Municipal Building 625 52nd Street – Room 202	***Kenosha City Plan Commission Agenda***	**Thursday, October 9, 2014 5:00 p.m.**

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

Call to Order and Roll Call
Approval of Minutes from September 18, 2014

1. Petition to vacate a portion of 55th Street right-of-way west of 22nd Avenue. (City of Kenosha/Juliana) (District #7) PUBLIC HEARING

2. Conditional Use Permit for a 60 unit apartment building to be located at 5821 5th Avenue. (5th Avenue Lofts) (District #2) PUBLIC HEARING

3. City Plan Commission Resolution - To Amend the Land Use Plan Map for the *Comprehensive Plan for the City of Kenosha: 2035*, regarding property at 6300 3rd Avenue. (Clark) (District #2) PUBLIC HEARING

4. By the City Plan Commission - To Create Subsection 18.02 jj. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (Clark) (District #2) PUBLIC HEARING

5. By the Mayor - Petition to rezone property at 6300 3rd Avenue from IP Institutional Park District to RS-1 Single-Family Residential District. (Clark) (District #2) PUBLIC HEARING

6. City Plan Commission Resolution - To Amend the Land Use Plan Map for the *Comprehensive Plan for the City of Kenosha: 2035*, regarding property at 7505 38th Avenue. (MLR Properties) (District #13) PUBLIC HEARING

7. By the City Plan Commission - To Create Subsection 18.02 kk. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (MLR Properties) (District #13) PUBLIC HEARING

8. By the Mayor - Petition to rezone property at 7505 38th Avenue from RG-1 General Residential District to B-1 Neighborhood Business District. (MLR Properties, LLC) (District #13) PUBLIC HEARING

9. City Plan Commission Resolution - To Amend the *Comprehensive Plan for the City of Kenosha: 2035* regarding the *Bristol Neighborhood Plan*. (District #16) PUBLIC HEARING

10. By the City Plan Commission - To Create Subsection 18.02 ii. of the Zoning Ordinance to Amend the *Bristol Neighborhood Plan* as referenced in the *Comprehensive Plan for the City of Kenosha: 2035*. (District #16) PUBLIC HEARING

11. By the Mayor - To Repeal and Recreate Sections IV and XIV of the Zoning Ordinance for the City of Kenosha, WI to reflect the change in name by substituting the term "Lawn Park" in place of "Parkway" wherever that term appears and to Repeal and Recreate Subparagraph 4.06 B.16 regarding self-service storage facilities. PUBLIC HEARING

Public Comments
Commissioner Comments
Staff Comments
Adjournment

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

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

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

CITY PLAN COMMISSION
Minutes
September 18, 2014

MEMBERS PRESENT: Mayor Bosman, Alderperson Michalski, Alderperson Wicklund, Anita Faraone, Robert Hayden, Anderson Lattimore and Jessica Olson

MEMBERS EXCUSED: Alderperson Gordon, Patrick DeGrace and Bradley Kleba

STAFF PRESENT: Rich Schroeder and Pa Phouala Vang

Others Present: Shelly Billingsley, Public Works

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

A motion was made by Alderperson Michalski and seconded by Mr. Lattimore to approve the minutes of the September 4, 2014 meeting. The motion passed. (Ayes 7, Noes 0)

1. **Conditional Use Permit for a 45-unit apartment building to be located at 720 59th Place. (Residences at Library Park) (District #2) PUBLIC HEARING**

Public hearing opened.

Tom O'Connell, Partners In Design Architects, 600 52nd Street, architect for the project was available for questions.

Public hearing closed.

Alderperson Michalski said this item came before the Historic Preservation Commission for review. The project complies with State Historic requirements and Alderperson Michalski supports the project.

A motion was made by Alderperson Michalski and seconded by Ms. Faraone to approve the Conditional Use Permit.

Ms. Faraone asked for the size of the "affordable" units. Mr. O'Connell said there will be all sizes (studio, 1 BDRM, 2 BDRM and 3 BDRM).

The motion passed. (Ayes 7, Noes 0)

2. **By the Mayor - Resolution to Approve a Two-Lot Certified Survey Map for property at 3615 Washington Road. (Local 72 UAW) (District #10) PUBLIC HEARING**

Public hearing open.

Draft

William Thomas, 5510 17th Avenue, representing Local 72 UAW was available for questions.

Public hearing closed.

Alderperson Michalski asked the reason for the Certified Survey Map. Mr. Thomas said they will be selling one of the lots.

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

3. **City Plan Resolution - To Amend Chapter 6 entitled Existing Plans and Ordinances for the Comprehensive Plan for the City of Kenosha: 2035 Adopting a Master Plan for Pennoyer Park. (District #1) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Alderperson Wicklund said this Master Plan was reviewed and approved at a Special Parks Commission meeting.

A motion was made by Alderperson Wicklund and seconded by Mr. Lattimore to approve the City Plan Commission Resolution.

Mr. Hayden asked if an amphitheater was being considered. Alderperson Wicklund said they will be adding lawn seating and ramps to the band shell area. Mayor Bosman added that the City will be applying for Grants to do some of the things on the Master Plan.

Shelly Billingsley, Public Works- Parks Division, said once the Master Plan is adopted the City can research what grants are available for different projects.

Ms. Faraone asked if the band shell will be expanding. Alderperson Wicklund said no, not at this time.

Alderperson Michalski asked where the foot bridge over the Pike River will be located. Ms. Billingsley said it is shown on Exhibit F., shoreline protection would be in place to prevent erosion in that area.

The motion passed. (Ayes 7, Noes 0)

4. **By the City Plan Commission - To Create Subsection 18.02 gg. of the Zoning Ordinance to Amend the Comprehensive Plan to Include a Master Plan for Pennoyer Park. (District #1) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Ms. Olson to approve the Zoning Ordinance. The motion passed. (Ayes 7, Noes 0)

Draft

5. **By the Mayor - To Repeal and Recreate Subparagraph 2.04 A.2 of the Zoning Ordinance for the City of Kenosha, Wisconsin regarding height regulations. PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. Hayden to approve the Zoning Ordinance. The motion passed. (Ayes 7, Noes 0)

Public Comments

No public comments.

Commissioner Comments

No Commissioner comments.

Staff Comments

Rich Schroeder, Deputy Director, introduced Pa Phouala Vang, a new planner in the City Development & Inspections Department.

A motion to adjourn was made by Alderperson Michalski and seconded by Ms. Faraone. The motion passed. (Ayes 7, Noes 0) The meeting adjourned at 5:25 p.m.

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

Draft

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	October 9, 2014	Item 1

Petition to vacate a portion of 55th Street right-of-way west of 22nd Avenue. (City of Kenosha/Juliana) (District #7) PUBLIC HEARING

LOCATION/SURROUNDINGS:

Site: Portion of 55th Street, immediately west of 22nd Avenue
Zoned: RG-2 General Residential

NOTIFICATIONS/PROCEDURES:

The Vacation has been initiated by a Resolution of the Common Council. A Lis Pendens has been filed with the Register of Deeds. Abutting property owners have been notified by Certified Mail. A Class III notice will be published by Community Development & Inspections for the Common Council meeting. The alderperson of the district, Alderperson Juliana, has been notified. This item will also be reviewed by the Public Works Committee before final approval by the Common Council.

ANALYSIS:

- Several years ago, the 55th Street pavement, west of 22nd Avenue was redirected south to match the centerline of 55th Street, east of 22nd Avenue. Land for right-of-way was acquired from the property to the south to accommodate this redirection. However, the right-of-way for the previous alignment of 55th Street remains, even though the pavement was realigned.
- This vacation is to vacate the portion of the unused right-of-way that was left over after the realignment.
- By State Statutes, a portion of the vacated right-of-way would attach to the property to the north, and a portion would attach to the property to the south. Since the City owns property on both sides of the right-of-way, the City will Quit Claim the portion of the right-of-way that goes with the south property to the north property.
- City Departments and utilities have reviewed the vacation. The proposed vacation is in compliance with City Ordinances.

RECOMMENDATION:

A recommendation is made to approve the vacation, subject to the recording of all required Easements.

Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/accl/cp/ckays/1CPC/2014/OCT9/1Fact-vacate-55s22a.odt

Document Number	Document Title
	RESOLUTION TO VACATE A PORTION OF 55TH STREET FROM ITS LIMITS AT THE WEST SIDE OF 22ND AVENUE. DISTRICT 7 [CITY OF KENOSHA//JULIANA]

Please see attached:

This space is reserved for recording data

Return to

Jonathan A. Mulligan
Office of the City Attorney
625 52nd Street, Room 201
Kenosha, WI 53140

Parcel Identification Numbers

09-222-36-410-011
09-222-36-410-012
09-222-36-476-024

RESOLUTION NO._____

BY: COMMITTEE ON PUBLIC WORKS

TO VACATE A PORTION OF 55th STREET FROM ITS LIMITS
AT THE WEST SIDE OF 22nd AVENUE
DISTRICT 7 [CITY OF KENOSHA/JULIANA]

WHEREAS, the public interest requires the vacation of a portion of 55th Street from its limits at the west side of 22nd Avenue.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that pursuant to Section 66.1003(4), Wisconsin Statutes, and by direct action of said Council, a portion of 55th Street legally described on attached Exhibit A and shown on attached Exhibit B be, and hereby is, vacated, subject to the following easements which are herein and hereby granted, or created by a reservation of rights.

Any and all provider of utilities, including the City (hereinafter collectively referred to as "Utilities"), furnishing gas, sewer, water, electric, telephone, cable television and any related services shall have reserved to them or are hereby and herein given and granted the right, permission, and authority to inspect, repair and maintain their respective existing installation in, above and under the above described parcel of property for as long as said installations and facilities are being operated and utilized by them.

Said Utilities are also given and granted the right, permission and authority to improve and expand the scope of the above easements in, above and under the above described parcel of property, and thereafter to inspect, repair and maintain said new additional installations and facilities. Utilities shall, at all times, have reasonable access to their respective installations and facilities, and owners of said parcel of land vacated by this Resolution, shall not interfere with easement rights herein specified or be entitled to compensation for anything placed by owners upon said vacated property which may have to be destroyed or removed by Utilities to effectively use their easements, although Utilities shall have the obligation to restore the turf to its original condition should it be destroyed or damaged through the exercise of easement rights.

IT IS FURTHER UNDERSTOOD that the area vacated will belong to the abutting property owners according to law.

BE IT FURTHER RESOLVED that the City Clerk shall record a certified copy of this Resolution in the Office of the Kenosha County Register of Deeds and forward a copy of same to all listed Utilities and the City Assessor's Office.

BE IT FURTHER RESOLVED that upon recordation of this Resolution, the City of Kenosha Official Map, as initially established by Resolution No. 122-06, adopted on November 6, 2006, and as subsequently amended to the time of recordation of this Resolution, will hereby be amended to include

the closing of existing streets, highways, and right-of-ways, which changes are established in this Resolution.

Adopted this ___ day of _____, 2014.

ATTEST:_____
DEBRA L. SALAS. City Clerk/Treasurer

APPROVED:_____Mayor Date:_____
KEITH G. BOSMAN

STATE OF WISCONSIN)
:SS.
COUNTY OF KENOSHA)

Personally came before me this _____ day of _____, 2014, KEITH G. BOSMAN, Mayor, and DEBRA L. SALAS, City Clerk/Treasurer, of the CITY OF KENOSHA, WISCONSIN, a municipal corporation, to me known to be such Mayor and City Clerk/Treasurer of said municipal corporation, and acknowledged to me that they executed the foregoing instrument as such officers as the agreement of said City, by its authority.

_____
Notary Public, Kenosha County, WI.
My Commission expires/is:_____

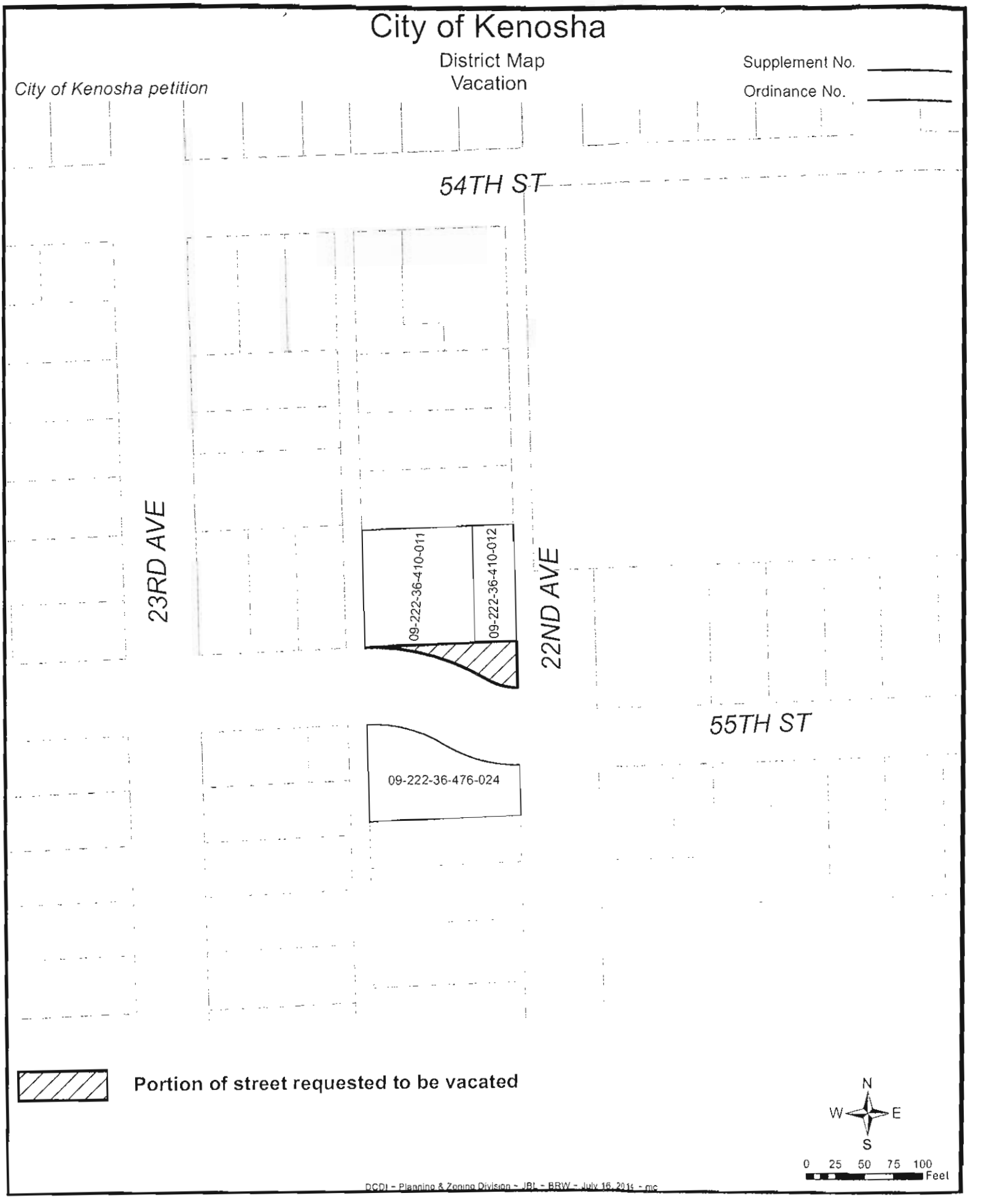
Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney

Exhibit A

Legal Description of Property

A portion of 55th Street right-of-way as platted as *Pearl Street* in Blocks 9 and 16 of Bain's Subdivision, lying westerly of the west line of 22nd Avenue extended; lying southerly and adjacent to Lot 7 in said Block 9; and being more particularly described as: commencing at the southeast corner of Lot 7 in Block 9 of Bain's Subdivision, a subdivision of record and on file in the Kenosha County Register of Deeds office; thence westerly along the south line of said Block 9 a distance of 16.00 feet to the Point of Beginning; thence continuing westerly along the south line of said Lot 7 a distance of 127.00 feet to the southwest corner of said Lot 7; thence southeasterly along the arc of a circular curve which is concave southeasterly, 107.92 feet, said curve having a radius of 175.93 feet, a central angle of 35°10'8.6", and a chord which bears S73°3'41"E a distance of 106.23 feet to a point of reverse curvature; thence southeasterly along the arc of a circular curve which is concave northeasterly, a distance of 26.95 feet, said curve having a radius of 43.93 feet, a central angle of 35°9'2.1", and a chord which bears S73°3'41"E a distance of 26.53 feet; thence northerly parallel to and 16.00 feet west of the west line of 22nd Avenue extended, which line is also here the Range line separating Ranges 22 and 23 of the Fourth Principal Meridian, a distance of 40.08 feet to the Point of Beginning, containing 1,997.29 square feet (0.046 acres) of land, more or less. All located in the Southeast ¼ of Section 36, Town 2 North, Range 22 East of the Fourth Principal Meridian, City of Kenosha, County of Kenosha, State of Wisconsin.

Exhibit B


City of Kenosha
District Map
Vacation
City of Kenosha petition
Supplement No. _____
Ordinance No. _____
54TH ST
23RD AVE
22ND AVE
55TH ST
09-222-36-410-011
09-222-36-410-012
09-222-36-476-024
Portion of street requested to be vacated
N
W
E
S
0 25 50 75 100
Feet
DCDI - Planning & Zoning Division - JBL - BRW - July 16, 2014 - mc

Document Number

LIS PENDENS
STATE OF WISCONSIN

PLEASE TAKE NOTICE that an application is now pending before the Common Council of the City of Kenosha, Wisconsin, the object of which is discontinued interest of the City of Kenosha, a Municipal Corporation, in a portion of the street, more particularly described as follows:

A portion of 55th Street right-of-way as platted as *Pearl Street* in Blocks 9 and 16 of Bain's Subdivision, lying westerly of the west line of 22nd Avenue extended; lying southerly and adjacent to Lot 7 in said Block 9; and being more particularly described as: commencing at the southeast corner of Lot 7 in Block 9 of Bain's Subdivision, a subdivision of record and on file in the Kenosha County Register of Deeds office; thence westerly along the south line of said Block 9 a distance of 16.00 feet to the Point of Beginning; thence continuing westerly along the south line of said Lot 7 a distance of 127.00 feet to the southwest corner of said Lot 7; thence southeasterly along the arc of a circular curve which is concave southeasterly, 107.92 feet, said curve having a radius of 175.93 feet, a central angle of 35°10'8.6", and a chord which bears S73°3'41"E a distance of 106.23 feet to a point of reverse curvature; thence southeasterly along the arc of a circular curve which is concave northeasterly, a distance of 26.95 feet, said curve having a radius of 43.93 feet, a central angle of 35°9'2.1", and a chord which bears S73°3'41"E a distance of 26.53 feet; thence northerly parallel to and 16.00 feet west of the west line of 22nd Avenue extended, which line is also here the Range line separating Ranges 22 and 23 of the Fourth Principal Meridian, a distance of 40.08 feet to the Point of Beginning, containing 1,997.29 square feet (0.046 acres) of land, more or less. All located in the Southeast ¼ of Section 36, Town 2 North, Range 22 East of the Fourth Principal Meridian, City of Kenosha, County of Kenosha, State of Wisconsin.

