

**AGENDA**  
**KENOSHA COMMON COUNCIL**  
**KENOSHA, WISCONSIN**  
**Council Chambers – Room 200 – Kenosha Municipal Building**  
**Monday, January 7, 2013**  
**7:00 P.M.**

**CALL TO ORDER**  
**ROLL CALL**  
**INVOCATION**  
**PLEDGE OF ALLEGIANCE**

Approval of the minutes of the meetings held December 3 and December 17, 2012.

Matters referred to the Committees by the Mayor.

Presentation, Commendations and Awards by Mayor.

Awards and Commendations from Boards, Commissions, Authorities and Committees.

**CITIZENS' COMMENTS**

**A. REFERRALS**

TO THE COMMITTEE ON FINANCE

TO THE PUBLIC WORKS COMMITTEE

TO THE PUBLIC SAFETY AND WELFARE COMMITTEE

TO THE CITY PLAN COMMISSION

- A.1. Request for a Special Exception to the spacing requirements of Section 3.12 E.2. of the Zoning Ordinance for a "Class A" liquor and Class "A" beer license at 3500 52nd Street. (Kenosha Fresh Market) (District #10)
- A.2. Request for a Special Exception to the spacing requirements of Section 3.12 E.2 of the Zoning Ordinance for a "Class A" liquor and Class "A" beer license at 3806 30th Avenue. (Shree OM Enterprises, Inc.) (District #10)
- A.3. Petition to rezone properties at 7729, 7733, 7741 and 7811 Green Bay Road from RS-1 Single-Family Residential District and a portion of a property at 7800 60th Avenue from M-2 Heavy Manufacturing District to B-2 Community Business District in conformance with Section 10.02 of the Zoning Ordinance. (Meijer) (District #14)

**B. COMMUNICATIONS, PETITIONS, REPORTS OF DEPARTMENTS**

- B.1. Approval of the following applications per list on file in the Office of the City Clerk:
  - a. \_\_\_\_\_ Operator's (Bartenders) license(s).
  - b. \_\_\_\_\_ Transfer of Agent Status of Beer and/or Liquor license(s).
  - c. \_\_\_\_\_ Special Class "B" Beer and/or Special "Class B" Wine license(s).
  - d. \_\_\_\_\_ Taxi Driver License(s).

**C. RECOMMENDATIONS FROM THE COMMITTEE ON LICENSING/PERMITS**

*NOTE: All licenses and permits are subject to withholding of issuance by the City Clerk as specified in Section 1.045 of the Code of General Ordinances.*

**D. ORDINANCES 1<sup>st</sup> READING**

- D.1. By the Mayor – To Repeal and Recreate Subsection 7.129 C (of the Code of General Ordinances) to Allow for Exceptions to Certain Parking Restrictions. (PSW – Recommendation pending) **PUBLIC HEARING** Pg. 1

**E. ZONING ORDINANCES 1<sup>st</sup> READING**

**F. ORDINANCES 2<sup>nd</sup> READING**

- F.1. By the Public Safety and Welfare Committee - To Amend Section 7.125 (of the Code of General Ordinances) Entitled: "Streets Controlled by Yield Signs", to Rescind the East/West Yield Signs on 69th Street at its Intersection with 5th Avenue; and to Amend Section 7.12 c. (of the Code of General Ordinances) by Adding East/West Stop Signs on 69th Street Before Entering the Intersection with 5th Avenue [District 3] (PSW-Ayes 3:Noes 0) **PUBLIC HEARING** Pgs. 2-6
- F.2. By the Licensing and Permit Committee – To Repeal and Recreate Subsection 10.063 I. (of the Code of General Ordinances) for the City of Kenosha regarding Disciplinary Hearings. (L/P – ayes:4; noes:0) **PUBLIC HEARING** Pgs. 7-8

**G. ZONING ORDINANCES 2<sup>nd</sup> READING**

- G.1. Sponsor: Jesse Downing; Co-Sponsor: Alderperson Patrick Juliana - To Repeal Subsection 3.12 E. regarding Class "A", "Class A" license locations of the Zoning Ordinance for the City of Kenosha. (L & P - Ayes 4, Noes 1) (CP - Ayes 4; Noes 4) **PUBLIC HEARING** Pgs. 9-12
- G.2. By the Mayor - Petition to rezone property at 1407 57th Street from IP Institutional Park to RG-2 General Residential District in conformance with Section 10.02 of the Zoning Ordinance. (Mares) (District #2) (CP - Ayes 8; Noes 0) **PUBLIC HEARING** Pgs. 13-21

**H. RESOLUTIONS**

- H.1. By the Committee on Finance - To Levy a Special Assessment under Authority of Charter Ordinance No. 26, as Amended, upon Certain Parcels of Land Within the City of Kenosha, Wisconsin the total amount of \$3,896.70. for trash and debris removal. (Fin – Recommendation pending) **HEARING** Pgs. 22-26

- H.2. By the Public Safety and Welfare Committee - To Relocate an Adult School Crossing Guard from the Intersection of 65th Street and 18th Avenue to the Intersection of 65th Street and 17th Avenue for Morning Arrivals and Afternoon Dismissal Periods. (PSW-Ayes 5;Noes 0) Pgs. 27-31
- H.3. By Alderperson Patrick Juliana, Co-Sponsors Alderperson Michael J. Orth Alderperson Jan Michalski, Alderperson Curt Wilson, Alderperson Tod Ohnstad, Alderperson Scott N. Gordon, Alderperson Eric J. Haugaard – To Urge the Governor to Approve the Casino Proposed for the City of Kenosha. Pgs. 32-33
- H.4. By the Mayor - To Create Tax Incremental District #15, City of Kenosha, Wisconsin, Under Section 66.1105(4)(gm), Wisconsin Statutes. (CP - Ayes 8; Noes 0) (Fin - Recommendation pending) Pgs. 34-41
- H.5. By the Mayor - To Adopt a Project Plan for Tax Incremental District #15, City of Kenosha, Wisconsin, Under Section 66.1105(4)(g), Wisconsin Statutes. (CP - Ayes 8; Noes 0) (Fin - Recommendation pending) Pgs. 42-63

**I. APPOINTMENTS/REAPPOINTMENTS BY THE MAYOR**

**J. PUBLIC CONSTRUCTION AND IMPROVEMENT CONTRACTS**

**K. OTHER CONTRACTS AND AGREEMENTS**

- K.1. Agreement by and between the City of Kenosha, Wisconsin, a municipal corporation and Baytree National Bank & Trust Co., a national banking association regarding Lakeview Virginia Towers Condominiums located at 5710 4th Avenue. CLOSED SESSION: The Common Council may go into Closed Session regarding this item, pursuant to §19.85(1)(g), Wisconsin Statutes to confer with legal counsel regarding potential litigation surrounding this matter. The Common Council will reconvene into open session. (Fin - Recommendation Pending) Pgs. 64-75
- K.2. Approval of a Permanent and Temporary Limited Easement between the City of Kenosha and Kenosha County for Parcel 07-222-24-276-030 (2152 30th Avenue). (District 5) (PW & Fin - Recommendations Pending) Pgs. 76-82

**L. RECOMMENDATIONS FROM THE COMMITTEE ON FINANCE**

- L.1. By the Finance Committee - Request from Steve Marovich, President, Harbor Park Parcel C Condominium Association, to Rescind All or a Portion of the Permit Fees Plus Penalty Fees for Work Started Without Permits Totaling \$3,240.00 for Eleven (11) Porch Permits on Eleven (11) Separate Parcels at 301-341 54th Street (District #2) (Fin - Recommendation Pending) **HEARING** Pgs. 83-105
- L.2. Disbursement Record #23 - \$4,913,292.20. (Fin – Recommendation pending) Pgs. 106-137
- L.3. Review and Approval of Final Cost Certification Report and Release of Developer's Fee to Tarantino & Company for Casa del Mare at 3508 7th Avenue. (District #1) (HOME Commission and Fin - Recommendation pending) Pgs. 138-144

**M. RECOMMENDATIONS FROM THE COMMITTEE ON PUBLIC WORKS**

- M.1. Approve Final Acceptance of Performance Contract with Johnson Controls, Inc. (Arlington Heights, IL) for LED Street Lights. (PW – Recommendation Pending) Pgs. 145-148

**N. RECOMMENDATIONS FROM THE COMMITTEE ON  
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**O. REPORTS AND RECOMMENDATIONS OF BOARDS AND COMMISSIONS**

**AND SUCH MATTERS AS ARE AUTHORIZED BY LAW OR REGULAR  
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IF YOU ARE DISABLED AND IN NEED OF ASSISTANCE,  
PLEASE CALL 653-4020 BEFORE THIS MEETING  
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ORDINANCE NO. \_\_\_\_\_

SPONSOR: THE MAYOR

**TO REPEAL AND RECREATE SUBSECTION 7.129 C. OF THE  
CODE OF GENERAL ORDINANCES TO ALLOW FOR  
EXCEPTIONS TO CERTAIN PARKING RESTRICTIONS**

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

**Section One:** Subsection 7.129 C. of the Code of General Ordinances for the City

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

**C. Exception.** Subsections B.1. and 2. are subject to the following parking exceptions:

1. One (1) bus, flatbed truck used for towing motor vehicles, flatbed truck on pickup truck body, or tow truck used for a commercial purpose, may be parked on the exterior of any residential property, in excess of one (1) hour, subject to compliance with the special conditions in Subsection D.

2. Any pickup truck, tractor or truck which is rendering service or loading or unloading materials.

3. Non-Commercial Pickup Trucks with clean or covered beds, without advertising or stakes inserted in the sides, or bumpers raised more than twenty-six (26") inches from the street.

4. A motor vehicle registered to a public utility, as that term is defined by Wisconsin Statutes §196.01(5).

**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

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

SPONSOR: COMMITTEE ON PUBLIC SAFETY AND WELFARE

TO AMEND SECTION 7.125 OF THE CODE OF GENERAL ORDINANCES ENTITLED: "STREETS CONTROLLED BY YIELD SIGNS", TO RESCIND THE EAST/WEST YIELD SIGNS ON 69TH STREET AT ITS INTERSECTION WITH 5TH AVENUE; AND TO AMEND SECTION 7.12 C. OF THE CODE OF GENERAL ORDINANCES BY ADDING EAST/WEST STOP SIGNS ON 69TH STREET BEFORE ENTERING THE INTERSECTION WITH 5TH AVENUE [DISTRICT 3]

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

**Section One:** Subsection 7.125 of the Code of General Ordinances for the City of Kenosha, Wisconsin, is hereby amended by deleting the following therefrom:

**69<sup>th</sup> Street in Column A and 5<sup>th</sup> Avenue in Column B.**

**Section Two:** Subsection 7.12 C. of the Code of General Ordinances for the City of Kenosha, Wisconsin, is hereby amended by adding the following thereto:

**All vehicles traveling East/West on 69<sup>th</sup> Street shall stop before entering the intersection with 5<sup>th</sup> Avenue.**

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

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

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

Passed:

Published:

Drafted By:  
JONATHAN A. MULLIGAN  
Assistant City Attorney



**Engineering Division**  
Shelly Billingsley, P.E.  
Director/City Engineer  
**Fleet Maintenance**  
Mauro Lenci  
Superintendent  
**Parks Division**  
Jeff Warnock  
Superintendent

**Street Division**  
John H. Prijic  
Superintendent  
**Waste Division**  
Rocky Bednar  
Superintendent

## DEPARTMENT OF PUBLIC WORKS

Michael M. Lemens, P.E., Director

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

Date: November 21, 2012

To: Rocco J. LaMacchia, Sr, Chairman  
Public Safety and Welfare

CC: Jan Michalski  
District 3

From: Shelly Billingsley, P.E.  
Director of Engineering

Subject: *Previous Trial to replace westbound and eastbound Yield signs with Stop Signs on 69<sup>th</sup> Street at 5<sup>th</sup> Avenue Intersection (District 3)*

### Background Information

This request has been on trial as indicated with no complaints or problems reported.

### Recommendation

Staff recommends approval for the replacement of the Yield signs on 69<sup>th</sup> Street at 5<sup>th</sup> Avenue with Stop signs.

The following ordinance changes are suggested:

1. Amend Section 7.125 "Street Controlled by Yield Signs" by removing 69<sup>th</sup> Street from Column "A" and 5<sup>th</sup> Avenue from Column "B"
2. Amend Section 7.12C by adding:  
All vehicles travelling on 69<sup>th</sup> Street shall stop before entering the intersection of 5<sup>th</sup> Avenue.

cc: Police Chief Morrissey – w/a  
Michael Lemens, Director of Public Works – w/a  
Shelly Billingsley, Director of Engineering – w/a  
Clement Abongwa – w/a  
File – w/a

**5<sup>th</sup> Avenue and 69<sup>th</sup> Street Stop Signs**



**Figure 1 Eastbound STOP Sign**



**Figure 2 Westbound STOP Sign**



**Engineering Division**  
Shelly Billingsley, P.E.  
Director/City Engineer  
**Fleet Maintenance**  
Mauro Lenci  
Superintendent  
**Parks Division**  
Jeff Warnock  
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**Waste Division**  
Rocky Bednar  
Superintendent

**DEPARTMENT OF PUBLIC WORKS**  
**Michael M. Lemens, P.E., Director**

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

July 27, 2012

To: Rocco J. LaMacchia, Sr, Chairman  
Public Safety and Welfare

CC: Jan Michalski  
District 3

From: Shelly Bilingsley, P.E.  
Director of Engineering

Subject: ***Aldermanic Request to replace westbound and eastbound Yield signs with Stop Sign at 5<sup>th</sup> Avenue and 69<sup>th</sup> Street Intersection***

**BACKGROUND INFORMATION**

Alderman Michalski has been receiving numerous calls from his constituents expressing safety concerns about 5<sup>th</sup> Avenue and 69<sup>th</sup> Street intersection because some westbound and eastbound motorists on 69<sup>th</sup> Street do not yield to oncoming traffic on 5<sup>th</sup> Avenue. On behalf of his constituents, Alderman Michalski is requesting for the replacement of the yield signs on 69<sup>th</sup> Street with stop signs.

5<sup>th</sup> Avenue and 69<sup>th</sup> Street intersection is a 4-leg intersection with yield controls on 69<sup>th</sup> Street (westbound and eastbound directions). Staff investigated the said intersection for stop sign warrants and observed that the southwest corner of the intersection warrants a stop sign because of limited sight distance. There is a tree on the southwest corner that is in the line of sight of the eastbound traffic (sketch). Motorists will need to drive closer to the intersection in order to have adequate sight distance to determine whether to stop or to drive through the intersection. Replacing the yield signs with stop signs would improve the sight distance because eastbound traffic would have to drive close to the intersection and stop before entering the intersection.

**RECOMMENDATION**

Staff recommends a 90-day trial for the replacement of the yield signs on 69<sup>th</sup> Street at 5<sup>th</sup> Avenue with stop signs.

# 5<sup>th</sup> Avenue & 69<sup>th</sup> Street Sight Distance Layout (Southwest Corner)



Kenosha County Interactive Mapping Site



Tree in the line of sight  
(SW corner)

Source: Kenosha County Department of Planning and Development

L/P Mtg. 12/10/12

**SPONSOR: LICENSING & PERMIT COMMITTEE**

**TO REPEAL AND RECREATE SUBSECTION 10.063 I.  
OF THE CODE OF GENERAL ORDINANCES FOR THE  
CITY OF KENOSHA REGARDING DISCIPLINARY HEARINGS**

**Section One:** Subsection 10.063 I. of the Code of General Ordinances for the City

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

**I. Disciplinary Hearings.** Disciplinary hearings, including nonrenewal, suspension and revocation hearings, shall be held before the Committee, which shall submit a report to the Common Council, including Findings of Fact, Conclusions of Law and a recommendation as to what action, if any, the Common Council should take with respect to the License. The Committee shall provide the Complainant and the Licensee with a copy of the report. Either the Complainant or Licensee may make an objection, orally or in writing, to the report and shall have the opportunity to present arguments supporting the objection to the Common Council. At all stages of the proceedings before the committee or before the Common Council, the Licensee shall be entitled to appear in person or by any of the following representatives: by its corporate officers, members, partners, the licensing agent identified in the Licensee's licensing application on file with the office of the City Clerk or by an attorney. The Common Council shall determine whether the arguments shall be presented orally or in writing, or both. If the Common Council, after considering the Committee's report and any arguments presented by the Complainant and Licensee, finds the complaint to be true, or if there is no objection to a report recommending a suspension, revocation or nonrenewal, the Licensee shall be suspended, revoked or not renewed as provided by law. If the Common Council finds the complaint untrue, the proceedings shall be dismissed without cost to the accused. The City Clerk shall give notice of each suspension, revocation or nonrenewal to the party whose License is affected.

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

publication.

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

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

Passed:

Published:

Drafted By:  
MATTHEW A. KNIGHT  
Deputy City Attorney

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

**SPONSOR: LICENSING & PERMIT COMMITTEE**

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

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

Passed:

Published:

Drafted By:  
MATTHEW A. KNIGHT  
Deputy City Attorney

<b>Planning &amp; Zoning Division</b> 625 52 <sup>nd</sup> Street Kenosha, WI 53140 262.653.4030	<b>Kenosha City Plan Commission</b>  <b>FACT SHEET</b>	December 6, 2012	Item <b>3</b>
<b>Amendment to Zoning Ordinance Sponsor: Alderperson Jesse Downing; Co-Sponsors: Alderperson Patrick Juliana and Alderperson Rocco LaMacchia Sr. - To Repeal Subsection 3.12 E. regarding Class "A", "Class A" license locations of the Zoning Ordinance for the City of Kenosha. PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

Site: Commercial zoning districts

**NOTIFICATIONS/PROCEDURES:**

The License & Permit Committee recommended approval of this ordinance 4-1. The Ordinance requires final action by the Common Council.

**ANALYSIS:**

- The City currently requires that no new Class "A" beer license be within ½ mile of another Class "A" licensed location, or that any new "Class A" liquor license be within 1 mile of an existing "Class A" location. If the spacing requirement is not met the applicant can request a special exception. The current ordinance has criteria to be considered in granting an exception.
- The special exception requires review by the Plan Commission and approved by the Common Council.
- The proposed ordinance would repeal the spacing requirements for any new "Class A" & Class "A" licenses.
- All requests for a new license would still require Common Council approval.

**RECOMMENDATION:**

For Commission review & recommendation.



Rich Schroeder, Deputy Director



Jeffrey B. Labahn, Director

/u2/acct/cp/claurieb/CITY PLAN COMMISSION/12-6-12/fact-zo-repeal classA112912.odt

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

SPONSOR: ALDERPERSON JESSE DOWNING  
CO-SPONSOR: ALDERPERSON PATRICK JULIANA  
CO-SPONSOR: ALDERPERSON ROCCO J. LAMACCHIA, SR.

**TO REPEAL SUBSECTION 3.12 E. REGARDING  
CLASS "A", "CLASS A" LICENSE LOCATIONS OF  
THE ZONING ORDINANCES FOR THE CITY OF KENOSHA**

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

**Section One:** Subsection 3.12 E. of the Zoning Ordinance for the City  
of Kenosha, Wisconsin, is hereby repealed.

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

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

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

Passed:

Published:

Drafted By:  
MATTHEW A. KNIGHT  
Deputy City Attorney

# ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

## 3.12 BUSINESS ZONING DISTRICTS-GENERAL REGULATIONS

In addition to the general provisions outlined in §2.0 of this Ordinance and the requirements of the respective zoning district, uses of land in the Business Zoning Districts shall meet the following general regulations.

### A. Residential Uses Permitted Above

**First Floor.** Subject to the exception for religious residential quarters herein, in the B-1, B-2 or B-3 Business Districts, residential uses are only permitted when they are located above the first floor of the principal building, provided that the lowest finished floor of such attached residential units is constructed a minimum of nine (9') feet above the first floor elevation; provided that no portion of the first floor of any building within the Business Districts is used for residential purposes. The limitation in the previous sentence notwithstanding, residential quarters in convents, seminaries, rectories, parsonages, parish houses and other residential quarters for members of the clergy and immediate family members of the clergy living with the member of the clergy, may be located on any floor subject to other provisions of law.

### B. Detached Residential Uses Not Permitted in the B-1, B-2 or B-3 Districts.

**1. Restrictions.** New construction of single-family, two-family and multiple family residences detached from a principal use is not permitted in the B-1, B-2 or B-3 Business Districts.

**2. Reconstruction of Existing Detached Residences in the B-1, B-2 or B-3 Business Zoning Districts.** The reconstruction of an existing detached residential use in the B-1, B-2 or B-3 District, which has been damaged or destroyed by catastrophe or act of God, is permitted provided that the reconstructed building does not exceed the original floor area of the structure and that such reconstruction is commenced no later than one (1) year after the date of the damage or destruction, and provided the building is in conformance with all other provisions of this Ordinance.

**C. Yard Requirements Exceptions.** On a lot in a business district where a building line is in existence prior to the effective date of this Ordinance and which provides yard less than

required when adjacent to or across an alley from a residential district, an addition to or reconstruction of the building is permitted provided such addition or reconstruction is no closer to the lot line than the existing building line and provided that the building is in conformance with all other provisions of this Ordinance, including the parking requirements of §6.01 of this Ordinance.

### D. Screening.

**1. Requirements and Standards.** For any use in a business district which is required to provide screening under the provisions of the respective zoning district in which such use is located, such screening shall be accomplished by a fence, wall, berm, landscaping, or some combination thereof, constituting an opaque characteristic which obstructs from horizontal view, the use required to be screened. 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. Exceptions.** The Board may authorize an exception to the screening requirement and standards where an existing screen is on the lot adjacent to the use, building or structure required to be screened, or where special circumstances render a screen unnecessary.

### E. Class "A", "Class A" License Locations.

**1. Intent and Purpose.** The proliferation and clustering of Class "A" Beer and "Class A" Liquor Licenses as detailed by Chapter 10 of the Code of General Ordinances in limited areas within the City creates an undesirable image of the vitality of the commercial districts and the community as a whole. A high density of licensed establishments within close proximity can result in negative impacts to the adjacent and surrounding residential areas where such businesses may be located. Because there are a limited amount of Licenses available the City desires to ensure that the entire community is subject to service.

#### 2. Location.

**a.** No Class "A" License shall be located within 2,640 feet of any other City issued Class "A" License, unless the proposed location held a Class "A" License within the three hundred sixty-five (365) days preceding the application.

## ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

b. No "Class A" License shall be located within 5,280 feet of any other City issued "Class A" License, unless the proposed location held a "Class A" License within the three hundred sixty-five (365) days preceding the application.

c. **Standards of Measurement.** The distances identified in this Section shall be measured in a straight line, without regard to intervening structures or objects from the closest point of the structure proposed for occupancy by the licensed Class "A" or "Class A" business, whichever is applicable, to the nearest point of the structure licensed from which the proposed License is to be separated.

d. **Special Exceptions.**

(1) **Procedure.** Upon written determination of the Department of Community Development and Inspections that the proposed location for a new Class "A" or "Class A" License is prohibited pursuant the provisions of §3.12 E.2., a special exception request from the terms of §3.12 E.2. may be made in writing to the Department of Community Development and Inspections. The Common Council is designated the authority for granting a special exception from the requirements of §3.12 E.2. The City Plan Commission shall review each request for a special exception and after public hearing make a recommendation to the Common Council. Any special exception granted shall be considered unique to the project and will not set any precedent for future decisions. The special exception shall be limited to the terms of §3.12 E.2. and provides no licensing rights to the applicant. An applicant must qualify for a license pursuant to Wis. Stats. Chapter 125 and Chapter 10 of the Code of General Ordinances, City of Kenosha.

(2) **Criteria.** The City consider granting a special exception from the terms of §3.12 E.2. if:

(a) Whether the proposed development will have a substantial positive impact upon the surrounding properties, neighborhood within 5,280 feet of the development and the City of Kenosha.

(b) Whether the proposed development will have a significant, positive influence on the City economy; and,

(c) Whether the proposed development is compatible with the overall purpose of the land use and consistent with the City and neighborhood plans.

<b>Planning &amp; Zoning Division</b> 625 52 <sup>nd</sup> Street Kenosha, WI 53140 262.653.4030	<b>Kenosha City Plan Commission</b>  <b>FACT SHEET</b>	December 6, 2012	Item <b>5</b>
<b>Petition to rezone property at 1407 57th Street from IP Institutional Park to RG-2 General Residential District in conformance with Section 10.02 of the Zoning Ordinance. (Mares) (District #2) PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

Site: 1407 57<sup>th</sup> Street  
 Neighborhood: Columbus

Vicinity Zoning/Land Use

North: RG-2/Residential  
 South: IP/Rotary Safety Center  
 East: IP/Rotary Safety Center parking lot  
 West: RG-2/Residential

**NOTIFICATIONS/PROCEDURES:**

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

**ANALYSIS:**

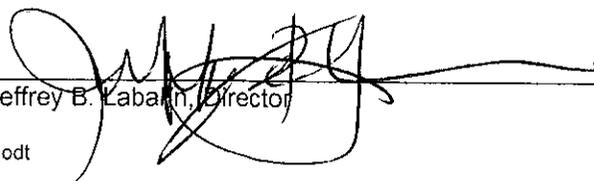
- The owner of the property has requested to rezone the property from IP Institutional Park to RG-2 General Residential District. The purpose of the rezoning is to make the existing single-family residential use on the site a conforming use.
- Rezoning of the property to RG-2 General Residential District is consistent with the adopted *Comprehensive Plan for the City of Kenosha: 2035* which lists this site as *Medium-High Density Residential*. An amendment to that Plan is not required for the City to approve the rezoning.
- The development of the property will have to be consistent with all City, State and Federal Ordinance and regulations.

**RECOMMENDATION:**

Since the proposed rezoning is compatible with the *Comprehensive Plan for the City of Kenosha: 2035*, a recommendation is made to approve the rezoning in accordance with Section 10.02 of the Zoning Ordinance.



Brian R. Wilke, Development Coordinator



Jeffrey B. Labahn, Director

/u2/acct/cp/claurieb/CITY PLAN COMMISSION/fact-rezone-Mares112912.odt

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

**SPONSOR: THE MAYOR**

**Zoning: To Rezone Property at 1407 57<sup>th</sup> Street from IP Institutional Park to RG-2 General Residential District in conformance with with Section 10.02 of the Zoning Ordinance. (Mares) (District #2)**

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

**Section One:** That the land shown on the attached Supplement Map No. Z9-12 be, and the same hereby is, zoned and districted as indicated on said map.

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

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

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

Passed:

Published:

Drafted by:  
MATTHEW A. KNIGHT  
Deputy City Attorney

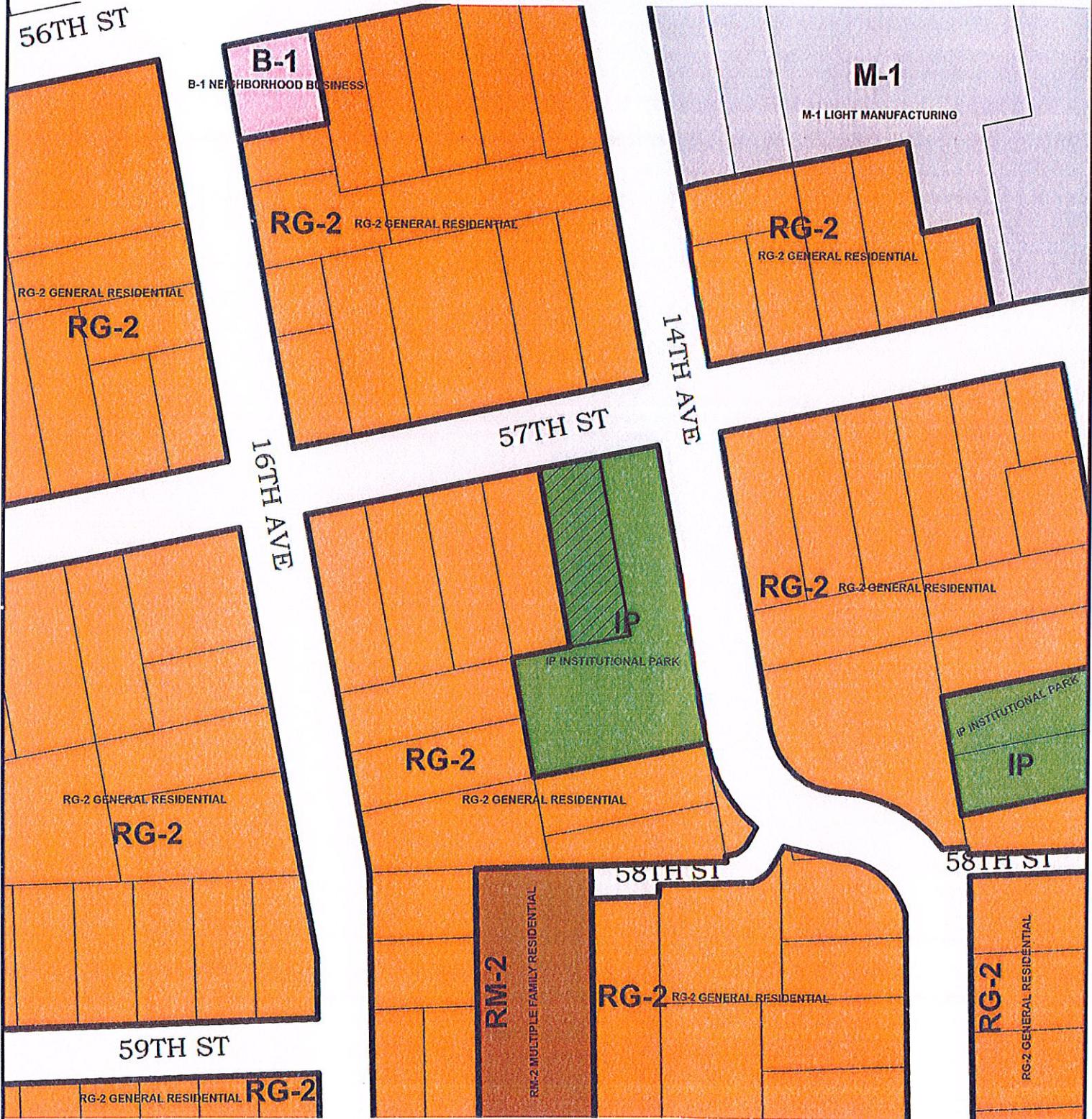
# City of Kenosha

## District Map Rezoning

Supplement No.   79-12  

Ordinance No.           

Mares petition



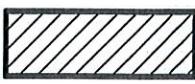
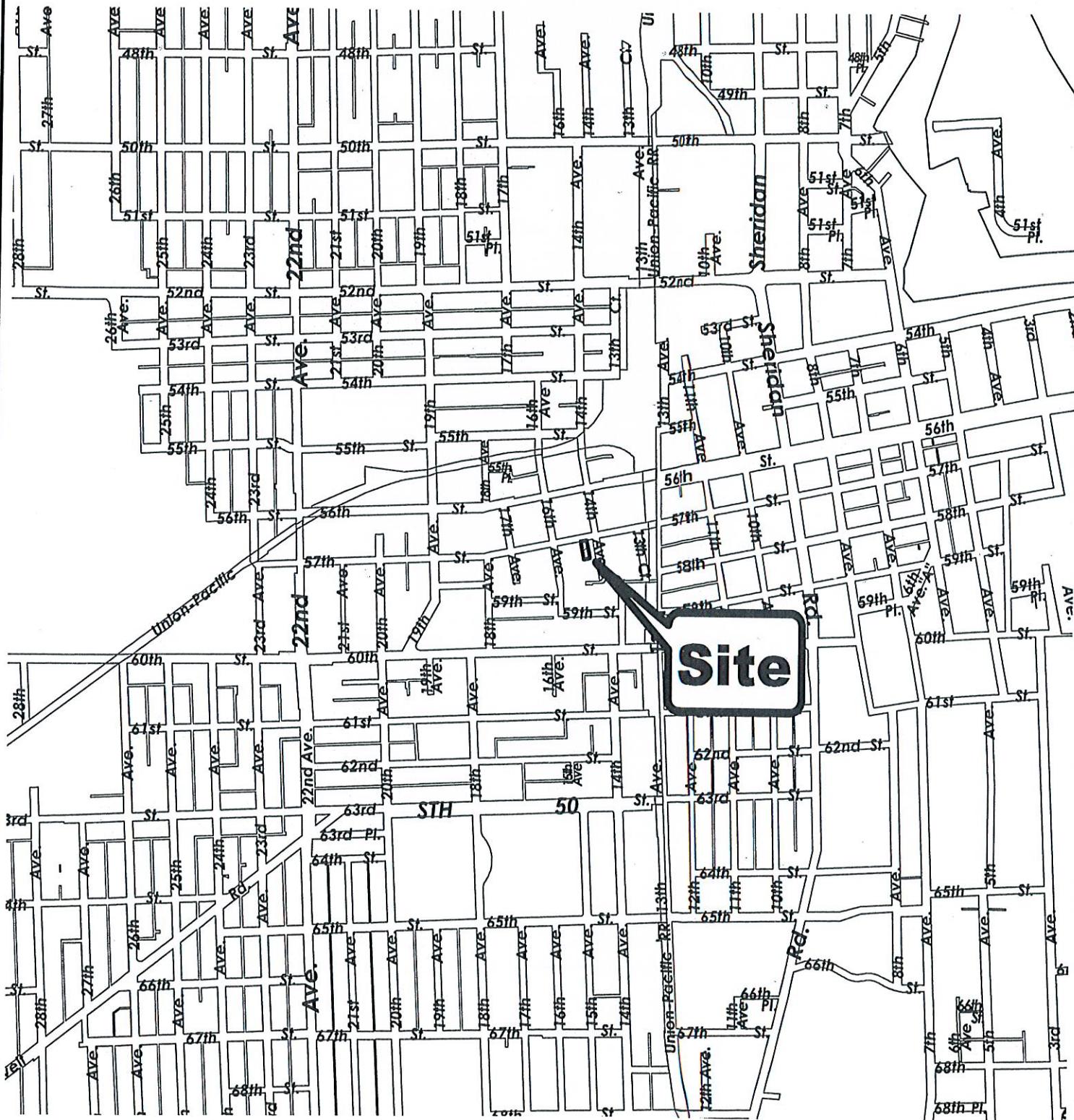
Property requested to be rezoned from:

-  IP Institutional Park to
- RG-2 General Residential



# City of Kenosha

## Vicinity Map Mares Rezoning



Subject Property



0 200 400 600 800 1,000 Feet

January 7, 2013 Page 16

# City of Kenosha

Land Use Map  
Mares Rezoning



Property requested to be rezoned



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

Dear Members of the Common Council:

It is requested that my property located at 1407 57<sup>th</sup> Street be rezoned from IP to Rg-2. The purpose of the rezoning is to permit Single – family Residential.

