



Agenda
City Plan Commission Meeting
Municipal Building, 625 52nd Street - Room 202, Kenosha, WI
Thursday, September 8, 2016
5:00 pm

Mayor John Antaramian, Chairperson
Alderman Jan Michalski
Commissioner Pat DeGrace
Commissioner Scott Haraty
Commissioner Katherine Marks

Alderman Dan Prozanski, Vice-Chairperson
Alderman John Fox
Commissioner Anita Faraone
Commissioner Brad Kleba
Commissioner Lydia Spottswood

Call to Order
Roll Call
Citizens Comments

Approval of the Minutes of the Meeting Held August 18, 2016

1. Conditional Use Permit Amendment for a car wash to be located at 11748 75th Street. (Shell Car Wash) (District 16) PUBLIC HEARING
2. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To Include the Attachment of property East of 10901 60th Street [Parcel #80-4-122-061-0240, In the Town of Somers, Kenosha County, Wisconsin, In accordance with the approved City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes] and Create Ward 93. (Ferati) (District 16) PUBLIC HEARING
3. Zoning Ordinance by the Mayor - To Repeal and Recreate Subparagraph 3.155 of the Zoning Ordinance [for the City of Kenosha, Wisconsin] regarding the B-4 Mixed-Use District. PUBLIC HEARING

Commissioners' Comments

*IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 653-4030 BY NOON
OF THIS MEETING DATE TO MAKE ARRANGEMENTS FOR REASONABLE ON-SITE ACCOMMODATIONS.*

CITY PLAN COMMISSION
Minutes
August 18, 2016

MEMBERS PRESENT: Mayor Antaramian, Alderperson Prozanski, Alderperson Michalski, Alderperson Fox, Patrick DeGrace, Anita Faraone, Scott Haraty, Katherine Marks and Lydia Spottswood

MEMBERS EXCUSED: Bradley Kleba

STAFF PRESENT: Jeff Labahn and Rich Schroeder

The meeting was called to order at 5:00 pm by Mayor Antaramian, roll call was taken.

A motion was made by Ms. Faraone and seconded by Alderperson Michalski to approve the minutes of the July 21, 2016. The motion passed. (Ayes 7, Noes 0)

Citizens Comments - No Citizen comments

Mayor Antaramian presented a Plaque to Rob Hayden for his years of service on the City Plan Commission.

Alderperson Prozanski and Ms. Marks arrived.

1. By the City Plan Commission - To Adopt a Project Plan Amendment for Tax Incremental District #4, City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes (Districts 2 & 7) PUBLIC HEARING

Public hearing opened.

Zohrab Khaligian, Community Development Specialist, gave an overview of the TID #4 Amendment.

Public hearing closed.

Alderperson Michalski asked what is the status and relationship with the parking across from the bank. Jeffrey B. Labahn, Director, said this is privately owned, currently closed because of structural issues.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the TID #4 Amendment. The motion passed. (Ayes 9, Noes 0)

2. By the City Plan Commission - To Adopt a Project Plan Amendment for Tax Incremental District #8, City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes (District 16) PUBLIC HEARING

Public hearing opened.

Zohrab Khaligian gave an overview of the TID #8 Amendment.

Public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the TID #8 Amendment. The motion passed. (Ayes 9, Noes 0)

3. By the City Plan Commission - To Adopt a Project Plan Amendment for Tax Incremental District #11, City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes (District 16) PUBLIC HEARING

Public hearing opened.

Zohrab Khaligian gave an overview of the TID #11 Amendment. Mr. Khaligian added that there is an error on Page 7 of the Project Plan Amendment for TID #11. The language at the top of the page should be deleted. This will be corrected and the plan revised before it is sent on to the Common Council.

Public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the TID #11 Amendment. The motion passed. (Ayes 9, Noes 0)

A motion was made by Ms. Faraone and seconded by Alderperson Fox to approve the Plan as Amended. The motion passed. (Ayes 9, Noes 0)

4. Preliminary Designation of the District Boundaries and Adoption of Proposed Project Plan for Tax Incremental District #19 (Chrysler) (Districts 3, 7 and 11) PUBLIC HEARING

Public hearing opened.

Zohrab Khaligian said this is a preliminary designation of the boundaries for a new TID. He noted there is now a single Standing Joint Review Board for all TID's instead of a separate Joint Review Board for each TID.

Public hearing closed.

Alderperson Michalski asked how much money will the City lose if there is no cash flow from this TID? Mr. Khaligian said the entire TID is covered by TID #16.

A motion was made by Alderperson Michalski and seconded by Ms. Spottswood to approved the preliminary boundaries of TID #19.

Alderperson Fox asked if any money will be taken from TID #4. Mr. Khaligian said no.

Mr. DeGrace asked how the Zoning will work out with our plans. Mr. Khaligian said the area we are looking at right now falls into the IP Zoning. The potential zoning changes are shown on Page 14 of the plan.

The motion passed. (Ayes 9, Noes 0).

5. Relief to the Off-Street Parking Requirements of Section 6.01 of the Zoning Ordinance for an existing tavern at 504 58th Street. (American Legion) (District 2) PUBLIC HEARING

Public hearing opened.

Rhonda Jenkins, 300 60th Street, representing the American Legion said they are asking for relief to the parking as they are working to better the building and bring more people to the downtown area.

Public hearing closed.

Rich Schroeder, Deputy Director, showed a video the parking area and said the current parking does not meet the Ordinance requirements. Staff supports the Relief request.

A motion was made by Ms. Faraone and seconded by Alderperson Fox to approve the Exception.

The motion passed. (Ayes 9, Noes 0)

6. Conditional Use Permit Amendment for a 10,498 s.f. multi-tenant building at 3620 57th Avenue. (Kenosha Pointe) (District 5) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

Mr. Schroeder said nothing has physically changed. Some of the property was subsequently divided and now the legal description is being revised.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the Conditional Use Permit Amendment. The motion passed. (Ayes 9, Noes 0)

7. By the Mayor - To Repeal and Recreate Section 17.081 D of the Code of General Ordinances for the City of Kenosha, Wisconsin to add a time limit to record a Parcel Combination. PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

Mr. Schroeder said these changes are to establish a time limit to record a Parcel Combination.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace.

Ms. Spottswood asked if this has been a problem. Mr. Schroeder said typically it is not, but there was a recent problem and we are just cleaning up the Ordinance.

The motion passed. (Ayes 9, Noes 0)

Commissioner's Comments - No Commissioner comments.

The meeting adjourned at 5:44pm.

Meeting Minutes Prepared by: Kay Schueffner, Community Development & Inspections

Thursday, September 8 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Conditional Use Permit Amendment for a car wash to be located at 11748 75th Street. (Shell Car Wash) (District 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Downing, District 16, has been notified. The City Plan Commission is the final review authority.

