

**Municipal Building  
625 52nd Street – Room 202**

***Kenosha City Plan Commission  
Agenda***

**Thursday, November 6, 2014  
5:00 p.m.**

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

Call to Order and Roll Call

*Approval of Minutes from October 16 and 23, 2014*

1. Petition to rezone properties South of 60th Street and West of Interstate 94 from A-2 Agricultural Land Holding District, TRD-1 Traditional Single and Two-Family Residential District and TRD-2 Traditional Multi-Family Residential District to M-2 Heavy Manufacturing District in conformance with Section 10.02 of the Zoning Ordinance. (Anchor Bank) (District #16)  
PUBLIC HEARING
2. Request to Amend the Conditional Use Permit for 3,855 s.f. addition to Gateway Technical College - Student Life Center at 3520 30th Avenue. (Gateway Technical College) (District #6)  
PUBLIC HEARING
3. By the Mayor - To Repeal and Recreate Sections IV and XIV of the Zoning Ordinance for the City of Kenosha, WI to reflect the change in name by substituting the term "Lawn Park" in place of "Parkway" wherever that term appears and to Repeal and Recreate Subparagraph 4.06 B.16 regarding self-service storage facilities. PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

*Adjournment*

---

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

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

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

---

**CITY PLAN COMMISSION**  
**Minutes**  
**October 16, 2014**

---

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

**STAFF PRESENT:** Jeffrey B. Labahn and Rich Schroeder

*Others Present:* Alderperson Rose and Alderperson Juliana

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

Mayor Bosman noted that all three items would be taken together for public hearing purposes. All items were read.

1. **City Plan Commission Resolution - To Amend the Land Use Plan Map for the City of Kenosha: 2035 rezoning property at 6201 14th Avenue. (Shalom Center) (District #3) PUBLIC HEARING**
2. **By the City Plan Commission - To Create Subsection 18.02 hh. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (Shalom Center) (District #3) PUBLIC HEARING**
3. **By the Mayor - To Rezone property at 6201 14th Avenue from B-2 Community Business District to IP Institutional Park District in conformance with Section 10.02 of the Zoning Ordinance. (Shalom Center) (District #3) PUBLIC HEARING**

Public hearing opened.

Florence Hammelev, 3018 86th Street-#203, member of CUSH, supports the project.

Fran Hansen, 1713 62nd Street, Director of Shalom Center, is available for questions.

Sandy Milligan, 6602 Pershing Boulevard, member of CUSH, supports the project.

John Bilotti, 8546 36th Avenue, supports the project.

George Myers, 6127 10th Avenue, opposes the project.

Mary Coffey, Kenosha Community Health Center, 625 14th Street, said they are adding medical and behavioral health space to assist the homeless population. Ms. Coffey supports the project.

Alderperson Jack Rose, 4315 68th Street, supports the project.

Katherine Marks, 1821 65th Street, said she is not sure this is the right location and

would like to see the item deferred. We need more time to research locations.

Brian Hervat, 6113 14th Avenue, opposes the project. Mr. Hervat said people signed a Petition that was misleading and the Shalom Center did not address the concerns of the neighborhood.

John Hochstetter, 6112 14th Avenue, opposes the project. Mr. Hochstetter said there is not enough yard or outside space for the clientele.

Barb DeBerge, 6805 63rd Street, supports the project.

Bob Wolf, 6225 14th Avenue, opposes the project. Mr. Wolf lives next door and was not contacted, the space is too small and area too densely populated.

Jane Palmen, 115 68th Place, supports the project.

Lou Rugani, 4526 29th Avenue, felt that a number of people pushing for the shelter to be in the City don't even live in the City.

Virginia Hoekstra, 6209 75th Street, supports the project.

Public hearing closed.

Rich Schroeder, Deputy Director, noted the first two items relate to amending the Comprehensive Plan and need six (6) votes to pass. The third item is the rezoning of the property. At a future date they will need a Conditional Use Permit which will provide more details of the building.

Alderman Michalski asked Police Chief Morrissey to answer some questions. Chief Morrissey noted that they had recently saturated the area with patrols and made many arrests. The Shalom Center has nothing to do with those calls or arrests. This is a challenged area of the City and we have recently patrolled the area more. Chief Morrissey added a major problem is the absentee or slum landlords.

Alderman Michalski said approving this rezoning would bring vulnerable people into a dangerous area. We need to decide if this is the best location for this shelter. There are plans in place that would need to be amended to have the shelter here. Alderman Michalski added that there are merchants in the Uptown area that are opposed to the shelter at this location. Alderman Michalski opposes the rezoning.

Ms. Faraone said if we change the zoning prematurely we are not doing justice to the project. Ms. Faraone said she was not contacted by the Shalom Center and would like to see an Operational Plan. Ms. Faraone would also like to see how much money was raised to assist in paying for this building. Ms. Faraone opposes the rezoning.

Ms. Olson thanked the public for their comments and expressed concern that people in the area were not notified. Ms. Olson went to the site, met with the people and noted the need for a bigger facility. Ms. Olson supports the project.

Mr. Hayden said the Shalom Center does a great job, but there is a density issue with this location. Mr. Hayden opposes the project.

Alderman Wicklund asked why they are looking into a new building rather than rehabbing the current building. Ms. Hansen said it is more inexpensive to rehab than

construct a new building. Alderperson Wicklund asked if they screen clients prior to them staying. Ms. Hansen said they do a breathalyzer and also a background check. Alderperson Wicklund asked how much is the project and how much do you have. Ms. Hansen said the project is \$1.6 million and we have \$600,000 promised. Alderperson Wicklund asked if this is approved, when would you break ground. Ms. Hansen said in 2-3 months, when we have set plans. Alderperson Wicklund asked how will you determine the adequate square footage for the building? Ms. Hansen said she talked to HALO (Racine's shelter) extensively and have based the shelter from their advice. Alderperson Wicklund asked for the estimated square footage of the shelter and the bed capacity. Ms. Hansen said approximately 12,000 s.f., with 32 beds in the building and approximately 32-34 beds in the INNS facilities. Alderperson Wicklund asked how many are served in the soup kitchen and do clients bring cars. Ms. Hansen said about 80-150 people can be served with an average of 90-92. They are usually walk up clients without vehicles.

Alderperson Wicklund said the rezoning is not a bad fit for the area. The bigger hurdle will be the Conditional Use Permit approval. Alderperson Wicklund suggested having doors or a courtyard where clients could gather rather than on the sidewalk. They need to have a softer impact on the surrounding neighborhood. If the floor plan has to be altered and provide less beds to ease the density, then maybe that would be a better solution. Alderperson Wicklund supports the project.

Alderperson Gordon said people don't choose to be homeless and it is a disgrace that a City this size does not have a homeless shelter. Alderperson Gordon supports the project.

Mr. Kleba asked Ms. Hansen if the shelter would be completed in phases. Ms. Hansen said no, all at one time. Mr. Kleba asked if she was confident they could raise more money for the shelter. Ms. Hansen said yes. Mr. Kleba said there is a definite need for the shelter in the community and this is a well-run organization. Mr. Kleba said having this space occupied is better than having it vacant. Mr. Kleba supports the project.

Mr. Lattimore said this is a well run facility and he supports the project.

Mr. DeGrace asked if it was normal that the Conditional Use Permit comes after the rezoning of the property. Jeff Labahn, Director, said we have done the review both ways. Sometimes the applicant wants to secure the zoning and get direction before spending time and money on plans.

Alderperson Michalski said you raised money in the past for the shelter. Was this money put into a separate account to gain interest? Ms. Hansen said yes.

A motion was made by Ms. Olson and seconded by Alderperson Gordon to approve Item 1, the City Plan Commission Resolution. On roll call vote, the motion passed. (Ayes 7, Noes 3) Michalski, Faraone and Hayden voted no.

A motion was made by Alderperson Gordon and seconded by Mr. Lattimore to approve Item 2, the Zoning Ordinance. On roll call vote, the motion passed. (Ayes 7, Noes 3) Michalski, Faraone and Hayden voted no.

A motion was made by Ms. Olson and seconded by Alderperson Gordon to approve Item 3, the Rezoning. On roll call vote, the motion passed. (Ayes 7, Noes 3) Michalski, Faraone and Hayden voted no.

### **Public Comments**

Ms. Marks said the we have not addressed the homeless problem. The Commission did not give the community an opportunity for input on this subject.

Ms. Hansen thanked the Commission for their comments and approval.

William McCormick, 2218 Roosevelt Road, said he just bought property in the Uptown area (the former Starr Furniture building) because the City had a plan. Now you are going to deviate from the plan.

Aldersperson Patrick Juliana, 2002 53rd Street, said he is appalled at what happened tonight. Aldersperson Juliana said the Urban Land Institute created a plan for the area and there is also a Columbus Neighborhood Plan. Both plans show something contrary to what you did here tonight. This project should be at the County level, not the City.

Lisa Sanders, 1875 20th Avenue, made a clarification with the number of meals at the soup kitchen included the residents, there were not in addition to the 150 meals.

Ms. Hoekstra said the Commission did a good thing today.

#### **Commissioner Comments**

No Commission comments.

#### **Staff Comments**

No Staff comments.

A motion to adjourn was made by Ms. Faraone and seconded by Ms. Olson. The motion passed. (Ayes 10, Noes 0) The meeting adjourned at 6:55 p.m.

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

**CITY PLAN COMMISSION**  
**Minutes**  
**October 23, 2014**

---

**MEMBERS PRESENT:** Mayor Bosman, Alderperson Gordon, Alderperson Michalski, Alderperson Wicklund, Anita Faraone, Robert Hayden, Bradley Kleba and Anderson Lattimore

**MEMBERS EXCUSED:** Patrick DeGrace and Jessica Olson

**STAFF PRESENT:** Jeffrey B. Labahn and Rich Schroeder

*Others Present: Alderperson LaMacchia and Shelley Billingsley*

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

A motion was made by Alderperson Michalski and seconded by Mr. Lattimore to approve the minutes of the September 18, 2014 meeting. The motion passed. (Ayes 8, Noes 0)

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

Public hearing opened, no comments, public hearing closed.

A motion was made by Alderperson Michalski and seconded by Ms. Faraone to approve the partial street vacation.

Alderperson Michalski said he spoke to Alderperson Juliana and he supports the vacation.

The motion passed. (Ayes 8, Noes 0)

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

Public hearing opened.

Jonah Hetland and Josh Molter, Bear Development, 4015 80th Street, were present representing the developer and stated that they agree to all of the Conditions. Mr. Hetland said they received Staff comments and adjusted the plans to accommodate those requirements.

Virginia Hoekstra, 6209 75th Street, said she is looking for information on this project. Was there an Environmental Impact Assessment done for the project? Was a Traffic Impact Assessment done? Ms. Hoekstra urged the Commission to follow the Ordinances and get the required documents.

Public hearing closed.

Mr. Hetland noted that a Phase I Environmental Impact Study was done and they are working with the Wisconsin Department of Natural Resources (WDNR) on a material management plan. Mr. Molter added that the Phase II showed no contamination leaked below the topsoil. Mr. Molter added they have not done a Traffic Impact Analysis.

Jeff Labahn, Director, said the City of Kenosha is the recipient of a Site Assessment Grant from the State and we are involved with this site.

Rich Schroeder, Deputy Director, said that the WDNR is involved with the contamination on the site and it will be cleaned to their satisfaction. Regarding the Traffic Impact Study, there is no major impact on the street and the Developer is looking to make the streets narrower, which will be addressed in the Developers Agreement.

Ms. Faraone asked the Developer how long before you start Phase II of development? Mr. Hetland said he is not prepared to answer that. Mayor Bosman said because of the TID Agreement, it is in their best interest to start that as soon as possible. Ms. Faraone asked if we can put a stipulation on when they have to start the next phase? Mr. Labahn said that is beyond the scope of the Conditional Use Permit.

