CITY PLAN COMMISSION
Agenda

Thursday, November 19, 2015 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

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

---

Call to Order and Roll Call

Approval of Minutes from November 5, 2015

1. Resolution by the Finance Committee -To Approve the 2016 Consolidated Plan - Annual Plan for the Community Development Block Grant/HOME Program. PUBLIC HEARING

2. City Plan Commission Resolution - To Amend the St. Peter's Neighborhood Plan as referenced in A Comprehensive Plan for the City of Kenosha: 2035, to relocate the Designation of 23rd Street between 39th and 47th Avenues as a future street. (St. Peter's Neighborhood Plan) (District 5) PUBLIC HEARING

3. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02tt. of the Zoning Ordinance to Amend the St. Peter's Neighborhood Plan as Referenced in the Comprehensive Plan for the City of Kenosha: 2035. (St. Peter's Neighborhood Plan) (District 5) PUBLIC HEARING

4. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, to relocate the designation of 23rd Street between 39th and 47th Avenues as a future street, pursuant to Section 62.23(6)(c), Wisconsin Statutes. (St. Peter's Neighborhood Plan) (District 5) PUBLIC HEARING

5. Conditional Use Permit for a 3,000 seat stadium to be located at 8730 22nd Avenue. (KUSD/Ameche Field) (District 9) PUBLIC HEARING

6. Conditional Use Permit for a 3,000 seat stadium to be located at 3700 Washington Road. (KUSD/Bradford High School) (District 6) PUBLIC HEARING

7. Request for Relief to the off-street parking requirements of Section 6.01 of the Zoning Ordinance for a new stadium to be located at 3700 Washington Road. (KUSD/Bradford High School) (District 6) PUBLIC HEARING

8. Conditional Use Permit for a 1,133 s.f. press box and bleachers to be located at 2804 39th Avenue. (KUSD/Bullen Middle School) (District 10) PUBLIC HEARING

9. Conditional Use Permit for a 942 s.f. press box and bleachers to be located at 8560 26th Avenue. (KUSD/Tremper High School) (District 9) PUBLIC HEARING

10. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To include the Attachment of Parcel #80-4-222-234-0150 at 4128 24th Street in the Town of Somers, Kenosha County, Wisconsin, in accordance with the approved City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes and Create Ward 92. (Conforti) (District 5) PUBLIC HEARING

11. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To include the Attachment of CTH G-30th Avenue Right-of-Way located South of 16th Place to 18th Street in the Town of Somers, Kenosha County, Wisconsin, in accordance with the approved City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes. (CTH G-30th Avenue ROW) (District 4) PUBLIC HEARING

12. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To include the Attachment of CTH K-60th Street Right-of-Way located West of 60th Avenue to the Union Pacific Railroad in the Town of Somers, Kenosha County, Wisconsin, in accordance with the approved City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes. (CTH K-60th Street ROW) (District 15 & 16) PUBLIC HEARING

13. Zoning Ordinance by the Mayor - To Repeal and Recreate Subparagraph 4.06 B. 22. A. of the Zoning Ordinance Regarding Large Scale Commercial Development in the B-2, B-3 and B-4 Districts To Enable Additional Such Developments With Limitations. PUBLIC HEARING

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

Public Comments

Commissioner Comments

Staff Comments

Adjournment

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

CITY PLAN COMMISSION
Minutes
November 5, 2015

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

MEMBERS EXCUSED: Pat De Grace

STAFF PRESENT: Jeffrey B. Labahn and Rich Schroeder

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

A motion was made by Alderperson Michalski and seconded by Mr. Lattimore to approve the minutes of the September 24 and October 19, 2015 meeting. The motion passed. (Ayes 9, Noes 0)

Mayor Bosman asked that Items 1-3 be taken together for public hearing purposes. Items 1-3 were read.

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

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

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

Mayor Bosman noted that the Pavlica's informed Staff that they were unable to attend tonight's meeting.

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. Kleba to approve Item 1, the Resolution. The motion passed. (Ayes 9, Noes 0)

A motion was made by Ms. Faraone and seconded by Ms. Olson to approve Item 2, the Zoning Ordinance. The motion passed. (Ayes 9, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve Item 3, the Rezoning. The motion passed. (Ayes 9, Noes 0)

Draft

Mayor Bosman asked that Items 4-6 be taken together for public hearing purposes. Items 4-6 were read.

4. **City Plan Commission Resolution - To Amend the *Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035*, regarding property at 4314 39th Avenue. (Demos Brothers, LLC) (District 10) PUBLIC HEARING**
5. **Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 rr. of the Zoning Ordinance to Amend the *Land Use Plan Map for the City of Kenosha: 2035*. (Demos Brothers, LLC) (District 10) PUBLIC HEARING**

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

Public hearing opened.

Lynn Biese-Carroll, 408 68th Street, Executive Director of Shalom Center was available to answer questions.

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

A motion was made by Ms. Faraone and seconded by Alderperson Michalski to approve Item 4, the Resolution.

Alderperson Michalski commended the Shalom Center for holding a public meeting to answer the citizen's questions.

Ms. Faraone asked Staff if CDBG funds could be used to do the landscaping. Mr. Labahn said this question would need to be answered by Mr. Geliche, the Staff in charge of the CDBG Program.

The motion passed. (Ayes 9, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. Hayden to approve Item 5, the Zoning Ordinance. The motion passed. (Ayes 9, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve Item 6, the Rezoning. The motion passed. (Ayes 9, Noes 0)

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

Public hearing opened.

Jason Saari, 5732 95th Street, Suite 500, Manager for Adams was available for questions.

Draft

Public hearing closed.

A motion was made by Ms. Faraone and seconded by Alderperson Gordon to approve the Conditional Use Permit, subject to Conditions.

Mr. Hayden supports the project, but asked if the digital sign is brighter than the old sign. Mr. Saari stated that the ambient light is actually not as bright, but we can adjust the light.

Alderperson Michalski supports the project, but asked if any studies have been done about driver distractions. Mr. Saari said there have been studies and they found there is no difference between a static or digital billboard.

Mr. Lattimore asked if people come to Adams with public service announcements or if Adams volunteers the service. Mr. Saari said that if they have the space they donate it.

The motion passed. (Ayes 9, Noes 0)

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

Public hearing opened.

Doug Stanich, 9110 Prairie Village Drive, was available for questions.

Public hearing closed.

A motion was made by Alderperson Gordon and seconded by Alderperson Michalski to approve the Certified Survey Map. The motion passed. (Ayes 9, Noes 0)

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

Public hearing opened, no comments, public hearing closed.

A motion was made by Alderperson Gordon and seconded by Ms. Olson to approve the Amendment. The motion passed. (Ayes 9, Noes 0)

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

Public hearing open, no comments, public hearing closed.

A motion was made by Ms. Faraone and Alderperson Michalski to approve the Resolution.

Draft

Alderperson Michalski asked if this property is only right-of-way. Mayor Bosman said yes as we also receive funding to maintain this right-of-way.

The motion passed. (Ayes 9, Noes 0)

Public Comments

No public comments.

Commissioner Comments

Ms. Olson noted there was an article about Kenosha in the Biz Times.

Staff Comments

No Staff comments.

A motion to adjourn was made by Ms. Faraone and seconded by Alderperson Wicklund. The motion passed. (Ayes 9, Noes 0) The meeting adjourned at 5:32 pm.

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

Draft

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report - Item 1

Thursday, November 19, 2015 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Resolution by the Finance Committee - To Approve the 2016 Consolidated Plan - Annual Plan for the Community Development Block Grant/HOME Program. PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

The *Community Development Block Grant (CDBG)* portion of the Consolidated Plan - Annual Plan has also been referred to the Finance Committee with final approval by the Common Council. The *HOME Program* portion will only go to the Finance Committee before final approval by the Common Council.

LOCATION AND ANALYSIS:

Site: City-Wide

1. The CDBG Program is a City-Wide program with the primary purpose to aid in the elimination of slums/blight and to benefit low/moderate income persons.
2. The CDBG Committee reviewed the 2016 Allocation Plan on August 11, 2015.
3. The CDBG Committee conducted interviews on October 27, 2015 and October 28, 2015.
4. The CDBG Committee held the Allocation meeting and made recommendations on November 3, 2015.
5. The activities recommended by the CDBG Committee comply with the requirements of the CDBG Program in that they eliminate slum/blight and benefit low/moderate income persons.

RECOMMENDATION:

A recommendation is made to approve the CDBG Committee recommendation for the 2016 CDBG Program.

Tony Geliche, Community Development Specialist

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2015/NOV19/1Staff-ConPlanAnnPlan.doc

RESOLUTION NO. _____

BY: FINANCE COMMITTEE

TO APPROVE THE 2016 CONSOLIDATED PLAN - ANNUAL PLAN

WHEREAS, the City of Kenosha receives CDBG funds under the Housing and Community Development Act of 1974, as amended; and HOME funds under the HOME Investment Partnership Program of 1991 as amended; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires the City to develop a document designed as its Consolidated Plan; and

WHEREAS, for the purpose of the CDBG Program, public hearings were held as follows:
CDBG Committee on August 11, October 27, October 28, and November 3, 2015;
City Plan Commission on August 20 and November 19 2015;
Finance Committee on September 9 and December 7, 2015; and
Common Council on September 9 and December 7, 2015 to consider proposed projects and obtain citizen views and comments on housing and community development needs; and

WHEREAS, for the purpose of the HOME Program, public hearings were held before the HOME Program Commission on October 28, 2015; the Finance Committee on December 7, 2015 and the Common Council on December 7, 2015 to consider the 2016 Program Description and obtain citizen comments on housing needs; and

WHEREAS, the 2016 CDBG Entitlement Grant to be received from HUD for the City is estimated to be $936,778; and

WHEREAS, $280,843 in Unallocated Entitlement Funds have been included in the 2016 allocation of funds bringing the total of funds allocated to $1,217,621 and project allocations are based on this amount; and

WHEREAS, if the actual 2016 CDBG Entitlement Grant is less than $936,778, program allocations will be adjusted in proportion to each project allocation; and

WHEREAS, if the actual 2016 CDBG Entitlement Grant is more than $936,778, funds will be used in accordance with the 2016 Fund Allocation Plan approved by the Common Council on September 9, 2015; and

WHEREAS, the 2016 HOME Entitlement Grant to be received from HUD for the City is estimated to be $343,775 and proposed allocations are based on this amount; and

WHEREAS, if the actual 2016 HOME Entitlement Grant is more or less than $343,775, the program allocation will be adjusted in proportion to each activity allocation approved in the 2016 Program Description.

NOW, THEREFORE, BE IT RESOLVED by the Common Council, that the 2016 Consolidated Plan - Annual Plan is approved; and

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to submit all necessary and required documents to the U.S. Department of Housing and Urban Development, and execute all documents relative thereto.

Dated this _____day of _____, 2015

ATTEST: _____
Debra Salas, City Clerk-Treasurer

APPROVE: _____
Keith G. Bosman, Mayor

Drafted by: Department of Community Development & Inspections
/u2/acct/cp/ckays/1CPC/2015/NOV19/1Res-2016ConAnnPlan.odt

2016 CDBG Program

Public Service

Big Brothers Big Sisters	Mentoring	$4,000
Kenosha Area Family and Aging Services	Volunteer Transportation Service	$5,000
Salvation Army	Transportation	$7,300
Urban League	Hispanic Center	$8,000
Kenosha Literacy Council	Literacy Program	$8,000
Walkin In My Shoes	Homeless Street Outreach	$11,000
Salvation Army	Housing Stabilization	$11,343
Oasis Youth Center	After School Program	$13,000
ELCA Urban Outreach	Life Sustaining Employment	$19,000
Women & Children's Horizons	Legal Advocacy Coordinator	$20,000
Kenosha YMCA	Frank Neighborhood Project	$21,000
Kenosha County Interfaith Network	Mental Health/AODA	$25,000
Boys and Girls Clubof Kenosha	Lincoln Park Outpost	$30,000
		$182,643

Housing, Neighborhood Improvement/Economic Development

Kenosha Human Development Services	Adult Family Home Roof	$25,000
Women & Children's Horizons	Shelter Air Conditioning	$30,000
ELCA Urban Outreach	Facility Roof	$40,000
Wisconsin Women's Business Initiative Corp	Microenterprise Technical Assistance	$70,000
City of Kenosha Community Development	Elimination of Blighted Structures	$90,000
Kenosha County Interfaith Network	Homeless Shelter Improvements	$135,337
City of Kenosha Public Works	Street Improvements	$401,117
		$791,454

Planning/Management

City of Kenosha	Program Admin/Planning	$243,524

Total 2016 Program	$1,217,621
2016 Entitlement (Estimated)	$936,778
Funds to be Reprogrammed	$280,843

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report - Item 2

Thursday, November 19, 2015 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

City Plan Commission Resolution - To Amend the St. Peter's Neighborhood Plan as referenced in A Comprehensive Plan for the City of Kenosha: 2035, to relocate the Designation of 23rd Street between 39th and 47th Avenues as a future street and to Amend the Wetland boundaries for the St. Peter's Neighborhood. (St. Peter's Neighborhood Plan) (District 5) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson LaMacchia, District 5, has been notified. This City Plan Commission Resolution recommends the Common Council approve the Amendment through a Zoning Ordinance Amendment.

LOCATION AND ANALYSIS:

Site: St. Peter's Neighborhood

1. Wisconsin Statutes require the City Plan Commission to adopt a City Plan Commission Resolution to recommend that the Common Council adopt amendments to the Comprehensive Plan. The City Plan Commission will need six (6) affirmative votes from the Commission to pass.

2. The attached Resolution satisfies this requirement and will be attached to the Zoning Ordinance to create Subsection 18.02tt. to amend the St. Peter's Neighborhood Plan as referenced in the Comprehensive Plan for the City of Kenosha: 2035.

3. If the Commission supports this Amendment, a separate Resolution is required to amend the City's Official Map.

4. The Resolution eliminates part of the future 22nd Street, East of 47th Avenue, and designates 23rd Street as a future street on the Official Map. Details on the changes are noted in Staff Report #4 of this agenda.

5. The Resolution also amends the wetland boundaries for the St. Peter's Neighborhood as reflected in the most current available information from the Wisconsin Department of Natural Resources.

RECOMMENDATION:

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

Brian Reining, Planner

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2015/NOV19/2Staff-eperesol-StP.doc

CITY PLAN COMMISSION RESOLUTION #___ - 15

By: City Plan Commission

To Amend the St. Peter's Neighborhood Plan as referenced in A Comprehensive Plan for the City of Kenosha: 2035, to relocate the Designation of 23rd Street between 39th and 47th Avenues as a future street and to Amend the Wetland Boundaries for the St. Peter's Neighborhood

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

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

WHEREAS, a property owner has submitted a request to relocate the designation of 23rd Street between 39th to 47th Avenue, as mapped on the attached Map # FS1-15 and on Map IX-6 of the Adopted Land Use Plan for the City of Kenosha Planning Area: 2035, adopted by the Common Council as part of the Comprehensive Plan; and

WHEREAS, the adopted St. Peter's Neighborhood Plan includes amendments to the wetland boundaries as reflected in the most current available information from the Wisconsin Department of Natural Resources; and

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

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

NOW, THEREFORE BE IT RESOLVED that pursuant to Section 66.1001(4)(b), the City Plan Commission for the City of Kenosha, Wisconsin, hereby approves the amendment to "A Comprehensive Plan for the City of Kenosha: 2035" as shown on the attached Map #FS1-15.

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

Adopted this _____ day of _____ , 2015

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

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

DRAFTED BY: COMMUNITY DEVELOPMENT & INSPECTIONS
/u2/acct/cp/ckays/1CPC/2015/NOV19/2Res-cpcresol-StP.odt

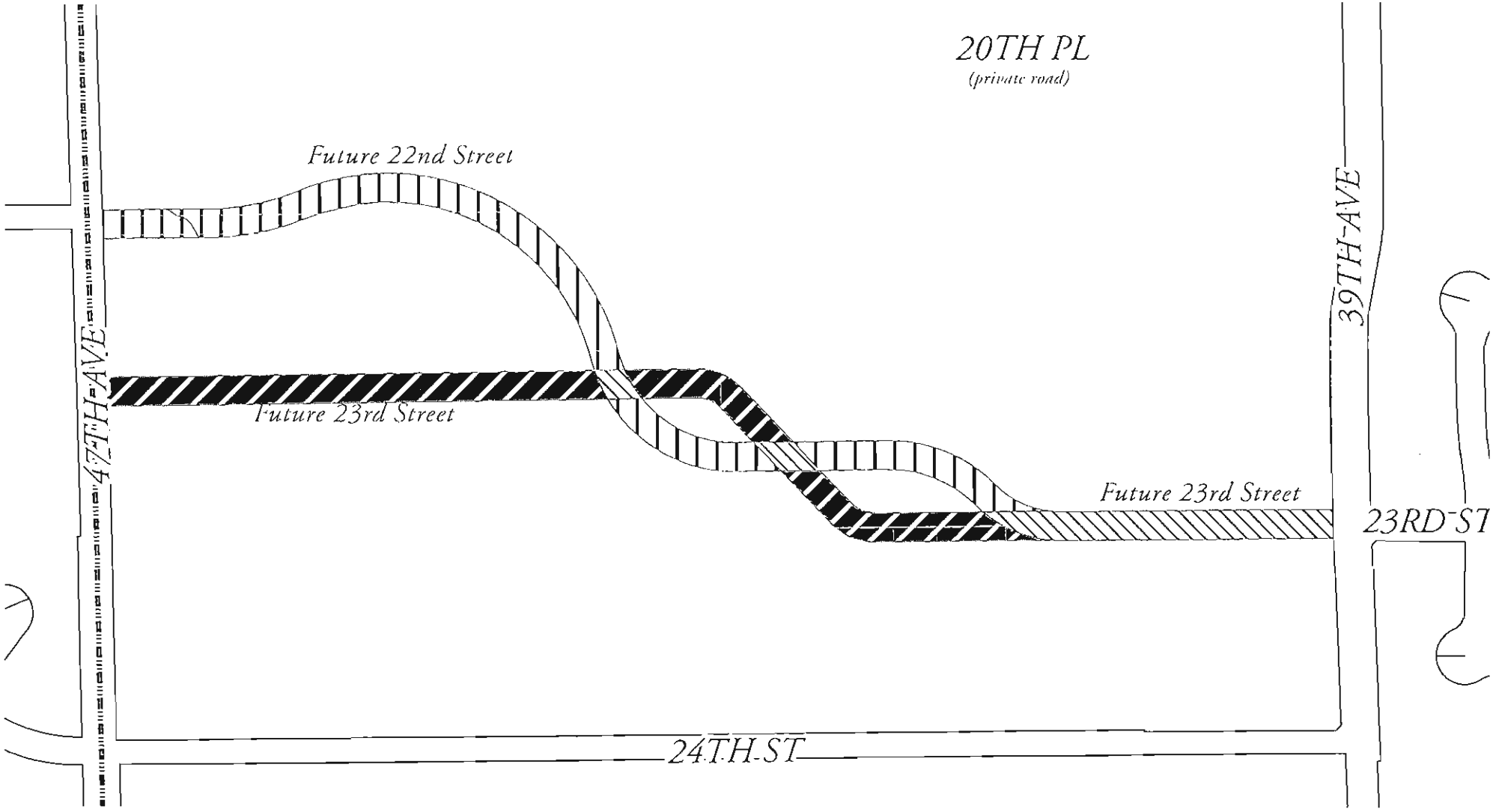
City of Kenosha

Official Map Amendment

St. Peter's Neighborhood Plan

Supplement No. FS1-15

Resolution No. _____



St. Peter's Neighborhood Boundary

Existing Future Street to Remain

Existing Future Street to be Removed

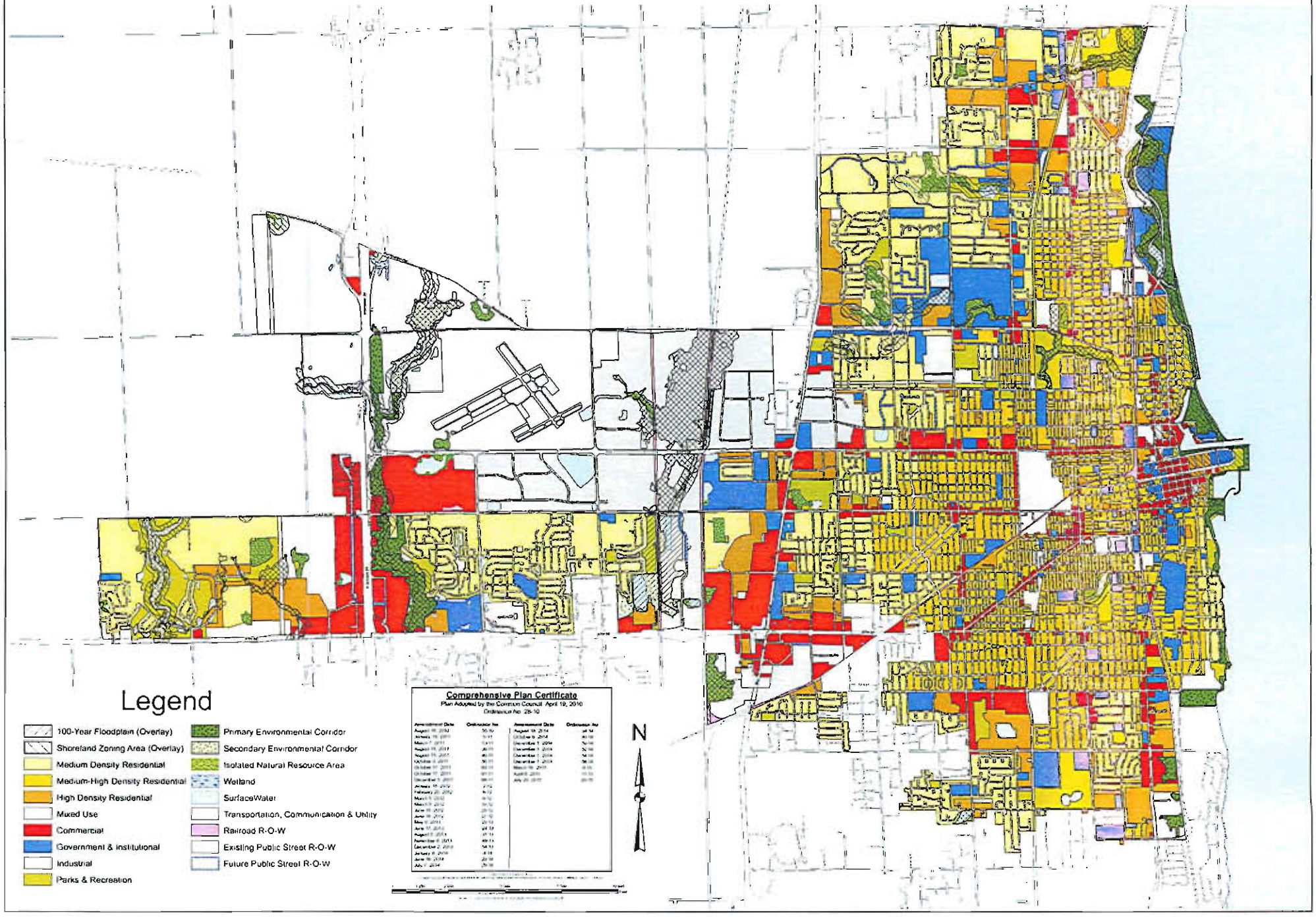
Future Street to be Added

0 600

Feet

Map IX-6

Adopted Land Use Plan for the City of Kenosha Planning Area: 2035



City of Kenosha

St. Peter's Neighborhood Plan

Amendments to the Adopted Plan

Proposed Changes to the St. Peters Neighborhood Land Use Plan

- From Detached Single Family Residential (10,000 sq ft lots) to Wetlands
- From Detached Single Family Residential (17,000 sq ft lots) to Wetlands
- From Detached Single Family Residential (17,000 sq ft lots) to Future Street
- From Future Street to Detached Single Family Residential (17,000 sq ft lots)
- From Shorelands to Future Street
- From Shorelands to Woodlands
- From Parks/Open Space to Wetlands
- From Shorelands to Wetlands
- From Wetlands to Shorelands
- From Wetlands to Woodlands
- From Woodlands to Wetlands

KENOSHA

0 800

Feet

OCOI ~ Planning & Zoning Division ~ JBL ~ BFR ~ November 11, 2015 ~ mc

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report - Item 3

Thursday, November 19, 2015 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02tt. of the Zoning Ordinance to Amend the St. Peter's Neighborhood Plan as Referenced in the Comprehensive Plan for the City of Kenosha: 2035. (St. Peter's Neighborhood Plan) (District 5) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson LaMacchia, District 5, has been notified. The Common Council is the final review authority.

LOCATION AND ANALYSIS:

Site: St. Peter's Neighborhood

1. The Common Council adopted A Comprehensive Plan for the City of Kenosha: 2035 on April 19, 2010.

2. Wisconsin Statutes require the Common Council to adopt an Ordinance for Amendments to the Comprehensive Plan.

3. Changes being made include modifications to:
   a. The wetlands boundaries based on the Wisconsin Department of Natural Resources wetland inventory map.

   b. The future 22nd Street and the future 23rd Street.

RECOMMENDATION:

A recommendation is made to approve the proposed Zoning Ordinance.

Brian J. Reining
Brian Reining, Planner

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/CPC/2015/NOV19/3Staff-zo1802tt-StP.doc

ORDINANCE NO. _____

SPONSOR: CITY PLAN COMMISSION

TO CREATE SUBSECTION 18.02 tt. OF THE ZONING ORDINANCE TO AMEND THE ST. PETER'S NEIGHBORHOOD PLAN AS REFERENCED IN THE COMPREHENSIVE PLAN FOR THE CITY OF KENOSHA: 2035

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

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

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

tt. By City Plan Commission Resolution No. ____ on file with the Department of Community Development and Inspections.

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

ATTEST: _____ City Clerk

APPROVED: _____Mayor

Passed:

Published:

Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney

CITY PLAN COMMISSION RESOLUTION #___ - 15

By: City Plan Commission

To Amend the St. Peter's Neighborhood Plan as referenced in A Comprehensive Plan for the City of Kenosha: 2035, to relocate the Designation of 23rd Street between 39th and 47th Avenues as a future street and to Amend the Wetland Boundaries for the St. Peter's Neighborhood

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

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

WHEREAS, a property owner has submitted a request to relocate the designation of 23rd Street between 39th to 47th Avenue, as mapped on the attached Map # FS1-15 and on Map IX-6 of the Adopted Land Use Plan for the City of Kenosha Planning Area: 2035, adopted by the Common Council as part of the Comprehensive Plan; and

WHEREAS, the adopted St. Peter's Neighborhood Plan includes amendments to the wetland boundaries as reflected in the most current available information from the Wisconsin Department of Natural Resources; and

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

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

NOW, THEREFORE BE IT RESOLVED that pursuant to Section 66.1001(4)(b), the City Plan Commission for the City of Kenosha, Wisconsin, hereby approves the amendment to "A Comprehensive Plan for the City of Kenosha: 2035" as shown on the attached Map #FS1-15.

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

Adopted this _____ day of _____ , 2015

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

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

DRAFTED BY: COMMUNITY DEVELOPMENT & INSPECTIONS
/u2/acct/cp/ckays/1CPC/2015/NOV19/2Res-cpcresol-StP.odt

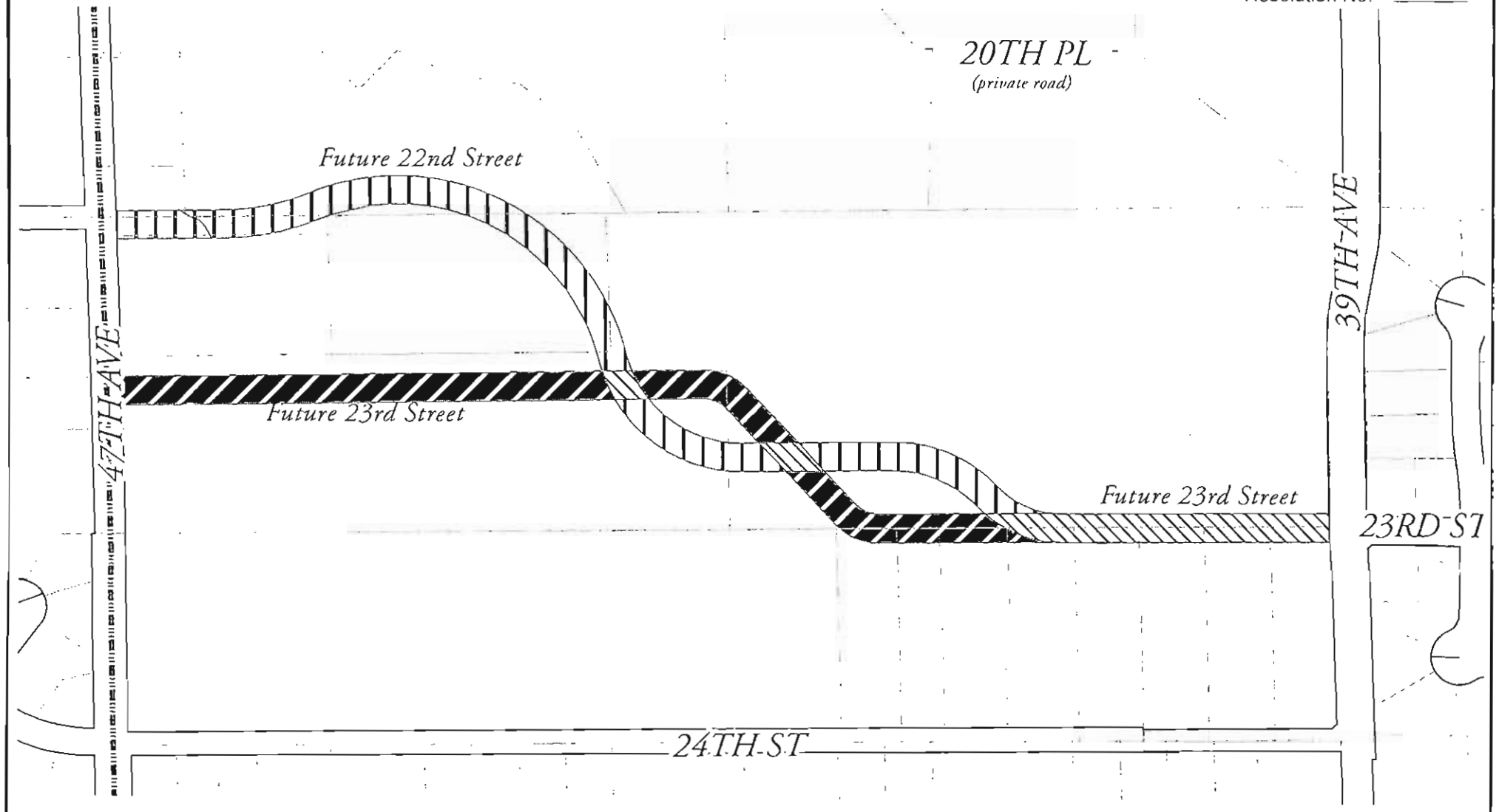
City of Kenosha

Official Map Amendment

St. Peter's Neighborhood Plan

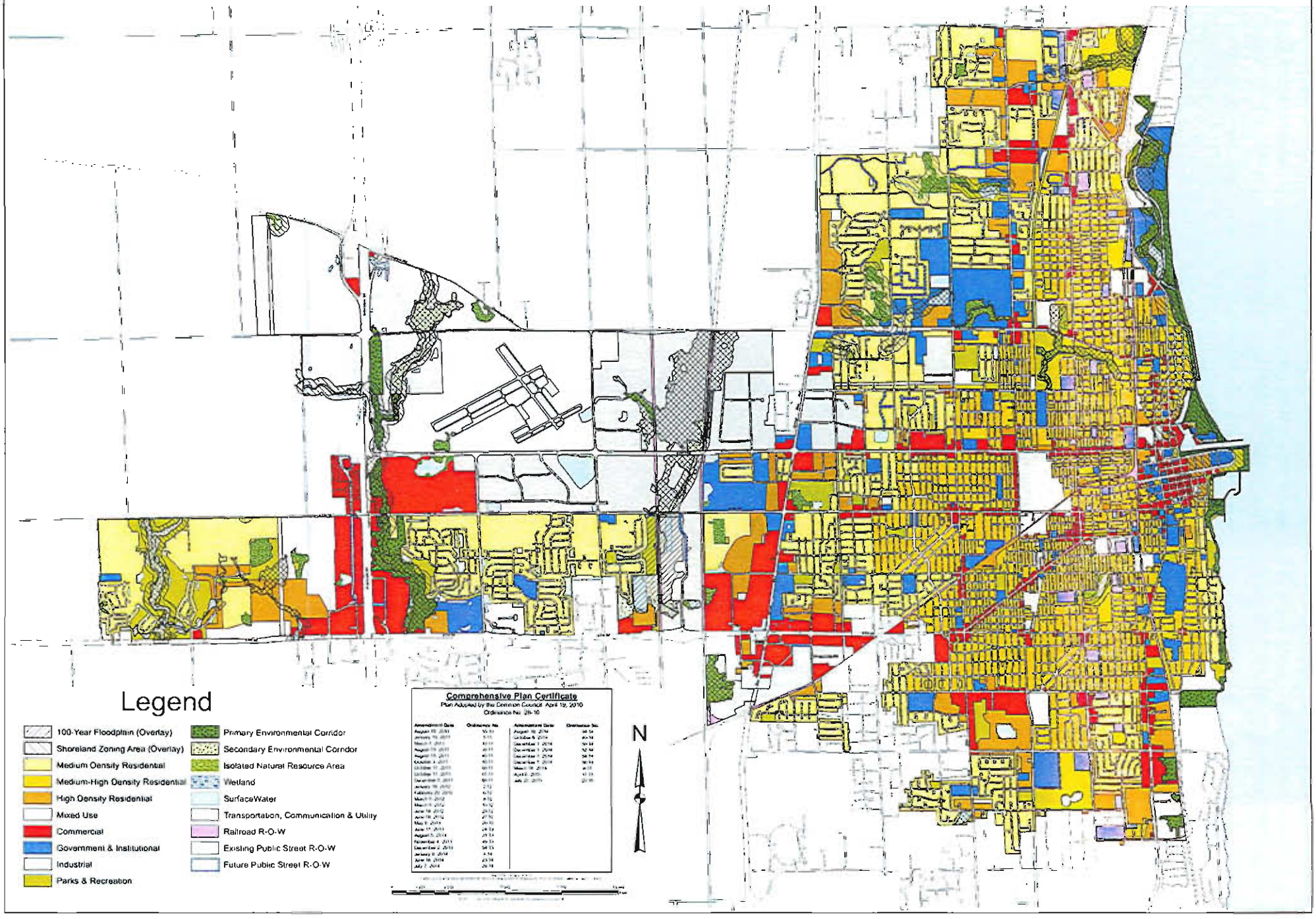
Supplement No. FS1-15

Resolution No. _____



Map IX-6

Adopted Land Use Plan for the City of Kenosha Planning Area: 2035



City of Kenosha

St. Peter's Neighborhood Plan

Amendments to the Adopted Plan

Properties Requested to be Changed

From

- Detached Single-Family Residential (minimum 17,000 sq ft lots)
- Detached Single-Family Residential (minimum 10,000 sq ft lots)
- Attached Single-Family Residential (less than 6 dwelling units pre acre)
- Low Density Multi-Family (less than 8 dwelling units per acre)
- Commercial / Office
- Institutional / Utility
- Shorelands
- Wetlands
- Woodlands
- Park / Open Space
- Future Street

To

- Detached Single Family Residential (minimum 17, 000 sq ft lots)
- Wetlands
- Future Street
- Woodlands
- Shorelands

KENOSHA

0 800

Feet

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report - Item 4

Thursday, November 19,, 2015 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, to relocate the designation of 23rd Street between 39th and 47th Avenues as a future street, pursuant to Section 62.23(6)(c), Wisconsin Statutes. (St. Peter's Neighborhood Plan) (District 5) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson LaMacchia, District 5, has been notified. This item will also be reviewed by Public Works Committee before final approval by the Common Council.