Recording Area

Name and Return Address:
Brian Wilke
Community Development & Inspections
625 52nd Street - Room 308
Kenosha, WI 53140

Parcel Identification Number (PIN)

09-222-36-410-011, 09-222-26-410-012

09-222-36-476-024

Dated at Kenosha this 1st day of Oct., 2014

Rich Schroeder, Deputy Director, Community Development & Inspections

Personally came before me this 1st day of Oct., 2014, Rich Schroeder, Deputy Director of Community Development & Inspections, and acknowledged to me that he executed the foregoing instrument as such Deputy Director of Community Development & Inspections of the City of Kenosha by its authority.

FRANCA A. CARLS NOTARY PUBLIC STATE OF WISCONSIN

Franca A. Carls

Notary Public, Kenosha County, Wisconsin

My commission expires: 5/21/2017

Drafted By: Department of Community Development & Inspections

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	October 9, 2014	Item 2

Conditional Use Permit for a 60 unit apartment building to be located at 5821 5th Avenue. (5th Avenue Lofts) (District #2) PUBLIC HEARING

LOCATION/SURROUNDINGS:

Site: 5821 5th Avenue Zoned: B-4 Mixed Use District

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- The applicant proposes to construct a 5-story, 60-unit apartment building on the former Wells Manufacturing property at 5821 5th Avenue. The existing vacant industrial building would be razed and the site cleaned up to allow for the new construction.
- Forty (40) of the sixty (60) apartment units would be classified as WHEDA tax-credit affordable housing units. The other twenty (20) units will be market rate units. The development must provide sixty (60) off-street spaces. The layout, as submitted, does not comply with City Ordinances.
- The exterior building materials are stone and cement board siding.
- This project is part of potentially a three-phase development. The Concept Plan that was approved when this property was rezoned to B-4 Mixed Use District included a forty-eight (48) unit market rate apartment on the south end of this block and a forty-two (42) unit market rate apartment on the property on the east of 4th Avenue, also owned by the applicant.
- A Developer's Agreement will be required that will include a requirement that the applicant resurface 4th Avenue from 58th Street to 59th Street. Currently, the pavement edge is at the right-of way line on the west side of 4th Avenue. The applicant is proposing to construct a grass lawn park area, sidewalk and new curb in the existing 4th Avenue right-of-way. The rest of the pavement will be resurfaced. That Developer's Agreement is being prepared and will be on a future agenda.
- Plans were sent to other City Departments for their review. Their comments are included in the attached Conditions of Approval.
- The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

RECOMMENDATION:

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

Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2014/OCT9/2Fact-cup-5ave.odt

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	***Kenosha City Plan Commission Conditions of Approval***	**Fifth Avenue Lofts 5821 5th Avenue**	October 9, 2014

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 Raze, Erosion Control, Building, Plumbing, Electrical and Occupancy permits.

   b. The applicant shall obtain a Driveway, Sidewalk, Street Opening and Parking Lot permit from the Department of Public Works.

   c. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.

   d. The development shall be constructed per the approved plans on file with the Department of Community Development & Inspections, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.

   e. Prior to the issuance of any Occupancy permits, all parking areas, drives 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 and any Conditions noted in the recorded Developers Agreement. The buildings shall comply with the current Code standards in effect upon application for a building permit.

   g. All trash containers shall be stored within the enclosure or building. The applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.

   h. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within six (6) months of Common Council approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.

   i. All vehicles shall be parked within the designated paved areas.

   j. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.

   k. Cross access shall be provided to adjacent parcels if required at a future date by the City.

l. Compliance with the Operational Plan.

m. The entirety of the Wells building shall be razed prior to the issuance of any Construction permits.

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 September 24, 2014.

   b. The Utility Plan shall be revised and resubmitted for review and approval addressing the comments listed in the Kenosha Water Utility Memo dated September 4, 2014.

   c. An Operational Plan shall be submitted indicating construction commencement and completion dates, management and operational control, Deed Restrictions (if any) and By Laws or Property Owner's Association Articles of Incorporation.

   d. The lawn park areas must be landscaped in accordance with the Zoning Ordinance. The existing trees will probably be destroyed or damaged during demolition of the existing structure. The grass in the lawn park area will be damaged. The Plan shall indicated that the lawn park areas will be restored.

   e. The Site Plan shall include dimensioned exterior wall measurements for the building footprint.

   f. The Fire Protection Plan shall include:
      i. A remote Fire Department Connection.
      ii. A standpipe system to be included in the sprinkler system.
      iii. An alarm system to be installed per code including a command post.

   g. The Building Plan must be revised to show compliance with the Vision Clearance Triangle at the driveway onto 4th Avenue. The Site Plan must also indicate what the "T" symbol with square around it is. Whatever this items is, if it is taller than three (3') feet, it shall be removed from the Vision Clearance Triangle.

   h. A Construction Phasing Plan shall be submitted that shall include the construction staging area location.

   i. A Developer's Agreement shall be approved and executed prior to the issuance of a Footings and Foundation Permit.

   j. A letter shall be submitted for the file that indicates that the project will not seek a tax-exempt status.

   k. The Site Plan shall show that the sidewalk around the entire block shall either be fully installed, repaired or replaced before a final Occupancy Permit is approved for Phase One.

ENGINEERING DIVISION
SHELLY BILLINGSLEY, P.E.
CITY ENGINEER

PARK DIVISION
JEFF WARNOCK
SUPERINTENDENT

FLEET MAINTENANCE
MAURO LENCI
SUPERINTENDENT

STREET DIVISION
JOHN H. PRIJIC
SUPERINTENDENT

WASTE DIVISION
ROCKY BEDNAR.
SUPERINTENDENT

DEPARTMENT OF PUBLIC WORKS
MICHAEL M. LEMENS, P.E., DIRECTOR
SHELLY BILLINGSLEY, P.E., DEPUTY DIRECTOR

MUNICIPAL BUILDING · 625 - 52ND ST · RM 305 · KENOSHA, WI 53140
TELEPHONE (262) 653-4050 · FAX (262) 653-4056
EMAIL PUBLICWORKS@KENOSHA.ORG

TO: Brian Wilke, Development Coordinator

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

Shelly Billingsley, P.E.
City Engineer

9-26-14

SEP 26 2014

DATE: **September 24, 2014**
SUBJECT: **PLAN REVIEW COMMENTS**
Project Description: **5th Avenue Lofts**
Location: **5821 5th Avenue**

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	?		
Erosion Control Required	X		
State Permit Required	X		

Grading & Drainage Comments:

1. On sheet C-4.0 it states that the parcel is 1.11 acres and the disturbed area will be 0.83 acres. From the plans it appears that the entire parcel will be disturbed. Show a limits of disturbance line on the plans to show what is proposed to be disturbed.
2. If project is to disturb more than one acre then a stormwater permit is required. The disturbed area will be subject to the City's post-construction stormwater requirements for a redevelopment site which include a 40% total suspended solids reduction. If the current phase of the development involves less than one acre of disturbance then no post construction stormwater requirements would have to be met now, but when the next phase is constructed the requirements would have to be met for both phases. It is recommended that the current plan be designed to accommodate this so that phase 1 improvements would not need to be redone in future phases.
3. Provide storm sewer sizing calculations.
4. Storm manhole 1 is called out on sheet C-6.0 as a doghouse manhole. This should be a standard type A manhole per the City's standard detail.

5. Proposed grading plan calls for lot 2 to be graded so that runoff is directed over the sidewalk in the southeast corner of the lot. Install a catch basin in this corner of the lot and direct runoff to the catch basin so runoff does not drain over the sidewalk.
6. Proposed grading plan shows some water from lot 2 being drained onto lot 1 and being collected by catch basin 2.1. If runoff from lot 2 is to be drained onto lot 1 then a drainage easement will be required between the two lots.
7. Provide more detailed plans on the inlet relocation and storm sewer work within 4th Avenue.

Traffic Comments:

8. New sidewalk around entire block.
9. First floor garage parking stall dimensions to be per ordinance table 1 and 2 in section V page 40-41.
10. Remove existing unused approaches and replace with full head curb.
11. East side of 4th Av remove unused approaches and gravel and replace with new sidewalk.
12. Conduct Phase I Report and remediate any identified areas.
13. Install no parking signs on west side of 4th Av.
14. Wheel stops missing on parking stalls.
15. With 105 bedrooms in development, only 60 parking stalls seems inadequate
16. One handicap stall for every 25 stalls, with only 2 shown on plan need one more handicap parking stall.
17. In surface parking lot, west most parking stall may require driver to back entirely out of lot and into street.
18. Where is trash truck supposed to park to load trash from trash room?
19. Manhole adjustments should be made using rings not bricks.
20. Reconstruct 4th Av pavement curb to curb not just 11 feet.
21. Sheets C 9 through STD 10 missing from submittal.

cc: **Jeff Hansen**
Shelly Billingsley
Greg Holverson
Kile Kuhlmey
Gerard Koehler
Anthony Stupar
Chase Kuffel

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"

MEMO

To: Brian Wilke, Development Coordinator

From: Ian C. Bagley, P.E., Water Engineer

Date: September 4, 2014

Subject: 5th Avenue Lofts

Location: 5821 5th Avenue

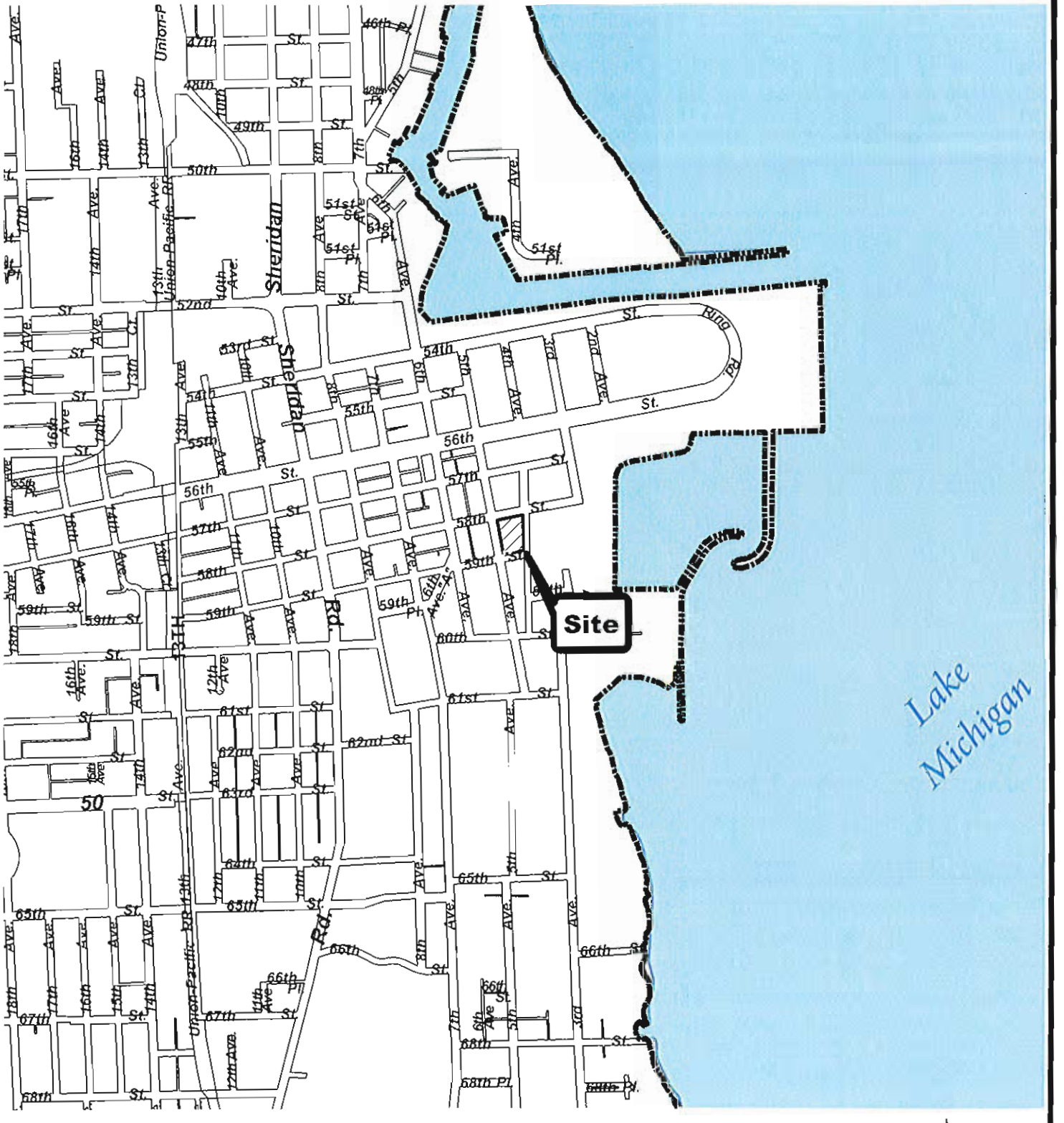
The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project. Further information from the Developer is required before the Utility can complete this review. Please withhold all permits until the following information is submitted.

1. The plans provided were not to a discernible scale, making a detailed review difficult. Plans printed to scale shall be provided with the resubmittal.
2. Show the water meter size and location, including a detail or diagram, on the construction plans, not with the MEP submittal. 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 a ball valve, on the inlet and outlet pipe.
3. Water services larger than two inches (2") shall be flushed and bacteria tested in accordance with Rule 06-34 of the Kenosha Water Utility Rules and Regulations.
4. KWU will need to inspect the existing water and sanitary sewer service removals or abandonments.
5. The water service connection will require a tapping sleeve and valve, to be provided by KWU. As the tapping valve is greater than ten feet (10') from the property line, an additional valve will be required between the curb & gutter and the sidewalk in accordance with Rule 06-03 of the Kenosha Water Utility Rules and Regulations. This second valve will function as the service valve for the development.
6. Please note that the water service connection will require a deposit of $1,800.00 which must be paid prior to scheduling the connection.

CC: Mr. Robert Carlson, P.E., Director of Engineering Services

City of Kenosha

Vicinity Map
5th Avenue Lofts CUP



DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ September 30, 2014 ~ mc

Development Review Application
City of Kenosha, Wisconsin

Mailing Information

NAME OF PROJECT: 5th Avenue Lofts

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

(●) Name and Address of Applicant [Please print]:
Bear Development
S.R. Mills
4011 80th Street
Kenosha, WI 53142

Phone: (262) 842-0452
Fax: (262) 842-0453
E-Mail: smills@beardevelopment.com

( ) Name and Address of Architect/Engineer [Please print]:
Knothe & Bruce
Kevin Burow
7601 University Avenue
Middleton, WI 53562

Phone: (608) 836-3690
Fax:
E-Mail: kburow@knothebruce.com

( ) Name and Address of Property Owner (if other than applicant)[Please print]:
5TH AVENUE LOFTS, LLC
S.R. Mills
4011 80th Street
Kenosha, WI 53142

Phone: (262) 842-0452
Fax: (262) 842-0453
E-Mail: smills@beardevelopment.com

Project Location

Location of Development (street address and / or parcel number): 5821 5th Avenue (Part of Parcel # 12-223-31-487-003)
(Southeast corner of 5th Avenue & 58th Street)

Type of Land Development

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

[✓]	Certified Survey Map	Section 1	Page 3
[ ]	Concept Review (*Land Division*)	Section 2	Page 4
[ ]	Concept Review (Multi-Family Residential or Non-Residential)	Section 3	Page 5
[✓]	Conditional Use Permit	Section 4	Pages 6 & 7
[ ]	Developer's Agreement	Section 5	Page 8
[ ]	Final Plat	Section 6	Pages 9 & 10
[ ]	Lot Line Adjustment Survey	Section 7	Page 11
[ ]	Preliminary Plat	Section 8	Pages 12 & 13
[ ]	Rezoning	Section 9	Pages 14 & 15
[ ]	Site Plan Review	Section 10	Pages 16 & 17

Prior to Submitting this Application to the Department of City Development, Please Review the Appropriate Section(s) for Fees, Requirements and Appropriate Appendices.