LOCATION AND ANALYSIS:

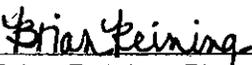
Site: 11748 75th Street

Zoned: B-2 Community Business District and AIR-4 Airport Overlay District

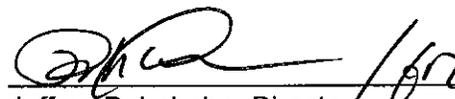
1. The applicant is proposing to raze the existing one (1) bay car wash to construct a two (2) bay car wash at approximately the same location on the site. The site also has existing gas pumps and a combination convenience store/Dunkin Donuts store west of the proposed new car wash.
2. The applicant is proposing the following exterior materials:
 - a. A red-colored masonry brick as the primary material.
 - b. A tan-colored precast sills used as horizontal accent banding as the secondary material.
 - c. A masonry block/stone in the color of earth tones for the base area.
3. The East Elevation does not comply the Zoning Ordinance, which requires that recesses and/or projections shall comprise at least twenty (20%) percent of this elevation with articulation; such as false windows or articulation of materials.
4. The application was sent to City Departments for their review. Their comments are included in the attached Conditions of Approval.
5. Plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

RECOMMENDATION:

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



Brian Reining, Planner

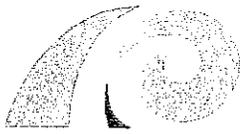


Jeffrey B. Labahn, Director

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 Parking Lot permit from the Department of Public Works.
 - c. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.
 - d. The development shall be constructed per the approved plans on file with the Department of Community Development & Inspections, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.
 - e. Prior to the issuance of any Occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
 - f. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.
 - g. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.
 - h. All trash containers shall be stored within the enclosure or building. The applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.
 - i. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within twelve (12) months of City Plan Commission approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.
 - j. Outdoor display of products is prohibited.
 - k. All vehicles shall be parked within designated paved areas.
 - l. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.
 - m. Cross access shall be provided to adjacent parcels.
 - n. Prior to final Occupancy of the building, the applicant shall provide an electronic copy of the following information to the Fire Prevention Bureau:
 - i. Site Plan as-built

- ii. Floor Plan as-built
- iii. Site Utilities
- iv. Sprinkler Plans
- v. Fire Alarm 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 25, 2016.
 - 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 25, 2016.
 - c. The proposed exterior building materials on all of the building elevations shall be labeled as brick or stone, not masonry brick.
 - d. The east elevation of the building must comply with Section 14.07 B.10.f.(1) of the Zoning Ordinance.
 - e. A privately paved, maintained and owned pedestrian walkway of a minimum width of five (5') feet is required from the public sidewalk to each building entrance. The five (5') foot wide privately paved pedestrian walkway shall connect to at least one of the building entrances from the existing public sidewalk along 118th Avenue.



THE CITY OF
KENOSHA
 PUBLIC WORKS
 ENGINEERING

TO: Brian Wilke, Development Coordinator
FROM: Cathy Austin, P.E. *Cathy Austin*
 City Engineer
DATE: August 25, 2016
SUBJECT: REVIEW COMMENTS
Project Description: Shell Car Wash
Location: 11748 75th Street

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

Parking Lot Ordinance Compliance	Sufficient	Deficient	Not Applicable
Parking Lot Paved			X
Standard Stall Width			X
Parking Lot Layout			X
Parking Lot Lighting Shown			X
Parking Lot Lighting Adequate			X
Handicapped Parking			X
Driveway Locations			X
Driveway Width			X
Passing Blister or Accel/Decel Lanes			X
Sidewalks Adequate			X
Drive Thru Lane Design			X

Public Streets	Sufficient	Deficient	Not Applicable
Geometric Design			X
Pavement Width			X
Pavement Thickness Design			X
Established Grades			X
Plan Details			X
Sidewalks			X
Street Lights			X

Site Grading/Drainage	Sufficient	Deficient	Not Applicable
Drainage Plan		X	
Storm Sewer			X
Storm Water Detention			X
Drainage Calculations			X

Project Approval/Permits Needed	Yes	No	Not Applicable
Project Approved for Permitting		X	
Withhold Permits: See Comments	X		
Approve Footing/ Foundation Only (per condition)			X
Parking Lot Permit Required	X		
Driveway Permits Required		X	
Sidewalk Permit Required		X	
Street Opening Permit Required		X	
Stormwater Permit Required		X	
Erosion Control Required	X		

General Comments:

- Plans to be stamped by Professional licensed by the state of Wisconsin to practice in their field prior to final acceptance.

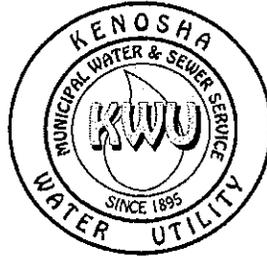
Grading & Drainage Comments:

- The plan appears to show some spot elevations around the area; however, it doesn't give a clear understanding of the sheet flow patterns as compared to existing. Please confirm that flow patterns are not changing from existing conditions, and add supplemental information to show adequate drainage patterns in the proposed condition (i.e., how proposed grade will tie into existing.)
- It appears that the configuration of the proposed car wash is similar to that of the existing structure; however, without an existing survey/site plan, please verify the existing and proposed impervious surface associated with the development. Please provide the total increase/decrease of impervious surface on the property.
- Provide overlay of proposed over existing configuration.
- Provide enough information to show that water from car wash will not be leaving building.

cc: Cathy Austin; Greg Holverson; Kile Kuhlmeier; Ryan Spackman; Kevin Risch (Clark-Dietz)

Engineering Services

4401 Green Bay Road
Kenosha, WI 53144
Phone (262) 653-4315
Fax (262) 653-4303



"Providing and Protecting Kenosha's Greatest Natural Resource. . .Water"

MEMO

To: Brian Wilke, Development Coordinator

From: Ian C. Bagley, P.E., Facility Plan Engineer

Date: August 26, 2016

Subject: Shell Car Wash

Location: 11748 75th Street

The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project. Further information from the Developer is required before the Utility can complete this review. Please withhold all permits until the following information is submitted.

1. There are existing sanitary sewer and water services to the car wash which must be addressed prior to the demolition of the existing building. The sanitary lateral must be shown on the plans to be cut and capped at a point five feet (5') outside of the existing building prior to razing. In addition, the water service must also be shown on the plans to be cut and clamped or peened off at a point five feet (5') outside of the existing building prior to razing. The existing service abandonments must be inspected by KWU. Please provide 48-hours' notice for inspection.
2. Show water meter size and location, including a detail or diagram, on the construction plans. The water meter shall have unobstructed access, twelve inches (12") from the inside wall, twelve to twenty-four inches (12"-24") above the floor. The meter shall have a valve, preferably ball type, on the inlet and outlet pipe. All water meters one and one half inches (1-1/2") or greater shall have a bypass with a two way ball valve with locking handle as manufactured by RuB, or approved equal.
3. A 3C18 gauge cable by Belden-M, or approved equal, shall be installed in a one half inch (1/2") conduit through the exterior wall for the remote meter reader. Remote reader to be field located by KWU meter division.
4. A sampling manhole must be installed on the existing sanitary sewer lateral which serves the car wash.
5. A letter from the property owner must be given to KWU to allow for access to the sampling manhole.

