



CITY PLAN COMMISSION  
Agenda

Thursday, September 10, 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

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

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Call to Order and Roll Call

Approval of Minutes from August 20, 2015

1. Conditional Use Permit for a 16-bed Community Based Residential Facility to be located at 5905 and 5909 19th Avenue. (Kenosha Care Center CBRF) (District 2) PUBLIC HEARING
2. City Plan Commission Resolution - To Amend the *Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035*, regarding property at 6201 14th Avenue. (Shalom Center) (District 3) PUBLIC HEARING
3. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 qq. of the Zoning Ordinance to amend the *Land Use Map for the City of Kenosha: 2035*. (Shalom Center) (District 3) PUBLIC HEARING
4. Zoning Ordinance by the Mayor - To Rezone Property at 6201 14th Avenue from *IP Institutional Park District* to *M-1 Light Manufacturing District* in conformance with Section 10.02 of the Zoning Ordinance. (Shalom Center) (District 3) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

*If you are disabled in need of assistance, please call 262.653.4030 at least 72 hours before this meeting.  
Notice is hereby given that a majority of the members of the Common Council may be present at the meeting.  
Although this may constitute a quorum of the Common Council, the Council will not take any action at this meeting.*

**CITY PLAN COMMISSION**  
**Minutes**  
**August 20, 2015**

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**MEMBERS PRESENT:** Alderperson Gordon, Alderperson Michalski, Alderperson Wicklund, Patrick DeGrace, Anita Faraone, Bradley Kleba, Anderson Lattimore and Jessica Olson

**MEMBERS EXCUSED:** Mayor Bosman and Rob Hayden

**STAFF PRESENT:** Rich Schroeder

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

A motion was made by Alderperson Michalski and seconded by Mr. Lattimore to approve the minutes of the July 23, 2015 meeting. The motion passed. (Ayes 7, Noes 0)

**1. 2016 Community Development Block Grant Allocation Plan. PUBLIC HEARING**

Tony Geliche, Community Development Specialist, explained the 2016 Allocation Plan.

*Alderperson Wicklund arrived.*

A motion was made by Ms. Faraone and seconded by Alderperson Michalski to approve the Allocation Plan.

Public hearing opened. No comments. Public hearing closed.

Alderperson Wicklund asked for clarification on one of the Plan changes.

*If there is an increase of \$25,000 or less in CDBG funds received for the year 2016, funds will be distributed equally to those that were allocated funding, except for those that were fully funded. If the increase is more than \$25,000, funds will be allocated to a Street Resurfacing Fund.*

Alderperson Wicklund thought the change was to allocate the first \$25,000 of funding to be distributed equally to those that were allocated funding, except for those that were fully funded. Amounts over the \$25,000 would go to the Street Resurfacing Fund.

Alderperson Wicklund questioned whether the City would receive any of the additional funds, since they received such a large percentage of the total amount.

Alderperson Wicklund also wants to make sure an applicant does not receive funds in excess of the original amount. Alderperson Wicklund suggested changing the word *equally* to *proportionally* and also to add *...up to the requested amount.* after the words *...fully funded.*

Mr. Geliche explained the intent from the CDBG Committee is an increase of \$25,000 or

less will be distributed and an increase of more than \$25,000 would go to the Street Resurfacing Fund.

Mr. Geliche also noted that any increase in funds would be shared across the board and not exclude the City's application.

Mr. Geliche said the clarification on language, changing *equally* to *proportionally* and by adding ... *up to the requested amount*.... can be added by Amendment of the City Plan Commission.

Ms. Faraone and Alderperson Michalski pulled their original motion.

A motion was made by Ms. Faraone and seconded by Alderperson Michalski to approve the Plan with the amended language under *Section IV. Funding Allocation for 2016*, first full paragraph, added sentence as follows:

- Change the word *equally* to *proportionally*.
- At the end of the sentence add ... *up to the requested amount*.

The motion passed. (Ayes 8, Noes 0)

A motion was made by Ms. Faraone and seconded by Alderperson Michalski to approve the Plan as amended. The motion passed. (Ayes 8, Noes 0)

**2. Conditional Use Permit for a 40,135 s.f. hangar to be located at 9121 42nd Place at the Kenosha Regional Airport. (Global Jet Hangar) (District 16)  
PUBLIC HEARING**

Rich Schroeder, Deputy Director, gave an overview of the project.

Public hearing opened.

Dan Watring, 3141 90th Street, from MSI General gave an overview of the project. Mr. Watring said their address was recently changed from 9121 42nd Place to 9121 43rd Street.

Public hearing closed.

A motion was made by Alderperson Michalski and seconded by Mr. Lattimore to approve the Conditional Use Permit with the change of address and subject to Conditions of Approval. The motion passed. (Ayes 8, Noes 0)

**3. Conditional Use Permit for an 8,919 square foot retail building to be located at 6425 Green Bay Road. (Kenosha Medical Campus) (District 16)  
PUBLIC HEARING**

Public hearing opened.

Kyle Kennedy, 3700 22nd Street, was available for questions.

Public hearing closed.

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

Conditional Use Permit, subject to the Conditions of Approval. The motion passed. (Ayes 8, Noes 0)

**4. Driveway Easement and Agreement by and between the City of Kenosha, Wisconsin and Dale L. Pfaff for the benefit of property located at 3919 55th Avenue. (Pfaff) (District 16) PUBLIC HEARING**

Public hearing opened.

Rantell, Ramirez, Land Quest, 4419 Washington Road, was available for questions.

Public hearing closed.

Mr. Schroeder gave an overview of the Easement and Agreement.

A motion was made by Alderperson Michalski and seconded by Ms. Olson to approve the Easement and Agreement. The motion passed. (Ayes 8, Noes 0)

Alderperson Wicklund asked why we can't just sell the land. Mr. Schroeder said it was dedicated as part of Jamestown Park, so we must do an Easement.

**5. Bicycle and Pedestrian Pathway Easement and Agreement by and between BPOK I, LLC, and the City of Kenosha, Wisconsin for property at 9949 58th Place. (BPOK I, LLC) (District 16) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Mr. Schroeder said this bicycle and pedestrian trail would be on private property and there is no specific date for construction. The owners are responsible for the cost of the path and future maintenance.

A motion was made by Mr. Lattimore and seconded by Alderperson Wicklund.

Ms. Faraone asked why the owner is paying for the trail. Mr. Schroeder said this cost is similar to a property owner paying for the installation of sidewalk. This was a requirement when the property owner built on the property. They knew this expense would be coming.

Ms. Olson asked what required the Easement at this time. Mr. Schroeder said it was a Condition of the Site Plan Review approval.

The motion passed. (Ayes 8, Noes 0)

**Public Comments**

No public comments.

**Commissioner Comments**

No Commissioner comments.

## **Staff Comments**

No Staff comments.

A motion to adjourn was made by Ms. Faraone and seconded by Mr. DeGrace. The motion passed. (Ayes 8, Noes 0) The meeting adjourned at 5:40 p.m.

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

Draft

Thursday, September 10 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

Conditional Use Permit for a 16-bed Community Based Residential Facility to be located at 5905 and 5909 19th Avenue. (Kenosha Care Center CBRF) (District 2) PUBLIC HEARING

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Alderperson Jenkins, District 2, has been notified. The City Plan Commission is the final review authority..

**LOCATION AND ANALYSIS:**

**Site:** 5905 and 5909 19th Avenue

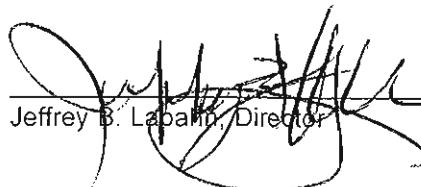
1. The homes at 5905 and 5909 19th Avenue are currently licensed by the State Department of Health Services as a 15-bed Community Based Living Facility (CBRF). The two (2) homes are connected by a breezeway. The applicant is proposing to convert an office space into a bedroom to add another bed to make the total number of beds sixteen (16). In the *RG-2 General Residential District*, a CBBF with a capacity of greater than fifteen (15) beds is a Conditional Use.
2. According to the Operational Plan, the type of residents served at this location include those with developmental disabilities, emotional disturbances, mental illness, alcohol/drug dependency, physical disabilities and traumatic brain injuries
3. No changes are proposed to the exterior of the site. The site has a minimum four (4) off street parking spaces required by the Zoning Ordinance, even though the management does not allow the residents of the facility to own a car.
4. The parcels will need to be combined prior to issuance of the Conditional Use Permit. There are currently two (2) separate properties under the same ownership.
5. The plans were sent to City Departments for review. Their comments are included in the attached Conditions of Approval.
6. 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 Wilke, Development Coordinator

