



February 19, 2015

Kenosha Main Street, LLC  
c/o Davison Law Office, Ltd.  
1207 55th Street  
Kenosha, WI 53140

To Whom It May Concern:

**RE: Zoning Verification for 5522 6th Avenue**

The property at 5522 6th Avenue, Parcel #12-223-31-406-016, is zoned B-3 Central Business District.

Off-Street parking and loading spaces and facilities in conformance with Section 6 of the Zoning Ordinance are a permitted accessory use in the B-3 District.

Bank and other financial institutions, including drive-thru facilities, and nursery and child care centers are permitted uses in the B-3 Central Business District. A list of permitted and conditional uses for the B-3 Central Business District is enclosed.

If you have any questions, please contact me at 262.653.4037 or via email at [pvang@kenosha.org](mailto:pvang@kenosha.org).

Sincerely,

Pa Phouala Vang  
Land Use Planner

PPV:kas  
Enclosure





February 19, 2015

Kenosha Main Street, LLC  
c/o Davison Law Office, Ltd.  
1207 55th Street  
Kenosha, WI 53140

To Whom It May Concern:

**RE: Zoning Verification for 630 55th Street**

The property at 630 55th Street, Parcel #12-223-31-406-018, is zoned B-3 Central Business District.

Off-Street parking and loading spaces and facilities in conformance with Section 6 of the Zoning Ordinance are a permitted accessory use in the B-3 District.

A list of permitted and conditional uses for the B-3 Central Business District is enclosed.

If you have any questions, please contact me at 262.653.4037 or via email at [pvang@kenosha.org](mailto:pvang@kenosha.org).

Sincerely,

Pa Phouala Vang  
Land Use Planner

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February 19, 2015

Kenosha Main Street, LLC  
c/o Davison Law Office, Ltd.  
1207 55th Street  
Kenosha, WI 53140

To Whom It May Concern:

**RE: Zoning Verification for 613 55th Street**

The property at 613 55th Street, Parcel #12-223-31-406-017, is zoned B-3 Central Business District.

Off-Street parking and loading spaces and facilities in conformance with Section 6 of the Zoning Ordinance are a permitted accessory use in the B-3 District.

A list of permitted and conditional uses for the B-3 Central Business District is enclosed.

If you have any questions, please contact me at 262.653.4037 or via email at [pvang@kenosha.org](mailto:pvang@kenosha.org).

Sincerely,

Pa Phouala Vang  
Land Use Planner

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Enclosure

# ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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## 3.15 B-3 CENTRAL BUSINESS DISTRICT

The primary purpose and characteristics of the B-3 Central Business District are intended to accommodate the retail, service, office and institutional uses characteristic of the Downtown Business District and the Uptown Shopping District.

### A. Permitted Uses.

1. Hotels and motels existing on the effective date of this Ordinance.
2. **Convenience Retail and Service Stores** as follows, all conducted wholly within an enclosed building, except as provided for herein:
  - a. Bakery, retail.
  - b. Barbershop.
  - c. Beauty and styling salon.
  - d. Bicycle sales, rental and repair shop.
  - e. Book and stationery shop, or newsstand. Adult bookstores, as defined, shall conform with this Ordinance.
  - f. Camera and photographic supply store, including drive-in film pickup/drop-off centers.
  - g. Candy and ice cream store.
  - h. Clothes and costume rental service.
  - i. Coffee shop.
  - j. Dressmaking, tailor or alteration shop.
  - k. Drugstore.
  - l. Florist shop.
  - m. Food store; grocery; meat, poultry and fish market; and delicatessen; including the use of controlled atmosphere smoke producing and processing equipment for retail and custom order purposes.
  - n. Gift shop.
  - o. Hobby shop.
  - p. Jewelry store.
  - q. Laundromat and dry cleaning establishment, including clothes or garment pickup/drop-off facilities.
  - r. Locksmith.
  - s. Office supply store.
  - t. Package beverage store.
  - u. Pet shop.
  - v. Photocopying center.
  - w. Record or tape store.
  - x. Repair, rental, and servicing of any article the sale of which is a permitted use in the B-3 District, except automobile body repair.
  - y. Restaurant, including drive-in and outdoor cafe restaurants and refreshment stands.
  - z. Secondhand Article Dealer.
  - aa. Shoe repair and combination shoe sales store.
  - bb. Tobacco and pipe shop.
  - cc. Travel bureau and transportation ticket office.
  - dd. Upholstering shop.
  - ee. Artisan studio.
3. **General Merchandise and Service Stores** as follows, all conducted wholly within an enclosed building:
  - a. Apparel store.
  - b. Business machine sales and service.
  - c. Catalog and mail order store.
  - d. Department store.

## ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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- e. Drapery, curtain, and fabric store.
- f. Flea market.
- g. Furniture and home furnishing store.
- h. Furriers and fur shops.
- i. Household appliance store.
- j. Interior decorating and picture framing studio.
- k. Leather goods and luggage store.
- l. Musical instrument store.
- m. Opticians sales.
- n. Orthopedic and medical appliance store.
- o. Radio, television, stereophonic and other electronic appliance store.
- p. Shoe and boot store.
- q. Sporting goods and trophy store.
- r. Toy store.
- s. Variety store.

**4. Miscellaneous retail building, home improvement and gardening supply stores** and uses as follows, all conducted wholly within an enclosed building:

- a. Building supply store, not involving the manufacture, treatment, or processing of any product other than cutting or planing which is clearly incidental or essential to the retail business.
- b. Carpenter, electrical, plumbing, heating and air conditioning shop, showroom and storage area.
- c. Floor covering and carpet store.
- d. Garden supply store.
- e. Hardware store.
- f. Paint, glass and wallpaper store.
- g. Tool or equipment rental store.

**5. Miscellaneous Retail and Services Uses** as follows, all conducted wholly within an enclosed building, except as provided for herein:

- a. Adult day care centers.
- a.-1. Amusement and Recreation Enterprises.
- b. Bank and other financial institutions, including drive-thru facilities.
- c. Bowling alleys and roller skating rinks.
- d. Civic, social and fraternal clubs and lodges, and union halls, including for-profit and nonprofit establishments.
- e. Funeral home.
- f. Janitorial supply and service store.
- g. Medical clinics or laboratory, excluding hospitals.
- h. Monument and memorial sales and storage, not involving the manufacture, treatment, processing or cutting of any product other than that which is clearly incidental or essential to the retail business.
- i. Nursery and child care center.
- j. Offices; business, professional, governmental, civic, service, philanthropic, political and union.
- k. Physical fitness center and health club.
- l. Printing and publishing establishment, including newspaper establishments.
- m. Private business, dance, driving or martial arts school; or other similar private school.
- n. Radio and television station or studio.
- o. Recording and sound studio.
- p. Sign painting shop, limited to posters, banners, bumper stickers, truck and window and other nonelectrical advertising displays.
- q. Studio for art, dance, music or photography.
- r. Tavern and cocktail lounge, and combination restaurant or eatery, including outdoor serving areas.
- s. Taxidermist.
- t. Theater; indoor. Adult motion picture theaters and adult mini-motion picture theaters, as defined,

## ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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shall conform with this Ordinance.

u. Wholesale or warehouse establishments, not involving the manufacture, treatment or processing of any product and only servicing permitted uses which are located within the B-3 District.

**6. Motor vehicle uses** as follows, provided that all storage which is adjacent to or across an alley from any residential district shall be within completely enclosed buildings or contained within accessory outdoor storage areas effectively screened from the residential district:

- a. Automobile accessory and parts store.
- b. Automobile sales and/or service establishment, excluding automobile body repair shops.
- c. Automobile and/or truck rental or leasing establishment.
- d. Commercial marina, including boat sales, service and storage, and rental or leasing of pier or dock space to boat owners and operators excluding any manufacturing or production process, and in conformance with applicable Federal, State and local regulations.
- e. Parking facilities, including structures and ramps.
- f. Recreation vehicle sales, service and storage establishments including boats and motorcycles.

**7. Institutional uses** as follows:

- a. Cultural institutions, including libraries, museums and art museums.
- b. Educational institutions, including public and private schools.
- c. Historic monuments.
- d. Parks and playgrounds, including buildings and grounds, and properly licensed concessions.
- e. Philanthropic and charitable institutions.
- f. Public administrative offices and public service buildings, including fire and police stations, community centers and public emergency shelters.
- g. Public transportation uses, including municipal bus and transportation terminals and municipal marina.
- h. Public and private utility offices.
- i. Railroad passenger terminal.
- j. Religious institutions, including churches, chapels, temples, synagogues, convents, seminaries, rectories, parsonages, parish houses and residential quarters for clergy. Such quarters are permitted to be located on the same lot with a religious institution.