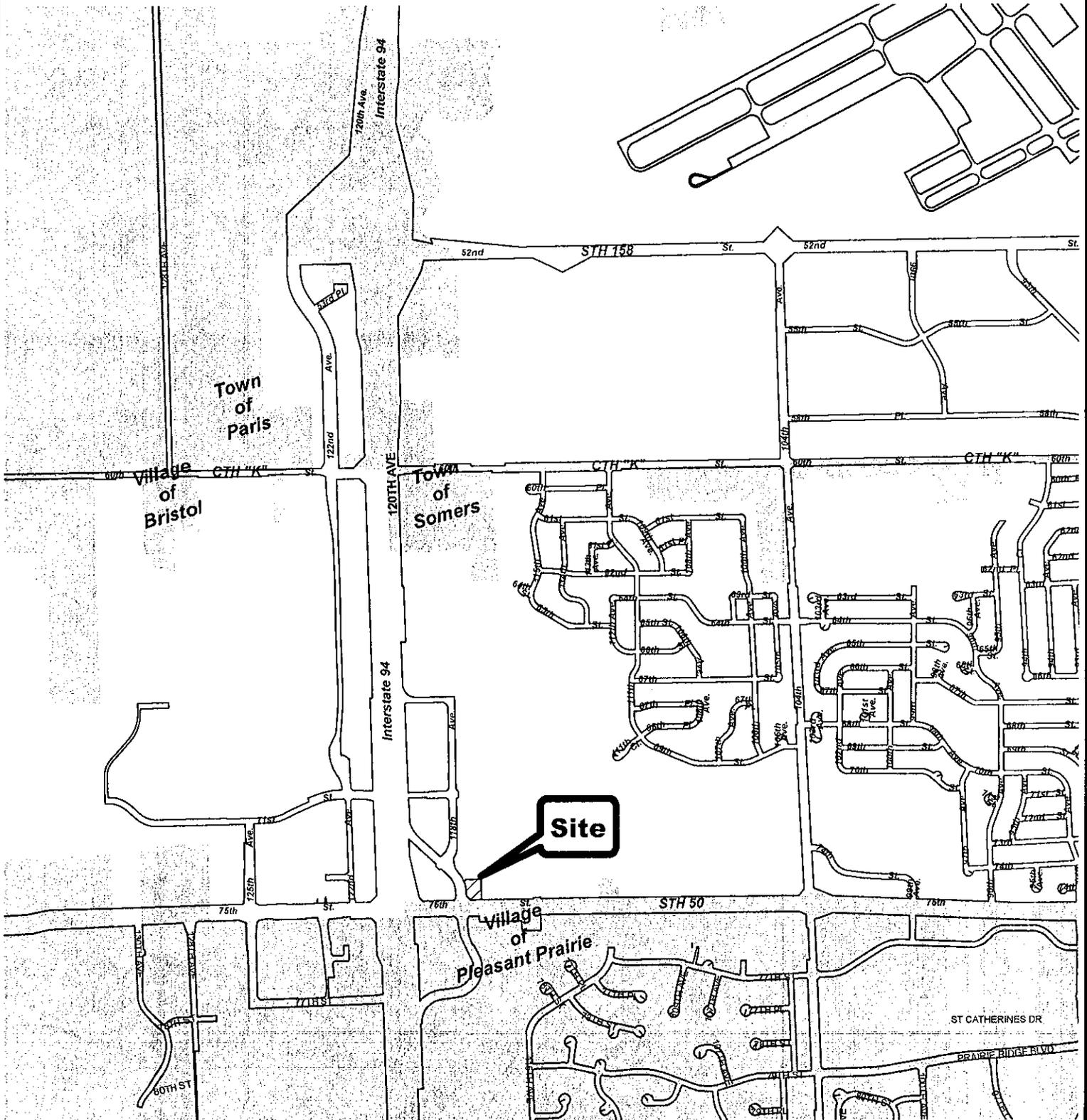
6. An "Internal / External" manhole seal as manufactured by Adaptor, Inc. shall be provided for the sampling manhole installed. A detail for the seal can be found at <http://www.adaptorinc.com/pdf/inexspec.pdf>.

Feel free to contact me with any questions or concerns.

CC: Edward St. Peter, General Manager
Curt Czarnecki, P.E., Director of Engineering Services

City of Kenosha

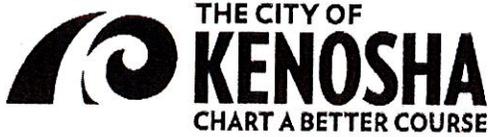
General Location Map Shell Car Wash - CUP



----- Municipal Boundary



0 1,700 Feet



APPLICATION FOR DEVELOPMENT REVIEW
Forms #CDI301 thru #CDI310 (rev. 1/16)

MAILING INFORMATION

NAME OF PROJECT: Kenosha Shell Car Wash

Check either the Applicant or Architect/Engineer box to indicate the recipient of all correspondence. The property owner will be copied on all correspondence.

<input checked="" type="radio"/>	Name and Address of Applicant [Please print]: <u>Art Sandridge</u> <u>Construction Solutions Midwest, LLC</u> <u>6301 Walden Way</u> <u>Madison, WI 53719</u>	Phone: <u>608-358-3084</u> Fax: <u>866-848-7841</u> E-Mail: <u>art@constructionsolutionsmidwest.co</u>
<input type="radio"/>	Name and Address of Architect/Engineer [Please print]: <u>The Design Alliance</u> <u>1003 Madison Ave</u> <u>Fort Atkinson, WI 53538</u>	Phone: <u>920-563-3404</u> Fax: <u>920-568-7058</u> E-Mail: <u>pete@tdafort.com</u>
	Name and Address of Property Owner (if other than applicant)[Please print]: <u>Kenosha RE, LLC</u> <u>200 W Higgins Rd. STE 326</u> <u>Kenosha, WI 53142</u> <u>Schaumburg IL 60195</u>	Phone: <u>773-205-9833</u> Fax: <u>773-205-6381</u> E-Mail: <u>rstambolic@rs-fuels.com</u>

PROJECT LOCATION

Location of Development (street address and / or parcel number): 11748 75th St., Kenosha, WI 53142

TYPE OF LAND DEVELOPMENT

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

<input type="checkbox"/>	Certified Survey Map #CDI301	Section 1	Page 3
<input type="checkbox"/>	Concept Review (Land Division) #CDI302	Section 2	Page 4
<input type="checkbox"/>	Concept Review (Multi-Family Residential or Non-Residential) #CDI303	Section 3	Page 5
<input checked="" type="checkbox"/>	Conditional Use Permit #CDI304	Section 4	Pages 6 & 7
<input type="checkbox"/>	Developer's Agreement #CDI305	Section 5	Page 8
<input type="checkbox"/>	Final Plat #CDI306	Section 6	Pages 9 & 10
<input type="checkbox"/>	Lot Line Adjustment Survey #CDI307	Section 7	Page 11
<input type="checkbox"/>	Preliminary Plat #CDI308	Section 8	Pages 12 & 13
<input type="checkbox"/>	Rezoning #CDI309	Section 9	Pages 14 & 15
<input type="checkbox"/>	Site Plan Review #CDI310	Section 10	Pages 16 & 17

Prior to submitting this Application to the Department of Community Development and Inspections, please review the appropriate sections 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 the address listed below.