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

Please inform of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to Ramon Ynosencio at 6544 39<sup>th</sup> Avenue Kenosha WI. 53142. I can be reached at (262) 818-7202 if there are any questions regarding my request for the rezoning.

Sincerely,

  
Jose Mares

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

**MAILING INFORMATION**

**NAME OF PROJECT:** Jose MARES

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

Name and Address of Applicant [Please print]:  
RAMON INOSENCIO  
12544 39<sup>th</sup> Ave.  
Kenosha WI 53142  
 Phone: 262-818-7202  
 Fax: 262-605-3966  
 E-Mail: RAY 645 @ hot mail . com

Name and Address of Architect/Engineer [Please print]:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

Name and Address of Property Owner (if other than applicant) [Please print]:  
Jose MARES  
1407 57<sup>th</sup> St.  
Kenosha WI  
 Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

**PROJECT LOCATION**

Location of Development (street address and / or parcel number): 1407 57<sup>th</sup> St.

**TYPE OF LAND DEVELOPMENT**

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

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

**PRIOR TO SUBMITTING THIS APPLICATION TO THE DEPARTMENT OF CITY DEVELOPMENT,  
PLEASE REVIEW THE APPROPRIATE SECTION(S) FOR FEES, REQUIREMENTS AND APPROPRIATE APPENDICES.**

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

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

Phone: 262.653.4030  
 Fax: 262.653.4045  
 Office Hours:  
 M - F 8:00 am - 4:30 pm

**SECTION 9  
REZONING**

<b>Additional Information Required:</b>	Current Zoning District: <u>IP</u>
	Proposed Zoning District: <u>Rg-2</u>
	Proposed Type of Rezoning: (Check all applicable) <input checked="" type="checkbox"/> Single-family Residential <input type="checkbox"/> Two-family Residential <input type="checkbox"/> Multi-family Residential (3 or more units) <input type="checkbox"/> Institutional, Commercial or Industrial
<b>Submittal Requirements:</b>	<ul style="list-style-type: none"> <li>➤ Rezoning Petition (sample below) filled out according to the particular situation. The current owner(s) of the property must sign the petition.</li> <li>➤ Building and Site Development Plans as indicated below.</li> </ul>
<b>Fees:</b>	<ul style="list-style-type: none"> <li>➤ Rezoning Fee = <u>\$550</u> (For projects that <i>do not</i> require building and site development plans) <u>OR</u></li> <li>➤ <del>Rezoning with Concept Plan</del> = <u>\$1,150</u> (For projects that require building and site development plans)</li> </ul> <p><i>The City retains the fee whether the rezoning is approved or denied. The applicant should contact Community Development and Inspections – Planning Division to verify the total fee before submitting the rezoning application.</i></p>
<b>Appendices to Review:</b>	➤ N/A
<b>Approximate Review Time:</b>	➤ 60-75 days (Reviewed by City Plan Commission and Common Council)
A rezoning request can be initiated by: <ul style="list-style-type: none"> <li>➤ The City Plan Commission</li> <li>➤ The Common Council</li> <li>➤ A petition of 50 percent or more of the owners of property within the area proposed to be rezoned</li> </ul>	

**SAMPLE REZONING PETITION**

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

Dear Members of the Common Council:

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

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

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

Sincerely,

Current Property Owner

·Planning & Zoning  
·Community Development

262.653.4030  
262.653.4045 FAX  
Room 308



·Building Inspections  
·Property Maintenance

262.653.4263  
262.653.4254 FAX  
Room 100

## DEPARTMENT OF COMMUNITY DEVELOPMENT & INSPECTIONS

Municipal Building · 625 52nd Street · Kenosha, WI 53140  
[www.kenosha.org](http://www.kenosha.org)

Jeffrey B. Labahn, Director

Richard Schroeder, Deputy Director

November 27, 2012

### Notice of Public Hearing

#### *Rezoning of property at 1407 57th Street (Mares)*

The City Plan Commission will hold a public hearing on a petition submitted by Jose Mares, Ramon Ynosencio, Agent, to rezone the property at 1407 57th Street. The proposed rezoning would amend the zoning on the property from IP Institutional Park to RG-2 General Residential District. The rezoning request is to allow the existing building to be utilized as a single-family use.

The public hearing will be held at the City Plan Commission meeting as follows:

*Thursday, December 6, 2012 at 5:00 p.m.  
Municipal Building  
625 52nd Street - Room 202  
Kenosha, WI 53140*

You are being notified of these public hearings because, as the owner of property located within 100-feet of the proposed zoning change, you are eligible to file a protest petition pursuant to Wisconsin State Statutes. The proposed rezoning **will not** change the zoning of your property. The enclosed map identifies the boundaries of the proposed rezoning and the location of your property has been highlighted.

The City Plan Commission will make a recommendation to the Common Council on the zoning petition. The Common Council is tentatively scheduled to hold a public hearing and take final action on this item at their meeting on Monday, January 7, 2012 at 7:00 p.m. in Room 200 of the Municipal Building.

Additional information regarding this petition is on file with the Department of Community Development & Inspections in Room 308 of the Municipal Building. For additional information or related questions, please contact Brian Wilke via email at [bwilke@kenosha.org](mailto:bwilke@kenosha.org) or at 262.653.4049.

BW:kas  
Enclosure

**RESOLUTION NO. \_\_\_\_\_**

**BY: COMMITTEE ON FINANCE**

**To Levy a Special Assessment under Authority of Charter Ordinance No. 26, as Amended, upon Certain Parcels of Land Within the City of Kenosha, Wisconsin**

**WHEREAS**, trash and debris located on certain parcels of land in the City of Kenosha, Wisconsin, has been ordered removed by the Health Department of the County of Kenosha, pursuant to Charter Ordinance No. 26, as amended by Charter Ordinance No.(s) 28, 30, and 33, of the City of Kenosha, Wisconsin; and,

**WHEREAS**, pursuant to Subsection G., Charter Ordinance No. 26, as amended, the cost of abatement, including the cost of service, mailing and publication, and a Seventy-five (\$75.00) Dollar Administrative Fee, is to be specially assessed against the real estate upon which such debris and trash were located; and,

**WHEREAS**, trash and debris has been removed by the City, through private contract, from various parcels of real estate at the costs of abatement and administration noted by reports from the Health Department dated October 8, 2012 and November 5, 2012, for the City of Kenosha, which report is on file in the Office of the City Clerk/Treasurer and incorporated herein by reference.

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Kenosha, Wisconsin, that pursuant to Charter Ordinance No. 26, as amended by Charter Ordinance No.(s) 28, 30, and 33, special assessments in the total amount of \$3,896.70 are levied against the respective parcels of property listed in the report of the Health Department on file in the Office of the City Clerk/Treasurer for the City of Kenosha, Wisconsin, with interest thereon to be charged at seven and one-half (7.5%) percent per annum from the date of passage of this Resolution.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2013.

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

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

Date: \_\_\_\_\_

Drafted By:  
JONATHAN A. MULLIGAN  
Assistant City Attorney



# COUNTY OF KENOSHA

John T. Jansen, Director  
Department of Human Services

Cynthia Johnson, Director, Health Officer  
Division of Health Services  
Job Center / Human Services Building  
8600 Sheridan Road, Suite 600  
Kenosha, WI 53143-6515  
Phone (262) 605-6700  
Fax: (262) 605-6715

DATE: October 8, 2012

OCT 11 2012

TO: Edward R. Antaramian, City Attorney

FROM: Mark Melotik, Environmental Manager

*Mark Z. Melotik 10/9/12*

RE: Request of special assessments for the following properties, as per Charter Ordinance Number 26 - City of Kenosha

1.)	<b>1504 69th St</b>	PARCEL #	05-123-06-307-010
	<b><u>OWNER OF RECORD:</u></b> Tammie Steele 1504 69th St Kenosha WI 53143	<b><u>ASSESSMENT:</u></b> Administrative Fee 75.00 Clean up 485.00 Certified Mail 6.40 Newspaper Posting 19.00 <b>TOTAL: 585.40</b>	
	Cleanup Date: 09/04/2012		
2.)	<b>2618 73rd St</b>	PARCEL #	01-122-01-451-011
	<b><u>OWNER OF RECORD:</u></b> P L Ruffolo LLC 2516 29th Av Kenosha WI 53140	<b><u>ASSESSMENT:</u></b> Administrative Fee 75.00 Clean up 155.00 Certified Mail 6.40 Newspaper Posting 18.62 <b>TOTAL: 255.02</b>	
	Cleanup Date: 09/04/2012		
3.)	<b>2505 53rd St</b>	PARCEL #	09-222-36-405-001
	<b><u>OWNER OF RECORD:</u></b> Daniel & Denise Hickey 6228 Larchmont Dr Racine WI 53406	<b><u>ASSESSMENT:</u></b> Administrative Fee 75.00 Clean up 355.00 Certified Mail Newspaper Posting <b>TOTAL: 430.00</b>	
	Cleanup Date: 08/30/2012		
4.)	<b>3831 14th Av</b>	PARCEL #	09-222-36-182-019
	<b><u>OWNER OF RECORD:</u></b> Benjamin Gentile 5102 23rd Av Kenosha WI 53140	<b><u>ASSESSMENT:</u></b> Administrative Fee 75.00 Clean up 355.00 Certified Mail Newspaper Posting <b>TOTAL: 430.00</b>	
	Cleanup Date: 07/31/2012		

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5.) 4326 17th Av PARCEL # 11-223-30-364-005

**OWNER OF RECORD:**

Gener Jaimes  
1778 Sheridan Rd Stop 6  
Kenosha WI 53140

Cleanup Date: 09/20/2012

**ASSESSMENT:**

Administrative Fee 75.00  
Clean up 100.00  
Certified Mail  
Newspaper Posting

**TOTAL:** 175.00

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6.) 5821 Sheridan Rd PARCEL # 12-223-31-463-002

**OWNER OF RECORD:**

Rakhra Wisconsin EZ Go Station  
9653 N Grainville Rd  
Mequon WI 53092

Cleanup Date: 09/25/2012

**ASSESSMENT:**

Administrative Fee 75.00  
Clean up 100.00  
Certified Mail 6.40  
Newspaper Posting

**TOTAL:** 181.40

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7.) 4502 79th St PARCEL # 03-122-11-152-001

**OWNER OF RECORD:**

Craig & Kelly Colmer  
4502 79th St  
Kenosha WI 53142

Cleanup Date: 09/25/2012

**ASSESSMENT:**

Administrative Fee 75.00  
Clean up 200.00  
Certified Mail 6.40  
Newspaper Posting 23.56

**TOTAL:** 304.96

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<b>CHARTER 26 TOTAL</b>	<b>\$ 2,361.78</b>
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# COUNTY OF KENOSHA

John T. Jansen, Director  
Department of Human Services

Cynthia Johnson, Director, Health Officer  
Division of Health Services  
Job Center / Human Services Building  
8600 Sheridan Road, Suite 600  
Kenosha, WI 53143-6515  
Phone (262) 605-6700  
Fax: (262) 605-6715

DATE: November 5, 2012

NOV - 6 2012

TO: Edward R. Antaramian, City Attorney

FROM: Mark Melotik, Environmental Manager

*Mark Melotik 11/6/12*

RE: Request of special assessments for the following properties, as per Charter Ordinance  
Number 26 - City of Kenosha

---

1.) **7832 22nd Av** PARCEL # 04-122-12-176-018

**OWNER OF RECORD:**

Christopher Evans  
7832 22nd Av  
Kenosha WI 53143

Cleanup Date: 10/01/2012

**ASSESSMENT:**

Administrative Fee	75.00
Clean up	155.00
Certified Mail	6.40
Newspaper Posting	23.56
<b>TOTAL:</b>	<b><u>259.96</u></b>

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2.) **5600 33rd Av** PARCEL # 09-222-36-379-020

**OWNER OF RECORD:**

Carl & Kelly Hoffman  
5600 33rd Av  
Kenosha WI 53144

Cleanup Date: 10/04/2012

**ASSESSMENT:**

Administrative Fee	75.00
Clean up	175.00
Certified Mail	
Newspaper Posting	
<b>TOTAL:</b>	<b><u>250.00</u></b>

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3.) **7515 36th Av** PARCEL # 04-122-12-227-006

**OWNER OF RECORD:**

R C S Revocable Trust  
4707 Washington Rd  
Kenosha WI 53144

Cleanup Date: 10/18/2012

**ASSESSMENT:**

Administrative Fee	75.00
Clean up	100.00
Certified Mail	
Newspaper Posting	
<b>TOTAL:</b>	<b><u>175.00</u></b>

---

4.) **6513 18th Av** PARCEL # 05-123-06-278-003

**OWNER OF RECORD:**

Jonathan & Sara Savaglio  
10200 11th Av  
Pleasant Prairie WI 53158

Cleanup Date: 10/18/2012

**ASSESSMENT:**

Administrative Fee	75.00
Clean up	100.00
Certified Mail	
Newspaper Posting	
<b>TOTAL:</b>	<b><u>175.00</u></b>

---

5.) **2224 54th St** PARCEL # 09-222-36-411-007

**OWNER OF RECORD:**

SJL Investments LLC  
8552 37th Av  
Kenosha WI 53142

Cleanup Date: 10/19/2012

**ASSESSMENT:**

Administrative Fee	75.00
Clean up	100.00
Certified Mail	6.40
Newspaper Posting	23.56
<b>TOTAL:</b>	<b>204.96</b>

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6.) **6917 36th Av** PARCEL # 01-122-01-337-004

**OWNER OF RECORD:**

Federal Home Loan Mortgage  
8200 Jones Branch Dr  
McLean VA 22102

Cleanup Date: 10/26/2012

**ASSESSMENT:**

Administrative Fee	75.00
Clean up	395.00
Certified Mail	
Newspaper Posting	
<b>TOTAL:</b>	<b>470.00</b>

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<b>CHARTER 26 TOTAL</b>	<b>\$ 1,534.92</b>
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RESOLUTION NO. \_\_\_\_\_

SPONSOR: COMMITTEE ON PUBLIC SAFETY AND WELFARE

TO RELOCATE AN ADULT SCHOOL CROSSING GUARD FROM  
THE INTERSECTION OF 65TH STREET AND 18TH AVENUE TO  
THE INTERSECTION OF 65TH STREET AND 17TH AVENUE FOR  
MORNING ARRIVALS AND AFTERNOON DISMISSAL PERIODS

BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that an Adult School Crossing Guard be, and hereby is, relocated from the intersection of 65<sup>th</sup> Street and 18<sup>th</sup> Avenue to the intersection of 65<sup>th</sup> Street and 17<sup>th</sup> Avenue for morning arrivals and afternoon dismissal periods.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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

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

Drafted By:  
EDWARD R. ANTARAMIAN,  
City Attorney

Kenosha Police Department  
Public Safety Building  
1000 – 55<sup>th</sup> Street  
Kenosha, WI 53140-3794  
(262) 605-5200



JOHN W. MORRISSEY  
Chief of Police

DANIEL G. MISKINIS  
Deputy Police Chief

**Date:** 11/26/12  
**To:** Public Safety & Welfare Committee  
Chief of Police John Morrissey  
Debra Salas – City Clerk  
Mike Lemens – Director of Engineering  
Kay Gierl – Crossing Guards  
Scott Kennow – Principal Brass Community School  
**From:** Safety Officer Dennis Walsh  
**RE:** Relocating 65<sup>th</sup> St & 18<sup>th</sup> Ave.

I have recently spoken with Principal Scott Kennow of Brass Community School reference relocating the crossing guard location at 65<sup>th</sup> St. & 18<sup>th</sup> Avenue one block east to 65<sup>th</sup> St. & 17<sup>th</sup> Avenue. A cross walk and access ramps to both the north and south side of 65<sup>th</sup> St at 17<sup>th</sup> Avenue have been completed.

By moving the Crossing Guard one block east to 17<sup>th</sup> Ave, we will draw new numbers of crossers that would not have originally walked up to 18<sup>th</sup> Avenue to cross. The children from 15<sup>th</sup> and 16<sup>th</sup> Avenue will now have better access to safe crossing, as will the children who originally would have crossed 18<sup>th</sup> Avenue across 65<sup>th</sup> St. The 18<sup>th</sup> Avenue children will now walk one block east to 17<sup>th</sup> avenue.

I am looking for authorization for the relocation. Once receiving authorization, the city would need to place two "School Crossing Signs" on either side of 17<sup>th</sup> Ave on 65<sup>th</sup> St.. Once that is completed, we would begin the relocation of the School Crossing Guard.

I have spoken to Mr. Kennow that once the relocation is implemented, I would still require him to place student Safety Patrol at 65<sup>th</sup> St. & 18<sup>th</sup> Ave. The Safety Patrollers would be instructed to only cross children east and west across 18<sup>th</sup> Avenue. If children came to the Safety Patroller at 18<sup>th</sup> Avenue wishing to cross 65<sup>th</sup> St, the Patroller would redirect them to go back to 17<sup>th</sup> Avenue to cross 65<sup>th</sup> St.



*The mission of the Kenosha Police Department is to serve all people with respect, fairness and compassion. We are committed to preserving peace, order and safety; enforcing laws and ordinances; and safeguarding constitutional rights.*

**Brass Community Elementary School Crosswalks  
65<sup>th</sup> Street and 17<sup>th</sup> Avenue Intersection**



**Brass Community Elementary School Crosswalks  
65<sup>th</sup> Street and 17<sup>th</sup> Avenue Intersection**



**Brass Community Elementary School Crosswalks  
65<sup>th</sup> Street and 17<sup>th</sup> Avenue Intersection**



**RESOLUTION NO. \_\_\_\_\_**

**SPONSOR: ALDERPERSON PATRICK JULIANA**  
**CO-SPONSORS: ALDERPERSON MICHAEL J. ORTH**  
**ALDERPERSON JAN MICHALSKI**  
**ALDERPERSON CURT WILSON**  
**ALDERPERSON TOD OHNSTAD**  
**ALDERPERSON SCOTT N. GORDON**  
**ALDERPERSON ERIC J. HAUGAARD**

**TO URGE THE GOVERNOR TO APPROVE THE  
CASINO PROPOSED FOR THE CITY OF KENOSHA**

**WHEREAS**, the City of Kenosha has a population of nearly 100,000, which as of the 2010 Census was comprised of 37,376 households, each household needing a source of income; and

**WHEREAS**, the City of Kenosha is located in close proximity to the state line with the state of Illinois, near the welcoming monument that bears Governor Scott Walker's promise that "Wisconsin is Open for Business"; and

**WHEREAS**, although the City of Kenosha is proud of its heritage of manufacturing and the employment of the population associated with the manufacturing, many of the City's major industries providing such manufacturing have left, such industries including Chrysler in 2010, G. LeBlanc Corporation (as a subsidiary of Steinway Musical Instruments) in 2008, and Snap-On production in 2004; and

**WHEREAS**, the City of Kenosha is poised to have up to 4,000 new jobs created through the opening of a casino by the Menominee Indian Tribe of Wisconsin; and

**WHEREAS**, fifty-six percent of Kenosha County voters backed the casino in a November 2004 advisory referendum; and

**WHEREAS**, the Common Council for the City of Kenosha has approved agreements with the Menominee Indian Tribe of Wisconsin by which the City of Kenosha would benefit from direct payments by the Menominee Indian Tribe of Wisconsin, which direct payments are in addition to the other increased financial benefits to the community, which include the increased number of jobs directly created, the increased number of jobs created through collateral businesses established to service the casino or patrons of the casino, and the increase in tourism money into the local economy of existing businesses; and

**WHEREAS**, after approval by the United States Bureau of Indian Affairs, the only approval necessary for the creation of the casino will be that of Governor Scott Walker; and

**WHEREAS**, it has been reported in a December 18, 2012 electronic version of the Kenosha News newspaper wherein Governor Scott Walker was interviewed that he will require as a condition of his approval that all eleven of the tribes having competing casinos, and that "[f]inal approval from the governor won't happen without an end to opposition from the rival Potawatomi Tribe"; and

**WHEREAS**, Governor Scott Walker knows or should know that the Potawatomi tribe is, and for a very long time has been, manifestly opposed to the Menominee Tribe of Wisconsin's opening of a Kenosha casino, given that the Potawatomi currently enjoy a gaming monopoly in the southeast Wisconsin area of a 100 mile radius around the Potawatomi's own casino in Milwaukee, which area includes the City of Kenosha; and

**WHEREAS**, in no other industry or business requiring approval of the State is the decision to allow a new operation given to the competitors of the new operation; and

**WHEREAS**, Governor Scott Walker's proposed action to abdicate his responsibility on this issue in a way that will obviously perpetuate a monopoly flies in the face of our state's proud, progressive heritage of which healthy business competition is part; and

**WHEREAS**, it is wrong for Governor Scott Walker to place the decision of whether the proposed casino by the Menominee Indian Tribe of Wisconsin is good for the state and its citizens, which is a public welfare consideration, in the hands of the Potawatomi who have a vested financial interest in that decision; and

**WHEREAS**, by giving the veto power over the proposed casino to a known opponent of the casino, and thereby depriving the citizens of the state living in Kenosha the availability of new jobs, Governor Scott Walker is belying and making meaningless his own slogan that "Wisconsin is Open for Business".

**NOW THEREFORE BE IT RESOLVED** that the Common Council for the City of Kenosha urges Governor Scott Walker, governor for the state of Wisconsin, to give the approvals necessary to enable the Menominee Indian Tribe of Wisconsin to operate a casino in the City of Kenosha subsequent to approval for the same operation by the United States Bureau of Indian Affairs.

**BE IT FURTHER RESOLVED** that the City Clerk is directed to send a copy of this resolution to Governor Scott Walker, State Senator Robert Wirth, and Representatives Peter Barca, Tod Ohnstad, Samantha Kerkman, and Corey Mason.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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

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

Drafted By:  
EDWARD R. ANTARAMIAN,  
City Attorney

Planning & Zoning Division 625 52 <sup>nd</sup> Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	December 6, 2012	Item 7
<b>To Create Tax Incremental District #15, City of Kenosha, Wisconsin, Under Section 66.1105(4)(gm), Wisconsin Statutes (Varin/Library Park LLC). (District #2) PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

Site: 720 59<sup>th</sup> Place. The area is generally bounded by 59<sup>th</sup> Street on the north, 7<sup>th</sup> Avenue on the east, 59<sup>th</sup> Place on the South and 8<sup>th</sup> Avenue on the west.

**NOTIFICATIONS/PROCEDURES:**

The alderperson of the district, Alderperson Schwartz, has been notified.  
 A notice announcing this hearing was published in the Kenosha Labor Paper on November 16 & 23, 2012 and sent to other local government units as required by Wisconsin Statute 66.1105.

**ANALYSIS:**

- The preliminary designation of the boundaries of Tax Incremental District #15 was completed at the City Plan Commission meeting held on Thursday, November 8, 2012.
- The item is on the agenda for final designation of the project boundaries and approval to create TID #15. No changes have been made to the boundaries since the previous meeting. Changes to the creation resolution, per the City's Bond counsel, are highlighted.

**RECOMMENDATION:**

A recommendation is made that after holding a public hearing, the City Plan Commission designate the boundaries and approve the creation of Tax Incremental District #15 and submit this recommendation to the Common Council of the City of Kenosha.

  
 \_\_\_\_\_  
 A. Zohrab Khaligian, Development Specialist

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

/u2/acct/cp/claurfeb/CITY PLAN COMMISSION/fact-tid15-create112912.odt

RESOLUTION # \_\_\_\_\_

BY: THE MAYOR

TO CREATE TAX INCREMENTAL DISTRICT #15,  
CITY OF KENOSHA, WISCONSIN,  
UNDER SECTION 66.1105(4)(gm), WISCONSIN STATUTES

**WHEREAS**, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for creating a Tax Incremental District; and

**WHEREAS**, a public hearing was properly noticed and held by the City Plan Commission on December 6, 2012 wherein interested parties were afforded a reasonable opportunity to express their views on the proposed creation of a Tax Incremental District and the proposed boundaries thereof; and

**WHEREAS**, pursuant to such procedure and after due reflection and consideration, the City Plan Commission has favorably recommended to the Common Council of the City of Kenosha the creation of Tax Incremental District #15, City of Kenosha, Wisconsin, the boundaries of which are described on Exhibits "A" and "B".

**NOW THEREFORE, BE IT RESOLVED** by the Common Council of the City of Kenosha, Wisconsin, that it:

1. Deems the creation of the recommended Tax Incremental District for the purpose of eliminating blight in the City of Kenosha to be in the public interest and for a proper public purpose; and
2. Accepts and adopts as the district boundaries those recommended by the City Plan Commission, which boundaries generally lie within the City of Kenosha between 59th Street and 59th Place and between 7th Avenue and 8th Avenue, and are more specifically defined in Exhibit "A", which is attached hereto and incorporated herein by reference. The district boundaries include only those whole units of property as are assessed for general property tax purposes. Property standing vacant for an entire seven (7) year period immediately preceding adoption of this Resolution, as "vacant property" as defined in Section 66.1105(4)(gm)1., Wisconsin Statutes, does not comprise more than twenty-five (25%) percent of the area in the Tax Incremental District; and
3. Finds that not less than fifty (50%) percent by area of the real property within the District is a "blighted area" within the meaning of Section 66.1105(2)(ae), Wisconsin Statutes; and
4. Finds that the improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District; and
5. Finds that the project costs relate directly to eliminating "blight" within the District consistent with the purpose for which the Tax Incremental District was created; and
6. Finds that the equalized value of taxable property of the District plus the value increment of all existing tax increment districts does not exceed twelve (12%) percent of the total equalized value of taxable property within the City of Kenosha, Wisconsin; and

7. Declares that the District is a blighted area district.

**BE IT FURTHER RESOLVED** that Tax Incremental District #15 is created effective January 1, 2013 upon passage and publication of this Resolution and review and approval of this Resolution by a Joint Review Board under Section 66.1105(4m), Wisconsin Statutes.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2013

ATTEST:

\_\_\_\_\_  
Debra Salas, City Clerk

APPROVE:

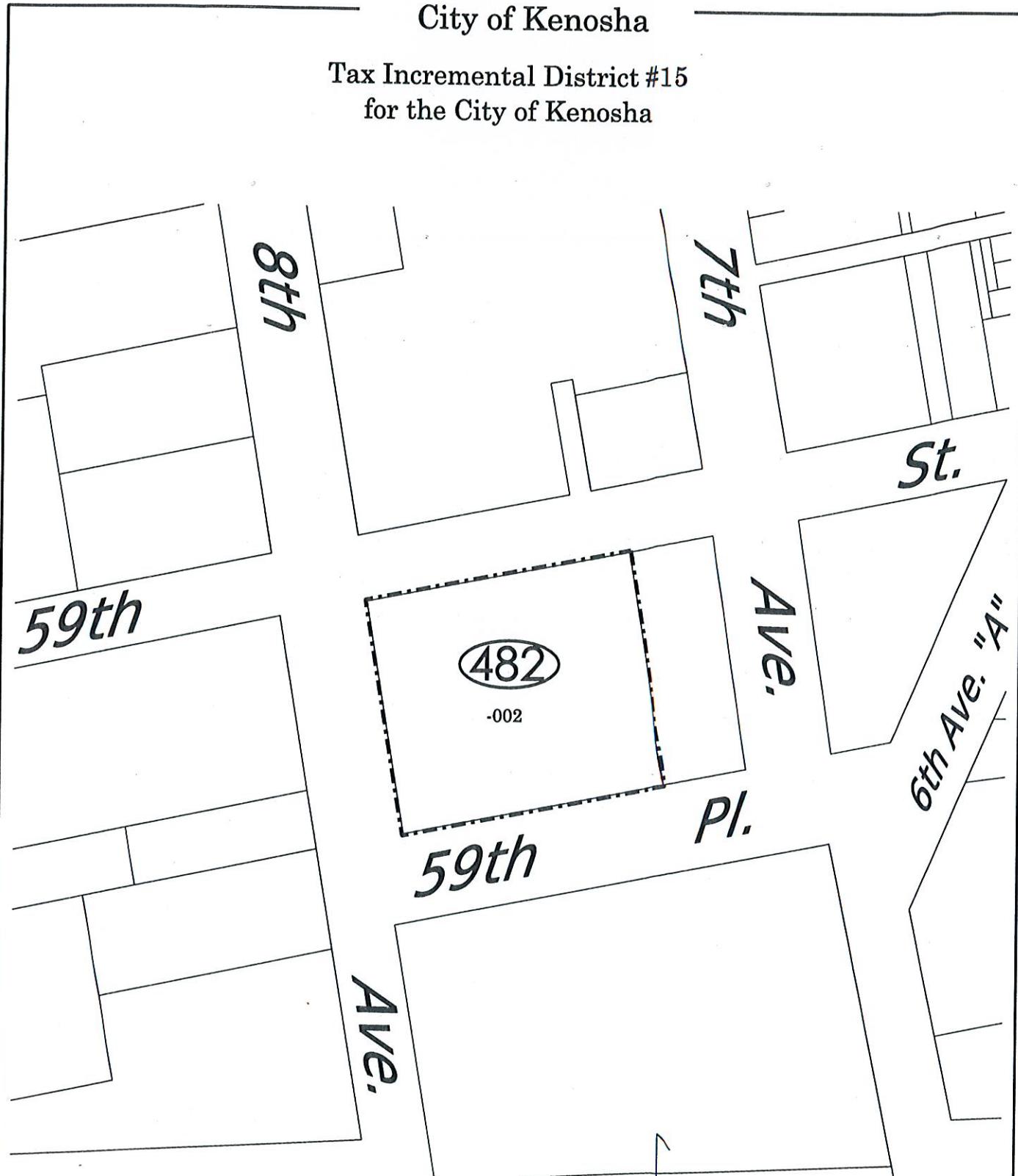
\_\_\_\_\_  
Keith G. Bosman, Mayor

Drafted by: Department of Community Development & Inspections

/u2/acct/cp/claurieb/CITY PLAN COMMISSION/12-6-12/resol-cc-tid15-create112912.odt

City of Kenosha

Tax Incremental District #15  
for the City of Kenosha



Boundary & Parcel Map

- - - - - T.I.D. Boundary
- (251) Block Number
- 001 Parcel Number

**EXHIBIT "B"**

**Tax Incremental District #15  
City of Kenosha, Wisconsin**

Boundary Description

Part of Lots 1, 2, 3 & 4 of Block 57 in the Southeast Quarter of Section 31 in the Original Town of Southport, Township 2 North, Range 23 East, of the Fourth Principal Meridian lying and being in the City of Kenosha, County of Kenosha, Wisconsin and being more particularly described as follows:

Commencing at a point which is the southeast corner of 59th Street and 8th Avenue and also the Point of Beginning, thence southerly along the east right-of-way line of 8th Avenue 174.99 feet (recorded as 131 feet) to the north right-of-way line of 59th Place, thence easterly along the north right-of-way line of 59th Place 198.21 feet, thence northwesterly 174.57 feet (recorded as 131 feet) to the south right-of-way line of 59th Street, thence westerly along the south right-of-way line of 59th Street 198.57 feet to the Point of Beginning; said Tax Incremental Financing District containing 35,461 s.f. of land, more or less.

Planning & Zoning Division 625 52 <sup>nd</sup> Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	December 6, 2012	Item 6
<b>Blighted Area Finding for Tax Incremental District #15, City of Kenosha, Wisconsin, Under Section 66.1105, Wisconsin Statutes. (District #2) PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

Site: 720 59<sup>th</sup> Place. The area is generally bounded by 59<sup>th</sup> street on the north, 7<sup>th</sup> Avenue on the east, 59<sup>th</sup> Place on the south and 8<sup>th</sup> Avenue on the west.

**NOTIFICATIONS/PROCEDURES:**

The alderperson of the district, Alderperson Schwartz, has been notified.

A written notice announcing this hearing was mailed to the owner of the property that was identified as blighted as required by Wisconsin Statute 66.1105.

**ANALYSIS:**

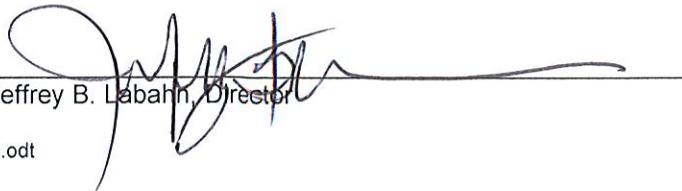
- Wisconsin Statute 66.1105 requires that the resolution to create a tax incremental district contain a finding that not less than 50%, by area, of the real property located in such district is either a blighted area, in need of rehabilitation or conservation work, or suitable for industrial use.
- As a result, an inspection of the exterior and interior building and property conditions was completed and a finding was made by the Department of Community Development and Inspections that over 50%, by area, of the real property in TID #15 should be designated as a "blighted area" in accordance with Wisconsin Statute 66.1105.
- The attached checklist is based on the definition of a "blighted area" found in Section 66.1105(2)(ae)1. of the Wisconsin Statutes. The lone property, the former Downtown KYF, located in TID #15 was found to be a "blighted area" because its interior is deteriorating, the age of the building (opened in 1930) and its use as a recreational and single room occupancy facility is obsolete, and since it has been vacant since 2009 it endangers property by fire and other causes and is conducive to crime (graffiti & vandalism).

**RECOMMENDATION:**

A recommendation is made that after holding a public hearing, the City Plan Commission find that not less than 50%, by area, of the real property located within the proposed Tax Incremental District #15 is a "blighted area" in accordance with Section 66.1105 of the Wisconsin Statutes and to submit said finding to the Common Council of the City of Kenosha.



A. Zohrab Khaligian, Development Specialist



Jeffrey B. Labahn, Director

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**Blighted Area Checklist**

Date of Viewing: 11/28/12

Wisconsin State Statute 66.1105 (2)(ae)1.

