



CITY PLAN COMMISSION
Agenda
Thursday, November 5, 2015 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

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 24 and October 19, 2015

1. City Plan Commission Resolution - To Amend the Land Use Plan Map for the *Comprehensive Plan for the City of Kenosha: 2035*, regarding property at 1326 35th Street. (Pav Properties, LLC) (District 6) PUBLIC HEARING
2. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 ss. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (Pav Properties, LLC) (District 6) PUBLIC HEARING
3. Zoning Ordinance by the Mayor - To Rezone property at 1326 35th Street from M-2 Heavy Manufacturing District to B-2 Community Business District in conformance with Section 10.02 of the Zoning Ordinance. (Pav Properties, LLC) (District 6) PUBLIC HEARING
4. City Plan Commission Resolution - To Amend the *Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035*, regarding property at 4314 39th Avenue. (Demos Brothers, LLC) (District 10) PUBLIC HEARING
5. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 rr. of the Zoning Ordinance to Amend the *Land Use Plan Map for the City of Kenosha: 2035*. (Demos Brothers, LLC) (District 10) PUBLIC HEARING
6. Zoning Ordinance by the Mayor - To Rezone property at 4314 39th Avenue from M-1 Light Manufacturing District to IP Institutional Park District in conformance with Section 10.02 of the Zoning Ordinance. (Demos Brothers, LLC) (District 10) PUBLIC HEARING
7. Conditional Use Permit for a digital display off-premises sign to be located at 6200 75th Street. (Adams Outdoor) (District 16) PUBLIC HEARING
8. Resolution by the Mayor - To approve a Three-Lot Certified Survey Map for property at 7000 70th Court. (Great Lakes Church/Kammerzelt) (District 16) PUBLIC HEARING
9. First Amendment to the Development Agreement between the City of Kenosha and Keno Wells, LLC and 5th Avenue Lofts, LLC. (District 2) PUBLIC HEARING
10. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin to include the Attachment of property in the Town of Somers, Kenosha County Wisconsin, in accordance with the approved City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes. (CTH N - 38th Street ROW) (District 16) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

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

CITY PLAN COMMISSION
Minutes
September 24, 2015

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

MEMBERS EXCUSED: Patrick DeGrace, Robert Hayden, Bradley Kleba and Jessica Olson

STAFF PRESENT: Rich Schroeder and Brian Wilke

The meeting was called to order at 5:00 p.m. by Mayor Bosman; the roll was called.

A motion was made by Alderperson Michalski and seconded by Mr. Lattimore to approve the minutes of the September 10, 2015, meeting. The motion passed. (Ayes 6; Noes 0)

1. Review of a Conceptual Plan for a 32-unit Multiple Family Residential Development on Property at 2501 30th Avenue (CM Development) (District 5) PUBLIC HEARING

The meeting was opened to a public hearing.

Mark Molinaro, 600 52nd Street, spoke regarding the item. He stated that the property is currently zoned RM-2, and indicated that he understands that the City's position on this parcel is that there be no more than eight (8) units per acre. He also feels that the surrounding neighborhood is in support of the project. To alleviate any concerns regarding privacy of the adjacent single-family homeowners, there will be a one-hundred twenty foot (120') buffer between the 2-story apartment buildings and the single-family buildings that abut the property. The "buffer area" would contain a fence, landscaping, and garages.

Mr. Molinaro indicated that the curb cuts for the driveway entrances on 30th Avenue would line up with the curb cuts across the street.

Mr. Molinaro concluded by saying that if the City did not support the project as proposed, they would not be able to afford to proceed.

There being no further public comments, the Public Hearing was closed.

Rich Schroeder explained that although the property is zoned RM-2, the City's adopted land use plan designates this area for governmental and/or office space. There is no adopted plan for residential use. The Zoning Ordinance states that if there is no adopted plan, the Plan Commission sets the density, which can be up to twelve (12) units per acre. Existing multi-family in the area is at eight (8) units. They are proposing 10.77 units per acre.

Brian Wilke concurred with Mr. Molinaro regarding positive feedback at the neighborhood meeting.

Mayor Bosman stated that he did not feel that the height of the building would be an issue and that he does not perceive any problem with density in the area. He spoke favorably regarding the design of the buildings.

Anita Faraone asked how the project would be impacted if the Plan Commission requested a lower density.

Mr. Molinaro answered that the next step would be to budget the project; and, if the project were cut by 6 – 8 units, it may not be feasible.

Ms. Faraone indicated that she has no problem with the density that is being proposed nor with the height of the building because of the green space/buffer area.

Aldersperson Michalski asked Mr. Molinaro if he had been in contact with the Aldersperson of the District. Mr. Molinaro answered in the affirmative. Aldersperson Michalski added that he had no issue with the height of the building and would not oppose the project.

Aldersperson Gordon stated he will support the project.

Aldersperson Wicklund inquired about the possible impact on traffic. Mr. Molinaro answered that no formal analysis had been done. Aldersperson Wicklund stated he was in support of the project.

A motion was made by Aldersperson Michalski and seconded by Aldersperson Wicklund to receive and file the item. The motion passed. (Ayes 6; Noes 0)

2. Conditional Use Permit for a New Car Wash to be Located at 2918 Washington Road. (All Star Car Wash) (District 5) PUBLIC HEARING

Public hearing opened.

Aqueel Ahmed, 4433 W. Estes, Lincolnwood, Illinois, spoke regarding the item. He informed the Board that this would be his second location in the City of Kenosha. It will be an automated car wash with vacuum stations. There will be monthly passes available that can be used at both locations.

Public hearing closed.

A video of the site was shown. Materials that would be used for the project were shown to the Commission.

Aldersperson Gordon asked Mr. Ahmed if he is comfortable with all of the conditions. He agreed to whatever is required of him.

A motion was made by Anita Faraone and seconded by Anderson Lattimore to approve the Conditional Use Permit, subject to the noted Conditions.

Mayor Bosman inquired about noise issues. Mr. Wilke answered that the noise would be directed out the doors toward Commercial properties, and would not be directed toward any residential areas. In addition, under Item 1.o. in the attached conditions, noise is regulated by the General Code.

Mayor Bosman asked about cross-access. Mr. Wilke answered that the property would be paved to the north property line.

A motion was made by Anita Faraone and seconded by Anderson Lattimore to approve the Conditional Use Permit, subject to the noted Conditions. The motion passed. (Ayes 6; Noes 0)

Mayor Bosman asked that Items 3, 4, and 5 be taken together for public hearing and voted on separately. All items were read.

- 3. Request to Amend the Conditional Use Permit for a 60-Unit Multiple-family Residential Development at 5815 5th Avenue. (5th Avenue Lofts – Phase I) (District 2) PUBLIC HEARING**
- 4. Zoning Ordinance by the Mayor – To Repeal and Recreate Section Two of Rezoning Ordinance #5-14 Rezoning Property located at 5821 5th Avenue from M-1 Light Manufacturing District to B-4 Mixed-use District and Property Located at 5824 4th Avenue from B-3 Central Business District to B-4 Mixed-use District. (Keno Wells, LLC) (District 2) PUBLIC HEARING**
- 5. Conditional Use Permit for a 44-unit Multiple-family Residential Development at 5819 5th Avenue. (5th Avenue Lofts – Phase II) (District 2) PUBLIC HEARING**

Public Hearing Opened.

S.R. Mills, 4015 80th Street, stated that Phase I of the project is progressing; and, they hope to be finished with the site work before the weather turns. They will be taking rental applications by mid-October. The goal is to solidify the plans for Phase II soon. He is here to answer any questions regarding the CUP. Mr. Mills explained that he is proposing to change space that was previously designated for retail or office space to residential.

Christopher Naumann, 6919 53rd Street, #124 spoke. He stressed that the market has changed since the original Conceptual Plan was proposed; and, there is no longer a need for retail space at this location.

Public Hearing closed.

A video of the site was shown.

Rich Schroeder spoke regarding the three items:

#3. Mr. Schroeder explained that previously unused space in Phase I is now being considered for a parking area for Phase II.

#4. In the original Conceptual Plan, Phase II of the project contained retail/office space. As there does not seem to currently be a need for this type of use in this area, staff recommends approval of this Item.

#5. Mr. Schroeder said staff recommends approval of the Conditional Use Permit (CUP) for Phase II. The original Developer's Agreement showed that Phase II would not be built for a few more years; however, it is moving forward sooner than expected. Therefore staff has recommended that the Developer's Agreement as it relates to 4th Avenue repaving and some sidewalks be amended. The amendment will be on a future agenda.

Aldersperson Michalski does not object to removing the retail space for the project. He also inquired about landscaping.

Mr. Mills stated that as much landscaping as possible would be done; but, there is not a lot of green space to work with – it is more of an urban area.

Aldersperson Gordon asked when ground would be broken for Phase II. Mr. Mills said it would probably be in fall; or, at the latest, in Spring. Aldersperson Gordon added that more density could be good for the downtown area.

A motion was made by Aldersperson Gordon and seconded by Aldersperson Michalski to approve Item #3, subject to the noted Conditions. The motion passed. (Ayes 6; Noes 0)

A motion was made by Aldersperson Gordon and seconded by Aldersperson Michalski to approve Item #4. The motion passed. (Ayes 6, Noes 0)

A motion was made by Aldersperson Michalski and seconded by Anita Faraone to approve Item #5. The motion passed. (Ayes 6, Noes 0)

Mayor Bosman asked that Items 6, 7, and 8 be taken together for public hearing. All items were read.

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 4314 39th Avenue. (Demos Brothers, LLC) (District 10) PUBLIC HEARING

7. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 rr. Of he Zoning Ordinance to Amend the *Land Use Plan Map for the City of Kenosha: 2035*. (Demos Brothers, LLC) (District 10) PUBLIC HEARING

8. Zoning Ordinance by the Mayor - To Rezone property at 4314 39th Avenue from M-1 Light Manufacturing District to IP Institutional Park District in conformance with Section 10.02 of the Zoning Ordinance. (Demos Brothers, LLC) (District 10) PUBLIC HEARING

Mayor Bosman explained that the Shalom Center had requested the items be deferred to a later date. It would not be feasible to rezone the property if the project will not go through.

Public Hearing opened.

Virginia Hoekstra, 6209 75th Street spoke regarding the items being put on hold.

Public hearing closed.

A motion was made by Alderperson Michalski and seconded by Anderson Lattimore to defer Items 6 through 8. The motion passed (Ayes 6, Noes 0)

Public Comments

Virginia Hoekstra expressed disapproval regarding changing the “ordinance” to allow Mills to not have retail on the first floor.

Commissioner Comments

Alderperson Michalski explained that the Board voted to change the Conditional Use Permit, which they have the authority to do.

Staff Comments

A motion was made by Anita Faraone and seconded by Kurt Wicklund to adjourn the meeting. The motion passed. (Ayes 6, Noes 0) The meeting adjourned at 6:18 p.m.

Minutes prepared by: Sue Zampanti, Department of Community Development & Inspections

CITY PLAN COMMISSION - SPECIAL MEETING
Minutes
October 19, 2015

MEMBERS PRESENT: Mayor Bosman, Alderperson Gordon, Alderperson Michalski, Alderperson Wicklund, Patrick DeGrace, Anita Faraone, Bradley Kleba and Anderson Lattimore

MEMBERS EXCUSED: Robert Hayden and Jessica Olson

STAFF PRESENT: Jeffrey B. Labahn and Rich Schroeder

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

1. Conditional Use Permit for a Distribution Facility to be located at the Northwest Corner of 38th Street and the West Frontage Road. (ULINE Distribution Facility) (District 16) PUBLIC HEARING

Public hearing opened.

Brittany Taylor, 12611 38th Street, asked where the entrances were going to be located.

Public Hearing closed.

Rich Schroeder, Deputy Director, noted there will be three entrances. They will be as follows: 1) West Frontage Road. 2) a truck entrance on 128th Avenue, and 3) 38th Street. Improvements will be made to all roads.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the Conditional Use Permit. The motion passed. (Ayes 8, Noes 0)

2. Request for Relief to the off-street parking requirements of Section 6.01 of the Zoning Ordinance for a distribution facility to be located at the Northwest Corner of 38th Street and the West Frontage Road. (Uline Distribution Facility) (District 16) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made to grant the relief to the off-street parking requirements. The motion passed. (Ayes 8, Noes 0)

Public Comments

Brittany Taylor said they bought their home in this area before the recent construction that has been going on. It is no longer a peaceful, quiet area.

Joe Polenta, 13215 38th Street, owns farmland in the area and has concerns about drainage issues with all that land movement. He would like to be involved in these types of meetings.

Commissioner Comments

Mr. DeGrace said he has empathy for the people in the area. Also, Uline is a great partner.

Ms. Faraone said there are probably investors looking at properties in the surrounding area.

Staff Comments

No Staff comments.

A motion to adjourn was made by Alderperson Michalski and seconded by Mr. Lattimore. The motion passed. (Ayes 8, Noes 0) The meeting adjourned at 5:14 p.m.

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



CITY PLAN COMMISSION
Staff Report - Item 1

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

**City Plan Commission Resolution - To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035, regarding property at 1326 35th Street. (Pav Properties, LLC) (District 6)
PUBLIC HEARING**

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderson Paff, District 6, has been notified. This City Plan Commission Resolution recommends the Common Council approve the Amendment through a Zoning Ordinance Amendment.

LOCATION AND ANALYSIS:

Site: 1326 35th Street

1. Wisconsin Statutes require the City Plan Commission to adopt a City Plan Commission Resolution to recommend that the Common Council adopt amendments to the Comprehensive Plan. The City Plan Commission will need six (6) affirmative votes from the Commission to pass.
2. The attached Resolution satisfies this requirement and will be attached to the Zoning Ordinance to create Subsection 18.02 ss. to Amend the *Land Use Plan for the City of Kenosha: 2035* for the referenced properties from *M-2 Heavy Manufacturing District* to *B-2 Community Business District*.
3. The adopted Comprehensive Plan designated this site, as *Industrial*. This area has developed as *Industrial* and *Commercial*, with some *Residential* uses.
4. The owner of the property has requested the land use change to *Commercial* to allow for various offices uses.

RECOMMENDATION:

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


PaPhouala Vang, Land Use Planner


Jeffrey B. Labahn, Director

CITY PLAN COMMISSION RESOLUTION # __-15

By: City Plan Commission

*To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035
Property at 1326 35th Street (Pav Properties, LLC)*

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 *M-2 Heavy Manufacturing* to *B-2 Community Business District*, as mapped on the attached Map C5-15 and on the Land Use Plan map adopted by the Common Council as part of the Comprehensive Plan; and

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

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

NOW, THEREFORE BE IT RESOLVED that pursuant to Section 66.1001(4)(b), the City Plan Commission for the City of Kenosha, Wisconsin, hereby approves the amendment to "A Comprehensive Plan for the City of Kenosha: 2035" as shown on the attached Map C5-15.

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

Adopted this _____ day of _____, 2015

ATTEST:

Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVE:

Mayor Keith Bosman, Chairman of City Plan Commission

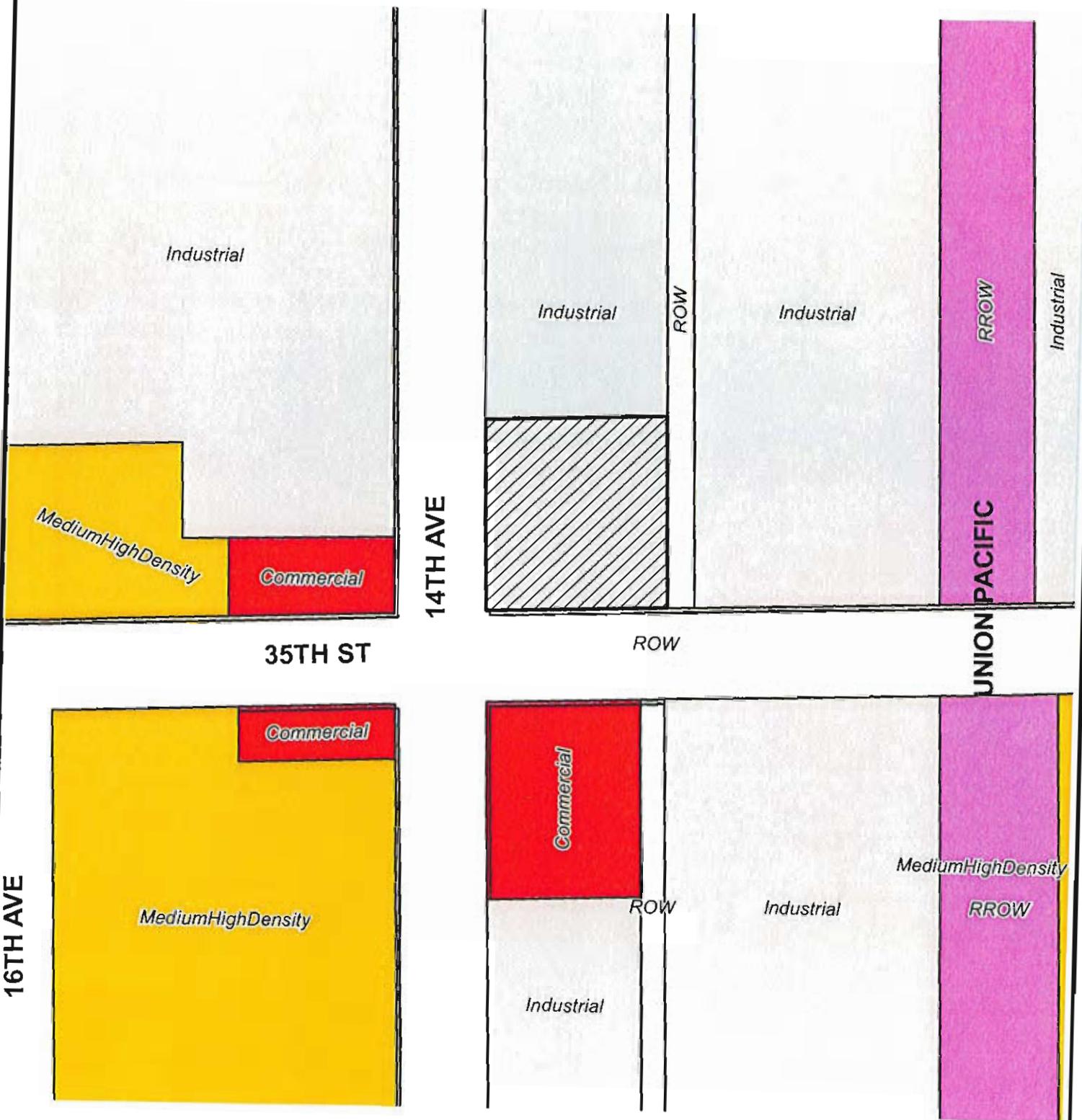
City of Kenosha

Comprehensive Plan Amendment

Pav Properties, LLC

Supplement No. C5-15

Ordinance No. _____



Property requested to be changed from Industrial to Commercial





CITY PLAN COMMISSION
Staff Report - Item 2

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

By the City Plan Commission - To Create Subsection 18.02 ss. of the Zoning Ordinance to amend the Land Use Map for the City of Kenosha: 2035. (Pav Properties, LLC) (District 6) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderson Paff, District 6, has been notified. The Common Council is the final review authority.

LOCATION AND ANALYSIS:

Site: 1326 35th Street

1. The Common Council adopted *A Comprehensive Plan for the City of Kenosha: 2035* on April 19, 2010.
2. Wisconsin Statutes require the Common Council to adopt an Ordinance for Amendments to the Comprehensive Plan.
3. The attached Zoning Ordinance references Map C5-15, which identifies the Amendment to the Land Use Plan located in the Comprehensive Plan. The Amendment will change the land use designation for the referenced properties from *Industrial* to *Commercial*.

RECOMMENDATION:

A recommendation is made to approve the proposed Zoning Ordinance.


PaPhouala Vang, Land Use Planner


Jeffrey B. Labahn, Director

ORDINANCE NO. _____

SPONSOR: CITY PLAN COMMISSION

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

ss. By map C5-15 on file with the Department of Community Development and
Inspections.

