

<p>Municipal Building 625 52nd Street – Room 202</p>	<p><i>Kenosha City Plan Commission</i> <i>Agenda</i></p>	<p>Thursday, February 19, 2015 5:00 p.m.</p>
<p><i>Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman</i> <i>Alderperson Jan Michalski, Alderperson Kurt Wicklund,</i> <i>Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson</i></p>		

Call to Order and Roll Call

Approval of Minutes from February 2, 2015

1. Preliminary Designation of the District Boundaries and Adoption of Proposed Project Plan for Tax Incremental District #18. (Heritage House) PUBLIC HEARING
2. Ordinance by the Mayor - To Annex 25.425 acres of Land, more or less, located south of STH 142 and West of I-94 from the Town of Paris to the City of Kenosha. (Zumbrun/State of Wisconsin) (District 16) PUBLIC HEARING
3. City Plan Commission Resolution - To Amend the *Comprehensive Plan for the City of Kenosha: 2035* regarding the *Bristol Neighborhood Plan*. (District 16) PUBLIC HEARING
4. Zoning Ordinance by the Mayor - To Create Subsection 18.02 oo. of the Zoning Ordinance to Amend the *Bristol Neighborhood Plan* as referenced in the *Comprehensive Plan for the City of Kenosha: 2035*. (North Shore Bank) (District 16) PUBLIC HEARING
5. Zoning Ordinance by the Mayor - To Rezone property located at the northwest corner of 71st Street and 125th Avenue from *A-2 Agricultural Land Holding District* to *TRD-2 Traditional Multiple-Family Residential District* in conformance with Section 10.02 of the Zoning Ordinance. (North Shore Bank) (District 16) PUBLIC HEARING
6. Quit Claim Deed from the City of Kenosha to Kenosha Human Development Services, Inc. for property at the northwest corner of 55th Street and 22nd Avenue. (District 7) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

**CITY PLAN COMMISSION
Minutes
February 2, 2015**

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

MEMBERS EXCUSED: Jessica Olson

STAFF PRESENT: Jeffrey B. Labahn and Rich Schroeder

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

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the minutes of the January 8, 2015 meeting. The motion passed. (Ayes 7, Noes 0)

1. Conditional Use Permit for a 95 s.f. addition to Jane Vernon Elementary School at 8518 22nd Avenue. (District 9) PUBLIC HEARING

Public hearing opened.

John Setter, Kenosha Unified, 3600 52nd Street, gave a brief overview of the project.

Public hearing closed.

Mr. Lattimore and Alderperson Wicklund arrived.

A motion was made by Ms. Faraone and seconded by Alderperson Gordon to approve the Conditional Use Permit. The motion passed. (Ayes 9, Noes 0)

Mayor Bosman asked that Item 2 and 3 be taken together for public hearing purposes. Both items were read.

2. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To Include additional right-of-way for 63rd Avenue at 76th Street, Pursuant to Section 62.23(6), Wisconsin Statutes. (Meijer) (District 14) PUBLIC HEARING

3. Accept a Quit Claim Deed from Meijer Stores Limited Partnership to the City of Kenosha to include additional right-of-way for 63rd Avenue at 76th Street. (Meijer) (District 14) PUBLIC HEARING

Public hearing opened.

Virginia Hoekstra, 6209 75th Street, has property abutting this area. Ms. Hoekstra asked why this road was designated as 63rd Avenue and what the additional property was going to be used for.

Public hearing closed.

Rich Schroeder, Deputy Director, explained the street was correctly named by Public Works. The additional land will be used for a bike/pedestrian path that will be installed instead of a sidewalk in that area.

A motion was made by Ms. Faraone and seconded by Alderperson Michalski to approve Item 2, the Official Map Amendment. The motion passed. (Ayes 9, Noes 0)

A motion was made by Mr. DeGrace and seconded by Alderperson Gordon to approve Item 3, the Quit Claim Deed. The motion passed. (Ayes 9, Noes 0)

4. Conditional Use Permit Amendment for a 105,387 s.f. addition to the Carthage Straz Center at 2001 Alford Park Drive. (Carthage College) (District 1) PUBLIC HEARING

Public hearing opened.

Ray Maggi, Stantec Architecture; Dave Riley, Riley Construction and Bill Hoare, Carthage College were available for questions. Mr. Maggi gave a brief overview of the project and related phases.

Public hearing closed.

Ms. Faraone and Mr. DeGrace complimented the team on the presentation and Carthage on their presence in Kenosha.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the Conditional Use Permit. The motion passed. (Ayes 9, Noes 0)

Mayor Bosman asked that Item 5 and 6 be taken together for public hearing purposes. Both items were read.

5. Ordinance by the Mayor - To Annex 25.425 acres of Land, more or less, located south of STH 142 and West of I-94 from the Town of Paris to the City of Kenosha. (Zumbrun/State of Wisconsin) (District 16) PUBLIC HEARING

6. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, to include the Annexation of Parcel #45-4-221-244-0460 and State owned right-of-way on STH 142 and the West Frontage Road in the Town of Paris (Zumbrun/State of Wisconsin) (District 16) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. Hayden to approve Item 5, the Annexation.

Mr. Lattimore asked if the Alderperson of the District had any objections. Mayor Bosman said no.

The motion passed. (Ayes. 9, Noes 0)

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

Mayor Bosman asked that Item 7 and 8 be taken together for public hearing purposes. Both items were read.

7. City Plan Commission Resolution - To Amend the Land Use Plan Map for the City of Kenosha: 2035 to designate property South of STH 142 and West of I-94 as Industrial. (District 16) PUBLIC HEARING

8. Zoning Ordinance by the Mayor - To Create Subsection 18.02 nn. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (District 16) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve Item 7, the Land Use Plan Map Amendment. The motion passed. (Ayes 9, Noes 0)

A motion was made by Ms. Faraone and seconded by Mr. Lattimore to approve Item 8, the Zoning Ordinance. The motion passed. (Ayes 9, Noes 0)

Public Comments

No public comments.

Commissioner Comments

No Commissioner comments.

Staff Comments

Mr. Labahn noted that next meeting will be on Thursday, February 19th.

A motion to adjourn was made by Alderperson Michalski and seconded by Mr. Lattimore. The motion passed. (Ayes 9, Noes 0) The meeting adjourned at 5:25 p.m.

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

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	February 19, 2015	Item 1
Preliminary Designation of the District Boundaries and Adoption of Proposed Project Plan for Tax Incremental District #18. (Heritage House) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: Area generally bounded by 57th Street on the north, 8th Avenue on the east, 58th Street on the south and Sheridan Road on the west.

NOTIFICATIONS/PROCEDURES:

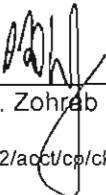
The alderperson of the district, Alderperson Jenkins, has been notified. This item will be reviewed as follows: City Plan (with public hearing) on March 19, 2015; Finance and Common Council on April 6, 2015. Wisconsin Statute requires that a Notice be published and sent to other local government units in anticipation of the City Plan Commission meeting/public hearing.

ANALYSIS:

- A Tax Incremental District (TID) has been proposed for adoption. A TID allows a local government to capture new taxes that are generated from private development to fund governments. The new taxes are used to recover the costs of the improvements including the cost of borrowing.
- The initial proposal is the preliminary designation of the TID District boundaries and adoption of the proposed Project Plan. The proposed Plan, associated maps and schedule of actions are attached.
- The main objective of the proposed TID is to eliminate the blighting influence of the former Heritage House. The existing building will be renovated and a new attached building constructed into an approximately seventy-five (75) room hotel with a restaurant, bar and ballroom.
- The total estimated cost of the development is \$22,000,000 of which \$2,500,000 will be in the form of a TID Development Grant. The estimated assessment increase of the development is \$10,000,000.

RECOMMENDATION:

A recommendation is made to approve the preliminary boundaries of TID #18 and Adopt the proposed TID #18 Project Plan.


 A. Zohrab Khaligian, Development Specialist
 /u2/acct/cp/ckays/1CPC/2015/FEB19/Fact-TID18-prelim-HH.odt


 Jeffrey B. Labahn, Director

**TAX INCREMENTAL DISTRICT #18
SCHEDULE OF ACTIVITIES**

- | | |
|---|------------------------|
| 1. Designate proposed Boundaries and adopt Proposed Plan | February 19, 2015 |
| 2. Prepare for Public hearing | February 24, 2015 |
| a) Notice to Taxing Entities and Owner of Blighted Property | |
| b) Publish Class II Notice for City Plan meeting | |
| c) Public Class I Notice for Joint Review Board - Meeting 1 | |
| 3. Joint Review Board - Meeting 1 | May 4 - May 13, 2015 |
| a) Review Plan | |
| 4. City Plan Commission Meeting | March 19, 2015 |
| a) Public hearing to receive Public Comment | |
| b) Designate as Blighted | |
| c) Adopt Project Plan and forward to Finance Committee | |
| 5. Finance Committee Meeting | April 6, 2015 |
| a) Meeting to be held 14 days after Public hearing | |
| b) Create District and Adopt Project Plan | |
| c) forward to Common Council | |
| 6. Common Council Meeting | April 6, 2015 |
| a) Meeting to be held 14 days after Public hearing, and
after Finance Committee Meeting | |
| b) Create District and Adopt Project Plan | |
| 7. Joint Review Board - Meeting 2 | April 11 - May 6, 2015 |
| a) Held between 5 days after Class I Notice of
Joint Review Board and 30 days after Common Council Meeting | |
| b) Approve or Deny Common Council Action | |

City of Kenosha, Wisconsin

Proposed Project Plan for Tax Incremental District #18

For Consideration by the Common Council on April 6, 2015

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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 NO. _____

BY: THE MAYOR

**TO CREATE TAX INCREMENTAL DISTRICT #18,
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 (TID); and

WHEREAS, a public hearing was properly noticed and held by the City Plan Commission on March 19, 2014, wherein interested parties were afforded a reasonable opportunity to express their views on the proposed creation of a TID 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 TID #18, City of Kenosha, Wisconsin (the "District"), the boundaries of which shown on Exhibit "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 TID to eliminate 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 57th Street and 58th Street and between 8th Avenue and Sheridan Road, 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" is defined in Section 66.1105(4)(gm) 1., Wisconsin Statutes, does not comprise more than twenty-five (25%) percent of the area in the TID; 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 TID was created; and,
6. Finds that the equalized value of taxable property of the District plus the value increment of all existing tax incremental districts does not exceed twelve (12%) percent of the total equalized value of taxable property within the City of Kenosha, Wisconsin;
7. Finds that the Project Plan for TID #18, City of Kenosha, Wisconsin, is feasible and in conformity with the Master Plan of the City of Kenosha, as amended;
8. Declares that the District is a blighted area district; and,

BE IT FURTHER RESOLVED that TID #18 is created effective January 1, 2015, 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 6th day of April, 2015.

ATTEST:

Debra Salas, City Clerk

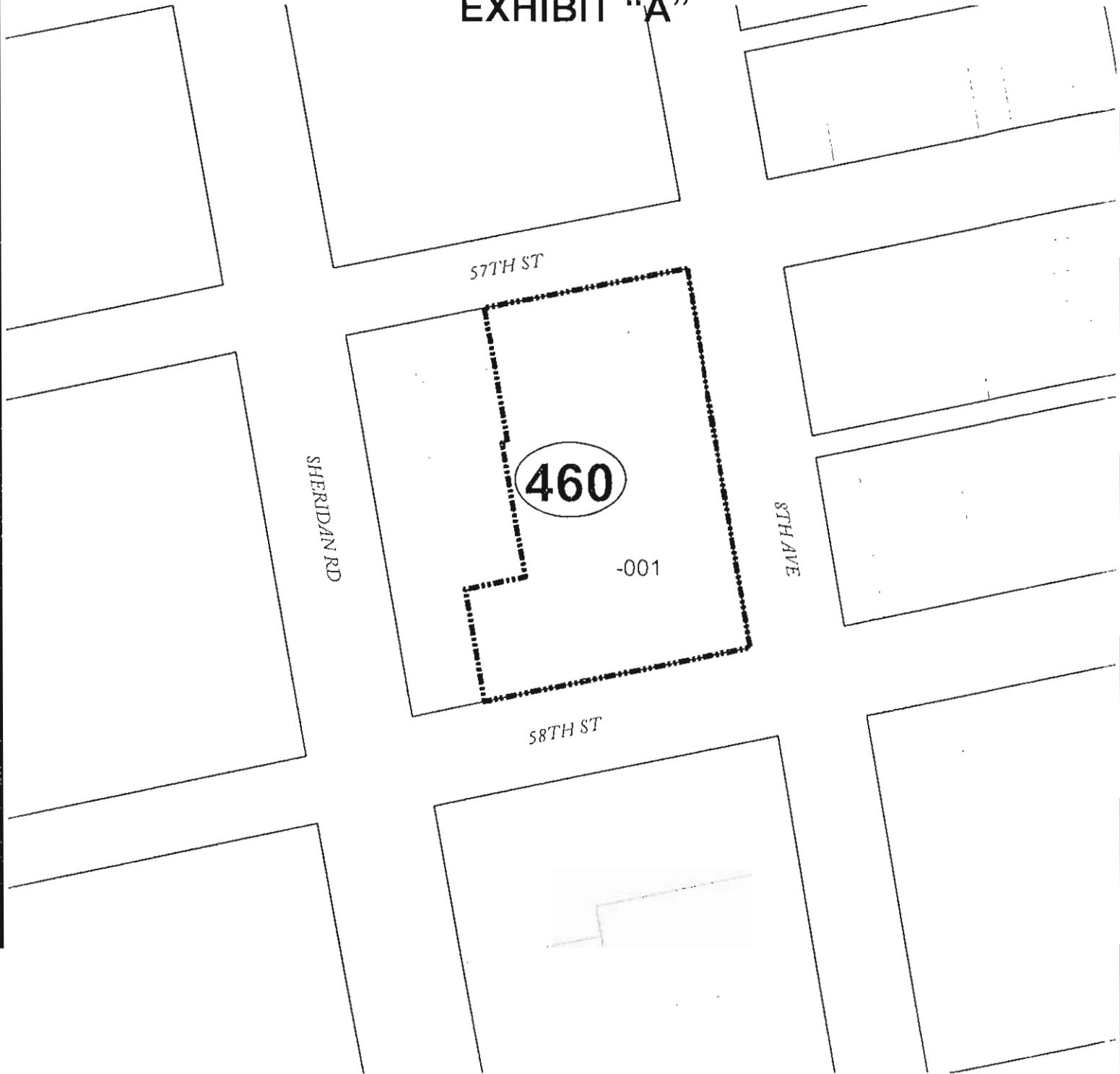
APPROVED:

Keith G. Bosman, Mayor

Drafted by: Department of Community Development & Inspections

Proposed Tax Incremental District #18 for the City of Kenosha

EXHIBIT "A"



Boundary and Parcel Map:

----- Proposed TID #18

352 Block Number

001 Parcel Number



Exhibit "B"

Proposed Tax Incremental District #18, City of Kenosha, Wisconsin Boundary Description

A part of the Southeast Quarter of Section 31, Township 2 North, Range 23 East, of the 4th Principal Meridian lying and being in the City of Kenosha, County of Kenosha, Wisconsin and being more particularly described as follows:

Commencing at the intersection of the south right-of-way line of 57th Street and the west right-of-way line of 8th Avenue; thence westerly along the south right-of-way line of 57th Street a distance of 147.5 feet, more or less; thence southerly along a line which is parallel to the west right-of-way line of 8th Avenue a distance of 99 feet, more or less; thence westerly parallel to the south right-of-way line of 57th Street a distance of 4.1 feet, more or less; thence southerly parallel to the west right-of-way line of 8th Avenue a distance of 99 feet, more or less; thence westerly parallel to the south right-of-way line of 57th Street a distance of 44 feet, more or less; thence southerly parallel to the west right-of-way line of 8th Avenue a distance of 82.5 feet, more or less to the north right-of-way line of 58th Street; thence easterly along the north right-of-way line of 58th Street a distance of 195.5 feet, more or less, to the west right-of-way line of 8th Avenue; thence northerly along the west right-of-way line of 8th Avenue a distance of 280.5 feet, more or less, to the south right-of-way line of 57th Street and the point of beginning; said Tax Incremental Financing District containing 1.047 Acres of land, more or less.