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

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

Phone: 262.653.4030
Fax: 262.653.4045

Office Hours:
M - F 8:00 am – 4:30 pm

SECTION 4
CONDITIONAL USE PERMIT

Additional Information Required:

Building or Addition Square Footage: 83,323 SF (68,307 residential SF) new construction

Existing Building Size: approximately 36,031 to be demolished for 5th Ave Lofts project

Site Size: Lot 1: 28,352 SF (~ 65 acres) for 5th Avenue Lofts project

Current # of Employees 0 **Anticipated # of New Employees** 2

Anticipated Value of Improvements $6,500,000

Submittal Requirements:

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

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

- **One (1) 8 1/2" x 11" reduction *or* forty (40) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides)**
- **Sample Board containing colored samples of all exterior building materials**

Fees:

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

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

Appendices to Review:

- **All**

Approximate Review Time:

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

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

Building Plan:

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

Site Plan
(based on a plat of survey)

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

Drainage Plan

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

5TH AVENUE LOFTS

60 UNIT APARTMENT BUILDING
5821 5th Avenue
KENOSHA, WISCONSIN

ABBREVIATIONS

@	AT	LGH	LONG HEIGHT
A/B		LH	LONG HEIGHT VERTICAL
A/C		LVP	LUXURY VINYL PLANK
ACCESS		LVT	LUXURY VINYL TILE
ACT		MAS	MASONRY
ADJ		MAX	MAXIMUM
ADJ. B. W.		MC	MEDICINE CABINET
A.F.F.		MCH	MECHANICAL
AL		MFR	MANUFACTURER(S)
ALUM		MIN	MINIMUM
APPROX		MIN	MINIMUM
BM		MO	MASONRY OPENING
BO		MOD	MODULAR
BT		MR	MOISTURE RESISTANT
BLDG		MTL	METAL
BRG		NIC	NOT IN CONTRACT
CAB		NTS	NOT TO SCALE
CB		OC	ON CENTER
CEM		OD	OVERALL DIMENSION
CONC		OVD	OVERHEAD DRAIN
CONT		OWB	OVERHEAD TRANSIT BOARD
COR		OW	OPPOSITE HAND
CORR		PC	PRECAST CONCRETE
CPT		PDU	PACKAGE DRAIN UNIT/BAR
CTSK		PLAS	PLASTER
CUB		PT	PRESSURE TREATED
CT		REMOD	REMODEL
D		PSF	POUNDS PER SQUARE FOOT
DBW		PSI	POUNDS PER SQUARE INCH
DF		QT	QUARRY TILE
DIA		R	RADIUS OF STAIR RISERS
DIM		RD	ROOF DRAIN
DN		RLNR	REMOVE, RELOCATE OR REINSTALL
D.S.		RMV	REMOVABLE
DT		RQUD	REQUIRED
EM		RO	ROUGH OPENING
EA		R & S	ROD AND SHELF
ELEC		SAN	SANITARY CABINET
ELEV		SCW	SOLID CORE WOOD
EJ		SD	SOUND DEAD
EQ		SH	SHELF OR SHELVES
EWC		SM	SHEAR
EXIST		S/N	SAME/ INITIAL
EXP		SPEC	SPECIFICATIONS
EXT		SQ	SQUARE
FB		STD	STANDARD
FEC		STL	STEEL
F.D		STOR	STORAGE
FIN		SW	SHEET VINYL FLOORING
FLR		SWI	NUMBER OF STAIR TREADS
FNDN		TAN	TOP AND BOTTOM
F.O.C		TAG	TONGUE AND GROOVE
F.O.M		TB	TOP OF BEAM
F.O.S		TBM	TEMPORARY BENCHMARK
FRP		TOA	TOP OF ANCHOR
FT		TOC	TOP OF CURB
FTG		TOC CTNR	TOP OF CONTAINER
GA		TOF	TOP OF FOOTING
GC		TOL	TOP OF LEDGE
G.C		TOP	TOP OF PIER
GYP		TOW	TOP OF WALL
G.W.B		TWD	TURNBUCKLE
GYP		TYP	TYPICAL
HB		TYP	TYPICAL
HDW		UNEXC	UNEXCAVATED
HGT		UON	UNLESS NOTED OTHERWISE
HM		VBW	VANITY BASE W/ BACKSPLASH
HOLLO		WC	WATER CLOSET
HR		WH	WATER HEATER
HTG		WHC	WHEEL CHAIR COMPANION
HVAC		W	WASHER
IBC		WMF	WIRE MESH FENCE
IFC		WCCW	WIRE CLOSET CABINET
IPC		WP	WIDTH
INSUL		WD	WOOD
INT		WPD	WATER PROOF DRAIN
INV		WH	WATER HEATER
JT		WO	WITHOUT
LAV		WP	WATERPROOF
		WT	WEIGHT
		WWF	WIRE WELDED FABRIC

GRAPHIC SYMBOLS

NORTH ARROW

INTERIOR ELEVATIONS

DETAIL CALLOUT

SECTION CUT

EXTERIOR ELEVATION

COLUMN REFERENCE GRID

WALL TYPE

DOOR TAG

WINDOW TAG

ROOM FINISH/DOOR WINDOW TAG

REVISION CLOUD & Tag

MATERIAL FINISH MATERIAL TAG

PROJECT INFO

PROJECT #1227 - 5TH AVENUE LOFTS
ADDRESS: 5821 5th AVENUE, KENOSHA, WI
WORK DESCRIPTION: 5 STORY, 60 UNIT APARTMENT BUILDING W/ ENCLOSED PARKING

APPLICABLE CODES AND STANDARDS:
SPS 361-366 2015 INTERNATIONAL BUILDING CODE
INTERNATIONAL MECHANICAL CODE 2015
NFPA 101 LIFE SAFETY CODE
ADA STANDARDS FOR ACCESSIBLE DESIGN (ADAAG) 2010

BUILDING SUMMARY
CONSTRUCTION TYPE: TYPE 3A CONSTRUCTION - SPRINKLERED PER NFPA 13
OCCUPANCY: GROUP R-2 (APARTMENTS) - SEPARATED USE: LOBBY/COMMUNITY: GROUP A-3
FACILITIES: DWELLING UNITS: RESIDENTIAL GROUP R-2

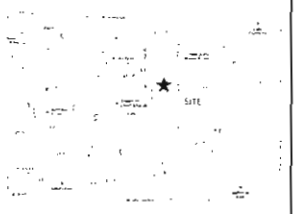
BUILDING HEIGHT & AREAS
BUILDING HEIGHT (MAX.): 4 STORIES, 60 FEET
ACTUAL BUILDING HEIGHT: 5 STORIES, 56 FEET
SPRINKLERED INCREASE: UNLIMITED

FLOOR AREAS
1ST FLOOR (1,2 & A-3): 17,310 sf
UPPER FLOORS (2-5): 74,616 SF
TOTAL AREA: 87,726 sf
(INCL. PARKING)

	SF	VR
1 HOUR FIRE WALLS:	2 HR	3 HR
STAIRWELL WALLS:	2 HR	3 HR (< 10' FROM EXT. FACE)
BEARING WALLS:	2 HR	3 HR
FLOOR CONSTRUCTION:	2 HR	3 HR
ROOF CONSTRUCTION:	2 HR	3 HR
STAIR CONSTRUCTION:	2 HR	
ELEVATOR SHAFT:	2 HR	
CORRIDOR WALLS:	NONE/1HR	
UNIT SEPARATIONS:	2 HR	

ACCESSIBILITY
TOTAL DWELLING UNITS = 60
TYPE A DWELLING UNITS (4%) = 3
ALL OTHER DWELLING UNITS TO BE TYPE B ACCESSIBLE
ACCESSIBLE STORAGE LOCKERS (5%) = 3
SEE SHEET A-3.1 FOR ADDITIONAL REQUIREMENTS

VICINITY MAP



CONTACTS

ARCHITECT
Knothe & Bruce Architects, LLC
7601 University Avenue Suite 201
Madison, WI 53562
Contact: Kevin Barlow
Phone: (608) 836-3690
Fax: (608) 836-6934
E-mail: kbarlow@knothebruce.com

DEVELOPER
Bear Development
4011 80th Street
Kenosha, WI 53142
Contact: S.R. Mills
Phone: (262) 842-0452
Fax: (262) 842-0453
E-mail: smills@beardevelopment.com

GENERAL CONTRACTOR:
Construction Management Associates, Inc
4015 80th Street, Suite A
Kenosha, WI 53142
Contact: Jonah Hetland
Phone: (262) 942-3500
Fax: (262) 942-3505
E-mail: jonah@cmainet.com

STRUCTURAL ENGINEER
Oneida Total Integrated Enterprises (OTIE)
5400 Lassiter Blvd, Suite 200
Madison, WI 53718
Contact: Sam Berghout
Phone: (608) 241-6704
Fax: (608) 241-3914
E-mail: sberghout@otie.com

CIVIL ENGINEER
Nielsen Madsen & Barber S.C.
1458 Horman Blvd, Suite 208
Racine, WI 53406
Contact: Mark Eberle
Phone: (262) 634-5588
Fax: (262) 634-5024
E-mail: meberle@nmbarber.com

LANDSCAPE DESIGNER:
Breezy Hill Nursery
7530 288th Ave
Salem, WI 53168
Contact: Kathy Feucht
Phone: (262) 537-2118
Fax: (262) 537-3434
E-mail: kfeucht@breezyhillnursery.com

SHEET INDEX

T-1.1	TITLE SHEET		ARCHITECTURAL
SITE		A-1.1	FIRST FLOOR PLAN
C-1.1	SITE PLAN	A-1.2	SECOND FLOOR PLAN
C-1.2	SITE LIGHTING PLAN	A-1.3	THIRD FLOOR PLAN
		A-1.4	FOURTH FLOOR PLAN
C-3.0	TITLE SHEET	A-1.5	FIFTH FLOOR PLAN
C-3.0	EXISTING CONDITIONS SURVEY	A-1.6	ROOF PLAN
C-3.0	DEMOLITION PLAN		
C-4.0	DIMENSIONED SITE PLAN	A-2.1	EXTERIOR ELEVATIONS
C-5.0	SITE UTILITY PLAN	A-2.2	EXTERIOR ELEVATIONS
C-6.0	STORM SEWER PLAN		
C-7.0	SITE GRADING & EROSION CONTROL PLAN		
C-8.0	PAVEMENT GRADING PLAN		
C-9.0	TYPICAL SECTIONS & CONSTRUCTION DETAILS		
C-9.1	TYPICAL SECTIONS & CONSTRUCTION DETAILS		
C-9.2	TYPICAL SECTIONS & CONSTRUCTION DETAILS		
STD 5	KENOSHA STANDARD DETAILS		
STD 6	KENOSHA STANDARD DETAILS		
STD 7	KENOSHA STANDARD DETAILS		
STD 8	KENOSHA STANDARD DETAILS		
STD 9	KENOSHA STANDARD DETAILS		
STD 10	KENOSHA STANDARD DETAILS		
L1	LANDSCAPE PLAN		

knothe & bruce ARCHITECTS
Phone: 608.836.3690 — 7601 University Ave, Ste 201, Middleton, WI 53562

ISSUED
Conditional Use Permit August 18, 2016

PROJECT TITLE
5TH AVENUE LOFTS

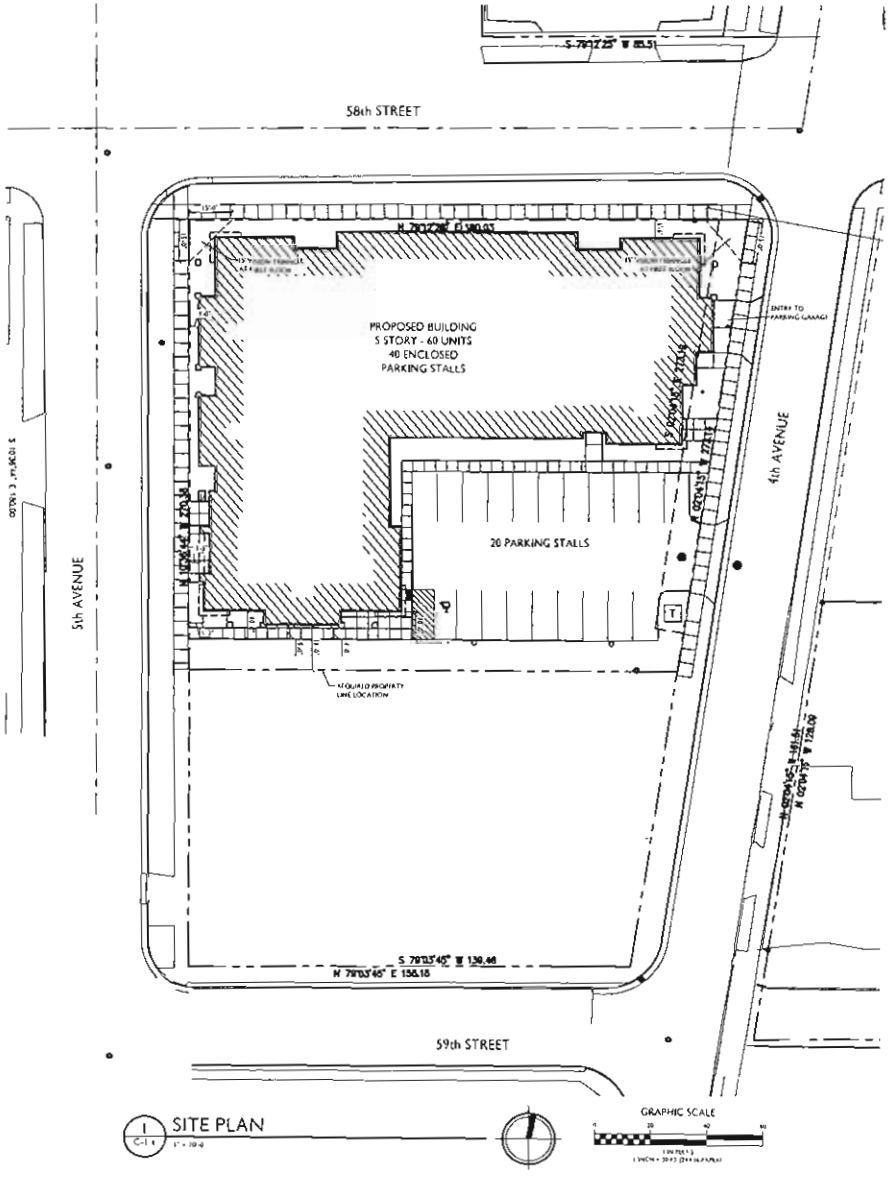
5821 5th Avenue
Kenosha, WI

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1.1

PROJECT NO 1227

©2017 KNOTHE & BRUCE ARCHITECTS, LLC



1 SITE PLAN
C-1.1

knothe bruce
ARCHITECTS

ISSUED

PROJECT TITLE
5TH AVENUE
LOFTS

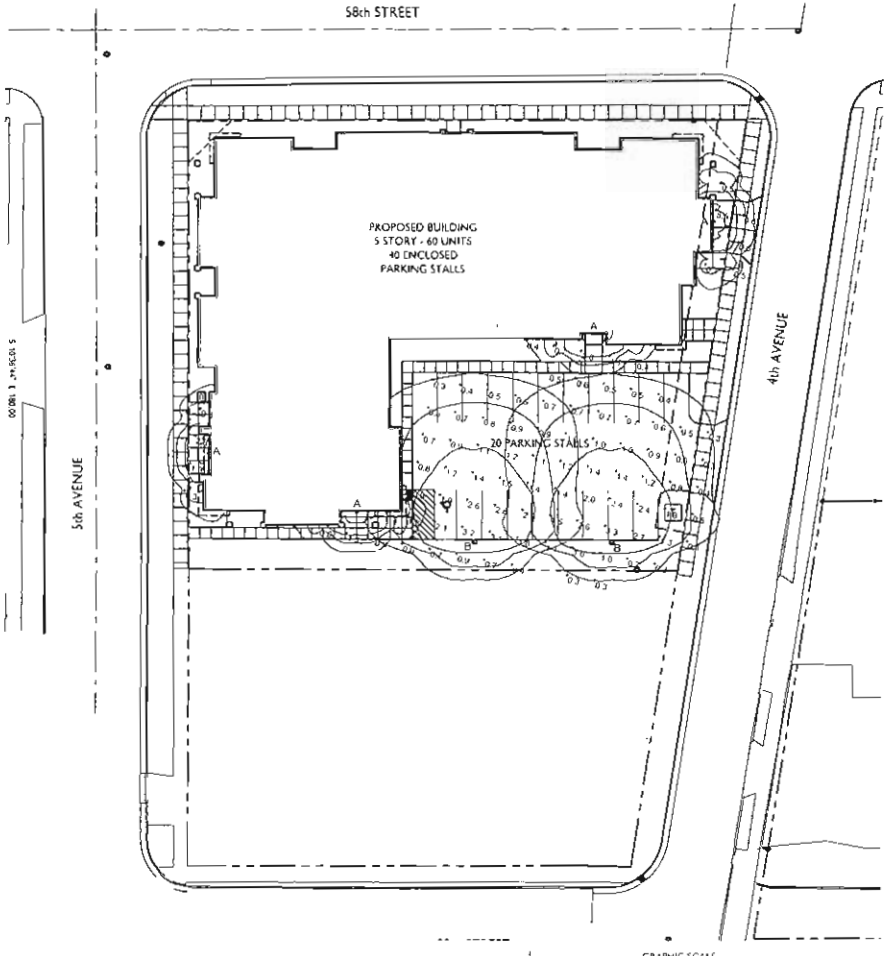
5821 5th Avenue
Kenosha, WI

SHEET TITLE
Site Plan

SHEET NUMBER
C-1.1

PROJECT NO 1227

©



1 SITE LIGHTING PLAN

GRAPHIC SCALE

LIGHTING SCHEDULE

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	Total	Mounting
⊖	A	4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
O	B	2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LIGHTING STATISTICS

Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
[illegible]	+	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	+	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	+	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

knothe & bruce
ARCHITECTS
Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Conditional Use Permit - August 18, 2014

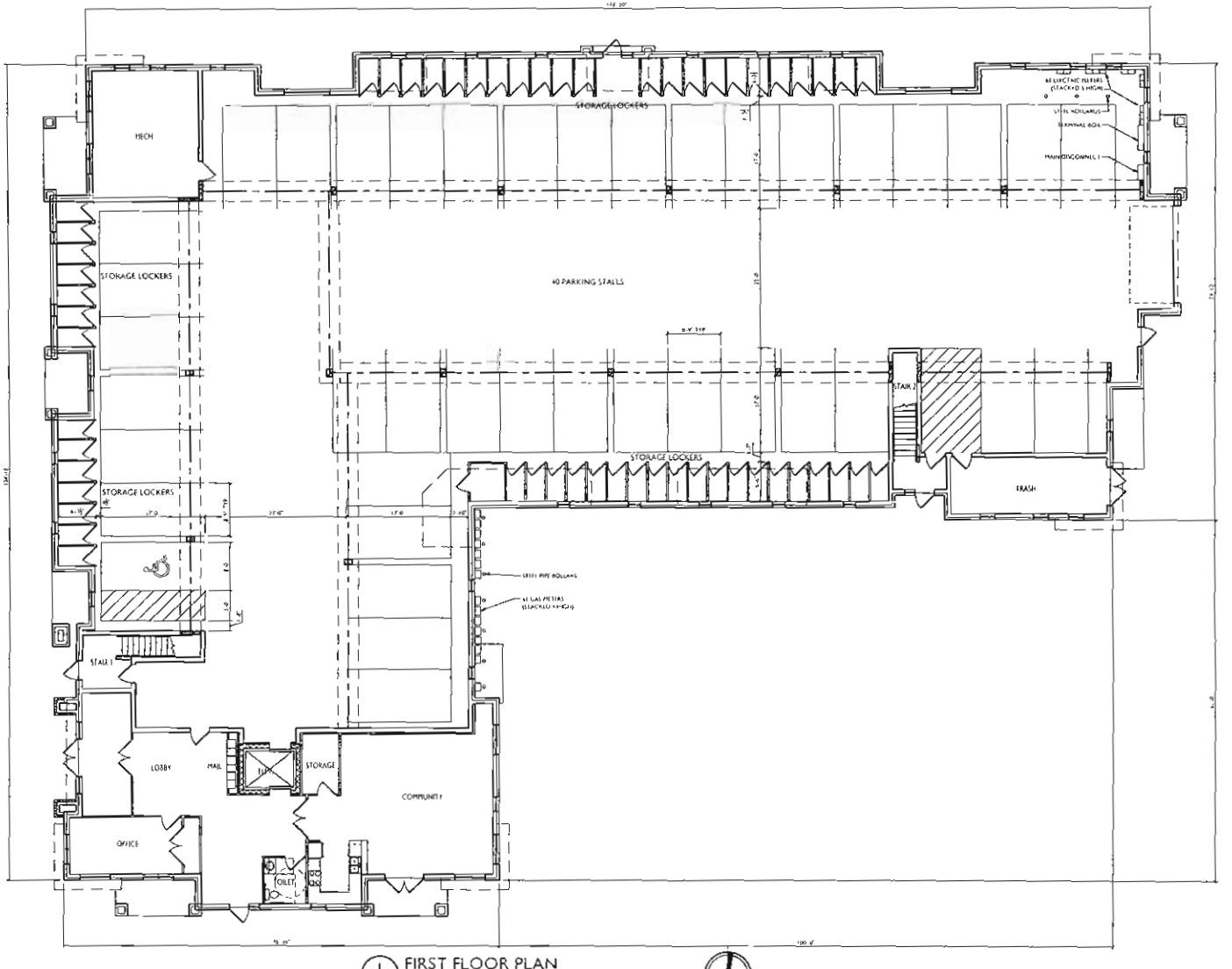
PROJECT TITLE
5TH AVENUE
LOFTS

5821 5th Avenue
Kenosha, WI

SHEET TITLE
Site Lighting Plan

SHEET NUMBER
C-1.2

PROJECT NO 1227



1 A-1.1 FIRST FLOOR PLAN

knothe & bruce
ARCHITECTS
Phone: 7601 University Ave, Ste 201
608.824.1680 Middleton, WI 53562