Site Location: 720-5974 PLACE

**(1) BLIGHTED AREA, means an area, including a slum area, in which the structures, buildings or improvements, which by reason of:**

	dilapidation	X	deterioration
X	age or obsolescence		inadequate provision for ventilation
	inadequate provision for light		inadequate provision for air
	inadequate provision for sanitation		inadequate provision for open spaces
	high density of population and overcrowding	X	existence of conditions which endanger life or property by fire and other causes
	any combination of such factors is conducive to ill health		any combination of such factors is conducive to transmission of disease
	any combination of such factors is conducive to infant mortality		any combination of such factors is conducive to juvenile delinquency
X	any combination of such factors is conducive to crime		
X	AND IS DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, MORALS OR WELFARE		

**(2) AN AREA, which is predominantly open and which consists primarily of an abandoned highway corridor, as defined in s. 66.1333(2m)(a), or that consists of land upon which buildings or structures have been demolished and which because of:**

	obsolete platting		diversity of ownership
	deterioration of structures		deterioration of site improvements
	OR OTHERWISE, SUBSTANTIALLY IMPAIRS OR ARRESTS THE SOUND GROWTH OF THE COMMUNITY		

Community Development Staff Recommendation	X	< Blighted	Not Blighted >
--	---	------------	----------------

City of Kenosha

Tax Incremental District #15  
for the City of Kenosha



Boundary & Parcel Map

- - - - - T.I.D. Boundary
- (25) Block Number
- 001 Parcel Number

<b>Planning &amp; Zoning Division</b> 625 52 <sup>nd</sup> Street Kenosha, WI 53140 262.653.4030	<b>Kenosha City Plan Commission</b>  <b>FACT SHEET</b>	December 6, 2012	Item 8
<b>To Adopt a Project Plan for Tax Incremental District #15, City of Kenosha, Wisconsin, Under Section 66.1105(4)(g), Wisconsin Statutes. (District #2) PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

Site: 720 59<sup>th</sup> Place. The area is generally bounded by 59<sup>th</sup> street on the north, 7<sup>th</sup> Avenue on the east, 59<sup>th</sup> Place on the south and 8<sup>th</sup> Avenue on the west.

**NOTIFICATIONS/PROCEDURES:**

The alderperson of the district, Alderperson Schwartz, has been notified.  
 A notice announcing this hearing was published in the Kenosha Labor Paper on November 16 & 23, 2012 and sent to other local government units as required by Wisconsin Statute 66.1105

**ANALYSIS:**

- The adoption of the preliminary TID #15 project plan was approved at the City Plan Commission meeting held on Thursday, November 8, 2012.
- The item is on the agenda for adoption of the final project plan. The project plan has changed since the previous meeting. The changes are found on the following pages:
  - Page 2: Changes to the creation resolution, per City's Bond Counsel, are highlighted
  - Page 8: Changes to the list of estimated project costs, per City's Bond Counsel, are highlighted
  - Page 9: Adjusted debt service schedule per the City's Financial Adviser so that debt service matches estimated tax increment collections (see page 10)
  - Page 10: Tax rate increased to 27.24 and adjusted debt service schedule per the City's Financial; Adviser so that debt service matches estimated tax increment collections
  - Page 12: Opinion of the City Attorney has been added.

**RECOMMENDATION:**

A recommendation is made that after holding a public hearing, the City Plan Commission adopt the TID #15 Project Plan, and submit this recommendation to the Common Council of the City of Kenosha.

  
 \_\_\_\_\_  
 A. Zohrab Khaligian, Development Specialist

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

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**City of Kenosha, Wisconsin**

**Project Plan for Tax Incremental District Number Fifteen**

**For Common Council Adoption on January 7, 2013**

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## GOALS OF THE KENOSHA TID PROGRAM

The City of Kenosha Tax Incremental District Program has been undertaken because of concern over the community's economic stability. As a result of numerous community meetings, the following goals have been identified:

- Encourage development in the City that will increase its tax base and reduce individual tax burdens
- Encourage development in the City that will increase the number and the variety of employment opportunities
- Encourage development in the City that will diversify the economic mix of businesses
- Encourage the efficient and economical use of land, buildings, and community facilities
- Encourage private investment through an expanded community facilities program
- Encourage reduction and/or elimination of economic and physical blight in the area

RESOLUTION # \_\_\_\_\_

BY: THE MAYOR

TO CREATE TAX INCREMENTAL DISTRICT #15,  
CITY OF KENOSHA, WISCONSIN,  
UNDER SECTION 66.1105(4)(gm), WISCONSIN STATUTES

**WHEREAS**, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for creating a Tax Incremental District; and

**WHEREAS**, a public hearing was properly noticed and held by the City Plan Commission on December 6, 2012 wherein interested parties were afforded a reasonable opportunity to express their views on the proposed creation of a Tax Incremental District and the proposed boundaries thereof; and

**WHEREAS**, pursuant to such procedure and after due reflection and consideration, the City Plan Commission has favorably recommended to the Common Council of the City of Kenosha the creation of Tax Incremental District #15, City of Kenosha, Wisconsin, the boundaries of which are described on Exhibits "A" and "B".

**NOW THEREFORE, BE IT RESOLVED** by the Common Council of the City of Kenosha, Wisconsin, that it:

1. Deems the creation of the recommended Tax Incremental District for the purpose of eliminating blight in the City of Kenosha to be in the public interest and for a proper public purpose; and
2. Accepts and adopts as the district boundaries those recommended by the City Plan Commission, which boundaries generally lie within the City of Kenosha between 59th Street and 59th Place and between 7th Avenue and 8th Avenue, and are more specifically defined in Exhibit "A", which is attached hereto and incorporated herein by reference. The district boundaries include only those whole units of property as are assessed for general property tax purposes. Property standing vacant for an entire seven (7) year period immediately preceding adoption of this Resolution, as "vacant property" as defined in Section 66.1105(4)(gm)1., Wisconsin Statutes, does not comprise more than twenty-five (25%) percent of the area in the Tax Incremental District; and
3. Finds that not less than fifty (50%) percent by area of the real property within the District is a "blighted area" within the meaning of Section 66.1105(2)(ae), Wisconsin Statutes; and
4. Finds that the improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District; and
5. Finds that the project costs relate directly to eliminating "blight" within the District consistent with the purpose for which the Tax Incremental District was created; and
6. Finds that the equalized value of taxable property of the District plus the value increment of all existing tax increment districts does not exceed twelve (12%) percent of the total equalized value of taxable property within the City of Kenosha, Wisconsin; and

7. Declares that the District is a blighted area district.

**BE IT FURTHER RESOLVED** that Tax Incremental District #15 is created effective January 1, 2013 upon passage and publication of this Resolution and review and approval of this Resolution by a Joint Review Board under Section 66.1105(4m), Wisconsin Statutes.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2013

ATTEST:

\_\_\_\_\_  
Debra Salas, City Clerk

APPROVE:

\_\_\_\_\_  
Keith G. Bosman, Mayor

Drafted by: Department of Community Development & Inspections

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City of Kenosha

Tax Incremental District #15  
for the City of Kenosha

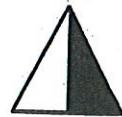


Boundary & Parcel Map

- T.I.D. Boundary
- (251) Block Number
- 001 Parcel Number



NORTH



**EXHIBIT "B"**

**Tax Incremental District #15  
City of Kenosha, Wisconsin**

Boundary Description

Part of Lots 1, 2, 3 & 4 of Block 57 in the Southeast Quarter of Section 31 in the Original Town of Southport, Township 2 North, Range 23 East, of the Fourth Principal Meridian lying and being in the City of Kenosha, County of Kenosha, Wisconsin and being more particularly described as follows:

Commencing at a point which is the southeast corner of 59th Street and 8th Avenue and also the Point of Beginning, thence southerly along the east right-of-way line of 8th Avenue 174.99 feet (recorded as 131 feet) to the north right-of-way line of 59th Place, thence easterly along the north right-of-way line of 59th Place 198.21 feet, thence northwesterly 174.57 feet (recorded as 131 feet) to the south right-of-way line of 59th Street, thence westerly along the south right-of-way line of 59th Street 198.57 feet to the Point of Beginning; said Tax Incremental Financing District containing 35,461 s.f. of land, more or less.

RESOLUTION # \_\_\_\_\_

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN FOR  
TAX INCREMENTAL DISTRICT #15,  
CITY OF KENOSHA, WISCONSIN,  
UNDER SECTION 66.1105(4)(g), WISCONSIN STATUTES**

**WHEREAS**, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for creating a Tax Incremental District; and

**WHEREAS**, the Project Plan for Tax Incremental District #15, City of Kenosha, Wisconsin, has been developed in accordance with Section 66.1105(4)(f), Wisconsin Statutes; and

**WHEREAS**, a public hearing was properly noticed and held by the City Plan Commission on December 6, 2012, under Section 66.1105(4)(e), Wisconsin Statutes, wherein interested parties were afforded a reasonable opportunity to express their views on the proposed Project Plan for Tax Incremental District #15, City of Kenosha, Wisconsin; and

**WHEREAS**, the City Plan Commission, on December 6, 2012, at a duly authorized, noticed and convened meeting, adopted the Project Plan for Tax Incremental District #15, City of Kenosha, Wisconsin, under 66.1105(4)(f), Wisconsin Statutes.

**NOW THEREFORE, BE IT RESOLVED** by the Common Council of the City of Kenosha, Wisconsin, that the Project Plan for Tax Incremental District #15, City of Kenosha, Wisconsin, is found to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin; and

**BE IT FURTHER RESOLVED** that the Project Plan for Tax Incremental District #15, City of Kenosha, Wisconsin, which is incorporated herein by reference and on file in the office of the City Clerk/Treasurer, is adopted under Section 66.1105(4)(g), Wisconsin Statutes.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2013

ATTEST:

\_\_\_\_\_  
Debra Salas, City Clerk

APPROVE:

\_\_\_\_\_  
Keith G. Bosman, Mayor

Drafted by: Department of Community Development & Inspections

/u2/acct/cp/ckays/2DEVELOPMENT/TIDs/TID15/resol-cc-tid15-adopt.odt

**RESOLUTION NO. 13-1**

**BY: THE JOINT REVIEW BOARD FOR  
TAX INCREMENTAL DISTRICT NUMBER FIFTEEN (15)**

**TO APPROVE THE CREATION OF TAX INCREMENTAL  
DISTRICT NUMBER FIFTEEN (15), CITY OF KENOSHA, WISCONSIN**

**WHEREAS**, Section 66.1105, Wisconsin Statutes, provides the authority and procedure for creating a Tax Incremental District; and,

**WHEREAS**, a Joint Review Board was convened under the authority of Section 66.1105(4m), Wisconsin Statutes, for the purpose of reviewing the public record, planning documents and the Resolution passed by the Common Council of the City of Kenosha, Wisconsin, under 66.1105(4)(gm), Wisconsin Statutes; and,

**WHEREAS**, the Joint Review Board has completed its review.

**NOW, THEREFORE, BE IT RESOLVED** by the Joint Review Board for Tax Incremental District Number Fifteen (15), City of Kenosha, Wisconsin, that it approves Resolution Number \_\_\_\_ adopted on January 7, 2013, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(gm), Wisconsin Statutes, based on the following criteria:

1. That the development expected in the Tax Incremental District would not occur without the the creation of the Tax Incremental District and the use of tax incremental financing.
2. That the economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income and property value are sufficient to compensate for the cost of improvements.
3. That the benefits of the Tax Incremental District outweigh the anticipated loss in tax increments to be paid by the owners of property in the overlying taxing districts.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST: \_\_\_\_\_, Staff

APPROVED: \_\_\_\_\_, Chairperson Date: \_\_\_\_\_

**STATEMENT OF KIND, NUMBER AND LOCATION OF ALL PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN THE DISTRICT AND A DETAILED LIST OF ESTIMATED PROJECT COSTS AND WHEN COSTS ARE EXPECTED TO BE INCURRED**

<b>Description of Project Costs</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Total</b>
1. Administration, Legal, Engineering, Marketing and Construction Management	\$25,000	\$0	\$0	\$25,000
2. Capital costs to include, but not be limited to, asbestos removal, demolition, rough-in construction and electrical, plumbing and HVAC improvements, in order to convert this former institutional building into a 42 unit multi family residence	\$275,000	\$0	\$0	\$275,000
Total	\$300,000	\$0	\$0	\$300,000

**Costs to be Recovered by TID**

1. Project Costs	-	-	-	\$300,000
2. Financing Costs	-	-	-	\$94,486
Total				\$394,486

**Economic Feasibility Study**  
**City of Kenosha**  
**TID No. 15**

**Estimated Tax Increments, Cash Flow and All Debt Service**

Assumptions:

Mill Rate Increase: 0.00%

Appreciation Rate: 2.00% starting in 2016

Date Prepared: 11/16/12

Change In Incremental Value During Year	Amount	Taxable Incremental Value		Collection Year	Tax Rate	Tax Increment Collections	Less Debt Service Payment	4.00% Revenue Bond Debt Balance at 10/01/13	Cash Fund Balance 12/31	Collection Year
		At 01/01	Amount							
2011		2012		2013		0	0	300,000	0	2013
2012		2013		2014		0	0	312,000	0	2014
2013		2014		2015		0	0	324,480	0	2015
2014	200,000	2015	200,000	2016	27.24	5,448	5,448	332,011	0	2016
2015	1,700,000	2016	1,900,000	2017	27.24	51,756	51,756	293,536	0	2017
2016	38,000	2017	1,938,000	2018	27.24	52,791	52,791	252,486	0	2018
2017	38,760	2018	1,976,760	2019	27.24	53,847	53,847	208,738	0	2019
2018	39,535	2019	2,016,295	2020	27.24	54,924	54,924	162,164	0	2020
2019	40,326	2020	2,056,621	2021	27.24	56,022	56,022	112,628	0	2021
2020	41,132	2021	2,097,754	2022	27.24	57,143	57,143	59,991	0	2022
2021	41,955	2022	2,139,709	2023	27.24	58,286	58,286	4,105	0	2023
2022	42,794	2023	2,182,503	2024	27.24	59,451	4,269	0	55,183	2024
2023	43,650	2024	2,226,153	2025	27.24	60,640			115,823	2025
2024	44,523	2025	2,270,676	2026	27.24	61,853			177,676	2026
2025	45,414	2026	2,316,089	2027	27.24	63,090			240,766	2027
2026	46,322	2027	2,362,411	2028	27.24	64,352			305,119	2028
2027	47,248	2028	2,409,659	2029	27.24	65,639			370,758	2029
2028	48,193	2029	2,457,853	2030	27.24	66,952			437,710	2030
2029	49,157	2030	2,507,010	2031	27.24	68,291			506,001	2031
2030	50,140	2031	2,557,150	2032	27.24	69,657			575,657	2032
2031	51,143	2032	2,608,293	2033	27.24	71,050			646,707	2033
2032	52,166	2033	2,660,459	2034	27.24	72,471			719,178	2034
2033	53,209	2034	2,713,668	2035	27.24	73,920			793,098	2035
2034	54,273	2035	2,767,941	2036	27.24	75,399			868,497	2036
2035	55,359	2036	2,823,300	2037	27.24	76,907			945,404	2037
2036	56,466	2037	2,879,766	2038	27.24	78,445			1,023,849	2038
2037	57,595	2038	2,937,361	2039	27.24	80,014			1,103,862	2039
2038	58,747	2039	2,996,109	2040	27.24	81,614			1,185,476	2040
2039	59,922	2040	3,056,031	2041	27.24	83,246			1,268,723	2041
						<u>1,663,208</u>	<u>394,486</u>			

Base Value 01/01/12 = 290,700

## City of Kenosha

\$300,000 Tax Increment Revenue Bond - Dated 10/01/13  
TID No. 15  
Preliminary Estimate

### Debt Service Schedule

Calendar Year	Principal	Coupon	Interest	(A) Total P&I
2013	-	-	-	-
2014	-	-	-	-
2015	-	-	-	-
2016	-	-	\$5,448	\$5,448
2017	\$6,464	4.00%	45,292	51,756
2018	41,050	4.00%	11,741	52,791
2019	43,748	4.00%	10,099	53,847
2020	46,574	4.00%	8,350	54,924
2021	49,536	4.00%	6,487	56,022
2022	52,638	4.00%	4,505	57,143
2023	55,886	4.00%	2,400	58,286
2024	4,105	4.00%	164	4,269
	<b>\$300,000</b>		<b>\$94,486</b>	<b>\$394,486</b>

(A) Payments represent total estimated annual incremental tax collections.

2013 - TID No. 15 / 11/19/2012 / 12:15 PM

**Piper Jaffray & Co.**  
Wisconsin Public Finance

## CHANGES IN ZONING ORDINANCE AND BUILDING CODE

No changes to the City of Kenosha Zoning Ordinance, Building Code or other ordinances are presently anticipated. All City ordinances and code documents are readily available for public inspection and are incorporated herein by reference.

## LIST OF ESTIMATED NON-PROJECT COSTS

There are no non-project costs.

## STATEMENT OF THE PROPOSED METHOD FOR THE RELOCATION OF PERSONS TO BE DISPLACED

All individuals and businesses to be displaced as a result of the activities occurring within the district as a part of this project plan will be provided assistance in conformance with Chapter 32, Wisconsin Statutes, and in conformance with any other state and federal rules and regulations as applicable.

## STATEMENT OF CONFORMITY TO CITY OF KENOSHA MASTER PLANS

The development of this tax incremental district conforms to *A Comprehensive Plan for the City of Kenosha: 2035*, adopted April 19, 2010. The *Comprehensive Plan* is incorporated herein by reference.

## STATEMENT OF ORDERLY DEVELOPMENT

Based upon the feasibility analysis of the proposed project and the goals established for the City as a part of the *Comprehensive Plan*, the creation of this Tax Incremental District promotes the orderly development of the City.

OFFICE OF THE CITY ATTORNEY  
MUNICIPAL BUILDING  
625 - 52ND STREET, ROOM 201  
Kenosha, Wisconsin 53140  
PHONE (262) 653-4170  
FAX (262) 653-4176



EDWARD R. ANTARAMIAN  
CITY ATTORNEY  
MATTHEW A. KNIGHT  
DEPUTY CITY ATTORNEY  
WILLIAM K. RICHARDSON  
ASSISTANT CITY ATTORNEY  
JONATHAN A. MULLIGAN  
ASSISTANT CITY ATTORNEY

November 12, 2012

Honorable Mayor  
and Common Council  
City of Kenosha  
Kenosha, Wisconsin 53140

Re: Project Plan Amendment for Tax Incremental  
District Number 15 [TIF District No. 15]

Dear Mayor and Members of the Common Council:

I have reviewed the above and conclude that it is complete and complies with Section 66.1105(4)(f), Wisconsin Statutes.

Respectfully submitted,

  
Edward R. Antaramian  
City Attorney

ERA:df

# City of Kenosha

## Tax Incremental District #15 for the City of Kenosha



 Proposed TID #15

Site Location:  
North of 59th Place  
South of 59th Street  
East of 8th Avenue  
West of 7th Avenue

NORTH



City of Kenosha  
Tax Incremental District #15  
for the City of Kenosha



Boundary & Parcel Map

- T.I.D. Boundary
- (251) Block Number
- 001 Parcel Number

City of Kenosha

Tax Incremental District #15  
for the City of Kenosha

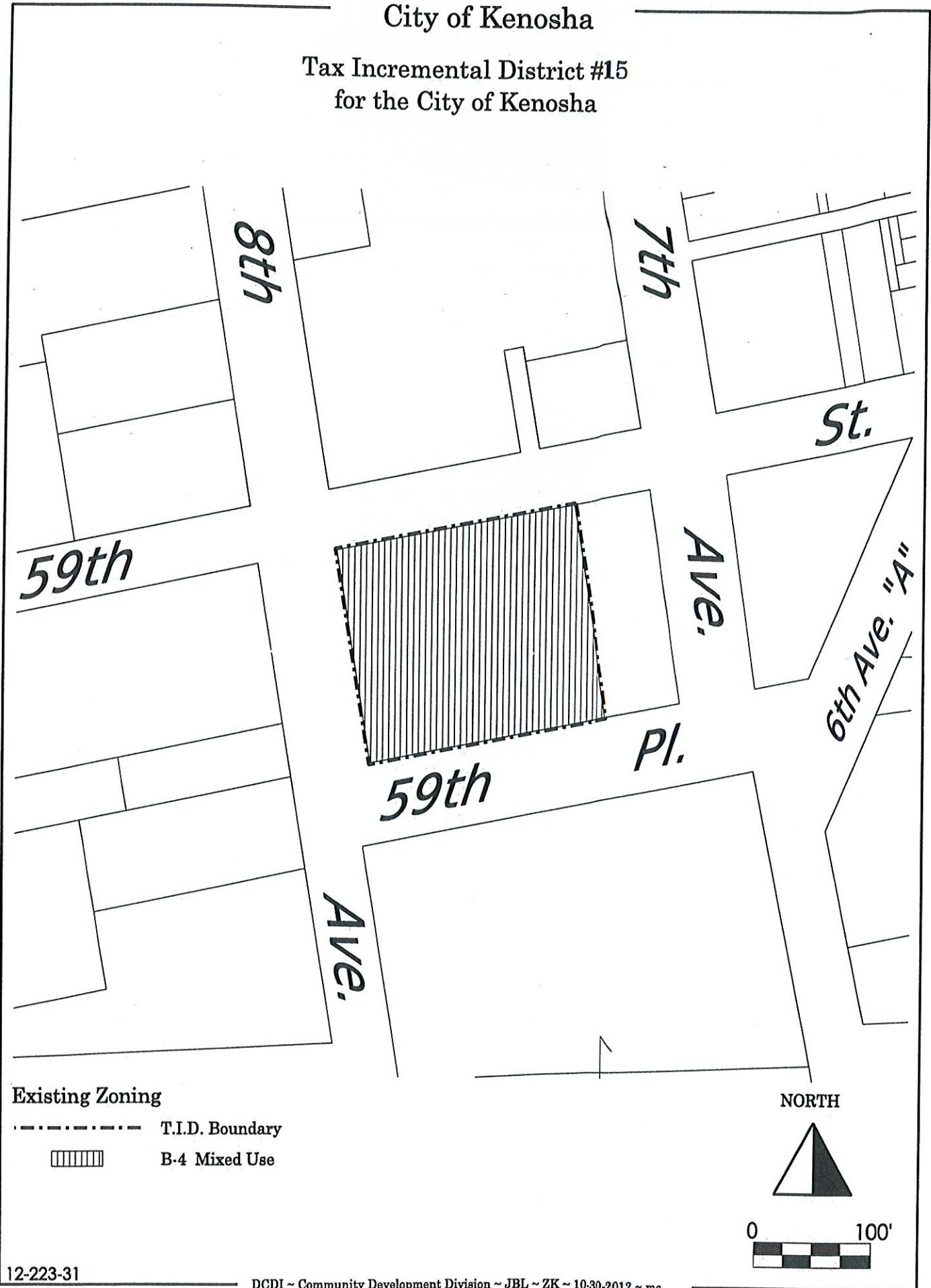


Existing Land Use

- - - - - T.I.D. Boundary
- ▭ Vacant Building

City of Kenosha

Tax Incremental District #15  
for the City of Kenosha



Existing Zoning

- - - - - T.I.D. Boundary
- ▤ B-4 Mixed Use

NORTH



City of Kenosha

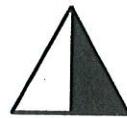
Tax Incremental District #15  
for the City of Kenosha



Property Condition

- - - - - T.I.D. Boundary
-  Blighted

NORTH



City of Kenosha

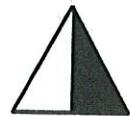
Tax Incremental District #15  
for the City of Kenosha



Proposed Public Improvements

- - - - - T.I.D. Boundary  
(there are no proposed public improvements)

NORTH



City of Kenosha

Tax Incremental District #15  
for the City of Kenosha



Proposed Private Improvements

- T.I.D. Boundary
-  Residential Development

NORTH



**AGREEMENT**

**By And Between**

**THE CITY OF KENOSHA, WISCONSIN,  
A Municipal Corporation,**

**And**

**BAYTREE NATIONAL BANK & TRUST CO.  
A national banking association**

This Agreement is entered into by and between the City of Kenosha, a municipal corporation (“City”), and Baytree National Bank & Trust Co., a national banking association (“Baytree”), collectively referred to as the Parties, effective as of the last day of execution.

Whereas, the City and Robert D. Watring and Marianne Watring entered into a Development Agreement with an effective date of May 18, 2004, for the development of the real property located at 5710 4<sup>th</sup> Avenue, Kenosha, Wisconsin, commonly known as Virginia Towers, more particularly described on attached Exhibit A; and

Whereas, the City Plan Commission of the City of Kenosha issued a Conditional Use Permit in conjunction with the development of the property on August 12, 2005 and an Amendment to the Conditional Use Permit on April 10, 2008, copies of which are attached as Exhibits B and C, respectively; and

Whereas, the Development Agreement provided for the recording of certain covenants and restrictions affecting the property described on Exhibit A, including a provision providing for the deed back of the property to the City in the event the development was not timely commenced and/or completed; and

Whereas, the Deed Covenants and Restrictions were recorded with the Kenosha County Register of Deeds on March 22, 2005 as Document No. 1426367, a copy of which is attached as Exhibit D; and

Whereas, Section 5 of the Deed Covenants and Restrictions relating to the deed back of the property to the City states as follows:

**5. Deed Back To City For Default Under Development Agreement.** In the event **BUYER** defaults in the performance of the Development Agreement, **CITY** is entitled to reacquire Property and to terminate the Development Agreement. **CITY'S** repurchase rights are not subservient to any purchase money mortgage without the written approval of **CITY** authorized by its Common Council.

Whereas, Baytree required the City to enter into an Assumption and Assignment Agreement

as a condition precedent to Baytree financing the development of the property which included among its provisions limitations on the right of the City to have the property reconveyed to the City pursuant to the Development Agreement and the Deed Covenants and Restrictions; and

Whereas, the Assumption and Assignment Agreement was recorded with the Kenosha County Register of Deeds on June 29, 2005 as Document No. 1439175; and

Whereas, the property described on Exhibit A was converted to the condominium form of ownership by virtue of the Declaration of Condominium for Lakeview Virginia Towers Condominiums recorded with the Kenosha County Register of Deeds on December 29, 2005 as Document No. 1464368 and by its Condominium Plat; and

Whereas, Robert D. Watring and Marianne Watring failed to complete the development of the project in accordance with the terms of the Development Agreement and are thereby in default under the terms of the Development Agreement; and

Whereas, Baytree is the successor in interest to Robert D. Watring and Marianne Watring and the fee simple title holder to the property by virtue of Baytree's Judgment of Foreclosure and the subsequent delivery of the Sheriff's deed to the property as more particularly described in Kenosha County Circuit Court Case Nos. 09-CV-1486 and 09-CV-1921; and

Whereas, Baytree as the successor in interest and fee simple title holder of the property desires to have the City waive and release the City's right to have the property described on Exhibit A reconveyed to the City under Article 5.1.4 and Article IX of the Development Agreement, Section 5 of the Deed Covenants and Restrictions, and the Assumption and Assignment Agreement.

Now, therefore, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The foregoing recitals are hereby incorporated into and made a part of this Agreement.
2. Upon execution of this Agreement Baytree shall pay the City One Hundred Twenty Five Thousand Dollars (\$125,000.00).
3. Baytree shall take such steps as necessary to remove all of the property comprising the Lakeview Virginia Towers Condominiums from the provisions of Chapter 703 of the Wisconsin Statutes within 60 days of the date of last execution of this Agreement. Baytree shall contemporaneously provide the City with copies of all documents utilized by Baytree in removing the property from the provisions of Chapter 703 of the Wisconsin Statutes.
4. Upon payment of the sum referred to in paragraph 2 above, and upon removing the property from the provisions of Chapter 703 of the Wisconsin Statutes referred to in paragraph 3 above, the City agrees to waive and release the City's right to have the property reconveyed to the City as provided by Article 5.1.4 and Article IX of the Development

Agreement, Section 5 of the Deed Covenants and Restrictions and those provisions of Sections 2(d), 3(b), 3(c) and 3(d) of the Assumption and Assignment Agreement relating to the City's right to have the property reconveyed to the City.

5. Except as provided in paragraph 4 of this Agreement, the Parties agree that all of the other terms and conditions of the Development Agreement, Conditional Use Permit, Amended Conditional Use Permit, Deed Covenants and Restrictions and the Assumption and Assignment Agreement shall remain in full force and effect.
6. This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto and their respective successors and assigns.
7. This Agreement may not be modified or amended except by written agreement executed by the Parties hereto.
8. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.
9. This Agreement 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.
10. The Parties hereto shall have the right to pursue any and all remedies at law and in equity with respect to enforcing any provision of this Agreement.
11. If any of the Parties hereto initiates legal proceedings to enforce any right under this Agreement, the prevailing party in such proceeding shall be entitled to reimbursement of its reasonable attorneys' fees, costs and expenses from the non-prevailing party.
12. The Parties hereto shall bear their own costs and expenses incurred in connection with the negotiation and execution of this Agreement, including but not limited to, any attorneys' fees and charges, fees, expenses.

**(THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK)  
(SIGNATURES APPEAR ON THE FOLLOWING PAGES)**

**IN WITNESS WHEREOF**, the **PARTIES** hereto have hereunto executed this

Agreement on the dates below given.

**CITY OF KENOSHA, WISCONSIN,**  
A Municipal Corporation

BY: \_\_\_\_\_  
KEITH G. BOSMAN, Mayor  
Date: \_\_\_\_\_

BY: \_\_\_\_\_  
DEBRA L. SALAS, City Clerk/Treasurer  
Date: \_\_\_\_\_

**STATE OF WISCONSIN )**  
**: SS.**  
**COUNTY OF KENOSHA)**

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2013, **KEITH G. BOSMAN, Mayor**, and **DEBRA L. SALAS, City Clerk/Treasurer**, of the **CITY OF KENOSHA, WISCONSIN**, a 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 City, by its authority.

\_\_\_\_\_  
Notary Public, Kenosha County, WI.  
My Commission expires/is: \_\_\_\_\_



EXHIBIT A  
LEGAL DESCRIPTION

PARCEL 1: Units 301 thru 305, 406 thru 410, 511, 513 thru 515, 616 thru 620, 721 thru 725, 826 thru 830, Penthouses 931 thru 934 and Commercial Unit 101, including said unit(s) interests in the common elements, in the Lakeview Virginia Towers Condominium(s) created by a "Declaration of Condominium" recorded on December 29, 2005, in the Office of the Register of Deeds for Kenosha County, Wisconsin, as Document No. 1464368, and any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said land being in the City of Kenosha, County of Kenosha and State of Wisconsin.

PARCEL 2: Unit 512, including said unit(s) interests in the common elements, in the Lakeview Virginia Towers Condominium(s) created by a "Declaration of Condominium" recorded on December 29, 2005, in the Office of the Register of Deeds for Kenosha County, Wisconsin, as Document No. 1464368, and any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said land being in the City of Kenosha, County of Kenosha and State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Property Address: 4th Avenue, Kenosha, WI 53140

Tax Key Number: Parcel 1: 12-223-31-491-301, 12-223-31-491-302, 12-223-31-491-303, 12-223-31-491-304, 12-223-31-491-305, 12-223-31-491-406, 12-223-31-491-407, 12-223-31-491-408, 12-223-31-491-409, 12-223-31-491-410, 12-223-31-491-511, 12-223-31-491-513, 12-223-31-491-514, 12-223-31-491-515, 12-223-31-491-616, 12-223-31-491-617, 12-223-31-491-618, 12-223-31-491-619, 12-223-31-491-620, 12-223-31-491-721, 12-223-31-491-722, 12-223-31-491-723, 12-223-31-491-724, 12-223-31-491-725, 12-223-31-491-826, 12-223-31-491-827, 12-223-31-491-828, 12-223-31-491-829, 12-223-31-491-830, 12-223-31-491-931, 12-223-31-491-932, 12-223-31-491-933, 12-223-31-491-934 and Parcel 2: 12-223-31-491-512

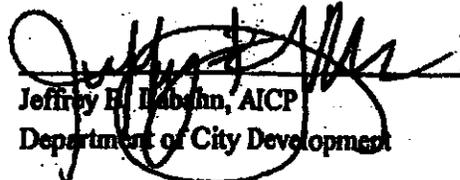
EXHIBIT B

Department of City Development  
 625 - 52nd Street  
 Kenosha, Wisconsin 53140  
 (262) 653-4030, (262) 653-4045 (fax)

Conditional Use Permit Approval

Project Name:	Virginia Lakeview Towers	Date: August 12, 2005
Location:	5710 4 <sup>th</sup> Avenue	
Issued to:	Mr. Bob Watring PO Box 2082 Kenosha, WI 53141	
Architect/Engineer/ Contractor (if applicable):	Mr. Bill Morris 5308 31 <sup>st</sup> Avenue Kenosha, WI 53144	
Approval Date(s):	City Plan Commission – December 9, 2004 Department of City Development – August 10, 2005	
<ul style="list-style-type: none"> <li>• Conditions of approval (see attachment)</li> <li>• Conditional use permit shall be null and void if a building permit is not obtained by: December 9, 2005</li> </ul>		

Any questions regarding the approved conditional use permit should be directed to Rich Schroeder, Development Coordinator, at 262-653-4030.

  
 Jeffrey E. Hahn, AICP  
 Department of City Development

- cc Ed St. Peter, Water Utility Manager  
 Daniel Wade, Police Chief  
 Ron Bursek, Public Works Administrator  
 Jim Schultz, Director of Neighborhood Services and Inspections  
 Patrick Ryan, Fire Prevention Bureau Chief  
 Mike Higgins, City Clerk/Treasurer/Assessor  
 Paula Blise, Zoning Coordinator  
 Nick Torcivia, Senior Building Inspector

EXHIBIT B

<b>Project Name:</b>	Virginia Lakeview Towers	<b>Date:</b> August 12, 2005
<b>Location:</b>	5710 4 <sup>th</sup> Avenue	

**Conditions of Approval:**

1. Applicant shall obtain erosion control, building, plumbing, electrical, occupancy and any other required construction permits from the Department of Neighborhood Services and Inspections.
2. Applicant shall obtain sidewalk, parking lot, street opening and driveway permits from the Department of Public Works.
3. All signs shall comply with Chapter 15 of the Code of General Ordinances and a sign permit shall be obtained from the Department of Neighborhood Services and Inspections.
4. Applicant shall meet all applicable conditions of approval and obtain a building permit and start construction by December 9, 2005 per the Development Agreement between the City of Kenosha and Robert and Marianne Watring or the conditional use permit shall be null and void.
5. Compliance with all City and State codes and ordinances as well as the Development Agreement between the City of Kenosha and Robert and Marianne Watring.
6. Any changes to the approved plans shall require an amendment to the approved conditional use permit. All changes shall be submitted to the Department of City Development for review and approval.
7. The development shall be constructed in accordance with the approved plans on file with the Department of City Development. All parking areas, drives, and designated paved areas shall be paved with the initial lift of asphalt, building exterior completed and site lighting installed prior to the issuance of any occupancy permits. All other improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final occupancy permit.
8. 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.
9. All trash containers shall be stored within an enclosure. All trash shall be picked up by a private contractor.
10. All vehicles shall be parked on the designated paved areas.
11. Outdoor display of products is prohibited.
12. Per the Zoning Board of Appeals approval on December 16, 2004, a lease for twenty-two (22) off site parking spaces shall be maintained at all times.

