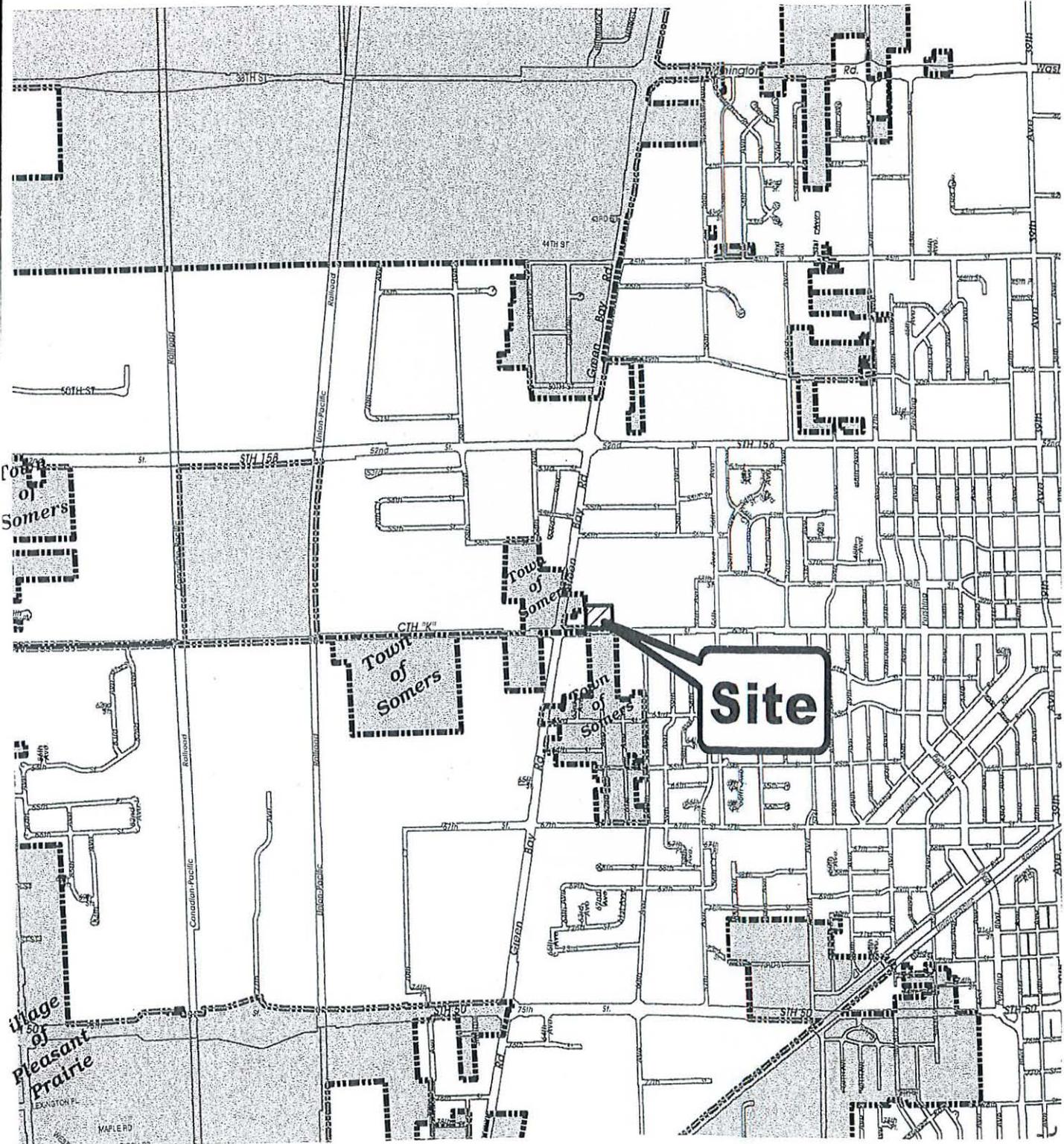
**Kenosha  
County/Nash Park  
6210 60th Street**

October 18, 2012

- k. Compliance with the Lease Agreement between the City of Kenosha, Board of Park Commissioners for the City of Kenosha and the County of Kenosha.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
    - a. The exterior material of the equipment shelter shall be brick as shown in Exhibit "B" provided with the application.
    - b. The barbed wire shown on the fence shall be removed. The chain-link fence shall be shown as vinyl-coated chain-link and revised plans submitted for review and approval.
    - c. The equipment shelter shall have a roof pitch of 4:12. The roof shall be shingled. Revised plans showing the pitch and shingle detail shall be submitted for review and approval.
    - d. The Landscape Plan shall show some additional evergreen screening along the south side of the fenced area.
    - e. Plans shall be provided which more clearly indicate what the tower will look like and the possible mounting heights for equipment.
    - f. An Operational Plan shall be submitted indicating the name and address of the facility operator along with the facility maintenance detail.
    - g. Final determination by the FAA is required prior to the issuance of construction permits.

City of Kenosha

Vicinity Map  
Kenosha County Public Safety Tower CUP



Subject Property: 6210 60th Street



Municipal Boundary

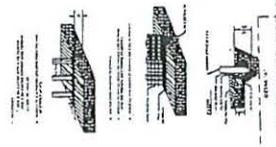


0 410 820 1,230 1,640 2,050 Feet



**SALT FENCE NOTES**

1. Salt fence shall be constructed in accordance with the specifications herein.
2. The salt fence shall be constructed of galvanized steel pipe, 4 inches in diameter, spaced 10 feet apart.
3. The salt fence shall be constructed of galvanized steel pipe, 4 inches in diameter, spaced 10 feet apart.
4. The salt fence shall be constructed of galvanized steel pipe, 4 inches in diameter, spaced 10 feet apart.
5. The salt fence shall be constructed of galvanized steel pipe, 4 inches in diameter, spaced 10 feet apart.
6. The salt fence shall be constructed of galvanized steel pipe, 4 inches in diameter, spaced 10 feet apart.
7. The salt fence shall be constructed of galvanized steel pipe, 4 inches in diameter, spaced 10 feet apart.
8. The salt fence shall be constructed of galvanized steel pipe, 4 inches in diameter, spaced 10 feet apart.
9. The salt fence shall be constructed of galvanized steel pipe, 4 inches in diameter, spaced 10 feet apart.
10. The salt fence shall be constructed of galvanized steel pipe, 4 inches in diameter, spaced 10 feet apart.



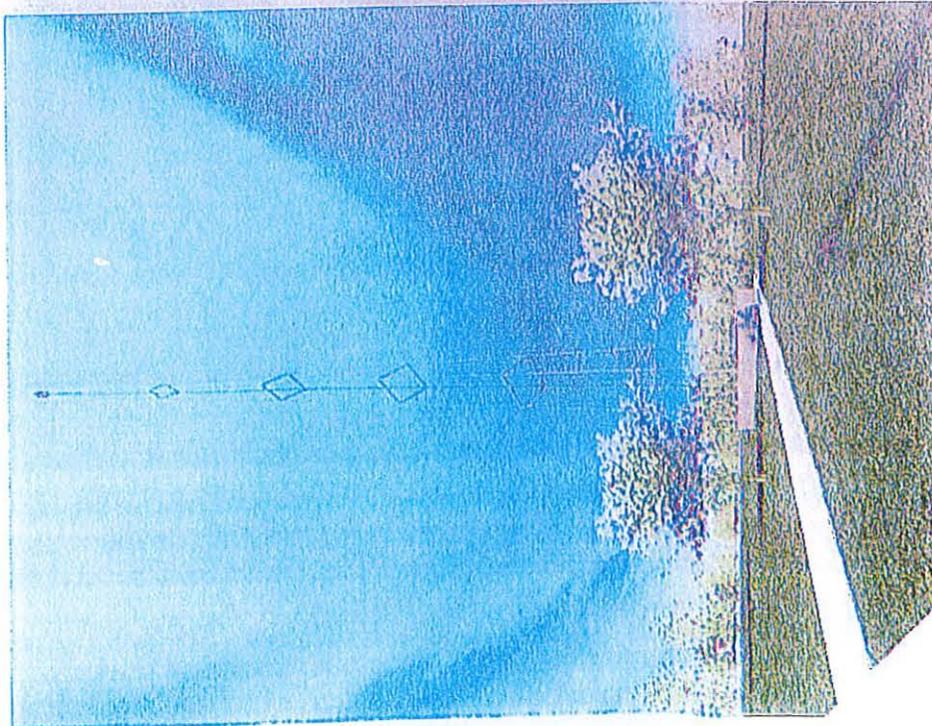
Tax Parcel #08-222-34-451-022  
 124,512.85 square feet  
 2.858 acres

**A1.1**

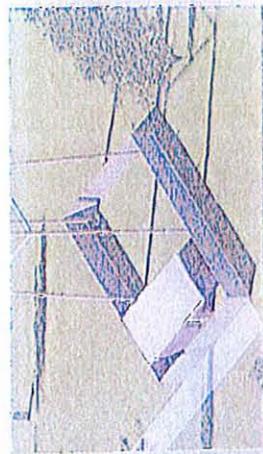
Existing Site Plan As indicated by  
 Survey of 2017 by James Johnson & Associates, L.L.C. and  
 Survey of 2017 by James Johnson & Associates, L.L.C.