ISSUED
Conditional Use Permit - August 08, 2014

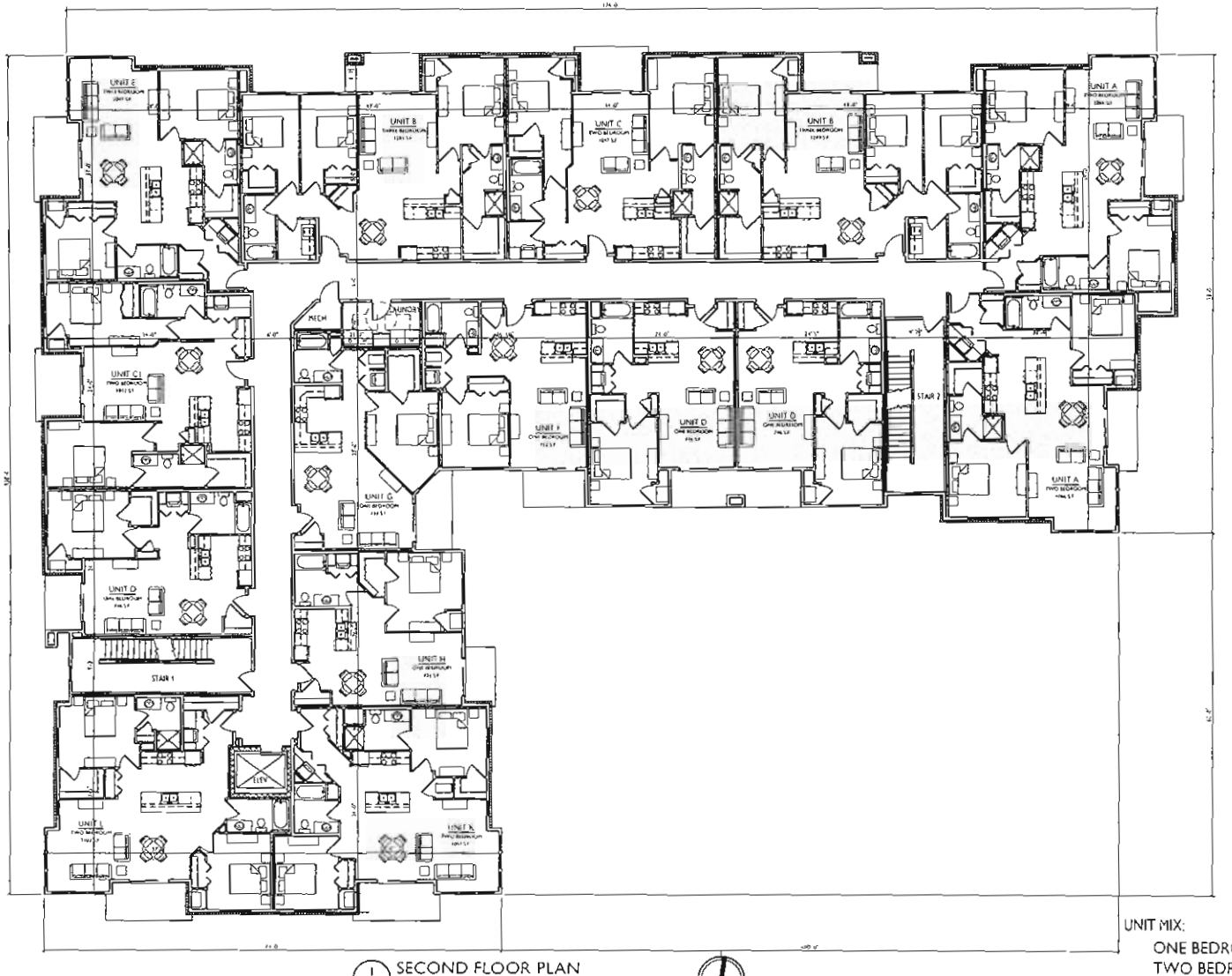
PROJECT TITLE
STH AVENUE
LOFTS

5821 5th Avenue
Kenosha, WI

SHEET TITLE
First Floor Plan

SHEET NUMBER
A-1.1

PROJECT NO 1227



1 A-1.2 SECOND FLOOR PLAN

GROSS AREA = 16,616 SQ.FT.

UNIT MIX:

ONE BEDROOM	26
TWO BEDROOM	23
THREE BEDROOM	11
TOTAL	60

knothe & bruce ARCHITECTS

Phone: 760 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

ISSUED

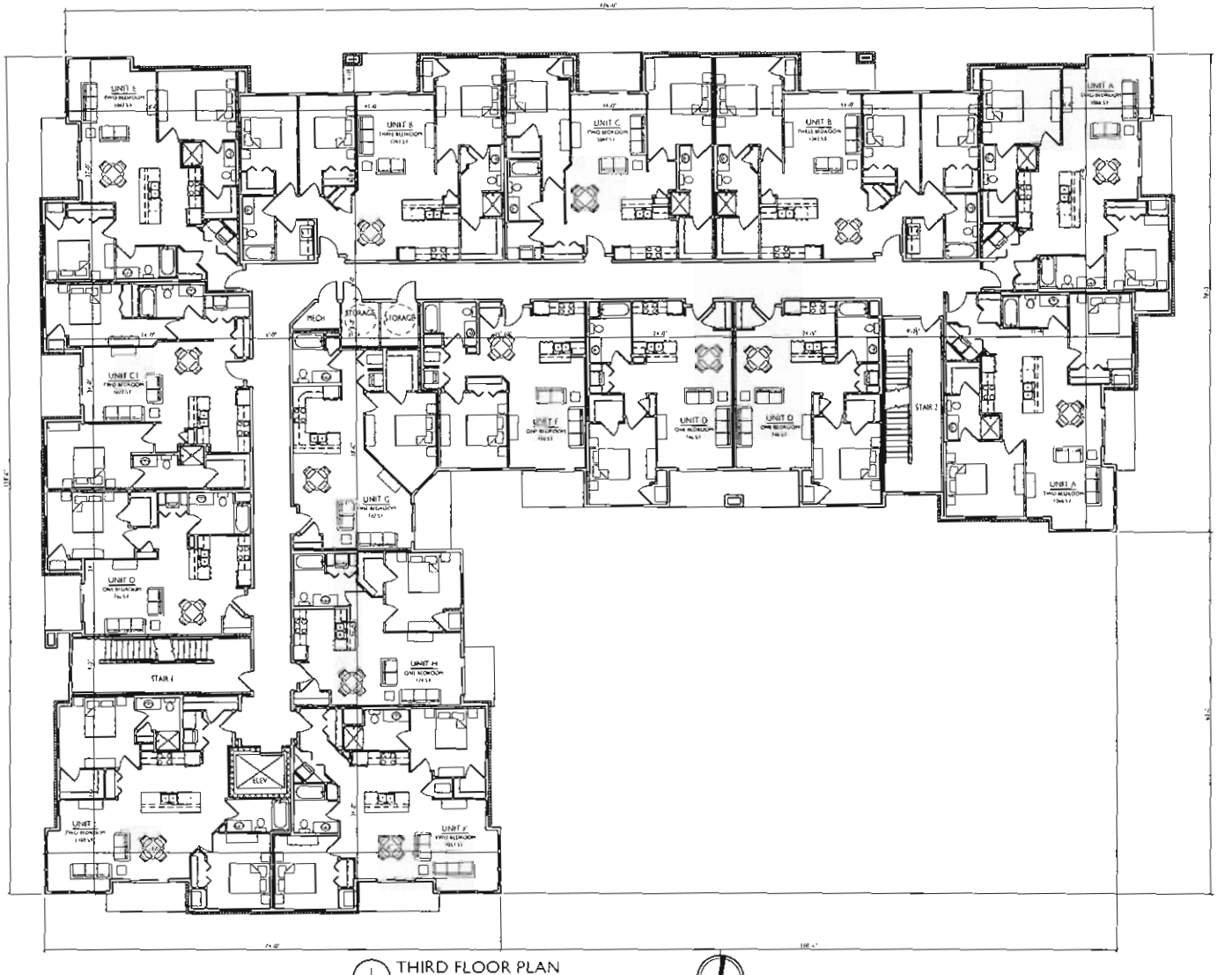
PROJECT TITLE
5TH AVENUE LOFTS

5821 5th Avenue
Kenosha, WI

SHEET TITLE
Second Floor Plan

SHEET NUMBER
A-1.2

PROJECT NO 1227



1 / A1.3 THIRD FLOOR PLAN

GROSS AREA = 16,616 SQ.FT.

knothe bruce
ARCHITECTS
Phone 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Continued Use Permit - August 18, 2014

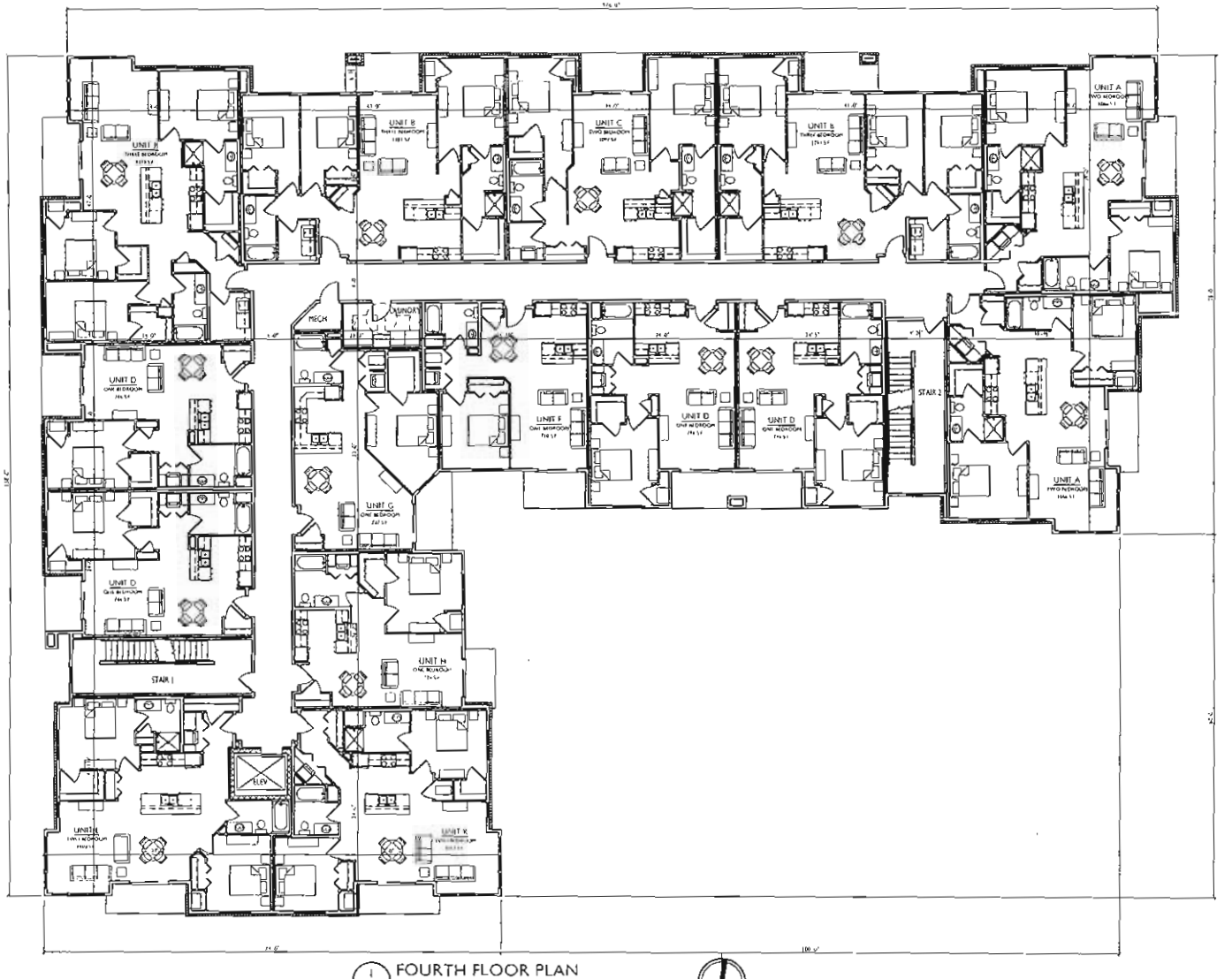
PROJECT TITLE
5TH AVENUE
LOFTS

5821 5th Avenue
Kenosha, WI

SHEET TITLE
Third Floor Plan

SHEET NUMBER
A-1.3

PROJECT NO 1227



1 / A1.4 FOURTH FLOOR PLAN

GROSS AREA = 16,616 SQ.FT.

knothe bruce ARCHITECTS
Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Conditional Use Review August 28, 2014

PROJECT TITLE
5TH AVENUE
LOFTS

5821 5th Avenue
Kenosha, WI

SHEET TITLE
Fourth Floor Plan

SHEET NUMBER
A-1.4

PROJECT NO 1227

© 2014 Knothe & Bruce Architects, LLC

1 FIFTH FLOOR PLAN
A-1.5

GROSS AREA = 16,616 SQ FT.

knothe • bruce
ARCHITECTS

ISSUED

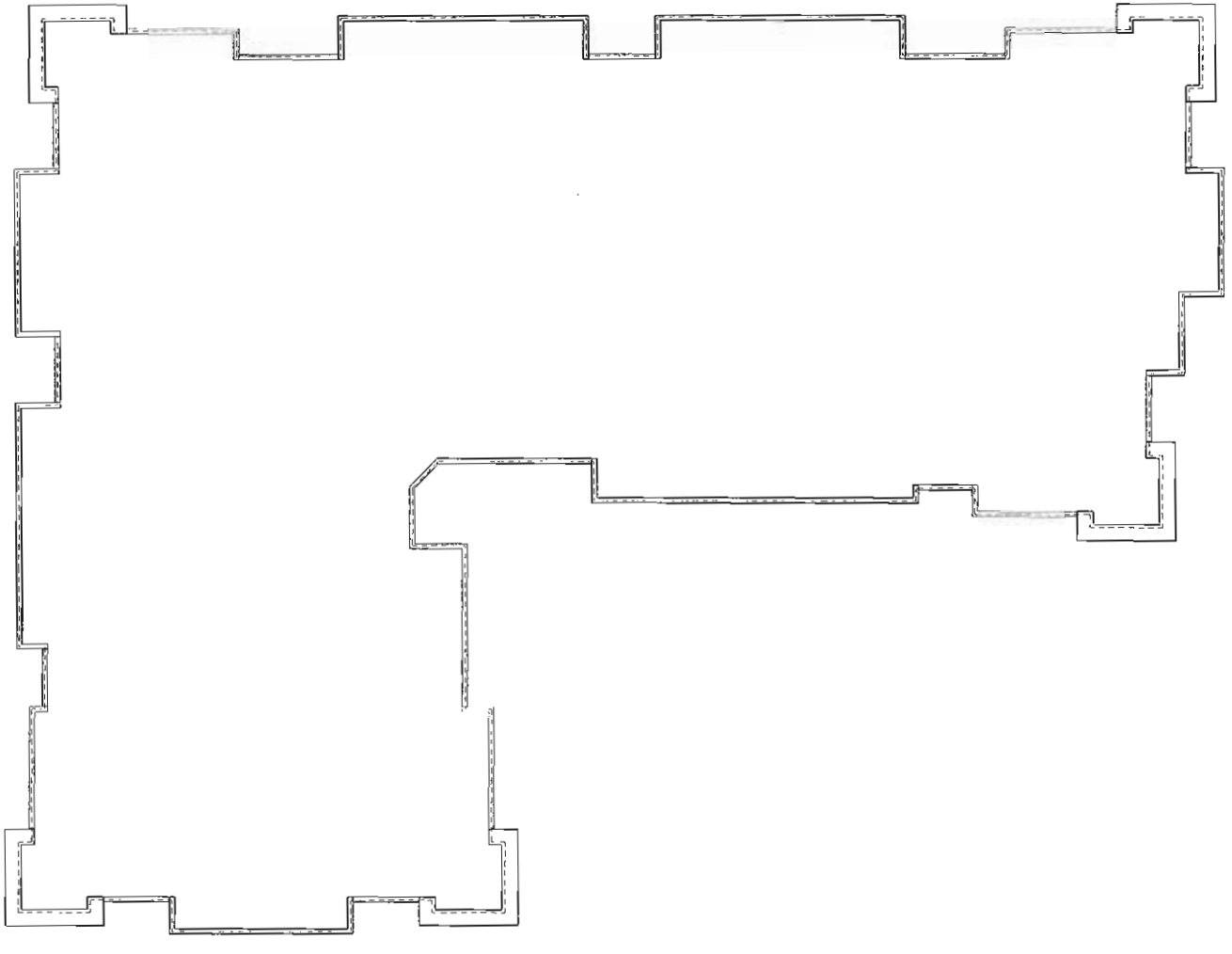
PROJECT TITLE
5TH AVENUE
LOFTS

5821 5th Avenue
Kenosha, WI

SHEET TITLE
Fifth Floor Plan

SHEET NUMBER
A-1.5

PROJECT NO 1227



1 A1.6 ROOF PLAN

knothe & bruce
ARCHITECTS
Phone: 2401 University Ave. Ste 201
608.876.3690 Middleton, WI 53562