EXHIBIT C

<b>CONDITIONS OF APPROVAL</b>  <b>Amendment</b>	<b>City Plan Division</b> <b>625 52nd Street</b> <b>Kenosha, WI 53140</b> <b>(262) 653 4030</b>	<b>Lakeview Virginia Towers</b> <b>5710 4th Avenue</b>	<b>April 10, 2008</b>
---	--	---	-----------------------

1. Compliance with the original Conditional Use Permit issued on August 12, 2005.
2. Forty-three (43) parking spaces shall be shown on site. Documentation shall be provided to the Department of City Development that twenty-two (22) more off-site, off-street spaces are being leased by the applicants per the Zoning Board of Appeals approval of December 16, 2004. All forty-three (43) spaces of required paved parking shall be provided prior to the issuance of any Occupancy permit.
3. A masonry wall shall be constructed behind the false windows on the west elevation, which abuts the property line, unless the west property line is moved a minimum of twenty-four (24') feet to the west. The Lot Line Adjustment survey shall be recorded prior to the issuance of any Occupancy permit with real windows on the west elevation.
4. Any additional changes to the building exterior shall be approved by the City Plan Commission prior to any changes occurring.
5. The parking lot shall be screened per Section 14 of the Zoning Ordinance.
6. On the west side of the building, the applicant shall install a short masonry wall, starting at the building and wrapping around the entire frontage of parking lot. The applicant must also landscape on west elevation along the building wall and parking lot. Plan details shall be submitted for Staff approval.
7. A detailed Drainage and Parking Lot Lighting Plan shall be submitted for review and approval for the entire west parking lot.
8. The entire west parking lot, as shown on the revised Site Plan on file with the Department of City Development, shall be reconstructed, paved, and have the lighting and masonry wall installed per the approved plans prior to the issuance of any Occupancy permit. All landscaping shall be installed prior to the issuance of a final Occupancy permit per the Zoning Ordinance.
9. The exterior of the building shall be completed prior to the issuance of any Occupancy permit.

EXHIBIT C

<b>CONDITIONS OF APPROVAL</b>  <b>Amendment</b>	<b>City Plan Division</b> <b>625 52nd Street</b> <b>Kenosha, WI 53140</b> <b>(262) 653 4030</b>	<b>Lakeview Virginia Towers</b> <b>5710 4th Avenue</b>	<b>April 10, 2008</b>
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10. The following changes shall be made to the parking within the building:
  - a. Stall 3 shall show the northern three (3') feet of the stall as no parking. The south end of Stalls 3 and 4 shall be extended three (3') feet. Stall 5 does not comply with City ordinances and does not count toward the overall total.
  - b. Stalls 26 through 29 shall be combined from four spaces down to three. The three spaces shall comply with the Ordinance standards.
  - c. Stall 42 shall be labeled as a compact parking space.
11. Applicant shall complete the reconstruction and landscaping of the City owned parking south of the site per his Lease Agreement with the Transit Commission prior to the issuance of a final Occupancy permit.
12. Applicant shall resurface 4th Avenue per the Conditional Street Closing Agreement prior to the issuance of a final Occupancy permit.
13. The cultured stone and stain must compliment the existing color of the building and must be approved by Staff.

1CPC/2008/Mar20/conditions-amend-watring-rev.odt

EXHIBIT D

DEED COVENANTS AND RESTRICTIONS

Document No.

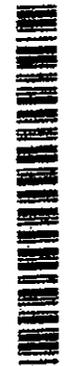
Document Title

THESE DEED COVENANTS AND RESTRICTIONS ("COVENANTS") are executed this 18<sup>th</sup> day of March, 2005, by and between ROBERT D. WATRING and MARIANNE WATRING ("BUYER") and the CITY OF KENOSHA, WISCONSIN, a municipal corporation ("CITY").

RECITALS:

A. CITY presently owns and holds fee simple title to that certain real property containing approximately 17,796 square feet (.394 acres) located in the City of Kenosha, County of Kenosha, State of Wisconsin, which real property is more particularly described on Exhibit "A", attached hereto (the "Property").

B. CITY and BUYER have entered into a Development Agreement (the "Development Agreement") with an effective date of May 18, 2004, which is incorporated herein by reference, which requires these Covenants.



DOCUMENT

1426367

RECORDED At Kenosha County, Kenosha, WI 53140 Louise I. Principe, Register of Deeds on 3/22/2005 at 3:41PM \$17.00

RECEIVED JANK

Recording Area

LT-91532 return this document to: City Clerk/Treasurer - Kenosha 625 - 52<sup>nd</sup> Street, - SKB Kenosha, Wisconsin 53140

12-4-223-31-490-006 Parcel Identification Number

WITNESSETH:

NOW, THEREFORE, the parties hereby execute these Covenants for the purpose of setting forth certain of BUYER'S obligations and responsibilities under the Development Agreement and notifying third parties thereof.

- 1. Recitals. The recitals set forth above are incorporated into these Covenants and are deemed a part hereof.
2. Conditional Use Permit. Development on Property is limited to the development authorized, uses permitted and restrictions contained in a Conditional Use Permit which may be issued at the sole discretion of the City of Kenosha, Wisconsin, City Plan Commission.
3. Discrimination. Owner and operator of Property shall not discriminate in the development, sale, lease or rental, or use or occupancy of Property, in violation of any applicable Federal, State and local laws, ordinances, rules or regulations prohibiting discrimination.
4. Sexually-Oriented Businesses. Operator and owner of Property shall not use Property for any sexually-oriented business as defined in and regulated by the City Zoning Ordinance.
5. Deed Back To City For Default Under Development Agreement. In the event BUYER defaults in the performance of the Development Agreement, CITY is entitled to reacquire Property and to terminate the Development Agreement. CITY'S repurchase rights are not subservient to any purchase money mortgage without the written approval of CITY authorized by its Common Council.
6. Term. These covenants shall be and remain in full force and effect for a period of twenty-five (25) years from the date of their recording.
7. To Run With The Land. These covenants are to run with the land and be binding upon BUYER, and successors and assigns thereof, and upon all persons and parties acquiring any deed or interest in the Property.
8. Recording. These covenants are to be recorded in the Office of the Register of Deeds for the County of Kenosha, Wisconsin, for the purpose of giving notice of the Development Agreement, and the rights and obligations of the parties thereunder to all third parties.

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9. **Development Agreement.** These Covenants are subject in each and every respect to the provisions of the Development Agreement, and these Covenants are executed by the parties with the understanding that nothing contained herein shall in any manner alter, modify or amend any provision of the Development Agreement.

IN WITNESS WHEREOF, BUYER and CITY have executed this Deed Covenant and Restrictions as of the date above written.

CITY OF KENOSHA, WISCONSIN,  
A Municipal Corporation

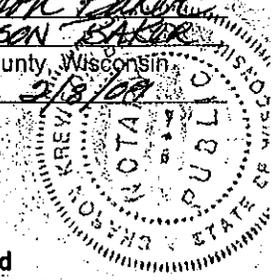
BY: [Signature]  
JOHN M. ANTARAMIAN, Mayor  
Date: 3/16/05

BY: [Signature]  
JEAN A. MORGAN, City Clerk/Treasurer  
Date: 3/16/05

STATE OF WISCONSIN )  
:SS.  
COUNTY OF KENOSHA )

Personally came before me this 16<sup>th</sup> day of March, 2005, JOHN M. ANTARAMIAN, Mayor, and JEAN A. MORGAN, City Clerk/Treasurer of the CITY OF KENOSHA, WISCONSIN, 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 City, by its authority.

[Signature]  
Sharon Kewson Baker  
Notary Public, Kenosha County, Wisconsin  
My Commission expires/is: 2/18/09



ROBERT D. WATRING and  
MARIANNE WATRING, Buyers

BY: [Signature]  
ROBERT D. WATRING  
Date: \_\_\_\_\_

BY: [Signature]  
MARIANNE WATRING  
Date: 3/16/05

STATE OF WISCONSIN )  
:SS.  
COUNTY OF KENOSHA )

Signatures of Marianne Watring and Robert Watring authenticated this  
Personally came before me this 18<sup>th</sup> day of March, 2005, ROBERT D. WATRING and MARIANNE



**Engineering Division**  
Shelly Billingsley, P.E.  
Director/City Engineer  
**Fleet Maintenance**  
Mauro Lenci  
Superintendent  
**Parks Division**  
Jeff Warnock  
Superintendent

**Street Division**  
John H. Prijic  
Superintendent  
**Waste Division**  
Rocky Bednar  
Superintendent

**DEPARTMENT OF PUBLIC WORKS**  
**Michael M. Lemens, P.E., Director**

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

January 3, 2013

To: Eric Haugaard, Chairman  
Public Works Committee

From: Michael M. Lemens, P.E.  
Director of Public Works

Cc: Rocco LaMacchia  
District 5

Subject: *Approval of request for Permanent and Temporary Limited Easements  
by Kenosha County for CTH "G" (30<sup>th</sup> Avenue) Reconstruction Project.*

**BACKGROUND/ANALYSIS**

To accommodate the construction of the proposed 30<sup>th</sup> Avenue project by Kenosha County, Permanent and Temporary Limited Easements are necessary to complete the construction project. Attached is the proposed Permanent Limited Easement (0.0004 acres) and Temporary Limited Easement (0.031 acres) areas needed at parcel 07-222-24-276-030 (2152 30<sup>th</sup> Avenue). Total compensation for the easements is \$200.00.

Since the work is necessary and the land will be restored upon completion of the project, the conveyance of rights for the stated compensation is appropriate and consistent with actions the City would take in similar situations.

**RECOMMENDATION**

Approve the request for conveyance of rights and recommend to the Common Council that the Mayor and City Clerk be authorized to execute the necessary documents.

**NOMINAL PAYMENT PARCEL-WAIVER OF APPRAISAL  
RECOMMENDATION AND APPROVAL**

LPA1897 04/2010 (Replaces LPA3041) Ch. 32 Wis. Stats.

Owner City of Kenosha, Wisconsin	Area and Interest Required PLE - 0.004 acre TLE - 0.031 acre
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**Allocation**

Land	_____	acre	X	\$ _____	/acre	=	\$ _____	
	_____	acre	X	\$ _____	/acre	=	\$ _____	
Permanent Limited Easement	0.004	acre	X	\$26,000	/acre x 80%	=	\$ 83.20	
Temporary Limited Easement	0.031	acre	X	\$26,000	/acre x 4.5%	=	\$ 36.27	
Fencing							=	\$ _____
Landscaping							=	\$ _____
Improvements							=	\$ _____
Other							=	\$ _____
						Total Damages	= \$ 119.27	
						Rounded To	= \$ 200.00	

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by the Local Public Agency.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by Local Public Agency agents or representatives.  
**City of Kenosha, Wisconsin**

<p><b>X</b> _____ Owner Signature Date</p>	<p><b>X</b> _____ Owner Signature Date</p>
<p><b>X</b> _____ Owner Signature Date</p>	<p><b>X</b> _____ Owner Signature Date</p>

**For Office Use Only**

APPROVED FOR KENOSHA COUNTY X \_\_\_\_\_ (Date)

Project ID 2011-0116.13	County Kenosha	Parcel No.: 4
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**PERMANENT LIMITED EASEMENT**

Exempt from fee: s. 77.25(2r) Wis. Stats.

~~LPA1552-08/2011 (Replaces LPA3043) Ch. 84 Wis. Stats.~~

THIS EASEMENT, made by City of Kenosha, Wisconsin

GRANTOR, conveys a permanent limited easement as described below to  
**KENOSHA COUNTY**

GRANTEE, for the sum of Two Hundred  
and No/100 Dollars (\$200.00)  
for the purpose of constructing and maintaining drainage facilities

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this easement as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the easement shall be treated as the award and the date the easement is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property:

This space is reserved for recording data

Return to  
The Highland Group  
110 N. Third St.  
Watertown, WI 53094

Parcel Identification Number/Tax Key Number  
07-222-24-276-030

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

**City of Kenosha, Wisconsin**

X  
Signature

Print Name and Title

X  
Signature

Print Name and Title

Date

State of Wisconsin )  
 )ss  
County )

On the above date, this instrument was acknowledged before me by the named person(s).

Signature, Notary Public, State of Wisconsin

Print or type name, Notary Public, State of Wisconsin

Date Commission Expires

Project ID: 2011-0116.013

This instrument was drafted by Sarah J. Simpson on behalf of Kenosha County

Parcel No.: 4

## LEGAL DESCRIPTION

A **Permanent Limited Easement** for the right to construct and maintain drainage facilities, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, but without prejudice to the owner's right to make or construct improvements on said lands or to flatten the slopes, providing said activities will not impair or otherwise adversely affect the highway facilities within the right-of-way, in and to the following tract of land in Kenosha County, State of Wisconsin described as:

Part of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 2 North, Range 22 East, in the City of Kenosha, Kenosha County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Northwest 1/4; thence North 00°15'56" West, on and along the east line of said Northwest 1/4, 598.40 feet; thence North 87°37'06" West, 50.05 feet to the existing west right-of-way line of CTH G; thence South 00°15'56" East, on and along said west right of way line, 5.70 feet to the point of beginning; thence continuing South 00°15'56" East, 10.00 feet; thence South 89°44'04" West, 10.00 feet; thence North 00°15'56" West, 10.00 feet; thence North 89°44'04" East, 10.00 feet to the point of beginning.

Also, commencing at the Southeast corner of said Northwest 1/4; thence North 00°15'56" West, on and along the east line of said Northwest 1/4, 598.40 feet; thence North 87°37'06" West, 50.05 feet to the existing west right-of-way line of CTH G; thence South 00°15'56" East, on and along said west right of way line, 125.70 feet to the point of beginning; thence continuing South 00°15'56" East, 10.00 feet; thence South 89°44'04" West, 5.00 feet; thence North 00°15'56" West, 10.00 feet; thence North 89°44'04" East, 5.00 feet to the point of beginning.

Said Permanent Limited Easements contain **0.004 acres**, more or less.

A **Temporary Limited Easement** for the right to construct side slopes, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tracts of land in Kenosha County, State of Wisconsin described as:

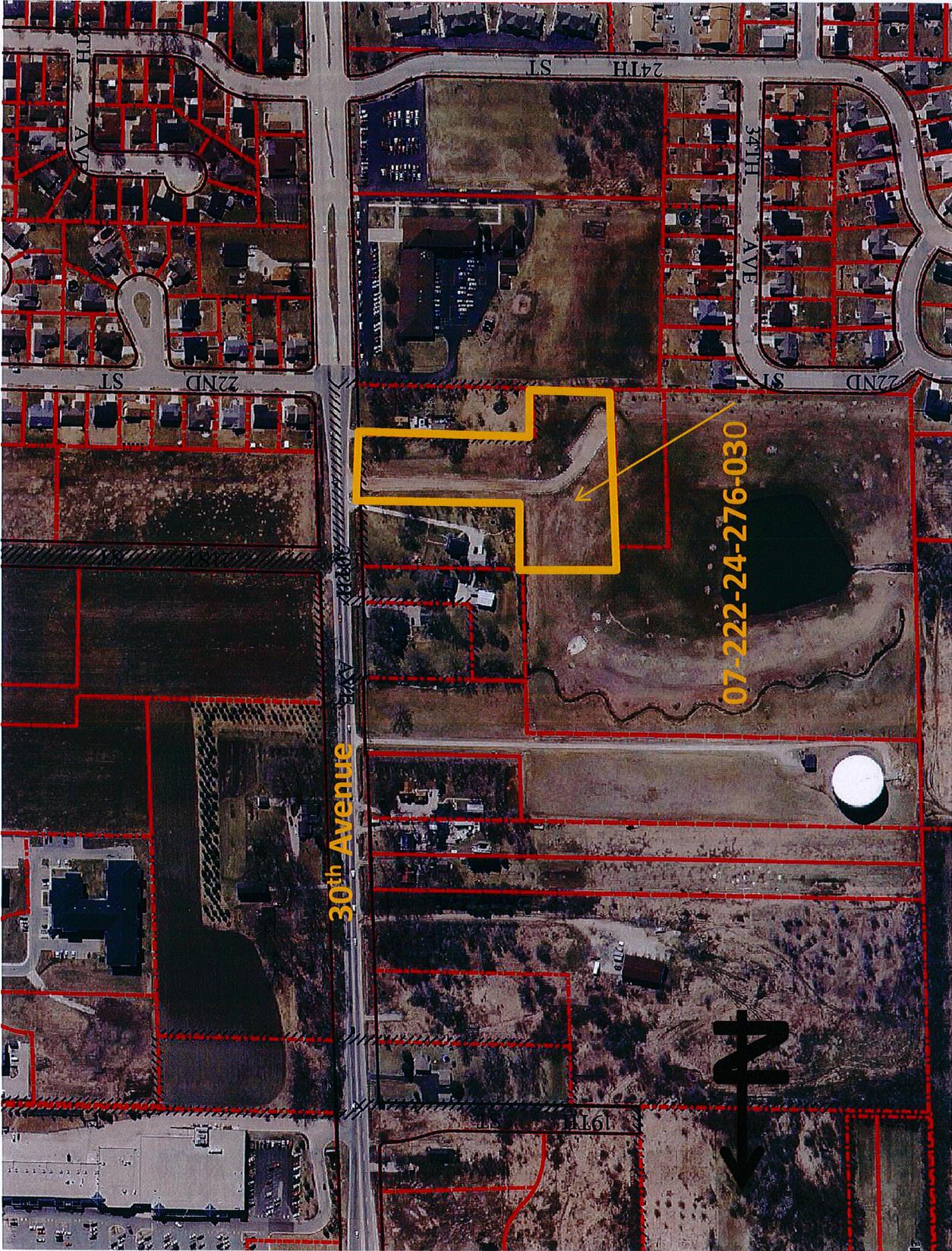
Part of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 2 North, Range 22 East, in the City of Kenosha, Kenosha County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Northwest 1/4; thence North 00°15'56" West, on and along the east line of said Northwest 1/4, 598.40 feet; thence North 87°37'06" West, 50.05 feet to the existing west right-of-way line of CTH G to the point of beginning; thence South 00°15'56" East, 5.70 feet; thence South 89°44'04" West, 10.00 feet; thence North 00°15'56" West, 6.16 feet; thence South 87°38'01" East, 10.01 feet to the point of beginning.

Also, commencing at the Southeast corner of said Northwest 1/4; thence North 00°15'56" West, on and along the east line of said Northwest 1/4, 598.40 feet; thence North 87°37'06" West, 50.05 feet to the existing west right-of-way line of CTH G; thence South 00°15'56" East, on and along said west right of way line, 15.70 feet to the point of beginning; thence South 00°15'56" East, 110.00 feet; thence South 89°44'04" West, 5.00 feet; thence South 00°15'56" East, 10.00 feet; thence North 89°44'04" East, 5.00 feet; thence South 00°15'56" East, 13.93 feet; thence North 87°37'06" West, 10.01 feet; thence North 00°15'56" West, 133.48 feet; thence North 89°44'04" East, 10.00 feet to the point of beginning.

Said Temporary Limited Easements contain **0.031 acres**, more or less.

**The above easements are to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.**



CONSULTANTS:

PROJECT TITLE  
 KENOSHA COUNTY  
 CTH G (30TH AVENUE)  
 2ND STREET TO 18TH STREET

ISSUE:

PROJECT INFORMATION:

PROJECT NUMBER: 2011-0116  
 DATE: 8-9-2012  
 DRAWN BY: JMM  
 CHECKED BY: STS  
 APPROVED BY: SLH  
 SCALE: 1"=20'

SHEET TITLE:

PLAN DETAIL  
 CTH G (30TH AVENUE)  
 22ND STREET TO 18TH STREET

SHEET NUMBER:

15

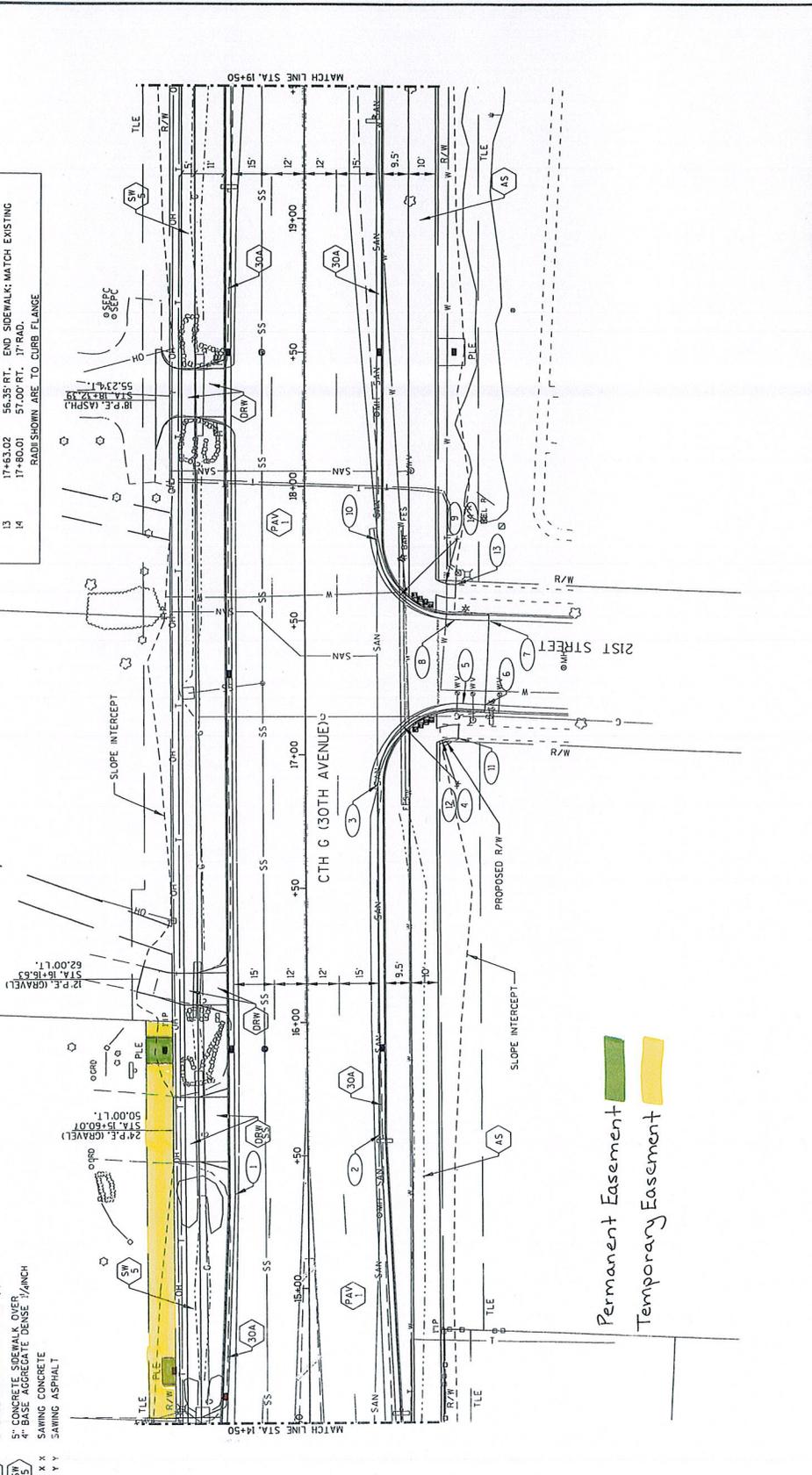
DATA TABLE  
 CTH G (30TH AVENUE)

POINT NO.	STATION	OFFSET	COMMENTS
1	15+25.55	32.00' LT.	END TAPER
2	15+57.89	27.00' RT.	END TAPER
3	15+88.67	27.00' RT.	BEGIN 30' RAD.
4	15+88.67	57.00' RT.	30' RAD.
5	17+18.61	58.86' RT.	END 30' RAD.
6	17+18.30	67.16' RT.	END CURB & GUTTER
7	17+49.61	68.79' RT.	BEGIN CURB & GUTTER
8	17+50.00	55.08' RT.	BEGIN 30' RAD.
9	17+50.00	57.00' RT.	30' RAD.
10	17+79.98	27.00' RT.	END 30' RAD.
11	17+05.75	56.99' RT.	END SIDEWALK; MATCH EXISTING
12	19+61.05	55.50' RT.	28' RAD.
13	19+61.05	57.00' RT.	30' RAD.
14	17+80.01	57.00' RT.	17' RAD.

RADIATIONS ARE TO CURB FLANGE

LEGEND

- 30A CONCRETE CURB AND GUTTER
- CR CURB RAMP
- SN CONCRETE MEDIAN SLOPED NOSE
- DRW CONCRETE DRIVEWAY HES 7-INCH
- AS ASPHALTIC SURFACE OVER
- PAV 6" BASE AGGREGATE DENSE 1/4 INCH
- SW 5" CONCRETE SIDEWALK OVER
- XXXX SAWING CONCRETE
- YYYY SAWING ASPHALT



CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITIES AND RECORDING THEM. EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS APPROVED BY THE ENGINEER. EXISTING UTILITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Permanent Easement  
 Temporary Easement

Planning & Zoning

Community Development

262.653.4030  
262.653.4045 FAX  
Room 308



Building Inspections

Property Maintenance

262.653.4263  
262.653.4254 FAX  
Room 100

**DEPARTMENT OF COMMUNITY DEVELOPMENT & INSPECTIONS**

Municipal Building · 625 52nd Street · Kenosha, WI 53140  
www.kenosha.org

Jeffrey B. Labahn, Director

Richard Schroeder, Deputy Director

**TO:** Members of the Finance Committee

**FROM:** Rich Schroeder, Deputy Director  
Department of Community Development and Inspections

**SUBJECT:** Request from Steve Marovich, Harbor Park Condominiums, To Rescind All or a Portion of the Permit Fees Plus Penalty Fees for Work Started Without Permits at 301-341 54<sup>th</sup> Street

**DATE:** December 12, 2012

The applicant has requested a refund of both the permit fee for porches constructed at Harbor Park and the penalty fees for work done without a permit in the total amount of \$3,240.00.

As indicated in the applicant's letter, Harbor Park did repair work on porches without obtaining any City permits.

Per Chapter 9.07 C of the Code of General Ordinances, the inspector is required to double the permit fees for all work started without a permit. Penalty fees were applied to the applicable permits.

The City requires that a separate permit be obtained for each porch constructed regardless of the zoning or property use. In addition, the development is a condominium and a separate porch permit is required for each parcel/address.

The applicant has obtained eleven (11) porch permits. A penalty was assessed to seven of these permits, as work was started on these units/addresses with permits.

The following is a break-down on the permit fees collected:

- x Eleven (11) permits issued at a cost of \$180.00 each. Total permit fees: \$1,980.00
- x Penalty fee of \$180.00 was applied to each of the seven (7) permits where work was commenced without a permit. Total penalty fees: \$1,260.00

The construction issues that are noted were previously addressed by the City. Although staff understands the Association's concerns, the issues are between the developer and the Association.

RPS/saz  
Attachments

City of Kenosha  
Department of Community Development & Inspections  
625 52<sup>nd</sup> Street, Kenosha, Wisconsin

**Appeal Form**

Property Address: 301-341 54th Street Date: 12-12-12

Appeal is for:  Special Assessment  Reinspection Fee  Board-up Fee  Penalty Fee  
 Other Building Permit

Amount: \$3,240

Property Owner: Harbor Park Parcel Condominium Association

Petitioner: Steve Marovich, President

Mailing Address: 317 54th Street Kenosha, WI 53140

Home Phone Number: 262-551-5547 Daytime Phone Number: Same

E-mail Address: stevemarovich@tds.net

Reason for Appeal (if more space is needed, please attach information to this form):

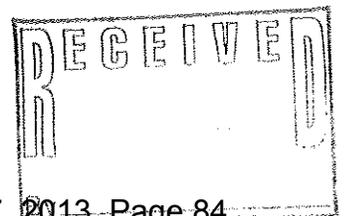
Attached

Petitioner's Signature: 



BINFORMS/AppealForm

Please return to:  
Department of Community Development and Inspections  
625 52<sup>nd</sup> Street, Room 100, Kenosha, Wisconsin 53140  
Phone: 262.653.4263; Fax: 262.653.4254



**Steve Marovich, President**  
**Harbor Park Parcel C Condominium Association**  
**317 54th Street**  
**Kenosha, WI 53140**  
**262-551-5547**  
**stevemarovich@tds.net**

November 12, 2012

Finance Committee  
City of Kenosha Common Council  
625 52nd Street  
Kenosha, WI 53140

Dear Aldermen:

We would like to appeal a portion of the building fees for a recent project at Harbor Park Parcel C. We refer to the 300 block of 54th Street, sometimes referred to as building 8 or the T-11 building within that parcel. This is a block of adjoining townhouses. The Kenosha Department of Community Development and Inspections has assessed us \$3,240 for 11 permits in connection with stair replacement of for 301-341 54th Street. Eight-of-11 porches had been completed prior to a recent stop-work order.

We'd like to give you a brief history of the issues with this building. Shortly after New England Builders completed work on the building in 2003, we began to notice significant settling of the front porches, as well as deteriorating trim wood on those porches. While still under a one-year warranty, New England Builders did some remedial work on these issues. Subsequent to the expiration of the warranty, the problems re-surfaced.

The issues with the wood were pretty easy to identify. While the state-approved plans, and we have a copy of those plans, called by a composite-wood product known as Muratec® to be used as trim, New England Builders substituted untreated pine. Major portions of the front steps, including the railings, were attached directly to this inferior product. Naturally, as the pine rotted, which didn't take long, the railings became unstable. Simultaneously, all 11 porches continued to settle, with the worst of them leaning over five degrees toward the sidewalk.

In 2008, the Parcel C board commissioned an engineering study by Wiss Janney Elstner Associates from Northbrook, Ill., to determine a course of action for repair. That study concluded that the front porches were constructed on loose fill that was not compacted.

In early-2009, several of our homeowners filed complaints with the Wisconsin Department of Commerce's Safety and Buildings Division. Betty Wiese conducted an inspection of the property, agreed with our findings, but referred the matter to the city and its inspectors.

We wrote Mayor Keith Bosman in both June 2009 and October 2009 regarding these problems. The city's final response, from Building Inspection Division Supervisor Nick Torcivia, was that soil was stable when the foundations were poured, and that all the structural elements on the porches used pressure-treated lumber.

We reject the second finding, and we can prove it. The handrails were attached, not to pressure-treated lumber, but to untreated pine. This is a significant safety issue that our board is obligated to address. These porches were NOT done to code by New England Builders.

With regard to the fill, subsequent investigation on our part has revealed a strong likelihood, and one that we also feel we can prove, that the fill was disrupted after the city's foundation inspection. This disruption was probably part of the installation of the sewer system.

Early this summer, we set out to correct both of these problems, once and for all. We corrected, permanently, the tilting of the porches. As a result of that correction, the existing stairs were no longer safe or even usable. We hired a licensed crew of carpenters to replace all 11 sets of stairs.

We did not seek a permit for this work, and we accept responsibility for that. Based on the city's complete indifference to our problems in 2009, we assumed that they might allow us to live and let live. In October, the Kenosha Department of Community Development and Inspections issued a stop-work order, and subsequently, told us that we need 11 separate permits, one for each townhouse.

We have a great deal of difficulty understanding the logic of this. Under Wisconsin law, any portion of condominium outside of the actual unit, such as a driveway, a roof or a porch, is considered a common element and the legal responsibility, not of the unit owner, but of the board of directors. We see this project not being any different than a roof replacement, in that no unit owner can make a repair to a common element on their own, nor can they opt out after the board has approved such a repair. The board is the only responsible legal party. This is quite clear in our by-laws and probably common for condominiums everywhere.

To conclude, we would like to appeal your sense of what's fair. We ask you to consider the following:

- Allow the Parcel C board to re-open the New England Builders building permit, dated July 18, 2002, since their work on the porches was not done to code. We would agree to pay any reasonable fee associated with re-opening an old permit.
- Allow us to complete the work on the three-remaining porches under one permit for the entire block. Under either scenario, we would also agree to pay a reasonable fine for our failure to request a permit. Having said that, it doesn't seem fair to penalize eight homeowners \$180 each for a decision that was made on their behalf by the board.

Our goals should be the same. This board is committed to the safety of its residents and their guests. We can debate how conscientious New England Builders was in regard to that, but it's left to us, the homeowners and the city, to make this right. We are taking on a considerable expense to correct work that was done improperly and not supervised very well by the city. We keep hearing that this project is one of Kenosha's "crown jewels." Let us keep it that way. In the end, all we're asking is you help to correct this problem without adding an additional, and unnecessary in our view, financial burden to the homeowners.

We look forward to an opportunity to meet with the Common Council Finance Committee about this appeal.