LOCATION AND ANALYSIS:

Site: St. Peter's Neighborhood

1. Currently, 23rd Street is neither dedicated nor constructed. A subdivision of vacant property was previously approved that now requires amending a portion of the designation of 23rd Street between 39th and 47th Avenues.

2. With the proposed Amendment, 23rd Street will remain as a future street. Amending the location of 23rd Street is encouraged to promote the effective and efficient development of the area between 39th and 47th Avenues.

3. The future street designation has been on the Official Map for the City of Kenosha for over 20 years. The City can either remove the entire street, retain the designation, or only remove a portion of the future street from the Official Map.

4. The vacant property that was previously subdivided cannot be developed with the existing designation of the future street on the Official Map. If the future street remains, the City must acquire the affected land for the future street from the previously approved subdivided property between 39th and 47th Avenues.

5. The attached Resolution will amend a portion of the future street from the Official Map.

RECOMMENDATION:

A recommendation is made to approve the Resolution amending the Official Map.

Brian J. Reining
Brian Reining, Planner

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2015/NOV19/4Staff-resol-offmap-StP.doc

RESOLUTION NO. ___-15

BY: THE MAYOR

TO AMEND THE OFFICIAL MAP FOR THE CITY OF KENOSHA, WISCONSIN, TO RELOCATE THE DESIGNATION OF 23RD STREET BETWEEN 39TH AND 47TH AVENUES AS A FUTURE STREET, PURSUANT TO SECTION 62.23(6)(c), WISCONSIN STATUTES

WHEREAS, Section 62.23(6)(c), Wisconsin Statutes, provides for the establishment of an official City map for the purpose of conserving and promoting the public health, safety, convenience, and general welfare; and,

WHEREAS, the City of Kenosha, Wisconsin, previously adopted future streets on its Official map in order to ensure proper development and access within the neighborhood lying within the Northeast and Southeast Quarter of Section 23, Town 2 North, Range 22 East of the Fourth Principal Meridian, in the City of Kenosha in Kenosha County, Wisconsin, generally described as 23rd Street between 39th and 47th Avenues.

WHEREAS, the proposed future street designated as 23rd Street between 39th and 47th Avenue is required to be relocated to adequately serve the area.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that pursuant to the authority of Section 62.23(6) of the Wisconsin Statutes, the Official Map for the City of Kenosha, Wisconsin, be and hereby is amended by relocating 23rd Street between 39th and 47th Avenues as a future street as depicted on attached Supplement No. FS1-15.

BE IT FURTHER RESOLVED, that this resolution shall not be effective until an ordinance amending the Comprehensive Plan consistent herewith is effective.

Adopted this __ day of _____, 2015.

ATTEST: _____ City Clerk

APPROVED: _____ Mayor Date:

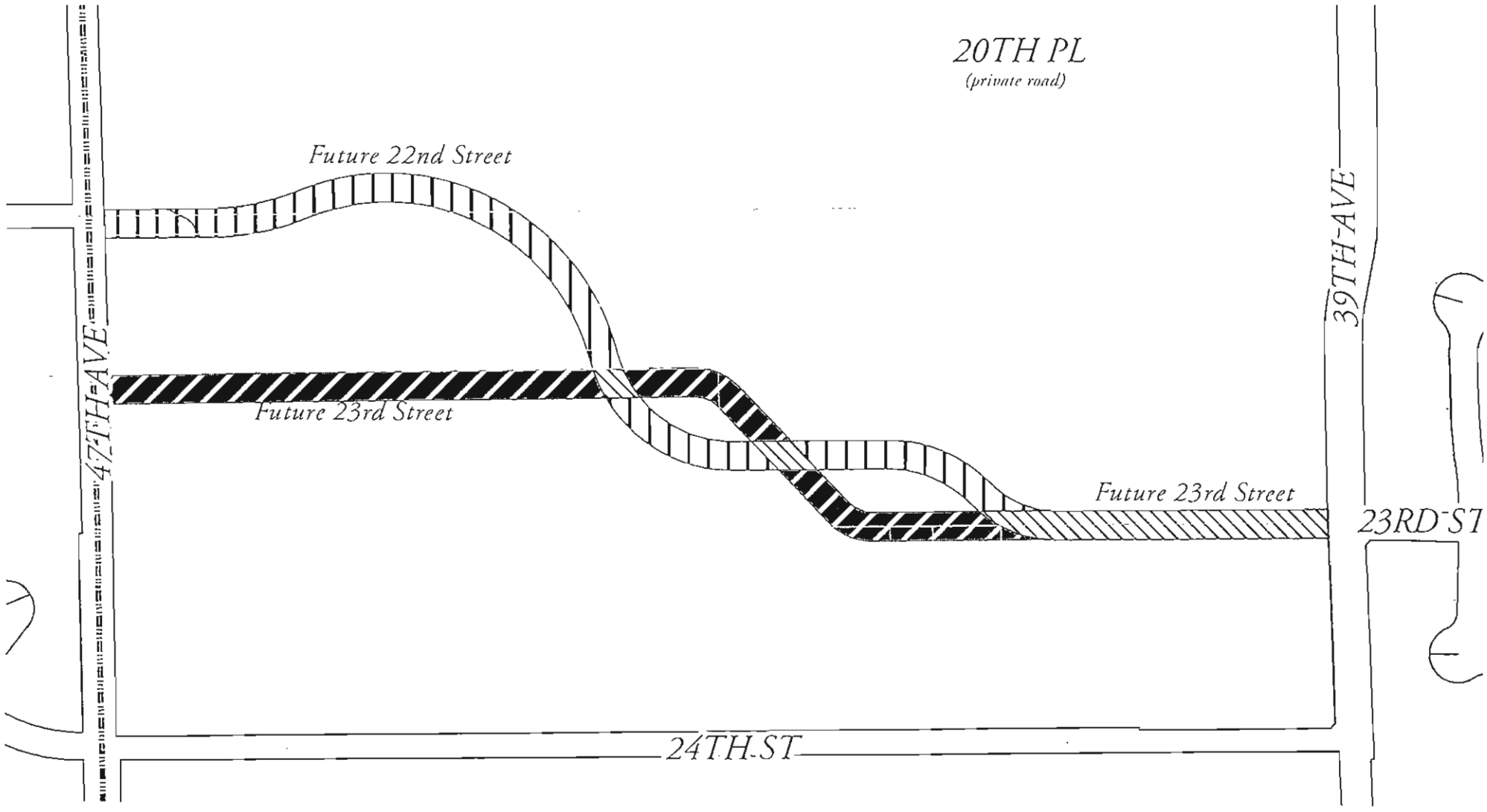
City of Kenosha

Official Map Amendment

St. Peter's Neighborhood Plan

Supplement No. FS1-15

Resolution No. _____



- St. Peter's Neighborhood Boundary
- Existing Future Street to Remain
- Existing Future Street to be Removed
- Future Street to be Added

0 500 Feet

DCDI - Planning & Zoning Division - JBL - BFR - November 13, 2015 - ma

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report - Item 5

Thursday, November 19, 2015 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Conditional Use Permit for a 3,000 seat stadium to be located at 8730 22nd Avenue. (KUSD/Ameche Field) (District 9) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Rosenberg, District 9, has been notified. The Parks Commission will review this item prior to final approval by the Common Council.

LOCATION AND ANALYSIS:

Site: 8730 22nd Avenue (Anderson Park) **Zoned:** IP Institutional Park

1. Kenosha Unified School District (KUSD) is proposing to renovate the existing Ameche Field, located in Anderson Park. They propose to remove the existing bleachers and press box on both the home and visitors side of the field.

2. The new construction will include:
   a. New bleachers and press box on the home side of the field;
   b. New bleachers on the visitors side of the field;
   c. A new team locker room, concessions and restroom building at the south end of the field;
   d. New bleachers and press box building for the varsity softball field.

3. The materials and uses are as follows:
   a. Exterior materials of the bleacher/press box and the team locker room/concession stand is ground face concrete masonry units.
   b. The underside of the home bleachers will be enclosed with an architectural metal panel and the area will be used for storage.
   c. The underside of the visitors bleachers will be open.
   d. The bleacher and press box for the varsity softball field is proposed to have identical materials as the team locker room building.

4. Other than the area around the football field and the infield of the softball diamond, no other site improvements are proposed. The parking lots and other park areas will remain as they are.

5. The plans were sent to City Departments for their review. Their comments are included in the attached Conditions of Approval.

6. The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

RECOMMENDATION:

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

Brian Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2015/NOV19/5Staff-cup-KUSDAmeche.doc

THE CITY OF KENOSHA
CHART A BETTER COURSE

Conditions of Approval
Kenosha Unified - Ameche Field
8730 22nd Avenue
November 19, 2015

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:

   a. The applicant shall obtain all required construction permits from the Department of Community Development & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.

   b. The applicant shall obtain Sidewalk and Stormwater Management permits from the Department of Public Works.

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

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

   e. Prior to the issuance of any Occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.

   f. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.

   g. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.

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

   i. Applicant shall meet all applicable Conditions of Approval and obtain a Building permit within twelve (12) months of the Common Council approval. Building permits for all other buildings shall be obtained within two (2) years of the Common Council approval or the Conditional Use Permit shall be null and void.

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

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

l. Prior to final Occupancy of the building, the applicant shall provide an electronic copy of the following information to the Fire Prevention Bureau:
   i. Site Plan as-built.
   ii. Floor Plan as-built
   iii. Site Utilities
   iv. Sprinkler Plans
   v. Fire Alarm Plans

2. The following Conditions of Approval shall be satisfied with City Staff prior to the issuance of any construction permits:

   a. The Drainage Plan shall be revised and resubmitted for review and approval addressing comments listed in the Public Works memo dated November 10, 2015.

   b. The Utility Plan shall be revised and resubmitted for review and approval addressing the comments listed in the Kenosha Water Utility memo dated November 6, 2015.

   c. The team locker room building and the storage area under the bleachers must be fully sprinklered. All buildings to include Knox Box® Rapid Entry System.

   d. An Operational Plan shall be provided per Section 4.06 D.3(f) of the Zoning Ordinance.

/u2/acct/cp/ckays/1CPC/2015/NOV19/5conditions-KUSDAmeche.doc

THE CITY OF
KENOSHA
PUBLIC WORKS
ENGINEERING

TO: Brian Wilke, Development Coordinator

FROM: Shelly Billingsley, P.E. Shelly Billingsley CHA 11-10-15
City Engineer

Date: **November 10, 2015**
Subject: **Plan Review Comments**
Project Description: **Ameche Field Renovations**
Location: **8730 22nd Avenue**

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

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

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

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

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

Grading & Drainage Comments:

1. Page C-3, On the Removal Sheet should show a table of the total disturbed area as well as the total existing and proposed impervious surface area. Also should show the limits of the existing ground disturbed area with the use of a pattern
2. Page C-4, the west concrete pavement appears to be draining towards the existing parking lot and not sure where it drains from there? Need to show several more grades in the parking lot, labeled as existing and place a note where lot is draining to.
3. Page C-4, Missing Elevation at the northwest sidewalk as it connects to the existing parking lot.
4. Page C-4, Need more elevations along the proposed path along the east side of track.
5. Page C-5, I think it would be much clearer if the Track was similar to the Ball Field shown on page C-6 which is a blowup. Show all of the elevations on all of the storm sewer/drain tile junctions.
6. Page C-5, details for the call-outs are not labeled and the detail sheet is not included in the plan set.
7. Page C-6, need to call out the second water quality system and what the size is. Also verify the size of both chambers on the south system shown on page C-8. The cross section on the detail has the same size circles, but labels them as two different sizes.
8. Page C-6, Show the pipe elevations on the storm sewer and drain tile.
9. Please show proposed site grade elevations on storm sewer plan to help correlate rim elevations to site drainage.
10. SWMP, It appears that a portion of the Contech system is being considered the Water Quality Structure (72" pipe), and there is also piping being used for peak reduction (36" pipe). Please clarify and/or confirm the methodology of modeling while at a minimum, answering the following questions:
    a. Please provide discussion on the 36" pipe system and how it relates to the overall stormwater management plan of the site. Specifically, is there outlet control on the segments of 36" pipe? Please clearly denote where the proposed system connects into an existing system and how that travels off the site.
    b. Please clarify the intent of the "Composite Discharge" table in the SWMP and whether it relates to the discharge on the site PRIOR to any detention/controlled release.
    c. Please check the acreage shown for Undetained East basin in the WinSLAMM model – it's shown as 0.96 Ac when the SWMP states 0.64 Acres.

11. Stormwater Maintenance Agreement will be required for the detention basin per City of Kenosha Code of General Ordinance. This is a signed and recorded document. Frequency of maintenance on the underground water quality system is imperative for continued operation and must be stated accordingly.
12. An access easement will be required for the underground detention facilities. This needs to be in a recordable easement document.
13. 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.

Traffic Comments:

1. Provide a proposed sheet which denotes proposed pavement with dimensions throughout the site.
2. There appears to be a lot of changes to the existing fence throughout the site which needs to be called out.
3. Show north arrow on the lighting plan sheets.

cc: **Cathy Austin; Greg Holverson; Kile Kuhlmey; Gerard Koehler, 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: November 6, 2015

Subject: Ameche Field Renovation

Location: 8730 22nd Avenue

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

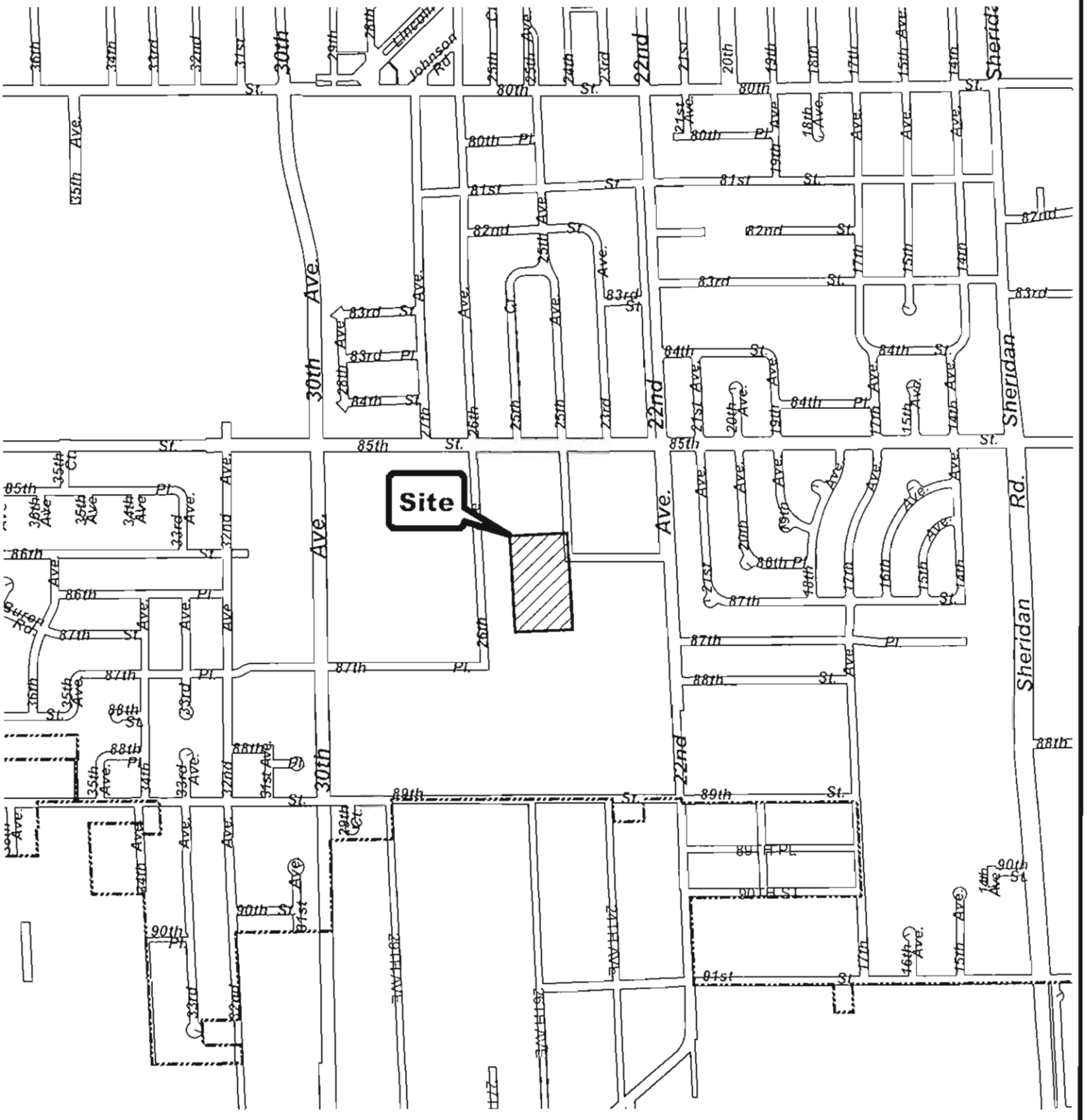
1. Show the water meter size and location, including a detail or diagram, on the construction plans, not with the MEP submittal. The water meter shall have unobstructed access, twelve inches (12") from the inside wall, twelve to twenty-four inches (12"-24") above the floor. The meter shall have a valve, preferably ball style, on the inlet and outlet pipe.
2. All water meters one and one half inches (1-1/2") or greater shall have a bypass with a two way ball valve with locking handle as manufactured by RuB, or approved equal.
3. 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.
4. The eight inch (8") water main relay shall be flushed and bacteria tested in accordance with KWU Chapter XXXII Rules & Regulations, Rule 06-35.
5. There are no specifications for water or sanitary sewer service materials or installation shown on the plans.
6. The two inch (2") water service is being connected to a main which is owned by the City of Kenosha Parks Department, but is maintained by KWU. Because of this, the connection will need to be made by KWU. The tapping sleeve, corporation stop, curb stop and valve box will be provided and installed by KWU with excavation and restoration by the contractor. A tapping fee of $1,200 will be required prior to connecting to this main.
7. The eight inch (8") water main relay will need to be inspected by KWU. Notify KWU 48 hours in advance of starting the relay.

8. Water services shall have a blue 12 gauge locator wire installed along the entire length. Locator wire shall be brought to the surface in the curb box and at the edge of the building and enclosed in a locator box with "water" on the cover.
9. The manhole frame and cover for SAN 5 is badly offset and the lid has an open pickhole. This frame and cover must be replaced with a concealed pickhole cover and frame as part of this project. Additionally, there is significant infiltration at the east invert of the manhole which must be addressed and the sanitary sewer stub west of the manhole shall be cut and capped within 5' of the manhole. This manhole will also need an Internal / External seal installed which will be provided by KWU.
10. The existing sanitary sewer is six inches (6") in diameter at Junction 20.0, not eight inches (8") as the plans show. The connection shall be made using a "cut-in-wye" and installed by core drilling a hole in the main and attaching a flexible rubber tee or wye saddle with stainless steel clamps. This connection may also be made using an Inserta Tee, installed according to the manufacturer's recommendations. The sanitary sewer connection will need to be inspected by KWU. Notify KWU 48 hours in advance of connecting to the sewer.
11. 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 edge of the building and enclosed in a locator box with "sewer" on the cover.

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

City of Kenosha

Vicinity Map
Ameche Field Renovation CUP



Municipal Boundary

DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ November 12, 2015 ~ mc

0 1,000 Feet

PartnersinDesign
ARCHITECTS

Partners in Design Architects, Inc.

WISCONSIN
600 Fifty Second Street
Suite 220
Kenosha, WI 53140
voice: 262.652.2800
fax: 262.652.2812

ILLINOIS
2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
voice: 847.940.0300
fax: 847.940.1045

October 19, 2015

Kenosha Fire Department
City of Kenosha

Re: KUSD Athletic Facilities Improvements

To whom it may concern:

This document serves as the letter of intent for fire suppression systems, sprinklers, smoke and heat detection, fire alarms, fire extinguishers, etc. relative to the Kenosha Unified School District athletic facility improvements project.

The improvements contemplated at each site are all un-heated, seasonally occupied buildings and bleacher structures that will be shut down and unoccupied each winter. The bleacher structures will have a full enclosure below them but will also be unoccupied storage space that will not be conditioned in any way. The site improvements include the following:

Tremper - Press Box/Storage Building (942 sf), tennis courts, baseball fields and soccer fields

Ameche Field - Press Box 500 sf), Bleacher seating with enclosed unoccupied storage below (12,025 sf), team/concessions building with public restrooms (4,456 sf), and a press box/storage building for the softball field (288 sf)

Bradford - Press Box (500 sf), Bleacher seating with enclosed unoccupied storage below (11,525 sf) and team/concessions building with public restrooms (4,316 sf)

Bullen - Press box/storage building (1,113 sf), tennis courts, baseball fields and soccer fields

Since all of the structures, with the exception of the bleacher seating, are below the minimum threshold under the city ordinance for requiring an automatic fire sprinkler system, we do not intend to install automatic sprinklers. Additionally, the bleacher enclosure is an unoccupied storage area and thus will not be sprinkled. All other code required smoke, heat, alarm and extinguisher requirements will be met.

Sincerely,

Mark A. Molinaro Jr., AIA

Development Review Application
City of Kenosha, Wisconsin

Mailing Information

NAME OF PROJECT: AMECHE FIELD RENOVATION

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

○ Name and Address of Applicant [Please print]:
KENOSHA UNIFIED SCHOOL DISTRICT
PAT FINNEMORE
3600 52 STREET
KENOSHA, WI 53144

Phone: (262) 359.6331
Fax: (262) 359.7500
E-Mail: pfinnemo@kusd.edu

● Name and Address of Architect/Engineer [Please print]:
PARTNERS IN DESIGN ARCHITECTS INC
MARK MOLINARO JR
600 52 STREET SUITE 220
KENOSHA, WI 53140

Phone: (262) 652-2800
Fax:
E-Mail: markm@pidarchitects.com

○ Name and Address of Property Owner (if other than applicant) [Please print]:
CITY OF KENOSHA

Phone:
Fax:
E-Mail:

Project Location

Location of Development (street address and / or parcel number): 8730 22 AVENUE

Type of Land Development

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

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

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

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

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

SECTION 4
CONDITIONAL USE PERMIT

Additional Information Required:	**Building or Addition Square Footage:** 16,769 S.F. – SEE ATTACHED FIRE INTEREST LETTER **Existing Building Size:** **Site Size:** 8.74 ACRES **Current # of Employees** _____ **Anticipated # of New Employees** _____ **Anticipated Value of Improvements** _____
Submittal Requirements:	➢ **Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale** ➢ **Developer Site Plan/Conditional Use Permit Checklist (Appendix A)**
If Item to be Reviewed by Plan Commission/Common Council must Submit:	➢ **One (1) 8 1/2" x 11" reduction *or* twenty (20) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides)** ➢ **Sample Board containing colored samples of all exterior building materials**

Fees:

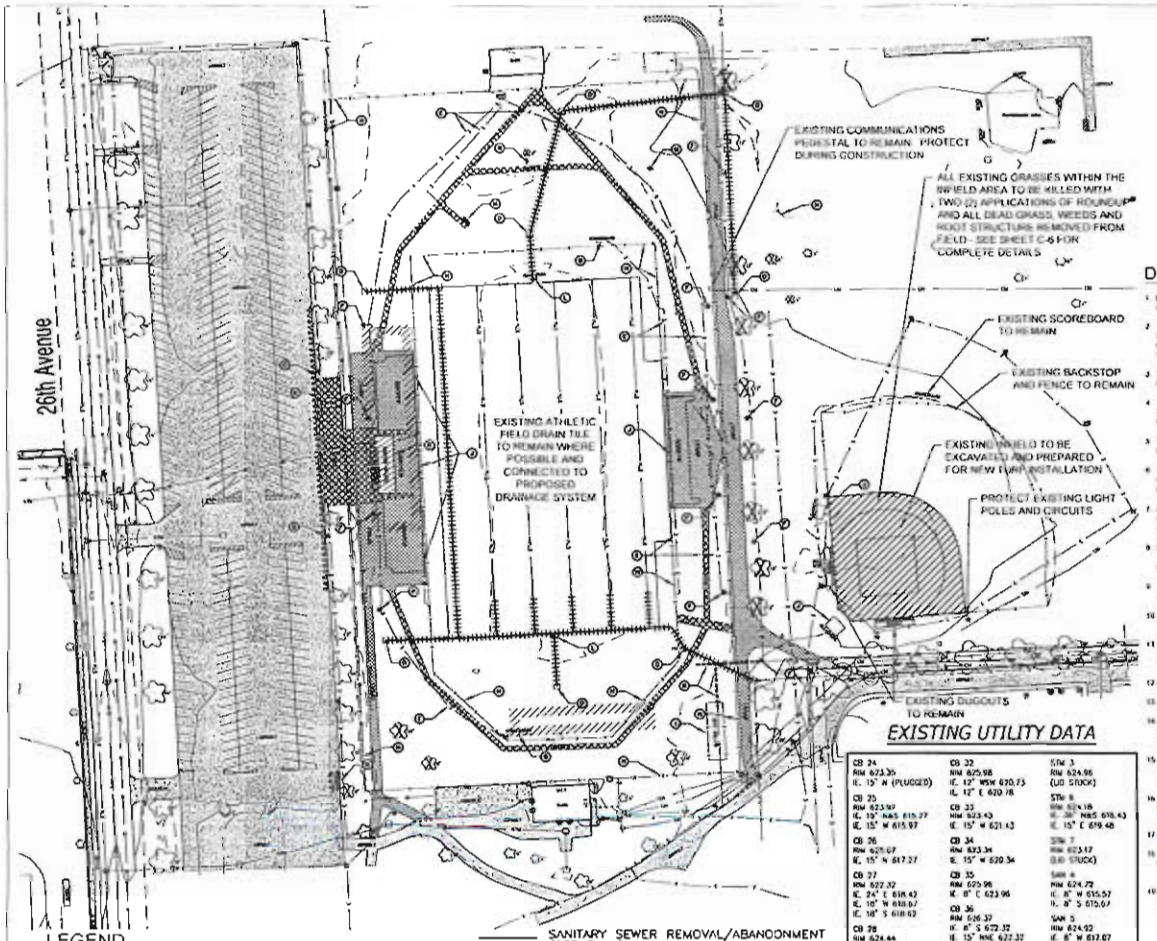
	Building or Addition Size	Site size	Review Fee
Level 1	< = 10,000 sq. ft.	< = 1 acre	$900 = City Plan Dept. *or* $1,025 = CPC/CC
Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	$1,175 = City Plan Dept. *or* $1,300 = CPC/CC
Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	$1,600 = City Plan Dept. *or*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

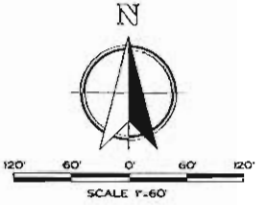
➢ **If building size or addition and gross acreage of the site determine two (2) different fees, the greater of the two fees will be assessed.**
➢ **Application fee entitles applicant to an initial review and one re-submittal.**
➢ **Re-submittal fee = $425 per re-submittal after two (2) permitted reviews.**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

Appendices to Review:	➢ **All**
Approximate Review Time:	➢ **30 days for Staff Review** ➢ **45-60 days for City Plan Commission/Common Council Review**

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

Building Plan:	➢ Layout of building(s) including size and layout of rooms ➢ Design and architecture ➢ Plans and details on fire suppression and/or standpipe ➢ Plans and details on fire detection, fire alarm and other safety devices
Site Plan (based on a plat of survey)	➢ Legal description of property ➢ Location and footprint of building(s) and structure(s) ➢ Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks ➢ Outline of any development stages ➢ Location and details on any required emergency access roads ➢ A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space
Drainage Plan	➢ Existing topography, including spot elevations of existing buildings, structures, high points, and wet areas, with any previous flood elevations ➢ Floodplain boundaries, if applicable ➢ Soil characteristics, where applicable ➢ Proposed topography of the site denoting elevations and natural drainage after construction and any proposed stormwater retention areas





LEGEND

- (A) EXISTING SANITARY LATERAL TO BE ABANDONED/REMOVED
- (B) EXISTING WATER SERVICE TO BE ABANDONED/REMOVED
- (C) EXISTING STORM SEWER TO BE REMOVED
- (D) EXISTING MANHOLE/CATCH BASIN TO BE REMOVED
- (E) EXISTING UNDERGROUND ELECTRICAL CIRCUIT TO BE REMOVED
- (F) EXISTING LIGHT POLE AND BASE TO BE REMOVED
- (G) EXISTING SCOREBOARD TO BE REMOVED
- (H) EXISTING FENCE TO BE REMOVED
- (I) EXISTING BATTING CAGE TO BE RELOCATED
- (J) EXISTING BLEACHERS TO BE REMOVED
- (K) EXISTING BUILDING TO BE RAZED
- (L) EXISTING COAL POST TO BE SALVAGED AND RELOCATED
- (M) EXISTING FLAG POLE TO BE RELOCATED
- (N) EXISTING SIGN TO BE REMOVED
- (O) EXISTING CURB & GUTTER TO BE REMOVED

- SANITARY SEWER REMOVAL/ABANDONMENT (SEE PLAN)
- WATER SERVICE REMOVAL/ABANDONMENT (SEE PLAN)
- STORM SEWER REMOVAL (SEE PLAN)
- STORM SEWER ABANDONMENT (SEE PLAN)
- SAW CUT
- CURB & GUTTER REMOVAL
- TREE REMOVAL (SEE LANDSCAPE PLAN FOR REPLACEMENT REQUIREMENTS)
- CONCRETE PAVEMENT REMOVAL
- CONCRETE SIDEWALK REMOVAL
- ASPHALT PAVEMENT REMOVAL
- BUILDING TO BE RAZED
- BASEBALL FIELD EXCAVATION

EXISTING UTILITY DATA

CB 24 RIM 623.35 IE 15" N (PLUGGED)	CB 32 RIM 625.98 IE 12" WSW 620.73 IE 12" E 620.78	STM 3 RIM 624.96 (LID STUCK)
CB 25 RIM 623.97 IE 15" NBS 615.27 IE 15" W 615.97	CB 33 RIM 623.43 IE 15" W 621.43	STM 8 RIM 624.18 IE 36" NBS 618.43 IE 15" E 619.48
CB 26 RIM 625.67 IE 15" N 617.27	CB 34 RIM 623.34 IE 15" W 620.34	STM 7 RIM 623.17 (LID STUCK)
CB 27 RIM 622.32 IE 24" E 618.42 IE 18" W 618.07 IE 18" S 618.02	CB 35 RIM 625.98 IE 8" E 623.98	SAN 6 RIM 624.72 IE 8" W 615.57 IE 8" S 615.67
CB 28 RIM 624.44 IE 15" NW 620.44 IE 15" W 619.94 IE 15" S 619.94 IE 18" E 619.84	CB 36 RIM 626.37 IE 8" S 622.32 IE 15" NW 622.32	SAN 5 RIM 624.92 IE 8" W 617.07 IE 8" S 616.87 IE 8" E 616.77
CB 29 RIM 623.39 IE 12" NW 621.04 IE 15" W 620.99	CB 37 RIM 626.02 IE 8" E 624.27	
CB 30 RIM 626.74 IE 12" W 621.84 IE 8" S 621.94	CB 38 RIM 626.68 IE 8" N 624.71	
CB 31 RIM 625.91 IE 8" N 622.31	CB 39 RIM 625.40 IE 15" SSW 621.45 IE 15" E 621.39	
	STM 2 RIM 626.33 IE 15" SE 621.53 IE 6" W 621.33	

UTILITY NOTE:

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND FOR TO AVOID DAMAGE. PRIOR TO CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION

DEMOLITION NOTES

1. BEFORE ANY DEMOLITION, THE CONTRACTOR SHALL REFER TO ALL ENVIRONMENTAL ASSESSMENT AND/OR GEOTECHNICAL SUBSURFACE REPORTS. THE CONTRACTOR SHALL ALSO OBTAIN ALL NECESSARY PERMITS PRIOR TO DEMOLITION OF ANY EXISTING STRUCTURES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL AT A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES OF ALL SURFACE SURFACES, PADS, WALLS, PLUMES, FOUNDATIONS, PAVEMENTS, CURBS, DRAINAGE STRUCTURES, UTILITIES, ETC. WHICH HAVE THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLY COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION, SITE CLEARING, AND DISPOSAL.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OR MODIFICATION OF THE BUILDINGS.
6. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE SURVEYOR AND ENGINEER ASSUME NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON SITE LOCATION OF EXISTING UTILITIES.
7. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
8. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
9. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE ADJACENT BUSINESSES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL.
10. IT SHALL BE THE RESPONSIBILITY OF ANY INDIVIDUAL, CONTRACTOR, UTILITY COMPANY, OR MUNICIPAL AGENCY TO CALL THE DIGGERS HOTLINE AT 1-800-242-8511 A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATION ACTIVITIES.
11. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH SIGNS, FENCING, BARRICADES, ENCLOSURES, ETC., AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS) AS APPROVED BY THE CONSTRUCTION MANAGER. TEMPORARY CLOSURE OF ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.
12. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING THE COURSE OF WORK.
13. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
14. EXISTING ITEMS TO REMAIN INCLUDING, BUT NOT LIMITED TO, FENCES, SIGNS, UTILITIES, BUILDINGS, TREES, PAVEMENTS, AND LIGHT POLES SHALL BE CAREFULLY PROTECTED DURING THE DEMOLITION PROCESS. ANY DAMAGE SUSTAINED TO ITEMS TO REMAIN IN PLACE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.
15. PROPERTY CORNERS AND BENCHMARKS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.
16. CONTRACTOR SHALL LIMIT SAW CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS NECESSARY AS SHOWN ON THESE CONSTRUCTION PLANS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT AND OTHER ITEMS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPAIR OF DAMAGED PAVEMENT AND OTHER ITEMS AT NO ADDITIONAL COST TO THE OWNER.
17. CONTRACTOR TO REMOVE ALL EXISTING SIGNS WITHIN PROPERTY LIMITS EXCEPT FOR THOSE CALLED TO BE SALVAGED AND RELOCATED.
18. IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, OR OTHER ENVIRONMENTAL RELATED CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE PROJECT CONSTRUCTION MANAGER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE CONSTRUCTION MANAGER.
19. STORM SEWERS DESIGNATED TO BE ABANDONED SHALL BE BULKHEADED AT BOTH ENDS PER SECTION 204.3.3.2(b) OF THE "STATE SPECIFICATIONS" AND FILLED WITH SLURRY.

