

<p>Municipal Building 625 52nd Street – Room 202</p>	<p><i>Kenosha City Plan Commission</i> <i>Agenda</i></p>	<p>Thursday, November 10, 2011 5:00 p.m.</p>
<p><i>Mayor Keith Bosman - Chairman, Alderman Jesse Downing - Vice-Chairman</i> <i>Alderman Anthony Kennedy, Alderman Jan Michalski,</i> <i>Anita Faraone, Robert Hayden, Art Landry, Anderson Lattimore, Jessica Olson and Ron Stevens</i></p>		

Call to Order and Roll Call

Approval of Minutes from October 20, 2011

1. Conditional Use Permit for a 2,862 s.f. restaurant with a drive-thru to be located at 4002 52nd Street. (Taco Bell) (District #10) PUBLIC HEARING
2. Conditional Use Permit for a 1,875 s.f. addition to Aurora Medical Center at 10400 75th Street. (Aurora Medical Center) (District #17) PUBLIC HEARING
3. Conditional Use Permit for a multi-family residential development to be located east of 30th Avenue, north and south of 21st Street. (Sun Pointe Village) (District #5) PUBLIC HEARING
4. Review of the location of a sculpture to be located within Union Park at 4500 7th Avenue. (Union Park Sculpture) (District #2) PUBLIC HEARING
5. By Alderperson Lawrence Green - To Repeal and Recreate Section 16.03 A.1. and A.2. of the Zoning Ordinance regarding fence installation. PUBLIC HEARING
6. By Alderperson David Bogdala: To Amend various Sections of the Zoning Ordinance regarding "Crop Production as a Conditional Use", To Amend Section 12 B. entitled " Specific Words and Phrases", To Amend Tables 4.01, Group 1, Group 2, Group 3 and To Create Section 4.06 D.16 entitled "Crop Production in a Residential, Business, Manufacturing or Industrial District". PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

CITY PLAN COMMISSION
Minutes
October 20, 2011

MEMBERS PRESENT: Mayor Bosman, Alderman Downing, Alderman Kennedy, Alderman Michalski, Anita Faraone, Robert Hayden, Art Landry, Anderson Lattimore and Ron Stevens

MEMBERS EXCUSED: Jessica Olson

STAFF PRESENT: Jeffrey B. Labahn and Rich Schroeder

Others Present: Tony Geliche and Paula Blise

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

A motion to approve the minutes from October 6, 2011 was made by Ms. Faraone and seconded by Alderman Downing. The motion passed unanimously. (Ayes-8; Noes-0).

1. By the Finance Committee - Resolution to approve the 2012 Consolidated Plan - Annual Plan for the Community Development Block Grant/HOME Program. PUBLIC HEARING

Public hearing opened.

Alderman Kennedy arrived.

Yolanda Adams, 4202 45th Street, representing the Urban League, questioned why there wasn't a recommendation made for the Urban League to receive any funding at the CDBG Allocation meeting for the 2012 funds. We offer training to help an individual get hired. The employer will then offer more in depth training specific to their business.

Donna Smith, 4517 Sheridan Road, a trainee at the Urban League spoke in support of the program.

Public hearing closed.

Ms. Faraone asked if anyone knew why the Urban League did not receive any money. Mr. Landry, CDBG Committee member, said it was a difficult decision, but they directed the funds to those we thought needed them the most. It was mentioned that the training is offered at the businesses. There were other applicants that did not receive any funding. Ms. Faraone said she has also been on the CDBG Committee and know of the difficult choices. The applicants must be careful not to overlap on services.

Alderman Michalski said he does not want to vote not and delay any of the other applicants from receiving funding.

Mr. Lattimore, also a CDBG Committee member, said Mr. Landry summarized what occurred at the meeting. The Urban League's proposal was confusing. Mr. Lattimore noted that he could not vote on a change because he sits on the Literacy Council.

Alderman Downing said the CDBG funds were reduced from the Federal budget. It was a tough choice to decide who should get the funds. Alderman Downing asked Tony Geliche, Community Development Specialist, if there were available funds from previous years. Mr. Geliche said yes, roughly \$400,000 - \$500,000. Alderman Downing asked if we could get additional information on that amount and possibly allocate some of that money to the Urban League.

Alderman Kennedy asked if the Plan Commission has the ability to allocate any funds. Mr. Geliche said this Commission makes a recommendation to the Common Council. To allocate any of the unused funds, the CDBG Committee would have to discuss and forward the allocation. Alderman Kennedy said he would support taking some of the unallocated funds and forwarding to the Urban League. Would it be appropriate for us to ask the CDBG Committee to reconvene to allocate those funds? Mr. Geliche said he would convey that request to the Chairperson of the CDBG Committee.

Mr. Landry said if we have additional funds to reallocate, I would like to reopen the allocations to other applicants who did not receive any funding. Mr. Geliche said the funds must be allocated in accordance with the allocation plan in place for the funds remaining from that year.

A motion was made by Alderman Kennedy and seconded by Alderman Michalski to separate the categories for funding. The motion passed unanimously. (Ayes -9; Noes-0)

A motion was made by Alderman Michalski and seconded by Alderman Kennedy to approve the Public Service category. The motion passed. (Ayes-8; Noes-0; Abstain-1) *Mr. Lattimore abstained.*

A motion was made by Alderman Michalski and seconded by Mr. Lattimore to approve the Housing, Neighborhood Improvement/Economic Development category. The motion passed unanimously. (Ayes-9; Noes-0)

A motion was made by Mr. Stevens and seconded by Mr. Hayden to approve the Planning/Management category. The motion passed unanimously. (Ayes -9; Noes-0)

Alderman Downing was excused.

2. Conditional Use Permit for a 4,320 s.f. restaurant with a drive-thru to be located at the southwest corner of 81st Street and Sheridan Road, District #3. (Culver's) PUBLIC HEARING

Public hearing opened.

Chris McGuire, McCon Building Corporation, 1059 Circle Drive, Highland, WI, gave an overview of the project.

Public hearing closed.

Rich Schroeder, Assistant City Planner, showed a video of the site.

A motion was made by Ms. Faraone and seconded by Mr. Landry to approve the Conditional Use Permit, subject to the Conditions of Approval.

Alderman Michalski, alderman of the district, supports the project.

Alderman Kennedy asked if the proposed plans were presented to anyone else in the community. Mr. McGuire said no.

Alderman Kennedy asked the time of the last delivery. Mr. McGuire said all deliveries are in the morning. Alderman Kennedy said there is residential property to the west, is the lighting intrusive to these properties? Mr. McGuire said he worked with Staff and met the lighting requirements. We are also planting large berms and using landscaping to separate the residential from commercial.

Alderman Kennedy suggested that other businesses have a restriction on times of deliveries, can we add that as a condition. Jeffrey B. Labahn, City Planner, said Item 1.m. makes a reference to the Operational Plan which could address this topic.

A motion was made by Alderman Kennedy and seconded by Alderman Michalski to add a condition - *No deliveries to this location after 6:00 p.m.*

Ms. Faraone was not in favor of another stipulation. They stated the deliveries take place in the morning. This is not conducive to good development and I will not support.

Mayor Bosman said sometimes the delivery truck may be running late due to weather. We don't want to turn them away in a case like that.

Mr. Hayden asked if Alderman Michalski has received complaints about the deliveries? Alderman Michalski said no, but the property was previously commercial. Mr. Hayden said they were making deliveries there for a long time and the proposed restaurant is conducive to the neighborhood. Alderman Kennedy said he is looking for something that extends beyond today and runs with the land.

Mr. Stevens said your reason to add this restriction is a reason not to do so, I trust Staff and their list of regulations.

Alderman Michalski withdrew his second to the motion.

A motion was made by Ms. Faraone and seconded by Alderman Michalski to approve the Conditional Use Permit, subject to the conditions. The motion passed unanimously. (Ayes-8; Noes-0)

Conditions of Approval
Culver's at 81st Street and Sheridan Road

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 Neighborhood Services & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.
 - b. The applicant shall obtain Driveway, Sidewalk, Street Opening and Parking Lot permits from the Department of Public Works.

- c. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.
 - d. The development shall be constructed per the approved Building, Site, Drainage, Utility and Landscape Plans on file with the Department of City Development, 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 City Development for review and approval.
 - e. Prior to the issuance of any occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
 - f. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.
 - g. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.
 - h. All trash containers shall be stored within the enclosure or building. Applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.
 - i. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within six (6) months of Common Council approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.
 - j. All vehicles shall be parked within the designated paved areas.
 - k. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per approved plans.
 - l. Cross access shall be provided to adjacent parcels if required at a future date by the City.
 - m. Compliance with the Operational Plan dated October 12, 2011.
 - n. The applicant shall obtain a Stormwater Management Permit and enter into a Stormwater Management Maintenance Agreement prior to the issuance of any construction permits.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. The Drainage Plan shall be revised and resubmitted for review and approval addressing comments listed in the Public Works memo dated October 5, 2011.

- b. The Utility Plan shall be revised and resubmitted for review and approval addressing the comments listed in the Kenosha Water Utility Memo dated October 11, 2011.
- c. The applicant shall provide the Department of City Development with a certificate from the County Treasurer stating that there are no past due real estate taxes or special assessments on the site per Section 2.02.B.8 of the Zoning Ordinance.
- d. A remote Fire Department Connection is required. The Fire Alarm Contractor is to contact the Fire Prevention Bureau for directions on the alarm install.
- e. The building footprint shall include detailed dimensions of all exterior walls.
- f. Include a table on the Site Plan that breaks down the amount of the site dedicated to building, parking/sidewalks and landscaping/open space in square footage.
- g. The Floor Plan shall detail the name and the placement of the kitchen equipment.
- h. The west elevation shall comply with the requirements of Section 14.07 B.10(f)(2) of the Zoning Ordinance.
- i. The Site Plan or Floor Plan shall indicate the proposed maximum occupancy to determine compliance with the off-street parking requirements of Chapter 6 of the Zoning Ordinance.
- j. Pedestrian connections from the public sidewalk to the entrances are required. Provide a defined pedestrian connection with ADA accessible sidewalks and painted crosswalks in the parking area to both Sheridan Road and 81st Street.
- k. The Site Plan and the Landscape Plan differ regarding the parking layout. The Site Plan shows a parking area set back fifteen (15') feet from the south property line, while the Landscape Plan is fifty-three (53') from the south property line. The Landscape Plan has two (2) additional islands that are not shown on any other plan.
- l. The centerline of the Sheridan Road access point shall be moved south to align with the centerline of 82nd Street.
- m. All Site and Engineering Plans shall be submitted at a standard engineering scale. (i.e. 1" = 20')

3. Conditional Use Permit for a non-conforming residential use to be located at 5820 5th Avenue, District #2. (Greskoviak) PUBLIC HEARING

Public hearing opened.

Robert Greskoviak, 7413 10th Avenue, was available for questions.

Public hearing closed.

A motion was made by Ms. Faraone and seconded by Alderman Michalski to approve the Conditional Use Permit, subject to conditions. The motion passed unanimously. (Ayes-8; Noes-0)

Conditions of Approval
Greskoviak at 5820 5th Avenue

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 Neighborhood Services & Inspections if applicable. This includes, but is not limited to Building, Plumbing, Electrical and Occupancy permits.
 - b. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of City Development.
 - c. The Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
 - d. 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.
 - e. 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.
 - f. This approval is for a 3-unit residential use only. No expansion of residential units in the building is permitted with this approval.

4. City Plan Commission Resolution to Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035, regarding property east and west of 14th Avenue, north of 31st Street District #1. (Petzke Park) PUBLIC HEARING

Mayor Bosman asked that Items #4, #5 and #6 be taken together for public hearing purposes. All items were read.

5. **By the Mayor - To Rezone properties located east and west of 14th Avenue, north of 31st Street from M-2 Heavy Manufacturing to IP Institutional Park in conformance with Section 10.02 of the Zoning Ordinance, District #1. (Petzke Park) PUBLIC HEARING**
6. **By the Mayor - To Create Subsection 18.02 I. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (Petzke Park) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

A motion was made by Alderman Michalski and seconded by Mr. Hayden to approve Item #4, #5 and #6. The motion passed unanimously. (Ayes -8; Noes-0)

7. By the Mayor - Resolution to Amend the Official Map for the City of Kenosha, Wisconsin, To include the Attachment of Parcel #80-4-222-233-

0110, located at 5523 23rd Street in the Town of Somers, Kenosha County, Wisconsin, in accordance with the approved City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes, District #5. (Pinnacle Towers, LLC) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. Landry to approve the Amendment. The motion passed unanimously. (Ayes-8; noes-0)

- 8. By the Mayor - Resolution to Amend the Official Map for the City of Kenosha, Wisconsin, To include the Attachment of Parcel #81-4-223-183-0110, located at 2020 Birch Road 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, District #1. (Angotti) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Alderman Kennedy to approve the Amendment. The motion passed unanimously. (Ayes-8; Noes-0)

Public Comments

No public comments.

Commissioner Comments

No Commissioner comments.

Staff Comments

Mr. Labahn noted the next meeting will be in three weeks and is the only meeting in November. Also, there is only one meeting scheduled in December.

A motion to adjourn was made by Alderman Kennedy and seconded by Mr. Landry. The motion passed unanimously (Ayes-8; Noes-0). The meeting adjourned at 5:45 p.m.

Meeting Minutes Prepared by: Kay Schueffner, Department of City Development

City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	November 10, 2011	Item 1
Conditional Use Permit for a 2,862 s.f. restaurant with a drive-thru to be located at 4002 52nd Street. (Taco Bell) (District #10) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 4002 52nd Street
Zoned: B-2 Community Business District

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Kennedy, has been notified. The Common Council is the final review authority.

ANALYSIS:

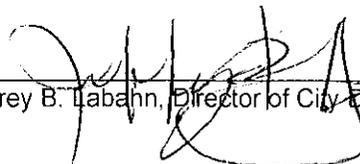
- The applicant is proposing to raze the existing 4,056 s.f. fast food restaurant on the site and construct a new, smaller restaurant in its place. The new 2,862 s.f. restaurant will have a drive-thru window similar to the existing restaurant.
- The proposed exterior materials are stone, brick and EIFS. Some of the EIFS will have to be modified since EIFS is not allowed on the ground floor below the top of the window line.
- The interior parkway area will require a three (3') foot high decorative fence per Chapter 14 of the Zoning Ordinance.
- The plans were sent to City Departments for their review. Their comments are included in the attached Conditions of Approval.
- The plans generally comply with Chapters 4 and 14 of the Zoning Ordinance.

RECOMMENDATION:

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



Brian R. Wilke, Development Coordinator



Jeffrey B. Labahn, Director of City Development

City Plan Division
625 52nd Street
Kenosha, WI 53140
262.653.4030

***Kenosha City Plan
Commission
Conditions of Approval***

**Taco Bell
4002 52nd Street**

November 10, 2011

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 Neighborhood Services & Inspections. This includes, but is not limited to Raze, Erosion Control, Building, Plumbing, Electrical and Occupancy permits.
 - b. The applicant shall obtain a Parking Lot permit from the Department of Public Works.
 - c. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.
 - d. The development shall be constructed per the approved plans on file with the Department of City Development, 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 City Development for review and approval.
 - e. Prior to the issuance of any occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
 - f. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a Building Permit.
 - g. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.
 - h. All trash containers shall be stored within the enclosure or building. Applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.
 - i. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within 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.
 - j. Outdoor display of products is prohibited.
 - k. All vehicles shall be parked within the designated paved areas.

Engineering Services

4401 Green Bay Road

Kenosha, WI 53144
Kenosha WI 53144

Phone (262) 653-4315
Fax (262) 653-4303

"Providing and Protecting Kenosha's Greatest Natural Resource"

MEMO

To: Brian Wilke, Development Coordinator

From: Curt Czamecki, Water Engineer

Date: September 14, 2011

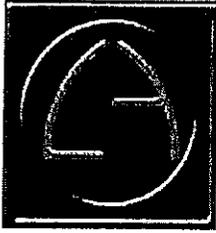
Subject: Taco Bell Rebuild

Location: 4002 52nd Street

The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project. The plans are hereby approved for footing and foundation permits. The following information shall be submitted before building permits are issued.

1. It appears the existing sanitary lateral and water service will be utilized to serve the proposed building. Please verify the proposed meter size necessary to serve the new building. If the water meter size needs to be increased to accommodate the proposed building a sewer connection fee shall apply to the development.

CC: Robert Carlson, Director of Engineering



L+A ARCHITECTS, INC.

2430 ROCHESTER COURT, SUITE 200
TROY, MICHIGAN 48083
TELEPHONE: 248.524.4700
FACSIMILE: 248.524.9746
WEB: www.laarchitectsinc.com

• SENT VIA:
EMAIL
Hard Copy Will Not Follow

November 2, 2011

City of Kenosha
Department of City Development
625 52nd Street, Room 308
Kenosha, WI 53140
(262) 653-4049
Attn. Brian Wilke

RE: Taco Bell Restaurant
4002 52nd Street
Kenosha, WI
L+A Job No. 10005

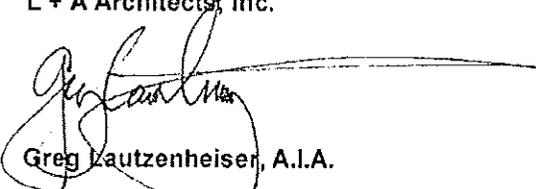
The Operational Plan for the above referenced Taco Bell Restaurant is as follows:

Hours of Operation:	10:00 AM until 2:00 AM
Average Number of Employees:	Five (5) - overall average for hours of operation
Maximum Number of Employees:	Ten (10) - minimal times during staff meetings
Total Trash Containers:	Two (2) - one (1) each for trash and recycling
Size of Trash Containers:	Eight (8) Yard
Trash Pick-up Frequency:	Two (2) to three (3) times per week or as necessary

If you have any questions or require additional information, please let us know.

Sincerely,

L + A Architects, Inc.


Greg Lautzenheiser, A.I.A.