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

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney

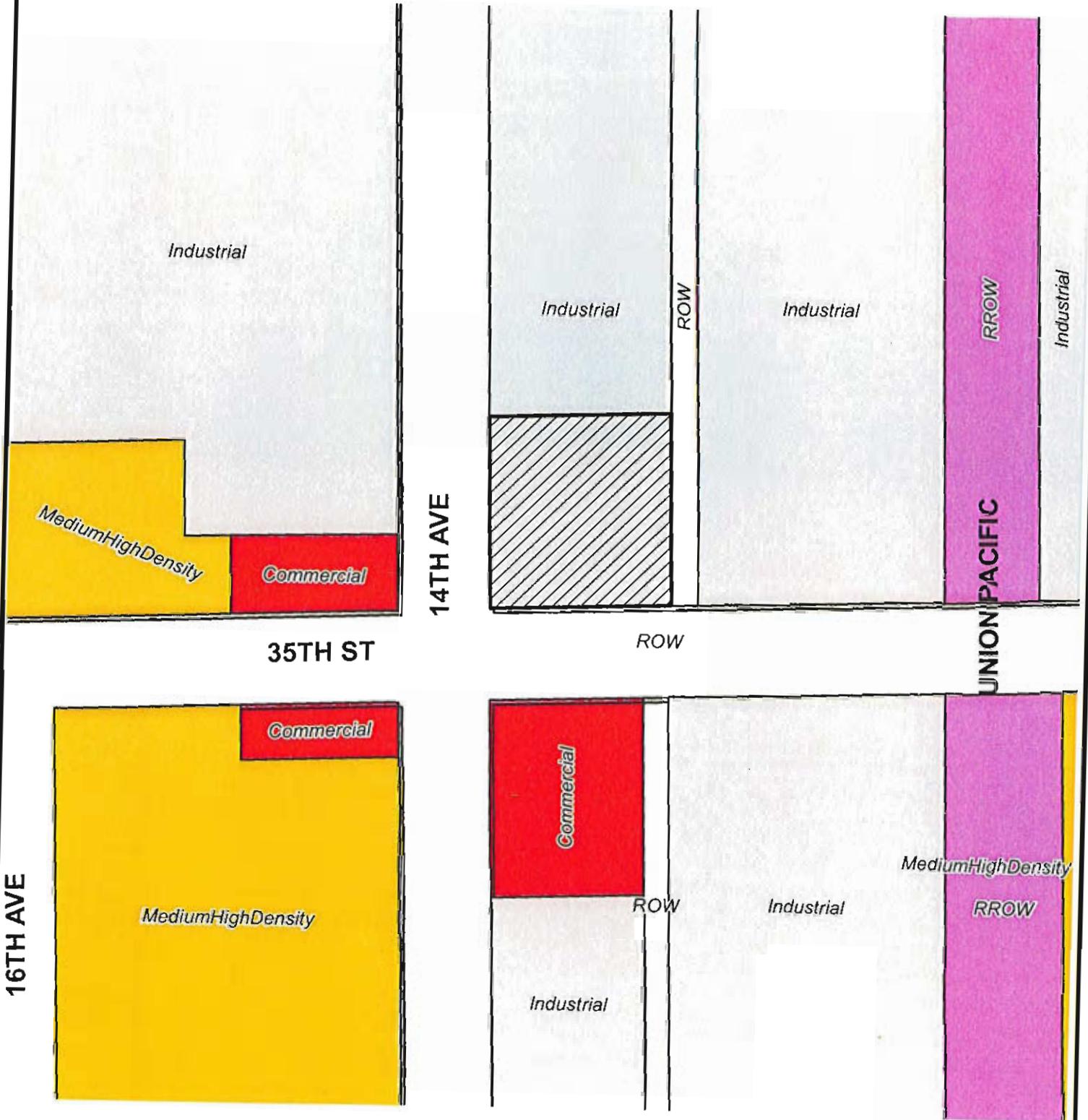
City of Kenosha

Comprehensive Plan Amendment

Pav Properties, LLC

Supplement No. C5-15

Ordinance No. _____



Property requested to be changed from Industrial to Commercial





CITY PLAN COMMISSION
Staff Report - Item 3

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

Zoning Ordinance by the Mayor - To Rezone property at 1326 35th Street from M-2 Heavy Manufacturing District to B-2 Community Business District in conformance with Section 10.02 of the Zoning Ordinance. (Pav Properties, LLC) (District 6) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Paff, District 6, has been notified. Property owners within 100 feet of the proposed rezoning were notified. The Common Council is the final review authority.

LOCATION AND ANALYSIS: Site: 1326 35th Street

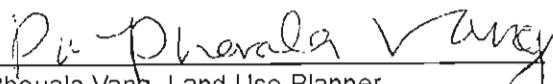
Vicinity Zoning/Land Use

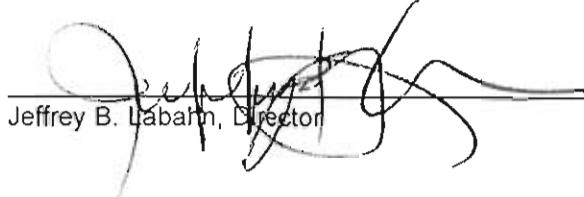
North: M-2 Heavy Manufacturing District **East:** M-2 Heavy Manufacturing District
South: B-3 Community Business District **West:** B-2 Community Business District and
M-2 Heavy Manufacturing District

1. The owner of the property is requesting to rezone the property from *M-2 Heavy Manufacturing District* to *B-2 Community Business District*. The purpose of the rezoning is to allow for the use of offices on the site.
2. Currently, a portion of the building is being utilized as a physical fitness center for Cross Fit. Upon a site visit to the property by Staff, it was apparent that the interior of vacant portions of the building are better suited for commercial uses, rather than heavy manufacturing. At one point, the building was used as office space in conjunction with manufacturing operations on the site.
3. Rezoning of the property to *B-2 Community Business District* is **not** consistent with the adopted *Comprehensive Plan for the City of Kenosha: 2035*, which designates the site as *Industrial*. However, properties to the west and south are currently zoned *B-2 Community Business District* and designated as *Commercial* on the Comprehensive Plan.
4. With the rezoning of this property, all properties on the corners of intersection 35th Street and 14th Avenue will be zoned *B-2 Community Business District*. An Amendment to the *Comprehensive Plan for the City of Kenosha: 2035* is required for the City to approve the rezoning.
5. The final development will also be required to be in compliance with the applicable City and State Ordinances, Codes and development standards. Any new business in the building must obtain an Occupancy Permit and possibly a Conditional Use Permit, depending on the proposed use.

RECOMMENDATION:

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


PaPhouala Vang, Land Use Planner


Jeffrey B. Labahn, Director

REZONING ORDINANCE NO. _____

SPONSOR: THE MAYOR

To Rezone Property at 1326 35th Street from M-2 Heavy Manufacturing District to B-2 Community Business District in Conformance with Section 10.02 of the Zoning Ordinance. (Pav Properties, LLC) (District #6)

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. Z9-15 be, and the same hereby is, zoned and districted as indicated on said map.

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

ATTEST: _____ City Clerk

APPROVED: _____ Mayor Date: _____

Passed:

Published:

Drafted by:
JONATHAN A. MULLIGAN
Assistant City Attorney

City of Kenosha

Pav Properties, LLC petition

District Map
Rezoning

Supplement No. 29-15
Ordinance No. _____



Property Requested to be Rezoned from:

 M-2 Heavy Manufacturing to B-2 Community Business

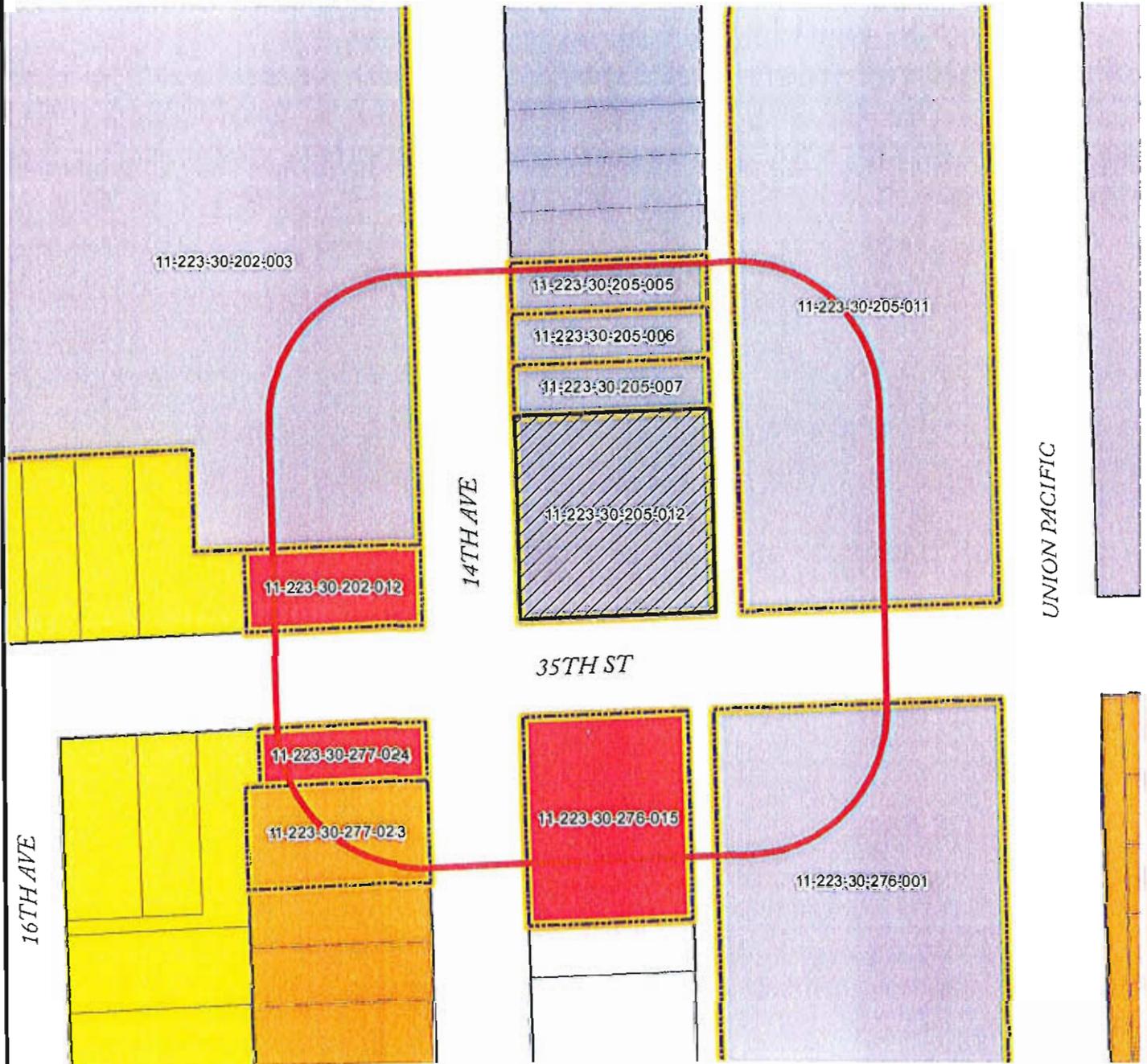


City of Kenosha

Pav Properties, LLC petition

District Map
Rezoning

Supplement No. 29-15
Ordinance No. _____



Property Requested to be Rezoned from:

 M-2 Heavy Manufacturing to B-2 Community Business

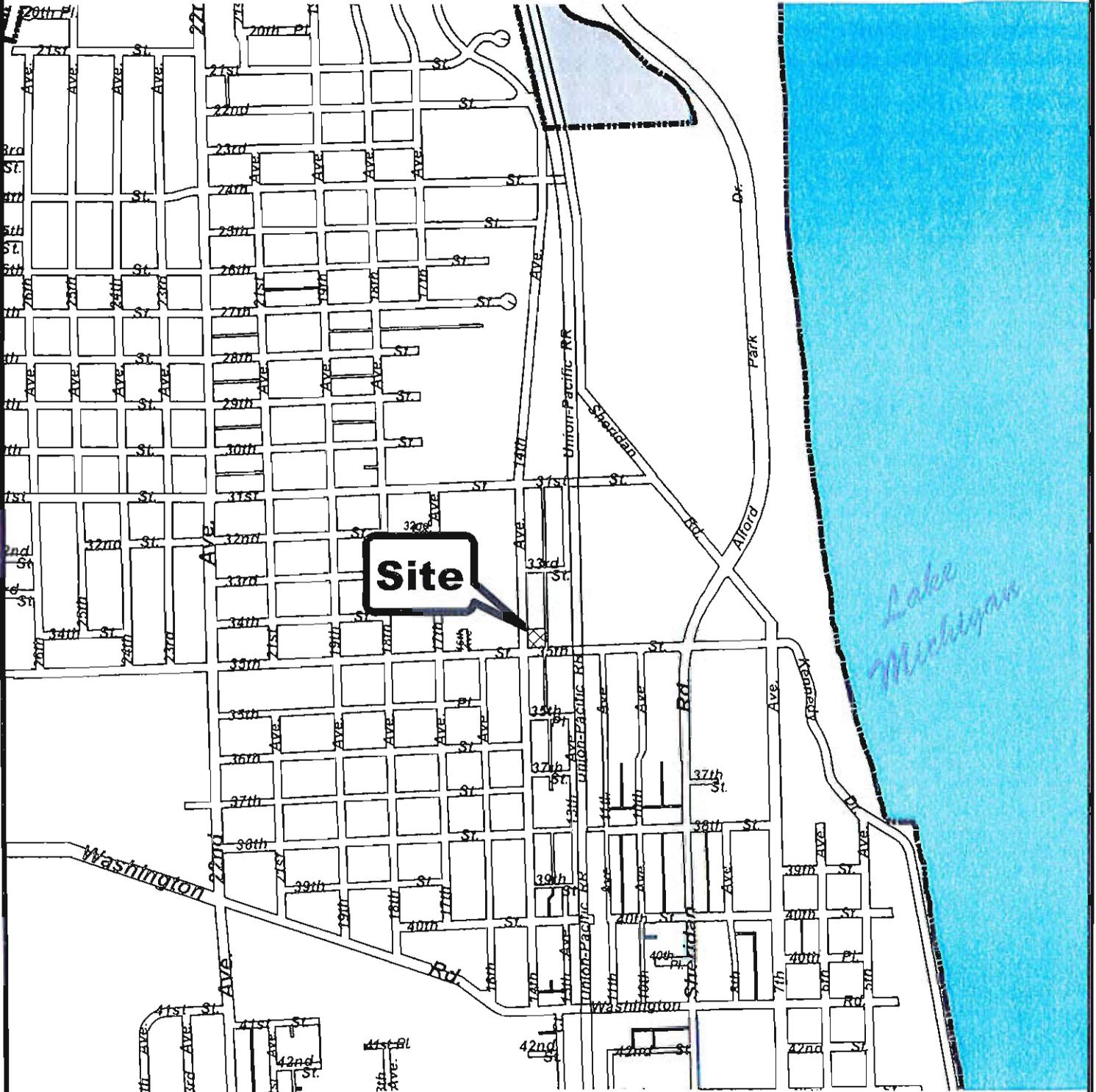
 100 foot Notification Area



City of Kenosha

Vicinity Map

Pav Properties, LLC rezoning



Site

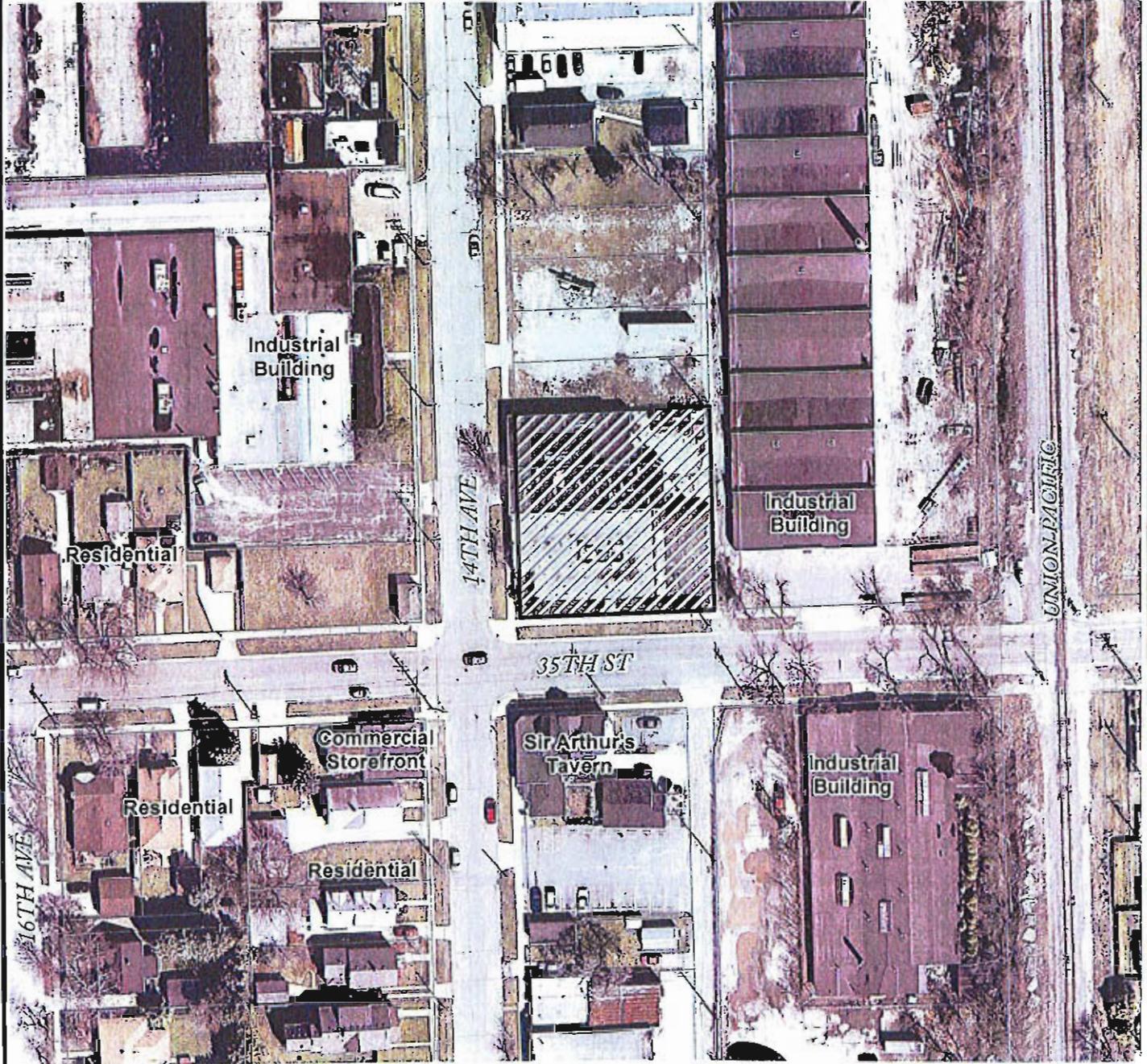


Property requested to be rezoned



City of Kenosha

Land Use Map
Pav Properties, LLC Rezoning



 Property Requested to be Rezoned



0 100
Feet

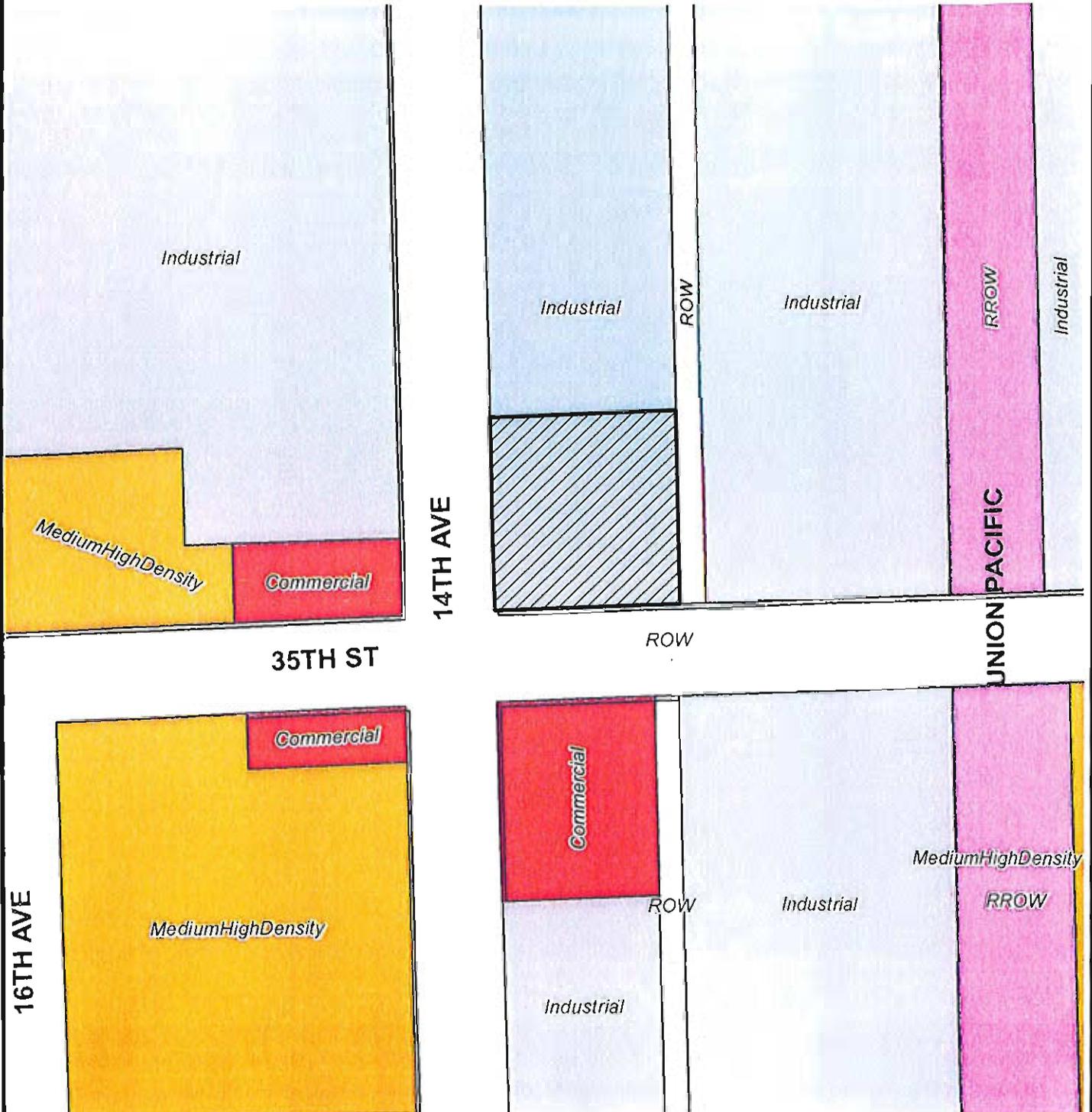
City of Kenosha

Comprehensive Plan Amendment

Supplement No. C5-15

Ordinance No. _____

Pav Properties, LLC



Property requested to be changed from Industrial to Commercial



Dear Members of the Common Council:

It is requested that my property located at 1326 35th St be rezoned from M-1 to B-2. The purpose of the rezoning is to permit business such as retail, physical therapy, insurance Agency or Chiropractic office.