DIGGERS HOTLINE
Call (800) 242-8511
www.DiggersHotline.com

LEGEND

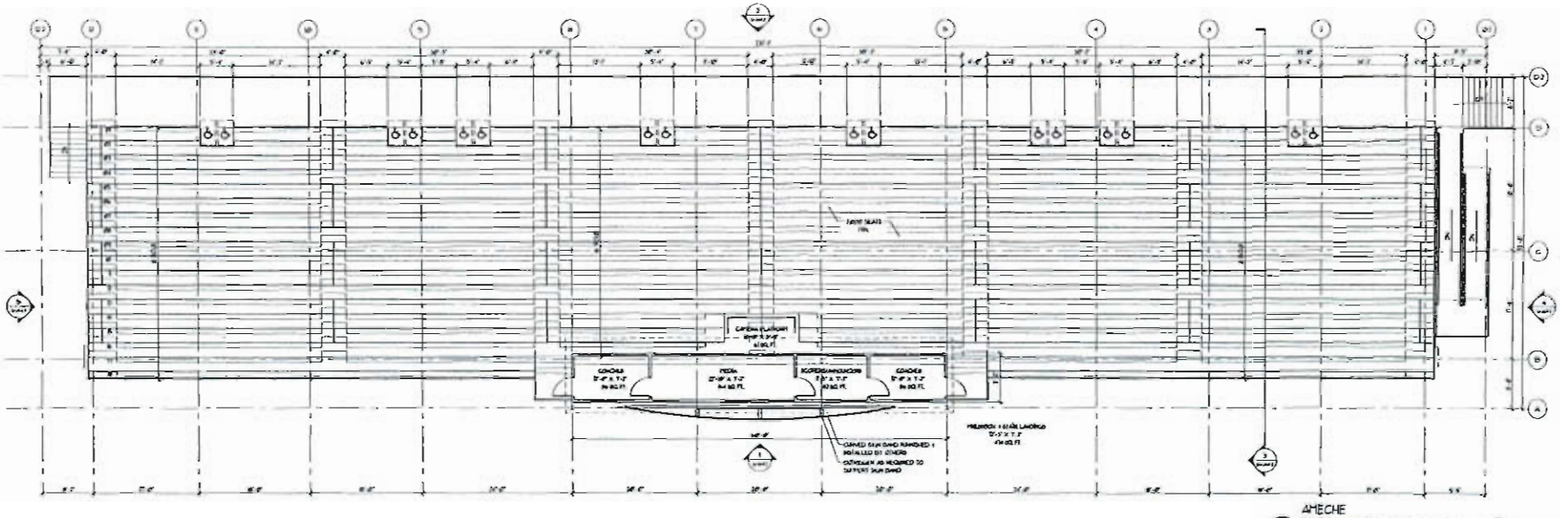
DECIDUOUS TREE	SANITARY MANHOLE	PAD MOUNT TRANSFORMER	DECIDUOUS TREE
CATCH BASIN	SAN — SANITARY SEWER	SIGN	COMPUTED TREE
STM — STORM SEWER	VENT PIPE	COMMUNICATION BOX	TRAFFIC POLE
WATER MANHOLE	FIRE HYDRANT	COMMUNICATION LINE	FENCE
WATER VALVE BOX	WATER VALVE	FLOOD POLE	BENCHMARK
PUMP STATION	W — WATER MAIN	LIGHT POLE	
ASPHALT	E — ELECTRIC LINE	WATER CONTROL VALVE	

KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI
ANDERSON PARK SITE DEMOLITION PLAN

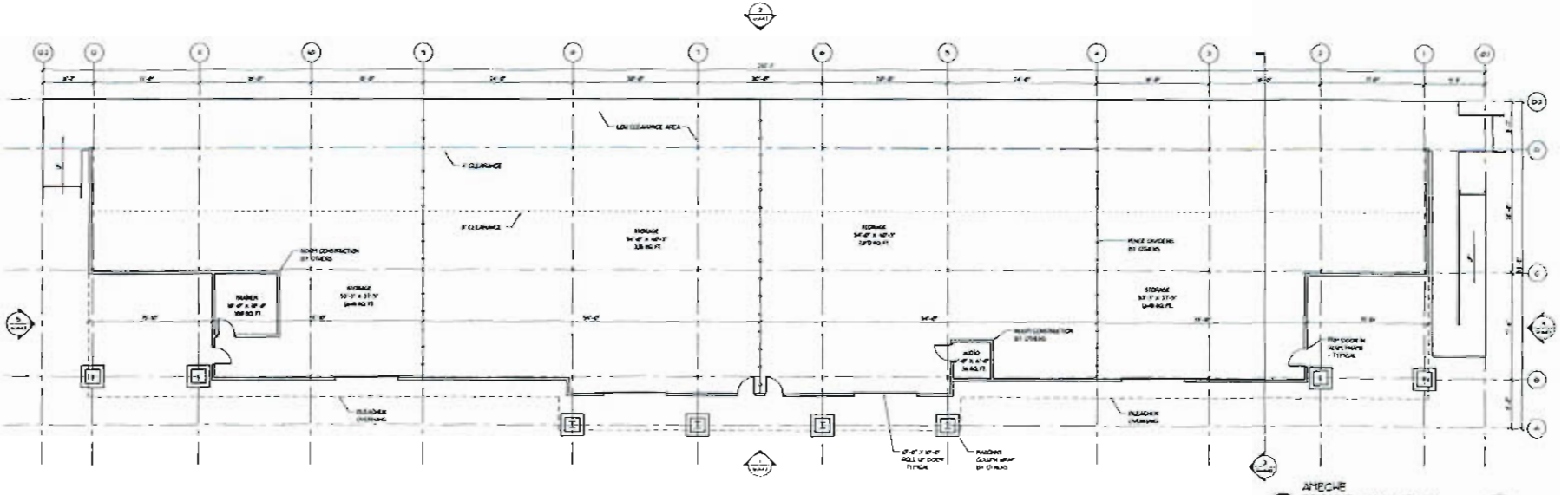
mb

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd Suite 200, Racine, WI 53406
Tele (262)634-5588 Fax (262)634-1024
Website www.nmbsc.net

PROJECT NO. 2015.0071.01
DRAWN BY JJC
CHECKED BY MDB
DATE 10-19-2015
SHEET NO. AN C2



AMECHE
PRESS BOX LEVEL PLAN
2 (A3.1) 1/8" = 1'-0"



AMECHE
GROUND LEVEL PLAN
1 (A3.1) 1/8" = 1'-0"

KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI

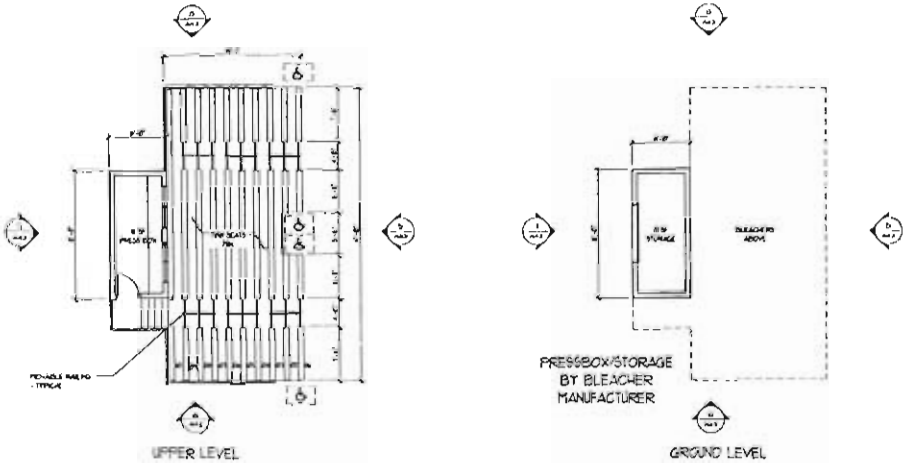
TREMPER GRANDSTAND PLAN

PartnersinDesign
ARCHITECTS

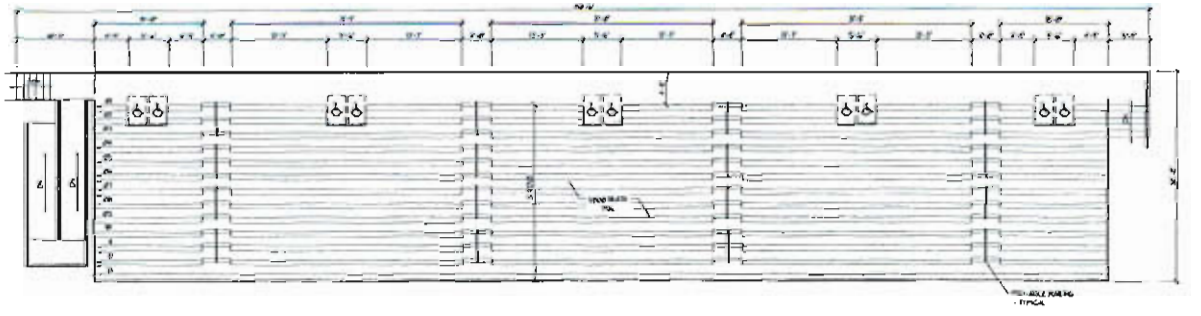
PROJECT NO. 0705.080
DRAWN BY HDR
CHECKED BY HAM
DATE 10/19/2015

TR
A3.1

© 2015 Partners in Design Architects, Inc



AMECHE
VARSITY SOFTBALL PRESSBOX & BLEACHERS
1/8" = 1'-0"



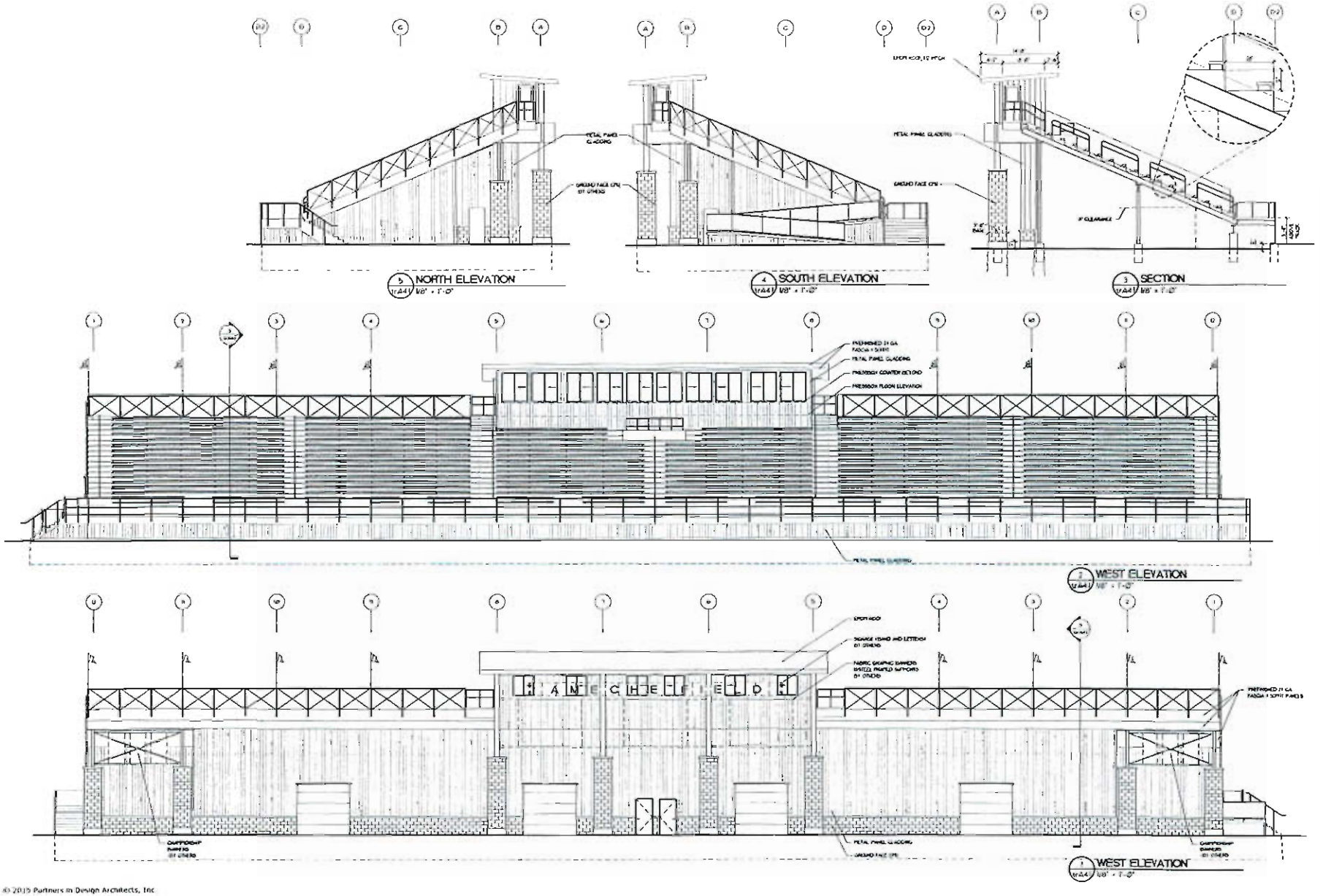
AMECHE
VISITOR BLEACHERS
1/8" = 1'-0"

© 2015 Partners in Design Architects, Inc.

KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI
TREMPER BLEACHER & PRESSBOX FLOOR PLANS

PartnersinDesign ARCHITECTS

PROJECT NO. 02015.050
DRAWN BY MDR
CHECKED BY MJM
DATE 10.19.2015
SHEET NO. TR A3.2



KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI
TREMPER GRANDSTAND ELEVATIONS

PartnersinDesign ARCHITECTS

01015.000
MDR MAM
10/9/2015

TR
A4.1

© 2015 Partners in Design Architects, Inc

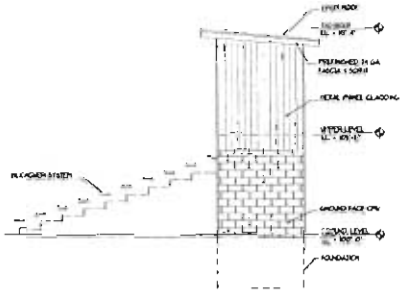
© 2015 Partners in Design Architects, Inc.

PartnersinDesign ARCHITECTS

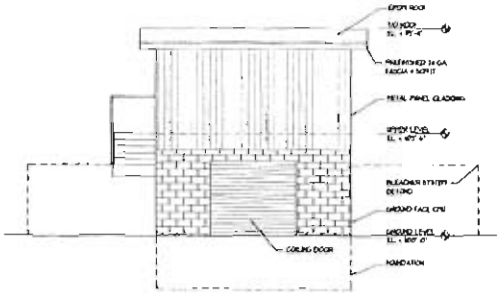
KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI

TREMPER TEAM BLDG EXTERIOR ELEVATIONS

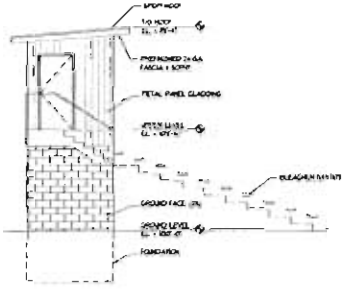
TR
A4.2



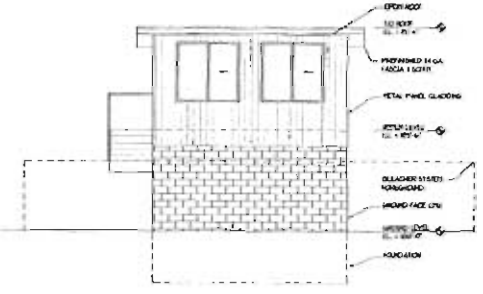
AMECHE FIELD VARSITY SOFTBALL PRESSBOX
4 WEST ELEVATION
TR A4.3 3/16" = 1'-0"



AMECHE FIELD VARSITY SOFTBALL PRESSBOX
3 SOUTH ELEVATION
TR A4.3 3/16" = 1'-0"



AMECHE FIELD VARSITY SOFTBALL PRESSBOX
2 EAST ELEVATION
TR A4.3 3/16" = 1'-0"



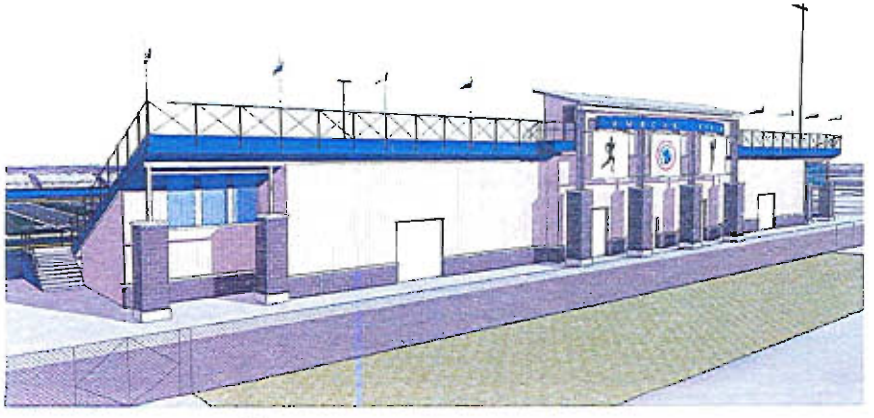
AMECHE FIELD VARSITY SOFTBALL PRESSBOX
1 NORTH ELEVATION
TR A4.3 3/16" = 1'-0"

© 2015 Partners in Design Architects, Inc.

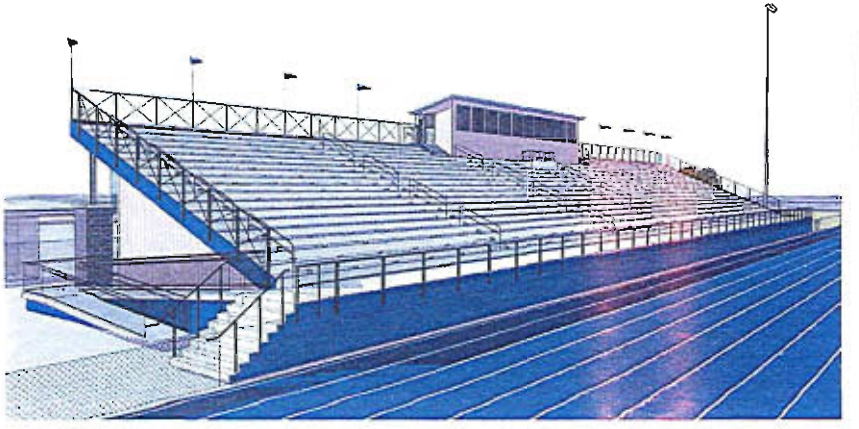
KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI
TREMPER PRESS BOX EXTERIOR ELEVATIONS

PartnersinDesign
ARCHITECTS

PROJECT NO 07015.060
DRAWN BY MDR
CHECKED BY MAM
DATE 10/19/2015
SHEET NO TR A4.3



2 A4.4 GRANDSTAND NORTH WEST ELEVATION
NTS
AMECHE



1 A4.4 GRANDSTAND SOUTH EAST ELEVATION
NTS
AMECHE

KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI

TREMPER GRANDSTAND ELEVATIONS

Partners in Design
ARCHITECTS

03/05/2010

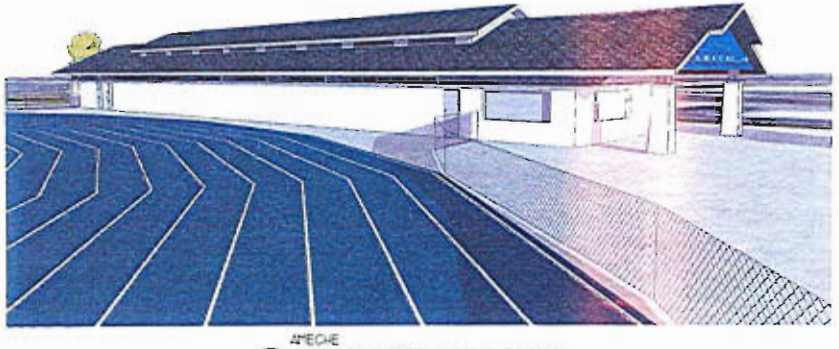
MGK MJM

10/12/09

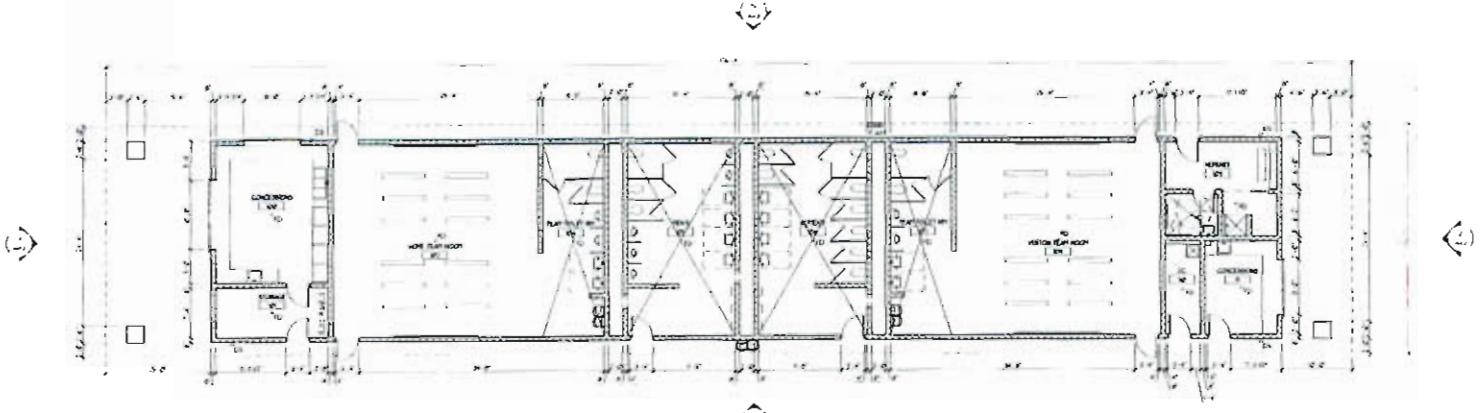
TR
A4.4

(c) 2012 Partners in Design Architects, Inc.

AMECHE
TEAM BLDG SOUTH EAST ELEVATION
1 / A3.3 NTS



AMECHE
TEAM BLDG NORTH WEST ELEVATION
2 / A3.3 NTS



AMECHE
TEAM BLDG FLOOR PLAN
1 / A3.3 1/8" = 1'-0"

KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI
TREMPER TEAM BUILDING FLOOR PLAN

Partners in Design
ARCHITECTS

01015.000
MDR MAM
07/15/08
TR
A3.3

© 2011 Partners in Design Architects, Inc.

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report - Item 6

Thursday, November 19, 2015 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Conditional Use Permit for a 3,000 seat stadium to be located at 3700 Washington Road. (KUSD/Bradford High School) (District 6) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Paff, District 6, has been notified. Alderperson Kennedy has been notified because his district lies within 100 feet of the proposed project. The Common Council is the final review authority.

LOCATION AND ANALYSIS:

Site: 3700 Washington Road
Zoned: IP Institutional Park / Air-5 Airport Overlay / FW Floodway / SWO Shoreland Wetland Overlay

1. Kenosha Unified School District (KUSD) is proposing to construct a new football stadium on the Bradford High School property. The new field would be constructed in the area currently occupied by the tennis courts and the open area to the north of the courts. The tennis courts are being relocated to Bullen Middle School.

2. The new construction will include:
   a. New bleachers and press box on the home side of the field;
   b. New bleachers on the visitors side of the field;
   c. A new team locker room, concessions and restroom building at the south end of the field;

3. The materials and uses are as follows:
   a. Exterior materials of the bleacher/press box and the team locker room/concession stand is ground face concrete masonry units.
   b. The underside of the home bleachers will be enclosed with an architectural metal panel and the area will be used for storage.
   c. The underside of the visitors bleachers will be open.

4. The existing parking lot will also be expanded. The total number of parking stalls when completed would be 857 parking spaces. Per Section 6.0 of the Zoning Ordinance, all separate uses on a property must provide the minimum amount of off-street parking spaces required for that use. For Bradford High School, the following is required:

High School	246,497 s.f.	1 space / 500 ft.	493 spaces
Stadium	3,000 seats	1 space / 5 seats	600 spaces
		TOTAL REQUIRED:	***1,093 spaces***

5. The City Plan Commission has the ability to grant relief to the minimum number of off-street parking spaces. Staff supports relief to the off-street parking requirements since the stadium should never be in use when the high school classes are in session. Therefore, the proposed parking lot of 857 spaces provides enough parking for each use separately. The Request for Relief is the next agenda item.

6. The plans were sent to City Departments for their review. Their comments are included in the attached Conditions of Approval.

7. The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

RECOMMENDATION:

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

Brian Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2015/NOV19/6Staff-cup-KUSDBradford.doc

THE CITY OF KENOSHA
CHART A BETTER COURSE

Conditions of Approval
Kenosha Unified - Bradford High School
3700 Washington Road
November 19, 2015

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:

   a. The applicant shall obtain all required construction permits from the Department of Community Development & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.

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

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

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

   e. Prior to the issuance of any Occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.

   f. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.

   g. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.

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

   i. Applicant shall meet all applicable Conditions of Approval and obtain a Building permit within twelve (12) months of the Common Council approval. Building permits for all other buildings shall be obtained within two (2) years of the Common Council approval or the Conditional Use Permit shall be null and void.

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

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

l. Prior to final Occupancy of the building, the applicant shall provide an electronic copy of the following information to the Fire Prevention Bureau:
   i. Site Plan as-built.
   ii. Floor Plan as-built
   iii. Site Utilities
   iv. Sprinkler Plans
   v. Fire Alarm Plans

2. The following Conditions of Approval shall be satisfied with City Staff prior to the issuance of any construction permits:

   a. The Drainage Plan shall be revised and resubmitted for review and approval addressing comments listed in the Public Works memo dated November 10, 2015.

   b. The Utility Plan shall be revised and resubmitted for review and approval addressing the comments listed in the Kenosha Water Utility memo dated November 6, 2015.

   c. The team locker room building and the storage area under the bleachers must be fully sprinklered. All buildings to include Knox Box® Rapid Entry System.

   d. An Operational Plan shall be provided per Section 4.06 D.3(f) of the Zoning Ordinance.

   e. The City Plan Commission shall grant relief to the minimum amount of off-street parking spaces required.

/u2/acct/cp/ckays/1CPC/2015/NOV19/6-conditions-KUSDBradford.doc

THE CITY OF
KENOSHA
PUBLIC WORKS
ENGINEERING

TO: Brian Wilke, Development Coordinator

FROM: Shelly Billingsley, P.E. Shelly Billingsley CMA 11-10-15
City Engineer

Date: November 10, 2015
Subject: Plan Review Comments
Project Description: Bradford High School Football Stadium
Location: 3700 Washington Road

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)			
Parking Lot Permit Required	X		
Driveway Permits Required	X		
Sidewalk Permit Required	X		
Street Opening Permit Required	X		
Stormwater Management Permit Required	X		
Erosion Control Permit Required	X		

Grading & Drainage Comments:

1. Page C-3, On the Removal Sheet should show a table of the total disturbed area as well as the total existing and proposed impervious surface area. Also should show the limits of the existing ground disturbed area with the use of a pattern
2. Page C-4, Mask out all lines under the contour elevation. It is very difficult to read.
3. Page C-6, Need to provide High Points across most of the north islands since they are flat.
4. Page C-6, The scale on the sheet is incorrect. It should be 1"= 30' not 1"=60'.
5. Page C-6, need to look at the grading on the southeast corner of the lot by the back entrance to the school. It appears to be either flat or back pitched to the east.
6. Page C-6, Provide an elevation on the east inlet to the underground detention system, just east of the sidewalk in the parking lot. Also, if you look at the Contech detail on sheet C-8, there appears to be to openings on both ends of the underground system. Make sure this is consistent.
7. Page C-7, In the Legend there is a line style that is for "8" Perimeter Perforated Drain Tile", However all of the pipe looks to be this style? Need to make more clear what pipe is what.
8. Page C-7, I think it would be much more clearer if the Stadium Drainage & Ball Field had a blowup all on its own so that elevations can be placed at all of the storm sewer/drain tile junctions.
9. Page C-7, The label at the east end of the underground structure says "17 LF of 72"Storm Sewer" and the Contech detail on Page C-8 says 36" Pipe? Also the Contech detail shows 2 openings on both ends of structure.
10. Page C-7, At the beginning of Pipe P-2 the plan denotes Outlet Structure 1, But the Table Only shows Outlet Structure 8, Which is it?
11. Page C-7, You need to show a cross section at a right angle through the outlet structure and detention area to show where the inverts are at as well as the top of structure and top of pavement surface. You can't tell where the outlet invert elevation of the detention is relative to bottom of structure. If you add the 108' (9' pipe size) to the outlet pipe elevation of 641.00, the top of pipe is 650.00 which is higher than the rim elevation of 647.90.
12. Page C-8, The Contech detail P-2, Key notes says the required cover over pipe is 18" if pipe is greater than 102", but the Contech detail P-1 shows a cover of 12" over the larger pipe. Need to get clarification on what is correct and make sure this adhered to in the design. This cover should show up in the cross section requested in the previous comment.
13. Please show proposed site grade elevations on storm sewer plan to help correlate rim elevations to site drainage.
14. Page L-1, Need to provide a pattern that is shown in all disturbed areas of the project and what type of landscaping is being done in these areas.

15. SWMP, It appears that a portion of the Contech system is being considered the Water Quality Structure (108" pipe), and the remainder of the Contech system is being used for peak reduction (72" pipe). Please clarify and/or confirm the methodology of modeling while at a minimum, answering the following questions:
    a. Please clearly denote where the proposed system connects into an existing system and how that travels off the site.
    b. Please provide discussion on the 72" pipe system and how it relates to the overall stormwater management plan of the site.
    c. Please clarify the "outlet" of the Underground Pipe – the Contech detail shows a 36" pipe connection; however, the model appears to assume a 72" pipe connected directly into the 108" pipe. It needs to be clear that the routing of the Underground Pipe into the Water Quality Structure is appropriate and meets the controlled release requirements of the ordinance since each one seems to be modeled as an independent pond.
    d. Please clarify the Tc path for the South Basin through the proposed stadium. The path shown for the Tc appears to be the high point across the field rather than the flow path. This may affect the overall runoff from the site.
    e. Please clarify the intent of the "Composite Discharge" table in the SWMP and whether it relates to the discharge on the site PRIOR to any detention/controlled release.
16. Please provide discussion regarding the receiving system for the Undetained North Basin. Although the overall site release rate of the site is at or below the pre-development condition release rate for the 2 year, 24-hour storm, please confirm that the downstream system is able to handle the increase in the Undetained North Basin from the pre- to post-condition.
17. Stormwater Maintenance Agreement will be required for the detention basin per City of Kenosha Code of General Ordinance. This is a signed and recorded document. Frequency of maintenance on the underground water quality system is imperative for continued operation and must be stated accordingly.
18. An access easement will be required for the underground detention facilities. This needs to be in a recordable easement document.
19. No wetlands are shown are the plans. Please show wetlands if there are any.
20. 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.

Traffic Comments:

1. Page C-2, Need to redo the H.C parking stalls so that the parking space is 11 feet and the diagonal stripping area is 5 feet. This prevents vehicles using this as a parking space. Also need to dimension the H.C. spaces.
2. Page C-2, Label the concrete walkway in the parking lot indicating that it is either raised or flush with the paving surface. If it is flush, may need to provide pavement marking along the edge as a warning area.
3. Page C-2, Label the total number of parking stalls in each row. Also make it clear which parking stalls are proposed and which are existing. In the area where it is denoted as "Project Limits", the area south of this line should be dashed stalls. All of the stall lines are the same throughout the sheet.
4. Page C-2, Need to place pedestrian cross walks on both sides of the parking lot where the vehicles cross over the Concrete pathway.
5. It appears that there is no detail sheet showing details for: Pavement Cross Section, Curb & Gutter, Driveway, Approach, Handicap Ramps, Islands, Lighting Base and Pole Details as well as other details needed for the project.
6. Page C-2, Label the entrances with the following: "8" PAVEMENT THICKNESS FOR CONRETE APRON AND SIDEWALK THROUGH ENTRANCE" .
7. Page C-3, Label the entrance locations with the following: "C & G & SIDEWALK REMOVAL TO THE NEAREST JOINTS".
8. Page C-6, Need to look at the 2 driveway entrance slopes. It appears the slopes are 12 to 15%. Attempt to have slopes no greater than 8%. If need be, remove and replace more sidewalk approaching both sides of the entrance.
9. Page C-6, Need to look at the sidewalk grades that are provided since they are greater the 2% cross slope. Is this existing or proposed? Maximum across 5 feet is 0.1'.

cc: **Cathy Austin; Greg Holverson; Kile Kuhlmey; Gerard Koehler, 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: November 6, 2015

Subject: Bradford High School Football Stadium

Location: 3700 Washington Road

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.

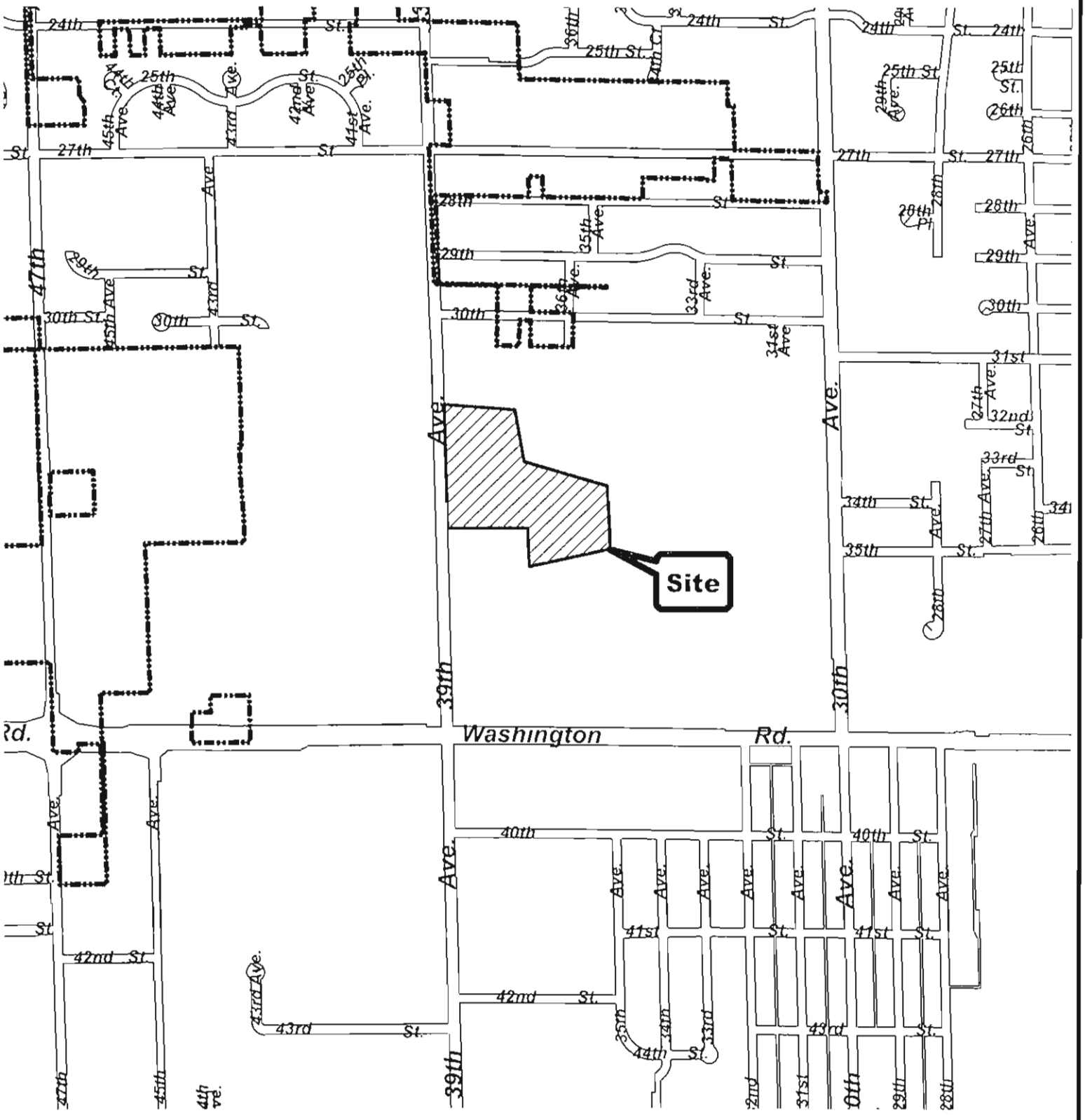
1. The proposed improvements are being constructed within a 60' KWU sanitary sewer easement. It is our position that trench restoration for any sanitary sewer repairs will be the responsibility of KWU but restoration of the proposed improvements will be the responsibility of the Kenosha Unified School District.
2. Show the water meter size and location, including a detail or diagram, on the construction plans, not with the MEP submittal. The water meter shall have unobstructed access, twelve inches (12") from the inside wall, twelve to twenty-four inches (12"-24") above the floor. The meter shall have a valve, preferably ball style, on the inlet and outlet pipe.
3. All water meters one and one half inches (1-1/2") or greater shall have a bypass with a two way ball valve with locking handle as manufactured by RuB, or approved equal.
4. 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.
5. There are no specifications for water or sanitary sewer service materials or installation shown on the plans.
6. Water services shall have a blue 12 gauge locator wire installed along the entire length. Locator wire shall be brought to the surface in the curb box and at the edge of the building and enclosed in a locator box with "water" on the cover.
7. There appears to be less than six inches (6") of separation between the water service and the storm sewer south of MH/CB 6.2. Please verify the separation and make changes as required by WDNR specifications.