DISTRIBUTION: Clint Langley, Yum Brands via email
Don Eaton, Yum Brands via email
Scott Orr, Yum Brands via email
Richard Burke, L+A Architects via email
File

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

MAILING INFORMATION

NAME OF PROJECT: TACO BELL

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

Name and Address of Applicant (Please print):
GREG LAUTZENHEISER
L+A ARCHITECTS
2430 ROCHESTER COURT, SUITE 200
TROY, MI. 48063
 Phone: (248) 524-4700
 Fax: (248) 524-9746
 E-Mail: GLAUTZENHEISER@
LAARCHITECTSINC.COM

Name and Address of Architect Engineer (Please print):
SAME AS APPLICANT ABOVE
 Phone: _____
 Fax: _____
 E-Mail: _____

Name and Address of Property Owner (if other than applicant) (Please print):
TACO BELL OF AMERICA, INC.
1900 COLONEL SANDERS LANE
LOUISVILLE, KY 40229
CONTACT: CLINT LANGLEY
 Phone: (724) 969-5009
 Fax: (724) 969-5022
 E-Mail: CLINT.LANGLEY@
YUM.COM

PROJECT LOCATION

Location of Development (street address and / or parcel number):
4002 52ND STREET, KENOSHA, WI.
TAX KEY NUMBER 08-222-35-177-004

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 City Development
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: <u>2,862 SQ. FT.</u>
	Existing Building Size: <u>4,056 SQ. FT. (0.738 ACRES)</u>
	Site Size: <u>32,150 SQ. FT.</u>
	Current # of Employees <u>10</u> Anticipated # of New Employees <u>10</u>
	Anticipated Value of Improvements <u>\$ 325,000</u>

Submittal Requirements:	<ul style="list-style-type: none"> ➤ Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale ➤ Developer Site Plan/Conditional Use Permit Checklist (Appendix A)
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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> forty (40) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides) ➤ Sample Board containing colored samples of all exterior building materials
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Fees:	Building or Addition Size	Site size	Review Fee
Level 1	<= 10,000 sq. ft.	<= 1 acre	\$900 = City Plan Dept. <i>or</i> \$1,025 = CPC/CC
Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	\$1,175 = City Plan Dept. <i>or</i> \$1,300 = CPC/CC
Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	\$1,600 = City Plan Dept. <i>or</i> \$1,725 = CPC/CC
Level 4	> 100,001 sq. ft.	> 25.01 acres	\$2,000 = City Plan Dept. <i>or</i> \$2,125 = CPC/CC

➤ 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
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Approximate Review Time:	<ul style="list-style-type: none"> ➤ 30 days for Staff Review ➤ 45-60 days for City Plan Commission/Common Council Review
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The conditional use permit plans, *prepared to a standard engineering scale*, shall be submitted with this application & shall include the following information:

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
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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
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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
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L + A
ARCHITECTS
INC. A.J.A.
 2450 ROCHESTER COURT
 SUITE 300
 TROY, MICHIGAN 48063
 PHONE: 313.781.1111
 FAX: 313.781.1111
 PROJECT NO. T10005

LISTED BENCHMARK
 ARCHITECTURAL
 SHEETS: 0-07 (LISTED)
 = 600.50' (ACTUAL)

DATE	ISSUE
5-10-11	A. FAN/GUN/DAVE
7-14-11	3RD TRIP APPROVAL

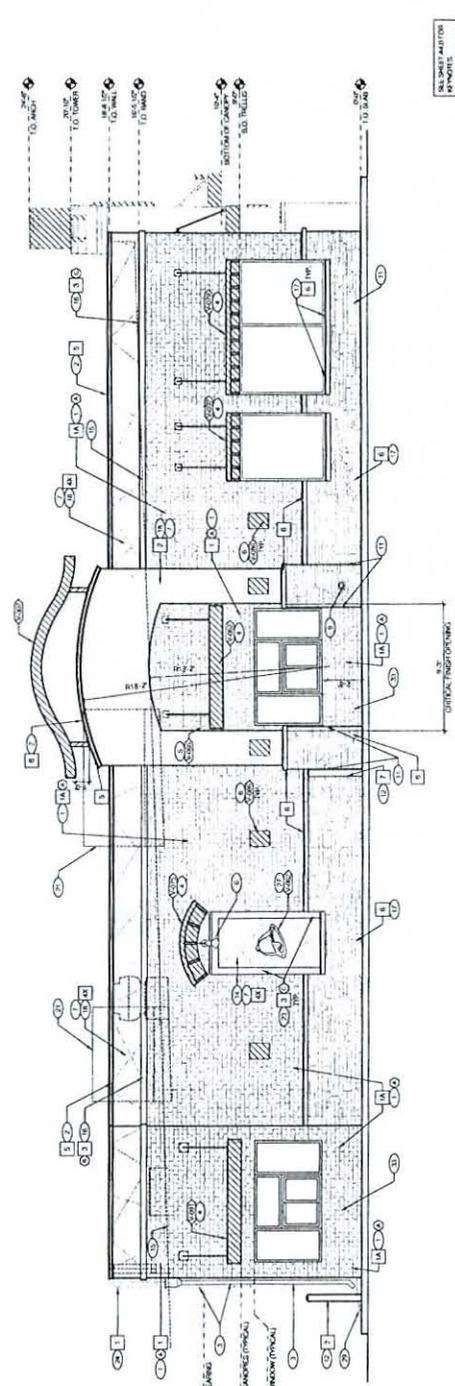
CONTRACT DATE:	NO. OF SHEETS:
10/11/10	10
PLAN NUMBER:	NO. OF SHEETS:
201106	10
STORE NUMBER:	NO. OF SHEETS:
10114	10

TACO BELL
 4000 JOHN STREET
 FARMINGTON, MI

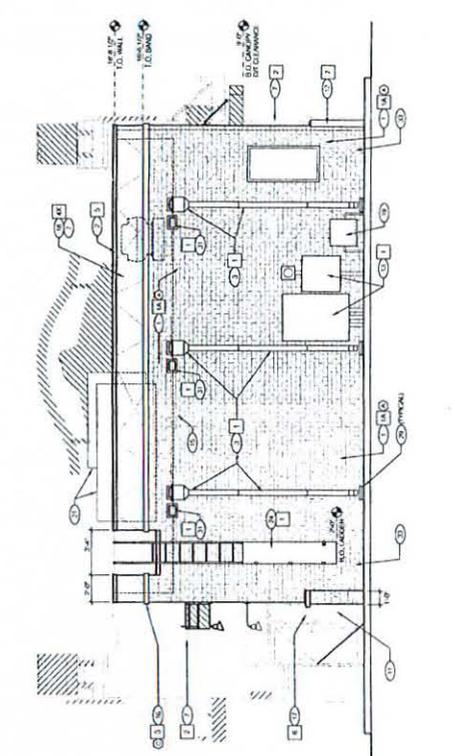


**EXTERIOR
 ELEVATIONS**

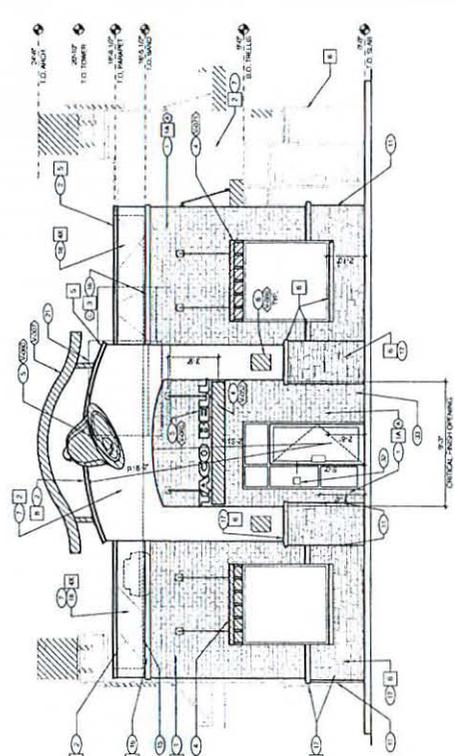
A4.1
 1/11/11



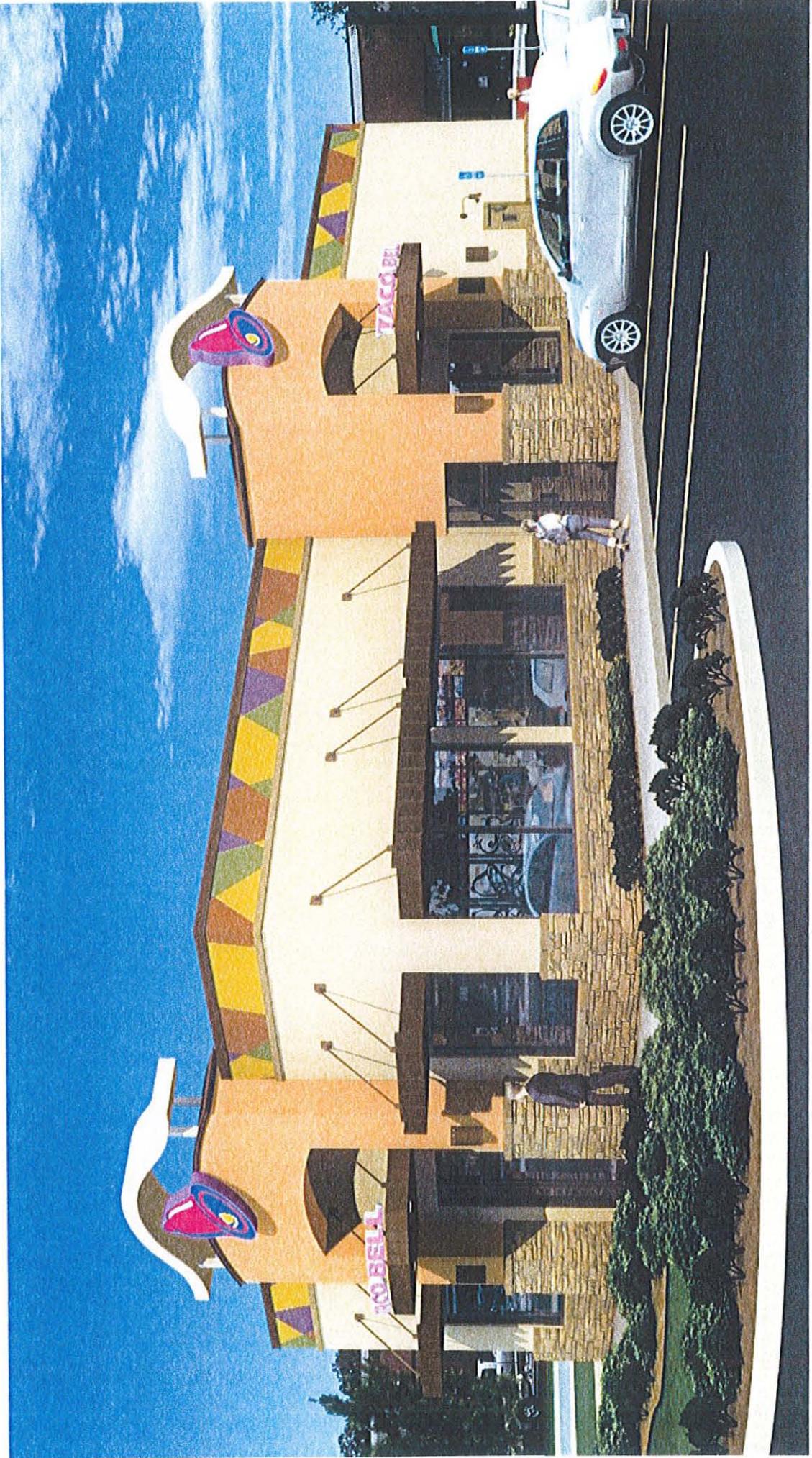
LEFT SIDE ELEVATION 1/4\"/>

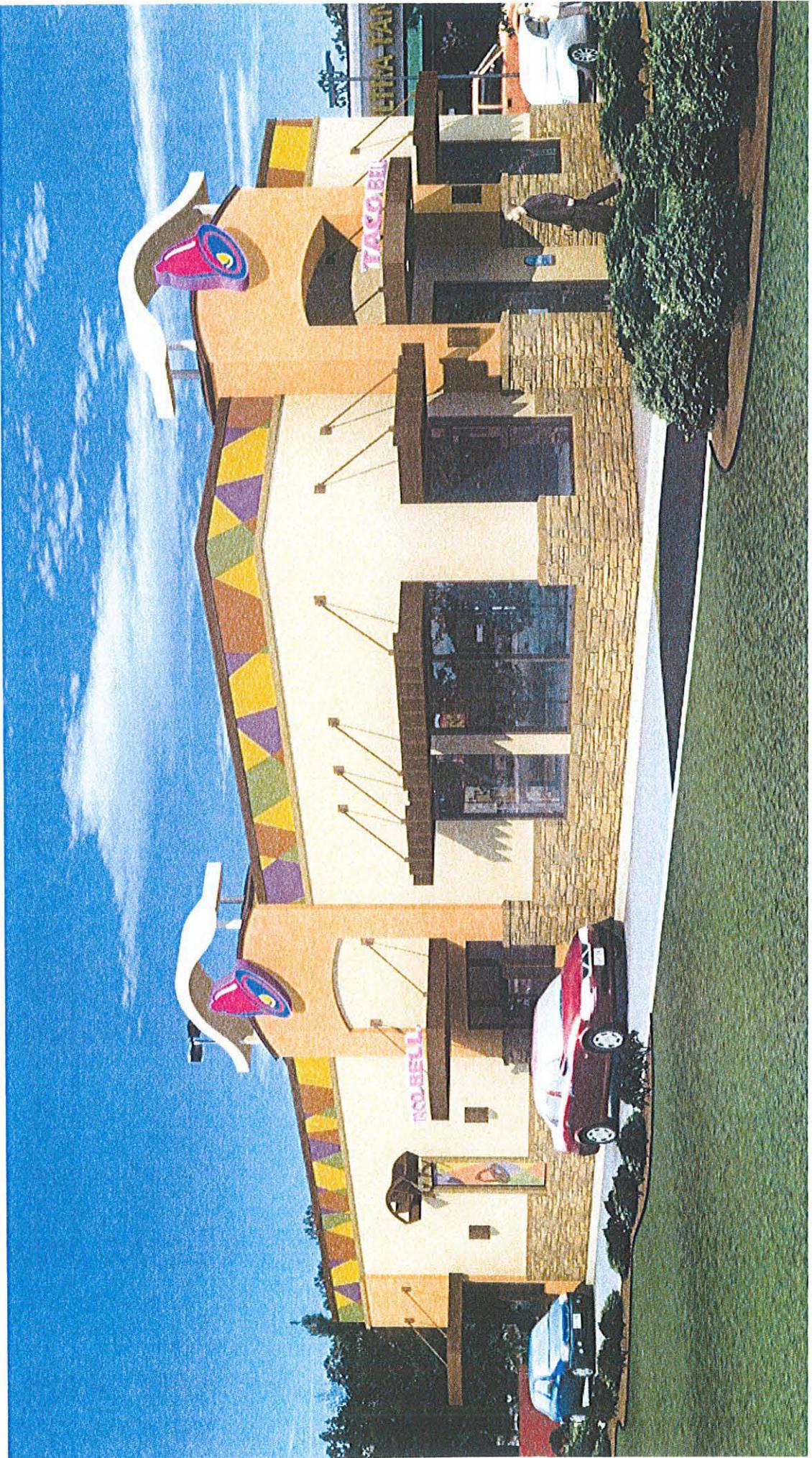


REAR ELEVATION 1/4\"/>



FRONT ELEVATION 1/4\"/>





City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	November 10, 2011	Item 2
Conditional Use Permit for a 1,875 s.f. addition to Aurora Medical Center at 10400 75th Street. (Aurora Medical Center) (District #17) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: 10400 75th Street
Zoned: IP Institutional Park / Air-4 Airport Overlay District

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Bogdala, has been notified. The Common Council is the final review authority.

ANALYSIS:

- Aurora Medical Center is proposing to add an addition to their existing building to house some additional medical equipment. The addition would be on the southwest side of the building.
- The proposed building materials are brick and stone to match the existing building.
- No other modifications to the building or site are proposed. No additional parking is required.
- Plans were sent to City Departments for their review. Their comments are included in the attached Conditions of Approval.
- The Plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

RECOMMENDATION:

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



Brian R. Wilke, Development Coordinator
/u2/acct/cp/ckays/1CPC/2011/Nov10/fact-cup-aurora.odt



Jeffrey B. Labarre, Director of City Development

City Plan Division
625 52nd Street
Kenosha, WI 53140
262.653.4030

**Kenosha City Plan
Commission
Conditions of Approval**

**Aurora Medical
Center
10400 75th Street**

November 10, 2011

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 Neighborhood Services & 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 City Development, 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 City Development for review and approval.
 - d. Prior to the issuance of any occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
 - 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. Applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.
 - h. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within six (6) months of Common Council approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.
 - i. All vehicles shall be parked within the designated paved areas.

City Plan Division
625 52nd Street
Kenosha, WI 53140
262.653.4030

***Kenosha City Plan
Commission
Conditions of Approval***

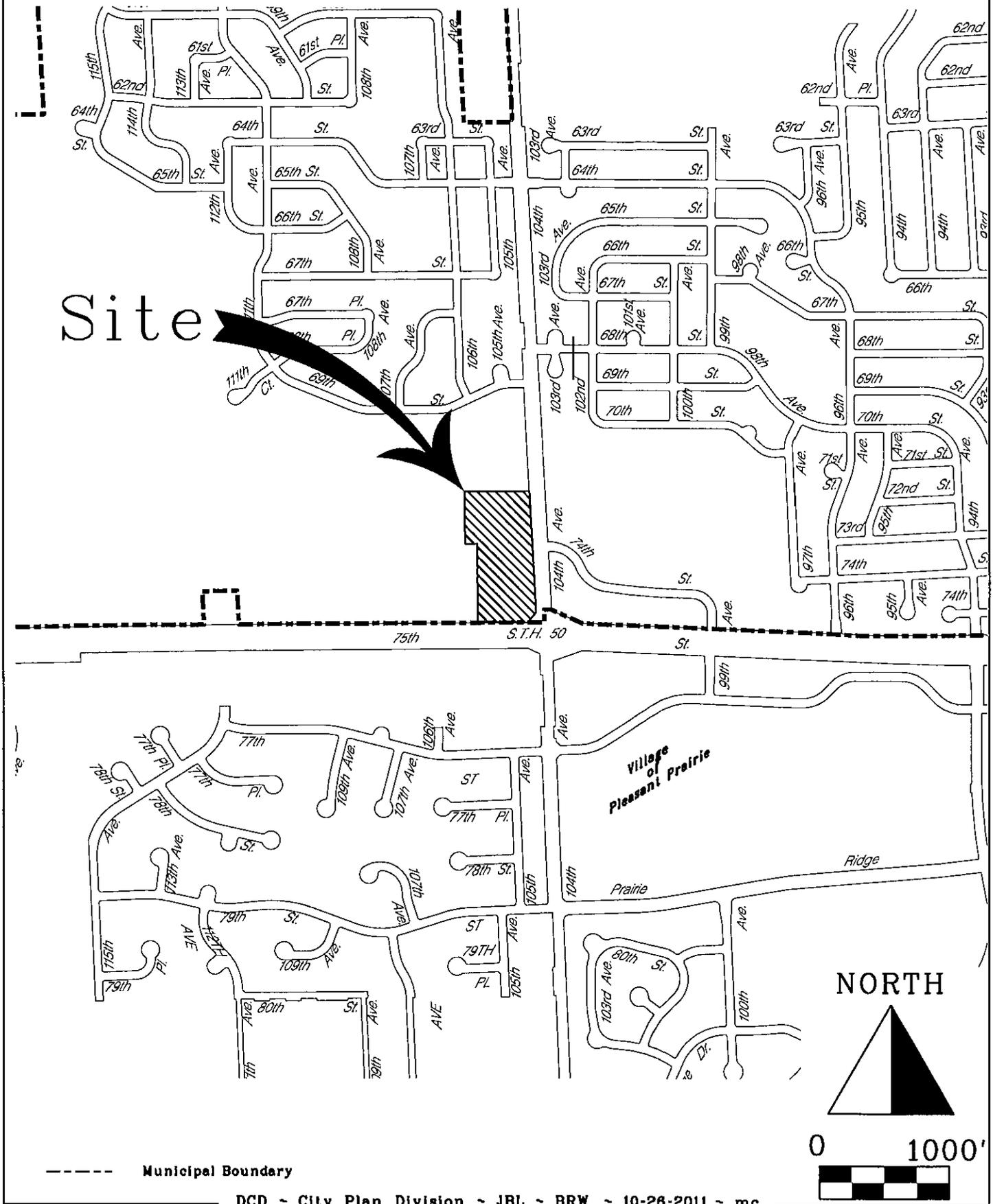
**Aurora Medical
Center
10400 75th Street**

November 10, 2011

- j. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.
 - k. Cross access shall be provided to adjacent parcels if required at a future date by the City.
 - l. While no Grading Plan is provided, it appears there is no significant amount of grading required. The overall site has a flooding problem northwest of the berm around the detention basin. An overflow route through this berm needs to be cut before Occupancy is provided for the building addition.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. Any changes to the Condominium Plat or Condominium Association shall be submitted to the City Assessor's office for review.
 - b. The Owner shall verify that there will be no increase in the water meter size required to accommodate this addition. If a water meter increase is required, an impact fee may apply.