60th Street

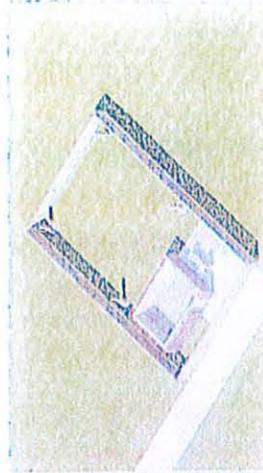




① Concept Architectural Rendering, LLC  
1/2" = 1'-0"



② Concept Architectural Rendering, LLC  
1/2" = 1'-0"

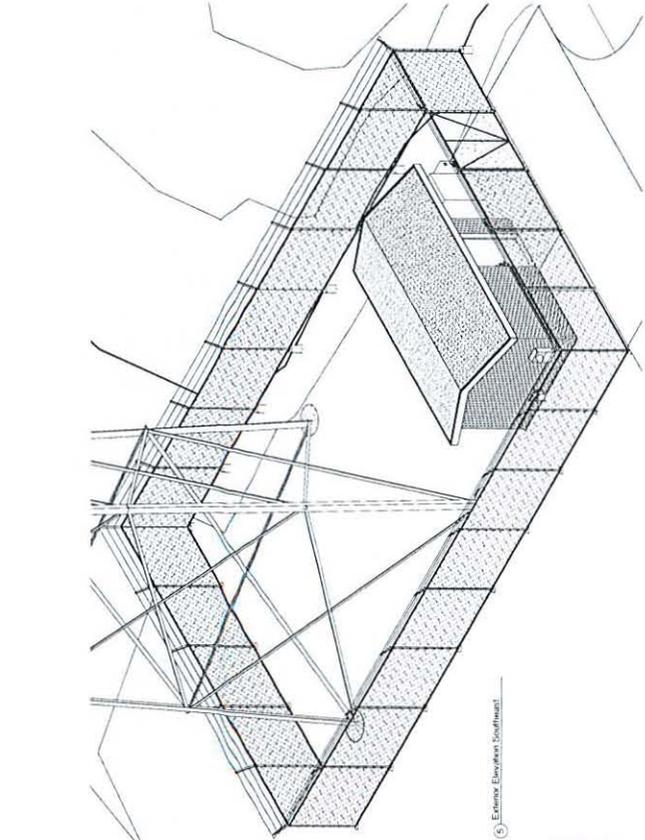
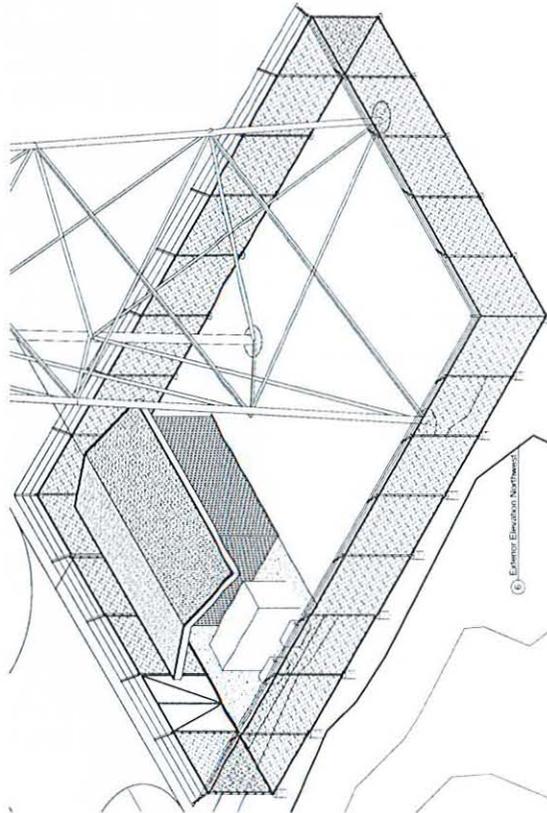
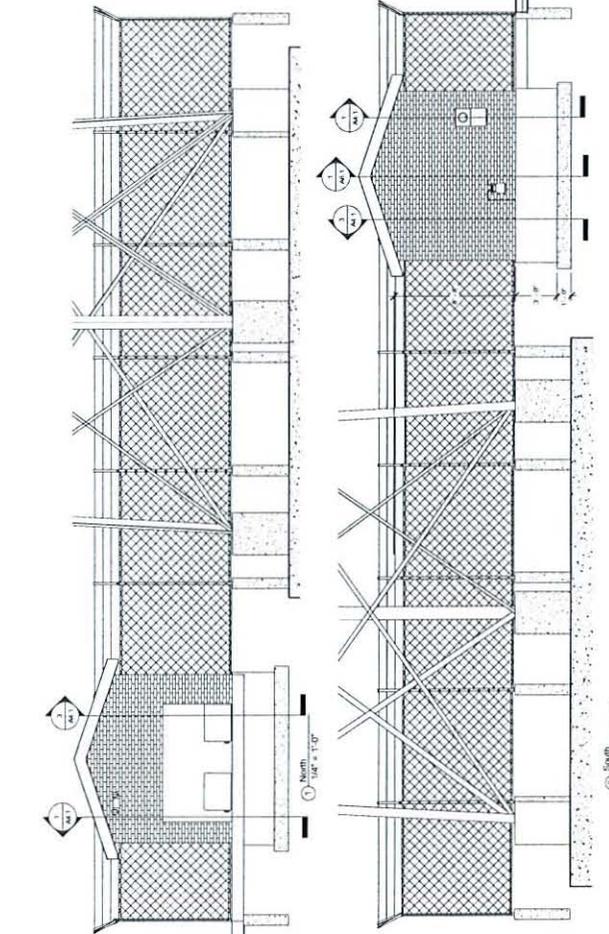
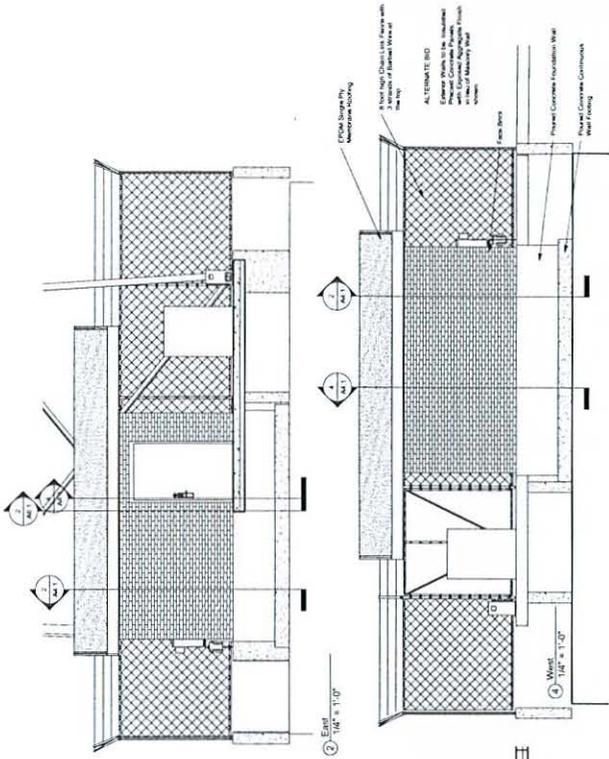


③ Concept Architectural Rendering, LLC  
1/2" = 1'-0"



④ Concept Architectural Rendering, LLC  
1/2" = 1'-0"

