

<p><b>Municipal Building</b>  <b>625 52nd Street – Room 202</b></p>	<p><b><i>Kenosha City Plan Commission</i></b>  <b><i>Agenda</i></b></p>	<p><b>Thursday, September 8, 2011</b>  <b>5:00 p.m.</b></p>
<p><i>Mayor Keith Bosman - Chairman, Alderman Jesse Downing - Vice-Chairman</i>  <i>Alderman Anthony Kennedy, Alderman Jan Michalski,</i>  <i>Anita Faraone, Robert Hayden, Art Landry, Anderson Lattimore and Ron Stevens</i></p>		

Call to Order and Roll Call

*Approval of Minutes from August 18, 2011*

1. Conditional Use Permit for a 4,794 s.f. addition to the Horticultural Building for Gateway Technical College at 3520 30th Avenue, District #5. (Gateway Technical College) PUBLIC HEARING
2. By The City Plan Commission - City Plan Commission Resolution To approve an Amendment to *A Comprehensive Plan for the City of Kenosha: 2035*, 39th Avenue Designation, District #5. PUBLIC HEARING
3. By the Mayor - Resolution to Amend the Official Map for the City of Kenosha to designate 7.01 feet east of 39th Avenue at 24th Street as future street, pursuant to Section 62.23(6) Wisconsin Statutes, District #5. PUBLIC HEARING
4. By the Mayor - To Create Subsection 18.02 j. of the Zoning Ordinance to Amend the Comprehensive Plan to add a portion of right-of-way at 39th Avenue and 24th Street to the Official Map, District #5. PUBLIC HEARING
5. By The City Plan Commission - City Plan Commission Resolution To approve an Amendment to *A Comprehensive Plan for the City of Kenosha: 2035*, 51st Street Designation, District #5. PUBLIC HEARING
6. By the Mayor - Resolution To Amend the Official Map for the City of Kenosha to designate 18 feet south of 51st Street between 17th and 18th Avenues as future street, pursuant to Section 62.23(6) Wisconsin Statutes, District #7. PUBLIC HEARING
7. By the Mayor - To Create Subsection 18.02 k. of the Zoning Ordinance to Amend the Comprehensive Plan to add a portion of right-of-way at 51st Street between 17th and 18th Avenues to the Official Map, District #7. PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

*Adjournment*

**CITY PLAN COMMISSION**  
**Minutes**  
**August 18, 2011**

MEMBERS PRESENT: Mayor Bosman, Alderman Downing, Alderman Kennedy, Alderman Michalski, Anita Faraone, Art Landry and Anderson Lattimore

MEMBERS EXCUSED: Robert Hayden and Ron Stevens

STAFF PRESENT: Brian Wilke

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

A motion to approve the minutes from July 21, 2011 and August 4, 2011 was made by Ms. Faraone and seconded by Alderman Kennedy. The motion passed unanimously. (Ayes-7; Noes-0).

Mayor Bosman asked that Items 1, 2 and 3 be taken together for public hearing purposes. All items were read.

1. **City Plan Commission Resolution - To Amend the Land Use Plan Map for the *Comprehensive Plan for the City of Kenosha: 2035*, regarding property at 6832 24th Avenue, District #12. (Murillo) PUBLIC HEARING**
2. **By the City Plan Commission - To Create Subsection 18.02 i. of the Zoning Ordinance to Amend the Land Use Plan for the City of Kenosha: 2035, District #12. (Murillo) PUBLIC HEARING**
3. **By the Mayor - To Rezone property at 6832 24th Avenue from RG-1 General Residential District to B-2 Community Business District in conformance with Section 10.02 of the Zoning Ordinance, District #12. (Murillo) PUBLIC HEARING**

Public hearing opened.

Claudia Murillo, 6828 31st Avenue, owner of the property was available for questions.

Public hearing closed.

Brian Wilke, Development Coordinator, showed a video of the site. The property owner applied for a building permit to do some alterations, but the permit was denied because the tavern is currently a non-conforming use. This Rezoning and Amendment to the Land Use Map would make the property conforming.

Mr. Wilke talked to Alderman Bostrom and he supports the rezoning.

A motion was made by Ms. Faraone and seconded by Alderman Michalski to approve Item 1, the City Plan Commission Resolution.

Alderman Michalski said he supports the rezoning to the existing business.

Mr. Landry asked for the hours of operation of the tavern. Ms. Murillo said they open at 10:00 a.m. until 2:00 or 2:30 a.m., depending on the day. The bar is very quiet during the day and they have pool leagues in the evening.

The motion passed unanimously. (Ayes-7, Noes-0)

A motion was made by Ms. Faraone and seconded by Alderman Downing to approve Item 2, the Zoning Ordinance. The motion passed unanimously. (Ayes-7, Noes-0)

A motion was made by Alderman Michalski and seconded by Alderman Downing to approve Item 3, the Rezoning. The motion passed unanimously. (Ayes-7, Noes-0)

**4. Request to extend the Conditional Use Permit for a multi-family residential development to be located east of 30th Avenue, north and south of 21st Street, District #5. (Sun Pointe Village) PUBLIC HEARING**

Public hearing opened.

Steve Mills, 4011 80th Street, developer of the property requested approval of a six month extension. Mr. Mills noted they have sold 2 units since the last extension.

Public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve the Conditional Use Permit extension.

Alderman Kennedy asked why they only requested a six month extension. Mr. Mills said per the Ordinance, that is all we are allowed. Mr. Wilke added that the Ordinance states a maximum of a 36 month approval from the first approval. Alderman Kennedy asked at what point do you not ask for another extension. Mr. Mills said when we don't pay the real estate taxes or the existing units become an issue. Alderman Kennedy said he would support the extension.

Ms. Faraone said we recently gave someone an extension for longer than they asked for. Mr. Wilke said we could do that, but only up to a maximum of 36 months per the current Ordinance.

Mayor Bosman asked if we wanted to extend further at the Council level, could we? Mr. Wilke said no, not with the current Ordinance. Mayor Bosman said maybe that is something we should revisit in the future. Maybe we will have to change that extensions due to the current economic times. Mr. Wilke said that is something we could definitely look into now that our design standards have been set.

The motion passed unanimously. (Ayes-7, Noes-0)

**Public Comments**

No public comments.

### **Commissioner Comments**

Alderman Kennedy thanked Mr. Wilke for performing a minor miracle at the Neighborhood Meeting last night.

### **Staff Comments**

Mr. Wilke said there is a Neighborhood Meeting tonight at Tremper regarding the Walmart proposals. Also there will be another meeting on Monday, August 29th at the Transit Center.

A motion to adjourn was made by Ms. Faraone and seconded by Alderman Kennedy. The motion passed unanimously (Ayes-7 Noes-0). The meeting adjourned at 5:17 p.m.

*Certification that the minutes have been approved by the City Plan Commission.*

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*Jeffrey B. Labahn, Director of City Development*

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

City Plan Division 625 52 <sup>nd</sup> Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	September 8, 2011	Item 1
<b>Conditional Use Permit for a 4,794 s.f. addition to the Horticultural Building for Gateway Technical College at 3520 30th Avenue, District #5. (Gateway Technical College) PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

Site: 3520 30th Avenue  
Zoned: IP Institutional Park

**NOTIFICATIONS/PROCEDURES:**

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

**ANALYSIS:**

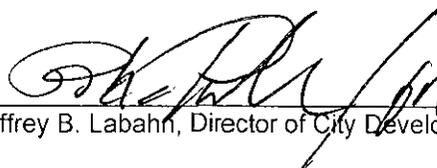
- Gateway Technical College is proposing an addition to their existing Horticultural Studies Building on their 30th Avenue campus. The addition would include additional lab and classroom space.
- The proposed materials are brick, fiber cement board panels and glass. The proposed materials will match the existing building and the materials used on the campus.
- No additional off-street parking is proposed for the site.
- Plans were sent to 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.



\_\_\_\_\_  
Brian R. Wilke, Development Coordinator  
/u2/acct/cp/ckays/CPC/2011/Sep8/fact-cup-gateway.odt



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

<p>City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030</p>	<p><b><i>Kenosha City Plan Commission Conditions of Approval</i></b></p>	<p><b>Gateway Technical College Horticultural Addition 3520 30th Avenue</b></p>	<p>September 8, 2011</p>
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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. The applicant shall obtain all required construction permits from the Department of Neighborhood Services & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.
  - b. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.
  - c. The development shall be constructed per the approved plans on file with the Department of City Development, Room 308, 625 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 City Development for review and approval.
  - d. Prior to the issuance of any occupancy permits, the building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
  - e. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.
  - f. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.
  - g. All trash containers shall be stored within the enclosure or building. Applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.
  - h. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within six (6) months of Common Council approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.
  - i. All vehicles shall be parked within the designated paved areas.

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

**Kenosha City Plan  
Commission  
Conditions of  
Approval**

**Gateway Technical College  
Horticultural Addition  
3520 30th Avenue**

September 8, 2011

- j. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.
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 15, 2011.
    - b. The building shall be sprinklered per City Ordinance.



**Engineering Division**  
 Michael M. Lemens, P.E.  
 Director/City Engineer

**Street Division**  
 John H. Prijic  
 Superintendent

**Fleet Maintenance**  
 Mauro Lenci  
 Superintendent

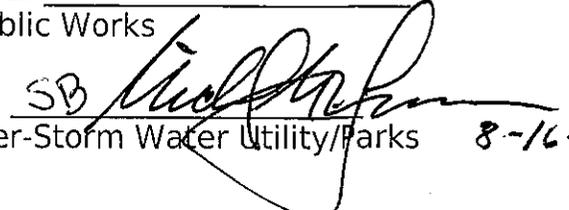
**Waste Division**  
 Robert Bednar  
 Superintendent

**Park Division**  
 Jeff Warnock  
 Superintendent

**DEPARTMENT OF PUBLIC WORKS**

**TO:** Brian Wilke, Development Coordinator

**FROM:** Michael M. Lemens, P.E.  
 Interim Director of Public Works

Shelly Billingsley, P.E. *SB*   
 Assistant City Engineer-Storm Water Utility/Parks 8-16-11

**DATE:** August 15, 2011

**SUBJECT:** PLAN REVIEW COMMENTS

**Project Description:** Gateway Technical College Horticulture Addition

**Location:** 3520 30<sup>th</sup> Avenue

Our staff has reviewed the plans for this project. The following comments are provided:

<b>Parking Lot Ordinance Compliance</b>	<b>Sufficient</b>	<b>Deficient</b>
Parking Lot Paved	X	
Standard Stall Width		
Parking Lot Layout	X	
Parking Lot Lighting Shown		
Parking Lot Lighting Adequate	X	
Handicapped Parking		
Driveway Locations		
Driveway Width		
Passing Blister or Accel/Decel Lanes		
Sidewalks Adequate	X	
Drive Thru Lane Design		

<b>Public Streets</b>	<b>Sufficient</b>	<b>Deficient</b>
Geometric Design	N/A	
Pavement Width		
Pavement Thickness Design		
Established Grades		
Plan Details		
Sidewalks		
Street Lights		

<b>Site Grading/Drainage</b>	<b>Sufficient</b>	<b>Deficient</b>
Drainage Plan		X
Storm Sewer		
Storm Water Detention		
Drainage Calculations		

<b>Project Approval/Permits Needed</b>	<b>Yes</b>	<b>No</b>
Project Approved for Permitting		X
Withhold Permits: See Comments		
Approve Footing/ Foundation Only (per condition)		
Parking Lot Permit Required		X
Driveway Permits Required		X
Sidewalk Permit Required		X
Street Opening Permit Required		X
State Permit Required		

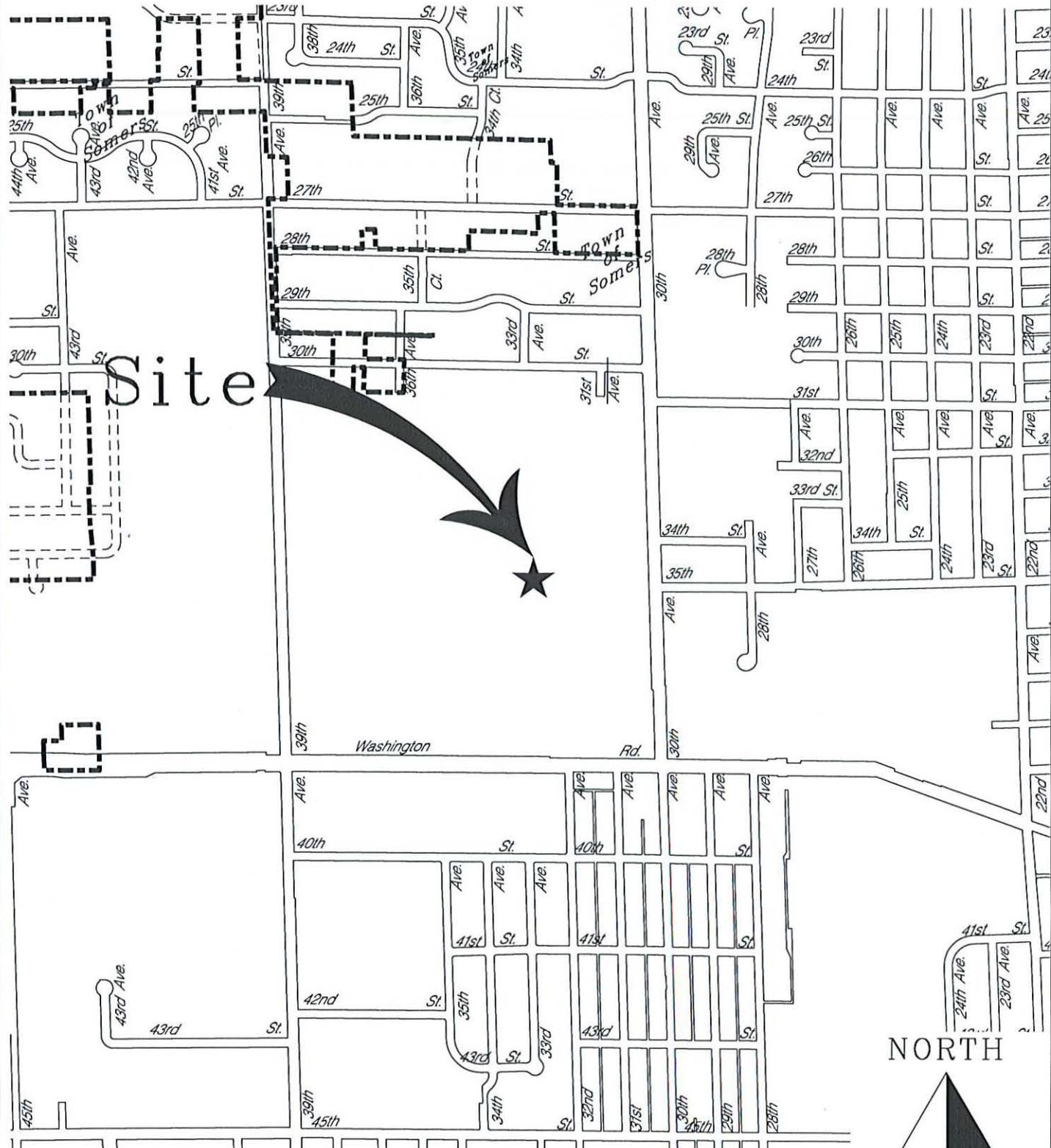
Other Comments:

1. The grade at the proposed building is not clear. Some sidewalk elevations are higher than the finished floor elevations.
2. The contours shown on the grading plan are not adequate to define the existing and proposed grades and not enough spot elevations are given to accomplish this. Show enough spot elevations to properly define the drainage.
3. A storm water management permit application is not required as the proposed disturbed area is less than an acre.

cc: Randy LeClaire  
 Bill Kohel  
 Tara Zerzanek

City of Kenosha

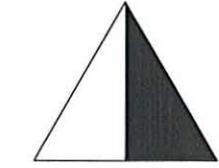
Vicinity Map  
Gateway Horticulture Addition CUP



Site

-  City-owned former MacWhyte properties
-  Petzke Park Boundary (as shown on master plan)
-  Municipal Boundary

NORTH



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

**MAILING INFORMATION**

**NAME OF PROJECT:** Pike Creek Horticulture Center - Gateway Technical College

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

<input type="checkbox"/>	Name and Address of Applicant [Please print]: Mark Zlevor Gateway Technical College 3520 30th Avenue Kenosha, Wisconsin 53144-1690	Phone: 564-3096 Fax: 564-2831 E-Mail: zlevorm@gtc.edu
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<input checked="" type="checkbox"/>	Name and Address of Architect/Engineer [Please print]: Mark A. Molinaro Jr. Partners in Design Architects, Inc. 600 52nd Street Suite 220 Kenosha, Wisconsin 53140	Phone: 652-2800 Fax: 652-2812 E-Mail: markm@pidarchitects.com
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<input type="checkbox"/>	Name and Address of Property Owner (if other than applicant)[Please print]: _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____
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**PROJECT LOCATION**

Location of Development (street address and / or parcel number): 3520 30th Avenue, Kenosha

**TYPE OF LAND DEVELOPMENT**

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

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

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

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

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

Phone: 262.653.4030  
Fax: 262.653.4045

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

**SECTION 4  
CONDITIONAL USE PERMIT**

<b>Additional Information Required:</b>	<b>Building or Addition Square Footage:</b> <u>4,794 s.f. addition</u> <b>Existing Building Size:</b> <del>4,925 s.f.</del> <u>4,794 s.f.</u> <b>Site Size:</b> <u>&lt;1Acre for project (total campus acreage 50+)</u> <b>Current # of Employees</b> <u>266</u> <b>Anticipated # of New Employees</b> <u>N/A</u> <b>Anticipated Value of Improvements</b> <u>\$1.2M</u>
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<b>Submittal Requirements:</b>	<ul style="list-style-type: none"> <li>➤ Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale</li> <li>➤ Developer Site Plan/Conditional Use Permit Checklist (Appendix A)</li> </ul>
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<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>
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<b>Fees:</b>		<b>Building or Addition Size</b>	<b>Site size</b>	<b>Review Fee</b>
	Level 1	<= 10,000 sq. ft.	<= 1 acre	\$900 = City Plan Dept. <i>or</i> \$1,025 = CPC/CC
	Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	\$1,175 = City Plan Dept. <i>or</i> \$1,300 = CPC/CC
	Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	\$1,600 = City Plan Dept. <i>or</i> \$1,725 = CPC/CC
	Level 4	> 100,001 sq. ft.	> 25.01 acres	\$2,000 = City Plan Dept. <i>or</i> \$2,125 = CPC/CC
	<ul style="list-style-type: none"> <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>➤ CUP Amendment = 50% of the applicable fee as determined above.</li> </ul>			

<b>Appendices to Review:</b>	➤ All
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<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>
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The conditional use permit plans, *prepared to a standard engineering scale*, shall be submitted with this application & 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>
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<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>
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<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>
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**Partners in Design**  
ARCHITECTS

**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

August 08, 2011

Mr. Brian Wilke  
City of Kenosha  
Department of City Development  
625 52<sup>nd</sup> Street, Room 302  
Kenosha, Wisconsin 53140

Re: Gateway Technical College - Pike Creek Horticulture Center

**Dear Mr. Wilke:**

Having previously reviewed the proposed plans for the addition to the existing horticulture building on the Gateway Kenosha Campus, you are generally familiar with the project scope.

The purpose of this letter is to clarify a few specific issues relative to the project and our submittal.

First, while the project includes an addition to the building of 4,794 s.f., there will be no increase in additional staff or student population at this time. As a result, we will not be adding any more parking to the site, however our parking calculation sheet indicates that the current parking count on the property supports the additional square footage.

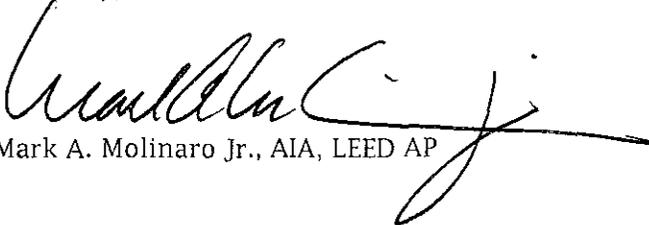
As we are not adding any additional parking, you will note that we have not submitted a sight photometric plan. The current site lighting is adequate and meets the current ordinance.

Additionally, we have not included a landscape plan with this submittal. The project scope has a requirement for foundation plantings and the college will comply with the requirement. Since the project is related to the horticulture program, the college intends to have the students prepare the plan and install the plantings. Unfortunately the program is on summer hiatus at this time. We will provide a plan as soon as possible for your review and approval.

Finally, the existing building is a non-sprinkled building and the addition, per the state and local code, will also be a non-sprinkled building.

Please do not hesitate to give me a call with any questions.

Sincerely,



Mark A. Molinaro Jr., AIA, LEED AP

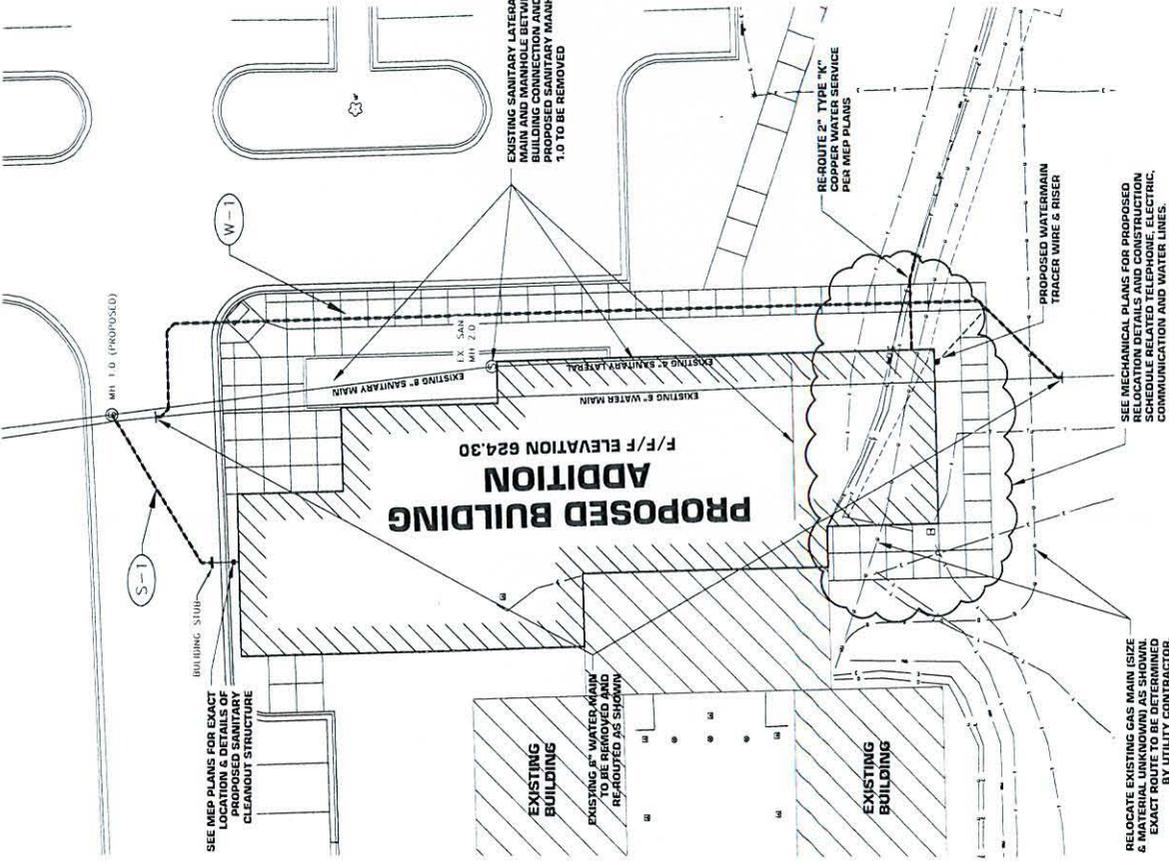


- ALUMINUM COMPOSITE PANEL FASCIA AND SOFFIT
- STEEL COLUMN PAINTED
- PRECAST CONCRETE CAP
- FIBER CEMENT BOARD PANELS (TRI-COLOR)
- 4" FLY ASH FACE BRICK PIER (COLOR TO MATCH EXISTING)
- 10'-0"x5'-0" ANODIZED ALUMINUM COUNTER SHUTTER DOOR BEYOND
- ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" CLEAR INSULATED, LOW-E GLAZING

PIKE CREEK HORTICULTURE CENTER



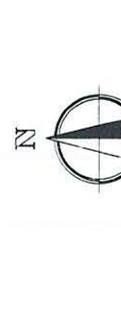




**GENERAL NOTES**

ALL KENOSHA WATER UTILITY (KWU) CONNECTION APPLICATIONS AND FEES FOR SANITARY SEWER AND WATER SERVICES (IF APPLICABLE) MUST BE SUBMITTED AND PAID PRIOR TO CONNECTION TO THE PUBLIC SYSTEM.

ALL WATER CONNECTIONS TO EXISTING PUBLIC WATER MAINS SHALL BE COMPLETED BY THE WATER UTILITY CONTRACTOR. ALL WATER MAINS SHALL BE 12\"/>



**SANITARY SEWER & WATER MAIN SPECIFICATIONS**

MATERIALS FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAINS (SS&W) AND CITY OF KENOSHA SPECIFICATIONS.

SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAINS (SS&W) AND CITY OF KENOSHA SPECIFICATIONS.