City of Kenosha

Vicinity Map Aurora addition CUP



Site

NORTH



----- Municipal Boundary



M. A. Mortenson Company
17975 W. Sarah Lane
Brookfield, WI 53045

main 262.879-2500
fax 262.879.2510
www.mortenson.com

October 21, 2011

**RE: AURORA MEDICAL CENTER VINCE LOMBARDI CANCER CENTER
RENOVATION PHASE - I**

**M. A. MORTENSON JOB NO. 10080020
CONDITIONAL USE PERMIT APPLICATION - CLARIFICATIONS**

Parking Calculations

Due to no additional personnel (patients, employees, visitors, etc.) being added to the building, updated parking calculations for the building have not been completed. The existing parking will remain unchanged. Per conversations with Brian Wilke and taking into account the preceding explanation, the need for revised parking calculations is not required.

Site Drainage

Drainage connections from the roof of the addition to the existing infrastructure are shown on the Roof drawing A2.1 and the Plumbing drawings, P2.0 and P2.1. The surrounding remaining grade will be returned to its previously sloped state.

South Facade

Should you have any questions or concerns, please contact me at your earliest convenience.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Brittany Merten".

Brittany Merten
Project Manager

bm

cc: 13.01 Conditional Use Permit File 10080020

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

MAILING INFORMATION

NAME OF PROJECT: Aurora Medical Center Vince Lombardi Cancer Center Renovation Phase - I

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

<input checked="" type="checkbox"/>	Name and Address of Applicant [Please print]: Mortenson Construction 17975 W. Sarah Lane Brookfield, WI 53045	Phone: 262-879-2500 Fax: 262-879-2510 E-Mail: brittany.merten@mortenson.com
<input type="checkbox"/>	Name and Address of Architect/Engineer [Please print]: Zimmerman Architectural Studios, Inc. 2122 West Mt. Vernon Avenue Milwaukee, WI 53233	Phone: 414-476-9500 Fax: E-Mail: brian.hudson@zimmerman.com
<input type="checkbox"/>	Name and Address of Property Owner (if other than applicant)[Please print]: Aurora Healthcare Southern Lakes, Inc. 2900 W. Oklahoma Avenue Milwaukee, WI 53215	Phone: 414-649-7174 Fax: E-Mail: brad.sabre@aurora.org

PROJECT LOCATION

Location of Development (street address and / or parcel number): 10400 75th Street, Kenosha, WI 53142

TYPE OF LAND DEVELOPMENT

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

<input type="checkbox"/>	Certified Survey Map	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:*

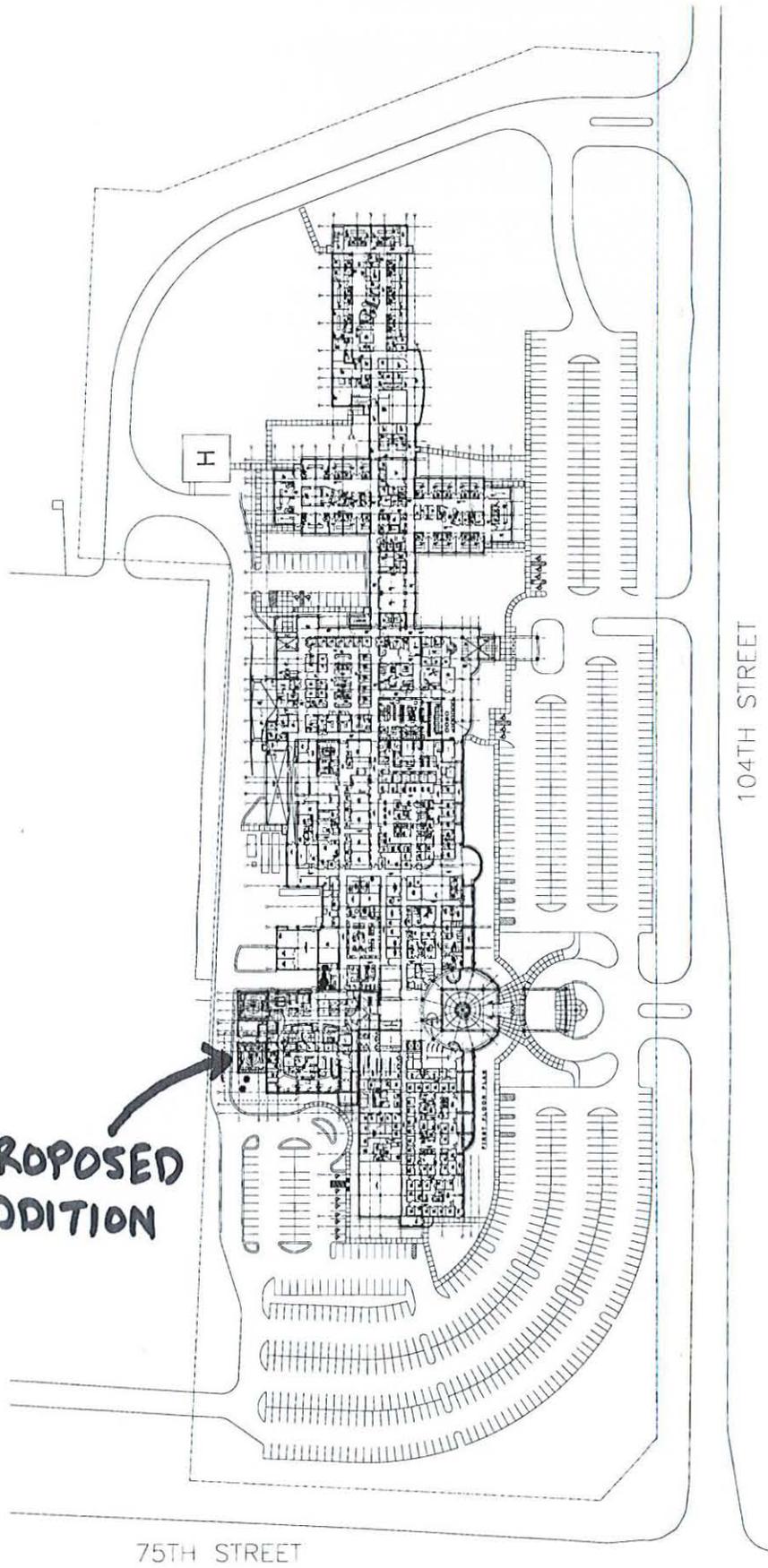
Department of City Development
625 52nd Street, Room 308
Kenosha, WI 53140

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: <u>Approx. 1,875</u> Existing Building Size: <u>338,921</u> Site Size: <u>29 Acres</u> Current # of Employees <u>900</u> Anticipated # of New Employees <u>0</u> Anticipated Value of Improvements <u>\$1,195,742</u>			
Submittal Requirements:	<ul style="list-style-type: none"> ➤ Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale ➤ Developer Site Plan/Conditional Use Permit Checklist (Appendix A) 			
If Item to be Reviewed by Plan Commission/Common Council must Submit:	<ul style="list-style-type: none"> ➤ One (1) 8 1/2" x 11" reduction <i>or</i> forty (40) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides) ➤ Sample Board containing colored samples of all exterior building materials 			
Fees:	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, <i>prepared to a standard engineering scale</i> , shall be submitted with this application & shall include the following information:				
Building Plan:	<ul style="list-style-type: none"> ➤ Layout of building(s) including size and layout of rooms ➤ Design and architecture ➤ Plans and details on fire suppression and/or standpipe ➤ Plans and details on fire detection, fire alarm and other safety devices 			
Site Plan (based on a plat of survey)	<ul style="list-style-type: none"> ➤ Legal description of property ➤ Location and footprint of building(s) and structure(s) ➤ Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks ➤ Outline of any development stages ➤ Location and details on any required emergency access roads ➤ A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space 			
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 			

**PROPOSED
ADDITION**



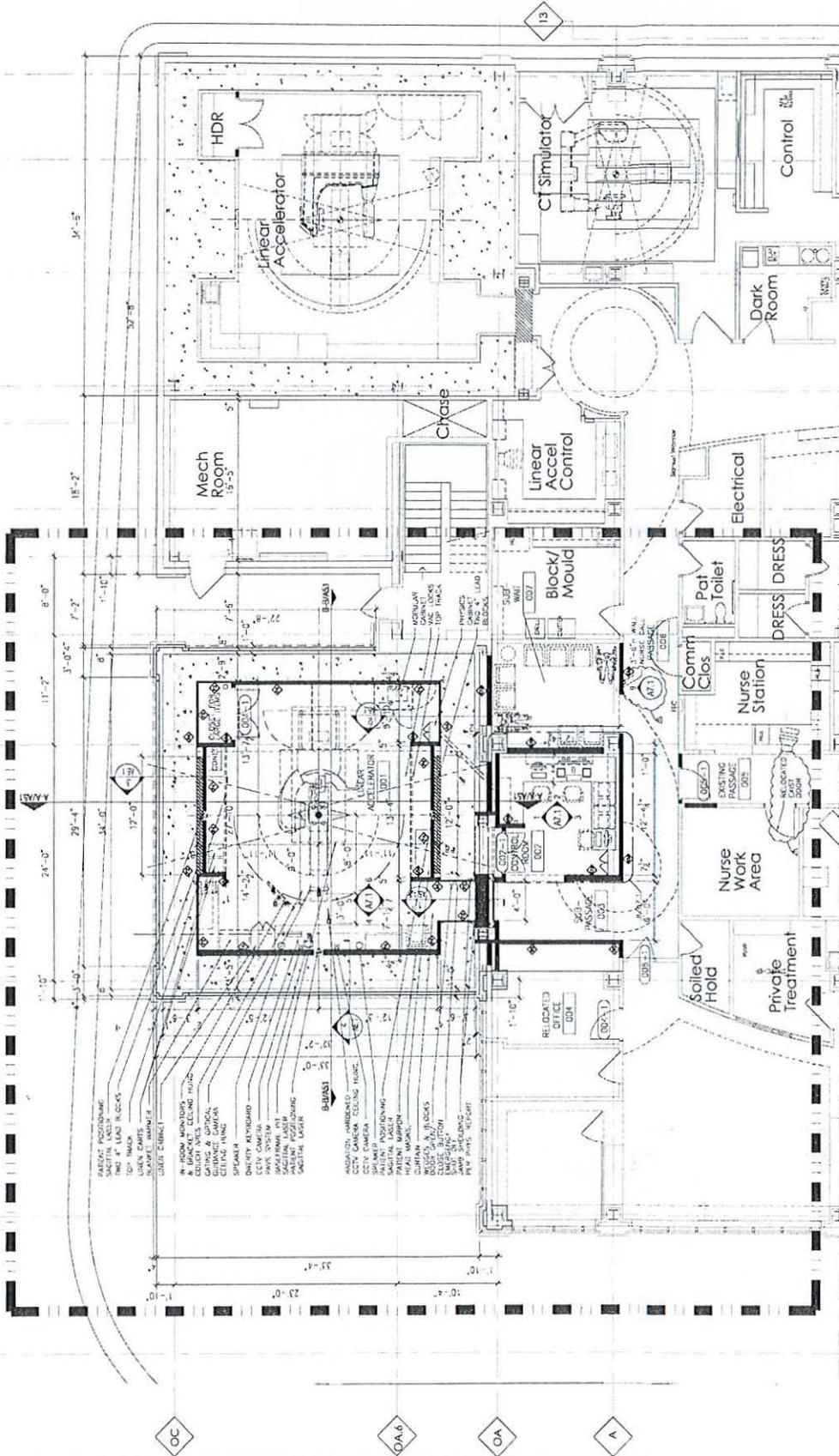
75TH STREET

104TH STREET

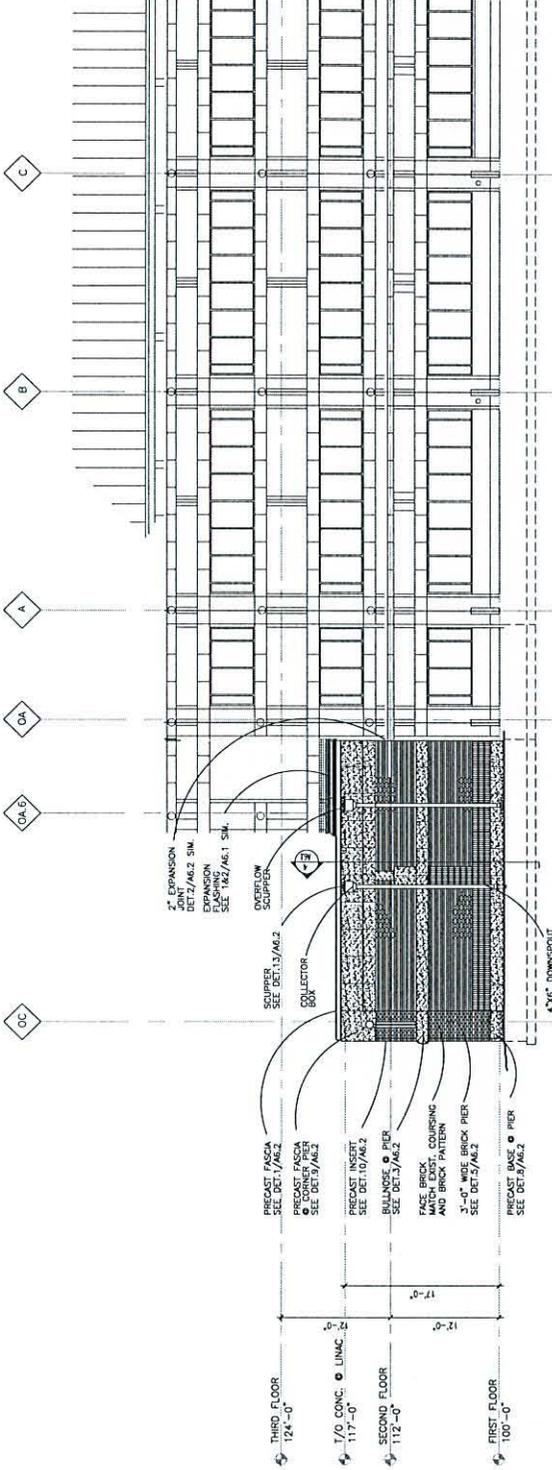
Aurora Medical Center - Kenosha
Cancer Center Renovation
Scale: 1/8" = 1'-0"

Zimmerman

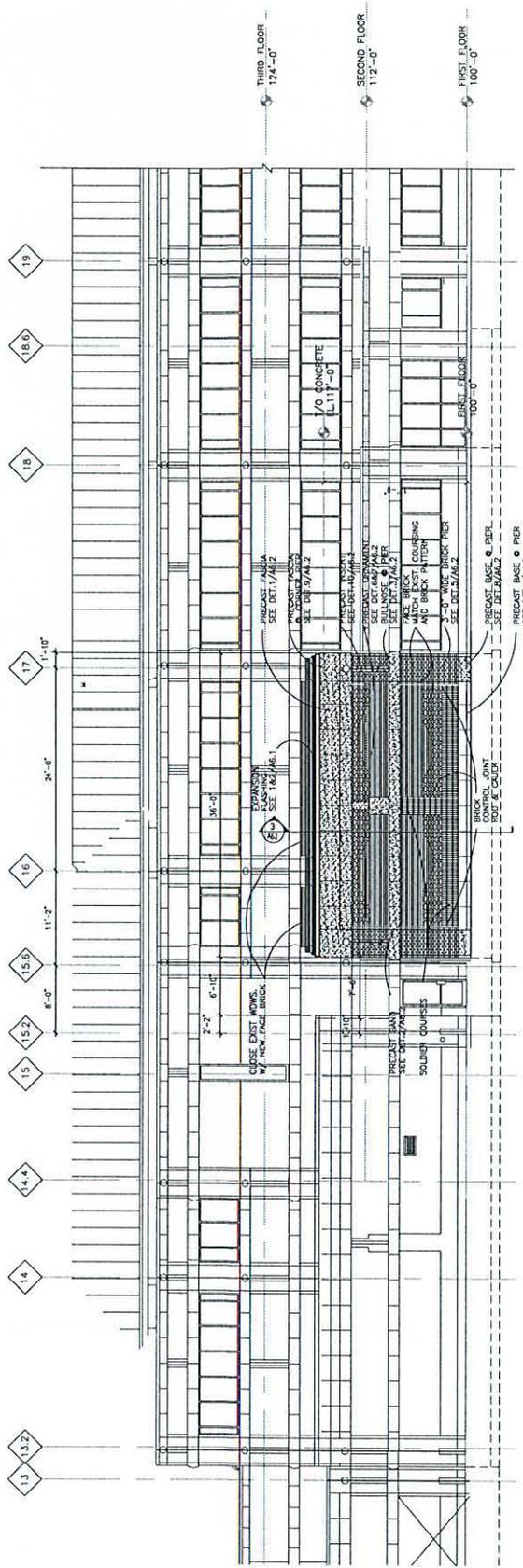
LIMITS OF CONSTRUCTION



1 Linear Accelerator
1/4" = 1'-0"



1 South Elevation
SCALE: 3/16" = 1'-0"



2 West Elevation
SCALE: 3/16" = 1'-0"

Aurora Medical Center - Kenosha Cancer Center Renovation







City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	November 10, 2011	Item 3
Conditional Use Permit for a multi-family residential development to be located east of 30th Avenue, north and south of 21st Street. (Sun Pointe Village) (District #5) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: East of 30th Avenue, North and South of 21st Street
Zoned: Rm-2 Multi-Family Residential/SWO Shoreland Wetland Overlay

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman LaMacchia, has been notified. The Common Council is the final review authority.

ANALYSIS:

- On January 8, 2009, the City Plan Commission approved a Conditional Use Permit for a 91-unit condominium development known as Sun Pointe Village. Since that time, the applicant has constructed one 3-unit building on the site.
- The applicant received two six-month extensions of the Conditional Use Permit from the Common Council. The current approval expires on January 8, 2012. The Zoning Ordinance does not allow Conditional Use Permits to be extended for longer than thirty-six months. Therefore, the applicant has submitted a new Conditional Use Permit application for the remaining units, and the new Conditional Use Permit would terminate the previous Conditional Use Permit approval.

Alternative 1

- The plans submitted are identical to the plans approved in 2009, with one exception. The four-unit building, east of 30th Avenue has been changed to a three-unit building.
- The proposed density of *Alternative 1* is 7.29 units per acre.

Alternative 2

- The applicant has asked for approval of an alternate Site Plan, which is labeled *Optional Site Plan for three- and four-unit Buildings and Duplex Buildings*. If the three-unit and four-unit buildings prove to be more marketable, the applicant would like the ability to use the Optional Site Plan and not have to come back to the Common Council for approval.
- The proposed density of *Alternative 2* is 6.40 units per acre. Staff supports the alternate Site Plan.
- Both sets of plans were sent to City departments for their review. Their comments are included in the attached Conditions of Approval.
- All plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

<p>City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030</p>	<p>Kenosha City Plan Commission</p> <p style="text-align: center;">FACT SHEET</p>	<p>November 10, 2011</p>	<p>Item 3</p>
<p>Conditional Use Permit for a multi-family residential development to be located east of 30th Avenue, north and south of 21st Street. (Sun Pointe Village) (District #5) PUBLIC HEARING</p>			

- The applicant will have six (6) months to pull the first Building permit and twenty-four (24) months to pull all Building permits.

RECOMMENDATION:

A recommendation is made to approve *Alternative 1* as proposed and *Alternative 2* as an option, subject to the attached Conditions of Approval.