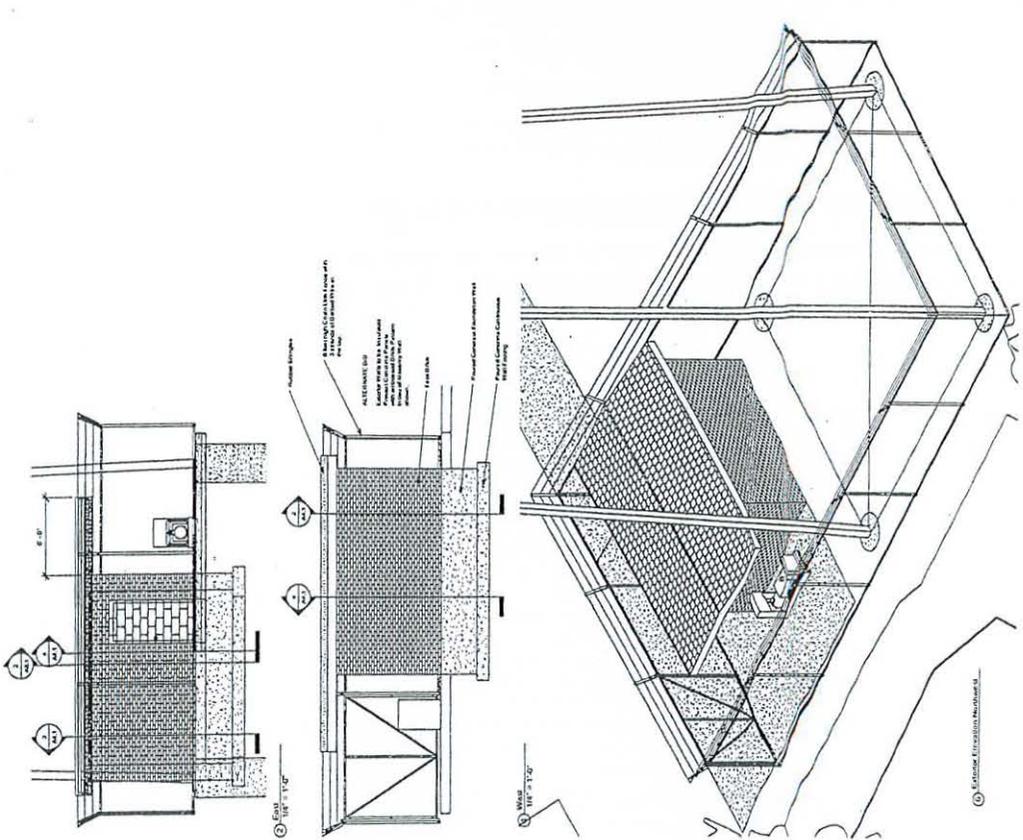
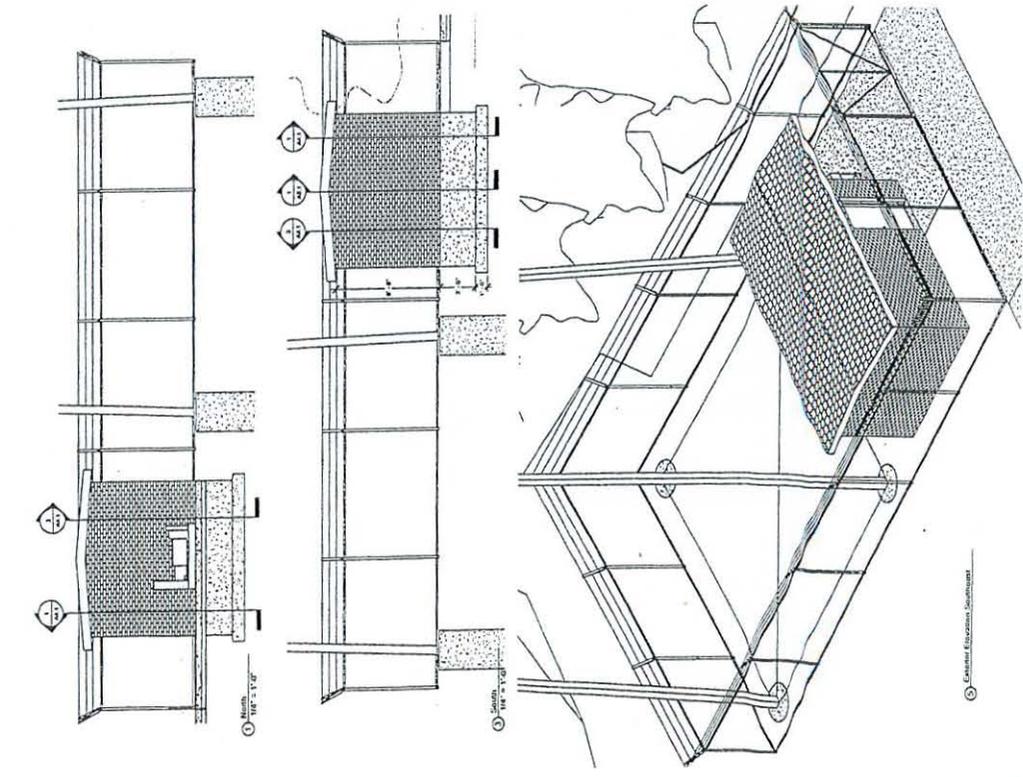
Views 1/2" = 1'-0" 3D  
 All rights reserved. © Copyright 2011, Concept Architectural Rendering, LLC. All Rights Reserved.



Exterior Elevations 1/4" = 1'-0" **A3.1**

Approved by: [Signature] Date: [Date]

Approved Elevations



Exterior Elevations 1/4" = 1'-0" A3.1

Proposed Elevations (Roof Pitch Only)  
- Roof won't be shingled

Jeffrey B. Labahn, Director of Community Development & Inspections, said one of the Conditions of Approval for the project is the Deed Restriction. The Deed Restriction was created, but Attorney Mulligan can further explain the amended language being proposed at this time.

Attorney Mulligan said in the first sentence of #1, the following language was added: "for elderly residents as defined by the City of Kenosha Zoning Ordinance" between Statute - and . In the last line of #1, the following was added: "for elderly residents" between facility - and. Chapter 12 of the Zoning Ordinance defines, "elderly" as a person 55 or older.

Mayor Bosman asked for Mr. Schwarz to comment. Mr. Schwarz said he just received this information, but after review, this does not appear to be a problem.

Alderman Kennedy asked Staff if this should be a Deed Restriction or a Condition of Approval. Attorney Mulligan said the Deed Restriction is a Condition of Approval and the Common Council will ultimately take action on this item.

A motion was made by Alderman Kennedy and seconded by Mr. Hayden to amend the Deed Restriction as noted by the City Attorney. The motion passed. (Ayes 6; Noes 0)

A motion was made by Alderman Kennedy and seconded by Mr. Hayden to approve the Deed Restriction as amended. The motion passed. (Ayes 6; Noes 0)

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

Public hearing opened.

John Wallenkamp, Kueny Architects, LLC, 10505 Corporate Drive, Pleasant Prairie, noted two (2) questions on the Conditions of Approval. Condition 2.b. - Want the barbed wire at the top of the fence, this is a Federal and State requirement for this type of a tower. Also, Condition 2.a. - Want the exterior material be the aggregate stone finish rather than the masonry. The aggregate stone finish will have a cost savings of \$7,000 - \$9,000.

William Anderson, 6101 60th Street, lives in the neighborhood and is in favor of the tower, but has some concerns. Mr. Anderson is questioning 1) the location - driveway to tower in a bad location; 2) ice falling from tower - ice could form on tower and fall on pedestrians below; and 3) tower falling - if the tower would collapse, it would close 4 lanes of traffic. Mr. Anderson said we are moving the tower closer to the airport and now making it taller. Pictures were passed out with alternative locations.

Ray Arbet, 7145 347th Avenue, Burlington, Kenosha County Public Works Director, addressed questions from Mr. Anderson. Regarding ice falling from the tower, this site would be much safer than the current site which has homes within fifty (50') feet of the tower. Regarding the height, the County has gone through extensive approval with the FAA. The proposed site is the best location in the county and provides a higher elevation, so the actual constructed tower could be shorter. Regarding visibility of the driveway to the site, it is preferable to have it visible for security purposes. The tower would need routine maintenance only 6 - 10 times per year.

Don Everett, 6119 60th Street, is opposed to the location of the tower. There is a nice park and you will be putting up an ugly tower.

Public hearing closed.

Rich Schroeder, Deputy Director, showed a video of the site. The FAA has submitted their report to the City indicating the tower is no hazard. Regarding the request to install the barbed wire, Staff doesn't feel this is needed. The Zoning Ordinance gives the Common Council the ability to allow barbed wire. If this is a State and Federal requirement to have the barbed wire, Staff is requesting written documentation to support this. Regarding the exterior aggregate stone finish, both finishes are acceptable by the Ordinance. Staff felt the brick type was a higher quality material and more appropriate in the park setting. This item will also be reviewed by the Airport Commission and Park Commission.