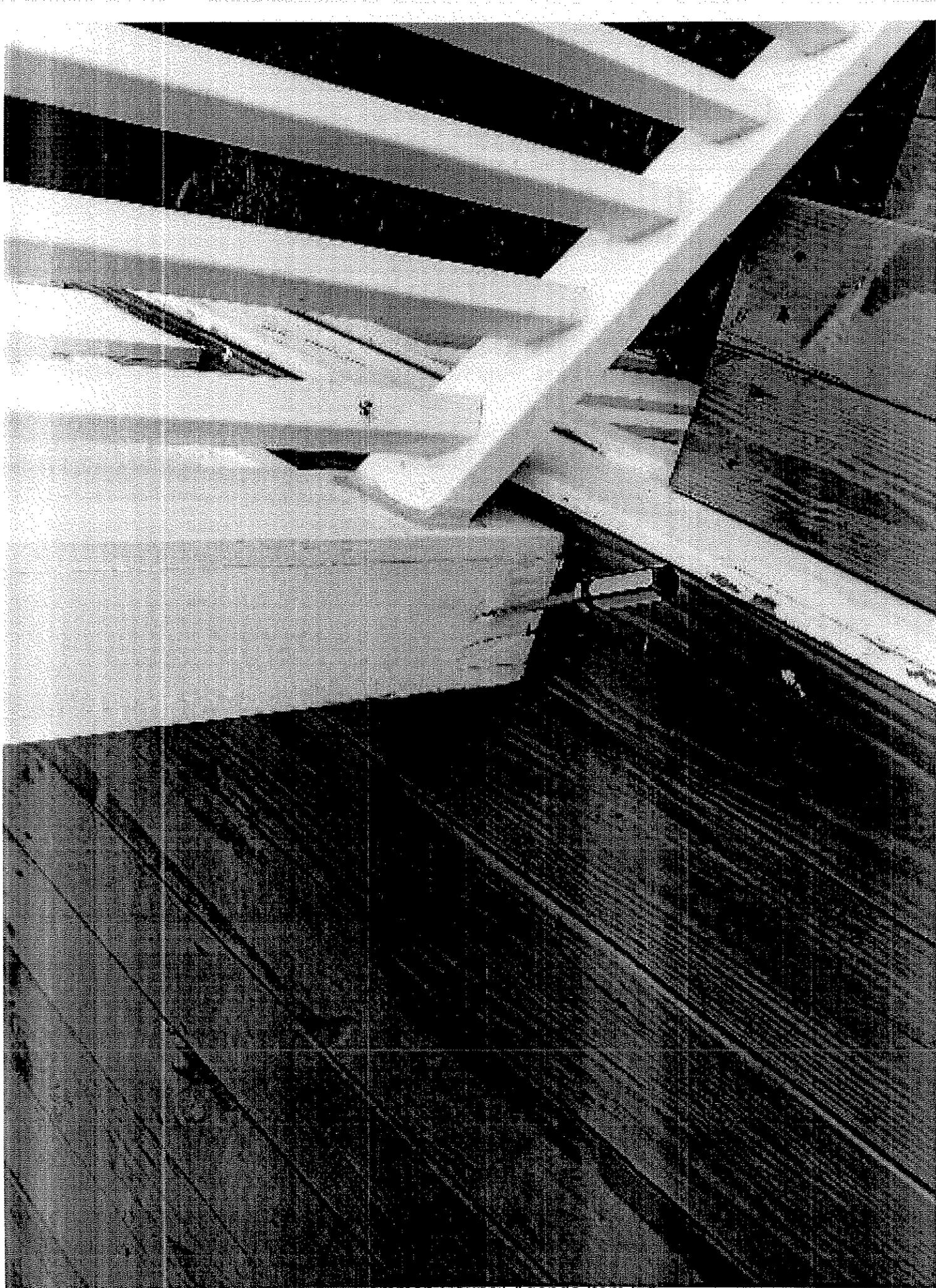
Regards,

A handwritten signature in black ink, appearing to read "S. Marovich". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Steve Marovich, President/Secretary  
Harbor Park Parcel C Condominium Board



B O L L O M



Bottom

## CODE OF GENERAL ORDINANCES, 2012 - KENOSHA, WISCONSIN

charges, or special taxes with respect to the real property upon which the Work will be performed. If in the opinion of the Director of the Department of Community Development and Inspections, the permit is required to resolve a condition of imminent danger to public health, safety and welfare, the Director may waive this condition of issuance. If there is a waiver of the conditions of issuance, the Director of the Department of Community Development and Inspections shall notify the Committee of Public Safety and Welfare within 30 days of the waiver.

### 9.07 FEES

**A. Fees.** The Common Council shall, from time to time, by Resolution, establish fees for the following Permits, reviews, inspections and services provided by the Department of Community Development and Inspections.

Residential Building, Addition and Alteration  
Commercial Building, Addition and Alteration  
Accessory Building  
Electrical  
Plumbing  
Heating, Ventilating and Air Conditioning  
Plan Reviews  
Razings  
Moving of Buildings  
Street Occupancy  
Swimming Pools and Hot Tubs  
Signs  
Fences  
Occupancy  
Reinspection  
Penalty

**B. Payment of Fees.** A Permit shall not be valid until such time that the fees required by this Code have been paid.

**C. Work Started Without Permit.** When a Permit is required by this Code and Work is started prior to obtaining such Permit, the fees required shall be doubled. For the second offense within a twelve (12) month period, starting Work prior to obtaining a Permit, the fee shall be quintupled. For the third such offense within a twelve (12) month period, in addition to the penalties listed above, the Code Official may bar such contractor from Work in the City for a period of one (1) year from the completion date of the project which resulted in the third offense. The payment of such doubled or quintupled fee shall not relieve any Person from complying with the requirements of this Code, nor from any penalties proscribed herein.

**D. Permit Fee Waiver For a Porch or Deck.** A Permit fee waiver for a porch or deck may be granted to a property owner who has received an "Order To Repair" from the Department as a result of a Systematic Housing Program Inspection subject to the value of the repairs being less than Two Hundred (\$200.00) Dollars.

**E. Impact Fees.** The issuance of a Permit shall be conditioned upon the developer paying Impact Fees imposed in accordance with **Chapter 35** of the Code of General Ordinances.

**F. Reinspection Fees.** A Reinspection Fee may be assessed when any of the following occur:

1. An inspection is requested by the owner, owner's agent or contractor, and the Work is not completed.
2. An inspection is requested by the owner, owner's agent or contractor and there is no access to the Premises.



DEPARTMENT OF  
NEIGHBORHOOD SERVICES  
AND  
INSPECTIONS

JAMES M. SCHULTZ  
Director

Building Inspection

Property Maintenance

Zoning Enforcement

December 9, 2009

Mr. Steven Marovich  
317 54<sup>th</sup> Street  
Kenosha, WI 53140

Dear Mr. Marovich:

SUBJECT: Various Complaints/Concerns – HarborPark Development

This letter is in response to your October 8, 2009, letter to Mayor Keith Bosman. The concerns brought to my attention earlier this year were all similar in nature; i.e., the use of untreated lumber on the porches and decks, settling of porches and decks, and poor construction and design methods. Subsequent to these complaints, I conducted an investigation on July 18, 2009, which included on-premise reviews of the properties; the results were addressed in a letter dated August 4, 2009. After reviewing your letter to Mayor Bosman, the decision was made to re-evaluate the situation by conducting another on-premise review on October 21, 2009, and to review certain documents available to me regarding the transfer of property to New England Builders. The following are my findings:

**Construction Plan Review and Approval:**

Initial plan reviews were conducted by the Wisconsin Department of Commerce, Safety and Buildings Division on April 19, 2002. These plan reviews would have included review and approval of engineered fill for the site, and engineered design for all caissons, footings, foundations, and all structural, HVAC, and plumbing components. Any files, records or plans, or documentation required to be submitted would be on file with the Wisconsin Department of Commerce Safety and Buildings Division.

The plans were reviewed and approved under the pre-2002 Wisconsin Commercial Building Code, and were not subject to the adopted International Building Code (IBC) which went into effect on July 1, 2002.

**Local Permits and Inspections:**

Construction permits for Building #9 were issued by the City of Kenosha (footing/foundation on June 24, 2002; building permit on July 18, 2002); permits for Building #8 were issued by the City of Kenosha (footing/foundation on June 24, 2002; building permit on July 18, 2002).

All compliance inspections were done in accordance with applicable Department of Commerce and City of Kenosha rules and regulations. As a result of those inspections, a Certificate of Occupancy was issued.

**Complainants' Concerns/City Comments:** (The areas of concern brought to my attention)

- 1) **Use of untreated lumber on the front porches.** All structural lumber used on the porches is pressure-treated lumber. The exterior trim and cladding appear to be pine and jointed plywood, and has been painted. Some decay and rot was noted on areas of non-structural trim, but in no case was rot or deterioration noted on structural members. COMM 53.63, which addresses decay prevention of structural wood columns and posts, states that they must bear on concrete or other non-organic material, unless treated. No reference is made to non-structural or decorative trim. This finding has been verified by the Department of Commerce Safety and Buildings Division.
- 2) **New England Builders, with either the approval or the acquiescence of the City of Kenosha, substituted untreated, unprimed pine and fingerboard for most of the front porch construction.** All structural members of the porches are indeed pressure-treated lumber. The trim and decorative cladding are of pine and finger board construction; however, since these are non-structural, they do not require re-submittal or approval from the Department of Commerce, Safety and Buildings Division, or the City of Kenosha.
- 3) **Settling of front porches.** No noticeable settling was evident on my July 18, 2009, inspection of the site. All porches are supported on 4' deep, 12" wide post hole footings. On my October 21, 2009, inspection of the site, there was some minor settling observed at 341 54<sup>th</sup> Street, (Building #8). At 301 54<sup>th</sup> Street, (also Building #8), the porch has a roof over it, supported at the north and south ends of the porch. The northern portion of the porch shows distinct evidence of sinking. The post hole footing underneath the support seems to have sunk several inches. The vertical support remains on the footing; however, the sinking has caused it to shift off center of the post hole footing. The question was raised that there seemed to be a portion of the east side of the porch that was not supported on any type of footing. There is a post hole footing located there on which nothing bears. The floor of the porch on the east side is supported on north and south ends, and in the center of the porch. The center post hole footing is 4" to 6" from the vacant post hole footing. There is no failure at any of these points. The failure is located at the north post hole footing supporting the north portion of the porch roof.
- 4) **Poor design and construction methods.** Plans were approved by the Wisconsin Department of Commerce, Safety and Buildings Division, and were permitted, inspected and approved in accordance with all applicable building and mechanical codes.

- 5) **The buildings in the project have been placed on unstable soil.** The Plan review design criteria outlined in COMM 53 states that no foundation of buildings or structures shall be placed on unprepared fill, organic soil, or mud unless evidence has been presented to the department (Safety and Buildings), showing that the proposed load will be adequately supported. Also, in COMM 53, it is stated that presumptive soil-bearing capacities shall be met, and that the designer shall submit verification of the presumptive soil bearing capacity if so requested by the department (Safety and Buildings). At the time of footing inspections, there was no indication of organic material, unprepared fill, or mud on the site which would indicate anything other than compliant site conditions for construction.
  
- 6) **The perception that the City of Kenosha was responsible for soil testing, soil compaction, and site preparation for construction.** A discussion with the City Engineer indicated that the extent of the City's responsibility was to remove existing foundations, and to cap and fill the site prior to the site being transferred to New England Builders for development. Soil compaction activities took place after the transfer of the property. A discussion with the Director of City Development indicated that there was no agreement in place requiring the City of Kenosha to prepare the site for construction by performing soil-bearing testing or compaction of any type, prior to ownership of the property by New England Builders. Contractual language indicates that the City of Kenosha notified New England Builders of existing soil conditions prior to the exchange of the property, and language in the contract also indicates that the responsibility for soil testing, compaction, and site preparation for construction, is the responsibility of the buyer (New England Builders). The contract also contains language indemnifying the seller from any suits, claims, or actions pursuant to the condition of the property once the sale is complete.
  
- 7) **The perception that Geotechnology, Inc., performed soil testing and soil-bearing capacity testing for the City of Kenosha.** A discussion with Geotechnology, Inc., indicated that they did not contract with the City of Kenosha to perform soil testing or soil-bearing capacity testing for any of these sites.

**Summary:**

When each of the buildings in the HarborPark Development were constructed and inspected, all required inspections were conducted and approved by Wisconsin Department of Commerce, Safety and Buildings Division certified inspectors, employed by the City of Kenosha, from placement of footings forms (prior to pouring concrete) through foundation forming (prior to pouring concrete), and including all rough-in and final stages of carpentry, plumbing, electric, heating and cooling.

Steven Marovich  
December 9, 2009  
Page Four

At the time of final occupancy approval, the subject buildings were in compliance with all applicable State and City code requirements, including City of Kenosha zoning requirements. Upon re-inspecting the building sites in 2009 after receiving several complaints, there is no evidence that the structural integrity of any principle structure has been compromised, only evidence of one porch roof support sinking several inches (301 54<sup>th</sup> Street).

The City of Kenosha did not engage Geotechnology, Inc. to perform soil testing or soil-bearing capacity testing. There is no documentation available that indicates that the City of Kenosha was responsible for the soil testing and soil compaction practices required to meet the minimum soil bearing capacity as defined by the Wisconsin Commercial Building Code.

Any perceived deficiencies in workmanship, non-structural lumber or soil conditions at time of construction should be pursued through the building contractor, designer or architectural firm involved in the construction of the building(s).

If you have any questions, please contact me.

Sincerely,

DEPARTMENT OF NEIGHBORHOOD  
SERVICES AND INSPECTIONS



Nick Torcivia, Supervisor  
Building Inspection Division

NT:kah

c: Keith G. Bosman, Mayor  
Frank J. Pacetti, City Administrator  
James M. Schultz, Director  
Ed Antaramian, City Attorney

11/12/12  
 15:50  
 HOINQ4  
 REV. 3.1

COMMUNITY DEVELOPMENT & INSPECTIONS  
 POST PERMIT PROCESSING PRINT

FOR PERMIT# 153156 - PROJ. ADDR. 00301 054S

STATUS: WI WKS TYPE: PODE DATE ENTERED: 10/12/12 LAST CHANGE: HGAILR  
 LOC. DESCR: STAIRS, HNDRAIL WTR PERM #: 00000 11/07/12  
 DESC2: & GRDRAIL-FRONT PRINT NOTE: Y 1ST NOTE: 10/18/12 09:23  
 ISSUE DATE: 11/07/12 PARCEL#: 12223326200280 2ND NOTE: 10/26/12 ACT: RCP  
 3RD NOTE:  
 OWNER: HARBORPARK ASSOCIATION CONTRACTOR: OSHEA CONSTRUCTION  
 317 54TH STREET 6634 20TH AVENUE  
 ATTN: STEVE MAROVICH KENOSHA, WI 53143  
 KENOSHA, WI 53140 (937) 564-2406  
 (262) 551-5547 GENL BCR#648696

Estimated cost 700 \_\_\_\_\_ Electric? \_\_\_\_\_  
 Comments \_\_\_\_\_ Comments \_\_\_\_\_  
 Corner Lot YES \_\_\_\_\_  
 Size 36" \_\_\_\_\_ by 36" \_\_\_\_\_ Height 36" \_\_\_\_\_  
 Front 6' \_\_\_\_\_ Rear - \_\_\_\_\_ Left - \_\_\_\_\_ Right - \_\_\_\_\_  
 Open porch \_\_\_\_\_ Deck \_\_\_\_\_  
 Jump platform \_\_\_\_\_ Stairs X \_\_\_\_\_  
 Handrail X \_\_\_\_\_ Guardrail X \_\_\_\_\_ Repair only \_\_\_\_\_  
 Locaton: Front/Side/Rear FRONT \_\_\_\_\_ 1F/2F/MF/COMM MULTIFAM  
 Plan File # SCANNED \_\_\_\_\_ Zoning RM-2 \_\_\_\_\_  
 OCCO/OCRE \_\_\_\_\_ Zoning Review PAB \_\_\_\_\_

RECEIPT#097577 \$3,240.00 CHECK# 1068 BY: MAROVICH, 11/07/12 HGAILR

FEE DESC.....	RATE	QTY	PEN	AMT	FEE DESC.....	RATE	QTY	PEN	AMT
08 RESID.MIN.	60.00	1		60.00	700 COMM.SQFT.	.50			
23 PLRV-ZONIN	60.00	1		60.00	603 PLRV-PODE	60.00	1		60.00
TOTAL FEE AMOUNT:				\$180.00	INCLUDING PENALTY AMT:				\$0.00
					CODE:				

NSP. DATE: DESC. PASS FAIL COMMENT  
 AB 10/15/12 \_\_\_\_\_ PROCESSED 8:29 BY BLISE TO RH BIN  
 DH 10/17/12 \_\_\_\_\_ TO GAIL TO FEE @ 3:55

AUTHORIZED SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 FOR OFFICIAL USE ONLY IF SIGNED BY COMMUNITY DEVELOPMENT & INSPECTIONS PERSONNEL

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15:51  
HOINQ4  
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COMMUNITY DEVELOPMENT & INSPECTIONS  
POST PERMIT PROCESSING PRINT

FOR PERMIT# 153161 - PROJ. ADDR. 00341 054S

STATUS: WI WKS TYPE: PODE DATE ENTERED: 10/12/12 LAST CHANGE: HGAILR  
 LOC. DESCR: STAIRS, HNDRAIL WTR PERM #: 00000 11/07/12  
 DESC2: & GRDRAIL-FRONT PRINT NOTE: Y 1ST NOTE: 10/18/12 09:24  
 ISSUE DATE: 11/07/12 PARCEL#:12223323200180 2ND NOTE: 10/26/12 ACT: RCP  
 3RD NOTE:  
 OWNER: HARBORPARK ASSOCIATION CONTRACTOR: OSHEA CONSTRUCTION  
 317 54TH STREET 6634 20TH AVENUE  
 ATTN: STEVE MAROVICH KENOSHA, WI 53143  
 KENOSHA, WI 53140 (937) 564-2406  
 (262) 551-5547 GENL BCR#648696

Estimated cost 700 \_\_\_\_\_ Electric? \_\_\_\_\_  
 Comments \_\_\_\_\_ Comments \_\_\_\_\_  
 Corner Lot YES \_\_\_\_\_  
 Size 36" \_\_\_\_\_ by 36" \_\_\_\_\_ Height 36" \_\_\_\_\_  
 Front 6' \_\_\_\_\_ Rear - \_\_\_\_\_ Left - \_\_\_\_\_ Right - \_\_\_\_\_  
 Open porch \_\_\_\_\_ Deck \_\_\_\_\_  
 Jump platform \_\_\_\_\_ Stairs X \_\_\_\_\_  
 Handrail X \_\_\_\_\_ Guardrail X \_\_\_\_\_ Repair only \_\_\_\_\_  
 Locaton: Front/Side/Rear FRONT \_\_\_\_\_ 1F/2F/MF/COMM MULTIFAM  
 Plan File # SCANNED Zoning RM-2 \_\_\_\_\_  
 OCCO/OCRE \_\_\_\_\_ Zoning Review PAB \_\_\_\_\_

RECEIPT#097577 \$3,240.00 CHECK# 1068 BY: MAROVICH, 11/07/12 HGAILR

FEE DESC.....	RATE	QTY	PEN	AMT	FEE DESC.....	RATE	QTY	PEN	AMT
08 RESID.MIN.	60.00	1		60.00	700 COMM.SQFT.	.50			
23 PLRV-ZONIN	60.00	1		60.00	603 PLRV-PODE	60.00	1		60.00
TOTAL FEE AMOUNT:				\$180.00	INCLUDING PENALTY AMT:				\$0.00
					CODE:				

INSP. DATE: DESC. PASS FAIL COMMENT  
 PAB 10/15/12 \_\_\_\_\_ PROCESSED 8:32 BY BLISE TO RH BIN  
 RDH 10/17/12 \_\_\_\_\_ TO GAIL TO FEE @ 3:55

AUTHORIZED SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
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COMMUNITY DEVELOPMENT & INSPECTIONS  
POST PERMIT PROCESSING PRINT

PAGE 1

FOR PERMIT# 153157 - PROJ. ADDR. 00305 054S

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STATUS: WI WKS TYPE: PODE DATE ENTERED: 10/12/12 LAST CHANGE: HGAILR  
LOC. DESCR: STAIRS, HNDRAIL WTR PERM #: 00000 11/07/12  
DESC2: & GRDRAIL-FRONT PRINT NOTE: Y 1ST NOTE: 10/18/12 09:23  
ISSUE DATE: 11/07/12 PARCEL#:12223323200270 2ND NOTE: 10/26/12 ACT: RCP  
3RD NOTE:  
OWNER: HARBORPARK ASSOCIATION CONTRACTOR: OSHEA CONSTRUCTION  
317 54TH STREET 6634 20TH AVENUE  
ATTN: STEVE MAROVICH  
KENOSHA, WI 53140 KENOSHA, WI 53143  
(262) 551-5547 (937) 564-2406  
GENL BCR#648696  
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Estimated cost 700 \_\_\_\_\_ Electric? \_\_\_\_\_  
Comments \_\_\_\_\_ Comments \_\_\_\_\_  
Corner Lot YES \_\_\_\_\_  
Size 36" \_\_\_\_\_ by 36" \_\_\_\_\_ Height 36" \_\_\_\_\_  
Front 6' \_\_\_\_\_ Rear - \_\_\_\_\_ Left - \_\_\_\_\_ Right - \_\_\_\_\_  
Open porch \_\_\_\_\_ Deck \_\_\_\_\_  
Jump platform \_\_\_\_\_ Stairs X \_\_\_\_\_  
Handrail X \_\_\_\_\_ Guardrail X \_\_\_\_\_ Repair only \_\_\_\_\_  
Locaton: Front/Side/Rear FRONT \_\_\_\_\_ 1F/2F/MF/COMM MULTIFAM  
Plan File # SCANNED \_\_\_\_\_ Zoning RM-2 \_\_\_\_\_  
OCCO/OCRE \_\_\_\_\_ Zoning Review PAB \_\_\_\_\_  
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RECEIPT#097577 \$3,240.00 CHECK# 1068 BY: MAROVICH, 11/07/12 HGAILR

FEE	DESC.....	RATE	QTY	PEN	AMT	FEE	DESC.....	RATE	QTY	PEN	AMT	
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523	PLRV-ZONIN	60.00	1		60.00	603	PLRV-PODE	60.00	1		60.00	
TOTAL FEE AMOUNT:					\$360.00	INCLUDING PENALTY AMT:					\$180.00	CODE: NP

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INSPECTION DATE: DESC. PASS FAIL COMMENT  
PAB 10/15/12 \_\_\_\_\_ PROCESSED 8:29 BY BLISE TO RH BIN  
RDH 10/17/12 \_\_\_\_\_ TO GAIL TO FEE @ 3:55  
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COMMUNITY DEVELOPMENT & INSPECTIONS  
POST PERMIT PROCESSING PRINT

FOR PERMIT# 153160 - PROJ. ADDR. 00317 054S

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STATUS: WI WKS TYPE: PODE DATE ENTERED: 10/12/12 LAST CHANGE: HGAILR  
LOC. DESCR: STAIRS, HNDRAIL WTR PERM #: 00000 11/07/12  
DESC2: & GRDRAIL-FRONT PRINT NOTE: Y 1ST NOTE: 10/18/12 09:24  
ISSUE DATE: 11/07/12 PARCEL#:12223323200240 2ND NOTE: 10/26/12 ACT: RCP  
3RD NOTE:  
OWNER: HARBORPARK ASSOCIATION CONTRACTOR: OSHEA CONSTRUCTION  
317 54TH STREET 6634 20TH AVENUE  
ATTN: STEVE MAROVICH KENOSHA, WI 53143  
KENOSHA, WI 53140 (937) 564-2406  
(262) 551-5547 GENL BCR#648696  
-----

Estimated cost 700 \_\_\_\_\_ Electric? \_\_\_\_\_  
Comments \_\_\_\_\_ Comments \_\_\_\_\_  
Corner Lot YES \_\_\_\_\_  
Size 36" \_\_\_\_\_ by 36" \_\_\_\_\_ Height 36" \_\_\_\_\_  
Front 6' \_\_\_\_\_ Rear - \_\_\_\_\_ Left - \_\_\_\_\_ Right - \_\_\_\_\_  
Open porch \_\_\_\_\_ Deck \_\_\_\_\_  
Jump platform \_\_\_\_\_ Stairs X \_\_\_\_\_  
Handrail X \_\_\_\_\_ Guardrail X \_\_\_\_\_ Repair only \_\_\_\_\_  
Locaton: Front/Side/Rear FRONT \_\_\_\_\_ 1F/2F/MF/COMM MULTIFAM  
Plan File # SCANNED \_\_\_\_\_ Zoning RM-2 \_\_\_\_\_  
OCCO/OCRE \_\_\_\_\_ Zoning Review PAB \_\_\_\_\_  
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RECEIPT#097577 \$3,240.00 CHECK# 1068 BY: MAROVICH, 11/07/12 HGAILR

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TOTAL FEE AMOUNT:					\$360.00	INCLUDING PENALTY AMT:					\$180.00	CODE: NP

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NSP. DATE: DESC. PASS FAIL COMMENT  
AB 10/15/12 \_\_\_\_\_ PROCESSED 8:32 BY BLISE TO RH BIN  
DH 10/17/12 \_\_\_\_\_  
DH 10/17/15 \_\_\_\_\_ TO GAIL TO FEE @ 3:55  
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AUTHORIZED SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
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COMMUNITY DEVELOPMENT & INSPECTIONS  
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PAGE 1

FOR PERMIT# 153163 - PROJ. ADDR. 00325 054S

STATUS: WI WKS TYPE: PODE DATE ENTERED: 10/12/12 LAST CHANGE: HGAILR  
OC. DESCR: STAIRS, HNDRAIL WTR PERM #: 00000 11/07/12  
DESC2: & GRDRAIL-FRONT PRINT NOTE: Y 1ST NOTE: 10/18/12 09:24  
ISSUE DATE: 11/07/12 PARCEL#:12223323200220 2ND NOTE: 10/26/12 ACT: RCP  
3RD NOTE:  
OWNER: HARBORPARK ASSOCIATION CONTRACTOR: OSHEA CONSTRUCTION  
317 54TH STREET 6634 20TH AVENUE  
ATTN: STEVE MAROVICH KENOSHA, WI 53143  
KENOSHA, WI 53140 (937) 564-2406  
(262) 551-5547 GENL BCR#648696

Estimated cost 700 \_\_\_\_\_ Electric? \_\_\_\_\_  
Comments \_\_\_\_\_ Comments \_\_\_\_\_  
Corner Lot YES \_\_\_\_\_  
Size 36" \_\_\_\_\_ by 36" \_\_\_\_\_ Height 36" \_\_\_\_\_  
Front 6' \_\_\_\_\_ Rear - \_\_\_\_\_ Left - \_\_\_\_\_ Right - \_\_\_\_\_  
Open porch \_\_\_\_\_ Deck \_\_\_\_\_  
Jump platform \_\_\_\_\_ Stairs X \_\_\_\_\_  
Handrail X \_\_\_\_\_ Guardrail X \_\_\_\_\_ Repair only \_\_\_\_\_  
Locaton: Front/Side/Rear FRONT \_\_\_\_\_ 1F/2F/MF/COMM MULTIFAM  
Plan File # SCANNED \_\_\_\_\_ Zoning RM-2 \_\_\_\_\_  
OCCO/OCRE \_\_\_\_\_ Zoning Review PAB \_\_\_\_\_

RECEIPT#097577 \$3,240.00 CHECK# 1068 BY: MAROVICH, 11/07/12 HGAILR

FEE DESC.....	RATE	QTY	PEN	AMT	FEE DESC.....	RATE	QTY	PEN	AMT
08 RESID.MIN.	60.00	1		60.00	700 COMM.SQFT.	.50			
23 PLRV-ZONIN	60.00	1		60.00	603 PLRV-PODE	60.00	1		60.00
TOTAL FEE AMOUNT:				\$360.00	INCLUDING PENALTY AMT:				\$180.00
					CODE: NP				

NSP. DATE: DESC. PASS FAIL COMMENT  
TAB 10/15/12 \_\_\_\_\_ PROCESSED 8:33 BY BLISE TO RH BIN  
RDH 10/17/12 \_\_\_\_\_ TO GAIL TO FEE @ 3:55

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COMMUNITY DEVELOPMENT & INSPECTIONS  
POST PERMIT PROCESSING PRINT

FOR PERMIT# 153164 - PROJ. ADDR. 00329 054S

STATUS: WI WKS TYPE: PODE DATE ENTERED: 10/12/12 LAST CHANGE: HGAILR  
 OC. DESCR: STAIRS, HNDRAIL WTR PERM #: 00000 11/07/12  
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 ISSUE DATE: 11/07/12 PARCEL#:12223323200210 2ND NOTE: 10/26/12 ACT: RCP  
 3RD NOTE:  
 OWNER: HARBORPARK ASSOCIATION CONTRACTOR: OSHEA CONSTRUCTION  
 317 54TH STREET 6634 20TH AVENUE  
 ATTN: STEVE MAROVICH KENOSHA, WI 53143  
 KENOSHA, WI 53140 (937) 564-2406  
 (262) 551-5547 GENL BCR#648696

Estimated cost 700 \_\_\_\_\_ Electric? \_\_\_\_\_  
 Comments \_\_\_\_\_ Comments \_\_\_\_\_  
 Corner Lot YES \_\_\_\_\_  
 Size 36" \_\_\_\_\_ by 36" \_\_\_\_\_ Height 36" \_\_\_\_\_  
 Front 6' \_\_\_\_\_ Rear - \_\_\_\_\_ Left - \_\_\_\_\_ Right - \_\_\_\_\_  
 Open porch \_\_\_\_\_ Deck \_\_\_\_\_  
 Jump platform \_\_\_\_\_ Stairs X \_\_\_\_\_  
 Handrail X \_\_\_\_\_ Guardrail X \_\_\_\_\_ Repair only \_\_\_\_\_  
 Locaton: Front/Side/Rear FRONT \_\_\_\_\_ 1F/2F/MF/COMM MULTIFAM  
 Plan File # SCANNED \_\_\_\_\_ Zoning RM-2 \_\_\_\_\_  
 OCCO/OCRE \_\_\_\_\_ Zoning Review PAB \_\_\_\_\_

RECEIPT#097577 \$3,240.00 CHECK# 1068 BY: MAROVICH, 11/07/12 HGAILR

EE	DESC.....	RATE	QTY	PEN	AMT	FEE	DESC.....	RATE	QTY	PEN	AMT
08	RESID.MIN.	60.00	1		60.00	700	COMM.SQFT.	.50			
23	PLRV-ZONIN	60.00	1		60.00	603	PLRV-PODE	60.00	1		60.00
TOTAL FEE AMOUNT:					\$360.00	INCLUDING PENALTY AMT:					\$180.00
											CODE: NP

NSP. DATE: DESC. PASS FAIL COMMENT  
 AB 10/15/12 \_\_\_\_\_ PROCESSED 8:33 BY BLISE TO RH BIN  
 DH 10/17/12 \_\_\_\_\_ TO GAIL TO FEE @ 3:55

AUTHORIZED SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
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HOINQ4  
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COMMUNITY DEVELOPMENT & INSPECTIONS  
POST PERMIT PROCESSING PRINT

PAGE 1

FOR PERMIT# 153165 - PROJ. ADDR. 00333 054S

STATUS: WI WKS TYPE: PODE DATE ENTERED: 10/12/12 LAST CHANGE: HGAILR  
OC. DESCR: STAIRS, HNDRAIL WTR PERM #: 00000 11/07/12  
DESC2: & GRDRAIL-FRONT PRINT NOTE: Y 1ST NOTE: 10/18/12 09:24  
ISSUE DATE: 11/07/12 PARCEL#:12223323200200 2ND NOTE: 10/26/12 ACT: RCP  
3RD NOTE:  
OWNER: HARBORPARK ASSOCIATION CONTRACTOR: OSHEA CONSTRUCTION  
317 54TH STREET 6634 20TH AVENUE  
ATTN: STEVE MAROVICH KENOSHA, WI 53143  
KENOSHA, WI 53140 (937) 564-2406  
(262) 551-5547 GENL BCR#648696

Estimated cost 700 \_\_\_\_\_ Electric? \_\_\_\_\_  
Comments \_\_\_\_\_ Comments \_\_\_\_\_  
Corner Lot YES \_\_\_\_\_  
Size 36" \_\_\_\_\_ by 36" \_\_\_\_\_ Height 36" \_\_\_\_\_  
Front 6' \_\_\_\_\_ Rear - \_\_\_\_\_ Left - \_\_\_\_\_ Right - \_\_\_\_\_  
Open porch \_\_\_\_\_ Deck \_\_\_\_\_  
Jump platform \_\_\_\_\_ Stairs X \_\_\_\_\_  
Handrail X \_\_\_\_\_ Guardrail X \_\_\_\_\_ Repair only \_\_\_\_\_  
Locaton: Front/Side/Rear FRONT \_\_\_\_\_ 1F/2F/MF/COMM MULTIFAM  
Plan File # SCANNED \_\_\_\_\_ Zoning RM-2 \_\_\_\_\_  
OCCO/OCRE \_\_\_\_\_ Zoning Review PAB \_\_\_\_\_

RECEIPT#097577 \$3,240.00 CHECK# 1068 BY: MAROVICH, 11/07/12 HGAILR

FEE DESC.....	RATE	QTY	PEN	AMT	FEE DESC.....	RATE	QTY	PEN	AMT
08 RESID.MIN.	60.00	1		60.00	700 COMM.SQFT.	.50			
23 PLRV-ZONIN	60.00	1		60.00	603 PLRV-PODE	60.00	1		60.00
TOTAL FEE AMOUNT:				\$180.00	INCLUDING PENALTY AMT:				\$0.00
					CODE:				

NSP. DATE: DESC. PASS FAIL COMMENT  
PAB 10/15/12 \_\_\_\_\_ PROCESSED 8:34 BY BLISE TO RH BIN  
RDH 10/17/12 \_\_\_\_\_ TO GAIL TO FEE @ 3:55

AUTHORIZED SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
FOR OFFICIAL USE ONLY IF SIGNED BY COMMUNITY DEVELOPMENT & INSPECTIONS PERSONNEL

11/12/12  
15:51  
HOINQ4  
REV. 3.1

COMMUNITY DEVELOPMENT & INSPECTIONS  
POST PERMIT PROCESSING PRINT

PAGE 1

FOR PERMIT# 153166 - PROJ. ADDR. 00337 054S

STATUS: WI WKS TYPE: PODE DATE ENTERED: 10/12/12 LAST CHANGE: HGAILR  
OC. DESCR: STAIRS, HNDRAIL WTR PERM #: 00000 11/07/12  
DESC2: & GRDRAIL-FRONT PRINT NOTE: Y 1ST NOTE: 10/18/12 09:24  
ISSUE DATE: 11/07/12 PARCEL#:12223323200190 2ND NOTE: 10/26/12 ACT: RCP  
3RD NOTE:  
OWNER: HARBORPARK ASSOCIATION CONTRACTOR: OSHEA CONSTRUCTION  
317 54TH STREET 6634 20TH AVENUE  
ATTN: STEVE MAROVICH KENOSHA, WI 53143  
KENOSHA, WI 53140 (937) 564-2406  
(262) 551-5547 GENL BCR#648696

Estimated cost 700 \_\_\_\_\_ Electric? \_\_\_\_\_  
Comments \_\_\_\_\_ Comments \_\_\_\_\_  
Corner Lot YES \_\_\_\_\_  
Size 36" \_\_\_\_\_ by 36" \_\_\_\_\_ Height 36" \_\_\_\_\_  
Front 6' \_\_\_\_\_ Rear - \_\_\_\_\_ Left - \_\_\_\_\_ Right - \_\_\_\_\_  
Open porch \_\_\_\_\_ Deck \_\_\_\_\_  
Jump platform \_\_\_\_\_ Stairs X \_\_\_\_\_  
Handrail X \_\_\_\_\_ Guardrail X \_\_\_\_\_ Repair only \_\_\_\_\_  
Locaton: Front/Side/Rear FRONT \_\_\_\_\_ 1F/2F/MF/COMM MULTIFAM  
Plan File # SCANNED \_\_\_\_\_ Zoning RM-2 \_\_\_\_\_  
OCCO/OCRE \_\_\_\_\_ Zoning Review PAB \_\_\_\_\_

RECEIPT#097577 \$3,240.00 CHECK# 1068 BY: MAROVICH, 11/07/12 HGAILR

FEE DESC.....	RATE	QTY	PEN	AMT	FEE DESC.....	RATE	QTY	PEN	AMT
08 RESID.MIN.	60.00	1		60.00	700 COMM.SQFT.	.50			
23 PLRV-ZONIN	60.00	1		60.00	603 PLRV-PODE	60.00	1		60.00
TOTAL FEE AMOUNT:				\$180.00	INCLUDING PENALTY AMT:				\$0.00
					CODE:				

NSP. DATE: DESC. PASS FAIL COMMENT  
AB 10/15/12 \_\_\_\_\_ PROCESSED 8:34 BY BLISE TO RH BIN  
ADH 10/17/12 \_\_\_\_\_ TO GAIL TO FEE @ 3:55

AUTHORIZED SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
FOR OFFICIAL USE ONLY IF SIGNED BY COMMUNITY DEVELOPMENT & INSPECTIONS PERSONNEL

**CITY OF KENOSHA  
SCHEDULES OF DISBURSEMENTS**

Disbursement Record 23

Approved by Council \_\_\_\_\_

The Finance Committee reviewed the attached listing of disbursements for the period from 12/01/12 through 12/15/12 and have approved the disbursements as follows:

1. Checks numbered from 122270 through 122594 as shown on attached listing consisting of:

a. Debt Service	263,138.36
b. Investments	-0-
c. All Other Disbursements	3,462,988.43
<b>SUBTOTAL</b>	<b>3,726,126.79</b>

PLUS:

2. City of Kenosha Payroll Wire Transfers from the same period:	1,187,165.41
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<b>TOTAL DISBURSEMENTS APPROVED</b>	<b>4,913,292.20</b>
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\_\_\_\_\_  
Daniel Prozanski Jr.