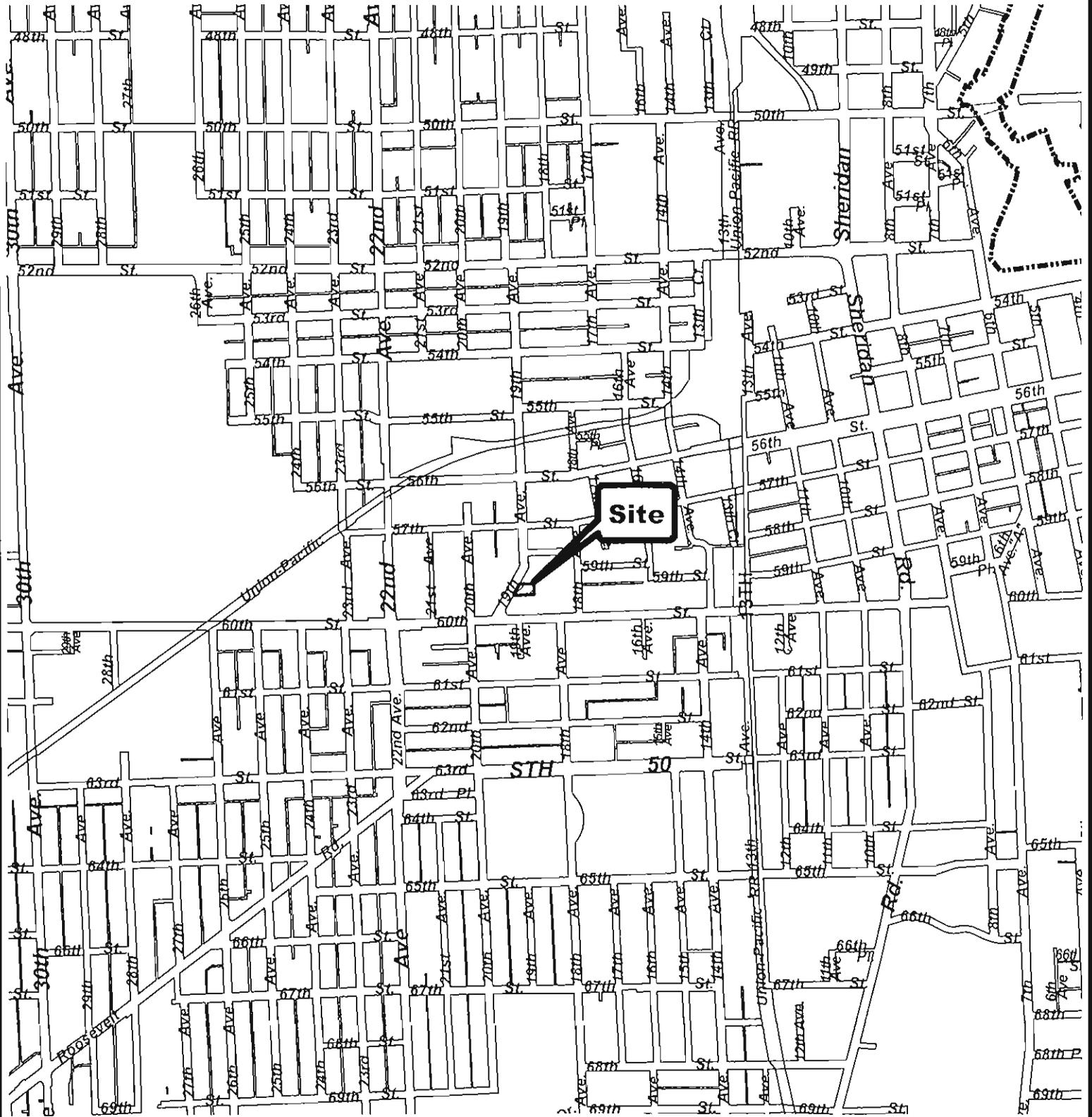


Jeffrey B. Labadie, Director

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 Building, Plumbing and/or Electrical 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 Community Development & Inspections, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.
  - d. Prior to the issuance of any Occupancy permits, the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
  - e. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.
  - f. All trash containers shall be stored within the enclosure or building. The applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.
  - g. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within twelve (12) months of City Plan Commission approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.
  - h. All vehicles shall be parked within the designated paved areas.
  - i. Compliance with the Operational Plan dated June 1, 2015.
  
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
  - a. A Parcel Combination shall be recorded prior to the issuance of the Conditional Use Permit permit.
  - b. If a fire alarm system is installed in the building, then the room addition will have to include the applicable alarm addition.

# City of Kenosha

## Vicinity Map Kenosha Care CBRF CUP



**Kenosha Care Center II**

**5905 19<sup>th</sup> Avenue Kenosha, WI 53140**

**Operational Plan**

**June 1<sup>st</sup> 2015**

Licensee: Kenosha Care Center Inc

Owner/Administrator: Ouri Marciano

Hours of Operation and Administration: The Administrator will be available at least forty hours each week with a typical schedule of eight hours per weekday Monday through Friday and weekends and alternate shifts as needed. He will spend an average of two hours per day at each facility. The three facilities for which the administrator has responsibility are located a maximum distance of .2 mile from each other. Additionally, the facility has a full time manager on site. Designee in the absence of the administrator and the manager will be the most senior staff person (caregiver) on duty. A minimum of one caregiver staff is on duty at all times. A Registered Nurse is available on a part time basis depending on resident acuity with a minimum of twelve hours per month. A qualified individual is on call at all times.

Kenosha Care Center is a freestanding Ambulatory Class AA facility with a resident capacity of 15. The facility provides services to residents who are ambulatory and who are mentally and physically capable of responding to a fire alarm by exiting the CBRF without any help or verbal or physical prompting.

Client groups served include residents who are aged 18 years and older who have developmental disability, emotional disturbances, mental illness, alcohol/drug dependency, physical disability, and traumatic brain injury. Services are provided regardless of ethnicity, race, natural origin, gender, religion, disability, or sexual orientation. Client group compatibility is achieved by the following means:

- 1) Consideration of each admission relative to the existing resident population
- 2) Provision of client group-specific activities and programming
- 3) Provision of client group-specific staff training including protection of vulnerable residents related to physical and psychosocial health

Kenosha Care Center does not knowingly admit or retain individuals who:

- 1) Present a threat to the health or safety of themselves or others including physical and mental abuse and property destruction
- 2) Present physical or psychosocial needs that are not able to be met by the facility
- 3) Present physical or psychosocial needs and issues that are not compatible with the facility's client groups served
- 4) Require chemical or physical restraints
- 5) Require 1:1 staff supervision or care at all times
- 6) Require more than three hours of nursing care per week unless a waiver is approved by the Department

7) Own a car

Program services include:

- 1) Personal care within the scope of DHS 83 and the facility's staffing patterns and ability. Personal care services shall be designed and provided to allow the resident to increase or maintain independence within his or her strengths and limitations. Residents requiring additional care may receive services from an alternate service provider such as home health or hospice as appropriate
- 2) Supervision appropriate to the resident's needs
- 3) Medication administration is provided by caregiving, non-licensed staff. The facility's medication administration program and delegation of medication is overseen by a Registered Nurse
- 4) Behavior management services are provided and may include observation and provision of individualized and appropriate interventions for behaviors that may be harmful to the resident or others
- 5) Dietary services including three meals and snacks daily and provision of therapeutic diets as ordered by the health care practitioner
- 6) Leisure time activities including activity program including on site and community options. The daily activity program shall meet the interests and capabilities of the residents. Employees shall encourage and promote resident participation in the activity program. The facility shall develop and post the activity schedule in an area available to residents
- 7) Community activities shall be provided and the facility shall ensure that information and assistance is provided to the resident to facilitate participation in personal and community activities. The facility shall develop, update, and make available to residents monthly schedules and notices of community activities including any costs to the resident
- 8) Family and social contacts shall be encouraged by the facility and the facility shall provide assistance in the maintenance of contacts
- 9) Communication skills shall be supported by the facility providing services to meet resident's individual communication needs
- 10) of resident's food and fluid intake and acceptance of diet as indicated. The facility shall report significant deviations from normal food and fluid intake patterns to the resident's physician or dietitian
- 11) Information and referral services are provided as appropriate to community services
- 12) Respite care services as requested. Respite is defined as a period of residency between one and ninety days. Residents remaining in the facility beyond ninety days are considered non-respite and are permanent residents of the facility
- 13) Transportation services include arrangement for transportation when needed for medical appointments, work, educational or training programs, religious services, and for a reasonable number of community activities of interest

**Not proposing to change any Drainage plans, Landscape Plans or Utility plans. Residents are not allowed to own a car while at our facilities. There are 7 parking spaces to allow for family and employee parking.**