A motion was made by Ms. Faraone and seconded by Alderperson Wicklund to approve the Conditional Use Permit, subject the Conditions of Approval. The motion passed. (Ayes 8, Noes 0)

- 3. City Plan Commission Resolution - To Amend the Land Use Plan Map for the *Comprehensive Plan for the City of Kenosha: 2035*, regarding property at 6300 3rd Avenue. (Clark) (District #2) PUBLIC HEARING**
- 4. By the City Plan Commission - To Create Subsection 18.02 jj. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (Clark) (District #2) PUBLIC HEARING**
- 5. By the Mayor - Petition to rezone property at 6300 3rd Avenue from IP Institutional Park District to RS-1 Single-Family Residential District. (Clark) (District #2) PUBLIC HEARING**

Public hearing opened.

Robert and Donna Clark, 6300 3rd Avenue, owners of the property said they are looking to turn this back into a single family residence.

Public hearing closed.

Alderperson Michalski said he supports the rezoning because it is consistent with the neighborhood.

A motion was made by Ms. Faraone and seconded by Alderperson Michalski to approve Item #3, the City Plan Commission Resolution. The motion passed. (Ayes 8, Noes 0)

A motion was made by Ms. Faraone and seconded by Alderperson Michalski to approve Item #4, the Zoning Ordinance Amendment. The motion passed. (Ayes 8, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve Item #5, the Rezoning. The motion passed. (Ayes 8, Noes 0)

- 6. City Plan Commission Resolution - To Amend the Land Use Plan Map for the *Comprehensive Plan for the City of Kenosha: 2035*, regarding property at 7505 38th Avenue. (MLR Properties) (District #13) PUBLIC HEARING**
- 7. By the City Plan Commission - To Create Subsection 18.02 kk. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (MLR Properties) (District #13) PUBLIC HEARING**
- 8. By the Mayor - Petition to rezone property at 7505 38th Avenue from RG-1 General Residential District to B-1 Neighborhood Business District. (MLR Properties, LLC) (District #13) PUBLIC HEARING**

Public hearing opened.

Netasha Ruffolo, 3308 29th Street, owner of property said she is asking for the rezoning to allow for her to run a photography studio out of the building.

Irene Riordan, 3711 75th Street, said she is opposed to the rezoning and has concerns. How will this affect my taxes? You can only get to this property through the alley. Ms. Riordan also stated she doesn't want her property rezoned commercial.

Vicki Clark, 7517 38th Avenue, asked if only the Ruffolo property would change or if her property would also change.

Public hearing closed.

Mr. Schroeder said the only property that will be rezoned is 7505 38th Avenue. Ms. Riordan and Ms. Clark were only notified because they are within 100 feet of her property. The types of uses for this zoning are very limited.

Ms. Riordan asked what if the photography business does not succeed. Can any business go into the building? Mr. Schroeder said the B-1 zoning is a very limited zoning. The use would probably be an office type setting, such as doctor, dentist or real estate office, no drive thru or no tavern would be permitted.

Alderperson Gordon said Alderperson Wilson supports the rezoning.

A motion was made by Ms. Faraone and seconded by Alderperson Gordon to approve Item #6, the City Plan Commission Resolution. The motion passed. (Ayes 8, Noes 0)

Mr. Lattimore asked is this is the most limiting zoning. Mr. Schroeder said yes.

Mr. Hayden asked about the hours of operation and the parking. Ms. Ruffolo said the

hours will probably be from 7:00 to 5:00 pm daily and by appointment. Ms. Ruffolo will not be doing any changes to the existing parking spaces.

A motion was made by Ms. Faraone and seconded by Mr. Hayden to approve Item #7, the Zoning Ordinance. The motion passed. (Ayes 8, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. Hayden to approve Item #8, the Rezoning. The motion passed. (Ayes 8, Noes 0)

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

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

Public hearing opened.

James Durkin, 12912 75th Street, Bristol, owns property adjacent to the Bristol Neighborhood and has concerns with the drainage issues in the area and the roads leading to the STH 50.

Stephen Abel, 12821 60th Street, has concerns with the construction of 128th Avenue and the impact fees that may be assessed. Mr. Abel asked the Commission to reevaluate the traffic flow of the plan.

Ann Abel, 2821 60th Street, asked why it shows their property in the industrial area on the plan. There are other homes in this area.

Frank Kutzler, 12727 60th Street, asked if his property is rezoned can he still operate his business and expand in the future?

Public hearing closed.

Mr. Schroeder gave an overview of the proposed Amendment to the Bristol Neighborhood Plan. At this time we are only designating the Land Use Plan, we are not rezoning any property and we are not addressing any of the drainage issues.

Mayor Bosman added that this area was previously going to house apartments, but we are now looking to use it for industrial space.

Ms. Faraone asked about the cost for the water and sewer upgrades. Mr. Labahn said most of the infrastructure would be done by the developer at their expense.

Aldersperson Michalski asked if we have comment from Aldersperson Johnson. Mr. Labahn said not to our Staff. Aldersperson Michalski asked if there has been interest in this property? Mr. Labahn said yes.

A motion was made by Ms. Faraone and seconded by Alderperson Gordon to approve Item #9, the City Plan Commission Resolution. The motion passed. (Ayes 8, Noes 0)

A motion was made by Ms Faraone and seconded by Alderperson Gordon to approve Item #10, the Zoning Ordinance. The motion passed. (Ayes 8, Noes 0)

Mr. Labahn said he would meet with any of the property owners to answer questions.

**11. City Plan Commission Resolution - To Amend Chapter 6 entitled Existing Plans & Ordinances for the *Comprehensive Plan for the City of Kenosha: 2035* by revising the *City of Kenosha Downtown Strategic Development Plan* dated August 2012. (District #2) PUBLIC HEARING**

**12. By the City Plan Commission - To Create Subsection 18.02 II. of the Zoning Ordinance to Amend the *City of Kenosha Downtown Strategic Development Plan* dated August 2012 and as Referenced in the *Comprehensive Plan for the City of Kenosha: 2035*. (District #2) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Mr. Labahn explained that the current adopted plan referenced this site as civic park/open space. Staff felt it was appropriate to amend the *Kenosha Downtown Strategic Development Plan* to match the *HarborPark Neighborhood Code* to show Parcel A available for development.

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve Item #11, the City Plan Commission Resolution. The motion passed. (Ayes 8, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve Item #12, the Zoning Ordinance. The motion passed. (Ayes 8, Noes 0)

*Mayor Bosman out.*

**13. Resolution By the Mayor: To Amend the Official Map for the City of Kenosha, Wisconsin, To Include the Attachment of Parcel #80-4-122-032-0085, South of 60th Street and West of STH 31 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 (Bleashka) (District #16) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

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

*Mayor Bosman in.*

**14. By the Mayor - To Repeal and Recreate Various Sections of the Zoning Ordinance for the City of Kenosha, Wisconsin regarding Review Authority of the City Plan Commission. PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Mr. Labahn explained the three (3) tier Plan Review structure. This Amendment will modify the final review authority of several conditional uses in the Zoning Ordinance.

Aldersperson Michalski asked if this passes, how this will affect the applications that are in progress? Mr. Labahn said any applications in progress will operate under the old rules.

Aldersperson Wicklund asked Staff for various clarifications that were explained.

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve the Zoning Ordinance. The motion passed. (Ayes 8, Noes 0)

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

Public hearing opened.

Joe Clark, 7100 77th Avenue, does not support the proposed Ordinance. Mr. Clark would like to install a vinyl coated chain link fence at the front elevation of his property. Mr. Clark would like the chain link for safety reasons.

Public hearing closed.

Aldersperson Michalski asked why the language is being changed on "lawn parks". Mr. Schroeder said that the City Attorney wants to make a distinction in "lawn park" and "parkways". Aldersperson Michalski asked what impact this change would have. Mr. Schroeder said now a wood or stockade fence is allowed. The change would allow a wood or wrought iron fence, it would not allow any chain link fence to be installed. Mr. Schroeder added that the wood fence would screen the items parked outside, but if the applicant wants more visibility, the option would be a wrought iron fence. This proposed Ordinance actually increases the options for the applicant.

Mr. Kleba asked Staff if we could add language stating fence may also be constructed out of vinyl coated chain link fence.

A motion was made by Aldersperson Gordon and seconded by Mr. Lattimore to defer Item #15 for two (2) weeks to allow Staff to revised the language as suggested by Mr. Kleba. The motion passed. (Ayes 8, Noes 0)

*Alderson Gordon out.*

**16. By the City Plan Commission - To Repeal and Recreate the Definition of Community Living Arrangements as defined in Section 12, To Amend, Repeal and Recreate Various Provisions of Section 3 of the Zoning Ordinance regarding Community Living Arrangements. PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Alderson Michalski to approve the Amendment. The motion passed. (Ayes 7, Noes 0)

**Public Comments**

Virginia Hoekstra, said Mr. Kutzler has a terrific trucking business and his concerns deserve to be considered.

Joe Clark thanked the Commission for the deferral of the Ordinance.

**Commissioner Comments**

Mayor Bosman said that he is requesting the wrought iron fencing as a standard because he is trying to upgrade the community.

**Staff Comments**

No Staff comments.

A motion to adjourn was made by Alderson Michalski and seconded by Mr. Hayden. The motion passed. (Ayes 7, Noes 0) The meeting adjourned at 6:45 p.m.

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

**Petition to rezone properties South of 60th Street and West of Interstate 94 from A-2 Agricultural Land Holding District, TRD-1 Traditional Single and Two-Family Residential District and TRD-2 Traditional Multi-Family Residential District to M-2 Heavy Manufacturing District in conformance with Section 10.02 of the Zoning Ordinance. (Anchor Bank) (District #16) PUBLIC HEARING**

**LOCATION/SURROUNDINGS:**

**Site:** South of 60th Street and West of I94

**Neighborhood:** Bristol

**Vicinity Zoning/Land Use**

**North:** A-1, A-2 (County)/Agricultural

**East:** A-2, B-2/Vacant, Future Commercial

**South:** A-2, B-2/Vacant, Commercial

**West:** Bristol/Agricultural

**NOTIFICATIONS/PROCEDURES:**

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

**ANALYSIS:**

- The owner of the property is requesting to rezone the property from *A-2 Agricultural Land Holding District, TRD-1 Traditional Single and Two-Family Residential District and TRD-2 Traditional Multi-Family Residential District* to *M-2 Heavy Manufacturing District*. The purpose of the rezoning is to construct an industrial park on the property.
- Rezoning of the property to *M-2 Heavy Manufacturing District* is not consistent with the adopted *Comprehensive Plan for the City of Kenosha: 2035*, which lists this site as *Medium-High Density Residential District*. At the City Plan Commission meeting on October 23, 2014, an Amendment to the adopted *Bristol Neighborhood Plan*, which would also amend the *Comprehensive Land Use Plan for the City of Kenosha: 2035*, was reviewed and recommended for approval. It included a change in the land use to *Industrial*. This current rezoning petition is in compliance with that proposed change to the Land Use Plan. The Common Council is scheduled to hold a public hearing and act on the Comprehensive Plan change on December 1, 2014.
- The development of the property will have to be consistent with all City, State and Federal Ordinances and regulations.
- The Owner intends to construct multiple industrial buildings on the site, as well as public infrastructure. No users have been identified yet, but the applicant states that the two (2) buildings shown on the Concept Plan represent potential users that are looking in this region to build a new facility.
- Each building built within this development will require access to a public street that connects to two (2) or more existing public streets. The Concept Plan shows a future connection of 128th Avenue to 60th Street, aligned with the existing 128th Avenue to the North. Construction of this public street and the public street at roughly 67th Street going East to the West Frontage Road will involve land not under the control of the applicant. The applicant will need to acquire additional land for right-of-way to accommodate these public streets.