RESOLUTION NO. _____

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT #18,
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 (TID); and

WHEREAS, the Project Plan for TID #18, 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 April 6, 2015, 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 TID #18, City of Kenosha, Wisconsin; and

WHEREAS, the City Plan Commission, on April 6, 2015, at a duly authorized, noticed and convened meeting, adopted the Project Plan for TID #18, 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 TID #18, City of Kenosha, Wisconsin, is found to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended; and

BE IT FURTHER RESOLVED, that the Project Plan for TID #18, 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 6th day of April, 2015.

ATTEST:

Debra Salas, City Clerk

APPROVED:

Keith G. Bosman, Mayor

Drafted by: Department of Community Development & Inspections

RESOLUTION NO. 15-1

**BY: THE JOINT REVIEW BOARD FOR
TAX INCREMENTAL DISTRICT #18**

**TO APPROVE THE CREATION OF TAX INCREMENTAL DISTRICT #18,
CITY OF KENOSHA, WISCONSIN**

WHEREAS, Section 66.1105, Wisconsin Statutes, provides the authority and procedure for creating a Tax Incremental District (TID); 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 #18, City of Kenosha, Wisconsin, that it approves Resolution Number _____ adopted on April 6, 2015, 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 TID District would not occur without 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 6th day of April, 2015

ATTEST: _____, Staff

APPROVED: _____, Chairperson

Drafted by: Department of Community Development & Inspections

**City of Kenosha – Project Heritage House
Proposed Tax Incremental District #18**

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

Development Grant costs include site acquisition, site preparation, building renovation and construction. See attached map for location of all improvements. The Development Grant can not be provided to the developer until a development grant agreement per Wisconsin Statute 66.1105(2)(f)2. Is executed. City administrative, legal and other costs include the creation of the district, preparation of the development grant agreement and any other activities associated with the district

<u>Description of Project Costs</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>Total</u>
1. City Administrative, Legal and Other Costs	\$100,000	\$0	\$0	\$100,000
2. Capital Costs	\$0	\$0	\$0	\$0
3. Public Improvements	\$0	\$0	\$0	\$0
4. Development Grant	\$2,500,000	\$0	\$0	\$2,500,000
Total	\$2,600,000	\$0	\$0	\$2,600,000

Increment to be created by TID

Real Estate - Land	\$100,000
Real Estate - Improvements	\$10,000,000
Personal Property – Taxable	\$0
Personal Property – Exempt	\$0
Manufacturing Equipment – Exempt	\$0
Other Non-Taxable Investments	\$0
Total Project investment	<u>\$10,100,000</u>
Less: Non-Taxable Items Above	<u>\$0</u>
Assessed Value of Project	\$10,100,000
Base Value of District	\$100,000
Incremental Value of Project	<u>\$10,000,000</u>

Percentage of Assistance: 0.0%

Assessment Dates: (@ Jan. 1st)

2015	\$0
2016	\$0
2017	<u>\$10,000,000</u>
Total Project	<u>\$10,000,000</u>

City of Kenosha - Assumptions: \$29.02 Tax Rates and No Appreciation
Revenue and Cash Flow Projections - TID No. 18 - Heritage House Project

Date Prepared: 02/10/15

6

Change Takes Place		Taxable Incremental Value								
During Year	Amount	Value as of 01/01	Taxable Incremental Value	For Collection Year	Tax Rate	(E) Tax Increment Collections	Less \$2.6M Taxable G.O. Notes 09/01/15	Fund Balance 31-Dec	Principal Balance of Note	For Collection Year
2013		2014		2015					2,600,000	2015
2014		2015	0	2016	29.02 (E)	0	(78,000)	(78,000)	2,600,000	2016
2015	0	2016	0	2017	29.02	0 (E)	(78,000)	(156,000)	2,600,000	2017
2016	10,000,000 (E)	2017	10,000,000 (E)	2018	29.02	290,200	(134,083)	117	2,543,917	2018
2017	0	2018	10,000,000	2019	29.02	290,200	(290,184)	133	2,330,051	2019
2018	0	2019	10,000,000	2020	29.02	290,200	(290,083)	251	2,109,870	2020
2019	0	2020	10,000,000	2021	29.02	290,200	(290,083)	368	1,883,083	2021
2020	0	2021	10,000,000	2022	29.02	290,200	(290,084)	484	1,649,492	2022
2021	0	2022	10,000,000	2023	29.02	290,200	(290,083)	602	1,408,894	2023
2022	0	2023	10,000,000	2024	29.02	290,200	(290,083)	719	1,161,078	2024
2023	0	2024	10,000,000	2025	29.02	290,200	(290,083)	835	905,827	2025
2024	0	2025	10,000,000	2026	29.02	290,200	(290,083)	953	642,919	2026
2025	0	2026	10,000,000	2027	29.02	290,200	(290,083)	1,070	372,124	2027
2026	0	2027	10,000,000	2028	29.02	290,200	(290,083)	1,187	93,205	2028
2027	0	2028	10,000,000	2029	29.02	290,200	(96,001)	195,386	0	2029
2028	0	2029	10,000,000	2030	29.02	290,200	0	485,586		2030
2029	0	2030	10,000,000	2031	29.02	290,200	0	775,786		2031
2030	0	2031	10,000,000	2032	29.02	290,200	0	1,065,986		2032
2031	0	2032	10,000,000	2033	29.02	290,200	0	1,356,186		2033
2032	0	2033	10,000,000	2034	29.02	290,200	0	1,646,386		2034
2033	0	2034	10,000,000	2035	29.02	290,200	0	1,936,586		2035
2034	0	2035	10,000,000	2036	29.02	290,200	0	2,226,786		2036
2035	0	2036	10,000,000	2037	29.02	290,200	0	2,516,986		2037
						<u>5,804,000</u>	<u>(3,287,014)</u>			

(E) Estimated

City of Kenosha, WI

\$2,600,000 Taxable G.O. Notes - Dated 09/01/15

TID No. 18 - Heritage House Project

Preliminary Estimate @ 3.0% Taxable Rate

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
09/01/2015	-	-	-	-
09/01/2016	-	-	\$78,000.00	\$78,000.00
09/01/2017	-	-	78,000.00	78,000.00
09/01/2018	\$56,083.00	3.000%	78,000.00	134,083.00
09/01/2019	213,866.00	3.000%	76,317.52	290,183.52
09/01/2020	220,181.00	3.000%	69,901.54	290,082.54
09/01/2021	226,787.00	3.000%	63,296.10	290,083.10
09/01/2022	233,591.00	3.000%	56,492.50	290,083.50
09/01/2023	240,598.00	3.000%	49,484.76	290,082.76
09/01/2024	247,816.00	3.000%	42,266.82	290,082.82
09/01/2025	255,251.00	3.000%	34,832.34	290,083.34
09/01/2026	262,908.00	3.000%	27,174.82	290,082.82
09/01/2027	270,795.00	3.000%	19,287.58	290,082.58
09/01/2028	278,919.00	3.000%	11,163.72	290,082.72
09/01/2029	93,205.00	3.000%	2,796.16	96,001.16
Total	\$2,600,000.00		\$687,013.86	\$3,287,013.86

2015 - \$2.6M @ 3.0% | SINGLE PURPOSE | 02/10/15

Piper Jaffray & Co.
Milwaukee Public Finance

CHANGES IN ZONING ORDINANCE, MASTER PLAN, MAP, BUILDING CODE AND CITY ORDINANCES

No changes to the City of Kenosha Zoning Ordinance, Master Plan, Map, 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*, as amended January 6, 2014. 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*, as amended January 6, 2014, the creation of this Tax Incremental District promotes the orderly development of the City.

OPINION OF THE CITY ATTORNEY
(to be provided)

Proposed Tax Incremental District #18 for the City of Kenosha

Site Vicinity Map



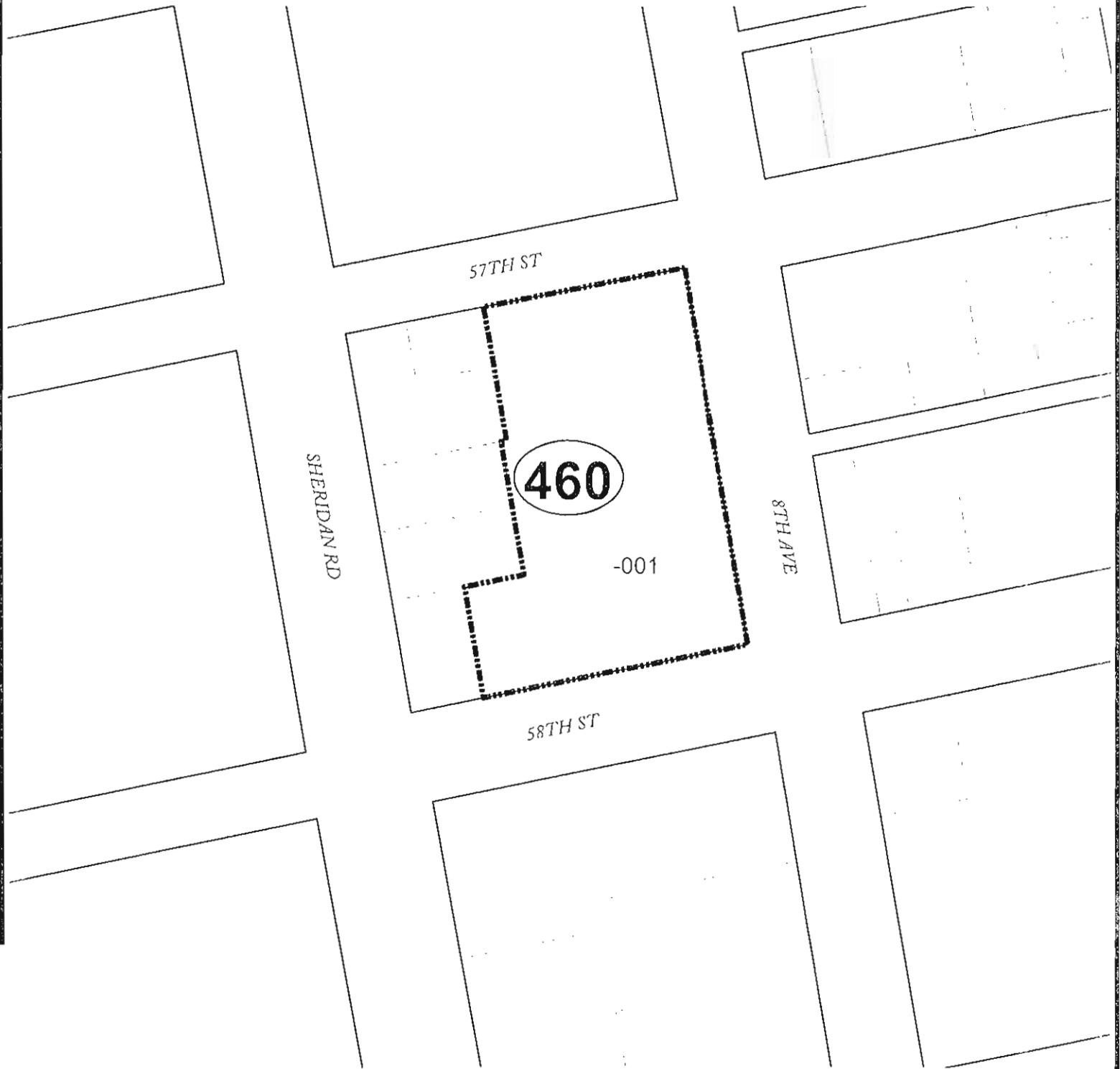
Proposed TID #18

Site Location:

North of 58th Street
South of 57th Street
East of Sheridan Road
West of 8th Avenue



Proposed Tax Incremental District #18 for the City of Kenosha



Boundary and Parcel Map:

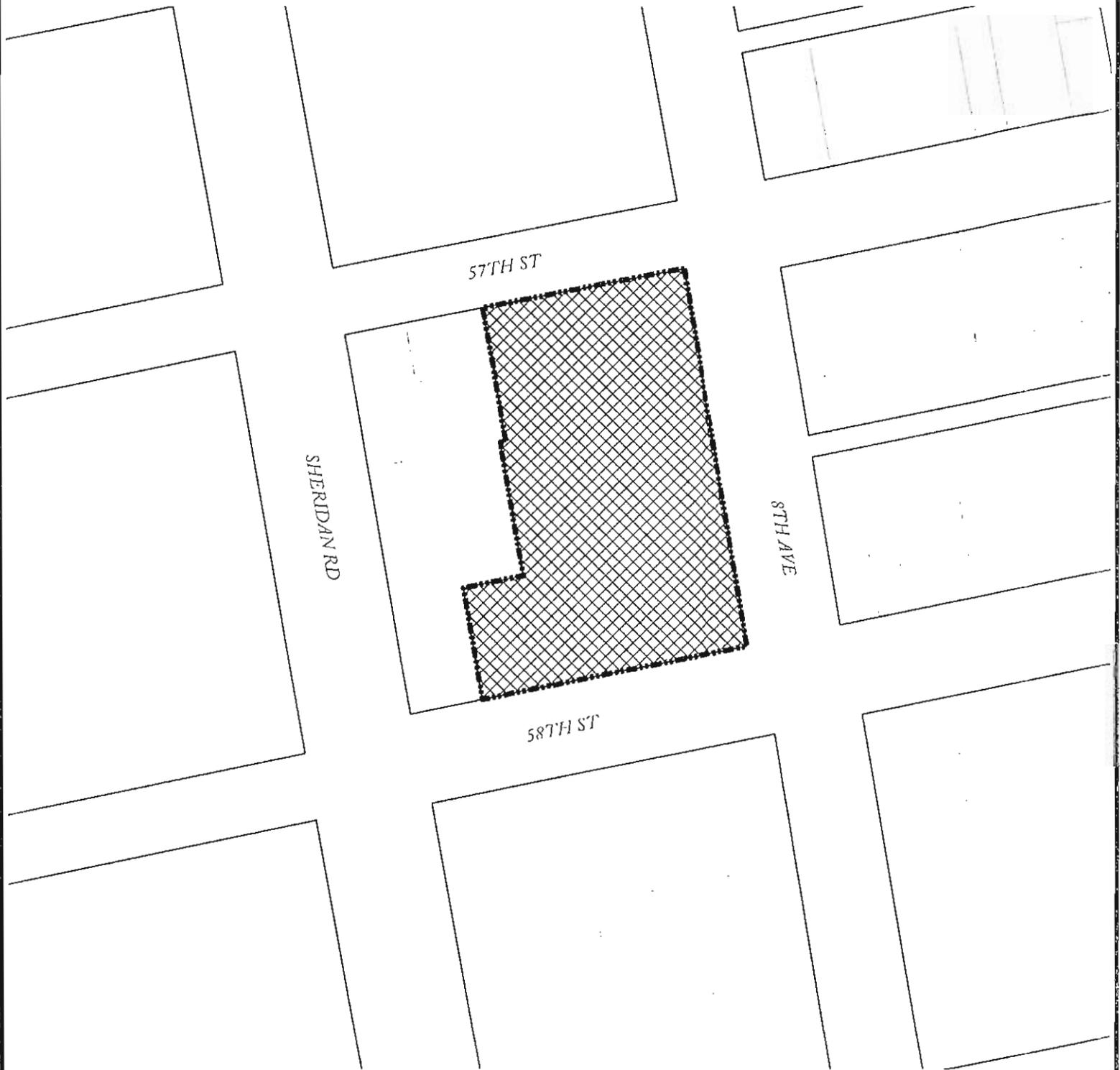
----- Proposed TID #18

Ⓞ Block Number

-001 Parcel Number



Proposed Tax Incremental District #18 for the City of Kenosha

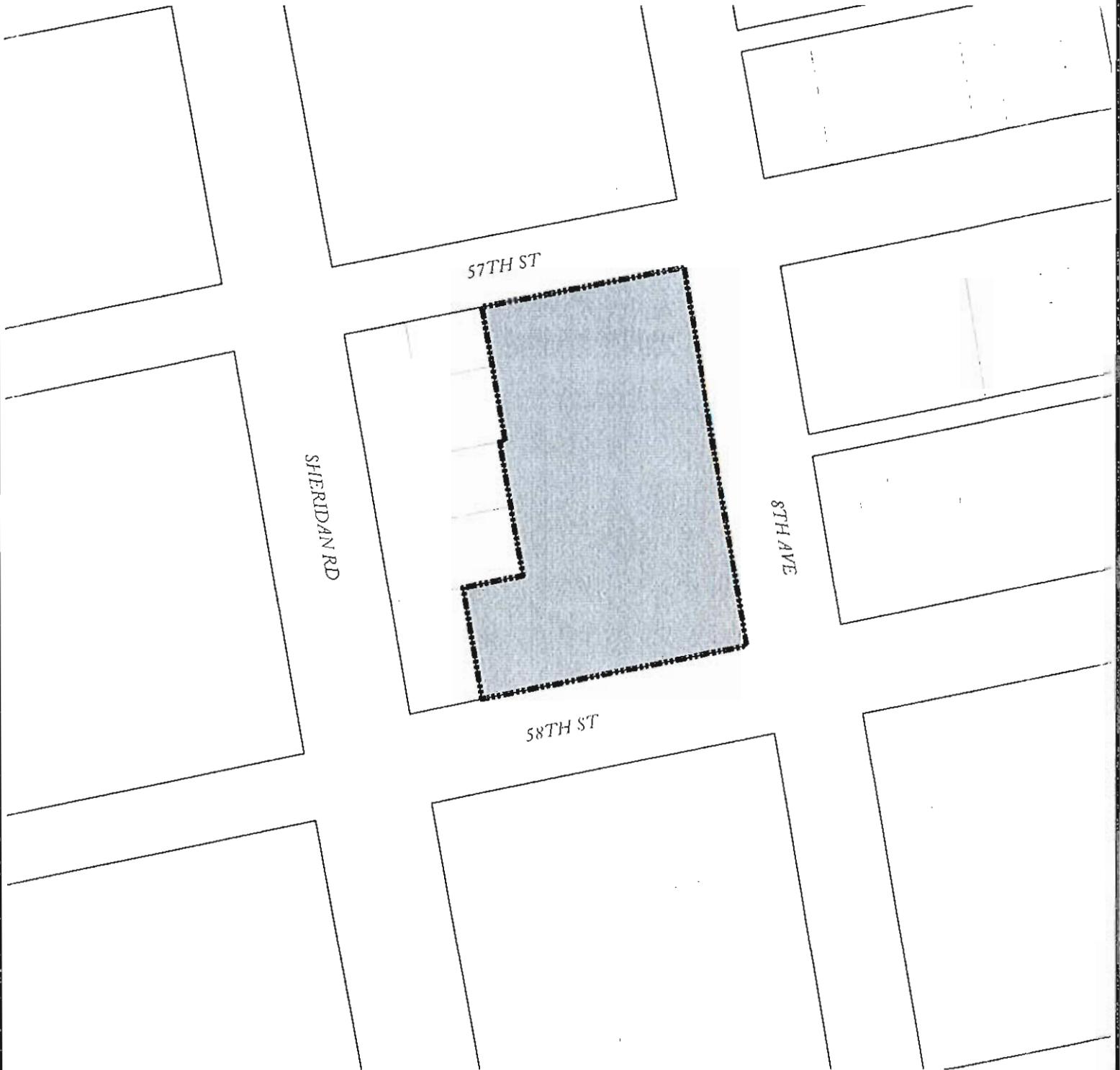


Existing Land Use Map:

- Proposed TID #18
- XXXXX Vacant Commercial Building

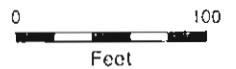


Proposed Tax Incremental District #18 for the City of Kenosha



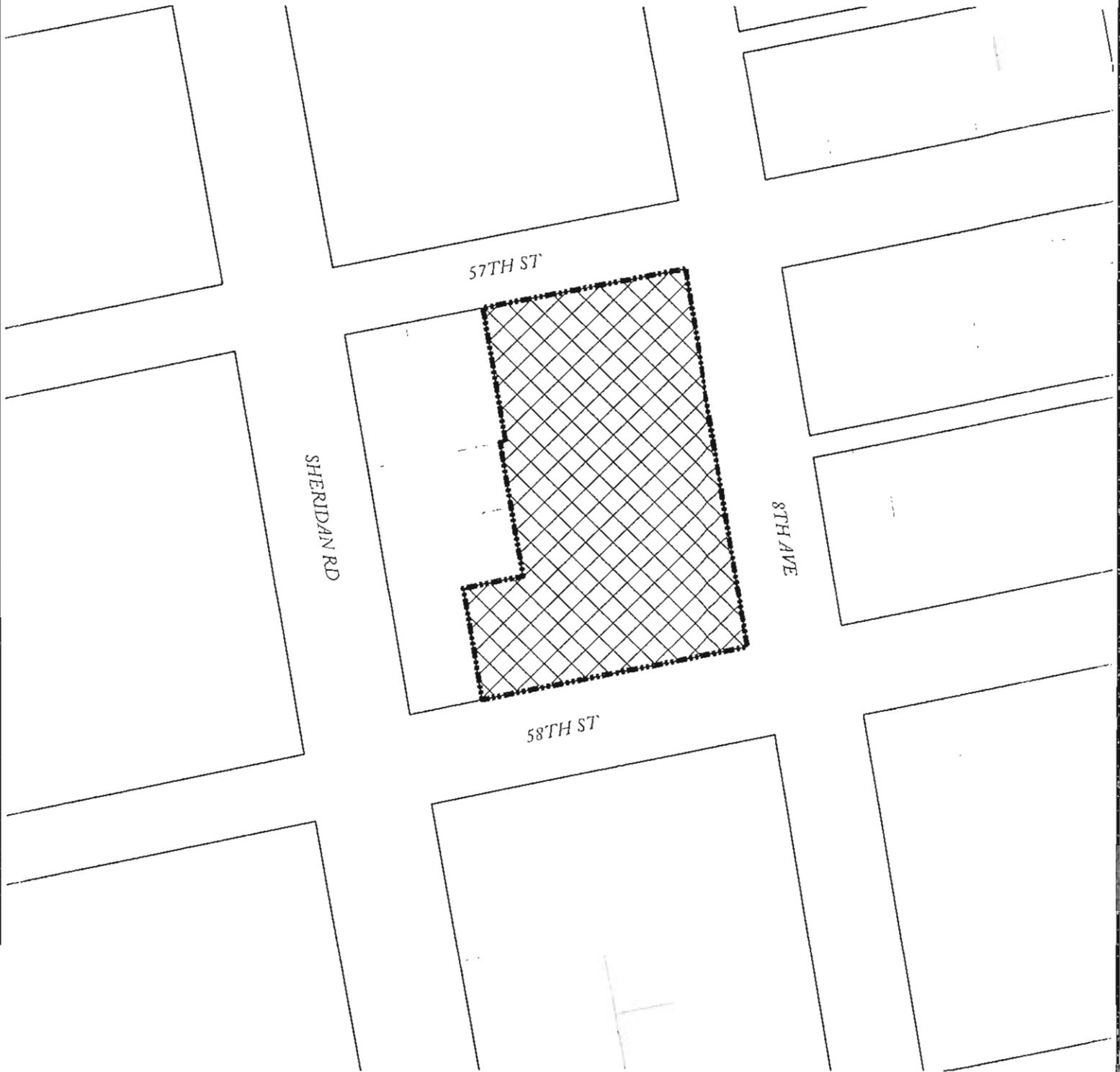
Existing Zoning Map:

- Proposed TID #18
-  B-3 Central Business District



City of Kenosha

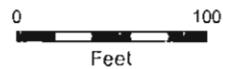
Proposed Tax Incremental District #18 for the City of Kenosha



Property Condition Map:

----- Proposed TID #18

▣ Blighted



Proposed Tax Incremental District #18 for the City of Kenosha

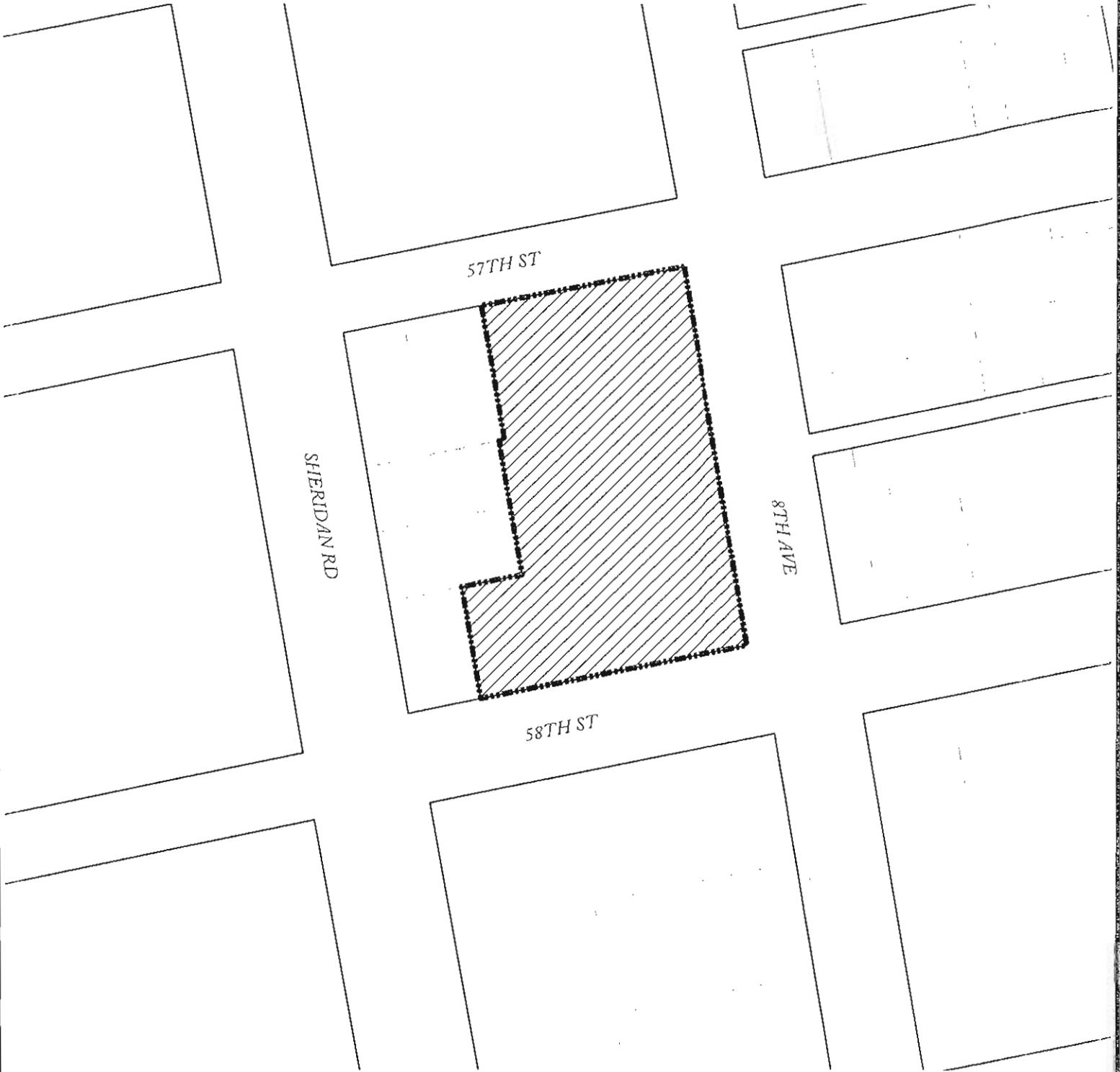


Proposed Improvements:

- Proposed TID #18
-  Site Acquisition and Preparation
-  Building Renovation
-  Building Construction



Proposed Tax Incremental District #18 for the City of Kenosha



Proposed Uses:

----- Proposed TID #18

////// Hotel



Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	February 19, 2015	Item 2
Ordinance by the Mayor - To Annex 25.425 acres of Land, more or less, located south of STH 142 and West of I-94 from the Town of Paris to the City of Kenosha. (Zumbrun/State of Wisconsin) (District 16) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: South of 142 and West of I-94

NOTIFICATIONS/PROCEDURES:

The alderperson of the district, Alderperson Johnson, has been notified. This item will be reviewed by the Public Works Committee with final review by the Common Council. Adoption of the Annexation requires a 2/3's vote of the Common Council members present.

ANALYSIS:

- The City has received a unanimous Annexation Petition signed by the owners of land requesting Annexation to the City. The property is currently vacant and consists of 25.425 acres of land.
- The property is located within a City growth area under the Intergovernmental Agreement between the City, Town of Paris and Kenosha County.
- The Annexation Petition has been submitted to the State Department of Administration for review as required by Statute. The State has reviewed and found the Annexation to be in the public interest. City Departments and the Town of Paris have been notified of the Petition.
- The City Plan Commission previously reviewed and approved the Annexation Ordinance, but the State is requiring additional language be added to the Ordinance's legal description. Thus, the City Plan Commission is being asked to review the revised Ordinance.
- The property is contiguous to the City. Per the City Zoning Ordinance, the property will be placed in the Agricultural Land Holding District (A-2). The property is anticipated for industrial use.
- The Sewer Service Agreement is in the process of being amended to include this area. The Annexation is in the public's best interest as sewer and water service are required from the City in order to develop this site.

RECOMMENDATION:

A recommendation is made to approve the Annexation.



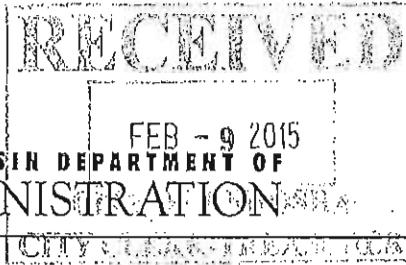
Rich Schroeder, Deputy Director



Jeffrey B. Labahn, Director



WISCONSIN DEPARTMENT OF
ADMINISTRATION



SCOTT WALKER
GOVERNOR
MIKE HUEBSCH
SECRETARY

Municipal Boundary Review
PO Box 1645, Madison WI 53701
Voice (608) 264-6102 Fax (608) 264-6104
Email: wimunicipalboundaryreview@wi.gov
Web: <http://doa.wi.gov/municipalboundaryreview/>

February 3, 2015

PETITION FILE NO. 13825

DEBRA SALAS, CLERK
CITY OF KENOSHA
625 52ND ST #105
KENOSHA, WI 53140

BEVERLY MCCUMBER, CLERK
TOWN OF PARIS
16607 BURLINGTON RD
UNION GROVE, WI 53182

Subject: ZUMBRUN ANNEXATION

The proposed annexation submitted to our office on January 16, 2015, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city and any other contiguous village or city..." so as unincorporated land transitions to city or village status, the resulting boundaries are rational and easy for jurisdictions and residents to follow. The subject petition is for territory that is reasonably shaped and contiguous to the **CITY OF KENOSHA**.

Note: In the ordinance that annexes this territory, the territory must be described by metes and bounds commencing from a monumented corner of the 1/4 section in which the territory lies (ref: s. 66.0217 (1) (c), Wis. Stats.).

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of state a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Secretary of State. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please also include the MBR number with your ordinance as this assists with record keeping. Your MBR number is: 13825**

The address of the Office of the Secretary of State is:

Annexations and Railroads
Division of Government Records
Office of the Secretary of State
PO Box 7848
Madison WI 53707-7848

Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

**PETITION OF ALL PROPERTY OWNERS FOR DIRECT ANNEXATION
BY UNANIMOUS APPROVAL TO THE CITY OF KENOSHA
FROM THE TOWN OF PARIS PURSUANT TO SECTION 66.0217(2) WISCONSIN STATUTES**

We, the undersigned, constituting all of the owners of real property in the territory of the Town of Paris, Kenosha County, Wisconsin, lying contiguous to the City of Kenosha, petition the honorable Mayor and Common Council of said City to annex the territory described below and shown on the attached scale map to the City of Kenosha, Kenosha County, Wisconsin.

The current population of the territory to be annexed as defined by Section 66.0217(5)(a) of the Wisconsin Statutes is 0.

The undersigned elect that this annexation shall take effect to the full extent consistent with outstanding priorities of another annexation, incorporation, or consolidation proceeding, if any.

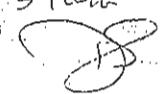
Special assessments are governed by City ordinances. See Section 1.155, 2.10 and 32.05 of the Code of General Ordinances.