ISSUED
Conditional Use Permit - August 19, 2015

PROJECT TITLE
STH AVENUE
LOFTS

5821 5th Avenue
Kenosha, WI

SHEET TITLE
Roof Plan

SHEET NUMBER
A-1.6

PROJECT NO 1227

1 / A-2.1 WEST ELEVATION

2 / A-2.1 NORTH ELEVATION

knothe bruce ARCHITECTS

ISSUED

PROJECT TITLE
5TH AVENUE
LOFTS

5821 5th Avenue
Kenosha, WI

SHEET TITLE
Exterior
Elevations

SHEET NUMBER
A-2.1

PROJECT NO 1227

1 A-2.2 EAST ELEVATION

2 A-2.2 SOUTH ELEVATION

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

ISSUED
Conditional Use Review August 18 2014

PROJECT TITLE
5TH AVENUE
LOFTS

5821 5th Avenue
Kenosha, WI

SHEET TITLE
Exterior
Elevations

SHEET NUMBER
A-2.2

PROJECT NO 1227

© 2014 Knothe & Bruce Architects, LLC

1 / A-2.1 WEST ELEVATION

2 / A-2.1 NORTH ELEVATION

knothe bruce
ARCHITECTS

ISSUED

PROJECT TITLE
5TH AVENUE
LOFTS

5821 5th Avenue
Kenosha, WI

SHEET TITLE
Exterior
Elevations

SHEET NUMBER
A-2.1

PROJECT NO 1227

1 A-2.2 EAST ELEVATION

2 A-2.2 SOUTH ELEVATION

knothe . bruce
ARCHITECTS

ISSUED

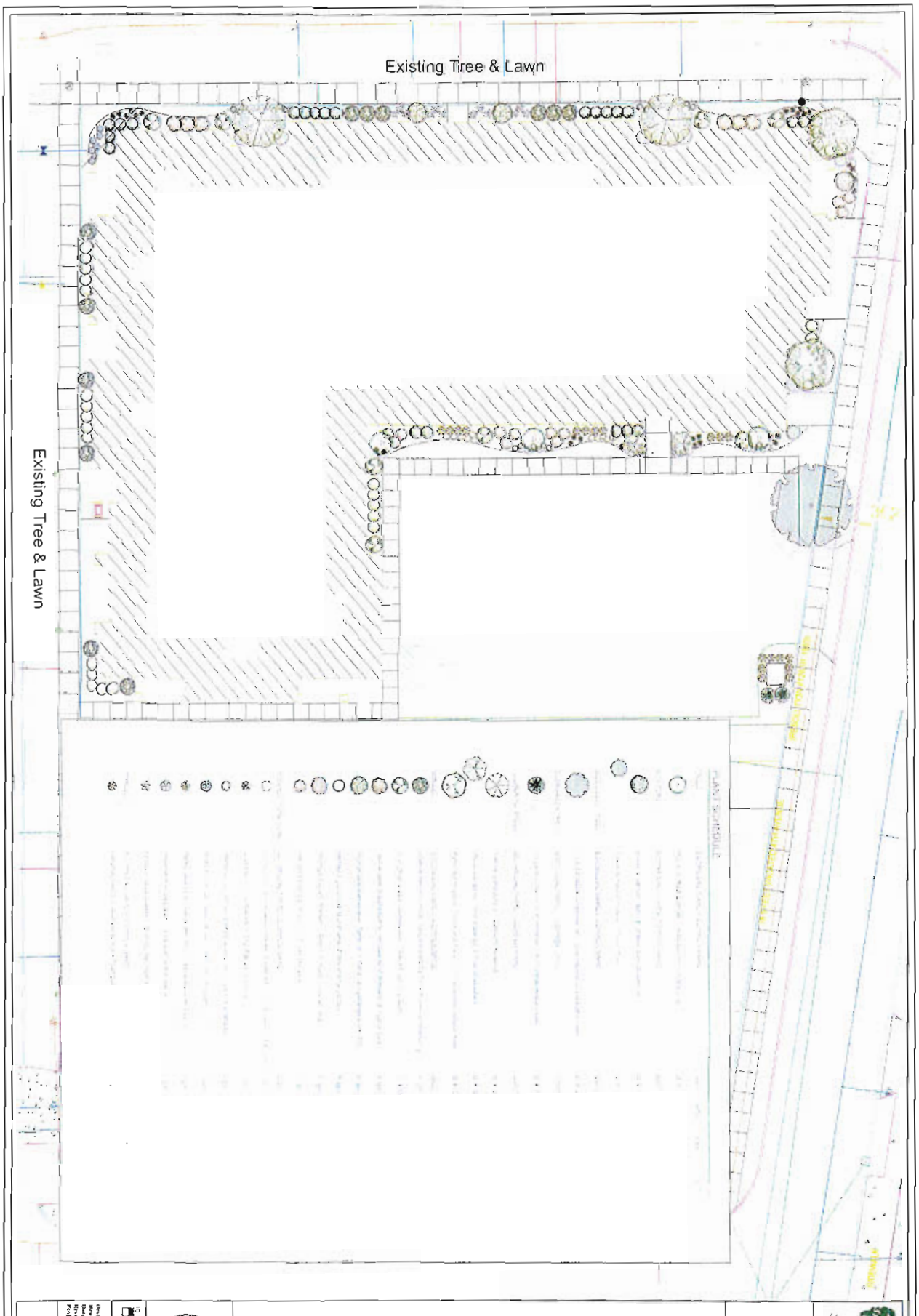
PROJECT TITLE
STH AVENUE
LOFTS

5821 5th Avenue
Kenosha, WI

SHEET TITLE
Exterior
Elevations

SHEET NUMBER
A-2.2

PROJECT NO. 1227



Sheet
L1

CMA - 5th Ave. Lofts

Kenosha WI

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	October 9, 2014	Item 3

City Plan Commission Resolution - To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035, regarding property at 6300 3rd Avenue. (Clark) (District #2) PUBLIC HEARING

LOCATION/SURROUNDINGS:

Site: 6300 3rd Avenue

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- Wisconsin Statutes require the City Plan Commission to adopt a City Plan Commission Resolution to recommend that the Common Council adopt amendments to the Comprehensive Plan.
- The attached Resolution satisfies this requirement and will be attached to the Zoning Ordinance to create Subsection 18.02 jj. to Amend the *Land Use Plan for the City of Kenosha: 2035* for the referenced properties from *Government and Institutional* to *Medium Density Residential.*
- The adopted Comprehensive Plan designated this site, along with the surrounding area, as mostly residential. This area has developed as residential.
- The property was previously owned and used by Kenosha County. The County sold the property and the new owners wish to change the land use *Institutional* to *Medium Density Residential* as they intend to use the building as a residence.
- The Amendment requires six (6) affirmative votes from the Commission to pass.

RECOMMENDATION:

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

Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2014/OCT9/3Fact-cpcresol-clark.odt

CITY PLAN COMMISSION RESOLUTION #__-14

By: City Plan Commission

To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035 Property at 6300 3rd Avenue (Clark)

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 properties from *Government and Institutional* to *Medium Density Residential*, as mapped on the attached Map C10-14 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 C10-14.

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 _____ , 2014

ATTEST: _____
Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVE: _____
Mayor Keith Bosman, Chairman of City Plan Commission

DRAFTED BY: COMMUNIITY DEVELOPMENT & INSPECTIONS
/u2/acct/cp/ckays/1CPC/2014/OCT9/3resol-cpc-clark.odt

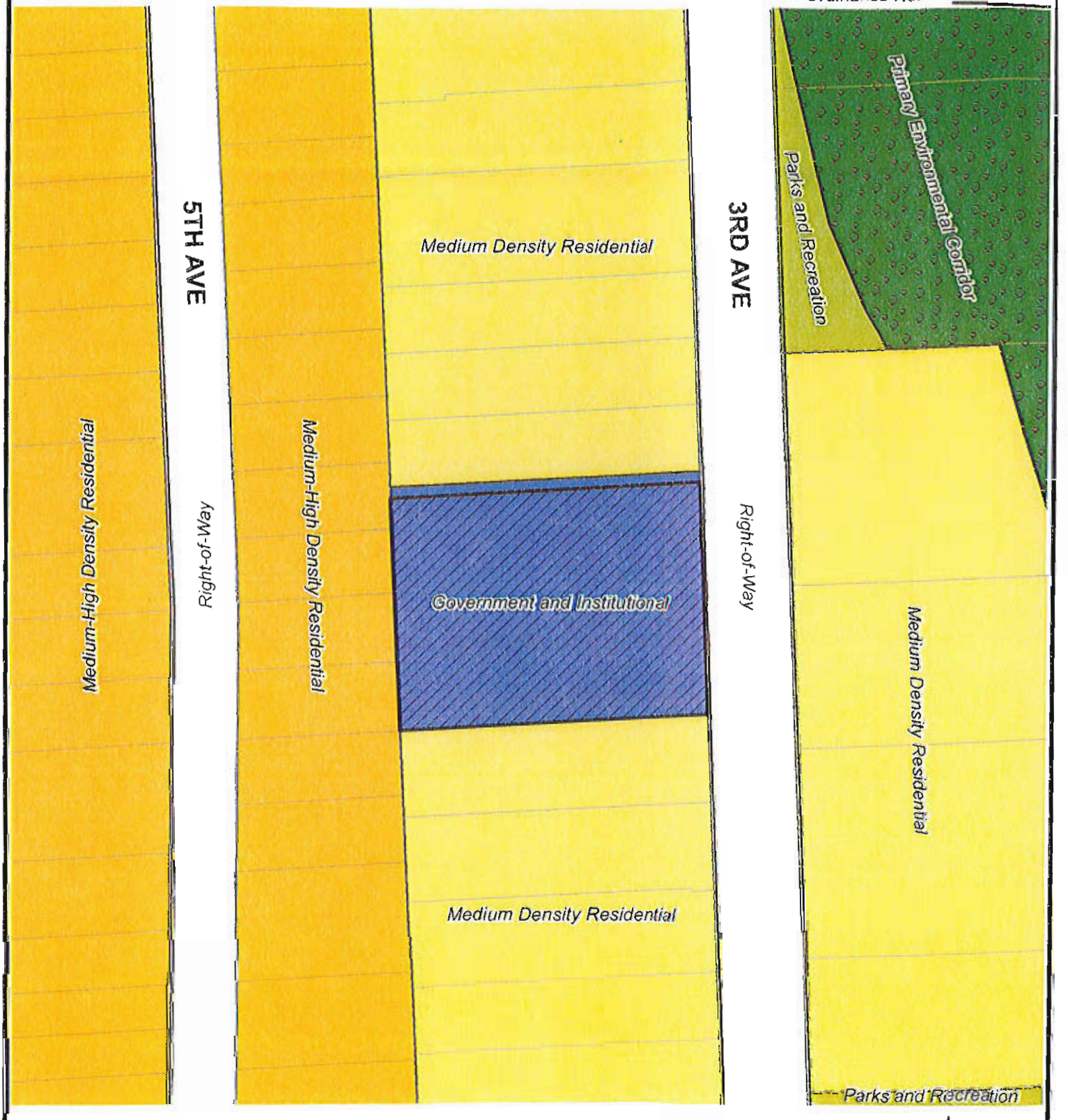
City of Kenosha

Comprehensive Plan Amendment

Supplement No. C10-14

Ordinance No. _____

Clark Petition



Property requested to be changed from Government and Institutional to Medium Density Residential

KENOSHA

0 100 Feet

DCD City Plan Division ~ JBL ~ BRW ~ September 24, 2014

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	October 9, 2014	Item 4

By the City Plan Commission - To Create Subsection 18.02 jj. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (Clark) (District #2) PUBLIC HEARING

LOCATION/SURROUNDINGS:

Site: 6300 3rd Avenue

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- The Common Council adopted *A Comprehensive Plan for the City of Kenosha: 2035* on April 19, 2010.
- Wisconsin Statutes require the Common Council to adopt an Ordinance for Amendments to the Comprehensive Plan.
- The attached Zoning Ordinance references Map C10-14, 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 *Medium Density Residential.*

RECOMMENDATION:

A recommendation is made to approve the proposed Zoning Ordinance.

Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2014/OCT9/4Fact-zo-1802jj-clark.odt

ORDINANCE NO. _____

SPONSOR: CITY PLAN COMMISSION

TO CREATE SUBSECTION 18.02 jj. 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 jj. of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby created as follows:

jj. By map C10-14 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

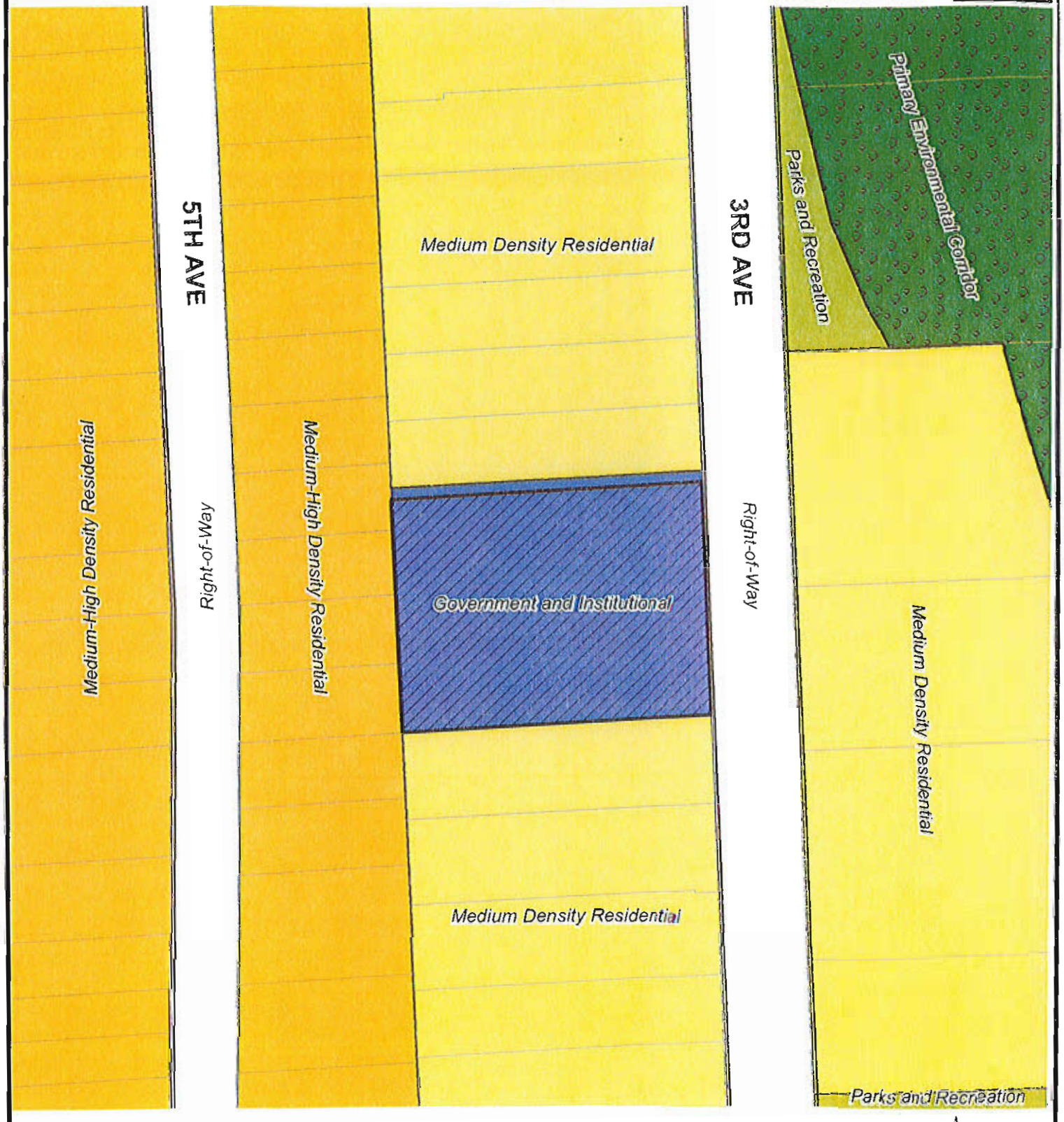
City of Kenosha

Comprehensive Plan Amendment

Supplement No. C10-14

Ordinance No. _____

Clark Petition



Property requested to be changed from Government and Institutional to Medium Density Residential

KENOSHA

0 100 Feet

DCD City Plan Division ~ JBL ~ BRW ~ September 24, 2014 ~ rpc

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	October 9, 2014	Item 5

By the Mayor - Petition to rezone property at 6300 3rd Avenue from IP Institutional Park District to RS-1 Single-Family Residential District. (Clark) (District #2) PUBLIC HEARING

LOCATION/SURROUNDINGS:

Site: 6300 3rd Avenue

Neighborhood: Allendale

Vicinity Zoning/Land Use
North: RS-1/Single-Family Residential
South: RS-1/Single-Family Residential
East: RS-1/Single-Family Residential
West: RS-3/Single-Family Residential

NOTIFICATIONS/PROCEDURES:

The alderperson of the district, Alderperson Jenkins, has been notified. Property owners within 100 feet of the proposed rezoning were notified. The Common Council is the final review authority.

ANALYSIS:

- The owner of the property is requesting to rezone the property from IP Institutional Park District to RS-1 Single-Family Residential District. The purpose of the rezoning is to allow for the existing building on the site to be used as a residence. The building is known as the former office of the County Corp Counsel and was also referred to as the Yule House.

- Rezoning of the property to RS-1 Single-Family Residential District is not consistent with the adopted *Comprehensive Plan for the City of Kenosha: 2035* which lists this site as *Government* and *Institutional*. An Amendment to that Plan is required for the City to approve the rezoning. That Amendment has been included on this agenda as well.

- The development of the property will have to be consistent with all City, State and Federal Ordinances and regulations. The owner does not intend to make any exterior changes to the property.