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	November 6, 2014	Item 1 Page 2
<b>Petition to rezone properties South of 60th Street and West of Interstate 94 from A-2 Agricultural Land Holding District, TRD-1 Traditional Single and Two-Family Residential District and TRD-2 Traditional Multi-Family Residential District to M-2 Heavy Manufacturing District in conformance with Section 10.02 of the Zoning Ordinance. (Anchor Bank) (District #16) PUBLIC HEARING</b>			

- Development of the site will require future approvals in the form of Land Divisions, Developers Agreements and Conditional Use Permit or Site Plan approvals. The developments will need to comply with all City Ordinances.

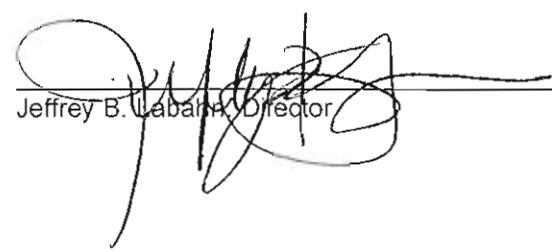
**RECOMMENDATION:**

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



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

/u2/accl/cp/ckays/1CPC/2014/NOV6/Fact-rezone-anchor.odt



\_\_\_\_\_  
 Jeffrey B. Labahn, Director

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

BY: THE MAYOR

To Rezone Five (5) Parcels of Land Located South of 60<sup>th</sup> Street and West of Interstate 94 from A-2 Agricultural Land Holding District, TRD-1 Traditional Single and Two-Family Residential District and TRD-2 Traditional Multi-Family Residential District to M-2 Heavy Manufacturing District in Conformance With Section 10.02 of the Zoning Ordinance. (Anchor Bank) (District #16)

Parcel No(s): 03-121-01-103-001  
03-121-01-103-002  
03-121-01-103-003  
03-121-01-403-003  
03-121-01-203-100

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. Z10-14 bc, and the same hereby is, zoned and districted as indicated on said map.

**Section Two:** The development of the property shall be consistent with the conceptual development plan for the property being rezoned, which plan was submitted by the property owner/developer, considered by the City Plan Commission on the 6<sup>th</sup> day of November 2014, and is on file with the Department of Community Development and Inspections as required in Section 10.02 A. of the Zoning Ordinance.

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

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

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

Passed:

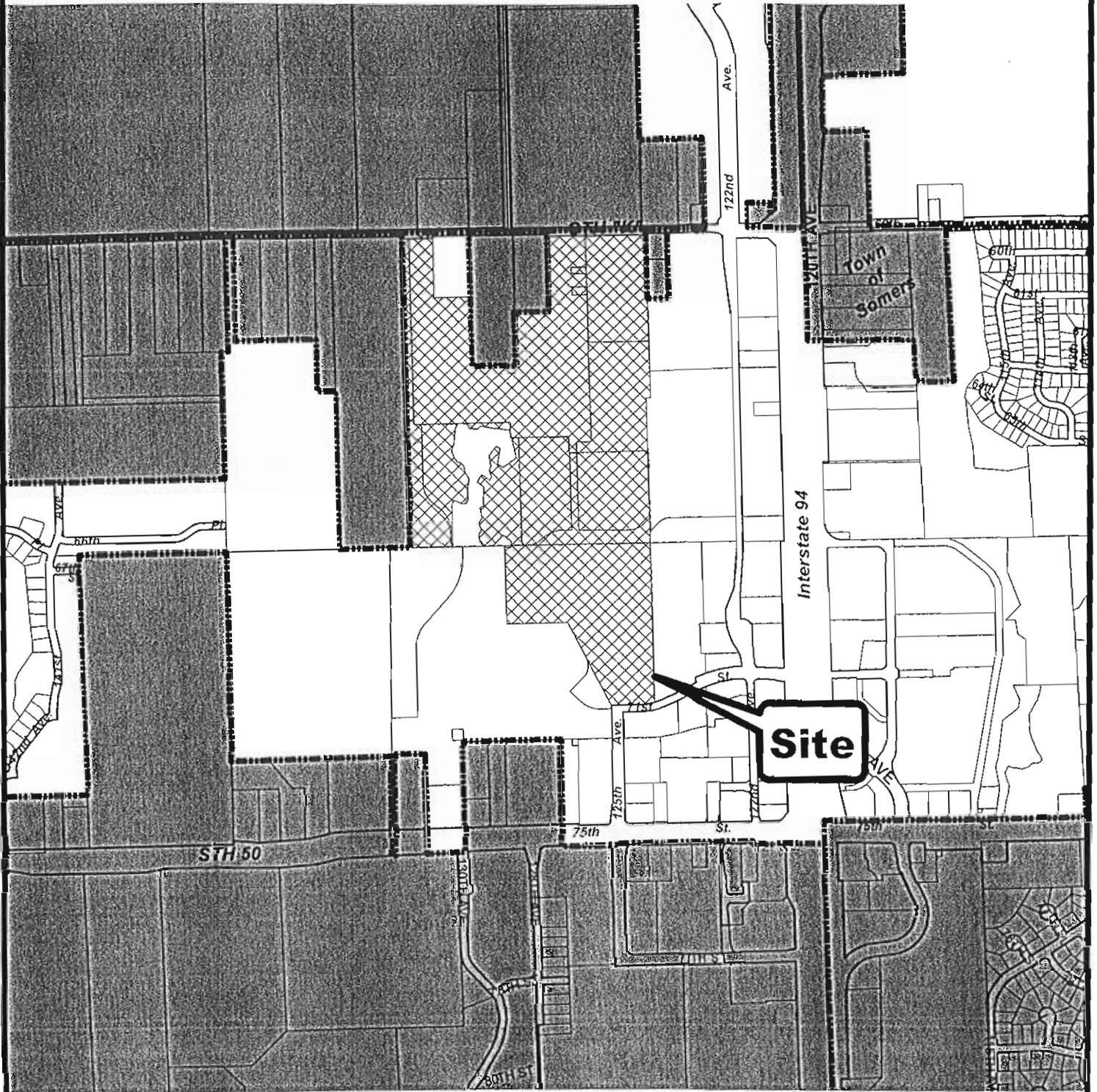
Published:

Drafted By:  
JONATHAN A. MULLIGAN  
Assistant City Attorney

# City of Kenosha

## Vicinity Map

### Anchor Bank rezoning



Properties requested to be rezoned



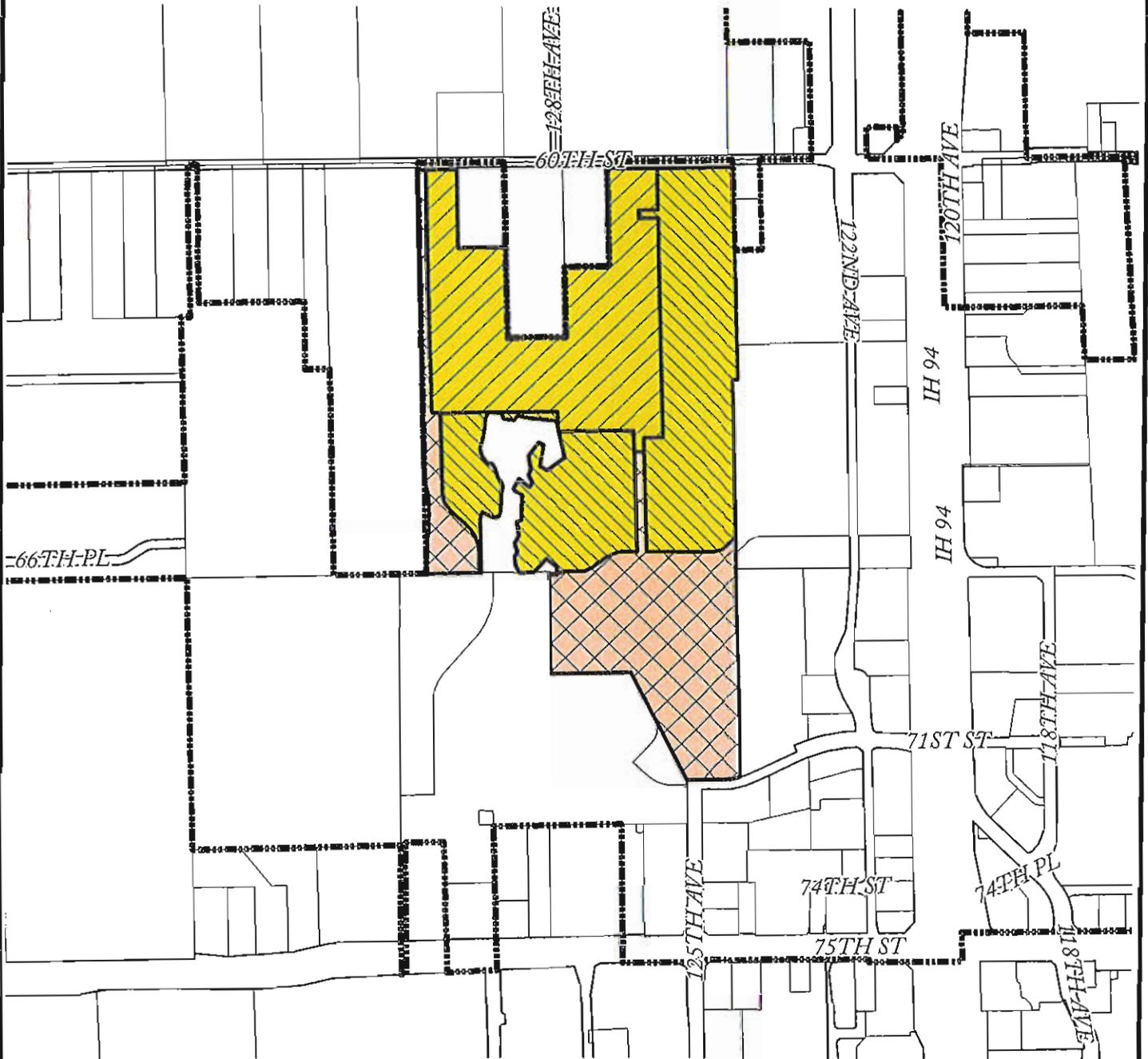
# City of Kenosha

District Map  
Rezoning

Supplement No. Z10-14

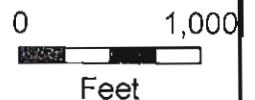
Ordinance No. \_\_\_\_\_

*Anchor Bank petition*



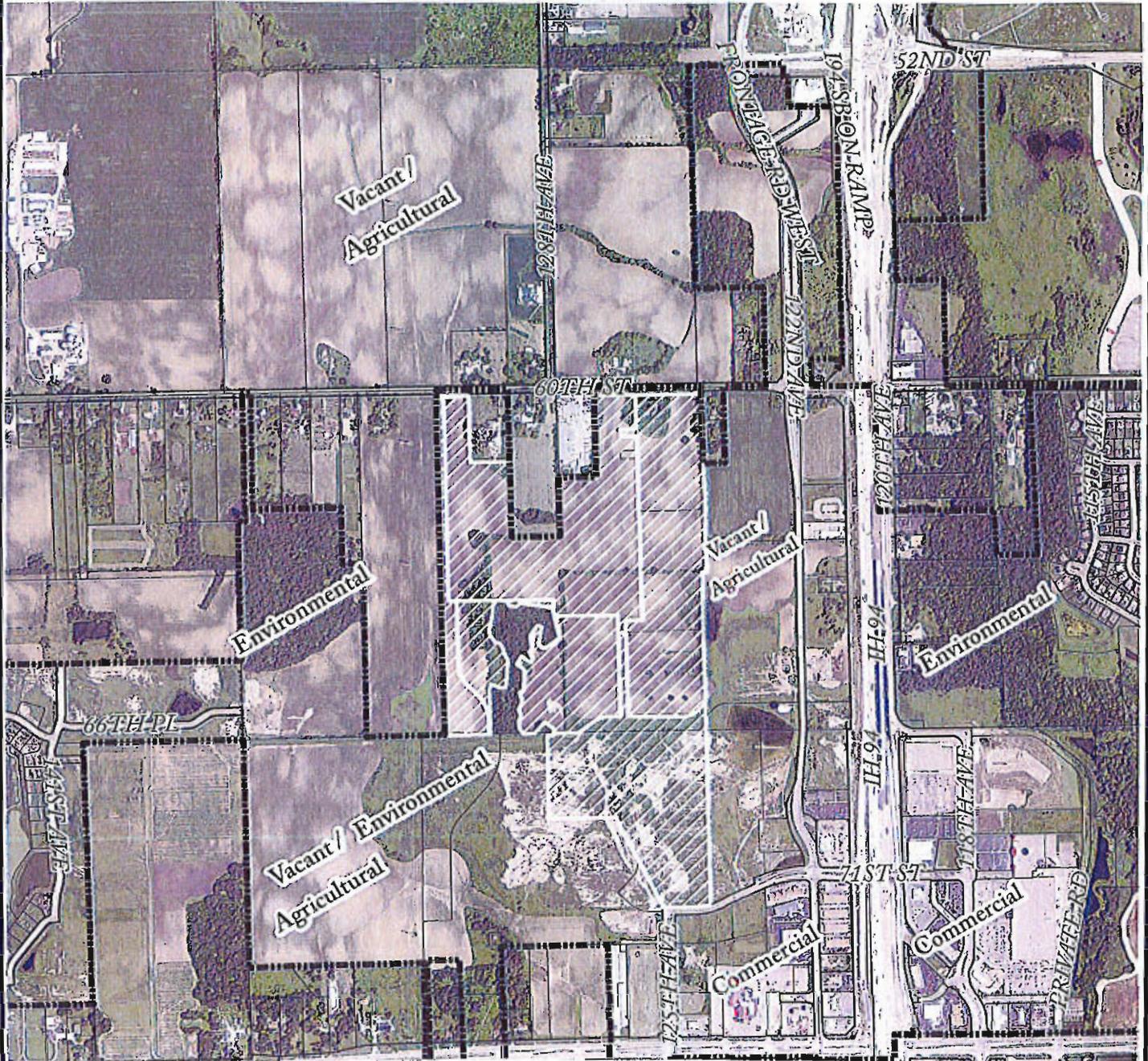
### Properties requested to be changed from:

-  A-2 Agricultural Land Holding to M-2 Heavy Manufacturing
-  TRD-1 Traditional Single & Two-Family Residential to M-2 Heavy Manufacturing
-  TRD-2 Traditional Multi-Family Residential to M-2 Heavy Manufacturing

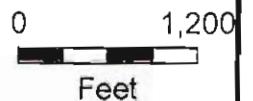


# City of Kenosha

## Land Use Map Anchor Bank Rezoning



Properties Requested to be Rezoned



# GUTTORMSEN, HARTLEY, WILK & HIGGINS, LLP

ATTORNEYS AT LAW

ESTABLISHED 1877

Neil F. Guttormsen  
Thomas B. Hartley  
David P. Wilk  
John P. Higgins  
Erik H. Guttormsen  
Miles W. Hartley

600-52nd Street, Suite 200  
Kenosha, WI 53140  
Tel 262-658-4800  
Fax 262-658-0102  
info@kenoshalawyers.com  
www.kenoshalawyers.com

October 23, 2014

Brian R. Wilke  
Development Coordinator  
City of Kenosha-  
Dept. of Community Development & Inspections  
625-52<sup>nd</sup> Street  
Kenosha, WI 53140

**HAND DELIVERED**

Re: Dermody Properties Rezoning Petition and Prior Submittals dated September 23, 2014

Dear Brian:

In conjunction with the above Rezoning Petition and prior Submittals, I am herewith enclosing the following revised items on behalf of Dermody Properties:

1. Conceptual Site Plans dated October 22, 2014 prepared by Partners in Design for LogistiCenter of Kenosha (11 x 17-20 copies; full size-10 copies);
2. Land Use and Operational Plan dated October 22, 2014 for LogistiCenter of Kenosha.

It is my understanding that the rezoning petition with the revised submittals will be placed on the Meeting agenda for the City Plan Commission scheduled for November 6, 2014.

If you need anything further from Dermody Properties, Partners in Design and/or Pinnacle Engineering Group, please contact me by phone or e-mail. Thank you very much for your guidance and assistance.

Very truly yours,

GUTTORMSEN, HARTLEY, WILK & HIGGINS, LLP



Neil F. Guttormsen

NFG/jk  
Encls.

Cc: Brian Quigley via e-mail  
Jeff Raduechel via e-mail  
Frank Pacetti via e-mail  
Werner Briske via e-mail  
Adam Artz via e-mail

## Dermody Properties LogistiCenter of Kenosha - Land Use and Operational Plan (October 22, 2014)

Dermody Properties intends to develop LogistiCenter of Kenosha, an industrial business park on a 148 acre (approximate) parcel of land. The property is located in the City of Kenosha and is situated just west of I-94 between Highway 50 and 60<sup>th</sup> Street. Two industrial buildings labeled "Building A" and "Building B" are preliminarily located on the property to the east of future 128<sup>th</sup> Avenue, along with several other potential future buildings to the west of 128<sup>th</sup> Avenue and along 60<sup>th</sup> Street, all as represented in the attached Site Development Plans dated October 22, 2014 prepared by Partners in Design Architects. The property has excellent access to existing adjoining City, County, State and Inter-State roadways, and within the development, public roadways will be constructed in phases consistent with the City of Kenosha's roadway design standards, specifications and plans. In addition to such public infrastructure, private roads, truck courts, and parking lots will also be constructed in a phased approach to serve each industrial building as they are developed.

The enclosed site development plans depict a possible layout for the overall development, as well as more particular designs for Buildings A and B driven by input from actual users currently in the market. Buildings A and B are intended to be the first buildings developed (although not necessarily concurrently), along with construction of the 125<sup>th</sup> Avenue/67<sup>th</sup> Street public roadway "loop". The other potential future buildings (along with associated public infrastructure and roadway improvements) would then be constructed at a later time, but the general design, exterior finishes, elevations, landscaping and drainage plans for those potential future buildings will be similar and comparable with the particular designs for Buildings A and B. Market conditions, specific users, and other factors will ultimately determine the final number, type and size of buildings to be developed and those yet-to-be-determined factors will drive the final layout and phasing. Similarly, extension of utilities, storm water management, traffic and other infrastructure improvements will be required over time to support the overall development.

The estimated value of the development at completion is estimated to range between \$80 and \$100 million, depending upon how the development evolves in response to the market factors mentioned above. The expected date of commencement is spring, 2015.

The LogistiCenter concept was pioneered by Dermody Properties. The LogistiCenter brand is well known throughout the country by the brokerage community, logistics professionals and national tenants. LogistiCenter<sup>SM</sup> is a national brand and a registered trademark, owned and developed by Dermody Properties/DP Partners. The brand represents Dermody's business philosophy for meeting Corporate America's supply-chain requirements for Class A industrial distribution facilities, including internet fulfillment/E-commerce, warehouse, manufacturing, assembly, processing, and research & development.

Dermody Properties/DP Partners LogistiCenter<sup>SM</sup> facilities are premier distribution centers with important enhancements. Exceptional locations and logistical network access are essential, but today's corporate distribution users/owners also demand institutional quality construction, multi-functionality, and a host of features all intended to maximize speed to market. Accordingly, all LogistiCenter developments feature large staging areas, high warehouse clear-heights, maximum dock positions usually organized in a cross-dock configuration, efficient circulation roadways and generous auto and trailer parking areas. Through this efficient park footprint, Dermody Properties is able to accommodate logistical technology in a highly cost-effective manner, benefiting both national and regional distribution operations alike.



**DERMODY  
PROPERTIES**

Dermody.com

September 23, 2014

The Honorable Mayor Keith Bosman  
And Members of the Kenosha Common Council

Dear Mayor and Members of the Common Council:

It is requested that the property located at 60<sup>th</sup> Street and described as parcel nos. 03-121-01-103-001; 03-121-01-103-002; 03-121-01-103-003; 03-121-01-403-003 and 03-121-01-203-100 be rezoned from TRD-1, TRD-2 and A-2 to M-2. The purpose of the rezoning is to permit the development of an industrial business park.

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 the rezoning petition.

Please inform the undersigned of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to Brian Quigley as the authorized agent for the property owner, Anchor Bank:

Brian Quigley  
Midwest Partner  
Dermody Properties  
2860 South River Road, Suite 120  
Des Plaines, IL 60018  
(224)-567-8842 (office) or (847)-217-6551 (cell)

Sincerely,

Brian Quigley  
Partner, Midwest Region

September 24, 2014

Honorable Mayor Keith Bosman  
Members of Kenosha Common Council  
Department of Community Development & Inspections-Planning Division

Re: LOT 1: 03-121-01-103-001  
LOT 2: 03-121-01-103-002  
LOT 3 (A): 03-121-01-103-003  
LOT 3 (B): 03-121-01-403-003  
OUTLOT 1: 03-121-01-203-100

Ladies and Gentlemen:

AnchorBank, fsb, as the property owner of a 147 acre parcel of land in Kenosha, Wisconsin (identified above), does hereby authorize and designate Dermody Properties through Mr. Brian Quigley (Midwest partner) to act on its behalf for the following limited purpose: to file a Rezoning Petition with the City of Kenosha Common Council and seek rezoning of said property from TRD-1, TRD-2 and A-2 to M-2. This letter of authorization will be attached to the Rezoning Petition signed by Mr. Quigley on behalf of Dermody Properties. The authorization granted hereunder permits the rezoning to become effective only after title to the property has passed to Dermody Properties.

It is our understanding that the prior rezoning fee of \$1150.00 paid in March 2014 will be applied to the new Petition being filed by Mr. Quigley. All correspondence and notices should be directed to Mr. Quigley at:

O'Hare Atrium Office Plaza  
2860 South River Road  
Suite 120  
Des Plaines, Illinois 60018  
Email address: [bquigley@dermody.com](mailto:bquigley@dermody.com)  
Phone: 224-567-8842 (office) 847-217-6551 (cell)



PO Box 7933 | 608-252-8700  
Madison, WI 53707 | anchorbank.com

With a copy to:

Andy Hess  
Colliers International  
1243 N. 10th Street, Suite 300  
Milwaukee, WI 53205  
Email address: andy.hess@colliers.com  
Phone: 1 262 522 2741 (office)

Please accept this authorization letter for you to proceed with the Rezoning Petition filed by Dermody Properties.