ALL WATER MAINS SHALL BE 12\"/>

**SANITARY SEWER**

LOCATE AND EXPOSE EXISTING 8\"/>

REMOVE SAN 1/2\"/>

INSTALL SANITARY MANHOLE 1.0 AND 3/4\"/>

**WATER MAIN**

LOCATE AND EXPOSE EXISTING 6\"/>

COMPLETELY REMOVE EXISTING 6\"/>

INSTALL 10\"/>

**SANITARY SEWER DESIGN**

S-1: 34\"/>

MIT 1.0

RM 623.01

1.0' 0\"/>

1.0' 0\" (99) 6.14.15 (700P)

CL ANNOT #1

RM 624.10

1.0' 0\" 6.14.15

**WATERMAIN DESIGN**

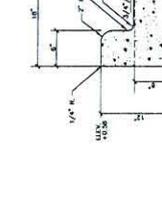
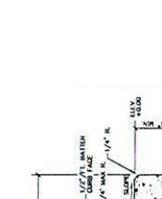
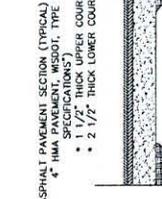
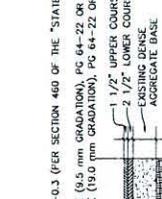
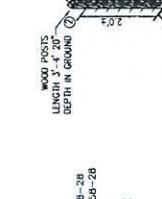
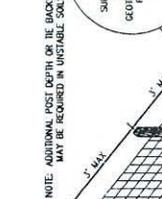
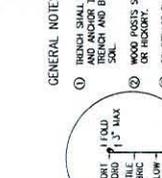
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**EXISTING UTILITY DATA**

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SWR 250	10/27/20	SM	1\"/>
SWR 251	10/28/20	SM	1\"/>
SWR 252	10/		



**18" VERTICAL FACE REVERSE PAN CURB AND GUTTER**  
 NOT TO SCALE



ASPHALT PAVEMENT SECTION (TYPICAL)  
 4" HMA PAVEMENT, W/SDOT, TYPE E-0.3 (PER SECTION 460 OF THE "STATE SPECIFICATIONS")  
 \* 1 1/2" THICK UPPER COURSE (19.0 mm GRADATION), PG 64-22 OR 58-28  
 \* 2 1/2" THICK LOWER COURSE (58-28 GRADATION)  
 SUBGRADE

ASPHALT PAVEMENT SECTION (TYPICAL)  
 4" HMA PAVEMENT, W/SDOT, TYPE E-0.3 (PER SECTION 460 OF THE "STATE SPECIFICATIONS")  
 \* 1 1/2" THICK UPPER COURSE (19.0 mm GRADATION), PG 64-22 OR 58-28  
 \* 2 1/2" THICK LOWER COURSE (58-28 GRADATION)  
 SUBGRADE

TRUNCATED DOME DETECTABLE WARNING  
 (TO BE INSTALLED ON ALL PRIVATE RAMPS)  
 NOT TO SCALE

10" PAVEMENT SECTION (TYPICAL)  
 5" CONCRETE (PER SECTION 602 OF THE "STATE SPECIFICATIONS")  
 \* ALL CONCRETE SHALL BE GRADE A-F, AIR-ENTRAINED, 6-BAG MIX WITH 5% COMPACTED DENSE AGGREGATE BASE  
 \* 2" GRADATION (PER SECTION 305.2.2.1 OF THE "STATE SPECIFICATIONS")  
 \* BASE COURSE SHALL EXTEND A MINIMUM OF 6 INCHES BEYOND THE EDGE OF WALK.  
 SEE SITE PLAN FOR WIDTHS  
 CROSS SLOPE (1/4" PER FT. (TYP))  
 6" CONCRETE SIDEWALK  
 8" COMPACTED DENSE AGGREGATE BASE  
 SUBGRADE

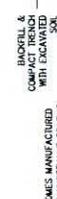
14" PAVEMENT SECTION (TYPICAL)  
 6" CONCRETE (PER SECTION 413 OF THE "STATE SPECIFICATIONS")  
 \* ALL CONCRETE SHALL BE GRADE A-F, AIR-ENTRAINED, 6-BAG MIX WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI  
 6" COMPACTED DENSE AGGREGATE BASE (W/IRON LIMESTONE ONLY)  
 \* SPECIFICATIONS (PER SECTION 305.2.2.1 OF THE "STATE SPECIFICATIONS")  
 \* BASE COURSE SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.  
 6" W. 4 X W. 4 W.F.F.  
 6" CONCRETE PAVEMENT  
 8" COMPACTED DENSE AGGREGATE BASE  
 SUBGRADE

OVERHEAD DOOR APRON CONCRETE PAVEMENT SECTION  
 NOT TO SCALE

ACCESSIBLE RAMP DETECTABLE WARNING SURFACE  
 (TO BE INSTALLED ON ALL PRIVATE RAMPS)  
 NOT TO SCALE

5" CONCRETE SIDEWALK SECTION  
 NOT TO SCALE

GENERAL NOTES - SILT FENCE



GENERAL NOTES - SILT FENCE

TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC FOLD MATERIAL TO FIT EACH END AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/2" x 1 1/2" OF OAK OR HICKORY.

CONTRACTOR SHALL REMOVE ALL CONTAMINATING MATERIALS FROM THE TRENCH BY CUTTING LENGTHS TO MATCH JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: (A) CUTTING LENGTHS TO MATCH JOINTS. (B) WELDING METHOD. AT THE END OF EACH SILT FENCE LENGTH.

NOTE: ADDITIONAL POST DEPTH OR THE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

NOTE: 8'0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

GENERAL NOTES

MANUFACTURER ALTERNATIVES APPROVED AND USED ON THE MUDS EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED WHEN RAMPING OR MAINTAINING INLET PROTECTION. CARE SHALL BE TAKEN TO ENSURE THAT THE SUBSTITUTION DOES NOT AFFECT THE PERFORMANCE OF THE PRODUCT. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

FINISHED SIZE INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

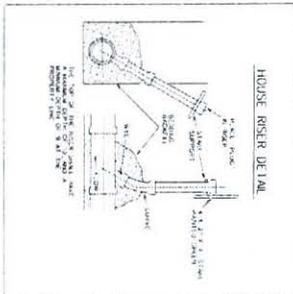
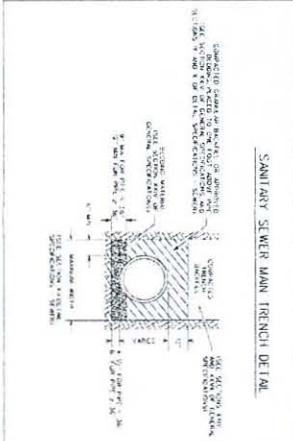
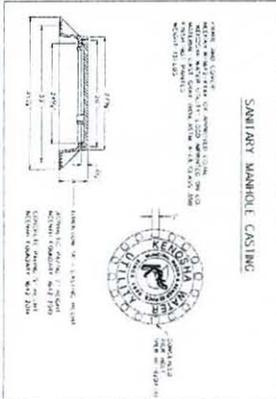
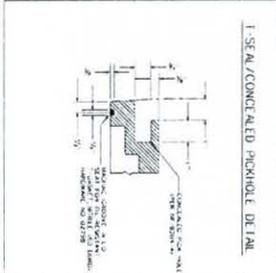
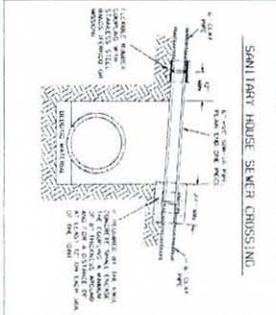
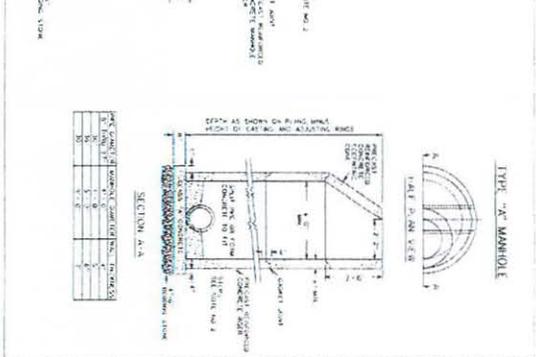
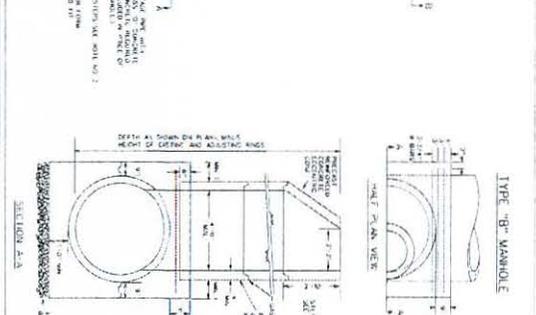
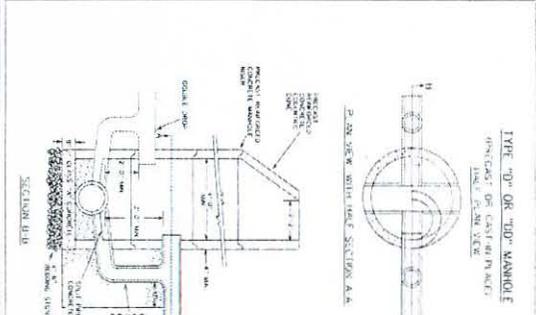
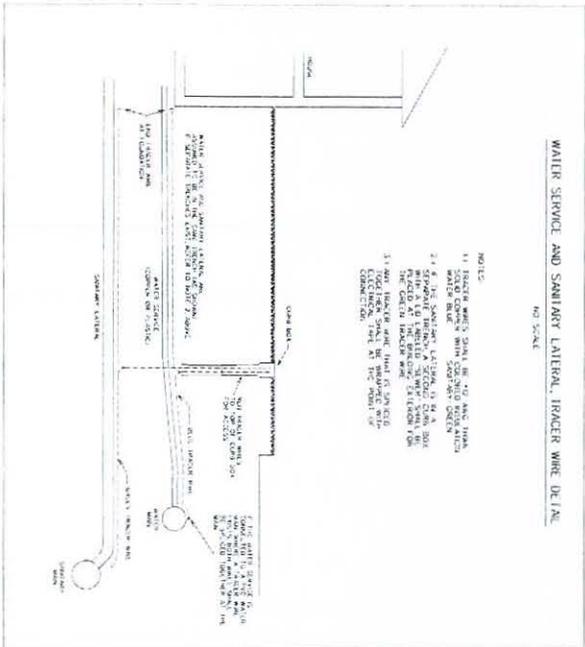
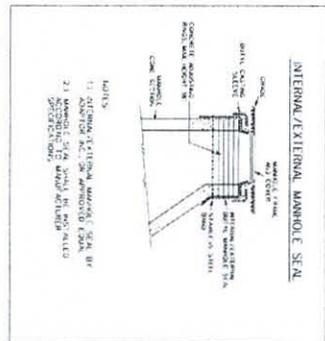
INSTALLATION NOTES

TYPE B  
 TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRADE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A 3" W/4" FLAP, HAND HOLES OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

INLET PROTECTION, TYPE B (WITHOUT CURB BOX)  
 (CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

TYPICAL STORMWATER INLET PROTECTION DETAIL  
 NOT TO SCALE

TYPICAL SILT FENCE DETAIL  
 NOT TO SCALE

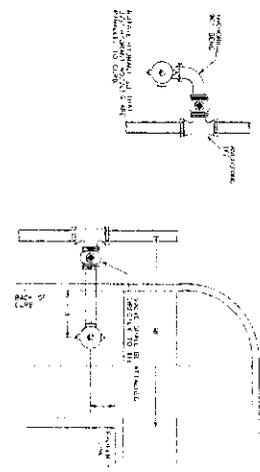


REVISIONS	DATE	BY	APP.
01/21/07	REVISED SHEET	JK	
03/25/08	REVISED TYPE 'D' MANHOLE	JK	
03/25/08	REVISED MANHOLE CASTING DETAIL	JK	

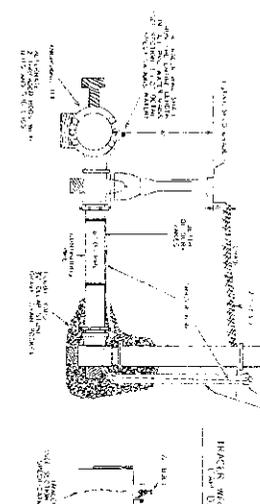
**KENOSHA WATER UTILITY ENGINEERING SERVICES**  
 Edward St. Felix, General Manager  
 4450 West 18th Avenue, Kenosha, WI 53142  
 Tel: 920.452.4300 Fax: 920.452.4301

**STANDARD DETAIL SHEET**  
**SANITARY SEWER**

ALTERNATE PLAN



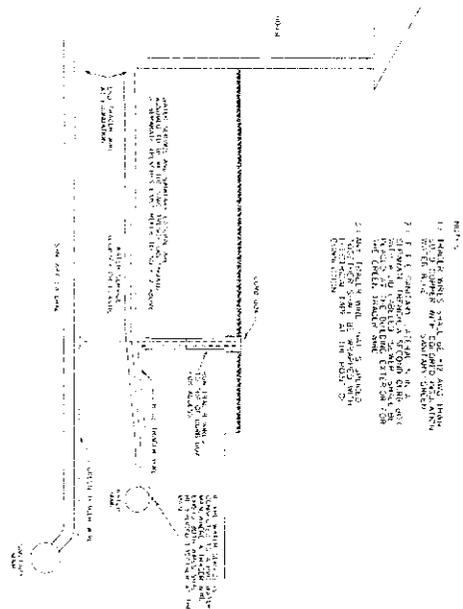
STANDARD PLAN



HYDRANT LOCATIONS & SETTINGS

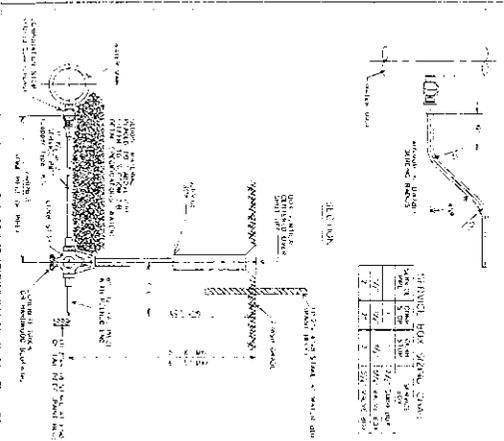
WATER SERVICE AND SANITARY LATERAL, IRONER WIRE CLEAN

NO SCALE



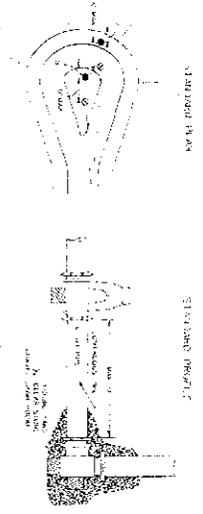
WATER SERVICE INSTALLATION

NO SCALE

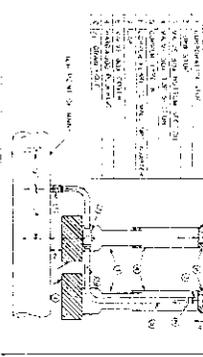


SIZE	TYPE	LENGTH	WEIGHT
1/2"	STAINLESS STEEL	10'	1.5
3/4"	STAINLESS STEEL	10'	2.5
1"	STAINLESS STEEL	10'	4.0
1 1/2"	STAINLESS STEEL	10'	7.5
2"	STAINLESS STEEL	10'	12.0
2 1/2"	STAINLESS STEEL	10'	18.0
3"	STAINLESS STEEL	10'	25.0
3 1/2"	STAINLESS STEEL	10'	33.0
4"	STAINLESS STEEL	10'	42.0
4 1/2"	STAINLESS STEEL	10'	52.0
5"	STAINLESS STEEL	10'	63.0
5 1/2"	STAINLESS STEEL	10'	75.0
6"	STAINLESS STEEL	10'	88.0
6 1/2"	STAINLESS STEEL	10'	102.0
7"	STAINLESS STEEL	10'	117.0
7 1/2"	STAINLESS STEEL	10'	133.0
8"	STAINLESS STEEL	10'	150.0
8 1/2"	STAINLESS STEEL	10'	168.0
9"	STAINLESS STEEL	10'	187.0
9 1/2"	STAINLESS STEEL	10'	207.0
10"	STAINLESS STEEL	10'	228.0