B. R. Wilke

 Brian R. Wilke, Development Coordinator
 /u2/acct/cp/ckays/1CPC/2011/Nov10/fact-cup-sun pointe.odt

Jeffrey B. Labahn

 Jeffrey B. Labahn, Director of City Development

<p>City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030</p>	<p><i>Kenosha City Plan Commission Conditions of Approval</i></p>	<p>Sun Pointe Village 30th Avenue, North and South of 21st Street</p>	<p>November 10, 2011</p>
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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 Neighborhood Services & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.
 - b. The applicant shall obtain Driveway, Sidewalk and Parking Lot permits from the Department of Public Works.
 - c. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval.
 - d. The development shall be constructed per the approved plans on file with the Department of City Development, 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 City Development for review and approval.
 - e. Prior to the issuance of any occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
 - f. Compliance with City and State and/or Federal Codes and Ordinances and any Conditions noted in the recorded Developers Agreement.
 - g. All trash containers shall be stored within the enclosure or building. 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. Applicant shall meet all applicable Conditions of Approval and obtain a building permit within six (6) months of the Common Council approval. Building permits for all other buildings shall be obtained within two (2) years of the Common Council approval or the Conditional Use Permit shall be null and void.
 - i. All vehicles shall be parked within the designated paved areas.

<p>City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030</p>	<p>Kenosha City Plan Commission Conditions of Approval</p>	<p>Sun Pointe Village 30th Avenue, North and South of 21st Street</p>	<p>November 10, 2011</p>
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- j. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.
 - k. Cross access shall be provided to adjacent parcels if required at a future date by the City.
 - l. Park Impact fees shall be paid, per Chapter 35 of the Code of General Ordinances, prior to the issuance of each Building permit.
 - m. Applicant shall indicate in writing to the City which Alternative is chosen before proceeding with Alternative 1 or Alternative 2.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. The Drainage Plan shall be revised and resubmitted for review and approval addressing comments listed in the Public Works memo dated October 24, 2011.
 - b. The reduced plans and full size plans conflict in a few areas on unit type and size. This approval is for the Site Plan dated September 21, 2011. Revised full size plans shall be submitted matching the reduced plans.
 - c. The Developer shall verify that individual 5/8" water meters will be installed for each unit. This will result in a sewer connection fee of \$9,843 for the three unit buildings and a fee of \$13,124 for the four unit buildings.
 - d. Substitute a different type of shade tree for the nine (9) *Patmore Ash* specified on the planting list. The *Emerald Ash Borer* threat curtails the planting of any Ash trees.
 - e. Any conflicts that do or will exist with the number of condominium units on the plat and on the approved Site Plan shall be addressed with the City Assessor's office prior to the issuance of Building permits.



Engineering Division
 Michael M. Lemens, P.E.
 Director/City Engineer
 Fleet Maintenance
 Mauro Lenci
 Superintendent

Street Division
 John H. Prijic
 Superintendent
 Waste Division
 Rocky Bednar
 Superintendent
 Park Division
 Jeff Warnock
 Superintendent

DEPARTMENT OF PUBLIC WORKS

Michael M. Lemens, P.E., Interim Director

Municipal Building · 625 52nd ST · RM 305 · Kenosha, WI 53140
 Telephone (262) 653-4050 · Fax (262) 653-4056

TO: Brian Wilke, Development Coordinator

FROM: Michael M. Lemens, P.E. *[Signature]*
 Interim Director of Public Works
 Shelly Billingsley, P.E. *[Signature]* 10-25-11
 Assistant City Engineer-Storm Water Utility/Parks

DATE: October 24, 2011

SUBJECT: PLAN REVIEW COMMENTS

Project Description: Sun Pointe Village

Location: 21st Street East of 30th Avenue

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

Parking Lot Ordinance Compliance	Sufficient	Deficient
Parking Lot Paved		
Standard Stall Width		
Parking Lot Layout	X	
Parking Lot Lighting Shown		X
Parking Lot Lighting Adequate		X
Handicapped Parking		
Driveway Locations	X	
Driveway Width	X	
Passing Blister or Accel/Decel Lanes		
Sidewalks Adequate	X	
Drive Thru Lane Design		

Public Streets	Sufficient	Deficient
Geometric Design	N/A	
Pavement Width		
Pavement Thickness Design		
Established Grades		
Plan Details		
Sidewalks		
Street Lights		

Site Grading/Drainage	Sufficient	Deficient
Drainage Plan		X
Storm Sewer		
Storm Water Detention		
Drainage Calculations		

Project Approval/Permits Needed	Yes	No
Project Approved for Permitting		X
Withhold Permits: See Comments		
Approve Footing/ Foundation Only (per condition)		
Parking Lot Permit Required	X	
Driveway Permits Required		
Sidewalk Permit Required		
Street Opening Permit Required		
State Permit Required		

Other Comments:

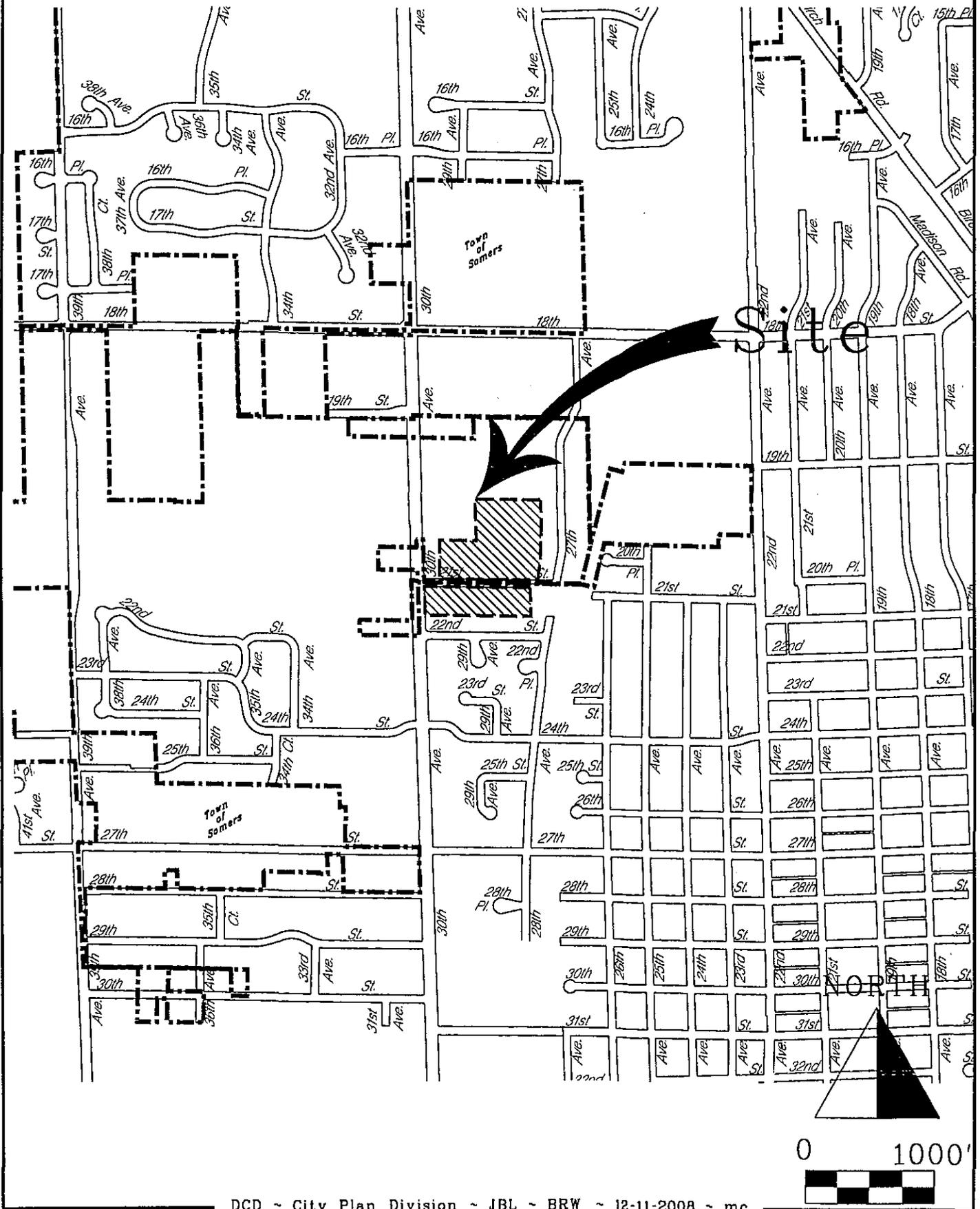
1. The plans submitted do not clearly show and label the proposed lighting of parking areas, especially north of 21st Street north of building 4B and the median and the area between #6B and 5B.
2. Please submit a detailed grading/drainage plan for each of the proposed options to show revised building footprints and layout.

MML:ekt

cc: Randy LeClaire
Bill Kohel
Tara Zerzanek

City of Kenosha

Vicinity Map Sun Pointe Village





October 5th, 2011

City of Kenosha
Attn: Brian Wilke—City Development
625 52nd St
Kenosha, WI 53142

RE: Sun Pointe Village Conditional Use Permit

Dear Mr. Wilke,

I am formally submitting a request to renew a Conditional Use Permit for the Sun Pointe Village Development located at 21st St and 30th Ave in Kenosha. However, there is currently an active CUP on this site and I am asking that this CUP be terminated and the new one that is being requested by this letter be put in effect. The following plans are attached as part of this renewal:

- 1) Farris Hansen & Associates (30" x 42") 10 sets
- these plans include site plans, utility plans, landscape plans and building plans
- 2) (20) reduced size (8" x 11") drawings of the following:
 - Color Exterior Elevation Pictures
 - Site Plans
 - Landscape Plan
 - Building Floor Plans

In addition to the above plans I am also submitting the following:

- Conditional Use Permit Application
- Verification of Taxes Paid
- Check in the amount of \$1725 for C.U.P. Review

As we have previously discussed I have included in the plans above an "optional site plan" for review and approval. This optional plan shows the substitution of 3 and 4 unit buildings in place of the 9 unit buildings as originally approved.

As you are aware this project is currently under construction and we had submitted all of the plans in greater detail at the time of the original CUP, which included detailed engineering and stormwater management plans. It is my understanding that City Staff has the ability to review those plans and drawings if needed as part of this approval process. However, if additional data is needed in order to complete your review please do not hesitate to contact me so I can get the necessary information to you immediately.

If you need anything additional please do not hesitate to contact me at the number listed below.

Thank You,

A handwritten signature in black ink, appearing to read "Jonah P. Hetland".

Jonah P. Hetland
Development Director
Mills Enterprises
262-842-0483

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

MAILING INFORMATION

NAME OF PROJECT: Sunpoint Village

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

Name and Address of Applicant [Please print]:
Mills Enterprises Phone: 262-842-0483
4011 80th St Fax: 262 942 3505
Kenosha, WI 53142 E-Mail: Jonah@cmaofwi.com

Name and Address of Architect/Engineer [Please print]:
Farris Hansen + Assoc. Phone: 262-723-2048
7 Ridgeway Ct. Fax: _____
Elkhorn, WI 53121 E-Mail: _____

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

PROJECT LOCATION

Location of Development (street address and / or parcel number):
30th Ave and 215th St 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 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 City Development
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: <u>N/A</u> Existing Building Size: <u>N/A</u> Site Size: <u>10 acres +</u> Current # of Employees <u>N/A</u> Anticipated # of New Employees <u>N/A</u> Anticipated Value of Improvements <u>4,000,000 +</u>																						
Submittal Requirements:	<ul style="list-style-type: none"> > Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale > Developer Site Plan/Conditional Use Permit Checklist (Appendix A) 																						
If Item to be Reviewed by Plan Commission/Common Council must Submit:	<ul style="list-style-type: none"> > One (1) 8 1/2" x 11" reduction <i>or</i> forty (40) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides) > Sample Board containing colored samples of all exterior building materials 																						
Fees:	<table border="1"> <tr> <td></td> <td>Building or Addition Size</td> <td>Site size</td> <td>Review Fee</td> </tr> <tr> <td>Level 1</td> <td><= 10,000 sq. ft.</td> <td><= 1 acre</td> <td>\$900 = City Plan Dept. <i>or</i> \$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. <i>or</i> \$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. <i>or</i> \$1,725 = CPC/CC</td> </tr> <tr> <td>Level 4</td> <td>> 100,001 sq. ft.</td> <td>> 25.01 acres</td> <td>\$2,000 = City Plan Dept. <i>or</i> \$2,125 = CPC/CC</td> </tr> </table>		Building or Addition Size	Site size	Review Fee	Level 1	<= 10,000 sq. ft.	<= 1 acre	\$900 = City Plan Dept. <i>or</i> \$1,025 = CPC/CC	Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	\$1,175 = City Plan Dept. <i>or</i> \$1,300 = CPC/CC	Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	\$1,600 = City Plan Dept. <i>or</i> \$1,725 = CPC/CC	Level 4	> 100,001 sq. ft.	> 25.01 acres	\$2,000 = City Plan Dept. <i>or</i> \$2,125 = CPC/CC		
	Building or Addition Size	Site size	Review Fee																				
Level 1	<= 10,000 sq. ft.	<= 1 acre	\$900 = City Plan Dept. <i>or</i> \$1,025 = CPC/CC																				
Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	\$1,175 = City Plan Dept. <i>or</i> \$1,300 = CPC/CC																				
Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	\$1,600 = City Plan Dept. <i>or</i> \$1,725 = CPC/CC																				
Level 4	> 100,001 sq. ft.	> 25.01 acres	\$2,000 = City Plan Dept. <i>or</i> \$2,125 = CPC/CC																				
<ul style="list-style-type: none"> > If building size or addition and gross acreage of the site determine two (2) different fees, the greater of the two fees will be assessed. > Application fee entitles applicant to an initial review and one re-submittal. > Re-submittal fee = \$425 per re-submittal after two (2) permitted reviews. > CUP Amendment = 50% of the applicable fee as determined above. 																							
Appendices to Review:	<ul style="list-style-type: none"> > All 																						
Approximate Review Time:	<ul style="list-style-type: none"> > 30 days for Staff Review > 45-60 days for City Plan Commission/Common Council Review 																						
The conditional use permit plans, <i>prepared to a standard engineering scale</i> , shall be submitted with this application & shall include the following information:																							
Building Plan:	<ul style="list-style-type: none"> > Layout of building(s) including size and layout of rooms > Design and architecture > Plans and details on fire suppression and/or standpipe > Plans and details on fire detection, fire alarm and other safety devices 																						
Site Plan (based on a plat of survey)	<ul style="list-style-type: none"> > Legal description of property > Location and footprint of building(s) and structure(s) > Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks > Outline of any development stages > Location and details on any required emergency access roads > A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space 																						
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 																						

SUN POINTE VILLAGE



9 UNIT BUILDING

SUN POINTE VILLAGE



BEGONIA / AZALEA UNITS



AZALEA / BEGONIA UNITS

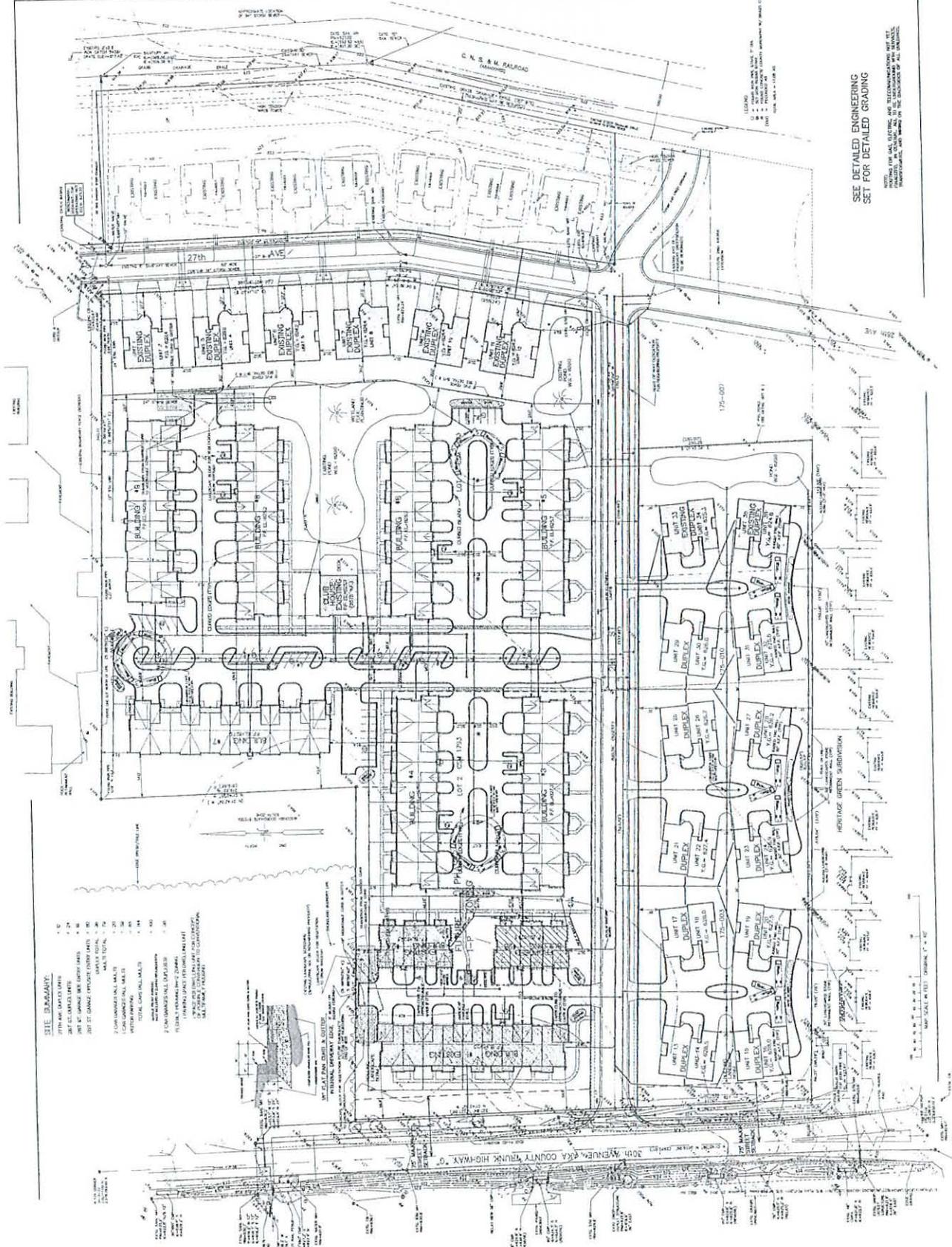


SUN
POINTE VILLAGE
SITE WEST
OPTION #1
CITY OF KENOSHA, KENOSHA CO., WISCONSIN

SITE PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 KOSKAT COURT, P.O. BOX 437
KENOSHA, WISCONSIN 53141
PHONE (920) 724-1088 FAX (920) 723-2455

