



**Agenda**  
**City Plan Commission Meeting**  
**Municipal Building, 625 52nd Street - Room 202, Kenosha, WI**  
**Thursday, November 10, 2016**  
**5:00 pm**

Mayor John Antaramian, Chairperson  
Alderman Jan Michalski  
Commissioner Pat DeGrace  
Commissioner Scott Haraty  
Commissioner Katherine Marks

Alderman Dan Prozanski, Vice-Chairperson  
Alderman John Fox  
Commissioner Anita Faraone  
Commissioner Brad Kleba  
Commissioner Lydia Spottswood

Call to Order  
Roll Call  
Citizens Comments

Approval of the Minutes of the October 20, 2016

1. Zoning Ordinance by the Mayor – To Rezone the property at 4621 and 4627 38th Avenue from B-2 Community Business District to RG-2 General Residential District [in conformance with Section 10.02 of the Zoning Ordinance]. (Habitat for Humanity of Kenosha, Inc.) (District 10) PUBLIC HEARING
2. Zoning Ordinance by the Mayor – To Rezone the property at 125th Avenue North of 75th Street and South of 71st Street from A-2 Agricultural Land Holding District to B-2 Community Business District [in conformance with Section 10.02 of the Zoning Ordinance]. (Rasmussen) (District 16) PUBLIC HEARING
3. Request for approval of a Temporary Use Trailer to be located at 12742 71st Street. (Springs at Kenosha) (District 16) PUBLIC HEARING
4. Conditional Use Permit for an addition to the building and storage yard for property at 7330 74th Place. (Menards) (District 16) PUBLIC HEARING

Commissioners' Comments

*IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 653-4030 BY NOON  
OF THIS MEETING DATE TO MAKE ARRANGEMENTS FOR REASONABLE ON-SITE ACCOMMODATIONS.*

**CITY PLAN COMMISSION  
Minutes  
October 20, 2016**

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**MEMBERS PRESENT:** Mayor Antaramian, Alderperson Michalski, Alderperson Fox, Anita Faraone, Scott Haraty, and Lydia Spottswood

**MEMBERS EXCUSED:** Alderperson Prozanski, Pat DeGrace, Brad Kleba and Katherine Marks

**STAFF PRESENT:** Jeff Labahn and Tony Geliche

The meeting was called to order at 5:00 pm by Mayor Antaramian, roll call was taken.

**Citizens Comments** - No Citizen comments

A motion was made by Alderperson Michalski and seconded by Mr. Haraty to approve the minutes of the October 6, 2016 meeting. The motion passed. (Ayes 6, Noes 0)

**1. Quit Claim Deed to transfer City-owned property at 5802 14th Avenue from the City of Kenosha to Evren and Suzanne Hanson. (District 2) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Alderperson Michalski to approve the Quit Claim Deed.

Alderperson Michalski asked what kind of ramification are there going to be on the family. Mayor Antaramian said we are giving them an unbuildable piece of property adjacent to their property. They will pay more tax and we don't have snow to remove or grass to mow.

The motion passed. (Ayes 6, Noes 0)

**Commissioner's Comments** - No Commissioner comments.

A motion to adjourn was made by Ms. Faraone and seconded by Mr. Haraty. The meeting adjourned at 5:07pm.

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



CITY PLAN COMMISSION  
Staff Report - Item 1

Thursday, November 10, 2016 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

Zoning Ordinance by the Mayor – To Rezone the property at 4621 and 4627 38th Avenue from B-2 Community Business District to RG-2 General Residential District [in conformance with Section 10.02 of the Zoning Ordinance]. (Habitat for Humanity of Kenosha, Inc.) (District 10) PUBLIC HEARING

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

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

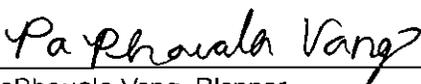
**LOCATION AND ANALYSIS:**

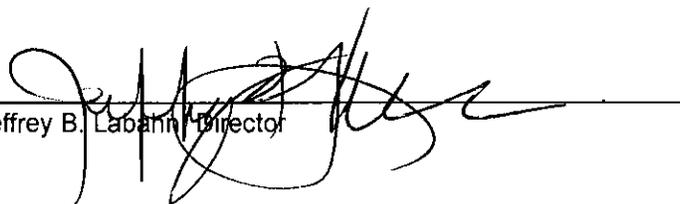
	<u>Vicinity Zoning</u>	<u>Land Use</u>
<b>Site:</b> 4621 and 4627 38th Avenue	<b>North:</b> IP Institutional Park	Church
<b>Neighborhood:</b> Wilson	<b>South:</b> B-2 Community Business	Mixed Residential
	<b>East:</b> RG-2 General Residential	4-Unit Residential
	<b>West:</b> RG-1 General Residential	Mixed 1 & 2 Family Residential

1. The owner of the property is requesting to rezone the property from *B-2 Community Business District* to *RG-2 General Residential District*. The rezoning is to allow construction of single family homes.
2. Rezoning of the property to *RG-2 General Residential District* is consistent with the adopted *Comprehensive Plan for the City of Kenosha: 2035*. This Plan designates this site as *Medium-High Density Residential*.
3. The rezoning is also in compliance with the *Wilson Neighborhood Plan*, which calls for detached single-family residential development for the lots. The rezoning will be compatible with the surrounding land uses.
4. The final development will also be required to be in compliance with the applicable City and State Ordinances, Codes and development standards.

**RECOMMENDATION:**

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

  
PaPhouala Vang, Planner

  
Jeffrey B. Labahn, Director

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

**SPONSOR: THE MAYOR**

**To Rezone the Property at 4621 and 4627 38<sup>th</sup> Avenue from  
B-2 Community Business District to RG-2 General Residential  
District in Conformance with Section 10.02 of the Zoning Ordinance.  
(Habitat for Humanity of Kenosha, Inc.) (District 10)**

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

**Section One:** That the land shown on the attached Supplement Map No. Z7-16 be, and the same hereby is, zoned and districted as indicated on said map.

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

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

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

Passed:

Published:

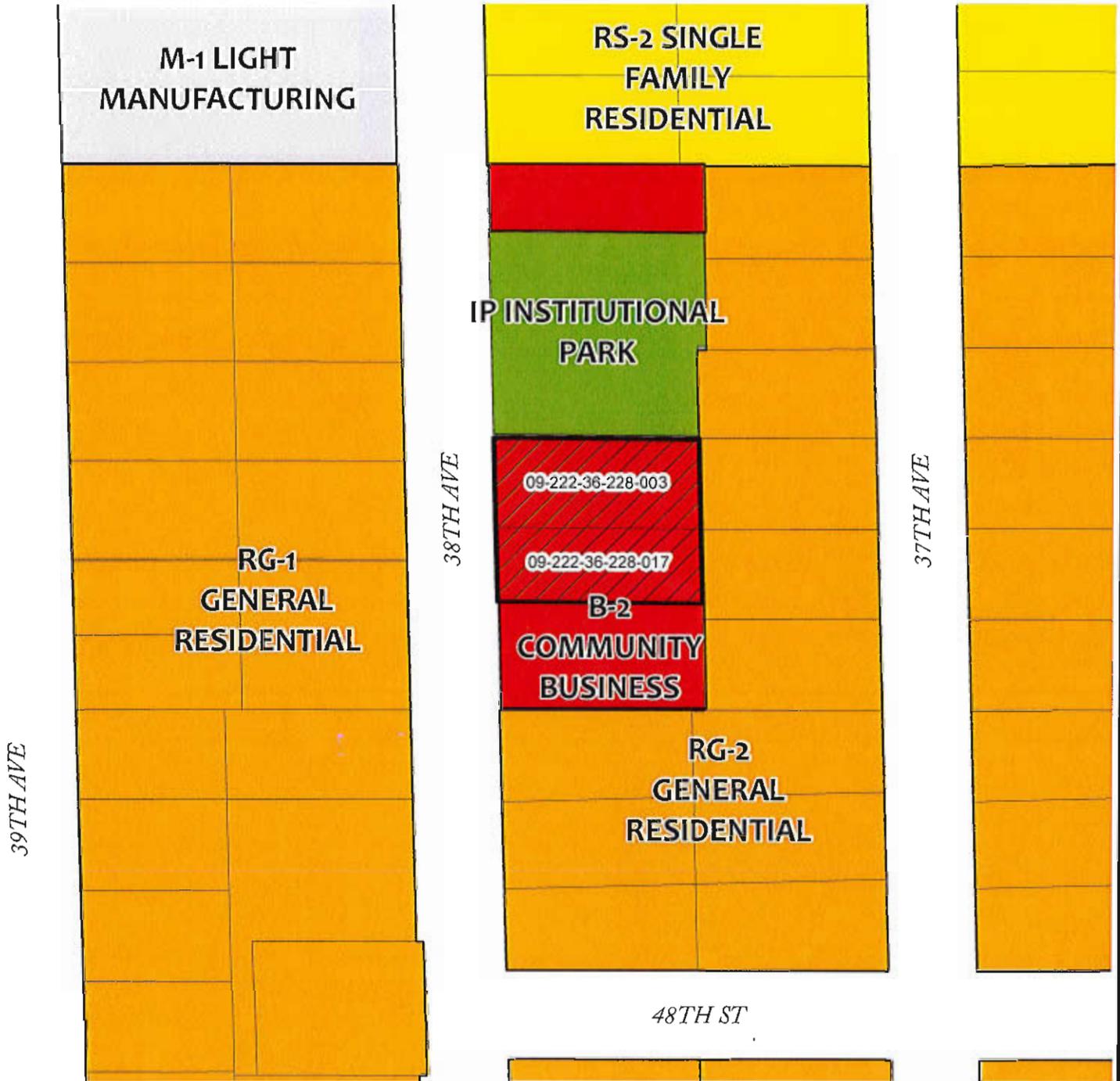
Drafted by:  
JONATHAN A. MULLIGAN  
Assistant City Attorney

# City of Kenosha

District Map  
Rezoning

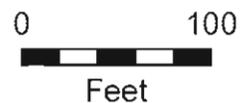
Supplement No. Z7-16  
Ordinance No. \_\_\_\_\_

Habitat for Humanity petition



## Property Requested to be Rezoned from:

 B-2 Community Business to RG-2 General Residential





**Habitat**  
for Humanity®  
of Kenosha

*Help build it!*

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

Dear Members of the Common Council:

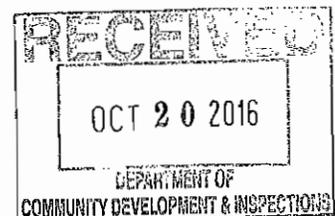
It is requested that my properties located at 4621 and 4627 38<sup>th</sup> Avenue be rezoned from B-2 Community Business to RG-2 General Residential. The purpose of the rezoning is to permit construction of a single family homes on each of the two properties by Habitat for Humanity of Kenosha, Inc.

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

Please inform me of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to Habitat for Humanity of Kenosha, Inc at 6203 28<sup>th</sup> Avenue, Kenosha, WI 53143. I can be reached at 262-925-0360 if there are any questions regarding my request for the rezoning.

Sincerely,

Fran Hansen  
Executive Director  
Habitat for Humanity of Kenosha, Inc.  
Property Owner

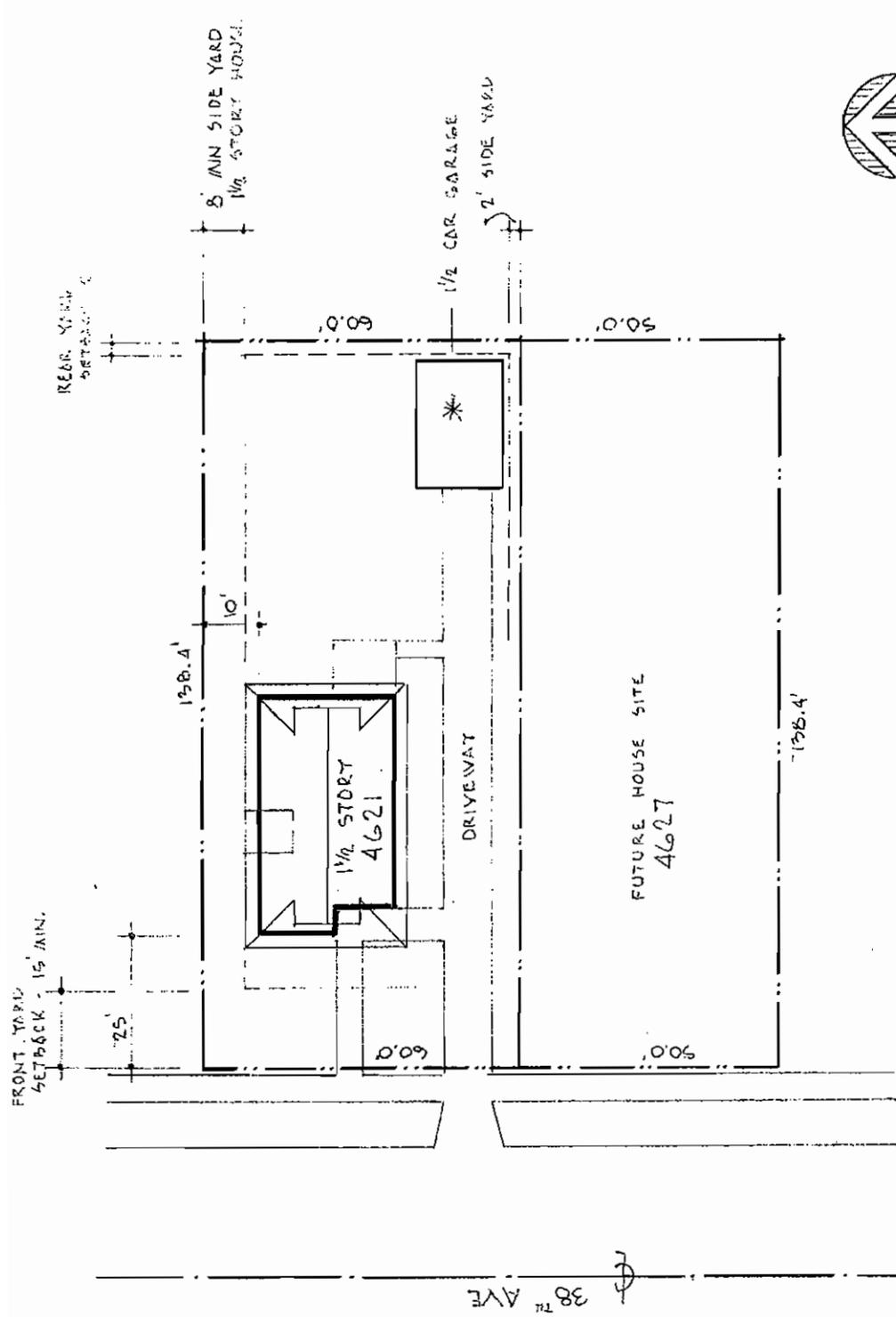


6203 28<sup>th</sup> Avenue, Kenosha, WI 53143 USA

Phone: (262) 925-0360 [www.habitatkenosha.org](http://www.habitatkenosha.org) [www.facebook.com/hfhkenosha](https://www.facebook.com/hfhkenosha)

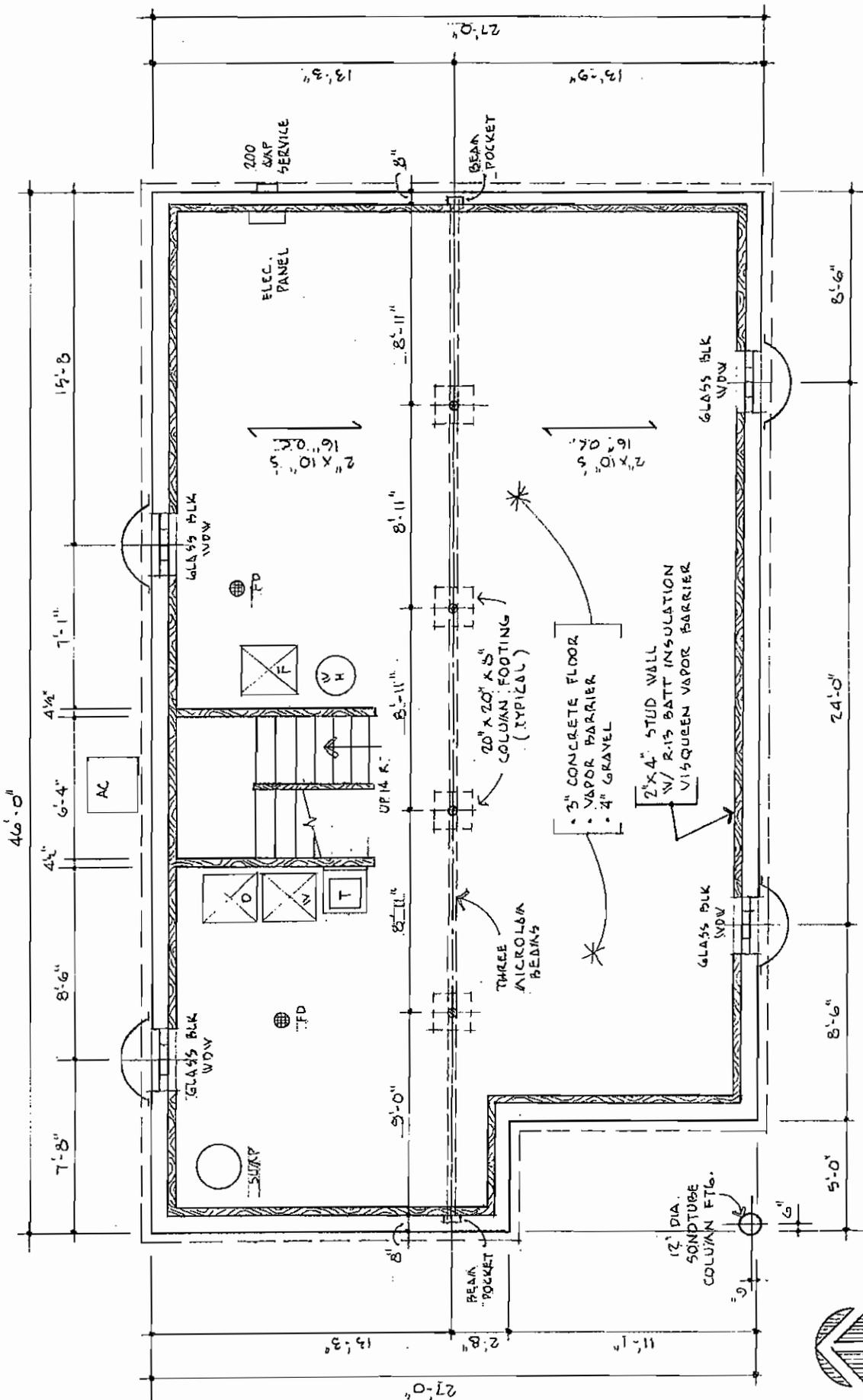
# SHEET INDEX

- 1 SITE PLAN
- 2 BASEMENT PLAN
- 3 FIRST FLOOR PLAN
- 4 SECOND FLOOR PLAN
- 5 WEST ELEVATION
- 6 SOUTH ELEVATION
- 7 EAST ELEVATION
- 8 NORTH ELEVATION
- 9 BUILDING SECTION
- 10 OPTIONAL ELEVATION