8. The two inch (2") water service is shown connecting to the public main in 39th Avenue. This connection will need to be made by KWU. The tapping sleeve, corporation stop, curb stop and valve box will be provided and installed by KWU with excavation and restoration by the contractor. A tapping fee of $1,200 will be required prior to connecting to this main.
9. According to KWU records, there is a sanitary sewer manhole between SAN 11 and SAN 5 in the vicinity of the existing batting cages. KWU records indicate that this manhole is 395 feet east of SAN 11 and 297.5 feet west of SAN 5. This manhole must be shown on the plans.
10. The existing sanitary sewer at WYE 1.0 is 18" diameter, not 8" diameter as the plan shows. Additionally, the 18" invert at this location is 631.4± per KWU records.
11. The sanitary sewer connection shall be made using a "cut-in-wye" and installed by core drilling a hole in the main and attaching a flexible rubber tee or wye saddle with stainless steel clamps. This connection may also be made using an Inserta Tee, installed according to the manufacturer's recommendations. The sanitary sewer connection will need to be inspected by KWU. Notify KWU 48 hours in advance of connecting to the sewer.
12. There shall be a detail shown for the riser which complies with KWU specifications. This riser will need to be six inches (6") in diameter.
13. SAN MH 5, 11, and the manhole between them not currently shown on the plans will all need to be adjusted as part of this project. No information for this is shown on the plans. Additionally, each of these manholes will need an Internal / External manhole seal installed. These will be provided by KWU.
14. 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 edge of the building and enclosed in a locator box with "sewer" on the cover.

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

City of Kenosha

Vicinity Map
Bradford High School Stadium CUP



Municipal Boundary

0 920 Feet

DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ November 12, 2015 ~ mc

PartnersinDesign
ARCHITECTS

Partners in Design Architects, Inc.

WISCONSIN
600 Fifty Second Street
Suite 220
Kenosha, WI 53140
voice: 262.652.2800
fax: 262.652.2812

ILLINOIS
2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
voice: 847.940.0300
fax: 847.940.1045

October 19, 2015

Kenosha Fire Department
City of Kenosha

Re: KUSD Athletic Facilities Improvements

To whom it may concern:

This document serves as the letter of intent for fire suppression systems, sprinklers, smoke and heat detection, fire alarms, fire extinguishers, etc. relative to the Kenosha Unified School District athletic facility improvements project.

The improvements contemplated at each site are all un-heated, seasonally occupied buildings and bleacher structures that will be shut down and unoccupied each winter. The bleacher structures will have a full enclosure below them but will also be unoccupied storage space that will not be conditioned in any way. The site improvements include the following:

Tremper - Press Box/Storage Building (942 sf), tennis courts, baseball fields and soccer fields

Ameche Field - Press Box 500 sf), Bleacher seating with enclosed unoccupied storage below (12,025 sf), team/concessions building with public restrooms (4,456 sf), and a press box/storage building for the softball field (288 sf)

Bradford - Press Box (500 sf), Bleacher seating with enclosed unoccupied storage below (11,525 sf) and team/concessions building with public restrooms (4,316 sf)

Bullen - Press box/storage building (1,113 sf), tennis courts, baseball fields and soccer fields

Since all of the structures, with the exception of the bleacher seating, are below the minimum threshold under the city ordinance for requiring an automatic fire sprinkler system, we do not intend to install automatic sprinklers. Additionally, the bleacher enclosure is an unoccupied storage area and thus will not be sprinkled. All other code required smoke, heat, alarm and extinguisher requirements will be met.

Sincerely,

Mark A. Molinaro Jr., AIA

Development Review Application
City of Kenosha, Wisconsin

Mailing Information

NAME OF PROJECT: BRADFORD H.S. STADIUM

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

○ Name and Address of Applicant [Please print]:
KENOSHA UNIFIED SCHOOL DISTRICT
PAT FINNEMORE
3600 52 STREET
KENOSHA, WI 53144

Phone: (262) 359.6331
Fax: (262) 359.7500
E-Mail: pfinnemo@kuso.edu

● Name and Address of Architect/Engineer [Please print]:
PARTNERS IN DESIGN ARCHITECTS INC
MARK MOLINARO JR
600 52 STREET SUITE 220
KENOSHA, WI 53140

Phone: (262) 652.2800
Fax:
E-Mail: markm@pidarchitects.com

○ 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): 3700 WASHINGTON ROAD

Type of Land Development

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

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

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

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

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

SECTION 4
CONDITIONAL USE PERMIT

Additional Information Required:	**Building or Addition Square Footage:** 16,341 S.F. — MULTIPLE STRUCTURES **Existing Building Size:** SEE ATTACHED FIRE **Site Size:** 10 ACRES (APPROXIMATE) INTENT LETTER **Current # of Employees** _____ **Anticipated # of New Employees** _____ **Anticipated Value of Improvements** _____
Submittal Requirements:	➢ **Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale** ➢ **Developer Site Plan/Conditional Use Permit Checklist (Appendix A)**
If Item to be Reviewed by Plan Commission/Common Council must Submit:	➢ **One (1) 8 1/2" x 11" reduction *or* twenty (20) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides)** ➢ **Sample Board containing colored samples of all exterior building materials**

Fees:

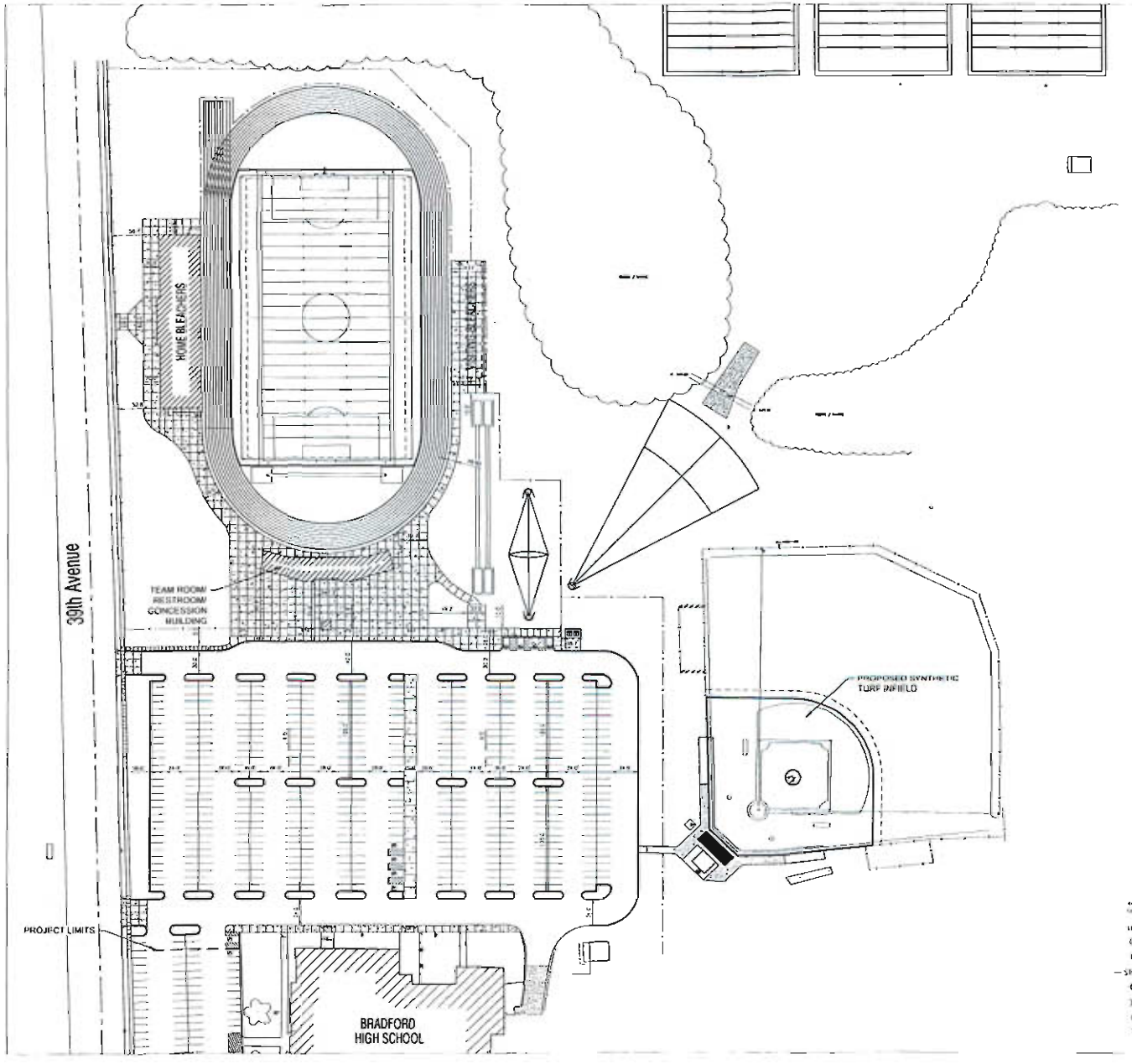
	Building or Addition Size	Site size	Review Fee
Level 1	< = 10,000 sq. ft.	< = 1 acre	$900 = City Plan Dept. *or* $1,025 = CPC/CC
Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	$1,175 = City Plan Dept. *or* $1,300 = CPC/CC
Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	$1,600 = City Plan Dept. *or*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

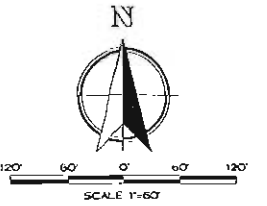
➢ **If building size or addition and gross acreage of the site determine two (2) different fees, the greater of the two fees will be assessed.**
➢ **Application fee entitles applicant to an initial review and one re-submittal.**
➢ **Re-submittal fee = $425 per re-submittal after two (2) permitted reviews.**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

Appendices to Review:	➢ **All**
Approximate Review Time:	➢ **30 days for Staff Review** ➢ **45-60 days for City Plan Commission/Common Council Review**

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

Building Plan:	➢ Layout of building(s) including size and layout of rooms ➢ Design and architecture ➢ Plans and details on fire suppression and/or standpipe ➢ Plans and details on fire detection, fire alarm and other safety devices
Site Plan (based on a plat of survey)	➢ Legal description of property ➢ Location and footprint of building(s) and structure(s) ➢ Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks ➢ Outline of any development stages ➢ Location and details on any required emergency access roads ➢ A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space
Drainage Plan	➢ Existing topography, including spot elevations of existing buildings, structures, high points, and wet areas, with any previous flood elevations ➢ Floodplain boundaries, if applicable ➢ Soil characteristics, where applicable ➢ Proposed topography of the site denoting elevations and natural drainage after construction and any proposed stormwater retention areas





PARKING CALCULATIONS

EXISTING PARKING SPACES	615
EXISTING HANDICAP PARKING SPACES	14
PROPOSED PARKING SPACES	657
PROPOSED HANDICAP PARKING SPACES	22

UTILITY NOTE:

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

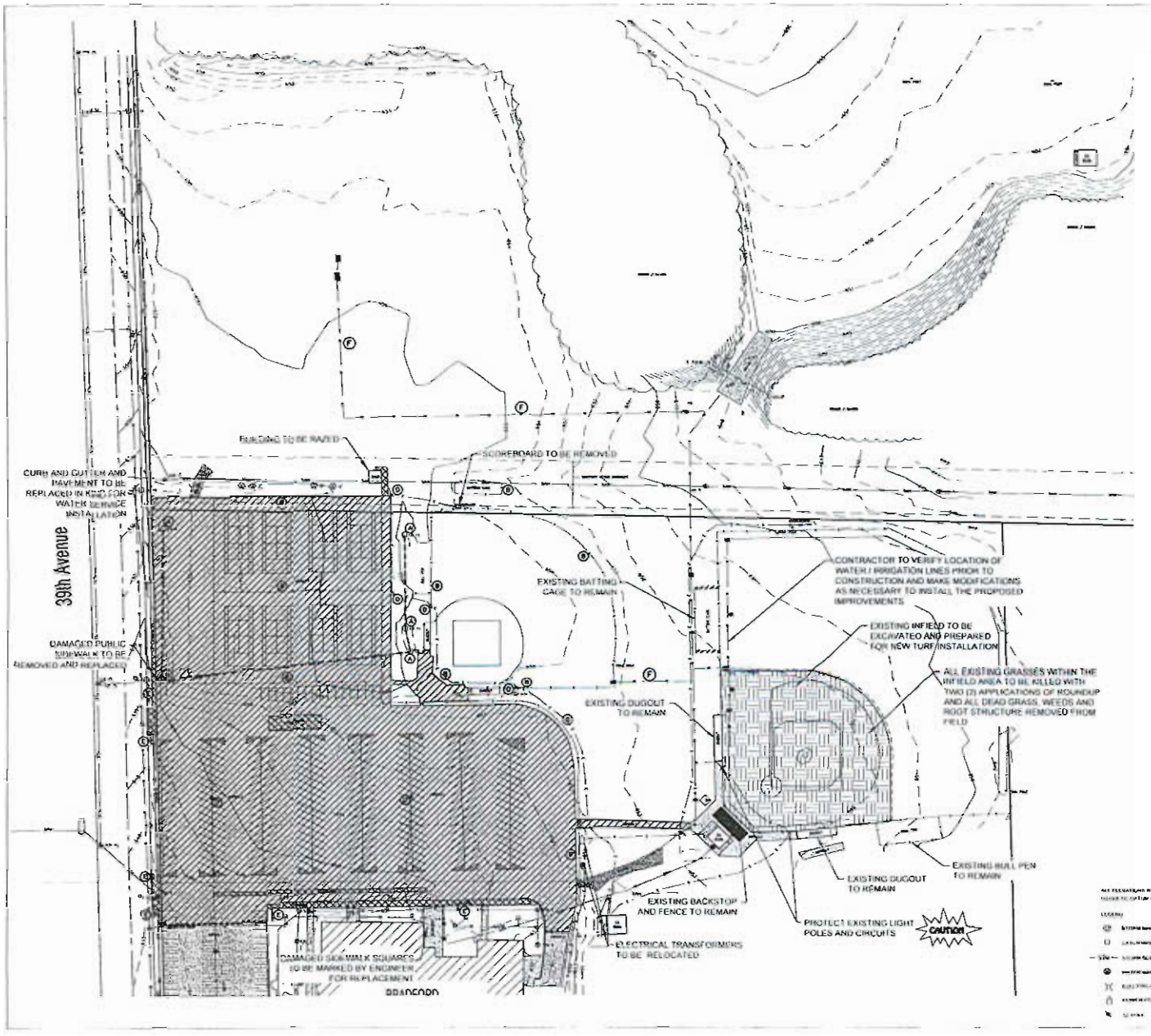
LEGEND

	STORM MANHOLE		SANITARY MANHOLE		PAD MOUNT TRANSFORMER		DECIDUOUS TREE
	STORM SEWER	SAN	SANITARY SEWER		HOH		CONIFEROUS TREE
STM	STORM SEWER		VENT PIPE		COMMUNICATION BOX		TIME POST
	WATER MANHOLE		BUILDING	CM	COMMUNICATION LINE		FENCE
	EXISTING PROFILE		WATER VALVES		TELE POLE		WINDSTAY
	TRAFFIC SIGNAL		WATER MAIN		LIGHT POLE		CONCRETE
	SIGNS	E	ELECTRICAL LINE		WATER CURB STOP VALVE		

PROJECT NO	205207L01
DRAWN BY	CHECKED BY
NDB	RDE
DATE	10-19-2018
SHEET NO	BR C2

KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI
BRADFORD DIMENSIONED SITE PLAN

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd Suite 200, Racine WI 53406
Tel: (262)634-5588 Fax: (262)634-5024
Website www.nmbsc.net



N

120' 60' 0' 60' 120'

SCALE 1":60'

SITE DEMOLITION LEGEND

- CLEARING & GRUBBING
- EXISTING FIELD EXCAVATION
- REMOVE CONCRETE SIDEWALK & BASE
- PULVERIZE PAVEMENT & BASE (FOR RE-USE ON SITE)
- SAW CUT PAVEMENT (FULL DEPTH)
- STORM SEWER REMOVAL (SEE PLAN)
- CURB AND GUTTER REMOVAL (TO NEAREST JOINT)
- TREE REMOVAL

(A) STORM SEWER STRUCTURES TO BE REMOVED
(B) FENCE TO BE REMOVED
(C) GOAL POST TO BE REMOVED
(D) SITE LIGHTING POLE TO BE REMOVED
(E) SIGN TO BE REMOVED AND SALVAGED TO OWNER
(F) IRRIGATION TO BE ABANDONED IN PLACE

UTILITY NOTE:

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

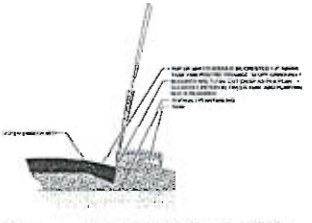
KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI
BRADFORD SITE DEMOLITION PLAN

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd Suite 200, Racine WI 53406
Tel (262)634-5588 Fax (262)634-5624
Website www.nmbsc.net

Proj. No. 2015.0071.01
Drawn by KCB
Chkd by MDE
Date 10-19-2015
Sheet No. BR C3

DIGGERS HOTLINE

1 DETAIL SHADE TREE PLANTING



2 DETAIL SPADE EDGE PLANT BED EDGE DETAIL

LANDSCAPE & HARDSCAPE DETAILS

SHADE TREES (DECIDUOUS)

ARM	Autumn Blaze Maple
SHL	Skyline Honeylocust
SWO	Swamp White Oak
GSL	Greenspire Linden

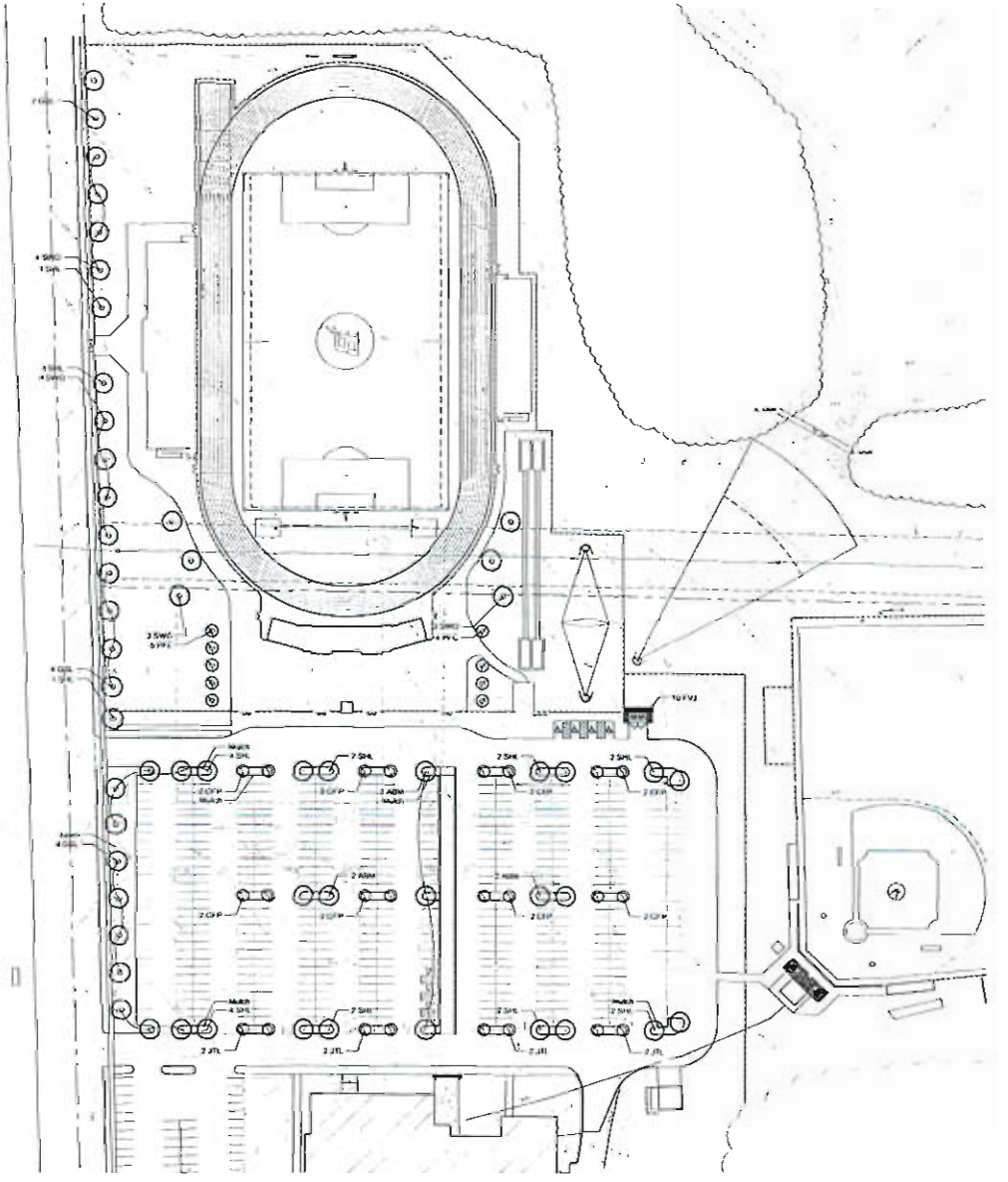
ORNAMENTAL TREES (DECIDUOUS)

PFC	Prairie Fire Flowering Crabapple
CFP	Chanticleer Flowering Pear
JTL	Ivory Silk Japanese Tree Lilac

EVERGREEN TREES

PVJ	Pfitzer Upright Juniper (upright)

PLANT ABBREVIATION KEY



LANDSCAPE PLAN

Scale: 1"=60'0"

north

HELLER & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

4715 Burlington Avenue
Racine, Wisconsin 53402
ph 262.639.9733
fx 262.639.9732
dave@hellerassociates.com

© 2015 Partners in Design Architects, Inc.

KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI

PartnersinDesign ARCHITECTS

0010.15.080

MAM

10.19.2015

BR

L1.0

DIGGERS HOTLINE

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED: BOTANICAL NAME	COMMON NAME	CALIPER SIZE	ROOT	SPECIFICATION / NOTES
*Proposed Landscape Materials						
SHADE TREES (DECIDUOUS)						
[illegible]	[illegible]	[illegible]	Autumn Blaze Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
[illegible]	[illegible]	[illegible]	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
[illegible]	[illegible]	[illegible]	Swamp White Oak	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
[illegible]	10	[illegible] 'Greenspire'	Greenspire Linden	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED: BOTANICAL NAME	COMMON NAME	CALIPER SIZE	ROOT	SPECIFICATION / NOTES
ORNAMENTAL TREES (DECIDUOUS)						
[illegible]	[illegible]	[illegible] 'Prairie'	Prairie Flame Flowering Crabapple	2.5"	B&B	Well balanced multi-stemmed tree with smooth bark colors, and full appearance
[illegible]	[illegible]	[illegible] 'Chanticleer'	Chanticleer Flowering Pear	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
[illegible]	8	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5"	B&B	Well balanced multi-stemmed tree with smooth bark colors, and full appearance

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED: BOTANICAL NAME	COMMON NAME	CALIPER SIZE	ROOT	SPECIFICATION / NOTES
EVERGREEN TREES						
[illegible]	[illegible]	[illegible] 'Techny'	Techny Arborvitae / Techny Green Arborvitae	6'	B&B	Evenly pyramidal tree with branches to the ground
LAWN		Lawn Establishment Area / Grading Area			SY	Kentucky Bluegrass Blue Tag Seed Mix (Ph: 608-313-6601)
		Erosion Matting for Sloped Seeded Areas	see plan for area delineation		SY	Erosion Control Blanket for sloped areas
Hardscape Materials						
	62	Shredded Hardwood Mulch (2" depth)	Brown Shredded		CY	Bark Mulch, apply thoroughly after installation of mulch
	60	Soil Amendments (2" depth)	Alive Soil M		CY	
		Pulverized Topsoil (Lawn Areas)	Alive		CY	
	10	Pulverized Topsoil (2" over bed areas)	Alive Soil M		CY	

Seed at rate of 150-200# per acre.

PLANT AND MATERIAL SCHEDULE

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{3}{4}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a $\frac{50}{50}$ mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diameter of shrub at planting.

9. Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or envio-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2-3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):
¾ CY Peat Moss or Mushroom Compost
¾ CY blended/pulverized Topsoil
¾ CY composted manure

In roto-tilled beds only, also include in above mixture:
2 lbs Starter Fertilizer

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #8 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas

13. Warranty and Replacements. All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion. Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

HELLER & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE

© 2015 Partners in Design Architects, Inc.

KUSD ATHLETIC FIELDS
3500 52ND STREET, KENOSHA, WI

PartnersinDesign ARCHITECTS

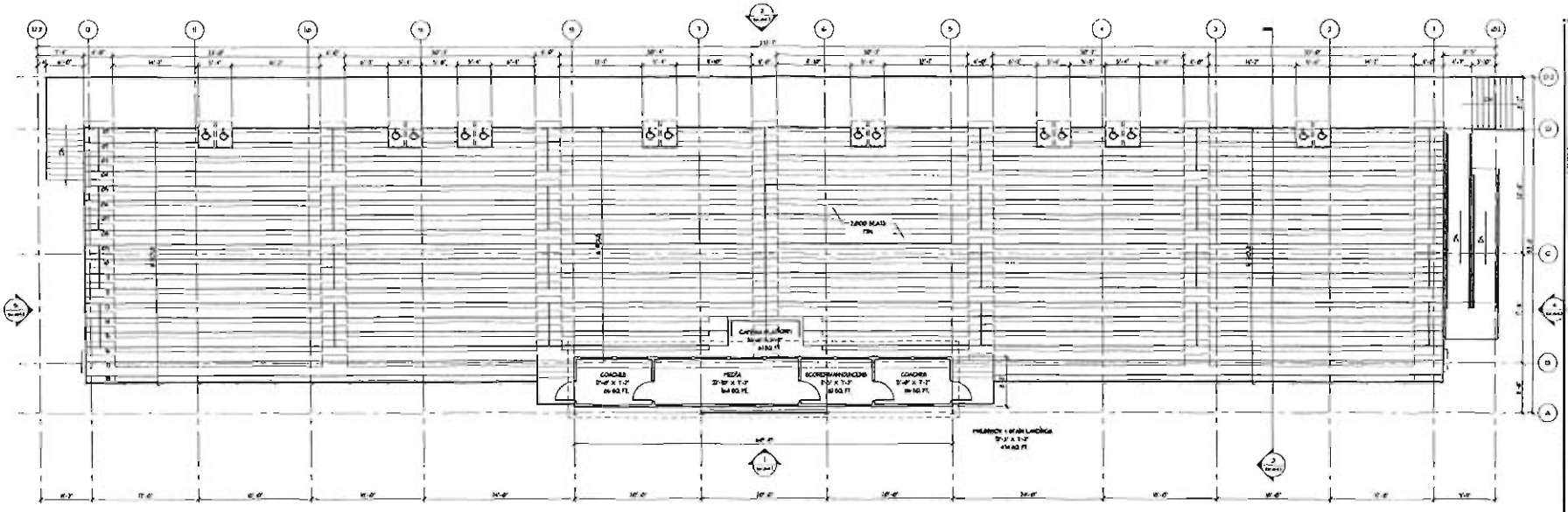
020115.080

MAM

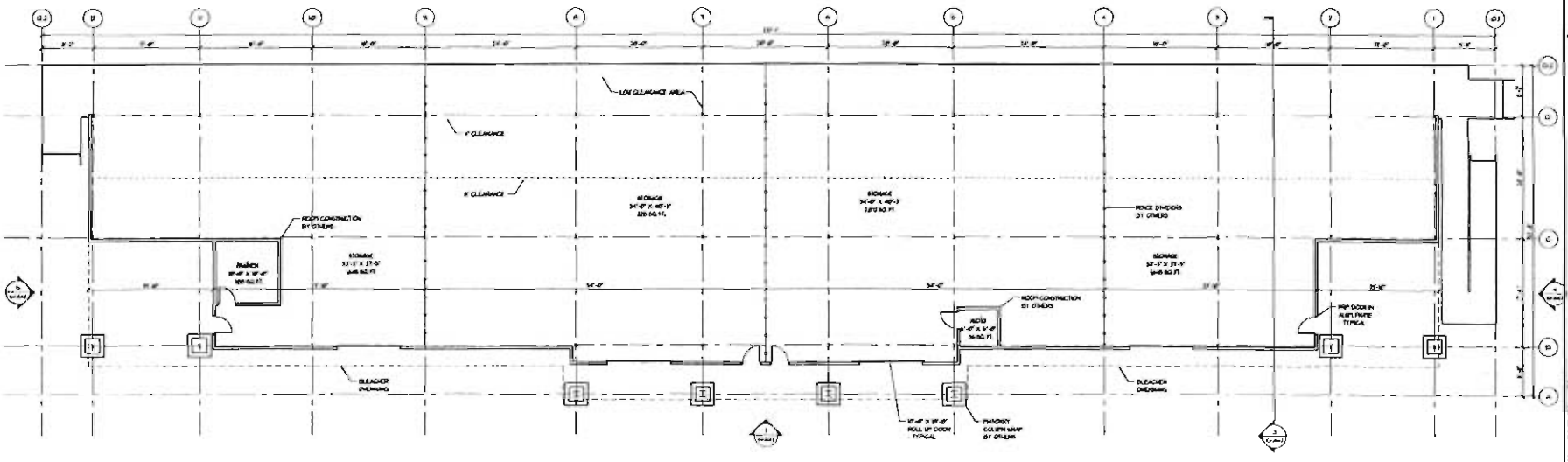
10.19.2015

BR

L1.1



BRADFORD
PRESS BOX LEVEL PLAN
2 / A3.1 1/8" = 1'-0"



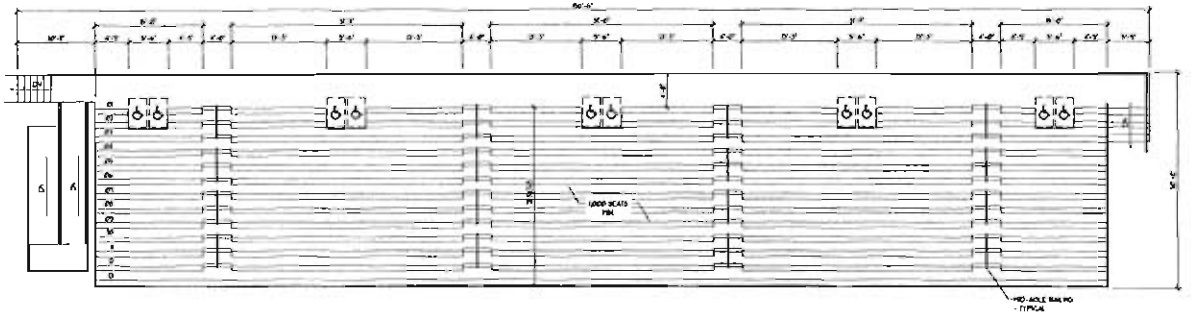
BRADFORD
GROUND LEVEL PLAN
1 / A3.1 1/8" = 1'-0"

KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI
BRADFORD GRANDSTAND PLAN

PartnersinDesign ARCHITECTS

PROJECT NO. 02015.000
DRAWN BY DLD
CHECKED BY MAM
DATE 10/19/2015
SHEET NO. BR A3.1

© 2015 Partners in Design Architects, Inc.



1 VISITOR BLEACHERS
A3.3 1/8" = 1'-0" BRADFORD CONFIGURATION A

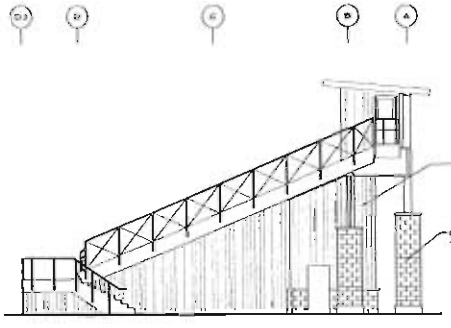
NORTH

KUSD ATHLETIC FIELDS
3500 52ND STREET, KENOSHA, WI
BRADFORD VISITOR, BASEBALL & SOFTBALL BLEACHER PLANS

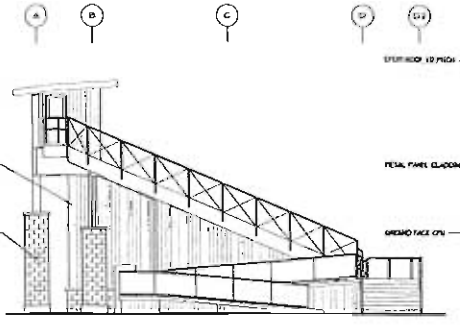
PartnersinDesign ARCHITECTS

PROJECT NO 0105.080
DRAWN BY MDR CHECKED BY MAM
DATE 10/13/05
SHEET NO BR A3.2

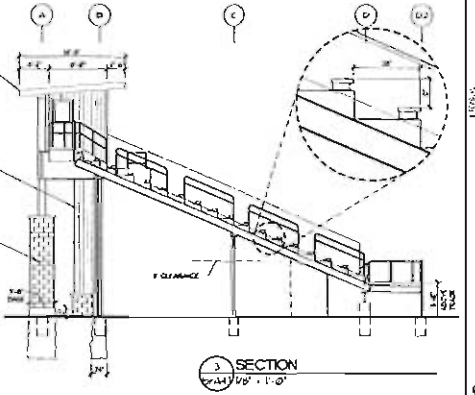
© 2015 Partners in Design Architects, Inc.