\_\_\_\_\_  
David Bogdala

\_\_\_\_\_  
Tod Ohnstad

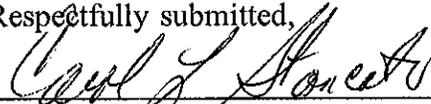
\_\_\_\_\_  
Rocco LaMacchia Sr.

\_\_\_\_\_  
Keith Rosenberg

\_\_\_\_\_  
Curt Wilson

I have examined the vouchers listed on the attached sheets and have not found any unauthorized or improper payments. It must be understood that this statement in no way should be interpreted as a guarantee that errors do not exist. I have initially examined the attached vouchers for proper account classification. However, the account classifications as shown for the attached vouchers are subject to change upon subsequent review by both myself and respective department heads of the City of Kenosha.

Respectfully submitted,



**FISCAL NOTE  
CITY OF KENOSHA  
DEPARTMENT OF FINANCE**

**PREPARED FOR:** Finance Committee

**ITEM:** Disbursement Record #23

**ESTIMATED FINANCIAL IMPACT:**

No additional fiscal note needed.

**Date Prepared:** 12/21/12

**Prepared By:** MKS

**Reviewed By:** 

START DATE FOR SUMMARY: 12/01 END DATE FOR SUMMARY: 12/15

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122270	12/05	BINDELLI BROTHERS, INC	110-09-56501-259-569	11/12 1806 54 ST	176.36
			110-09-56501-259-569	11/12 5805 23 AVE	80.00
				..... CHECK TOTAL	256.36
122271	12/05	WE ENERGIES	110-03-53109-221-000	11/12 STREETLIGHTING	60,644.95
			110-05-55109-221-000	11/12 STREETLIGHTING	544.18
				..... CHECK TOTAL	61,189.13
122272	12/05	KENOSHA CO HEALTH DIVISION	110-02-52111-251-000	12/12 JOINT SERVICES	229,873.54
			110-02-52202-251-000	12/12 JOINT SERVICES	57,468.38
				..... CHECK TOTAL	287,341.92
122273	12/05	BREEZY HILL NURSERY	110-05-55109-357-000	STEEL EDGING	864.00
			524-05-50101-353-000	STRAW PURCHASE	400.00
				..... CHECK TOTAL	1,264.00
122274	12/05	GENERAL COMMUNICATIONS, INC.	520-09-50201-231-000	10/12-TD MISC. ITEMS	120.00
			520-09-50201-231-000	10/12-TD MISC. ITEMS	120.00
			520-09-50201-231-000	10/12-TD MISC. ITEMS	120.00
			520-09-50201-231-000	11/12-TD MISC. ITEMS	79.00
			520-09-50201-231-000	10/12-TD MISC. ITEMS	50.00
				..... CHECK TOTAL	489.00
122275	12/05	BUMPER TO BUMPER	630-09-50101-393-000	10/12 CE PARTS, MATE	2,768.55
			520-09-50201-347-000	10/12 TD PARTS, MATE	424.50
			110-03-53103-387-000	10/12 ST PARTS, MATE	91.79
			206-02-52205-344-000	10/12 FD PARTS, MATE	53.22
			110-02-52203-344-000	10/12 FD PARTS, MATE	53.22
			632-09-50101-389-000	10/12 SE PARTS, MATE	31.86
			110-03-53109-389-000	10/12 ST PARTS, MATE	13.49
				..... CHECK TOTAL	3,436.63
122276	12/05	ICMA RETIREMENT TRUST	110-00-21572-000-000	11/16-30/12 CONTRIB	46,988.97
			110-00-21599-000-000	11/16-30/12 CONTRIB	7,153.33
				..... CHECK TOTAL	54,142.30
122277	12/05	INTERSTATE ELECTRIC SUPPLY	110-03-53117-246-000	11/12-WA ELECTRICAL	73.85
			110-03-53109-375-000	11/12-ST ELECTRICAL	57.28
			206-02-52205-344-000	11/12-FD ELECTRICAL	14.49
			110-03-53109-375-000	11/12-ST ELECTRICAL	6.67
			206-02-52205-344-000	11/12-FD ELECTRICAL	2.67
				..... CHECK TOTAL	154.96

START DATE FOR SUMMARY: 12/01 END DATE FOR SUMMARY: 12/15

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122278	12/05	CARDINAL HEALTH	206-02-52205-318-000	11/12 FD MEDICAL SUP	907.28
			206-02-52205-318-000	11/12 FD MEDICAL SUP	201.89
			206-02-52205-318-000	11/12 FD MEDICAL SUP	42.83
			206-02-52205-318-000	11/12 FD MEDICAL SUP	36.57
			206-02-52205-318-000	11/12 FD MEDICAL SUP	35.35
				..... CHECK TOTAL	1,223.92
122279	12/05	UNITED HOSPITAL SYSTEMS INC	110-02-52101-219-000	11/12 12-170286 LAB	49.60
122280	12/05	KENOSHA NEWS	110-01-51303-326-000	10/12 ADMIN ASST	164.96
			110-01-51303-326-000	10/12 EDU SERV COORD	164.12
			110-01-51303-326-000	10/12 GUARD/CUSTODN	155.96
			110-01-51303-326-000	10/12 BUS DRIVERS	142.67
				..... CHECK TOTAL	627.71
122281	12/05	TRAFFIC & PARKING CONTROL CO	110-03-53110-372-000	11/12-PW TRAFFIC SIG	209.22
122282	12/05	KENOSHA COUNTY	110-02-52105-283-000	12/12 MONTHLY RENT	9,671.25
122283	12/05	VAN'S ROOFING, INC	633-09-50101-245-000	ROOF REPAIRS	514.05
122284	12/05	VULCAN MATERIALS COMPANY	403-11-51102-588-000	11/12-AGGREGATE MATE	364.17
122285	12/05	WILLKOMM INC., JERRY	630-09-50101-392-000	11/12 DIESEL FUEL	24,925.84
122286	12/05	PAYNE & DOLAN INC.	110-03-53103-355-000	11/12-ASPHALT MATERI	373.11
122287	12/05	REINDERS INC.	110-05-55109-353-000	GRASS SEED	1,560.00
			110-05-55102-353-000	GRASS SEED	1,440.00
			110-05-55104-353-000	GRASS SEED	1,000.00
				..... CHECK TOTAL	4,000.00
122288	12/05	BADGER OIL EQUIPMENT CO.	520-09-50201-246-000	FUEL NOZZLES	303.80
122289	12/05	BECKER AWNING	110-02-52206-367-000	11/12 FD REPAIRS	200.00
122290	12/05	DON'S AUTO PARTS	110-02-52203-344-000	11/12 FD PARTS & MAT	102.66
122291	12/05	KENOSHA WATER UTILITY	633-09-50101-246-000	REPAIR STREET	10,478.16

START DATE FOR SUMMARY: 12/01 END DATE FOR SUMMARY: 12/15

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122292	12/05	INLAND DETROIT DIESEL	110-02-52203-344-000	11/12-FD PARTS/MATER	847.96
			520-09-50201-347-000	10/12-TD PARTS/MATER	36.36
			520-09-50201-347-000	11/12-TD PARTS/MATER	24.77
			520-09-50201-347-000	10/12-TD PARTS/MATER	13.64
				..... CHECK TOTAL	922.73
122293	12/05	KENOSHA AREA BUSINESS	110-01-51301-263-000	AWARDS DINNER	150.00
			761-09-50101-264-000	AWARDS DINNER	75.00
				..... CHECK TOTAL	225.00
122294	12/05	OFFICEMAX	110-01-51102-311-000	11/12 DP #2346 OFFC	438.06
			110-01-51303-311-000	11/12 HR #2347 OFFC	243.76
			520-09-50106-311-000	11/12 TD #2351 OFFC	220.99
			501-09-50101-311-000	11/12 SW #2348 OFFC	170.94
			110-01-51101-311-000	11/12 FN #2350 OFFC	47.22
			110-02-52103-311-000	11/12 PD #2345 OFFC	38.03
			520-09-50106-311-000	11/12 TD #2351 OFFC	10.77
				..... CHECK TOTAL	1,169.77
122295	12/05	WETLAND & WATERWAY CONSULT.	403-11-51206-589-000	7-9/12 SERVICES	4,615.30
122296	12/05	TRIANGLE APPLIANCE	110-02-52203-235-000	RANGE REPAIR	100.94
122297	12/05	UNITED HOSPITAL SYSTEM	110-02-52102-219-000	RECORDS #12-150200	87.20
122298	12/05	MANDLIK & RHODES INFORMATION	501-09-50102-219-000	11/12 YW COUPON PRG	1,332.12
			501-09-50102-219-000	11/12 YW COUPON PRG	436.98
			501-09-50102-219-000	11/12 YW COUPON PRG	436.96
				..... CHECK TOTAL	2,206.06
122299	12/05	STANDARD SIGNS	521-09-50101-375-000	11/12-AR SIGN PARTS	112.52
122300	12/05	CICCHINI ASPHALT LLC	501-09-50105-219-000	11/09 ASPHALT INSTL	690.56
122301	12/05	HOERNEL LOCK & KEY, INC.	110-05-55111-246-000	11/12-PA LOCKS/KEYS	8.40
122302	12/05	LEE PLUMBING, INC.	110-05-55109-241-000	MAINT FURNACE	1,500.00
122303	12/05	UNISOURCE WORLDWIDE	110-01-51101-311-000	11/12-FN PAPER PRODU	501.51

START DATE FOR SUMMARY: 12/01 END DATE FOR SUMMARY: 12/15

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122304	12/05	VERISMA SYSTEMS	110-02-52102-219-000	12-170964 RECORDS	160.34
122305	12/05	MC CANN ASSOCIATES	110-01-51303-219-000 110-02-52206-219-000	WRITTEN EXAMS WRITTEN EXAMS ..... CHECK TOTAL	5,000.00 285.51 5,285.51
122306	12/05	TREES "R" US, INC.	501-09-50106-219-000 501-09-50106-219-000	09/12 CONTINGENCY 09/12 PARKWAY TREE P ..... CHECK TOTAL	9,670.25 7,277.50 16,947.75
122307	12/05	CUMMINS NPOWER, LLC	520-09-50201-347-000	MISC BUS PARTS	2,928.82
122308	12/05	HEALTHSTAT	611-09-50101-155-504 611-09-50101-155-504 611-09-50101-155-504 611-09-50101-155-504	10/12 MID LVL PROV 10/12 PROG ADMN FEE 10/12 REF LAB FEES 09/12 MID LVL-ADJ ..... CHECK TOTAL	14,980.00 6,669.74 1,867.49 1,524.75 25,041.98
122309	12/05	KIEFT BROTHERS INC.	403-11-51102-588-000	STORM SEWER PIPE	2,788.87
122310	12/05	ELECTRICAL CONTRACTORS, INC	110-05-55109-248-000 110-05-55109-249-000 110-05-55109-249-000	LAMPS COLUMBUS PARK LOCATE WIRES POERIO INVEST WIRE LIN PARK ..... CHECK TOTAL	1,167.79 168.64 82.00 1,418.43
122311	12/05	KENOSHA STARTER & ALTERNATOR	630-09-50101-393-000 630-09-50101-393-000 630-09-50101-393-000	11/12-SE PARTS/LABOR 11/12-SE#181STA PART 11/12-SE#2388 PARTS/ ..... CHECK TOTAL	225.98 78.97 49.49 354.44
122312	12/05	CRICKET COMMUNICATIONS	110-02-52102-219-000	RECORDS-#12-166462	69.50
122313	12/05	AUTUMN SUPPLY	520-09-50202-249-000 520-09-50202-249-000 520-09-50201-382-000 520-09-50202-249-000 520-09-50401-382-000 520-09-50201-389-000 520-09-50201-382-000	10/12 TD PARTS AND M 09/12 TD PARTS AND M 10/12 TD PARTS AND 10/12 TD PARTS AND M 10/12 TD PARTS AND M 10/12 TD PARTS AND M 09/12 TD PARTS AND M ..... CHECK TOTAL	464.50 275.94 177.00 152.80 84.00 62.00 48.00 1,264.24

START DATE FOR SUMMARY: 12/01 END DATE FOR SUMMARY: 12/15

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122314	12/05	COMMERCIAL IRRIGATION	524-05-50101-249-000	REPAIR IRRIGATION	435.00
122315	12/05	FAULKS BROS. CONSTRUCTION	524-05-50101-354-000 524-05-50101-354-000	TOP DRESSING SAND TOP DRESSING SAND ..... CHECK TOTAL	1,193.14 1,131.09 2,324.23
122316	12/05	SHINDLER TIRE RECYCLING LLC	205-03-53118-219-000	11/12-TIRE RECYCLING	900.00
122317	12/05	OSI ENVIRONMENTAL INC	110-03-53117-253-000	11/12-WA REMOVAL SER	1,391.25
122318	12/05	MILWAUKEE 2-WAY INC.	414-11-51207-519-000	RADIO EQUIP/INSTALL	18,460.00
122319	12/05	HUCKSTORF DIESEL INC.	630-09-50101-393-000	11/12-SE#2000 PARTS/	487.80
122320	12/05	TG'S RESTAURANT	761-09-50101-263-000	CATERING-CARTOONING	648.00
122321	12/05	REINHART LAW FIRM	110-00-46602-000-000	APPEALS FEE	330.00
122322	12/05	VANISHING ART	222-09-50101-259-000	12/08 TEE UP EVENT	850.00
122323	12/05	MADISON CONCOURSE HOTEL	110-00-16250-000-000	1/30/13 3 OFFICERS	468.00
122324	12/05	URBAN DESIGN VENTURES, LLC	290-06-51401-259-000 291-06-51401-259-000	#5502382 CONSULTING #5502382 CONSULTING ..... CHECK TOTAL	13,333.81 2,086.19 15,420.00
122325	12/05	L & L CONCRETE	633-09-50101-246-000	CIVIC CENTER STEPS	4,300.00
122326	12/05	MENARDS (KENOSHA)	110-02-52203-382-000 110-02-52203-344-000 110-03-53109-389-000	11/12-FD MERCHANDISE 11/12-FD#4 MERCHANDI 11/12-ST MERCHANDISE ..... CHECK TOTAL	128.24 19.65 3.97 151.86
122327	12/05	ALLIED GLOVE CORPORATION &	632-09-50101-367-000	HI VISIBILITY JACKET	328.50
122328	12/05	HERO'S SALUTE AWARDS COMPANY	110-02-52203-389-000	11/12 HOWLAND/KIEL	294.63
122329	12/05	HYDROTEX	630-09-50101-393-000	10/12-SE LUBRICANTS	1,775.65
122330	12/05	AUTO GLASS SPECIALISTS, INC.	520-09-50401-347-000	STREETCAR GLASS	503.99

START DATE FOR SUMMARY: 12/01 END DATE FOR SUMMARY: 12/15

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122331	12/05	GRAINGER	520-09-50401-347-000	STREETCAR PARTS	553.64
122332	12/05	WHOLESALE DIRECT INC	630-09-50101-393-000	11/12-SE PARTS/MATER	762.50
122333	12/05	HAPPENINGS MAGAZINE	222-09-50101-259-908	11/12-TREE LIGHTING	282.00
			222-09-50101-259-908	11/12-TREE LIGHTING	282.00
				..... CHECK TOTAL	564.00
122334	12/05	MILWAUKEE SPRING &	630-09-50101-393-000	11/12-SE#2816 PARTS/	753.20
			630-09-50101-393-000	11/12-SE#2050 PARTS/	142.00
				..... CHECK TOTAL	895.20
122335	12/05	IAFF/NATIONWIDE	110-00-21574-000-000	11/16-30/12 CONTRIB	19,653.00
122336	12/05	RED THE UNIFORM TAILOR	110-02-52206-367-000	11/12 FD-UNIFORMS	315.00
			110-02-52103-367-000	10/12 POLICE UNIFORM	209.00
			110-02-52103-367-000	10/12 POLICE UNIFORM	209.00
			110-02-52103-367-000	10/12 POLICE UNIFORM	176.80
			110-02-52206-367-000	09/12 FD-UNIFORMS	83.75
			110-02-52206-367-000	10/12 FD-UNIFORMS	60.00
				..... CHECK TOTAL	1,053.55
122337	12/05	SUTPHEN TOWERS, INC	110-02-52203-344-000	HYDRAUL/ELECT SWIVEL	9,451.49
			110-02-52203-344-000	11/12-FD ENG#2 PARTS	424.24
				..... CHECK TOTAL	9,875.73
122338	12/05	GREAT WEST RETIREMENT SERV.	110-00-21576-000-000	11/16-30/12 CONTRIB	9,174.78
			110-00-21539-000-000	11/16-30/12 CONTRIB	1,600.00
				..... CHECK TOTAL	10,774.78
122339	12/05	DELGADO, ANA	110-00-21905-000-000	BEACH HOUSE-11/24/12	300.00
122340	12/05	BRECHUE, AUSTIN J	110-02-52107-263-000	12/01-2 WAUKESHA	16.00
122341	12/07	NEW FLYER	520-09-50201-347-000	11/12-TD BUS PARTS	65.18
122342	12/07	CHESTER ELECTRONICS SUPPLY	630-09-50101-393-000	10/12 SE #3210 PARTS	15.00
			520-09-50201-347-000	07/12 TD DUP PYMNT	11.99CR
				..... CHECK TOTAL	3.01

START DATE FOR SUMMARY: 12/01 END DATE FOR SUMMARY: 12/15

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122343	12/07	CLERK OF CIRCUIT COURT	110-01-50301-219-000	7 SMALL CLAIMS	661.50
122344	12/07	VIKING ELECTRIC SUPPLY	110-03-53109-375-000 110-03-53109-375-000	11/12 ST ELECTRICAL 11/12 ST ELECTRICAL ..... CHECK TOTAL	68.78 11.91 80.69
122345	12/07	INTERSTATE ELECTRIC SUPPLY	110-03-53109-375-000 110-03-53109-375-000	11/12-ST ELECTRICAL 11/12-ST ELECTRICAL ..... CHECK TOTAL	45.30 3.90 49.20
122346	12/07	CARDINAL HEALTH	206-02-52205-318-000 206-02-52205-318-000 206-02-52205-318-000 206-02-52205-318-000 206-02-52205-318-000	11/12 FD MEDICAL SUP 11/12 FD MEDICAL SUP 11/12 FD MEDICAL SUP 11/12 FD MEDICAL SUP 11/12 FD MEDICAL SUP ..... CHECK TOTAL	748.84 716.79 318.40 153.24 73.14 2,010.41
122347	12/07	KRANZ, INC.	110-01-51801-382-000 110-01-51801-382-000 110-01-51801-382-000 110-01-51801-382-000	60 GALLON BAGS 44 GALLON BAGS 8-10 GALLON BAGS 7 GALLON BAGS ..... CHECK TOTAL	209.09 163.80 146.10 84.81 603.80
122348	12/07	KENOSHA JOINT SERVICES	110-02-52111-251-000 110-02-52202-251-000	12/12 JOINT SERVICES 12/12 JOINT SERVICES ..... CHECK TOTAL	229,873.54 57,468.38 287,341.92
122349	12/07	KENOSHA CITY EMPLOYEE'S	110-00-21562-000-000 110-00-21562-000-000	12/07/12 HRLY DEDCT 12/07/12 WATER HRLY ..... CHECK TOTAL	12,843.37 3,968.87 16,812.24
122350	12/07	UNITED HOSPITAL SYSTEMS INC	110-09-56405-161-000 110-09-56405-161-000	10/5-6/12 W/C 10/14/12 W/C ..... CHECK TOTAL	1,546.38 748.80 2,295.18
122351	12/07	KENOSHA NEWS	110-00-21104-000-000 110-00-21104-000-000 110-00-21104-000-000	10/12 PUZZLE HOUSE 10/12 OFFCL LIC NOTC 11/12 KAISANI LIC ..... CHECK TOTAL	49.71 47.37 46.37 143.45

START DATE FOR SUMMARY: 12/01 END DATE FOR SUMMARY: 12/15

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122352	12/07	OTIS ELEVATOR CO.	633-09-50101-584-000	ELEVATOR REPAIRS	5,152.48
			633-09-50101-584-000	ELEVATOR REPAIRS	3,806.10
				..... CHECK TOTAL	8,958.58
122353	12/07	WE ENERGIES	633-09-50101-221-000	#46 09/21-10/22	2,859.20
			110-03-53109-221-000	#46 10/17-11/15	2,505.62
			110-03-53109-221-000	#46 10/18-11/18	1,824.64
			110-03-53109-221-000	#46 10/21-11/19	1,456.46
			110-03-53109-221-000	#46 10/18-11/19	1,183.62
			110-02-52203-221-000	#46 10/22-11/19	1,183.56
			632-09-50101-221-000	#46 09/24-10/22	1,027.93
			110-03-53103-221-000	346 09/24-10/22	933.22
			110-03-53109-221-000	#46 10/15-11/13	930.86
			110-03-53116-221-000	#46 10/16-11/14	895.76
			110-05-55109-221-000	#46 10/15-11/13	848.17
			110-03-53109-221-000	#46 10/16-11/14	596.04
			110-03-53109-221-000	#46 10/23-11/20	542.76
			110-03-53109-221-000	#46 10/17-11/14	519.34
			522-05-50102-221-000	#46 10/15-11/13	484.52
			110-05-55109-221-000	#46 10/16-11/14	429.81
			110-05-55111-221-000	#46 10/17-11/14	384.71
			110-05-55106-222-000	#46 10/17-11/16	288.39
			110-03-53109-221-000	#46 10/16-11/15	286.00
			461-11-51201-581-000	#46 10/21-11/19	276.84
			110-03-53109-221-000	#46 10/17-11/16	272.45
			110-03-53109-221-000	#46 09/23-10/22	252.79
			110-03-53103-221-000	#46 10/21-11/19	219.74
			110-05-55109-222-000	#46 09/24-10/22	163.95
			110-05-55109-221-000	#46 10/18-11/18	118.56
			519-09-50103-221-000	#46 10/21-11/19	62.91
			110-03-53117-221-000	#46 10/16-11/14	54.44
			110-05-55111-222-000	#46 10/17-11/15	50.99
			110-05-55109-221-000	#46 10/17-11/15	46.42
			461-11-51201-581-000	#46 10/21-11/19	22.04
			110-05-55109-222-000	#46 10/15-11/13	12.60
			522-05-50102-222-000	#46 10/15-11/13	9.61
			110-05-55109-222-000	#46 10/21-11/19	9.04
			110-05-55109-221-000	#46 10/21-11/19	8.30
				..... CHECK TOTAL	20,761.29

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122354	12/07	UNITED STATES TREASURY	110-00-21581-000-000	12/07/12 DEDUCTION	20.00
122355	12/07	PAYNE & DOLAN INC.	110-03-53103-355-000	11/12 ASPHALT MATERI	523.05
122356	12/07	KENOSHA WATER UTILITY	405-11-51217-589-822	SUNRISE FOUNTAIN	325.00
122357	12/07	FABCO EQUIPMENT, INC.	630-09-50101-393-000	11/12 SE #1358 PARTS	360.96
			630-09-50101-393-000	11/12 SE #1992 PARTS	214.41
			630-09-50101-393-000	11/12 SE #1992 PARTS	132.64
			630-09-50101-393-000	11/12 SE #1358 PARTS	129.68
			630-09-50101-393-000	11/12 SE #1358 PARTS	69.78
			630-09-50101-393-000	11/12 SE #1358 PARTS	16.21
			630-09-50101-393-000	11/12 SE #1358 PARTS	8.09
				..... CHECK TOTAL	931.77
122358	12/07	A & R DOOR SERVICE	501-09-50105-246-000	11/12 ST DOOR REPAIR	224.50
			110-03-53103-246-000	11/12 ST DOOR REPAIR	224.50
			110-02-52203-246-000	11/12 FD #2 DOOR REP	108.00
			501-09-50105-246-000	11/12 ST DOOR REPAIR	64.00
			110-03-53103-246-000	11/12 ST DOOR REPAIR	64.00
				..... CHECK TOTAL	685.00
122359	12/07	CHASE BANK KENOSHA	110-00-21513-000-000	12/7/12 HRLY DEDUCTS	18,478.94
			110-00-21612-000-000	12/7/12 HRLY DEDUCTS	10,740.52
			110-00-21511-000-000	12/7/12 HRLY DEDUCTS	7,275.81
			110-00-21614-000-000	12/7/12 HRLY DEDUCTS	2,646.58
			110-00-21514-000-000	12/7/12 HRLY DEDUCTS	2,646.40
				..... CHECK TOTAL	41,788.25
122360	12/07	FEDEX	110-01-51306-312-000	11/14 CD - HUD OFC	40.89
122361	12/07	HOLLAND SUPPLY, INC.	630-09-50101-393-000	11/12-CE HYDRAULIC F	76.75
122362	12/07	ACCURATE PRINTING CO., INC.	110-01-51601-311-000	11/12 CD-RMV RUBBISH	205.00
122363	12/07	CONCRETE SPECIALTIES CO.	403-11-51102-588-000	11/12 STORM INLET	225.00
			403-11-51102-588-000	11/12 STORM INLET	150.00
				..... CHECK TOTAL	375.00
122364	12/07	BUS & TRUCK OF CHICAGO INC.	520-09-50201-711-000	REPAIR BUS 3527/3062	22,350.00

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122365	12/07	UNITED HOSPITAL SYSTEM	110-02-52102-219-000	RECORDS 12-152686	72.92
122366	12/07	MESSERLI & KRAMER P.A.	110-00-21581-000-000	12/07/12 DEDUCTION	160.23
122367	12/07	CICCHINI ASPHALT LLC	402-11-51201-585-000	EST 5-RESURFACING	10,026.25
122368	12/07	WIS DEPT OF SAFETY	110-01-51303-326-000	RECORDS LISTS	79.00
122369	12/07	LEE PLUMBING, INC.	110-02-52203-241-000 501-09-50105-241-000 110-03-53103-241-000	11/12-FD#4 BOILER 11/12-ST FURNACE MNT 11/12-ST FURNACE MNT ..... CHECK TOTAL	137.00 81.00 81.00 299.00
122370	12/07	HUMANA CLAIMS	611-09-50101-155-527 611-09-50101-155-527 611-09-50101-155-527 611-09-50101-155-527 611-09-50101-155-527 611-09-50101-155-527 611-09-50101-155-527 611-09-50101-155-527 611-09-50101-155-527 611-09-50101-155-527 611-09-50101-155-527 611-09-50101-155-527 611-09-50101-155-527	11/30/12 MED CLAIMS 12/03/12 MED CLAIMS 12/03/12 PHARMACY 12/06/12 MED CLAIMS 11/30/12 PHARMACY 12/04/12 MED CLAIMS 12/06/12 PHARMACY 12/05/12 MED CLAIMS 12/05/12 PHARMACY 12/04/12 PHARMACY ..... CHECK TOTAL	133,405.45 123,804.21 33,022.71 14,616.71 13,824.11 13,701.88 9,376.51 3,923.80 3,069.17 1,345.30 350,089.85
122371	12/07	WIS DEPT OF TRANSPORTATION	520-09-50101-389-000	THIRD PARTY TESTER	125.00
122372	12/07	COREY OIL, LTD	520-09-50106-341-000	11/12 TD LUBRICANT/O	3,127.00
122373	12/07	DIVERSIFIED COLLECTION SVCS	110-00-21581-000-000	12/07/12 DEDUCTION	32.83
122374	12/07	MALSACK, J	110-09-56501-259-570 110-09-56501-259-570 110-09-56501-259-570 110-09-56501-259-570 110-09-56501-259-570 110-09-56501-259-570 110-09-56501-259-570 110-09-56501-259-570 110-09-56501-259-570 110-09-56501-259-570 110-09-56501-259-570 110-09-56501-259-570 110-09-56501-259-570 110-09-56501-259-570 110-09-56501-259-570 110-09-56501-259-570 110-09-56501-259-570 110-09-56501-259-570 110-09-56501-259-570 110-09-56501-259-570	11/12 5706 8TH AVE 11/12 9000 15TH AVE 11/12 3425 ROOSEVLT 11/12 825 64TH ST 11/12 2114 52ND ST 11/12 5821 5TH AVE 11/12 2018 45TH ST 11/12 5825 4TH AVE 11/12 8532 14TH AVE 11/12 7419 16TH AVE 11/12 1519 74TH ST 11/12 2104 57TH ST 11/12 6707 35TH AVE 11/12 1113 62ND ST ..... CHECK TOTAL	377.86 286.66 233.63 175.26 167.44 147.25 124.69 117.64 97.52 82.36 62.89 52.25 44.65 26.84 1,996.94

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122375	12/07	REMY BATTERY CO., INC.	630-09-50101-393-000	11/12-CE BATTERIES	534.96
122376	12/07	WASTE MGMT OF MILWAUKEE	110-03-53117-253-418	11/12-COMPACTOR RENT	677.17
122377	12/07	KENOSHA COUNTY TREASURER	110-04-54101-252-000	12/12 HEALTH SERVICs	61,064.00
122378	12/07	BCF CONSTRUCTION CORP	405-11-51217-589-822	EST 3 TRAIL-PHASE 8	63,633.10
122379	12/07	JOHNSON BANK	110-00-21532-000-000 110-00-21532-000-000	12/07/12 CITY HRLY 12/07/12 WATER HRLY ..... CHECK TOTAL	820.39 499.62 1,320.01
122380	12/07	FASTENAL COMPANY	501-09-50104-344-000 110-03-53103-389-000 110-03-53103-389-000 110-03-53103-389-000	11/12 SW TOOLS/MATER 11/12 ST TOOLS/MATER 11/12 ST TOOLS/MATER 11/12 TOOLS/MATERIAL ..... CHECK TOTAL	211.00 192.35 95.91 38.07 537.33
122381	12/07	HUMANA SPECIALTY BENEFITS	110-00-21538-000-000	11/12 DEDUCTIONS	297.09
122382	12/07	STAPP EQUIPMENT CO.	630-09-50101-393-000	11/12-SE#2838 PARTS/	324.71
122383	12/07	CBM ARCHIVES CO., LLC	753-09-50103-524-000	CJIS WEB VIEWER	1,595.00
122384	12/07	APEX PRINT TECHNOLOGIES	110-01-51306-312-000	TAX BILLS MAILING	12,000.00
122385	12/07	TENNESSEE CHILD SUPPORT	110-00-21581-000-000	12/07/12 DEDUCTION	71.53
122386	12/07	AMERICAN HYDRAULICS	630-09-50101-393-000 630-09-50101-393-000 630-09-50101-393-000	DUMP BODY CYL. REBUILD HYD. PUMP DUMP BODY VALVE ..... CHECK TOTAL	925.00 803.00 375.00 2,103.00
122387	12/07	DUECO, INC	630-09-50101-393-000 110-03-53109-344-000 630-09-50101-393-000	11/12 SE #2502 PARTS 10/12 SE PARTS & MAT 11/12 SE #2889 PARTS ..... CHECK TOTAL	620.26 218.00 36.84 875.10
122388	12/07	M.C. MIETH MANUFACTURING INC	520-09-50401-311-000	(12) TICKET PUNCHES	384.50