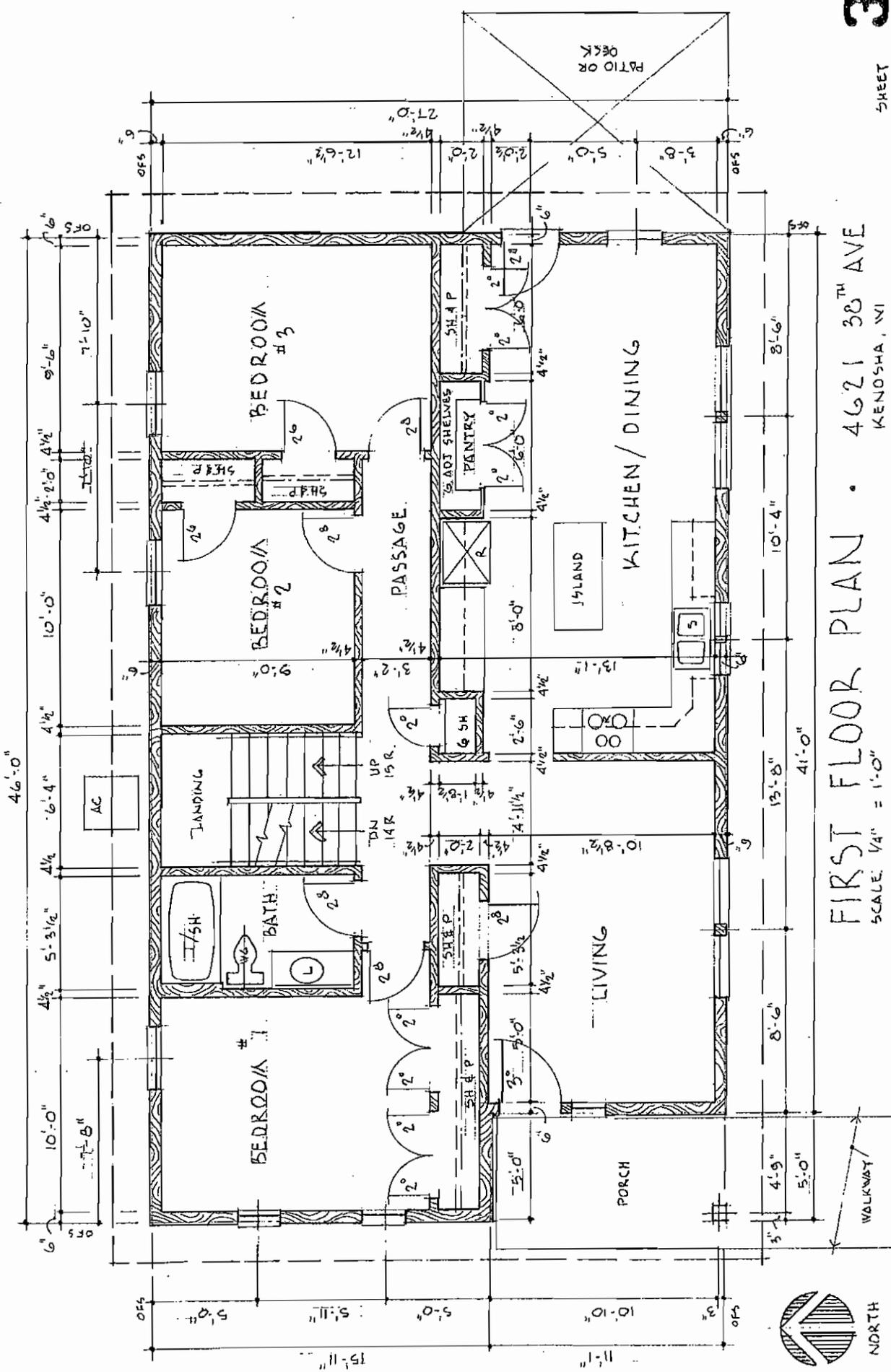
SITE PLAN • 4621 38<sup>TH</sup> AVE.  
 KENOSHA, WI  
 SCALE 1/4" = 1'-0"

NORTH  
 SHEET  
 OCT 27, 2016  
**1**



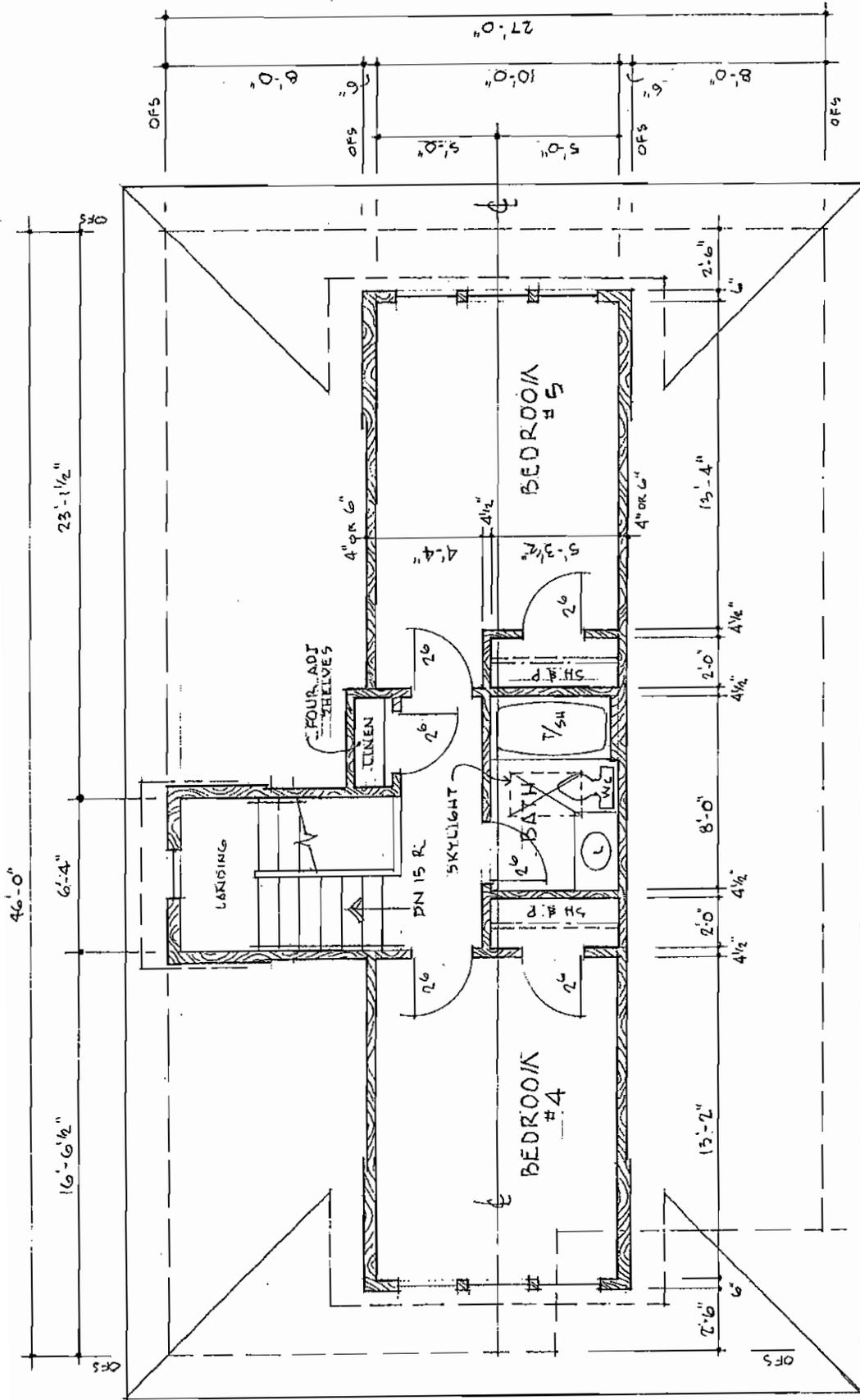
**BASEMENT PLAN • 4621 38<sup>TH</sup> AVE**  
 KENDOSH, WI  
 SCALE 1/4" = 1'-0"





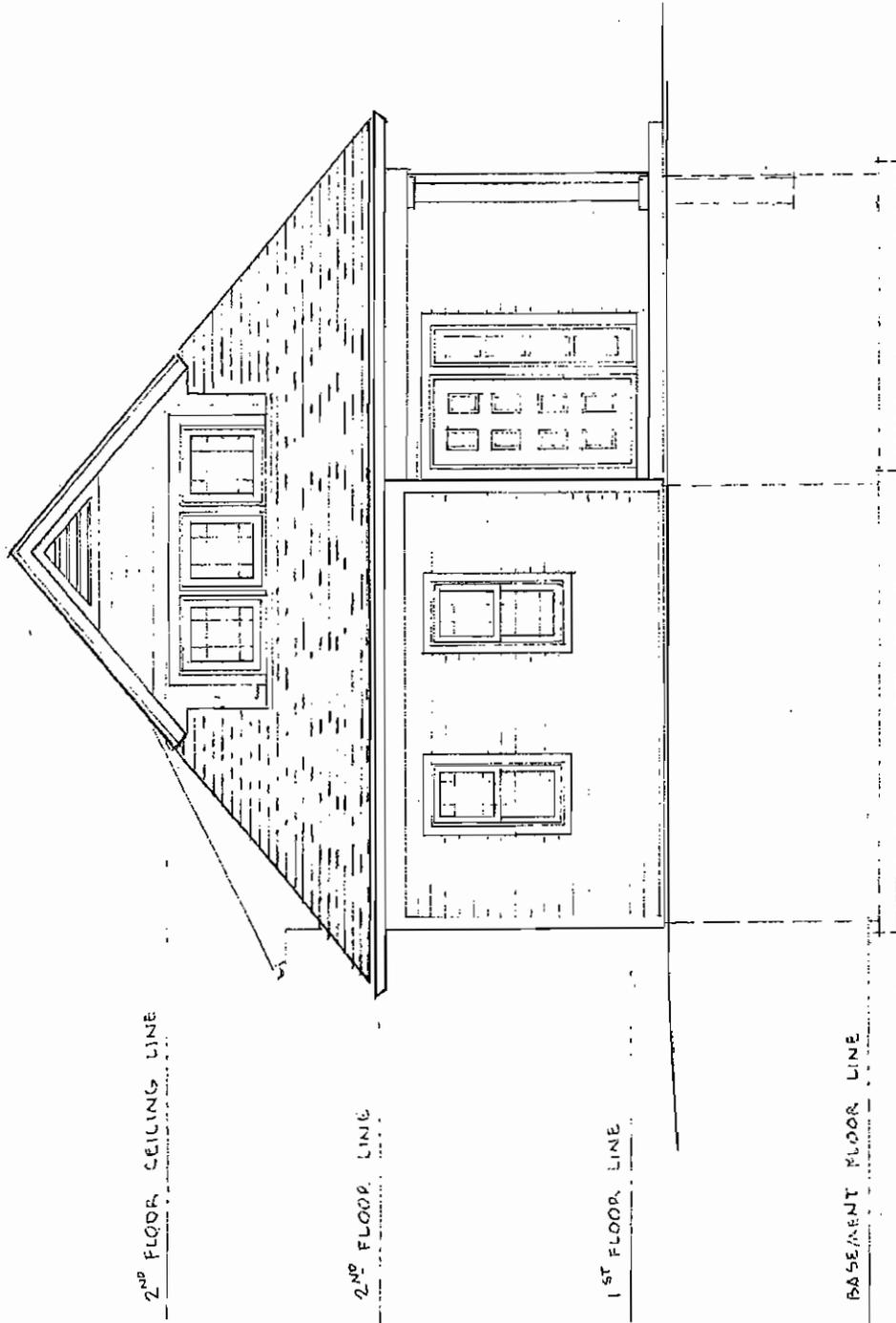
FIRST FLOOR PLAN • 4621 38<sup>TH</sup> AVE  
 KENOSHA, WI  
 SCALE 1/4" = 1'-0"



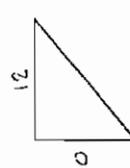
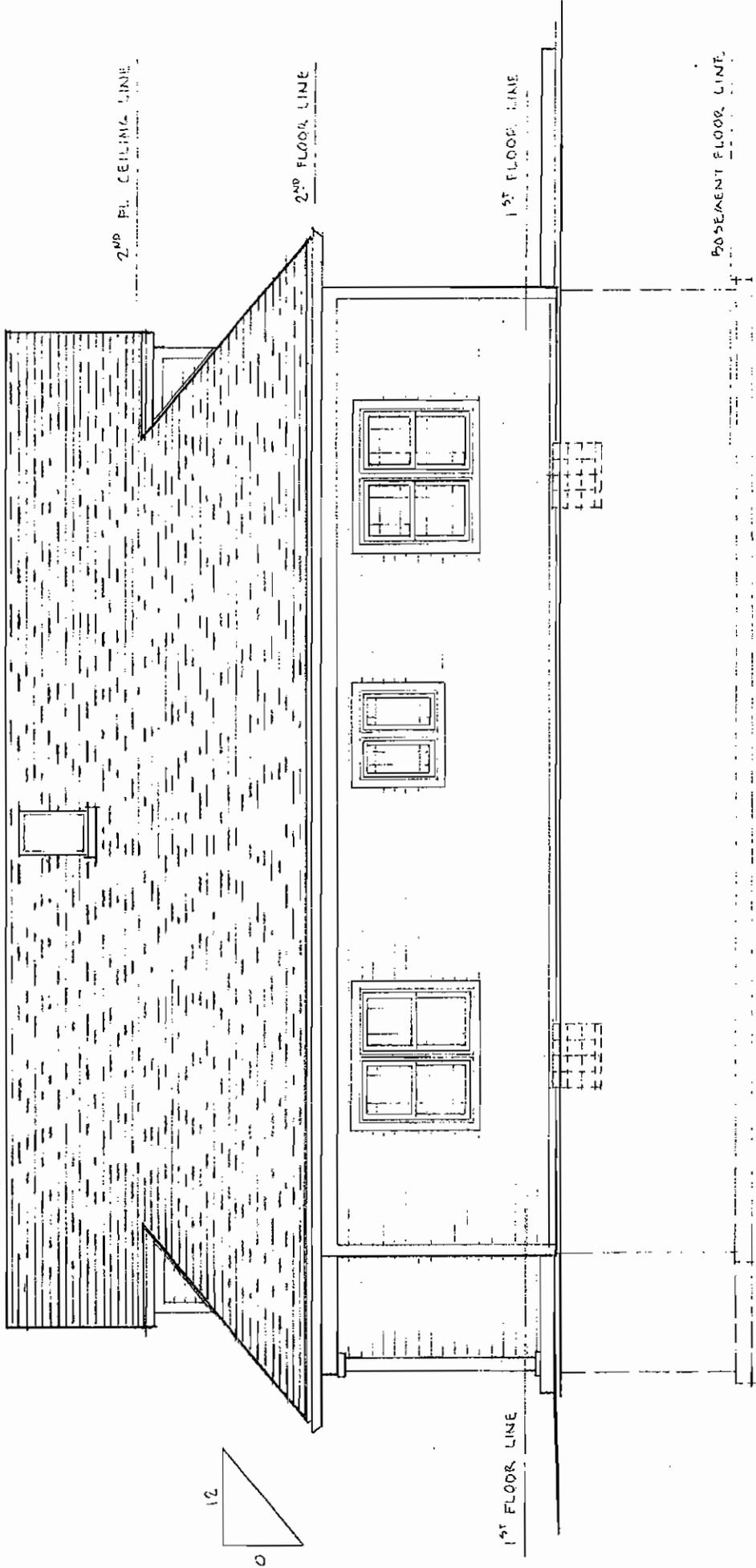


SECOND FLOOR PLAN • 4621 38<sup>TH</sup> AVE  
 KENOSHA, WI.  
 SCALE 1/4" = 1'-0"



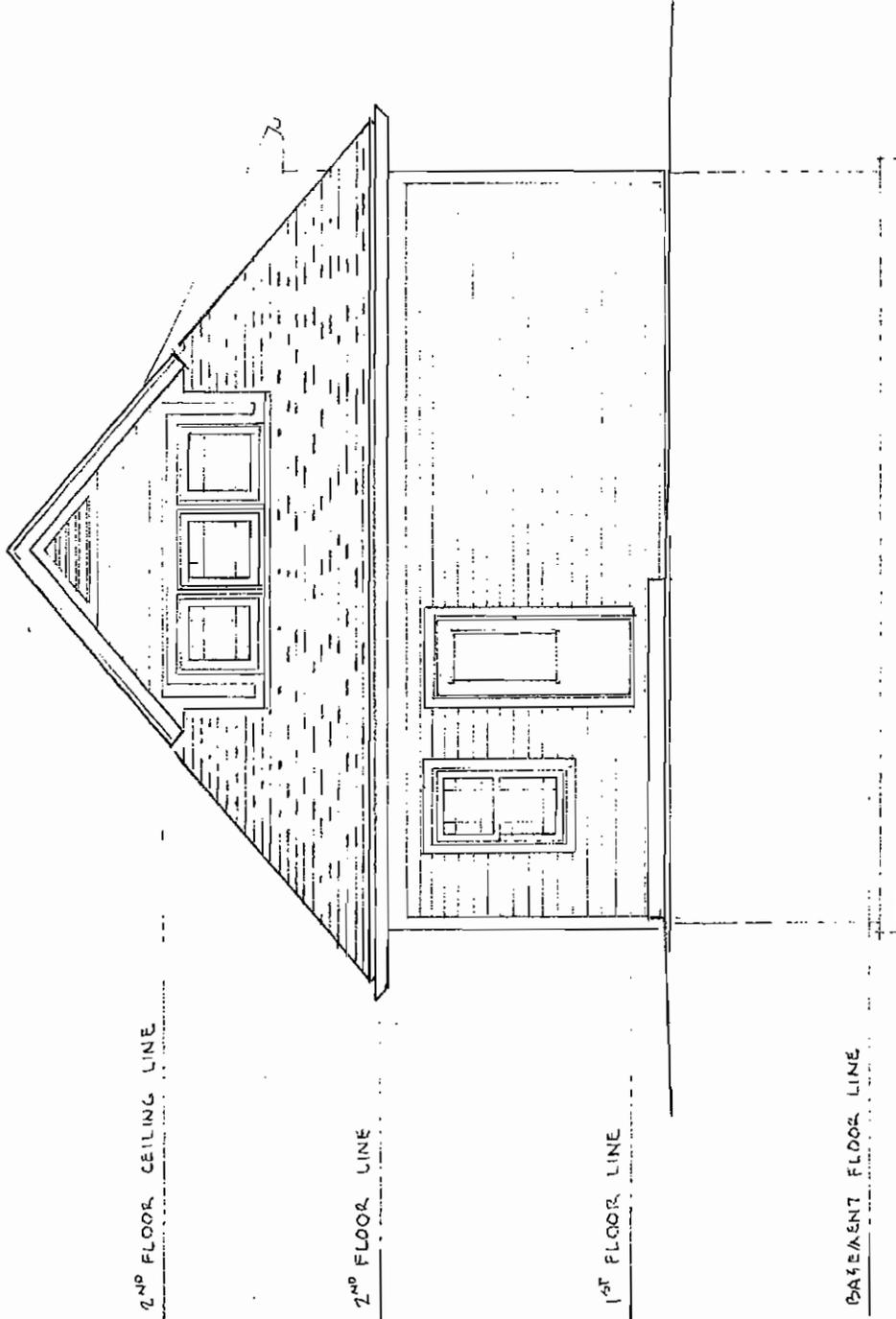


WEST (FRONT) ELEVATION • 4621 38<sup>TH</sup> AVE  
 KENOSHA WI  
 SCALE 1/4" = 1'-0"