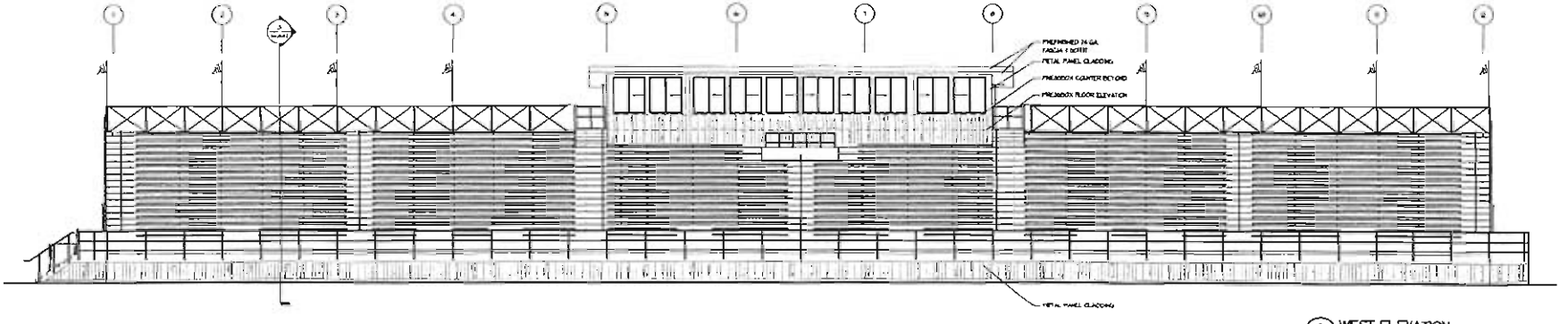
5 NORTH ELEVATION
1/8" = 1'-0"



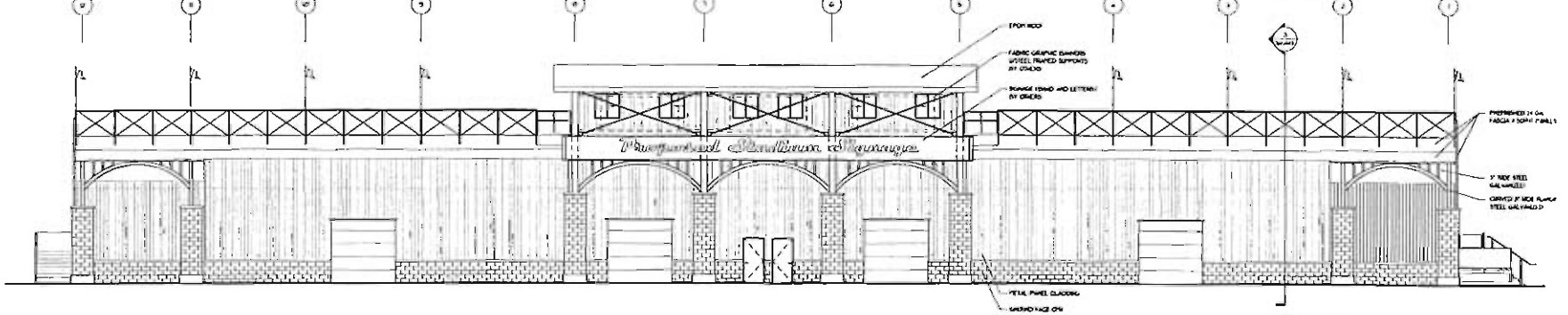
4 SOUTH ELEVATION
1/8" = 1'-0"



3 SECTION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



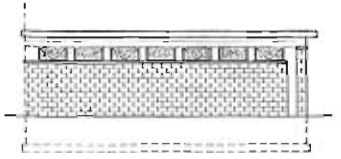
1 WEST ELEVATION
1/8" = 1'-0"

KUSD ATHLETIC FIELDS
3500 52ND STREET, KENOSHA, WI
BRADFORD GRANDSTAND ELEVATIONS

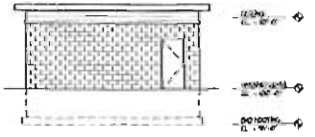
PartnersinDesign
ARCHITECTS

PROJECT NO 0305.080
DRAWN BY DLD
CHECKED BY MAR
DATE 10.13.2015
SHEET NO BR A4.1

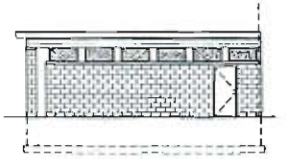
© 2015 Partners in Design Architects, Inc.



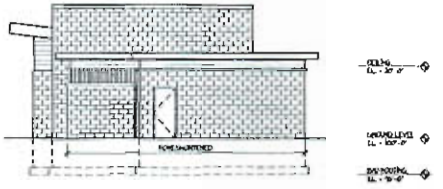
6 A4.2 SOUTHEAST ELEVATION
1/8" = 1'-0"



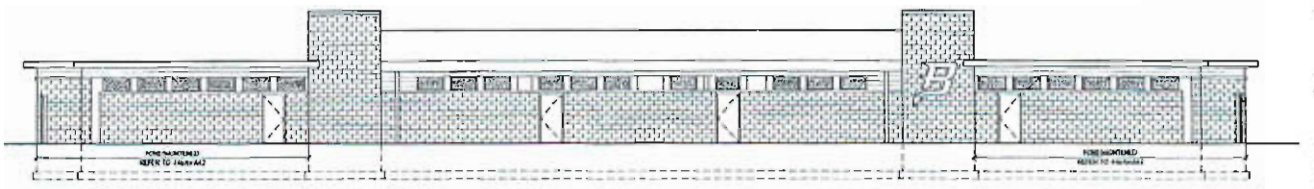
4 A4.2 NORTHEAST ELEVATION
1/8" = 1'-0"



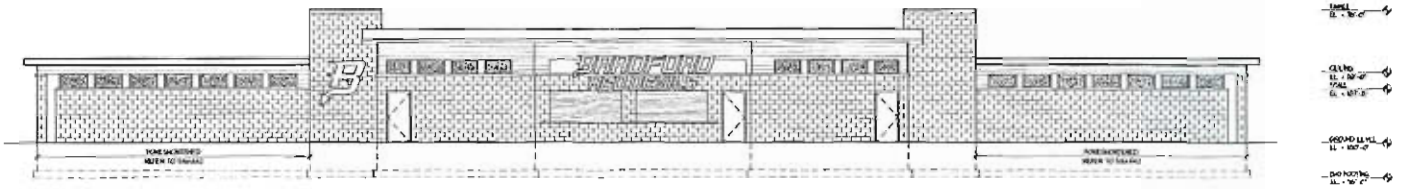
5 A4.2 NORTHWEST ELEVATION
1/8" = 1'-0"



3 A4.2 EAST ELEVATION
1/8" = 1'-0"



2 A4.2 NORTH ELEVATION
1/8" = 1'-0"



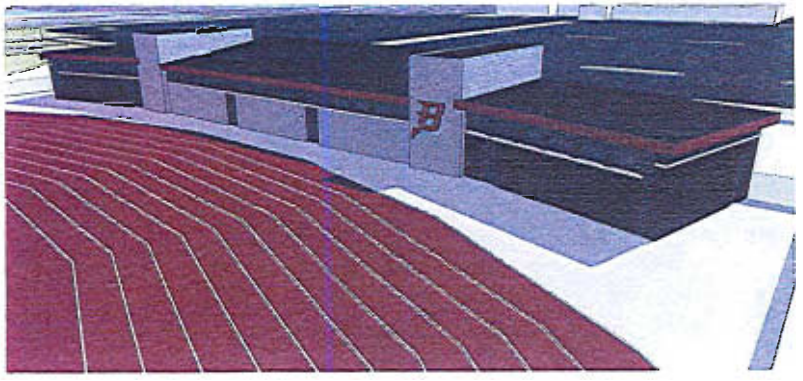
1 A4.2 SOUTH ELEVATION
1/8" = 1'-0"

KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI
BRADFORD TEAM BUILDING ELEVATIONS

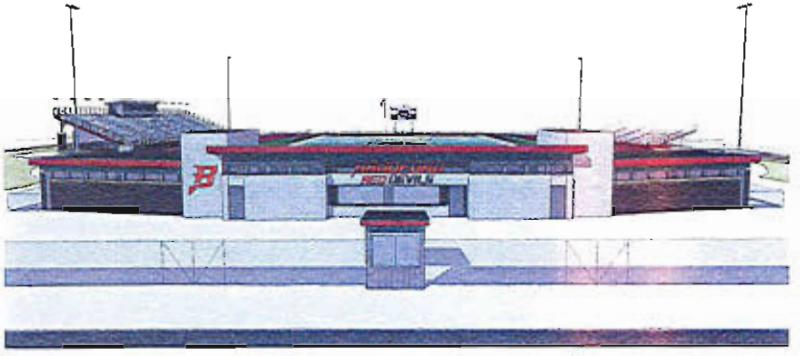
PartnersinDesign ARCHITECTS

07015.000
BLD
MAM
10.15.2015
BR
A4.2

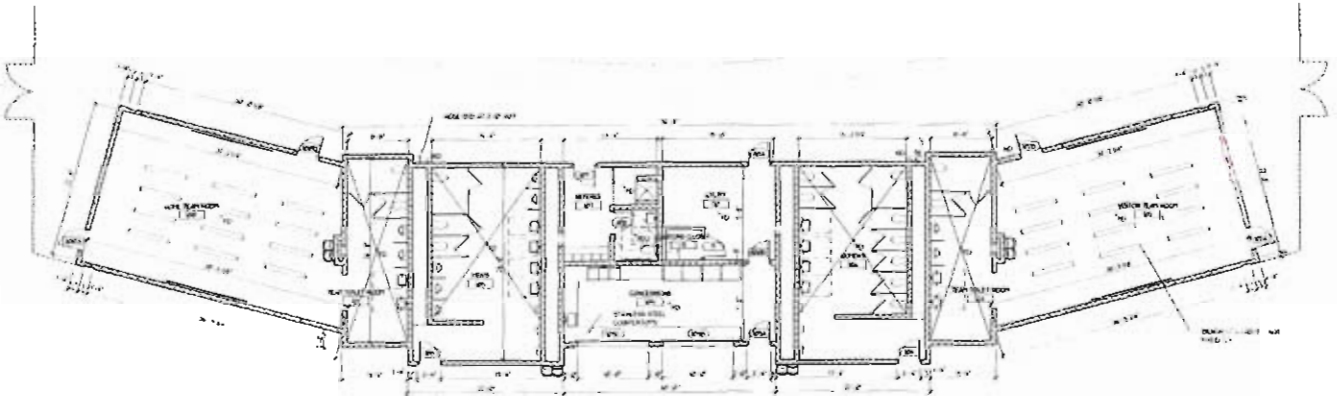
© 2015 Partners in Design Architects, Inc.

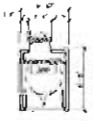


BRADFORD
TEAM BUILDING NORTHWEST ELEVATION
NTS



BRADFORD
TEAM BUILDING SOUTH ELEVATION
NTS





FLOOR PLAN

BRADFORD
FLOOR PLAN

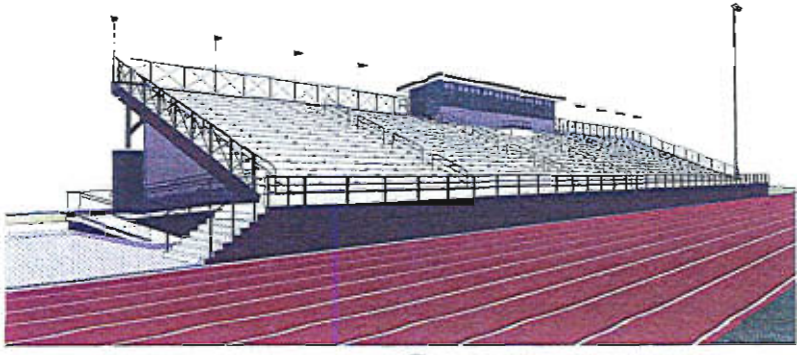
© 2015 Partners in Design Architects, Inc.

KUBO ATHLETIC FIELDS
3800 22ND STREET, KENOSHA, WI
BRADFORD TEAM BUILDING AND CONCESSIONS PLAN

Partners in Design
ARCHITECTS

DRAWN DLD
CHKD MJH
10.19.2015

A3.3



GRANDSTAND SOUTH EAST ELEVATION
A4.4 NTS
BRADFORD

GRANDSTAND SOUTH WEST ELEVATION
A4.4 NTS
BRADFORD

KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI

BRADFORD GRANDSTAND ELEVATIONS

Partners in Design
ARCHITECTS

DLD MAR

BR
A4.4

© 2015 Partners in Design Architects, Inc.

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report - Item 7

Thursday, November 19, 2015 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Request for Relief to the off-street parking requirements of Section 6.01 of the Zoning Ordinance for a new stadium to be located at 3700 Washington Road. (KUSD/Bradford High School) (District 6) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Paff, District 6, has been notified. Alderperson Kennedy has been notified because his district lies within 100 feet of the proposed project. Property owners within 100 feet of the property boundaries have been notified. The City Plan Commission is the final review authority.

LOCATION AND ANALYSIS:

Site: 3700 Washington Road
Zoned: IP Institutional Park / Air-5 Airport Overlay / FW Floodway / SWO Shoreland Wetland Overlay

1. Kenosha Unified School District (KUSD) is proposing to construct a new stadium on the Bradford High School property.

2. Section 6.0 of the Zoning Ordinance requires all separate uses on a property to provide the minimum amount of off-street parking spaces for each use, and the collective total is the minimum amount required for the site.

3. The proposed number of off-street parking spaces on the site will not be sufficient to cover the minimum amount required per the Zoning Ordinance for a stadium and a high school. KUSD is requesting relief to the minimum standards per Chapter 6.03 of the Zoning Ordinance.

4. The calculations are as follows:

	Required Parking
246,497 net s.f. of High School @ 1 space per 500 s.f.	493
3,000 seat stadium @1 space per 5 seats	600
Parking Required	***1,093***
Parking Provided	***857***

5. Staff believes that since the stadium and the high school won't be used at the same time, the parking provided is enough to handle each use individually.

RECOMMENDATION:

A recommendation is made to grant relief to the off-street parking requirements.

Brian Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2015/NOV19/7Staff-relief-prkg-KUSDBradford.doc

Kenosha Unified
School District

3600 52ND ST., KENOSHA, WI 53144
P 262-359-6300 • F 262-359-7672

November 12, 2015

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

Dear Brian,

The Kenosha Unified School District is requesting that the City of Kenosha Plan Commission grant relief to the District for the off-street parking requirements found in Chapter 6 of the Kenosha Zoning Ordinance. This request is being made in regard to the construction of a new football stadium at Bradford High School.

Presently, the Bradford High School property has 623 on-site parking spaces. With the new stadium improvements the total on-site parking count will increase to 837 spaces. The Bradford school building square footage requires a total of 493 parking spaces. The new stadium requires a total of 600 parking spaces. It is the position of the KUSD that neither the stadium nor the school will be fully occupied simultaneously at any given time. Historically all scheduled events at a stadium are held after school hours, in the evening or on weekends when the school is unoccupied. KUSD has operated both Ameche and Jaskwhich Fields under this permise.

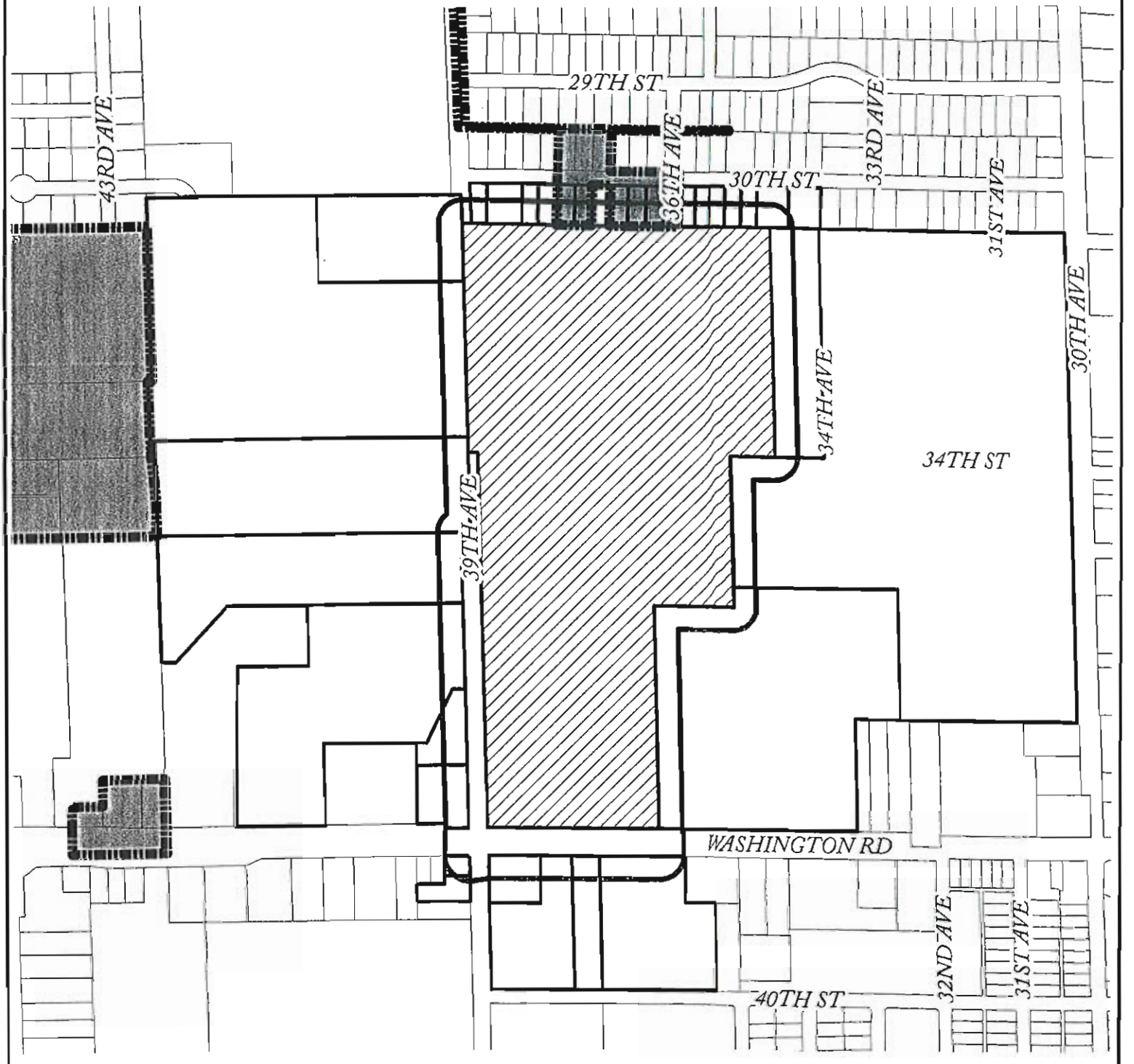
If you should have any comments or concerns regarding this matter please feel free to contact me.

Sincerely,

John E. Setter, AIA
KUSD Project Architect

City of Kenosha

Vicinity Map
Bradford High School Stadium
Off-Street Parking Exception



Subject Property

100 Foot Notification Boundary

Properties Required to be Notified

KENOSHA

0 625

Feet

DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ October 14, 2015 ~ mc

8. **Religious Institutions (churches, chapels, and other places of religious assembly):** 1.0 space per 5 seats.

9. **Cultural Institutions (libraries, museums, and art museums):** 1.0 space per 400 square feet of gross floor area.

10. **Philanthropic and Charitable Institutions:** 1.0 space per 400 square feet of gross floor area.

OTHER

11. **Hospital:** 1.5 spaces per 1 bed.

12. **Convalescent and Nursing Homes, including Extended Care Facilities:** 1.0 space per 3 beds.

13. **Nursery and Childcare, and Adult Day Care Centers:** 1.0 space per employee, plus 1.0 space per 20 children or clients.

14. **Theaters; General Auditoriums; Arenas; Stadiums; Exhibition Halls or Other Similar Places of Assembly:** 1.0 space per 5 seats.

15. **Penal, Reform, Disciplinary and Mental Health Facilities:** 1.0 space per 6 beds.

16. **Conference Centers:** 10.0 spaces minimum, or spaces equal to 30% of the licensed capacity, whichever is greater.

16.a. **Shelter Facility:** 1.0 space per 6 beds.

BUSINESS

17. **Convenience Retail, General Merchandise and Service Stores; Office Buildings; Financial Institutions; Miscellaneous Retail and Service Uses; Home Improvement and Gardening Supply Stores and Uses; and Motor Vehicle Uses:** 1.0 space per 250 square feet of gross floor area, except for the uses listed in **18.** to **33.** below.

18. **Automobile Sales and/or Service, Automobile and/or Truck Rental or Leasing, Mobile or Manufactured Home Sales and Service, and Recreational Vehicle Sales and Service:** 1.0 space per 300 square feet of gross floor area, plus 1 space per 2,500 square feet of gross land area devoted to sales or rental.

19. **Automobile Service or Fuel Station:** 3.0 spaces minimum, plus 3.0 spaces per each service bay.

20. **Automobile Body Shop:** 3.0 spaces minimum, plus 1 space per 500 square feet of gross floor

to or across an alley from a residential district.

Such screening shall be accomplished by a fence, wall, berm or landscaping, or some combination thereof, constituting an opaque characteristic which obscures from horizontal view, the parking facility. Such screen shall not be less than four (4') feet in height, except where reduced heights are required in **§2.06**, "Visual Clearance" of this Ordinance.

2. Review of Screening Plans. As part of the overall review of a parking facility plan, the Administrator shall review and approve plans for the screening of a parking facility.

E. Submission and Review of Proposed Off-Street Parking. The Administrator shall determine the number of off-street parking spaces required by the use being served and shall approve the location of said parking spaces on the lot as part of the Building Permit or Certificate of Occupancy Permit review procedure. The Administrator shall not issue any Certificate of Occupancy Permit until the proposed off street parking meets all requirements of §5.08 of the Code of General Ordinances.

F. Minimum Parking Spaces Required for the Following Permitted or Conditional Uses:

RESIDENTIAL

1. Single-Family and Two-Family: 1.0 spaces per dwelling unit in the Rg-1, Rg-2 and Rs-3 zoning districts. Two (2) spaces per dwelling unit in all other residentially zoned districts.

2. Multiple-Family: 2.0 spaces per dwelling unit, plus any additional parking required as part of a conditional use review.

3. Elderly Housing.
a. Rm-1 and Rm-2 Districts: 1.0 space per dwelling unit, plus 1.0 space per dwelling unit reserved in open space for future conversion to conventional multifamily housing.
b. RM-3 and B-4 Districts:
(1) Elderly Multifamily Units: 1.0 space per dwelling unit.
(2) Elderly and Handicapped Community Living Arrangements and Assisted Living Facilities: 0.35 spaces per bed.

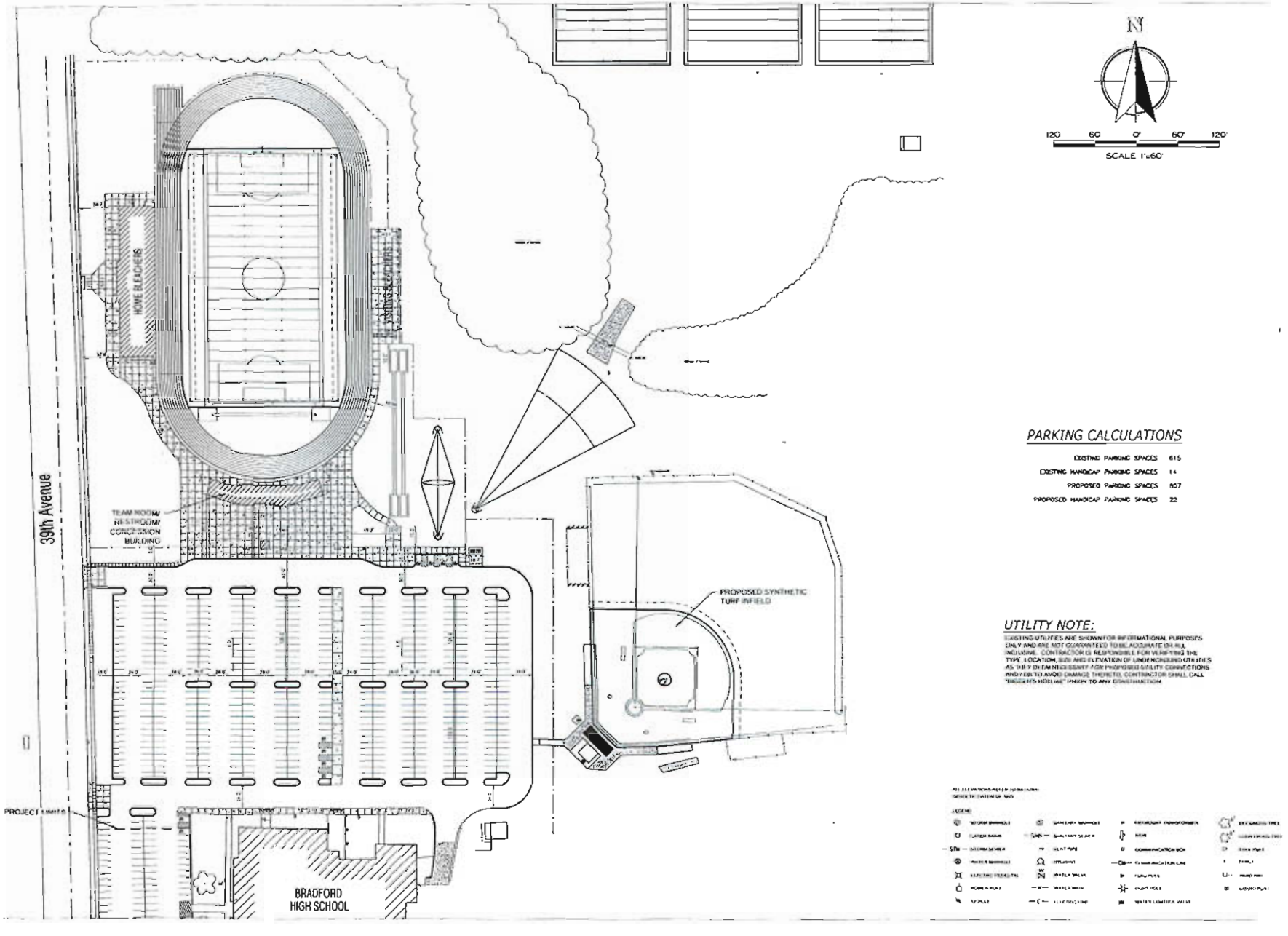
4. Community Living Arrangements: 0.25 space per bed.

5. Fraternity, Sorority, Rooming and Boarding House: 0.5 spaces per bedroom; **Bed and Breakfast Establishments:** 1.0 space per bedroom.

6. Motel-Hotel: 1.0 space per rental unit, plus 1.0 space per 3 employees.

INSTITUTIONAL

7. Educational Institutions:
a. Elementary and Middle Schools: 1.0 space per 1,500 square feet of net floor area, including assembly halls.
b. Senior High Schools: 1.0 space per 500 square feet of net floor area, including assembly halls.
c. Vocational Schools, University and College Campuses, and Private Business Schools: 4 spaces per 1,000 square feet of net floor area used for classrooms, offices, libraries, museums, conference rooms, and/or art galleries, plus 1.0 space per 7 seats for theaters, general auditoriums, arenas, stadiums, other similar places of assembly.



PARKING CALCULATIONS

EXISTING PARKING SPACES	615
EXISTING HANDICAP PARKING SPACES	14
PROPOSED PARKING SPACES	857
PROPOSED HANDICAP PARKING SPACES	22

UTILITY NOTE:

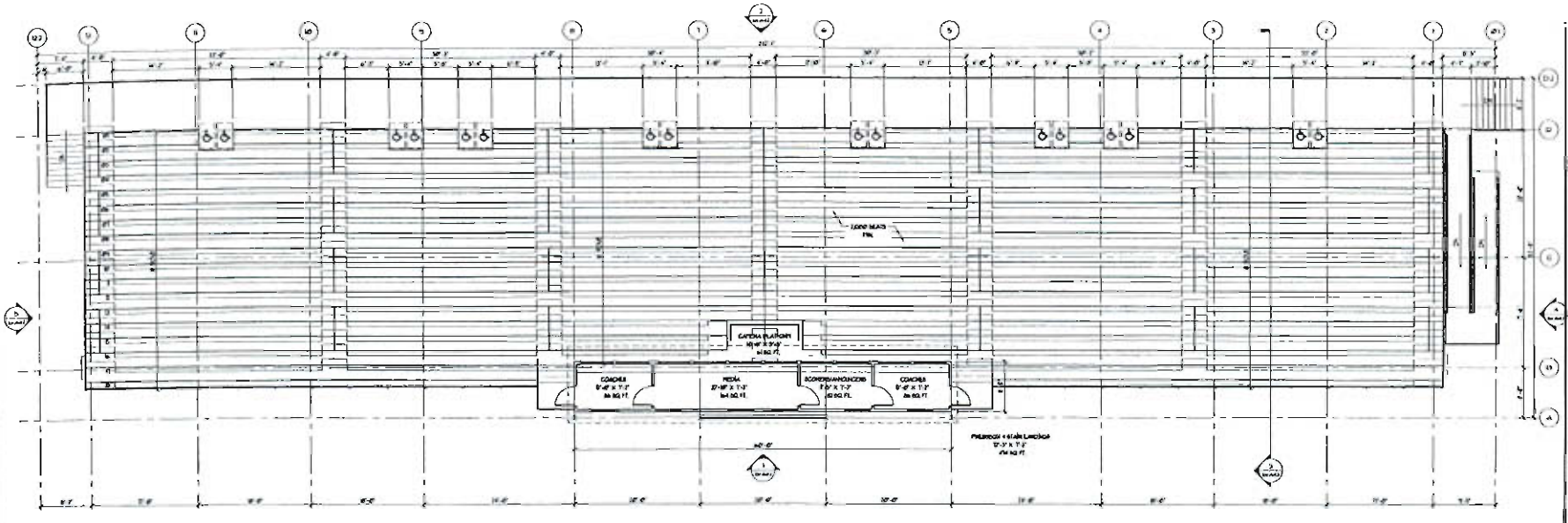
EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY OBTAIN NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

LEGEND

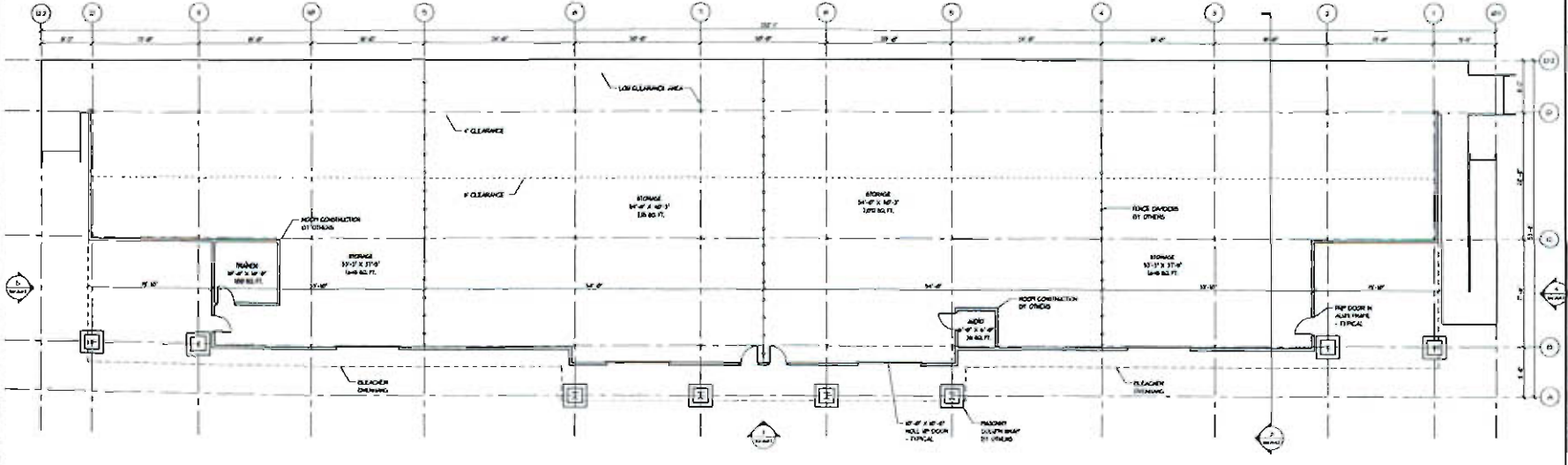
KUSD ATHLETIC FIELDS
3500 52ND STREET, KENOSHA, WI
BRADFORD DIMENSIONED SITE PLAN

Nielsen Madsen & Barber S.C.
Civil Engineering and Land Surveyors
1458 Horizon Blvd Suite 205, Racine, WI 53406
Tel: (262) 634-5588 Fax: (262) 634-5024
Website www.nmbsc.net

PROJECT NO 108.0071.01
DRAWN BY KDB
CHECKED BY MDE
DATE 10-13-2015
SHEET NO BR C2



BRADFORD
PRESS BOX LEVEL PLAN
1/8" = 1'-0"



BRADFORD
GROUND LEVEL PLAN
1/8" = 1'-0"

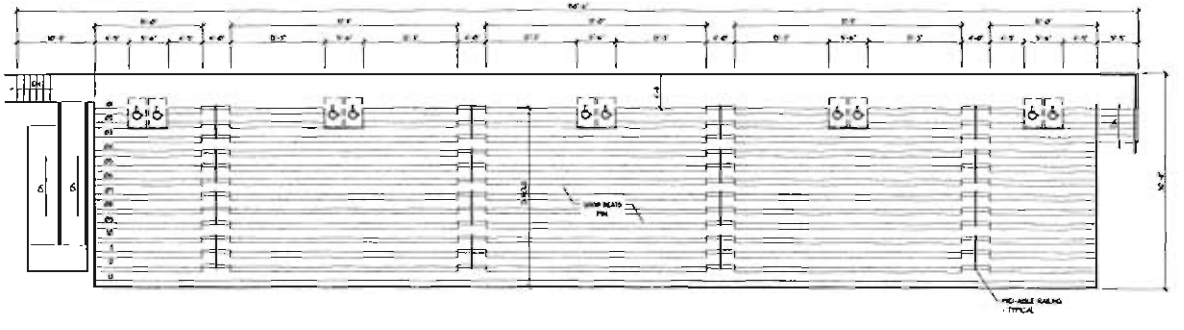
KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI

BRADFORD GRANDSTAND PLAN

PartnersinDesign
ARCHITECTS

07015.000
DLD
MAM
BR
A3.1

©2015 Partners in Design Architects, Inc.



1 A3.2 VISITOR BLEACHERS
1/8" = 1'-0" BRADFORD CONFIGURATION A

NORTH

©2015 Partners in Design Architects, Inc.

KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI

BRADFORD VISITOR, BASEBALL & SOFTBALL BLEACHER PLANS

PartnersinDesign
ARCHITECTS

PROJECT NO
01015.000

DRAWN BY MDR
CHECKED BY MAM

DATE
10.13.05

SHEET NO
BR
A3.2

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report - Item 8

Thursday, November 19, 2015 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Conditional Use Permit for a 1,133 s.f. press box and bleachers to be located at 2804 39th Avenue. (KUSD/Bullen Middle School) (District 10) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Kennedy, District 10 has been notified. Alderperson Paff has been notified because his district is within 100 feet of the proposed project. The City Plan Commission is the final review authority.