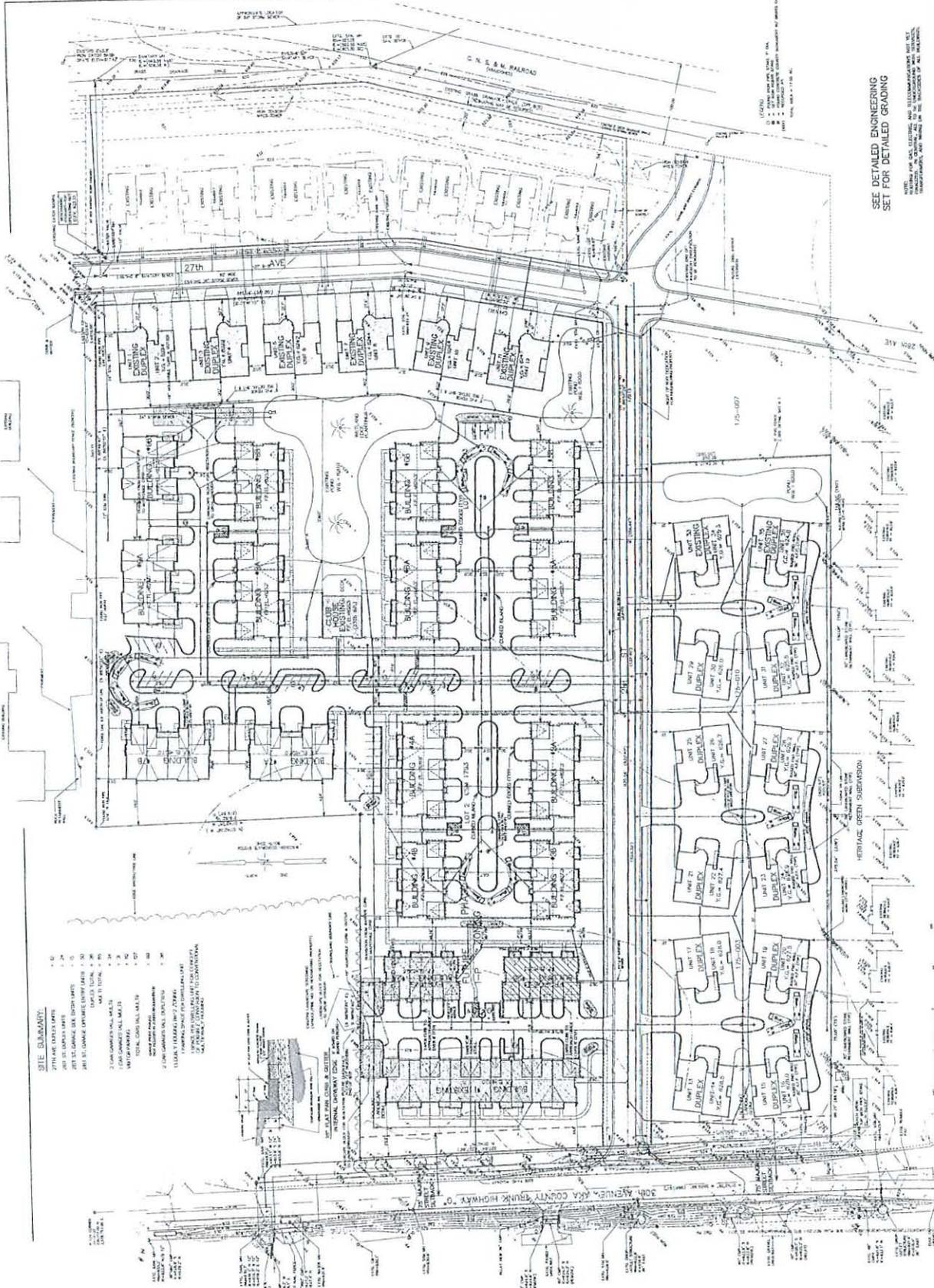
PROJECT NO.
8043
DATE
09/21/71
SHEET NO.
1 OF 1



- SITE SUMMARY**
- 1. 27th AVE DAVENPORT
 - 2. 27th AVE DAVENPORT
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 - 99. 27th AVE DAVENPORT
 - 100. 27th AVE DAVENPORT

SEE DETAILED ENGINEERING
SET FOR DETAILED GRADING

NOTES:
1. THIS SET IS FOR THE DETAILED ENGINEERING SET FOR DETAILED GRADING.
2. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
3. ALL DISTANCES ARE TO THE CENTERLINE OF ALL STRAIGHT LINES.



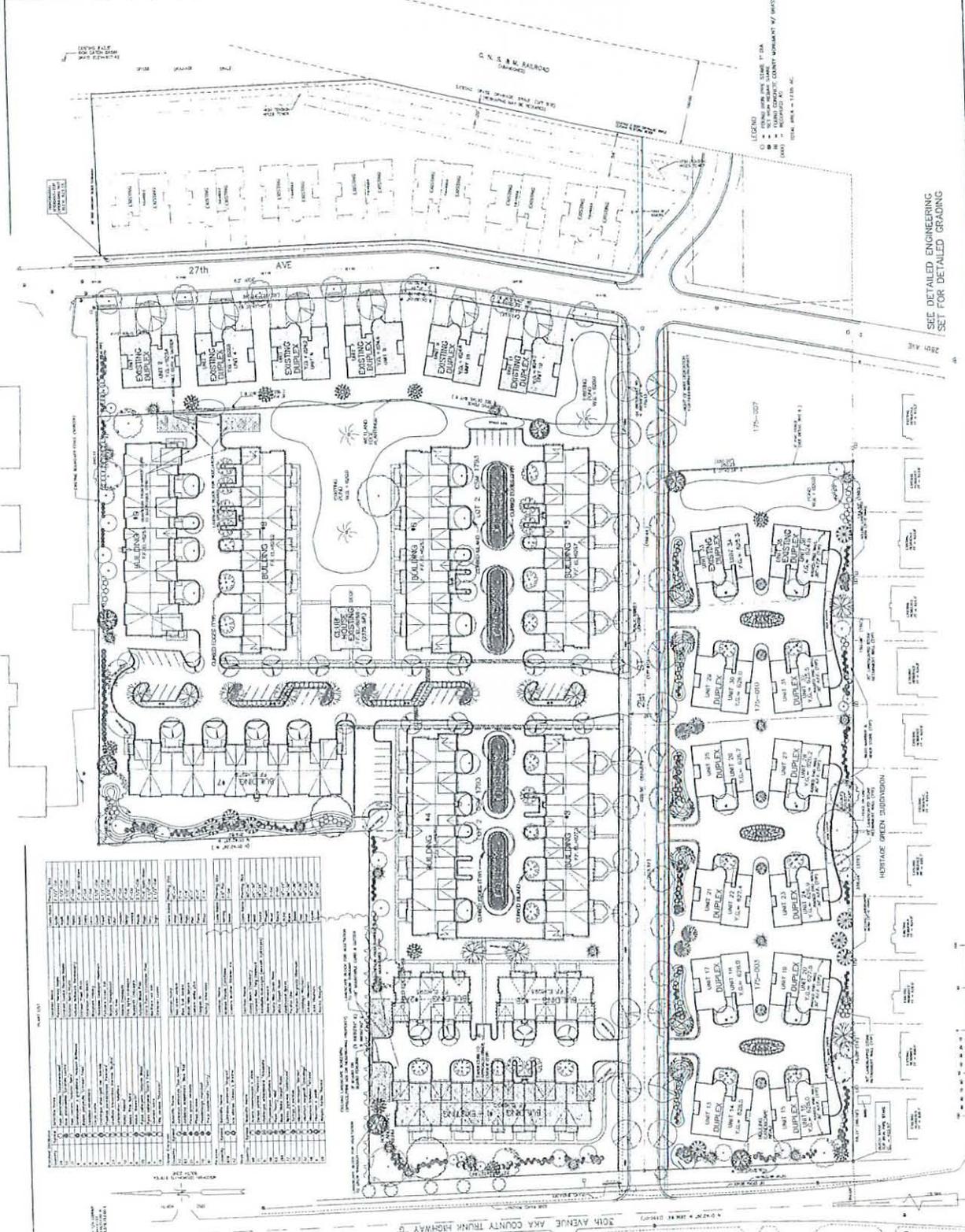
- SITE BOUNDARY**
- 1. 27th AVE
 - 2. 30th AVE
 - 3. 27th AVE
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 - 50. 30th AVE

SEE DETAILED ENGINEERING
 SET FOR DETAILED GRADING

Optional Site Plan for
 three- and four-unit
 Buildings and Duplex
 Buildings

MAP SCALE IN FEET: 1" = 40'

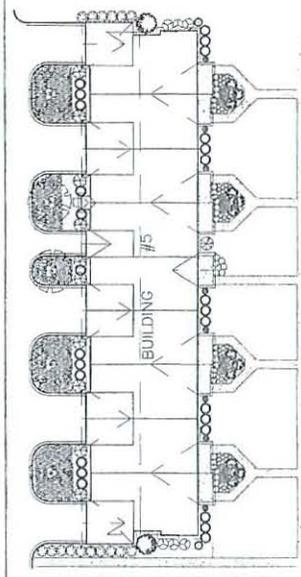
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SEE DETAILED ENGINEERING SET FOR DETAILED GRADING

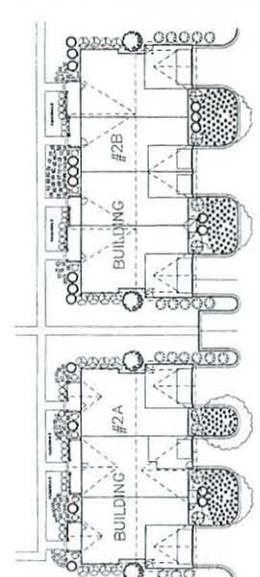
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DATE: 07/20/03
 DRAWN BY: J. HANSEN
 CHECKED BY: J. HANSEN



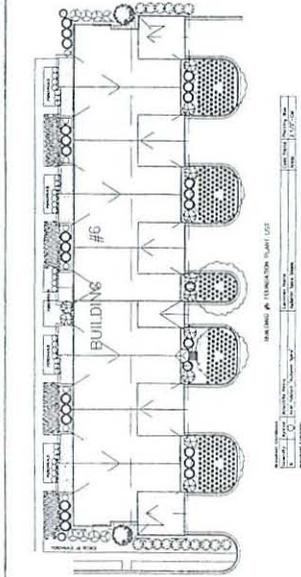
PLANTING #5 FOUNDATION PLANT LIST

PLANT SPECIES	QUANTITY	LOCATION
LILY TURKISH	4	Unit 1
LILY TURKISH	4	Unit 2
LILY TURKISH	4	Unit 3
LILY TURKISH	4	Unit 4
LILY TURKISH	4	Unit 5
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LILY TURKISH	4	Unit 50



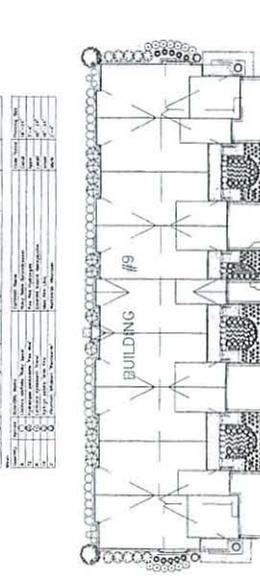
PLANTING #2A & 2B FOUNDATION PLANT LIST

PLANT SPECIES	QUANTITY	LOCATION
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LILY TURKISH	4	Unit 5
LILY TURKISH	4	Unit 6
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LILY TURKISH	4	Unit 50



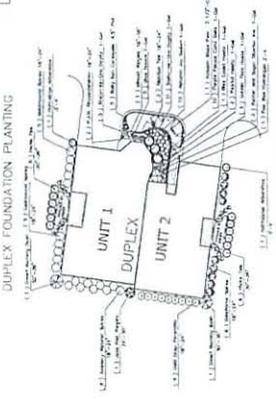
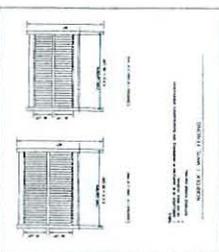
PLANTING #6 FOUNDATION PLANT LIST

PLANT SPECIES	QUANTITY	LOCATION
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LILY TURKISH	4	Unit 49
LILY TURKISH	4	Unit 50

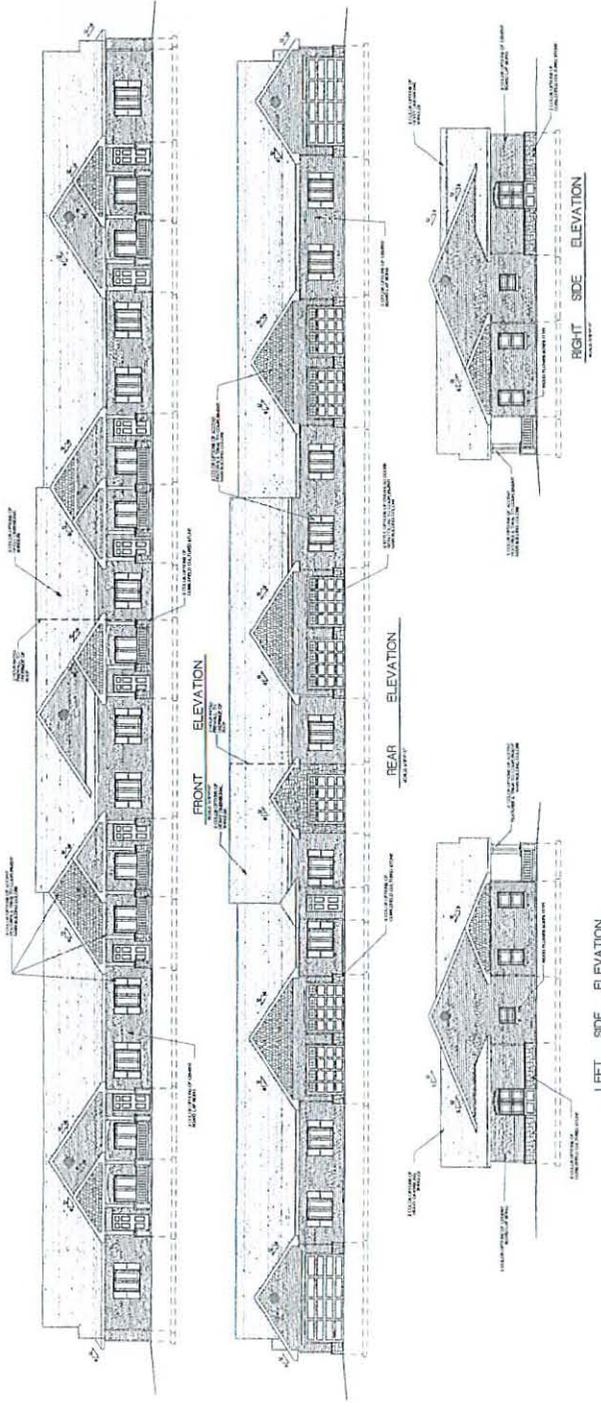
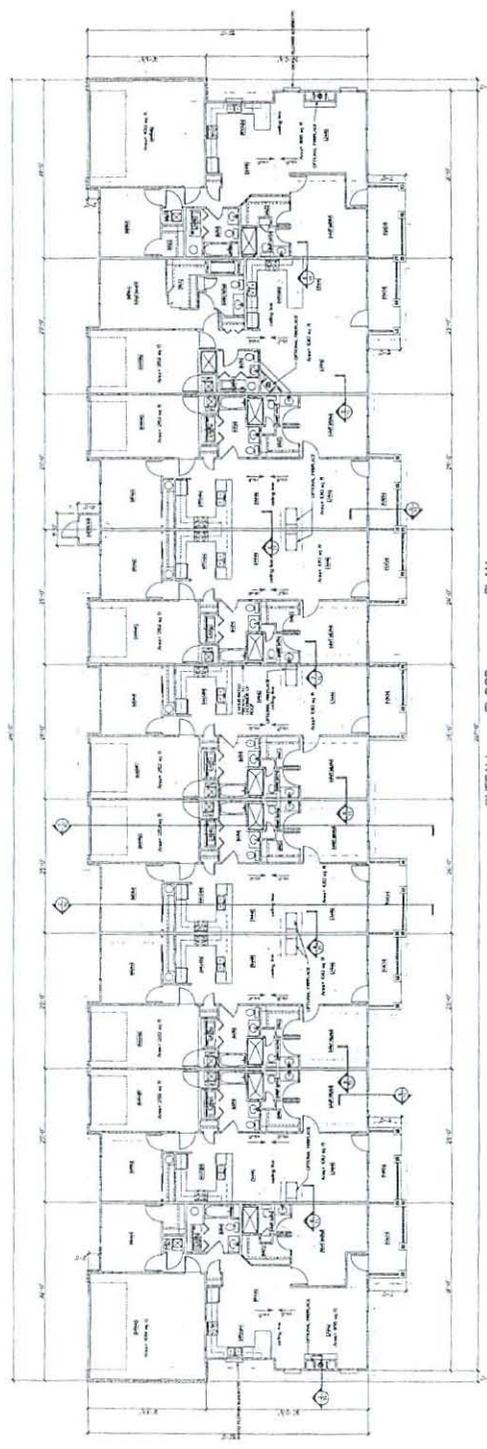


PLANTING #9 FOUNDATION PLANT LIST

PLANT SPECIES	QUANTITY	LOCATION
LILY TURKISH	4	Unit 1
LILY TURKISH	4	Unit 2
LILY TURKISH	4	Unit 3
LILY TURKISH	4	Unit 4
LILY TURKISH	4	Unit 5
LILY TURKISH	4	Unit 6
LILY TURKISH	4	Unit 7
LILY TURKISH	4	Unit 8
LILY TURKISH	4	Unit 9
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LILY TURKISH	4	Unit 19
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LILY TURKISH	4	Unit 21
LILY TURKISH	4	Unit 22
LILY TURKISH	4	Unit 23
LILY TURKISH	4	Unit 24
LILY TURKISH	4	Unit 25
LILY TURKISH	4	Unit 26
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LILY TURKISH	4	Unit 43
LILY TURKISH	4	Unit 44
LILY TURKISH	4	Unit 45
LILY TURKISH	4	Unit 46
LILY TURKISH	4	Unit 47
LILY TURKISH	4	Unit 48
LILY TURKISH	4	Unit 49
LILY TURKISH	4	Unit 50



PROJECT NOTES:
 1. ALL PLANTING SHALL BE INSTALLED AS SHOWN ON THIS SET.
 2. ALL PLANTS SHALL BE FIELD SPECIFIC AND ADAPTED TO LOCAL CLIMATE.
 3. ALL PLANTS SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
 4. ALL PLANTS SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
 5. ALL PLANTS SHALL BE WATERED REGULARLY THROUGHOUT THE LIFE OF THE PROJECT.
 6. ALL PLANTS SHALL BE MULCHED REGULARLY THROUGHOUT THE LIFE OF THE PROJECT.
 7. ALL PLANTS SHALL BE PRUNED REGULARLY THROUGHOUT THE LIFE OF THE PROJECT.
 8. ALL PLANTS SHALL BE REPLACED IMMEDIATELY IF THEY DIE OR BECOME DAMAGED.
 9. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA PLANTING GUIDE.
 10. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA PLANTING GUIDE.