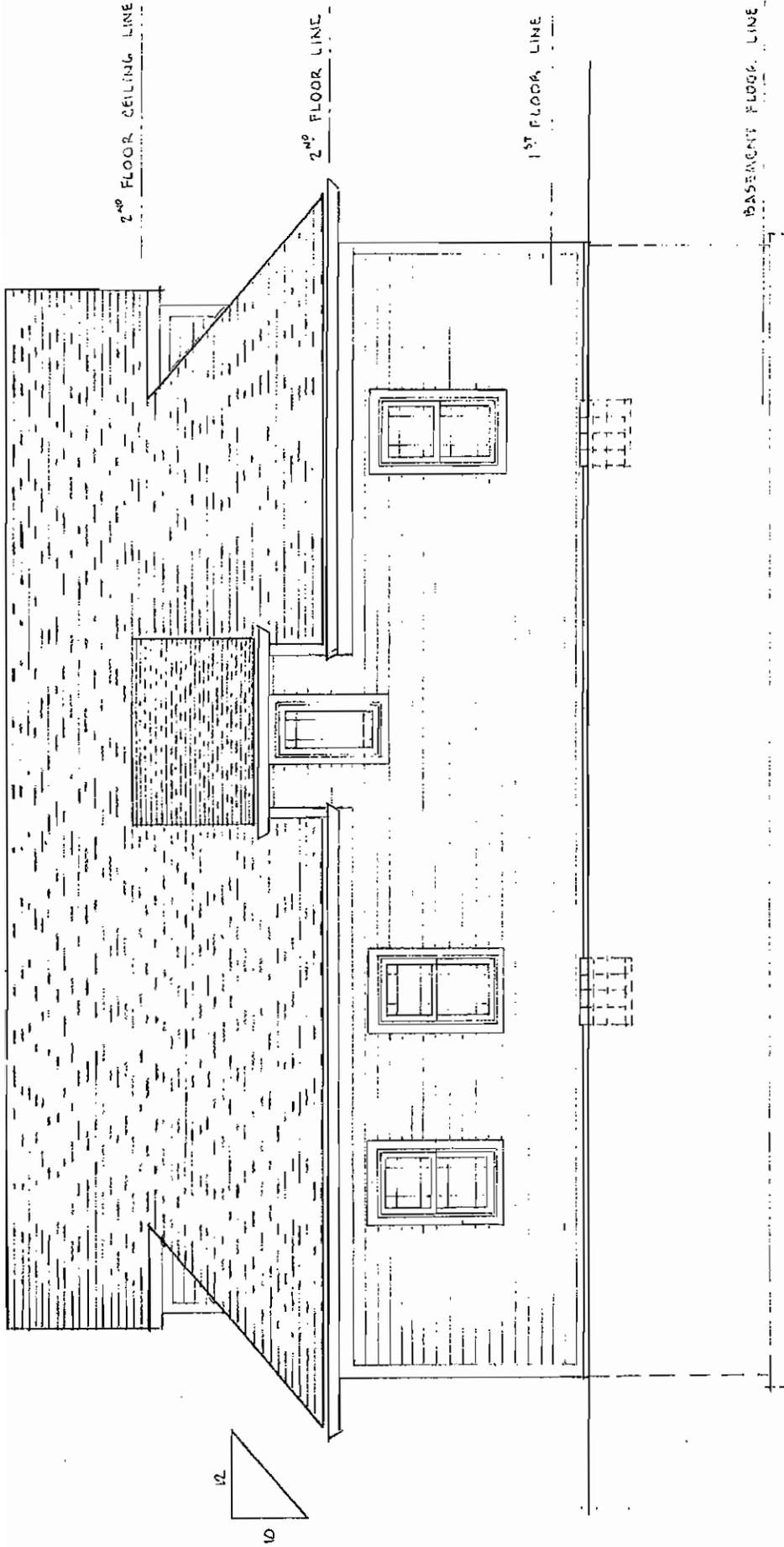


SOUTH ELEVATION • 4621 38<sup>TH</sup> AVE  
 SCALE 1/4" = 1'-0" KENOSHA, WI

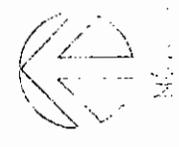
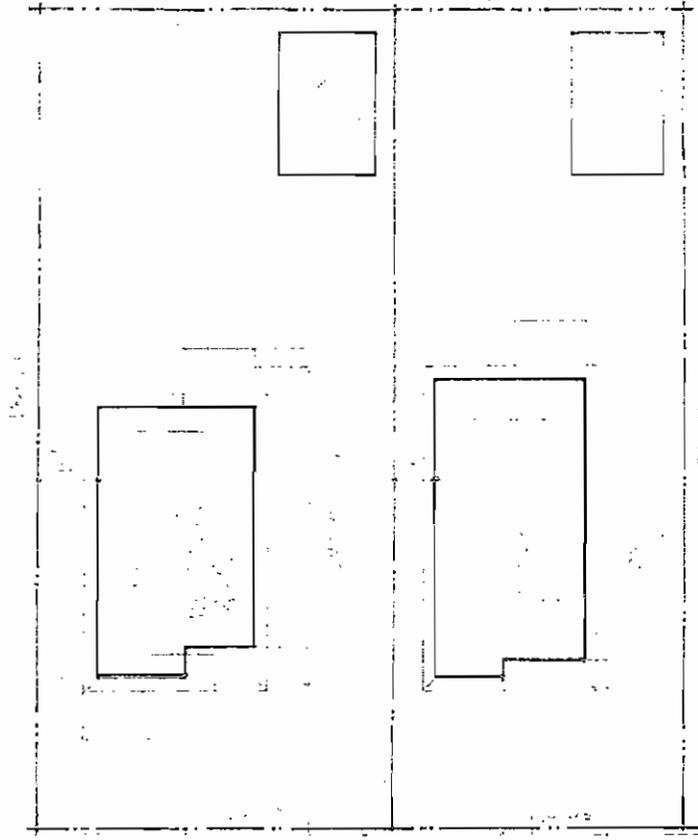
**6**  
 SHEET  
 OCT 21, 2016



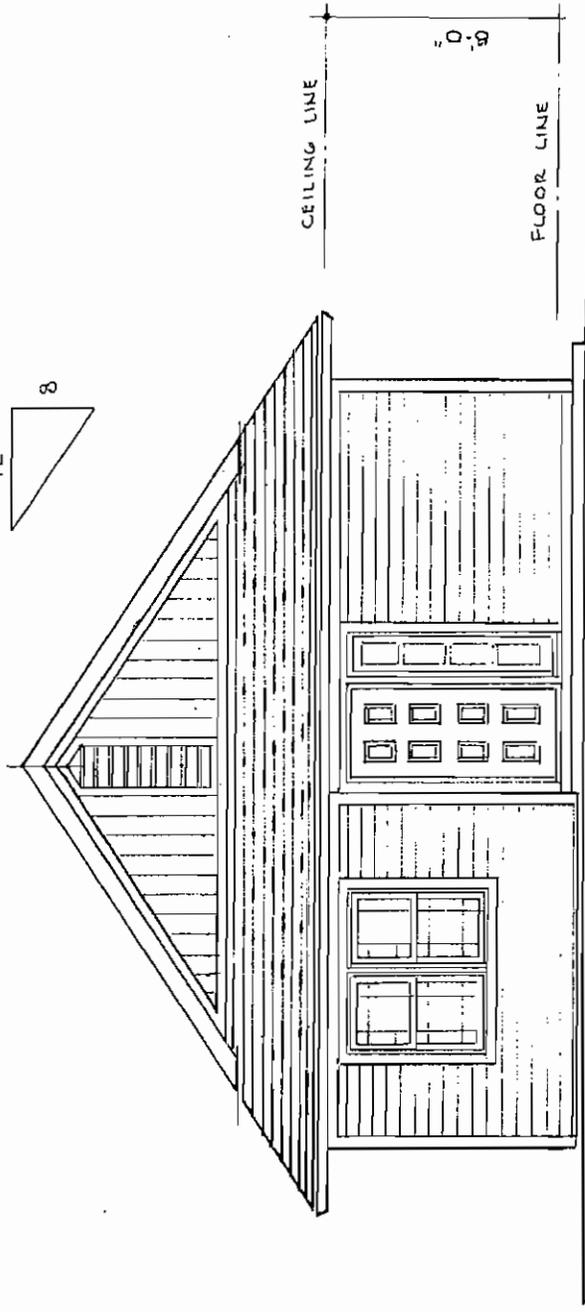
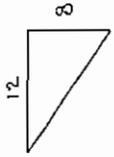
EAST (REAR) ELEVATION • 4621 38<sup>TH</sup> AVE  
 KENOSHA, WI  
 SCALE 1/4" = 1'-0"



NORTH ELEVATION • 4621 30<sup>TH</sup> AVE.  
 KENOSHA WI  
 SCALE 1/4" = 1'-0"

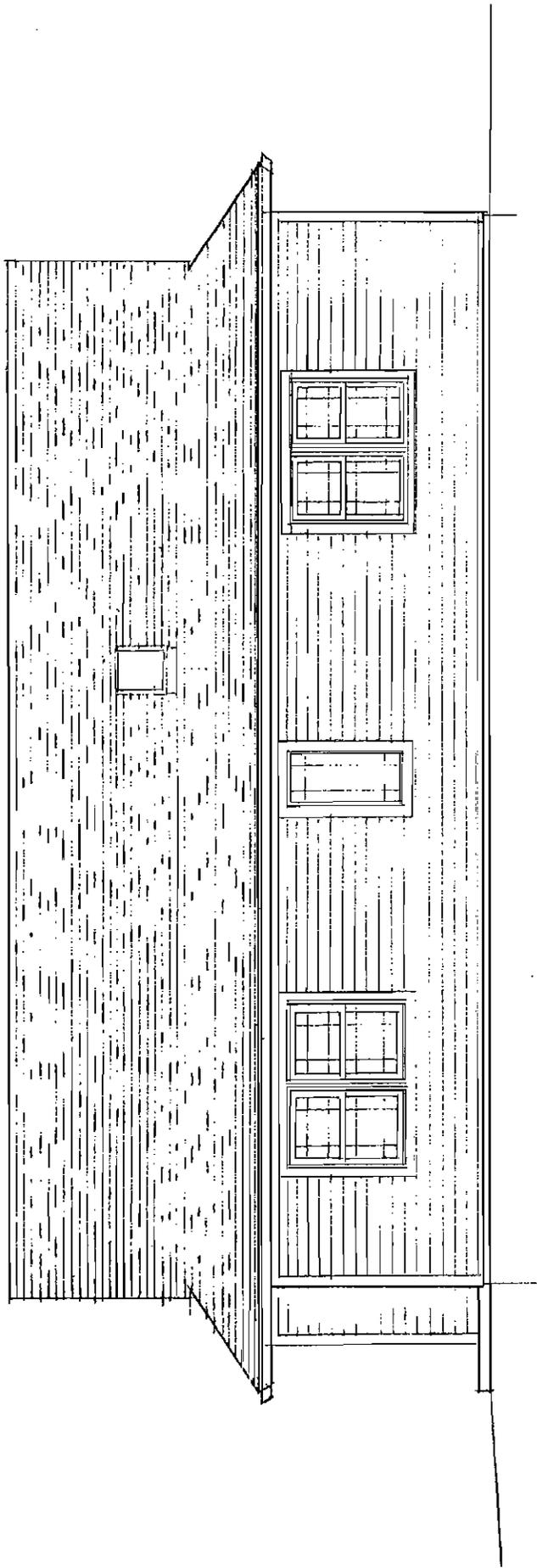


4627 38th Ave. N.



WEST ELEVATION  
SCALE 1/4" = 1'-0"

4627 30<sup>TH</sup> AVE  
KENOSHA, WI



4627 38<sup>TH</sup> AVE  
KENOSHA, WI

SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

# City of Kenosha

Land Use Map  
Habitat for Humanity Rezoning



 Property Requested to be Rezoned

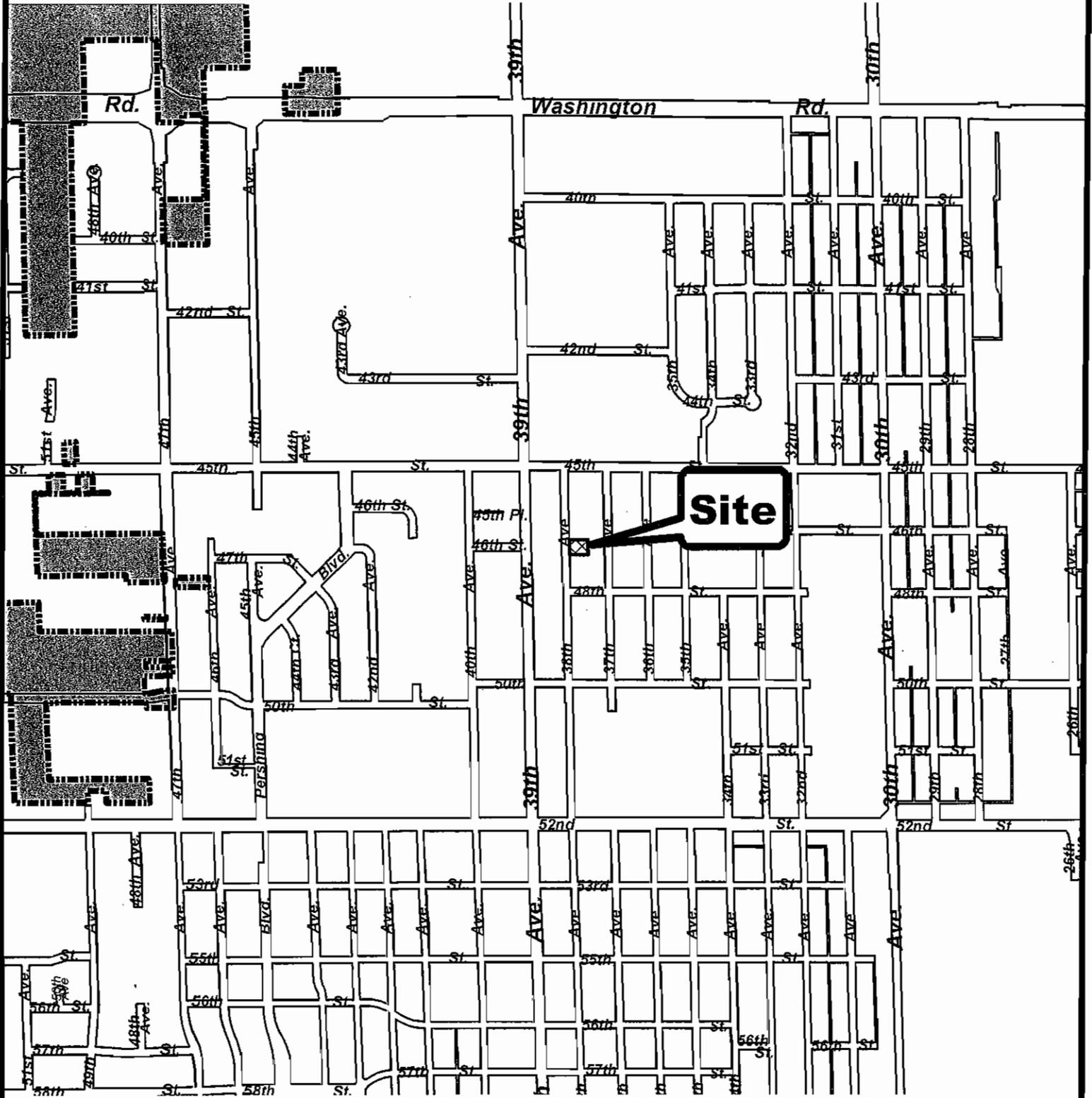


0 100  
Feet

# City of Kenosha

## Vicinity Map

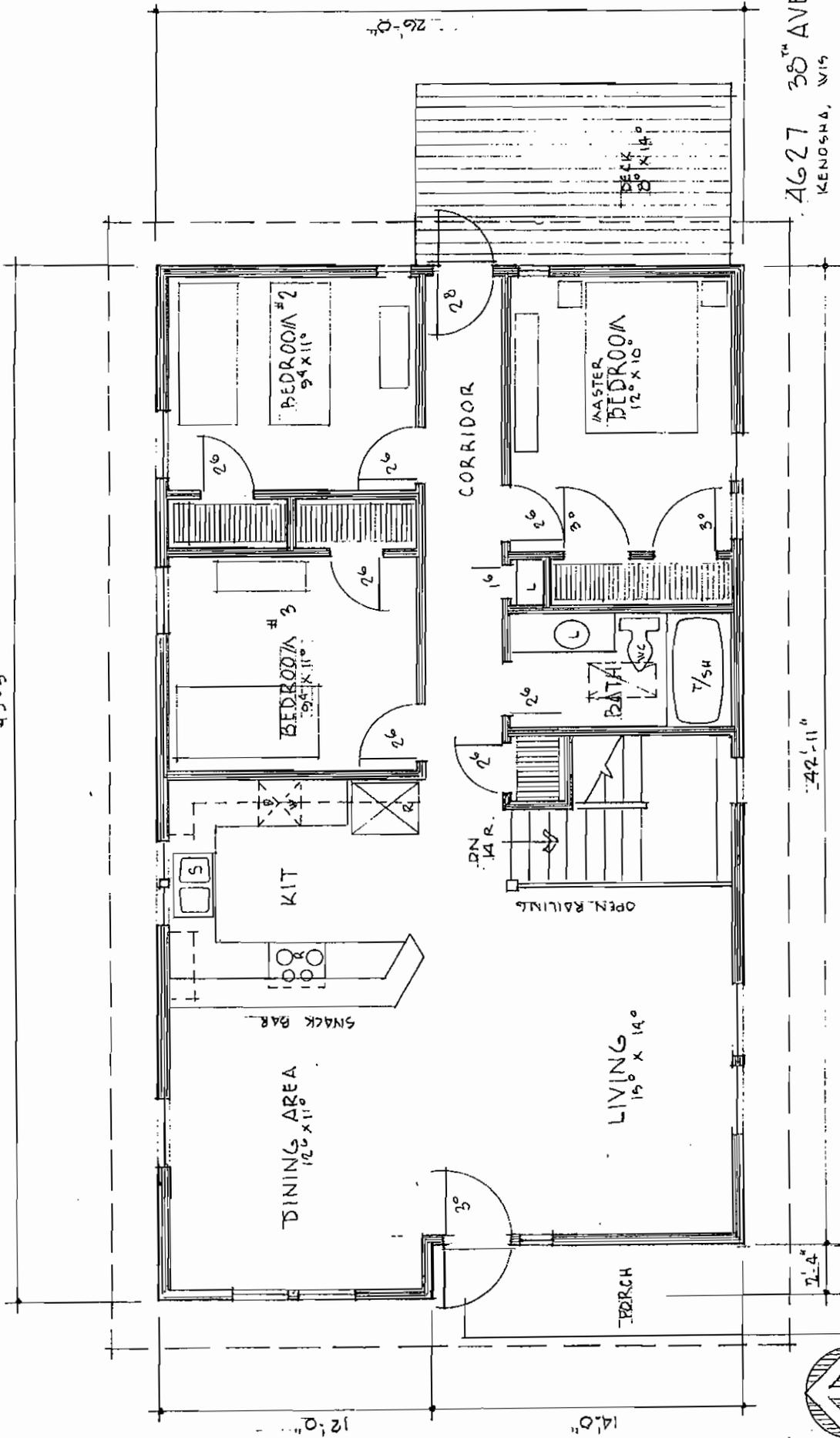
### Habitat for Humanity rezoning



Property requested to be rezoned



- 45'-3"



AG 27 38<sup>TH</sup> AVE  
 KENOSHA, WIS  
 FL. AREA = 1135 SQ FT

FLOOR PLAN  
 SCALE 1/4" = 1'-0"





**APPLICATION FOR DEVELOPMENT REVIEW**  
Forms #CDI301 thru #CDI310 (rev. 1/16)

**MAILING INFORMATION**

**NAME OF PROJECT:** Habitat for Humanity of Kenosha, Inc. Rezoning

*Check either the Applicant or Architect/Engineer box to indicate the recipient of all correspondence. The property owner will be copied on all correspondence.*

<input checked="" type="radio"/>	Name and Address of Applicant [Please print]: <u>Habitat for Humanity of Kenosha, Inc.</u> <u>6203 28th Avenue</u> <u>Kenosha, WI 53143</u>	Phone: <u>262-925-0360</u> Fax: _____ E-Mail: <u>hansenhfh@gmail.com</u>
<input type="radio"/>	Name and Address of Architect/Engineer [Please print]: _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____
	Name and Address of Property Owner (if other than applicant)[Please print]: _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____

**PROJECT LOCATION**

Location of Development (street address and / or parcel number): 4621 38th Avenue & 4627 38th Avenue

**TYPE OF LAND DEVELOPMENT**

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

<input type="checkbox"/> Certified Survey Map #CDI301	Section 1	Page 3
<input type="checkbox"/> Concept Review ( <i>Land Division</i> ) #CDI302	Section 2	Page 4
<input type="checkbox"/> Concept Review (Multi-Family Residential or Non-Residential) #CDI303	Section 3	Page 5
<input type="checkbox"/> Conditional Use Permit #CDI304	Section 4	Pages 6 & 7
<input type="checkbox"/> Developer's Agreement #CDI305	Section 5	Page 8
<input type="checkbox"/> Final Plat #CDI306	Section 6	Pages 9 & 10
<input type="checkbox"/> Lot Line Adjustment Survey #CDI307	Section 7	Page 11
<input type="checkbox"/> Preliminary Plat #CDI308	Section 8	Pages 12 & 13
<input checked="" type="checkbox"/> Rezoning #CDI309	Section 9	Pages 14 & 15
<input type="checkbox"/> Site Plan Review #CDI310	Section 10	Pages 16 & 17