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122389	12/07	CHAPTER 13 TRUSTEE	110-00-21532-000-000 110-00-21532-000-000	12/07/12 GUTIERREZ 12/07/12 DEDUCTION ..... CHECK TOTAL	323.00 104.00 427.00
122390	12/07	HANSMANN PRINTING	110-01-51201-311-000 110-01-50101-311-000	10/12 D SALAS BC'S 10/12 DOWNING BC'S ..... CHECK TOTAL	56.00 56.00 112.00
122391	12/07	SUPER SPORTS FOOTWEAR, ETC.	222-09-50101-259-908	TURKEY RUN	64.00
122392	12/07	WAUKEGAN AVIATION SERVICES	521-09-50101-231-000	ICOM REPAIR	230.39
122393	12/07	WIS SCTF	110-00-21581-000-000	12/07/12 HRLY DEDCT	1,007.60
122394	12/07	CHASE BANK-DTC	399-00-22211-000-000 399-00-22211-000-000 307-00-22211-000-000 399-00-22211-000-000 304-00-22211-000-000	12/3/12 INTEREST 12/3/12 INTEREST 12/3/12 INTEREST 12/3/12 INTEREST 12/3/12 INTEREST ..... CHECK TOTAL	127,985.00 82,446.69 28,240.00 18,166.67 6,300.00 263,138.36
122395	12/07	ACCURINT	110-02-52101-219-000	10/12 PD SEARCHES/LO	122.35
122396	12/07	PROCESSWORKS INC.	110-00-21578-000-000	12/04/12 CHECK REG	2,743.15
122397	12/07	CORE PRODUCTS	110-03-53109-375-000 110-03-53109-375-000 110-03-53109-361-000	STAINLESS STEEL BAND STAINLESS STEEL BAND WRATCHET TOOL ..... CHECK TOTAL	600.00 188.00 175.00 963.00
122398	12/07	LAKESIDE OIL	520-09-50106-341-000	11/12-TD DIESEL FUEL	26,528.82
122399	12/07	RED THE UNIFORM TAILOR	110-02-52103-367-000 520-09-50101-367-000	09/12 POLICE UNIFORM 10/12 TD-UNIFORM ITM ..... CHECK TOTAL	1,371.90 68.85 1,440.75
122400	12/07	SPECTERA, INC.	110-00-21534-000-000	12/12 DEDUCTIONS	1,010.11
122401	12/07	SOUTHPORT REHAB ASSOC, INC	110-09-56405-161-000 110-09-56405-161-000 110-09-56405-161-000 110-09-56405-161-000	10/10-12/12 W/C 10/16-18/12 W/C 10/22-23/12 W/C 10/12/12 W/C ..... CHECK TOTAL	430.20 315.90 297.00 119.70 1,162.80

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122402	12/07	HEALTHPORT	110-09-56405-161-000	11/16/12 W/C	12.25
122403	12/07	IHC - KENOSHA RADIOLOGY LLC	110-09-56405-161-000 110-09-56405-161-000	10/6/12 W/C 10/14/12 W/C	366.00 71.00
				..... CHECK TOTAL	437.00
122404	12/07	KENOSHA EMERGENCY PHYSICIANS	110-09-56405-161-000 110-09-56405-161-000	10/5/12 W/C 10/14/12 W/C	495.88 309.00
				..... CHECK TOTAL	804.88
122405	12/07	AURORA HEALTH CARE	110-09-56405-161-000 110-09-56405-161-000 110-09-56405-161-000 110-09-56405-161-000 110-09-56405-161-000	8/10/12 W/C 8/15-31/12 W/C 8/30/12 W/C 8/10/12 W/C 8/22/12 W/C	2,424.20 1,697.54 293.25 278.25 164.05
				..... CHECK TOTAL	4,857.29
122406	12/07	WHEATON FRANCISCAN MED GROUP	110-09-56405-161-000 110-09-56405-161-000	10/15/12 W/C 10/22/12 W/C	192.00 68.85
				..... CHECK TOTAL	260.85
122407	12/07	STONERIVER PHARMACY SOLUTION	110-09-56405-161-000	8/25/12 W/C	74.08
122408	12/07	LGIP MUSEUM	110-00-21805-000-000	11/30/12 WIRE TRANS	125,800.00
122409	12/07	KENOSHA RUNNING CLUB	110-00-21905-000-000	2012 CLUB MEETINGS	105.00
122410	12/07	AUDORFF, TORRI A	110-00-44709-000-000	BARTENDER LICENSE	50.00
122411	12/07	DASSOW, BARBARA	110-01-50101-219-000	11/12 SERVICES	300.00
122412	12/07	MATHSON, FRIEDA	402-11-51204-586-000	SIDEWALK REPAIR	857.50
122413	12/07	BRAND, CRAIG A	110-00-45103-000-000 110-00-45104-000-000 110-00-21911-000-000 110-00-21901-000-000 110-00-21910-000-000	FINE PYMT N1256415 FINE PYMT N1256415 FINE PYMT N1256415 FINE PYMT N1256415 FINE PYMT N1256415	50.00 28.00 13.00 13.00 10.00
				..... CHECK TOTAL	114.00

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122414	12/07	BEDI, SANGEETA J	110-00-44709-000-000	BARTENDER LICENSE	50.00
122415	12/07	JACKSON, MICKEY D.	110-01-51801-361-000	TOOLS	63.29
122416	12/07	MORRISSEY, JOHN W.	110-02-52101-367-000	2012 CLOTHING ALLOW	400.00
122417	12/07	HILLESLAND, RICHARD	110-01-51601-261-000	11/12 397 MILES	220.34
122418	12/07	MIKOLAS, KEVIN	110-01-51601-261-000	11/12 292 MILES	162.06
122419	12/07	STRELOW, MATTHEW E.	110-02-52109-367-000	2012 CLOTHING ALLOW	400.00
122420	12/07	CHIAPPETTA, LOUIS	110-01-51601-261-000	11/12 196 MILES	108.78
122421	12/07	WASHINGTON, AL	110-01-50901-261-000	11/12 273 MILES	151.52
122422	12/07	BARFOTH, DARLENE K.	110-02-52102-367-000	2012 CLOTHING ALLOW	400.00
122423	12/07	CRUEY, EDWARD	110-01-50901-261-000	11/12 237 MILES	131.54
122424	12/07	RICHTER, BRENT	110-02-52102-367-000	2012 CLOTHING ALLOW	400.00
122425	12/07	DUMKE, JOHN E.	110-01-51601-261-000	11/12 223 MILES	123.77
122426	12/07	ABONGWA, CLEMENT	631-09-50101-261-000	11/20/12-MILWAUKEE	43.73
122427	12/07	SANCHEZ, MARGARITO	110-01-51601-261-000	11/12 253 MILES	140.42
122428	12/07	ARNOLD, WARREN J	110-02-52107-263-000	11/5-9 FT MCCOY	97.00
122429	12/07	LOPEZ, ADAM A	110-02-52103-263-000	11/29/12 WINNEBAGO	12.00
122430	12/07	HILL, RYAN	110-02-52103-263-000	12/3/12 WINNEBAGO	12.00
122431	12/07	TETRICK, JASON R	110-02-52103-263-000	12/3/12 WINNEBAGO	24.00
122432	12/07	KNUTSEN, BILL	501-09-50103-261-000	11/28-30 202 MILES	112.11
122433	12/12	A & B PRO HARDWARE	110-03-53103-389-000	11/12 ST SUPPLIES &	100.38
			110-02-52203-357-000	11/12 FD SUPPLIES &	18.52
			110-01-51801-246-000	11/12 MB SUPPLIES &	17.70
			110-03-53117-246-000	11/12 WA SUPPLIES &	15.20
			205-03-53119-389-000	11/12 ST SUPPLIES &	14.78
			520-09-50202-249-000	11/12 TD SUPPLIES &	7.50
			110-02-52103-365-000	11/12 PD SUPPLIES &	3.80
				..... CHECK TOTAL	177.88

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122434	12/12	BINDELLI BROTHERS, INC	110-09-56501-259-569	11/12 5814 21ST AVE	176.00
			110-09-56501-259-569	11/12 2502 54TH ST	122.12
				..... CHECK TOTAL	298.12
122435	12/12	NEW FLYER	520-09-50201-347-000	10/12-TD BUS PARTS	69.38
122436	12/12	RNOW, INC.	630-09-50101-393-000	11/12-SE PARTS/MATER	810.71
			630-09-50101-393-000	11/12-SE#2920 PARTS/	660.56
			630-09-50101-393-000	11/12-SE PARTS/MATER	451.61
			630-09-50101-393-000	11/12-SE PARTS/MATER	117.08
			630-09-50101-393-000	11/12-SE PARTS/MATER	98.56
			630-09-50101-393-000	11/12-SE PARTS/MATER	5.96
			630-09-50101-393-000	10/12-SE RETURN PART	335.07CR
				..... CHECK TOTAL	1,809.41
122437	12/12	VIKING ELECTRIC SUPPLY	110-03-53109-375-000	11/12 ST ELECTRICAL	13.29
122438	12/12	Hwy C SERVICE	630-09-50101-393-000	11/12-SE PARTS/SUPPL	543.70
122439	12/12	LAKESIDE STEEL & MFG. CO.	630-09-50101-393-000	11/12-CE LABOR/MATER	73.80
122440	12/12	KENOSHA COUNTY SHERIFF DEPT	110-02-52108-256-000	11/12 PRISONER MAINT	2,548.00
122441	12/12	UNITED HOSPITAL SYSTEMS INC	110-02-52101-219-000	11/12 12-179059 LAB	49.60
			110-02-52101-219-000	11/12 12-176259 LAB	49.60
				..... CHECK TOTAL	99.20
122442	12/12	M A TRUCK PARTS	501-09-50105-344-000	11/12 SW MATERIALS &	158.63
			110-05-55109-344-000	11/12 PA MATERIALS &	152.93
			110-03-53103-389-000	11/12 ST MATERIALS &	9.60
				..... CHECK TOTAL	321.16
122443	12/12	WINGFOOT COMMERCIAL TIRE	630-09-50101-393-000	10/12-CE TIRES/TUBES	21,295.78
122444	12/12	KENOSHA COUNTY INTERFAITH	291-06-50611-259-000	#5505233 SUBGR AGMT	2,336.30
122445	12/12	VULCAN MATERIALS COMPANY	403-11-51102-588-000	11/12-AGGREGATE MATE	625.65
			403-11-51102-588-000	11/12-AGGREGATE MATE	576.62
				..... CHECK TOTAL	1,202.27

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122446	12/12	WIS DEPT OF REVENUE	110-00-21512-000-000	11/16-03/12 DEDUCTS	118,370.75
122447	12/12	WE ENERGIES	110-01-51801-221-000	#47 10/24-11/26	5,356.79
			520-09-50301-221-000	#47 10/24-11/27	4,080.61
			110-01-51801-222-000	#47 10/23-11/25	3,035.43
			520-09-50401-221-000	#47 10/22-11/20	2,341.05
			110-03-53103-222-000	#47 10/22-11/20	2,234.17
			521-09-50101-221-000	#47 10/25-11/26	1,919.58
			633-09-50101-222-000	#47 09/21-11/26	1,890.15
			521-09-50101-221-000	#47 10/25-11/27	1,865.47
			520-09-50301-222-000	#47 10/24-11/26	1,686.95
			110-03-53109-221-000	#47 10/24-11/26	1,528.15
			110-03-53116-222-000	#47 10/23-11/25	1,080.57
			110-02-52203-221-000	#47 10/22-11/20	1,016.60
			110-03-53103-221-000	#47 10/22-11/20	1,005.86
			521-09-50101-222-000	#47 10/25-11/27	1,003.29
			110-03-53109-221-000	#47 10/28-11/28	919.33
			110-02-52203-221-000	#47 10/25-11/27	888.61
			110-03-53109-221-000	#47 10/25-11/27	866.91
			110-05-55109-222-000	#47 09/24-11/20	807.59
			110-03-53109-221-000	#47 10/23-11/21	805.89
			110-05-55109-221-000	#47 10/22-11/20	778.22
			110-03-53109-221-000	#47 10/23-11/26	761.78
			110-02-52203-222-000	#47 10/21-11/19	731.48
			110-01-51802-221-000	#47 912 35TH ST	619.18
			110-02-52203-222-000	#47 10/25-11/27	549.98
			632-09-50101-222-000	#47 10/22-11/20	538.46
			110-03-53109-221-000	#47 10/02-10/30	499.59
			110-02-52203-222-000	#47 10/23-11/25	490.67
			110-02-52110-221-000	#47 10/23-11/25	339.55
			110-02-52203-221-000	#47 10/25-11/27	316.49
			110-05-55111-221-000	#47 10/23-11/21	231.47
			110-02-52203-222-000	#47 10/22-11/20	220.52
			520-09-50401-222-000	#47 10/21-11/19	183.02
			110-03-53109-221-000	#47 09/26-11/27	152.41
			110-05-55109-221-000	#47 10/23-11/25	137.98
			110-01-51802-221-000	#47 1715 52ND ST	119.47
			110-02-52110-222-000	#47 10/23-11/25	107.17
			110-03-53109-221-000	#47 10/23-11/25	97.61
			110-05-55102-221-000	#47 07/26-11/26	55.98
			110-05-55109-221-000	#47 10/28-11/28	54.46
			110-05-55109-221-000	#47 10/23-11/21	31.69
			110-05-55109-221-000	#47 10/02-11/07	23.04
			110-01-51802-221-000	#47 2210 52ND ST	18.58
			110-03-53103-221-000	#47 10/23-11/21	18.13
			110-05-55109-221-000	#47 10/24-11/26	17.38
			110-05-55111-222-000	#47 10/23-11/25	9.57
			110-05-55109-222-000	#47 10/24-11/26	9.57
			110-02-52103-222-000	#47 10/28-11/28	8.99
				..... CHECK TOTAL	41,455.44

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122448	12/12	STATE OF WISCONSIN	110-00-21901-999-000	11/12 COURT COSTS	13,880.17
			110-00-21911-999-000	11/12 COURT COSTS	10,997.98
			110-00-45104-999-000	11/12 COURT COSTS	7,733.47
				..... CHECK TOTAL	32,611.62
122449	12/12	OAKES & SON, INC., A. W.	402-11-51204-586-000	EST 3-SIDEWALK REPR	127,214.94
			403-11-51201-585-000	EST 3-CURB & GUTTER	40,744.00
			402-11-51204-586-000	EST 3-SIDEWALK REPR	20,393.37
				..... CHECK TOTAL	188,352.31
122450	12/12	WEST GROUP	110-01-50301-322-000	10/12 SUBSCRIPTIONS	782.25
122451	12/12	LARK UNIFORM, INC.	110-02-52103-365-000	11/12-PD UNIFORM ITE	12.95
122452	12/12	AT&T	110-02-52203-225-000	11/22-12/21 REPEATR	199.72
122453	12/12	DWD-UI	110-09-56308-157-000	11/12 UNEMPLOYMENT	19,323.96
			110-00-15601-000-000	11/12 UNEMPLOYMENT	719.40
			110-00-15201-000-000	11/12 UNEMPLOYMENT	123.67
			520-09-50101-157-000	11/12 UNEMPLOYMENT	19.27
				..... CHECK TOTAL	20,186.30
122454	12/12	FIRE DEPT SAFETY OFFICER	110-02-52206-264-000	P JOHNSON-TEST REG	195.00
122455	12/12	KENOSHA ACHIEVEMENT CENTER	520-09-50301-258-000	12/12 SPCL TRANSPRT	17,003.00
			520-09-50301-258-000	12/12 WKND DISPATCH	576.00
				..... CHECK TOTAL	17,579.00
122456	12/12	TDS METROCOM	110-01-51801-227-000	12/12 MAIN LINES	3,930.39
			110-01-51801-225-000	12/12 MAIN CALLS	427.80
			110-00-14401-000-000	12/12 MAIN PHONES	355.57
			110-00-15202-000-000	12/12 MAIN PHONES	308.87
			520-09-50301-227-000	12/12 MAIN LINES	303.46
			110-03-53103-227-000	12/12 MAIN LINES	244.62
			110-05-55109-227-000	12/12 MAIN LINES	239.46
			521-09-50101-227-000	12/12 MAIN LINES	231.36
			632-09-50101-227-000	12/12 MAIN LINES	152.52
			501-09-50101-227-000	12/12 MAIN LINES	134.10
			524-05-50101-227-000	12/12 MAIN LINES	102.84
			520-09-50401-227-000	12/12 MAIN LINES	92.10
			110-02-52110-227-000	12/12 MAIN LINES	89.79
			110-02-52108-225-000	12/12 MAIN LINES	84.00
			110-02-52203-227-000	12/12 MAIN LINES	81.42
			110-03-53116-227-000	12/12 MAIN LINES	55.26
			110-03-53103-225-000	12/12 MAIN CALLS	50.10
			520-09-50301-225-000	12/12 MAIN CALLS	43.77
			206-02-52205-227-000	12/12 MAIN LINES	36.84
			110-05-55111-227-000	12/12 MAIN LINES	36.84
			110-02-52110-225-000	12/12 MAIN CALLS	34.14

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
			632-09-50101-225-000	12/12 MAIN CALLS	32.99
			110-02-52108-225-000	12/12 MAIN CALLS	17.57
			501-09-50101-225-000	12/12 MAIN CALLS	16.14
			110-05-55109-225-000	12/12 MAIN CALLS	7.64
			521-09-50101-225-000	12/12 MAIN CALLS	5.34
			110-03-53116-225-000	12/12 MAIN CALLS	4.17
			524-05-50101-225-000	12/12 MAIN CALLS	2.12
			110-02-52203-225-000	12/12 MAIN CALLS	.87
			520-09-50401-227-000	12/12 MAIN CALLS	.14
			206-02-52205-227-000	12/12 MAIN CALLS	.14
				..... CHECK TOTAL	7,122.37
122457	12/12	OFFICEMAX	110-01-51601-311-000	11/12 CD #2349 OFFC	429.44
			110-01-51301-311-000	11/12 AD #2353 OFFC	256.61
			110-01-50101-311-000	11/12 CT #2352 OFFC	58.38
			110-01-51601-311-000	11/12 CD #2349 OFFC	9.77
			110-01-51601-311-000	11/12 CD #2349 OFFC	5.19
				..... CHECK TOTAL	759.39
122458	12/12	PREISS, IRENE	110-02-52203-165-000	12/12 BENEFITS	410.53
122459	12/12	ZAK, PAUL	110-02-52203-165-000	12/12 BENEFITS	861.97
122460	12/12	SWARTZ NURSERY & GARDEN SHOP	407-11-51101-353-000	11/12-TREE PLANTING	4,055.00
122461	12/12	WIS DEPT OF REVENUE	110-00-21581-000-000	11/01-16/12 DEDUCTS	795.21
122462	12/12	INTERSPIRO	110-02-52203-235-000	11/12-FD SCBA PARTS	10.00
122463	12/12	POMP'S TIRE	110-02-52203-344-000	11/12-FD BAT#1 TIRES	764.18
122464	12/12	LEE PLUMBING, INC.	110-01-51801-241-000	10/12-MB HVAC, PLUMB	843.17
			110-02-52203-246-000	11/12-FD#7 PLUMBING	196.00
				..... CHECK TOTAL	1,039.17
122465	12/12	HUMANA CLAIMS	611-09-50101-155-527	12/07/12 MED CLAIMS	165,329.66
			611-09-50101-155-527	12/11/12 MED CLAIMS	134,901.37
			611-09-50101-155-527	12/10/12 PHARMACY	29,536.31
			611-09-50101-155-527	12/10/12 MED CLAIMS	9,156.76
			611-09-50101-155-527	12/07/12 PHARMACY	6,161.63
			611-09-50101-155-527	12/11/12 PHARMACY	1,835.90
				..... CHECK TOTAL	346,921.63

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122466	12/12	WASTE MANAGEMENT OF WI	110-03-53117-253-416	11/12 1163.33 TONS	26,547.19
			110-03-53117-253-416	11/12 WDNR TONNAGE	15,123.29
			501-09-50104-253-000	11/12 154.30 TONS	3,521.13
			110-03-53117-253-416	11/12 FUEL SURCHARGE	2,214.08
			501-09-50104-253-000	11/12 WDNR TONNAGE	2,005.90
			110-03-53117-253-417	11/12 73.76 TONS	1,683.20
			110-03-53117-253-417	11/12 10 CMPCT PULLS	1,638.50
			110-03-53117-253-417	11/12 WDNR TONNAGE	958.88
			110-03-53117-253-416	11/12 ENVIRO SURCHG	330.00
			501-09-50104-253-000	11/12 FUEL SURCHARGE	298.17
			110-03-53117-253-417	11/12 FUEL SURCHARGE	278.12
			501-09-50104-253-000	11/12 ENVIRO SURCHG	108.00
			110-03-53117-253-417	11/12 ENVIRO SURCHG	60.00
				..... CHECK TOTAL	54,766.46
			122467	12/12	BROOKHOUSE & HEMSING LAW
110-01-51303-212-000	11/12 RUHA 12-245	340.00			
	..... CHECK TOTAL	740.00			
122468	12/12	BARNES DISTRIBUTION	520-09-50201-347-000	11/12 TD SUPPLIES/RE	326.97
			110-02-52203-344-000	11/12 FD SUPPLIES/RE	149.67
			110-02-52203-344-000	11/12 FD SUPPLIES/RE	103.52
				..... CHECK TOTAL	580.16
122469	12/12	REGISTER OF DEEDS	631-09-50101-311-000	10/12 COPIES	4.00
122470	12/12	KENOSHA STARTER & ALTERNATOR	630-09-50101-393-000	11/12-SE PARTS/LABOR	89.67
122471	12/12	BOGDALA, DAVID	110-01-50101-265-000	12/12 REIMBURSE	130.00
122472	12/12	HAUGAARD, ERIC	110-01-50101-265-000	12/12 REIMBURSE	130.00
122473	12/12	JULIANA, PATRICK	110-01-50101-265-000	12/12 REIMBURSE	130.00
122474	12/12	KENNEDY, ANTHONY	110-01-50101-265-000	12/12 REIMBURSE	130.00
122475	12/12	LAMACCHIA, ROCCO	110-01-50101-265-000	12/12 REIMBURSE	130.00
122476	12/12	MICHALSKI, JAN	110-01-50101-265-000	12/12 REIMBURSE	88.00

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122477	12/12	OHNSTAD, TOD	110-01-50101-265-000	12/12 REIMBURSE	130.00
122478	12/12	ORTH, MICHAEL	110-01-50101-265-000	12/12 REIMBURSE	130.00
122479	12/12	PROZANSKI, DANIEL	110-01-50101-265-000	12/12 REIMBURSE	130.00
122480	12/12	RUFFOLO, G JOHN	110-01-50101-265-000	12/12 REIMBURSE	130.00
122481	12/12	REGNER VETERINARY CLINIC	110-02-52103-381-000	11/12-CHICO VET SERV	83.56
122482	12/12	GORDON, SCOTT	110-01-50101-265-000	12/12 REIMBURSE	130.00
122483	12/12	MATHEWSON, KEVIN	110-01-50101-265-000	12/12 REIMBURSE	130.00
122484	12/12	ROSENBERG, KEITH	110-01-50101-265-000	12/12 REIMBURSE	130.00
122485	12/12	SCHWARTZ, CHRISTINE	110-01-50101-265-000	12/12 REIMBURSE	130.00
122486	12/12	WILSON, CURT	110-01-50101-265-000	12/12 REIMBURSE	130.00
122487	12/12	MOORE OIL	110-02-52203-344-000	11/12-FD#4 BULK OIL	36.30
			206-02-52205-344-000	11/12-FD#4 BULK OIL	31.30
				..... CHECK TOTAL	67.60
122488	12/12	HANSMANN PRINTING	110-01-51301-311-000	11/12 MAYOR BUS CRD	107.00
			631-09-50101-311-000	11/12 EN-ABONGWA BC	42.00
				..... CHECK TOTAL	149.00
122489	12/12	MTS SAFETY	110-02-52108-367-000	RAINGEAR/WINDBREAKER	983.78
122490	12/12	WASTE MANAGEMENT	633-09-50101-253-000	12/12 LI WEEKLY PICK	90.14
			110-01-51801-246-000	12/12 MB PULL CHARGE	55.70
			521-09-50101-219-000	12/12 AR PAPER RECYC	54.08
				..... CHECK TOTAL	199.92
122491	12/12	MENARDS (KENOSHA)	110-05-55109-249-000	11/12-PA MERCHANDISE	99.99
			110-03-53109-375-000	11/12-ST MERCHANDISE	88.27
			222-09-50101-259-908	11/12-TREELIGHTING	79.31
			110-03-53109-375-000	11/12-ST MERCHANDISE	75.00
			520-09-50201-246-000	11/12-TD MERCHANDISE	74.96
			110-02-52203-382-000	11/12-FD#4 MERCHANDI	71.82
			222-09-50101-259-908	11/12-TREELIGHTING	70.07
			205-03-53119-357-000	11/12-ST MERCHANDISE	62.50
			110-01-51601-361-000	11/12-CD MERCHANDISE	59.94
			110-02-52203-353-000	11/12-FD#4 MERCHANDI	47.84
			110-03-53110-389-000	11/12-ST MERCHANDISE	43.94
			110-03-53116-382-000	11/12-WA MERCHANDISE	40.26
			110-02-52203-357-000	11/12-FD#4 MERCHANDI	36.14
			110-03-53109-389-000	11/12-ST MERCHANDISE	6.75

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
			110-02-52203-357-000	11/12-FD#4 MERCHANDI	5.29
			110-02-52203-357-000	11/12-FD#4 MERCHANDI	4.49CR
				..... CHECK TOTAL	857.59
122492	12/12	SHERWIN INDUSTRIES	110-03-53103-367-000	CLASS 2 T-SHIRTS	793.50
			110-03-53103-367-000	CLASS 2 T-SHIRTS	526.80
			110-03-53103-367-000	CLASS 2 T-SHIRTS	408.20
			110-03-53103-367-000	CLASS 2 T-SHIRTS	285.80
			110-03-53103-367-000	CLASS 2 T-SHIRTS	182.90
				..... CHECK TOTAL	2,197.20
122493	12/12	SUTPHEN CORPORATION	110-02-52203-344-000	11/12 TRK #7 PARTS &	289.00
122494	12/12	HERO'S SALUTE AWARDS COMPANY	110-02-52203-389-000	11/12-SANTELLI PLAQU	213.85
122495	12/12	KENOSHA COUNTY TREASURER	110-00-21910-999-000	11/12 FEE COLLECTED	8,015.16
			110-00-21901-999-000	11/12 FEE COLLECTED	1,815.52
			110-00-21910-999-000	11/12 FEE COLLECTED	280.30
				..... CHECK TOTAL	10,110.98
122496	12/12	WHOLESALE DIRECT INC	630-09-50101-393-000	11/12-SE PARTS/MATER	42.08
122497	12/12	GILLIG CORPORATION	520-09-50201-347-000	11/12-TD BUS PARTS	1,830.64
			520-09-50201-347-000	10/12-TD BUS PARTS	119.04
			520-09-50201-347-000	11/12-TD BUS PARTS	25.62
				..... CHECK TOTAL	1,975.30
122498	12/12	PROCESSWORKS, INC.	110-09-56310-219-000	11/12 ADMIN CHGS	184.04
122499	12/12	RIMKUS, JASON	761-09-50101-111-000	12/1-15 SERVICE	1,896.02
			761-00-21514-000-000	12/1-15 SERVICE	27.50CR
			761-00-21511-000-000	12/1-15 SERVICE	79.64CR
			761-00-21599-000-000	12/1-15 SERVICE	94.80CR
			761-00-21512-000-000	12/1-15 SERVICE	106.70CR
			761-00-21513-000-000	12/1-15 SERVICE	225.00CR
				..... CHECK TOTAL	1,362.38
122500	12/12	PIRO, RALPH	761-09-50101-111-000	12/1-15 SERVICE	898.48
			761-00-21514-000-000	12/1-15 SERVICE	13.03CR
			761-00-21599-000-000	12/1-15 SERVICE	25.00CR
			761-00-21511-000-000	12/1-15 SERVICE	37.74CR
			761-00-21512-000-000	12/1-15 SERVICE	39.30CR
			761-00-21513-000-000	12/1-15 SERVICE	75.00CR
				..... CHECK TOTAL	708.41

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122501	12/12	AIRGAS NORTH CENTRAL	206-02-52205-389-000 520-09-50201-317-000	11/12 FD#4 OXYGEN CL 10/12 TD-INDSTL GAS ..... CHECK TOTAL	80.74 53.20 133.94
122502	12/12	MINUTEMAN PRESS	110-02-52110-311-000 110-02-52110-311-000 110-02-52110-311-000 110-02-52110-311-000	NGHBRHOOD WATCH SIGN MINI FLYING DISC MAGNETS KEY CHAINS ..... CHECK TOTAL	2,400.00 710.00 700.00 600.00 4,410.00
122503	12/12	WALKIN' IN MY SHOES	291-06-50604-259-000 255-06-50621-259-000	#5505237 SUBGR AGMT #5505237 SUBGR AGMT ..... CHECK TOTAL	622.27 69.81 692.08
122504	12/12	MILLSAPS, MARION	110-01-51303-263-000	ADMN ASST PANEL EXP	55.52
122505	12/12	FLASCH, SARAH	110-00-21111-000-000	COURT PYMT V924166	10.00
122506	12/12	BLISE, PAULA	110-01-51601-261-000	11/12 553 MILES	306.92
122507	12/12	RAFFERTY, HUGH P.	110-02-52107-263-000	12/05-06 WEST ALLIS	16.00
122508	12/12	SERTICH, BRIAN	110-09-56405-166-000	10/29-11/29/12 PPD	1,351.99
122509	12/12	VICTORIA, RAMON	110-09-56405-166-000	PARTIAL PPD INSTLMT	8,105.76
122510	12/14	ALPHA TERRA SCIENCE, INC	420-11-50606-589-000	ADD'L ACTIVITIES	732.50
122511	12/14	BUMPER TO BUMPER	630-09-50101-393-000 501-09-50104-344-000 520-09-50201-347-000 501-09-50105-385-000 110-02-52203-344-000 520-09-50201-317-000 520-09-50106-341-000	11/12-CE PARTS/MATER 11/12-SW PARTS/MATER 11/12-TD PARTS/MATER 11/12-SW PARTS/MATER 11/12-FD PARTS/MATER 11/12-TD PARTS/MATER 11/12-TD PARTS/MATER ..... CHECK TOTAL	1,549.80 532.49 355.66 171.78 167.62 89.69 35.88 2,902.92
122512	12/14	CARDINAL HEALTH	206-02-52205-318-000 206-02-52205-318-000 206-02-52205-318-000 206-02-52205-318-000 206-02-52205-318-000	11/12 FD MEDICAL SUP 12/12 FD MEDICAL SUP 11/12 FD MEDICAL SUP 11/12 FD MEDICAL SUP 11/12 FD MEDICAL SUP ..... CHECK TOTAL	550.58 322.91 253.83 235.87 55.69 1,418.88

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CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122513	12/14	KEN-CRETE PRODUCTS CO., INC.	403-11-51102-588-000	11/12-CONCRETE MATER	4,580.71
122514	12/14	KENOSHA JOINT SERVICES	110-02-52103-341-000	11/12 PATRL FLT GAS	24,485.98
			110-02-52103-345-000	11/12 PATRL FLT MNT	7,256.22
			110-02-52102-341-000	11/12 DTCTV FLT GAS	2,780.03
			110-02-52109-341-000	11/12 SCU-KDOG GAS	927.57
			110-02-52109-345-000	11/12 SCU-KDOG MNT	340.20
			110-02-52101-341-000	11/12 ADMN FLT GAS	254.81
			110-02-52102-345-000	11/12 DTCTV FLT MNT	146.20
			110-02-52103-341-000	11/12 MOTORCYLC GAS	107.03
			110-02-52101-345-000	11/12 ADMN FLT MNT	43.44
				..... CHECK TOTAL	36,341.48
122515	12/14	KENOSHA CITY EMPLOYEE'S	110-00-21562-000-000	12/14/12 CITY SAL	41,972.94
			110-00-21562-000-000	12/14/12 CITY HRLY	12,843.37
			110-00-21562-000-000	12/14/12 WATER SAL	6,839.50
			110-00-21562-000-000	12/14/12 LIBRARY SAL	6,485.89
			110-00-21562-000-000	12/14/12 WATER HRLY	3,968.87
				..... CHECK TOTAL	72,110.57
122516	12/14	UNITED WAY OF KENOSHA COUNTY	110-00-21541-000-000	12/14/12 CITY SAL	739.82
			110-00-21541-000-000	12/14/12 LIBRARY SAL	230.00
			110-00-21541-000-000	12/14/12 WATER SAL	47.00
				..... CHECK TOTAL	1,016.82
122517	12/14	UNITED HOSPITAL SYSTEMS INC	110-09-56405-161-000	8/8/12 W/C	454.14
			110-09-56405-161-000	11/30/12 W/C	14.70
				..... CHECK TOTAL	468.84
122518	12/14	KENOSHA POLICE & FIREMEN'S	110-00-21563-000-000	12/14/12 DEDUCTS	91,866.00
122519	12/14	M A TRUCK PARTS	110-02-52203-344-000	12/12 FD MATERIALS &	1,050.71
			206-02-52205-344-000	12/12 FD MATERIALS &	291.60
			110-02-52203-369-000	VEST	209.00
			110-02-52203-369-000	VEST	189.00
				..... CHECK TOTAL	1,740.31
122520	12/14	MINNESOTA LIFE INSURANCE	110-00-21533-000-000	01/13 PREMIUM	12,058.39
			110-00-16250-000-000	01/13 PREMIUM	5,942.96
			110-00-15601-000-000	01/13 PREMIUM	1,429.12
			110-00-15201-000-000	01/13 PREMIUM	1,021.75
			520-00-16250-000-000	01/13 PREMIUM	520.67
			110-00-15202-000-000	01/13 PREMIUM	293.33
			631-00-16250-000-000	01/13 PREMIUM	224.89
			632-00-16250-000-000	01/13 PREMIUM	137.58
			110-00-14401-000-000	01/13 PREMIUM	89.64
			521-00-16250-000-000	01/13 PREMIUM	77.86
			110-00-13127-000-000	01/13 PREMIUM	53.96
			520-00-16250-000-000	01/13 PREMIUM	49.21