Attached are a few drawings of the building inside and out showing the exterior of the building and how the interior is laid out as well as how perfect it is for B-2 zoning. Due to the physical fitness center next door and the Dream Playground that was just built down the road it has great potential. I understand that the existing building proposed for rezoning is required to be consistent with the conceptual development plans submitted with my rezoning petition.

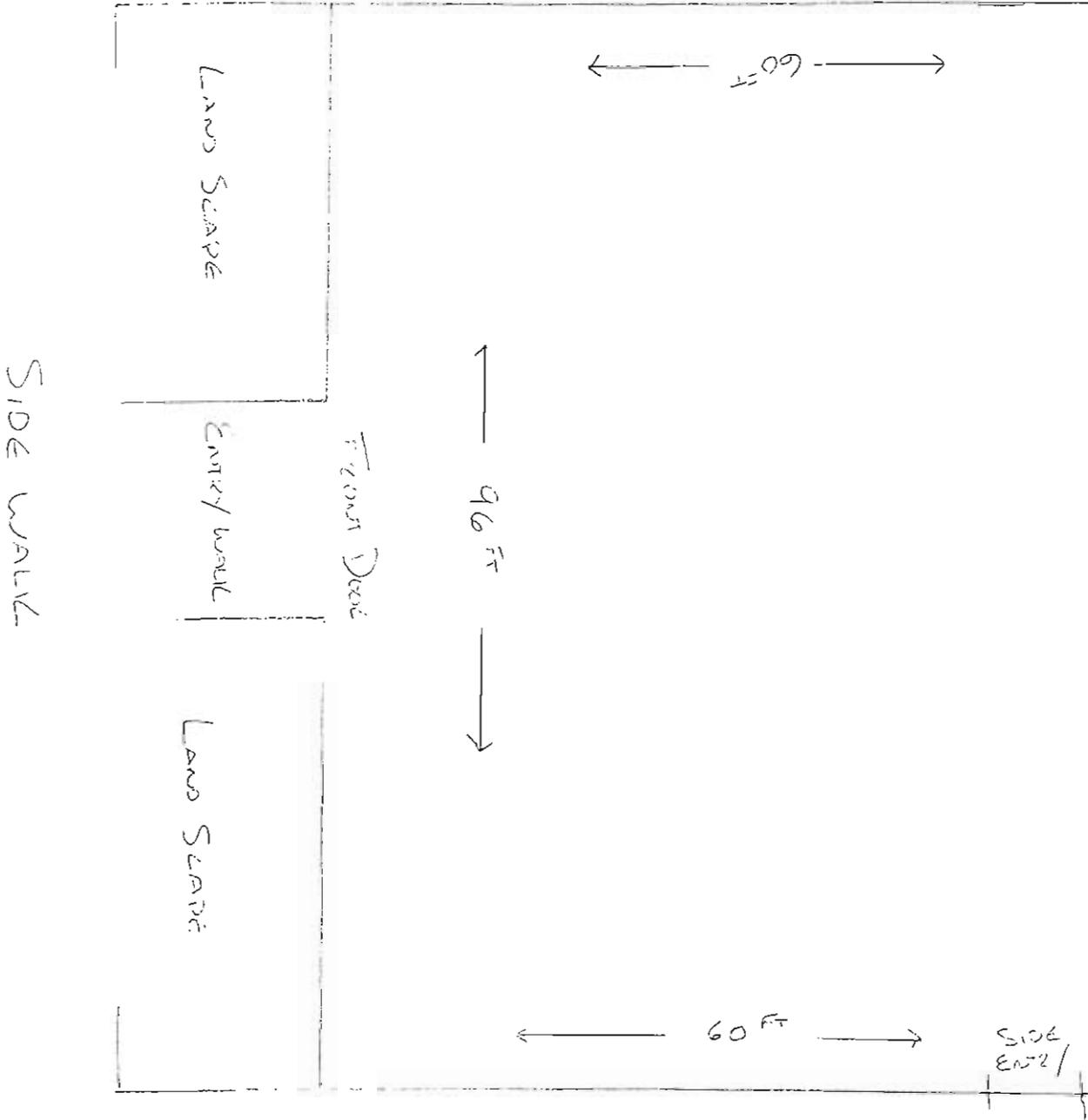
Please inform me of the date this item will be reviewed by the city plan commission. The meeting notice should be sent to Daniel Pavlica 4314 6th St Kenosha, WI 53144

I can be reached at 262-705-4774, if there are any questions regarding my request for the rezoning.

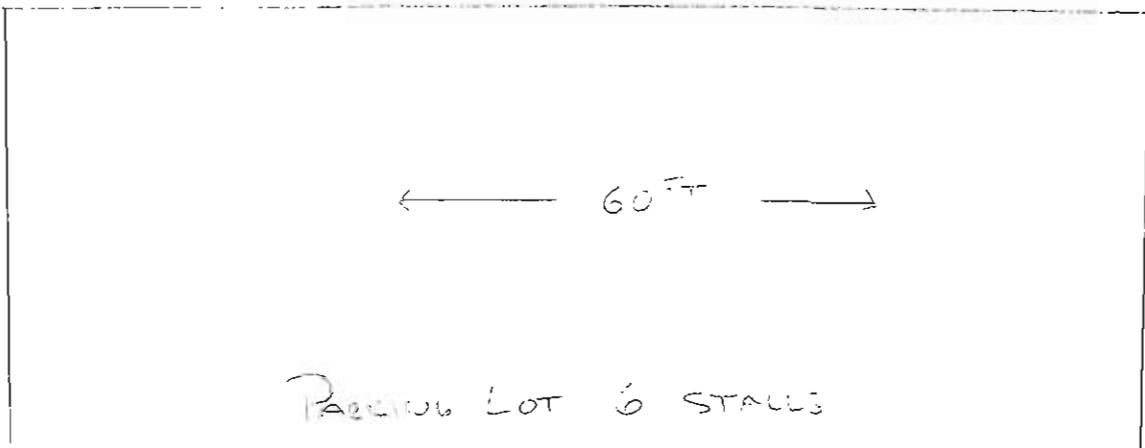
Sincerely Dan Pavlica

Current Property/ Owner Dan Pavlica

SIDE WALK



SIDE WALK



OFFICE AREA

21031000

14x13

14x13

14x13

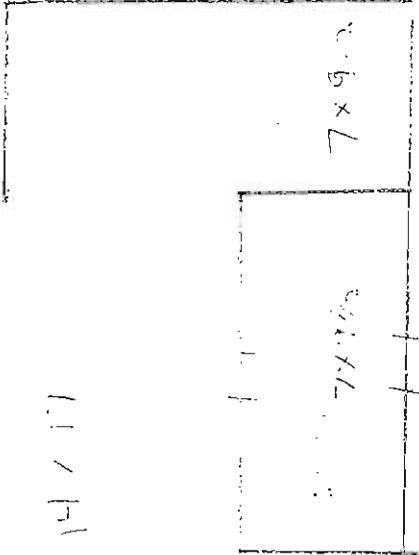
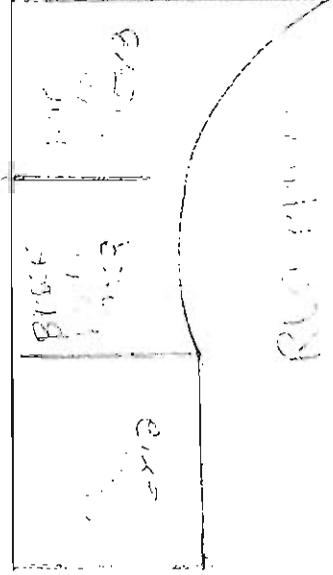
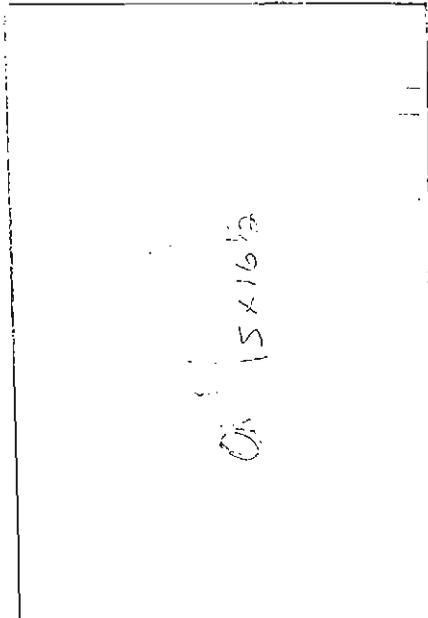


13200

OFFICE AREA

HALLWAY

HALLWAY



OFFICE

OFFICE

20x14 1/2

OFFICE

7x9 1/2

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

MAILING INFORMATION

NAME OF PROJECT: 1326 35th ST

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

<input checked="" type="radio"/>	Name and Address of Applicant (Please print): <u>DANIEL PAVLICA</u> <u>4314 6th ST</u> <u>KENOSHA WI 53144</u>	Phone: <u>262 705-4774</u> Fax: _____ E-Mail: <u>DPAVLICA@WI-RR.COM</u>
<input type="radio"/>	Name and Address of Architect/Engineer (Please print): _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____
<input type="radio"/>	Name and Address of Property Owner (if other than applicant)(Please print): _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____

PROJECT LOCATION

Location of Development (street address and / or parcel number): _____

TYPE OF LAND DEVELOPMENT

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

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

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

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

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

Phone: 262.653.4030
 Fax: 262.653.4045

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

**SECTION 9
REZONING**

Additional Information Required:	Current Zoning District: <u>M-2</u> Proposed Zoning District: <u>B-2</u> Proposed Type of Rezoning: (Check all applicable) <input type="checkbox"/> Single-family Residential <input type="checkbox"/> Two-family Residential <input type="checkbox"/> Multi-family Residential (3 or more units) <input checked="" type="checkbox"/> Institutional, Commercial or Industrial
Submittal Requirements:	<ul style="list-style-type: none"> > 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:	<ul style="list-style-type: none"> > Rezoning Fee = <u>\$550</u> (For projects that <i>do not</i> require building and site development plans) OR > Rezoning with Concept Plan = \$1,150 (For projects that require building and site development plans) <p><i>The City retains the fee whether the rezoning is approved or denied. The applicant should contact Community Development and Inspections – Planning Division to verify the total fee before submitting the rezoning application.</i></p>
Appendices to Review:	<ul style="list-style-type: none"> > N/A
Approximate Review Time:	<ul style="list-style-type: none"> > 60-75 days (Reviewed by City Plan Commission and Common Council)
A rezoning request can be initiated by: <ul style="list-style-type: none"> > 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 M-1 (present zoning) to B-2 (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



October 5, 2015

NOTICE OF PUBLIC HEARING

Rezoning of property located at 1326 35th Street (Pavlica)

The City Plan Commission will hold a public hearing on a Petition submitted by Dan Pavlica to rezone the property at 1326 35th Street. The proposed rezoning would amend the zoning on the property from *M-2 Heavy Manufacturing District* to *B-2 Community Business District*. The rezoning request is to allow for office uses.

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 *Industrial* to *Commercial*.

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

***City Plan Commission - Thursday, October 22, 2015 at 5:00 p.m.
Municipal Building, 625 52nd Street, Kenosha, Room 202***

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

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

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

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

PPV:kas
Enclosure



CITY PLAN COMMISSION
Staff Report - Item 4

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

City Plan Commission Resolution - To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035, regarding property at 4314 39th Avenue. (Demos Brothers, LLC) (District 10) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Kennedy, District 10, has been notified. This City Plan Commission Resolution recommends the Common Council approve the Amendment through a Zoning Ordinance Amendment.

LOCATION AND ANALYSIS:

Site: 4314 39th Avenue

1. Wisconsin Statutes require the City Plan Commission to adopt a City Plan Commission Resolution to recommend that the Common Council adopt amendments to the Comprehensive Plan. The City Plan Commission Resolution will need six (6) affirmative votes from the Commission to pass.
2. The attached Resolution satisfies this requirement and will be attached to the Zoning Ordinance to create Subsection 18.02 rr. to Amend the *Land Use Plan for the City of Kenosha: 2035* for the referenced properties from *Industrial* to *Government and Institutional*.
3. The adopted Comprehensive Plan designated this site as *Industrial*. This area has developed as an Industrial Park.
4. The owner of the property has requested the land use change to *Government and Institutional* to allow for the building to be converted to a shelter facility for the Shalom Center.
5. This item was deferred from the September 24, 2015 City Plan Commission meeting at the applicant's request. The applicant wanted to review construction estimates on the building before moving forward with the request.

RECOMMENDATION:

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

Brian Wilke, Development Coordinator

Jeffrey B. Labahn, Director

Shalom Center Update, Plan Commission Meeting-Nov. 5, 2015

Postponed from Sept. 24 meeting

Board of Directors

Co-Chairs

Tom Aiello

Terry Backmann

Treasurer

Wes Riecho

Secretary

Judy Juliana

Member(s) at Large

Wayne Koessl

Active Members

John Collins

Gail Gentz

Edna Highland

Karen Johnson

Richard Kauffman

Mark Modory

Ardis Mahone-Mosley

Beth Ormseth

Bob Riley

Richard Selsberg

Wilson Shierk

Brad Weinstock

Denis Wikel

Honorary Board

Members

Ellie Chemerow

Lon Knoedler

Greta Hansen

(1933-2014)

Founder

Executive Director

Lynn Biese-Carroll

Where we are at: We have obtained architectural engineered drawings and initial bids for the remodeling of the 4314 39th St. Property from Kueney Architectural Firm and Rossi Construction. We believe these are fair and reasonable numbers, estimated to the high side at \$1.8M for complete remodel for inclusion of all of Shalom's programming except for Food Pantry. There is enough room on the 2.25 area front property for us to relocate the Food Pantry (currently at 8043 Sheridan) should the City ever need the property for Storm Water Retention Facility Expansion.

What We've Done: We have had Rossi Construction rebid the remodeling in 2 versions of Phase In remodeling, whereby just the INNS and Admin or just the Emergency Family Shelter would occupy the building and the other programs phased in later. Those costs are about \$1M, with the overall costs slightly higher due to duplication of phase-in process.

Who we've hired: We have had a Feasibility Study done in 2006 and in 2010 by 2 different independent companies whose sole purpose is Fund Raising and Capital Campaigns. Both Studies showed that the Shalom Center could raise \$1.5M to \$2M. with a stretch goal of \$2.5M. Those Feasibility Studies were done in a down economy, so the BOD of Shalom and ACB Consulting have determined that Shalom could certainly expect to raise at least that amount in this upturned economy. The BOD of The Shalom Center may hire ACB Company or a similar company to professionally set up the Capital Campaign and is expected to raise \$1.8M in the next 12 months.

Andrea & Orndorff, CPA has done a budget analysis comparing the existing overhead and the projected overhead on the proposed 39th Ave. property and have come to the conclusion that it is a budget



Shalom Center Update, Plan Commission Meeting-Nov. 5, 2015
(cont.)

neutral endeavor, except for the addition of two staff personnel (one F/T security and one additional F/T case manager for the current INNS program)

Our Plan:

1. Shalom Center Sold the St. VdP building for a \$50,000 profit
 - a. \$22,000 was used for the Phase 1 Due Diligence on the 39th Ave. Property
 - b. \$12,000 was used to hire a grant writer to write for general overhead and capital expenses on the 39th Ave. building
2. Shalom Center has enough funds to buy the building and retain it for 24 months without construction or occupancy.
3. Shalom Center will consider selling off the west lot (.9 Acre parcel not included in the rezoning application) to Bane Nelson and use those proceeds to fund the Capital Campaign, orchestrated by ACB Consulting or similar company and to begin the organizational phase by Jan. 1, 2016. The Campaign is expected to last 9 months and construction will begin when the campaign is at 70% funded.
4. Construction is expected to take 6 months to complete, as almost all of the construction is interior remodeling, expect for addition of a new sewer line off 43rd. St.
5. Completion and opening of the **Shalom House, Emergency Housing Center for Families and Individuals** is expected to be Nov, 2017. If it is possible to phase in the projects, completion of one of the projects will be sooner.



Zimbra

bwilke@kenosha.org

Shalom Center/Planning Commision meeting Sept. 24

From : Lynn Biese <BieseL@shalomcenter.org> Wed, Sep 23, 2015 11:43 AM
Subject : Shalom Center/Planning Commision meeting Sept. 24  1 attachment

To : 'mayor@kenosha.org' <mayor@kenosha.org>
Cc : 'Brian Wilke' <bwilke@kenosha.org>, 'Anthony Kennedy' <anthonykennedykenosha@yahoo.com>, 'district7@kenosha.org' <district7@kenosha.org>, Thomas Aiello <ta@kenoshalaw.com>, Terry Backmann <terry@jordanfinancial.biz>

Dear Mayor and Members of the City Plan Commission:

1. The Shalom Center respectfully requests a 30 deferral for the Rezoning of 4314 39th Avenue property from Sept. 24, 2015 to Oct. 22, 2015 to allow time for the Shalom Center to more fully investigate funding for this property, as **we have now received engineered architectural estimates and are comfortable that the estimates given do in fact reflect reliable expectations;** however, we are not ready at this time to request rezoning.
2. We have done the other preliminary steps including:
 - a. Held the Neighborhood Meeting, Sept. 8, 2015
 - b. Addressed the 4 main concerns brought forth by the 5 citizens with concerns:
 - i. Safety of the Neighborhood
 1. Compiled full disclosure of all written police reports on our current location, willing to post them, with updates, on the Shalom Website
 2. Published the current rules and regulations for admittance into program
 - ii. What happens to clients who are dismissed, due to no-compliance
 1. Discussed with KPD
 2. outlined written policy
 - iii. Smoking on premise
 1. Developed policy with limitations
 - iv. Potential Impact on neighborhood property values

1. Working with Baer Realty Appraiser for this information
- 2.

To the best of our ability, we will notify the 5 citizens who voiced concerns about the Shalom Center in the 39th Ave. location about the deferral of this meeting.

Thank you for your consideration in this matter,

Lynn A. Biese-Carroll

ExecutiveDirector

1713 62nd Street
Kenosha, Wisconsin 53143-4469
Office: 262-658-1713, ext. 123 / FAX: 262-657-6914
www.shalomcenter.org



Local Shelter Guidance



image001.jpg
4 KB

Local Shelter Guidance

CITY PLAN COMMISSION RESOLUTION # ___ -15

By: City Plan Commission

To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035 Property at 4314 39th Avenue (Demos Brothers, LLC)

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

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

WHEREAS, a property owner has submitted a request to amend the Land Use designation for the referenced property from *Industrial* to *Government* and *Institutional*, as mapped on the attached Map C3-15 and on the Land Use Plan map adopted by the Common Council as part of the Comprehensive Plan; and

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

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

NOW, THEREFORE BE IT RESOLVED that pursuant to Section 66.1001(4)(b), the City Plan Commission for the City of Kenosha, Wisconsin, hereby approves the amendment to "A Comprehensive Plan for the City of Kenosha: 2035" as shown on the attached Map C3-15.

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

Adopted this _____ day of _____, 2015

ATTEST:

Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVE:

Mayor Keith Bosman, Chairman of City Plan Commission

DRAFTED BY: COMMUNITY DEVELOPMENT & INSPECTIONS

/u2/accl/cp/ckays/1CPC/2015/NOV5/4RES-CPC-DemosBros.odt

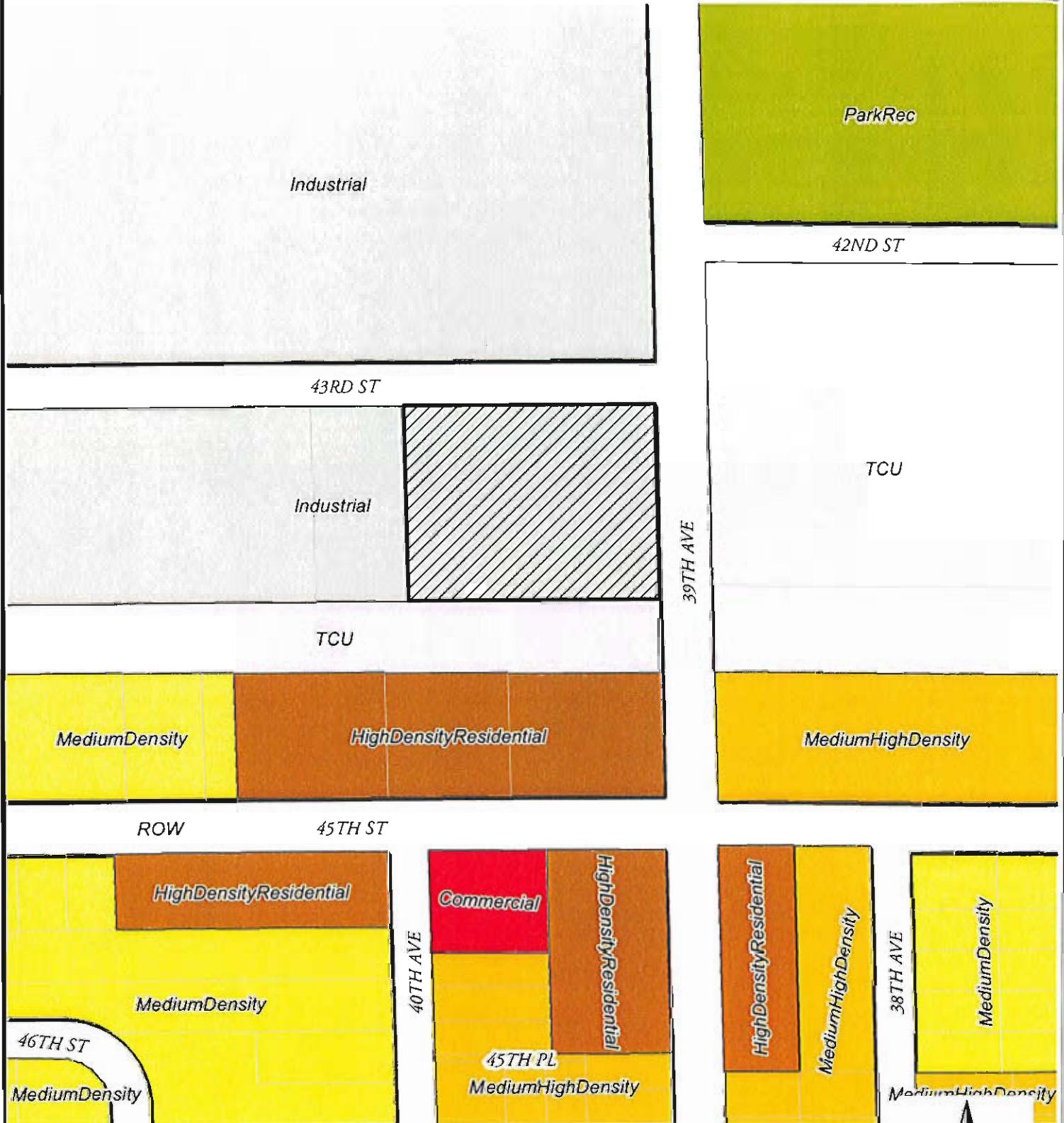
City of Kenosha

Comprehensive Plan Amendment

Demos Brothers, LLC Petition

Supplement No. C3-15

Ordinance No. _____



Property Requested to be changed from

 Industrial to Government and Institutional



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

Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 rr. of the Zoning Ordinance to Amend the *Land Use Plan Map for the City of Kenosha: 2035*. (Demos Brothers, LLC) (District 10) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Kennedy, District 10, has been notified. The Common Council is the final review authority.