**Prior to submitting this Application to the Department of Community Development and Inspections, please review the appropriate sections 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 the address listed below.**

**APPLICATION FOR REZONING**  
Form #CDI309 (rev. 1/16)

<b>SECTION 9 REZONING</b>	
<b>Additional Information Required:</b>	<p><b>Current Zoning District:</b> B-2</p> <p><b>Proposed Zoning District:</b> RG-2</p> <p><b>Proposed Type of Rezoning: (Check all applicable)</b></p> <p><input checked="" type="checkbox"/> Single-family Residential</p> <p><input type="checkbox"/> Two-family Residential</p> <p><input type="checkbox"/> Multi-family Residential (3 or more units)</p> <p><input type="checkbox"/> Institutional, Commercial or Industrial</p>
<b>Submittal Requirements:</b>	<ul style="list-style-type: none"> <li>➤ <b>Rezoning Petition (sample below) filled out according to the particular situation. The current owner(s) of the property must sign the petition.</b></li> <li>➤ <b>Building and Site Development Plans as indicated below.</b></li> </ul>
<b>Fees:</b>	<ul style="list-style-type: none"> <li>➤ <b>Rezoning Fee = \$550</b> (For projects that <i>do not</i> require building and site development plans) <b>OR</b></li> <li>➤ <b>Rezoning with Concept Plan = \$1,150</b> (For projects that require building and site development plans)</li> </ul> <p><i>The City retains the fee whether the rezoning is approved or denied. The applicant should contact Community Development and Inspections – Planning Division to verify the total fee before submitting the rezoning application.</i></p>
<b>Appendices to Review:</b>	➤ N/A
<b>Approximate Review Time:</b>	➤ <b>60-75 days (Reviewed by City Plan Commission and Common Council)</b>
<p>A rezoning request can be initiated by:</p> <ul style="list-style-type: none"> <li>➤ The City Plan Commission</li> <li>➤ The Common Council</li> <li>➤ A petition of 50 percent or more of the owners of property within the area proposed to be rezoned</li> </ul>	
<b>SAMPLE REZONING PETITION</b>	
<p>The Honorable Mayor and Members of the Common Council Kenosha, WI</p> <p>Dear Members of the Common Council:</p> <p>It is requested that my property located at <i>(address or parcel number)</i> be rezoned from <i>(present zoning)</i> to <i>(proposed rezoning)</i>. The purpose of the rezoning is to permit <i>(proposed use of the property)</i>.</p> <p>Attached is a conceptual development plan including building, site development, land use and operational plans as required by Section 10 of the City of Kenosha Zoning Ordinance, and a receipt of the rezoning fee. I understand that development of the referenced property proposed for rezoning is required to be consistent with the conceptual development plans submitted with my rezoning petition.</p> <p>Please inform me of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to <i>(list one name only)</i> at <i>(address)</i>. I can be reached at <i>(phone number)</i> if there are any questions regarding my request for the rezoning.</p> <p style="text-align: center;">Sincerely,</p> <p style="text-align: center;">Current Property Owner</p>	



Thursday, November 10, 2016 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

**Zoning Ordinance by the Mayor – To Rezone the property at 125th Avenue North of 75th Street and South of 71st Street from A-2 Agricultural Land Holding District to B-2 Community Business District [in conformance with Section 10.02 of the Zoning Ordinance]. (Rasmussen) (District 16) PUBLIC HEARING**

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Alderperson Downing, District 16, has been notified. Property owners within 100 feet of the proposed rezoning were notified. The Common Council is the final review authority.

**LOCATION AND ANALYSIS:**

**Site:** 125th Avenue **Neighborhood:** Bristol

	<u>Vicinity Zoning</u>	<u>Land Use</u>
<b>North:</b>	A-2 Agricultural Land Holding	Vacant
<b>South:</b>	A-2 Agricultural Land Holding and B-2 Community Business	Vacant/restaurant
<b>East:</b>	A-2 Agricultural Land Holding and B-2 Community Business	Vacant/Brat Stop
<b>West:</b>	B-2 Community Business	Hampton Inn

1. The owner of the property, Gerald Rasmussen, is requesting to rezone the property from *A-2 Agricultural Land Holding District* to *B-2 Community Business District*. The rezoning is to allow for the construction of a self-storage unit facility, proposed by Ron Barth.
2. The adopted *Comprehensive Plan for the City of Kenosha: 2035* designates this site as *Commercial*. However, the commercial uses outlined in the adopted *Comprehensive Plan* and the adopted *Bristol Neighborhood Plan* are as follows:

Comprehensive Plan

- a. This category includes retail stores; services, such as drycleaners, barber or beautician shops, banks and restaurants; and offices and professional services of doctors, dentists, architects, engineers, attorneys, computer programmers, graphic artists, insurance agents, financial planners, and other similar recognized professions and consultation services. This category may also include downtown business districts neighborhood and community shopping centers, highway and regional shopping areas, financial institutions, and medical facilities.

Bristol Neighborhood Plan

- b. The adopted *Bristol Neighborhood Plan* identifies two (2) commercial land use categories for the area. The categories encourage high quality commercial, office and mixed-use residential development. The neighborhood commercial land use category includes shopping facilities intended to provide goods and services to adjacent neighborhoods and designed to be compatible and connected to the neighborhoods. The Community and Regional Commercial land use category includes shopping facilities consisting of retail, offices, services and entertainment uses.

Although self-service storage facilities are allowed as a Conditional Use in the *B-2 Community Business District*, the use is not consistent with the adopted plans for the area. A self-service storage facility does not provide retail and service opportunities for the surrounding neighborhood in accordance with the *Comprehensive Plan* and the *Bristol Neighborhood Plan*.

3. If the rezoning is approved, the final development must be in compliance with the applicable City, State and Federal Ordinances and regulations. A Conditional Use Permit is required for self-storage facilities in the *B-2 Community Business District*.

**RECOMMENDATION:**

A recommendation is made to deny the rezoning based on inconsistency with the *Comprehensive Land Use Plan* and the *Bristol Neighborhood Plan*.

  
PaPhouala Vang, Planner

  
Jeffrey B. Labath, Director

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

SPONSOR: THE MAYOR

**To Rezone the Property Located at 125<sup>th</sup> Avenue North of 75<sup>th</sup> Street and South of 71<sup>st</sup> Street from A-2 Agricultural Land Holding District to B-2 Community Business District in Conformance with Section 10.02 of the Zoning Ordinance. (Rasmussen) (District 16)**

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

**Section One:** That the land shown on the attached Supplement Map No. Z6-16 be, and the same hereby is, zoned and districted as indicated on said map.

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

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

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

Passed:

Published:

Drafted by:  
JONATHAN A. MULLIGAN  
Assistant City Attorney

# City of Kenosha

District Map  
Rezoning

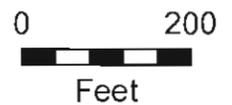
Supplement No. Z6-16  
Ordinance No. \_\_\_\_\_

Rasmussen petition



## Property Requested to be Rezoned from:

 A-2 Agricultural Land Holding to B-2 Community Business



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

Dear Members of the Common Council:

It is requested that my property located at parcel # 03-121-01-450-320 be rezoned from A-2 Agricultural Zoning to B-2 Commercial Zoning. The purpose of the rezoning is to permit a Commercial Storage Unit Facility.

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

Please inform me of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to Ron Barth at 1591-43<sup>rd</sup> Avenue, Kenosha, Wisconsin 53144. I can be reached at (262) 857-2011

if there are any questions regarding my request for the rezoning.

Sincerely, 

# City of Kenosha

## Land Use Map Rasmussen Rezoning



 Property Requested to be Rezoned



0 200  
Feet





**APPLICATION FOR REZONING**  
**Form #CDI309 (rev. 1/16)**

**SECTION 9  
 REZONING**

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

A rezoning request can be initiated by:

- > The City Plan Commission
- > The Common Council
- > A petition of 50 percent or more of the owners of property within the area proposed to be rezoned

**SAMPLE REZONING PETITION**

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

Dear Members of the Common Council:

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

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

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

Sincerely,

Current Property Owner

19. Encourage locating bicycle parking in planned areas near building entrances to be highly visible from the land uses that they serve for convenience and security.
20. Require commercial and retail developments to provide safe and convenient employee and customer access on sidewalks, bicycle trails, transit service, and roads.
21. Attempt to divide larger parking lots into smaller components to the rear or side of the buildings, including landscaping and sidewalks to provide for easy and safe pedestrian movements.
22. Locate service access in rear of buildings with landscaping, screening, etc., that match adjacent architectural features and site conditions.
23. Include the use of public art or strong visual elements to establish a sense of place and develop the desired character for the area.
24. Use landscaping to moderate the micro-climate that may be a mix of coniferous and deciduous trees to provide a windbreak, visual interest and variety, and define the edge of the space.
25. Incorporate existing trees into the development, wherever possible.
26. Clearly define the different responsibilities of public and private entities for maintenance and management.
27. Follow customary procedures for maintenance and management, where the property owners maintain the pedestrian areas in the right-of-way and public agencies maintain and manage the infrastructure.
28. Assign maintenance and management of public spaces to local property owners, businesses, or neighborhood associations.
29. Assign maintenance and management of special features, such as banners, kiosks, or seating to local property owners or businesses.

### **Neighborhood Commercial**

Neighborhood commercial land uses, which includes the "lifestyle center" that is described below, account for less than 4 acres, or more than 2 percent of the total commercial land that can be developed in the neighborhood. This land use category includes shopping facilities that are intended to provide goods and services to adjacent neighborhoods, and be designed to be compatible and connected with the neighborhoods. These facilities are designed to encourage walking and bicycling, and provide convenient access to and from the adjacent neighborhoods. In addition, these facilities are located on small and medium-sized lots, which are designed to allow for quasi-public civic open spaces such as arcades, canopies, plazas, courtyards, squares and gardens. Small offices could be included in this category. The shops are integrated and connected to each other with direct, convenient sidewalks or pathways. Residential uses are allowed above the shops. Off-street parking should be accessed by a private rear alley or lane. All proposed development in this category is subject to conditional use permits and design review criteria.

### **Lifestyle Center**

In most cases, lifestyle centers are open air, Main Street-like developments with higher quality architecture that focus on certain retail sectors and blend mixed-uses typical of a traditional Main Street. These are new pedestrian-friendly centers where consumers can gather in public spaces and feel part of a community. These centers are vibrant places where people can live, work, play, and shop. In addition, these centers do not usually include anchor stores but may include a large format bookstore, a multiplex cinema, small department stores, etc. These stores offer apparel, home goods, books, music, and restaurant and entertainment elements from national chain specialty stores. However, independent retailers dominate the mixture of stores at some of these centers.

Depending upon location and market demand, these centers may be a part of a mixed-use development with major components such as residential, office space, hotels, churches, theaters and municipal facilities such as libraries. In many ways, these centers are attempting to recreate the traditional pedestrian-oriented center environment within the shopping center. Design ambiance is critical.

Therefore, these centers often feature fountains and other landscape elements that collectively create a town square, marketplace, or Main Street atmosphere. Development design guidelines and standards are included in this category to create pedestrian-scale development with active street frontages that accommodate pedestrians first, while accommodating vehicular movements.

## **Design Guidelines**

1. Promote locating building fronts on property lines with no space or minimal space between the buildings.
2. Attempt to limit development to a scale and design that ensures neighborhood compatibility and supports pedestrian oriented business use of ground floor retail space for neighborhood-oriented commercial uses.
3. Attempt to define a strong public space with a continuous wall of buildings, fences, etc. with openings at key locations for vehicles/pedestrians.
4. Allow surrounding buildings to vary in height, but give visual prominence to the most important buildings, particularly on corner sites.
5. Attempt to create lines of sight between the building and the street with windows and doors on the front facade of the building.
6. Establish visual edges along side yard property lines with landscaping and fencing.
7. Require front entries for the general public, but allow additional side or rear entry conditions for the public.
8. Proportion the doorways, windows, and other openings in the building facade to reflect pedestrian scale and movement and to encourage interest at the street level.
9. Encourage an adequate amount of clear or lightly tinted windows, doors, or other treatments sufficiently transparent to provide views into the interior of building on the front building facade at ground level.
10. Promote the use of awnings, covered walkways, open colonnades, or similar weather protection on the buildings.
11. Use on street parking wherever possible, including perpendicular parking and other patterns that slow traffic, but still create a pleasant and safe driving experience.
12. Promote locating parking lots to the rear or side of the building. If located at the side of the structure, the parking must be screened through the use of solid street walls or landscaping.
13. Attempt to integrate the parking areas with the other architectural features and public space elements of the street.
14. Encourage use of public spaces for shared activities in addition to parking and pedestrian movements, e.g., informal gatherings, posting of information, public art and other neighborhood social functions.
15. Allow for mixed-uses to create an active, pedestrian environment throughout the day.
16. Focus uses on higher intensity retail goods and services (retail goods, services or restaurants), but allow for occasional interspersing of institutional, office or residential uses, especially on upper levels.
17. Include public art opportunities that support the relationship of the public spaces to its neighborhood – visually, symbolically or functionally.

## **Community and Regional Commercial**

Community and regional commercial land uses account for about 155 acres, or almost 98 percent of the total commercial land that can be developed in the neighborhood. This land use category includes shopping facilities consisting primarily of retail, offices, services, and entertainment uses which are in close proximity to the state or interstate highway system. These commercial areas should feature pedestrian access and circulation as well as functional open space. Vehicular circulation within the site should be efficient, and all parking areas should be interconnected. Adequate buffers should

be provided where these areas are adjacent to neighborhoods. In larger developments, restaurants and other related support services are encouraged within walking distance of the buildings. Cross-access easements are required and shared parking is encouraged, but not required. All proposed development in this category is subject to conditional use permits and design review criteria. Development design guidelines and standards are included in this category to encourage visually appealing centers that incorporate pedestrian and vehicular circulation equally, with functional open space as a focal point of the development whenever possible.

### **Design Guidelines**

1. Encourage uniform, attractive signage that has a distinct base, middle, and top with the content displayed in the middle portion.
2. Design parking patterns to match and reinforce the geometry of buildings and site conditions.
3. Encourage using paving patterns to reinforce public spaces and parking lot shapes, and create geometries that give greater visual order to these spaces.
4. Promote usage of different materials to differentiate the travel zone from parking and pedestrian zone parking.
5. Attempt to design parking lots as public places and plazas using simple geometric forms, strong edges, lot broken up with landscaping, paving patterns, and separate pedestrian walkways.
6. Create strong edges using landscaping elements on major circulation routes that cross open areas on larger lots, sites, or areas.
7. Design the parking paving with strong visual distinctions to illustrate the flow of pedestrians and vehicles through parking areas. The parking area should appear as a continuous space of activity.
8. Design roadside and parking entries as visually prominent gateways that have adjacent, but distinct vehicular and pedestrian entrances.

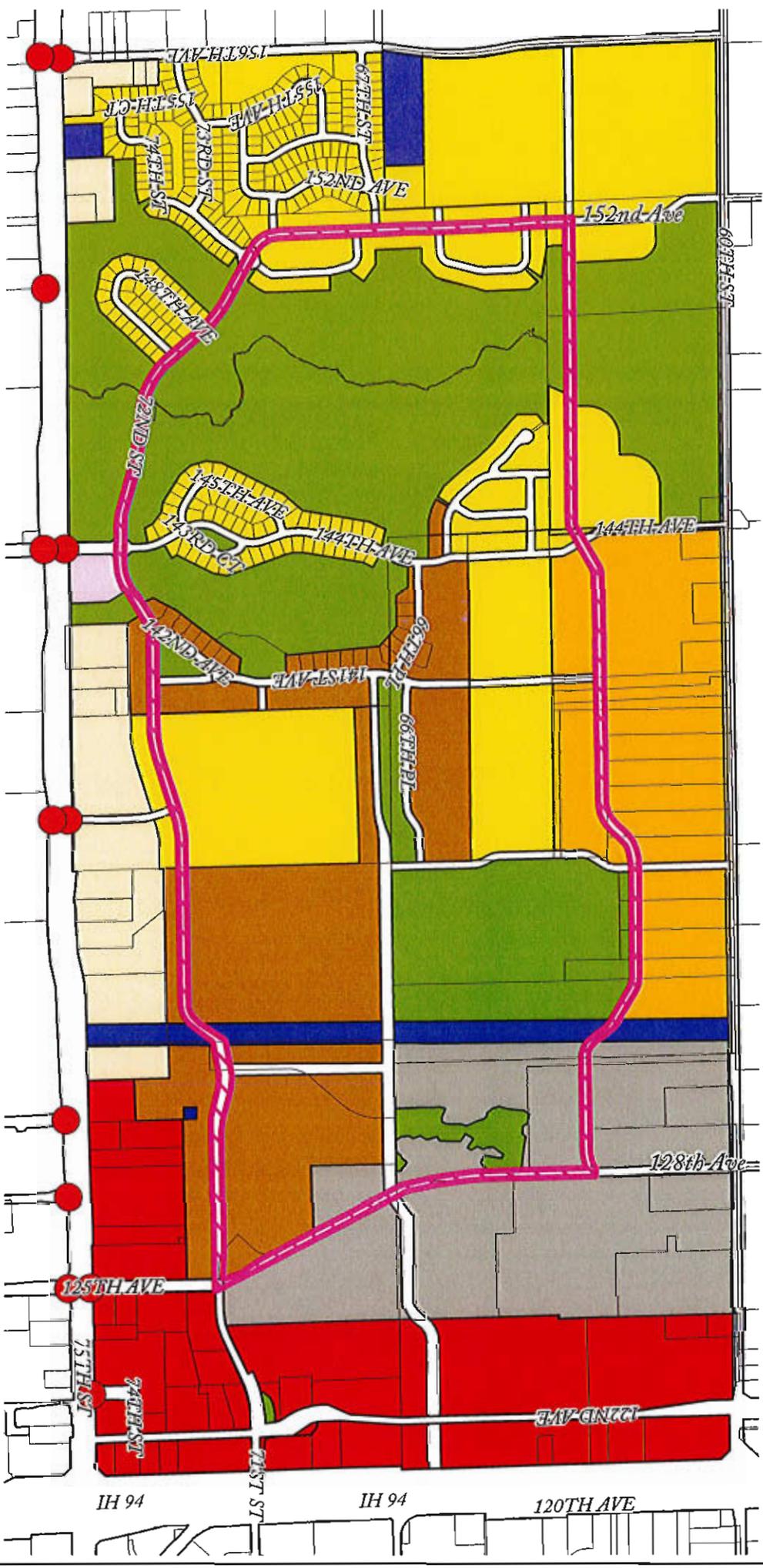
### ***Multiple Uses for Traditional Buildings***

This land use category is intended to preserve the historical rural development character along specific areas of 75th Street (STH 50) and 156th Avenue (CTH MB), which accounts for almost 64 acres, or less than 5 percent of the total land that can be development in the neighborhood. Poorly planned development can extend sprawling residential subdivisions and commercial strips, and blight one's impression of the neighborhood. Therefore, the historically rural character along these highways is important to the overall perception of the neighborhood. Land uses which retain the character of the buildings and the landscape, while making it economically viable to continue the existing land uses without changing the infrastructure, will be allowed in this category. For example, a barn may be converted to an antique store. This category will apply to all pre-1980 buildings. Development guidelines and standards are included in this category to maintain the natural and rural character of the existing development along 75th Street (STH 50) and 156th Avenue (CTH MB).

### **Design Guidelines**

1. Allow single-family residential, but also encourage multiple uses for buildings that contribute to the historical character of the area. This will promote the preservation of the existing buildings.
2. Promote new development that adheres to the historical character of the area.
3. Attempt to locate houses to minimize disruption to the natural environment. The houses should be visually overshadowed by important natural features.
4. Encourage grouping houses together in ways that create clear, naturally landscaped areas in clusters of between four to five units, with maximum groupings of perhaps eight units.
5. Attempt to preserve and integrate landscape elements in the separation of groups of houses.
6. Encourage the preservation of buildings that add to the historic character of the area.
7. Promote maintaining the natural and rural character of the land surrounding the development.