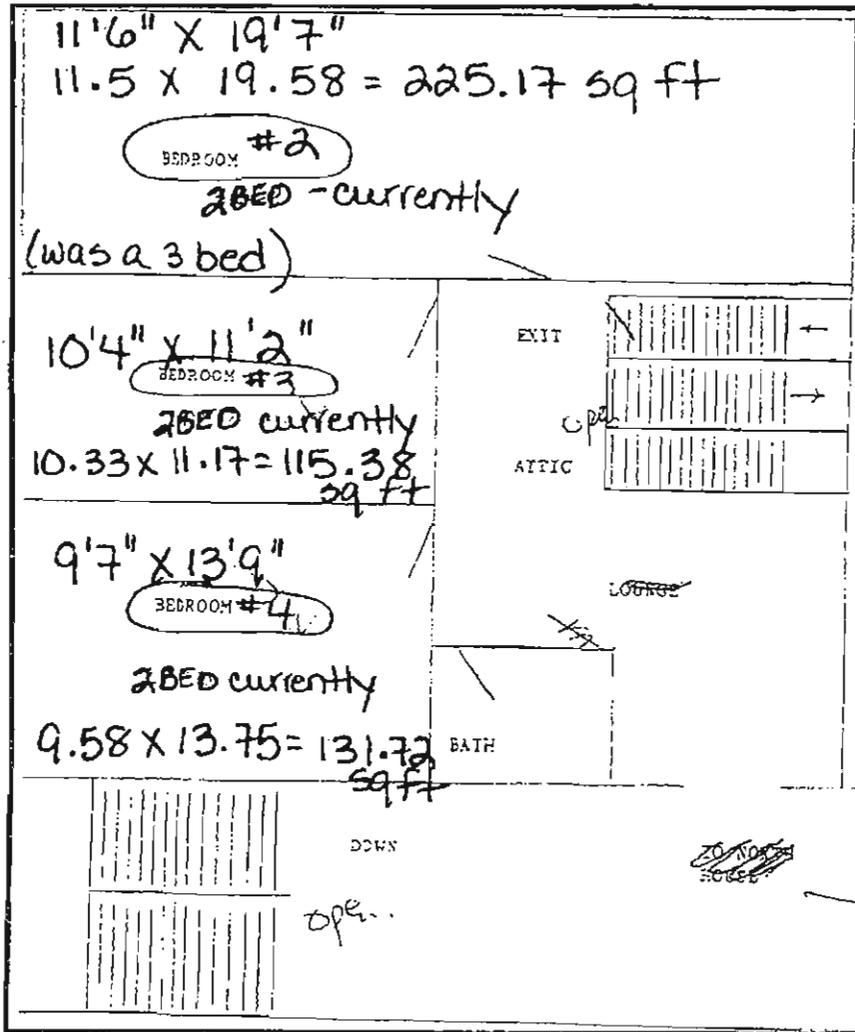
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# Kenosha Care Center II - CHOW

## TRANSITIONS HOUSE II

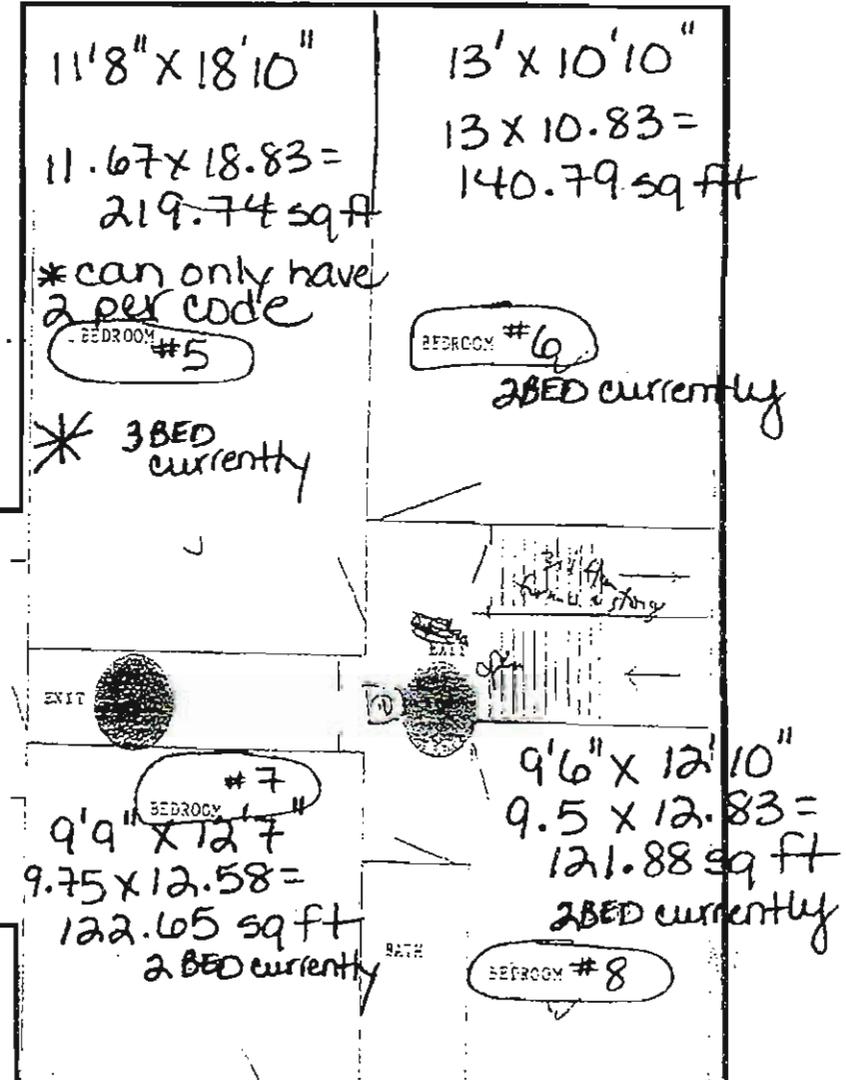
5905-19<sup>TH</sup> Ave

### SECOND FLOOR



SO by stairs

ATTIC



### Potential DHS 83 Compliance Issues

Nov 24, 2014, Lauzon Life Safety Consulting, LLC

Kenosha Care Center II - CHOW

0-0-15

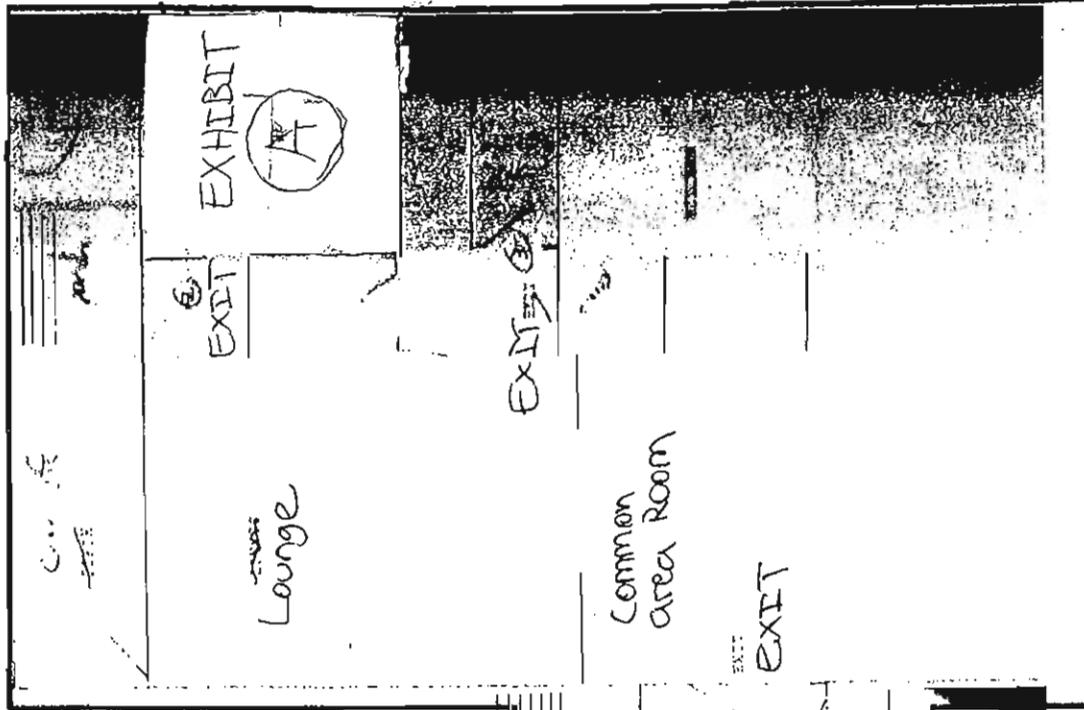
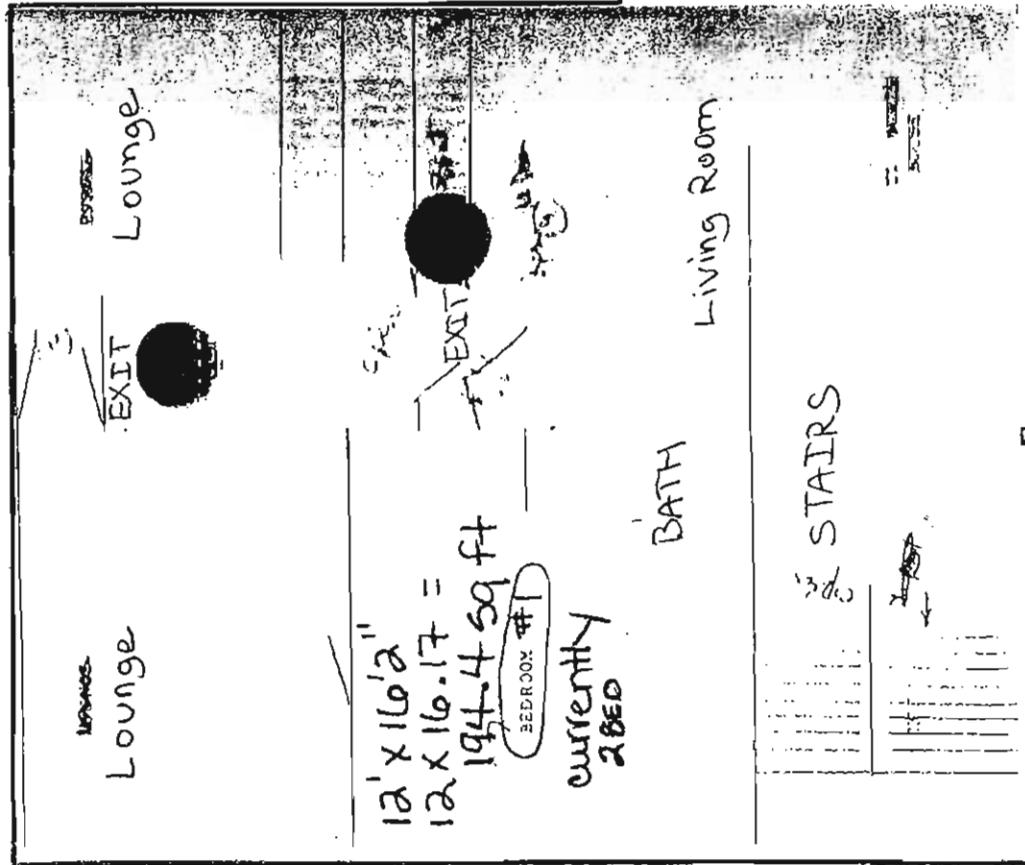
9x13  
117 sq ft