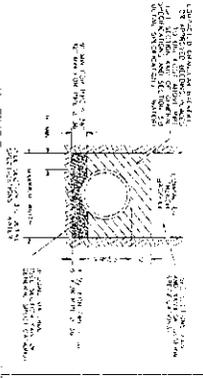
CUL-DE-SAC DETAIL



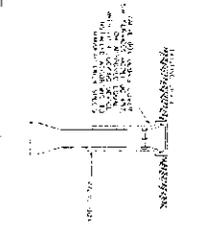
AIR DETAIL ASSEMBLY



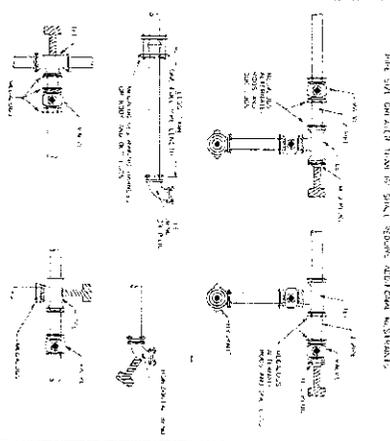
WATER MAIN HORIZONTAL DETAIL



VA-VE BOX DEBRIS COVER



IRONER INSTALLATION

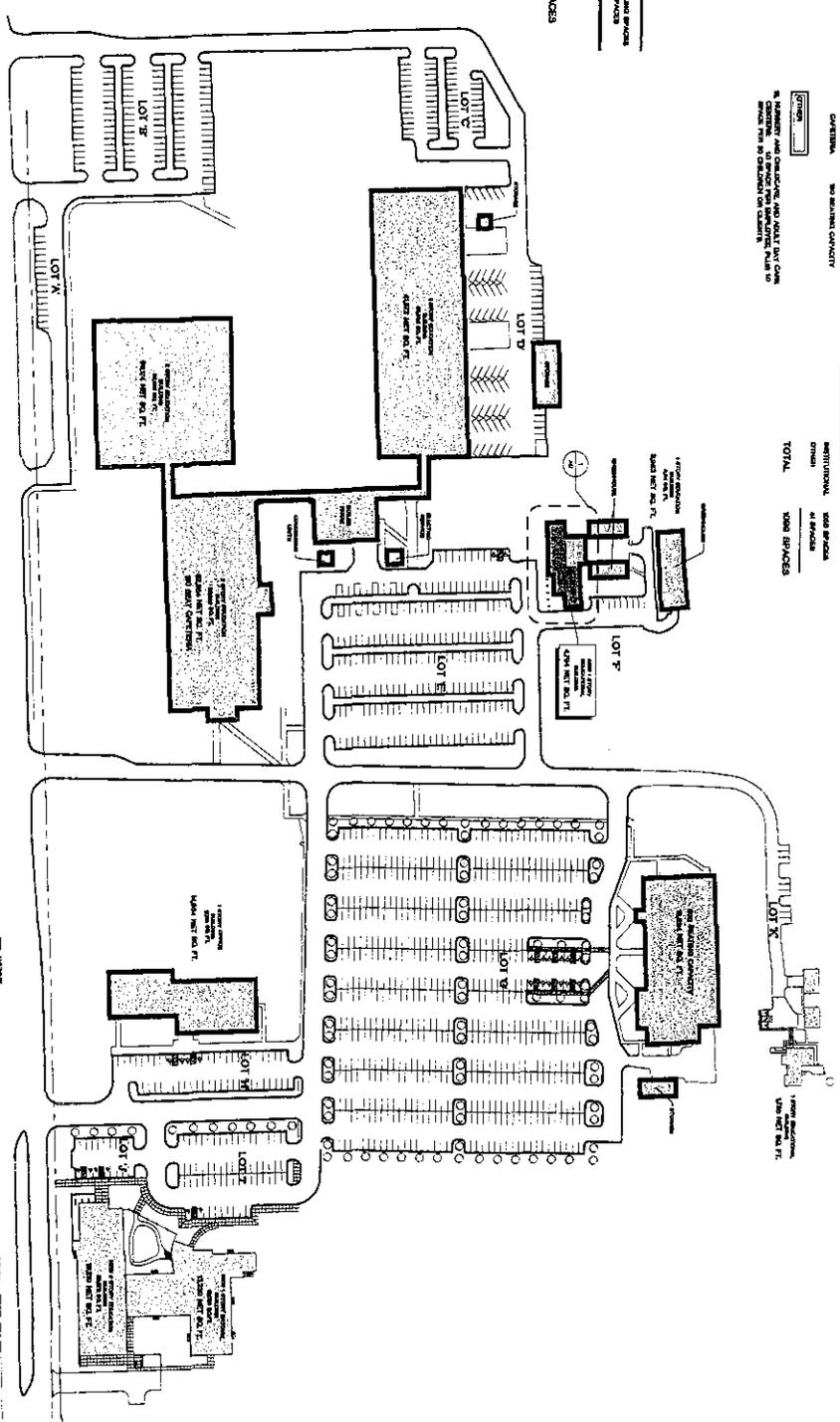


ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	IRONER WIRE 1/2" DIA 10' LONG	10	FEET	1.50	15.00
2	IRONER WIRE 3/4" DIA 10' LONG	10	FEET	2.50	25.00
3	IRONER WIRE 1" DIA 10' LONG	10	FEET	4.00	40.00
4	IRONER WIRE 1 1/2" DIA 10' LONG	10	FEET	7.50	75.00
5	IRONER WIRE 2" DIA 10' LONG	10	FEET	12.00	120.00
6	IRONER WIRE 2 1/2" DIA 10' LONG	10	FEET	18.00	180.00
7	IRONER WIRE 3" DIA 10' LONG	10	FEET	25.00	250.00
8	IRONER WIRE 3 1/2" DIA 10' LONG	10	FEET	33.00	330.00
9	IRONER WIRE 4" DIA 10' LONG	10	FEET	42.00	420.00
10	IRONER WIRE 4 1/2" DIA 10' LONG	10	FEET	52.00	520.00
11	IRONER WIRE 5" DIA 10' LONG	10	FEET	63.00	630.00
12	IRONER WIRE 5 1/2" DIA 10' LONG	10	FEET	75.00	750.00
13	IRONER WIRE 6" DIA 10' LONG	10	FEET	88.00	880.00
14	IRONER WIRE 6 1/2" DIA 10' LONG	10	FEET	102.00	1020.00
15	IRONER WIRE 7" DIA 10' LONG	10	FEET	117.00	1170.00
16	IRONER WIRE 7 1/2" DIA 10' LONG	10	FEET	133.00	1330.00
17	IRONER WIRE 8" DIA 10' LONG	10	FEET	150.00	1500.00
18	IRONER WIRE 8 1/2" DIA 10' LONG	10	FEET	168.00	1680.00
19	IRONER WIRE 9" DIA 10' LONG	10	FEET	187.00	1870.00
20	IRONER WIRE 9 1/2" DIA 10' LONG	10	FEET	207.00	2070.00
21	IRONER WIRE 10" DIA 10' LONG	10	FEET	228.00	2280.00

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR CONSTRUCTION	05/15/2023	JM	SM
2	REVISED PER COMMENTS	05/20/2023	JM	SM
3	REVISED PER COMMENTS	06/01/2023	JM	SM
4	REVISED PER COMMENTS	06/15/2023	JM	SM
5	REVISED PER COMMENTS	06/28/2023	JM	SM
6	REVISED PER COMMENTS	07/10/2023	JM	SM

KENOSHA WATER UTILITY ENGINEERING SERVICES  
 Edward B. Fisher - General Manager  
 1400 Oak Run Dr. Kenosha, WI 53142  
 P: 920.852.1222 F: 920.852.1223

STANDARD DETAIL SHEET  
 WATER



**EXISTING PARKING SPACE COUNT**

LOT A	21 EXISTING SPACES
LOT B	21 EXISTING SPACES
LOT C	21 EXISTING SPACES
LOT D	21 EXISTING SPACES
LOT E	21 EXISTING SPACES
LOT F	21 EXISTING SPACES
LOT G	21 EXISTING SPACES
LOT H	21 EXISTING SPACES
LOT I	21 EXISTING SPACES
LOT J	21 EXISTING SPACES
LOT K	21 EXISTING SPACES
LOT L	21 EXISTING SPACES
LOT M	21 EXISTING SPACES
LOT N	21 EXISTING SPACES
LOT O	21 EXISTING SPACES
LOT P	21 EXISTING SPACES
LOT Q	21 EXISTING SPACES
LOT R	21 EXISTING SPACES
LOT S	21 EXISTING SPACES
LOT T	21 EXISTING SPACES
LOT U	21 EXISTING SPACES
LOT V	21 EXISTING SPACES
LOT W	21 EXISTING SPACES
LOT X	21 EXISTING SPACES
<b>TOTAL</b>	<b>500 OVERALL PARKING SPACES</b>

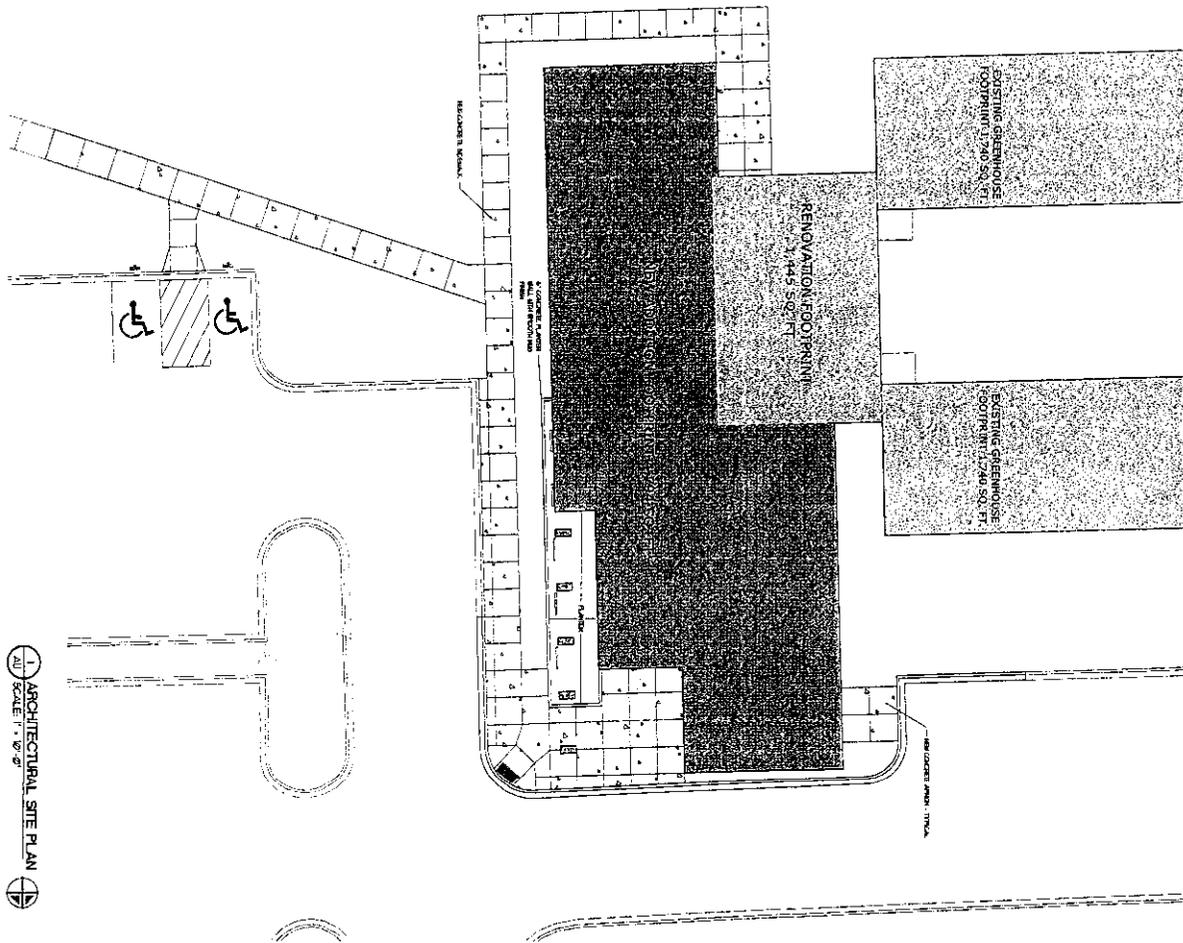
**PARKING REQUIREMENTS**

- 1. EDUCATIONAL INSTITUTION
- 2. INSTITUTIONAL, UNIVERSITY AND RESEARCH
- 3. COMMERCIAL AND PRIVATE RESIDENTIAL
- 4. OFFICE BUILDINGS
- 5. MULTIFAMILY RESIDENTIAL
- 6. RETAIL
- 7. PUBLIC USE
- 8. ASSEMBLY AND CONVENTION
- 9. HOTELS
- 10. TRANSPORTATION
- 11. OTHER

**CALCULATIONS**

EXISTING	500 SPACES
REQUIREMENTS	41 SPACES
<b>TOTAL</b>	<b>541 SPACES</b>

GATEWAY TECHNICAL COLLEGE CAMPUS OVERALL PARKING PLAN



	600 Hwy. Second Street Suite 120 Kenosha, WI 53142 Ph: (938) 42-2900 Fax: (938) 42-8833	<b>PIKE CREEK HORTICULTURE CENTER</b> <b>Gateway Technical College - Kenosha Campus</b> <b>ARCHITECTURAL SITE PLAN</b>	R. 001 _____ _____ _____
	PROJECT: PIKE CREEK HORTICULTURE CENTER DATE: FEB 2011 DRAWN BY: TMM CHECKED BY: JMM SCALE: 1/8" = 1'-0"	A.I.I.	