# City of Kenosha Adopted Bristol Neighborhood Plan



- Single & Two-Family Residential (TRD-1)
- Multiple Family Residential (TRD-2)
- Multiple Uses for Traditional Buildings
- Rural (Highway) Single-Family Residential
- Institutional / Utilities
- Open Space / Park
- Neighborhood Commercial
- Community & Regional Commercial
- Industrial Uses
- Ring Road

Planned Public Street Access Locations for STH 50

City of Kenosha - Planning & Zoning Division	
Project Name:	Bristol Neighborhood Plan
Project Number:	15-001
Project Manager:	JBL
Project Status:	Adopted
Project Date:	April 27, 2015
Project Location:	Bristol Neighborhood
Project Description:	Adopted Bristol Neighborhood Plan
Project Budget:	\$0
Project Funding:	City of Kenosha
Project Contact:	JBL
Project Phone:	262-392-3333
Project Email:	jbl@kenosha.org
Project Website:	www.kenosha.org
Project Address:	1500 1st St, Kenosha, WI 53142
Project City:	Kenosha, WI
Project State:	WI
Project Zip:	53142
Project Country:	USA



development (PUD), traditional neighborhood development (TND), transit-oriented development (TOD), or mixed use related regulations in the applicable Zoning Ordinance. Mixed-use areas generally include traditional downtown business districts, infill development sites, and areas adjacent to arterial streets, highways, and transit stops (bus or rail) within higher density areas.

### **Commercial**

Commercial uses occupy 1,577 acres, or about eight (8) percent of the City of Kenosha, on the 2035 Land Use Plan Map. This category includes retail stores; services, such as drycleaners, barber or beautician shops, banks, and restaurants; and offices and professional services of doctors, dentists, architects, engineers, attorneys, computer programmers, graphic artists, insurance agents, financial planners, and other similar recognized professions and consultation services. This category may also include downtown business districts, neighborhood and community shopping centers, highway and regional shopping areas, financial institutions, and medical facilities.

### **Governmental, Institutional and Office**

The governmental, institutional and office category occupies 1,269 acres, or about six (6) percent of the City of Kenosha, on the 2035 Land Use Plan Map. This category includes a variety of business uses such as the offices and professional services of doctors, dentists, architects, engineers, attorneys, computer programmers, graphic artists, insurance agents, travel agents, financial planners, and other similar recognized professions and consultation services. This category may also include corporate headquarters, financial institutions, and medical facilities.

### **Industrial**

The plan envisions that the areas devoted to industrial land uses would occupy 2,477 acres, or about 13 percent of the City of Kenosha. This category would accommodate manufacturing and other industrial uses, such as warehouses and outdoor storage of commercial vehicles and building materials.

### **Park and Open Space**

The park and open space land use category includes lands developed with facilities for public and private outdoor recreation and publicly-owned indoor recreational facilities. It includes both public parks and privately-owned recreational areas, such as an ice rink and golf courses as well as undeveloped open space. The plan envisions that the areas devoted to park and open space would occupy 938 acres, or about five (5) percent of the City of Kenosha, in 2035. This acreage does not include the natural resource areas which are encompassed in the natural resource related land use categories such as the environmental corridor, isolated natural resource area, "other conservancy lands to be preserved", and wetland categories.

### **Street and Highway Right-of-Way**

All existing street and highway rights-of-way (as of December 2008), future street rights-of-way shown on adopted neighborhood plans, and the proposed right-of-way for the I-94 freeway corridor, including interchanges, currently under development, are shown on Map 9-6, page 20, as a separate category. Chapter 11 provides additional information regarding planned transportation facilities in the City of Kenosha. There are 3,101 acres, or about 16 percent of the City of Kenosha, within street and highway rights-of-way.

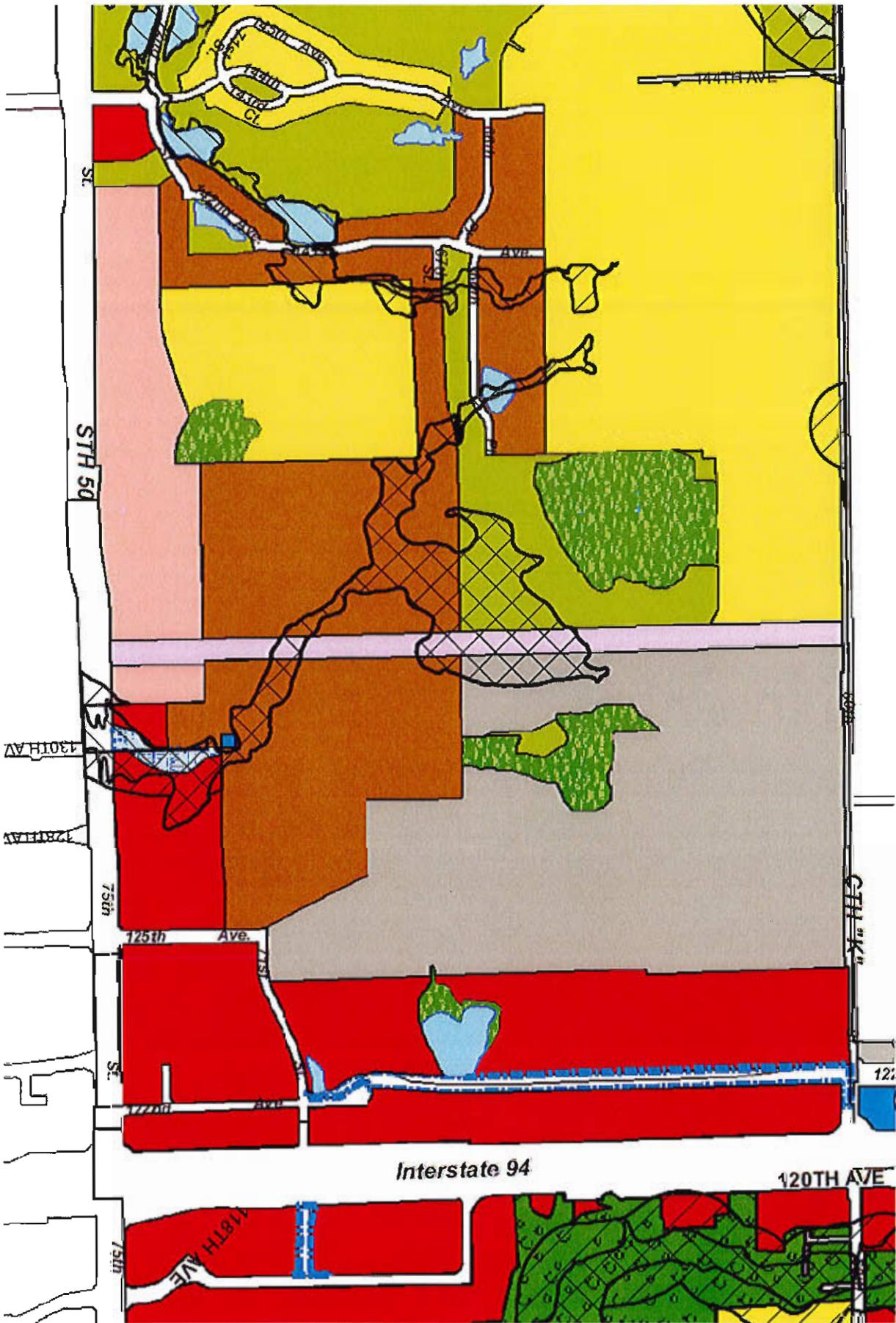
### **Transportation, Communication, and Utility**

This category includes transportation facilities other than street rights-of-way, such as airports, park-ride lots, and railroad rights-of-way. It also includes parcels used for private and public utilities that provide residents and businesses with electric power, natural gas, communications, water, and sewage and solid waste management facilities and services. This category occupies 1,184 acres, or about six (6) percent of the City of Kenosha, on the 2035 Land Use Plan Map.

### **Landfill**

There are no landfills identified on the City of Kenosha 2035 Land Use Map. Landfills have the potential to be reclaimed for other uses. A complete inventory of former, inactive, and transitional landfills in the City of

# ADOPTED LAND USE PLAN



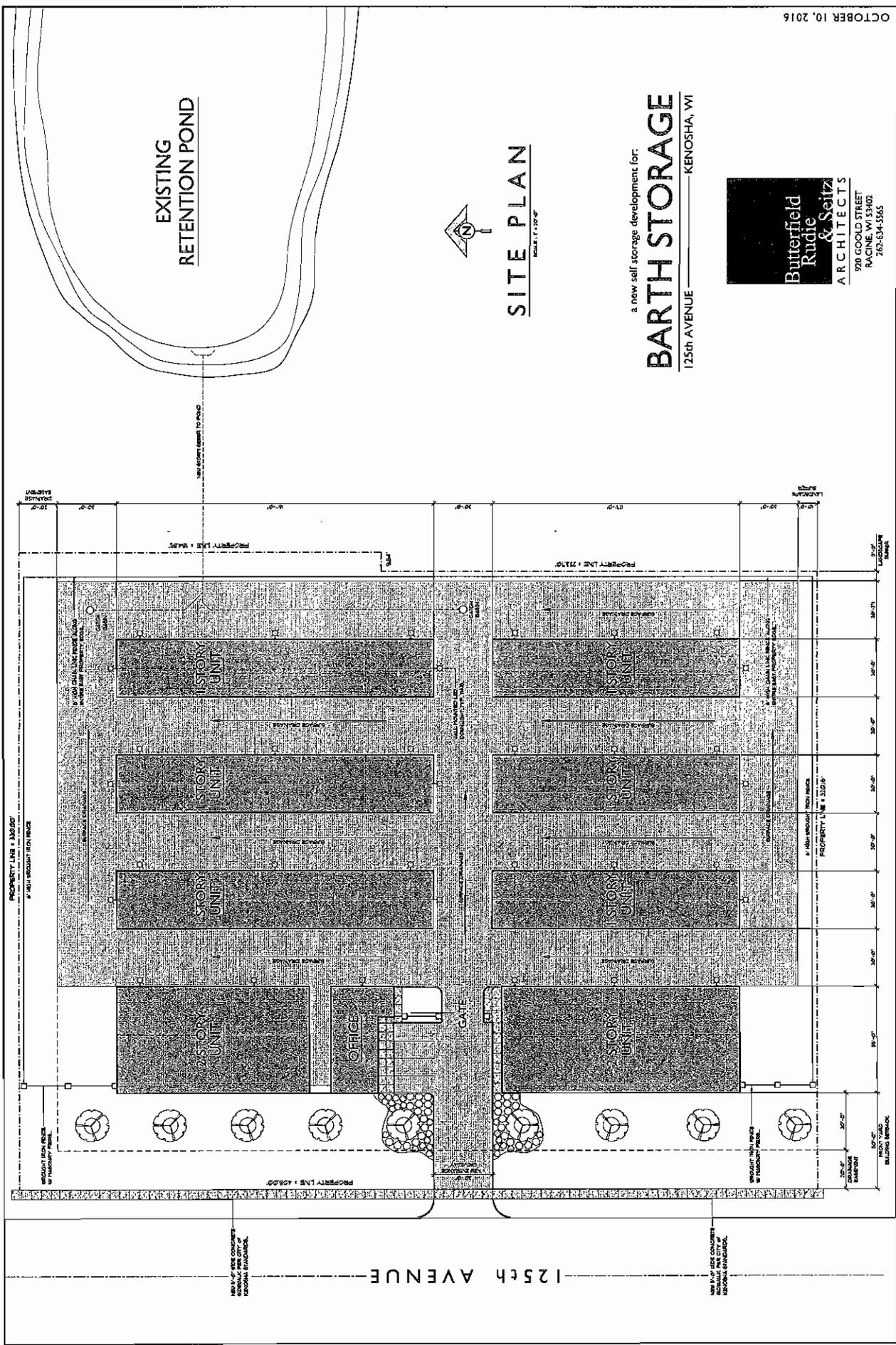
EXISTING  
RETENTION POND



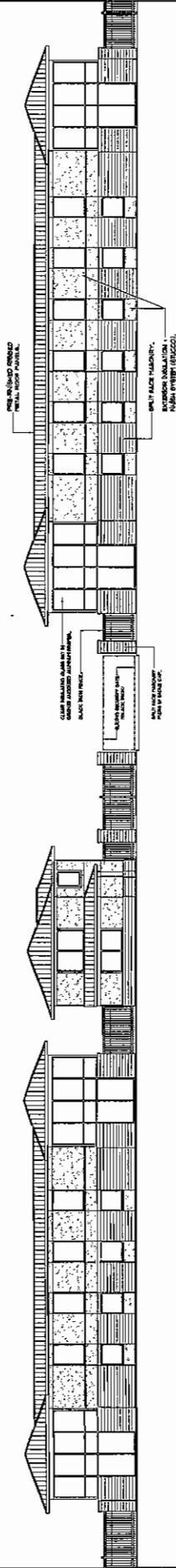
# SITE PLAN

SCALE: 1" = 32'-0"

a new self storage development for:  
**BARTH STORAGE**  
125th AVENUE — KENOSHA, WI

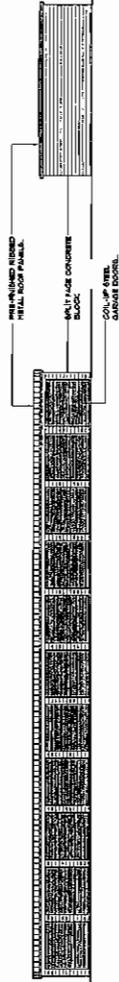


125th AVENUE



# 125th STREET ELEVATION

SCALE: 1/4" = 1'-0"



# TYPICAL ELEVATIONS for 1 STORY STORAGE BUILDING

SCALE: 1/4" = 1'-0"

a new self storage development for:

## BARTH STORAGE

125th AVENUE — KENOSHA, WI



920 GOULD STREET  
RACINE, WI 53402  
262-634-5565



CITY PLAN COMMISSION  
Staff Report - Item 3

Thursday, November 10, 2016 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

**Request for approval of a Temporary Use Trailer to be located at 12742 71st Street. (Springs at Kenosha) (District 16) PUBLIC HEARING**

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Alderson Downing, District 16, has been notified. The City Plan Commission is the final review authority for temporary uses.

**LOCATION AND ANALYSIS:**

**Site:** 12742 71st Street

1. Section 2.02 A.4. of the Zoning Ordinance allows the Temporary Use of a trailer for operating a business until a permanent structure is constructed, if the application is approved by the City Plan Commission.
2. The City Plan Commission may approve this Temporary Use for up to one (1) year.
3. The Springs at Kenosha is a 280-unit multi-family apartment project that received City Plan Commission approval on December 10, 2015 and began construction in Spring of 2016.
4. The Temporary trailer would be used to meet with the public to sign leases for the apartments under construction. The clubhouse for the development is nearing completion. The temporary trailer will be located in the parking lot of the clubhouse.
5. Staff recommends a Condition of Approval that the trailer must be removed prior to the issuance of an Occupancy Permit for the clubhouse or an apartment building, whichever comes first.
6. The application indicated that the clubhouse may be open as early as mid-December 2016.
7. The application has been reviewed by City Departments. Their comments are included in the attached Conditions of Approval.

**RECOMMENDATION:**

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

Brian Wilke, Development Coordinator

Jeffrey B. Labahn, Director

1. The following Conditions of Approval shall apply to the approval of the temporary use by the City Plan Commission:
  - a. The area of 71st Street from 125th Avenue west to the cul-de-sac shall be completed with a minimum of the binder course of asphalt prior to Occupancy of the trailer.
  - b. The parking lot for the clubhouse must be completed with a minimum of a binder course of asphalt prior to the Occupancy of the trailer. The parking spaces shall be striped per the approved plan. The site lighting shall be installed and operational.
  - c. The trailer must be removed and the parking lot restored prior to any Occupancy of the clubhouse or the first apartment building, whichever comes first. In any case, the temporary use approval shall expire on November 10, 2017.
  - d. Compliance with the Kenosha Water Utility memo dated October 19, 2016.
  - e. No members of the public shall enter any building under construction at any time, with the exception of construction workers.

**Engineering Services**

4401 Green Bay Road  
Kenosha WI 53144

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



*"Providing and Protecting Kenosha's Greatest Natural Resource"*

MEMO

To: Brian Wilke, Development Coordinator

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

Date: October 19, 2016

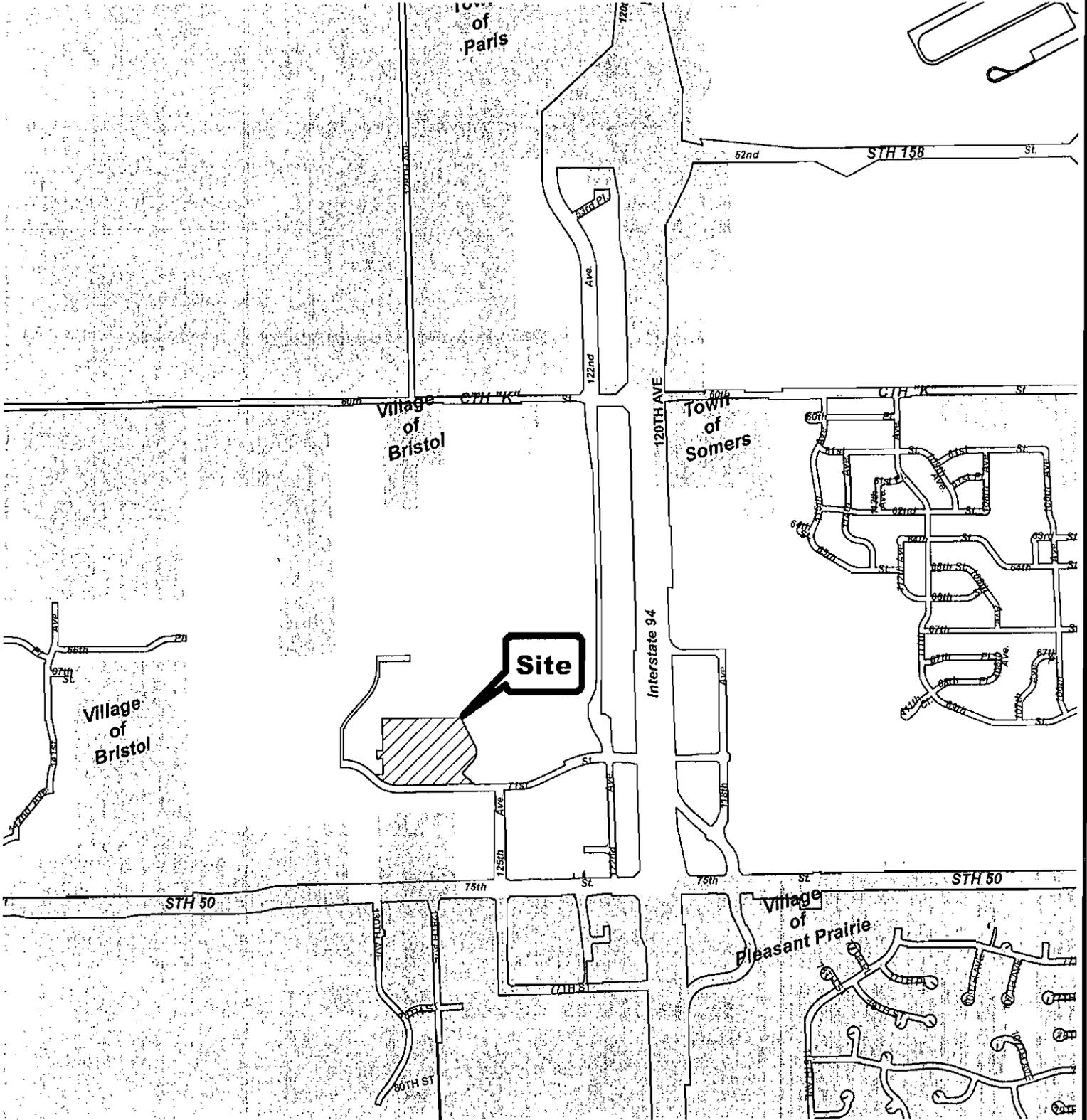
Subject: Springs at Kenosha Temporary Sales Trailer Revised (Review #2)

Location: 12742 71<sup>st</sup> Street

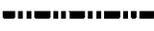
The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project along with additional information submitted via email by Eric Ellison on October 17, 2016. All previous comments have been addressed with this latest submittal and KWU now recommends the project for approval. However, if the plans are revised they shall be resubmitted to KWU for review.