APPLICATION FOR CONDITIONAL USE PERMIT
Form #CDI304 (rev. 1/16)

SECTION 4 CONDITIONAL USE PERMIT				
Additional Information Required:	Building or Addition Square Footage: <u>2,338 square feet</u> Existing Building Size: <u>1,400 square feet</u> Site Size: <u>37,500 square feet +/-</u> Current # of Employees <u>20</u> Anticipated # of New Employees <u>0</u> Anticipated Value of Improvements <u>\$375,000</u>			
Submittal Requirements:	<ul style="list-style-type: none"> ➤ Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale ➤ Developer Site Plan/Conditional Use Permit Checklist (Appendix A) 			
If Item to be Reviewed by Plan Commission/Common Council must Submit:	<ul style="list-style-type: none"> ➤ One (1) 8 1/2" x 11" reduction <i>or</i> one (1) 11" x 17" reduction of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides) ➤ Sample Board containing colored samples of all exterior building materials 			
Fees:		<u>Building or Addition Size</u>	<u>Site size</u>	<u>Review Fee</u>
	Level 1	<= 10,000 sq. ft.	<= 1 acre	\$900 = City Plan Dept. <i>or</i> \$1,025 = CPC/CC
	Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	\$1,175 = City Plan Dept. <i>or</i> \$1,300 = CPC/CC
	Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	\$1,600 = City Plan Dept. <i>or</i> \$1,725 = CPC/CC
	Level 4	> 100,001 sq. ft.	> 25.01 acres	\$2,000 = City Plan Dept. <i>or</i> \$2,125 = CPC/CC
	<ul style="list-style-type: none"> ➤ If building size or addition and gross acreage of the site determine two (2) different fees, the greater of the two fees will be assessed. ➤ Application fee entitles applicant to an initial review and one re-submittal. ➤ Re-submittal fee = \$425 per re-submittal after two (2) permitted reviews. ➤ CUP Amendment = 50% of the applicable fee as determined above. 			
Appendices to Review:	<ul style="list-style-type: none"> ➤ All 			
Approximate Review Time:	<ul style="list-style-type: none"> ➤ 30 days for Staff Review ➤ 45-60 days for City Plan Commission/Common Council Review 			
The conditional use permit plans, <i>prepared to a standard engineering scale</i> , shall be submitted with this application & shall include the following information:				
Building Plan:	<ul style="list-style-type: none"> ➤ Layout of building(s) including size and layout of rooms ➤ Design and architecture ➤ Plans and details on fire suppression and/or standpipe ➤ Plans and details on fire detection, fire alarm and other safety devices 			
Site Plan (based on a plat of survey)	<ul style="list-style-type: none"> ➤ Legal description of property ➤ Location and footprint of building(s) and structure(s) ➤ Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks ➤ Outline of any development stages ➤ Location and details on any required emergency access roads ➤ A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space 			

Kenosha Shell Car Wash
11748 75th Street
Kenosha, WI
Plan of Operation

The Kenosha Shell currently owns and operates a single in-bay automatic car wash facility. This car wash facility was build several years ago and has served both the Kenosha Shell customers and the general public very well for those years. The existing car wash facility lived out its useful life and both the equipment and the building itself needs to be replaced.

Since this car wash facility has been in operation the market has also grown for car washing services and the consumers are demanding a not only a clean car but a more pleasant car washing experience but also additional variety in the types of washes they are able to select.

Kenosha Shell car Wash is seeking to tear down the existing single bay facility and replace it with an all new two bay facility at the same location.

There will be two different types of car wash equipment in the facility when completed and operational.

- One bay will have "Touchless Automatic" equipment similar to the existing equipment but brand new and be equipped with the latest and most updated features available.
- The second bay with have a "soft cloth" automatic machine again with all the latest features available in the industry.

The customers will select their wash package at each bay by navigating their selection options on a touch screen "Auto-Teller "which will be protected from the elements by and arched canopy.

The car wash apron concrete pad, Exit Concrete pad and the car wash bay will heated concrete so that there is no icing from the car wash bay water.

The facility will have trash collection containers at the entrance to each car wash bay. Which will be emptied daily on a regular basis. The trach will be deposited in the trash receptacles which are share services with the convenience store/gas station.

All of the washing will be performed inside the car wash bay.

The car wash operation for the new facility will be the same as the existing facility. The car wash bay will be unattended/selfserve during hours of operation however customers can get assistance at the Shell gas station, if required.

The hours of operation will be 24 hrs Monday through Sunday

Kenosha Shell Car Wash
11748 75th Street
Kenosha, WI
Traffic Flow Plan

The proposed two bay car wash will be built in the same location as the existing single bay car wash. The foot print of the building will be slightly larger 42' x 50' vs 30' x 50'.

The traffic flow into the new facility function in the same manner as the existing building. The cars will enter from the south or from within the site and then exit to the north or street side of the building. There is a 26'+ exit pad which will allow the vehicles to exit the building, stop and then access the street turning in either direction from either car wash bay.

There will be room to stack or que between 4 & 5 vehicles for each lane (total of 10) at the entrance to the car wash bays. The flow of cars to gain access to the wash bays will be from within the site as it is now. If a customer wants a car wash without getting fuel they will drive into the site from the West, drive around the Convenience Store building to the South and get into the que to gain access to the wash bay. When a customer is getting fuel and then wants to wash their car they will process from their fueling location and then get into the que to gain access.