Mayor Bosman asked about this site, compared to other potential sites. Mr. Schroeder said this site is visible for security reasons. The setback to the tower is approximately one hundred (100') feet from the right-of-way line to the tower.

Alderman Michalski asked if falling ice is an issue. Mr. Arbet said he has not had any complaints or heard of any issues from falling ice. Alderman Michalski asked if there were any buildings at Nash Park and if so what is there exterior made of? Mr. Schroeder said there is a building with a restroom, the exterior is split-face block.

Alderman Mathewson asked if the barbed wire stipulation a County or City requirement? Mr. Schroeder said it is in the City's Zoning Ordinance. Barbed wire is permitted only in Manufacturing districts, not in the Institutional Park District. The Zoning Ordinance includes a provision that barbed wire fencing may be used surrounding a "public utility (or) public use" if approved under a Conditional Use Permit. Staff feels since this is a public park, the barbed wire should not be used. Mr. Arbet added that County sites currently have the barbed wire. This is not a terrorist prevention, but rather a vandalism prevention. Alderman Mathewson said he has no problem allowing the barbed wire, who acts on this. Mr. Schroeder explained that the Common Council can grant relief to the barbed wire stipulation. The Plan Commission can recommend the deletion of the first sentence in Condition 2.b.

Mr. Hayden asked the height of the fence. Mr. Wallenkamp said six (6') feet. Mr. Hayden asked if the fence could be eight (8') feet instead of six (6') and then omit the barbed wire. Mr. Wallenkamp said people can still crawl over an eight (8') foot fence.

Mayor Bosman has no problem allowing the barbed wire, this is an extremely important site.

Alderman Kennedy said at a previous meeting, I questioned if there would be any relief to the cost of the permit for this tower, was anything done? The dollar amount required is per Ordinance, so Staff has no ability to grant relief. Alderman Kennedy asked to work with Staff to address matters like this in the future.

Alderman Kennedy asked Mr. Anderson to explain the concern with the driveway. Mr. Anderson said that people pull in the driveway to turn around on 60th Street. Alderman Kennedy asked staff if the driveway could be gated to deter cars from turning into the driveway. Mr. Schroeder said it could be gated, but there would still be the approach.

A motion was made by Alderman Kennedy and seconded by Alderman Michalski to remove the first line of Condition 2.b. [*The barbed wire shown on the fence shall be removed.*] from the Conditions of Approval. The motion passed. (Ayes 6; Noes 0)

Alderman Kennedy asked Mr. Wallenkamp which material is more cost effective. Mr. Wallenkamp said the aggregate is a cost savings of \$7 - \$9,000. This is also approved under the current Zoning Ordinance.

Alderman Kennedy said he previously asked that if there are any disagreements regarding the Conditions of Approval, the applicant submit those issues in writing prior to the meeting so the Commissioners have time to research those issues.

Mr. Lattimore asked Mr. Wallenkamp why he did not bring this forward before today? Mr. Wallenkamp said he stated his concerns to Staff and they directed him to bring his concerns to the meeting.

Mr. Lattimore asked Mr. Arbet to speak on the alternative sites. Mr. Arbet said other sites owned by the City and County were reviewed. The County and City both agreed this was the best site.

A motion was made by Mayor Bosman and seconded by Alderman Mathewson to change Condition 2.a. to read: *The exterior material of the equipment shelter shall be aggregate stone as shown in Exhibit "A" provided in the application.* The motion passed. (Ayes 6; Noes 0)

A motion was made to approve the Conditional Use Permit as amended. The motion passed. (Ayes 6; Noes 0)

Conditions of Approval  
Kenosha County/Nash Park at 6210 60th Street

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
  - a. The applicant shall obtain all required construction permits from the Department of Community Development & Inspections. This includes, but is not limited to Erosion Control, Building, Electrical and Occupancy permits.
  - b. The applicant shall obtain a Driveway permit from the Department of Public Works.
  - c. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.
  - d. The development shall be constructed per the approved plans on file with the Department of Community Development & Inspections, Room 308, 625 52<sup>nd</sup> Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.
  - e. Prior to the issuance of any occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans 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. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within six (6) months of Common Council approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.
  - h. All vehicles shall be parked within the designated paved areas.
  - 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.
  - k. Compliance with the Lease Agreement between the City of Kenosha, Board of Park Commissioners for the City of Kenosha and the County of Kenosha.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. The exterior material of the equipment shelter shall be aggregate stone as shown in Exhibit "A" provided with the application.
  - b. The chain-link fence shall be shown as vinyl-coated chain-link and revised plans submitted for review and approval.
  - c. The equipment shelter shall have a roof pitch of 4:12. The roof shall be shingled. Revised plans showing the pitch and shingle detail shall be submitted for review and approval.
  - d. The Landscape Plan shall show some additional evergreen screening along the south side of the fenced area.
  - e. Plans shall be provided which more clearly indicate what the tower will look like and the possible mounting heights for equipment.
  - f. An Operational Plan shall be submitted indicating the name and address of the facility operator along with the facility maintenance detail.
  - g. Final determination by the FAA is required prior to the issuance of construction permits.

**2. By the Finance Committee - Resolution to approve the 2013 Consolidated Plan - Annual Plan for the Community Development Block Grant/HOME Program. PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	September 5, 2013	Item 2
<b>Amendment to the Public Building Review for an addition to Fire Station #4 at 4810 60th Street.          (Fire Station #4) (District #11) PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

Site: 4810 60th Street  
 Zoned: IP Institutional Park

**NOTIFICATIONS/PROCEDURES:**

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

**ANALYSIS:**

- On May 23, 2013, the City Plan Commission approved a Public Building Review for a 2,500 s.f. addition to Fire Station #4. This addition would house administrative offices currently located in the City Municipal Building.
- Due to higher than expected bids on the construction, the building was slightly downsized to stay within budget. The attached plan represents a smaller building footprint at roughly 2,451 s.f. This is down from the previous total of 2,500 s.f. With this change in the building plans, the City Plan Commission must review the revised plans before Staff can approve the project.
- The primary exterior building material is brick with aluminum awnings over the windows. The existing fire station will remain unchanged. The previous approval included some new windows on the existing station. However, due to the budget cuts, these windows have been eliminated.
- City Departments have reviewed the plans. Their comments are included in the attached Conditions of Approval. The only review comment that must be addressed was on the Drainage Plan, and that issue is currently being resolved with Staff.
- The plans generally comply with Section 14 of the Zoning Ordinance.

**RECOMMENDATION:**

A recommendation is made to approve the Amendment to the Public Building Review, subject to the original Conditions of Approval.



Brian R. Wilke, Development Coordinator



Jeffrey B. Labahn, Director

Planning & Zoning Division  
625 52nd Street  
Kenosha, WI 53140  
262.653.4030

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

**Fire Station #4  
4810 60th Street**

September 5, 2013

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
  - a. The applicant shall obtain all required construction permits from the Department of Community Development & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.
  - b. The applicant shall obtain Driveway, Sidewalk, and Parking Lot permits from the Department of Public Works.
  - c. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Site Plan is for reference only and does not constitute sign permit approval.
  - d. The development shall be constructed per the approved plans on file with the Department of Community Development & Inspections, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.
  - e. Prior to the issuance of any Occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
  - f. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.
  - g. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.
  - h. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within six (6) months of City Plan Division approval of the Site Plan or the Site Plan shall be null and void.
  - i. All vehicles shall be parked within the designated paved areas.
  - j. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.



**Partners in Design**  
ARCHITECTS

August 27, 2013

Mr. Brian Wilke  
City of Kenosha Department of City Development  
625 52<sup>nd</sup> Street, Room 308  
Kenosha, Wisconsin, 53140

Dear Mr. Wilke,

As we discussed, during the first round of bidding on the Fire Station #4 Administration Wing Addition, the construction costs came back higher than expected. As a result we worked with the City Administrator and our consultants to find some agreeable cost saving measures. It is our understanding that because of these changes, the City Plan Commission will need to review the revised plans.

Enclosed you will find the revised floor plan and exterior elevations. The changes that were made to the building's exterior to save cost include the following:

1. Reduce the building length by 2 feet, thereby reducing the area of the addition to 2,451 s.f.
2. Eliminate construction work inside the existing fire station except as required to tie the new addition into the existing facility and services.
3. Eliminate the replacement of the existing storefront on the south and west elevation. All existing windows will remain as-is on the existing fire station building.
4. Eliminate the north canopy over the north windows.