START DATE FOR SUMMARY: 12/01 END DATE FOR SUMMARY: 12/15

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
			520-00-16250-000-000	01/13 PREMIUM	42.53
			520-00-16250-000-000	01/13 PREMIUM	31.50
			630-00-16250-000-000	01/13 PREMIUM	26.84
			501-00-16250-000-000	01/13 PREMIUM	24.70
			501-00-16250-000-000	01/13 PREMIUM	22.39
			520-00-16250-000-000	01/13 PREMIUM	14.52
			520-00-16250-000-000	01/13 PREMIUM	12.41
				..... CHECK TOTAL	22,074.25
122521	12/14	RODE'S CAMERA	501-09-50103-388-000	11/12-SW SUPPLIES/PR	174.00
122522	12/14	TRAFFIC & PARKING CONTROL CO	402-11-51201-585-000	TRAFFIC CONTROL	8,190.66
			402-11-51201-585-000	TRAFFIC CONTROL	245.88
				..... CHECK TOTAL	8,436.54
122523	12/14	VAN'S ROOFING, INC	110-01-51801-245-000	ROOF REPAIRS	3,431.27
			110-01-51801-245-000	ROOF REPAIRS	1,162.06
				..... CHECK TOTAL	4,593.33
122524	12/14	WELDCRAFT, INC.	520-09-50201-347-000	11/12 TD WELDING SER	14.06
122525	12/14	WILLKOMM INC., JERRY	630-09-50101-392-000	11/12-SE DIESEL FUEL	25,822.76
122526	12/14	WE ENERGIES	758-09-50110-259-853	10/23-11/25 UTILS	135.30
			286-06-50211-259-000	#5503958 UTILITIES	53.19
			286-06-50202-259-000	#5503967 UTILITIES	52.52
			286-06-50212-259-000	#5503961 UTILITIES	49.44
			286-06-50205-259-000	#5503976 UTILITIES	46.77
			286-06-50210-259-000	#5503955 UTILITIES	43.91
			286-06-50207-259-000	#5502437 UTILITIES	13.69
			286-06-50208-259-000	#5502444 UTILITIES	9.50
			286-06-50205-259-000	#5502450 UTILITIES	7.92
			286-06-50202-259-000	#5502448 UTILITIES	5.74
			284-06-50202-259-000	#5502434 UTILITIES	3.98
			286-06-50213-259-000	#5502443 UTILITIES	3.29
				..... CHECK TOTAL	425.25
122527	12/14	AMERICAN STUDENT ASSISTANCE	110-00-21581-000-000	12/14/12 DEDUCTION	204.13
122528	12/14	LEITCH PRINTING CORPORATION	110-01-52001-311-000	12/12 MC COURT CRD	743.80

START DATE FOR SUMMARY: 12/01 END DATE FOR SUMMARY: 12/15

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122529	12/14	UNITED STATES TREASURY	110-00-21581-000-000	12/14/12 DEDUCTION	20.00
122530	12/14	PAYNE & DOLAN INC.	110-03-53103-355-000 110-03-53103-355-000	11/12-ASPHALT MATERI 11/12-ASPHALT MATERI ..... CHECK TOTAL	484.28 363.71 847.99
122531	12/14	GOODYEAR TIRE & RUBBER CO.	520-09-50106-346-000	10/12-TD TIRE LEASE	4,422.85
122532	12/14	KENOSHA WATER UTILITY	110-00-46908-999-000	9/12 HYDRANT DMG	1,377.60
122533	12/14	WALGREEN CO.	110-09-56405-161-000 110-09-56405-161-000 110-09-56405-161-000	11/2/12 W/C 10/24/12 W/C 10/29/12 W/C ..... CHECK TOTAL	95.20 41.09 6.56 142.85
122534	12/14	SOS TECHNOLOGIES	206-02-52205-369-000 206-02-52205-369-000 206-02-52205-369-000	SPO2 CABLES MRX PADS/DEFIB CABLE MRX SCREEN COVERS ..... CHECK TOTAL	993.30 304.92 130.90 1,429.12
122535	12/14	LOWE'S	521-09-50101-344-000 521-09-50101-382-000 521-09-50101-375-000 521-09-50101-241-000 521-09-50101-385-000	11/12 AR MERCHANDISE 11/12 AR MERCHANDISE 11/12 AR MERCHANDISE 11/12 AR MERCHANDISE 11/12 AR MERCHANDISE ..... CHECK TOTAL	58.83 40.61 10.24 9.98 4.00 123.66
122536	12/14	CHASE BANK KENOSHA	110-00-21513-000-000 110-00-21612-000-000 110-00-21511-000-000 110-00-21614-000-000 110-00-21514-000-000	12/14/12 DEDUCTS 12/14/12 DEDUCTS 12/14/12 DEDUCTS 12/14/12 DEDUCTS 12/14/12 DEDUCTS ..... CHECK TOTAL	242,716.67 88,503.64 59,954.83 26,208.90 26,208.53 443,592.57
122537	12/14	CHASE BANK KENOSHA	761-00-21513-000-000 761-09-50101-158-000 761-00-21511-000-000 761-00-21514-000-000 761-09-50101-158-000	DEDUCTS DEDUCTS DEDUCTS DEDUCTS DEDUCTS ..... CHECK TOTAL	600.00 346.50 234.76 81.06 81.03 1,343.35

START DATE FOR SUMMARY: 12/01 END DATE FOR SUMMARY: 12/15

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122538	12/14	ACL LABORATORIES	110-02-52101-219-000	11/12 PD LAB FEES	21.60
122539	12/14	TDS METROCOM	110-01-51801-227-000 110-01-51801-225-000	11/12 FIRES PHONES 11/12 FIRES PHONES ..... CHECK TOTAL	172.53 70.86 243.39
122540	12/14	GARDA CL GREAT LAKES, INC	110-01-51201-219-000	12/12 ARMORED CAR SE	297.44
122541	12/14	JOHNSON'S PAINTING	420-11-51102-583-000 420-11-51102-583-000	EXTERIOR PAINTING GARAGE DOOR REPAIRS ..... CHECK TOTAL	8,600.00 2,465.00 11,065.00
122542	12/14	HOLLAND SUPPLY, INC.	630-09-50101-393-000 630-09-50101-393-000 521-09-50101-344-000 521-09-50101-344-000 630-09-50101-393-000 630-09-50101-393-000	11/12 CE-HYDRAULIC 11/12 CE-HYDRAULIC 11/12 AR-HYDRAULIC 11/12 AR-HYDRAULIC 11/12 CE-HYDRAULIC 11/12 CE-HYDRAULIC ..... CHECK TOTAL	191.10 80.19 70.64 52.80 37.68 34.11 466.52
122543	12/14	KENOSHA FIREFIGHTER C.A.R.E.	110-00-21564-000-000	12/14/12 DEDUCTS	779.00
122544	12/14	HARRIS GOLF CARS SALES/SERV	524-05-50101-344-000 524-05-50101-344-000 524-05-50101-344-000 524-05-50101-344-000 524-05-50101-344-000 524-05-50101-344-000 524-05-50101-344-000 524-05-50101-344-000 524-05-50101-344-000	11/12 REPAIR CARTS 11/12 REPAIR CARTS ..... CHECK TOTAL	148.76 148.76 148.76 68.01 68.01 68.01 68.01 68.01 68.01 786.33
122545	12/14	BENDLIN FIRE EQUIPMENT CO.	110-02-52203-344-000	11/12 FD PARTS/MATER	72.53
122546	12/14	UNITED HOSPITAL SYSTEM	110-02-52102-219-000	RECORDS #12-173345	64.56
122547	12/14	MESSERLI & KRAMER P.A.	110-00-21581-000-000	12/14/12 DEDUCTION	160.23
122548	12/14	CICCHINI ASPHALT LLC	403-11-51104-589-000	FINAL-MACWHYTE BASIN	2,918.75

START DATE FOR SUMMARY: 12/01 END DATE FOR SUMMARY: 12/15

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122549	12/14	KENOSHA PUBLIC MUSEUM	399-00-22215-000-000	12/15/12 INTEREST	12,375.00
122550	12/14	LEE PLUMBING, INC.	633-09-50101-246-000	NEW WATER & BY PASS	3,044.75
122551	12/14	PAUL CONWAY SHIELDS	110-02-52206-367-000 110-02-52206-367-000	11/12-FD TURNOUT GEA 11/12-FD TURNOUT GEA ..... CHECK TOTAL	799.50 523.50 1,323.00
122552	12/14	RUEKERT & MIELKE, INC.	403-11-51108-219-000 403-11-51108-589-000 403-11-51108-219-000	9/08-10/15 PENNOYER 9/08-10/15 ADDITIONA 9/08-10/15 CONTINGEN ..... CHECK TOTAL	4,009.65 2,517.13 1,200.00 7,726.78
122553	12/14	DROPRITE TREE & LANDSCAPE	407-11-51202-219-000	TREE REMOVAL	14,942.50
122554	12/14	FRONTIER	110-02-52203-225-000	11/22-12/21 FIRE	41.66
122555	12/14	DUNCAN SOLUTIONS	110-00-45203-902-000	HANDHELDS, SOFTWARE,	1,075.00
122556	12/14	DIVERSIFIED COLLECTION SVCS	110-00-21581-000-000	12/14/12 DEDUCTION	40.36
122557	12/14	INDEPENDENT INSPECTIONS LTD	110-01-51601-219-000	11/12 INSPECTION SRV	4,635.00
122558	12/14	PELION BENEFITS, INC.	110-00-21517-000-000	12/1-15/12 DEDUCTS	1,671.33
122559	12/14	ZEP MANUFACTURING CO.	110-01-51801-382-000 110-01-51801-382-000	NATURAL ROLL TOWELS CARPET CLEANER ..... CHECK TOTAL	471.13 71.68 542.81
122560	12/14	WIS DEPT OF REVENUE	761-00-21512-000-000	11/12 KCM DEDUCTS	292.00
122561	12/14	JOHNSON BANK	110-00-21532-000-000 110-00-21532-000-000 110-00-21532-000-000 110-00-21532-000-000 110-00-21532-000-000	12/14/12 CITY SAL 12/14/12 WATER SAL 12/14/12 MUSEUM SAL 12/14/12 CITY HRLY 12/14/12 WATER HRLY ..... CHECK TOTAL	7,742.01 2,421.24 1,439.17 820.39 499.62 12,922.43
122562	12/14	SWIDERSKI EQUIPMENT, INC	521-09-50101-344-000	10/12-AR TRACTOR PAR	129.48

START DATE FOR SUMMARY: 12/01 END DATE FOR SUMMARY: 12/15

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122563	12/14	CARQUEST AUTO PARTS	520-09-50201-347-000	11/12 TD PARTS/MATER	340.58
122564	12/14	DELTA OPS PRIVATE POLICE LLC	110-05-55108-219-000 110-05-55108-219-000	SECURITY GUARD SERV. SECURITY GUARD SERV. ..... CHECK TOTAL	632.50 215.50 848.00
122565	12/14	MARESCALCO COUNTYWIDE	758-09-50108-259-851	"AS BUILT" SURVEY	375.00
122566	12/14	CHAPTER 13 TRUSTEE	110-00-21581-000-000 110-00-21581-000-000 110-00-21581-000-000 110-00-21532-000-000 110-00-21581-000-000 110-00-21532-000-000	12/14/12 DEDUCTION 12/14/12 DEDUCTION 12/14/12 DEDUCTION 12/14/12 DEDUCTION 12/14/12 DEDUCITON 12/14/12 DEDUCTION ..... CHECK TOTAL	550.00 419.00 400.00 323.00 283.00 104.00 2,079.00
122567	12/14	ARMANDO'S COLLISION CNTR, INC	110-02-52103-344-000	REPAIR SQUAD 3080	1,879.13
122568	12/14	WIS SCTF	110-00-21581-000-000 110-00-21581-000-000	12/14/12 SAL DEDUCT 12/14/12 HRLY DEDCT ..... CHECK TOTAL	9,173.87 933.23 10,107.10
122569	12/14	ILLINOIS DEPT OF PUBLIC AID	110-00-21581-000-000	12/14/12 DEDUCTION	278.00
122570	12/14	TIME WARNER CABLE	520-09-50301-233-000 110-01-51102-233-000 524-05-50101-219-000	12/12 TRANSIT-ROADRU 12/12 AIRPORT-ROADRU 12/12 MONTHLY CABLE ..... CHECK TOTAL	139.95 139.95 22.10 302.00
122571	12/14	ARAMARK	110-01-51801-246-000 520-09-50202-246-000 110-03-53116-246-000 632-09-50101-246-000	11/12 MB ENTRANCE MA 11/12 TD ENTRANCE MA 11/12 WA ENTRANCE MA 11/12 SE ENTRANCE MA ..... CHECK TOTAL	98.28 41.64 37.76 15.10 192.78
122572	12/14	SCHMITT PROTECTIVE SERVICES	110-01-51801-246-000	11/12-SECURITY CHECK	70.00
122573	12/14	BOUND TREE MEDICAL, LLC	206-02-52205-318-000 206-02-52205-318-000	12/12 FD MEDICAL SUP 10/12 FD MEDICAL SUP ..... CHECK TOTAL	1,004.68 461.00 1,465.68

START DATE FOR SUMMARY: 12/01 END DATE FOR SUMMARY: 12/15

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122574	12/14	NEW WAVE	110-02-52203-344-000	REMOTE START	300.00
122575	12/14	PROCESSWORKS INC.	110-00-21578-000-000	12/11/12 CHECK REG	1,949.60
122576	12/14	PIEPER ELECTRIC	520-09-50401-246-000	ANNUAL INSPECTION	4,445.00
122577	12/14	RAY ALLEN MANUFACTURING CO	110-02-52106-365-000	VARI-KENNEL	1,181.70
122578	12/14	RED THE UNIFORM TAILOR	110-02-52103-367-000	11/12 POLICE UNIFORM	75.00
			110-02-52103-367-000	11/12 POLICE UNIFORM	66.95
				..... CHECK TOTAL	141.95
122579	12/14	SUTPHEN TOWERS, INC	110-02-52203-344-000	WINDSHIELD	832.23
			110-02-52203-344-000	MISC. CHARGES	144.87
			110-02-52203-344-000	WINDSHIELD LOCKSTRIP	18.45
				..... CHECK TOTAL	995.55
122580	12/14	COMPREHENSIVE ORTHOPAEDICS	110-09-56405-161-000	10/4/12 W/C	1,321.80
			110-09-56405-161-000	10/19/12 W/C	104.00
				..... CHECK TOTAL	1,425.80
122581	12/14	BYKOWSKI, JAMES, D.C.	110-09-56405-161-000	12/4/12 W/C	17.50
122582	12/14	IOD INCORPORATED	110-09-56405-161-000	11/28/12 W/C	42.05
			110-09-56405-161-000	11/23/12 W/C	10.25
			110-09-56405-161-000	11/21/12 W/C	8.54
				..... CHECK TOTAL	60.84
122583	12/14	AURORA HEALTH CARE	110-09-56405-161-000	10/1-29/12 W/C	3,580.20
			110-09-56405-161-000	10/23/12 W/C	453.90
			110-09-56405-161-000	10/23/12 W/C	348.71
			110-09-56405-161-000	10/31/12 W/C	243.10
			110-09-56405-161-000	8/14/12 W/C	164.05
			110-09-56405-161-000	10/23/12 W/C	51.00
				..... CHECK TOTAL	4,840.96
122584	12/14	STONERIVER PHARMACY SOLUTION	110-09-56405-161-000	10/29/12 W/C	16.03
122585	12/14	OCCUCARE SYSTEMS & SOLUTION	110-09-56405-161-000	10/29-31/12 W/C	953.00
			110-09-56405-161-000	11/1/12 W/C	493.00
			110-09-56405-161-000	10/31/12 W/C	33.00
				..... CHECK TOTAL	1,479.00

START DATE FOR SUMMARY: 12/01 END DATE FOR SUMMARY: 12/15

CHECK #	CHECK DATE	VENDOR NAME	ACCOUNT	DESCRIPTION	AMOUNT
122586	12/14	ADVANCED MEDICAL IMAGING LLC	110-09-56405-161-000	12/5/12 W/C	10.50
122587	12/14	COMPREHENSIVE CLINICAL AND	110-09-56405-161-000	10/24/12 W/C	200.00
122588	12/14	BASS COMMUNITY SCHOOL PTO	110-00-21905-000-000	REISSUE CK #117766	100.00
122589	12/14	KOSTKA, ANGELA	110-00-44709-000-000	REISSUE CK #121346	50.00
122590	12/14	WAL-MART STORES, INC	110-00-21109-000-000	REISSUE CK #119750	73.19
122591	12/14	MILLSAPS, NINA M.	110-01-51303-263-000	ADMN ASST PANEL-EXP	55.52
122592	12/14	WILLING, MARK	110-01-51101-261-000	12/6/12-WAUWATOSA	44.40
122593	12/14	SERTICH, BRIAN	110-09-56405-161-000	10/9/12 RX REIMB	44.73
122594	12/14	GUTIERREZ, ORLANDO	611-00-21105-000-000	ORTHODONTIC HRA	840.00

GRAND TOTAL FOR PERIOD \*\*\*\*\* 3,726,126.79

Community Development Division 625 52nd Street Kenosha, WI 53140 262.653.4030	HOME Program Commission  <b>FACT SHEET</b>	January 7, 2013	Item 1
<b>Review and Approval of Final Cost Certification Report and Release of Developer's Fee to Tarantino &amp; Company for Casa del Mare at 3508 7th Avenue. (District #1) PUBLIC HEARING</b>			

**ANALYSIS:**

- Casa del Mare received approval for a HOME Program loan for \$450,000.00 in August, 2010 for a 60 unit (revised to 69 units) Senior Residential Care Apartment Complex. Tarantino & Company (the Owner) completed the project in 2012.
- The HOME Agreement required a Final Cost Certification Report to be prepared by an independent public accounting firm at the completion of the project to certify that all expenses are eligible as HOME Program expenses and that the full amount of \$450,000.00 was needed to complete the project.
- The HOME Agreement requires the HOME Program Commission to review the Final Cost Certification Report to determine that the full \$450,000.00 was needed fro the project. If the Final Cost Certification Report indicated that the full \$450,000.00 was not needed to cover the financing gap, the Owner through the Agreement, agrees to refund any unnecessary HOME funds.
- A separate Reimbursement Agreement provides for the ability of the City to withhold its consent to any requisition of the Development Fee so long as it may be owed or could be owed a reimbursement pursuant to the determination of the Final Cost Certification Report. The Development Fee is noted as \$900,000.00 in Section E of the Reimbursement Agreement.
- The Final Cost Certification Report provides a comparison of the budget in the HOME Program Agreement and the actual costs. The actual costs note that there was an increased cost of \$751,157. Therefore, the full \$450,000.00 HOME loan was necessary for the funding gap.

**RECOMMENDATION:**

A recommendation is made to approve the final \$450,000.00 HOME Program loan amount and recommend the release of the \$900,000.00 Development fee by the Finance Committee and Common Council.

  
 Mike Maki, AICP, Community Development Specialist

  
 Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/1HOME PROG/2013/Jan7/fact-CasaDelMare-010713.odt

TARANTINO & COMPANY

December 6, 2012

TO: Mr. Jeff Labahn, Director of Community Development

SUBJECT: HOME Program Agreement  
Written Consent for Final Requisition

Dear Jeff Labahn:

Pursuant to the HOME Program Agreement dated August 26, 2010 (as amended), St. Catherine Commons II LLC (the Owner of Casa del Mare) hereby requests your written consent for the final requisition of construction funds from the lender, TCF Investments Management, Inc. Construction is complete, and the final requisition of funds is in process.

If this letter meets your approval, please indicate below, or include written consent in a format acceptable to the City of Kenosha. Time is of the essence with this final requisition, so please let me know if anything else is needed from us to process this request.

You can reach me by email at amatter@capricommunities.com, or by phone at 262-798-1224.

Sincerely,

TARANTINO & COMPANY, LLC



AARON MATTER

cc: Mr. Frank Pacetti, City Administrator

CONSENT

The City of Kenosha hereby grants its consent to St. Catherine Commons II LLC, Tarantino & Company, LLC, and TCF Investments Management, Inc. for the final requisition of funds for the Casa del Mare project, located at 3508 7<sup>th</sup> Ave, City of Kenosha, Wisconsin.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_

By:

Its:



ST. CATHERINE COMMONS II LLC  
FINAL PROJECT COST CERTIFICATION REPORT  
OCTOBER 4, 2012

Winter, Kloman, Moter & Repp, S.C.

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CPAs SUPPORTING YOUR SUCCESS



Winter, Kloman, Moter & Repp, S.C.

CPAs SUPPORTING YOUR SUCCESS

Independent Auditor's Report

To the Members  
St. Catherine Commons II LLC  
Kenosha, Wisconsin

We have audited the special-purpose final project cost certification report of St. Catherine Commons II LLC as of October 4, 2012. This report is the responsibility of the Company's management. Our responsibility is to express an opinion on this report based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the report is free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts in the report. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall report presentation. We believe that our audit provides a reasonable basis for our opinion.

The accompanying special-purpose report was prepared for the purpose of complying with the HOME program agreement with the City of Kenosha.

In our opinion, the special purpose report referred to above presents fairly, in all material respects, the project costs of St. Catherine Commons II LLC as of October 4, 2012.

This report is intended solely for the information and use of management of St. Catherine Commons II LLC, the City of Kenosha and Tarantino & Company LLC and is not and should not be used for anyone other than these specified parties.

*Winter, Kloman, Moter & Repp, S.C.*

December 4, 2012

## St. Catherine Commons II LLC

### Final Project Cost Certification Report

October 4, 2012

	Total Cost	HOME Program Contract Budget
Hard construction costs	\$ 7,787,203	\$ 6,264,309
Architectural and engineering	388,155	321,601
Furniture, fixtures & equipment	426,058	360,000
Soft costs:		
Capitalized interest	337,859	426,389
Financing fees	78,740	92,797
Housing revenue bond fees	164,833	201,543
Taxes during construction	20,629	195,231
Builder's risk insurance	17,500	75,000
Title, recording, etc.	23,045	10,000
Real estate legal fees	56,488	35,000
Project cost certification	0	12,000
Organization fees	0	5,000
Marketing expenses	110,432	120,000
Contingency	68	50,000
Development fees:		
Development fees	900,000 *	1,019,731
Initial operating reserve	0	93,000
Land acquisition cost:		
Land cost	637,448	900,000
Environmental assessment and other consultants	0	15,700
<b>Total Project Budget</b>	<b>\$ 10,948,458</b>	<b>\$ 10,197,301</b>

\*Amount not released by bank as of December 4, 2012

#### Intercompany Note

The general contractor (Trisect, Inc.) and development company (Tarantino & Company LLC) of this project are related parties through common ownership to St. Catherine Commons II LLC.

## REIMBURSEMENT AGREEMENT

THIS AGREEMENT (this "Agreement") is made and entered into as of the <sup>20</sup>th day of *January*, 2011, by and between TARANTINO & COMPANY, LLC ("Developer") and the CITY OF KENOSHA ("City").

### RECITALS:

- A. The Developer is the developer of a 60 unit Senior Residential Care Apartment Complex to be located on a vacant parcel at the southeast corner of Sheridan Road and 35<sup>th</sup> Street, Kenosha, Wisconsin (the "Project").
- B. The City has agreed to partially finance the Project with the proceeds of a loan up to a maximum amount of \$450,000.00 (the "Loan") pursuant to a HOME Program Agreement dated August 26, 2010 between the City and the Developer (the "HOME Agreement").
- C. Developer has assigned its interest in the HOME Agreement to ST. CATHERINE'S COMMONS II, LLC (the "Owner") pursuant to an Assignment of Home Program Agreement dated December 21, 2010 (the "Assignment").
- D. The HOME Agreement provides the loan is for "gap" financing on the Project and that any Loan proceeds which are not required to cover the financing gap for the Project shall be returned to the City.
- E. Developer is to receive a development fee of Nine Hundred Thousand and 00/100ths Dollars (\$900,000.00) to develop the Project (the "Development Fee") which is paid after completion of the Project.
- F. Developer has agreed, in addition to its and the Owner's commitment to reimburse the City pursuant to the HOME Agreement, that Developer shall reimburse City from its Development Fee, if not sooner paid as required by the HOME Agreement, any amount due the City pursuant to the HOME Agreement for Loan proceeds received by Owner which are not required to cover the financing gap for the Project.
- G. A provision has been inserted into the Trust Indenture and Project Agreement for the Project that any requisition of funds for the Development Fee requires the City's Consent.

NOW, THEREFORE, in consideration of the recitals and the mutual promises set forth in this Agreement, the parties hereto agree as follows:

Developer agrees that if the Final Project Cost Certification Report (as defined in the HOME Agreement) indicates that the full \$450,000 HOME Program Loan was not needed in order to cover the financing gap for the Project, the Developer from the proceeds of its Development Fee, agrees that it will refund any unnecessary HOME funds not already repaid to the City as required by Section 2 of the HOME Agreement.

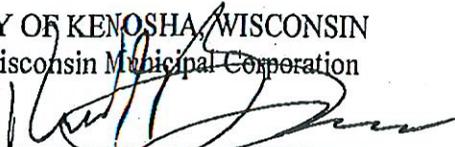
The City may withhold its consent to any requisition of the Development Fee pursuant to the Trust Indenture and Project Agreement so long as it is owed or could be owed reimbursement pursuant to Section 2 of the HOME Agreement. The City agrees to provide its consent to such requisition if it is not owed or could not be owed reimbursement pursuant to Section 2 of the HOME Agreement.

Dated as of the date first above written.

TARANTINO & COMPANY, LLC  
A Wisconsin Limited Liability Company

By:   
James Tarantino, Sole Member

CITY OF KENOSHA, WISCONSIN  
A Wisconsin Municipal Corporation

By:   
Name: KEITH G. BOSMAN  
Title: MAYOR



**Engineering Division**  
Shelly Billingsley, P.E.  
Director/City Engineer  
**Fleet Maintenance**  
Mauro Lenci  
Superintendent  
**Parks Division**  
Jeff Warnock  
Superintendent

**Street Division**  
John H. Prijic  
Superintendent  
**Waste Division**  
Rocky Bednar  
Superintendent

**DEPARTMENT OF PUBLIC WORKS**  
Michael M. Lemens, P.E., Director

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

November 14, 2012

To: Eric Haugaard, Chairman  
Public Works Committee

From: Michael M. Lemens, P.E.  
Director of Public Works

Subject: *Acceptance of Performance Contract with Johnson Controls, Inc. (JCI)  
for professional services and Installation of JCI provided LED Replacements*

**BACKGROUND/ANALYSIS**

The City of Kenosha received a \$902,500 grant under the Energy Independence and Security Act of 2007 (EISA) to retrofit and/or relamp city street lights with a more efficient fixture in order to save energy cost & reduce the amount of required maintenance. A performance contract was awarded to Johnson Controls, Inc. to assist with the selection of the retrofit lighting and installation of same.

JCI's original contract called for installation of 721 lights, and addenda to the contract added 84 more lights for a total conversion of 805 fixtures, plus spare stock and extended warranty from the manufacturer, Amerlux. All work has been completed, along with punchlist items.

**RECOMMENDATION**

Staff recommends final acceptance of the project.

MML



**CERTIFICATE OF COMPLETION**

Date 9/7/2012	Contract Number 9241-0025
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Project (Name & Address) City of Kenosha LED Street Lights  625 52 <sup>nd</sup> Street Kenosha, WI 53140	Architect  <b>N/A</b>
	Engineer  JCI
Owner's (Name & Address) City of Kenosha 625 52 <sup>nd</sup> Street Kenosha, WI 53140	JCI Contract With  City of Kenosha
	Date of Final Inspection 8/15/2012
Copies To: <input type="checkbox"/> Architect <input type="checkbox"/> Field <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Other <u>Owner</u>  <input type="checkbox"/> Engineer <input checked="" type="checkbox"/> JCI Area <input type="checkbox"/> Construction Office Manager	<u>Definition of Date of Completion</u> The date of completion of the work or designated portion thereof is the date certified by JCI when construction is sufficiently complete, in accordance with the contract documents, so the owner may engage the system or designated portion thereof for the use for which it is intended.

Project and/or designated portion(s) thereof covered by this certificate:  
  
**LED Street Lights**– Provide and install new LED street light fixtures as detailed on the attached list as well as additional phase 2 contract scope of work.

Items Furnished to the Owner with this Certificate of Completion are:

Owner's Manual -Includes: Warranty policy statement, Glossary of Terms, product directories and/or literature, operator's manuals and "as-built" control drawings.

System Operating And Maintenance Instructions: 1 Hours  
Persons Instructed: See attached sheet

Proposal For Preventive Maintenance/Service Agreement: Accepted  Yes  No Date

Contract Warranty information:

- Contract specifications require a 1 year labor warranty period, beginning on 8/15/2012. **(Material warranty attached)**
- Project specifications require full service during warranty period which includes preventive maintenance service:  Yes  No
- Other specification requirements - **Amerlux material warranty extends out further then the 1 year labor warranty. (Attached)**
- Was a full service contract after the warranty period specified and included in the original installation contract?  
 Yes, No. of Years:  No

A list of items to be completed or corrected, prepared by JCI and verified by the owner or his representative is attached hereto. The failure to include any items on such list does not alter the responsibility of JCI to complete all work in accordance with the contract documents.

Owner or owner's representative acknowledges the following with initials:

NA Initials Changes of fire or alarm points may significantly alter a life safety system, and contribute to a dangerous or life threatening situation. Changes to fire or alarm points may also require approval of local fire authority.

NA Initials Changes to other points may be linked to the life safety system and affect it. After each such change, the life safety system should be exercised to see that its integrity has not been violated and if functions properly, as was intended.

NA Initials Johnson Controls, Inc. does not warranty against system malfunction caused by improper use, misuse or wrong entry of data by the customer, nor shall Johnson Controls, Inc. be liable for situations or damages which are the direct or indirect result of user generated data bases.

Additional Notes: The following materials have been delivered to Mr. Bob Potts to be used as attic stock replacements while the warranty materials are being replaced. (8) 250w Drivers, (24) 150w Drivers, (8) 250 LED Fixtures, (8) 150w LED Fixtures, (8) replacement globes for 6<sup>th</sup> Avenue.

Johnson Controls, Inc. will complete or correct the work on the list of items appended hereto within 30 days from the date of completion.

Johnson Controls, Inc. Representative	By	Position Project Manager	Date 9/12/12
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The Owner accepts the work or designated portion thereof as complete and will assume full possession thereof  
At \_\_\_\_\_ on \_\_\_\_\_  
Time \_\_\_\_\_ Date \_\_\_\_\_

Owner or Owner's Representative 	Position Dir. Public Works	Company City of Kenosha	Date 9-12-12
Local Building/ Fire Inspection	Date	By NA	Certificate of Occupancy Issued



Johnson Controls, Inc.  
3007 Malmo Drive  
Arlington Heights, IL 60005  
Tel. 847-364-1500  
FAX 747-364-1536

# PROPOSAL FOR DISTRIBUTION OF CITY OF KENOSHA PERFORMANCE CONTRACT FUNDS

TO: City of Kenosha  
625 52<sup>nd</sup> Street  
Kenosha, WI 53140  
  
Attn: Mr. Michael Lemens

Date: 9/7/2012  
  
Project: City of Kenosha PC  
JCI #9241-0025

We propose to furnish the materials and/or perform the work described below : **DEDUCT**

**(Seventy Eight Thousand Three Hundred Thirty and 00/100 Dollars) (\$78,330.00)**

This proposal INCLUDES total costs for:

**Deduct of the unused portion of the \$200,000 in funds for work that was as the time undetermined as detailed in our contract on page 8, paragraph Phase two, Part B.**

Alternates to the proposal are:

- 1. NA

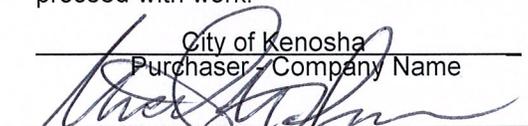
This proposal DOES NOT include:

- 1. NA

This proposal and alternates listed above are hereby accepted and Johnson Controls is authorized to proceed with work:

This proposal is valid until

10/31/2012

City of Kenosha  
Purchaser - Company Name  
  
Signature

Johnson Controls, Inc.  
  
Signature

Name: Michael M. Lemens  
Title: Dir. Public Works  
Date: 9-12-12

Name: Keith A Sparks  
Title: PROJECT MANAGER  
Date: Sept 12, 2012

### CERTIFICATE OF FINAL COMPLETION

**PARTIES:** JOHNSON CONTROLS, INC. ("JCI")  
3007 Malmo Drive, Arlington Heights, IL 60005

and

CITY OF KENOSHA ("Customer")  
625 52<sup>nd</sup> Street, Kenosha, WI 53140

**PROJECT:** City of Kenosha LED Street Light Replacements; Performance Contract dated August 18, 2010 between JCI and Customer.

**JCI# 9241-0025**

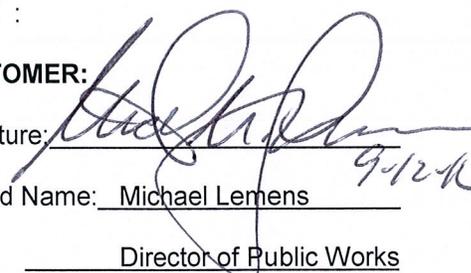
By executing this Certificate of Final Completion, Customer acknowledges the following:

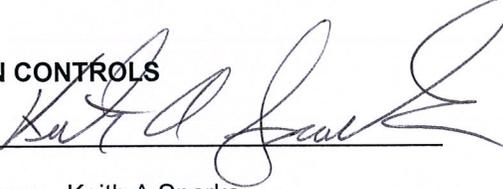
- a. The work set forth in the Performance Contract has been reviewed and determined by Customer to be fully complete.
- b. Customer accepts the work as complete and hereby releases JCI's obligations under any performance and payment bonds posted for the project as of the date set forth below.

Dated :

**CUSTOMER:**

**JOHNSON CONTROLS**

Signature: 

Signature: 

Printed Name: Michael Lemens 9-12-10

Printed Name: Keith A Sparks

Title: Director of Public Works

Title: Solutions Project Manager