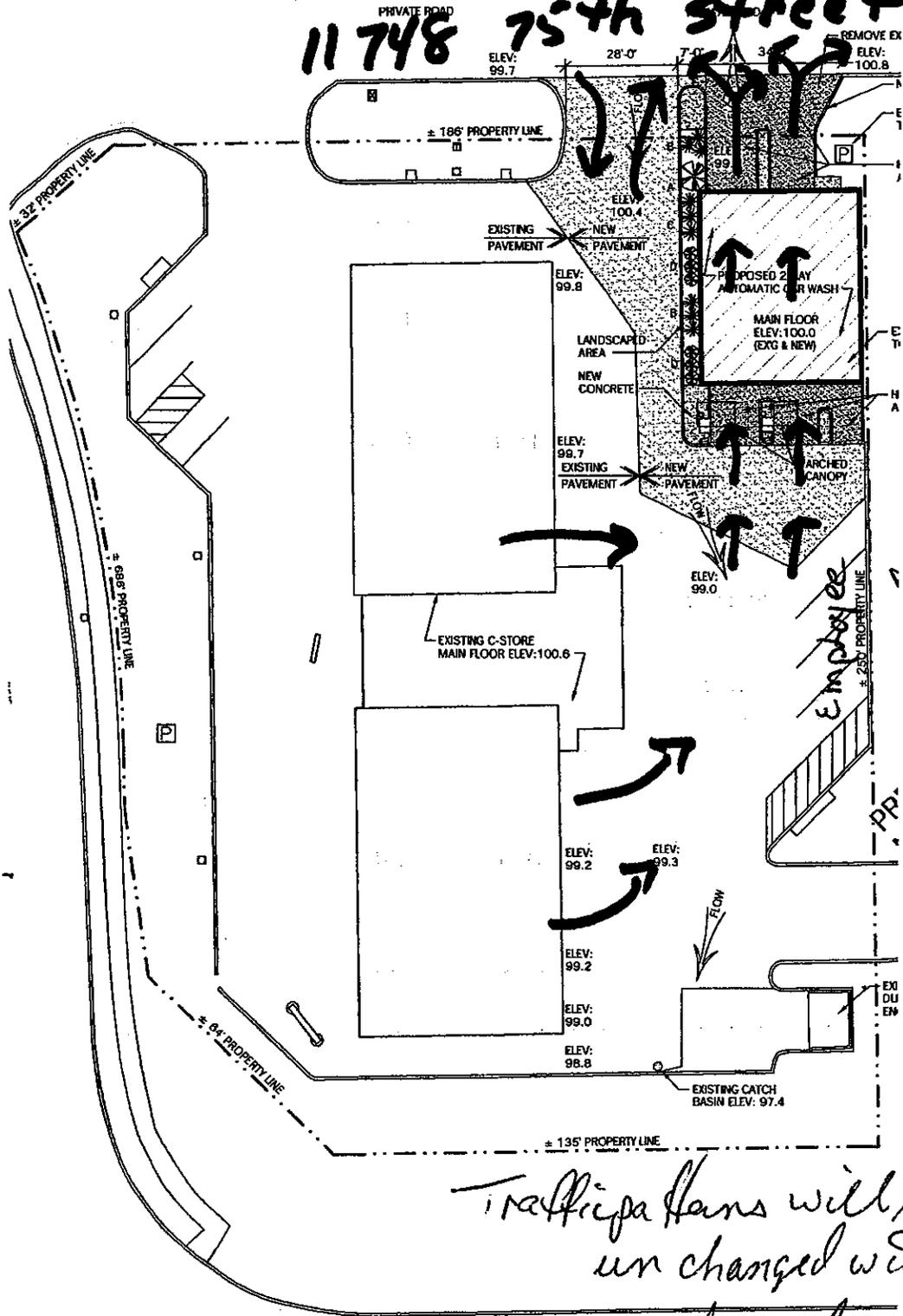
There will be no additional employees added as a result of this new facility. The employee parking will remain unchanged and is located at the east property line as indicated on the traffic flow plan.

All of the washing equipment is automatic equipment and will be contained inside the building so no hand washing or drying will be performed at this facility.

8/27/16

Traffic flow Kenosha Shell Car Wash 11748 75th Street

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGNER IMMEDIATELY IN WRITING IF ANY DISCREPANCIES ARE FOUND BEFORE START.



Traffic patterns will remain unchanged with the new layout

75TH STREET / STATE HIGHWAY 50



SI1
SC1
2016 KENOSHA CAR WASH/KCW-1
DATE

Kenosha Shell Car Wash

Proposed West Elevation



Kenosha Shell Car Wash

Building block colors and patterns all elevation



- Wainscotting below the windows (to 2 ft above finished floor):
“Seinna Weather Stone Cultured Stone”
- Main Block Color: **Chicago Red** - Heritage Collection 8” x 4” x 16”
- Accent bank and light color above windows:
Heritage Collection color: **Premium Cream N/F** smooth 8” x 8” x 16”
- Window precast stone sills color: **“Sandstone”** - 4”

Kenosha Shell Car Wash

Proposed Roofing & Fascia

- Architectural Dimensional Shingles
Castle Brook 35 - Woodland Green
- Aluminum Fascia & Soffit & down spouts – *Hunter Green*



Kenosha Shell Car Wash

Auto Teller Canopy Design

Canopy proposed Color:
Hunter Green to match
fascia and soffit

Block Auto Teller block
to match building
main block color
Chicago Red



Kenosha Shell Car Wash

Window frames

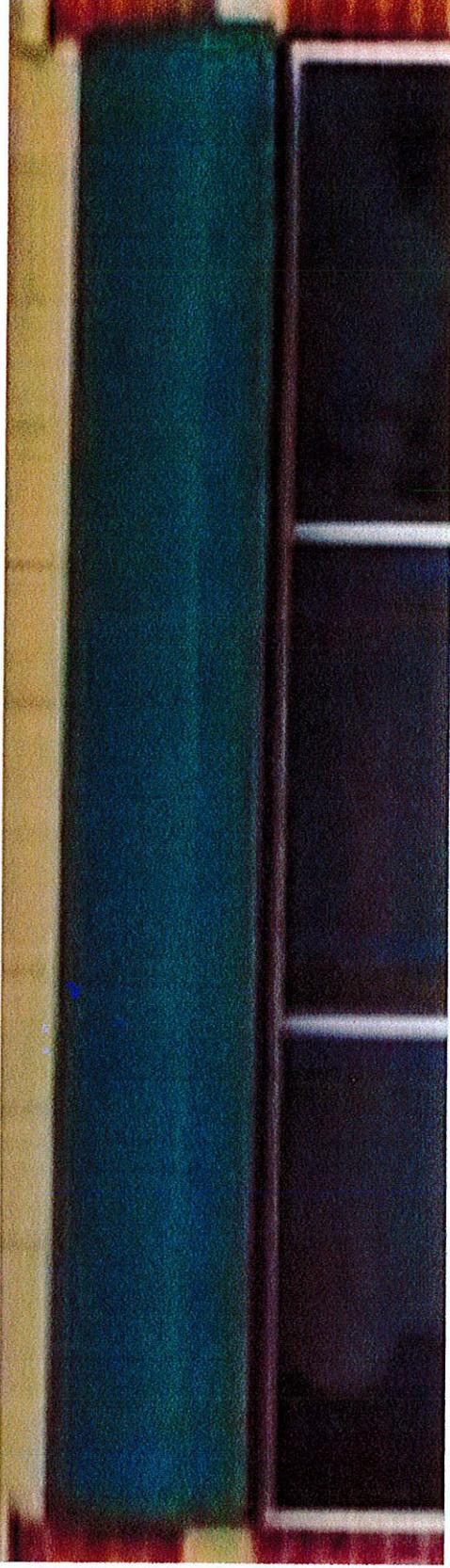
Window frames proposed Color:
Aluminum Standard Clear Anodized to match OHD