RECOMMENDATION:

Since the proposed rezoning will be compatible with the amended *Comprehensive Plan for the City of Kenosha: 2035*, a recommendation is made to approve the rezoning in accordance with Section 10.05 of the Zoning Ordinance

Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2014/OCT9/5Fact-rezone-clark.odt

REZONING ORDINANCE NO. _____

SPONSOR: THE MAYOR

To Rezone Property at 6300 3rd Avenue from IP Institutional Park District to RS-1 Single Family Residential District in Conformance with Section 10.02 of the Zoning Ordinance (Clark) (District #2)

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. Z8-14 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:_____

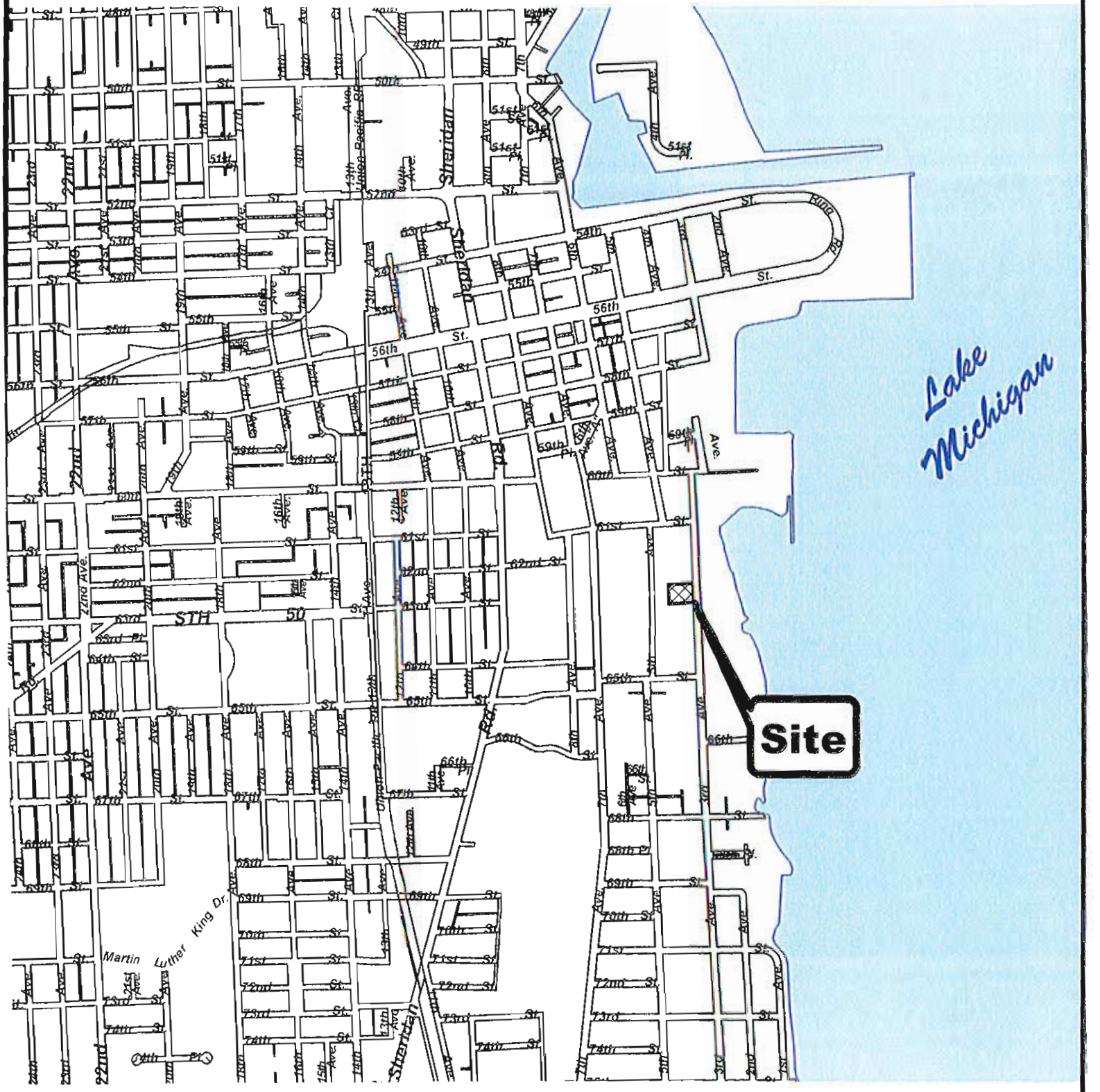
Passed:

Published:

Drafted by:
JONATHAN A. MULLIGAN
Assistant City Attorney

City of Kenosha

Vicinity Map
Clark rezoning



Property requested to be rezoned

KENOSHA

0 1,280
Feet

DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ September 24, 2014 ~ mc

City of Kenosha

District Map
Rezoning

Clark petition

Supplement No. Z8-14

Ordinance No. _____

Property requested to be rezoned from:

IP Institutional Park to
RS-1 Single Family Residential

0 25 50 75 100 Feet

City of Kenosha

Land Use Map
Clark Rezoning

Property requested to be rezoned

0 25 50 75 100 Feet

DCD - Planning & Zoning Division - JBL - BRW - September 24, 2014 - mc

The Honorable Mayor
And Members of the Common Council
Kenosha Wisconsin

Dear Members of the Common Council;

It is requested that my property located at 6300 3rd Avenue from business to single family residential. The purpose of the rezoning is to permit us to live in the property.

There are no attached development plans attached because according to the form of section 9 *rezoning* none are needed. A receipt of the rezoning fee is attached. We understand the development of the referenced property proposed for rezoning is required to be consistent with the designated zoning.

Please inform me of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to 3324 85th Place Kenosha Wisconsin 53142. We can be reached at (619) 778-3656 (Robert) or (619) 719-7295 (Donna) if there are any questions regarding our request for the rezoning.

Sincerely,

Robert and Donna Clark
(619) 778-3656 Robert
rclark8400@gmail.com
(619) 719-7295 Donna
springsaria@gmail.com

SECTION 9
REZONING

Additional Information Required:	**Current Zoning District:** IP **Proposed Zoning District:** RS1 **Proposed Type of Rezoning: (Check all applicable)** ☒ **Single-family Residential** ☐ **Two-family Residential** ☐ **Multi-family Residential (3 or more units)** ☐ **Institutional, Commercial or Industrial**
Submittal Requirements:	➢ **Rezoning Petition (sample below) filled out according to the particular situation. The current owner(s) of the property must sign the petition.** ➢ **Building and Site Development Plans as indicated below.**
Fees:	➢ Rezoning Fee = **$550** (For projects that ***do not*** require building and site development plans) OR ➢ Rezoning with Concept Plan = **$1,150** (For projects that require building and site development plans) *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.*
Appendices to Review:	➢ **N/A**
Approximate Review Time:	➢ **60-75 days (Reviewed by City Plan Commission and Common Council)**

A rezoning request can be initiated by:
- ➢ The City Plan Commission
- ➢ The Common Council
- ➢ A petition of 50 percent or more of the owners of property within the area proposed to be rezoned

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

·Planning & Zoning
·Community Development
262.653.4030
262.653.4045 FAX
Room 308

·Building Inspections
·Property Maintenance
262.653.4263
262.653.4254 FAX
Room 100

DEPARTMENT OF COMMUNITY DEVELOPMENT & INSPECTIONS
Municipal Building · 625 52nd Street · Kenosha, WI 53140
www.kenosha.org

Jeffrey B. Labahn, Director
Richard Schroeder, Deputy Director

September 25, 2014

Notice of Public Hearing

Rezoning of property located at 6300 3rd Avenue (Clark)

The City Plan Commission will hold a public hearing on a Petition submitted by Robert and Donna Clark to rezone their property at 6300 3rd Avenue. The proposed rezoning would amend the zoning on the property from *IP Institutional Park* to *RS-1 Single Family Residential District*. The rezoning is to allow the existing building on the property to be used as a residence.

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 *Medium Density Residential*.

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

Thursday, October 9, 2014 at 5:00 p.m.
Municipal Building
625 52nd Street - Room 202
Kenosha, WI 53140

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. The Common Council is tentatively scheduled to hold a public hearing and take final action on this item at their meeting on Monday, November 17, 2014 at 7:00 p.m. in Room 200 of the Municipal Building.

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 Brian Wilke via email at bwilke@kenosha.org or at 262.653.4049.

BW:kas
Enclosure

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	October 9, 2014	Item 6

City Plan Commission Resolution - To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035, regarding property at 7505 38th Avenue. (MLR Properties) (District #13) PUBLIC HEARING

LOCATION/SURROUNDINGS:

Site: 7505 38th Avenue

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- Wisconsin Statutes require the City Plan Commission to adopt a City Plan Commission Resolution to recommend that the Common Council adopt amendments to the Comprehensive Plan.
- The attached Resolution satisfies this requirement and will be attached to the Zoning Ordinance to create Subsection 18.02 kk. to Amend the *Land Use Plan for the City of Kenosha: 2035* for the referenced properties from *Medium-High Density Residential* to *Commercial.*
- The adopted Comprehensive Plan designated this site, as residential and commercial. This area has developed as residential with some commercial uses to the west of 38th Avenue.
- The owner of the property has requested the land use change to *Commercial* to allow for the existing building to be used as a photography studio.
- The Amendment requires six (6) affirmative votes from the Commission to pass.

RECOMMENDATION:

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

Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/accl/cp/ckays/1CPC/2014/OCT9/6Fact-cpcresol-MLRprop.odt

CITY PLAN COMMISSION RESOLUTION #__-14

By: City Plan Commission

To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035 Property at 7505 38th Avenue (MLR Properties)

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 properties from *Medium-High Density Residential* to *Commercial*, as mapped on the attached Map C11-14 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 C11-14.

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 _____ , 2014

ATTEST: _____
Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVE: _____
Mayor Keith Bosman, Chairman of City Plan Commission

DRAFTED BY: COMMUNIITY DEVELOPMENT & INSPECTIONS
/u2/acct/cp/ckays/1CPC/2014/OCT9/6Resol-cpc-MLRprops.odt

City of Kenosha

Comprehensive Plan Amendment

Supplement No. C11-14

Ordinance No.

MLR Properties Petition

Property requested to be changed from
Medium-High Density Residential to Commercial

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	October 9, 2014	Item 7

By the City Plan Commission - To Create Subsection 18.02 kk. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (MLR Properties) (District #13) PUBLIC HEARING

LOCATION/SURROUNDINGS:

Site: 7505 38th Avenue

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- The Common Council adopted *A Comprehensive Plan for the City of Kenosha: 2035* on April 19, 2010.
- Wisconsin Statutes require the Common Council to adopt an Ordinance for Amendments to the Comprehensive Plan.
- The attached Zoning Ordinance references Map C11-14, 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 *Medium-High Density Residential* to *Commercial.*

RECOMMENDATION:

A recommendation is made to approve the proposed Zoning Ordinance.

B. R. O

Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2014/OCT9/7Fact-zo-1802kk-MLRprops.odt

ORDINANCE NO. _____

SPONSOR: CITY PLAN COMMISSION

TO CREATE SUBSECTION 18.02 kk. 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 kk. of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby created as follows:

kk. By map C11-14 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

Supplement No. C11-14

Ordinance No. _____

MLR Properties Petition

Property requested to be changed from Medium-High Density Residential to Commercial

KENOSHA

0 100 Feet

DCD City Plan Division ~ JBL ~ BRW ~ September 24, 2014 ~ mxd

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	October 9, 2014	Item 8

By the Mayor - Petition to rezone property at 7505 38th Avenue from RG-1 General Residential District to B-1 Neighborhood Business District. (MLR Properties, LLC) (District #13) PUBLIC HEARING

LOCATION/SURROUNDINGS:

Site: 7505 38th Avenue

Neighborhood: Lance

Vicinity Zoning/Land Use

North: RS-3/Single-Family Residential

South: RG-1/Single-Family Residential

East: RG-1/Single-Family Residential

West: B-2/Commercial

NOTIFICATIONS/PROCEDURES:

The alderperson of the district, Alderperson Wilson, has been notified. Property owners within 100 feet of the proposed rezoning were notified. The Common Council is the final review authority.

ANALYSIS:

- The owner of the property is requesting to rezone the property from *RG-1General Residential District* to *B-1 Neighborhood Business District*. The purpose of the rezoning is to allow for the existing building on the site to be used as a photography studio. The current building had been used as a dental office until the business closed. That use was considered a permitted use in the *RG-1 General Residential District*.

- Rezoning of the property to *B-1 Neighborhood Business District* is not consistent with the adopted *Comprehensive Plan for the City of Kenosha: 2035* which lists this site as *Medium-High Density Residential*. An Amendment to that Plan is required for the City to approve the rezoning. That Amendment has been included on this agenda.

- The development of the property shall be consistent with all City, State and Federal Ordinances, and regulations. The owner does not intend to make any exterior changes to the property. The owner will need to obtain an Occupancy Permit from the City.

RECOMMENDATION:

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

Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/accl/cp/ckays/1CPC/2014/OCT9/8Fact-rezone-MLRprops.odt

REZONING ORDINANCE NO. _____

SPONSOR: THE MAYOR

To Rezone Property at 7505 38th Avenue from RG-1 General Residential District to B-1 Neighborhood Business District in Conformance with Section 10.02 of the Zoning Ordinance. (MLR Properties, LLC) (District #13)

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. Z9-14 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:_____

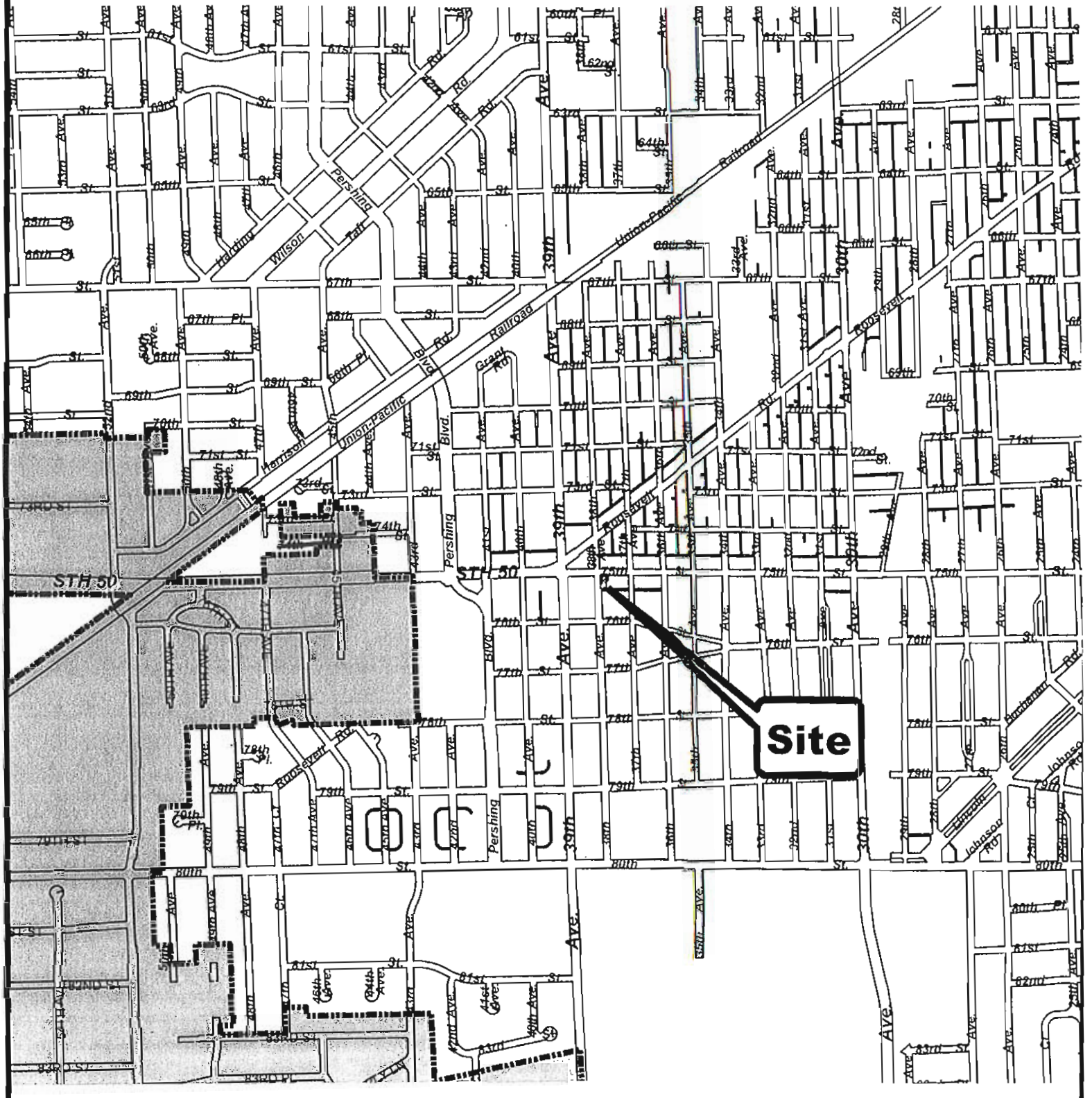
Passed:

Published:

Drafted by:
JONATHAN A. MULLIGAN
Assistant City Attorney

City of Kenosha

Vicinity Map
MLR Properties rezoning



DCDI – Planning & Zoning Division – JBL – BRW – September 24, 2014 – mc

City of Kenosha

District Map
Rezoning

Supplement No. Z9-14
Ordinance No. _____

MLR Properties petition

Property requested to be rezoned from:

RG-1 General Residential to
B-1 Neighborhood Business

KENOSHA

0 80
Feet

City of Kenosha

Land Use Map
MLR Properties Rezoning

Property requested to be rezoned

N

0 100
Feet

DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ September 24, 2014 ~ mc

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 7505 38th Ave be rezoned from RG-1 to B-1. The purpose of the rezoning is to permit a photography studio. This building has been the home of a dental office in Kenosha for many years and will be an excellent location and easy conversion to suit the needs of a photography studio.

I've attached a receipt of my rezoning fee payment. Please inform me of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to Netasha Ruffolo at 3308 29th St. Kenosha, WI 53144. I can be reached at 262-818-0154 if there are any questions regarding my request for the rezoning.