# TRANSITIONS HOUSE II

5905-19TH AVE

## FIRST FLOOR



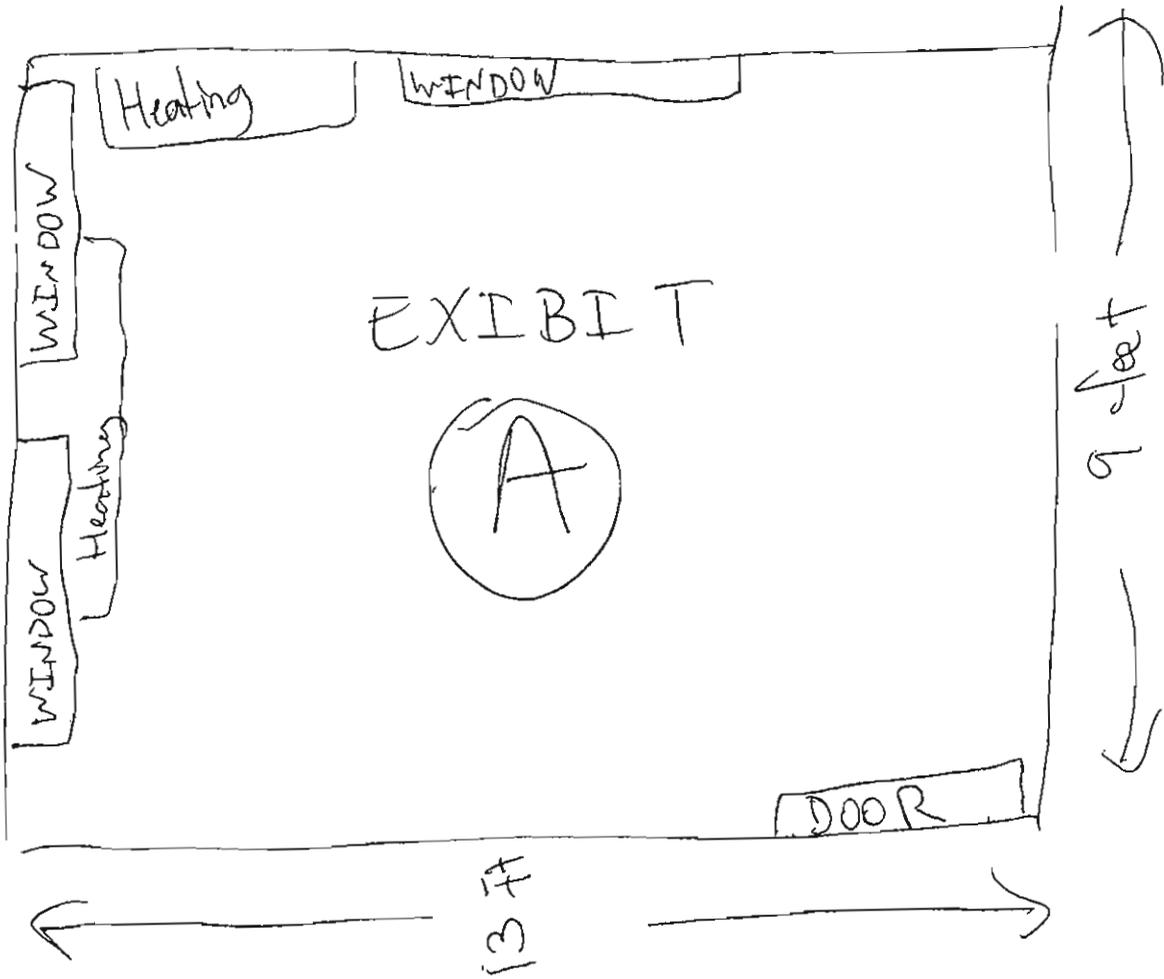
need 60 sq ft per resident in double rm (120 sq ft)

Division of Quality Assurance - Revu

DEC 29 2014

EXIT

currently used as an  
office



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

**MAILING INFORMATION**

**NAME OF PROJECT:** Kenosha Care Center Inc. II

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

<input checked="" type="radio"/>	Name and Address of Applicant (Please print): <u>5905 19<sup>th</sup> Avenue</u> <u>Kenosha WI 53140</u>	Phone: <u>262-656-1818</u> Fax: <u>262-656-1848</u> E-Mail: <u>OURIMACCIANO@gmail.com</u>
<input type="radio"/>	Name and Address of Architect/Engineer (Please print): _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____
<input type="radio"/>	Name and Address of Property Owner (if other than applicant)(Please print): _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____

**PROJECT LOCATION**

Location of Development (street address and / or parcel number): 5905 19<sup>th</sup> Avenue  
Kenosha, WI, 53140

**TYPE OF LAND DEVELOPMENT**

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

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

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

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

Department of Community Development & Inspections Planning Division 625 52nd Street, Room 308 Kenosha, WI 53140	Phone: 262.653.4030 Fax: 262.653.4045  Office Hours: M - F 8:00 am - 4:30 pm
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**SECTION 4  
CONDITIONAL USE PERMIT**

<b>Additional Information Required:</b>	Building or Addition Square Footage: <u>5030</u> Existing Building Size: _____ Site Size: <u>117 Sq Ft</u> Current # of Employees <u>5</u> Anticipated # of New Employees <u>0</u> Anticipated Value of Improvements <u>N/A</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> twenty (20) 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>		<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"> <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>	<ul style="list-style-type: none"> <li>➤ All</li> </ul>
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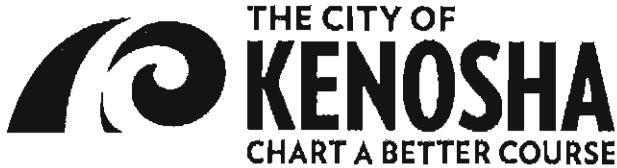
<b>Approximate Review Time:</b>	<ul style="list-style-type: none"> <li>➤ 30 days for Staff Review</li> <li>➤ 45-60 days for City Plan Commission/Common Council Review</li> </ul>
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The conditional use permit plans, *prepared to a standard engineering 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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CITY PLAN COMMISSION  
Staff Report - Item 2

Thursday, September 10, 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

**City Plan Commission Resolution - To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035, regarding property at 6201 14th Avenue. (Shalom Center) (District 3)  
PUBLIC HEARING**

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Aldersperson Michalski, District 3, has been notified. This City Plan Commission Resolution recommends the Common Council approve the Amendment through a Zoning Ordinance Amendment.