**A4.1**

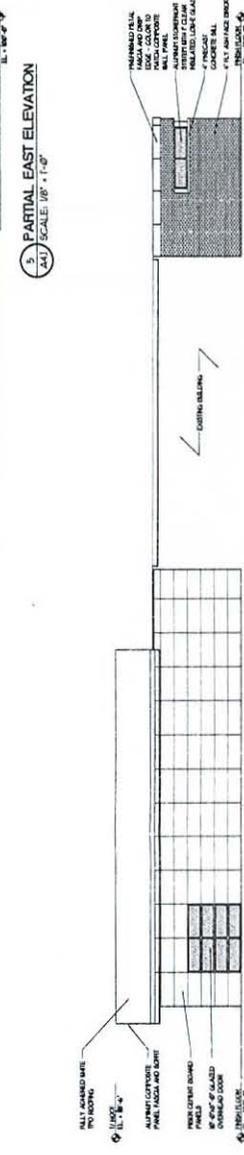
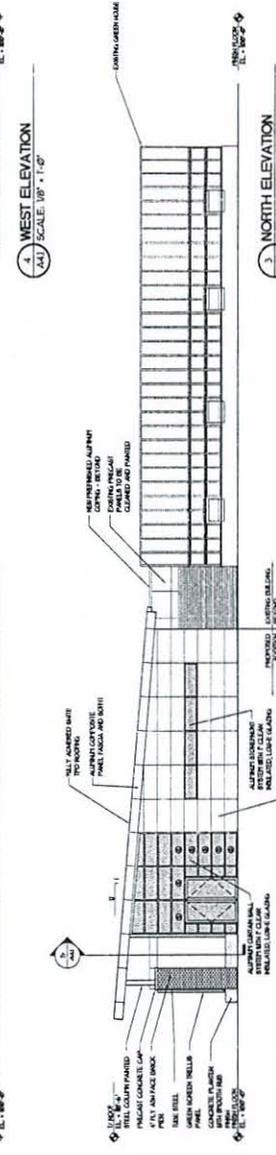
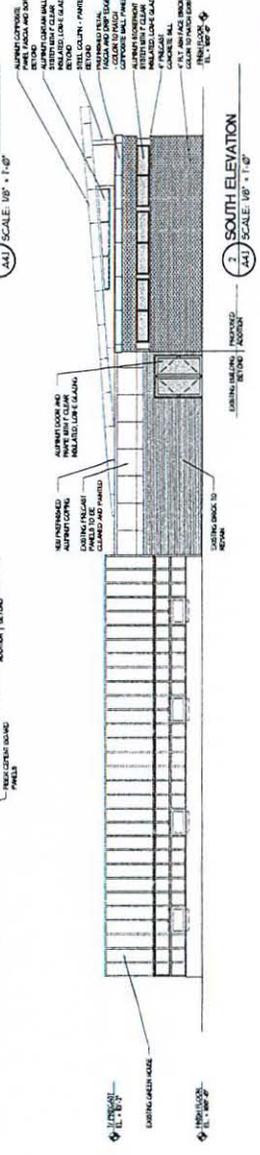
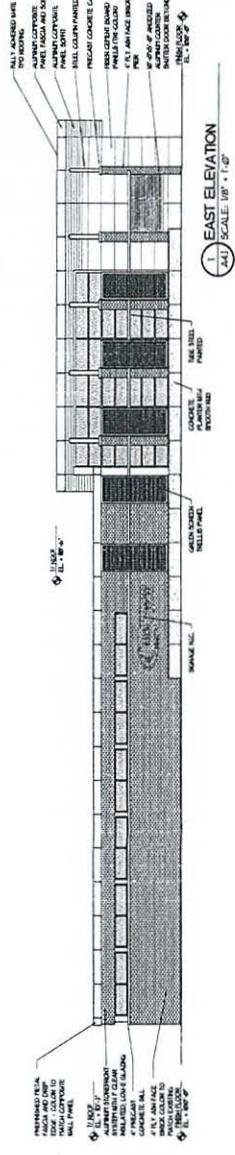
DATE: 01/20/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Name]

**Partners in Design ARCHITECTS**

NO. PROJECT: [Number]  
 DATE: [Date]  
 PROJECT: [Name]  
 SHEET NO.: [Number]

**PIKE CREEK HORTICULTURE CENTER**  
 Gateway Technical College - Kenosha Campus

EXTERIOR ELEVATIONS



City Plan Division 625 52 <sup>nd</sup> Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	September 8, 2011	Item 2
By The City Plan Commission - City Plan Commission Resolution To approve an Amendment to A Comprehensive Plan for the City of Kenosha: 2035, 39th Avenue Designation, District #5. PUBLIC HEARING			

**LOCATION/SURROUNDINGS:**

Site: 39th Avenue at 24th Street

**NOTIFICATIONS/PROCEDURES:**

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

**ANALYSIS:**

- Wisconsin Statutes require the City Plan Commission to adopt a City Plan Commission Resolution to recommend that the Common Council adopt amendments to the Comprehensive Plan.
- The attached Resolution satisfies this requirement and will be attached to the Zoning Ordinance to create Subsection 18.02 j. to Amend the Comprehensive Plan to designate a portion of right-of-way on the Official Map as future street.

**RECOMMENDATION:**

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

  
\_\_\_\_\_  
Brian R. Wilke, Development Coordinator

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

CITY PLAN COMMISSION RESOLUTION # \_\_\_-11

By: City Plan Commission

**Amendment to A Comprehensive Plan for the City of Kenosha: 2035  
39th Avenue Designation**

**WHEREAS**, the City of Kenosha, pursuant to Section 62.23 of the Wisconsin Statutes, has established the City Plan Commission; and

**WHEREAS**, the Common Council adopted a Comprehensive Plan entitled *A Comprehensive Plan for the City of Kenosha: 2035* on April 19, 2010, following extensive public participation; and

**WHEREAS**, the City desires to designate 7.01 feet east of 39th Avenue at 24th Street as future street, as mapped on the attached Supplement No. C9-11 and on the Land Use Plan Map adopted by the Common Council as part of the Comprehensive Plan; and

**WHEREAS**, the City Plan Commission finds that the Comprehensive Plan, with the proposed Amendment, contains all the required elements specified in Section 66.1001(2) of the Wisconsin Statutes and that the Comprehensive Plan, with the proposed Amendment, is internally consistent; and

**WHEREAS**, the City has duly noticed and will hold a public hearing on the proposed Amendment, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes and the public procedures for the Comprehensive Plan Amendments adopted by the Common Council.

**NOW, THEREFORE BE IT RESOLVED** that pursuant to Section 66.1001(4)(d), the City Plan Commission for the City of Kenosha, Wisconsin, hereby approves the Amendment to *A Comprehensive Plan for the City of Kenosha: 2035* as shown on Supplement No. C9-11.

**BE IT FURTHER RESOLVED**, that the City Plan Commission for the City of Kenosha, Wisconsin, does hereby recommend that the Common Council enact a Zoning Ordinance adopting the Comprehensive Plan Amendment.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2011

ATTEST:

\_\_\_\_\_  
Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVE:

\_\_\_\_\_  
Mayor Keith Bosman, Chairman of City Plan Commission

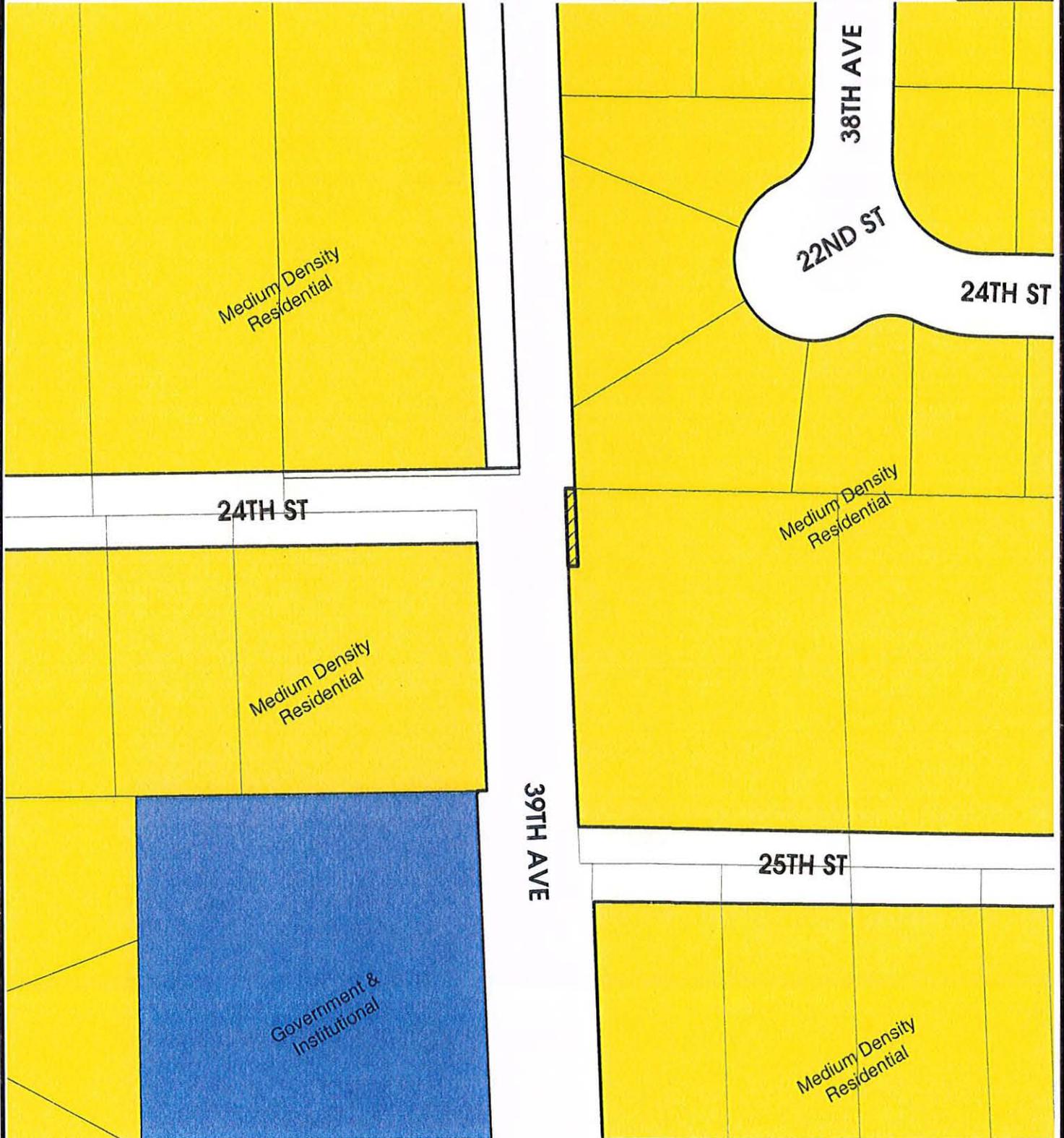
# City of Kenosha

## Comprehensive Plan Amendment

City Plan Commission Petition

Supplement No. C9-11

Ordinance No. \_\_\_\_\_



Property requested to be changed from  
Medium Density Residential to Future Street right-of-way



<p><i>City Plan Division 625 52<sup>nd</sup> Street Kenosha, WI 53140 262.653.4030</i></p>	<p><i>Kenosha City Plan Commission</i></p> <p><b>FACT SHEET</b></p>	<p>September 8, 2011</p>	<p>Item 3</p>
<p><b>By the Mayor - Resolution to Amend the Official Map for the City of Kenosha to designate 7.01 feet east of 39th Avenue at 24th Street as future street, pursuant to Section 62.23(6) Wisconsin Statutes, District #5.</b></p>			

**LOCATION/SURROUNDINGS:**

Site: East side of 39th Avenue at 24th Street

**NOTIFICATIONS/PROCEDURES:**

The alderman of the district, Alderman LaMacchia and the property owner have been notified. This item will also be reviewed by the Public Works Committee before final approval by the Common Council.

**ANALYSIS:**

- The City is amending the Official Map to show additional right-of-way which is needed along 39th Avenue.
- Public Works Staff have discussed this with the property owner. The owner has also been notified of the City Plan Commission meeting.

**RECOMMENDATION:**

A recommendation is made to approve the Amendment to the Official Map.



Rich Schroeder, Assistant City Planner  
/u2/acct/cp/ckays/CPC/2011/Sep8/fact-offmap-39a24s.odt

RESOLUTION NO. \_\_\_\_\_

BY: THE MAYOR

TO AMEND THE OFFICIAL MAP FOR THE CITY OF KENOSHA, WISCONSIN, TO DESIGNATE 7.01 FEET EAST OF 39TH AVENUE AT 24TH STREET AS A FUTURE STREET, PURSUANT TO SECTION 62.23(6), WISCONSIN STATUTES

WHEREAS, Section 62.23(6)(c), Wisconsin Statutes, provides for the establishment of an official City map for the purpose of conserving and promoting the public health, safety, convenience, and general welfare; and,

WHEREAS, said future street described as additional 7.01 feet east of 39<sup>th</sup> Avenue at 24<sup>th</sup> Street is required for future right-of-way.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that pursuant to the authority of Section 62.23(6) of the Wisconsin Statutes, the Official Map for the City of Kenosha, Wisconsin, be and hereby is amended by designating 7.01 feet east of 39<sup>th</sup> Avenue at 24<sup>th</sup> Street as a future street as depicted on Supplement No. FS2-11.