LOCATION AND ANALYSIS:

Site: 4314 39th Avenue

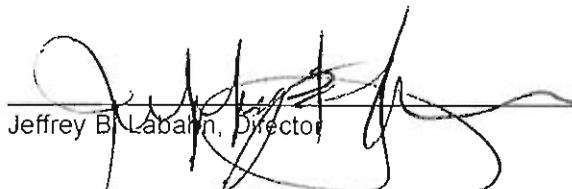
1. The Common Council adopted *A Comprehensive Plan for the City of Kenosha: 2035* on April 19, 2010.
2. Wisconsin Statutes require the Common Council to adopt an Ordinance for Amendments to the Comprehensive Plan.
3. The attached Zoning Ordinance references Map C3-15, which identifies the Amendment to the Land Use Plan located in the Comprehensive Plan. The Amendment will change the land use designation for the referenced properties from *Industrial* to *Government and Institutional*.
4. This item was deferred from the September 24, 2015 City Plan Commission meeting at the applicant's request. The applicant wanted to review construction estimates on the building before moving forward with the request.

RECOMMENDATION:

A recommendation is made to approve the proposed Zoning Ordinance.



Brian Wilke, Development Coordinator



Jeffrey B. Labahn, Director



Food Shelter Guidance

1713 62nd Street
Kenosha, Wisconsin 53143-4469
Office: 262-658-1713 / FAX: 262-657-6914
www.shalomcenter.org

Shalom Center Update, Plan Commission Meeting-Nov. 5, 2015

Postponed from Sept. 24 meeting

Board of Directors

Co-Chairs

Tom Aiello

Terry Backmann

Treasurer

Wes Ricchio

Secretary

Judy Juliana

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Wayne Koessl

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Ardis Mahone-Mosley

Beth Ormseth

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Richard Selsberg

Wilson Shierk

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(1933-2014)

Founder

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Where we are at: We have obtained architectural engineered drawings and initial bids for the remodeling of the 4314 39th St. Property from Kueney Architectural Firm and Rossi Construction. We believe these are fair and reasonable numbers, estimated to the high side at \$1.8M for complete remodel for inclusion of all of Shalom's programming except for Food Pantry. There is enough room on the 2.25 area front property for us to relocate the Food Pantry (currently at 8043 Sheridan) should the City ever need the property for Storm Water Retention Facility Expansion.

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A United Way Member Agency

Shalom Center Update, Plan Commission Meeting-Nov. 5, 2015
(cont.)

neutral endeavor, except for the addition of two staff personnel (one F/T security and one additional F/T case manager for the current INNS program)

Our Plan:

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 - a. \$22,000 was used for the Phase 1 Due Diligence on the 39th Ave. Property
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Zimbra

bwilke@kenosha.org

Shalom Center/Planning Commision meeting Sept. 24

From : Lynn Biese <BieseL@shalomcenter.org> Wed, Sep 23, 2015 11:43 AM
Subject : Shalom Center/Planning Commision meeting Sept. 24  1 attachment

To : 'mayor@kenosha.org' <mayor@kenosha.org>
Cc : 'Brian Wilke' <bwilke@kenosha.org>, 'Anthony Kennedy' <anthonykennedykenosha@yahoo.com>, 'district7@kenosha.org' <district7@kenosha.org>, Thomas Aiello <ta@kenoshalaw.com>, Terry Backmann <terry@jordanfinancial.biz>

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 2. Published the current rules and regulations for admittance into program
 - ii. What happens to clients who are dismissed, due to no-compliance
 1. Discussed with KPD
 2. outlined written policy
 - iii. Smoking on premise
 1. Developed policy with limitations
 - iv. Potential Impact on neighborhood property values

1. Working with Baer Realty Appraiser for this information
- 2.

To the best of our ability, we will notify the 5 citizens who voiced concerns about the Shalom Center in the 39th Ave. location about the deferral of this meeting.

Thank you for your consideration in this matter,

Lynn A. Biese-Carroll

Executive Director

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Kenosha, Wisconsin 53143-4469
Office: 262-658-1713, ext. 123 / FAX: 262-657-6914
www.shalomcenter.org



Food Shelter Guidance



Food Shelter Guidance

image001.jpg
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ORDINANCE NO. _____

SPONSOR: CITY PLAN COMMISSION

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

rr. By map C3-15 on file with the Department of Community Development and
Inspections.

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

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney

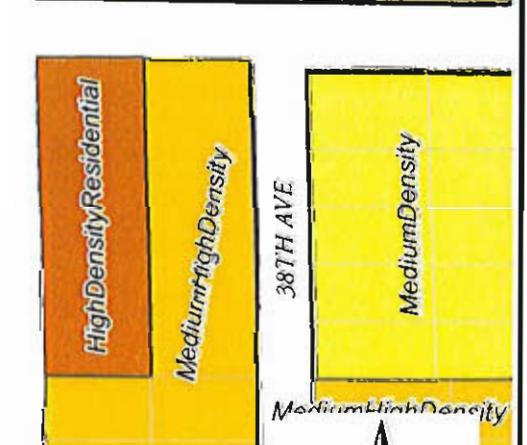
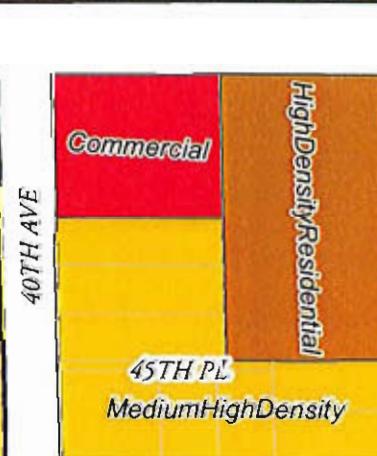
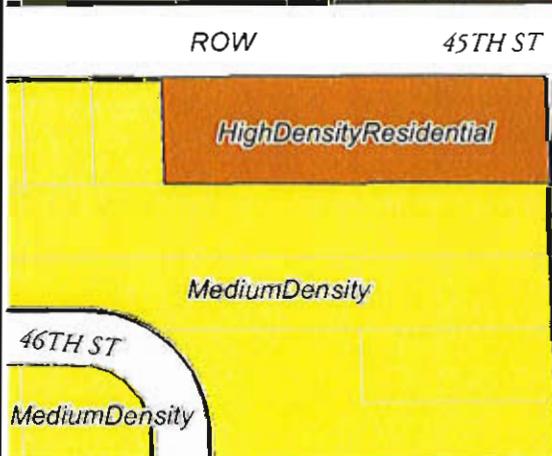
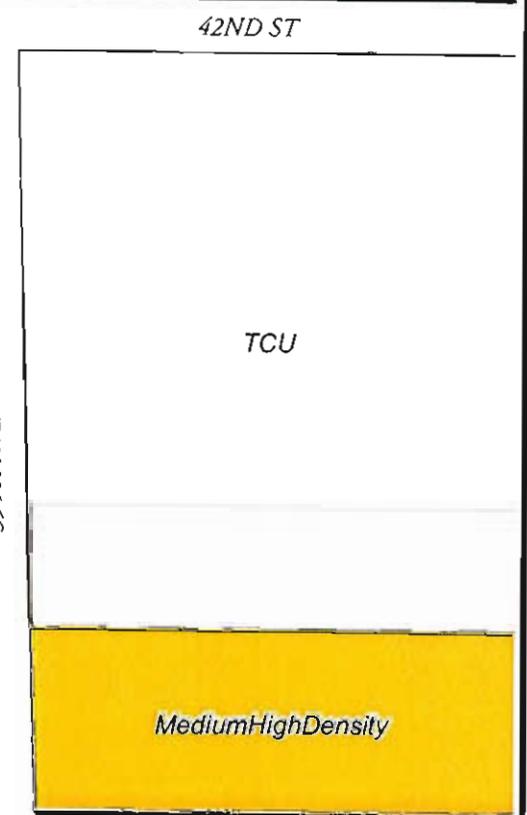
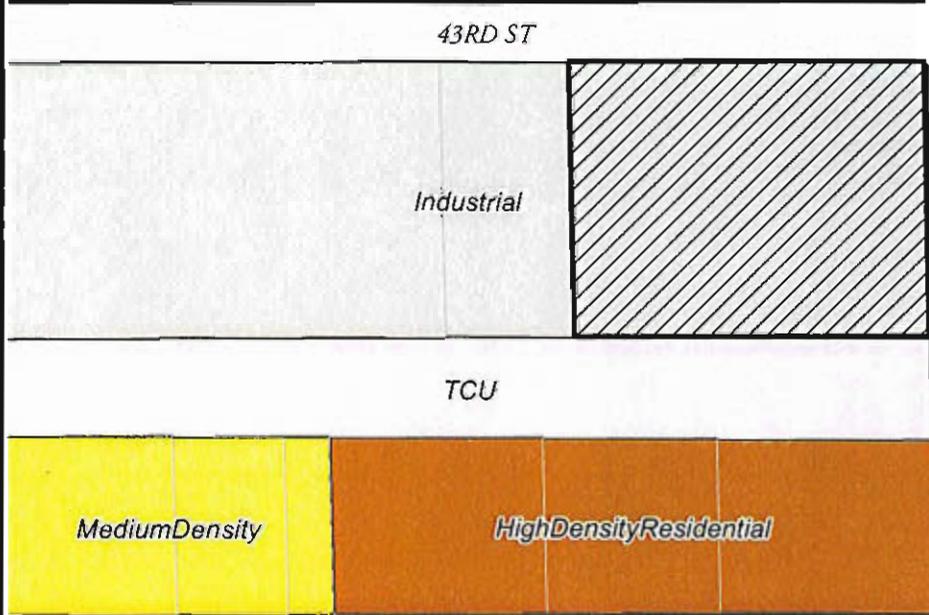
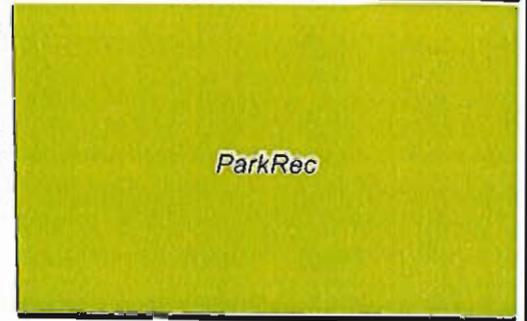
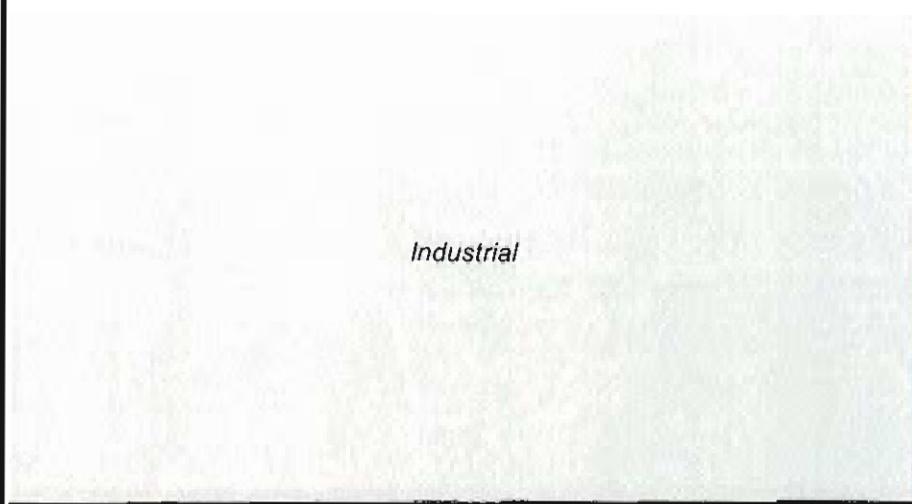
City of Kenosha

Comprehensive Plan Amendment

Demos Brothers, LLC Petition

Supplement No. C3-15

Ordinance No. _____



Property Requested to be changed from

 Industrial to Government and Institutional



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

Zoning Ordinance by the Mayor - To Rezone property at 4314 39th Avenue from M-1 Light Manufacturing District to IP Institutional Park District in conformance with Section 10.02 of the Zoning Ordinance. (Demos Brothers, LLC) (District 10) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderson Kennedy, District 10, has been notified. Property owners within 100 feet of the proposed rezoning were notified. The Common Council is the final review authority.

LOCATION AND ANALYSIS:

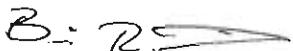
Vicinity Zoning/Land Use

Site:	4314 39th Avenue	North:	M-1 / Industrial	East:	IP / Transit Building
Neighborhood:	Endee	South:	IP / Utilities	West:	M-1 / Industrial

1. The owner of the property is requesting to rezone the property from *M-1 Light Manufacturing District* to *IP Institutional Park District*. The purpose of the rezoning is to construct a shelter facility for the Shalom Center.
2. Rezoning of the property to *IP Institutional Park District* is compatible with the existing land uses in the area and the amended Comprehensive Plan.
3. Prior to development, the applicant will also be required to obtain final approval through a Conditional Use Permit. The final development will also be required to be in compliance with the applicable City and State Ordinances, Codes and development standards. The Common Council is the final review authority for a shelter facility.
4. According to the attached "Initial Operational Plan" dated August 11, 2015, this proposed 80-bed facility would consolidate the Emergency Family Shelter and the INNS Program under one roof. It would also house the Soup Kitchen. Formal building plans have not yet been provided, but the Shalom Center indicated they are currently receiving construction estimates to determine if the building can be remodeled within their budget.
5. A neighborhood meeting was held by the Shalom Center and Alderson Kennedy and Alderson Juliana on September 8, 2015.
6. The rezoning will be compatible with the surrounding land uses and the amended Comprehensive Plan.
7. This item was deferred from the September 24, 2015 City Plan Commission meeting at the applicant's request. The applicant wanted to review construction estimates on the building before moving forward with the request.

RECOMMENDATION:

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



Brian Wilke, Development Coordinator
[/u2/accu/ep/ckays/1CPC/2015/NOV5/6Staff-rezone-DemosBros.doc](#)



Jeffrey B. Labahn, Director



Food Shelter Guidance

1713 62nd Street
Kenosha, Wisconsin 53143-4469
Office: 262-658-1713 / FAX: 262-657-6914
www.shalomcenter.org

Shalom Center Update, Plan Commission Meeting-Nov. 5, 2015

Postponed from Sept. 24 meeting

Board of Directors

Co-Chairs

Tom Aiello
Terry Backmann

Treasurer

Wes Ricchio

Secretary

Judy Juliana

Member(s) at Large

Wayne Koessl

Active Members

John Collins
Gail Gentz
Edna Highland
Karen Johnson
Richard Kauffman
Mark Modory
Ardis Mahone-Mosley
Beth Ormseth
Bob Riley
Richard Selsberg
Wilson Shierk
Brad Weinstock
Denis Wikcl

Honorary Board Members

Ellie Chemerow
Lon Knoedler
Greta Hansen
(1933-2014)
Founder

Executive Director

Lynn Biese-Carroll

Where we are at: We have obtained architectural engineered drawings and initial bids for the remodeling of the 4314 39th St. Property from Kueney Architectural Firm and Rossi Construction. We believe these are fair and reasonable numbers, estimated to the high side at \$1.8M for complete remodel for inclusion of all of Shalom's programming except for Food Pantry. There is enough room on the 2.25 area front property for us to relocate the Food Pantry (currently at 8043 Sheridan) should the City ever need the property for Storm Water Retention Facility Expansion.

What We've Done: We have had Rossi Construction rebid the remodeling in 2 versions of Phase In remodeling, whereby just the INNS and Admin or just the Emergency Family Shelter would occupy the building and the other programs phased in later. Those costs are about \$1M, with the overall costs slightly higher due to duplication of phase-in process.

Who we've hired: We have had a Feasibility Study done in 2006 and in 2010 by 2 different independent companies whose sole purpose is Fund Raising and Capital Campaigns. Both Studies showed that the Shalom Center could raise \$1.5M to \$2M. with a stretch goal of \$2.5M. Those Feasibility Studies were done in a down economy, so the BOD of Shalom and ACB Consulting have determined that Shalom could certainly expect to raise at least that amount in this upturned economy. The BOD of The Shalom Center may hire ACB Company or a similar company to professionally set up the Capital Campaign and is expected to raise \$1.8M in the next 12 months.

Andrea & Orndorff, CPA has done a budget analysis comparing the existing overhead and the projected overhead on the proposed 39th Ave. property and have come to the conclusion that it is a budget



A United Way Member Agency

Shalom Center Update, Plan Commission Meeting-Nov. 5, 2015
(cont.)

neutral endeavor, except for the addition of two staff personnel (one F/T security and one additional F/T case manager for the current INNS program)

Our Plan:

1. Shalom Center Sold the St. VdP building for a \$50,000 profit
 - a. \$22,000 was used for the Phase 1 Due Diligence on the 39th Ave. Property
 - b. \$12,000 was used to hire a grant writer to write for general overhead and capital expenses on the 39th Ave. building
2. Shalom Center has enough funds to buy the building and retain it for 24months without construction or occupancy.
3. Shalom Center will consider selling off the west lot (.9Acrea parcel not included in the rezoning application) to Bane Nelson and use those proceeds to fund the Capital Campaign, orchestrated by ACB Consulting or similar company and to begin the organizational phase by Jan. 1, 2016. The Campaign is expected to last 9 months and construction will begin when the campaign is at 70% funded.
4. Construction is expected to take 6 months to complete, as almost all of the construction is interior remodeling, expect for addition of a new sewer line off 43rd. St.
5. Completion and opening of the **Shalom House, Emergency Housing Center for Families and Individuals** is expected to be Nov, 2017. If it is possible to phase in the projects, completion of one of the projects will be sooner.



Zimbra

bwilke@kenosha.org

Shalom Center/Planning Commision meeting Sept. 24

From : Lynn Biese <BieseL@shalomcenter.org> Wed, Sep 23, 2015 11:43 AM
Subject : Shalom Center/Planning Commision meeting Sept. 24  1 attachment

To : 'mayor@kenosha.org' <mayor@kenosha.org>
Cc : 'Brian Wilke' <bwilke@kenosha.org>, 'Anthony Kennedy' <anthonykennedykenosha@yahoo.com>, 'district7@kenosha.org' <district7@kenosha.org>, Thomas Aiello <ta@kenoshalaw.com>, Terry Backmann <terry@jordanfinancial.biz>

Dear Mayor and Members of the City Plan Commission:

1. The Shalom Center respectfully requests a 30 deferral for the Rezoning of 4314 39th Avenue property from Sept. 24, 2015 to Oct. 22, 2015 to allow time for the Shalom Center to more fully investigate funding for this property, as **we have now received engineered architectural estimates and are comfortable that the estimates given do in fact reflect reliable expectations;** however, we are not ready at this time to request rezoning.
2. We have done the other preliminary steps including:
 - a. Held the Neighborhood Meeting, Sept. 8, 2015
 - b. Addressed the 4 main concerns brought forth by the 5 citizens with concerns:
 - i. Safety of the Neighborhood
 1. Compiled full disclosure of all written police reports on our current location, willing to post them, with updates, on the Shalom Website
 2. Published the current rules and regulations for admittance into program
 - ii. What happens to clients who are dismissed, due to no-compliance
 1. Discussed with KPD
 2. outlined written policy
 - iii. Smoking on premise
 1. Developed policy with limitations
 - iv. Potential Impact on neighborhood property values

1. Working with Baer Realty Appraiser for this information
- 2.

To the best of our ability, we will notify the 5 citizens who voiced concerns about the Shalom Center in the 39th Ave. location about the deferral of this meeting.