**LOCATION AND ANALYSIS:**

**Site:** 6201 14th Avenue

1. 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 City Plan Commission Resolution will need six (6) affirmative votes from the Commission to pass.
2. The attached Resolution satisfies this requirement and will be attached to the Zoning Ordinance to create Subsection 18.02 qq. to Amend the *Land Use Plan for the City of Kenosha: 2035* for the referenced property from *Government and Institutional* to *Industrial*.
3. The adopted Comprehensive Plan designated this site as *Government and Institutional*. This area has developed as residential and commercial with some manufacturing uses.
4. The owner of the property has requested the land use change to *Industrial* to allow for a contractor's office.

**RECOMMENDATION:**

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

  
PaPhouala Vang, Land Use Planner

  
Jeffrey B. Labahn, Director

CITY PLAN COMMISSION RESOLUTION # \_\_-15

By: City Plan Commission

*To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035  
Property at 6201 14th Avenue (Shalom Center)*

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

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

**WHEREAS**, a property owner has submitted a request to amend the Land Use designation for the referenced property from *Government and Institutional* to *Industrial*, as mapped on the attached Map C4-15 and on the Land Use Plan map adopted by the Common Council as part of the Comprehensive Plan; and

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

**WHEREAS**, the City has duly noticed and will hold a public hearing on the proposed amendment, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes.

**NOW, THEREFORE BE IT RESOLVED** that pursuant to Section 66.1001(4)(b), the City Plan Commission for the City of Kenosha, Wisconsin, hereby approves the amendment to "A Comprehensive Plan for the City of Kenosha: 2035" as shown on the attached Map C4-15.

**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 \_\_\_\_\_, 2015

ATTEST:

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

APPROVE:

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

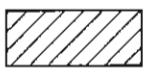
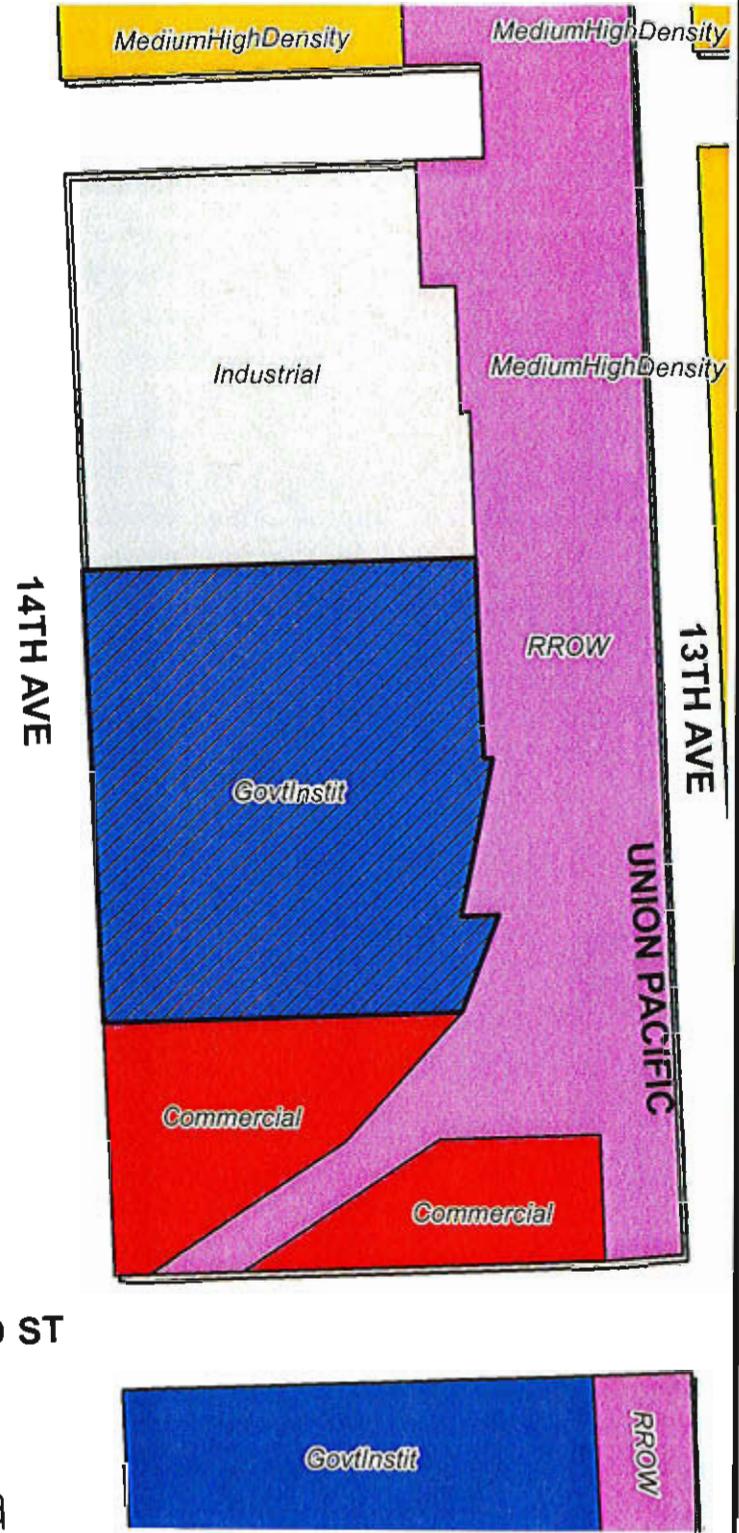
# City of Kenosha

## Comprehensive Plan Amendment

Shalom Center Petition

Supplement No. C4-15

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



Property requested to be changed from Government and Institutional to Industrial





CITY PLAN COMMISSION  
Staff Report - Item 3

Thursday, September 10, 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

**Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 qq. of the Zoning Ordinance to amend the Land Use Map for the City of Kenosha: 2035. (Shalom Center) (District 3)  
PUBLIC HEARING**

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Alderperson Michalski, District 3, has been notified. The Common Council is the final review authority.

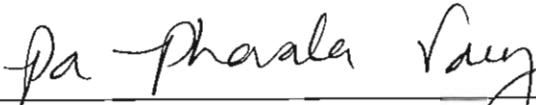
**LOCATION AND ANALYSIS:**

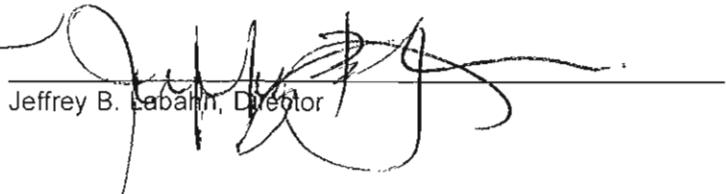
**Site:** 6201 14th Avenue

1. The Common Council adopted *A Comprehensive Plan for the City of Kenosha: 2035* on April 19, 2010.
2. Wisconsin Statutes require the Common Council to adopt an Ordinance for Amendments to the Comprehensive Plan.
3. The attached Zoning Ordinance references Map C4-15, which identifies the Amendment to the Land Use Plan located in the Comprehensive Plan. The Amendment will change the land use designation for the referenced properties from *Government and Institutional* to *Industrial*.

**RECOMMENDATION:**

A recommendation is made to approve the proposed Zoning Ordinance.

  
PaPhouala Vang, Land Use Planner

  
Jeffrey B. Labahn, Director

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

SPONSOR: CITY PLAN COMMISSION

TO CREATE SUBSECTION 18.02 qq. OF THE ZONING  
ORDINANCE TO AMEND THE LAND USE PLAN MAP  
FOR THE CITY OF KENOSHA: 2035

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

**Section One:** Subsection 18.02 qq. of the Zoning Ordinance for the City  
of Kenosha, Wisconsin, is hereby created as follows:

**qq.** By map C4-15 on file with the Department of Community Development and  
Inspections.

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

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

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

Passed:

Published:

Drafted By:  
JONATHAN A. MULLIGAN  
Assistant City Attorney

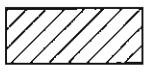
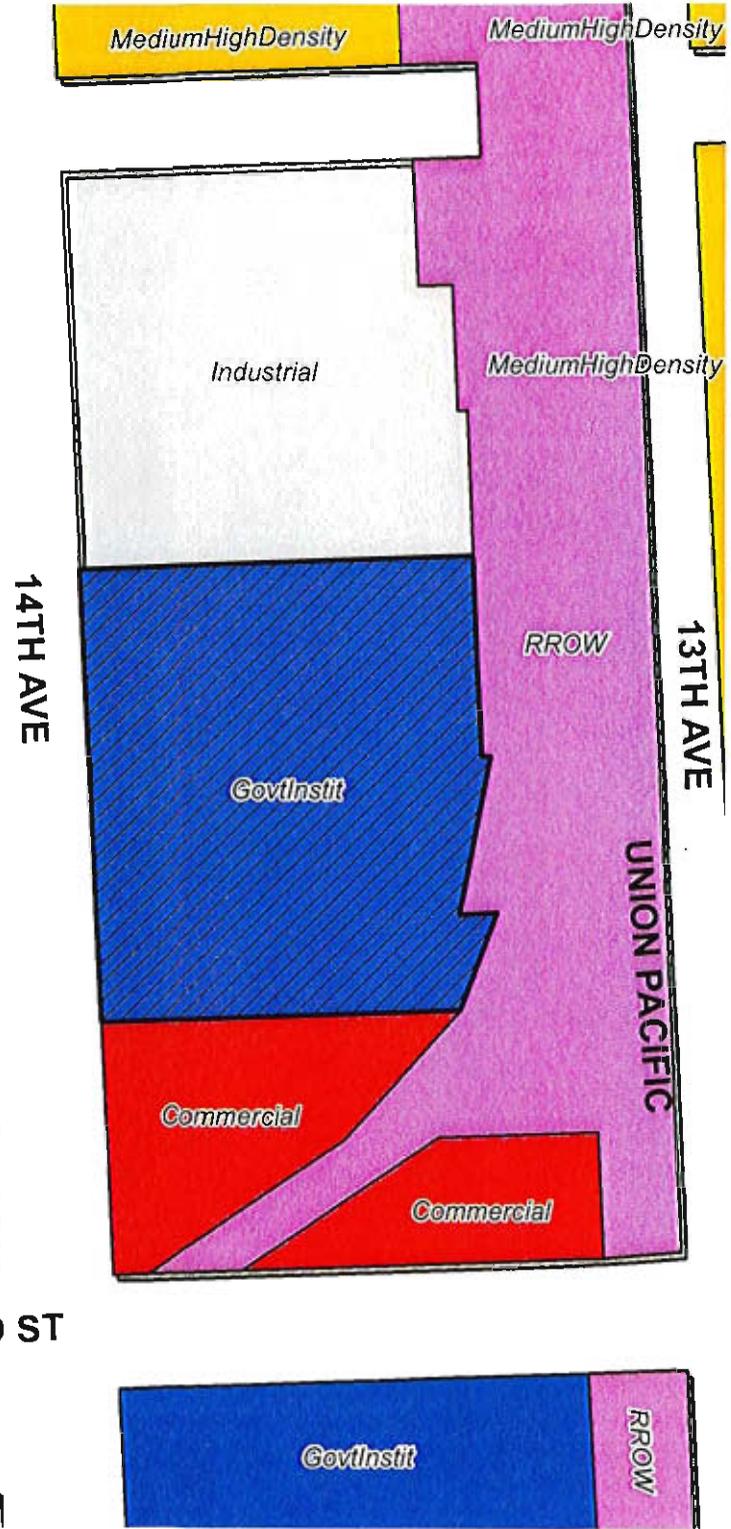
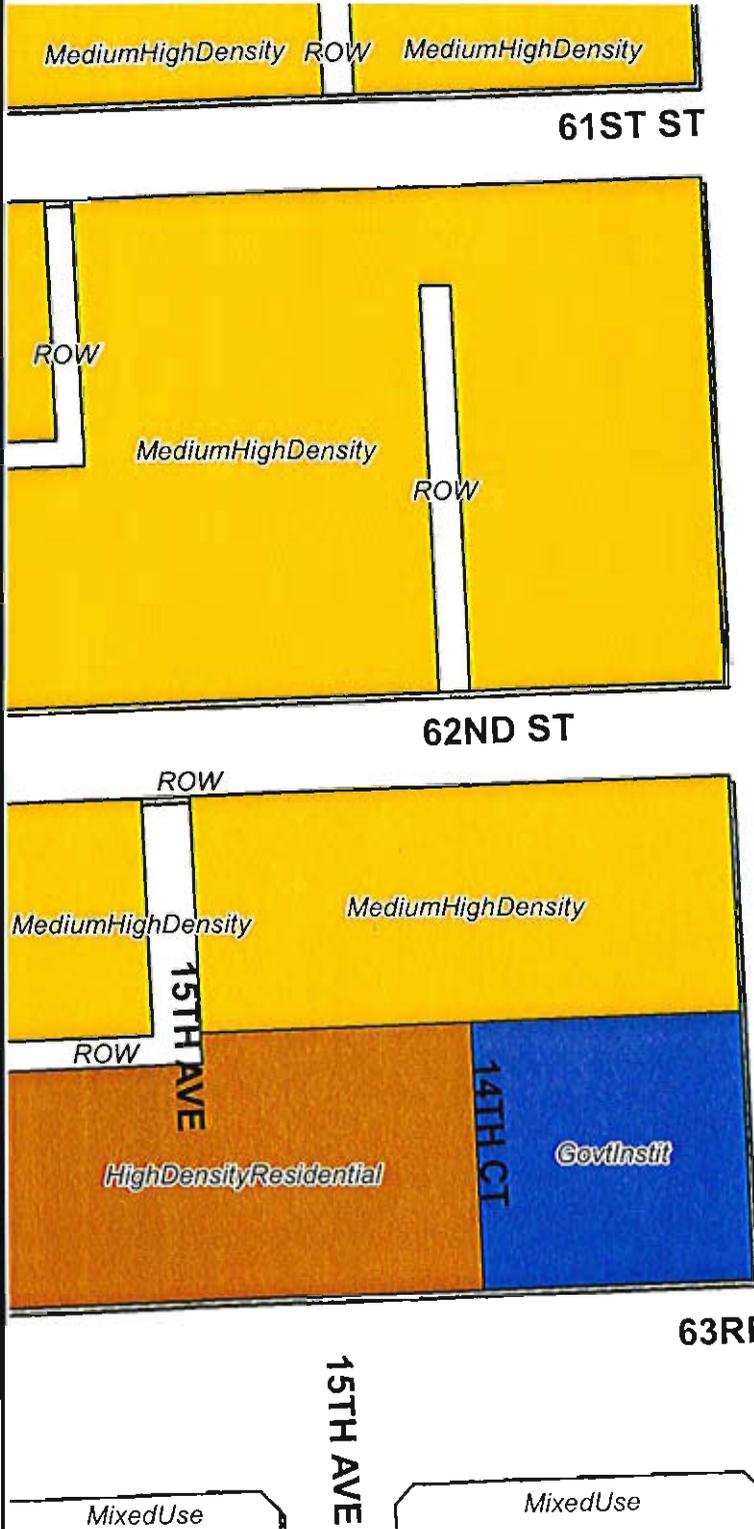
# City of Kenosha

## Comprehensive Plan Amendment

Shalom Center Petition

Supplement No. C4-15

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



Property requested to be changed from Government and Institutional to Industrial



Thursday, September 10 2015 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

**Zoning Ordinance by the Mayor - To Rezone Property at 6201 14th Avenue from IP Institutional Park District to M-1 Light Manufacturing District in conformance with Section 10.02 of the Zoning Ordinance. (Shalom Center) (District 3) PUBLIC HEARING**

#### NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Michalski, District 3, has been notified. Property owners within 100 feet of the proposed rezoning were notified. The Common Council is the final review authority.

#### LOCATION AND ANALYSIS:

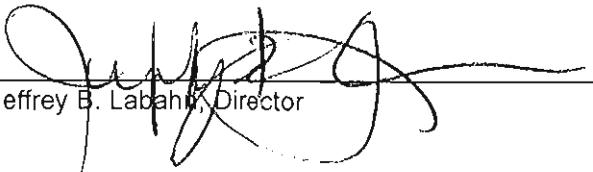
<b>Site:</b>	6201 14th Avenue	<u>Vicinity Zoning/Land Use</u>
<b>Neighborhood:</b>	Columbus	<b>North:</b> B-2/Commercial
		<b>South:</b> B-2/Commercial
		<b>East:</b> M-1/Railroad
		<b>West:</b> B-2/Mixed Residential - Community Health Center

1. The owner of the property is requesting to rezone the property from *IP Institutional Park District* to *M-1 Light Manufacturing District*. The purpose of the rezoning is to allow for a contractor's office on the site. The contractor would utilize the existing building, formerly the home of St. Vincent DePaul Thrift Store.
2. The property was zoned *B-2 Community Business District* prior to being rezoned to *IP Institutional Park District* in 2014. That rezoning, also initiated by the property owner/Shalom Center, was to allow for the site to operate as a homeless shelter. The rezoning to *IP Institutional Park District* was approved in December 2014 and the Comprehensive Plan was also amended at that time.
3. A Conditional Use Permit (CUP) was also required for a homeless shelter use on the property. The applicant did not proceed with the CUP application after the rezoning was approved and now has decided to sell the property. The interested buyer would like to utilize the site as a contractor's office.
4. Rezoning of the property to *M-1 Light Manufacturing District* is not consistent with the adopted *Comprehensive Plan for the City of Kenosha: 2035*, which as amended designates this site as *Government/Institutional*. However, the property immediately to the north is designated as *Industrial* on the plan. The properties to the north and the east are currently zoned *M-1 Light Manufacturing District*. An Amendment to the plan is required for the City to approve the rezoning.
5. The development of the property will have to be consistent with all City, State and Federal Ordinances and regulations. Any new business in the building would be required to obtain an Occupancy Permit and possibly a Conditional Use Permit, depending on the use.