LOCATION AND ANALYSIS:

Site: 2804 39th Avenue
Zoned: IP Institutional Park; Air-4 Airport Overlay; Air-5 Airport Overlay; and RS-1 Single-Family Residential

1. Kenosha Unified School District (KUSD) is proposing to construct a new press box and bleachers structure at Bullen Middle School. The complex will be built where the current track/football stadium sits. Additional soccer practice fields will be constructed on the south end of the property.

2. The new construction would be part of a proposed complex and will include:
   a. Three (3) baseball/softball fields;
   b. Tennis courts - relocated from Bradford High School.

3. The materials and uses are as follows:
   a. Exterior materials of the bleacher/press box is ground face concrete masonry units.
   b. The second floor of the press box will be clad in an architectural metal panel.

4. The plans were sent to City Departments for their review. Their comments are included in the attached Conditions of Approval.

5. The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

RECOMMENDATION:

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

Brian Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2015/NOV19/8Staff-cup-KUSDBullen.doc

THE CITY OF KENOSHA
CHART A BETTER COURSE

Conditions of Approval
Kenosha Unified - Bullen Middle School
2804 39th Avenue
November 19, 2015

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:

   a. The applicant shall obtain all required construction permits from the Department of Community Development & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.

   b. The applicant shall obtain a Stormwater Management permit from the Department of Public Works.

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

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

   e. Prior to the issuance of any Occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.

   f. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.

   g. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.

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

   i. Applicant shall meet all applicable Conditions of Approval and obtain a Building permit within twelve (12) months of the Common Council approval. Building permits for all other buildings shall be obtained within two (2) years of the Common Council approval or the Conditional Use Permit shall be null and void.

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

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

l. Prior to final Occupancy of the building, the applicant shall provide an electronic copy of the following information to the Fire Prevention Bureau:
   i. Site Plan as-built.
   ii. Floor Plan as-built
   iii. Site Utilities
   iv. Sprinkler Plans
   v. Fire Alarm Plans

2. The following Conditions of Approval shall be satisfied with City Staff prior to the issuance of any construction permits:

   a. The Drainage Plan shall be revised and resubmitted for review and approval addressing comments listed in the Public Works memo dated November 10, 2015.

   b. The Utility Plan shall be revised and resubmitted for review and approval addressing the comments listed in the Kenosha Water Utility memo dated November 6, 2015.

   c. The asphalt turnaround near the storage building must be larger to support Kenosha Fire Department apparatus and their turning movements in case of a fire or medical emergency.

   d. Provide clarification on baseball field or tennis court lighting, if any. Any lighting in these areas shall not cause light spillover or glare into the adjacent residential areas.

/u2/acct/cp/ckays/1CPC/2015/NOV19/8-conditions-KUSDBullen.doc

THE CITY OF
KENOSHA
PUBLIC WORKS
ENGINEERING

TO: Brian Wilke, Development Coordinator

FROM: Shelly Billingsley, P.E. Shelly Billingsley CMA 11-10-15
City Engineer

Date: **November 10, 2015**
Subject: **Plan Review Comments**
Project Description: **Bullen Middle School Athletic Improvements**
Location: **2804 39th Avenue**

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

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

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

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

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

Grading & Drainage Comments:

1. Page C-3, On the Removal Sheet should show a table of the total disturbed area as well as the total existing and proposed impervious surface area. Also should show the limits of the existing ground disturbed area with the use of a pattern
2. Page C-5, Adjust the callout above the tennis courts that says "2% Slope" and point it to the swale line. Also it is over some proposed elevations that can't be read.
3. Page C-7, I think it would be much clearer if the Ball Field had a blowup all on its own so that elevations can be placed at all of the storm sewer/drain pipe junctions.
4. Page C-7, is there only one ball field that is receiving the drain tile?
5. Please include a detail of the outlet structure and pond cross-section showing side slopes, permanent pool depth, and NWL and HWL. Information must also be included on the construction of the berm and associated overflow weir, in accordance with the Kenosha Stormwater Management Criteria.
6. Please show proposed site grade elevations on storm sewer plan to help correlate rim elevations to site drainage.
7. Please include a detail and information regarding an appropriate trash rack on the stormwater pond outlet in accordance with the Kenosha Stormwater Management Criteria.
8. An access and detention pond maintenance easement will be required. The access to the basin requires a 10 foot wide drivable access (can be on grass however slopes need to be fairly flat) from the road and around entire basin. This needs to be in a recordable easement document.
9. SWMP, please clarify that the "Composite Discharge" table in the SWMP and whether it relates to the discharge on the site PRIOR to any detention/controlled release.
10. It appears the development will encroach on wetlands and/or come very near to the boundary of the wetlands. Please provide any correspondence with the WDNR for permitting regarding these wetlands to ensure compliance with all State and Federal regulations.
11. Stormwater Maintenance Agreement will be required for the detention basin per City of Kenosha Code of General Ordinance. This is a signed and recorded document.
12. Missing detail sheet for call outs listed on Sheet C-4.
13. 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.

Traffic Comments:

1. Page C-5, Show the proposed sidewalk pattern on this sheet. Show grades at all break points and high points to make sure it is graded properly.
2. Page C-5, It appears that there is fence the new sidewalk areas. Remove accordingly.
3. It appears that there is no detail sheet showing details for: Sidewalk Cross Section, Pond Outlet Structure, as well as other details needed for the project.

cc: **Cathy Austin; Greg Holverson; Kile Kuhlmey; Gerard Koehler, 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: November 6, 2015

Subject: Bullen Middle School Athletic Improvements

Location: 2804 39th Avenue

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

1. Show the water meter size and location, including a detail or diagram, on the construction plans, not with the MEP submittal. The water meter shall have unobstructed access, twelve inches (12") from the inside wall, twelve to twenty-four inches (12"-24") above the floor. The meter shall have a valve, preferably ball style, on the inlet and outlet pipe.
2. All water meters one and one half inches (1-1/2") or greater shall have a bypass with a two way ball valve with locking handle as manufactured by RuB, or approved equal.
3. 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.
4. Water services larger than two inches (2") shall be flushed and bacteria tested in accordance with KWU Chapter XXXII Rules & Regulations, Rule 06-35.
5. There are no specifications for water or sanitary sewer service materials or installation shown on the plans.
6. Water services shall have a blue 12 gauge locator wire installed along the entire length. Locator wire shall be brought to the surface in the curb box and at the edge of the building and enclosed in a locator box with "water" on the cover.
7. The Utility Legend and the Water Main Design table conflict regarding the size of the water service. Also, STUB 1.0 is shown in table but is not referenced on the plan.
8. The sanitary sewer connection shall be made using a "cut-in-wye" and installed by core drilling a hole in the main and attaching a flexible rubber tee or wye saddle with stainless steel clamps. This connection may also be made using an Inserta Tee,

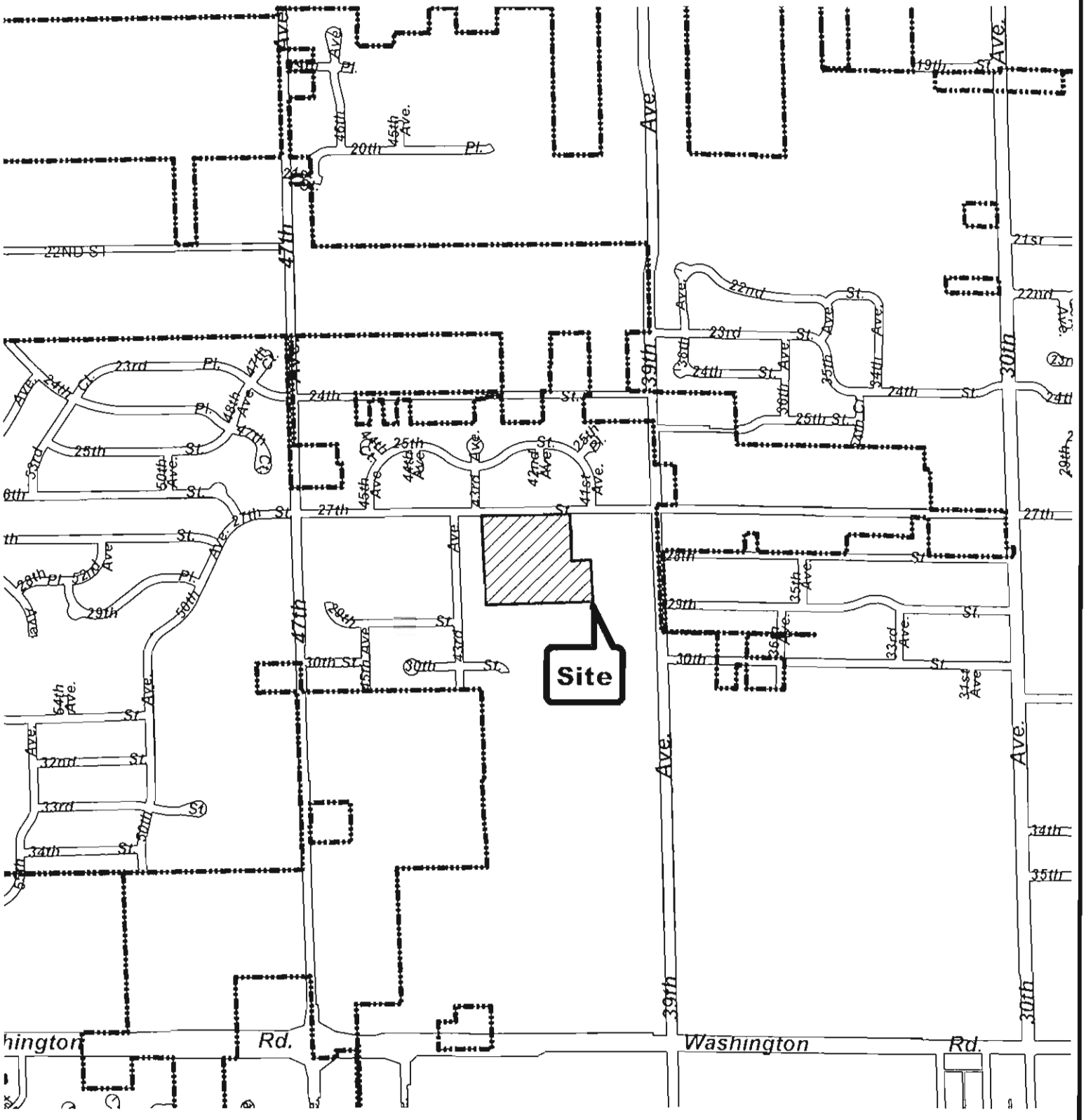
installed according to the manufacturer's recommendations. The sanitary sewer connection will need to be inspected by KWU. Notify KWU 48 hours in advance of connecting to the sewer.

9. There are no rim elevations given for SAN MH 6.0 or 7.0.
10. 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 edge of the building and enclosed in a locator box with "sewer" on the cover.
11. "Internal / External" manhole seals as manufactured by Adaptor, Inc. shall be provided for each private sanitary sewer manhole installed. A detail for the seal can be found at http://www.adaptorinc.com/pdf/inexspec.pdf.

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

City of Kenosha

Vicinity Map
Bullen Middle School Athletic Improvements CUP



DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ November 12, 2015 ~ mc

PartnersinDesign
ARCHITECTS

Partners in Design Architects, Inc.

WISCONSIN
600 Fifty Second Street
Suite 220
Kenosha, WI 53140
voice: 262.652.2800
fax: 262.652.2812

ILLINOIS
2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
voice: 847.940.0300
fax: 847.940.1045

October 19, 2015

Kenosha Fire Department
City of Kenosha

Re: KUSD Athletic Facilities Improvements

To whom it may concern:

This document serves as the letter of intent for fire suppression systems, sprinklers, smoke and heat detection, fire alarms, fire extinguishers, etc. relative to the Kenosha Unified School District athletic facility improvements project.

The improvements contemplated at each site are all un-heated, seasonally occupied buildings and bleacher structures that will be shut down and unoccupied each winter. The bleacher structures will have a full enclosure below them but will also be unoccupied storage space that will not be conditioned in any way. The site improvements include the following:

Tremper - Press Box/Storage Building (942 sf), tennis courts, baseball fields and soccer fields

Ameche Field - Press Box 500 sf), Bleacher seating with enclosed unoccupied storage below (12,025 sf), team/concessions building with public restrooms (4,456 sf), and a press box/storage building for the softball field (288 sf)

Bradford - Press Box (500 sf), Bleacher seating with enclosed unoccupied storage below (11,525 sf) and team/concessions building with public restrooms (4,316 sf)

Bullen - Press box/storage building (1,113 sf), tennis courts, baseball fields and soccer fields

Since all of the structures, with the exception of the bleacher seating, are below the minimum threshold under the city ordinance for requiring an automatic fire sprinkler system, we do not intend to install automatic sprinklers. Additionally, the bleacher enclosure is an unoccupied storage area and thus will not be sprinkled. All other code required smoke, heat, alarm and extinguisher requirements will be met.

Sincerely,

Mark A. Molinaro Jr., AIA

Development Review Application
City of Kenosha, Wisconsin

Mailing Information

NAME OF PROJECT: BULLEN M.S. ATHLETIC FACILITIES IMPROVEMENTS

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

○ Name and Address of Applicant [Please print]:
KENOSHA UNIFIED SCHOOL DISTRICT
PAT FINNEMORE
3600 52 STREET
KENOSHA, WI 53144

Phone: (262) 359.6331
Fax: (262) 359.7500
E-Mail: pfinnemo@kusd.edu

● Name and Address of Architect/Engineer [Please print]:
PARTNERS IN DESIGN ARCHITECTS INC
MARK MOLINARO JR
600 52 STREET SUITE 220
KENOSHA, WI 53140

Phone: (262) 652-2800
Fax:
E-Mail: markm@pidarchitects.com

○ 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): 2804 39 AVENUE

Type of Land Development

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

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

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

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

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

SECTION 4
CONDITIONAL USE PERMIT

Additional Information Required:	**Building or Addition Square Footage:** 1,133 S.F. **Existing Building Size:** _____ **Site Size:** 10 ACRES (APPROXIMATE) **Current # of Employees** _____ **Anticipated # of New Employees** _____ **Anticipated Value of Improvements** _____
Submittal Requirements:	➢ **Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale** ➢ **Developer Site Plan/Conditional Use Permit Checklist (Appendix A)**
If Item to be Reviewed by Plan Commission/Common Council must Submit:	➢ **One (1) 8 1/2" x 11" reduction *or* twenty (20) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides)** ➢ **Sample Board containing colored samples of all exterior building materials**

Fees:

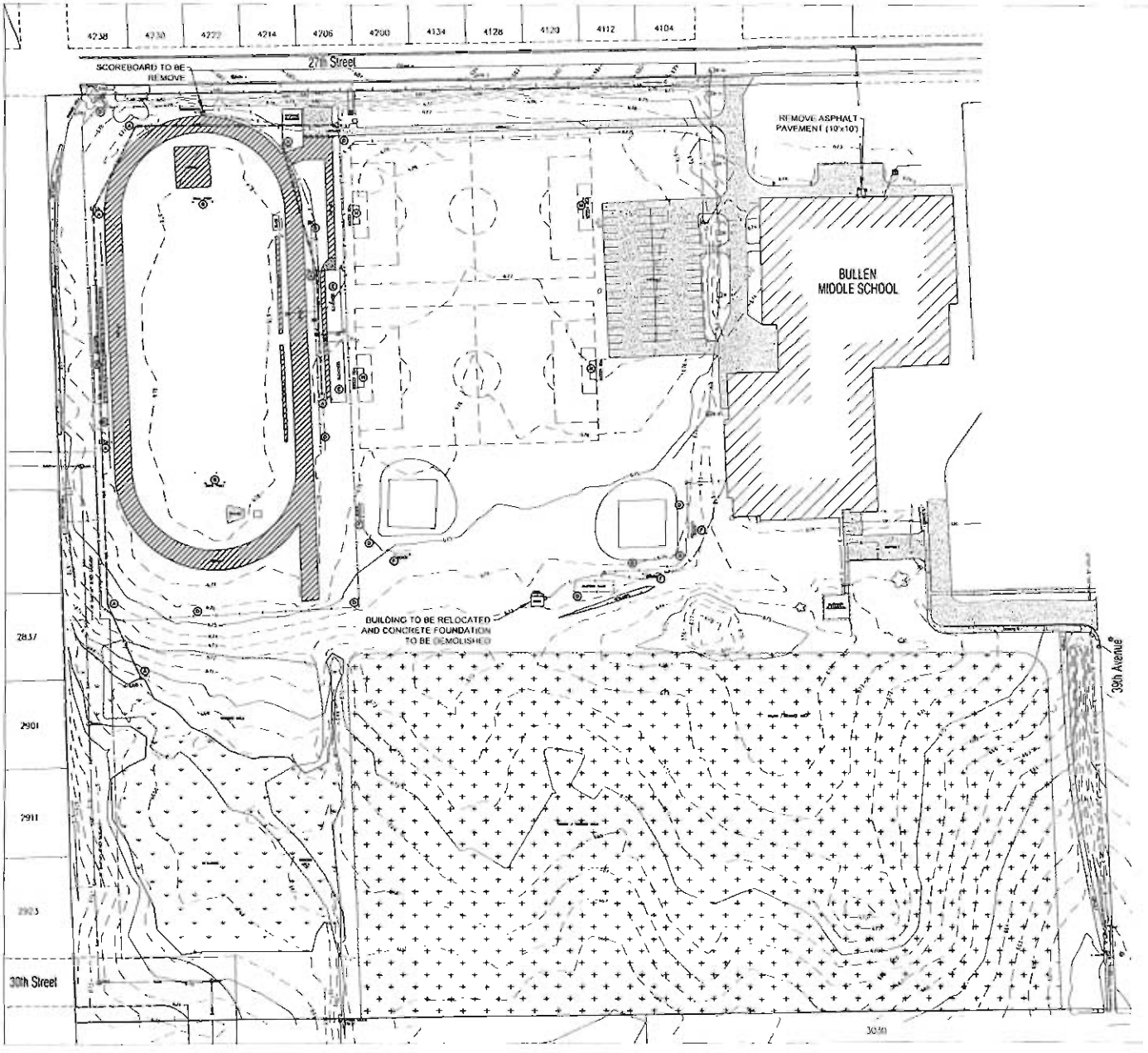
	Building or Addition Size	Site size	Review Fee
Level 1	**< = 10,000 sq. ft.**	**< = 1 acre**	**$900 = City Plan Dept. *or* $1,025 = CPC/CC**
Level 2	**10,001 - 50,000 sq. ft.**	**1.01 - 10 acres**	**$1,175 = City Plan Dept. *or* $1,300 = CPC/CC**
Level 3	**50,001 - 100,000 sq. ft.**	**10.01 - 25 acres**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

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

Appendices to Review:	➢ **All**
Approximate Review Time:	➢ **30 days for Staff Review** ➢ **45-60 days for City Plan Commission/Common Council Review**

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

***Building Plan*:**	➢ Layout of building(s) including size and layout of rooms ➢ Design and architecture ➢ Plans and details on fire suppression and/or standpipe ➢ Plans and details on fire detection, fire alarm and other safety devices
Site Plan (based on a plat of survey)	➢ Legal description of property ➢ Location and footprint of building(s) and structure(s) ➢ Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks ➢ Outline of any development stages ➢ Location and details on any required emergency access roads ➢ A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space
Drainage Plan	➢ Existing topography, including spot elevations of existing buildings, structures, high points, and wet areas, with any previous flood elevations ➢ Floodplain boundaries, if applicable ➢ Soil characteristics, where applicable ➢ Proposed topography of the site denoting elevations and natural drainage after construction and any proposed stormwater retention areas



N

120' 60' 0' 60' 120'

SCALE 1"=60'

SITE DEMOLITION LEGEND

- CLEARING & GRUBBING
- REMOVE CONCRETE SIDEWALK & BASE
- PULVERIZE PAVEMENT & BASE (FOR RE-USE ON SITE)
- SAW CUT PAVEMENT (FULL DEPTH)
- STORM SEWER REMOVAL (SEE PLAN)
- WATER SERVICE REMOVAL

(A) STORM SEWER STRUCTURES TO BE REMOVED
(B) UTILITY POLE TO BE REMOVED
(C) SITE LIGHTING POLE TO BE REMOVED
(D) FENCE TO BE REMOVED
(E) BLEACHERS TO BE REMOVED
(F) BENCH TO BE REMOVED AND SALVAGED TO OWNER
(G) GOAL POST TO BE REMOVED
(H) SOCCER GOAL TO BE SALVAGED TO OWNER

EXISTING UTILITY DATA

LW 1 R. 10" NW 667.27	CB 8 RIM 675.60 R. 12" N 671.19 R. 12" S 671.37	CB 14 RIM 672.56 R. 12" NAS 670.76
CB 1 RIM 678.69 R. 30" NAS 676.79	CB 9 RIM 681.51 R. 24" N 654.03 R. 24" S 651.33 R. 14" E 651.53	STM 1 RIM 680.23 R. 30" E&W 672.93
CB 2 RIM 676.55 R. 6" N 672.95 R. 6" E 672.15 R. 10" SW 671.95	CB 10 RIM 677.97 R. 18" N 664.27 R. 24" S 660.77 R. 30" E 664.47 R. 30" W 660.67	STM 2 RIM 683.89 R. 30" E&W 671.59
CB 3 RIM 677.16 R. 6" NE 674.33 R. 6" W 672.79 R. 6" SE 672.89	CB 11 RIM 677.26 R. 24" N 660.16 R. 12" S 663.16	STM 3 RIM 682.21 R. 30" E&W 658.21
CB 4 RIM 676.83 R. 6" NAS 673.18	CB 12 RIM 677.26 R. 12" NAS 669.96	STM 6 RIM 684.43 R. 30" E&W 657.12
CB 5 RIM 678.03 R. 6" W 673.83	CB 13 RIM 677.46 R. 12" NAS 670.46	STM 7 RIM 684.70 R. 24" S 651.40
CB 6 RIM 677.19 R. 6" W 674.99		SAW 1 RIM 676.93 R. 12" S 663.28 R. 12" N 663.28
CB 7 RIM 677.05 R. 10" NEAS 673.18		SAW 2 RIM 669.97 R. 12" N 662.27 R. 12" S 662.27

DIGGERS HOTLINE
Call (8) or (800) 242-8511
www.DiggersHotline.com

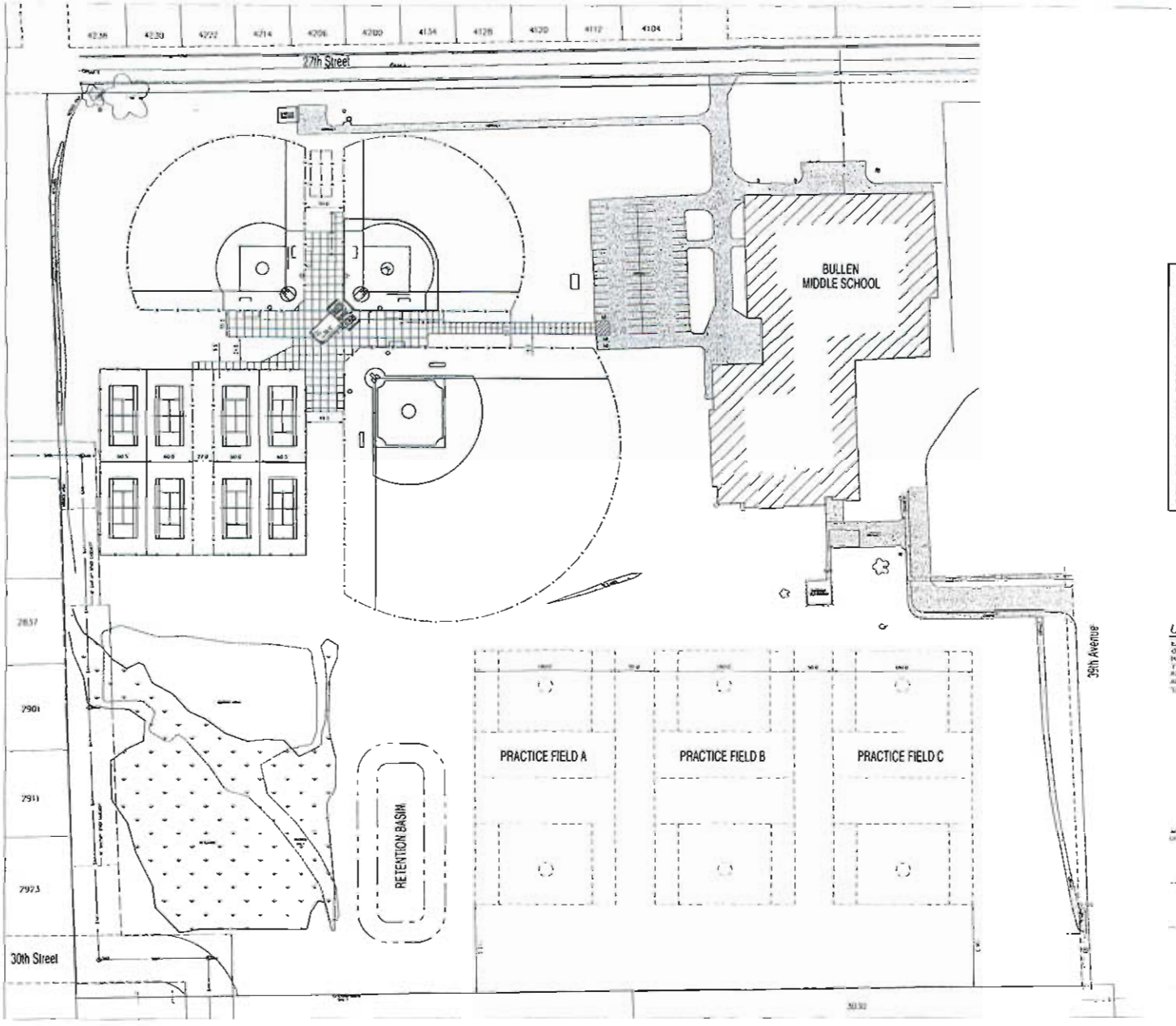
- SANITARY MANHOLE
- SANITARY SEWER
- STORM MANHOLE
- CATCH BASIN
- STORM SEWER
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC LINE
- FIRE HYDRANT
- FENCE
- COMMUNICATION BOX
- COMMUNICATION LINE
- GUARD POST
- GUARD POLE
- WATER SERVICE VALVE
- GAS LINE
- ATA SIGN CLASSIFICATION

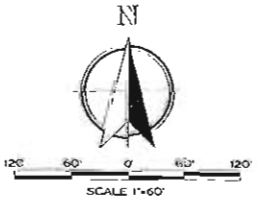
KUSD ATHLETIC FIELDS
3900 52ND STREET, KENOSHA, WI

BULLEN SITE DEMOLITION PLAN

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd Suite 200, Racine, WI 53406
Tele (262) 634-5588 Fax (262) 634-5024
Website www.nmbsc.net

PROJECT NO. 2050071.01
DRAWN BY NDB
DESIGNED BY MDE
DATE 10-13-2015
SHEET NO. BU C3





EXISTING UTILITY DATA

UTILITY NOTE:

EXISTING UTILITIES ARE SHOWN FOR DIMENSIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE IN ALL INSTANCES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND FOR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

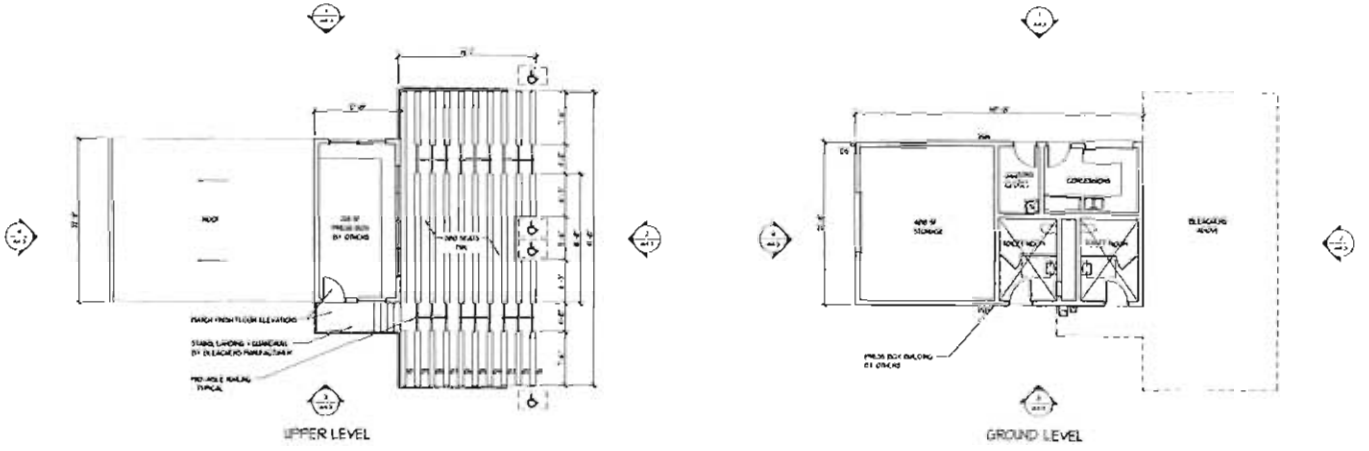
DIGGERS HOTLINE
CALL 1-800-242-8511
www.DiggersHotline.com

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 horizon Blvd, Suite 200, Racine, WI 53406
Tel 262-634-5588 Fax 262-634-4587
www.nmb-pc.com

KUSD ATHLETIC FIELDS
3800 52ND STREET, KENOSHA, WI

BULLEN DIMENSIONED SITE PLAN

project no.	705.0071.01
drawn by	KDB
designed by	KDB
date	10-19-2016
sheet no.	BU C2



VARSITY SOFTBALL BLEACHERS
2/A3.2 1/8" = 1'-0"
BULLEN

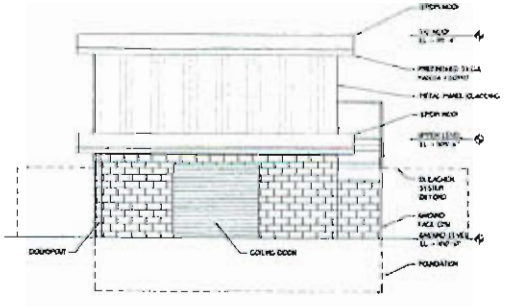
© 2015 Partners in Design Architects, Inc.

KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI

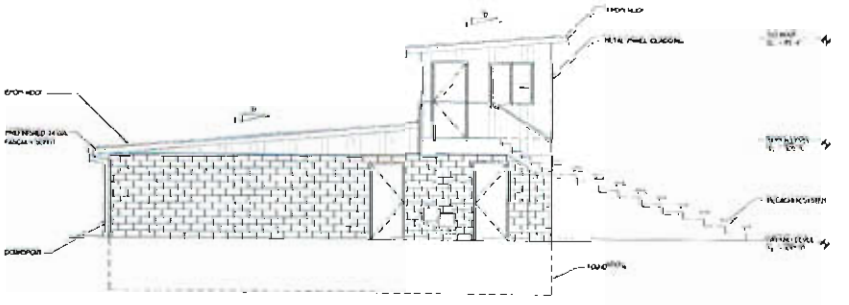
BRADFORD VISITOR, BASEBALL & SOFTBALL BLEACHER PLANS

PartnersinDesign
ARCHITECTS

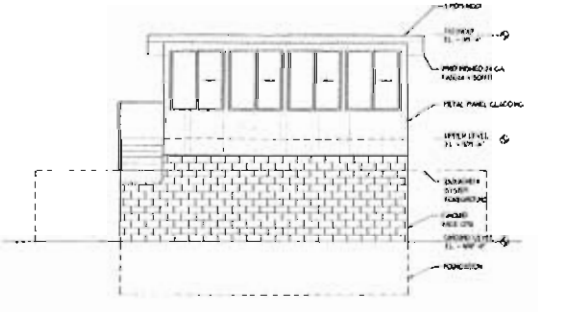
0205.000
MDR MAM
10.13.2015
BR
A3.2



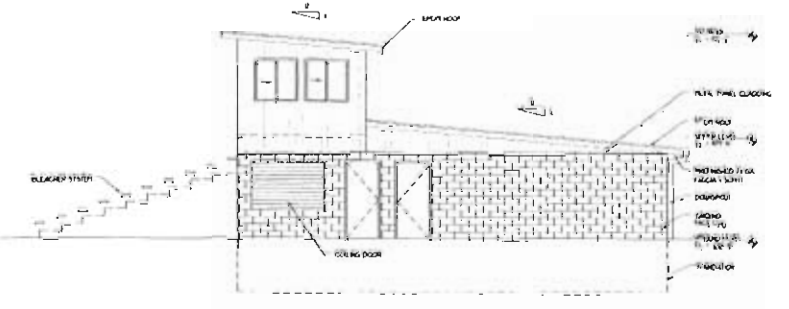
BULLEN VARSITY SOFTBALL PRESSBOX
4 A4.3 **WEST ELEVATION** 3/16" = 1'-0"



BULLEN VARSITY SOFTBALL PRESSBOX
3 A4.3 **SOUTH ELEVATION** 3/16" = 1'-0"



BULLEN VARSITY SOFTBALL PRESSBOX
2 A4.3 **EAST ELEVATION** 3/16" = 1'-0"



BULLEN VARSITY SOFTBALL PRESSBOX
1 A4.3 **NORTH ELEVATION** 3/16" = 1'-0"

© 2015 Partners in Design Architects, Inc

KUSD ATHLETIC FIELDS
1800 52ND STREET, KENOSHA, WI
BRADFORD PRESS BOX EXTERIOR ELEVATIONS

PartnersinDesign
ARCHITECTS

07/01/2015
BR
A4.3

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report - Item 9

Thursday, November 19, 2015 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Conditional Use Permit for a 942 s.f. press box and bleachers to be located at 8560 26th Avenue. (KUSD/Tremper High School) (District 9) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Rosenberg, District 9 has been notified. The City Plan Commission is the final review authority.

LOCATION AND ANALYSIS:

Site: 8560 26th Avenue
Zoned: IP Institutional Park

1. Kenosha Unified School District (KUSD) is proposing to construct a new press box and bleachers structure at Tremper High School. The proposed structure will be built behind the existing baseball field, southwest of the school. The existing tennis courts will also be reconfigured on the site.

2. The materials and uses are as follows:
   a. Exterior materials of the bleacher/press box is ground face concrete masonry units.
   b. The second floor of the press box will be clad in an architectural metal panel.

3. The plans were sent to City Departments for their review. Their comments are included in the attached Conditions of Approval.

4. The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

RECOMMENDATION:

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

Brian Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2015/NOV19/9Staff-cup-KUSDTremper.doc

THE CITY OF KENOSHA
CHART A BETTER COURSE

Conditions of Approval
Kenosha Unified - Tremper High School
8560 26th Avenue
November 19, 2015

1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:

   a. The applicant shall obtain all required construction permits from the Department of Community Development & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits.

   b. The applicant shall obtain a Stormwater Management permit from the Department of Public Works.

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

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

   e. Prior to the issuance of any Occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.

   f. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.

   g. All roof top mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.

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

   i. Applicant shall meet all applicable Conditions of Approval and obtain a Building permit within twelve (12) months of the Common Council approval. Building permits for all other buildings shall be obtained within two (2) years of the Common Council approval or the Conditional Use Permit shall be null and void.