Sincerely,

Netasha Ruffolo

Site

Development Review Application
City of Kenosha, Wisconsin

Mailing Information

NAME OF PROJECT: RuFFolo Rezoning

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

☒ Name and Address of Applicant [Please print]:
Netasha + Michael RuFFolo
MLR Properties LLC
3308-29 Street
Kenosha WI 53144
Phone: 262-818-0154
Fax: —
E-Mail: netasharuffolo@gmail.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): 7505-38 AVE
Parcel # 04-122-12-229-005

Type of Land Development

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

☐ Certified Survey Map	Section 1	Page 3
☐ Concept Review (*Land Division*)	Section 2	Page 4
☐ Concept Review (Multi-Family Residential or Non-Residential)	Section 3	Page 5
☐ Conditional Use Permit	Section 4	Pages 6 & 7
☐ Developer's Agreement	Section 5	Page 8
☐ Final Plat	Section 6	Pages 9 & 10
☐ Lot Line Adjustment Survey	Section 7	Page 11
☐ Preliminary Plat	Section 8	Pages 12 & 13
☑ Rezoning	Section 9	Pages 14 & 15
☐ 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

Additional Information Required:	**Current Zoning District:** RO-1 **Proposed Zoning District:** B-1 **Proposed Type of Rezoning: (Check all applicable)** ☐ **Single-family Residential** ☐ **Two-family Residential** ☐ **Multi-family Residential (3 or more units)** ☑ **Institutional, Commercial or Industrial**
Submittal Requirements:	➢ **Rezoning Petition (sample below) filled out according to the particular situation. The current owner(s) of the property must sign the petition.** ➢ **Building and Site Development Plans as indicated below.**
Fees:	➢ Rezoning Fee = **$550** (For projects that ***do not*** require building and site development plans) OR ➢ Rezoning with Concept Plan = **$1,150** (For projects that require building and site development plans) *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.*
Appendices to Review:	➢ **N/A**
Approximate Review Time:	➢ **60-75 days (Reviewed by City Plan Commission and Common Council)**

A rezoning request can be initiated by:
- The City Plan Commission
- The Common Council
- A petition of 50 percent or more of the owners of property within the area proposed to be rezoned

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

·Planning & Zoning
·Community Development
262.653.4030
262.653.4045 FAX
Room 308

·Building Inspections
·Property Maintenance
262.653.4263
262.653.4254 FAX
Room 100

DEPARTMENT OF COMMUNITY DEVELOPMENT & INSPECTIONS
Municipal Building · 625 52nd Street · Kenosha, WI 53140
www.kenosha.org

Jeffrey B. Labahn, Director
Richard Schroeder, Deputy Director

September 25, 2014

Notice of Public Hearing

Rezoning of property at 7505 38th Avenue (MLR Properties)

The City Plan Commission will hold a public hearing on a Petition submitted by MLR Properties, Netasha Ruffolo, agent, to rezone the property at 7505 38th Avenue. The proposed rezoning would amend the zoning of the property from *RG-1 General Residential* to *B-1 Neighborhood Business District.* The rezoning is to allow the operation of a photography studio in the existing building on the property.

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 *Medium High Density Residential* to *Commercial.*

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

Thursday, October 9, 2014 at 5:00 p.m.
Municipal Building
625 52nd Street - Room 202
Kenosha, WI 53140

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. The Common Council is tentatively scheduled to hold a public hearing and take final action on this item at their meeting on Monday, November 17, 2014 at 7:00 p.m. in Room 200 of the Municipal Building.

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 Brian Wilke via email at bwilke@kenosha.org or at 262.653.4049.

BW:kas
Enclosure

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	October 9, 2014	Item 9

City Plan Commission Resolution - To Amend the Comprehensive Plan for the City of Kenosha: 2035 regarding the Bristol Neighborhood Plan. (District #16) PUBLIC HEARING

LOCATION/SURROUNDINGS:

Site: Bristol Neighborhood - 60th Street to 75th Street, Interstate 94 to CTH MB

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- Wisconsin Statutes require the City Plan Commission to adopt a City Plan Commission Resolution to recommend that the Common Council adopt amendments to the Comprehensive Plan.
- The attached Resolution satisfies this requirement and will be attached to the Zoning Ordinance to create Subsection 18.02 ii. to Amend the *Land Use Plan for the City of Kenosha: 2035* relating to the *Bristol Neighborhood Plan.*
- The Amendment requires six (6) affirmative votes from the Commission to pass.
- Details on the various plan changes are noted in the next agenda item report.

RECOMMENDATION:

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

Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2014/OCT9/9Fact-resol-cpc-Bristol.odt

CITY PLAN COMMISSION RESOLUTION # ____ - 14

By: City Plan Commission

To Amend Chapter 6 entitled Existing Plans and Ordinances for the *Comprehensive Plan for the City of Kenosha: 2035* amending the *Bristol Neighborhood Plan*

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* at their meeting on April 19, 2010, following extensive public participation; and

WHEREAS, the City of Kenosha has prepared an amended plan for the *Bristol Neighborhood 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 Chapter 6 of *A Comprehensive Plan for the City of Kenosha: 2035* by amending the *Bristol Neighborhood Plan* dated September 30, 2014.

Adopted this _____ day of _____ , 2014

ATTEST: _____
Jeffrey B. Labahn, Secretary of City Plan Commission

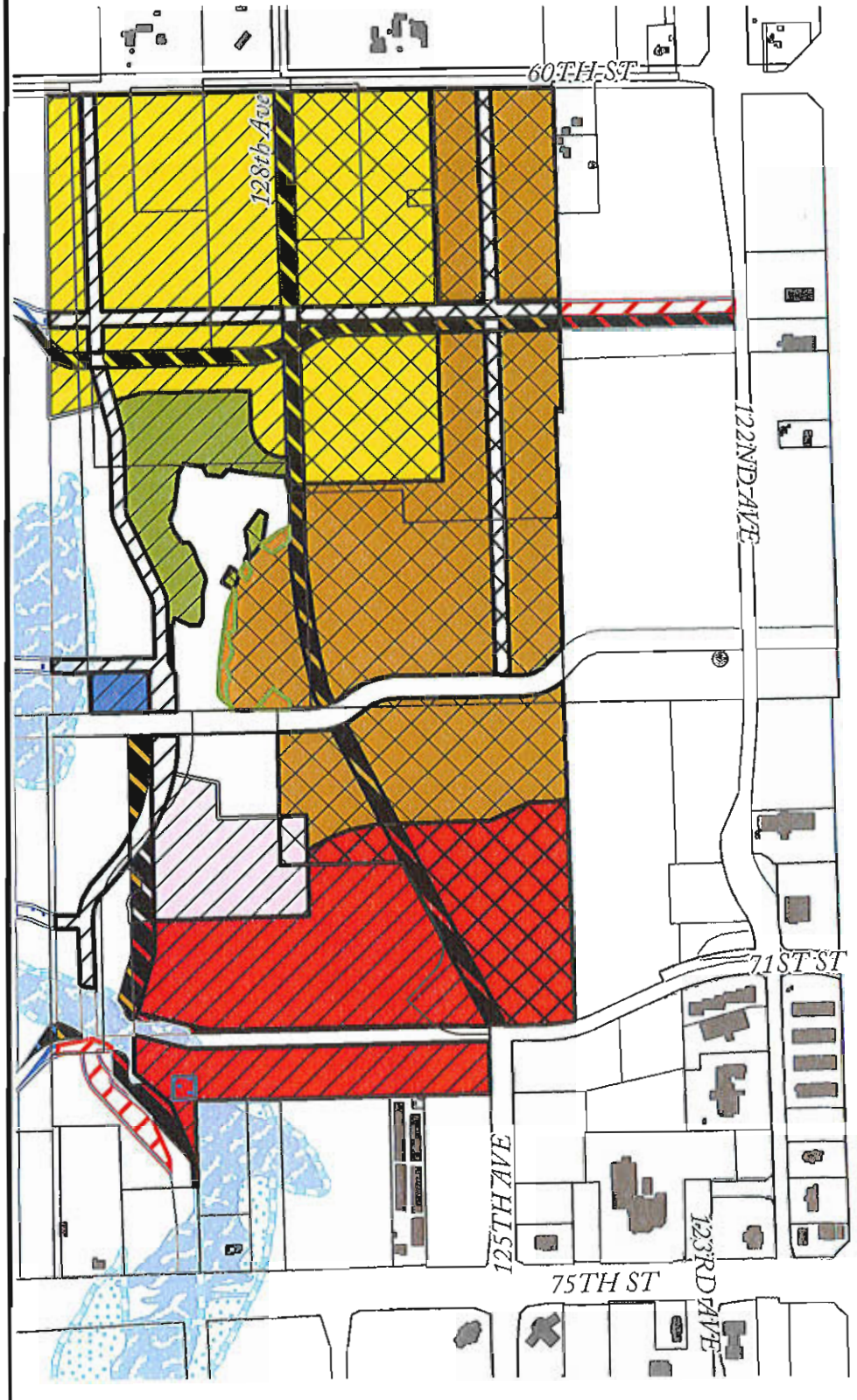
APPROVE: _____
Mayor Keith Bosman, Chairman of City Plan Commission

DRAFTED BY: COMMUNITY DEVELOPMENT & INSPECTIONS
/u2/acct/cp/ckays/1CPC/2014/OCT9/9resol-cpc-bristol.odt

City of Kenosha

Proposed amendments to the

Bristol Neighborhood Plan



Properties requested to be changed

From:

- Single & Two-Family Residential
- Multiple-Family Residential
- Institutional / Utilities
- Open Space / Parks
- Neighborhood Commercial
- Community & Regional Commercial
- Roadways

To:

- Multiple-Family Residential
- Institutional / Utilities
- Open Space / Parks
- Community & Regional Commercial
- Light Industrial Uses
- Roadways

Environmental Areas to remain:

- Floodplains
- Shoreland-Wetland Overlay

KENOSHA

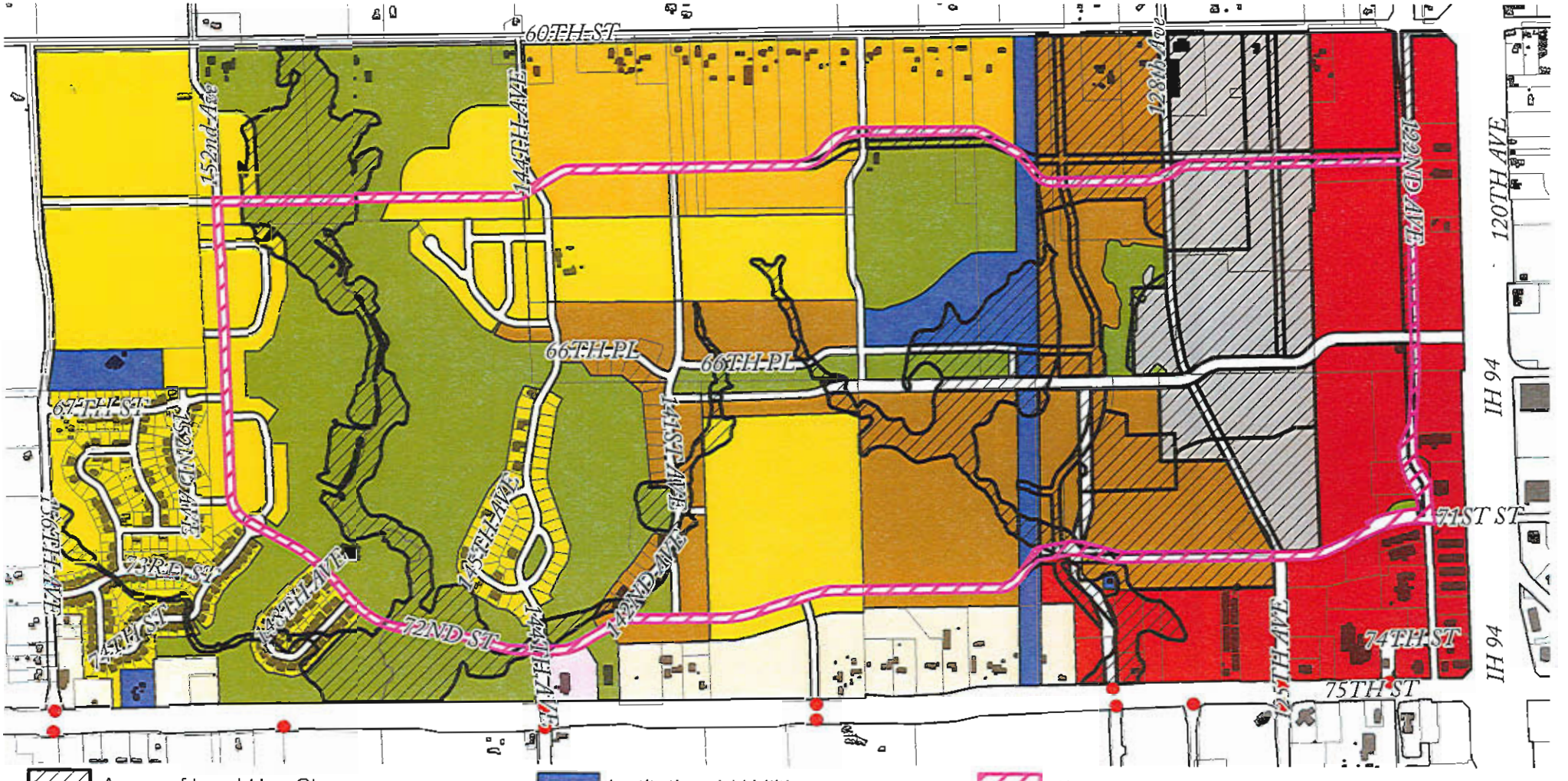
0 750

Feet

DCDI - Planning & Zoning Division - JBL - RPS - September 30, 2014 - mc

City of Kenosha

Proposed Bristol Neighborhood Plan



Areas of Land Use Change

Single Family Residential

Multiple Family Residential (TRD-2)

Multiple Uses for Traditional Buildings

Rural (Highway) Single-Family Residential

Institutional / Utilities

Open Space / Park

Neighborhood Commercial

Community & Regional Commercial

Industrial Uses

Ring Road

Planned Public Street Access Locations for STH 50

KENOSHA

0 1,200

Feet

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	October 9, 2014	Item 10 Page 1

By the Mayor - To Create Subsection 18.02 ii. of the Zoning Ordinance to Amend the Bristol Neighborhood Plan as referenced in the Comprehensive Plan for the City of Kenosha: 2035. (District #16) PUBLIC HEARING

LOCATION/SURROUNDINGS:

Site: Bristol Neighborhood - 60th Street to 75th Street, Interstate 94 to CTH MB

NOTIFICATIONS/PROCEDURES:

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

ANALYSIS:

- The Common Council adopted *A Comprehensive Plan for the City of Kenosha: 2035* on April 19, 2010.
- Wisconsin Statutes require the Common Council to adopt an Ordinance for Amendments to the Comprehensive Plan. The *Bristol Neighborhood Plan* is adopted by reference in the Comprehensive Plan.
- In May of this year the City Plan Commission reviewed Concept Plan for Industrial for a portion of the neighborhood. The Commission was supportive of the use, although the Concept Plan that was submitted would require revisions before any rezoning would be considered.
- The attached Zoning Ordinance references an Amendment to the adopted Bristol Neighborhood Plan. Based on two (2) recent Concept Plan reviews submitted in this area, Staff has looked at a larger area within the neighborhood and has proposed the following Bristol Neighborhood Plan changes:
  a. The properties generally located east of 128th Avenue extended to the west boundary of the commercial land use will be amended from residential uses to light industrial uses. The previous road alignment is being modified to create a public road access to 60th Street in alignment with 128th Avenue, versus the current plan where the road alignment is off-set.

  b. Properties west of 128th Avenue extended and north of 67th Street extended would be shown as multiple-family residential.

  c. Properties generally west of 125th Avenue extended and south of 67th Street extended would be amended from a mix of commercial and multiple-family residential to all multiple-family residential.

  d. The Floodplain Land Use is being added to the Land Use Map to be consistent with the FEMA Flood Insurance Rate Maps adopted in 2012.

  e. The text of the *Bristol Neighborhood Plan* is also proposed to change. Since the existing plan does not show any proposed industrial uses, Staff is proposing to add text that will provide design guidelines for orderly and appropriate industrial development.
- Although Staff supports the Land Use Plan changes, acceptable plans will need to be submitted before the Staff will be able to support any rezoning within the area, as required by the Zoning Ordinance.

By the Mayor - To Create Subsection 18.02 ii. of the Zoning Ordinance to Amend the Bristol Neighborhood Plan as referenced in the Comprehensive Plan for the City of Kenosha: 2035. (District #16) PUBLIC HEARING

RECOMMENDATION:

A recommendation is made to approve the proposed Zoning Ordinance.

Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/accl/cp/ckays/1CPC/2014/OCT9/10Fact-zo-1802ii-Bristol.odt

ZONING ORDINANCE NO. _____

BY: CITY PLAN COMMISSION

TO CREATE SUBSECTION 18.02 ii. OF THE ZONING ORDINANCE TO AMEND THE BRISTOL NEIGHBORHOOD PLAN AS REFERENCED IN THE COMPREHENSIVE PLAN FOR THE CITY OF KENOSHA: 2035

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

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

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

ii. By Common Council Resolution _____ on file with the City Clerk.

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

ATTEST: _____ City Clerk

APPROVED: _____Mayor

Passed:

Published:

Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney

Bristol Neighborhood Plan
Industrial Use Section - Revised Text Amendments
October 1, 2014

Industrial Uses

Industrial land uses account for almost 100 acres, or about 7 percent of the total land that can be developed in the neighborhood. The industrial use category is intended to provide for office, research and development, assembly and manufacturing uses with warehouse and distribution uses within an enclosed structure. No high hazard uses are allowed, and the method of manufacturing shall not be injurious to the point of constituting a nuisance to the occupants of adjacent properties by reason of the emission or creation of noise, vibration, smoke, dust or particle matters, toxic or noxious materials, odors, fire or explosive hazards, glare or heat.

The plan recommends that the City adopt a new industrial district that incorporates the design requirements for this land use category. This district will allow for manufacturing, assembly, warehouse, distribution, and research and development uses as well as office campuses and individual office buildings. These areas will be developed in an attractive setting with consistent landscaping, signage, and building materials designed to present an integrated image to the general public.

Design Requirements

1. All building facades shall require indentations, relief and/or architectural details to avoid blank walls. Exclusively flat and blank wall areas shall not be permitted on all building facades.

2. Recesses and/or projections shall comprise at least twenty (20%) percent of the linear feet on each building facade. No building facade shall be allowed to extend more than two-hundred (200') feet in linear length without incorporating the use of a recess and/or a projection.

3. The exterior wall materials of all buildings shall be constructed entirely of architectural masonry, architectural composite aluminum panels, glass or a combination of materials, which will withstand abuse by vandals or accidental damage by machinery. Other decorative and/or textured materials may be considered to meet these requirements.

4. Smooth face concrete blocks shall not be permitted on any building facade, except when used for accent banding. The accent banding shall not be wider than three (3) adjacent courses and no more than a total of six (6) courses on any building facade.

5. Exterior building walls constructed entirely of split-faced or decorative concrete block shall not be painted or stained after being installed on the building facade.

6. Rooftop mechanicals shall not be visible from grade level as measured from all lot lines, and all screening of rooftop mechanicals shall be compatible with the design, color and materials of all building facades.

7. Mechanical and utility equipment, including rooftop mechanicals, shall be screened from view of all public streets and adjacent residential areas. The development of new industrial, warehouse, distribution, and office uses shall incorporate visual and acoustic mitigation alternatives through the use of natural screening along all public streets and adjacent residential areas.

8. Loading and storage facilities for industrial, warehouse, distribution, and office uses shall not be located on the side(s) of the building facing all public streets, unless such loading and storage facilities are located a minimum of one-hundred (100') feet from all public streets.

9. All loading and storage facilities for industrial, warehouse, distribution, and office uses shall be limited to a maximum of sixty (60%) percent of the linear feet of all building facades. Such facilities shall be recessed at least twenty (20') feet behind the longest length on the ground level of all building facades.