CC: Edward St. Peter, General Manager  
Curt Czarnecki, P.E., Director of Engineering Services

# Vicinity Map Springs at Kenosha Temporary Sales Trailer



Subject Property



Municipal Boundary



# ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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## SECTION 2.0 GENERAL PROVISIONS

### 2.01 CONFORMITY

No building, structure, land or water shall hereafter be used or developed, and no building, structure or part thereof shall hereafter be located, erected, moved, reconstructed, extended, enlarged, structurally altered or converted, except in conformity with all regulations specified in this Ordinance, for the zoning district in which such building, structure, land or water is located. In addition to the specific regulations of the respective zoning district, buildings, structures and uses of land and water shall be in conformance with the following general provisions.

### 2.02 USE REGULATIONS

**A. Types of Uses.** Only the following uses shall be allowed in a zoning district:

1. **"Permitted Uses"** specified for a district.
2. **"Permitted Accessory Uses"** specified for a district.
3. **"Conditional Uses"** specified for a district which shall require review and approval in accordance with the provisions of §4.0 of this Ordinance.

**4. "Temporary Uses":**

a. Temporary construction buildings and structures and the storage of building materials and equipment specifically used during the construction of a residence on a lot in any residential district; roadside stands for the display and sale of agricultural products in the A-1 and A-2 Districts and any Business District; farmer markets in any Business or IP District; temporary cement batch plant on a lot in any district; the use of a lot in any district for the annual display and sale of Christmas trees and ornaments; and temporary carnivals and circuses, as defined by the City under Chapter 12 of the Code of General Ordinances, located in the B-2, B-3, M-1, M-2 or IP Districts, conducted for less than thirty (30) days. Temporary uses shall not exceed twelve (12) months duration and shall be subject to applicable City licensing requirements unless renewed. Each renewal period may not exceed twelve (12) months in duration.

b. The temporary use of a building or trailer for the purpose of operating a business or a building accessible to the public until a permanent conforming building is constructed shall be permitted only upon petition to and approval by the City Plan Commission, subject to the imposition of reasonable conditions, including, but not limited to, duration of use, operational plan and compliance with all City Codes and Ordinances. The City Plan Commission may approve a temporary use and renewals thereof. The temporary use and each renewal thereof may be for a period not to exceed twelve (12) months.

c. Fees for temporary uses shall be based on the required Conditional Use Permit or Site Plan Review, as established by the Common Council, from time to time, by Resolution.

**5. "Unlisted Permitted and Accessory Uses".** It is recognized that it is neither possible nor practicable to list all of the permitted and accessory uses in a district. Therefore, other uses, which in the judgment of the Administrator, are similar and compatible to the permitted or accessory uses permitted in the district, may be allowed in such district.

**6. "Essential Municipal and Utility Services".** The provisions of this Ordinance shall not be so construed as to limit or interfere with the construction, installation, operation and maintenance of essential municipal and utility services, as defined, in any district. "Essential Municipal and Utility Services" shall not include Communication, Radio/Television/Relay Towers or Antennas.

**B. Permits and Certificates Required.** In addition to meeting the regulations outlined in the district



October 17, 2016

VIA: email – [bwilke@kenosha.org](mailto:bwilke@kenosha.org)

To: Mr. Brian Wilke  
Development Coordinator  
City of Kenosha  
625 52<sup>nd</sup> Street, Room 308  
Kenosha, WI 53140  
Phone: 262-653-4030

RE: Continental 315 Fund LLC – Temporary Use Permit for Leasing Trailer  
Springs at Kenosha at 12742 71<sup>st</sup> Street

Dear Mr. Wilke:

Continental 315 Fund LLC ("Continental") has reviewed the letter the City of Kenosha sent on February 11, 2016, regarding recommendations for the submittal of a temporary use permit for a leasing trailer. After reviewing these recommendations, Continental respectfully resubmits the temporary use permit for a leasing trailer while addressing the following:

- 1 Address the comments in the Kenosha Water Utility memo dated February 5, 2016.
  - 1.1 Show the water meter size and location, including a detail or diagram, on the construction plans. The water meter shall have unobstructed access, twelve inches (12") from the inside wall, twelve to twenty-four inches (12"-24") above the floor. The meter shall have a valve, preferably ball type, on the inlet and outlet pipe.

**Response:** See attached drawings.

- 1.2 A 3C18 gauge cable by Belden-M, or approved equal, shall be installed in a one half inch (½") conduit through the exterior wall for the remote meter reader. Remote reader to be field located by KWU meter division.

**Response:** Noted and agreed.

- 1.3 Water services shall have a blue 12-gauge locator wire installed along the entire length. Locator wire shall be brought to the surface at the edge of the building and enclosed in the curb box with "water" on the cover.

**Response:** Noted and agreed.

- 1.4 There shall be a shut off valve provided near the connection to the private main.

**Response:** Noted and agreed.

- 1.5 Provide details for the abandonment of the sanitary sewer and water main services.

**Response:** A temporary waste line will be placed into the sanitary clean out located in the parking lot. This tank will be disconnected and removed with the trailer at time of clubhouse occupancy. The water supply will be cut back to the main and capped at time of trailer removal.

- 1.6 Sanitary sewer laterals shall have a green 12 gauge locator wire installed along the entire length. Locator wire shall be brought to the surface at the end of the building and enclosed in the locator box with "sewer" on the cover.

**Response:** A temporary waste line will be placed into the sanitary clean out located in the parking lot. This tank will be disconnected and removed with the trailer at time of clubhouse occupancy. The water supply will be cut back to the main and capped at time of trailer removal.

- 2 Complete 71<sup>st</sup> Street with a minimum of a binder course or asphalt prior to occupancy of the trailer.

**Response:** 71<sup>st</sup> Street has been completed with binder course of asphalt, prior to occupancy of the trailer.

- 3 The parking lot for the clubhouse must be complete with a minimum of binder course of asphalt prior to occupancy of the trailer. The parking spaces must be striped per approved plan.

**Response:** Parking lot will be complete with minimum binder course of asphalt, and parking spaces will be striped prior to occupancy of clubhouse.

- 4 The trailer must be removed and the parking lot restored prior to any occupancy of the clubhouse or the first apartment building, whichever comes first.

**Response:** Continental agrees to this condition to have the trailer removed prior to occupancy of the clubhouse or first apartment building.

In addition to this response, the following materials are enclosed for your review:

Signed CUP application

Ten (10) sets (11"x17") of the proposed site plan with locations dated prepared by McShane Construction Company

Ten (10) sets (8 ½" x 11") of the sketch diagraming water connection including meter and reader

Ten (10) sets (8 ½" x 11") of the Mobile Mini brochure to represent the type of trailer to be used

Should you have any questions, feel free to reach out to me directly at 262-532-9453, or email me at [eellison@cproperties.com](mailto:eellison@cproperties.com).

Thank you.

Sincerely,  
Continental Properties

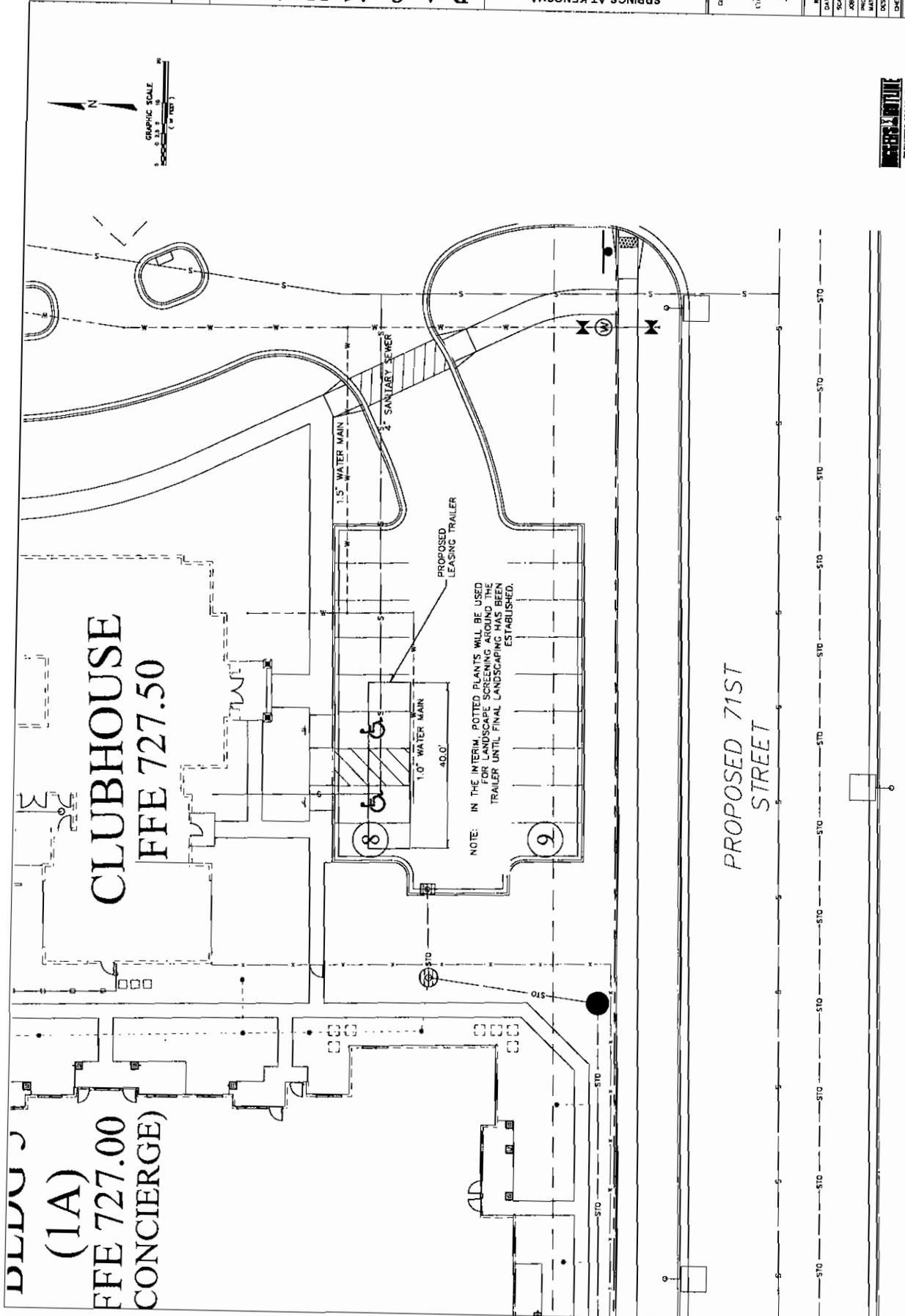


Eric Ellison  
Project Manager  
Enclosures

CC: Ian C. Bagley, P.E. Water Engineer, Kenosha Water Utility

DLDU  
 (1A)  
 FFE 727.00  
 CONCIERGE

CLUBHOUSE  
 FFE 727.50



NOTE: IN THE INTERIM, POTTED PLANTS WILL BE USED FOR LANDSCAPE SCREENING AROUND THE TRAILER UNTIL FINAL LANDSCAPING HAS BEEN ESTABLISHED.



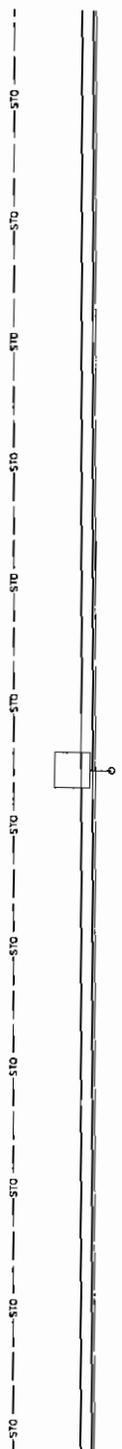
DATE	DESCRIPTION
11-03-18	REVISED PER CONTRACTUAL COMMENTS
09-22-18	REVISED PER CONTRACTUAL COMMENTS

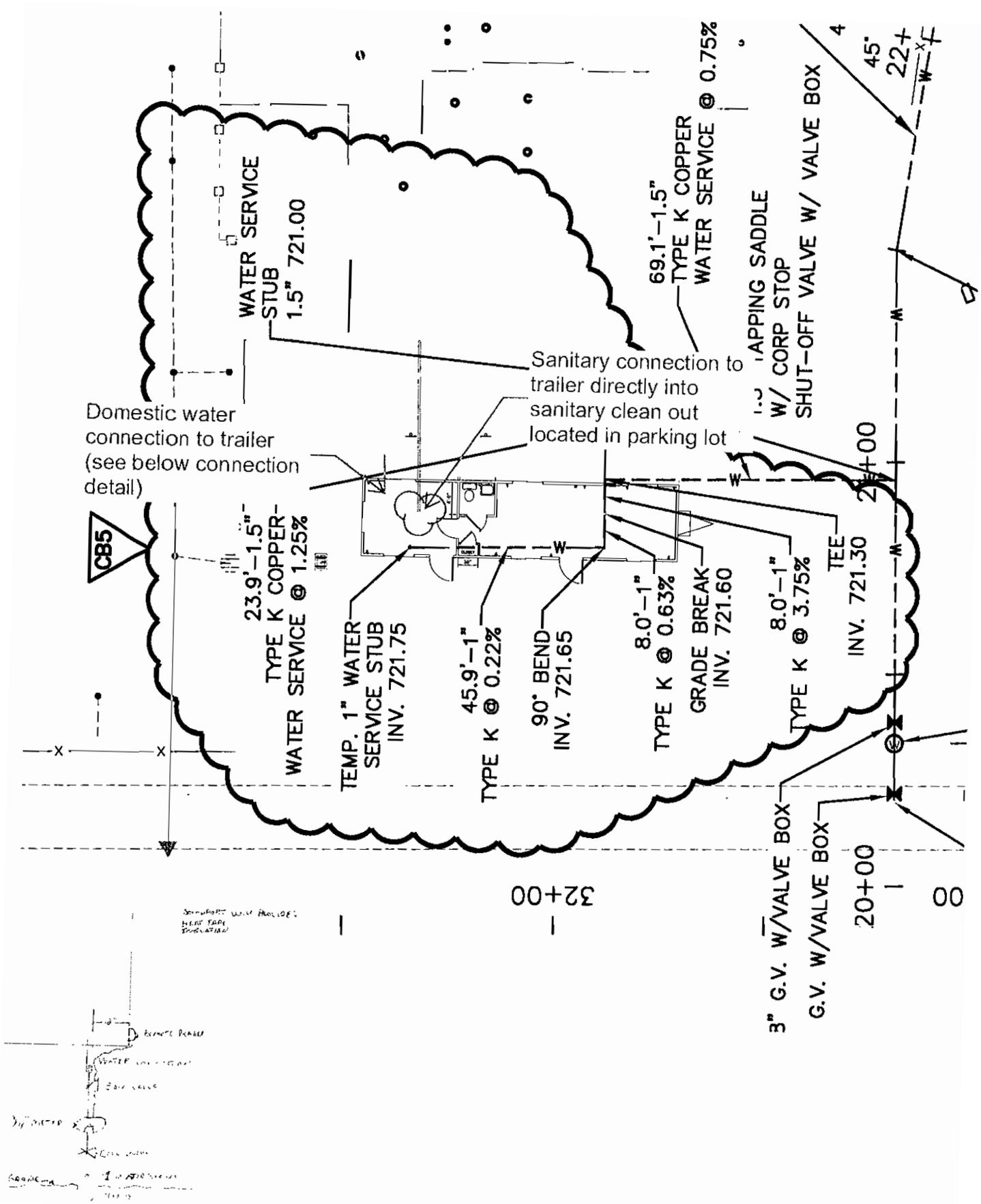
**R.A. Smith National**  
*Beyond Surveying and Engineering*  
 www.ra-smithnational.com

SPRINGS AT KENOSHA  
 CITY OF KENOSHA, WI  
 LEASE TRAILER EXHIBIT

COMMERCIAL 115 P100 (11)  
 No. 10/18/18  
 CONTRACTOR'S PROFESSIONAL PRACTICES  
 MATTHEW J. MCGONIGAL, P.E.  
 1000 W. KENNEDY DRIVE  
 SUITE 200  
 KENOSHA, WI 53142  
 TEL: 920.393.3333  
 FAX: 920.393.3334  
 COPYRIGHT 2018  
 STATE OF WISCONSIN  
 DATE: 07/17/18  
 JOB NO: 31-02384  
 PROJECT: SPRINGS AT KENOSHA  
 DRAWN BY: RBY  
 CHECKED BY: JPK  
 SHEET NUMBER  
**1 OF 1**

PROPOSED 71ST STREET

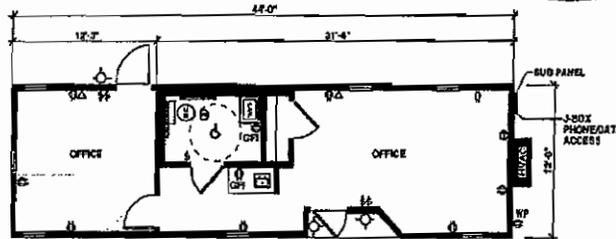




**Branch Location:**

14120 S. Meridian  
OKLAHOMA CITY, OK 73173-8806  
Phone: 405.814.1300 Ext 7041  
Fax: 405.682.8883  
Salesperson: Keri Martinez  
Email: kemartinez@mobilemini.com

**DESIGNER  
SERIES OFFICE  
12' x 44'**



**Standard Specifications**

**Size**

- 48' Long (including hitch)
- 44' Long box size
- 12' Wide
- 8' Ceiling height

**Insulation**

- R-11 walls and floor
- R-19 ceiling

**Interior Finish**

- Vinyl wrap wall finish
- Carpeting throughout
- T-Grid suspended ceiling
- Large open display area
- Large reception area
- Private office (1)
- High security features

**Electric**

- Fluorescent ceiling lights
- 125 amp breaker panel
- 120/240 Volt single phase
- Exterior J box for interior phone/data jack access
- \* Vandal resistant exterior lights at all doors

**Windows/Doors**

- Vertical slider windows w/screens
- Bronze tint windows
- Hydraulic door closures
- Mini blinds
- Recessed french door

**Exterior Finish Frame**

- Treated wood siding
- I-Beam frame
- Std drip rail gutters
- 40 Lb roof load
- Detachable hitch

**Legend**

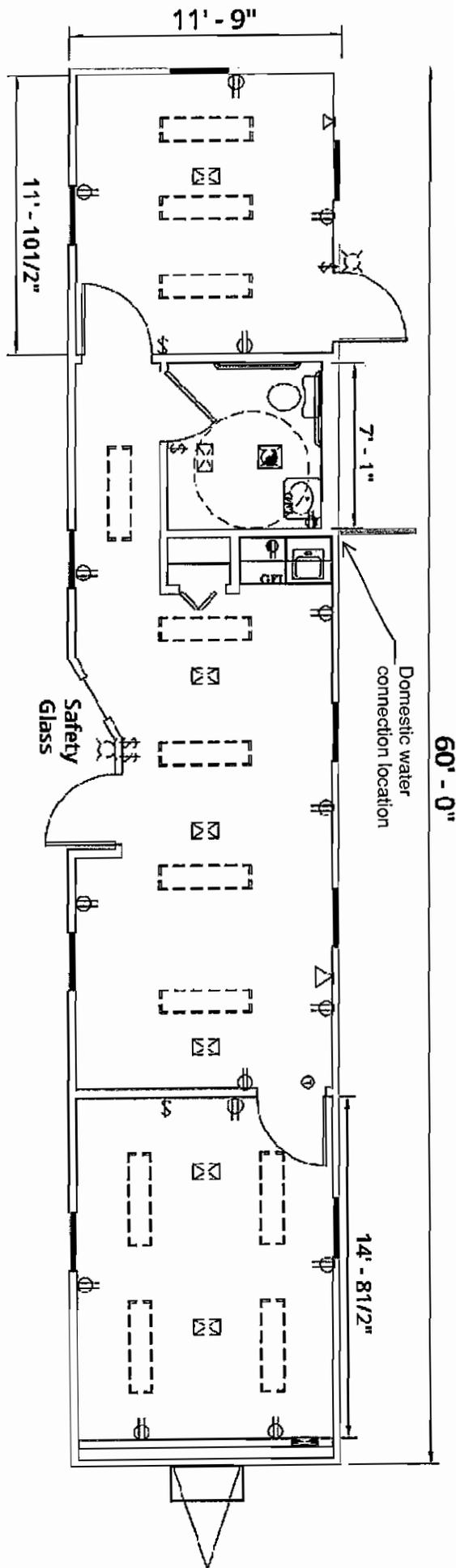
Symbol	Description	Symbol	Description
⊙	Exterior light	⊙MP	Duplex receptacle - 15 amp w/ gnd & Ndy ckr (excludes phone access panels)
⊙	Single pull switch	△	J-box (phone/data)
⊕	Double switch	⊙	Thermostat
⊙	Duplex receptacle - 15 amp		