Thank you for your consideration in this matter,

Lynn A. Biese-Carroll

Executive Director

1713 62nd Street
Kenosha, Wisconsin 53143-4469
Office: 262-658-1713, ext. 123 / FAX: 262-657-6914
www.shalomcenter.org



Food Shelter Guidance



Food Shelter Guidance

REZONING ORDINANCE NO. _____

SPONSOR: THE MAYOR

To Rezone Property at 4314 39th Avenue from M-1 Light Manufacturing District to I-P Institutional-Park District in Conformance with Section 10.02 of the Zoning Ordinance. (Demos Brothers, LLC) (District #10)

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. Z6-15 be, and the same hereby is, zoned and districted as indicated on said map.

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

ATTEST: _____ City Clerk

APPROVED: _____ Mayor Date: _____

Passed:

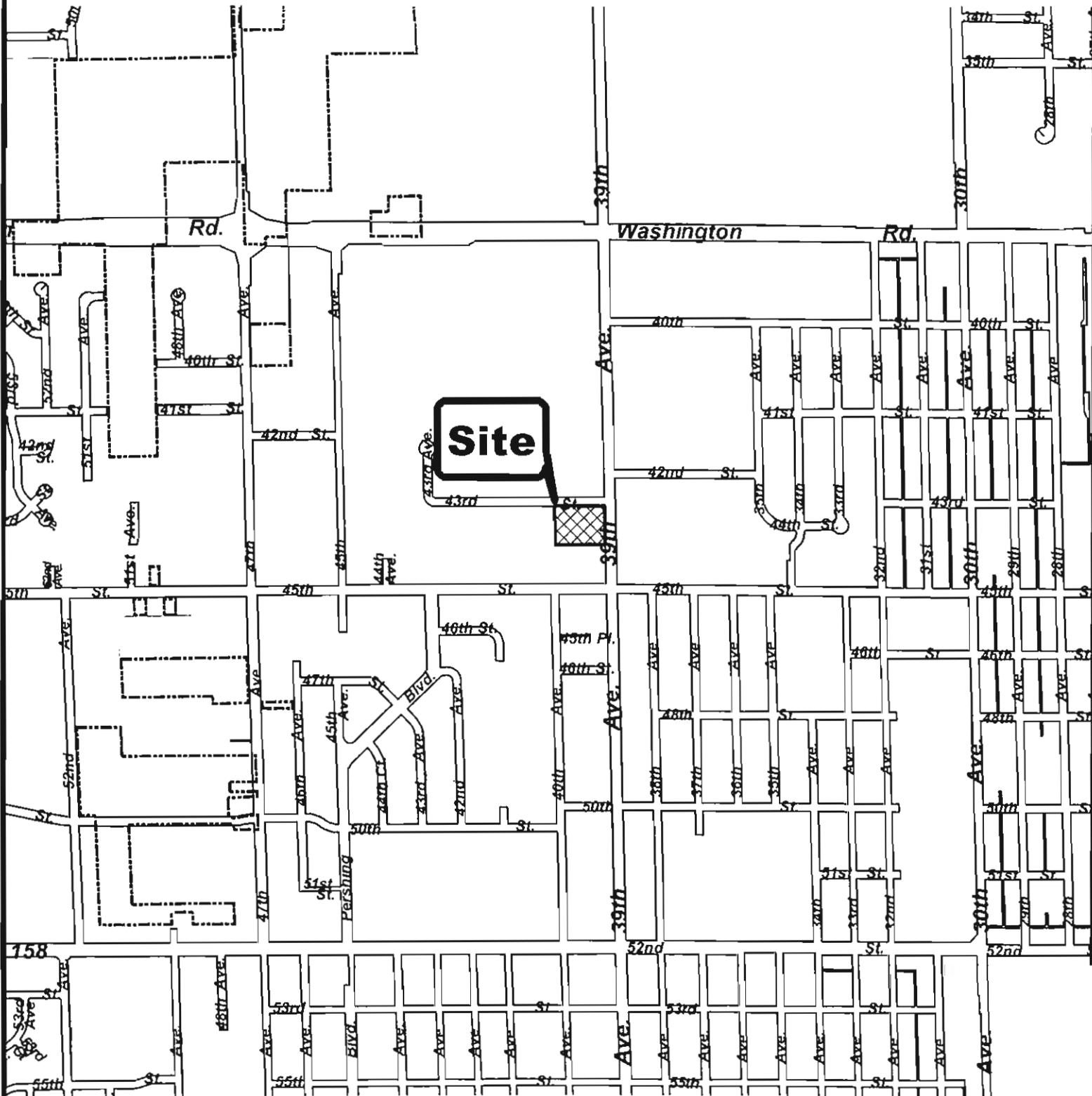
Published:

Drafted by:
JONATHAN A. MULLIGAN
Assistant City Attorney

City of Kenosha

Vicinity Map

Demos Brothers, LLC rezoning



Property requested to be rezoned



City of Kenosha

Demos Brothers, LLC petition

District Map
Rezoning

Supplement No. Z6-15
Ordinance No. _____



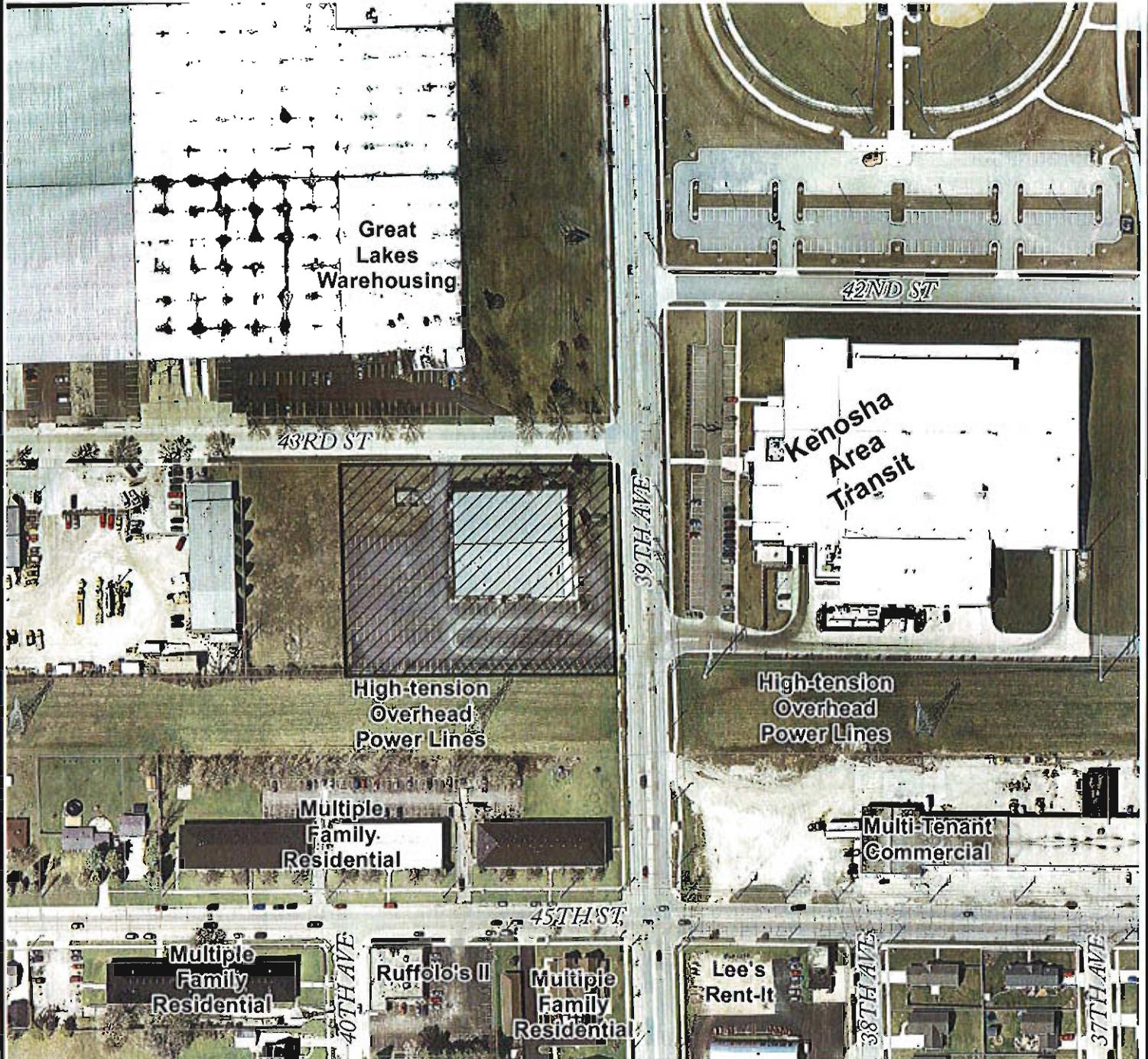
Property Requested to be Rezoned from:

 M-1 Light Industrial to IP Institutional Park



City of Kenosha

Land Use Map
Demos Brothers, LLC rezoning



Property Requested to be Rezoned



0 200
Feet

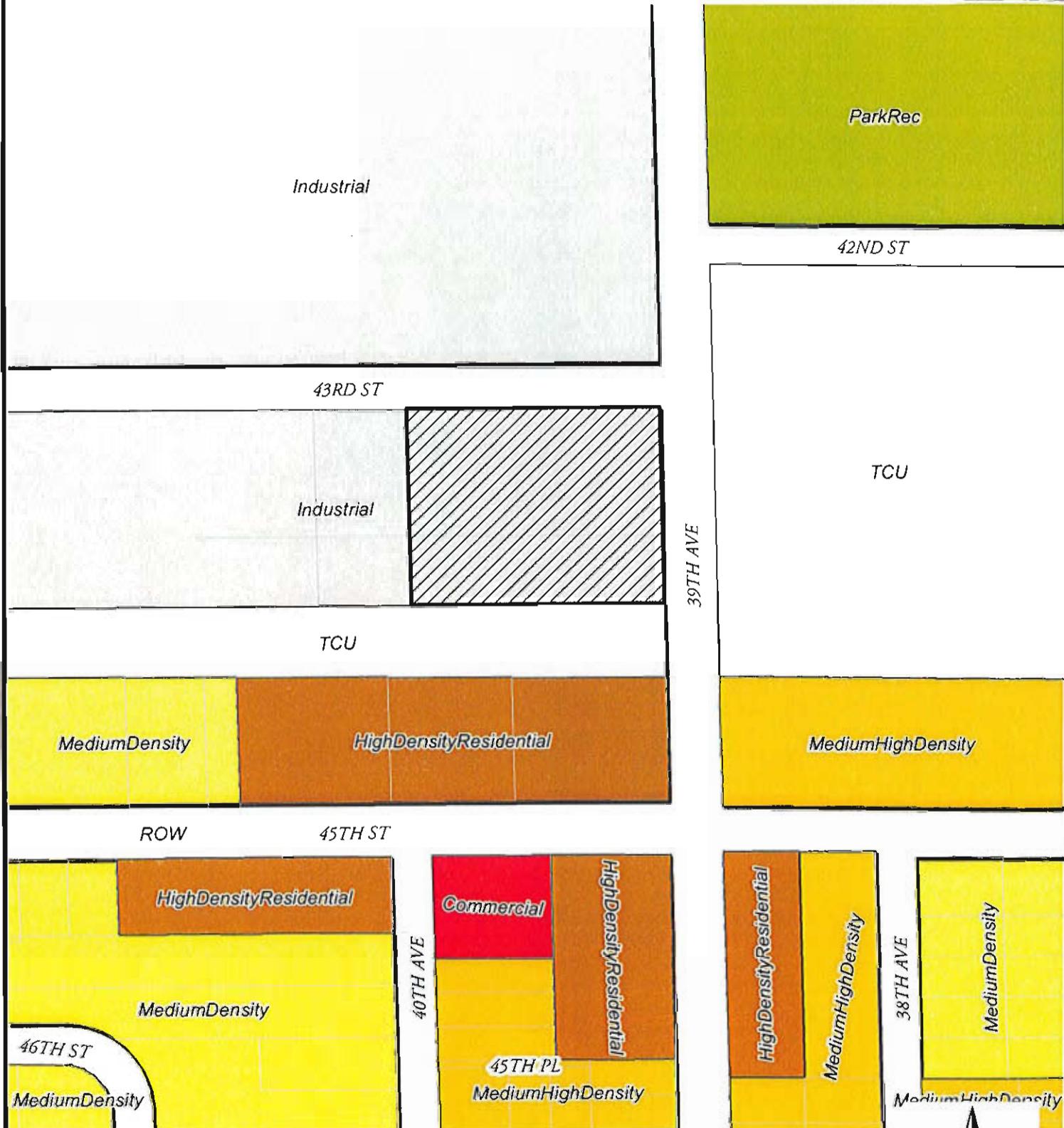
City of Kenosha

Comprehensive Plan Amendment

Demos Brothers, LLC Petition

Supplement No. C3-15

Ordinance No. _____



Property Requested to be changed from

 Industrial to Government and Institutional



August 11, 2015

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

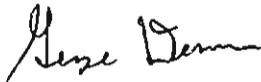
Dear Members of the Common Council:

It is requested that my property located at *4314 39th Avenue* be rezoned from M1 to IP. The purpose of the rezoning is to permit *this property to be used as a IP Zoning.*

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 *Lynn A. Biese-Carroll, Executive Director/Shalom Center at 1713 62nd St. Kenosha, WI 53143.* They can be reached at *262-658-1713, ext 123*, if there are any questions regarding my request for the rezoning.

Sincerely,



Steve Demos / *George Demos*
Current Property Owner

Board of Directors

Co-Chairs

Tom Aiello

Terry Backmann

Treasurer

Wes Ricchio

Secretary

Judy Juliana

Member(s) at Large

Wayne Koessl

Active Members

John Collins

Gail Gentz

Edna Highland

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Richard Kauffman

Mark Modory

Ardis Mahone-Mosley

Beth Ormseth

Jane Palmen

Bob Riley

Richard Selsberg

Wilson Shierk

Brad Weinstock

Denis Wikel

**Honorary Board
Members**

Ellie Chemerow

Lon Knoedler

Greta Hansen

(1933-2014)

Founder

Executive Director

Lynn Biese-Carroll

August 11, 2015

Initial Operational Plan for 4314 39th Avenue, Kenosha, WI

The above referenced property will be used to house an 80 bed (max.) temporary emergency shelter, which would replace the existing Emergency Family Shelter (EFS) and the INNS program (currently a traveling nightly shelter for homeless individuals and families not housed in the EFS.

Additionally, the referenced property would replace the current Shalom Nightly Soup Kitchen, house an industrial kitchen, and the Administrative Offices of the Shalom Center of the Interfaith Network of Kenosha.

The property is already a fully developed commercial site with extensive parking. No exterior structural changes will be made, except to possibly add an architecturally appropriate privacy wall on the south side of the property and a small enclosed playground, on the south side or the west side of the building, on the parking lot side of the property.



Lynn A. Biese-Carroll
Executive Director, Shalom Center



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

MAILING INFORMATION

NAME OF PROJECT: Shalom Center

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

<input checked="" type="radio"/>	Name and Address of Applicant [Please print]: Shalom Center 1713 62nd. St. Kenosha, WI 53143	Phone: 262-658-1713 Fax: 262-6587-6914 E-Mail: biesel@shalomcenter.org
<input type="radio"/>	Name and Address of Architect/Engineer [Please print]: _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____
<input type="radio"/>	Name and Address of Property Owner (if other than applicant)[Please print]: _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____

PROJECT LOCATION

Location of Development (street address and / or parcel number):
 4314 39th Avenue, Kenosha, WI

TYPE OF LAND DEVELOPMENT

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

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

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

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

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

**SECTION 9
REZONING**

Additional Information Required:	Current Zoning District: <u>M-1</u> Proposed Zoning District: <u>IP</u> Proposed Type of Rezoning: (Check all applicable) <input type="checkbox"/> Single-family Residential <input type="checkbox"/> Two-family Residential <input type="checkbox"/> Multi-family Residential (3 or more units) <input checked="" type="checkbox"/> Institutional, Commercial or Industrial
Submittal Requirements:	<ul style="list-style-type: none"> ➤ 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:	<ul style="list-style-type: none"> ➤ Rezoning Fee = \$550 (For projects that <i>do not</i> require building and site development plans) <u>OR</u> ➤ Rezoning with Concept Plan = \$1,150 (For projects that require building and site development plans) <p><i>The City retains the fee whether the rezoning is approved or denied. The applicant should contact Community Development and Inspections – Planning Division to verify the total fee before submitting the rezoning application.</i></p>
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: <ul style="list-style-type: none"> ➤ 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

Board of Directors

Co-Chairs

Tom Aiello

Terry Backmann

Treasurer

Wes Ricchio

Secretary

Judy Juliana

Member(s) at Large

Wayne Koessl

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Honorary Board

Members

Ellie Chemerow

Lon Knoedler

Greta Hansen

(1933-2014)

Founder

Executive Director

Lynn Biese-Carroll

«FMV»257.49

**For immediate release
Sept. 4, 2015**

Public meeting to discuss new Shalom Center site

KENOSHA, WI—Ald. Anthony Kennedy (Dist.10) and Ald. Patrick Juliana (Dist.7) have extended an invitation for the Shalom Center to meet Tuesday, Sept. 8, at the Transit Building, 4303 39th Ave, 7pm for a “community conversation” about the center’s use of the former JTH Building, a commercial site at 4314 39th Ave., for its future multipurpose facility.

“We’ve been working on an alternative site for a while and we are ready to share it at a public meeting,” said Shalom Executive Director Lynn Biese-Carroll. “We are looking to have our Inns program, Emergency Shelter and Soup Kitchen, along with the Administrative Offices, housed in a more modern, cost-effective site that is accessible to those with physical disabilities, unlike our current site. This newly proposed building is also accessible travel-wise via bus and has plenty of parking on site.”

She also said that along with extensive evaluation of the building by construction and architectural professionals, Shalom representatives are taking part in community information meetings, including neighbors, city and county officials, and other social service agencies, as part of the due diligence to ensure it is a good fit for the community and economically feasible for the center, a non-profit organization, to maintain.

“We have been doing our homework on this location and been in contact with a lot of people to make sure this plan meets with public satisfaction,” Biese-Carroll said. “We are looking forward to presenting information at our meeting.”

-30-

For more information, please contact Biese-Carroll at (262) 658-1713, ext. 123 or at (262) 515-2168.





September 16, 2015

NOTICE OF PUBLIC HEARING

Rezoning of property located at 4314 39th Avenue (Demos Brothers, LLC)

The City Plan Commission will hold a public hearing on a Petition submitted by the Shalom Center, Lynn Biese-Carroll, agent, to rezone their property at 4314 39th Avenue. The proposed rezoning would amend the zoning on the property from *M-1 Light Manufacturing District* to *IP Institutional Park District*. The rezoning request is to allow for construction of a new shelter facility for the Shalom Center. The public hearing will be held at the City Plan Commission meeting as follows:

***City Plan Commission - Thursday, September 24, 2015 at 5:00 p.m.
Municipal Building, 625 52nd Street, Kenosha, Room 202***

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

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

***Common Council - Monday, November 2, 2015 at 7:00 p.m.
Municipal Building, 625 52nd Street, Kenosha, Room 200***

Additional information regarding this petition is on file with the Department of Community Development & Inspections in Room 308 of the Municipal Building. For additional information or related questions, please contact Brian Wilke via email at bwilke@kenosha.org or at 262.653.4049.

BW:kas
Enclosure

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

**Conditional Use Permit for a digital display off-premises sign to be located at 6200 75th Street.
(Adams Outdoor) (District 16) PUBLIC HEARING**

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

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

LOCATION AND ANALYSIS:

Site: 6200 75th Street

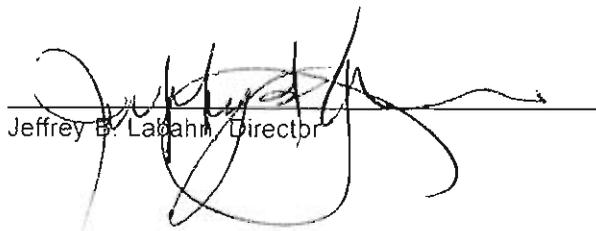
1. Adams Outdoor is proposing to remove four (4) of their existing off-premises (billboard) sign faces and install two (2) digital display off-premises signs at the same location of 6200 75th Street. Adams would receive two (2) sign face credits to install off-premises signs elsewhere in the City.
2. Per the Zoning Ordinance 4.06 D. 16.i. the applicant was required to host a neighborhood meeting prior to submitting an application the City. Neighbors within two hundred fifty (250') feet of the boundary of the site were invited. Adams Outdoor hosted this meeting on Wednesday, October 15, 2015. The Alderman of the District was present. No property owners attended.
3. According to the applicant's Operational Plan, each message will remain static for a minimum of eight (8) seconds, and the change in messages will occur in less than one (1) second. Nothing on the display will have motion or video.
4. The applicant indicated during the neighborhood meeting that the sign will also have the ability to display public messages, such as amber alerts, police emergencies and advertising for civic events.
5. The plans were sent to City Departments for their review. Their comments are included in the attached Conditions of Approval.
6. The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

RECOMMENDATION:

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



Brian Wilke, Development Coordinator



Jeffrey B. Labahn, Director

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
 - a. The applicant shall obtain all required construction permits from the Department of Community Development & Inspections. This includes, but is not limited to Sign and Electrical permits.
 - b. The development shall be constructed per the approved plans on file with the Department of Community Development & Inspections, 625 52nd Street - Room 308, Kenosha, WI 53140. Any changes to the approved plans shall required an Amendment to the Conditional Use Permit. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.
 - c. Prior to the issuance of any Occupancy permits, the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans 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.
 - d. Compliance with City and State and/or Federal Codes.
 - e. The applicant shall meet all applicable Conditions of Approval and obtain a Building Permit within twelve (12) months of City Plan Commission approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.
 - f. 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.
 - g. Compliance with the Operational Plan dated July 20, 2015.