Kenosha Shell Car Wash

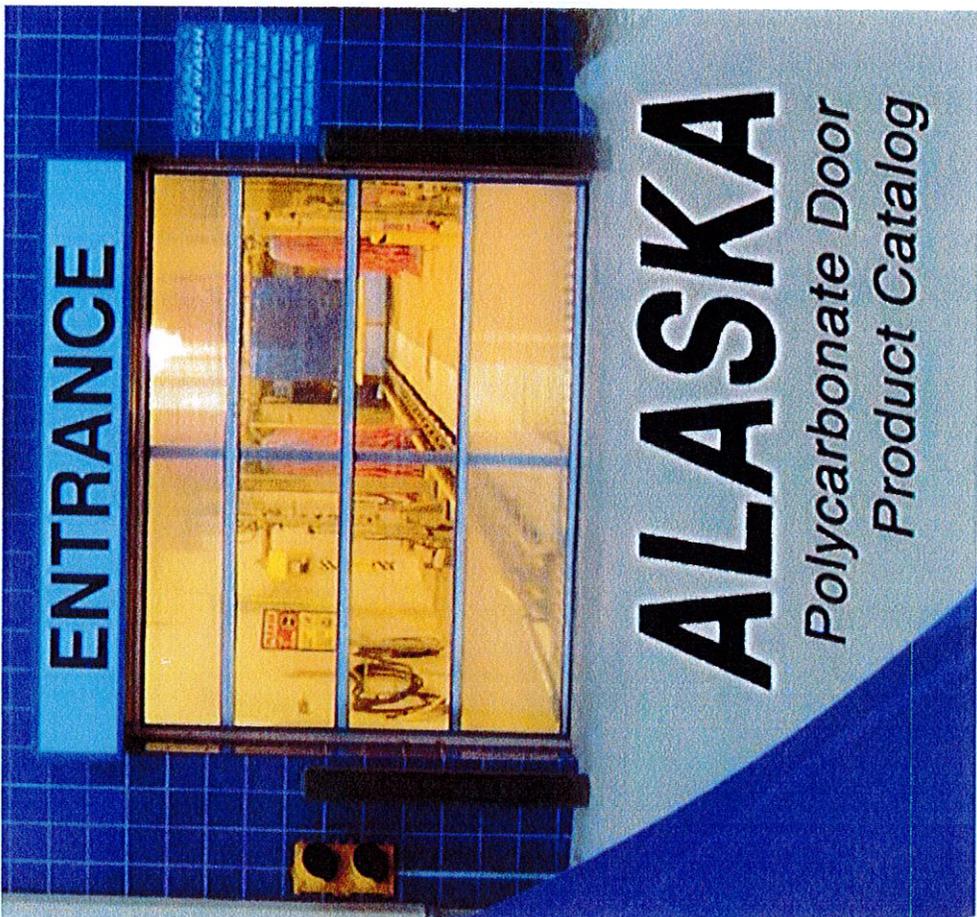
Fabric Awnings

Fabric Awnings proposed Color:
Hunter Green to match metal fascia & Soffit



Kenosha Shell Car Wash

Overhead doors





CITY PLAN COMMISSION
Staff Report - Item 2

Thursday, September 8, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To Include the Attachment of property East of 10901 60th Street [Parcel #80-4-122-061-0240, In the Town of Somers, Kenosha County, Wisconsin, In accordance with the approved City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes] and Create Ward 93. (Ferati) (District 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Downing, District 16, has been notified. The Common Council is the final review authority.

LOCATION AND ANALYSIS:

Site: 10901 60th Street

1. The City has received a Petition to Attach property from the Town of Somers to the City of Kenosha.
2. This Resolution will Amend the City's Official Map to include this property.

RECOMMENDATION:

A recommendation is made to approve the attached Resoluitiion.

Rich Schroeder, Deputy Director

Jeffrey B. Labahn, Director

RESOLUTION NO. _____

BY: THE MAYOR

TO AMEND THE OFFICIAL MAP FOR THE CITY OF KENOSHA,
WISCONSIN, TO INCLUDE THE ATTACHMENT OF

Parcel No(s): 80-4-122-061-0240

Located at: East of 10901 60th Street

IN THE TOWN OF SOMERS, KENOSHA COUNTY, WISCONSIN,
IN ACCORDANCE WITH THE APPROVED CITY OF
KENOSHA/TOWN OF SOMERS COOPERATIVE PLAN UNDER
SECTION 66.0307 OF THE WISCONSIN STATUTES AND
CREATE WARD 93 [Ferati, Property Owner]

WHEREAS, the City of Kenosha, Wisconsin, has established an Official Map pursuant to Section 62.23(6), Wisconsin Statutes; and,

WHEREAS, the City of Kenosha, Wisconsin, and the Town of Somers, Wisconsin, entered into the City of Kenosha/Town of Somers Cooperative Plan Under Section 66.0307, Wisconsin Statutes, which was approved by the Wisconsin Department of Administration, Intergovernmental Relations, Municipal Boundary Review, on August 8, 2005; and,

WHEREAS, it was in the best interest for the public health, safety, and welfare of the City of Kenosha/Town of Somers to attach territory known as Parcel No. 80-4-122-061-0240 located in the Town of Somers, Kenosha County, Wisconsin, to the City of Kenosha, Wisconsin; and,

WHEREAS, on October 3, 2016, the Common Council for the City of Kenosha, Wisconsin, approved an Attachment and Zoning District Classification Ordinance under Section 66.0307, Wisconsin Statutes, for Parcel No. 80-4-122-061-0240, located in the Town of Somers, Kenosha, Wisconsin, to be attached to the City of Kenosha, Wisconsin, with the Zoning District Classifications designated therein.

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)(c), Wisconsin Statutes, the Official Map of the City of Kenosha, Wisconsin, be and hereby is amended to include the designation of the attachment of territory formerly of the Town of Somers, County of Kenosha, Wisconsin, known as Parcel No. 80-4-122-061-0240 as depicted on the Attachment and Zoning District Classification Ordinance, which is incorporated herein by reference.

BE IT FURTHER RESOLVED that the territory described herein constitutes the 93rd Ward of the City of Kenosha, subject to the Ordinances, rules and regulations of the City governing Wards and Aldermanic Districts.

BE IT FURTHER RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that Parcel No. 80-4-122-061-0240 is attached to the City of Kenosha by Attachment Ordinance No. _____, which constitutes City of Kenosha Voting Ward 93, and Ward 93 is adjoined to the polling place with wards 73-79, 89, 90 and 91 for voting purposes as allowed by Section 5.15 (6)(b), Wisconsin Statutes.