**Heating and Cooling**

- Central HVAC
- Supply and return ducted

www.mobilemini.com

**mobile mini, inc.**  
**1-800-950-6464**



**Conditional Use Permit for an addition to the building and storage yard for property at 7330 74th Place. (Menards) (District 16) PUBLIC HEARING**

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

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

**LOCATION AND ANALYSIS:**

**Site:** 7330 74th Place                      **Zoned:** B-2 Community Business District

1. The applicant is proposing two (2) changes to the existing Menards site:
  - a. The existing lumber storage shed would be expanded from 25,531 s.f. to 40,331 s.f. A portion of the stormwater pond behind the current storage yard would be filled in and the storage yard area would be expanded. To compensate for the fill, additional stormwater area will be excavated at the north end of the pond.
  - b. The two (2) existing areas of the main building, which are currently under roof but have exposed sides on the north and west, will be enclosed on all sides creating additional enclosed square footage for the store.
2. Staff has reviewed the plans and believes the expansion of the lumber shed and the yard can be achieved if plans are revised based on a letter to the applicant dated June 20, 2016.
3. Staff has a concern with the proposed exterior building materials of the principal building.
  - a. The original plan indicated the areas to be enclosed were proposed to be sided in a standing-seam metal panel, which is prohibited by Section 4.07 B.10 of the Zoning Ordinance. The June 20, 2016 letter indicated that a revised material must be proposed to comply with the Zoning Ordinance.
  - b. On September 12, 2016, the applicant submitted a Request for a Variance to the Zoning Board of Appeals (ZBA) to use the standing-seam metal panel. Upon consultation with the City Attorney, Staff advised the applicant the request could not be heard by ZBA per Section 9 of the Zoning Ordinance.
  - c. On November 3, 2016, the applicant submitted the attached building elevations. The plans indicate the new exterior material will be "CMU Block". Staff asked for clarification of the proposed material and the answer was smooth-faced block. Smooth-faced block is also prohibited as an exterior building material, other than an accent band.
  - d. The applicant insisted the item be placed on the agenda, even though it is incomplete, does not meet the minimum standards and Staff would recommend denial.
  - e. The applicant indicated the purpose of the smooth-faced block is due to storage racks that are proposed on the exterior of the wall. The racks will mount better to the smooth-faced block than the split-faced block. However, the building elevations and floor plans submitted do not show any storage racks.

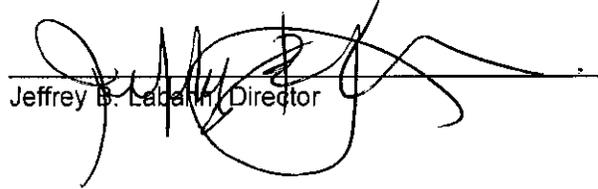
4. Section 4.04 N. of the Zoning Ordinance provides circumstances for denial of any Conditional Use Permit application. Specifically:
- a. Item 1 says an item can be denied if the proposed site or use would result in a violation of the Zoning Ordinance. The materials proposed would violate the Ordinance.
  - b. Item 6 says an item can be denied if the proposed site or use does not meet the development or additional standards of this Chapter. The application is incomplete and does not meet the development standards.

**RECOMMENDATION:**

A recommendation is made to deny the Conditional Use Permit, subject to Section 4.04 N.1. and 4.04 N.6 of the Zoning Ordinance.

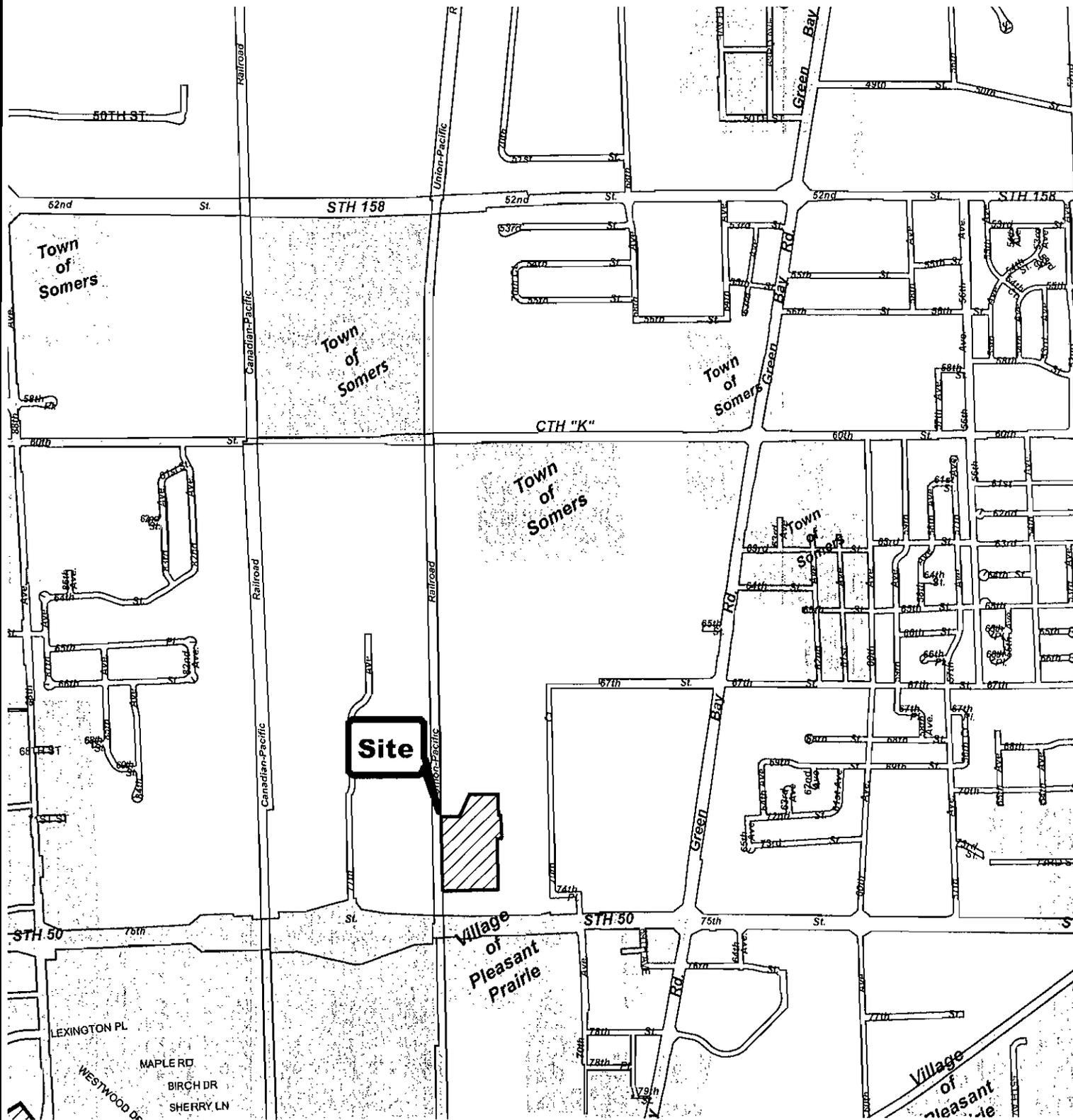


\_\_\_\_\_  
Brian Wilke, Development Coordinator



\_\_\_\_\_  
Jeffrey B. Labadie, Director

# Vicinity Map Menards CUP



Subject Property



Municipal Boundary



## ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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so as to permit a thorough review. The plans and specifications shall include, but not be limited to, a Building Plan, Site Plan, Drainage Plan, Landscape Plan, Utility Plan, and other information as required by the Zoning Ordinance and Code of General Ordinances.



**N. Deferral or Denial of Applications.** Applications for Conditional Use Permits may be deferred to permit or require the correction of errors or omissions in the application or to require the submission of additional information.

Applications for Conditional Use Permits may be denied by the Review Authority under any of the following circumstances:

1. The proposed site or use would result in a violation of the Zoning Ordinance.
2. The proposed site or use would result in a violation of any Federal, State or City law, rule or regulation.
3. The proposed site or use does not meet Federal, State or City environmental laws, rules or regulations.
4. The proposed use is a Prohibited Use under **Section 2** of the Zoning Ordinance.
5. The proposed use is a Restricted Use under **Section 2** of the Zoning Ordinance and the site does not meet the required distance separation requirements.
6. The proposed site or use does not meet the development or additional standards of this Chapter.
7. The applicant has not paid required application fees or posted required assurances.
8. The application was false or misleading in some material respect and the defects were not timely corrected.
9. The proposed use will have a negative impact upon the City's economy as shown on an Economic Impact Assessment.
10. The proposed use will generate motor vehicle traffic of such volume and character as to be unsupportable by the design and construction specifications of existing streets which will service the proposed development as shown on a Traffic Impact Assessment, using as a guideline the Facilities Development Manual of the Wisconsin Department of Transportation, as amended from time to time.

**O. Impact Fees.** The issuance of a Conditional Use Permit and conduct of Site Plan Review shall be conditioned upon the applicant paying an Impact Fee imposed in accordance with Chapter 35 of the Code of General Ordinances, where not previously imposed as a condition of approval of a Land Division.

# MENARD, INC.

April 22, 2016

Dear Mr. Wilke,

Menards is submitting a site plan review application for an expansion project at our Kenosha store. The project is part of a companywide expansion plan that will add more covered storage space to our warehouses. This investment in the store will allow Menards to better serve the community and preserve our operation at this location long into the future. The expansion areas are shown in red on the attached plans and no changes will be made to the front of the store or parking lot.

The attached plans show the new warehouse building being added onto the front of the existing warehouse. The 40,331 sq ft addition will match the existing warehouse height and be constructed using the same materials to give the new building a uniform look. As part of the warehouse expansion we are expanding the paved yard over some of the existing pond area. We are expanding the pond to the north to handle the stormwater volume we are filling.

There is an existing overhang behind the loading dock that is partially covered with a green steel curtain wall. We want to fully enclose that area with green steel and add garage doors to make that a climate controlled storage space. We also plan to add a new shipping center on the northwest corner of the building.

The project is relatively simple and will mostly take place behind the existing yard fence so the public will hardly notice the project at all. However the results will add many benefits to the store and the gusts shopping there. If you have any questions when reviewing the plans please let me know. Thanks.

Sincerely,  
**Menard, Inc.**



**Tyler Edwards**  
Real Estate Representative  
Menard, Inc. – Properties  
5101 Menard Drive  
Eau Claire, WI 54703  
P: 715-876-2143  
C: 715-579-6699  
F: 715-876-5998  
tedwards@menard-inc.com



**APPLICATION FOR DEVELOPMENT REVIEW**  
Forms #CDI301 thru #CDI310 (rev. 1/16)

**NAME OF PROJECT:** Menards Kenosha

*Check either the Applicant/Architect/Engineer box to indicate the recipient of all correspondence. The property owner will be copied on all correspondence.*

<input checked="" type="radio"/>	Name and Address of Applicant [Please print]: <u>Menard, Inc. Tyler Edwards Real Estate Rep</u> <u>5101 Menard Drive</u> <u>Eau Claire, WI 54703</u>	Phone: <u>715-876-2143</u> Fax: _____ E-Mail: <u>tedwards@menard-inc.com</u>
<input type="radio"/>	Name and Address of Architect/Engineer [Please print]: <u>R.A. Smith National, Inc. Bob Harley</u> <u>16745 West Bluemound Rd Suite 200</u> <u>Brookfield, WI 53005</u>	Phone: <u>262-317-3266</u> Fax: _____ E-Mail: <u>robctt/harley@rasmithnational.com</u>
	Name and Address of Property Owner (if other than applicant)[Please print]: _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____

Location of Development (street address and / or parcel number): 7330 74th Place

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

<input type="checkbox"/>	Certified Survey Map #CDI301	Section 1	Page 3
<input type="checkbox"/>	Concept Review (Land Division) #CDI302	Section 2	Page 4
<input type="checkbox"/>	Concept Review (Multi-Family Residential or Non-Residential) #CDI303	Section 3	Page 5
<input type="checkbox"/>	Conditional Use Permit #CDI304	Section 4	Pages 6 & 7
<input type="checkbox"/>	Developer's Agreement #CDI305	Section 5	Page 8
<input type="checkbox"/>	Final Plat #CDI306	Section 6	Pages 9 & 10
<input type="checkbox"/>	Lot Line Adjustment Survey #CDI307	Section 7	Page 11
<input type="checkbox"/>	Preliminary Plat #CDI308	Section 8	Pages 12 & 13
<input type="checkbox"/>	Rezoning #CDI309	Section 9	Pages 14 & 15
<input checked="" type="checkbox"/>	Site Plan Review #CDI310	Section 10	Pages 16 & 17



**APPLICATION FOR SITE PLAN REVIEW**  
 Form #CDI310 (rev. 1/16)

SECTION 10 SITE PLAN REVIEW				
Additional Information Required:	Building or Addition Square Footage: <u>57,378</u> <i>SF</i> Existing Building Size: <u>25,531</u> Site Size: <u>13.19</u> <i>A</i>			
Submittal Requirements:	<ul style="list-style-type: none"> <li>➤ Ten (10) full size scaled copies</li> <li>➤ Developer Site Plan/Conditional Use Permit Checklist (Appendix A)</li> </ul>			
If Item to be Reviewed by Plan Commission/Common Council must Submit:	<ul style="list-style-type: none"> <li>➤ One (1) 8 1/2" x 11" reduction <i>or</i> one (1) 11" x 17" reduction of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides)</li> <li>➤ Sample Board containing colored samples of all exterior building materials</li> </ul>			
Fees:		<b>Building or Addition Size</b>	<b>Site size</b>	<b>Review Fee</b>
	Level 1	<= 10,000 sq. ft.	<= 1 acre	\$900 = City Plan Dept. <i>or</i> \$1,025 = CPC/CC
	Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	\$1,175 = City Plan Dept. <i>or</i> \$1,300 = CPC/CC
	Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	\$1,600 = City Plan Dept. <i>or</i> \$1,725 = CPC/CC
	Level 4	> 100,001 sq. ft.	> 25.01 acres	\$2,000 = City Plan Dept. <i>or</i> \$2,125 = CPC/CC
	<ul style="list-style-type: none"> <li>➤ If building size or addition and gross acreage of the site determine two (2) different fees, the greater of the two fees will be assessed.</li> <li>➤ Application fee entitles applicant to an initial review and one re-submittal.</li> <li>➤ Re-submittal fee = \$425 per re-submittal after two (2) permitted reviews.</li> <li>➤ Amendment = 50% of the applicable fee</li> </ul>			
Appendices to Review:	➤ All			
Approximate Review Time:	<ul style="list-style-type: none"> <li>➤ 30 days for Staff Review</li> <li>➤ 45-60 days for City Plan Commission/Common Council Review</li> </ul>			
The site plan review plans, <i>prepared to standard engineering scale</i> , shall be submitted with this application and shall include the following information:				
<b>Building Plan:</b>	<ul style="list-style-type: none"> <li>➤ Layout of building(s) including size and layout of rooms</li> <li>➤ Design and architecture</li> <li>➤ Plans and details on fire suppression and/or standpipe</li> <li>➤ Plans and details on fire detection, fire alarm, and other safety devices</li> </ul>			
<b>Site Plan</b> (based on a plat of survey)	<ul style="list-style-type: none"> <li>➤ Legal description of property</li> <li>➤ Location and "footprint" of building(s) and structure(s)</li> <li>➤ Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks</li> <li>➤ Outline of any development stages</li> <li>➤ Location and details on any required emergency access roads</li> <li>➤ A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space</li> </ul>			



June 20, 2016

Tyler Edwards  
Menards, Inc.  
5101 Menard Drive  
Eau Claire, WI 54703

Dear Mr. Edwards:

**RE: Conditional Use Permit for Menards at 7330 74th Place**

City Departments have reviewed the Conditional Use Permit application you submitted. The plans were incomplete or inadequate, based on the following items:

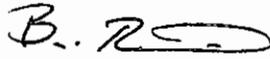
1. The comments in the Public Works memo dated June 14, 2016.
2. The comments in the Kenosha Water Utility memo dated June 3, 2016.
3. Section 14 of the Zoning Ordinance requires the exterior of all commercially used buildings to be constructed entirely of architectural masonry, brick, split-faced concrete block or architectural metal panels. The plans you submitted for the principal building indicate a steel pro-rib panel for the areas to be enclosed. These areas will have to be enclosed with masonry materials or an acceptable architectural metal panel. A materials sample board shall be submitted. The Plan Commission requires that a 3-D rendering of any improvements also be presented at the public hearing.
4. Page C200 of the RA Smith National plans indicate the pallet racking is on the "Menards Plans". These plans were not submitted. Please submit the pallet racking plans and elevations on the next submittal.
5. The building is to be fire sprinklered and alarmed. Any new hydrants added need to be per the enclosed Kenosha Fire Department specifications.
6. A Lot Line Adjustment Survey or Certified Survey Map shall be submitted for review to move the proposed lot line.
7. A detailed Floor Plan shall be submitted. The plans, as presented, are difficult to comprehend as to the extent of space being enclosed and climate-controlled in the main building. Include interior and exterior dimensions.

These items must be satisfactorily addressed before the item will be scheduled for the City Plan Commission public hearing.

Please submit six (6) copies of revised Conditional use Permit plans to this office for review and approval.

If you have any questions, please contact me at 262.653.4049 or via email at [bwilke@kenosha.org](mailto:bwilke@kenosha.org).

Sincerely,

A handwritten signature in black ink, appearing to read "B. Wilke", with a stylized flourish at the end.

Brian R. Wilke  
Development Coordinator

BRW:kas  
Enclosure



**THE CITY OF  
KENOSHA**  
PUBLIC WORKS  
ENGINEERING

**TO:** Brian Wilke, Development Coordinator

**FROM:** Shelly Billingsley, M.B.A., P.E.,  
Director of Public Works

*Shelly Billingsley*

6-16-16

**DATE:** June 14, 2016  
**SUBJECT:** PLAN REVIEW COMMENTS  
**Project Description:** Menard's Expansion  
**Location:** 7330 74<sup>th</sup> Place

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

Parking Lot Ordinance Compliance	Sufficient	Deficient	Not Applicable
Parking Lot Paved			X
Standard Stall Width			X
Parking Lot Layout			X
Parking Lot Lighting Shown		X	
Parking Lot Lighting Adequate		X	
Handicapped Parking			X
Driveway Locations			X
Driveway Width			X
Passing Blister or Accel/Decel Lanes			X
Sidewalks Adequate			X
Drive Thru Lane Design			X

Public Streets	Sufficient	Deficient	Not Applicable
Geometric Design			X
Pavement Width			X
Pavement Thickness Design			X
Established Grades			X
Plan Details			X
Sidewalks			X
Street Lights			X

Site Grading/Drainage	Sufficient	Deficient	Not Applicable
Drainage Plan		X	
Storm Sewer		X	
Storm Water Detention		X	
Drainage Calculations		X	

Project Approval/Permits Needed	Yes	No	Not Applicable
Project Approved for Permitting		X	
Withhold Permits: See Comments	X		
Approve Footing/ Foundation Only (per condition)		X	
Parking Lot Permit Required			X
Driveway Permits Required			X
Sidewalk Permit Required			X
Street Opening Permit Required			X
Stormwater Permit Required	X		
Erosion Control Required	X		

#### Grading & Drainage Comments:

1. This property is part of a larger regional detention under the Kammerzell/Menards Development Stormwater Management Report, originally dated March 8, 1996 developed by R.A. Smith. Since this development appears to propose filling in a portion of the pond which adding impervious area to the site, a revised SWMP must be submitted, showing proper detention requirement have been met on the entire development.
2. Please submit storm sewer calculations for the site.
3. Please include information regarding disturbed area and proposed impervious area in order to verify permitting requirements.
4. There needs to be a clear description of the pumping requirement/restrictions for how the pond will be drained in the area to be filled. Also will need to provide details to show how the remaining pond to the north of the proposed filling will not be disturbed by sediment due to operations.
5. Need to show typical pond sections show the permanent pond elevations.
6. The rip rap detail needs to show where the intended permanent water level is relative to the placement of rip rap to make sure it is not placed below the water line. Also there are no dimensions for the proposed rip rap areas only X's in the dimension table.
7. This does not constitute comprehensive comments. Once the above information is submitted, a thorough review will be performed and more comments will follow.
8. Erosion Control plans are not reviewed as a part of the CUP process. They will be reviewed when an erosion control permit application is submitted to the City.
9. A permit from DNR for Detention Basin may be needed.