#### RECOMMENDATION:

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

  
PaPhouala Vang, Land Use Planner  
[/u2/accl/cp/ckays/1CPC/2015/SEP10/Staff-rezone-shalom.doc](#)

  
Jeffrey B. Labahn, Director

REZONING ORDINANCE NO. \_\_\_\_\_

SPONSOR: THE MAYOR

**To Rezone Property at 6201 14th Avenue from IP Institutional Park District to M-1 Light Manufacturing District in Conformance with Section 10.02 of the Zoning Ordinance. (Shalom Center) (District #3)**

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

**Section One:** That the land shown on the attached Supplement Map No. Z7-15 be, and the same hereby is, zoned and districted as indicated on said map.

**Section Two:** This Ordinance shall be in full force and effect upon passage and the day after its publication.

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

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

Passed:

Published:

Drafted by:  
JONATHAN A. MULLIGAN  
Assistant City Attorney

# City of Kenosha

## District Map Rezoning

Supplement No.   Z7-15  

Ordinance No.           

*Shalom Center petition*



Property requested to be rezoned from:



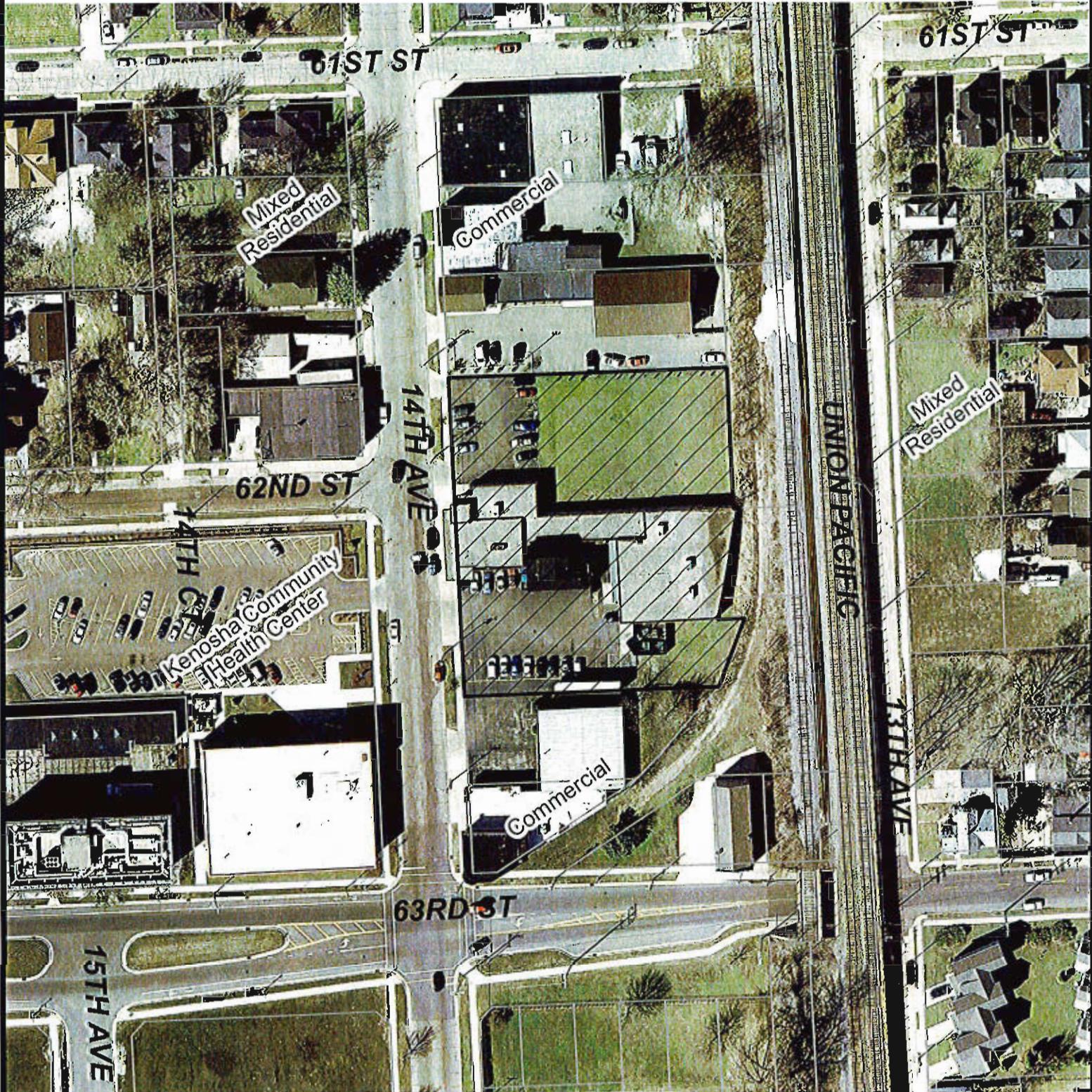
*IP Institutional Park to  
M-1 Light Manufacturing*





# City of Kenosha

Land Use Map  
Shalom Center Rezoning



 Property Requested to be Rezoned



0 100  
Feet

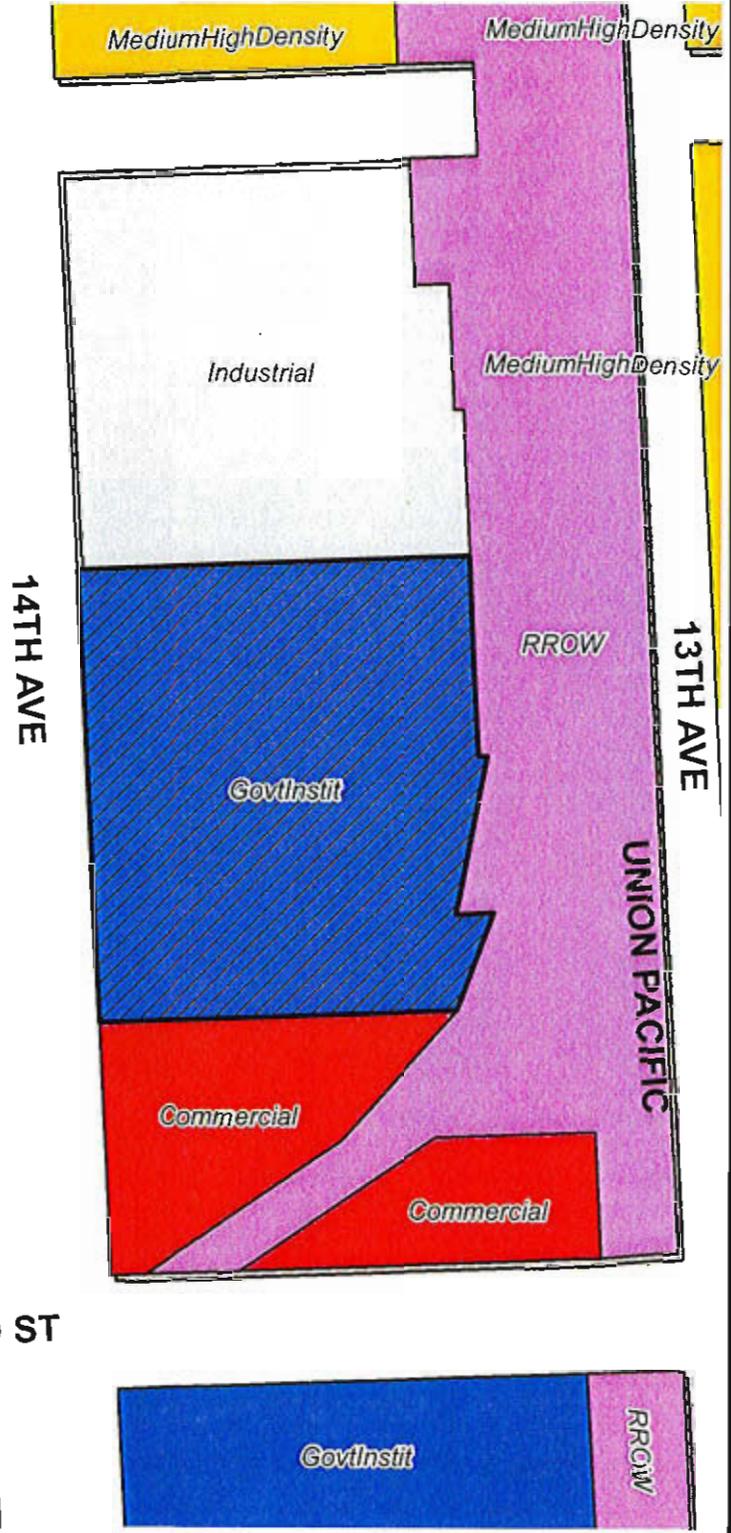
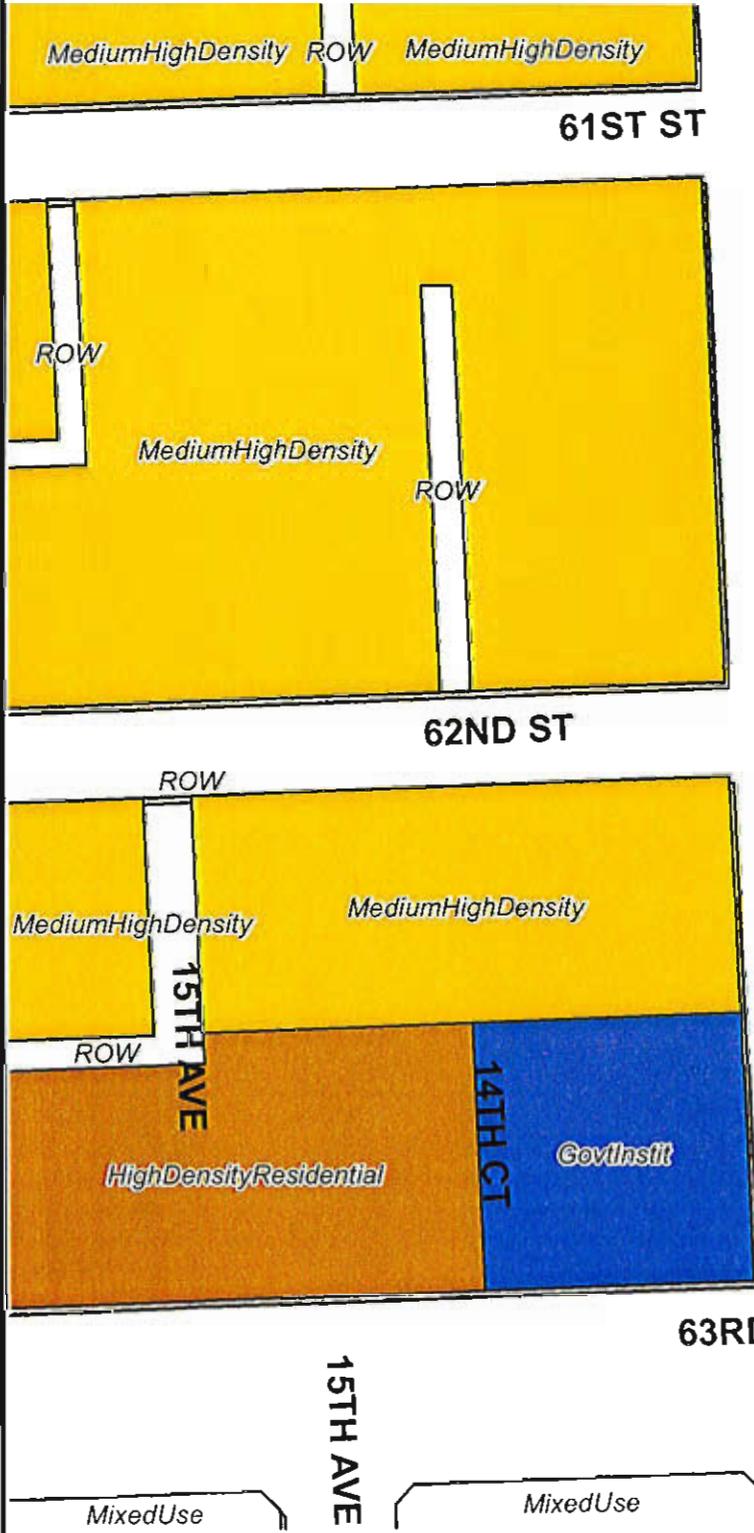
# City of Kenosha