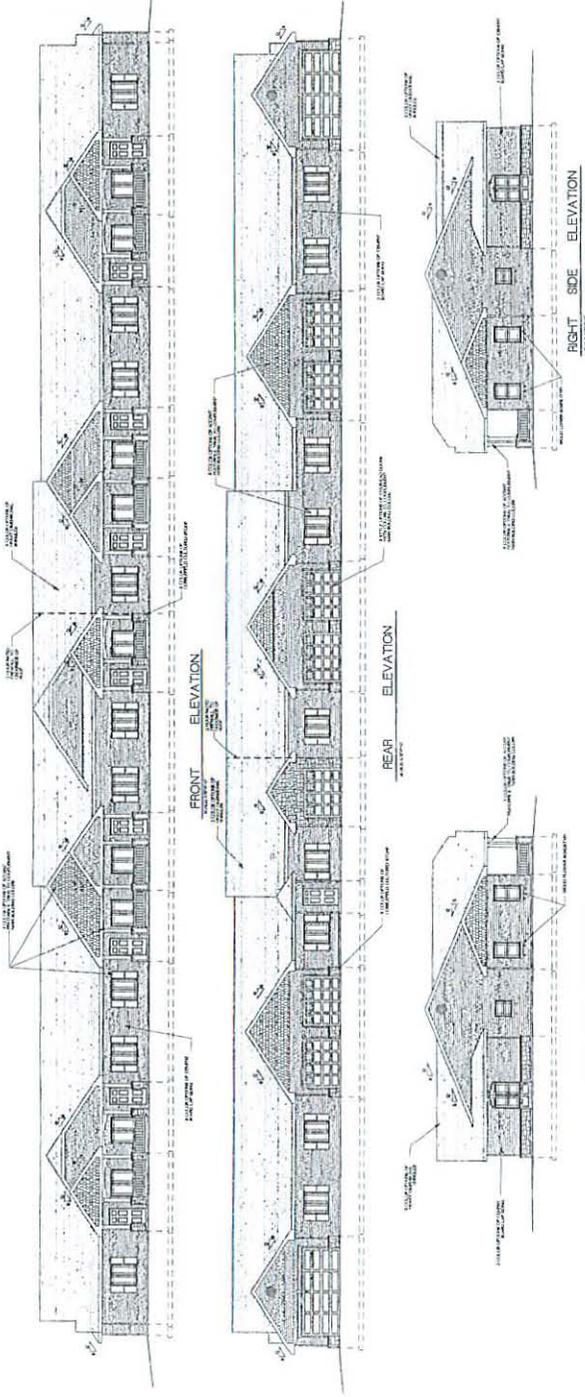
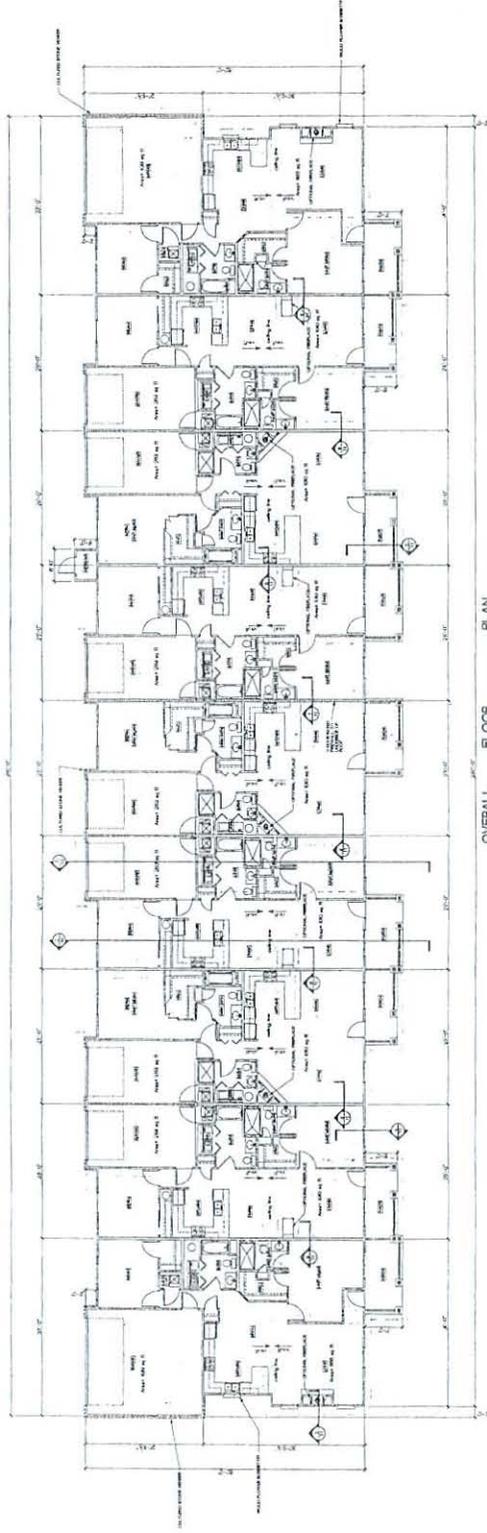


SUN PONTE VILLAGE
 DUPLEX CONDOMINIUMS
 CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN

STYLE NO. 2
 9 UNIT BLDG - REAR LOAD GARAGE
 OVERALL FLOOR PLAN
 EXTERIOR ELEVATIONS

PARRIS, HANSEN & ASSOCIATES, INC.
 ENGINEERING ARCHITECTURE INTERIORS
 1000 WEST WISCONSIN STREET
 KENOSHA, WISCONSIN 53141
 PHONE (414) 393-2200
 FAX (414) 393-2200

DATE: 11/22/06
 DRAWING NO.: 0043
 SHEET NO.: 11 of 15



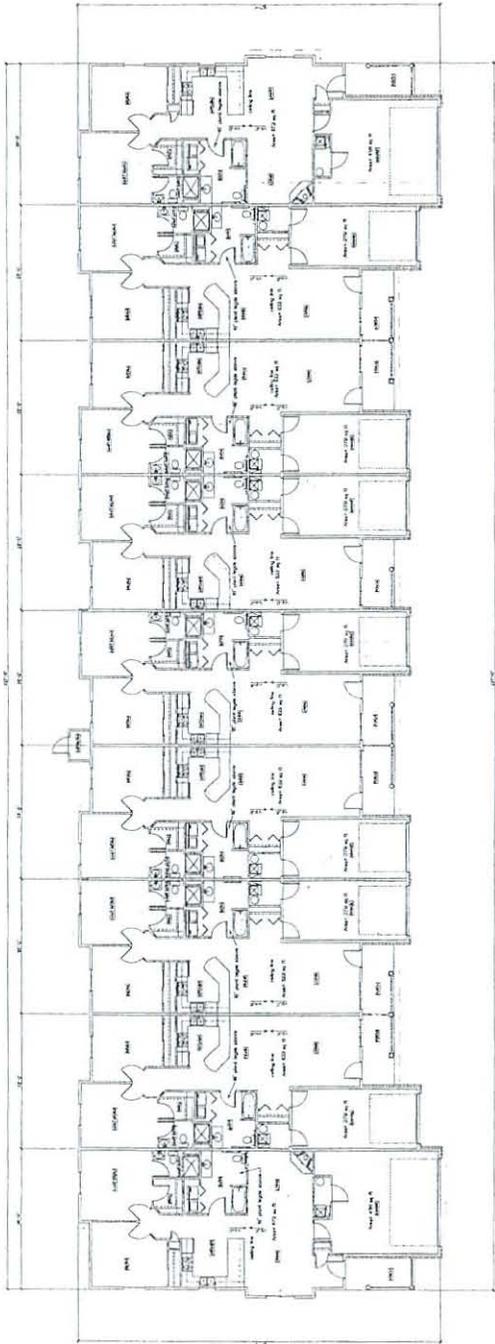


SUN POINTE VILLAGE
 DUPLEX CONDOMINIUMS
 CITY OF KENOSHA, KENOSHA CO., WISCONSIN

9 UNIT BLDG - FRONT LOAD GARAGE
 FLOOR PLAN
 ELEVATIONS

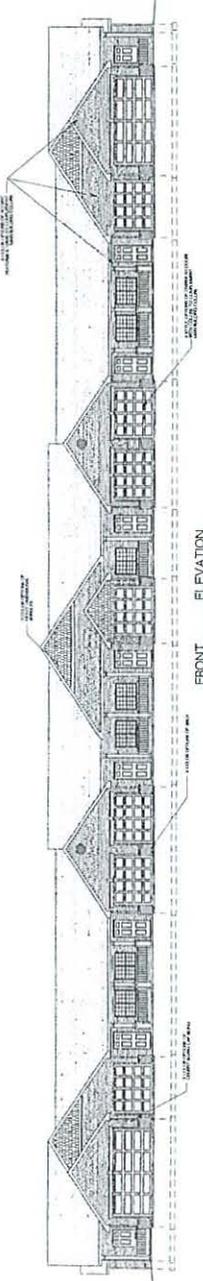
FARRIS, HANSEN & ASSOCIATES, INC.
 700 W. WISCONSIN ST., SUITE 200
 KENOSHA, WISCONSIN 53140
 PHONE (414) 722-2222
 FAX (414) 722-2222

DATE: 04/12/03
 DRAWN BY: [Name]
 SHEET NO. 15 OF 15

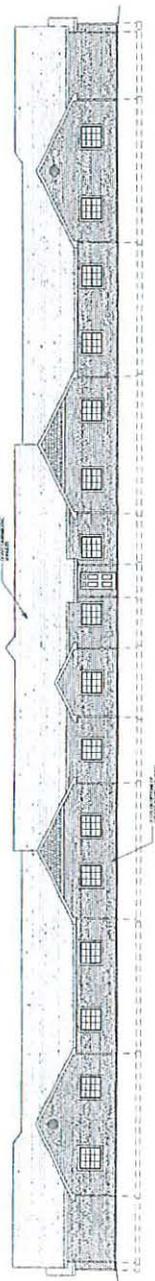


FLOOR PLAN
 BLDG 19

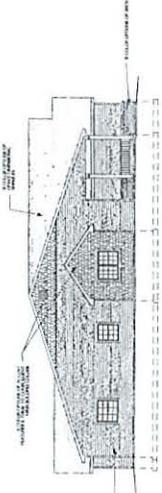
NOTE: SEE BUILDING ELEVATION DRAWINGS
 FOR FINISH AND DESIGN FOR ELEVATION



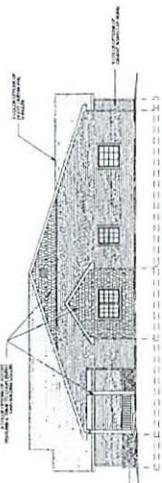
FRONT ELEVATION



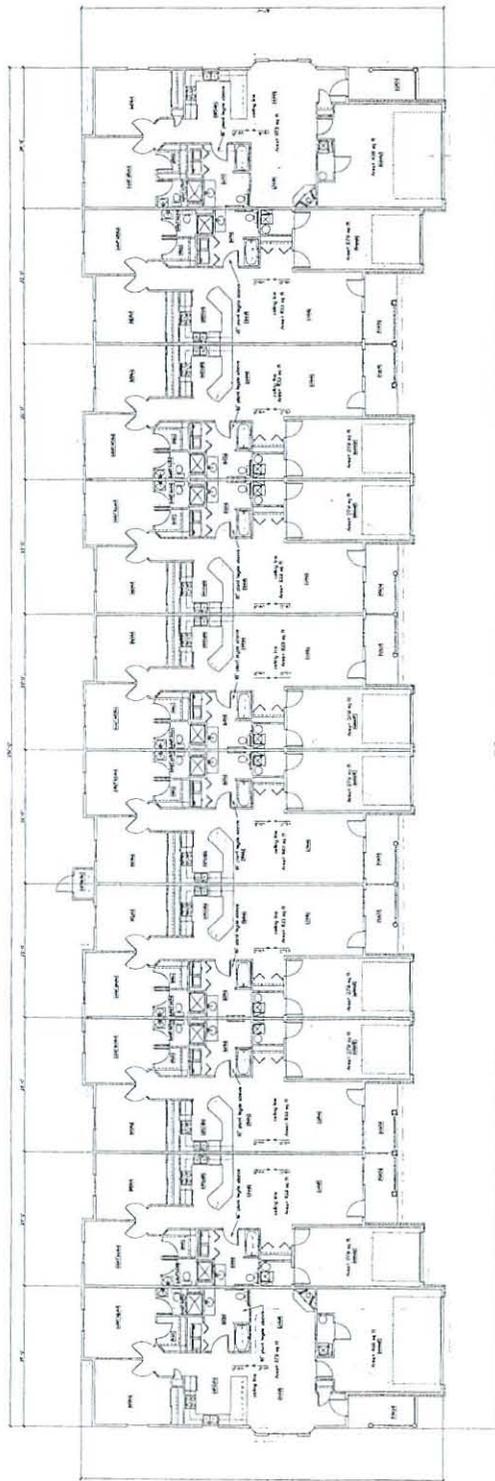
REAR ELEVATION



LEFT SIDE ELEVATION

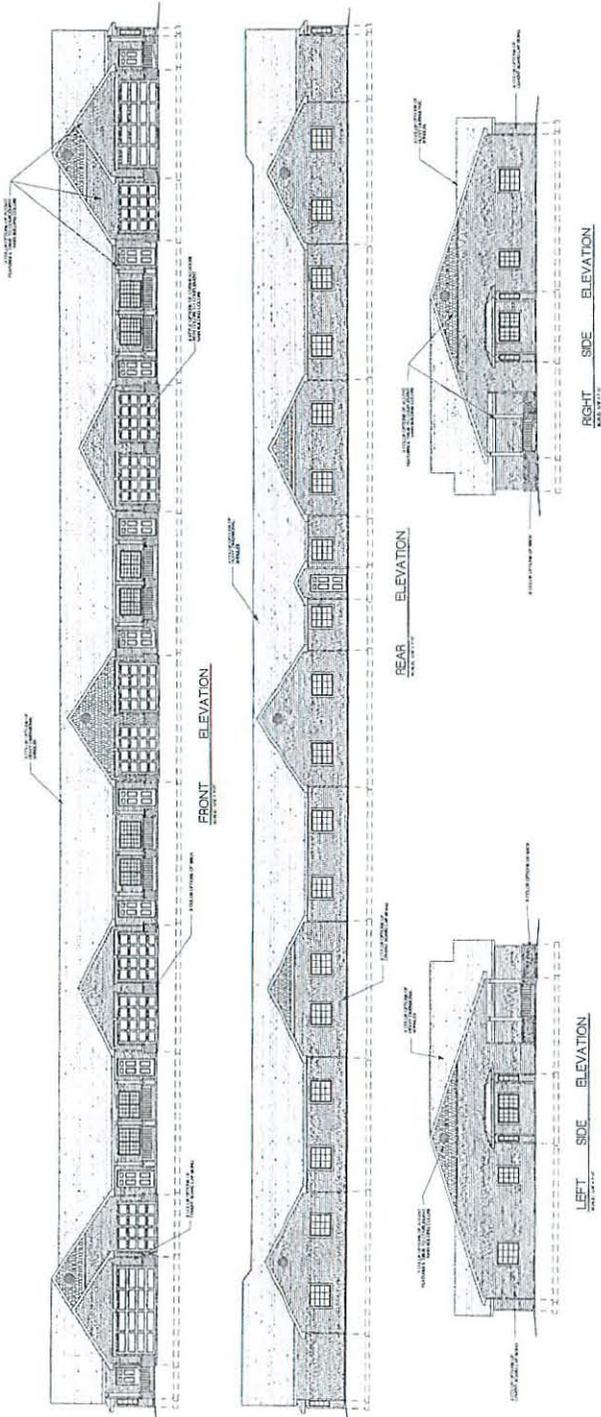


RIGHT SIDE ELEVATION



FLOOR PLAN
 10 UNIT BLDG. #7

THIS SET OF DRAWINGS IS FOR INFORMATION ONLY.
 NO PARTS ARE TO BE CONSIDERED AS CONTRACT DOCUMENTS.



FRONT ELEVATION

REAR ELEVATION

LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

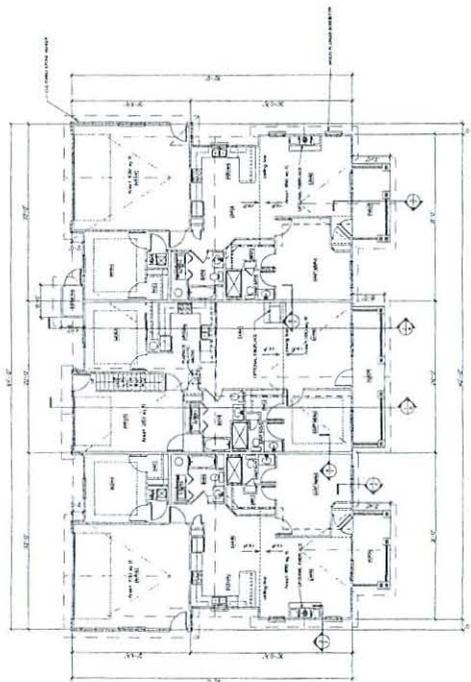


SUN PONTE VILLAGE
WEST
BUILDING #28
CITY OF KENOSHA - KENOSHA COUNTY, WISCONSIN

3 UNIT BLDG - REAR LOAD GARAGE
OVERALL FLOOR PLANS
EXTERIOR ELEVATIONS

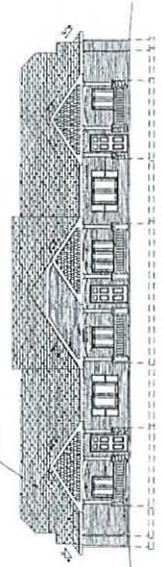
FARMIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
P.O. Box 437
Kenosha, Wisconsin 53141
Phone: (920) 233-5000
Fax: (920) 233-5888

PROJECT NO. 05043
DATE 05/06/09
SHEET NO. 3 of 7

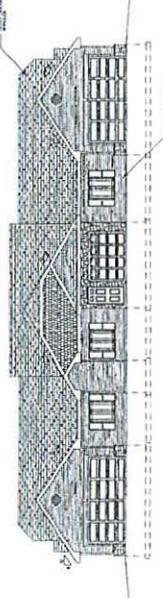


OVERALL FLOOR PLAN
of 3 UNIT BLDG #28

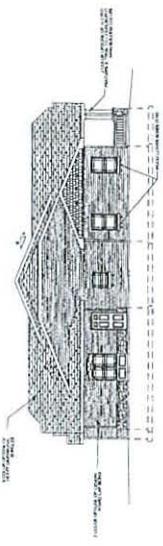
ATTENTION: Snow Loads
PERMIT DATA
General Office Area - 200 psf
General Office Area - 200 psf
Main Floor - 22.5 Sdy
Roof - 20 psf
Primary Category - S
Secondary Category - S
Roof Snow Accumulation - 10 ft
Roof Snow Accumulation - 10 ft



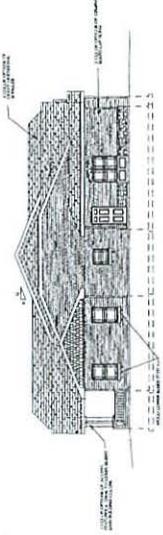
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



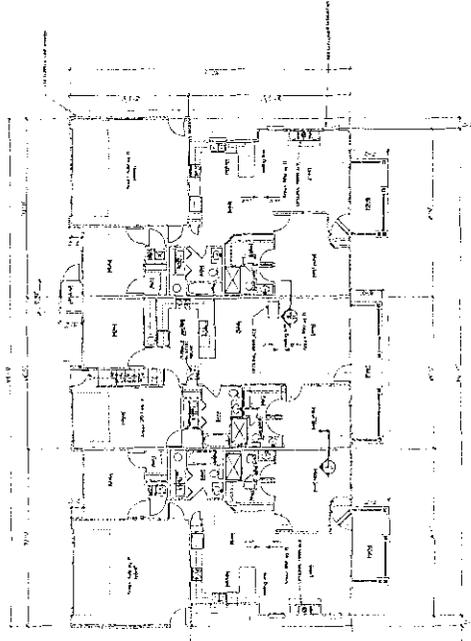
SUN POINTE VILLAGE
DUPLEX CONDOMINIUMS
AND
OPTIONAL BUILDING LAYOUTS
CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN

OPTIONAL BUILDING LAYOUTS
3 UNIT BLDG - REAR LOAD GARAGE
OVERALL FLOOR PLANS
EXTERIOR ELEVATIONS

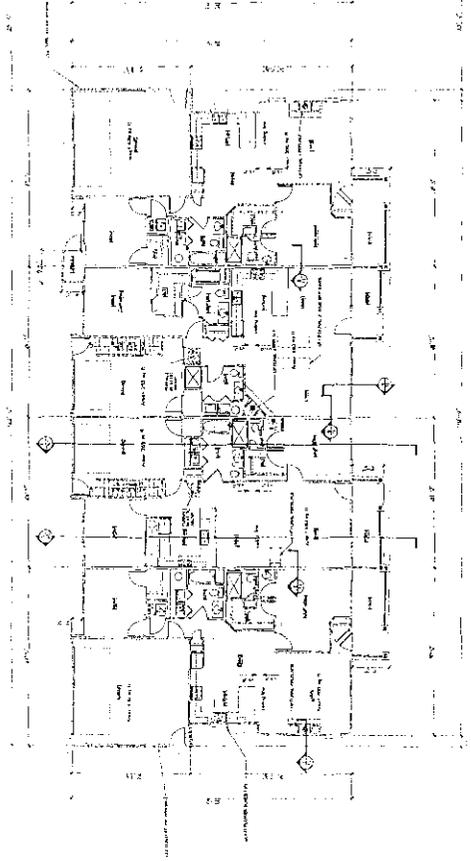
FARRIS, HANSON & ASSOCIATES, INC.
GENERAL CONTRACTORS
1000 WEST WISCONSIN STREET
KENOSHA, WISCONSIN 53141
TEL: (262) 221-2000