VERY TRULY YOURS,  
ANCHORBANK, FSB

By:   
Printed Name: \_\_\_\_\_  
Title: Timothy J. Nemes - 1st VP - Special Assets



**DERMODY  
PROPERTIES**

# LogistiCenter of Kenosha

KENOSHA, WISCONSIN

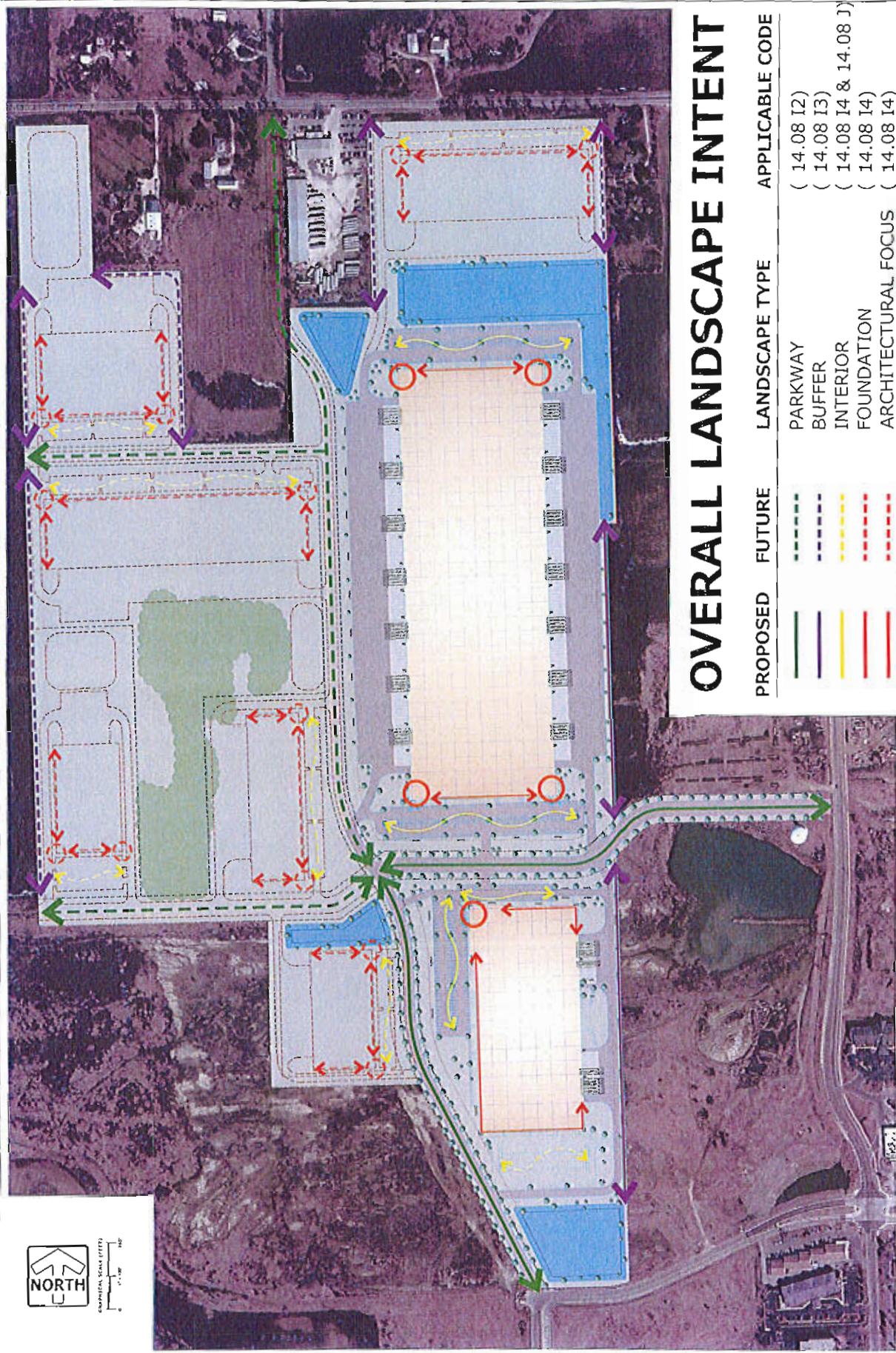


<p><b>PROJECT DATA</b></p> <p>PREPARED FOR: <b>DERMODY PROPERTIES</b>          10000 DERMODY DRIVE, SUITE 100          KENOSHA, WI 53142</p> <p>PROJECT NO: <b>717-14-067</b></p> <p>DATE: <b>10/22/14</b></p>	<p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>1. CONSULT THE GENERAL NOTES AND SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.</li> <li>2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.</li> <li>3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.</li> </ol>	<p><b>SHEET INDEX</b></p> <p>1. GENERAL NOTES</p> <p>2. FOUNDATION</p> <p>3. FLOOR SLAB</p> <p>4. ROOF</p> <p>5. EXTERIOR WALLS</p> <p>6. EXTERIOR FINISHES</p> <p>7. INTERIOR WALLS</p> <p>8. INTERIOR FINISHES</p> <p>9. MECHANICAL</p> <p>10. ELECTRICAL</p> <p>11. PLUMBING</p> <p>12. PAINT</p>	<p><b>LOCATION MAP</b></p>
--	---	--	----------------------------

PROJECT NUMBER:  
717-14-067  
DATE: OCTOBER 22, 2014  
SITE DEVELOPMENT SUBMITTAL



EMPHASIS SCALE (FEET)  
 0 10 20 30



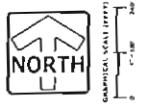
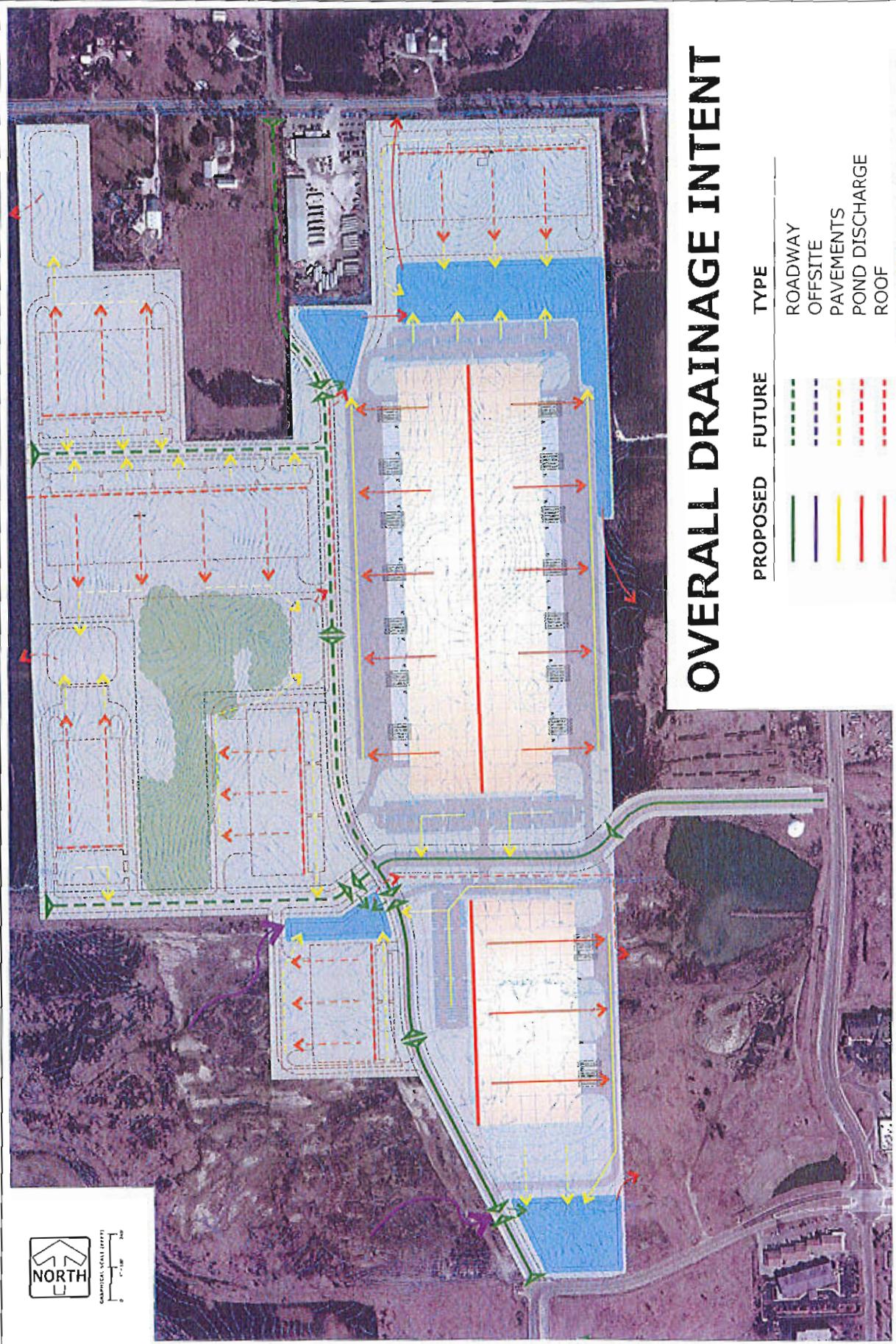
# OVERALL LANDSCAPE INTENT

PROPOSED	FUTURE	LANDSCAPE TYPE	APPLICABLE CODE
		PARKWAY	( 14.08 I2)
		BUFFER	( 14.08 I3)
		INTERIOR	( 14.08 I4 & 14.08 J)
		FOUNDATION	( 14.08 I4)
		ARCHITECTURAL FOCUS	( 14.08 I4)

**DERMODY PROPERTIES**  
**LOGISTIC CENTER OF KENOSHA**  
 PINNACLE ENGINEERING GROUP

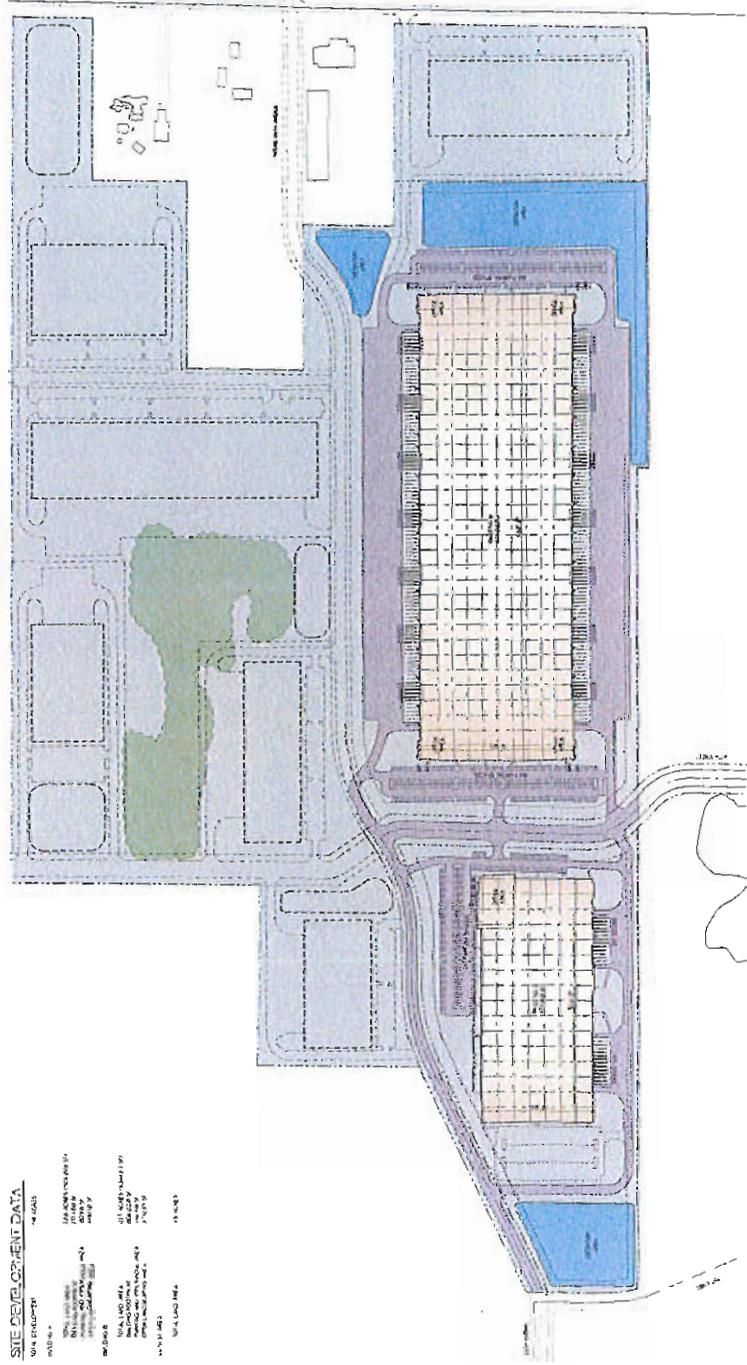
5850 W. BLUE MOUND ROAD | SUITE 210 | DODDSPFIELD, WI 53005 | WWW.PINNACLE ENGR.COM | MILWAUKEE@PINNACLE ENGR.COM  
 PARNER DESIGN ARCHITECTS  
 10/22/2014  
 PLAN | DESIGN | DELIVER





# OVERALL DRAINAGE INTENT

PROPOSED	FUTURE	TYPE
		ROADWAY
		OFFSITE PAVEMENTS
		POND DISCHARGE
		ROOF



GENERAL NOTES: SEE ALL NOTES ON PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WISCONSIN BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.