Date	Signature of Petitioner	Mark with an "X"		Address or Description of Property
		Owner	Elector	
	<i>Patricia J. Zumbun</i> Patricia J. Zumbun	X		45-4-221-244-0460
1/6/2015	<i>Brett Wallace</i> Brett Wallace, Deputy Director WDDT	X		State owned ROW (STH 142 & West Frontage Rd)

ZUMBRUN
Legal Description

That part of the East one-half of the Southeast Quarter of Section 24, Township 2 North, Range 21 East of the Fourth Principal Meridian, lying and being in the Town of Paris, Kenosha County, Wisconsin, and lying south of the centerline of STH 142 (Burlington Road), west of the centerline of the West Frontage Road, north of north line of parcel of land previously annexed to the City of Kenosha and described in City of Kenosha Ordinance #27-14, and east of the West Line of said East one-half, containing 25.425 acres more or less.

JAN 12 2015
C. Zumbun



General Location Map Zumbrun Annexation



Property to be Annexed



ANNEXATION ORDINANCE

Document Number

Document Title

This space is reserved for recording data

Return to:

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

45-4-221-244-0460

Parcel Identification Number

ANNEXATION ORDINANCE

Ordinance No. _____

BY: THE MAYOR

TO ANNEX 25.425 ACRES OF LAND, MORE OR LESS,
LOCATED SOUTH OF STH 142 AND WEST OF I-94 FROM
THE TOWN OF PARIS TO THE CITY OF KENOSHA
[Zumbrun/State of Wisconsin]

Annexing to the City of Kenosha, Wisconsin, territory in the Town of Paris,
Kenosha County, Wisconsin:

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

Section One: **Territory Annexed.** In accordance with:

- a. Section 66.0217 of the Wisconsin Statutes; and,
- b. The petition for direct annexation filed with the City Clerk on the 12th day of January, 2015, signed by all of the owners of property within such territory;

and it having been determined that such proposed annexation is in the public interest by:

- a. The City Plan Commission of Kenosha; and
- b. The Common Council of the City of Kenosha;

and it having been determined by the State of Wisconsin, Department of Administration, Municipal Boundary Review Section, that such proposed annexation is not against public policy, as shown by their determination of public interest; the territory in the Town of Paris, Kenosha County, Wisconsin, more fully described on Exhibit 1, attached hereto and incorporated herein by reference, is hereby annexed to the City of Kenosha, Wisconsin.

Section Two: **Effect of Annexation.** From and after the date of this Ordinance, the territory referred to Section One and more fully described on attached Exhibit 1 shall be a part of the City of Kenosha for any and all purposes provided by law, and all persons coming or residing within such territory shall be subject to all Ordinances, rules and regulations governing the City of Kenosha.

EXHIBIT 1
LEGAL DESCRIPTION

That part of the East one-half of the Southeast Quarter of Section 24, Township 2 North, Range 21 East of the Fourth Principal Meridian, lying and being in the Town of Paris, Kenosha County, Wisconsin, described as follows: commencing at the northeast corner of the Southeast Quarter of Section 24; thence west 1,333.82 feet, more or less, along the north line of said Southeast Quarter Section; thence south 607.14 feet, more or less, along the west line of the East one-half of said Southeast Quarter Section to a point of intersection with the centerline of STH 142 (Burlington Road) and the land lying south of the center line of STH 142 (Burlington Road), west of the centerline of the West Frontage Road, north of the north line of a parcel of land previously annexed to the City of Kenosha and described in City of Kenosha Ordinance #27-14 recorded with the Kenosha County Register of Deeds on July 11, 2014 as Document No. 1730021, and east of the west line of the East one-half of said Southeast Quarter Section, containing 25.425 acres more or less.

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	February 19, 2015	Item 3
City Plan Commission Resolution - To Amend the <i>Comprehensive Plan for the City of Kenosha: 2035</i> regarding the <i>Bristol Neighborhood Plan</i>. (District 16) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: Northwest corner of 71st Street and 125th Avenue - Bristol Neighborhood

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Johnson, has been notified. This City Plan Commission Resolution recommends the Common Council approve the Amendment through a Zoning Ordinance Amendment.

ANALYSIS:

- Wisconsin Statutes require the City Plan Commission to adopt a City Plan Commission Resolution to recommend that the Common Council adopt amendments to the Comprehensive Plan.
- The attached Resolution satisfies this requirement and will be attached to the Zoning Ordinance to create Subsection 18.02 oo. to Amend the *Land Use Plan for the City of Kenosha: 2035* regarding the *Bristol Neighborhood Plan*.
- The Amendment requires six (6) affirmative votes from the Commission to pass.
- Details on the various plan changes are noted in the next agenda item report

RECOMMENDATION:

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


 Brian R. Wilke, Development Coordinator


 Jeffrey B. Labahn, Director

CITY PLAN COMMISSION RESOLUTION # __-15

By: City Plan Commission

To Amend the Chapter 6 entitled Existing Plans and Ordinances
for the *Comprehensive Plan for the City of Kenosha: 2035*
amending the *Bristol Neighborhood Plan*

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

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

WHEREAS, the City of Kenosha has prepared an amended plan for the Bristol Neighborhood Plan; and

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

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

NOW, THEREFORE BE IT RESOLVED that pursuant to Section 66.1001(4)(b), the City Plan Commission for the City of Kenosha, Wisconsin, hereby approves the amendment to "A Comprehensive Plan for the City of Kenosha: 2035" by amending the *Bristol Neighborhood Plan* dated February 11, 2015.

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

Adopted this ____ day of _____, 2015

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

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

DRAFTED BY: COMMUNITY DEVELOPMENT & INSPECTIONS

/u2/accl/cp/ckays/1CPC/2015/FEB19/resol-cpc-northshorebank.odt

City of Kenosha

Proposed amendments to the

Bristol Neighborhood Plan

Properties requested to be changed

From:

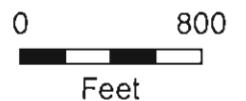
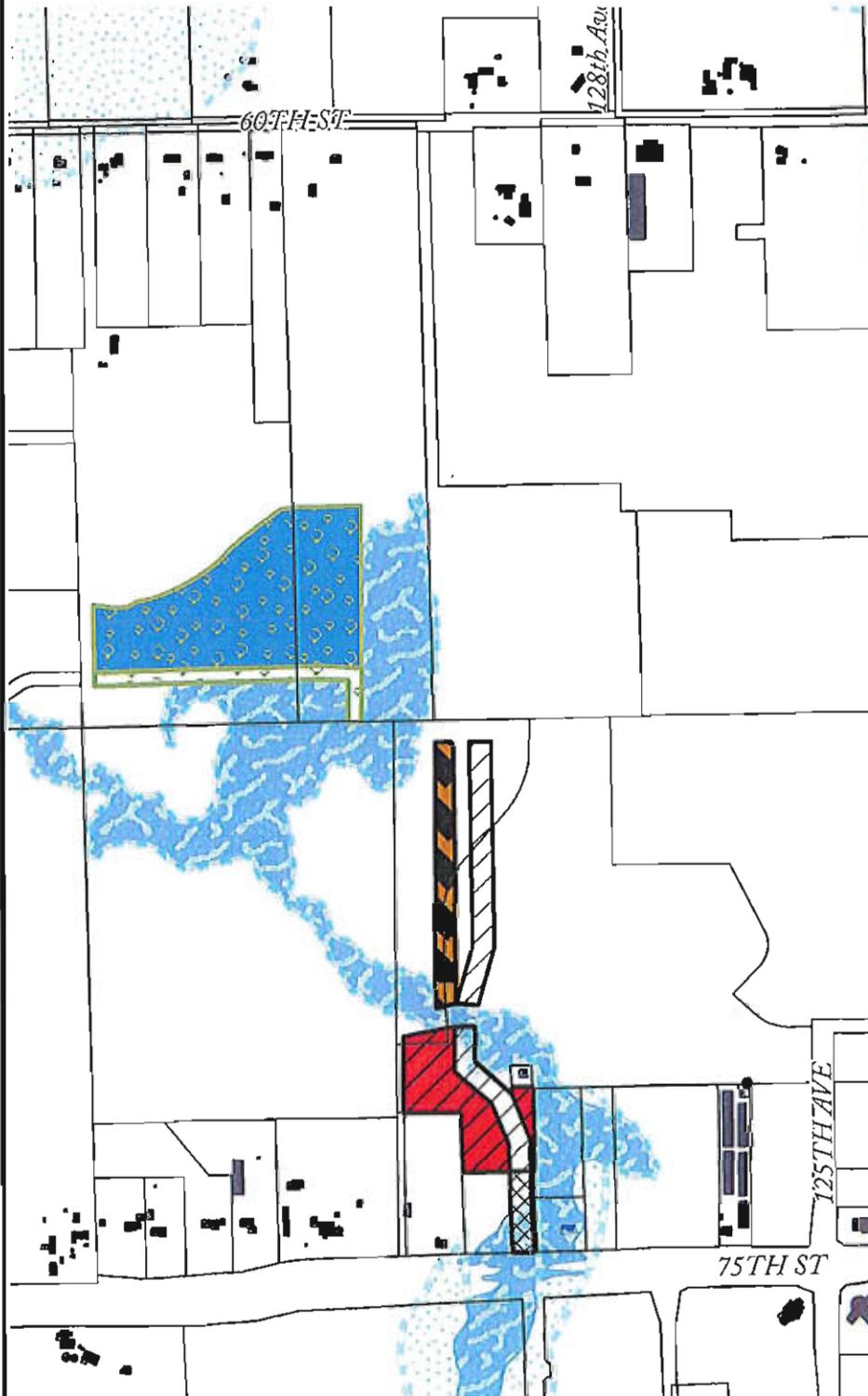
-  Multi-Family Residential
-  Institutional / Utilities
-  Community & Regional Commercial
-  Roadways

To:

-  Multiple-Family Residential
-  Commercial
-  Open Space / Parks
-  Roadways

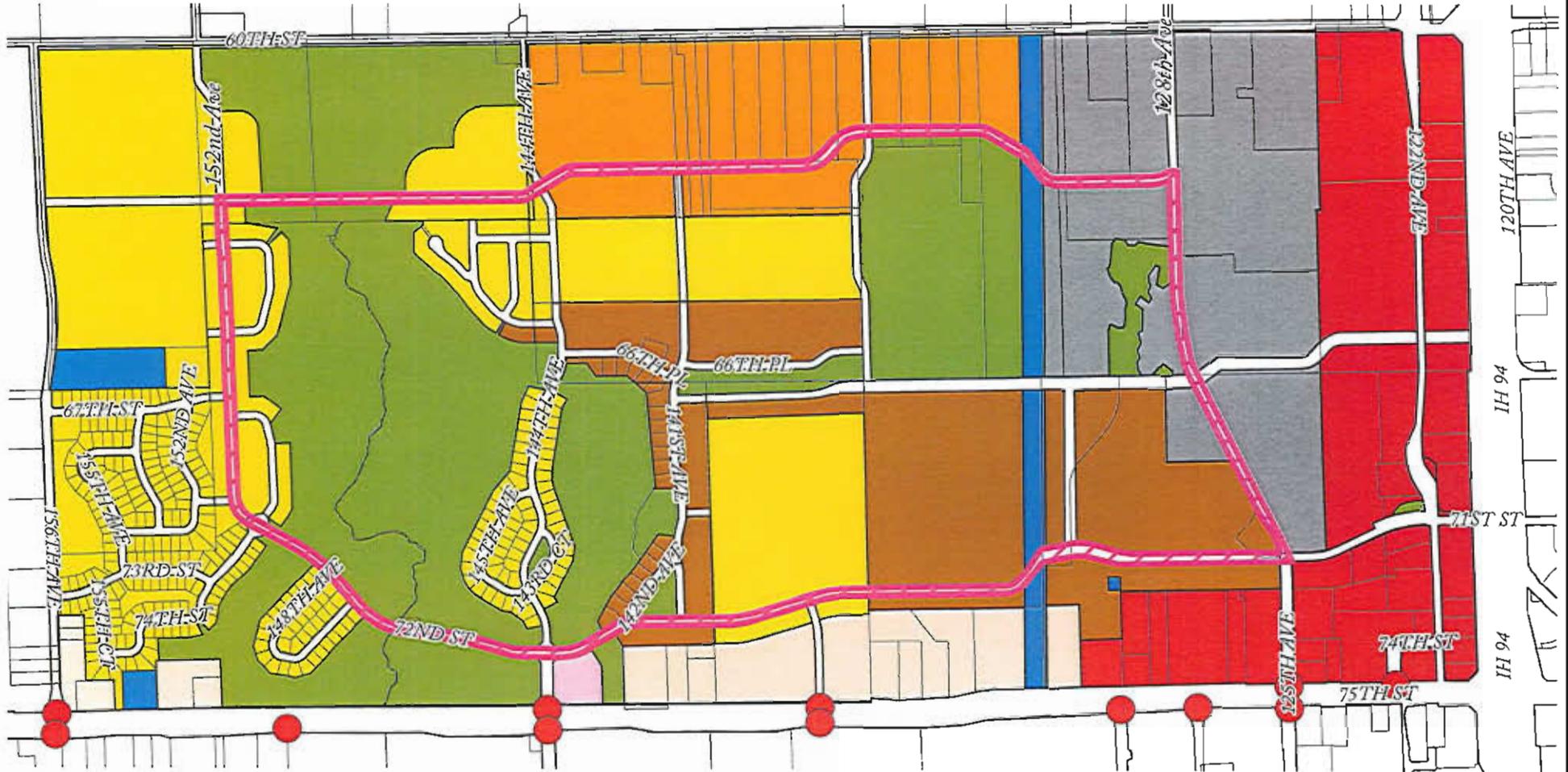
Environmental Areas to remain:

-  Floodplains
-  Shoreland-Wetland Overlay



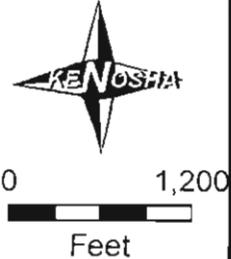
Bristol Neighborhood Plan

Revised _____ Zoning Ordinance _____



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

- | |
|---|
| Ring Road |
| Planned Public Street Access Locations for STH 50 |



Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	February 19, 2015	Item 4
Zoning Ordinance by the Mayor - To Create Subsection 18.02 oo. of the Zoning Ordinance to Amend the <i>Bristol Neighborhood Plan</i> as referenced in the <i>Comprehensive Plan for the City of Kenosha: 2035.</i> (North Shore Bank) (District 16) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: Northwest corner of 71st Street and 125th Avenue - Bristol Neighborhood

NOTIFICATIONS/PROCEDURES:

The alderperson of the district, Alderperson Johnson, has been notified. The Common Council is the final review authority.

ANALYSIS:

- The Common Council adopted *A Comprehensive Plan for the City of Kenosha: 2035* on April 19, 2010.
- Wisconsin Statutes require the Common Council to adopt an Ordinance for Amendments to the Comprehensive Plan. The *Bristol Neighborhood Plan* is adopted by reference in the Comprehensive Plan.
- The attached Zoning Ordinance references an Amendment to the adopted Bristol Neighborhood Plan. Based on a Concept Plan Review submitted in this area for a multi-family development, Staff has looked at a larger area within the neighborhood and has proposed the following Bristol Neighborhood Plan changes:
 - a. The proposed road connection from 71st Street to 75th Street at approximately 130th Avenue has been eliminated. Much of the area this road would be constructed in is environmental area, such as floodplain and conservancy. The Kenosha Water Utility will still need an Easement for future sewer and water, but the road is proposed to be eliminated.
 - b. 130th Avenue north of 71st Street is proposed to move west to straddle the lot line of the Continental Properties development and the developable site to the west. It made sense to move the road to a point where abutting property owners could share the responsibility of future road construction.
 - c. A small portion of the southwest corner of the Continental Properties development was shown as *Commercial* land use. With the road extension proposed to be removed, the proposal is to show this area as *Multiple-Family Residential* on the Plan.
 - d. Unrelated to the Continental Properties development, in the area of the neighborhood park northwest of the Continental Properties development, the proposal is to remove the designation of *Institutional/Utilities* and replace it with *Open Space/Park*. the original plan had been to set aside room for a future school site, but as the City now plans to develop the whole site as a park, that designation is no longer needed. An extension of 66th Place to the east was also proposed to be removed as the City does not intend to construct that street.

RECOMMENDATION:

A recommendation is made to approve the proposed Zoning Ordinance.