July 20, 2015

Mr. Brian Wilke
Dept. of Community Development & Inspections
Planning Division
625 52nd Street, RM 308
Kenosha, WI 53140

RE: CUP Application – 6200 75th Street

Dear Mr. Wilke,

Please find attached a conditional use permit application for the proposed conversion of the outdoor advertising sign located at 6200 75th Street to a digital display.

Adams Outdoor will remove the bottom two faces of this display upon the installation of the new digital faces. Under the City ordinance, we would receive credits for those faces. We do not have a relocation site for those credits to be used at this time.

We will also install landscaping underneath the sign which will be consistent with our other landscaping plans. I have ordered the landscaping plan, and have also ordered a drainage plan from Mark Madsen.

Because the lower advertising panels will be removed, we will not need a new foundation. We will be able to “sleeve” the existing upright with a new upright.

The digital advertising display will function the same as our previously installed display at 7221 122nd Avenue (I-94 n/o Highway 50). (Exhibit A)

If you should have any questions, please don't hesitate to give me a call at 608-443-4291.

Sincerely,

A handwritten signature in black ink that reads "Jason D. Saari".

Jason D. Saari
Real Estate Manager
Adams Outdoor Advertising

Jds/CUP Application

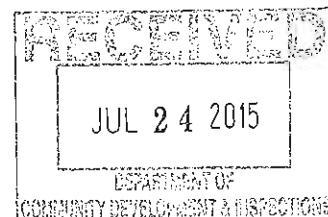




Exhibit A

February 14, 2013

Mr. Brian Wilke
City of Kenosha
Department of City Development
625 52nd St. Room 308
Kenosha, WI 53140

RE: Digital Sign Face – 7221 122nd Ave.

Dear Mr. Wilke,

Please find the enclosed Conditional Use Permit Application relating the proposed installation of a digital sign face on an existing off-premises sign. In addition to this information, I'd like to reiterate what was discussed at the public hearing:

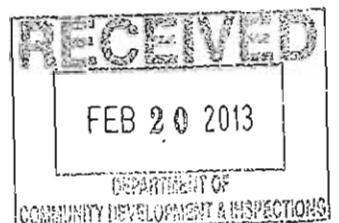
- Each message will remain static for 8 seconds and the change from one message to the next will occur in less than one second.
- Per Federal and State laws, no portion of the message will have motion, video, fading in and out, flashing, etc.
- The brightness of the sign face can be controlled and will automatically adjust to a level not to exceed 0.3 foot candles above ambient light.
- The entire sign face will be shut off at midnight.

Should you have any questions following your review of this plan please feel free to contact me or Jason Saari at (608) 271-7900.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Hendricks'.

Craig Hendricks
Real Estate Representative
Adams Outdoor Advertising



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

MAILING INFORMATION

NAME OF PROJECT: Digital Off-Premises Sign Permit Application - 6200 75th Street

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

<input checked="" type="radio"/>	Name and Address of Applicant [Please print]: Adams Outdoor Advertising <u>102 E. Badger Road</u> <u>Madison, WI 53713</u>	Phone: <u>608-271-7900</u> Fax: <u>608-271-4253</u> E-Mail: <u>jsaan@adamsoutdoor.com</u>
<input type="radio"/>	Name and Address of Architect/Engineer [Please print]: _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____
<input type="radio"/>	Name and Address of Property Owner (if other than applicant) [Please print]: _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____

PROJECT LOCATION

Location of Development (street address and / or parcel number): 6200 75th Street. Tax Parcel ID # 03-122-03-434-012

TYPE OF LAND DEVELOPMENT

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

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

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

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

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

**SECTION 4
CONDITIONAL USE PERMIT**

Additional Information Required:	Building or Addition Square Footage: _____
	Existing Building Size: _____
	Site Size: <u><= 1 ACRE</u>
	Current # of Employees _____ Anticipated # of New Employees _____
Anticipated Value of Improvements _____	

Submittal Requirements:	<ul style="list-style-type: none"> > Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale > Developer Site Plan/Conditional Use Permit Checklist (Appendix A)
--------------------------------	--

If Item to be Reviewed by Plan Commission/Common Council must Submit:	<ul style="list-style-type: none"> > One (1) 8 1/2" x 11" reduction <i>or</i> twenty (20) 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:	✳	Level 1	Building or Addition Size <= 10,000 sq. ft.	Site size <= 1 acre	Review Fee \$900 = City Plan Dept. <i>or</i> \$1,025 = CPC/CC
		Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	\$1,175 = City Plan Dept. <i>or</i> \$1,300 = CPC/CC
		Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	\$1,600 = City Plan Dept. <i>or</i> \$1,725 = CPC/CC
		Level 4	> 100,001 sq. ft.	> 25.01 acres	\$2,000 = City Plan Dept. <i>or</i> \$2,125 = CPC/CC
		<ul style="list-style-type: none"> > If building size or addition and gross acreage of the site determine two (2) different fees, the greater of the two fees will be assessed. > Application fee entitles applicant to an initial review and one re-submittal. > Re-submittal fee = \$425 per re-submittal after two (2) permitted reviews. > CUP Amendment = 50% of the applicable fee as determined above. 			

Appendices to Review:	> All
------------------------------	-------

Approximate Review Time:	<ul style="list-style-type: none"> > 30 days for Staff Review > 45-60 days for City Plan Commission/Common Council Review
---------------------------------	---

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

Building Plan:	<ul style="list-style-type: none"> > Layout of building(s) including size and layout of rooms > Design and architecture > Plans and details on fire suppression and/or standpipe > Plans and details on fire detection, fire alarm and other safety devices
-----------------------	---

Site Plan (based on a plat of survey)	<ul style="list-style-type: none"> > Legal description of property > Location and footprint of building(s) and structure(s) > Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks > Outline of any development stages > Location and details on any required emergency access roads > A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space
---	---

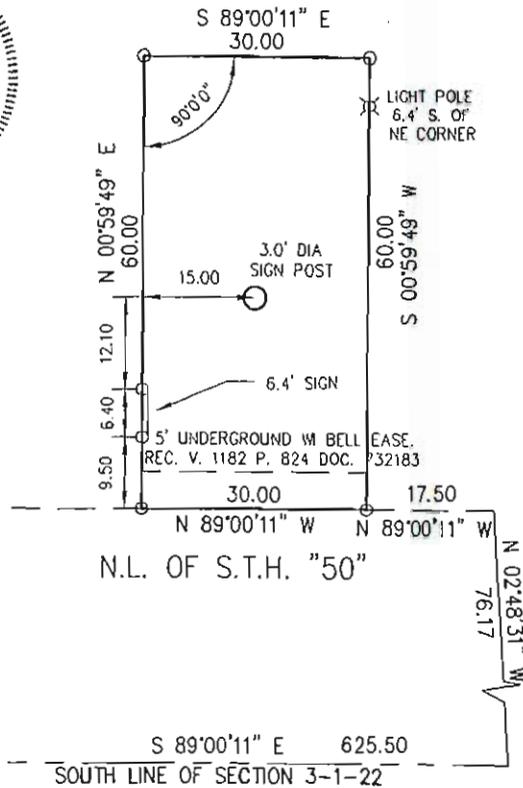
Drainage Plan	<ul style="list-style-type: none"> > Existing topography, including spot elevations of existing buildings, structures, high points, and wet areas, with any previous flood elevations > Floodplain boundaries, if applicable > Soil characteristics, where applicable > Proposed topography of the site denoting elevations and natural drainage after construction and any proposed stormwater retention areas
----------------------	---

Plat of a survey ADAMS OUTDOOR ADVERTISING LIMITED PARTNERSHIP, A MINNESOTA LIMITED PARTNERSHIP, IT'S SUCCESSORS AND ASSIGNS of Part of the Southeast Quarter of Section 3, Township 1 North, Range 22 East of the 4th Principal Meridian, lying and being in the City of Kenosha, Kenosha County, Wisconsin, and being more particularly described as: commencing at the Southwest corner of said Quarter Section; thence S89°00'11"E along the South line of said Quarter Section 625.50 feet; thence N2°48'31"W parallel to the West line of said Quarter Section 76.17 feet to the North right-of-way line of State Trunk Highway "50" (75th Street); thence N89°00'11"W along said right-of-way line 17.50 feet to the point of beginning of the property to be herein described; thence continue N89°00'11"W along said right-of-way line 30.00 feet; thence N0°59'49"E 60.00 feet; thence S89°00'11"E 30.00 feet; thence S0°59'49"W 60.00 feet to the point of beginning.

K/A: 6200 75th Street
Tax Parcel ID. 03-122-03-434-012

I hereby certified that I have surveyed the above-described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any. This survey is made for the use of the present owners of the property and also the those who purchase, mortgage, or guarantee the title thereto within one year from date hereof.

James E. Robinson
James E. Robinson, R.L.S. 1283
August 31, 2006



S 1/4 CORNER
SECTION 3-1-22

BEARING BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.

ALL ELEVATIONS REFER TO NATIONAL
GEODETTIC DATUM OF 1929.

LEGEND

- = SET 1" IRON PIPE
- = IRON STAKE FOUND
- ⊙ = P.K. NAIL
- ⊖ = SET CHISEL "V"
- ⊠ = OFFSET HUB
- ⊞ = RACKBAR FOUND
- ⊗ = SET CHISEL "X"
- ⊙ (with 999.99) = OFFSET HUB ELEV.
- x 999.99 = EX. SPOT GRADE



REVISED 10-2-06 BY JER
FIELD WORK 8-31-06 BY JER
DRAWN 8-31-06 BY JER
SCALE 1" = 20'
JOB NO. 2006.226-27
SHEET 1 OF 1 SHEETS



Nielsen Madsen & Barber, S.C.
1339 Washington Avenue Racine, Wisconsin 53403
Phone (262) 634-5588
Facsimile (262) 634-5024 E-mail nmb@nmbcsc.net

Entrance Drive

Light Pole

Base of Sign

(6) Blue Star Juniper #3

(2) Emerald Arbovitia 3-4'

Lawn

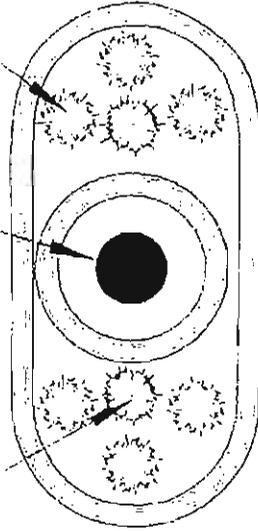
Freedom Retaining Wall

Existing Tree

Found Stake

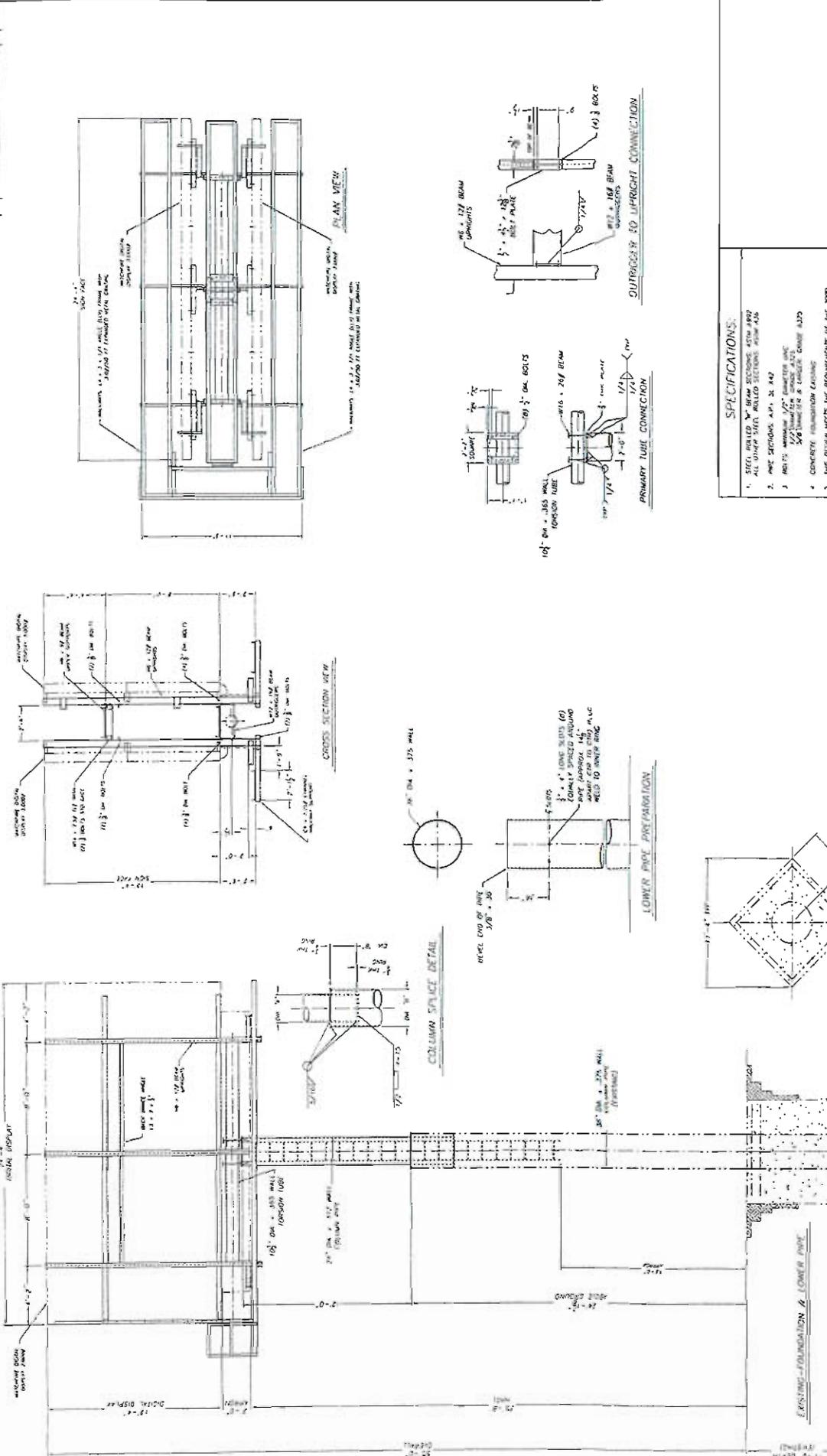
Lawn

Lawn



08 - 08 - 15	<i>Mitrogor's</i> LANDSCAPE DESIGN & INSTALLATION LANDSCAPE DESIGN & INSTALLATION 6200 75th St, Kenosha, WI	North ▲
08 - 06 - 15		
Scale: 1" = 8'		
Prepared by: Dan Reisdorf		

NO.	DATE

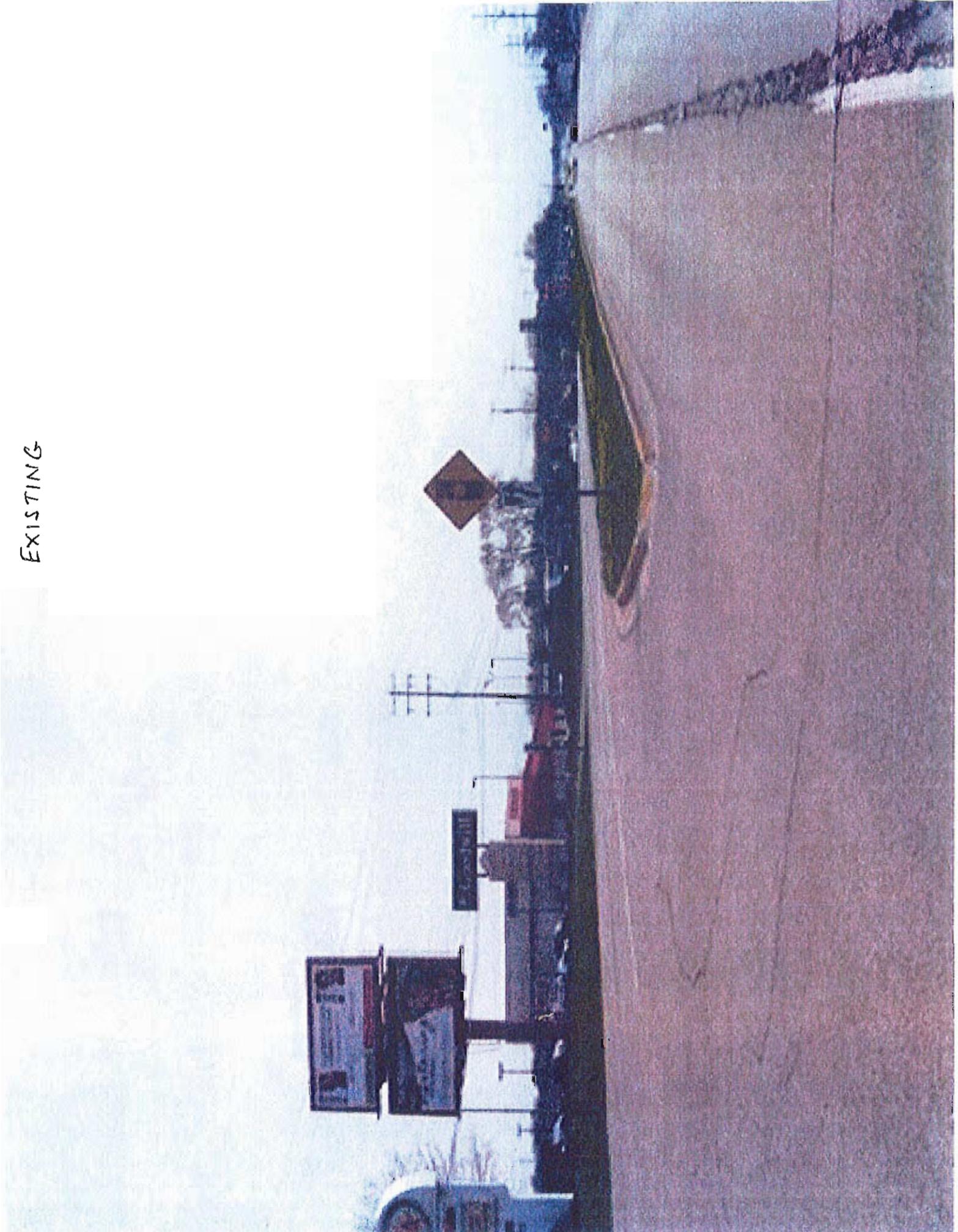


PRODUCTIVITY FABRICATORS	
DATE	07/20/75
BY	J. JAMES
12' x 24' CM. BEAM 10' x 10' COLUMN HEAD	

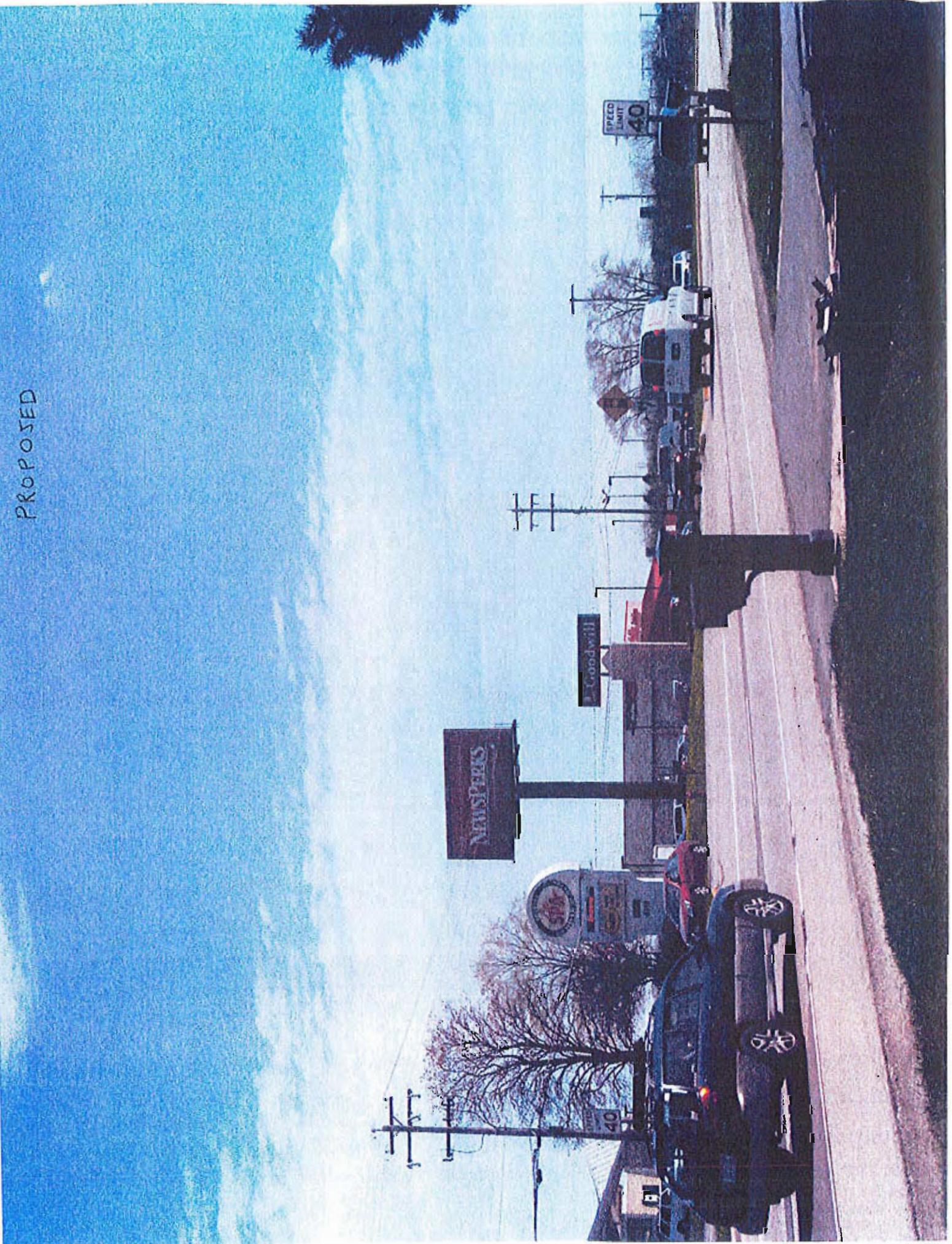
- SPECIFICATIONS:**
1. STEEL BEAM SECTIONS ASTM A992
 2. ALL OTHER STEEL BEAM SECTIONS ASTM A36
 3. WELDS W/ 70% PENETRATION
 4. CONCRETE FLOOR FINISH 4000
 5. THIS DESIGN MEETS THE REQUIREMENTS OF THE 2009 INTERNATIONAL BUILDING CODE FOR 90 MPH WIND (1 SEC GUST) WIND SPEED AND EXPOSURE "C"
 6. ALL WELDS SHALL BE IN ACCORDANCE WITH AWS
 7. DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
 8. SEE FINISH NOTES FOR MORE DETAILS