**SITE DEVELOPMENT DATA**

TOTAL DEVELOPMENT	4.0000
TOTAL BUILDING	1.0000
TOTAL PAVEMENT	1.0000
TOTAL LANDSCAPE	1.0000
TOTAL UTILITIES	1.0000
TOTAL SITE	4.0000



DISPLAY BOARD



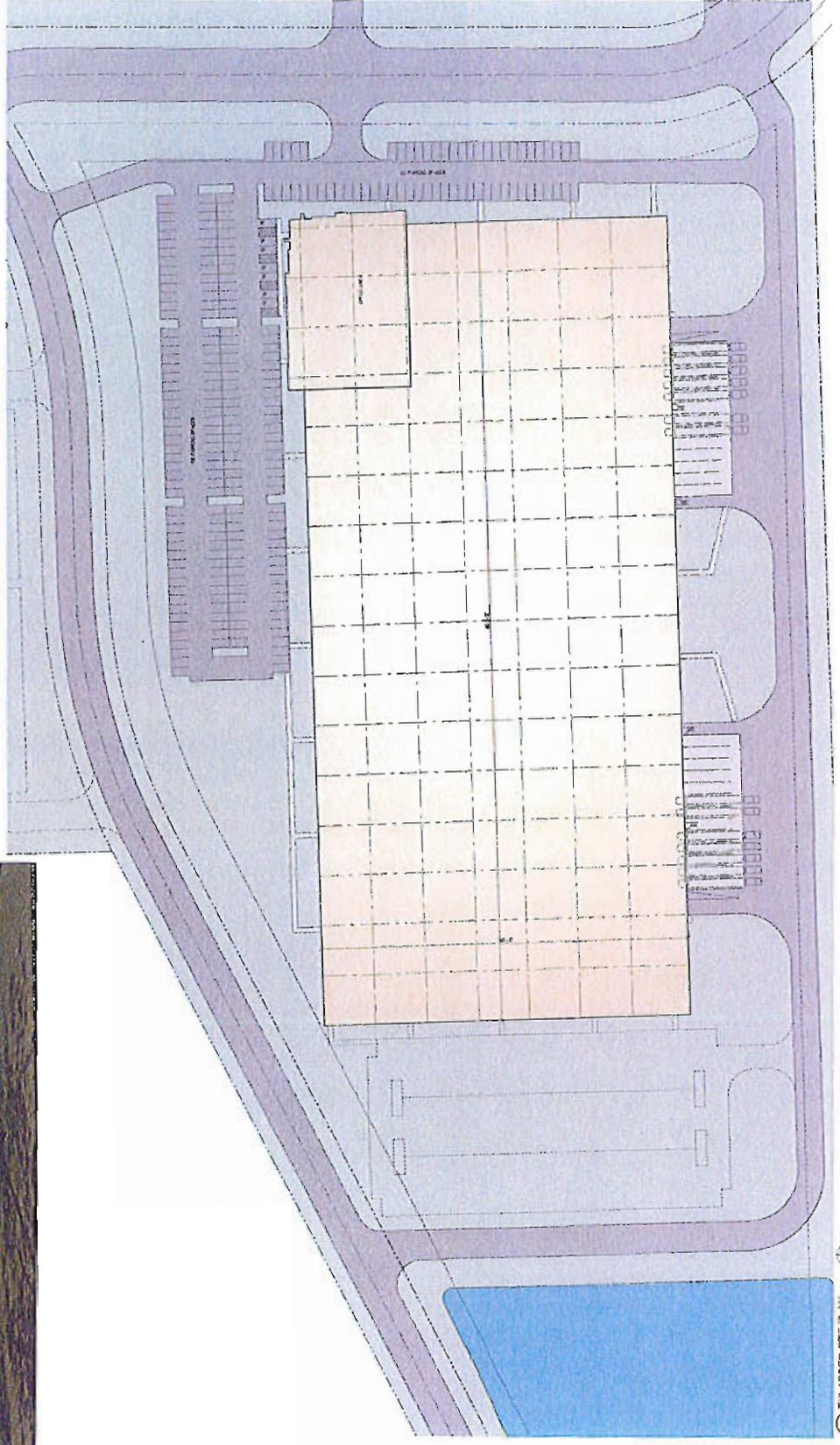
1 BUILDING A  
1/4" = 1'-0"

- 1. 1" = 1'-0" SCALE
- 2. 1" = 1'-0" SCALE
- 3. 1" = 1'-0" SCALE
- 4. 1" = 1'-0" SCALE
- 5. 1" = 1'-0" SCALE

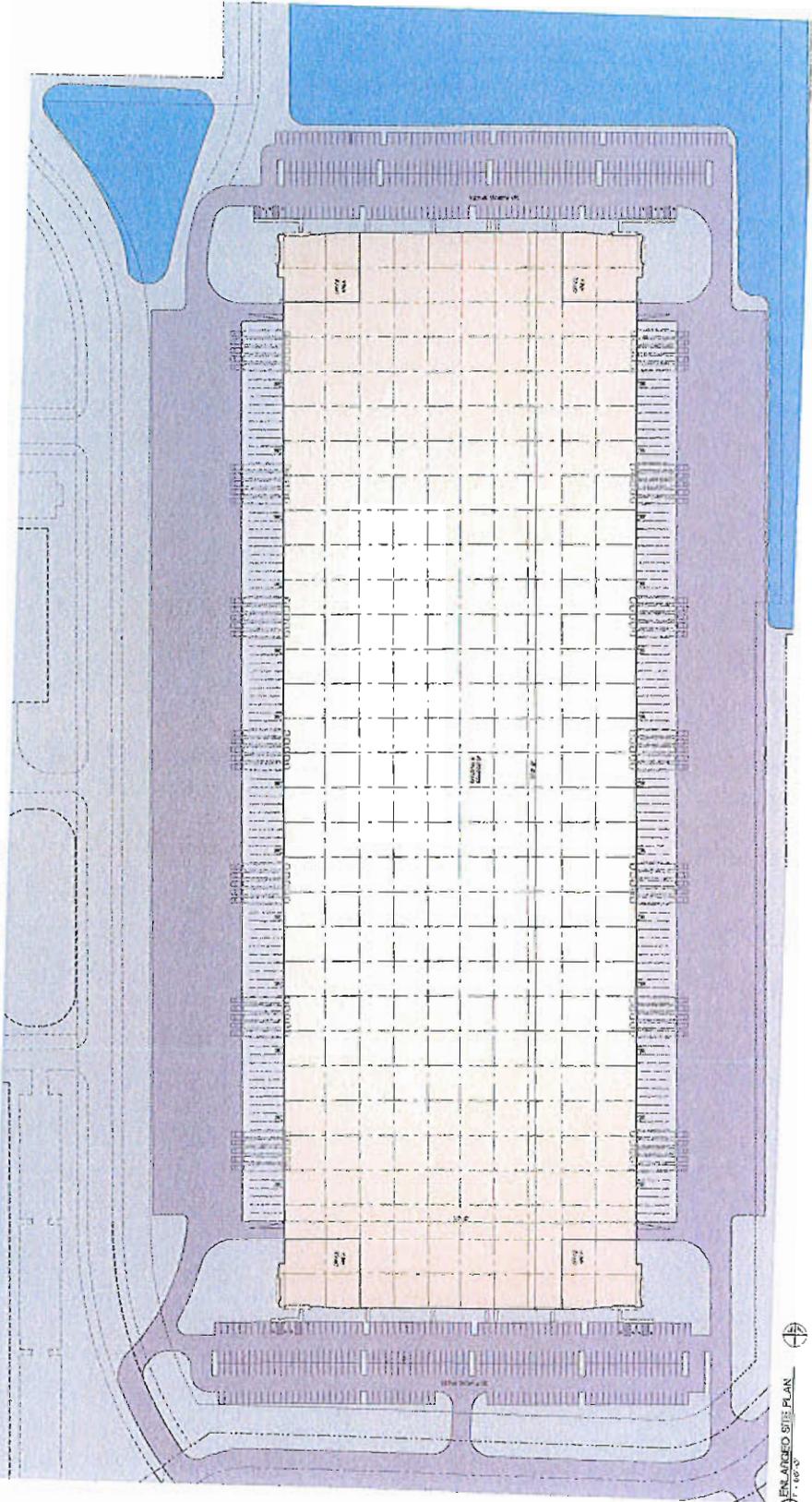


2 BUILDING B  
1/4" = 1'-0"

- 1. 1" = 1'-0" SCALE
- 2. 1" = 1'-0" SCALE
- 3. 1" = 1'-0" SCALE
- 4. 1" = 1'-0" SCALE
- 5. 1" = 1'-0" SCALE







ENLARGED SITE PLAN  
 1/8" = 1'-0"



Planning & Zoning Division  
625 52nd Street - Room 308  
Kenosha, WI 53140  
262.653.4030

Kenosha City Plan Commission

**FACT SHEET**

November 6, 2014

Item 2

**Request to Amend the Conditional Use Permit for 3,855 s.f. addition to Gateway Technical College - Student Life Center at 3520 30th Avenue. (Gateway Technical College) (District #6) PUBLIC HEARING**

**LOCATION/SURROUNDINGS:**

Site: 3520 30th Avenue  
Zoned: IP Institutional Park District

**NOTIFICATIONS/PROCEDURES:**

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

**ANALYSIS:**

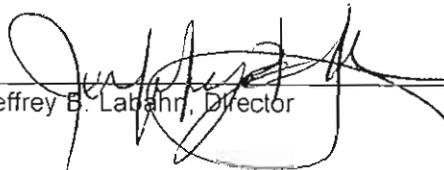
- On March 3, 2014, the Common Council approved a Conditional Use Permit for an addition to Gateway Technical College to expand their Student Life Area of the campus. Construction on the project began in June of 2014.
- As part of the construction process, City Staff reviews the exterior of the building to determine if the project is being constructed per the approved Conditional Use Permit and Building Permit plans. On October 9, 2014, City Staff noticed that the building under construction did not match the approved plans. Staff discovered that additional area, 631 s.f., had been added to the north end of the project. The architect was immediately contacted and asked about the discrepancy. The architect responded that the College had requested that more space be added onto the addition and the State approved the revised plans, but the architect forgot to submit for local review.
- The revised plans have been reviewed by City Departments. No significant impacts to the previous approval were identified.

**RECOMMENDATION:**

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



Brian R. Wilke, Development Coordinator



Jeffrey B. Labahn, Director

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	<b><i>Kenosha City Plan Commission Conditions of Approval</i></b>	Gateway Technical College 3520 30th Avenue	November 6, 2014
--	---	--	------------------

1. Compliance with the Conditional Use Permit dated April 7, 2014.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
  - a. All plans that are affected by the Amendment shall be resubmitted for the file. These include, but are not limited to, Site, Grading, Utility and Landscape Plans.
  - b. The Building Permit shall be amended to show the new plan layout.