 Brian R. Wilke, Development Coordinator


 Jeffrey B. Labahn, Director

ORDINANCE NO. _____

BY: CITY PLAN COMMISSION

**TO CREATE SUBSECTION 18.02 oo. OF THE ZONING ORDINANCE
TO AMEND THE BRISTOL NEIGHBORHOOD PLAN AS REFERENCED
IN THE COMPREHENSIVE PLAN FOR THE CITY OF KENOSHA: 2035**

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

Section One: Subsection 18.02 oo. of the Zoning Ordinance for the City of

Kenosha, Wisconsin, is hereby created as follows:

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

oo. By City Plan Resolution _____ on file with the Department of Community Development and Inspections.

Section Two: This Ordinance shall become effective upon passage and

publication.

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

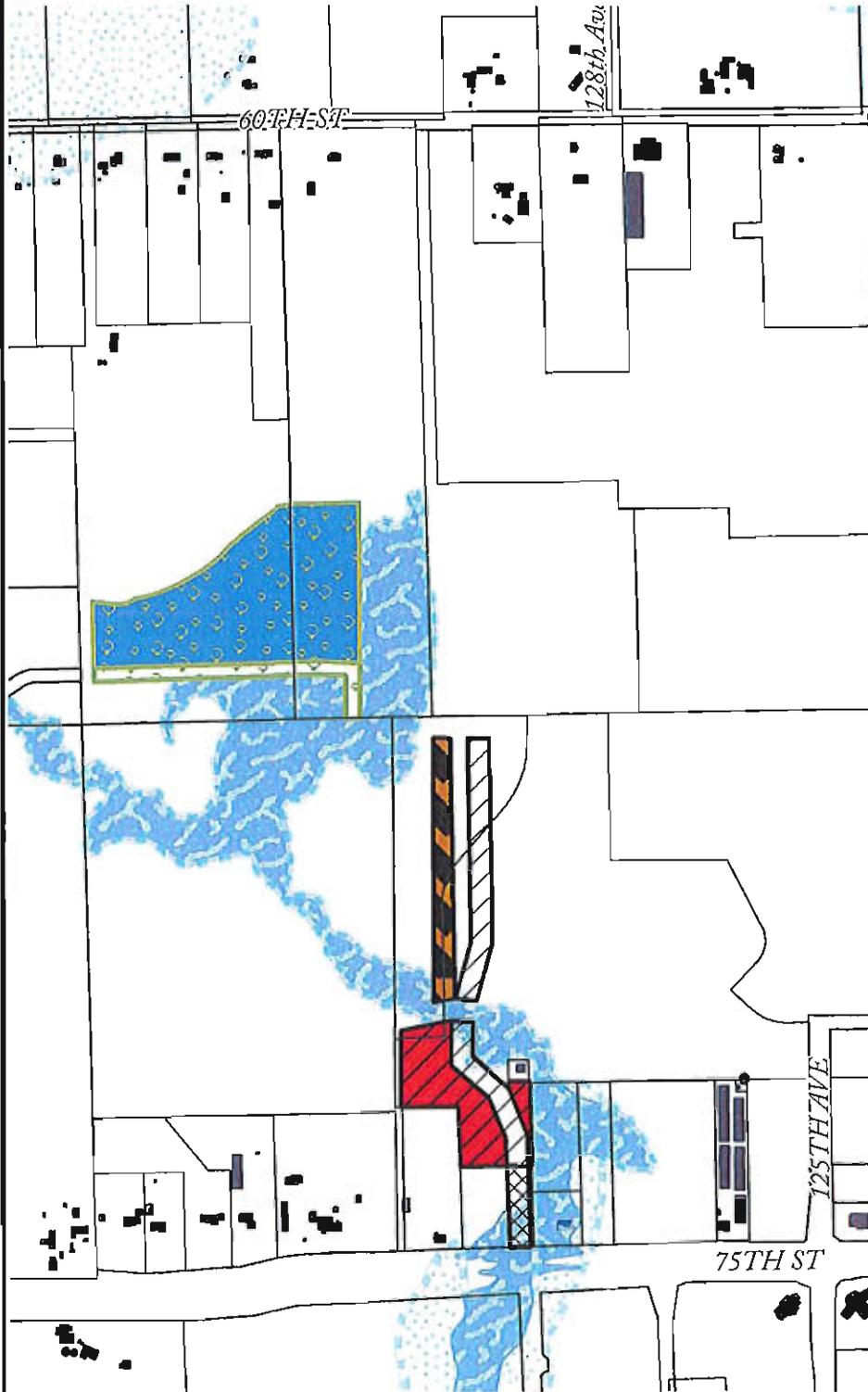
Published:

Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney

City of Kenosha

Proposed amendments to the

Bristol Neighborhood Plan



Properties requested to be changed

From:

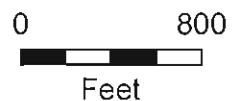
-  Multi-Family Residential
-  Institutional / Utilities
-  Community & Regional Commercial
-  Roadways

To:

-  Multiple-Family Residential
-  Commercial
-  Open Space / Parks
-  Roadways

Environmental Areas to remain:

-  Floodplains
-  Shoreland-Wetland Overlay



Zoning Ordinance by the Mayor - To Rezone property located at the northwest corner of 71st Street and 125th Avenue from A-2 Agricultural Land Holding District to TRD-2 Traditional Multiple-Family Residential District in conformance with Section 10.02 of the Zoning Ordinance. (North Shore Bank) (District 16) PUBLIC HEARING

LOCATION/SURROUNDINGS:

Site: Northwest corner of 71st Street and 125th Avenue
Neighborhood: Bristol

Vicinity Zoning/Land Use
North: M-2, C-1 / Vacant
East: M-2 / Vacant
South: B-2 / Commercial
West: A-2 / Vacant

NOTIFICATIONS/PROCEDURES:

The alderperson of the district, Alderperson Johnson, 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 is requesting to rezone the property from *A-2 Agricultural Land Holding District* to *TRD-2 Traditional Multiple-Family Residential District*. The purpose of the rezoning is to allow for a multi-family rental development of up to 480 units.
- Rezoning of the property to *TRD-2 Multiple-Family Residential District* is compatible with the existing land uses in the area and the Amended Bristol Neighborhood Plan. Per Section 10.05 of the Zoning Ordinance, the development of the property will be required to be consistent with the development plan dated January 21, 2015.
- Prior to development, the applicant will also be required to obtain final approval through a Conditional Use Permit, Land Division and Developer's Agreement. The final development will also be required to be in compliance with the applicable City and State Ordinances, Codes and development standards.
- The Concept Plan shows a total of four hundred eighty (480) multi-family rental units. The density proposed is just under twelve (12) units per acre. The project would be split over two (2) phases with two hundred eighty (280) units developed in Phase I and the remaining two hundred (200) units developed in Phase II.
- The Complex is proposed as a gated community with two (2) gated access points on 71st Street and proposed emergency only access gates to the other roads that may eventually be adjacent to the development site.
- The applicant will be required to construct 71st Street as part of the development. Other roads adjacent to the development will be dedicated and the City will require a cash escrow or other assurance to cover the eventual extension of those roads.
- The proposed exterior materials of the building are stone and cement board siding.
- While the Concept Plan is generally acceptable to City Staff in regards to density, layout and overall design, the following items will require some modification prior to final plan approval.

Zoning Ordinance by the Mayor - To Rezone property located at the northwest corner of 71st Street and 125th Avenue from A-2 Agricultural Land Holding District to TRD-2 Traditional Multiple-Family Residential District in conformance with Section 10.02 of the Zoning Ordinance. (North Shore Bank) (District 16) PUBLIC HEARING

- The temporary cul-de-sac at the west end of the 71st Street extension will need to be moved west into the land shown as Phase II.
- A detailed Phasing Plan will be needed showing what improvements will be completed with each phase.
- Another emergency access must be shown at the north end of the site to future 67th Street.
- Detail on all fencing shall be provided. any fencing along a proposed right-of-way shall be open wrought-iron. Site obscuring fencing will only be allowed along common lot lines.
- The building elevations may need to be modified slightly to meet the design criteria of Chapter 14 of the Zoning Ordinance. There are seven (7) different elements listed for building variation. Two (2) of the elements must be used to gain compliance. The only element that appears to have been met is a change in materials and/or colors in a vertical bay. Additional variation is required and could be as simple as some varied roof pitches.

RECOMMENDATION:

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



Brian R. Wilke, Development Coordinator



Jeffrey B. Labahn, Director

REZONING ORDINANCE NO. _____

BY: THE MAYOR

To Rezone Property Located at the Northwest Corner of 71st Street and 125th Avenue from A-2 Agricultural Land Holding District to TRD-2 Traditional Multiple Family Residential District in Conformance With Section 10.02 of the Zoning Ordinance. (North Shore Bank) (District #16)

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

Section One: That the land shown on the attached Supplement Map No. Z1-15 be, and the same hereby is, zoned and districted as indicated on said map.

Section Two: The development of the property shall be consistent with the conceptual development plan for the property being rezoned, which plan was submitted by the property owner/developer, considered by the City Plan Commission on the 19th day of February, 2015, and is on file with the Department of Community Development and Inspections as required in Section 10.02 A. of the Zoning Ordinance.

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

ATTEST: _____ City Clerk

APPROVED: _____ Mayor Date: _____

Passed:

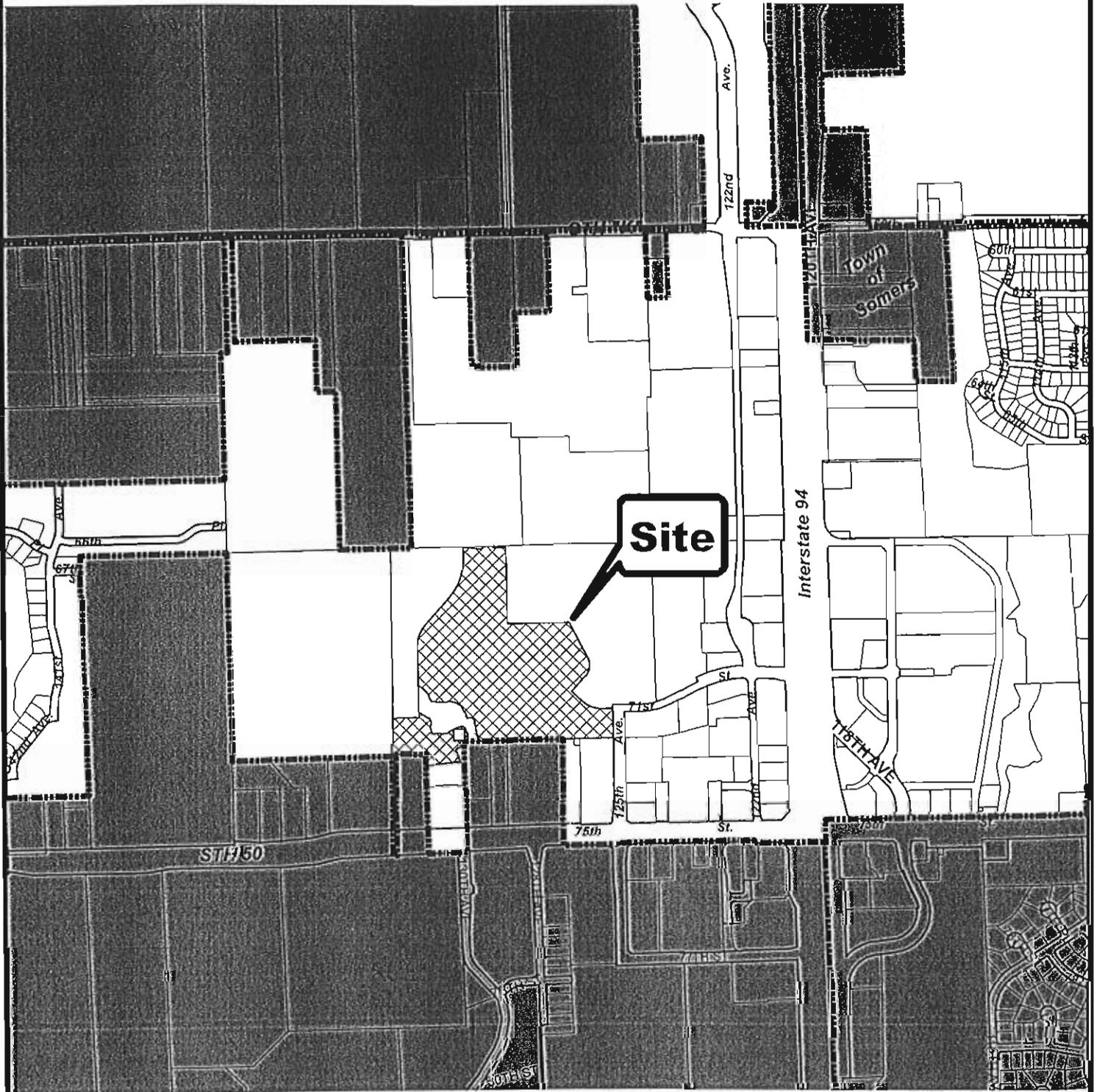
Published:

Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney

City of Kenosha

Vicinity Map

Anchor Bank rezoning



Property requested to be rezoned

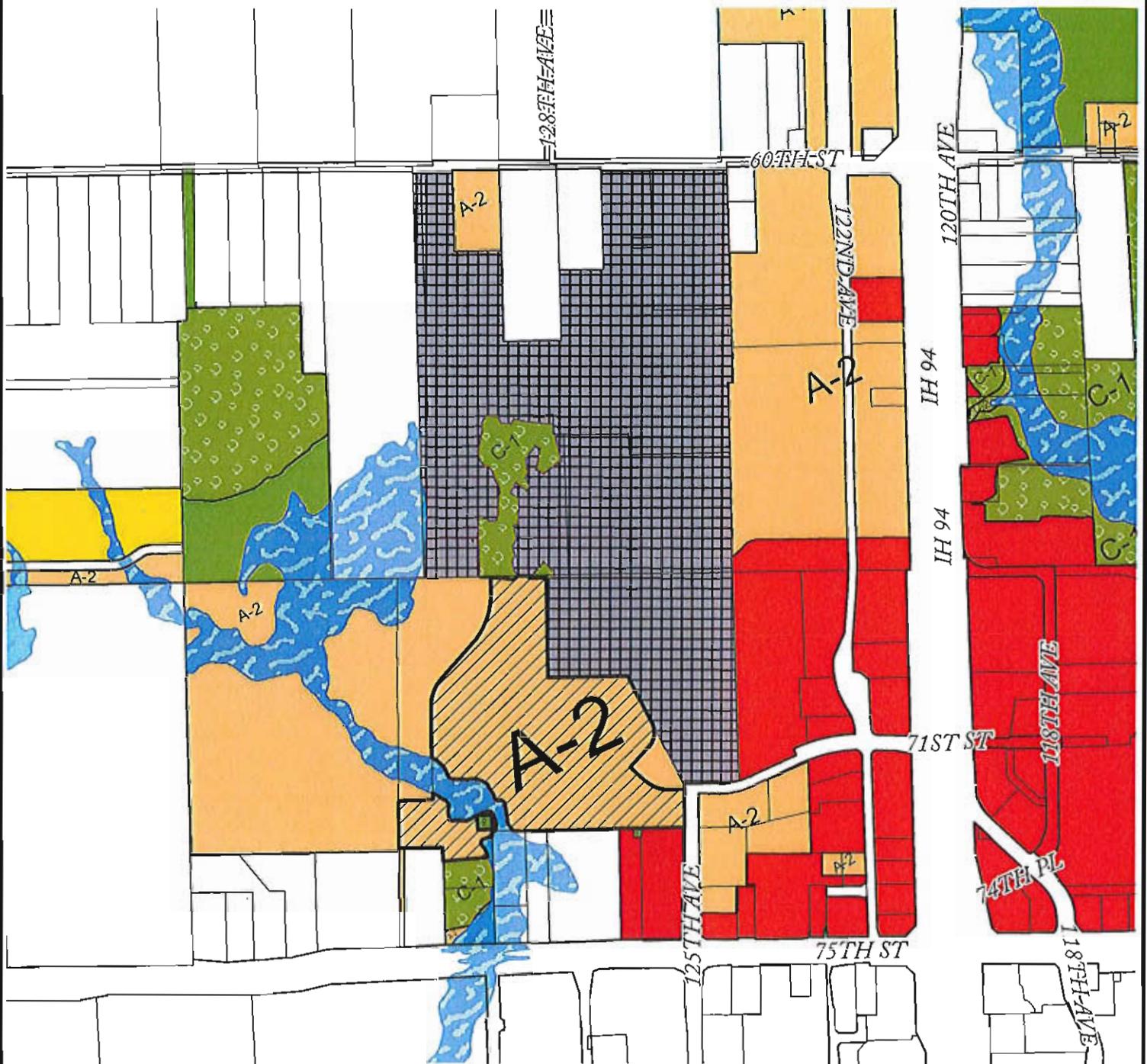


City of Kenosha

District Map
Rezoning

Supplement No. Z1-15
Ordinance No. _____

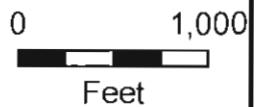
North Shore Bank petition



Property Requested to be Rezoned from:



A-2 Agricultural Land Holding to
TRD-2 Traditional Multiple Family Residential



City of Kenosha

Land Use Map North Shore Bank Rezoning




CONTINENTAL PROPERTIES
COMPANY, INC.