BE IT FURTHER RESOLVED, that the City Clerk/Treasurer is hereby directed to file a certified copy of this Resolution, along with the attached Supplement No. FS2-11, in the Office of the Register of Deeds for Kenosha County, Wisconsin.

BE IT FURTHER RESOLVED, that this resolution shall not be effective until an ordinance amending the Comprehensive Plan consistent herewith is effective.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2011.

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

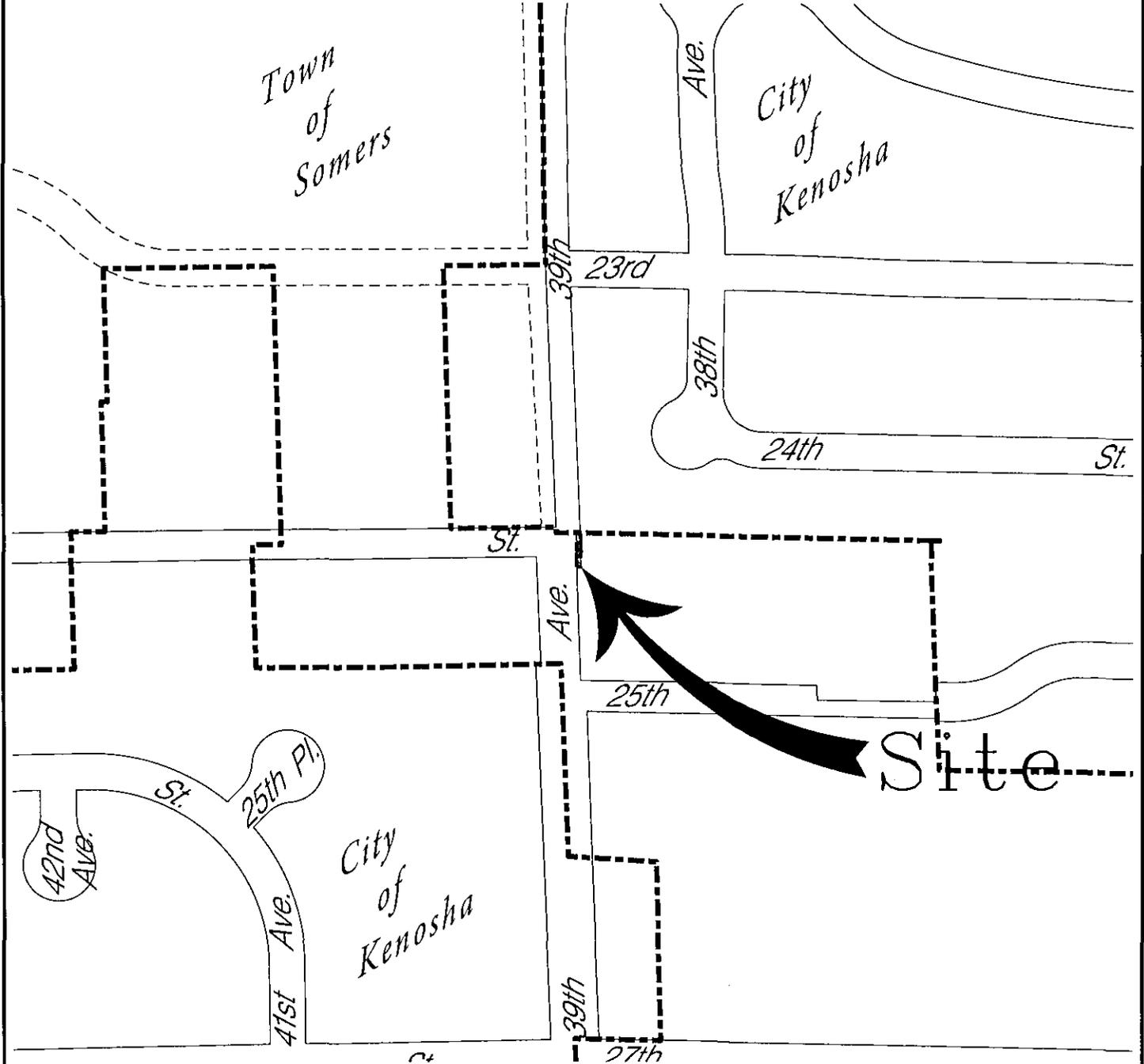
APPROVED: \_\_\_\_\_ Mayor

Date: \_\_\_\_\_

Drafted By:  
MATTHEW A. KNIGHT  
Deputy City Attorney

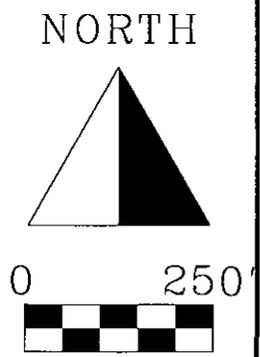
City of Kenosha  
Official Map Amendment  
39th Avenue at 24th Street

SUPPLEMENT NO. FS2-11  
RESOLUTION NO. \_\_\_\_\_



 Future Street to be added to Official Map  
7' wide x 56' deep portion of parcel 80-4-222-243-0101

 Municipal Boundary



City Plan Division 625 52 <sup>nd</sup> Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	September 8, 2011	Item 4
By the Mayor - To Create Subsection 18.02 j. of the Zoning Ordinance to Amend the Comprehensive Plan to add a portion of right-of-way at 39th Avenue and 24th Street to the Official Map, District #5. <b>PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

Site: 39th Avenue and 24th Street

**NOTIFICATIONS/PROCEDURES:**

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

**ANALYSIS:**

- The Common Council adopted *A Comprehensive Plan for the City of Kenosha: 2035* on April 19, 2010.
- Wisconsin Statutes require the Common Council to adopt an Ordinance for Amendments to the Comprehensive Plan.
- The attached Zoning Ordinance references a separate Resolution which identifies the Amendment to the City's Official Map and Land Use Plan in the Comprehensive Plan.

**RECOMMENDATION:**

A recommendation is made to approve the proposed Zoning Ordinance.

  
\_\_\_\_\_  
Brian R. Wilke, Development Coordinator

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

ZONING ORDINANCE NO. \_\_\_\_\_

BY: CITY PLAN COMMISSION

**TO CREATE SUBSECTION 18.02 j. OF THE ZONING  
ORDINANCE TO AMEND THE COMPREHENSIVE  
PLAN TO ADD A PORTION OF RIGHT-OF WAY AT 39TH  
AVENUE AND 24TH STREET TO THE OFFICIAL MAP**

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

**Section One:** Subsection 18.02 j. of the Zoning Ordinance for the City of

Kenosha, Wisconsin, is hereby created as follows:

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

j. By Common Council Resolution \_\_\_\_\_ -11 on file with the City Clerk.

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

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

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

Passed:

Published:

Drafted By:  
MATTHEW A. KNIGHT  
Deputy City Attorney

ZONING ORDINANCE NO. \_\_\_\_\_

BY: CITY PLAN COMMISSION

**TO CREATE SUBSECTION 18.02 j. OF THE ZONING  
ORDINANCE TO AMEND THE COMPREHENSIVE  
PLAN TO ADD A PORTION OF RIGHT-OF WAY AT 39TH  
AVENUE AND 24TH STREET TO THE OFFICIAL MAP**

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

**Section One:** Subsection 18.02 j. of the Zoning Ordinance for the City of

Kenosha, Wisconsin, is hereby created as follows:

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

j. By Common Council Resolution \_\_\_\_-11 on file with the City Clerk.

**Section Two:** This Ordinance shall become effective upon passage and

publication.

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

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

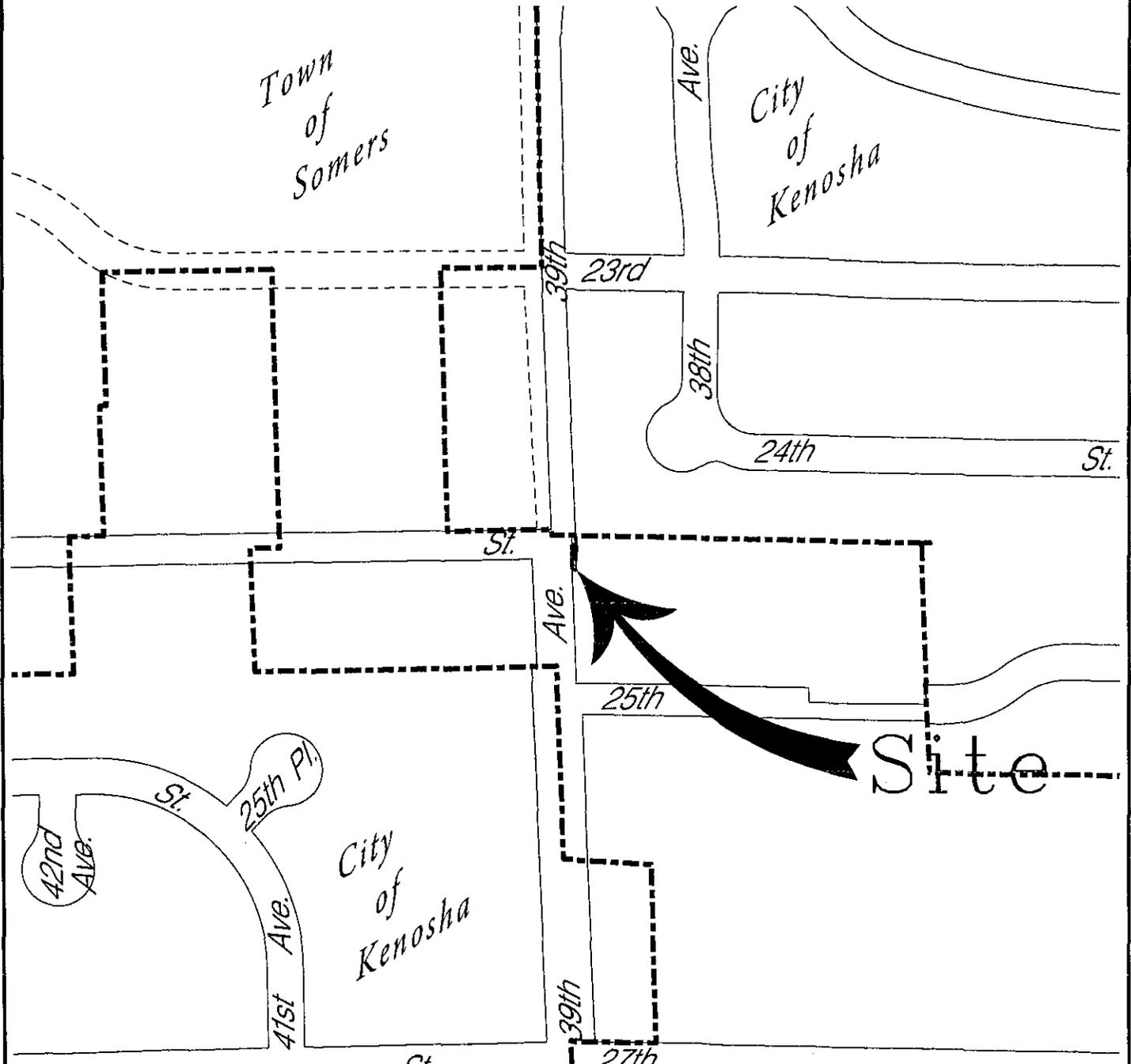
Passed:

Published:

Drafted By:  
MATTHEW A. KNIGHT  
Deputy City Attorney

City of Kenosha  
Official Map Amendment  
39th Avenue at 24th Street

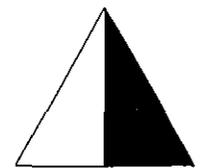
SUPPLEMENT NO. FS2-11  
RESOLUTION NO. \_\_\_\_\_



Future Street to be added to Official Map  
7' wide x 56' deep portion of parcel 80-4-222-243-0101