10. Loading and storage facilities, including service and dumpster areas shall be, to the maximum extent possible, located in the rear of the lot or behind the principal building. The design of the screening of such facilities and areas shall be architecturally integrated into the principal building and into the overall design of the project in terms of materials, colors, shape and size..

11. Loading and storage facilities, including service and dumpster areas, not architecturally integrated into the principal building, shall be screened with a decorative masonry fencing of six (6') feet in height with trees and shrubs. A solid, single or double access gate shall be allowed on one side only. Such facilities and areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the facility, unless such screening is otherwise architecturally integrated into the principal structure.

12. Except for visitor parking lots, all parking lots adjacent to, or visible from, public streets or adjacent residential areas shall be screened from view through the use of rolling earth berms, low screen walls, landscape hedges or combinations thereof.

13. Fencing, walls and berms shall be used as buffers between different land uses and shall be integrated into all proposed future development and redevelopment activities. Fence materials, such as decorative blocks, brick, stone, treated wood, and ornamental metal, shall be be used at key locations with respect to screening of outdoor storage and parking lots.

Design Guidelines

1. Entries to each building should portray a quality appearance while being architecturally related to the overall building composition.

2. The use of siding materials, such as metal, masonry, concrete texturing, concrete or plaster, should vary to produce effects of texture and relief that provide architectural interest.

3. Consider the blending of compatible colors in a single facade or composition to add interest and variety while reducing building scale and breaking up plain walls.

4. Consider the use of light, neutral colors on all large buildings to help reduce their perceived size. Contrasting trim and horizontal color bands should be used to break up the vertical monotony of tall flat walls. Unique and creative solutions are encouraged.

5. A variety of building indentations and architectural details, building entry accentuation, screening of equipment and storage areas, and landscaping should be used to soften building exteriors and to provide a buffer between incompatible uses, particularly for adjacent residential areas.

6. Avoid the use of large, blank, flat surfaces; exposed, untreated concrete and block walls (except split faced and other architectural block materials); and exposed roof drains.

7. Preferred building materials include: full veneer brick, architectural concrete (with recessed panels and reveal lines), colored Concrete Masonry Units (CMU) block and architectural CMU block (i.e. split face, fluted, scored, honed, etc), architectural metals and standing seam metal roofing, and insulated architectural metal panels, i.e. aluco bond.

8. Preferred accent materials for vertical surfaces include: precast concrete accents, Exterior Insulation and Finish System (EIFS), and limited amounts of stucco.

9. Discouraged primary building materials include: plain, grey, flat-faced Concrete Masonry Units (CMU) block, brick tiles, metal walls (unless it is an insulated architectural metal panel such as aluco bond), stucco, and Exterior Insulation and Finish System (EIFS).

10. Parking lots and loading facilities should be designed with the consideration of each other and should not dominate the site.

11. Parking lots and motorized vehicles should not be the dominant visual element of the site. Large expansive paved areas located between the street and the building should be avoided in favor of smaller parking areas separated by landscaping and buildings.

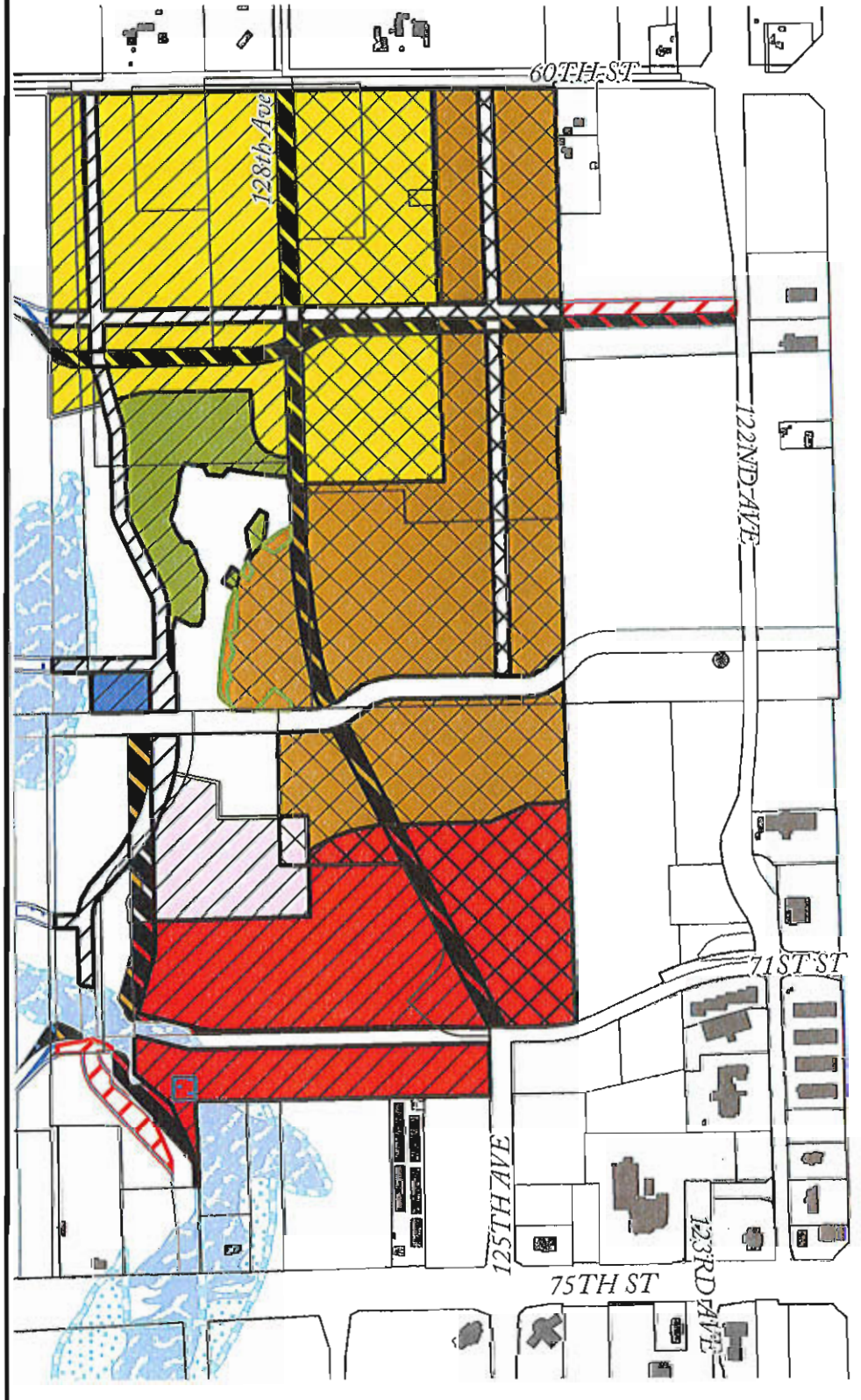
12. Promote appropriately designed signage that appeals to pedestrians and motorists alike, as well as signage that creates an aesthetically pleasing environment.

/u2/acct/cp/ckays/1CPC/2014/OCT9/BristolPlan-rev-text-100214.odt

City of Kenosha

Proposed amendments to the

Bristol Neighborhood Plan



Properties requested to be changed

From:

- Single & Two-Family Residential
- Multiple-Family Residential
- Institutional / Utilities
- Open Space / Parks
- Neighborhood Commercial
- Community & Regional Commercial
- Roadways

To:

- Multiple-Family Residential
- Institutional / Utilities
- Open Space / Parks
- Community & Regional Commercial
- Light Industrial Uses
- Roadways

Environmental Areas to remain:

- Floodplains
- Shoreland-Wetland Overlay

KENOSHA

0 750

Feet

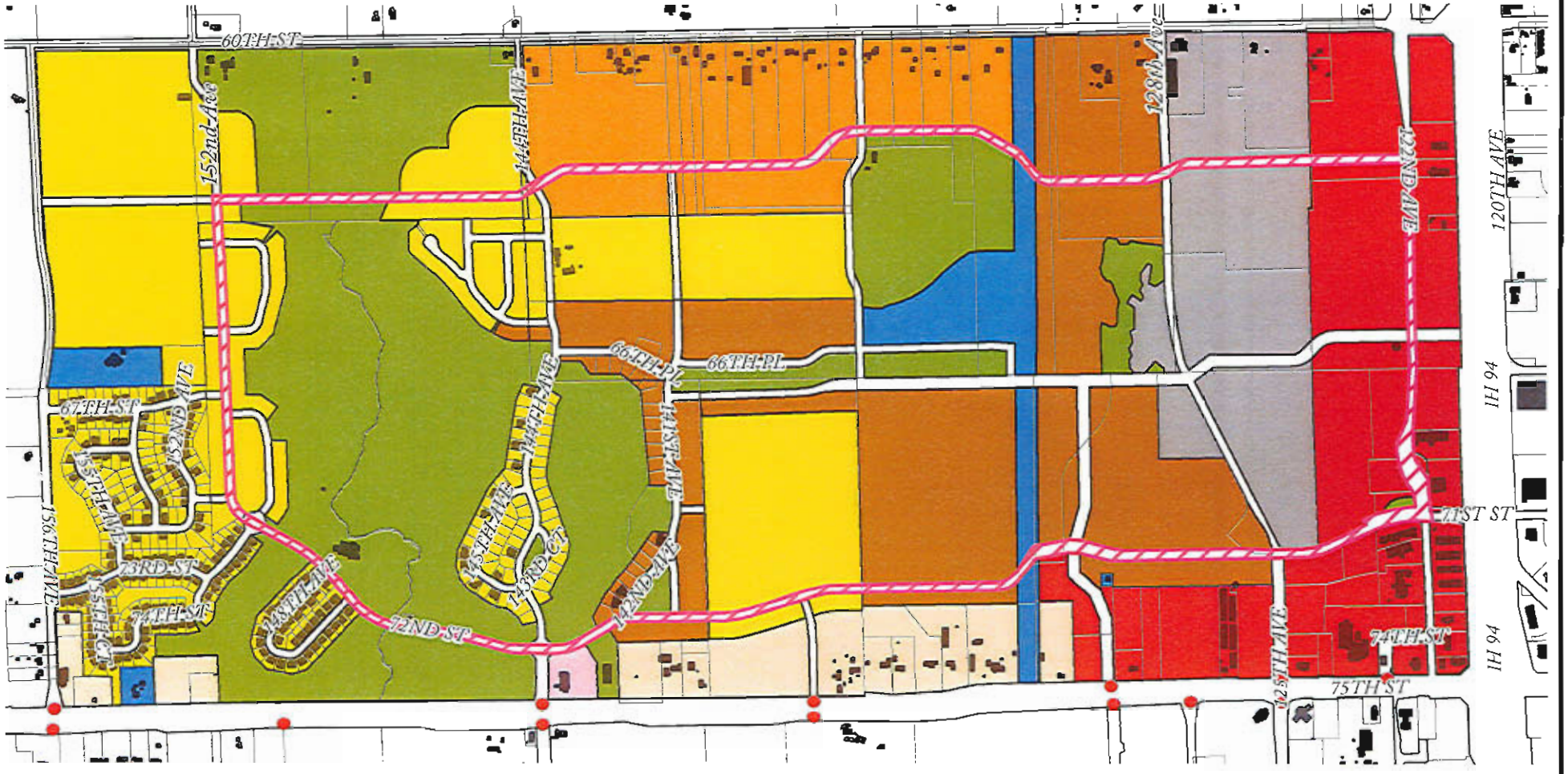
DCDI ~ Planning & Zoning Division ~ JBL ~ RPS ~ September 30, 2014 ~ mc

City of Kenosha

Bristol Neighborhood Plan

Revised Recommended Plan

Exhibit I



- Single Family Residential
- Multiple Family Residential (TRD-2)
- Multiple Uses for Traditional Buildings
- Rural (Highway) Single-Family Residential
- Institutional / Utilities
- Open Space / Park
- Neighborhood Commercial
- Community & Regional Commercial
- Industrial Uses
- Ring Road
- Planned Public Street Access Locations for STH 50

KENOSHA

0 1,200

Feet

DCDI - Planning & Zoning Division - JBL - RPS - October 1, 2014 - mv

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	October 9, 2014	Item 11

By the Mayor - To Repeal and Recreate Sections IV and XIV of the Zoning Ordinance for the City of Kenosha, WI to reflect the change in name by substituting the term "Lawn Park" in place of "Parkway" wherever that term appears and to Repeal and Recreate Subparagraph 4.06 B.16 regarding self-service storage facilities. PUBLIC HEARING

LOCATION/SURROUNDINGS:

Site: City-Wide

NOTIFICATIONS/PROCEDURES:

The Common Council is the final review authority for Zoning Ordinance Amendments.

ANALYSIS:

- Self-service storage facilities in the City of Kenosha are considered a conditional use in the B-2, M-1 and M-2 Zoning District.
- As part of the conditional use standards, Chapter 4 of the Zoning Ordinance, any fencing for a self-service storage facility must be constructed of a site-obscuring wood fence or masonry wall.
- The attached Zoning Ordinance Amendment would allow for self-service storage facilities in the M-1 and M-2 Zoning District that are not located on a Major Street (as defined by the Zoning Ordinance) and not located adjacent to or across the street from a residential district to be able to use a decorative wrought-iron fence as an alternative. The Amendment would also allow a site-obscuring vinyl fence as an alternative on any self-service storage facility site.
- All outdoor storage areas in conjunction with a self-service storage facility must still be surrounded by a site-obscuring wood or vinyl fence, regardless of the location of the facility.
- The Zoning Ordinance Amendment would also replace the term "parkway" in the Zoning Ordinance, Sections 4 and 14, with the term "lawn park area". Parkway is a term that means a Park road. A lawn park area is the grass area between the sidewalk/property line and the edge of the pave roadway.

RECOMMENDATION:

For Commission review and recommendation.

B. R. C.

Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2014/OCT9/11Fact-zo-Sec4&14-lawnpark.odt

ORDINANCE _____

DRAFT ~~08/11/14~~
~~09/02/14~~
~~09/23/14~~
09/30/14

SPONSOR: THE MAYOR

TO REPEAL AND RECREATE SECTIONS IV AND XIV OF THE ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN TO REFLECT THE CHANGE IN NAME BY SUBSTITUTING THE TERM "LAWN PARK" IN PLACE OF "PARKWAY" WHEREVER THAT TERM APPEARS AND TO REPEAL AND RECREATE SUBPARAGRAPH 4.06 B.16. REGARDING SELF-SERVICE STORAGE FACILITIES

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

Section One: Sections IV and XIV of the Zoning Ordinance for the City of Kenosha, Wisconsin, are amended by substituting therein the term "Lawn Park" for "Parkway" wherever that term appears.

Section Two: Subparagraph 4.06 B.16. of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby repealed and recreated as follows:

16. Self-Service Storage Facilities in the B-2, M-1 and M-2 Districts.

a. Building Plan as required in Section 4.05 B. and Section 14 of the Zoning Ordinance, plus:

(1) Material sample(s) and colors.

(2) Floor plan indicating location and size of office and storage units.

(3) All buildings shall be constructed of decorative masonry, brick, cut stone, or stained, painted, aggregate or decorative precast concrete panel. Concrete block, where used, shall be cast with a decorative pattern.

b. Site Plan as required in Section 4.05 C. and Section 14 of the Zoning Ordinance, plus:

(1) Location and "footprint" of all structures.

(2) Location of all off-street parking spaces. All parking spaces and drives between storage buildings shall be paved with asphaltic concrete or Portland Cement concrete.

(3) Location of any outdoor storage areas, which shall be shown as paved with asphaltic concrete or Portland Cement concrete.

(4) A minimum of thirty (30') feet wide lanes shall be provided between buildings.

c. Drainage Plan as required in Section 4.05 D. and Section 14 of the Zoning Ordinance.

d. Landscape Plan as required in Section 4.05 E. and Section 14 of the Zoning Ordinance.

(1) In all cases, Option 1 of Table 3 "Interior Parkway Landscaping for Commercial Uses" of Section 14 of the Zoning Ordinance shall be used as the landscaping requirements for interior parkways.

(2) (i.) Subject to other provisions herein, ~~F~~fencing must~~shall~~ be constructed of a site-obscuring, wood or vinyl fence or masonry ~~fence~~wall.

(ii.) Notwithstanding subdivision (i), fencing for Self-Service Storage Facilities in the M-1 or M-2 Districts may be constructed of non-site-obscuring wrought-iron, if such fencing will not be located on

frontage that is adjacent to a Major Street as designated in Subsection 5.01, will not abut a residential district, and will not be across a street from a residential district.

(iii.) Notwithstanding any provision to the contrary, outdoor storage areas must be screened by a six foot (6') site-obscuring, wood or vinyl fence or masonry wall.

(3) Foundation plantings and site interior landscaping requirements shall be waived when the site is screened by a six ~~(6')~~ foot (6') site-obscuring fence or masonry wall, including storage building walls.

(4) ~~Notwithstanding Item 4.06 B.16.d.(2). above, Ooutdoor storage areas shallmust be screened by a six (6') foot (6') site-obscuring wood or vinyl fence or masonry wall.~~

e. Utility Plan as required in Section 4.05 F. and Section 14 of the Zoning Ordinance.

f. Operational Plan which includes:

(1) Name and address of facility operator.

(2) Number of employees.

(3) Hours, days and months of operation.

(4) Permitted items to be stored in outside storage area(s).

(5) Security system.

g. Yard Requirements.

(1) Front Yard. There shall be a minimum front yard of fifty (50') feet, measured from the front lot line, or from the setback of any major street.

(2) Side Yards.

(a) Interior Side Yard. There shall be a minimum interior side yard of ten (10') feet. Interior lots shall have two (2) interior side yards. Corner lots shall have one interior side yard and one street side yard.

(b) Street Side Yard. There shall be a minimum street side yard of twenty-five (25') feet. Where a side lot line in the B-2 District fronts on a street and where a rear lot line abuts or is across an alley fronts a residential district.

(3) Rear Yard. A rear yard of not less than twenty-five (25') feet is required, except that where a rear lot line in the B-2 District fronts on a street and where a side lot line in the B-2 District abuts or is across an alley from a residential district, the residential district yard requirement on that street shall apply as the rear yard requirement.

h. Vehicle stacking distance between lot line and gate or card-key system shall be a minimum of forty (40') feet.

i. Outdoor Storage Areas. Materials stored in outside storage areas shall not exceed the height ~~to~~ of the fence and shall be maintained in an orderly manner with twenty-four (24') feet wide lanes between vehicles. Outdoor storage areas are limited to licensed and operable vehicles and boats. Construction equipment and materials shall not be permitted.

j. The storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals shall not be permitted.

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

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

ATTEST: _____ City Clerk

APPROVED: _____Mayor

Passed:

Published:

Drafted By:
EDWARD R. ANTARAMIAN
City Attorney