DATE: 08/04/08
PROJECT NO: 08043

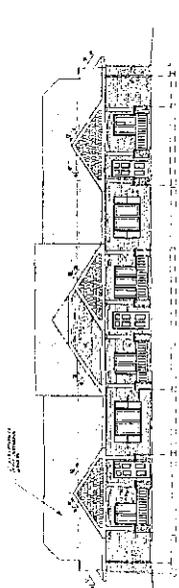
13 of 15



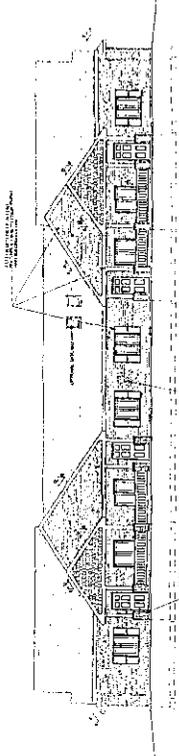
OVERALL FLOOR PLAN
BLDG #3A, #4A, #5A, #6A, #8A



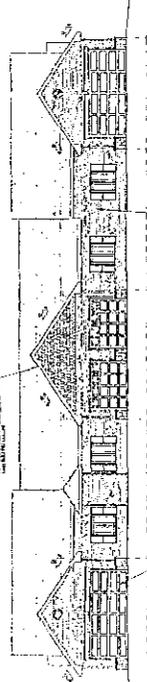
OVERALL FLOOR PLAN
BLDG #3B, #4B, #5B, #6B, #8B



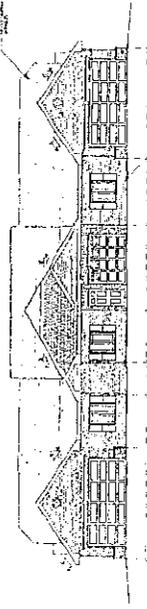
FRONT ELEVATION



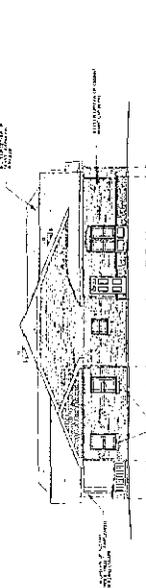
FRONT ELEVATION



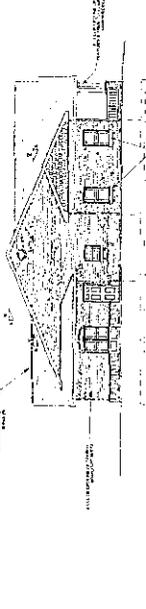
REAR ELEVATION



REAR ELEVATION



BLDG #3A, #4A, #5A, #6A, #8A RIGHT SIDE ELEVATION



BLDG #3B, #4B, #5B, #6B, #8B LEFT SIDE ELEVATION

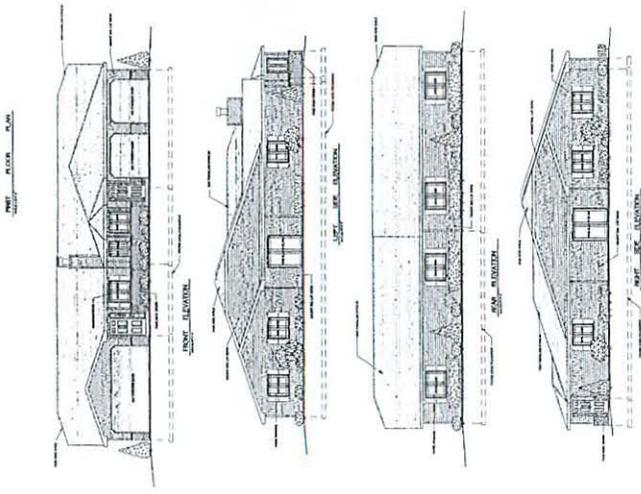
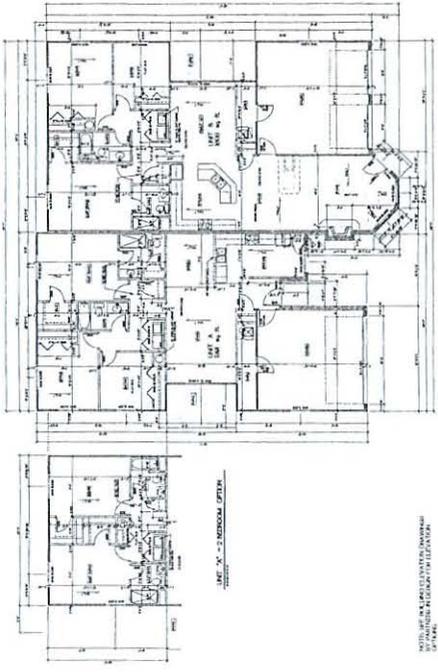


SUN POINTE VILLAGE
 DUPLEX CONDOMINIUMS
 AND
 DUPLEX CONDOMINIUMS
 CITY OF KENOSHA, KENOSHA CO., WISCONSIN

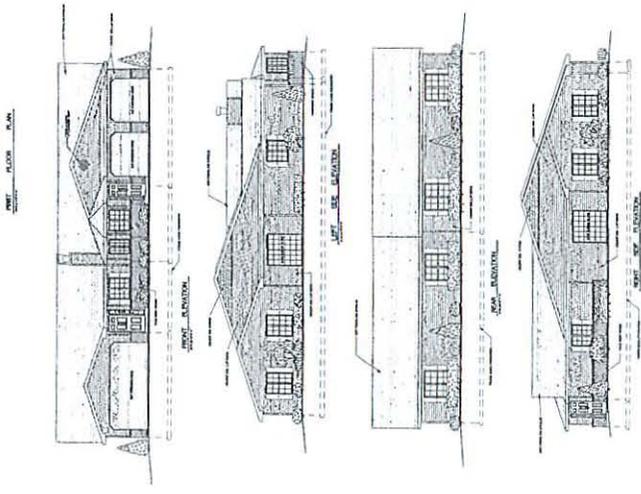
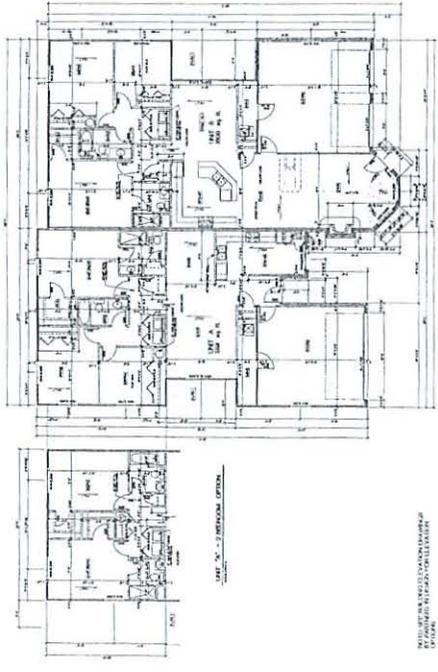
DUPLEX CONDOMINIUMS
 DUPLEX CONDOMINIUMS

FRANCIS HANSEN & ASSOCIATES, INC.
 ENGINEERS, ARCHITECTS, SURVEYORS
 200 WEST WISCONSIN STREET
 KENOSHA, WISCONSIN 53141
 PHONE (920) 323-8888
 FAX (920) 323-8888

PROJECT NO. 0843
 DATE 05/14/04
 SHEET NO. 15 OF 15



STYLE NO. 2 - DUPLEX CONDOMINIUMS



STYLE NO. 1 - DUPLEX CONDOMINIUMS

City Plan Division 625 52 nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	November 10, 2011	Item 4
Review of the location of a sculpture to be located within Union Park at 4500 7th Avenue. (Union Park Sculpture) (District #2) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: Union Park - 4500 7th Avenue

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Ruffalo, has been notified. The Parks Commission has reviewed the Concept, but will need to approve the final location and design of the sculpture.

ANALYSIS:

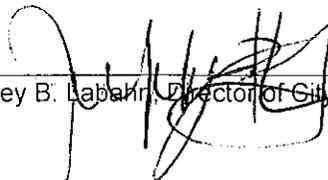
- Lemon Street Gallery would like to install another sculpture in Union Park. The proposed sculpture, which has not yet been designed, would be a partnership with Washington Middle School students.
- The applicants have proposed two (2) separate locations in the park for the sculpture. The preferred location is in the northwest quadrant of the park. The alternate location is in the center of the park where the sidewalks cross.
- The Parks Commission has given tentative approval of the project.
- The City Plan Commission is required to review locations per Section 62.23 (5) of the Wisconsin Statutes.
- Either location is acceptable to City Staff.

RECOMMENDATION:

A recommendation is made to approve the sculpture locations.



Brian Wilke, Development Coordinator



Jeffrey B. Labahn, Director of City Development



4601 Sheridan Road, Kenosha, WI 53140-3323
Tel 262-605-4745 LemonStreetGallery.org
KenoshaUnionParkProject.com

September 28, 2011

KenoshaUnionParkProject (KUPP)
2011 public art - mosaic sculpture project in Union Park

Contact: Melanie Hovey – Lemon Street Gallery

To: City Development and Planning Committee

Dear Mr. Wilke,

Perhaps you are aware of the work Lemon Street Gallery has done in our neighborhood, and especially in Union Park. We are the ones responsible for the creation of the six mosaic flower planters, and we started the sculpture lease program that brought the Bruce Niemi sculpture to the park. Residents and small business owners in the area continue to invest in our neighborhood by planting flowers each year, and caring for and about our park. They utilize the CDBG-funded Wi-Fi every day, and participate in our free art programs. Union Park is helping us foster a cohesive, dynamic, artsy neighborhood that we hope one day will be called Kenosha's Arts District!

The current project will again partner professional artists and area youth, this time specifically Washington Middle School students, in the creation of permanent public art for Union Park. We propose a tall, cylindrical mosaic art piece. The base will be made of concrete, either poured in place, or more likely, precast forms will be delivered to the park. We plan a grouping of three slender columns or one larger cylinder. The finished mosaic sculpture will be a colorful design for visual interest even during the winter. What the design will be specifically will be decided upon by the participants.

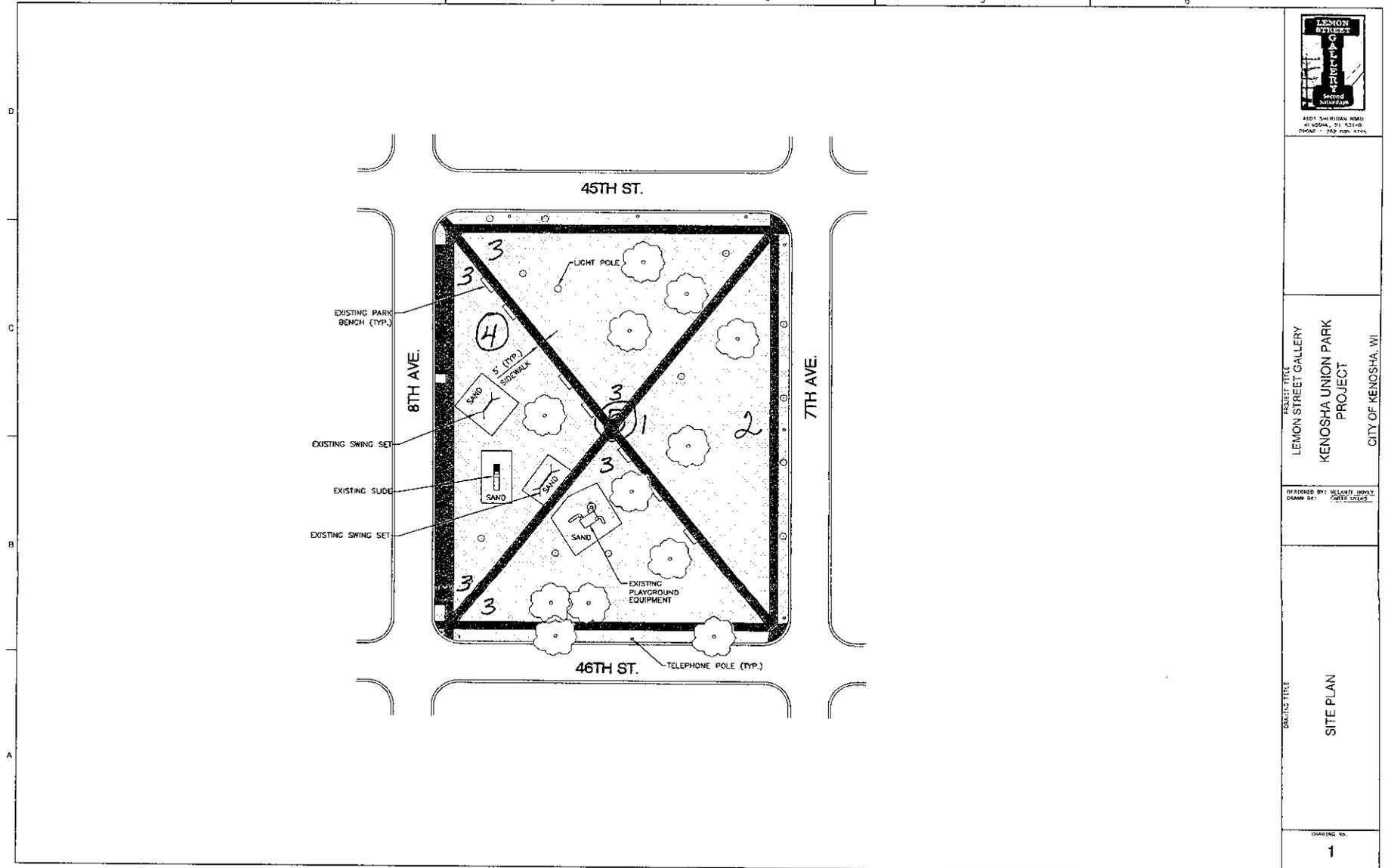
We are asking for approval from the City of Kenosha to place public art in Union Park. We will work closely with Jeff Warnock and the Parks Department, as well as keep you and the Parks Commission informed. We are very enthusiastic about creating an interesting sculpture for our neighborhood and Union Park.

Sincerely,

Melanie Hovey
Director

1. Niemi Sculpture
2. Union Park sign & Garden
3. KUPP Mosaic Planter (6 planters total)

4. NEW Sculpture Proposed location #1
- OR
5. NEW Sculpture Proposed location #2





Engineering Division
 Michael M. Lemens, P.E.
 Director/City Engineer
Fleet Maintenance
 Mauro Lenci
 Superintendent

Street Division
 John H. Prijic
 Superintendent
Waste Division
 Rocky Bednar
 Superintendent
Parks Division
 Jeff Warnock
 Superintendent

DEPARTMENT OF PUBLIC WORKS

Municipal Building · 625 52nd ST · RM 305 · Kenosha, WI 53140
 Telephone (262) 653-4050 · Fax (262) 653-4056

September 9, 2011

TO: Michael Orth, Chairman
 Board of Park Commissioners

FROM: Jeff Warnock, Park Superintendent *JW/md*

RE: Lemon Street Gallery

A request has been received from Melanie Hovey from Lemon Street Gallery to place a permanent sculpture in Union Park. The request is also includes placing artwork in the park by working with Washington Middle School to create a visual interest from the street as well as up close. Ms. Hovey will be working with the Park Division on placement of the artwork.

Recommendation: Staff recommends tentative approval of the projects with the contingency that all designs must be brought back to the commission for final approval. The City will not be responsible for any damage to the artwork.



4601 Sheridan Road Kenosha WI 53140

Tel 262.605.4745

www.lemonstreetgallery.org

September 8, 2011

Dear Ald. Orth and members of the Parks Commission,

Lemon Street Gallery & ArtSpace, Inc. is a nonprofit visual arts center that was established in 1999. Since 2008, our organization has been proactive in rallying artists and residents to take responsibility for the neighborhood and "our" Union Park at 7th Ave & 46th St. We call this initiative, KenoshaUnionParkProject, or KUPP. We have planted flower gardens where there were none, provided WiFi, and conducted arts projects and programs around the beautification of the Union Park. Our organization, artists and families from the neighborhood, are responsible for creating the six mosaic planters, and placement of the Bruce Niemi sculpture as the first installment of our KUPP Sculpture Lease Program. We just completed our 4th year of free "plein air" (outdoor) painting classes for children conducted in Union Park.

This Fall we would appreciate the opportunity to add a permanent sculpture in the park. The lead artist for the current project, Kathleen Laybourn, worked for Kenosha *Mayor's Youth Employment in the Arts*. She designed and led students in nine years worth of mosaic murals around our city, as well as a large mosaic at the entrance of, *Fine Arts School* in Racine.

New this year, we've created a formal partnership with Washington Middle School students, most of who live in our neighborhood. We will provide an after school program at the gallery every Monday and Tuesday in Ceramics and Sewing. With Parks Commission approval, we would also like to engage these youth in the creation of additional permanent public art in Union Park. The artwork will be 6 to 8 feet tall, cylindrical, and very colorful, so that it creates great visual interest from the street, as well as up close.

My team and I understand the need to work closely with Public Works, Jeff Warnock and the Parks Department in selecting the most appropriate location. I hope that you will trust us to create a design that will compliment the works already on site.

Best regards,

Melanie Hovey
Executive Director
Lemon Street Gallery & ArtSpace, Inc.

62.225 Recycling or resource recovery facilities. A city may establish and require use of facilities for the recycling of solid waste or for the recovery of resources from solid waste as provided under s. 287.13.

History: 1983 a 27; 1989 a 335 s 89; 1995 a 227.

62.23 City planning. (1) **COMMISSION.** (a) The council of any city may by ordinance create a "City Plan Commission," to consist of 7 members. The commission shall also include, as a nonvoting member, a representative from a military base or installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, that is located in the city, if the base's or installation's commanding officer appoints such a representative. All members of the commission, other than the representative appointed by the commanding officer of a military base or installation, shall be appointed by the mayor, who shall also choose the presiding officer. The mayor may appoint himself or herself to the commission and may appoint other city elected or appointed officials, except that the commission shall always have at least 3 citizen members who are not city officials. Citizen members shall be persons of recognized experience and qualifications. The council may by ordinance provide that the membership of the commission shall be as provided thereunder.

(d) The members of the commission shall be appointed to hold office for a period of 3 years. Appointments shall be made by the mayor during the month of April for terms that expire in April or at any other time if a vacancy occurs during the middle of a term.

(e) The city plan commission shall have power and authority to employ experts and a staff, and to pay for their services and such other expenses as may be necessary and proper, not exceeding, in all, the appropriation that may be made for such commission by the legislative body, or placed at its disposal through gift, and subject to any ordinance or resolution enacted by the governing body.

(f) Any city may by ordinance increase the number of members of the city plan commission so as to provide that the building commissioner or building inspector shall serve as a member thereof.

(2) **FUNCTIONS.** It shall be the function and duty of the commission to make and adopt a master plan for the physical development of the city, including any areas outside of its boundaries that in the commission's judgment bear relation to the development of the city provided, however, that in any county where a regional planning department has been established, areas outside the boundaries of a city may not be included in the master plan without the consent of the county board of supervisors. The master plan, with the accompanying maps, plats, charts, and descriptive and explanatory matter, shall show the commission's recommendations for such physical development, and shall, as described in sub. (3) (b), contain at least the elements described in s. 66.1001 (2). The commission may from time to time amend, extend, or add to the master plan or carry any part or subject matter into greater detail. The commission may adopt rules for the transaction of business and shall keep a record of its resolutions, transactions, findings, and determinations, which record shall be a public record.