**8. Outdoor advertising signs**, in conformance with Chapter 15 of the Code of General Ordinances.

### **B. Permitted Accessory Uses.**

1. Garages for the storage or loading of vehicles used in conjunction with the operation of a principal use.

2. Off-street parking and loading spaces and facilities, in conformance with **§6.0** of this Ordinance.

3. Utility sheds, power supply units, external building heating/cooling systems, and other uses normally auxiliary to the principal use.

4. Outdoor storage areas of a motor vehicle use, provided that when such areas are adjacent to or across an alley from a residential district, such areas shall be effectively screened as outlined in **§3.12 D.** of this Ordinance.

5. Public use service building or structure.

6. Outdoor Dining Areas located in public right-of-ways or major street setback areas, in conjunction with an adjacent bakery, candy and ice cream store, coffee shop, food store, grocery, delicatessen or restaurant in conformance with Section 5.046 of the Code of General Ordinances.

7. Exterior use of property to remove and replace vehicle tires. This subsection shall apply to only those businesses located within the area bounded by Sheridan Road on the East; 52<sup>nd</sup> Street on the North; 64<sup>th</sup> Street on the South; and, 39<sup>th</sup> Avenue on the West, which were existing and specifically engaged in the sale and service of vehicle tires as of January 1, 2005. This Section shall not apply to any such business subsequent to or following a change in ownership, management or change of location occurring after January 1, 2005.

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8. Permanent cosmetic makeup, only when performed in conjunction with a beauty salon or similar principal permitted use.

9. Artisan manufacturing conducted wholly within an enclosed building. Such production of items shall be an accessory use to an artisan studio and shall not cause, create or result in noxious odors, smoke, dust, or dirt, or cause objectionable sounds of an intermittent nature which become a nuisance to adjacent uses.

### **C. Conditional Uses.** (See §4.0 of this Ordinance for the conditional use review procedures).

1. Multiple-family residences above the first floor and in conformance with §3.12 A. of this Ordinance.
2. Hotels and motels constructed after the effective date of this Ordinance.
3. Community Living Arrangements, in conformance with §62.23 (7)(I), Wisconsin Statutes.
4. Automobile body shop.
5. Automobile or truck wash.
6. Convention center.
7. Aluminum Collection center.
8. Recycling Collection center.
9. Brewpub or winery, accessory to a restaurant, tavern, cocktail lounge or package beverage store, provided that no greater than thirty (30%) percent of the gross floor area is devoted to any manufacturing or processing, or storage of beverages produced on premises, provided that brewpubs produce no greater than two thousand (2,000) barrels of fermented malt beverages per year, or, that wineries produce no greater than twenty thousand (20,000) gallons of wine per year, in conformance with §125, Wisconsin Statutes, and Chapter 10 of the Code of General Ordinances.
10. Bed and Breakfast Establishments.
11. Utility substations and Communication, Radio/Television/Relay Co-locations and Antennas.
12. Rooming and boarding houses above first floor.
13. Storm water detention and retention basins.
14. Drive-thru facilities in conjunction with any permitted use, excluding alcohol beverage sales which may not be made therefrom.
15. Automobile fuel station or automobile fuel and service station, including combination convenience store.
16. **Unified Business Center.** A commercial development as defined in Section 12.0 of the Zoning Ordinance.
17. **Large Scale Commercial Development.** A commercial development as defined in Section 12.0 of the Zoning Ordinance.
18. Body-Piercing Establishments
19. Tattoo Establishments
20. Pawnbroker.
21. Secondhand Jewelry Dealer.

### **D. Lot Area and Width.**

1. There shall be no minimum lot area or width requirements except that:
  - a. For structures constructed prior to the effective date of this Ordinance, which contain multiple family residential uses above a first floor, a minimum of five hundred (500) square feet of lot area per dwelling unit shall be provided.
  - b. For new construction of multiple-family residential uses above a first floor; a two story building shall provide a minimum two thousand (2,000) square feet of lot area per dwelling unit; a three story building shall provide a minimum of one thousand (1,000) square feet of lot area per dwelling unit; and a four or more story building shall provide a minimum five hundred (500) square feet per dwelling unit.
2. Lots used for a rooming and boarding house or a Community Living Arrangement shall provide a minimum of five hundred (500) square feet of lot area per bed.

### **E. Building Height.** No building or structure, nor the enlargement of any building or structure, shall