/u2/acct/cp/ckays/1CPC/2014/NOV6/conditions-amend-gateway.odt

Department of Community Development & Inspections  
 625 52nd Street - Room 308  
 Kenosha, Wisconsin 53140  
 phone - 262.653.4030 or fax 262.653.4045

**Conditional Use Permit Approval**

<b>Project Name:</b>	Gateway Technical College Student Life Entry Expansion	<b>Date:</b> April 7, 2014
<b>Location:</b>	3520 30th Avenue	
<b>Project Description:</b>	An expansion to the existing building.	
<b>Issued to:</b>	William Whyte 3520 30th Avenue Kenosha, WI 53144	
<b>Architect/ Engineer/ Contractor:</b>  (if applicable)	Mark Molinaro Partners In Design 600 52nd Street - Suite 220 Kenosha, WI 53140	
<b>Approval Dates:</b>	Common Council – March 3, 2014 Community Development & Inspections – N/A	
<ul style="list-style-type: none"> <li>• Conditions of approval (see attachment)</li> <li>• Approval shall be void if a building permit is not obtained by <b>September 3, 2014</b></li> </ul>		

Any questions regarding the approved Conditional Use Permit should be directed to me at 262.653.4049 or via email at [bwilke@kenosha.org](mailto:bwilke@kenosha.org).



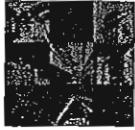
\_\_\_\_\_  
 Brian Wilke  
 Development Coordinator  
 Community Development & Inspections

- c: Shelley Billingsley, Director of Engineering, Public Works  
 Mike Callovi, Planning Technician, Community Development & Inspections  
 Mike Higgins, Assessor  
 Michael Moore, Commercial Building Inspector, Community Development & Inspections  
 Jeffrey B. Labahn, Director, Community Development & Inspections  
 Mike Lemens, Director, Public Works  
 John W. Morrissey, Chief, Police Department  
 Gail Rohde, Counter Clerk, Community Development & Inspections  
 Patrick Ryan, Division Chief, Fire Prevention Bureau  
 Ed St. Peter, General Manager, Kenosha Water Utility  
 Debra Salas, City Clerk-Treasurer

<b>Project Name:</b>	Gateway Technical College Student Life Entry Expansion	<b>Date:</b> April 7, 2014
<b>Location:</b>	3520 30th Avenue	

### Conditions of Approval

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
  - a. The applicant shall obtain all required construction permits from the Department of Community Development & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.
  - b. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.
  - c. The development shall be constructed per the approved plans on file with the Department of Community Development & Inspections, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.
  - d. Prior to the issuance of any Occupancy permits, the building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
  - e. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.
  - f. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.
  - g. All trash containers shall be stored within the enclosure or building. The applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.
  - h. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within six (6) months of Common Council approval of the Conditional Use Permit/Site Plan or the Conditional Use Permit/Site Plan shall be null and void.
  - i. All vehicles shall be parked within the designated paved areas.
  - j. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.
  - k. This Conditional Use Permit is for Phase I - building addition. Future phases shall required separate Conditional Use Permit and approval.



**Partners in Design**  
**ARCHITECTS**

October 17, 2014

Mr. Brian Wilke  
City Planning Development Coordinator  
625 52<sup>nd</sup> Street, Room 308  
Kenosha, Wisconsin 53140

Re: Gateway Technical College - Kenosha Campus  
FY-14 Expansion, Renovation and Repair Projects  
**Student Life Entry Expansion**

Dear Mr. Wilke,

Please find attached our plan commission amendment submittal for Gateway Technical College's (GTC) Student Life Entry Expansion. As you recall this expansion is being developed in two phases, the first phase will be the building expansion itself and the second phase will be the site improvements.

As the project progressed it was identified that the college was going to require a third bay at the Multipurpose room. I have received approved plans from the Department of Safety and Professional Services for revision to previously approved plans. But in my haste, I mistakenly did not consider re-submitting to Plan Commission. I was notified by the Inspection Department last week that what is currently constructed does not correlate with the plans they have on file and that I will need to submit the updated plans for an amendment to the previously approved plans.

If you have questions or concerns please feel free to contact me.

Sincerely,

Jeffrey E. Bridleman  
Project Manager

**Partners in Design  
Architects, Inc.**

**W I S C O N S I N**  
600 Fifty Second Street  
Suite 220  
Kenosha, WI 53140  
voice: 262.652.2800  
fax: 262.652.2812

**I L L I N O I S**  
2610 Lake Cook Road  
Suite 280  
Riverwoods, IL 60015  
voice: 847.940.0300  
fax: 847.940.1045

## Development Review Application City of Kenosha, Wisconsin

### MAILING INFORMATION

**NAME OF PROJECT:** Gateway Technical College - Student Life Entry Expansion

**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]: Larry Paruszkiewicz Gateway Technical College 3520 30th Ave Kenosha, WI 53144	Phone: 262.564.2054 Fax: E-Mail: <del>jeffb@pidarchitects.com</del> ParuszkiewiczL@gtc.edu
<input type="radio"/>	Name and Address of Architect/Engineer [Please print]: Mark A. Molinaro, Jr. Partners In Design Architects 600 52nd Street, Suite 220 Kenosha, WI 53140	Phone: 262.652.2800 Fax: E-Mail: markm@pidarchitects.com
<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): 3520 30th Ave, between the Academic Building and the Science Building

### 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:*

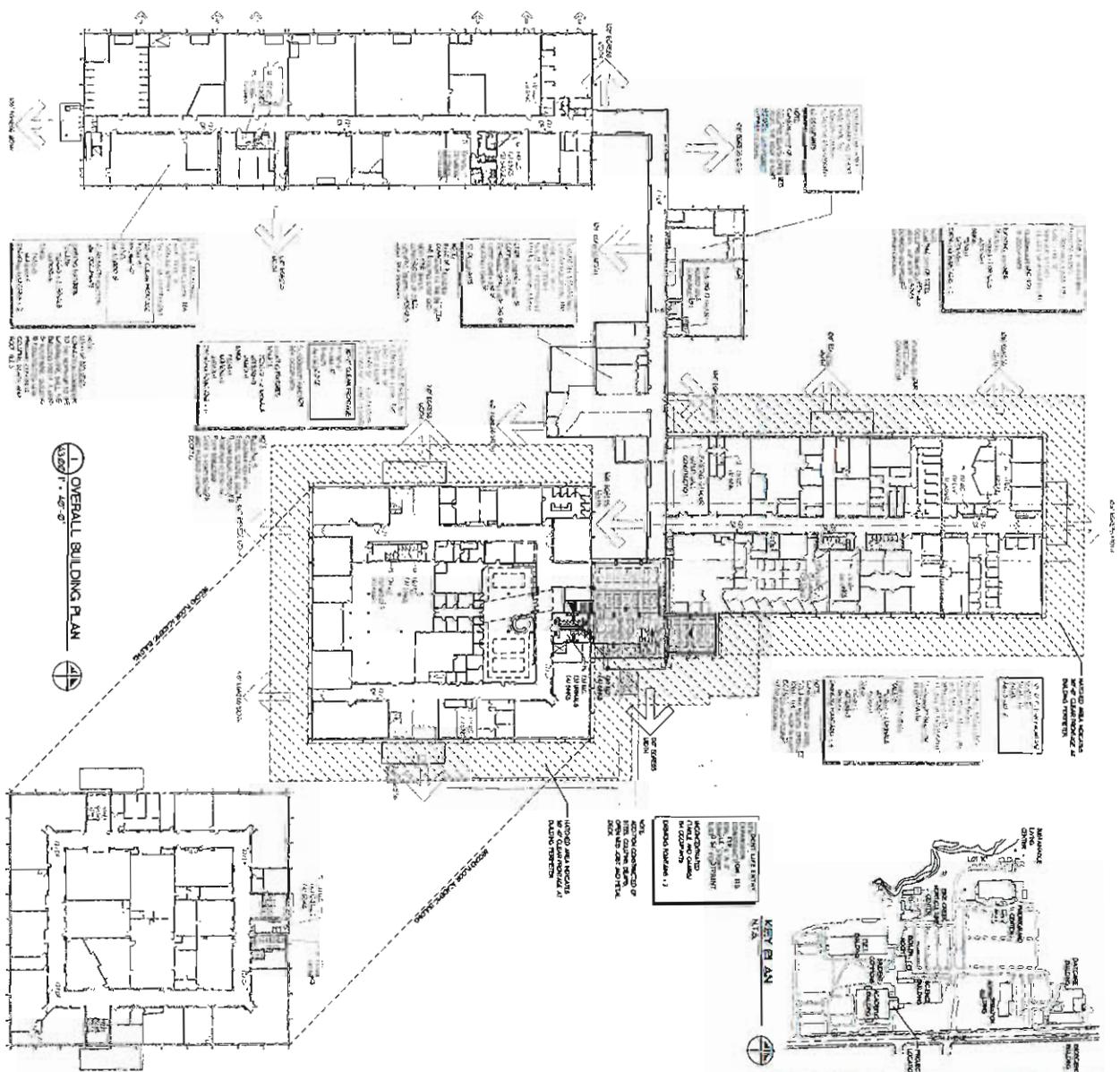
Department of Community Development & Inspections  
Planning Division  
625 52nd Street, Room 308  
Kenosha, WI 53140