#### Traffic Comments:

1. Provide a lighting plan with a photometric layout for the area that is being expanded. A photometric plan is needed showing average 1 fc light level and no more than 0.50 fc at property lines with cutoff fixtures to cut down on glare. Provide photometric analysis of existing lighting if no new lighting is to be provided.
2. There is no retaining wall details showing what is proposed, it only indicates by others? If this is intended to be a design build, than the information will need to be provided in order to bid this work out. This includes geotechnical borings, wall typical section showing both underground and above ground treatment.

cc: **Cathy Austin; Greg Holverson; Kile Kuhlmeier; Ryan Spackman; Kevin Risch (Clark Dietz)**

**Engineering Services**

4401 Green Bay Road  
Kenosha WI 53144

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



*"Providing and Protecting Kenosha's Greatest Natural Resource"*

**MEMO**

To: Brian Wilke, Development Coordinator

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

Date: June 3, 2016

Subject: Menards Warehouse Expansion

Location: 7330 74<sup>th</sup> Place

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

1. The existing warehouse building was constructed within an existing twenty five foot (25') sanitary sewer easement and a portion of the building lies directly over the fifteen inch (15") sanitary sewer main. Due to the building expansion, a revised easement agreement will need to be drafted by the Kenosha City Attorney's office. The easement will need to be revised to state that KWU is responsible for trench restoration within the easement only and not responsible for the restoration of any of the proposed or pre-existing improvements.
2. Please revise Note 7 under "Kenosha Water Utility Notes" on Sheet C500 as the service testing is required by Rule 06-35, not Rule 06-29 as the plans currently state. Please add to this note the following:
  - The pressure test on the water services shall only be conducted after the bacteriological sampling is complete and certified safe by KWU.
3. The sanitary manhole directly north of the existing main building needs to be lowered by approximately four inches (4") based on the grading plan. Please note this sanitary manhole adjustment on Sheet C400 as it is not currently shown.
4. Please note that the sanitary manhole adjustment along the west side of the site will need to be made with forty eight inch (48") barrel sections and, once adjusted, may only have a maximum of eight inches (8") of adjusting rings in accordance with KWU specifications.

5. "Internal / External" manhole seals as manufactured by Adaptor, Inc. shall be provided for the two (2) sanitary sewer manholes needing adjustment and shall be noted on the plans. A detail for the seal can be found at <http://www.adaptorinc.com/pdf/inexspec.pdf>.

CC: Edward St. Peter, General Manager  
Curt Czarniecki, P.E., Director of Engineering Services

## ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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so as to permit a thorough review. The plans and specifications shall include, but not be limited to, a Building Plan, Site Plan, Drainage Plan, Landscape Plan, Utility Plan, and other information as required by the Zoning Ordinance and Code of General Ordinances.

- ➔ **N. Deferral or Denial of Applications.** Applications for Conditional Use Permits may be deferred to permit or require the correction of errors or omissions in the application or to require the submission of additional information.

Applications for Conditional Use Permits may be denied by the Review Authority under any of the following circumstances:

- ➔ 1. The proposed site or use would result in a violation of the Zoning Ordinance.
2. The proposed site or use would result in a violation of any Federal, State or City law, rule or regulation.
3. The proposed site or use does not meet Federal, State or City environmental laws, rules or regulations.
4. The proposed use is a Prohibited Use under **Section 2** of the Zoning Ordinance.
5. The proposed use is a Restricted Use under **Section 2** of the Zoning Ordinance and the site does not meet the required distance separation requirements.
- ➔ 6. The proposed site or use does not meet the development or additional standards of this Chapter.
7. The applicant has not paid required application fees or posted required assurances.
8. The application was false or misleading in some material respect and the defects were not timely corrected.
9. The proposed use will have a negative impact upon the City's economy as shown on an Economic Impact Assessment.
10. The proposed use will generate motor vehicle traffic of such volume and character as to be unsupported by the design and construction specifications of existing streets which will service the proposed development as shown on a Traffic Impact Assessment, using as a guideline the Facilities Development Manual of the Wisconsin Department of Transportation, as amended from time to time.

**O. Impact Fees.** The issuance of a Conditional Use Permit and conduct of Site Plan Review shall be conditioned upon the applicant paying an Impact Fee imposed in accordance with Chapter 35 of the Code of General Ordinances, where not previously imposed as a condition of approval of a Land Division.

## ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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openings, building projections and locations of all exterior HVAC and utility services equipment can be identified.

**2. Materials and colors of exterior surfaces** such as walls, roofs, and window trim shall be indicated.

**3. Details on fire detection, fire alarm and other safety devices**, including fire suppression, sprinkler, standpipe, and restaurant hood suppression systems shall be provided for review and be approved by the Kenosha Fire Department.

**4. Building size and scale** should reflect the physical scale of the surrounding area and the scale of surrounding buildings.

**5. The location and orientation of building elements**, such as balconies or porches, should reflect the orientation of surrounding buildings and structures.

**6. Rooms used for residential purposes** shall provide adequate living area, as required in the Minimum Housing Code of the Code of General Ordinances.

**7. The materials and design** of buildings, structures and additions should complement the surrounding area.

**8. Building design** shall be in compliance with the Americans With Disability Act.

**9. Building address** shall be clearly displayed on building.

**10. Commercially and institutionally used buildings** authorized to be constructed within the City shall conform with the design guidelines hereinafter set forth:

**a. Building faces of all commercially and institutionally used principal buildings** shall be constructed

primarily of architectural masonry, wood, glass or a combination of these materials. The previous sentence notwithstanding, architectural metal panels may be used as a secondary material on a face of a principal building, if the percentage of the face covered by the architectural metal panels is less than the percentage of the face covered by at least one of the materials identified in the previous sentence, and also if such use is pursuant to plans approved by the Review Authority illustrating the design in a manner such that the relative percentages of material used for the face may be determined. Subject to design requirements of other ordinance sections, building faces of all commercially and institutionally used accessory buildings must be constructed of architectural masonry, wood, glass, architectural metal panels or a combination of these materials in any proportion. Ribbed or corrugated metal siding shall not be permitted on any building face. Smooth face concrete blocks shall not be permitted on any building face, except when used for accent banding, which shall not be wider than three (3) adjacent courses and not more than six (6) courses on any building face. Exterior Insulated Finish Systems (EIFS) shall only be allowed on the first floor of any building

## ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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as an accent material above a window, entrance or other similar architectural feature. Exterior Insulated Finish Systems shall be allowed as a primary material above the first floor.

b. Split-faced or decorative concrete block shall not be painted or stained after installation without the approval of the Review Authority.

c. Articulation on the rooflines shall be provided by using a pitched roof, a partial roof or parapet walls with a minimum height difference of two (2') feet.

d. Rooftop mechanicals shall be concealed in order to prevent their visibility from grade level as measured from the lot lines and abutting street right-of-ways. Rooftop mechanical screening shall be compatible with the design, color and materials of the building(s).

e. Materials and colors of buildings within a Unified Business District or Large Scale Commercial Development shall be consistent among all building(s).

f. Articulation of building facades shall comply with the following design standards:

(1) Recesses and/or projections shall comprise at least twenty (20%) percent of each facade length, with articulation as deemed acceptable by the Review Authority such as false windows or articulation of materials. In no event shall an uninterrupted facade extend more than one hundred (100') feet.

(2) Windows, awnings, arcades or similar architectural elements deemed acceptable by the Review Authority shall total at least sixty (60%) percent of each facade length which faces a public street or private street.

(3) The principal entrance to a commercial, office or institutional building in the B-4 District shall be required to have:

(a) Ornamentation around the door; and,

(b) At least one of the following: recessed entrance (recessed at least three (3') feet); protruding entrance (protruding at least three (3') feet); canopy (extending at least five (5') feet); portico (extending at least five (5') feet); or an overhang (extending at least five (5') feet).

g. Metal roofs and/or awnings shall only be permitted when the roofing material meets the minimum standards of the International Building Code.

**11. Multifamily buildings** authorized to be constructed within the City shall conform with the exterior building variation guidelines hereinafter set forth:

a. Exterior building variation is required on multifamily buildings that contain eight (8) or more units. One-quarter (1/4) of units within the building shall differ from the other units by symmetrically changing the location, pattern or form of at least two (2) of the following architectural elements:

(1) Balconies, porches or verandas;

(2) Window type and fenestration;

(3) Roof pitch or design;

(4) Exterior materials;

(5) Height;

(6) Change in material and/or color in a vertical bay;

(7) Other exterior building modifications approved by the Review Authority.

b. Each building in a multifamily development that consists of two (2) or more buildings shall differ from each adjacent and facing building by using at least two (2) of the following criteria:

(1) Shifted building orientations of at least forty-five (45°) degrees between buildings;

(2) Facade width, height, and symmetry;

(3) Roof pitch or design;

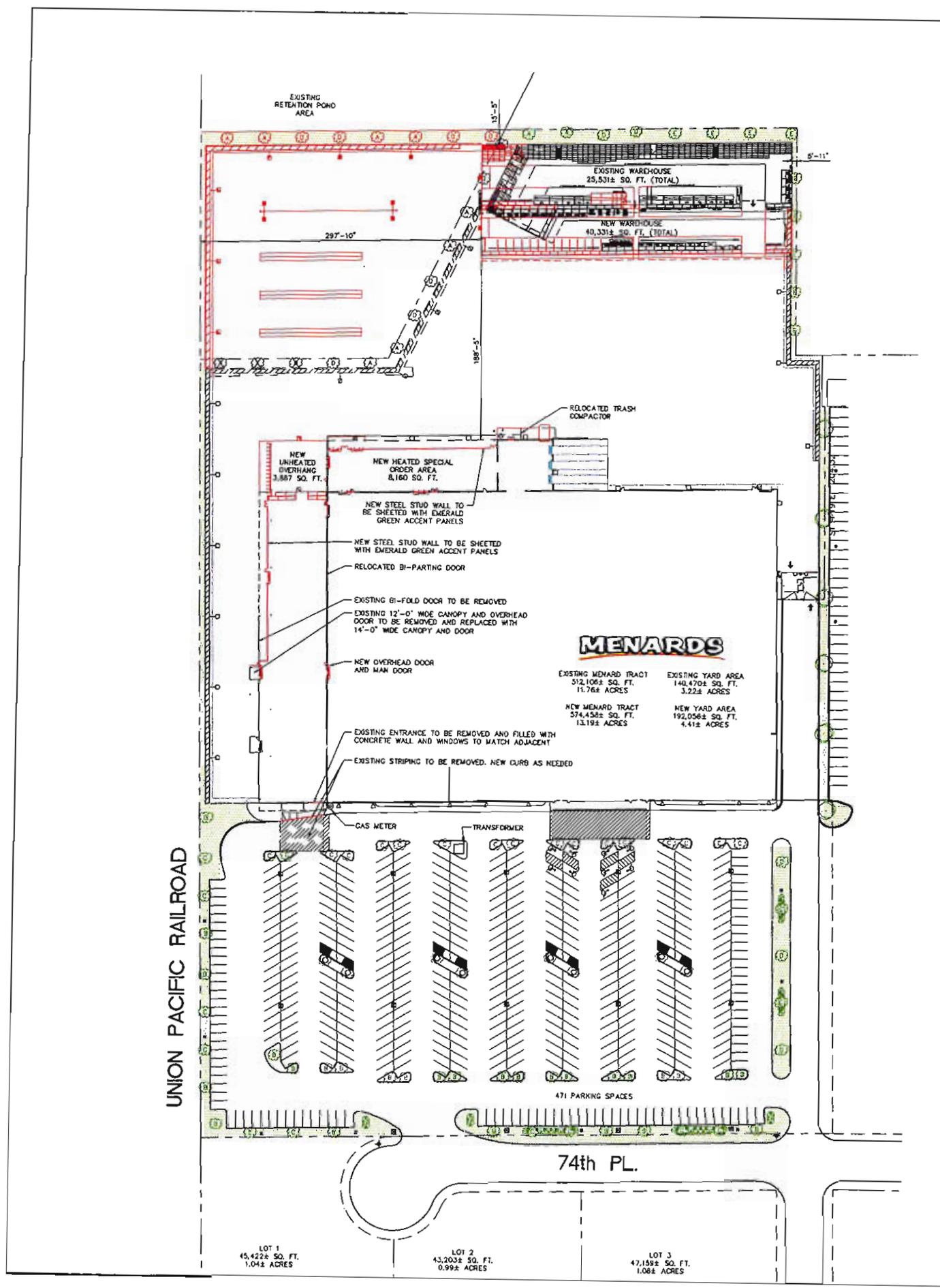
(4) Total number, type, or symmetrical location of doors, windows, or architectural properties and the exterior building materials;

(5) Architectural relief of buildings; i.e., dormers, porches;

(6) Change in material and/or color in a vertical bay;

(7) Other exterior building modifications approved by the Review Authority.

c. Front facing attached garage entrance doors on multifamily buildings shall be no closer to the lot line than the facade of the principal building. This requirement applies to elevations that are abutting a public street or private street.



EXISTING  
RETENTION POND  
AREA

EXISTING WAREHOUSE  
25,531± SQ. FT. (TOTAL)

NEW WAREHOUSE  
40,331± SQ. FT. (TOTAL)

297'-10"

188'-5"

5'-11"

RELOCATED TRASH  
COMPACTOR

NEW UNHEATED  
OVERHANG  
3,887 SQ. FT.

NEW HEATED SPECIAL  
ORDER AREA  
8,160 SQ. FT.

NEW STEEL STUD WALL TO  
BE SHEETED WITH EMERALD  
GREEN ACCENT PANELS

NEW STEEL STUD WALL TO BE SHEETED  
WITH EMERALD GREEN ACCENT PANELS

RELOCATED BI-PARTING DOOR

EXISTING 61'-FOLD DOOR TO BE REMOVED

EXISTING 12'-0" WIDE CANOPY AND OVERHEAD  
DOOR TO BE REMOVED AND REPLACED WITH  
14'-0" WIDE CANOPY AND DOOR

NEW OVERHEAD DOOR  
AND MAN DOOR

**MENARDS**

EXISTING MENARD TRACT  
512,106± SQ. FT.  
11.76± ACRES

EXISTING YARD AREA  
140,470± SQ. FT.  
3.22± ACRES

NEW MENARD TRACT  
574,458± SQ. FT.  
13.19± ACRES

NEW YARD AREA  
192,056± SQ. FT.  
4.41± ACRES

EXISTING ENTRANCE TO BE REMOVED AND FILLED WITH  
CONCRETE WALL AND WINDOWS TO MATCH ADJACENT

EXISTING STRIPING TO BE REMOVED. NEW CURB AS NEEDED

GAS METER

TRANSFORMER

UNION PACIFIC RAILROAD

471 PARKING SPACES

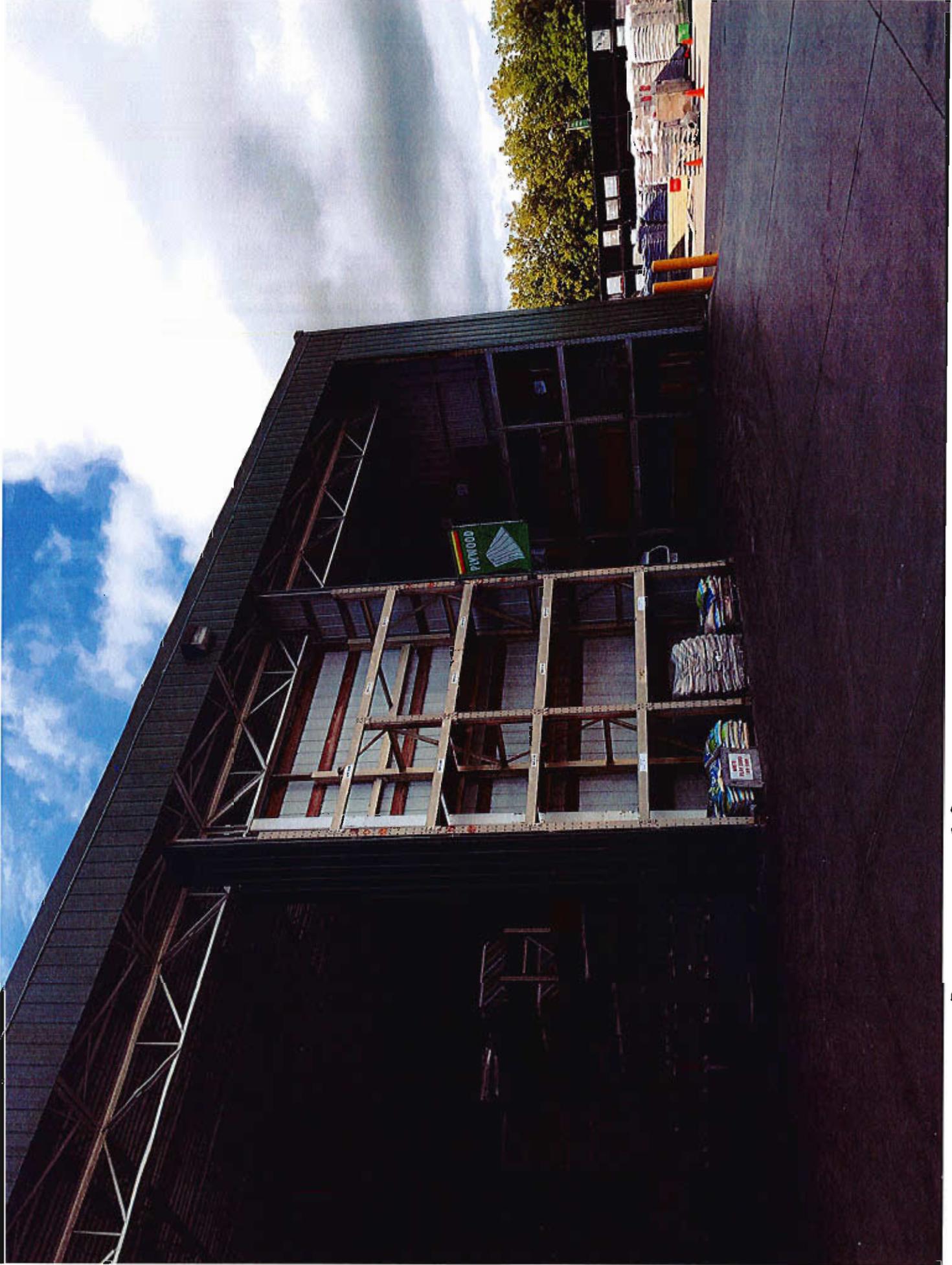
74th PL.

LOT 1  
45,422± SQ. FT.  
1.04± ACRES

LOT 2  
43,203± SQ. FT.  
0.99± ACRES

LOT 3  
47,159± SQ. FT.  
1.08± ACRES





**EXISTING REAR ELEVATION. NEW WALL ALONG DASHED LINE**