ADAMS OUTDOOR - MADISON 6.3-1989

EXISTING



PROPOSED





Detailed Specification Sheet

19MM DIGITAL BILLBOARD

GENERAL INFORMATION

Matrix	384 x 192
Size	24'4" x 12'4"
Max Amps	25 amps at 240V, 1 Ph.
# of Modules	288 Modules
Weight	3100 lbs

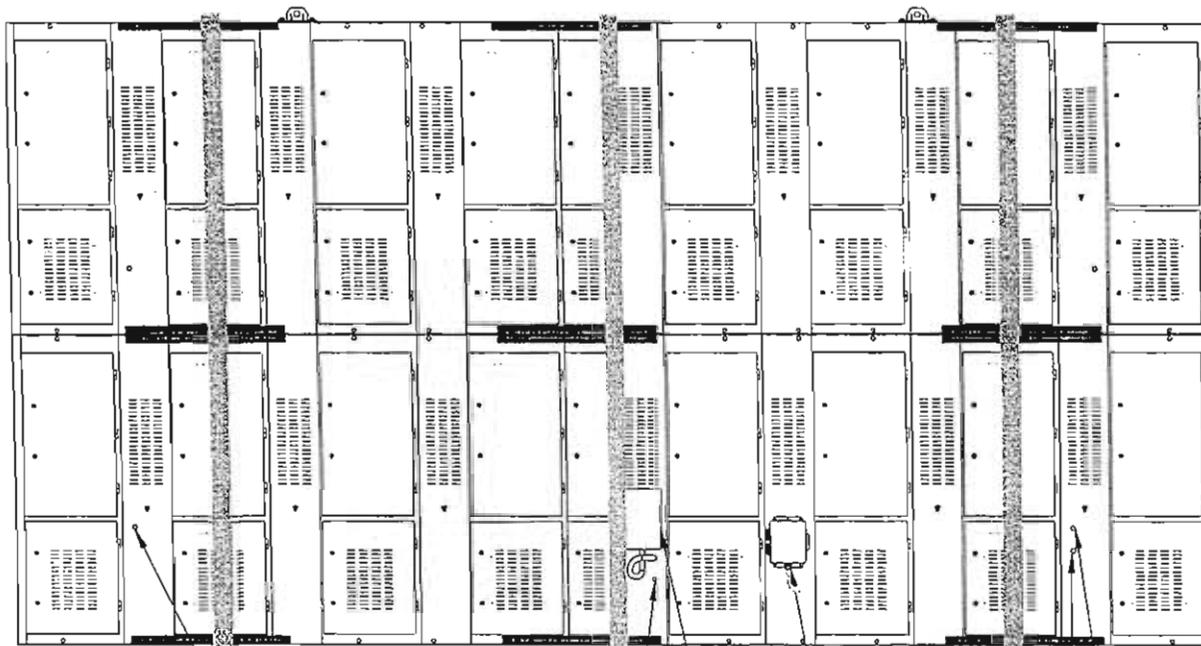
COMPONENTS AND SPECIFICATIONS

Application	Advertising and branding
Module Type	Smart Module – fully self contained
LED Encapsulation	Fully encapsulated; suspended in a bed of silicone gel
Compliance Information	UL48, CUL48, UL Energy Efficiency Verified (Green Leaf certification); FCC Class A compliant
Environmental Rating	IP 65 per face
Ventilation	Rear ventilation
Power	120 or 240 volt single phase 60Hz
Cabinet Construction	Extruded aluminum, precision mitered solid weld corners
Cabinet Depth	8" / 20.3cm
Service Access	Front or optional front/back access
Fault Management	On-demand and automated diagnostic monitoring to individual LED level; Multi-Channel Data Protection
Software	Ignite® Online
Cabinet Temperature Rating	-40°F to +140°F (-40°C to +60°C)
Electronics Temperature Rating	-40°F to +185°F (-40°C to +85°C)
Thermal Control	Automatic shut-down if temperature exceeds 149°F (65°C)
Color Temperature	6500° Kelvin fixed
Dimming	PhotoCell, auto-adjustment from 1% - 100% brightness; Software backup
Electronic Validation	Accurate proof of performance on digital billboards
LED Type	Nichia, Cree
Security	ODI security certification rating: Excellent; Password-protected software interface
User Interface	Web application
Weatherproofing	Tested per ASTM 8-117 that exposes test materials to a continuous, 95°F (35°C), 7.2 ph salt fog, for 2,000 hours
Windload rating	Complies with IBC 2006/2009 standards

TECHNICAL SPECIFICATIONS

Model Number	OA 19mm
Model Name	True 19mm
Pixel Pitch	19.05mm (.750")
Pixel Density Per Sq. Ft.	256
Pixel Density Per Sq. Meter	2,755
LEDs Per Sq. Ft.	768
LEDs Per Sq. Meter	8,267
Pixel Configuration	True pixel, 1R, 1G, 1B
Max Amperage Per Module	0.155 amps
Max Brightness	7,500 NITS
Matrix Configuration	16 x 16 pixels
Module H X W	12" x 12" (30.48cm x 30.48cm)
Horizontal Viewing Angle	140°
Vertical Viewing Angle	70°
Weight	9 lbs/ft ² (0.36 kg/m ²); bulletin weight is approximately 6,870 lbs (2812 kg)
Weight Per Module	4.25 lbs (1.93 kg)
Calibration	Whole-sign color calibration
Color Capability	1.15 quintillion

Specifications are subject to change without prior notice.
Copyright ©2014



OPTIONAL WEB-CAMERA

IMPRINT SIGN

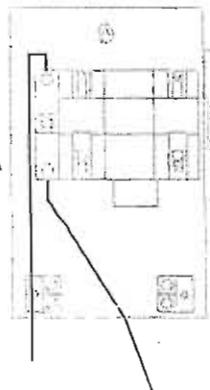
UNFUSED DISCONNECT
240 VOLT SERVICE
25 AMP DRAW PER LINE

SMARTLINK

BBW ANTENNA

TEMP SENSOR
OPTIONAL WEB-CAMERA

MAIN 240V SERVICE
(L1, L2, NEUTRAL, GROUND)



INSTALLATION NOTES:

- 1) ELECTRICAL REQUIREMENTS : 240 VOLTS, SINGLE PHASE, 25 AMPS, 4-WIRE, CURRENT CARRYING NEUTRAL 25 PER LINE AMPS AND 6.0KW TOTAL FOR SIGN.
- 2) DISCONNECT 1: 30 AMP BREAKER 120/240 VAC
- 3) GROUND: DRIVE A COPPER-CLAD GROUND ROD INTO THE GROUND NEAR THE SIGN. ATTACH A #6 GROUND WIRE TO THE GROUND ROD AND ROUTE AND CONNECT IT TO THE GROUND TERMINAL INSIDE BOTH DISCONNECTS. ENSURE ALL WIRING CONNECTING THE GROUND ROD TO THE SIGN IS SECURELY ATTACHED. BE SURE TO FOLLOW ALL NATIONAL ELECTRICAL CODE REQUIREMENTS.



01

REV	ISSUED	REV	ISSUED	REV	ISSUED
9		3		1	06/12/14
10		6		2	
11	12/21/12	7		3	
12		8		4	

WATCHFIRE SIGNAGE

DESCRIPTION: Electrical Layout 12'4" x 24'4" Rear Service
 MATERIAL: AS NOTED
 SCALE: AS NOTED
 DATE CREATED: _____
 R. Messmore 990108-8



October 5, 2015

Brian R. Wilke
Development Coordinator
Community Development & Inspections
625 52nd Street - Room 308
Kenosha, WI 53140

RE: Public Information Meeting – 6200 75th Street

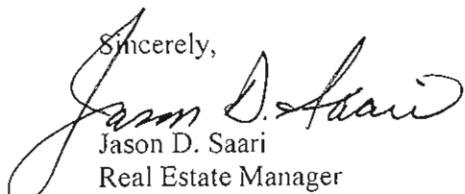
Dear Mr. Wilke,

There will be a public information meeting pursuant to a conditional use permit application that has been submitted by Adams Outdoor Advertising for the property located at 6200 75th Street.

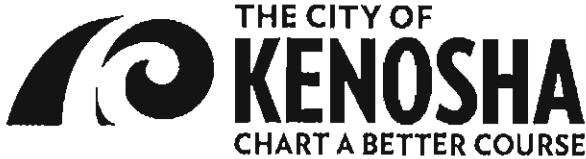
Adams has applied for an application to reduce the square footage of its existing signage on the premises by removing two of the four sign faces on its existing structure, and convert the remaining two static sign faces to an electronic changeable message sign to be operated in compliance with existing City of Kenosha sign ordinances. The project will result in the square footage on the advertising structure to be reduced by half.

If you wish to attend this meeting, it will be held in the Festival Foods Community Room at 3207 80th Street, 2nd Floor, Kenosha WI 53142. The meeting is on Thursday, October 15th from 5:00 to 6:15 PM.

Sincerely,


Jason D. Saari
Real Estate Manager
Adams Outdoor Advertising

OCT 16 2015



CITY PLAN COMMISSION
Staff Report - Item 8

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

Resolution by the Mayor - To approve a Three-Lot Certified Survey Map for property at 7000 70th Court. (Great Lakes Church/Kammerzelt) (District 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Johnson, District 16, has been notified. This item will also be reviewed by the Public Works Committee before final approval by the Common Council.

LOCATION AND ANALYSIS:

Site: 7000 70th Court

1. The applicant is proposing to divide the existing parcel into two (2) lots and one (1) outlot. Great Lakes church is interested in purchasing and developing Lot 1 and Lot 2. The outlot may be used for stormwater control for a separate project.
2. The Certified Survey Map was sent to City Departments for their review. Their comments are included in the attached Resolution.
3. The Certified Survey Map generally complies with Chapter 17 of the Code of General Ordinances.

RECOMMENDATION:

A recommendation is made to approve the Certified Survey Map, subject to the attached Resolution.

Brian Wilke, Development Coordinator

Jeffrey B. Labahn, Director

RESOLUTION # ____ - 15

BY: THE MAYOR

TO APPROVE A THREE-LOT CERTIFIED SURVEY MAP
Property located at 7000 70th Court (Great Lakes Church/Kammerzelt)

BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that a Certified Survey Map relating to one (1) parcel at 7000 70th Court is herein and hereby approved subject to the following conditions:

1. Compliance with all applicable State and City Codes and Ordinances.
2. Payment of all applicable fees, including recording fees, by the applicant.
3. Payment of all Storm Water Utility fees and delinquent taxes prior to recording.
4. A digital copy of the Certified Survey Map, in CAD format, shall be provided to the City prior to recording.
5. The Certified Survey Map shall be null and void if not recorded within six (6) months of approval by the Common Council.
6. A minimum thirty-foot (30') wide Access Easement shall be shown on the face of the Certified Survey Map from 70th Court to Outlot 1. If Outlot 1 is eliminated from the Certified Survey Map and all Lots have a minimum forty (40') feet of public street access, the Access Easement is not required.
7. Compliance with the Kenosha Water Utility memo dated October 23, 2015.
8. Revise the Surveyor's Certificate to read "Begin at the NE corner of the SE 1/4 of said Section 4...".
9. Compliance with all the preceding conditions as a prerequisite for authorizing Mayor and City Clerk-Treasurer to sign the Certified Survey Map.

Adopted this ____ day of _____, 2015

ATTEST:

Debra L. Salas, City Clerk-Treasurer

APPROVE:

Keith G. Bosman, Mayor

Engineering Services

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



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

MEMO

To: Brian Wilke, Development Coordinator

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

Date: October 23, 2015

Subject: Great Lakes Church Certified Survey Map

Location: 7000 70th Court

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. Per KWU records, there is a 60' temporary construction easement that runs along the east and south sides of the 25'/40' sanitary sewer easement. This easement is to remain in place until the utility installations are completed.
2. Please note that this parcel is subject to the terms of a Certified Survey Map Agreement originally executed on June 26, 1996 and amended on November 3, 1999. This Agreement states the following:
"SUBDIVIDER shall construct, furnish, install and provide, at its cost and expense, a complete sanitary sewerage system throughout REAL ESTATE, including the mains and appurtenances which abut land dedicated for any public purpose." Any development of this property must include the installation of the sanitary sewer per the Agreement.

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

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

MAILING INFORMATION

NAME OF PROJECT: Great Lakes Church CSM

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

Name and Address of Applicant [Please print]:
Doug Stanich - Stanich Realty LLC Phone: 262-925-3020
9110 Prairie Village Dr. Fax: _____
Kenosha, WI 53142 E-Mail: dstanich@tds.net

Name and Address of Architect/Engineer [Please print]:
Mark D. Eberle, P.E. Phone: (262) 634-5588
Nielsen Madsen & Barber Fax: (262) 634-5024
1458 Horizon Blvd., Suite 200 E-Mail: m.eberle@nmbasc.net
Mt. Pleasant, WI 53406

Name and Address of Property Owner (if other than applicant) [Please print]:
Kammerzelt Properties, Inc. Phone: (414) 397-2141
6767 Frank Lloyd Wright Avenue Fax: _____
Middleton, WI 53562 E-Mail: ronkammerzelt@gmail.com

PROJECT LOCATION

Location of Development (street address and / or parcel number):
7000 - 70th Court / 03-122-04-402-002

TYPE OF LAND DEVELOPMENT

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

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

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

Be sure all the cover pages, completed application, application fee, and other required items are included with your application.

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 1
CERTIFIED SURVEY MAP**

Additional Information Required:	Number of Lots: <u>3</u> Zoning District: _____ Proposed Zoning Change, if any: _____
Submittal Requirements:	<ul style="list-style-type: none"> ➤ Ten (10) copies of Certified Survey Map (Applicant to keep original) ➤ Four (4) copies of Drainage Plan (when required) ➤ Signed Checklist below
Fees:	<ul style="list-style-type: none"> ➤ 2-Lot Certified Survey Map = \$750 ➤ 3-Lot Certified Survey Map = \$800 ➤ 4-Lot Certified Survey Map = \$850 ➤ With a Developer's Agreement = \$1,500 ➤ Re-submittals = \$400 <p>Miscellaneous fees</p> <ul style="list-style-type: none"> ➤ All special assessments and taxes shall be paid prior to recording. The Department of Community Development and Inspections will record the map with the Kenosha County Register of Deeds and recording fees shall be paid at that time by the applicant.
Park Fees:	<ul style="list-style-type: none"> ➤ Five percent (5%) of the value of the property, but not less than \$1,415 per lot. Note that park fees are only collected for residentially-zoned property and are due at the time of acquiring building permits. The City may require dedication of the land in lieu of fee.
Appendices to Review:	<ul style="list-style-type: none"> ➤ D, E, F and G
Approximate Review Time:	<ul style="list-style-type: none"> ➤ 45 - 60 days (Reviewed by City Plan Commission, Public Works Committee and Common Council)

The land division will be reviewed for compliance with Chapters 17 and 35 of the City Code of General Ordinances, City Zoning Ordinance, any neighborhood or master land use plans for the area, and Chapter 236 of the Wisconsin State Statutes.

The applicant shall be responsible for the costs of project engineering, design, construction, and inspection as follows (when applicable):

1. The applicant is responsible for installing all improvements and infrastructure, including but not limited to, utilities (water, sanitary and storm sewer), oversized of utilities, sidewalks, streets, street lights and signs, retention/detention basins, street trees, etc.
2. The applicant is responsible for any off-site improvements for the development, including but not limited to, traffic signals and signs, median openings, and street improvements/widening.
3. Payment of inspection and engineering services performed by the City and Kenosha Water Utility for the project.
4. Applicant responsible for posting of all required assurance to cover required improvements.

Checklist to be completed and signed:

Scale and north arrow

Scale of plans less than or equal to 1" = 100'

Date of original and revisions noted

Certification from surveyor that Plat complies with Chapter 17

Reproducible paper less than 36" in width

Location of all existing structures and first floor elevations

Location of utility and drainage easements

Exact length and bearing of the centerline of all streets

Exact street width along the line of any obliquely intersecting street

Railway rights-of-way within and abutting the plat

Location and size of all lands to be dedicated for public use (when required)

Comprehensive drainage plan

Special restrictions relating to access control, planting strips, restrictive yard requirements, etc. (when required)

Major street setback or WisDOT setbacks (if applicable)

Map shows entirety of all parcels in proposed certified survey map

Checklist to be completed and signed:

Floodplain limits of the 100 year recurrence interval flood

Location of any wetlands, shoreland, or other environmental areas (if applicable)

Plans to be submitted (when applicable)

Street plans and profiles

Sanitary sewer plans and profiles

Storm sewer plans

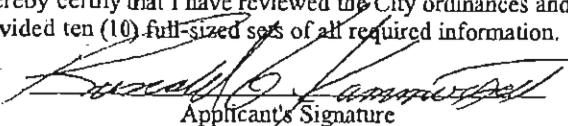
Grading/drainage plans

Water main plans and profiles

Erosion control plans

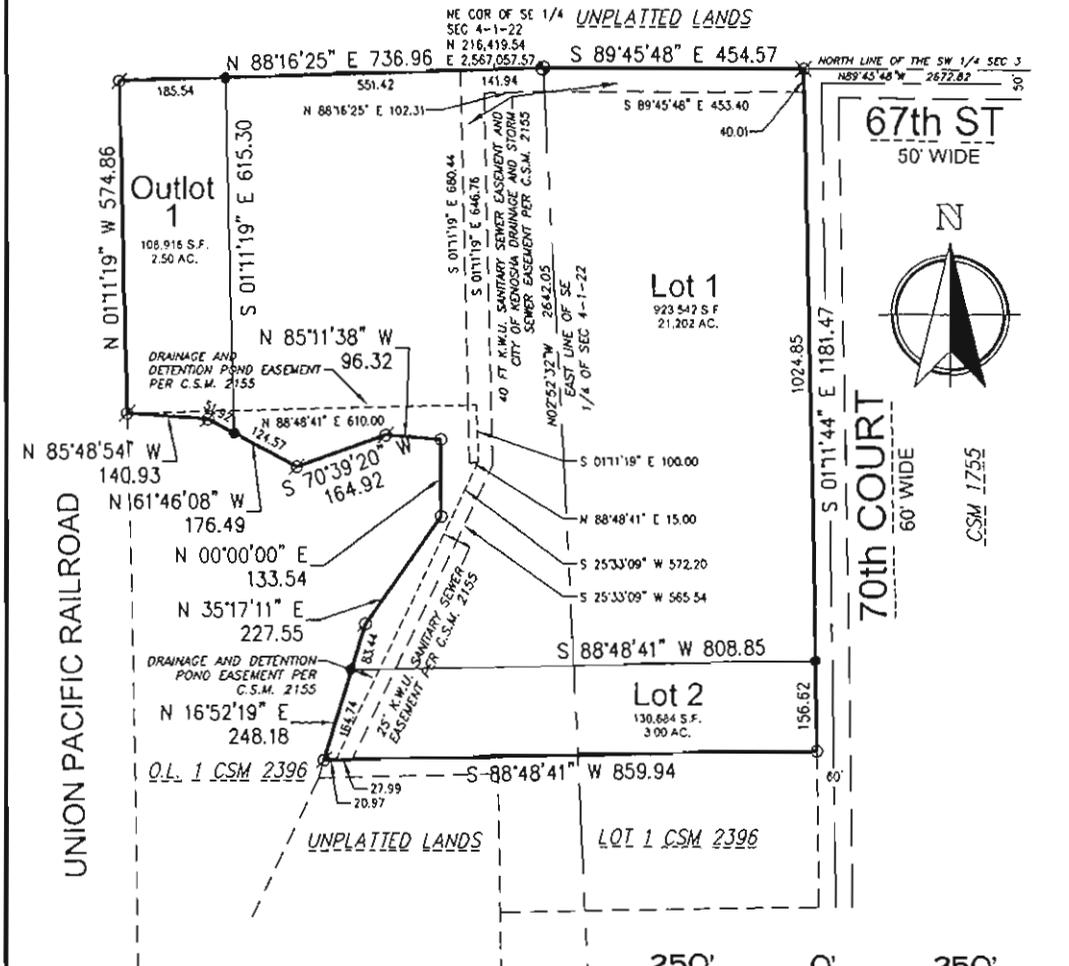
Landscape plans

I hereby certify that I have reviewed the City ordinances and provided ten (10) full-sized sets of all required information.


Applicant's Signature

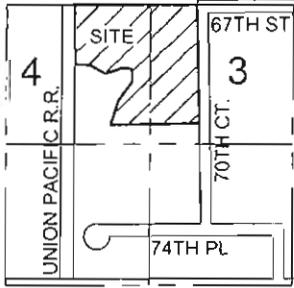
CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 2396 BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN.