----- Municipal Boundary

NORTH



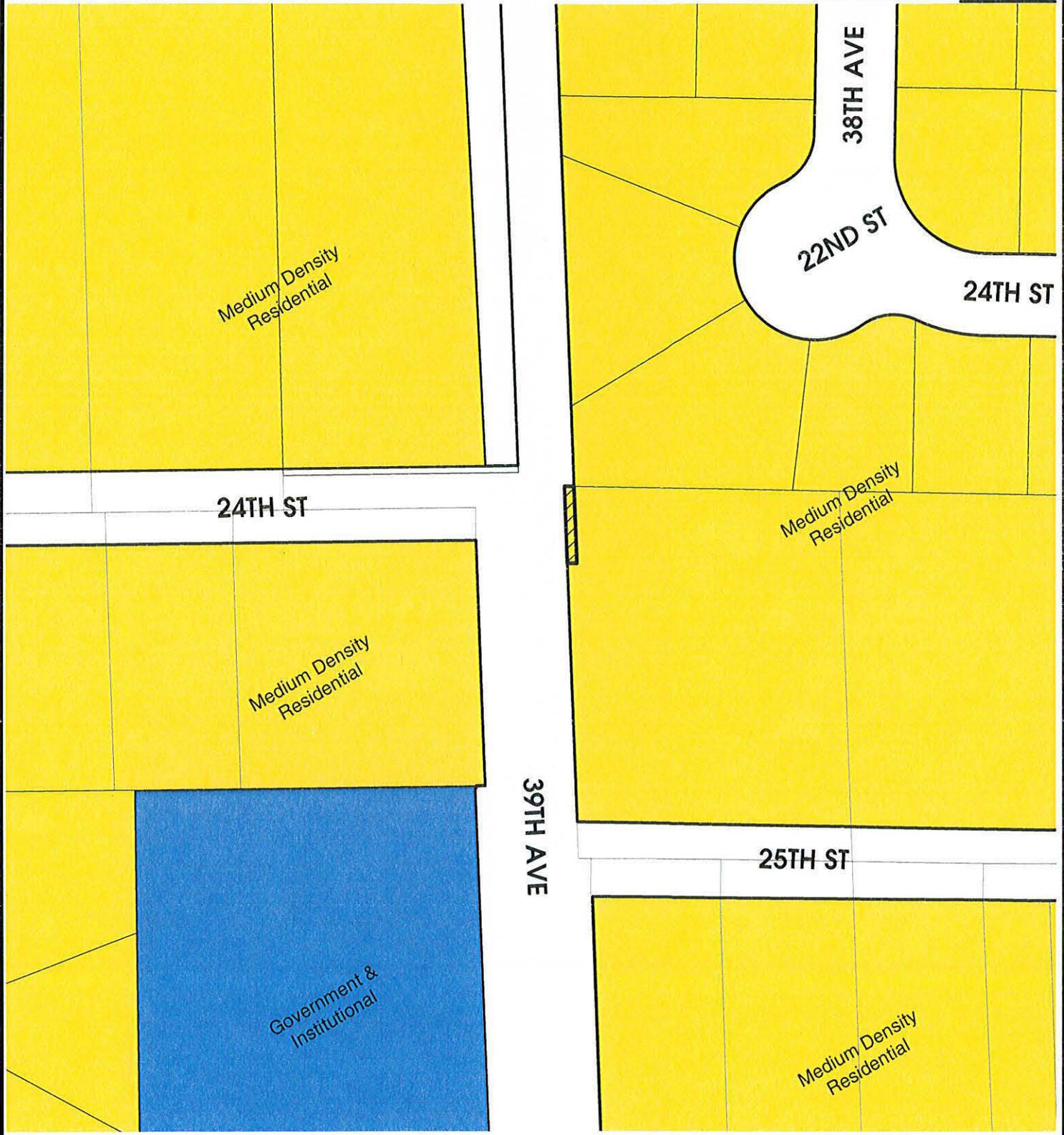
# City of Kenosha

## Comprehensive Plan Amendment

City Plan Commission Petition

Supplement No. C9-11

Ordinance No. \_\_\_\_\_



Property requested to be changed from  
Medium Density Residential to Future Street right-of-way



<p><i>City Plan Division 625 52<sup>nd</sup> Street Kenosha, WI 53140 262.653.4030</i></p>	<p><i>Kenosha City Plan Commission</i></p> <p><b>FACT SHEET</b></p>	<p>September 8, 2011</p>	<p>Item <b>5</b></p>
<p><b>By The City Plan Commission - City Plan Commission Resolution To approve an Amendment to A Comprehensive Plan for the City of Kenosha: 2035, 51st Street Designation, District #5. PUBLIC HEARING</b></p>			

**LOCATION/SURROUNDINGS:**

Site: 51st Street between 17th and 18th Avenue

**NOTIFICATIONS/PROCEDURES:**

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

**ANALYSIS:**

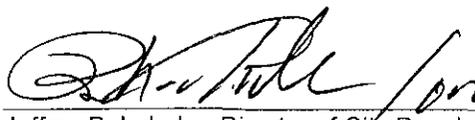
- Wisconsin Statutes require the City Plan Commission to adopt a City Plan Commission Resolution to recommend that the Common Council adopt amendments to the Comprehensive Plan.
- The attached Resolution satisfies this requirement and will be attached to the Zoning Ordinance to create Subsection 18.02 k. to Amend the Comprehensive Plan to designate a portion of right-of-way on the Official Map as future street.

**RECOMMENDATION:**

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



Brian R. Wilke, Development Coordinator



Jeffrey B. Labahn, Director of City Development

**CITY PLAN COMMISSION RESOLUTION # \_\_\_\_-11**

**By: City Plan Commission**

**Amendment to *A Comprehensive Plan for the City of Kenosha: 2035*  
51st Street Designation**

**WHEREAS**, the City of Kenosha, pursuant to Section 62.23 of the Wisconsin Statutes, has established the City Plan Commission; and

**WHEREAS**, the Common Council adopted a Comprehensive Plan entitled *A Comprehensive Plan for the City of Kenosha: 2035* on April 19, 2010, following extensive public participation; and

**WHEREAS**, the City desires to designate 18 feet south of 51st Street between 17th and 18th Avenue as future street, as mapped on the attached Supplement No. C8-11 and on the Land Use Plan Map adopted by the Common Council as part of the Comprehensive Plan; and

**WHEREAS**, the City Plan Commission finds that the Comprehensive Plan, with the proposed Amendment, contains all the required elements specified in Section 66.1001(2) of the Wisconsin Statutes and that the Comprehensive Plan, with the proposed Amendment, is internally consistent; and

**WHEREAS**, the City has duly noticed and will hold a public hearing on the proposed Amendment, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes and the public procedures for the Comprehensive Plan Amendments adopted by the Common Council.

**NOW, THEREFORE BE IT RESOLVED** that pursuant to Section 66.1001(4)(d), the City Plan Commission for the City of Kenosha, Wisconsin, hereby approves the Amendment to *A Comprehensive Plan for the City of Kenosha: 2035* as shown on Supplement No. C8-11.

**BE IT FURTHER RESOLVED**, that the City Plan Commission for the City of Kenosha, Wisconsin, does hereby recommend that the Common Council enact a Zoning Ordinance adopting the Comprehensive Plan Amendment.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2011

ATTEST:

\_\_\_\_\_  
Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVE:

\_\_\_\_\_  
Mayor Keith Bosman, Chairman of City Plan Commission

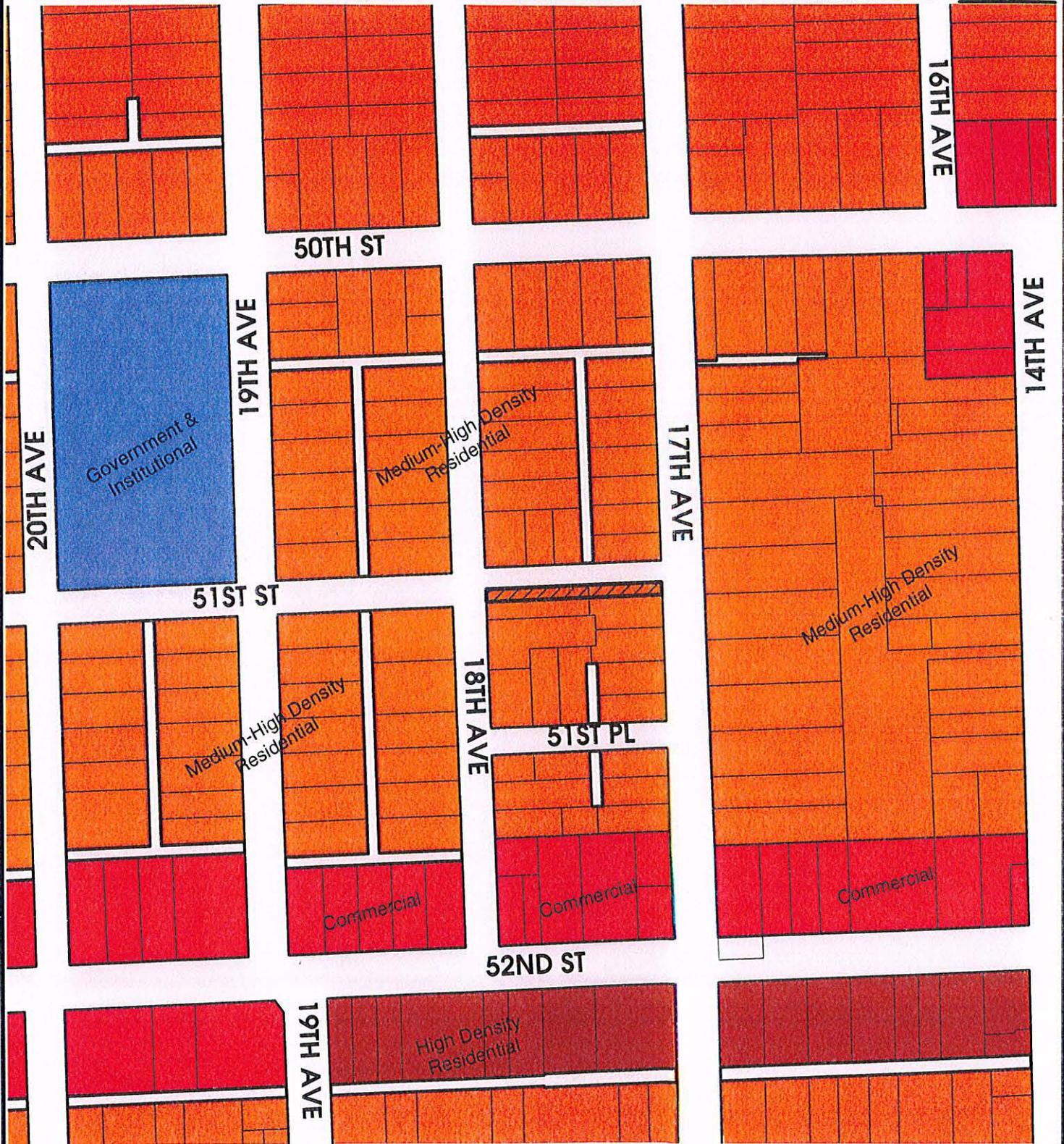
# City of Kenosha

## Comprehensive Plan Amendment

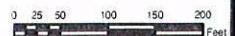
City Plan Commission Petition

Supplement No. C8-11

Ordinance No. \_\_\_\_\_



Property requested to be changed from  
Medium-High Density Residential to Future Street right-of-way



<p><i>City Plan Division 625 52<sup>nd</sup> Street Kenosha, WI 53140 262.653.4030</i></p>	<p><i>Kenosha City Plan Commission</i></p> <p><b>FACT SHEET</b></p>	<p>September 8, 2011</p>	<p>Item 6</p>
<p><b>By the Mayor - Resolution To Amend the Official Map for the City of Kenosha to designate 18 feet south of 51st Street between 17th and 18th Avenues as future street, pursuant to Section 62.23(6) Wisconsin Statutes, District #7.</b></p>			

**LOCATION/SURROUNDINGS:**

Site: South side of 51st Street between 17th and 18th Avenues

**NOTIFICATIONS/PROCEDURES:**

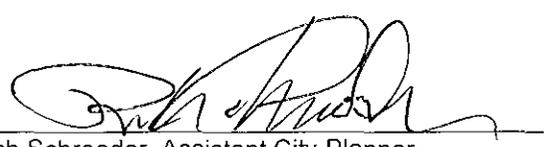
The alderman of the district, Alderman Juliana and the property owner have been notified. This item will also be reviewed by the Public Works Committee before final approval by the Common Council.

**ANALYSIS:**

- Currently, 51st Street exists as a half street. The Amendment would designate the south half of the right-of-way as future street.
- The south half of right-of-way has been reserved on the deed for the property on 17th Avenue. The Housing Authority currently owns the vacant lot that fronts on 18th Avenue.
- The owner to the south of this lot (5015 18th Avenue) requested that the vacant lot, which would be unbuildable upon future 51st Street widening, be attached to his lot.
- If the property is transferred, the right-of-way would be reserved and transferred to the City at a future date when needed.
- The right-of-way would be needed in the future if 51st Street is widened to a full right-of-way.

**RECOMMENDATION:**

A recommendation is made to approve the Amendment to the Official Map.



Rich Schroeder, Assistant City Planner  
/u2/acct/cp/ckays/CPC/2011/Sep8/fact6-offmap-51s17a.odt

RESOLUTION NO. \_\_\_\_\_

BY: THE MAYOR

TO AMEND THE OFFICIAL MAP FOR THE CITY OF KENOSHA, WISCONSIN, TO DESIGNATE 18 FEET SOUTH OF 51ST STREET FROM 17TH AVENUE TO 18TH AVENUE AS A FUTURE STREET, PURSUANT TO SECTION 62.23(6), WISCONSIN STATUTES

WHEREAS, Section 62.23(6)(c), Wisconsin Statutes, provides for the establishment of an official City map for the purpose of conserving and promoting the public health, safety, convenience, and general welfare; and,

WHEREAS, said future street described as 51<sup>st</sup> Street from 17<sup>th</sup> Avenue to 18<sup>th</sup> Avenue is required for future right-of-way of 51<sup>st</sup> Street.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that pursuant to the authority of Section 62.23(6) of the Wisconsin Statutes, the Official Map for the City of Kenosha, Wisconsin, be and hereby is amended by designating 18 feet south of 51<sup>st</sup> Street from 17<sup>th</sup> Avenue to 18<sup>th</sup> Avenue as a future street as depicted on Supplement No. FS1-11.

BE IT FURTHER RESOLVED, that the City Clerk/Treasurer is hereby directed to file a certified copy of this Resolution, along with the attached Supplement No. FS1-11, in the Office of the Register of Deeds for Kenosha County, Wisconsin.

BE IT FURTHER RESOLVED, that this resolution shall not be effective until an ordinance amending the Comprehensive Plan consistent herewith is effective.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2011.