We appreciate you taking the time to review these modifications. If you have any questions or require any additional drawings or information, please do not hesitate to contact Tom O'Connell or myself.

Sincerely,

*Eric M. Maj*

**Partners in Design  
Architects, Inc.**

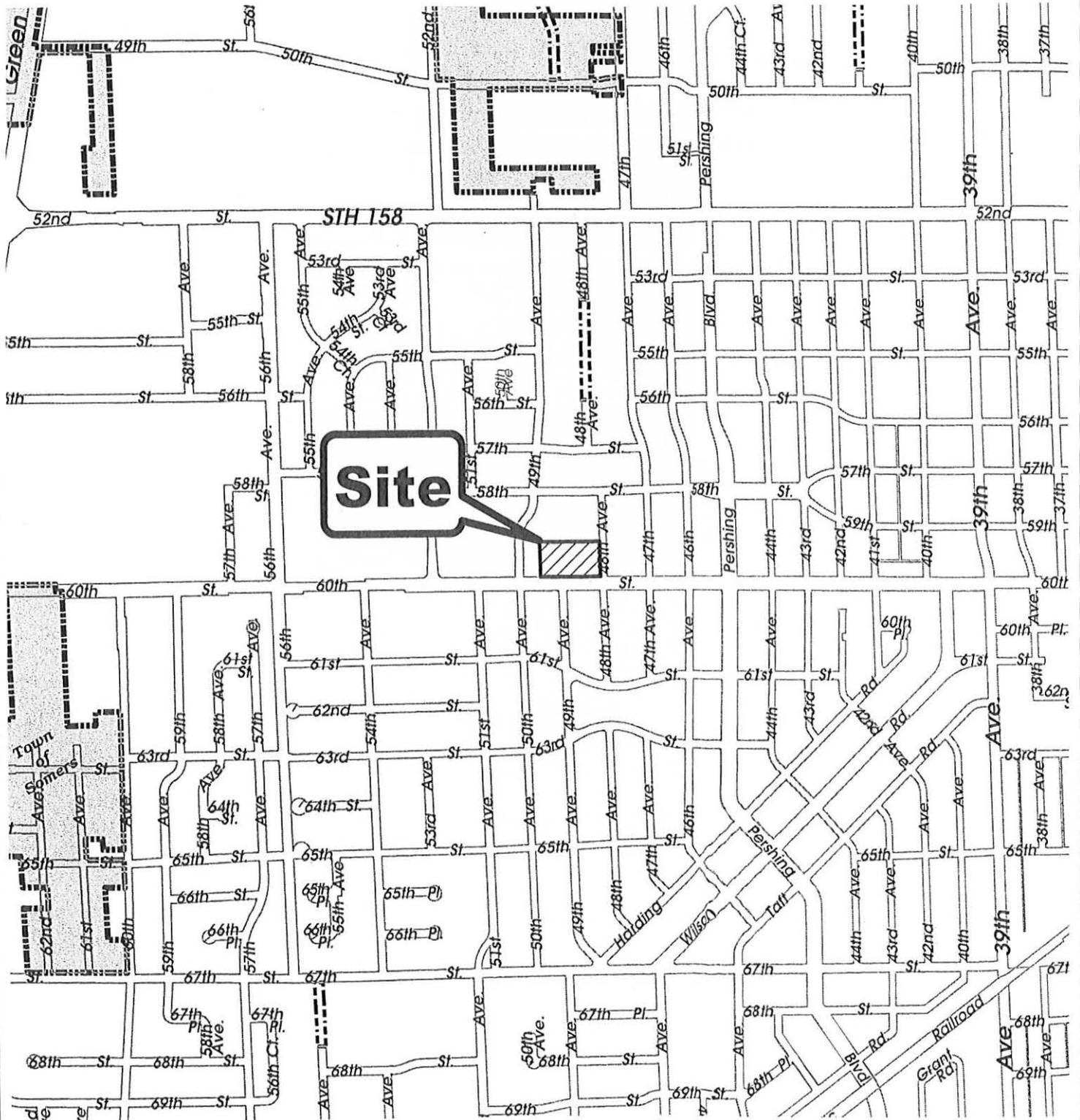
**W I S C O N S I N**  
600 Fifty Second Street  
Suite 220  
Kenosha, WI 53140  
voice: 262.652.2800  
fax: 262.652.2812

**I L L I N O I S**  
2610 Lake Cook Road  
Suite 280  
Riverwoods, IL 60015  
voice: 847.940.0300  
fax: 847.940.1045

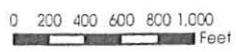
# City of Kenosha

## Vicinity Map

### Fire Station #4 Addition - Public Building Review



**Site**



Municipal Boundary

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

**MAILING INFORMATION**

**NAME OF PROJECT:** Addition to Fire Station No. 4

*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]: Chief John R. Thomsen 625 - 52nd Street Kenosha, Wisconsin 53140	Phone: <u>262.653.4100</u> Fax: <u>262.653.4107</u> E-Mail: <u>jthomsen@kenoshafire.com</u>
<input type="radio"/>	Name and Address of Architect/Engineer [Please print]: Partners in Design Architects, Inc. 600 - 52nd Street, Suite 220 Kenosha, Wisconsin 53140	Phone: <u>262.652.2800</u> Fax: <u>262.652.2812</u> E-Mail: <u>tomo@pidarchitects.com</u>
<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): \_\_\_\_\_  
4810 - 60th Street  
Kenosha, Wisconsin 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 type="checkbox"/>	Rezoning	Section 9	Pages 14 & 15
<input checked="" type="checkbox"/>	Site Plan Review	Section 10	Pages 16 & 17

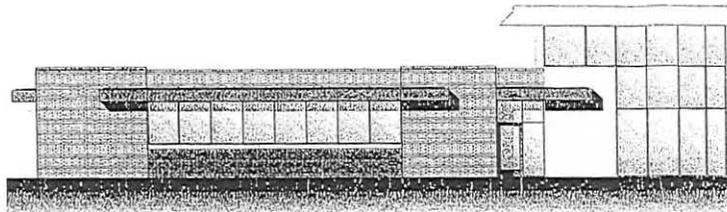
**PRIOR TO SUBMITTING THIS APPLICATION TO THE DEPARTMENT OF CITY DEVELOPMENT,  
PLEASE REVIEW THE APPROPRIATE SECTION(S) FOR FEES, REQUIREMENTS AND APPROPRIATE APPENDICES.**

*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 10  
SITE PLAN REVIEW**

<b>Additional Information Required:</b>	<b>Building or Addition Square Footage:</b> <u>2,544 square feet</u> <b>Existing Building Size:</b> <u>19,538 square feet</u> <b>Site Size:</b> <u>2.5 acres</u>			
<b>Submittal Requirements:</b>	<ul style="list-style-type: none"> <li>➤ Ten (10) full size scaled copies</li> <li>➤ Developer Site Plan/Conditional Use Permit Checklist (Appendix A)</li> </ul>			
<b>If Item to be Reviewed by Plan Commission/Common Council must Submit:</b>	<ul style="list-style-type: none"> <li>➤ 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)</li> <li>➤ Sample Board containing colored samples of all exterior building materials</li> </ul>			
<b>Fees:</b>	<b>Level 1</b>	<b>Building or Addition Size</b> < = 10,000 sq. ft.	<b>Site size</b> < = 1 acre	<b>Review Fee</b> \$900 = City Plan Dept. <i>or</i> \$1,025 = CPC/CC
	<b>Level 2</b>	10,001 - 50,000 sq. ft.	1.01 - 10 acres	\$1,175 = City Plan Dept. <i>or</i> \$1,300 = CPC/CC
	<b>Level 3</b>	50,001 - 100,000 sq. ft.	10.01 - 25 acres	\$1,600 = City Plan Dept. <i>or</i> \$1,725 = CPC/CC
	<b>Level 4</b>	> 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"> <li>➤ 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.</li> <li>➤ Application fee entitles applicant to an initial review and one re-submittal.</li> <li>➤ Re-submittal fee = \$425 per re-submittal after two (2) permitted reviews.</li> <li>➤ Amendment = 50% of the applicable fee</li> </ul>			
<b>Appendices to Review:</b>	➤ All			
<b>Approximate Review Time:</b>	<ul style="list-style-type: none"> <li>➤ 30 days for Staff Review</li> <li>➤ 45-60 days for City Plan Commission/Common Council Review</li> </ul>			
The site plan review plans, <i>prepared to standard engineering scale</i> , shall be submitted with this application and shall include the following information:				
<b>Building Plan:</b>	<ul style="list-style-type: none"> <li>➤ Layout of building(s) including size and layout of rooms</li> <li>➤ Design and architecture</li> <li>➤ Plans and details on fire suppression and/or standpipe</li> <li>➤ Plans and details on fire detection, fire alarm, and other safety devices</li> </ul>			
<b>Site Plan</b> (based on a plat of survey)	<ul style="list-style-type: none"> <li>➤ Legal description of property</li> <li>➤ Location and "footprint" of building(s) and structure(s)</li> <li>➤ Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks</li> <li>➤ Outline of any development stages</li> <li>➤ Location and details on any required emergency access roads</li> <li>➤ A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space</li> </ul>			
<b>Drainage Plan</b>	<ul style="list-style-type: none"> <li>➤ Existing topography, including spot elevations of existing buildings, structures, high points, and wet areas, with any previous flood elevations</li> <li>➤ Floodplain boundaries, if applicable</li> <li>➤ Soil characteristics, where applicable</li> <li>➤ Proposed topography of the site denoting elevations and natural drainage after construction, and any proposed stormwater retention areas</li> </ul>			
<b>Landscape Plan</b>	<ul style="list-style-type: none"> <li>➤ Existing trees and landform</li> <li>➤ Location, extent, and type of all proposed plantings</li> <li>➤ Location, height, opaque characteristics and type of any required screening</li> </ul>			