(3) **THE MASTER PLAN.** (a) The master plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

(b) The commission may adopt the master plan as a whole by a single resolution, or, as the work of making the whole master plan progresses, may from time to time by resolution adopt a part or parts of a master plan. Beginning on January 1, 2010, or, if the city is exempt under s. 66.1001 (3m), the date under s. 66.1001 (3m) (b), if the city engages in any program or action described in s. 66.1001 (3), the master plan shall contain at least all of the elements specified in s. 66.1001 (2). The adoption of the plan or any

part, amendment, or addition, shall be by resolution carried by the affirmative votes of not less than a majority of all the members of the city plan commission. The resolution shall refer expressly to the elements under s. 66.1001 and other matters intended by the commission to form the whole or any part of the plan, and the action taken shall be recorded on the adopted plan or part of the plan by the identifying signature of the secretary of the commission, and a copy of the plan or part of the plan shall be certified to the common council, and also to the commanding officer, or the officer's designee, of any military base or installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, that is located in or near the city. The purpose and effect of the adoption and certifying of the master plan or part of the plan shall be solely to aid the city plan commission and the council in the performance of their duties.

(4) **MISCELLANEOUS POWERS OF THE COMMISSION.** The commission may make reports and recommendations relating to the plan and development of the city to public officials and agencies, public utility companies, civic, educational, professional and other organizations, and citizens. It may recommend to the mayor or council, programs for public improvements and the financing thereof. All public officials shall, upon request, furnish to the commission, within a reasonable time, such available information as it may require for its work. The commission, its members and employees, in the performance of its functions, may enter upon any land, make examinations and surveys, and place and maintain necessary monuments and marks thereon. In general, the commission shall have such powers as may be necessary to enable it to perform its functions and promote municipal planning.

(5) **MATTERS REFERRED TO CITY PLAN COMMISSION.** The council, or other public body or officer of the city having final authority thereon, shall refer to the city plan commission, for its consideration and report before final action is taken by the council, public body or officer, the following matters: the location and architectural design of any public building; the location of any statue or other memorial; the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds; the location, extension, abandonment or authorization for any public utility whether publicly or privately owned, all plats of lands in the city or within the territory over which the city is given platting jurisdiction by ch. 236; the location, character and extent or acquisition, leasing or sale of lands for public or semipublic housing, slum clearance, relief of congestion, or vacation camps for children; and the amendment or repeal of any ordinance adopted pursuant to this section. Unless such report is made within 30 days, or such longer period as may be stipulated by the common council, the council or other public body or officer, may take final action without it.

(6) **OFFICIAL MAP.** (a) As used in this subsection, "waterways" includes rivers, streams, creeks, ditches, drainage channels, watercourses, lakes, bays, ponds, impoundment reservoirs, retention and detention basins, marshes and other surface water areas, regardless of whether the areas are natural or artificial.

(am) 1. In this paragraph:

a. "Airport" means an airport as defined under s. 114.002 (7) which is owned or operated by a county, city, village or town either singly or jointly with one or more counties, cities, villages or towns.

b. "Airport affected area" means the area established by an agreement under s. 66.1009. If a county, city, village or town has not established such an agreement, "airport affected area" in that county, city, village or town means the area located within 3 miles of the boundaries of an airport.

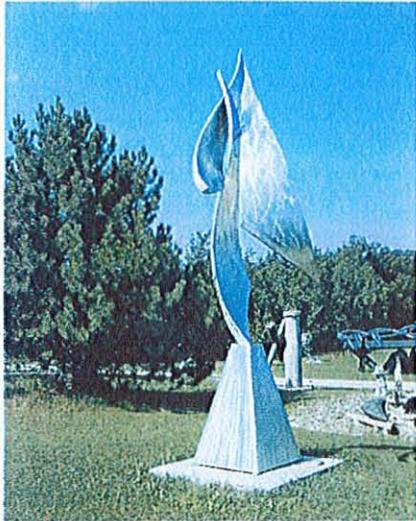
2. If the council of any city which is not located in whole or in part in a county with a population of 500,000 or more has established an official map under par. (b), the map shall show the location of any part of an airport located within the area subject to zon-



Clean up day



Two helpers
Some of the 6 mosaic planters at Union Park



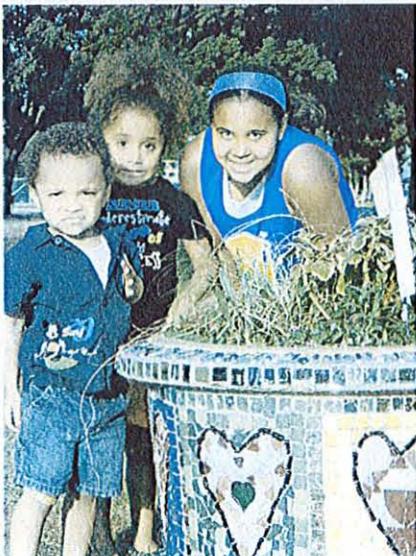
17' Bruce Niemi sculpture



Starting the first of 8 mosaic planters



Flower garden and 6 flower planters in Union Park



Some of the helpers



<p>City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030</p>	<p>Kenosha City Plan Commission</p> <p style="text-align: center;">FACT SHEET</p>	<p>November 10, 2011</p>	<p>Item 5</p>
<p>By Alderperson Lawrence Green - To Repeal and Recreate Section 16.03 A.1. and A.2. of the Zoning Ordinance regarding fence installation. PUBLIC HEARING</p>			

LOCATION/SURROUNDINGS:

City - wide

NOTIFICATIONS/PROCEDURES:

Alderman Green, the sponsor of the Ordinance, has been notified. The Common Council is the final review authority.

ANALYSIS:

- Under the current Ordinance, when a fence is installed the "good side" must face adjacent properties.
- The proposed Amendment would allow the owner to determine which side faces the adjacent property, if the fence is installed on property that is zoned residential, except for the RM-1 and RM-2 Multi-Family Residential District.
- The second part of the Ordinance would allow a fence to be installed with either side of the fence facing the public right-of-way, if the fence is installed on property zoned residential, except for the RM-1 and RM-2 Multi-Family Residential District.

RECOMMENDATION:

For Commission review and recommendation.


 Brian R. Wilke, Development Coordinator
 /u2/accl/cp/ckays/1CPC/2011/Nov10/fact-zo-fence.odt


 Jeffrey B. Zaborny, Director of City Development

ZONING ORDINANCE NO. _____

DRAFT 10.25.11

BY: ALDERPERSON LAWRENCE GREEN

**TO REPEAL AND RECREATE SECTION 16.03 A.1 AND
A.2 OF THE ZONING ORDINANCE REGARDING FENCE
INSTALLATION**

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

Section One: Section 16.03.A.1. and A.2. of the Zoning Ordinance for the City of

Kenosha, Wisconsin, is hereby repealed and recreated as follows:

1. Structural and support components of a Fence shall face away from adjacent properties except when located in the RR-1, RR-2, RR-3, RS-1, RS-2, RS-3, RG-1, RG-2 or RD zoned districts.

2. Fences shall be installed with the finished side facing the adjacent property or public right-of-way, and the Fence posts must be located on the inside of the Fence facing the property on which the Fence is located, except:

- _____ (a.) when the style of Fence commonly described as a “Good Neighbor Fence” is installed; or
- _____ (b.) when the Fence is installed in RR-1, RR-2, RR-3, RS-1, RS-2, RS-3, RG-1, RG-2 or RD zoned districts.

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

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
MATTHEW A. KNIGHT
Deputy City Attorney

ZONING ORDINANCE NO. _____

BY: ALDERPERSON LAWRENCE GREEN

**TO REPEAL AND RECREATE SECTION 16.03 A.1 AND
A.2 OF THE ZONING ORDINANCE REGARDING FENCE
INSTALLATION**

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

Section One: Section 16.03.A.1. and A.2. of the Zoning Ordinance for the City of

Kenosha, Wisconsin, is hereby repealed and recreated as follows:

1. Structural and support components of a Fence shall face away from adjacent properties except when located in the RR-1, RR-2, RR-3, RS-1, RS-2, RS-3, RG-1, RG-2 or RD zoned districts.

2. Fences shall be installed with the finished side facing the adjacent property or public right-of-way, and the Fence posts must be located on the inside of the Fence facing the property on which the Fence is located, except:

(a.) when the style of Fence commonly described as a "Good Neighbor Fence" is installed; or

(b.) when the Fence is installed in RR-1, RR-2, RR-3, RS-1, RS-2, RS-3, RG-1, RG-2 or RD zoned districts.

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

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
MATTHEW A. KNIGHT
Deputy City Attorney

<p>City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030</p>	<p>Kenosha City Plan Commission</p> <p style="text-align: center;">FACT SHEET</p>	<p>November 10, 2011</p>	<p>Item 6</p>
<p>By Alderperson David Bogdala: To Amend various Sections of the Zoning Ordinance regarding "Crop Production as a Conditional Use", To Amend Section 12 B. entitled " Specific Words and Phrases", To Amend Tables 4.01, Group 1, Group 2, Group 3 and To Create Section 4.06 D.16 entitled "Crop Production in a Residential, Business, Manufacturing or Industrial District". PUBLIC HEARING</p>			

LOCATION/SURROUNDINGS:

City - Wide

NOTIFICATIONS/PROCEDURES:

Alderman Bogdala, the Ordinance Sponsor, has been notified. This item will require final approval by the Common Council.

ANALYSIS:

- In January, the City Plan Commission reviewed a Crop Production Ordinance sponsored by the Mayor, which would make crop production a permitted use, provided it occurred on a parcel or contiguous group of parcels under the same ownership that totaled ten (10) acres. The City Plan Commission denied the Ordinance and the Mayor withdrew his sponsorship.
- The attached Ordinance would make crop production a Conditional Use in the Residential, (except for RR-3 and RS-1 where agriculture is currently permitted) Business and Manufacturing Zoning Districts.
- The Common Council would be the designated review authority.
- There would be no minimum lot size for crop production. Section 20 of the Ordinance defines crop production.
- The Ordinance was drafted by the City Attorney's Office.

RECOMMENDATION:

For Commission review and recommendation.



Rich Schroeder, Assistant City Planner
/u2/acct/cp/ckays/1CPC/2011/Nov10/fact-zo-crop.odt



Jeffrey B. Labahn, Director of City Development

ZONING ORDINANCE NO. _____

DRAFT 09/23/11

11/04/11

SPONSOR: ALDERPERSON DAVID BOGDALA

TO AMEND VARIOUS SECTIONS OF THE ZONING ORDINANCE REGARDING "CROP PRODUCTION AS A CONDITIONAL USE", TO AMEND SECTION 12 B. ENTITLED "SPECIFIC WORDS AND PHRASES", TO AMEND TABLES 4.01 GROUP 1, GROUP 2, GROUP 3, AND TO CREATE SECTION 4.06 D.16 ENTITLED "CROP PRODUCTION IN A RESIDENTIAL, BUSINESS, MANUFACTURING OR INDUSTRIAL DISTRICT"

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

Section One: Section 3.031 RR-1 RURAL SINGLE-FAMILY RESIDENTIAL

DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C.6. Crop Production.

Section Two: Section 3.032 RR-2 SUBURBAN SINGLE-FAMILY RESIDENTIAL

DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C.5. Crop Production.

Section Three: Section 3.05 RS-2 SINGLE-FAMILY RESIDENTIAL DISTRICT of

the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 6. Crop Production.

Section Four: Section 3.06 RS-3 SINGLE-FAMILY RESIDENTIAL DISTRICT of

the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 7. Crop Production.

Section Five: Section 3.07 RD TWO-FAMILY RESIDENTIAL DISTRICT of the

Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 7. Crop Production.

Section Six: Section 3.08 RG-1 GENERAL RESIDENTIAL DISTRICT of the

Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C.7. Crop Production.

Section Seven: Section **3.09 RG-2 GENERAL RESIDENTIAL DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 10. Crop Production.

Section Eight: Section **3.10 RM-1 MULTIPLE-FAMILY RESIDENTIAL DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 10. Crop Production.

Section Nine: Section **3.11 RM-2 MULTIPLE-FAMILY RESIDENTIAL DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 10 . Crop Production.

Section Ten: Section **3.115 RM-3 ELDERLY AND HANDICAPPED HOUSING DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 8. Crop Production.

Section Eleven: Section **3.13 B-1 NEIGHBORHOOD BUSINESS DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 7. Crop Production.

Section Twelve: Section **3.14 B-2 COMMUNITY BUSINESS DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 23. Crop Production.

Section Thirteen: Section **3.15 B-3 CENTRAL BUSINESS DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 18. Crop Production.

Section Fourteen: Section **3.155 B-4 MIXED-USE DISTRICT** of the Zoning

Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

B.6. Crop Production.

Section Fifteen: Section 3.17 M-1 LIGHT MANUFACTURING DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 9. Crop Production.

Section Sixteen: Section 3.18 M-2 HEAVY MANUFACTURING DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 38 Crop Production

Section Seventeen: Section 3.31 TRD-1 TRADITIONAL SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C.6. Crop Production.

Section Eighteen: Section 3.32 TRD-2 TRADITIONAL MULTIPLE FAMILY RESIDENTIAL DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C.7. Crop Production.

Section Nineteen: Definition of “Agriculture” in Section 12. B of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby amended as follows:

Agriculture. The use of land for agricultural purposes, including farming, crop production, pasturage, horticulture, floriculture, viticulture, and the necessary accessory uses for packing, treating, or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities.

Section Twenty: Definition of “Crop Production” in Section 12.B of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby created as follows:

Crop Production. On a single tract of land comprising of one or more contiguous tax parcels under the same ownership engaging in activities included in subsector 111 Crop Production, set forth in the North American Industry Classification System (NAICS), United States, 1997, published by the executive office of the president, U.S. office of management and budget, as reproduced in full in the Wisconsin Property Assessment Manual; the prior provision notwithstanding, the term Crop Production does not include growing short rotation woody trees with a growing and harvesting cycle of ten (10) years or less for pulp or tree stock under NAICS

industry 111421.

Section Twenty-One: Table 4.01 of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby amended by adding the following definition as follows:

Table 4.01 Group 1 - Residential Conditional Uses, add the following:

Crop Production.....CC

Table 4.01 Group 2 - Business Conditional Uses, add the following:

Crop Production in the B-1, B-2, B-3 and B-4 Districts.....CC

Table 4.01 Group 3 – Manufacturing Uses, add the following:

Crop Production.....CC

Section Twenty-Two: Section 4.06 D. 16 of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby created as follows:

16. Crop Production in a Residential, Business, Manufacturing or Industrial District:

- a. **Building Plan** as required in Sections 4.05 B. and 14.07 B. of the Zoning Ordinance.
- b. **Site Plan** as required in Sections 4.05 C and 14.07 C. of the Zoning Ordinance.
- c. **Drainage Plan** as required in Sections 4.05 E. and 14.07 F. of the Zoning ordinance.
- d. **Landscape Plan** as required in Sections 4.05 E. and 14.07 F. of the Zoning Ordinance.
- e. **Utility Plan** as required in Sections 4.05 F. and 14.07 D. of the Zoning Ordinance.
- f. **Other issues** which may have an adverse social, economic or environmental impact or affecting the health, safety or welfare of abutting or neighboring properties or the City as a whole.

Section Twenty-Three: This Ordinance shall become effective upon passage and publication.

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
EDWARD R. ANTARAMIAN
City Attorney

ZONING ORDINANCE NO. _____

SPONSOR: ALDERPERSON DAVID BOGDALA

TO AMEND VARIOUS SECTIONS OF THE ZONING ORDINANCE REGARDING “CROP PRODUCTION AS A CONDITIONAL USE”, TO AMEND SECTION 12 B. ENTITLED “ SPECIFIC WORDS AND PHRASES”, TO AMEND TABLES 4.01, GROUP 1, GROUP 2, GROUP 3 AND TO CREATE SECTION 4.06 D.16 ENTITLED “CROP PRODUCTION” IN A RESIDENTIAL, BUSINESS, MANUFACTURING OR INDUSTRIAL DISTRICT”

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

Section One: Section **3.031 RR-1 RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C.6. Crop Production.

Section Two: Section **3.032 RR-2 SUBURBAN SINGLE-FAMILY RESIDENTIAL DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C.5. Crop Production.

Section Three: Section **3.05 RS-2 SINGLE-FAMILY RESIDENTIAL DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 6. Crop Production.

Section Four: Section **3.06 RS-3 SINGLE-FAMILY RESIDENTIAL DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 7. Crop Production.

Section Five: Section **3.07 RD TWO-FAMILY RESIDENTIAL DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 7. Crop Production.

Section Six: Section **3.08 RG-1 GENERAL RESIDENTIAL DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C.7. Crop Production.

Section Seven: Section **3.09 RG-2 GENERAL RESIDENTIAL DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 10. Crop Production.

Section Eight: Section **3.10 RM-1 MULTIPLE-FAMILY RESIDENTIAL DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

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Section Ten: Section **3.115 RM-3 ELDERLY AND HANDICAPPED HOUSING DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 8. Crop Production.

Section Eleven: Section **3.13 B-1 NEIGHBORHOOD BUSINESS DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 7. Crop Production.

Section Twelve: Section **3.14 B-2 COMMUNITY BUSINESS DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 23. Crop Production.

Section Thirteen: Section **3.15 B-3 CENTRAL BUSINESS DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 18. Crop Production.

Section Fourteen: Section **3.155 B-4 MIXED-USE DISTRICT** of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

B.6. Crop Production.

Section Fifteen: Section 3.17 M-1 LIGHT MANUFACTURING DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 9. Crop Production.

Section Sixteen: Section 3.18 M-2 HEAVY MANUFACTURING DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

C. 38 Crop Production

Section Seventeen: Section 3.31 TRD-1 TRADITIONAL SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

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Section Eighteen: Section 3.32 TRD-2 TRADITIONAL MULTIPLE FAMILY RESIDENTIAL DISTRICT of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby amended to include the following:

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Section Twenty : Definition of “Crop Production” in Section 12. B of the Zoning Ordinance for the City of Kenosha, Wisconsin is hereby created as follows:

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Section Twenty-One: Table 4.01 of the Zoning Ordinance for the City of Kenosha,

Wisconsin is hereby amended by adding the following definition as follows:

Table 4.01 Group 1 - Residential Conditional Uses, add the following:

Crop Production.....CC

Table 4.01 Group 2 - Business Conditional Uses, add the following:

Crop Production in the B-1, B-2, B-3 and B-4 Districts.....CC

Table 4.01 Group 3 – Manufacturing Uses, add the following:

Crop Production.....CC

Section Twenty-Two: Section 4.06 D. 16 of the Zoning Ordinance for the City of

Kenosha, Wisconsin is hereby created as follows:

16. Crop Production in a Residential, Business, Manufacturing or Industrial District:

- a. **Building Plan** as required in Sections 4.05 B. and 14.07 B. of the Zoning Ordinance.
- b. **Site Plan** as required in Sections 4.05 C and 14.07 C. of the Zoning Ordinance.
- c. **Drainage Plan** as required in Sections 4.05 E. and 14.07 F. of the Zoning ordinance.
- d. **Landscape Plan** as required in Sections 4.05 E. and 14.07 F. of the Zoning Ordinance.
- e. **Utility Plan** as required in Sections 4.05 F. and 14.07 D. of the Zoning Ordinance.
- f. **Other issues** which may have an adverse social, economic or environmental impact or affecting the health, safety or welfare of abutting or neighboring properties or the City as a whole.

Section Twenty-Three: This Ordinance shall become effective upon passage and

publication.

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
EDWARD R. ANTARAMIAN
City Attorney