November 4, 2014

VIA: Hand Delivery

The Honorable Mayor and Members of the Common Council
City of Kenosha
Kenosha, WI 53140

RE: Rezoning Petition
48.70 acres at northwest corner of 71st Street and 125th Avenue
Continental 315 Fund LLC

Dear Members of the Common Council:

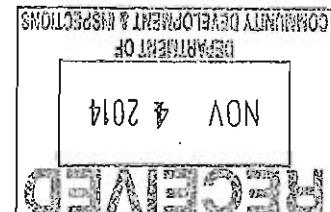
Continental 315 Fund LLC respectfully requests rezoning of the 48.70 acre property, known by parcel number 03-121-01-420-212, from A-2 Agricultural to TRD-2 Traditional Multiple Family Residential. The purpose of the rezoning is to permit a class 'A' market rate apartment community at a gross density of twelve dwelling units per acre.

Enclosed please find conceptual development plans, 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 Erik Hahn at W134 N8675 Executive Parkway, Menomonee Falls, WI 53051. I can be reached at 262-502-5500, or via email to ehahn@cproperties.com if there are any questions regarding this request for rezoning.

Sincerely,
CONTINENTAL PROPERTIES COMPANY, INC. on behalf of Continental 315 Fund LLC


Erik Hahn
Development Director

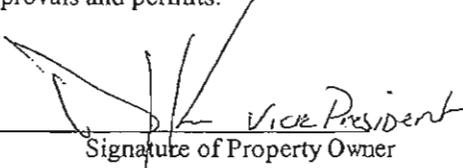




NORTH SHORE BANK

Corporate Office: 15700 W Bluemound Rd-Brookfield, WI 53005
262.785.1600 | northshorebank.com

Continental 315 Fund LLC, as agent for the property owner listed below, has approval to submit applications to the City of Kenosha and the State of Wisconsin for rezoning, comprehensive plan amendment, site plan, land division, and other necessary development related approvals and permits.



Signature of Property Owner

North Shore Bank FSB
Printed Name of Property Owner

NW corner of 71st Street & 125th Ave, City of Kenosha, Kenosha
County, WI
Address of Property

03-121-01-420-12
Tax Identification #

September 25, 2014
Date

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

MAILING INFORMATION

NAME OF PROJECT: SPRINGS AT KENOSHA

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

<input checked="" type="radio"/>	Name and Address of Applicant [Please print]: CONTINENTAL 315 FUND LLC C/O Continental Properties Company, Inc. ATTN: Erik Hahn WI34 N8675 Executive Parkway Menomonee Falls, WI 53051	Phone: 262-502-5500 Fax: 262-502-5522 E-Mail: ehahn@cproperties.com
----------------------------------	--	---

<input type="radio"/>	Name and Address of Architect/Engineer [Please print]: _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____
-----------------------	---	---

<input type="radio"/>	Name and Address of Property Owner (if other than applicant)[Please print]: _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____
-----------------------	--	---

PROJECT LOCATION

Location of Development (street address and / or parcel number): _____

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**

Additional Information Required:	Current Zoning District: <u>A-2 Agricultural Land Holding</u> Proposed Zoning District: <u>TRD-2 Traditional Multiple Family Residential Distric</u> Proposed Type of Rezoning: (Check all applicable) <input type="checkbox"/> Single-family Residential <input type="checkbox"/> Two-family Residential <input checked="" type="checkbox"/> Multi-family Residential (3 or more units) <input type="checkbox"/> Institutional, Commercial or Industrial
---	--

Submittal Requirements:	<ul style="list-style-type: none"> ➤ Rezoning Petition (sample below) filled out according to the particular situation. The current owner(s) of the property must sign the petition. ➤ Building and Site Development Plans as indicated below.
--------------------------------	--

Fees:	<ul style="list-style-type: none"> ➤ Rezoning Fee = \$550 (For projects that <i>do not</i> require building and site development plans) <u>OR</u> ➤ Rezoning with Concept Plan = \$1,150 (For projects that require building and site development plans) <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>
--------------	--

Appendices to Review:	➤ N/A
------------------------------	-------

Approximate Review Time:	➤ 60-75 days (Reviewed by City Plan Commission and Common Council)
---------------------------------	--

A rezoning request can be initiated by:

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

SAMPLE REZONING PETITION

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

Dear Members of the Common Council:

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

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

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

Sincerely,

Current Property Owner

·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

February 10, 2015

Notice of Public Hearing

Rezoning of property at the Northwest corner of 71st Street and 125th Avenue (North Shore Bank)

The City Plan Commission will hold a public hearing on a Petition submitted by North Shore Bank, Erik Hahn, Agent, to rezone their property at the northwest corner of 71st Street and 125th Avenue. The proposed rezoning would amend the zoning on the property from *A-2 Agricultural Land Holding District* to *TRD-2 Traditional Multiple Family Residential District*. The rezoning is to allow for a multi-family rental development of up to 480 units.

An Amendment to the City's Adopted *Comprehensive Land Use Plan for the City of Kenosha: 2035* is also required.

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

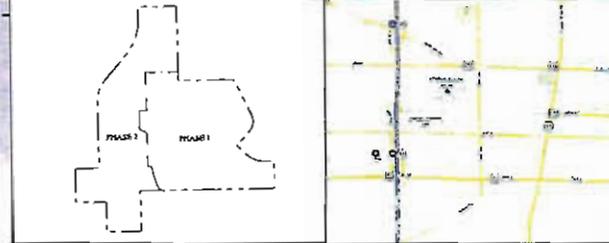
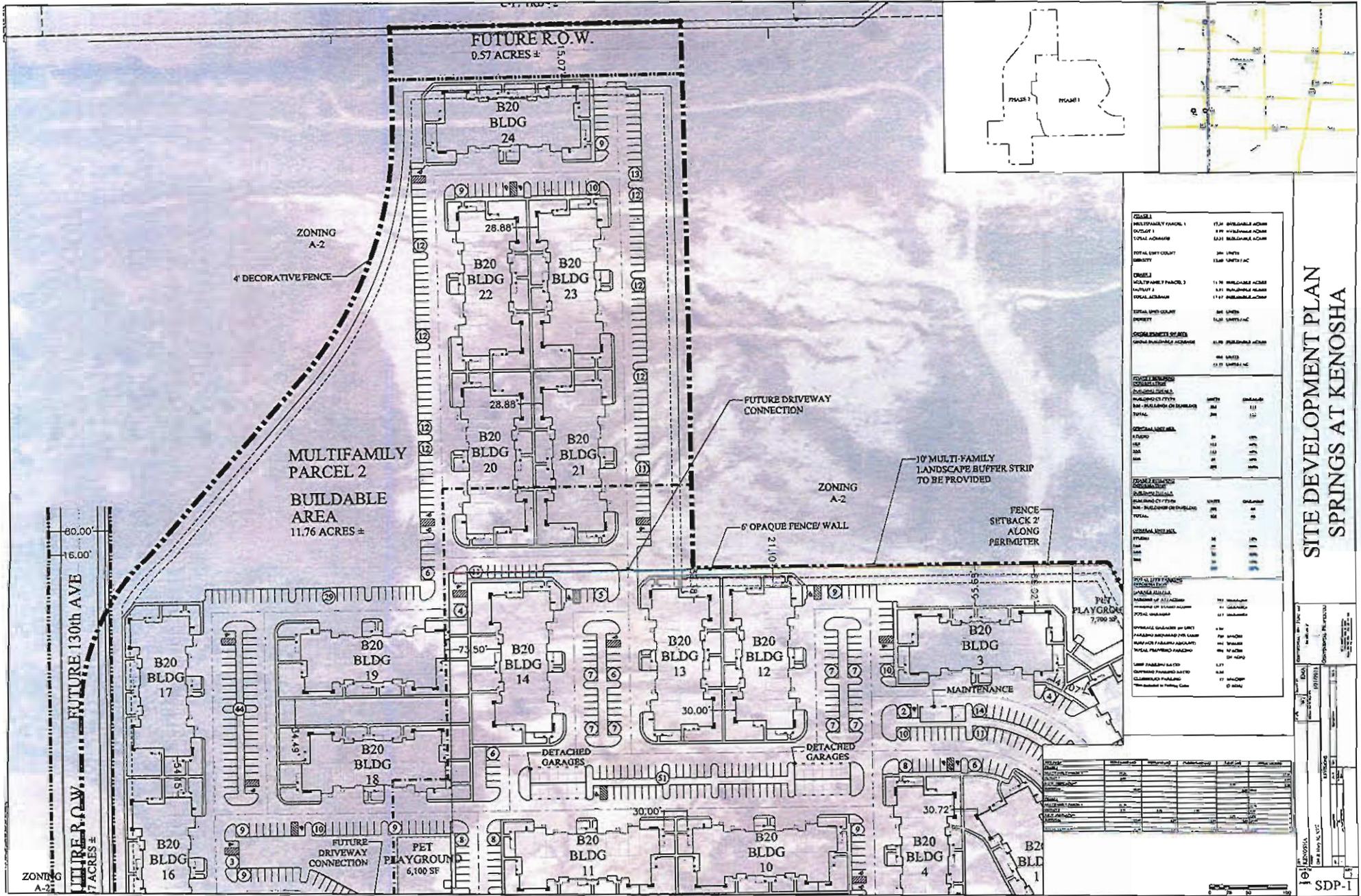
***Thursday, February 19, 2015 at 5:00 p.m.
Municipal Building
625 52nd Street - Room 202
Kenosha, WI 53140***

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, April 6, 2015 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 or at 262.653.4049.

BW:kas
Enclosure



PARCEL 1		PARCEL 2	
MULTIFAMILY PARCEL 1	17.34 BUILDABLE ACRES	MULTIFAMILY PARCEL 2	11.76 BUILDABLE ACRES
OUTLOT 1	8.77 BUILDABLE ACRES	OUTLOT 1	4.71 BUILDABLE ACRES
TOTAL ACRES	8.57 BUILDABLE ACRES	TOTAL ACRES	11.76 BUILDABLE ACRES
TOTAL UNIT COUNT	200 UNITS	TOTAL UNIT COUNT	200 UNITS
DENSITY	23.34 UNITS/AC	DENSITY	17.02 UNITS/AC
OVERALL PROJECT TOTALS			
MULTIFAMILY PARCEL 1	17.34 BUILDABLE ACRES	MULTIFAMILY PARCEL 2	11.76 BUILDABLE ACRES
OUTLOT 1	8.77 BUILDABLE ACRES	OUTLOT 1	4.71 BUILDABLE ACRES
TOTAL ACRES	26.11 BUILDABLE ACRES	TOTAL ACRES	26.11 BUILDABLE ACRES
TOTAL UNIT COUNT	200 UNITS	TOTAL UNIT COUNT	200 UNITS
DENSITY	7.66 UNITS/AC	DENSITY	7.66 UNITS/AC

CONSTRUCTION	AMOUNT	UNIT PRICE	TOTAL
FOUNDATION	111	111	111
CONCRETE	28	110	3080
STEEL	28	110	3080
WOOD	28	110	3080
MECHANICAL	28	110	3080
ELECTRICAL	28	110	3080
PLUMBING	28	110	3080
PAINT	28	110	3080
LANDSCAPE	28	110	3080
PERMITS	28	110	3080
CONTINGENCY	28	110	3080
TOTAL	28	110	3080

CONSTRUCTION	AMOUNT	UNIT PRICE	TOTAL
FOUNDATION	111	111	111
CONCRETE	28	110	3080
STEEL	28	110	3080
WOOD	28	110	3080
MECHANICAL	28	110	3080
ELECTRICAL	28	110	3080
PLUMBING	28	110	3080
PAINT	28	110	3080
LANDSCAPE	28	110	3080
PERMITS	28	110	3080
CONTINGENCY	28	110	3080
TOTAL	28	110	3080

NO.	DESCRIPTION	AMOUNT	UNIT PRICE	TOTAL
1	FOUNDATION	111	111	111
2	CONCRETE	28	110	3080
3	STEEL	28	110	3080
4	WOOD	28	110	3080
5	MECHANICAL	28	110	3080
6	ELECTRICAL	28	110	3080
7	PLUMBING	28	110	3080
8	PAINT	28	110	3080
9	LANDSCAPE	28	110	3080
10	PERMITS	28	110	3080
11	CONTINGENCY	28	110	3080
TOTAL				30800

SITE DEVELOPMENT PLAN
SPRINGS AT KENOSHA

SDP-1

DATE: 10/15/2024

SCALE: 1/8" = 1'-0"

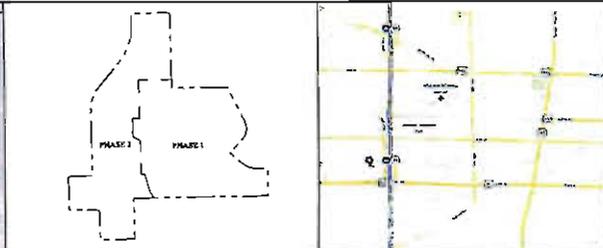
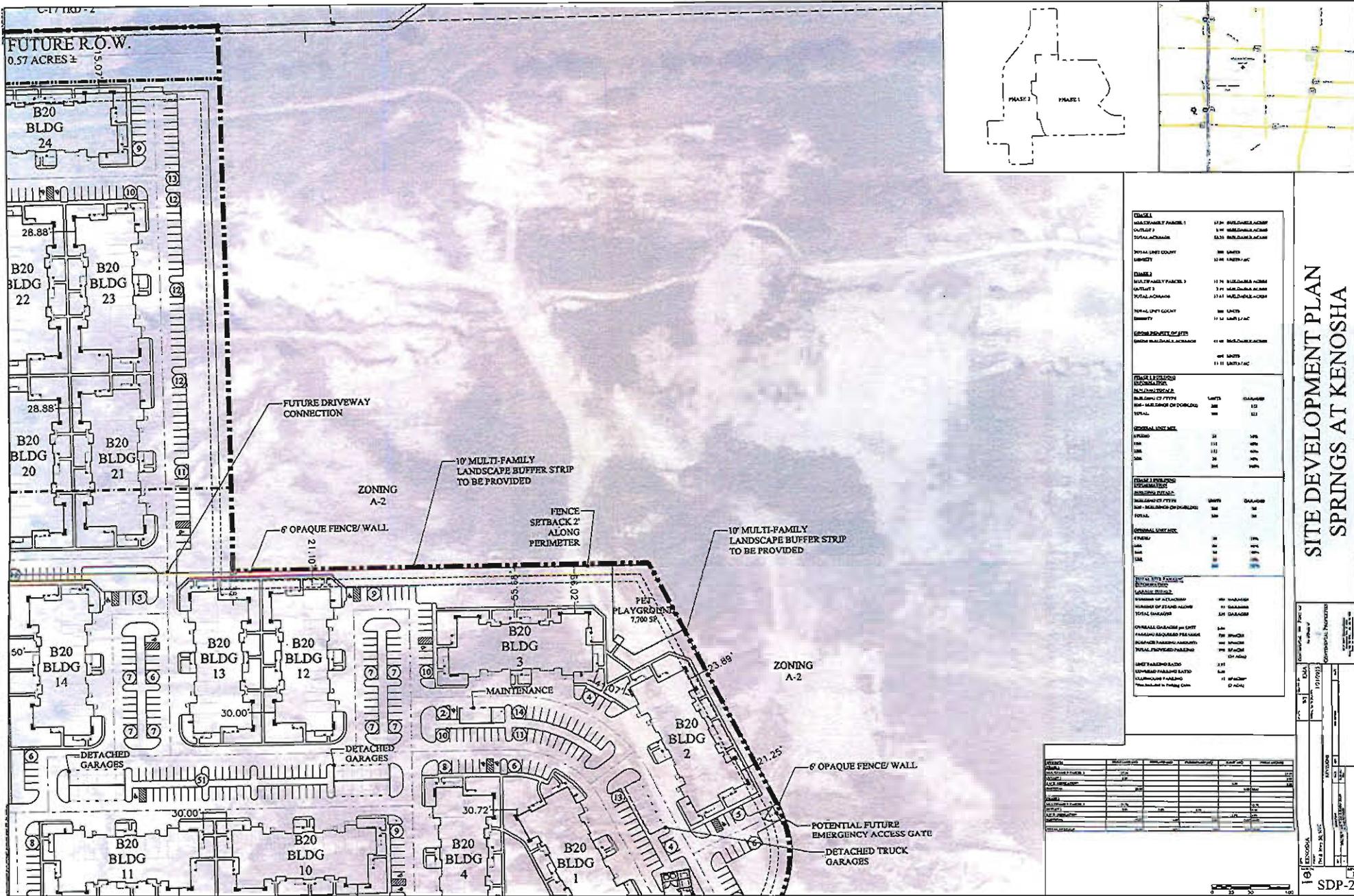
PROJECT: SPRINGS AT KENOSHA