Phone: 262.653.4030  
Fax: 262.653.4045

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

**SECTION 4  
CONDITIONAL USE PERMIT**

<b>Additional Information Required:</b>	<b>Building or Addition Square Footage:</b> Increase from 3,844 to 4,475 sf (amendment) <b>Existing Building Size:</b> Renovation 1,175 sf <b>Site Size:</b> +/- 59 acres <b>Current # of Employees</b> _____ <b>Anticipated # of New Employees</b> 0 <b>Anticipated Value of Improvements</b> \$1,350,000.00																																	
<b>Submittal Requirements:</b>	<ul style="list-style-type: none"> <li>➤ Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale</li> <li>➤ Developer Site Plan/Conditional Use Permit Checklist (Appendix A)</li> </ul>																																	
<b>If Item to be Reviewed by Plan Commission/Common Council must Submit:</b>	<ul style="list-style-type: none"> <li>➤ One (1) 8 1/2" x 11" reduction or twenty (20) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides)</li> <li>➤ Sample Board containing colored samples of all exterior building materials</li> </ul>																																	
<b>Fees:</b>	<table border="1"> <tr> <td>Level 1</td> <td>&lt;= 10,000 sq. ft.</td> <td>&lt;= 1 acre</td> <td>\$900 = City Plan Dept. or \$1,025 = CPC/CC</td> </tr> <tr> <td>Level 2</td> <td>10,001 - 50,000 sq. ft.</td> <td>1.01 - 10 acres</td> <td>\$1,175 = City Plan Dept. or \$1,300 = CPC/CC</td> </tr> <tr> <td>Level 3</td> <td>50,001 - 100,000 sq. ft.</td> <td>10.01 - 25 acres</td> <td>\$1,600 = City Plan Dept. or \$1,725 = CPC/CC</td> </tr> <tr> <td>Level 4</td> <td>&gt; 100,001 sq. ft.</td> <td>&gt; 25.01 acres</td> <td>\$2,000 = City Plan Dept. or \$2,125 = CPC/CC</td> </tr> </table>	Level 1	<= 10,000 sq. ft.	<= 1 acre	\$900 = City Plan Dept. or \$1,025 = CPC/CC	Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	\$1,175 = City Plan Dept. or \$1,300 = CPC/CC	Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	\$1,600 = City Plan Dept. or \$1,725 = CPC/CC	Level 4	> 100,001 sq. ft.	> 25.01 acres	\$2,000 = City Plan Dept. or \$2,125 = CPC/CC	<table border="1"> <tr> <td><b>Building or Addition Size</b></td> <td><b>Site size</b></td> <td><b>Review Fee</b></td> </tr> <tr> <td>&lt;= 10,000 sq. ft.</td> <td>&lt;= 1 acre</td> <td>\$900 = City Plan Dept. or \$1,025 = CPC/CC</td> </tr> <tr> <td>10,001 - 50,000 sq. ft.</td> <td>1.01 - 10 acres</td> <td>\$1,175 = City Plan Dept. or \$1,300 = CPC/CC</td> </tr> <tr> <td>50,001 - 100,000 sq. ft.</td> <td>10.01 - 25 acres</td> <td>\$1,600 = City Plan Dept. or \$1,725 = CPC/CC</td> </tr> <tr> <td>&gt; 100,001 sq. ft.</td> <td>&gt; 25.01 acres</td> <td>\$2,000 = City Plan Dept. or \$2,125 = CPC/CC</td> </tr> </table>	<b>Building or Addition Size</b>	<b>Site size</b>	<b>Review Fee</b>	<= 10,000 sq. ft.	<= 1 acre	\$900 = City Plan Dept. or \$1,025 = CPC/CC	10,001 - 50,000 sq. ft.	1.01 - 10 acres	\$1,175 = City Plan Dept. or \$1,300 = CPC/CC	50,001 - 100,000 sq. ft.	10.01 - 25 acres	\$1,600 = City Plan Dept. or \$1,725 = CPC/CC	> 100,001 sq. ft.	> 25.01 acres	\$2,000 = City Plan Dept. or \$2,125 = CPC/CC	<ul style="list-style-type: none"> <li>➤ If building size or addition and gross acreage of the site determine two (2) different fees, the greater of the two fees will be assessed.</li> <li>➤ Application fee entitles applicant to an initial review and one re-submittal.</li> <li>➤ Re-submittal fee = \$425 per re-submittal after two (2) permitted reviews.</li> <li>➤ CUP Amendment = 50% of the applicable fee as determined above.</li> </ul>
Level 1	<= 10,000 sq. ft.	<= 1 acre	\$900 = City Plan Dept. or \$1,025 = CPC/CC																															
Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	\$1,175 = City Plan Dept. or \$1,300 = CPC/CC																															
Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	\$1,600 = City Plan Dept. or \$1,725 = CPC/CC																															
Level 4	> 100,001 sq. ft.	> 25.01 acres	\$2,000 = City Plan Dept. or \$2,125 = CPC/CC																															
<b>Building or Addition Size</b>	<b>Site size</b>	<b>Review Fee</b>																																
<= 10,000 sq. ft.	<= 1 acre	\$900 = City Plan Dept. or \$1,025 = CPC/CC																																
10,001 - 50,000 sq. ft.	1.01 - 10 acres	\$1,175 = City Plan Dept. or \$1,300 = CPC/CC																																
50,001 - 100,000 sq. ft.	10.01 - 25 acres	\$1,600 = City Plan Dept. or \$1,725 = CPC/CC																																
> 100,001 sq. ft.	> 25.01 acres	\$2,000 = City Plan Dept. or \$2,125 = CPC/CC																																
<b>Appendices to Review:</b>	<ul style="list-style-type: none"> <li>➤ All</li> </ul>																																	
<b>Approximate Review Time:</b>	<ul style="list-style-type: none"> <li>➤ 30 days for Staff Review</li> <li>➤ 45-60 days for City Plan Commission/Common Council Review</li> </ul>																																	
<p>The conditional use permit plans, prepared to a standard engineering scale, shall be submitted with this application &amp; shall include the following information:</p>																																		
<b>Building Plan:</b>	<ul style="list-style-type: none"> <li>➤ Layout of building(s) including size and layout of rooms</li> <li>➤ Design and architecture</li> <li>➤ Plans and details on fire suppression and/or standpipe</li> <li>➤ Plans and details on fire detection, fire alarm and other safety devices</li> </ul>																																	
<b>Site Plan</b> (based on a plat of survey)	<ul style="list-style-type: none"> <li>➤ Legal description of property</li> <li>➤ Location and footprint of building(s) and structure(s)</li> <li>➤ Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks</li> <li>➤ Outline of any development stages</li> <li>➤ Location and details on any required emergency access roads</li> <li>➤ A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space</li> </ul>																																	
<b>Drainage Plan</b>	<ul style="list-style-type: none"> <li>➤ Existing topography, including spot elevations of existing buildings, structures, high points, and wet areas, with any previous flood elevations</li> <li>➤ Floodplain boundaries, if applicable</li> <li>➤ Soil characteristics, where applicable</li> <li>➤ Proposed topography of the site denoting elevations and natural drainage after construction and any proposed stormwater retention areas</li> </ul>																																	



1 OVERALL BUILDING PLAN  
 1/8" = 1'-0"

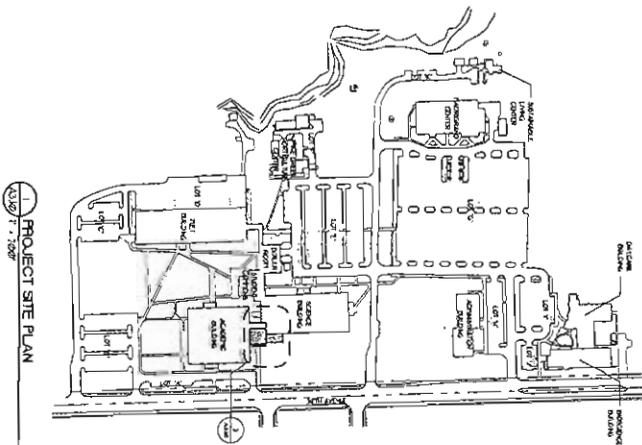
APPROVED PLAN

<p><b>A300</b></p>	<p>PROJECT NO. 15102920                  DATE: 08/14/14                  SHEET: 03/14</p>	<p><b>Partners in Design</b>                  ARCHITECTS</p>	<p>600 Park Ave. Suite 200                  Kenosha, WI 53142                  Ph: (224) 652-3800</p>	<p><b>STUDENT LIFE ENTRY EXPANSION</b>                  Gateway Technical College, Kenosha Campus</p>	<p>DATE: 08/14/14                  SHEET: 03/14</p>
				<p>CODE REVIEW SHEET</p>	

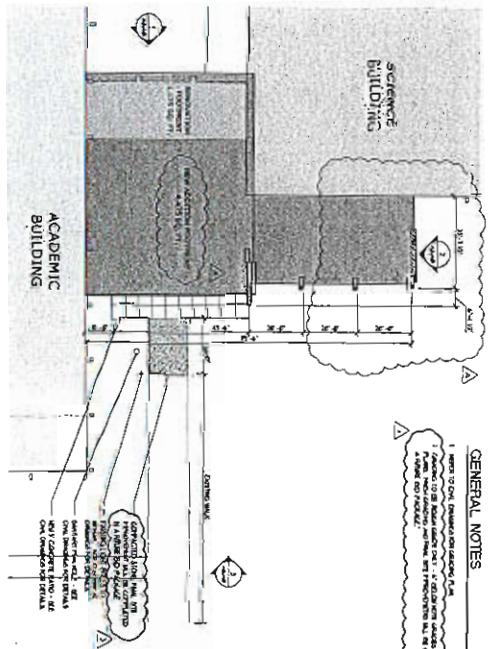




# PROPOSED PLAN



1 PROJECT SITE PLAN  
 1/8" = 1' - 0"



1 PROJECT SITE PLAN  
 1/8" = 1' - 0"

**GENERAL NOTES**

1. SEE 2014 INTERNATIONAL RESOLUTIONS FOR THE IBC FOR THE LATEST REQUIREMENTS FOR ACCESSIBILITY AND EGRESS.

2. ALL NEW CONSTRUCTION SHALL BE CONFORMANT WITH THE 2012 IBC.

<p><b>A310</b>                  000 PACKAGE 1</p>	<p>DATE: 07/11/14                  TIME: 10:00                  DRAWN BY: JEB                  CHECKED BY: TOC                  PROJECT NO: 20130250</p>	<p><b>Partners in Design</b>                  ARCHITECTS</p>	<p>480 Parkwood Street                  Suite 120                  Geneva, NY 14456                  PH: (716) 222-1111                  FAX: (716) 222-1112</p>	<p>STUDENT LIFE ENTRY EXPANSION                  Gateway Technical College, Kaposha Campus</p>	<p>SCALE:                  1/8" = 1' - 0"                  1/4" = 1' - 0"                  1/2" = 1' - 0"</p>
				<p>ARCHITECTURAL SITE PLAN</p>	<p>DATE: 07/11/14</p>



Planning & Zoning Division  
625 52nd Street - Room 308  
Kenosha, WI 53140  
262.653.4030

Kenosha City Plan Commission

**FACT SHEET**

November 6, 2014

Item 3

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

**LOCATION/SURROUNDINGS:**

Site: City-Wide

**NOTIFICATIONS/PROCEDURES:**

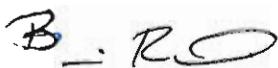
The Common Council is the final review authority for Zoning Ordinance Amendments.

**ANALYSIS:**

- Self-service storage facilities in the City of Kenosha are considered a conditional use in the B-2, M-1 and M-2 Zoning District.
- As part of the conditional use standards, Chapter 4 of the Zoning Ordinance, any fencing for a self-service storage facility must be constructed of a site-obscuring wood fence or masonry wall.
- At the last meeting the City Plan Commission deferred action on the Ordinance and asked that language be added to allow vinyl coated chain link fencing as an acceptable material. The attached Ordinance has been amended to reflect the additional language. The vinyl coated chain link option will only apply to self-service storage facilities in the M-1 and M-2 Zoning District that are not located on a Major Street (as defined by the Zoning Ordinance) and not located adjacent to or across the street from a residential district. The Amendment would also allow a site-obscuring vinyl fence as an alternative on any self-service storage facility site.
- All outdoor storage areas in conjunction with a self-service storage facility must still be surrounded by a site-obscuring wood or vinyl fence, regardless of the location of the facility.
- The Zoning Ordinance Amendment would also replace the term "parkway" in the Zoning Ordinance, Sections 4 and 14, with the term "lawn park area". Parkway is a term that means a Park road. A lawn park area is the grass area between the sidewalk/property line and the edge of the paved roadway.

**RECOMMENDATION:**

For Commission review and recommendation.



Brian R. Wilke, Development Coordinator



Jeffrey B. Labahn, Director

ORDINANCE \_\_\_\_\_

Recommendations by CPC on 10/23/14

SPONSOR: THE MAYOR

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

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

**Section One:** Sections IV and XIV of the Zoning Ordinance for the City of

Kenosha, Wisconsin, are amended by substituting therein the term "Lawn Park" for "Parkway"

wherever that term appears.

**Section Two:** Subparagraph 4.06 B.16. of the Zoning Ordinance for the City of

Kenosha, Wisconsin is hereby repealed and recreated as follows:

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

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

- (1) Material sample(s) and colors.
- (2) Floor plan indicating location and size of office and storage units.
- (3) All buildings shall be constructed of decorative masonry, brick, cut stone, or stained, painted, aggregate or decorative precast concrete panel. Concrete block, where used, shall be cast with a decorative pattern.

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

- (1) Location and "footprint" of all structures.
- (2) Location of all off-street parking spaces. All parking spaces and drives between storage buildings shall be paved with asphaltic concrete or Portland Cement concrete.
- (3) Location of any outdoor storage areas, which shall be shown as paved with asphaltic concrete or Portland Cement concrete.
- (4) A minimum of thirty (30') feet wide lanes shall be provided between buildings.

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

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

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

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

(ii.) **Notwithstanding subdivision (i), fencing for Self-Service Storage Facilities in the M-1 or M-2 Districts may be constructed of non-site-obscuring vinyl-coated chain-link, wrought-iron, or other**

**decorative materials** if such fencing will not be located on frontage that is adjacent to a Major Street as designated in Subsection 5.01, will not abut a residential district, and will not be across a street from a residential district.

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

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

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

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

f. Operational Plan which includes:

(1) Name and address of facility operator.

(2) Number of employees.

(3) Hours, days and months of operation.

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

(5) Security system.

g. Yard Requirements.

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

(2) Side Yards.

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

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

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

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

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

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

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

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

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

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

Passed:

Published:

Drafted By:  
EDWARD R. ANTARAMIAN  
City Attorney