# CITY OF KENOSHA, WISCONSIN

## FIRE STATION #4 ADMINISTRATION WING ADDITION

DEPARTMENT OF CITY DEVELOPMENT  
STAFF LEVEL REVIEW SUBMITTAL

*Approved Plan*

### GENERAL NOTES

1. DO NOT SCALE DRAWING.
2. CONTRACTOR SHALL FIELD VERIFY AND DEGREE THROUGHOUT ENTIRE SITE WITH ALL CONDITIONS AND UTILITIES.
3. EACH CONTRACTOR SHALL REVIEW ALL PLANS AND NOTED WORK.
4. ALL WORK SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR RESPECTIVE TRADES.

### SHEET INDEX

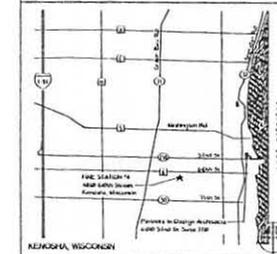
#	TITLE SHEET
01	ENDING SITE OVERVIEW
02	SITE DETAIL FROM PLAN
03	SITE LAYOUT PLAN
04	IRRIELED PLAN
05	CIVIL DETAILS
<b>LANDSCAPE</b>	
100	LANDSCAPE PLAN
101	LANDSCAPE NOTES + SCHEDULE
<b>MECHANICAL</b>	
201	FLOOR PLAN + MECHANICAL SITE PLAN
202	EXHAUSTER SCHEDULE
<b>ELECTRICAL</b>	
301	SITE ELECTRICAL PLAN

### PROJECT DATA

**UNIVERSITY CLASSIFICATION**  
 EXISTING PROJECT USE  
 ADDITIONAL USE(S):

**DRAWING DATE**  
 10/03/11: EXISTING SITE PLAN  
 10/03/11: EXISTING AND FLOOR  
 10/03/11: MECHANICAL SCHEDULE  
 10/03/11: ELECTRICAL

### LOCATION MAP



### CLIENT

CITY OF KENOSHA  
 400 3RD STREET NORTH  
 KENOSHA WISCONSIN 53140  
 PHONE: 261.5110  
 ATTN: THOMAS PACIEN



Partners in Design  
 ARCHITECTS

### ARCHITECT

PARTNERS IN DESIGN ARCHITECTS  
 400 3RD STREET NORTH  
 KENOSHA WISCONSIN 53140  
 PHONE: 261.5110  
 FAX: 261.5110  
 ATTN: THOMAS PACIEN, ARCHITECT  
 OR  
 LANCE FRANKEL, ARCHITECT

HANSON &  
 ASSOCIATES, INC.

### ELECTRICAL ENGINEER

HANSON & ASSOCIATES, INC.  
 400 3RD AVENUE  
 KENOSHA WISCONSIN 53140  
 PHONE: 261.5110  
 FAX: 261.5110  
 ATTN: DAVID L. HANSON, P.E.

LAKEFRONT  
 ENGINEERING, INC.

### MECHANICAL ENGINEER

LAKEFRONT ENGINEERING, INC.  
 3000 3RD STREET NORTH  
 KENOSHA WISCONSIN 53140  
 PHONE: 261.5110  
 FAX: 261.5110  
 ATTN: STEVE A. FRANK, P.E.

LAKEFRONT  
 ENGINEERING, INC.

### PLUMBING ENGINEER

LAKEFRONT ENGINEERING, INC.  
 3000 3RD STREET NORTH  
 KENOSHA WISCONSIN 53140  
 PHONE: 261.5110  
 FAX: 261.5110  
 ATTN: STEVE A. FRANK, P.E.

### STRUCTURAL ENGINEER

FRANKEL & SONS, P.C.  
 400 3RD AVENUE  
 KENOSHA WISCONSIN 53140  
 PHONE: 261.5110  
 ATTN: FRANK S. FRANKEL, P.E.

Clark Dietz

### CIVIL ENGINEERING

CLARK DIETZ  
 5011 Green Bay Road, Suite 20  
 Kenosha, WI 53144  
 PHONE: 261.5110  
 FAX: 261.5110  
 ATTN: CLARK DIETZ, ENGINEER

### LANDSCAPE ARCHITECT

HILLER & ASSOCIATES, L.L.C.  
 400 3RD AVENUE  
 KENOSHA WISCONSIN 53140  
 PHONE: 261.5110  
 FAX: 261.5110  
 ATTN: STEVE HILLER

HILLER &  
 ASSOCIATES, L.L.C.

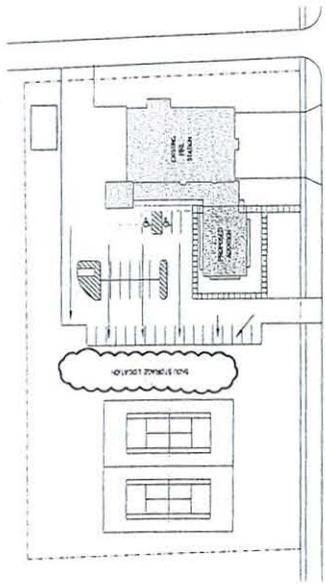


Partners in Design  
 ARCHITECTS

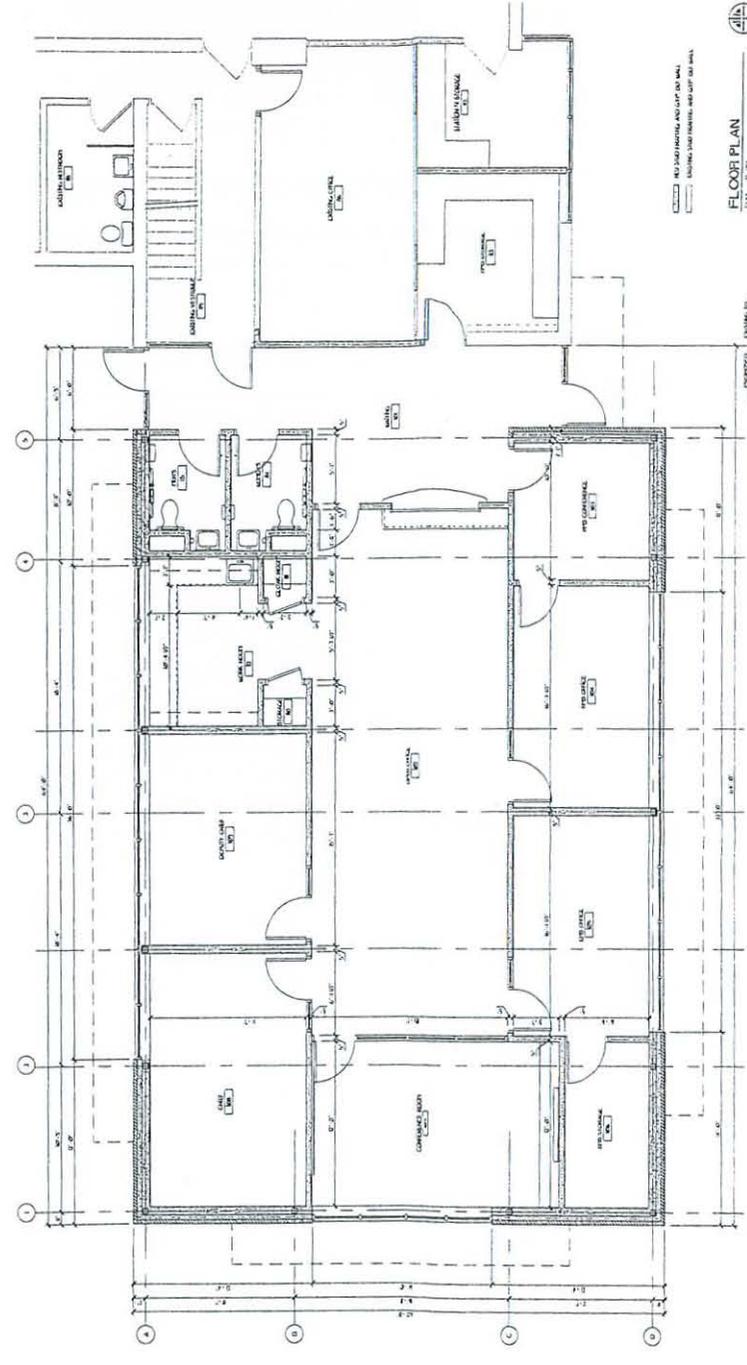
FIRE STATION #4 ADMINISTRATION  
 WING ADDITION