CLIENT: [REDACTED]

DESIGNER: [REDACTED]

CHECKED: [REDACTED]

APPROVED: [REDACTED]



PHASE 1		PHASE 2	
MULTIFAMILY PARCEL 1	17.34 BLDG/CHANGEP	MULTIFAMILY PARCEL 3	11.74 BLDG/CHANGEP
OUTLET 1	4.80 BLDG/CHANGEP	OUTLET 3	3.70 BLDG/CHANGEP
TOTAL CHANGEP	22.14 BLDG/CHANGEP	TOTAL CHANGEP	15.44 BLDG/CHANGEP
TOTAL UNITS COUNTY	180 UNITS	TOTAL UNITS COUNTY	180 UNITS
UNITS/AC	12.74 UNITS/AC	UNITS/AC	15.44 UNITS/AC
COMBINATION OF PHASES		COMBINATION OF PHASES	
MULTIFAMILY PARCEL 1+2	29.48 BLDG/CHANGEP	MULTIFAMILY PARCEL 3+4	19.14 BLDG/CHANGEP
OUTLET 1+2	9.60 BLDG/CHANGEP	OUTLET 3+4	7.40 BLDG/CHANGEP
TOTAL CHANGEP	39.08 BLDG/CHANGEP	TOTAL CHANGEP	26.54 BLDG/CHANGEP
TOTAL UNITS COUNTY	360 UNITS	TOTAL UNITS COUNTY	360 UNITS
UNITS/AC	15.14 UNITS/AC	UNITS/AC	17.72 UNITS/AC

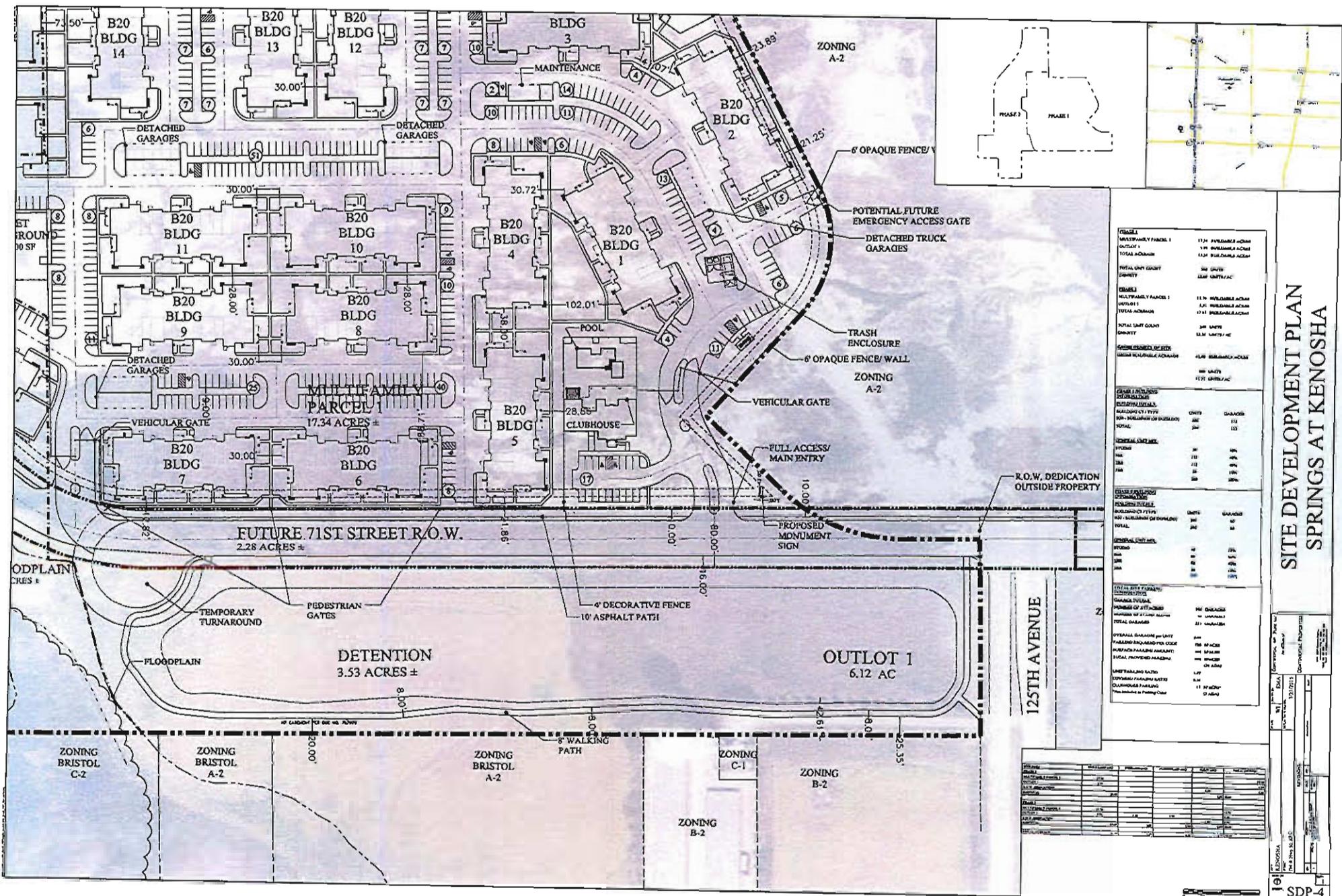
PHASE 1 PROVIDED		PHASE 2 PROVIDED	
BLDG/CHANGEP	22.14	BLDG/CHANGEP	15.44
UNITS	180	UNITS	180
CHANGEP	122	CHANGEP	122
TOTAL	302	TOTAL	302
UNITS/AC	17.72	UNITS/AC	17.72
CHANGEP	15.44	CHANGEP	15.44
UNITS	180	UNITS	180
CHANGEP	11.74	CHANGEP	11.74
TOTAL	297	TOTAL	297
UNITS/AC	25.33	UNITS/AC	25.33

PHASE 1 PROVIDED		PHASE 2 PROVIDED	
BLDG/CHANGEP	22.14	BLDG/CHANGEP	15.44
UNITS	180	UNITS	180
CHANGEP	122	CHANGEP	122
TOTAL	302	TOTAL	302
UNITS/AC	17.72	UNITS/AC	17.72
CHANGEP	15.44	CHANGEP	15.44
UNITS	180	UNITS	180
CHANGEP	11.74	CHANGEP	11.74
TOTAL	297	TOTAL	297
UNITS/AC	25.33	UNITS/AC	25.33

SITE DEVELOPMENT PLAN
SPRINGS AT KENOSHA

ITEM	QUANTITY	UNIT PRICE	TOTAL PRICE
CONCRETE	100	10.00	1000.00
ASPHALT	500	5.00	2500.00
PAVING	200	10.00	2000.00
LANDSCAPING	100	15.00	1500.00
UTILITIES	50	20.00	1000.00
DEMOLITION	20	10.00	200.00
PERMITS	10	10.00	100.00
CONTRACTOR	100	10.00	1000.00
TOTAL			11200.00

PROJECT NO: SDP-2
 DATE: 10/17/23
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



Category	Item	Quantity	Unit	Value
PHASE I	UNITS	174		
	RESERVABLE ACRES	1.74		
	TOTAL ACRES	17.34		
PHASE II	UNITS	174		
	RESERVABLE ACRES	1.74		
	TOTAL ACRES	17.34		
TOTAL	UNITS	348		
	RESERVABLE ACRES	3.48		
	TOTAL ACRES	34.68		

Category	Item	Quantity	Unit	Value
PHASE I	UNITS	174		
	RESERVABLE ACRES	1.74		
	TOTAL ACRES	17.34		
PHASE II	UNITS	174		
	RESERVABLE ACRES	1.74		
	TOTAL ACRES	17.34		
TOTAL	UNITS	348		
	RESERVABLE ACRES	3.48		
	TOTAL ACRES	34.68		

SITE DEVELOPMENT PLAN
SPRINGS AT KENOSHA

101
 SDP 4



B20 FRONT ELEVATION
3/8" = 1'-0"



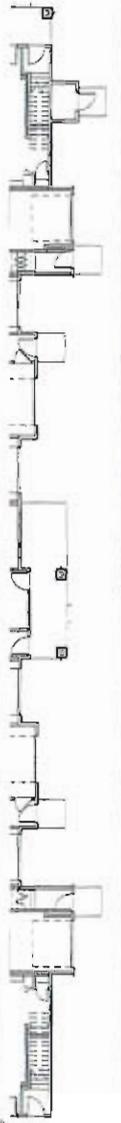
B20 RIGHT ELEVATION
3/8" = 1'-0"



B20 LEFT ELEVATION
3/8" = 1'-0"



B20 REAR ELEVATION
3/8" = 1'-0"



B20 ELEVATIONS - TYPE 1A

ASK-001 | 11/11/14

SPRINGS AT KENOSHA
KENOSHA, WI

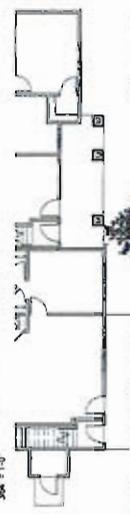
Kahler Slater
experience design



B20 FRONT ELEVATION
36'0" x 14'0"



B20 RIGHT ELEVATION
36'0" x 14'0"

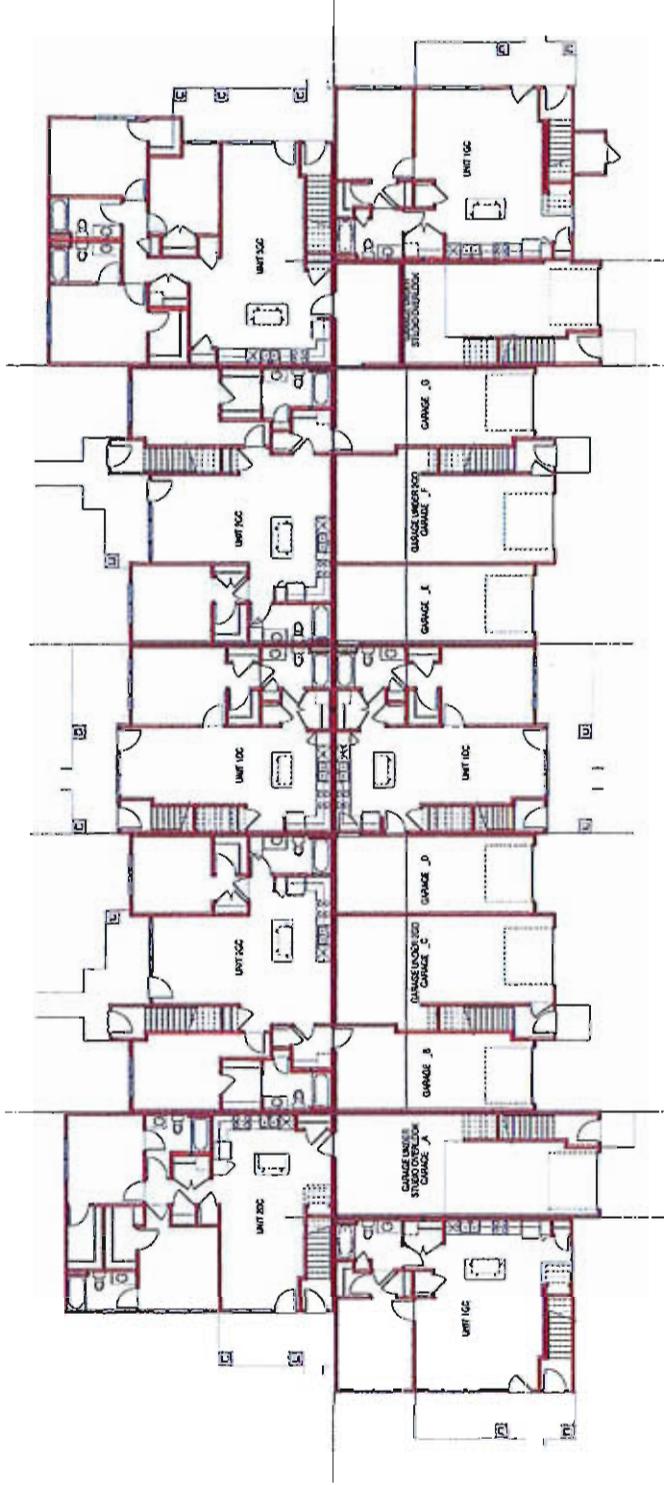


B20 LEFT ELEVATION
36'0" x 14'0"

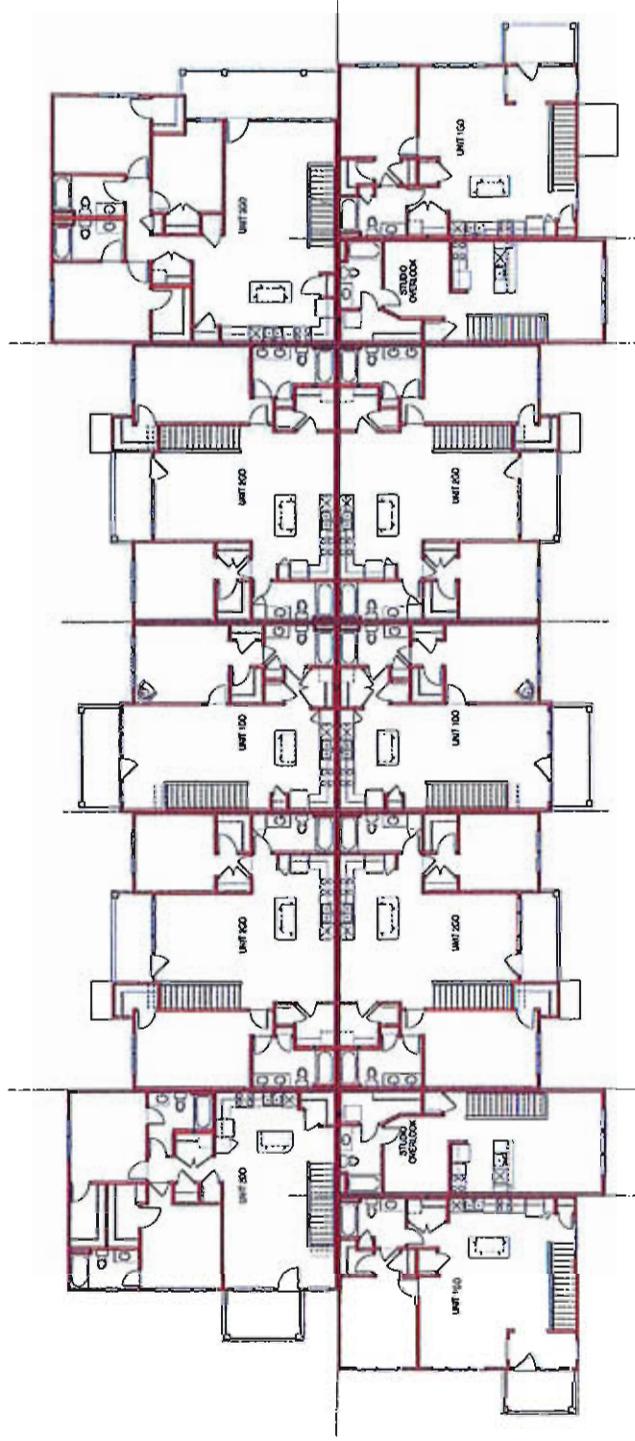


B20 REAR ELEVATION
36'0" x 14'0"