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

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

l. Prior to final Occupancy of the building, the applicant shall provide an electronic copy of the following information to the Fire Prevention Bureau:
   i. Site Plan as-built.
   ii. Floor Plan as-built
   iii. Site Utilities
   iv. Sprinkler Plans
   v. Fire Alarm Plans

2. The following Conditions of Approval shall be satisfied with City Staff prior to the issuance of any construction permits:

   a. The Drainage Plan shall be revised and resubmitted for review and approval addressing comments listed in the Public Works memo dated November 10, 2015.

   b. The Utility Plan shall be revised and resubmitted for review and approval addressing the comments listed in the Kenosha Water Utility memo dated November 6, 2015.

/u2/acct/cp/ckays/1CPC/2015/NOV19/9-conditions-KUSDTremper.doc

THE CITY OF
KENOSHA
PUBLIC WORKS
ENGINEERING

TO: Brian Wilke, Development Coordinator

FROM: Shelly Billingsley, P.E. Shelly Billingsley CWA 11-10-15
City Engineer

Date: **November 10, 2015**
Subject: **Plan Review Comments**
Project Description: **Tremper High School Athletic Improvements**
Location: **8560 26th Avenue**

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

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

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

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

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

Grading & Drainage Comments:

1. Page C-3, On the Removal Sheet should show a table of the total disturbed area as well as the total existing and proposed impervious surface area. Also should show the limits of the existing ground disturbed area with the use of a pattern
2. Page C-5, correct some of the elevations that are stacked on top of other elevations.
3. Page C-5, drainage concern for both Tennis Courts & sidewalks. They appear to drain towards the sidewalk and the sidewalks drain towards the courts on both sides and there is no trench drains to capture.
4. Please show proposed site grade elevations on storm sewer plan to help correlate rim elevations to site drainage.
5. 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.

Traffic Comments:

1. Page C-2, Show new Sidewalk in the area of the Construction Entrance.
2. Page C-3, Show the proposed construction entrance on this plan. Place a note stating to place 2 by 10's in curb flow line to bridge curb and also place a note for Sidewalk Removal to nearest joint due to damage or place note on plan set "if sidewalk is damaged during construction it will need to be removed and replaced." A sidewalk permit will be needed if replacement occurs.
3. It appears that there is no detail sheet showing details for: Pavement Cross Section, Curb & Gutter, Driveway, Approach, Handicap Ramps, Islands, Lighting Base and Pole Details as well as other details needed for the project.
4. Page C-5, the sidewalk cross slopes between the building and the Tennis Courts is at 4% which exceeds ADA of 2% Max.

cc: **Cathy Austin; Greg Holverson; Kile Kuhlmey; Gerard Koehler, 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: November 6, 2015

Subject: Tremper High School Athletic Improvements

Location: 8560 22nd Avenue

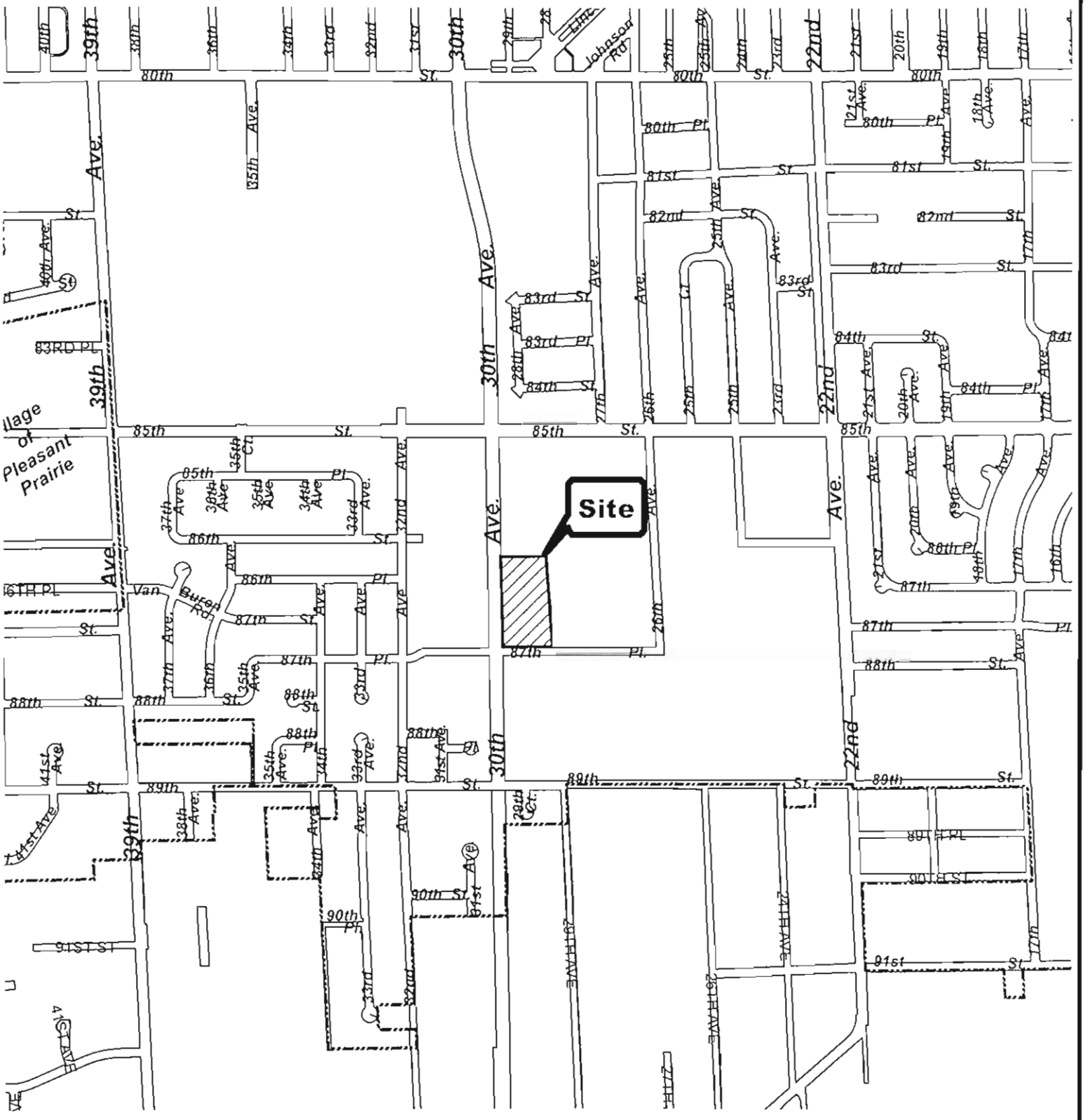
The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project. Further information from the Developer is required before the Utility can complete this review. Please withhold all permits until the following information is submitted.

1. Show the water meter size and location, including a detail or diagram, on the construction plans, not with the MEP submittal. The water meter shall have unobstructed access, twelve inches (12") from the inside wall, twelve to twenty-four inches (12"-24") above the floor. The meter shall have a valve, preferably ball style, on the inlet and outlet pipe.
2. All water meters one and one half inches (1-1/2") or greater shall have a bypass with a two way ball valve with locking handle as manufactured by RuB, or approved equal.
3. 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.
4. There are no specifications for water or sanitary sewer service materials or installation shown on the plans.
5. Water services shall have a blue 12 gauge locator wire installed along the entire length. Locator wire shall be brought to the surface in the curb box and at the edge of the building and enclosed in a locator box with "water" on the cover.
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 edge of the building and enclosed in a locator box with "sewer" on the cover.

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

City of Kenosha

Vicinity Map
Tremper High School Athletic Improvements CUP



Municipal Boundary

DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ November 12, 2015 ~ mc

0 1,000 Feet

PartnersinDesign
ARCHITECTS

Partners in Design Architects, Inc.

WISCONSIN
600 Fifty Second Street
Suite 220
Kenosha, WI 53140
voice: 262.652.2800
fax: 262.652.2812

ILLINOIS
2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
voice: 847.940.0300
fax: 847.940.1045

October 19, 2015

Kenosha Fire Department
City of Kenosha

Re: KUSD Athletic Facilities Improvements

To whom it may concern:

This document serves as the letter of intent for fire suppression systems, sprinklers, smoke and heat detection, fire alarms, fire extinguishers, etc. relative to the Kenosha Unified School District athletic facility improvements project.

The improvements contemplated at each site are all un-heated, seasonally occupied buildings and bleacher structures that will be shut down and unoccupied each winter. The bleacher structures will have a full enclosure below them but will also be unoccupied storage space that will not be conditioned in any way. The site improvements include the following:

Tremper - Press Box/Storage Building (942 sf), tennis courts, baseball fields and soccer fields

Ameche Field - Press Box 500 sf), Bleacher seating with enclosed unoccupied storage below (12,025 sf), team/concessions building with public restrooms (4,456 sf), and a press box/storage building for the softball field (288 sf)

Bradford - Press Box (500 sf), Bleacher seating with enclosed unoccupied storage below (11,525 sf) and team/concessions building with public restrooms (4,316 sf)

Bullen - Press box/storage building (1,113 sf), tennis courts, baseball fields and soccer fields

Since all of the structures, with the exception of the bleacher seating, are below the minimum threshold under the city ordinance for requiring an automatic fire sprinkler system, we do not intend to install automatic sprinklers. Additionally, the bleacher enclosure is an unoccupied storage area and thus will not be sprinkled. All other code required smoke, heat, alarm and extinguisher requirements will be met.

Sincerely,

Mark A. Molinaro Jr., AIA

Development Review Application
City of Kenosha, Wisconsin

Mailing Information

NAME OF PROJECT: TREMPER H.S. ATHLETIC FACILITIES IMPROVEMENTS

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

○ Name and Address of Applicant [Please print]:
KENOSHA UNIFIED SCHOOL DISTRICT
PAT FINNEMORE
3600 52 STREET
KENOSHA, WI 53144

Phone: (262) 359.6331
Fax: (262) 359.7500
E-Mail: pfinnemo@kuso.edu

● Name and Address of Architect/Engineer [Please print]:
PARTNERS IN DESIGN ARCHITECTS INC
MARK MOLINARO JR
600 52 STREET SUITE 220
KENOSHA, WI 53140

Phone: (262) 652.2800
Fax:
E-Mail: markm@pidarchitects.com

○ 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): 8560 26 AVENUE

Type of Land Development

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

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

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

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

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

SECTION 4
CONDITIONAL USE PERMIT

Additional Information Required:	**Building or Addition Square Footage:** 942 S.F. **Existing Building Size:** _____ **Site Size:** 4.56 Acres **Current # of Employees** _____ **Anticipated # of New Employees** _____ **Anticipated Value of Improvements** _____
Submittal Requirements:	➢ **Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale** ➢ **Developer Site Plan/Conditional Use Permit Checklist (Appendix A)**
If Item to be Reviewed by Plan Commission/Common Council must Submit:	➢ **One (1) 8 1/2" x 11" reduction *or* twenty (20) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides)** ➢ **Sample Board containing colored samples of all exterior building materials**

Fees:

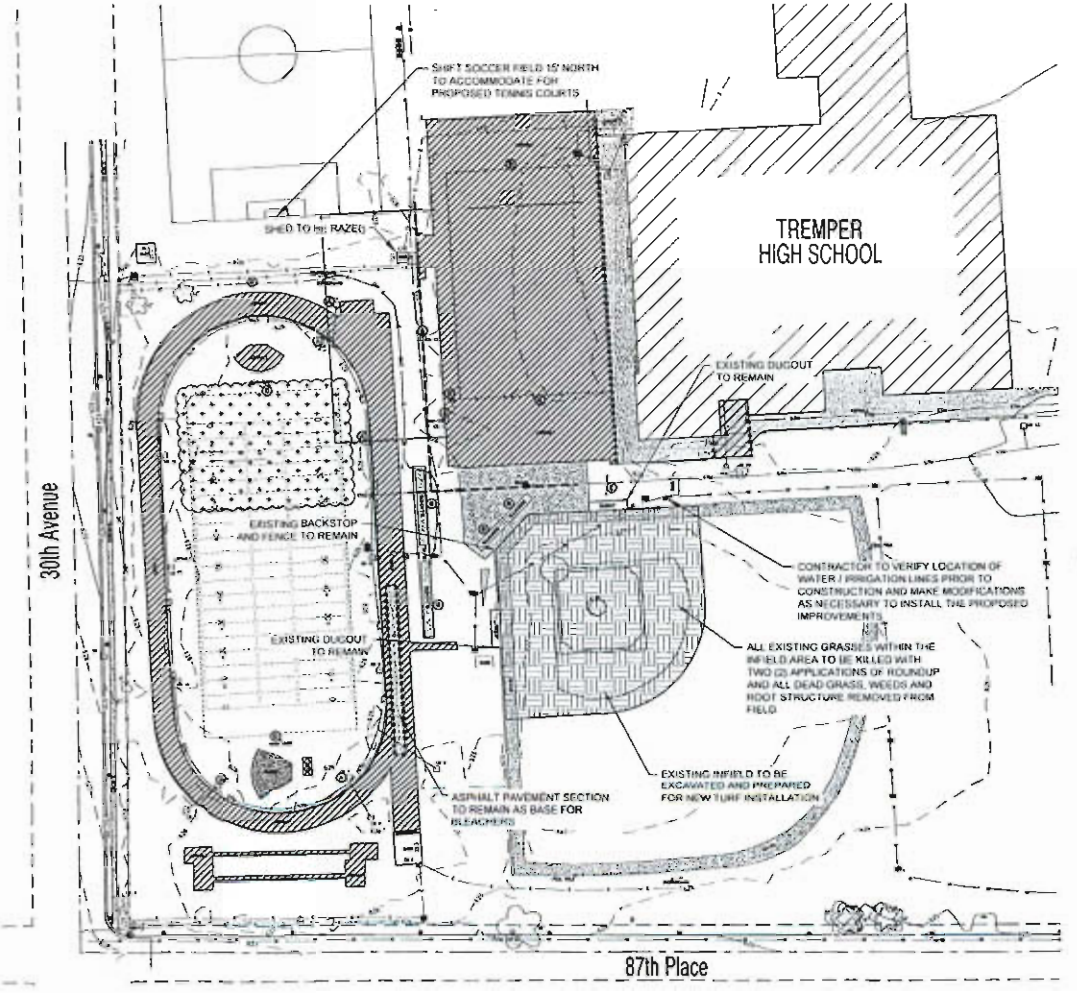
	Building or Addition Size	Site size	Review Fee
Level 1	< = 10,000 sq. ft.	< = 1 acre	$900 = City Plan Dept. *or* $1,025 = CPC/CC
Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	$1,175 = City Plan Dept. *or* $1,300 = CPC/CC
Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	$1,600 = City Plan Dept. *or*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

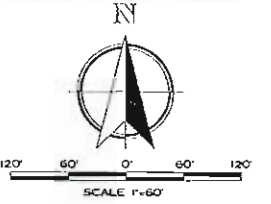
- **If building size or addition and gross acreage of the site determine two (2) different fees, the greater of the two fees will be assessed.**
- **Application fee entitles applicant to an initial review and one re-submittal.**
- **Re-submittal fee = $425 per re-submittal after two (2) permitted reviews.**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

Appendices to Review:	➢ **All**
Approximate Review Time:	➢ **30 days for Staff Review** ➢ **45-60 days for City Plan Commission/Common Council Review**

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

Building Plan:	➢ Layout of building(s) including size and layout of rooms ➢ Design and architecture ➢ Plans and details on fire suppression and/or standpipe ➢ Plans and details on fire detection, fire alarm and other safety devices
Site Plan (based on a plat of survey)	➢ Legal description of property ➢ Location and footprint of building(s) and structure(s) ➢ Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks ➢ Outline of any development stages ➢ Location and details on any required emergency access roads ➢ A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space
Drainage Plan	➢ Existing topography, including spot elevations of existing buildings, structures, high points, and wet areas, with any previous flood elevations ➢ Floodplain boundaries, if applicable ➢ Soil characteristics, where applicable ➢ Proposed topography of the site denoting elevations and natural drainage after construction and any proposed stormwater retention areas





SITE DEMOLITION LEGEND

- SOD TO BE CUT AND REINSTALLED ON SOUTH END OF FOOTBALL FIELD
- EXISTING FIELD EXCAVATION
- REMOVE CONCRETE PAVEMENT
- PULVERIZE PAVEMENT & BASE (FOR RE-USE ON SITE)
- STORM SEWER REMOVAL
- SAW CUT PAVEMENT (FULL DEPTH)
- (A) CATCH BASIN TO BE REMOVED AND FILLED TO EXISTING PIPES
- (B) BLEACHERS TO BE REMOVED AND SALVAGED
- (C) REMOVE CONCRETE BOLLARD
- (D) GOAL POST TO BE REMOVED
- (E) FENCE TO BE REMOVED
- (F) UTILITY POLE TO BE REMOVED

DEMOLITION NOTES

1. BEFORE ANY DEMOLITION, THE CONTRACTOR SHALL REFER TO ALL ENVIRONMENTAL ASSESSMENT AND/OR GEOTECHNICAL SUBSURFACE REPORTS. THE CONTRACTOR SHALL ALSO OBTAIN ALL NECESSARY PERMITS PRIOR TO DEMOLITION OF ANY EXISTING STRUCTURES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL AT A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PAVEMENTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL WITHIN PER THE SPECIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION, SITE CLEARING, AND DISPOSAL.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION (OR MODIFICATION) OF THE BUILDINGS.
6. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE SURVEYOR AND ENGINEER ASSUME NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR EXACTE LOCATIONS OF EXISTING UTILITIES.
7. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
8. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
9. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE ADJACENT BUSINESSES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL.
10. IT SHALL BE THE RESPONSIBILITY OF ANY INDIVIDUAL, CONTRACTOR, UTILITY COMPANY, OR MUNICIPAL AGENCY TO CALL THE DIGGERS HOTLINE AT 1-800-242-8511 A MINIMUM OF 2 WORKING DAYS PRIOR TO EXCAVATION ACTIVITIES.
11. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH SIGNS, FENCING, BARRICADES, ENCLOSURES, ETC. AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES AS APPROVED BY THE CONSTRUCTION MANAGER. TEMPORARY CLOSURE OF ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.
12. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING THE COURSE OF WORK.
13. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
14. EXISTING ITEMS TO REMAIN (INCLUDING BUT NOT LIMITED TO FENCES, SIGNS, UTILITIES, BUILDINGS, TREES, PAVEMENTS, AND LIGHT POLES) SHALL BE CAREFULLY PROTECTED DURING THE DEMOLITION PROCESS. ANY DAMAGE SUSTAINED TO ITEMS TO REMAIN IN PLACE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.
15. PROPERTY CORNERS AND BENCHMARKS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.
16. CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS NECESSARY AS SHOWN ON THE CONSTRUCTION PLANS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PROPERTIES OR OTHER ITEMS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPAIR OF DAMAGED PAVEMENT AND OTHER ITEMS AT NO ADDITIONAL COST TO THE OWNER.
17. CONTRACTOR TO REMOVE ALL EXISTING SIGNS WITHIN PROPERTY LIMITS EXCEPT FOR THOSE CALLED TO BE SALVAGED AND RELOCATED.
18. IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, OR OTHER ENVIRONMENTAL IMPACTED CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE PROJECT CONSTRUCTION MANAGER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE CONSTRUCTION MANAGER.
19. STORM SEWER AS DESIGNATED TO BE ABANDONED SHALL BE BULKHEADED AT BOTH ENDS PER SECTION 204.3.3.5 OF THE "STATE SPECIFICATIONS" AND FILLED WITH SLURRY.

DIGGERS HOTLINE
Call 1-800-242-8511
www.DiggersHotline.com

ALL ELEVATIONS BASED ON NATIONAL GEODETIC VERTICAL DATUM

LEGEND

STORM MANHOLE	SANITARY MANHOLE	PROPOSED TRAFFIC CONTROL	DECIDUOUS TREE
CATCH BASIN	SANITARY SEWER	SIGN	CONIFEROUS TREE
STORM SEWER	ELECTRIC MANHOLE	COMMUNICATION BOX	TOUR POLE
WATER MANHOLE	HYDRANT	COMMUNICATION LINE	FENCE
FIELD INLET/OUTLET	WATER VALVE	FLAG POLE	UNDERGROUND WIRE
PLUMB BOB	WATER MAIN	LIGHT POLE	GUARD POST
GAS VALVE	ELECTRIC LINE	WATER CURB STOP VALVE	ELECTRIC METER

UTILITY NOTE:

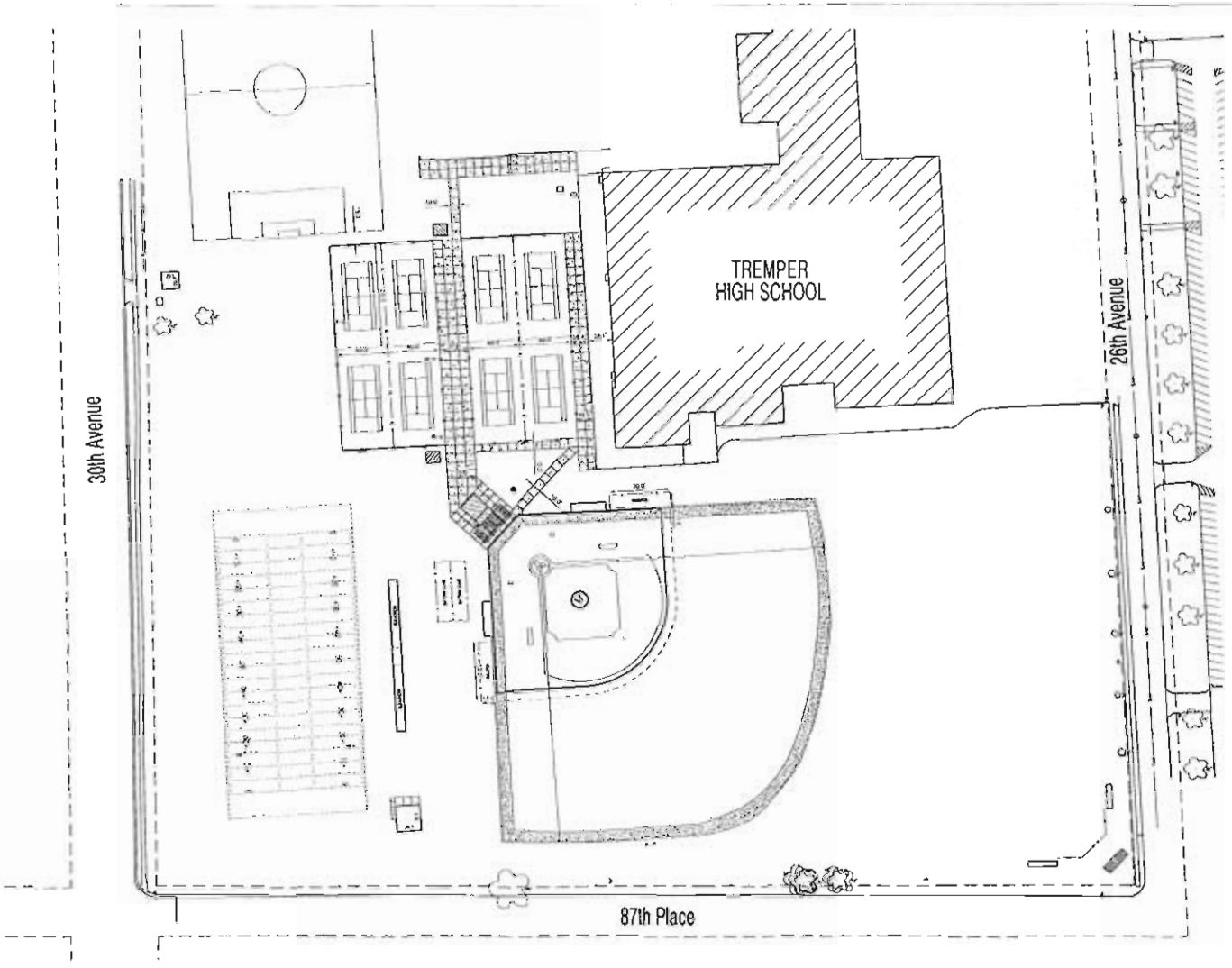
EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR AN INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY BECOME NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THEREIN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

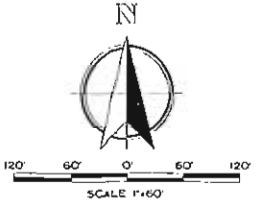
REVISIONS

KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI
TREMPER SITE DEMOLITION PLAN

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd Suite 200, Racine, WI 53406
Tel. (262)634-5588 Fax (262)634-5014
Website www.nmbsc.net

PROJECT NO. 2018-0070.01
DRAWN BY NDB
DESIGNED BY MDE
DATE 10-19-2018
SHEET NO. TR C3





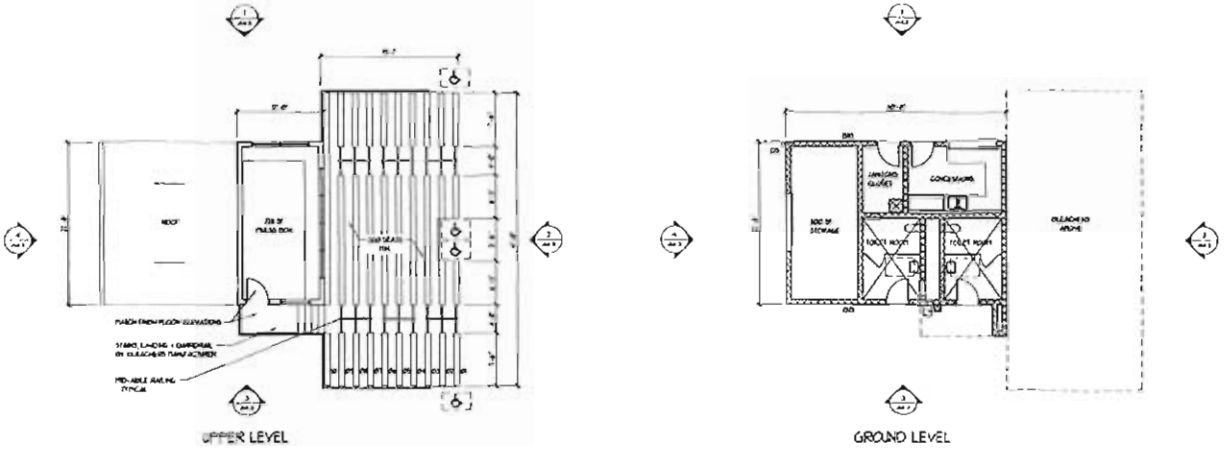
DIGGERS HOTLINE

KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI

TREMPER DIMENSIONED SITE PLAN

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors

PROJECT #: 206-0071.01
DRAWN BY: MDB
CHECKED BY: MDB
DATE: 10-13-2006
SHEET #: TR C2



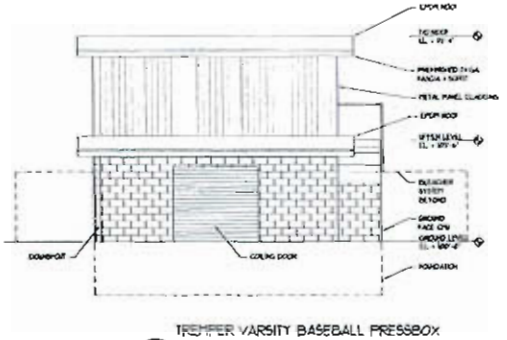
TREMPER
VARSITY BASEBALL BLEACHERS
1/8" = 1'-0"

KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI
TREMPER BLEACHER & PRESSBOX FLOOR PLANS

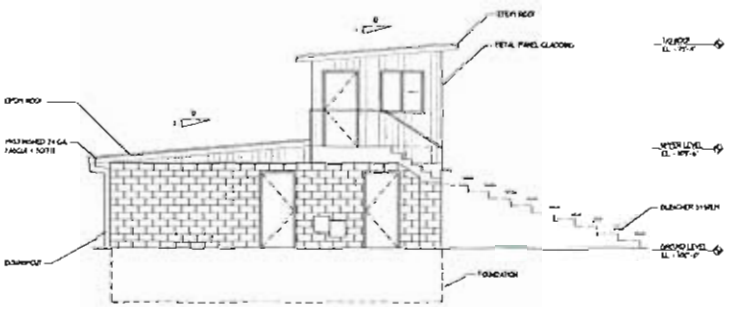
PartnersinDesign ARCHITECTS

PROJECT NO 0105.000
DRAWN BY MDR
CHECKED BY MAM
DATE 10/9/2015
SHEET No TR A3.2

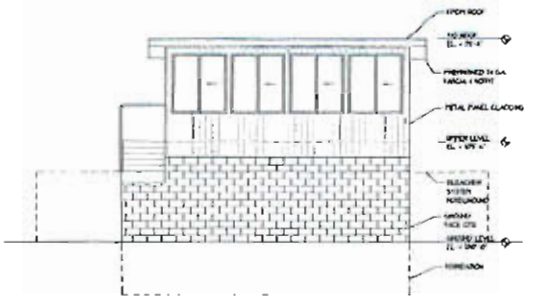
© 2015 Partners in Design Architects, Inc.



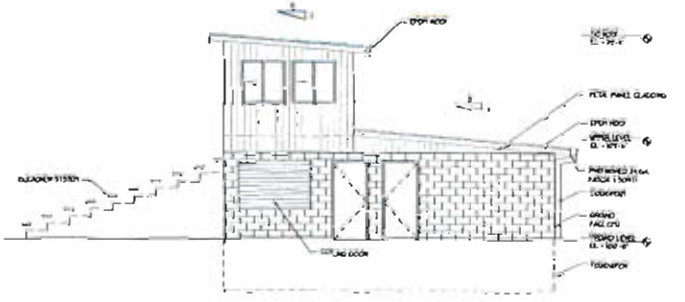
TREMPER VARSITY BASEBALL PRESSBOX
4 WEST ELEVATION
TrA4.3 3/16" = 1'-0"



TREMPER VARSITY BASEBALL PRESSBOX
3 SOUTH ELEVATION
TrA4.3 3/16" = 1'-0"



TREMPER VARSITY BASEBALL PRESSBOX
2 EAST ELEVATION
TrA4.3 3/16" = 1'-0"



TREMPER VARSITY BASEBALL PRESSBOX
1 NORTH ELEVATION
TrA4.3 3/16" = 1'-0"

© 2015 Partners in Design Architects, Inc

KUSD ATHLETIC FIELDS
3600 52ND STREET, KENOSHA, WI
TREMPER PRESS BOX EXTERIOR ELEVATIONS

PartnersinDesign ARCHITECTS

PROJECT NO 0203.000
DRAWN BY MDR
CHECKED BY PLAN
DATE 10/8/2015
SHEET NO TR A4.3

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report - Item 10

Thursday, November 19, 2015 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To include the Attachment of Parcel #80-4-222-234-0150 at 4128 24th Street in the Town of Somers, Kenosha County, Wisconsin, in accordance with the approved City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes and Create Ward 92. (Conforti) (District 5) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson LaMacchia, District 5, has been notified. A Class II Notice has been published. This item will also be reviewed by the Public Works Committee with final review by the Common Council.

LOCATION AND ANALYSIS:

Site: 4128 24th Street

1. The City of Kenosha and Town of Somers Agreement calls for 0.697 acres to be transferred into the City.
2. An Attachment Agreement is pending approval by the Common Council to attach the single-family home currently not located in the City.
3. This Resolution will amend the Official Map to include the property and right-of-way as being in the City.

RECOMMENDATION:

A recommendation is made to approve the attached Resolution.

Rich Schroeder, Deputy Director

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2015/NOV19/10Staff-res-offmap-Conforti-4128-24s.doc

RESOLUTION NO. _____

BY: THE MAYOR

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

Parcel No(s): 80-4-222-234-0150

Located at: 4128 24th Street

IN THE TOWN OF SOMERS, KENOSHA COUNTY, WISCONSIN, IN ACCORDANCE WITH THE APPROVED CITY OF KENOSHA/TOWN OF SOMERS COOPERATIVE PLAN UNDER SECTION 66.0307 OF THE WISCONSIN STATUTES AND CREATE WARD 92 [Conforti, Property Owner]

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

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

WHEREAS, it was in the best interest for the public health, safety, and welfare of the City of Kenosha/Town of Somers to attach territory known as Parcel No. 80-4-222-234-0150 located at 4128 24th Street, in the Town of Somers, Kenosha County, Wisconsin, to the City of Kenosha, Wisconsin; and,

WHEREAS, on December 7, 2015, the Common Council for the City of

Kenosha, Wisconsin, approved an Attachment and Zoning District Classification Ordinance under Section 66.0307, Wisconsin Statutes, for Parcel No. 80-4-222-234-0150, located at 4128 24th Street, in the Town of Somers, Kenosha, Wisconsin, to be attached to the City of Kenosha, Wisconsin, with the Zoning District Classifications designated therein.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that pursuant to the authority of Section 62.23(6)(c), Wisconsin Statutes, the Official Map of the City of Kenosha, Wisconsin, be and hereby is amended to include the designation of the attachment of territory formerly of the Town of Somers, County of Kenosha, Wisconsin, known as Parcel No. 80-4-222-234-0150 located at 4128 24th Street, Kenosha, Wisconsin, as depicted on the Attachment and Zoning District Classification Ordinance, which is incorporated herein by reference.

BE IT FURTHER RESOLVED that the territory described herein constitutes the 92nd Ward of the City of Kenosha, subject to the Ordinances, rules and regulations of the City governing Wards and Aldermanic Districts.

BE IT FURTHER RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that parcel no. 80-4-222-234-0150 is attached to the City of Kenosha by Attachment Ordinance No. ___ - 15, which constitutes City of Kenosha Voting Ward 92, and Ward 92 is adjoined to the polling place with wards 20, 21, and 22 for voting purposes as allowed by Section 5.15 (6)(b), Wisconsin Statutes.

BE IT FURTHER RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that the City Clerk is directed to send a copy of this Resolution to the County Clerk for referral to the Kenosha County Board.

Adopted this _____ day of _____, 2015.