DATE: 04.16.13  
 NUMBER: 049.12.031





SNOW REMOVAL PLAN  
1" = 50'-0"



FLOOR PLAN  
1/4" = 1'-0"

PARTNERS IN DESIGN  
 ARCHITECTS  
 100 N. SHAWANEE  
 MILWAUKEE, WISCONSIN 53233  
 TEL: 414.224.1100  
 FAX: 414.224.1101  
 WWW: PARTNERSINDSIGN.COM

TERMINAL STATION #4 ADMINISTRATION WING ADDITION  
 KENOSHA, WISCONSIN  
 FLOOR PLAN & SNOW REMOVAL SITE PLAN

SHEET NO. 04-16-13  
 DATE: 04-16-13  
 SCALE: 1/4" = 1'-0"

A31

Approved Plan



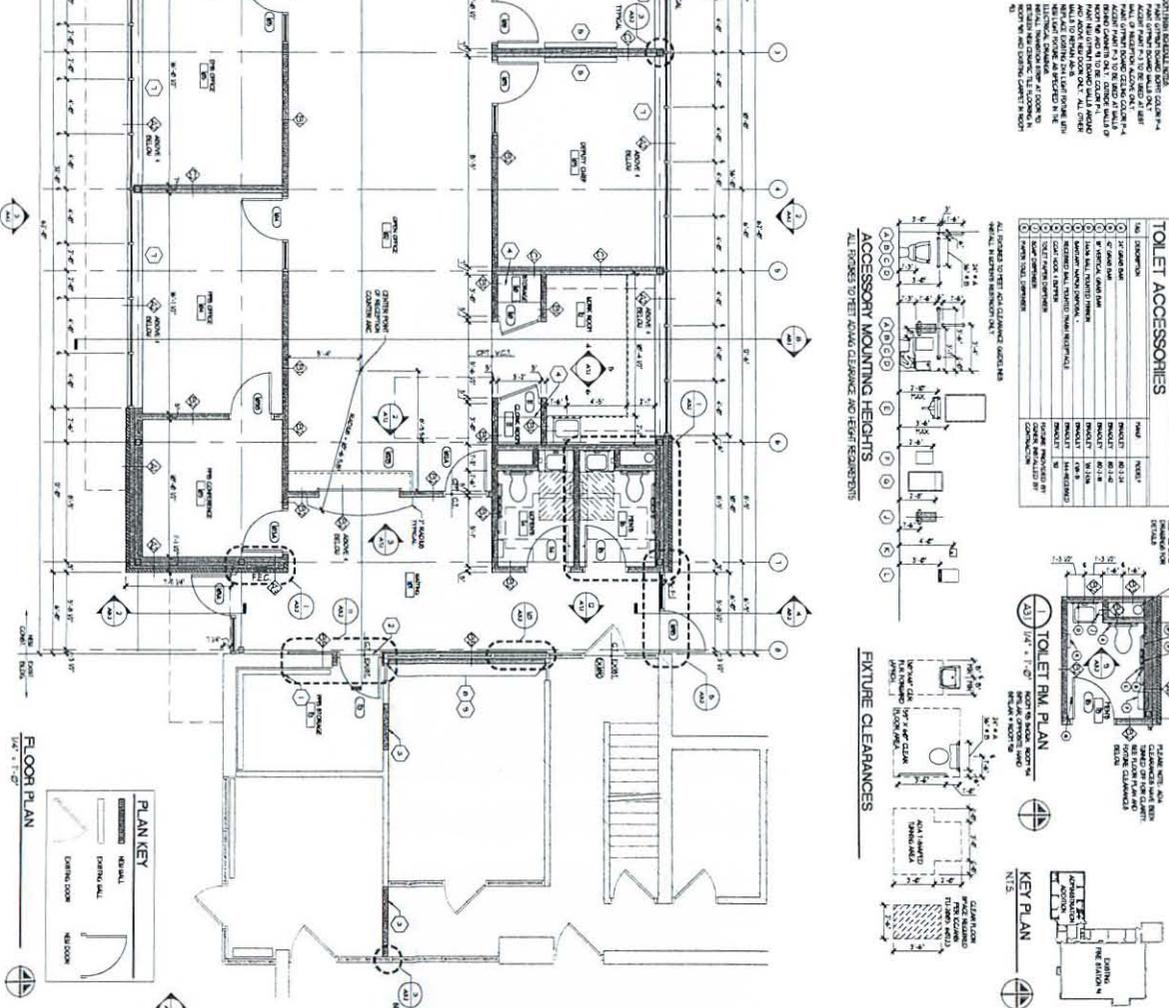
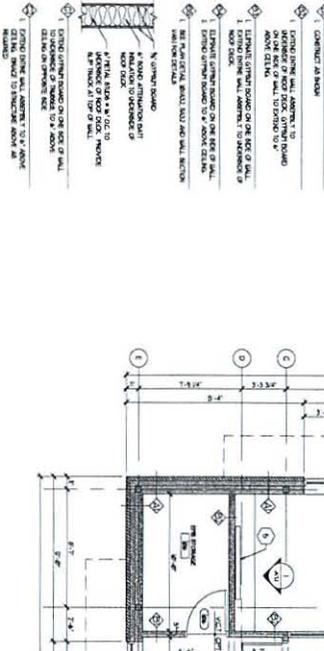
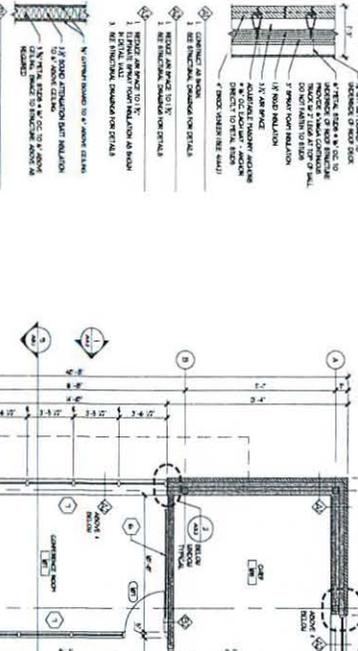
### ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	WALLS	FLOOR	CEILING	PAINT
101	RECEPTION	01	01	01	101
102	OFFICE	02	02	02	102
103	CONFERENCE	03	03	03	103
104	OFFICE	02	02	02	102
105	OFFICE	02	02	02	102
106	OFFICE	02	02	02	102
107	OFFICE	02	02	02	102
108	OFFICE	02	02	02	102
109	OFFICE	02	02	02	102
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### FLOOR PLAN KEY NOTES

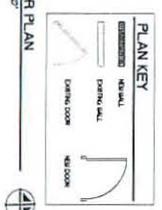
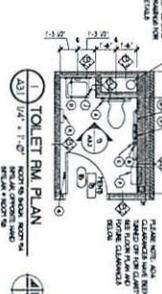
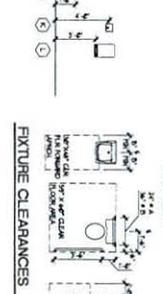
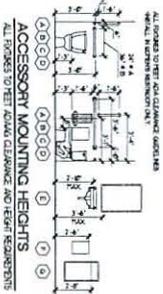
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### WALL TYPES