First Floor Assembly Plan
SCALE: 1/4" = 1'-0"

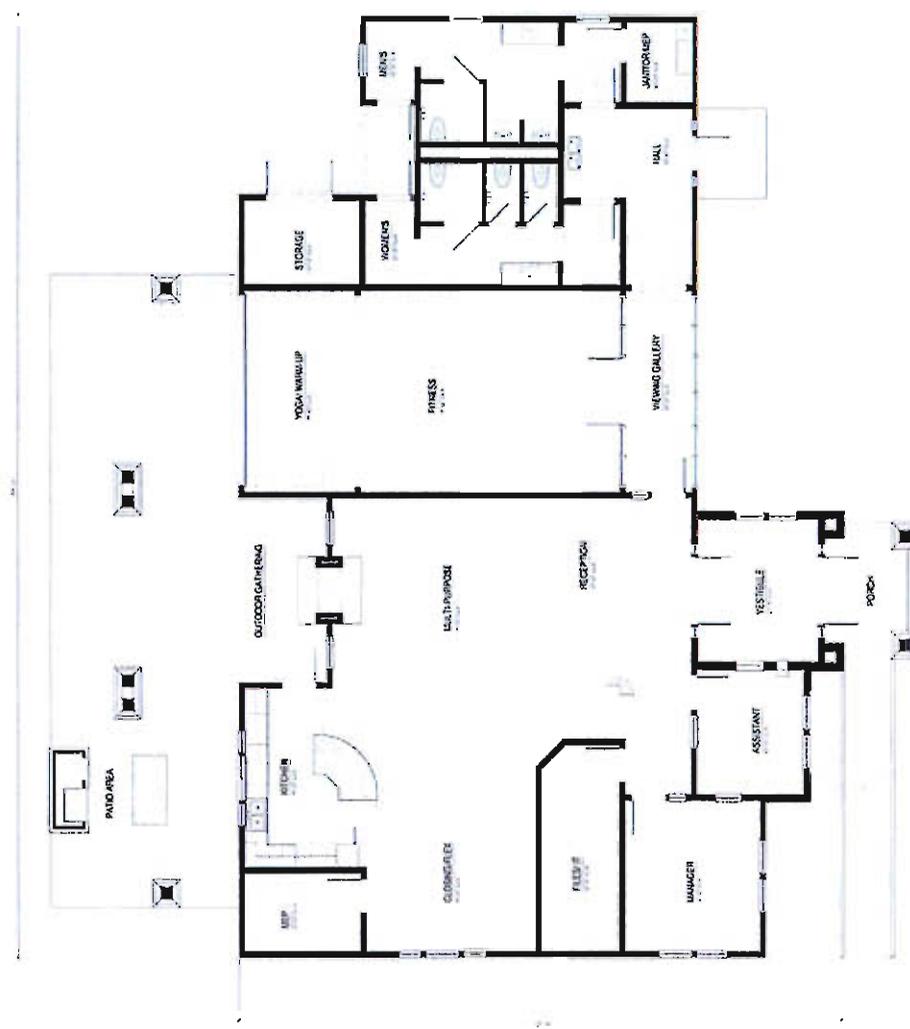


Second Floor Assembly Plan

SCALE: 1/8" = 1'-0"

B4 - 2-Story Building - Plans

Kenosha, WI



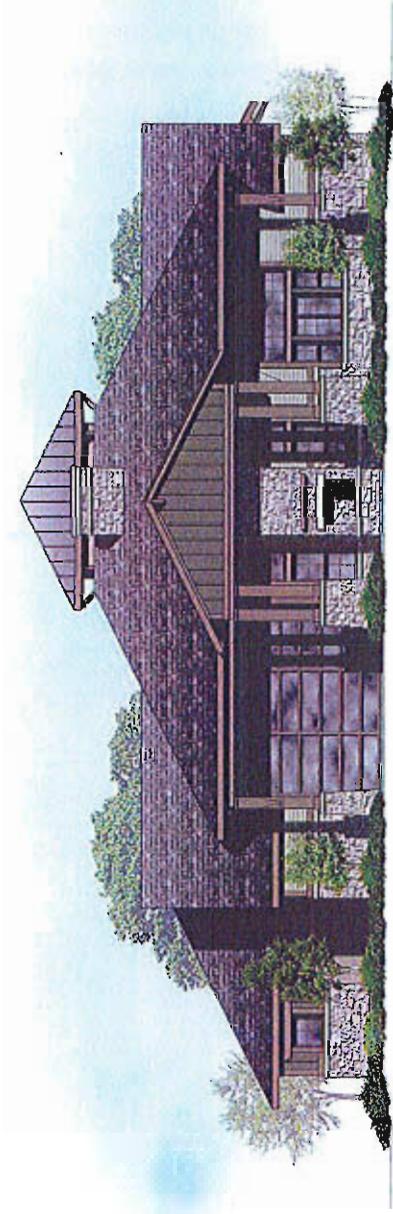
Clubhouse Floor Plan



Front Elevation



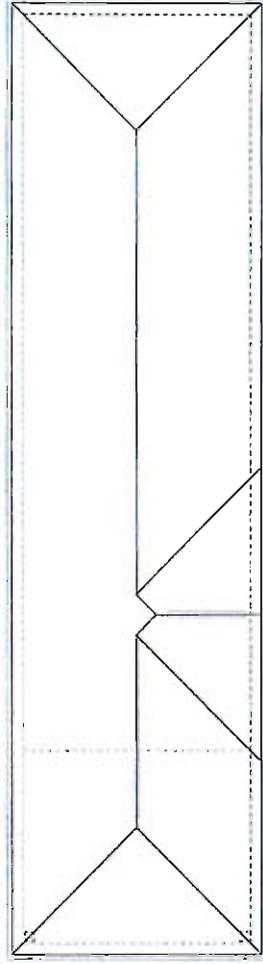
Right Side Elevation



Rear Elevation



Left Side Elevation



Roof Plan



Garage Floor Plan

Car Care Center



From Elevation
Exterior Elevation



Left Elevation
Exterior Elevation



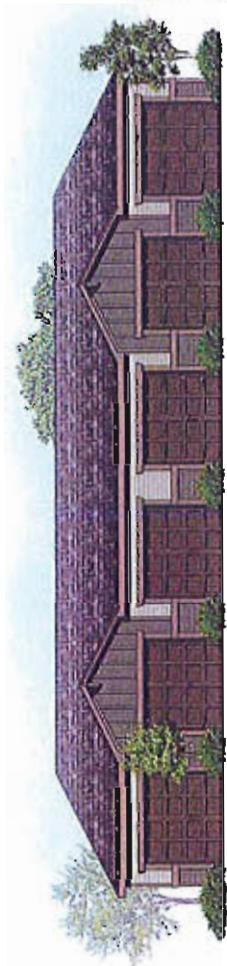
Right Elevation
Exterior Elevation



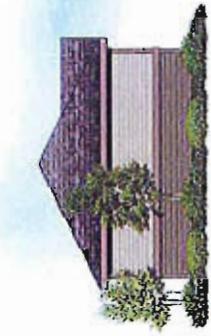
Rear Elevation
Exterior Elevation

Car Care Center

Ancillary Structures
Kenosha, WI



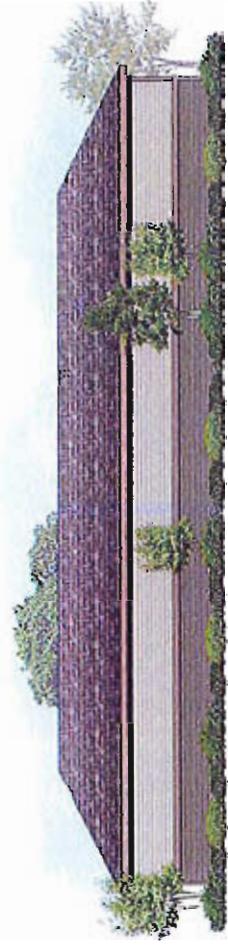
Front Elevation
Exterior Elevation



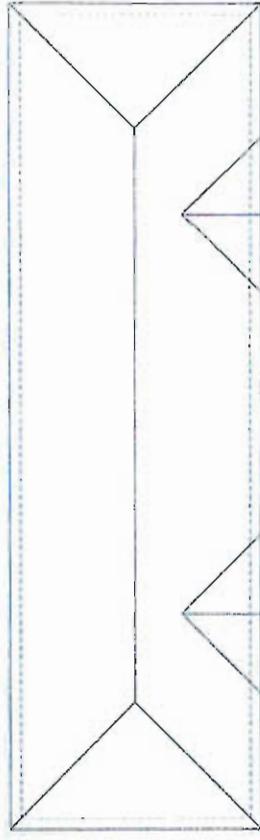
Left Elevation
Exterior Elevation



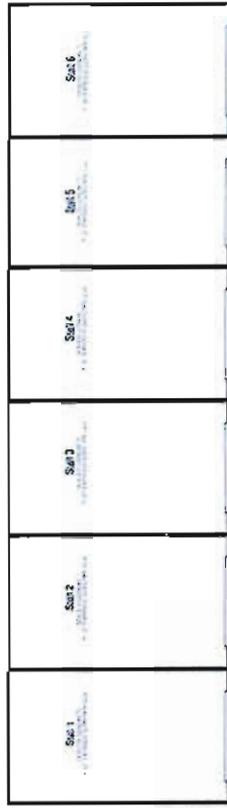
Right Elevation
Exterior Elevation



Rear Elevation
Exterior Elevation

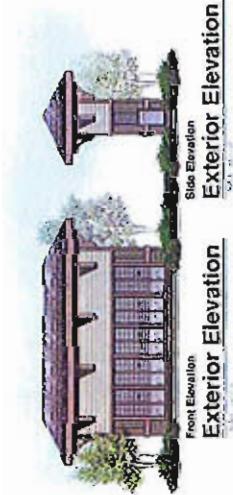


Roof Plan



Garage Floor Plan

6-Bay Garage



Front Elevation
 Exterior Elevation

Side Elevation
 Exterior Elevation



Mail Kiosk Type 3
 Floor Plan



Roof Plan



Left Side Elevation
 Exterior Elevation



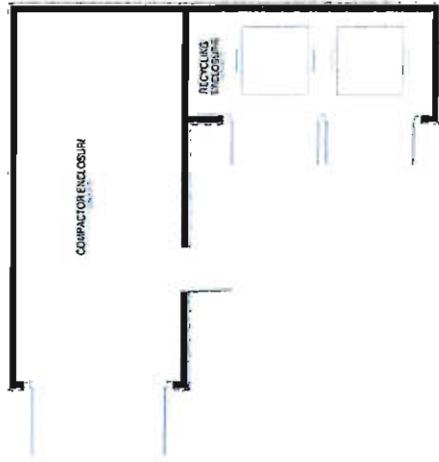
Rear Elevation
 Exterior Elevation



Right Side Elevation
 Exterior Elevation



Front Elevation
 Exterior Elevation



Compactor/Recycling Enclosure Floor Plan

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	February 19, 2015	Item 6
Quit Claim Deed from the City of Kenosha to Kenosha Human Development Services, Inc. for property at the northwest corner of 55th Street and 22nd Avenue. (District 7) PUBLIC HEARING			

LOCATION/SURROUNDINGS:

Site: Northwest corner of 55th Street and 22nd Avenue

NOTIFICATIONS/PROCEDURES:

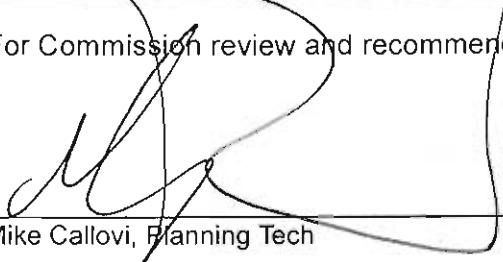
The alderperson of the district, Alderperson Juliana, has been notified. This item will also be reviewed by the Public Works and Finance Committees before final approval by the Common Council.

ANALYSIS:

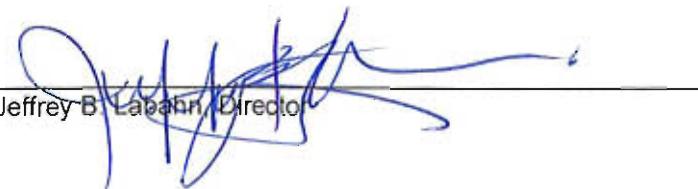
- The City of Kenosha owns a small parcel at the northwest corner of 55th Street and 22nd Avenue. This parcel is a remnant from when the City acquired the Holy Rosary of Pompeii Church.
- This parcel was previously part of a municipal parking lot. The City removed the parking lot and constructed new homes on the remainder of the site in 2010. This remaining lot is too small for any construction or other City purpose.
- The City of Kenosha proposes to Quit Claim the property to the land owner of 2210 55th Street, Kenosha Human Development Services (KHDS), because they own the building to the west. The proposed parcel will provide additional outdoor activity space when combined with the existing KHDS property.
- KHDS has been contacted and will accept the property.
- The Quit Claim Deed is attached for reference.

RECOMMENDATION:

For Commission review and recommendation.



Mike Callovi, Planning Tech



Jeffrey B. Labahn, Director

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number

Document Name

THIS DEED, made between the City of Kenosha, a municipal corporation

 _____ ("Grantor," whether one or more),
 and Kenosha Human Development Services, Inc., a Wisconsin non-stock corporation

 _____ ("Grantee," whether one or more).
 Grantor quit claims to Grantee the following described real estate, together with the
 rents, profits, fixtures and other appurtenant interests, in Kenosha
 County, State of Wisconsin ("Property") (if more space is needed, please attach
 addendum):

Part of the Southeast Quarter of Section 36, Town 2 North, Range 22 East of the
 Fourth Principal Meridian, lying and being in the City of Kenosha, Kenosha County,
 Wisconsin, and being more particularly described as follows: Lot 7 and the south
 forty feet (40') of Lot 8 in Block 9 of Bain's Subdivision, a plat of record and on file
 in the Kenosha County Register of Deeds Office; ALSO: the east thirty-four (34') feet
 of that portion of the 55th Street right-of-way which was vacated by Common
 Council Resolution 148-14 and recorded in document #1740377 in the Kenosha
 County Register of Deeds Office. EXCLUDING THEREFROM: The west
 ninety-three feet (93') of said Lot 7 and the west ninety-three feet (93') of the south
 forty feet (40') of said Lot 8; also excluding therefrom the east sixteen feet (16') of
 said Lot 7 and the east sixteen feet (16') of the south forty feet (40') of said Lot 8 as
 recorded in document #1621246 in the Kenosha County Register of Deeds Office.

Pursuant to Wis. Stat. Sec. 77.25 (2) this conveyance is exempt from the real estate
 transfer return and fee.

Dated _____.

_____(SEAL) _____(SEAL)
 * _____ * Keith G. Bosman, Mayor

_____(SEAL) _____(SEAL)
 * _____ * Debra L. Salas, City Clerk/Treasurer

AUTHENTICATION

Signature(s) _____

 authenticated on _____

* _____
 TITLE: MEMBER STATE BAR OF WISCONSIN
 (If not, _____
 authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Jonathan A. Mulligan
Assistant City Attorney

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
 Kenosha _____ COUNTY)

Personally came before me on _____,
 the above-named Keith G. Bosman and Debra L. Salas

 to me known to be the person(s) who executed the foregoing
 instrument and acknowledged the same.

 * Jonathan A. Mulligan
 Notary Public, State of Wisconsin
 My Commission (is permanent) (expires: _____)

Recording Area

Name and Return Address

Jonathan A. Mulligan
 Office of the City Attorney
 625 52nd Street, Room 201
 Kenosha, Wisconsin 53140

09-222-36-410-012

Parcel Identification Number (PIN)

This is not homestead property.
 (is) (is not)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

* Type name below signatures.

City of Kenosha

General Location Map

Quit Claim Deed

Northwest Corner of 55th Street / 22nd Avenue



 Property to be Transferred