LOCATION MAP

NE 1/4 OF SE 1/4 SEC. 4 & NW 1/4 OF SW 1/4 SEC. 3-1-22



STH 50 (75TH STREET)

SW COR OF SW 1/4 SEC 3-1-22
 N 213,780.79
 E 2,567,190.12

250' 0' 250'

SCALE 1"=250'

NOTES:
 ZONING OF PARCELS IS B-2 COMMUNITY BUSINESS

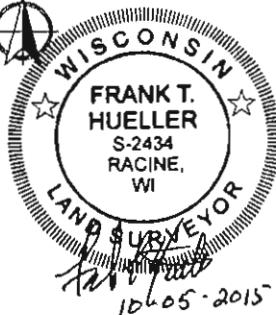
OWNER/LAND SPLITTER:
 KAMMERZELT PROPERTIES, INC.
 ADDRESS: 6767 FRANK LLOYD AVENUE
 MIDDLETON, WI. 53562

SURVEYOR: NIELSEN MADSEN & BARBER, S.C.
 1458 HORIZON BLVD. SUITE 200, RACINE, WI 53406

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE.
 BASED UPON NAD 1927. THE NORTH LINE OF SECTION 3-1-22 IS ASSUMED TO BEAR S 89°45'48" E.

LEGEND:

- 1" O.D. IRON PIPE FOUND
- ⊗ 1.25" O.D. IRON PIPE FOUND
- ⊗ 1/2" O.D. REBAR FOUND
- 5/8" O.O. x 18" REBAR - 1.04 LBS/LIN FT. SET
- ⊗ 6" CONC. MON. W/ BRASS CAP FOUND



Date: October 5, 2015
 This Instrument was drafted by Frank T. Hueller
 2013.0048.03.DWG

CERTIFIED SURVEY MAP NO. _____

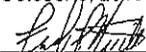
A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 2396 BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, FRANK T. HUELLER, Professional Land Surveyor, hereby certify: THAT I have prepared this Certified Survey Map at the direction of the OWNERS. That I have surveyed, divided and mapped that part of the NE of the SE 1/4 of Section 4, and the NW of the SW 1/4 of Section 3, Township 1 North, Range 22 East, in the City of Kenosha, Kenosha County, Wisconsin described as follows: Begin at the NE1/4 of the SE1/4 of said Section 4; run thence S89°45'48"E 454.57 feet along the North line of the SW 1/4 of said Section 3 to the West line of 70th Court; thence S01°11'44"E 1181.47 feet along said West line; thence S88°48'41"W 859.94 feet; thence N16°52'19"E 248.18 feet; thence N35°17'11"E 227.55 feet; thence N00°00'00"E 133.54 feet; thence N85°11'38"W 96.32 feet; thence S70°39'20"W 164.92 feet; thence N61°46'08"W 176.49 feet; thence N85°48'54"W 140.93 feet to the East line of the Union Pacific Railroad Right-of-way; thence N01°11'19"W 574.86 feet along said East line to the North line of said NE1/4 of the SE1/4; thence N88°16'25"E 736.96 feet along said North line to the point of beginning. Containing 26.702 acres.

THAT said Certified Survey Map is a correct representation of all of the exterior boundaries of the land surveyed and the division thereof made and I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the City of Kenosha Land Division and Platting Ordinance.

October 5, 2015


10-5-2015
Frank T. Hueller, S-2434
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd, Suite 200
Racine, WI 53406
(262) 634-5588



CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Kammerzell Properties, Inc., owner of said land, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the City of Kenosha.

Kammerzell Properties, Inc., owner of said land does further certify that this map is required by s.236.34 to be submitted to the following for approval or objection: City of Kenosha.

IN WITNESS WHEREOF, this ____ day of _____, 2015.

Kammerzell Properties, Inc.

Witness: _____

Signed: _____
Dennis J. Kammerzell, Secretary

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 2396 BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN.

STATE OF WISCONSIN)
COUNTY OF KENOSHA) SS

Personally came before me this _____ day of _____, 2015, Dennis J. Kammerzelt, as Secretary of Kammerzelt Properties, Inc, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Printed Name:

Notary Public, _____, WI

My commission expires: _____

CITY OF KENOSHA CERTIFICATE

Resolved that this Certified Survey Map has been submitted to and approved by the Common Council of the City of Kenosha on this _____ day of _____ 2015.

Mayor Keith G. Bosman

Debra L. Salas, Clerk/Treasurer



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

First Amendment to the Development Agreement between the City of Kenosha and Keno Wells, LLC and 5th Avenue Lofts, LLC. (District 2) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderspersion Jenkins, District 2, has been notified. This item will also be reviewed by Public Works Committee before final approval by the Common Council.

LOCATION AND ANALYSIS:

Site: 5th Avenue Lofts at 5815 and 5819 5th Avenue

1. The original Development Agreement was approved in December 2014.
2. In September 2015, the City Plan Commission approved the Conditional Use Permit for Phase 2.
3. The original Agreement called for certain sidewalk improvements and street improvements, including repaving, landscaping and street lights, all to be done with Phase 1 because it was unknown at the time when Phase 2 would occur.
4. This Amendment will delay the installation of certain improvements related to Phase 2 until the time of the Occupancy of Phase 2.
5. The Amendments are acceptable to both the City and the Developer.

RECOMMENDATION:

A recommendation is made to approve the First Amendment to the Development Agreement.



Rich Schroeder, Deputy Director



Jeffrey B. Labahn, Director

FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF KENOSHA
AND KENO WELLS, LLC AND 5TH
AVENUE LOFTS, LLC

Document Number

Document Title

This space is reserved for recording data

Return to

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

12-223-31-487-001

12-223-31-487-002

Parcel Identification Numbers

**FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT**

Between

**THE CITY OF KENOSHA, WISCONSIN
A Municipal Corporation**

And

**KENO WELLS, LLC
A Wisconsin Limited Liability Company**

And

**5TH AVENUE LOFTS, LLC
A Wisconsin Limited Liability Company**

This First Amendment to Development Agreement, (“First Amendment”) effective as of the last date of execution is entered into between the City of Kenosha, Wisconsin, a municipal corporation duly organized and existing under the laws of the State of Wisconsin (“City”), and Keno Wells LLC, and 5th Avenue Lofts, LLC, each being a Wisconsin limited liability company with principal offices located at 4011 80th Street, Kenosha, WI 53142 (“Developer”), collectively referred to as the Parties.

WITNESSETH:

WHEREAS, the Parties entered into a Development Agreement which was recorded with the Kenosha County Register of Deeds on December 18, 2014 as Document No. 1739673 for the development of the Real Estate shown as Lot 1 and Lot 2 on certified survey map no. 2773 recorded with the Kenosha County Register of Deeds on December 18, 2014 as Document No. 1739672; and,

WHEREAS, on December 18, 2014, a conditional use permit for the development of the Real Estate was recorded with the Kenosha County Register of Deeds as Document No. 1739670; and

WHEREAS, the conditional use permit provided for the development of Lot 1 of certified survey map no. 2773 as a sixty (60) unit apartment building (“Phase I Development”); and

WHEREAS, on September 24, 2015, the Plan Commission of the City approved an amendment to the conditional use permit for the Phase I Development providing for additional parking on the south sixteen (16) feet of the Phase I Development for the benefit of the Phase II Development; and

WHEREAS, on September 24, 2015, the Plan Commission of the City approved a conditional use permit for the development of Lot 2 of certified survey map no. 2773 as a forty-four (44) unit multiple-family residential development (“Phase II Development”); and

WHEREAS, the Development Agreement requires the completion and acceptance of certain street, sidewalk, landscaping and street lighting improvements to the Real Estate relating to the Phase I Development and the future Phase II Development prior to the issuance of any Temporary Certificate of Occupancy for the Phase I Development; and

WHEREAS, in order to allow the Phase II Development to proceed, to avoid reconstruction of certain of the improvements required to be made by the Developer as part of the Phase I Development, and to allow issuance of a Temporary Certificate of Occupancy for the Phase I Development, an amendment to the Development Agreement is required.

NOW, THEREFORE, in consideration of the mutual promises and undertakings of the Parties, the Parties agree as follows:

1. The foregoing recitals are incorporated into this First Amendment as if fully set forth in this Paragraph.
2. All reference in the Development Agreement to the conditional use permit shall be amended to include the conditional use permit for the Phase I Development recorded with the Kenosha County Register of Deeds on December 18, 2014 as Document No. 1739670, the amended conditional use permit for the Phase I Development approved by the Plan Commission of the City on September 24, 2015, and the conditional use permit for the Phase II Development approved by the Plan Commission for the City on September 24, 2015.
3. All reference in the Development Agreement to an approved plan or approved plans and specifications shall be amended to include an approved plan or approved plans and specifications for the Phase I Development and the Phase II Development.
4. Section I.B.2. of the Development Agreement is amended to read as follows:

DEVELOPER, at DEVELOPER'S cost and expense, shall remove abandoned driveway approaches and replace with curb and gutters and lawn park grass. DEVELOPER, at DEVELOPER'S cost and expense, shall rubblize existing 4th Avenue concrete pavement and resurface with three (3) inches of hot mix asphalt from curb to curb. The binder course of asphalt on 4th Avenue shall be installed and wedged to the gutter pan and the manholes set at binder course elevation prior to CITY issuance of any Temporary Certificate of Occupancy for any improvements within the Phase I Development. Any damage to the binder course of asphalt, curbs and gutters, and manholes shall be removed, repaired and replaced at DEVELOPER'S cost and expense as directed by CITY Engineer prior to the installation of the final lift of asphalt. The final lift of asphalt on 4th Avenue shall be installed and the manholes set at final lift elevation prior to CITY issuance of any Temporary Certificate of Occupancy for any improvements within the Phase II Development. DEVELOPER, at DEVELOPER'S cost and expense, shall be responsible for all maintenance and snow plowing of 4th Avenue unless and until the 4th Avenue improvements are accepted by CITY pursuant to Section I.B.5. and Section I.B.6. of this AGREEMENT.

5. The last sentence of Section I.B.4. of the Development Agreement is amended to read as follows:

DEVELOPER shall obtain approval of the “as-built” plans from CITY Engineer prior to CITY issuance of any Temporary Certificate of Occupancy for any improvements within the Phase II Development.

6. Section I.F.1. of the Development Agreement is amended to read as follows:

DEVELOPER, at DEVELOPER’S cost and expense, shall design and install a complete system of LED street lighting throughout REAL ESTATE in accordance with CITY specifications, the conditional use permit, the certified survey map, the Lighting Plan for the Phase I Development and the Phase II Development approved by CITY Engineer, and all Federal and State environmental laws, rules, and regulations. DEVELOPER, at DEVELOPER’S cost and expense, shall obtain approval of the LED street lighting system from CITY Engineer.

7. The last sentence of Section I.F.2. of the Development Agreement is amended to read as follows:

DEVELOPER shall obtain approval of the “as-built” plans from CITY Engineer prior to CITY issuance of any Temporary Certificate of Occupancy for any improvements within the Phase II Development.

8. Section I.G.4. of the Development Agreement is amended to read as follows:

Landscaping for the Phase I Development shall be completed and accepted by CITY prior to CITY issuance of any Temporary Certificate of Occupancy for any improvements within the Phase I Development. Landscaping for the Phase II Development shall be completed and accepted by CITY prior to CITY issuance of any Temporary Certificate of Occupancy for any improvements within the Phase II Development.

9. Section I.H.3. of the Development Agreement is amended to read as follows:

Sidewalks for the Phase I Development shall be completed and accepted by CITY prior to CITY issuance of any Temporary Certificate of Occupancy for any improvements within the Phase I Development. Sidewalks for the Phase II Development shall be completed and accepted by CITY prior to CITY issuance of any Temporary Certificate of Occupancy for any improvements within the Phase II Development. DEVELOPER, at DEVELOPER’S cost and expense, shall grant to CITY a sidewalk easement for any public sidewalk located within the REAL ESTATE in form acceptable to CITY. The sidewalk easement shall be recorded with the Kenosha County Register of Deeds at DEVELOPER’S expense prior to CITY issuance of any Temporary Certificate of Occupancy for any improvements within the Phase II Development.

10. This First Amendment shall be recorded in the office of the Register of Deeds for Kenosha County, Wisconsin and all costs of recordation shall be paid by DEVELOPER.

11. Capitalized terms used in this First Amendment, and not otherwise defined shall have the meanings given to such terms in the Development Agreement.
12. This First Amendment shall run with the Real Estate and shall be binding upon Developer, Developer's successors and assigns, and Developer's successors in title.
13. This First Amendment shall be construed and enforced according to the laws of the State of Wisconsin. The Parties agree that any matter which may be brought or pursued in court shall be brought and maintained only in the Circuit Court for Kenosha County, Wisconsin, and each Party consents to said venue and the court's personal jurisdiction over each Party.
14. The First Amendment may be executed in any number of counterparts, each of which shall constitute an original, and which taken together shall constitute one and the same instrument.
15. Except as otherwise provided in this First Amendment, all other terms and conditions of the Development Agreement remain in full force and effect.
16. Developer represents to City that Developer is a Wisconsin limited liability company, is in good standing in Wisconsin, that all acts which are a condition precedent to entering into this First Amendment have thereby taken place, and that the individual executing this First Amendment on behalf of Developer has the authority to do so and to bind Developer to the terms and conditions of this First Amendment.
17. City enters into this First Amendment by authority of action taken by its Common Council on the _____ day of _____, 2015.

Signature Pages Follow

KENO WELLS, LLC
A Wisconsin Limited Liability Company
By: Bear Development, LLC, its member

By: _____
STEPHEN C. MILLS, Manager

Date: _____

By: _____
STEPHEN R. MILLS, Manager

Date: _____

STATE OF WISCONSIN)
 :SS.
COUNTY OF KENOSHA)

Personally came before me this _____ day of _____, 2015 Stephen C. Mills and Stephen R. Mills, as Managers of Bear Development, LLC, the sole member of KENO WELLS, LLC, a Wisconsin limited liability company, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Name: _____
Notary Public, State of Wisconsin
My Commission expires/is: _____

5TH AVENUE LOFTS, LLC,
a Wisconsin Limited Liability Company

By: 5TH AVENUE LOFTS MEMBER, LLC,
a Wisconsin Limited Liability Company,
it's Managing Member

By: BEAR DEVELOPMENT LLC,
a Wisconsin Limited Liability Company,
Its Authorized Member

By: STEPHEN R. MILLS, Authorized Member

STATE OF WISCONSIN)
 :SS.
COUNTY OF KENOSHA)

Personally came before me this _____ day of _____, 2015 Stephen R. Mills, Authorized Member of Bear Development LLC, Authorized Member of 5th Avenue Lofts Member, LLC, Managing Member of 5th Avenue Lofts, LLC, a Wisconsin limited liability company to me known to be the person who executed the foregoing instrument and acknowledged the same.

Name: _____
Notary Public, State of Wisconsin
My Commission expires/is: _____

Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney
City of Kenosha
625 52nd Street, Room 201
Kenosha, Wisconsin 53140

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

Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin to include the Attachment of property in the Town of Somers, Kenosha County Wisconsin, in accordance with the approved City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes. (CTH N - 38th Street ROW) (District 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Johnson, District 16, has been notified. A Class II Notice has been published. This item will also be reviewed by the Public Works Committee with final review by the Common Council.

LOCATION AND ANALYSIS:

Site: 38th Street Right-of-Way located east of I94 and CTH S

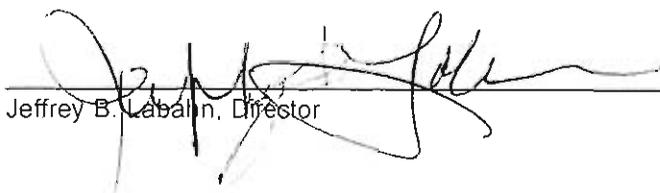
1. The City of Kenosha and Town of Somers Agreement calls for 38th Street right-of-way to be transferred into the City.
2. An Attachment Agreement is pending approval by the Common Council to attach the 38th Street right-of-way currently not located in the City.
3. This Resolution will amend the Official Map to include the right-of-way as being in the City. The Resolution also places the right-of-way in the adjoining district and wards.

RECOMMENDATION:

A recommendation is made to approve the attached Resolution.



Rich Schroeder, Deputy Director



Jeffrey B. Labalin, Director

RESOLUTION NO. _____

BY: THE MAYOR

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

Property Name: CTH N-38th ST ROW

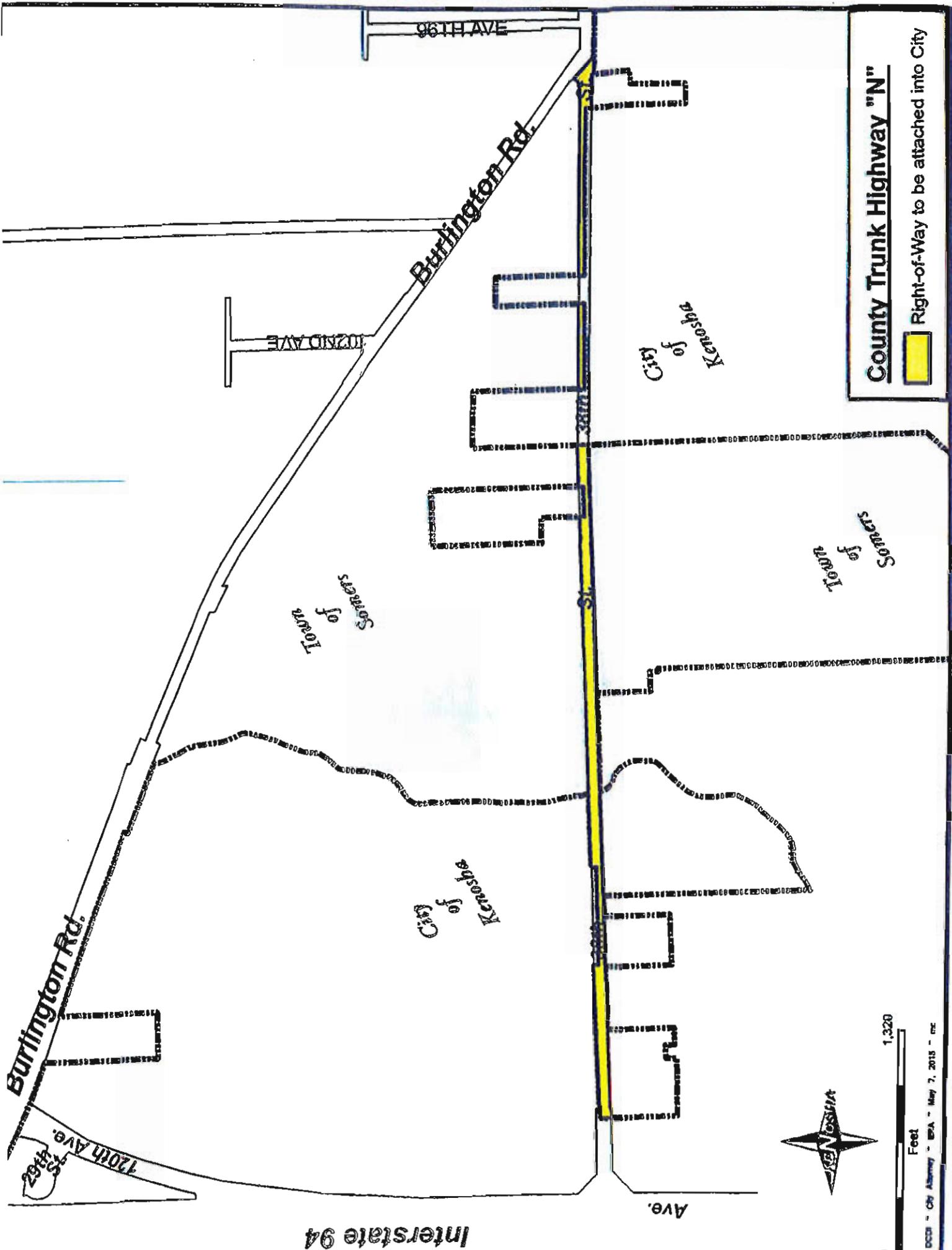
Located at: East of I94 to CTH S

IN THE TOWN OF SOMERS, KENOSHA COUNTY, WISCONSIN, IN ACCORDANCE WITH THE APPROVED CITY OF KENOSHA/TOWN OF SOMERS COOPERATIVE PLAN UNDER SECTION 66.0307 OF THE WISCONSIN STATUTES [CTH N-38th ST ROW]

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

WHEREAS, the City of Kenosha, Wisconsin, and the Town of Somers, Wisconsin, entered into the City of Kenosha/Town of Somers Cooperative Plan Under Section 66.0307, Wisconsin Statutes, which was approved by the Wisconsin Department of Administration, Intergovernmental Relations, Municipal Boundary Review, on August 8, 2005; and the First Amendment to the City and Town of Somers Cooperative Boundary Plan was approved by the WI Department of Administration on September 14, 2015; and,

WHEREAS, it was in the best interest for the public health, safety, and welfare of the City of Kenosha/Town of Somers to attach territory known as CTH N-38th ST ROW located East of I94 to CTH S, in the Town of Somers, Kenosha County, Wisconsin, to the City of Kenosha, Wisconsin; and,



County Trunk Highway "N"



Right-of-Way to be attached into City

Town of Somers

City of Kenosha

Burlington Rd.

96TH AVE

102ND AVE

Town of Somers

City of Kenosha

Burlington Rd.

29th Ave.
120th Ave.

Interstate 94

Ave.

1,320

Feet

DCCJ - City Attorney - WPA - May 7, 2015 - etc