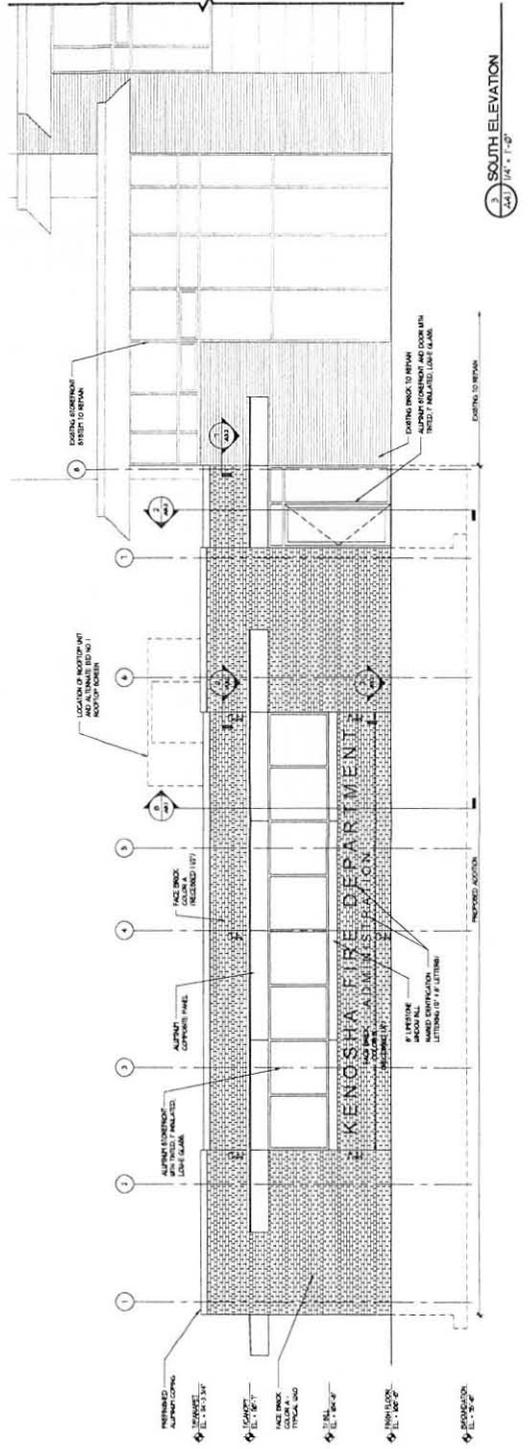
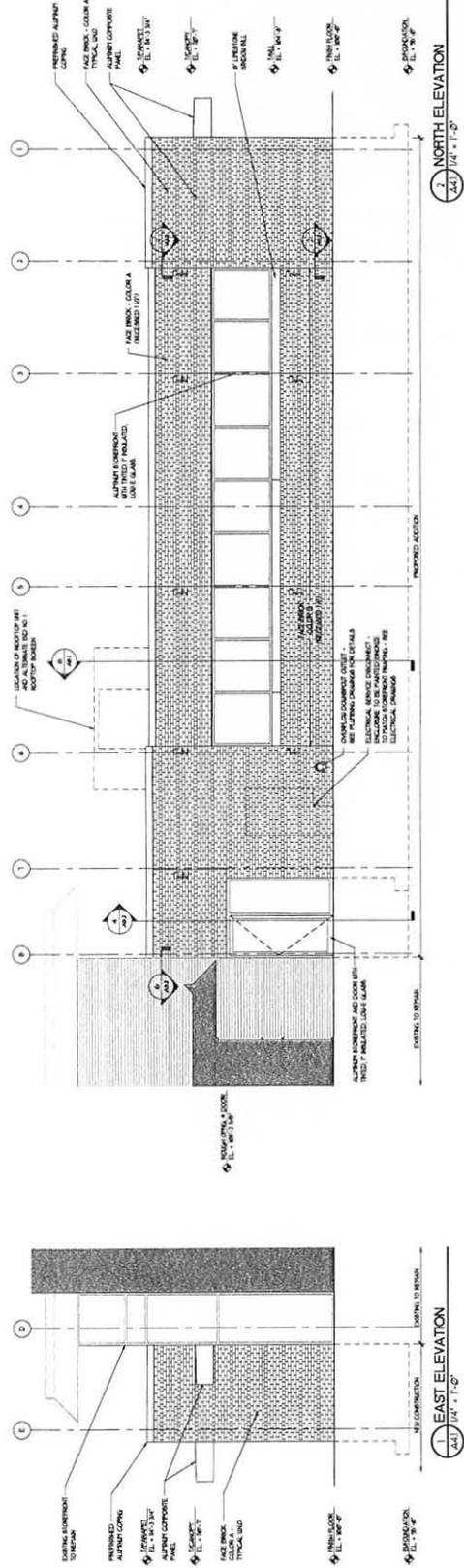
### TOILET ACCESSORIES

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	TOILET PAPER	100	ROLLS	
2	TOILET BRUSH	10	SETS	
3	TOILET SEAT	10	SETS	
4	TOILET BIDET	10	SETS	
5	TOILET TISSUE	100	ROLLS	
6	TOILET BRUSH	10	SETS	
7	TOILET SEAT	10	SETS	
8	TOILET BIDET	10	SETS	
9	TOILET TISSUE	100	ROLLS	
10	TOILET BRUSH	10	SETS	
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99	TOILET SEAT	10	SETS	
100	TOILET BIDET	10	SETS	



Proposed Amendment

A4.1



# Proposed Amendment

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	September 5, 2013	Item 3
<b>By the Mayor - To Repeal and Recreate Subparagraph 8.03 C.1. regarding Elevation Determination, Paragraph 8.03 D. regarding Post Foundation Survey, and Subparagraph 8.04 A.3. regarding Certificate of Occupancy of the Zoning Ordinance for the City of Kenosha. PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

N/A

**NOTIFICATIONS/PROCEDURES:**

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

**ANALYSIS:**

- The proposed Ordinance changes the requirement for a survey from post foundation to pre footing. This will help to eliminate situations where the foundation wall is either too high or too low.
- The proposed Ordinance exempts single and two family alteration permits from also having to obtain a separate \$120.00 Occupancy permit.

**RECOMMENDATION:**

A recommendation is made to approve the proposed Ordinance.

  
 Rich Schroeder, Deputy Director

  
 Jeffrey B. Labahn, Director

**DRAFT-07/18/13**  
**08/22/13**

**SPONSOR: MAYOR**

**TO REPEAL AND RECREATE SUBPARAGRAPH 8.03 C.1.  
REGARDING ELEVATION DETERMINATION, PARAGRAPH  
8.03 D. REGARDING POST FOUNDATION SURVEY, AND  
SUBPARAGRAPH 8.04 A.3. REGARDING CERTIFICATE OF  
OCCUPANCY OF THE ZONING ORDINANCE FOR THE CITY OF  
KENOSHA**

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

**Section One:** Subparagraph **8.03 C.1** and Paragraph **8.03 D.** of the Zoning Ordinance

for the City of Kenosha, Wisconsin, are hereby repealed and recreated as follows:

**C. Elevation Determination.**

1. Surface drainage elevations, as required in B.4. and B.8. above, shall correspond to previously established design criteria on file with the Department of Public Works and Department of ~~City~~ Development Community Development and Inspections.

~~D. Post Foundation Survey. Within ten (10) working days from the date a foundation is installed, backfilled and rough graded, and prior to any additional work being performed, a post foundation survey shall be submitted to the Administrator. The Administrator shall not authorize any additional construction work to be performed until and unless a survey is submitted which shows:~~

- ~~1. Location of foundation with respect to property lines.~~
- ~~2. Height of foundation in accordance with Subsection C.~~
- ~~3. Rough grade in accordance with Subsection C~~

**D. Foundation Footing Survey.** Prior to pouring foundation footings, a foundation footing survey shall be submitted to the Administrator. The Administrator shall not authorize any additional construction work to be performed unless and until a foundation footing survey is submitted which shows:

- 1. Top of footing height.**
- 2. Location of foundation in relation to lot lines.**
- 3. Height of proposed top of foundation wall.**
- 4. Proposed foundation elevation in accordance with Subsection C.**

**Section Two:** Subparagraph **8.04 A.3.** of the Zoning Ordinance 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, except a single-family or two-family residential building which has been the subject of an alteration.
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 in which all the units have been vacant and unoccupied for more than ninety (90) days.
9. A building subject to a business license under Chapters 10, 12, and 13 of the Code of General Ordinances

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

ATTEST: \_\_\_\_\_ City Clerk

APPROVED: \_\_\_\_\_ Mayor

Passed:

Published:

Drafted By:  
JONATHAN A. MULLIGAN  
Assistant City Attorney