BE IT FURTHER RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that the City Clerk is directed to send a copy of this Resolution to the County Clerk for referral to the Kenosha County Board.

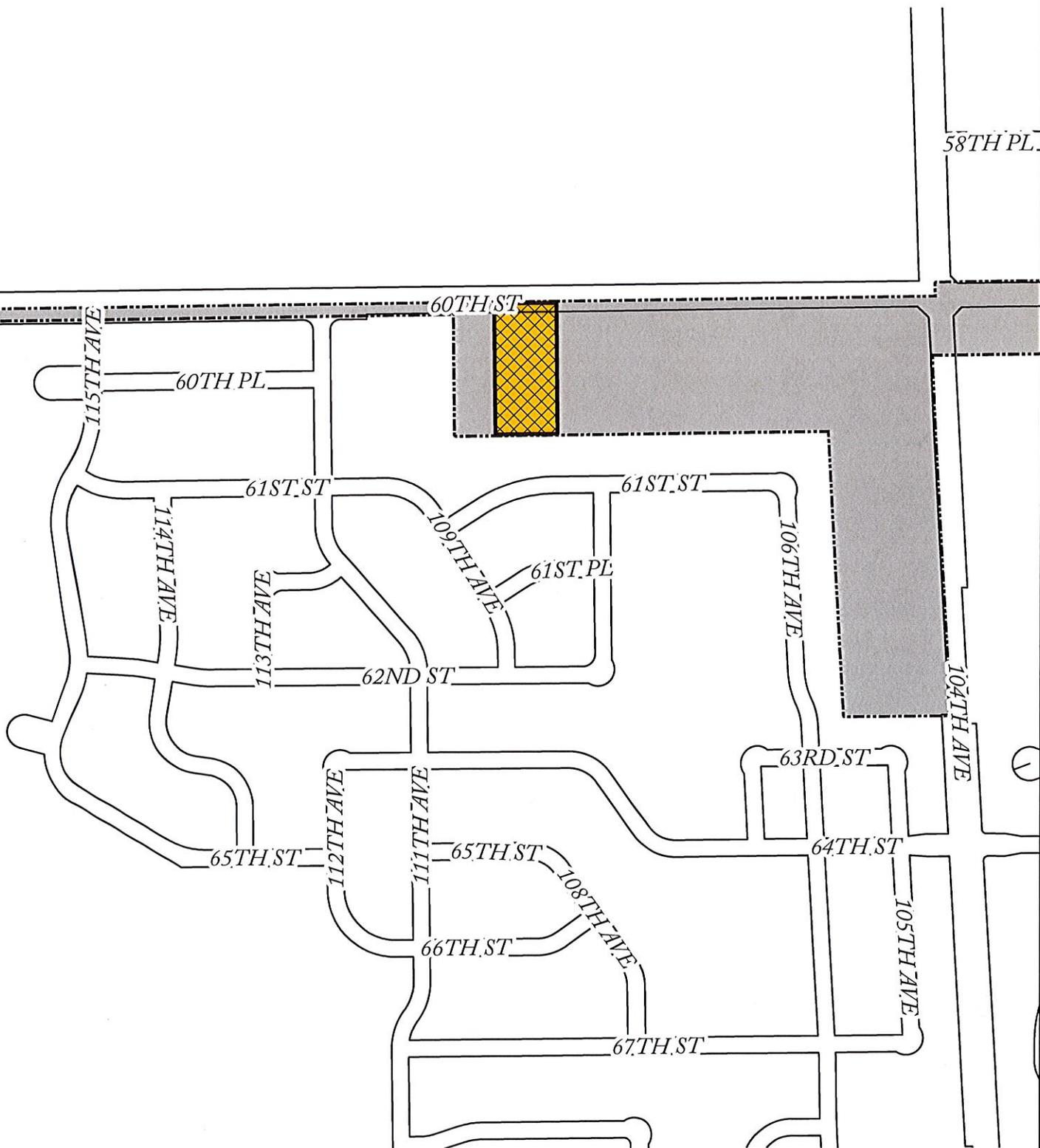
Adopted this ____ day of _____, 2016.

ATTEST: _____ City Clerk
Debra Salas

APPROVED: _____ Mayor Date: _____
John M. Antaramian

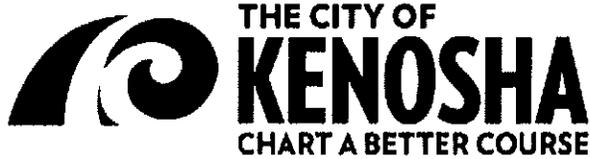
Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney

Official Map Amendment Ferati Attachment



Property to be Attached





CITY PLAN COMMISSION
Staff Report - Item 3

Thursday, September 8, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Zoning Ordinance by the Mayor - To Repeal and Recreate Subparagraph 3.155 of the Zoning Ordinance for the City of Kenosha, Wisconsin regarding the B-4 Mixed-Use District. PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Common Council is the final review authority.

LOCATION AND ANALYSIS:

Site: City-Wide

1. The B-4 Mixed Use District currently does not require a new Conditional Use Permit for new occupancy of a building which does not involve additions, enlargements or expansions for the following uses:
 - a. Multiple Family Residences
 - b. Elderly and/or Handicapped Multifamily Units, Elderly and Handicapped Community Living Arrangements and Assisted Living Facilities
 - c. Related Elderly Housing Facilities
 - d. Outdoor Advertising Signs
 - e. Drive-Thru Facilities
2. This Zoning Ordinance Amendment includes the following changes:
 - a. **Remove Section 3.155 B. Conditional Uses** and replace with **Section 3.155 B. Permitted Accessory Uses** to be consistent with other Business Districts.
 - b. Add uses a., b. and c. from the list above to **Section 3.155 C. Conditional Uses Subject to Section 4.06 B.21. of the Zoning Ordinance, and any Additional Standards as Noted**

RECOMMENDATION:

A recommendation is made to approve the Zoning Ordinance Amendment.

Pa Phouala Vang, Planner

Jeffrey B. Labahn, Director

ORDINANCE NO. _____

SPONSOR: THE MAYOR

TO REPEAL AND RECREATE SUBPARAGRAPH 3.155 OF THE ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN REGARDING THE B-4 MIXED-USE DISTRICT.