## Comprehensive Plan Amendment

Shalom Center Petition

Supplement No. C4-15

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



Property requested to be changed from Government and Institutional to Industrial



**Board of Directors**

**Co-Chairs**

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Terry Backmann

**Treasurer**

Wes Ricchio

**Secretary**

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Beth Ormseth

Jane Palmen

Bob Riley

Richard Selsberg

Wilson Shierk

Brad Weinstock

Denis Wikel

**Honorary Board**

**Members**

Ellie Chemerow

Lon Knoedler

Greta Hansen

(1933-2014)

Founder

**Executive Director**

Lynn Biese-Carroll

August 11, 2015

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

Dear Members of the Common Council:

It is requested that my property located at **6201 14<sup>th</sup> Avenue** be rezoned from IP to M-1. The purpose of the rezoning is to permit this property to be used as a Contractor's office.

I understand that development of the referenced property proposed for rezoning is required to be consistent with the conceptual development plans submitted with my rezoning petition.

Please inform me of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to *Brian Hervat* at **6113 14<sup>th</sup> Ave. Kenosha, WI 53143**. He can be reached at **262-654-7000 ext. 23**, if there are any questions regarding my request for the rezoning.

Sincerely,



Lynn A. Biese-Carroll, Executive Director-Shalom Center  
Interfaith Network of Kenosha  
Current Property Owner



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

**MAILING INFORMATION**

**NAME OF PROJECT:** St. Vincent DePaul Building

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

Name and Address of Applicant [Please print]:  
 Brian Hervat  
 6113 14th Avenue  
 Kenosha, WI 53143  
 Phone: 262-654-7000 ext. 23  
 Fax: 262-652-8003  
 E-Mail: brian@b-hgroup.com

Name and Address of Architect/Engineer [Please print]:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

Name and Address of Property Owner (if other than applicant)[Please print]:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

**PROJECT LOCATION**

Location of Development (street address and / or parcel number): 6201 14th Avenue Kenosha, WI

**TYPE OF LAND DEVELOPMENT**

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

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

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

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

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

Phone: 262.653.4030  
 Fax: 262.653.4045

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

**SECTION 9  
REZONING**

<b>Additional Information Required:</b>	<p>Current Zoning District: <u>IP</u></p> <p>Proposed Zoning District: <u>M-1</u></p> <p>Proposed Type of Rezoning: (Check all applicable)</p> <p><input type="checkbox"/> Single-family Residential</p> <p><input type="checkbox"/> Two-family Residential</p> <p><input type="checkbox"/> Multi-family Residential (3 or more units)</p> <p><input checked="" type="checkbox"/> Institutional, Commercial or Industrial</p>
<b>Submittal Requirements:</b>	<ul style="list-style-type: none"> <li>➤ Rezoning Petition (sample below) filled out according to the particular situation. The current owner(s) of the property must sign the petition.</li> <li>➤ Building and Site Development Plans as indicated below.</li> </ul>
<b>Fees:</b>	<ul style="list-style-type: none"> <li>➤ Rezoning Fee = \$550 (For projects that <i>do not</i> require building and site development plans) <u>OR</u></li> <li>➤ Rezoning with Concept Plan = \$1,150 (For projects that require building and site development plans)</li> </ul> <p><i>The City retains the fee whether the rezoning is approved or denied. The applicant should contact Community Development and Inspections – Planning Division to verify the total fee before submitting the rezoning application.</i></p>
<b>Appendices to Review:</b>	➤ N/A
<b>Approximate Review Time:</b>	➤ 60-75 days (Reviewed by City Plan Commission and Common Council)
<p>A rezoning request can be initiated by:</p> <ul style="list-style-type: none"> <li>➤ The City Plan Commission</li> <li>➤ The Common Council</li> <li>➤ A petition of 50 percent or more of the owners of property within the area proposed to be rezoned</li> </ul>	

**SAMPLE REZONING PETITION**

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

Dear Members of the Common Council:

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

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

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

Sincerely,

Current Property Owner



August 31, 2015

**NOTICE OF PUBLIC HEARING**

***Rezoning of property located at 6201 14th Avenue (Hervat)***

The City Plan Commission will hold a public hearing on a Petition submitted by Brian Hervat to rezone the properties at 6201 14th Avenue. The proposed rezoning would amend the zoning on the property from IP Institutional Park to M-1 Light Manufacturing. The rezoning request is to allow for a contractor's office.

An Amendment to the City's Adopted *Comprehensive Land Use Plan for the City of Kenosha: 2035* is also required. The Amendment would change the land use from Government and Institutional to Industrial.

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

***City Plan Commission - Thursday, September 10, 2015 at 5:00 p.m.  
Municipal Building, 625 52nd Street, Kenosha, Room 202***

You are being notified of these public hearings because, as the owner of property located within 100-feet of the proposed zoning change, you are eligible to file a Protest Petition pursuant to Wisconsin State Statutes. The proposed rezoning **will not** change the zoning of your property. The enclosed map identifies the boundaries of the proposed rezoning and the location of your property has been highlighted.

The City Plan Commission will make a recommendation to the Common Council on the Zoning Petition. A public hearing with final action on this item is scheduled as follows:

***Common Council - Monday, October 19, 2015 at 7:00 p.m.  
Municipal Building, 625 52nd Street, Kenosha, Room 200***

Additional information regarding this petition is on file with the Department of Community Development & Inspections in Room 308 of the Municipal Building. For additional information or related questions, please contact Pa Phouala Vang via email at [pvang@kenosha.org](mailto:pvang@kenosha.org) or at 262.653.4037.

PPV:kas  
Enclosure