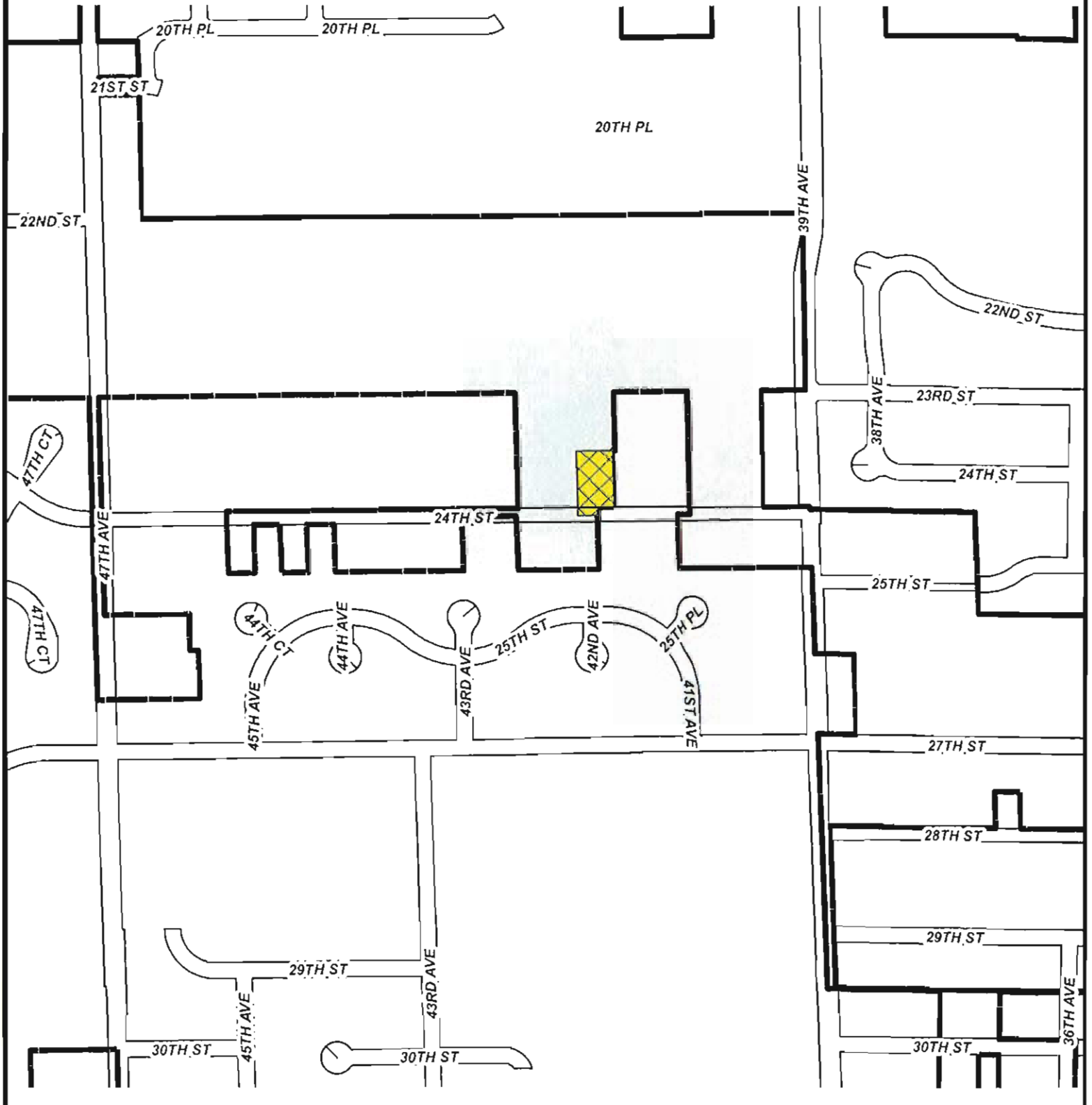
ATTEST:_____City Clerk
Debra Salas

APPROVED:_____Mayor Date:_____
Keith G. Bosman

Drafted By:
EDWARD R. ANTARAMIAN
City Attorney

City of Kenosha

General Location Map
Conforti Attachment



Property to be Attached

KENOSHA

0 520

Feet

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report - Item 11

Thursday, November 19, 2015 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To include the Attachment of CTH G-30th Avenue Right-of-Way located South of 16th Place to 18th Street in the Town of Somers, Kenosha County, Wisconsin, in accordance with the approved City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes. (CTH G-30th Avenue ROW) (District 4) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Ruffolo, District 4, has been notified. A Class II Notice has been published. This item will also be reviewed by the Public Works Committee with final review by the Common Council.

LOCATION AND ANALYSIS:

Site: CTH G - 30th Avenue Right-of-Way

1. The City of Kenosha and Town of Somers Agreement calls for CTH G - 30th Avenue right-of-way to be transferred into the City.

2. The Attachment Agreement is pending approval by the Common Council to attach the portions of the CTH G - 30th Avenue right-of-way currently not located in the City.

3. This Resolution will amend the Official Map to include the right-of-way as being in the City. The Resolution also places the right-of-way in the adjoining district and wards.

RECOMMENDATION:

A recommendation is made to approve the attached Resolution.

Rich Schroeder, Deputy Director

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/CPC/2015/NOV19/11Staff-res-offmap-CTHG-30aROW.doc

RESOLUTION NO. _____

BY: THE MAYOR

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

Property Name: **CTH G-30th Avenue Right-Of-Way**

Located at: **South of 16th Place to 18th Street**

IN THE TOWN OF SOMERS, KENOSHA COUNTY, WISCONSIN, IN ACCORDANCE WITH THE APPROVED CITY OF KENOSHA/TOWN OF SOMERS COOPERATIVE PLAN UNDER SECTION 66.0307 OF THE WISCONSIN STATUTES [CTH G–30th Avenue Right-Of-Way]

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

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

WHEREAS, it was in the best interest for the public health, safety, and welfare of the City of Kenosha/Town of Somers to attach territory known as CTH G-30th Avenue right-of-way located South of 16th Place to 18th Street, in the Town of Somers, Kenosha County, Wisconsin, to the City of Kenosha, Wisconsin; and,

WHEREAS, the Common Council for the City of Kenosha, Wisconsin, approved an Attachment Ordinance under Section 66.0307, Wisconsin Statutes, for the CTH G-30th Avenue right-of-way, in the Town of Somers, Kenosha, Wisconsin, to be attached to the City

of Kenosha, Wisconsin.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that pursuant to the authority of Section 62.23(6)(c), Wisconsin Statutes, the Official Map of the City of Kenosha, Wisconsin, be and hereby is amended to include the designation of the attachment of territory formerly of the Town of Somers, County of Kenosha, Wisconsin, known as CTH G-30th Avenue right-of-way located South of 16th Place to 18th Street, Kenosha, Wisconsin, as depicted on the Attachment and Zoning District Classification Ordinance, which is incorporated herein by reference.

BE IT FURTHER RESOLVED that the territory described herein is hereby made a part of the respective, adjacent Wards of the City of Kenosha, subject to the Ordinances, rules and regulations of the City governing Wards.

BE IT FURTHER RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that the City Clerk is directed to send a copy of this Resolution to the County Clerk for referral to the Kenosha County Board.

Adopted this _____ day of _____, 2015.

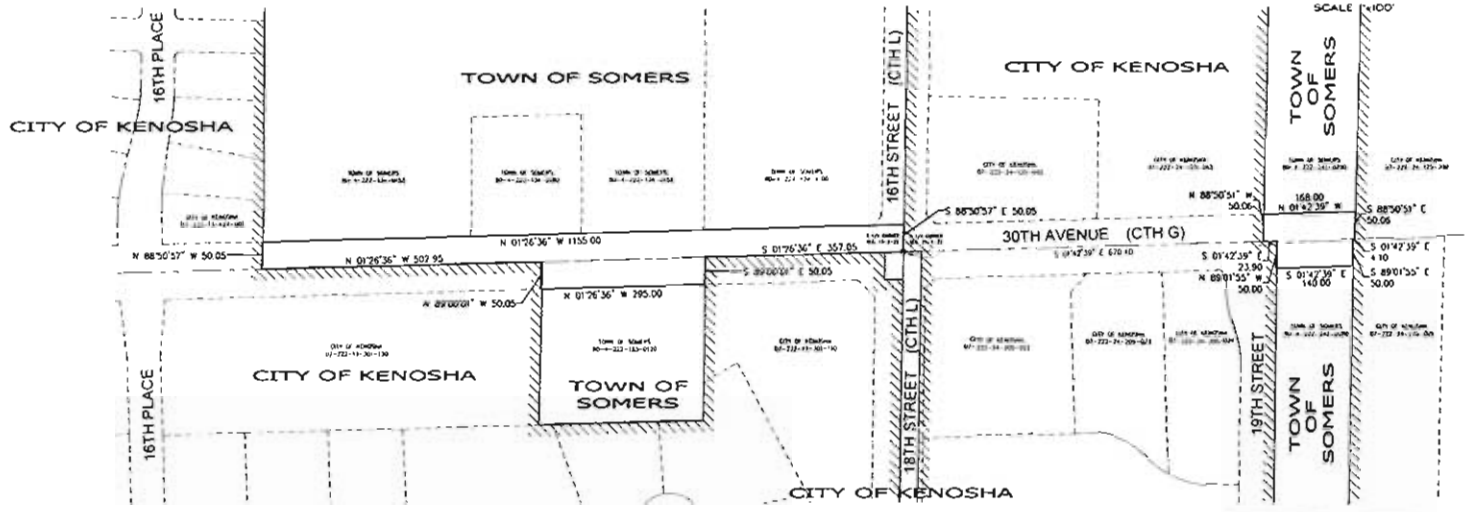
ATTEST:_____City Clerk

APPROVED:_____Mayor Date:_____

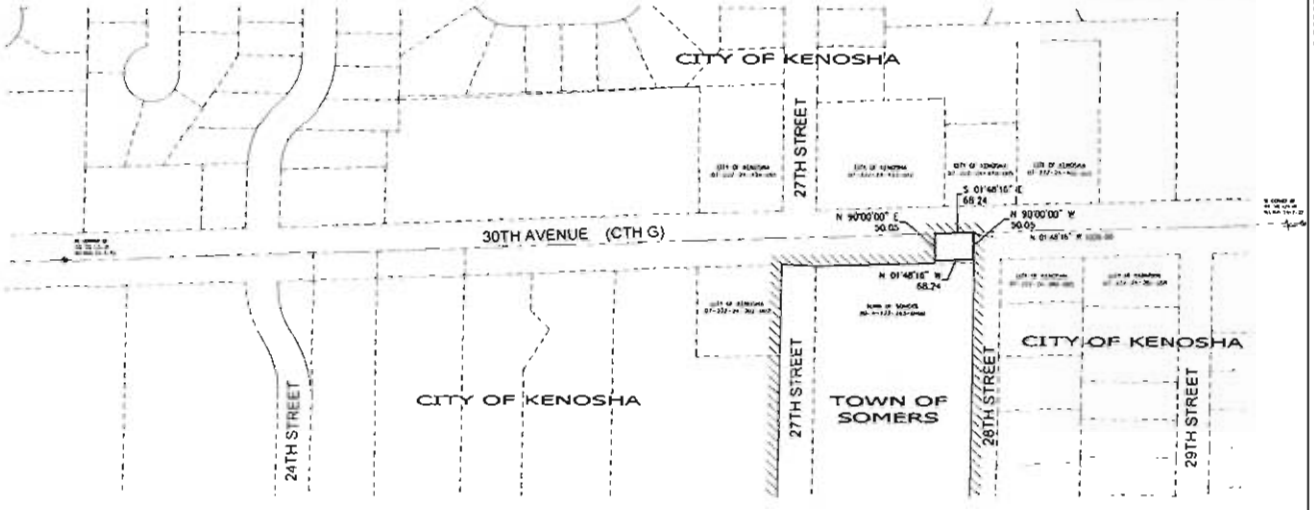
Drafted By:
EDWARD R. ANTARAMIAN
City Attorney

Part of the Southeast ¼, and part of the Southeast ¼ of Section 13, Town 2 North, Range 22 East of the Fourth Principal Meridian described as follows. Commencing at the southeast corner of said ¼ section said point being the place of beginning of described lands; thence S 89°59'57" E along the south line of said ¼ section 50.05 feet to the place of beginning; thence N 01°26'36" W parallel with and 50.05 feet east of the west line of said ¼ section 1,155.00 feet to the northline of Certified Survey Map #58 as recorded in the Kenosha County Register of Deeds Office as document number 629339; thence S 88°50'57" W parallel to the south line of said section 50.05 feet to the west line of the Southeast ¼ of said section, thence south along the east line of said Southeast ¼ of said section to a point 532.05 feet north of the "southeast corner of the Southeast ¼, thence N 88°50'57" W 50.05 feet; thence south parallel to the west line of the Southeast ¼, 357 feet thence S 89°00'01" E 50.05 feet to the west line of said Southeast ¼ of said Section 13, thence south along the west line of said ¼ section to place of beginning. Said land being in the Town of Somers, County of Kenosha, State of Wisconsin

Part of the Northwest ¼ and part of the Northwest ¼ of Section 24 commencing at the North ¼ corner of Section 24, Town 2 North, Range 22 East of the Fourth Principal Meridian; thence S 1°42'39" E along the east line of the north west ¼ of said section 670.4 feet to the place of beginning; thence N 89°01'55" W 50 feet; thence south parallel with the east line of the northwest ¼ of said section 140 feet; thence S 89°01'55" E 50 feet to the east line of the northwest ¼ of said section thence south along the east line of the northwest ¼ of said section to a point being 814.5 feet south along the east line of the northwest ¼ from the North ¼ corner of said section; said point being the southwest corner of Certified Survey Map 473 as recorded in the Kenosha County Register of Deeds Office as document number 629432. Thence S 88°50'57" E 50.05 feet to the east line of 30th Avenue thence north parallel with the east line of the northwest ¼ 168 feet; thence N 88°50'51" W 50.05 feet to the east line of the Northwest ¼ of said Section 24, thence South along said East line to the place of beginning. Said land being in the Town of Somers, County of Kenosha, State of Wisconsin



Part of the Southwest ¼ of Section 24 commencing at the southeast corner of the Southwest ¼ of Section 24, Town 2 North, Range 22 East of the Fourth Principal Meridian, thence north along the east section line of the Southwest ¼ 1,326 feet to the north line of 28th Street extended easterly, thence west along the North line of 28th Street extended 50.05 feet; thence north parallel to the east line of the Southwest ¼ 66.24 feet; thence East parallel with the north line of 28th Street extended 50.05 feet, thence south along the east line of the Southwest ¼ of said section to the place of beginning. Said land being in the Town of Somers County of Kenosha, State of Wisconsin



Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd Suite 200, Racine, WI, 53406
Tele: (262)634-5588 Fax: (262)634-5024
Website www.nmbsc.net

ANNEXATION EXHIBIT
PORTIONS OF 30th AVENUE (BETWEEN 16th PLACE & 28th STREET)
FOR CITY OF KENOSHA
KENOSHA COUNTY, WISCONSIN

NO	REVISION	BY	DATE

PROJ. MGR. MSM
DRAFTED. SCB
DATE. 11-3-15
CHECKED. EJH
DATE. 11-3-15

2015.0057.10

SHEET 1 OF 1

Monday, November 09, 2015 1:14:21 PM

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report - Item 12

Thursday, November 19, 2015 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To include the Attachment of CTH K-60th Street Right-of-Way located West of 60th Avenue to the Union Pacific Railroad in the Town of Somers, Kenosha County, Wisconsin, in accordance with the approved City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes. (CTH K-60th Street ROW) (District 15 & 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Rose and Alderperson Johnson, Districts 15 and 16, have been notified. A Class II Notice has been published. This item will also be reviewed by the Public Works Committee with final review by the Common Council.

LOCATION AND ANALYSIS:

Site: CTH K - 60th Street Right-of-Way

1. The City of Kenosha and Town of Somers Agreement calls for CTH K - 60th Street right-of-way to be transferred into the City.

2. The Attachment Agreement is pending approval by the Common Council to attach the portions of the CTH K - 60th Street right-of-way currently not located in the City.

3. This Resolution will amend the Official Map to include the right-of-way as being in the City. The Resolution also places the right-of-way in the adjoining district and wards.

RECOMMENDATION:

A recommendation is made to approve the attached Resolution.

Rich Schroeder, Deputy Director

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1CPC/2015/NOV19/12Staff-res-offimap-CTHK-60sROW.doc

RESOLUTION NO. _____

BY: THE MAYOR

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

Property Name: **CTH K-60th Street Right-of-Way**

Located at: **West of 60th Avenue to the Union Pacific Railroad**

IN THE TOWN OF SOMERS, KENOSHA COUNTY, WISCONSIN, IN ACCORDANCE WITH THE APPROVED CITY OF KENOSHA/TOWN OF SOMERS COOPERATIVE PLAN UNDER SECTION 66.0307 OF THE WISCONSIN STATUTES [CTH K-60th Street Right-of-Way]

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

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

WHEREAS, it was in the best interest for the public health, safety, and welfare of the City of Kenosha/Town of Somers to attach territory known as CTH K-60th Street right-of way located West of 60th Avenue to the Union Pacific Railroad, from the Town of Somers, Kenosha County, Wisconsin, to the City of Kenosha, Wisconsin; and,

WHEREAS, the Common Council for the City of Kenosha, Wisconsin, approved an Attachment Ordinance under Section 66.0307, Wisconsin Statutes, for the CTH K-60th

Street right-of-way, in the Town of Somers, Kenosha, Wisconsin, to be attached to the City of Kenosha, Wisconsin.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that pursuant to the authority of Section 62.23(6)(c), Wisconsin Statutes, the Official Map of the City of Kenosha, Wisconsin, be and hereby is amended to include the designation of the attachment of territory formerly of the Town of Somers, County of Kenosha, Wisconsin, known as CTH K-60th Street right-of-way located west of 60th Avenue to the Union Pacific Railroad, Kenosha, Wisconsin, as depicted on the Attachment and Zoning District Classification Ordinance, which is incorporated herein by reference.

BE IT FURTHER RESOLVED that the territory described herein is hereby made a part of the respective, adjacent Wards of the City of Kenosha, subject to the Ordinances, rules and regulations of the City governing Wards.

BE IT FURTHER RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that the City Clerk is directed to send a copy of this Resolution to the County Clerk for referral to the Kenosha County Board.

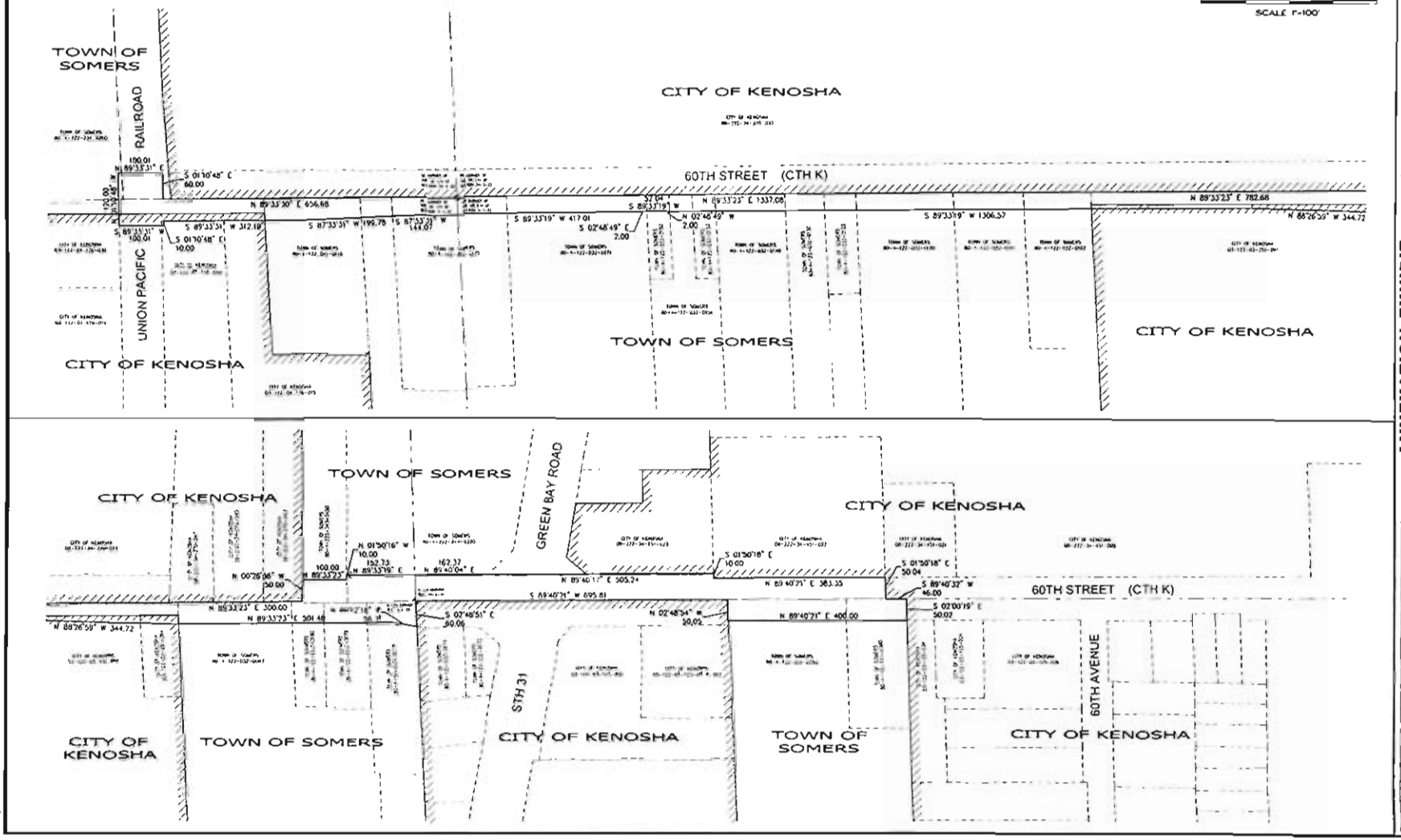
Adopted this _____ day of _____, 2015.

ATTEST:_____City Clerk

APPROVED:_____Mayor Date:_____

Drafted By:
EDWARD R. ANTARAMIAN
City Attorney

Commencing at the intersection of the 1 (so) line of the Union Pacific (formerly) with the south line of the Southwest ¼ of Section 33 Town 2 North, Range 22 E (s) of the Fourth Principal Meridian, thence N 89°33'30" E along the south line of said section 656.66 feet to the southwest corner of the Southwest ¼ of Section 34, Town 2 North, Range 22 E (s) of the Fourth Principal Meridian, thence east along the south line of said Southwest ¼ of Section 34 1337.08 feet to the east line of the Southwest ¼ of said ¼ section, thence continue east along the south line of said ¼ section 782.68 feet, thence continue east along a north line of said ¼ section 344.72 feet, thence N 00°26'59" W 50 feet, thence N 89°33'23" E 1306.57 feet, thence N 89°33'23" E 1306.57 feet, thence N 01°50'18" W 10 feet to a point being 60 feet North of and parallel with the south line of said Section 34, thence N 89°33'19" E 152.73 feet (measured as 154.45 feet), thence N 01°50'18" E 152.37 feet (measured as 150.7 feet), thence westerly to a point being 60 feet North of and 656.54 feet east of the centerline of State Trunk Highway 31 said distance of said lands being measured off of the south line of said section, thence S 01°50'18" E, 10 feet to a point 50 feet north of the south line of said section, thence East parallel with the south line of said section 381.35 feet, thence S 01°50'18" E, 50 feet to the south line of said section 34, thence east to a point being 67 feet west of and 50 feet north of the northwest corner of Cardinal Springs Map 3678 recorded in the Kenosha County Register of Deeds Office as document number 1062134, thence South to a point being 50 feet South of the south line of said section, thence westerly parallel with and 50 feet south of the south line of said Section 34, 400 feet, thence north to the south line of said section, thence west along the south line of said section to the [illegible] of said Section 34, thence S 87°45'31" E along the east line of the Northeast ¼ of Section 3, Town 1 South, Range 22 East of the Fourth Principal Meridian [illegible], thence N 89°12'18" W 36.3 feet to a point that is 50 feet south of the north line of the Northeast ¼ of Section 3, thence parallel with and 50 feet south of the north line of said section 301.48 feet, thence N 89°36'33" W being 50 feet south of the Corner of Both Tenant Jent 22 feet, thence S 89°33'19" W 1306.57 feet, thence N 02°46'49" W 2 feet, thence S 89°33'19" W 36 feet, thence S 07°48'49" E 2 feet, thence S 89°33'19" W 417.01 feet, thence N 89°33'23" W, 152.73 feet, thence S 89°33'23" W, 156.78 feet, thence S 89°33'23" W 312.18 feet, thence S 87°33'31" W, 199.75 feet, thence S 87°33'31" W 144.07 feet, thence N 01°50'48" E, 10 feet to the point of beginning. Said lands being in the Town of Somers, County of Kenosha, State of Wisconsin



Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Fax (262)634-5024
Website www.nmbsc.net

ANNEXATION EXHIBIT
60th STREET (FROM 60th AVENUE to UNION PACIFIC RAILROAD)
FOR
CITY OF KENOSHA
KENOSHA COUNTY, WISCONSIN

NO.	REVISION	DATE

PROJ. MGR.
DRAFTED
DATE 11-3-15
CHECKED
DATE 11-9-15

2015.0057.09

SHEET 1 OF 1

Monday, November 09, 2015 11:35:34 AM

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report - Item 13

Thursday, November 19, 2015 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Zoning Ordinance by the Mayor - To Repeal and Recreate Subparagraph 4.06 B. 22. A. of the Zoning Ordinance Regarding Large Scale Commercial Development in the B-2, B-3 and B-4 Districts To Enable Additional Such Developments With Limitations. PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

The Common Council is the final review authority.

LOCATION AND ANALYSIS:

Site: City-Wide

1. On May 7, 2007, the City adopted a Zoning Ordinance Amendment creating criteria for large-scale commercial developments, defined as "a commercial development which contains building(s) exceeding two hundred thousand (200,000 s.f.) square feet of total building area, and/or a single building or individual tenant space exceeding one hundred thousand (100,000 s.f.) square feet of building in area."

2. The Zoning Ordinance that was adopted includes certain geographical requirements that need to be met to construct a large-scale commercial development. Those requirements include:
   a. A large-scale commercial development could be constructed on a properly zoned lot located west of STH 31. (Lowes)

   b. A large-scale commercial development could be constructed on a properly zoned lot that abuts the east right-of-way line of STH 31. (Meijer)

   c. For any site located east of STH 31 (not abutting STH 31), an existing commercial development that meets the definition of a large-scale commercial development could be razed and rebuilt to the same amount of square footage prior to the raze.

3. The proposed Zoning Ordinance Amendment would keep those same three (3) geographical criteria and would add a fourth criteria. The criteria would allow a properly zoned property that abuts a State Trunk Highway, regardless of location, to construct a building or group of buildings that does not exceed one hundred fifty thousand (150,000 s.f.) square feet. Current State Trunk Highways in the City include STH 31 (Green Bay Road). STH 32 (Sheridan Road), STH 50 (75th Street/Roosevelt Road/63rd Street) and STH 158 (52nd Street).

4. All other requirements of the current Zoning Ordinance are proposed to remain.

RECOMMENDATION:

A recommendation is made to approve the proposed Zoning Ordinance Amendment.

Brian Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/CPC/2015/NOV19/13Staff-zo-406B22-LrgScaleCmrcl.doc

ORDINANCE NO. _____

SPONSOR: MAYOR

TO REPEAL AND RECREATE SUBPARAGRAPH 4.06 B. 22. a. OF THE ZONING ORDINANCE REGARDING LARGE SCALE COMMERCIAL DEVELOPMENT IN THE B-2, B-3 AND B-4 DISTRICTS TO ENABLE ADDITIONAL SUCH DEVELOPMENTS WITH LIMITATIONS.

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

Section One: Subparagraph 4.06 B. 22. a. of the Zoning Ordinance for the

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

22. Large Scale Commercial Development in the B-2, B-3 and B-4 Districts. Unless otherwise approved by the Review Authority, Large Scale Commercial Development shall comply with the following additional requirements:

a. Size and Location. One of the following criteria shall be met:

(1) The property is located west of the centerline of State Trunk Highway 31, which is also known as ~~(STH "31")(~~Green Bay Road~~)~~; or,

(2) The property abuts the east right-of-way line of State Trunk Highway 31 ~~(STH "31")(Green Bay Road)~~; or,

(3) The property is located east of the centerline of State Trunk Highway 31~~(STH "31")(Green Bay Road)~~, and has an existing building of at least one hundred thousand ~~(100,000)~~ square feet (100,000 ft^2) ~~or greater~~, or a group of buildings with a total square footage of at least two hundred thousand ~~(200,000)~~ square feet (200,000 ft^2)~~or greater~~. New development shall only occur on the site if one of the following occurs:

(a) Existing buildings on the site are razed. New buildings shall not exceed the total square footage of razed buildings; or,

(b) Platted lots may be developed or redeveloped with a freestanding building provided the new building or the existing building with a new addition does not exceed one hundred thousand ~~(100,000)~~ square feet (100,000 ft^2), and the total square footage of all buildings within the site do not exceed two hundred thousand ~~(200,000)~~ square feet (200,000 ft^2). If the combined total building square footage on an outlot is less than ten thousand ~~(10,000)~~ square feet (10,000 ft^2), the square footage shall not be counted towards the two hundred thousand ~~(200,000)~~ square foot (200,000 ft^2) building site limit.

(4) The property abuts the right of way of a state trunk highway, and the new building or group of buildings on the property does not exceed one hundred fifty thousand square feet (150,000 ft^2).

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

ATTEST: _____ City Clerk

APPROVED: _____Mayor

Passed:

Published:

Drafted By:
EDWARD R. ANTARAMIAN
City Attorney

THE CITY OF KENOSHA
CHART A BETTER COURSE

CITY PLAN COMMISSION
Staff Report - Item 14

Thursday, November 19, 2015 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

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

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Jenkins, District 2, has been notified. This item will also be reviewed by Public Works and Stormwater Committees before final approval by the Common Council.

LOCATION AND ANALYSIS:

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

1. The original Development Agreement was approved in December 2014.
2. In September 2015, the City Plan Commission approved the Conditional Use Permit for Phase 2.
3. The original Agreement called for certain sidewalk improvements and street improvements, including repaving, landscaping and street lights, all to be done with Phase 1 because it was unknown at the time when Phase 2 would occur.
4. This Amendment will delay the installation of certain improvements related to Phase 2 until the time of the Occupancy of Phase 2.
5. The City Plan Commission reviewed the First Amendment to the Development Agreement at their meeting on November 5, 2015 and recommended approval. Since that time, revised language relating to the heights of manholes in 4th Avenue has been recommended by Public Works Staff and the Developer. The Amended Agreement, with the new revisions, must be reviewed by the City Plan Commission before going to the Public Works Committee and on to the Common Council.
6. The revised Amendments are acceptable to both the City and the Developer.

RECOMMENDATION:

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

Rich Schroeder, Deputy Director

Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/CPC/2015/NOV19/14Staff-DevAg-Amd1-KWells-5alofts.doc

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

This space is reserved for recording data

Return to

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

12-223-31-487-001
12-223-31-487-002
Parcel Identification Numbers

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

Between

THE CITY OF KENOSHA, WISCONSIN
A Municipal Corporation

And

KENO WELLS, LLC
A Wisconsin Limited Liability Company

And

5TH AVENUE LOFTS, LLC
A Wisconsin Limited Liability Company

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

WITNESSETH:

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

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

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

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

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

WHEREAS, the Development Agreement requires the completion and acceptance of certain street, sidewalk, landscaping and street lighting improvements to the Real Estate relating to the Phase I

Development and the future Phase II Development prior to the issuance of any Temporary Certificate of Occupancy for the Phase I Development; and

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

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

1. The foregoing recitals are incorporated into this First Amendment as if fully set forth in this Paragraph.

2. All reference in the Development Agreement to the conditional use permit shall be amended to include the conditional use permit for the Phase I Development recorded with the Kenosha County Register of Deeds on December 18, 2014 as Document No. 1739670, the amended conditional use permit for the Phase I Development approved by the Plan Commission of the City on September 24, 2015, and the conditional use permit for the Phase II Development approved by the Plan Commission for the City on September 24, 2015.

3. All reference in the Development Agreement to an approved plan or approved plans and specifications shall be amended to include an approved plan or approved plans and specifications for the Phase I Development and the Phase II Development.

4. Section I.B.2. of the Development Agreement is amended to read as follows:

   DEVELOPER, at DEVELOPER'S cost and expense, shall remove abandoned driveway approaches and replace with curb and gutters and lawn park grass. DEVELOPER, at DEVELOPER'S cost and expense, shall rubblize existing 4th Avenue concrete pavement and resurface with three (3) inches of hot mix asphalt from curb to curb. The binder course of asphalt on 4th Avenue shall be installed and wedged to ~~the gutter pan and~~ the manholes ~~set at binder course elevation~~ prior to CITY issuance of any Temporary Certificate of Occupancy for any improvements within the Phase I Development. The DEVELOPER shall be responsible for snow and ice removal on 4th Avenue from 58th to 59th Street until the final lift of asphalt is installed and the 4th Avenue improvements are accepted by CITY. Prior to installing the final lift of asphalt, DEVELOPER shall mill asphalt wedges to binder level and adjust manholes if and as necessary to accommodate the final lift of asphalt. Joints between the binder lift of asphalt and the concrete curb and gutter set at final grade shall be sealed prior to December 11, 2015 in order to prevent drainage water infiltrating into road base via joint. ~~set at binder course elevation prior to CITY issuance of any Temporary Certificate of Occupancy for any improvements within the Phase I Development.~~ Any damage to the binder course of asphalt, curbs and gutters, and manholes shall be removed, repaired and replaced at DEVELOPER'S cost and expense as directed by CITY Engineer prior to the installation of the final lift of asphalt. The final lift of asphalt on 4th Avenue shall be installed and the manholes set at final lift elevation prior to CITY issuance of any Temporary Certificate of Occupancy for any improvements within the Phase II Development. DEVELOPER, at DEVELOPER'S cost and expense,

shall be responsible for all maintenance and snow plowing of 4th Avenue unless and until the 4th Avenue improvements are accepted by CITY pursuant to Section I.B.5. and Section I.B.6. of this AGREEMENT.

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

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

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

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

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

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

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

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

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

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

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

11. Capitalized terms used in this First Amendment, and not otherwise defined shall have the meanings given to such terms in the Development Agreement.

12. This First Amendment shall run with the Real Estate and shall be binding upon Developer, Developer's successors and assigns, and Developer's successors in title.

13. This First Amendment shall be construed and enforced according to the laws of the State of Wisconsin. The Parties agree that any matter which may be brought or pursued in court shall be brought and maintained only in the Circuit Court for Kenosha County, Wisconsin, and each Party consents to said venue and the court's personal jurisdiction over each Party.

14. The First Amendment may be executed in any number of counterparts, each of which shall constitute an original, and which taken together shall constitute one and the same instrument.

15. Except as otherwise provided in this First Amendment, all other terms and conditions of the Development Agreement remain in full force and effect.

16. Developer represents to City that Developer is a Wisconsin limited liability company, is in good standing in Wisconsin, that all acts which are a condition precedent to entering into this First Amendment have thereby taken place, and that the individual executing this First Amendment on behalf of Developer has the authority to do so and to bind Developer to the terms and conditions of this First Amendment.

17. City enters into this First Amendment by authority of action taken by its Common Council on the _____ day of _____, 2015.

Signature Pages Follow

IN WITNESS WHEREOF, the Parties hereto have hereunto executed this First Amendment on the dates below given.

THE CITY OF KENOSHA, WISCONSIN,
A Wisconsin Municipal Corporation

BY:_____
KEITH G. BOSMAN, Mayor

Date:_____

BY:_____
DEBRA SALAS, City Clerk/Treasurer

Date:_____

STATE OF WISCONSIN)
:SS.
COUNTY OF KENOSHA)

Personally came before me this _____ day of _____, 2015, Keith G. Bosman, Mayor, and Debra Salas, City Clerk/Treasurer of the City of Kenosha, Wisconsin, a Wisconsin municipal corporation, to me known to be such Mayor and City Clerk/Treasurer of said municipal corporation, and acknowledged to me that they executed the foregoing instrument as such officers as the agreement of said municipal corporation, by its authority.

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

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

By:_____
STEPHEN C. MILLS, Manager

Date:_____

By:_____
STEPHEN R. MILLS, Manager

Date:_____

STATE OF WISCONSIN)
:SS.
COUNTY OF KENOSHA)

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

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

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

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

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

_____
By: STEPHEN R. MILLS, Authorized Member

STATE OF WISCONSIN)
:SS.
COUNTY OF KENOSHA)

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

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

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