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

Section One: Subparagraph 3.155 of the Zoning Ordinance for the City of Kenosha,

Wisconsin is hereby repealed and recreated as follows:

~~**B. Conditional Uses.** Each principal and accessory use listed in this paragraph B shall require a Conditional Use Permit subject to Section 4.06 B. 21. of this Ordinance where construction of a new building or group of buildings on the same lot, or contiguous group of lots, is required. New occupancy of a building for any of the following conditional uses, which does not involve additions, enlargements or expansion, does not require a new Conditional Use Permit.~~

~~**1. Multiple Family Residences.** Such residences may be located at or above the first floor, and attached or detached to another principal use.~~

~~**2. Elderly and/or Handicapped Multifamily Units, Elderly and Handicapped Community Living Arrangements and Assisted Living Facilities.** Such units, living arrangements or facilities may be located at or above the first floor, and attached or detached to another principal use. Assisted living facilities shall also be in conformance with Section 50.034, Wisconsin Statutes, and Chapter HFS89, Wisconsin Administrative Code.~~

~~**3. Related Elderly Housing Facilities,** including management office, service building, clubhouse, centralized recreational facilities, including swimming pools; private, noncommercial tennis and game courts in conformance with Chapter 9 of the Code of General Ordinance; private, noncommercial, common dining room, infirmary and limited medical emergency facilities restricted to serving residents; limited convenience retail and service uses for the benefit of the residents and guests.~~

~~**4. Outdoor Advertising Signs,** in conformance with Chapter 15 of the Code of General Ordinances.~~

~~**5. Drive-Thru Facilities** associated with permitted or conditional uses.~~

B. Permitted Accessory Uses.

1. Garages for the storage or loading of vehicles used in conjunction with the operation of a principal use.

2. Home occupations in residential dwellings, in conformance with the standards and conditions set forth in Section 3.03G. of this Ordinance.

3. Off-street parking and loading spaces and facilities, in conformance with §6.0 of this Ordinance. Loading docks shall be properly screened and/or recessed. Screening shall be accomplished by walls of the same building material as the principal building.

4. Outdoor Dining Areas located in public right-of-ways or major street setback areas, in conjunction with an adjacent bakery, candy and ice cream store, coffee shop, food store, grocery, delicatessen or restaurant in conformance with Section 5.046 of the Code of General Ordinances.

5. Power supply units, external building heating/cooling systems, and other uses normally auxiliary to the principal use. Such equipment shall be screened by fencing, walls or vegetation. Rooftop equipment shall be screened behind parapets or recessed into roofs with matching building materials, and shall be located below the highest vertical element of the building.

6. Public use service building or structure.

7. Trash enclosures. Such enclosures shall be constructed of building materials that match the associated building. Screening shall be provided on three sides and on the fourth side by a gate which also provides screening.

8. Signs in conformance with the following:

a. Nonresidential uses, and residential and nonresidential uses located in the same building, shall be restricted to the requirements of the IP Column in Table 1 of Chapter 15 of the Code of General Ordinances.

b. Residential uses shall be restricted to the requirements of the RM Column in Table 1 of Chapter 15 of the Code of General Ordinances.

c. Notwithstanding the above, one (1) gateway entry feature for the overall development that includes a development identification sign and sign directory of nonresidential tenants, as permitted by the Review Authority.

9. Sidewalk display area located on private property along the frontage of each tenant space and in compliance with the Americans With Disabilities Act.

10. Any other accessory use as permitted by the Review Authority.

11. Artisan manufacturing conducted wholly within an enclosed building. Such production of items shall be an accessory use to an artisan studio and shall not cause, create or result in noxious odors, smoke, dust, or dirt, or cause objectionable sounds of an intermittent nature which become a nuisance to adjacent uses.

C. Conditional Uses Subject to Section 4.06 B.21. of the Zoning Ordinance, and Additional Standards As Noted.

1. Single family attached residences in conformance with **Section 4.06 A.16.**, Zoning Ordinance.

2. Hotels and motels in conformance with **Section 4.06 B.13.**, Zoning Ordinance.

3. Community Living Arrangements, that are both: (a) in conformance with Subparagraph 4.06 A.1., Zoning Ordinance; and (b) either (i) in conformance with §62.23 (7)(i), Wisconsin Statutes, or (ii) not in conformance with §62.23 (7)(i) but all of the persons served are disabled or handicapped under the Fair Housing Amendment Act (FHAA) or the Americans with Disabilities Act (ADA) and are living in the Community Living Arrangement because of their disability or handicap. In the latter circumstance, compliance with §62.23 (7)(i) is not required.

4. Convention center, in conformance with **Section 4.06 B.4.**, Zoning Ordinance.

5. Brewpub or winery, accessory to a restaurant, tavern, cocktail lounge or package beverage store, provided that no greater than thirty (30%) percent of the gross floor area is devoted to any manufacturing or processing, or storage of beverages produced on premises, provided that brewpubs produce no greater than two thousand (2,000) barrels of fermented malt beverages per year, or, that wineries produce no greater than twenty thousand (20,000) gallons of wine per year, in conformance with Section 125, Wisconsin Statutes, Chapter 10 of the Code of General Ordinances, and **Section 4.06 B.12.**, Zoning Ordinance.

6. Bed and Breakfast Establishments in conformance with **Section 4.06 A.7.** of the Zoning Ordinance.

7. Utility substations not visible from public streets or public spaces, in conformance with **Section 4.06 D.11.** of the Zoning Ordinance.

8. Storm water detention and retention basins.

9. Drive-thru facilities in conjunction with any permitted use, excluding alcohol beverage sales, and in conformance with **Section 4.06 B.15** this Ordinance. Drive-thru lanes shall not be located between a building and a major street.

10. **Unified Business Center.** A commercial development as defined in Section 12.0 of the Zoning Ordinance.

11. **Large Scale Commercial Development.** A commercial development as defined in Section 12.0 of the Zoning Ordinance.

12. Pawnbroker.

13. ~~Secondhand~~ Secondhand Jewelry Dealer.

14. Multiple Family Residences. Such residences may be located at or above the first floor, and attached or detached to another principal use.

15. Elderly and/or Handicapped Multifamily Units, Elderly and Handicapped Community Living Arrangements and Assisted Living Facilities. Such units, living arrangements or facilities may be located at or above the first floor, and attached or detached to another principal use. Assisted living facilities shall also be in conformance with Section 50.034, Wisconsin Statutes, and Chapter DHS89, Wisconsin Administrative Code.

16. Related Elderly Housing Facilities, including management office, service building, clubhouse, centralized recreational facilities, including swimming pools; private, noncommercial tennis and game courts in conformance with Chapter 9 of the Code of General Ordinance; private, noncommercial, common dining room, infirmary and limited medical emergency facilities restricted to serving residents; limited convenience retail and service uses for the benefit of the residents and guests.

Section Two: Subparagraph 3.155 D. of the Zoning Ordinance for the City of

Kenosha, Wisconsin is hereby repealed and Subparagraphs 3.155 E. through 3.155 G. are hereby renumbered as 3.155 D. through 3.155 F.

Section Three: Section 3.155 D.9. in subparagraphs 3.155 A.1., A.2., A.3., and A.4. in

the Zoning Ordinance for the City of Kenosha, Wisconsin are hereby replaced as Section 3.155 B.9.

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

ATTEST: _____ City Clerk/Treasurer
DEBRA L. SALAS

APPROVED: _____ Mayor Date: _____
JOHN M. ANTARAMIAN

Passed:

Published:

Drafted By:
EDWARD R. ANTARAMIAN
CITY ATTORNEY