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

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

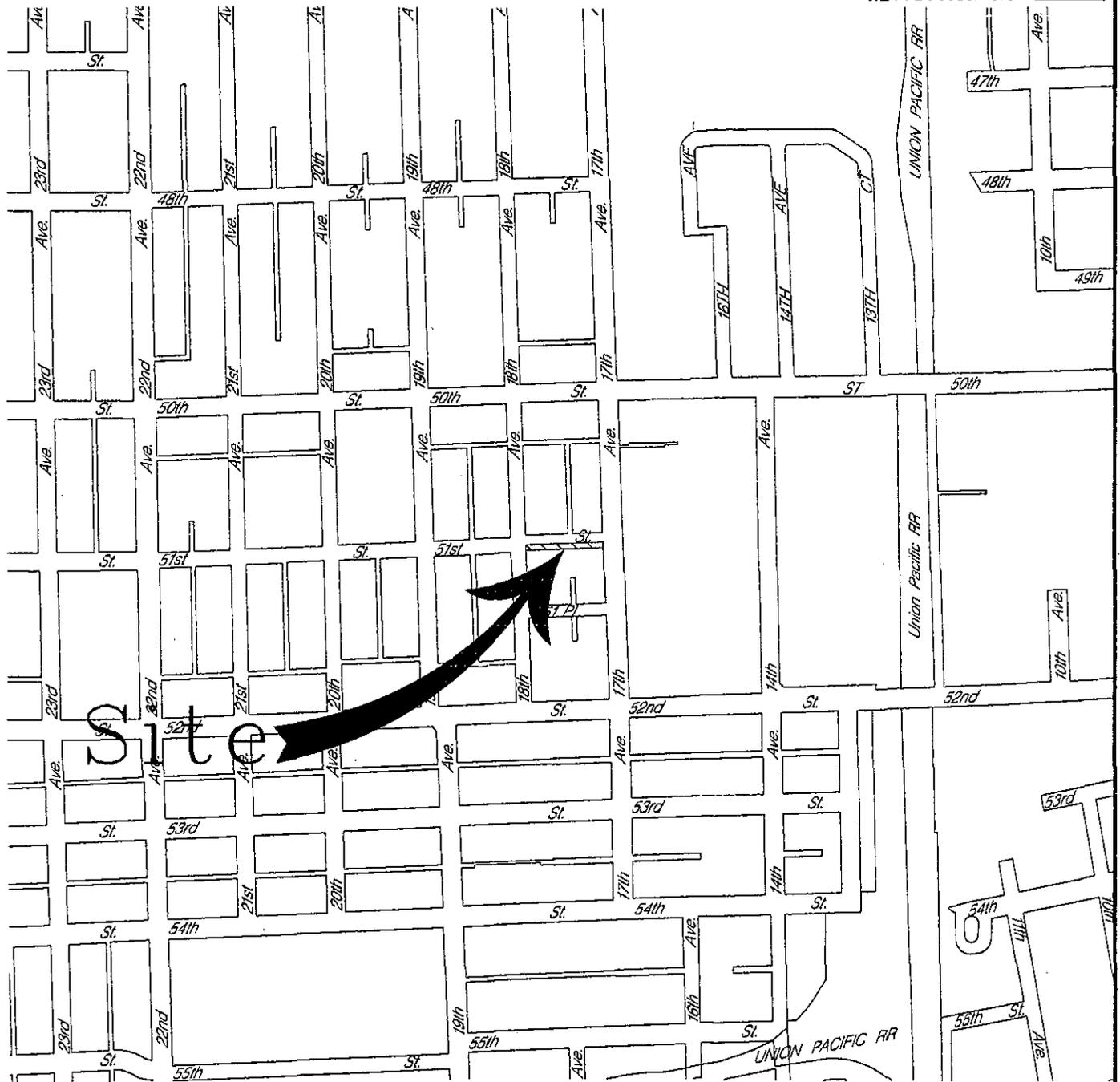
Date: \_\_\_\_\_

Drafted By:  
MATTHEW A. KNIGHT  
Deputy City Attorney

# City of Kenosha

## Official Map Amendment 51st Street from 17th to 18th Avenues

SUPPLEMENT NO. FS1-11  
RESOLUTION NO. \_\_\_\_\_

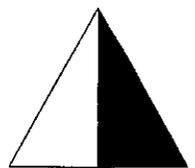


Site



Future Street to be added to Official Map  
18' wide across parcels 12-223-31-279-001 & -015

NORTH



City Plan Division 625 52 <sup>nd</sup> Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	September 8, 2011	Item <b>7</b>
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**By the Mayor - To Create Subsection 18.02 k. of the Zoning Ordinance to Amend the Comprehensive Plan to add a portion of right-of-way at 51st Street between 17th and 18th Avenues to the Official Map, District #7. PUBLIC HEARING**

**LOCATION/SURROUNDINGS:**

Site: 51st Street between 17th and 18th Avenue

**NOTIFICATIONS/PROCEDURES:**

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

**ANALYSIS:**

- The Common Council adopted *A Comprehensive Plan for the City of Kenosha: 2035* on April 19, 2010.
- Wisconsin Statutes require the Common Council to adopt an Ordinance for Amendments to the Comprehensive Plan.
- The attached Zoning Ordinance references a separate Resolution which identifies the Amendment to the City's Official Map and Land Use Plan in the Comprehensive Plan.

**RECOMMENDATION:**

A recommendation is made to approve the proposed Zoning Ordinance.



Brian R. Wilke, Development Coordinator



Jeffrey B. Labahn, Director of City Development

ZONING ORDINANCE NO. \_\_\_\_\_

BY: CITY PLAN COMMISSION

**TO CREATE SUBSECTION 18.02 k. OF THE ZONING  
ORDINANCE TO AMEND THE COMPREHENSIVE  
PLAN TO ADD A PORTION OF RIGHT-OF WAY AT 51ST  
STREET BETWEEN 17TH AND 18TH AVENUES TO THE  
OFFICIAL MAP**

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

**Section One:** Subsection 18.02 k. of the Zoning Ordinance for the City of

Kenosha, Wisconsin, is hereby created as follows:

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

k. By Common Council Resolution \_\_\_\_-11 on file with the City Clerk.

**Section Two:** This Ordinance shall become effective upon passage and

publication.

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

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

Passed:

Published:

Drafted By:  
MATTHEW A. KNIGHT  
Deputy City Attorney

ZONING ORDINANCE NO. \_\_\_\_\_

BY: CITY PLAN COMMISSION

**TO CREATE SUBSECTION 18.02 k. OF THE ZONING  
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ATTEST: \_\_\_\_\_ City Clerk

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

Passed:

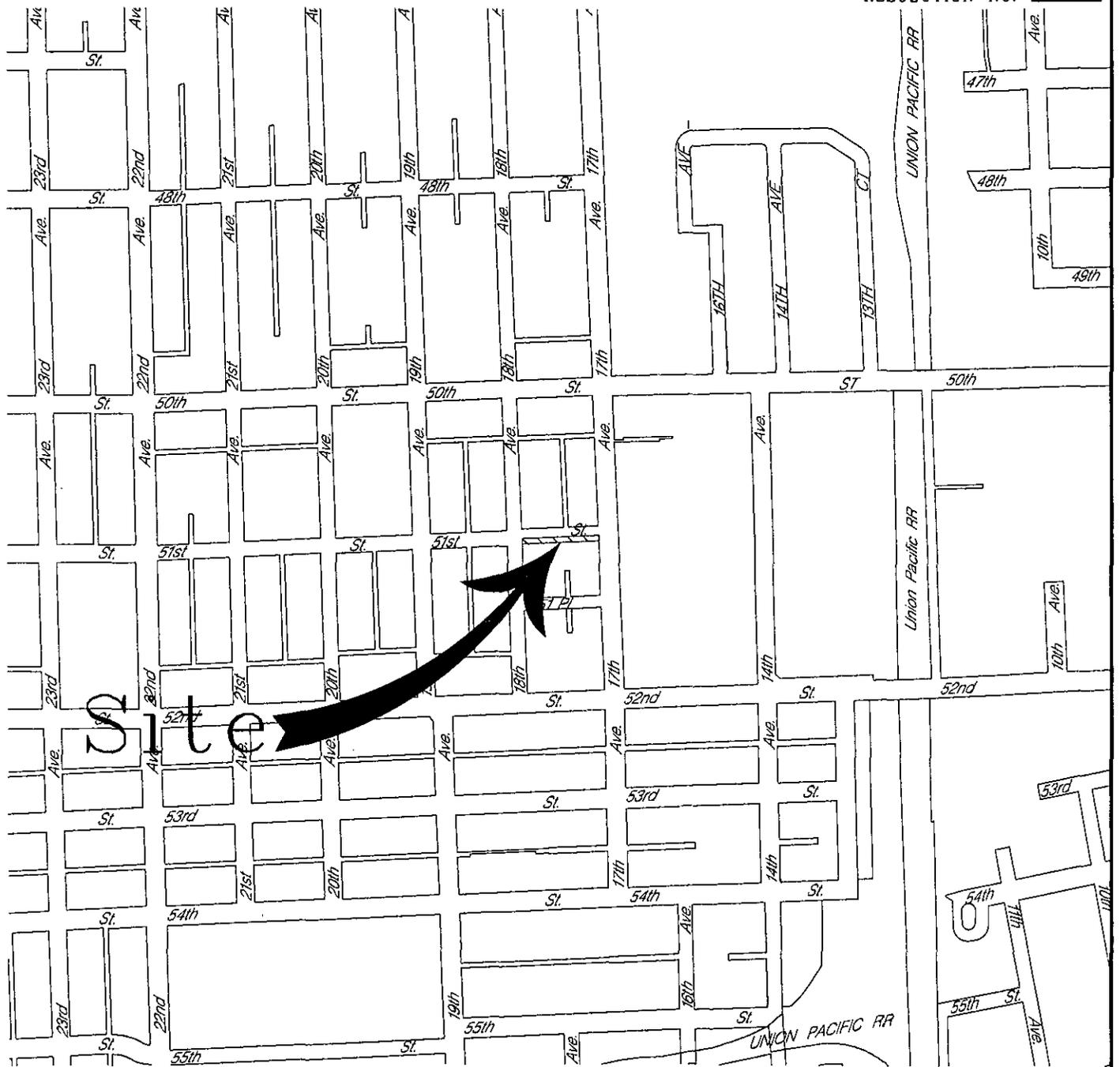
Published:

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# City of Kenosha

## Official Map Amendment 51st Street from 17th to 18th Avenues

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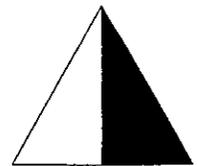


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18' wide across parcels 12-223-31-279-001 & -015

NORTH



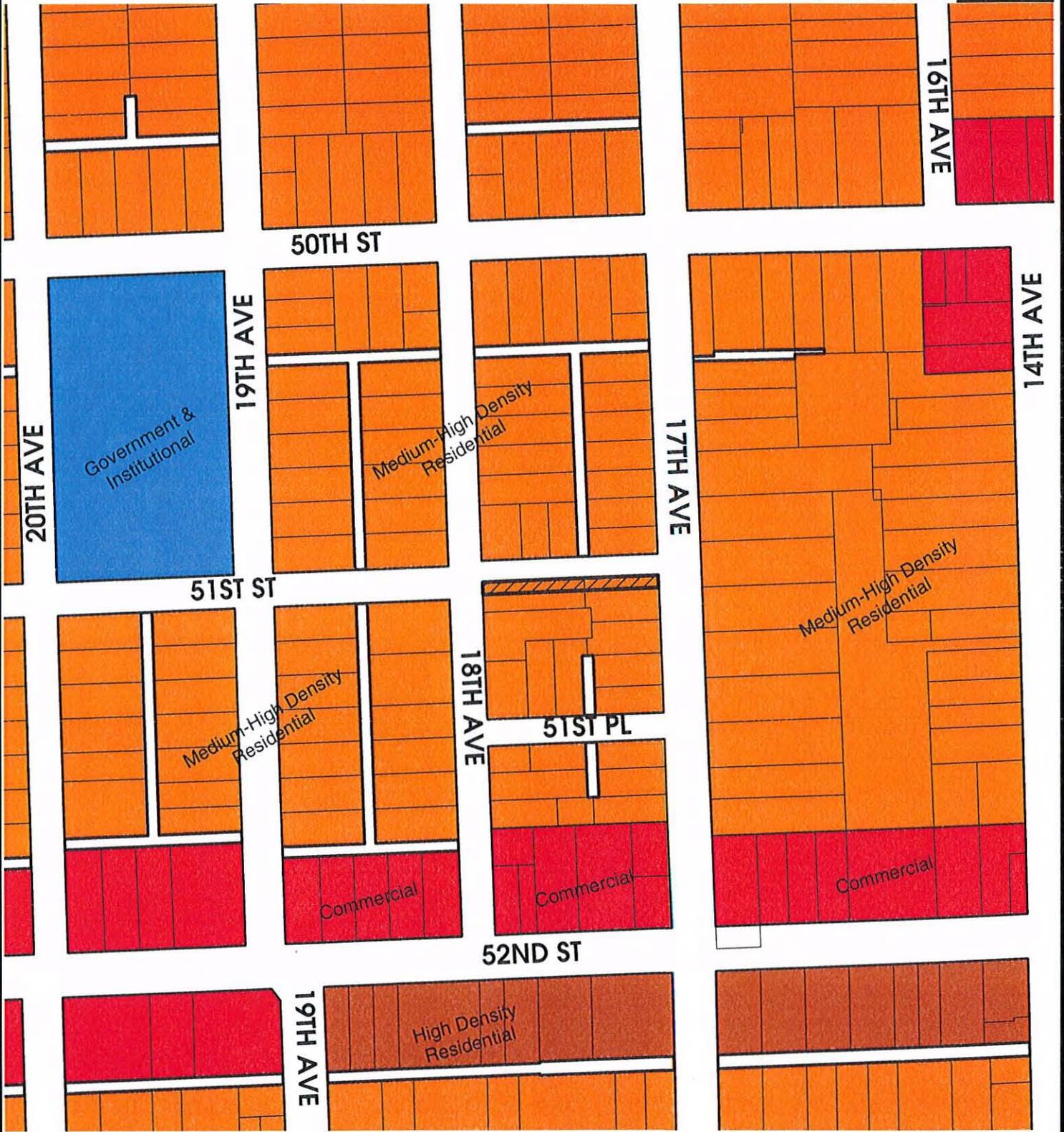
# City of Kenosha

## Comprehensive Plan Amendment

City Plan Commission Petition

Supplement No. C8-11

Ordinance No. \_\_\_\_\_



Property requested to be changed from  
Medium-High Density Residential to Future Street right-of-way

