

Agenda
Public Works Committee Meeting
625 52nd Street, Room 202
Monday, March 21, 2016
5:30 PM

Chairperson Eric Haugaard
Vice Chairperson Jan Michalski
Aldersperson Steve Bostrom

Aldersperson Scott N. Gordon
Aldersperson Rhonda Jenkins
Aldersperson Patrick Juliana

Call to Order
Roll Call
Citizens Comments

Approval of the Minutes of the Meeting Held on March 7, 2016.

1. Request from Stephen Lee (D-Leecious Dogs) for use of city-owned parking lot located at the northeast corner of 54th Street and 6th Avenue (south side of lot) for a Peddler Stand. (District 2)
2. Request for use of city-owned vacant Lot (Parcel A) by Kenosha Car Club on Friday, June 3, 2016; Friday, July 8, 2016; Friday, August 12, 2016; and Friday, September 9, 2016 for a monthly Kenosha Car Club Cruise. (District 2)
3. Award of Contract for Project 15-1527 Uptown Library Basement Renovation – Asbestos Abatement (2419 63rd Street) to Safe Abatement for Everyone, Inc. (Sturtevant, Wisconsin) in the amount of \$4,930.00. (District 3) (Library Board – Ayes 7, Noes 0)
4. Award of Contract for Project 15-1529 Uptown Library Basement Renovation – Tile and Base (2419 63rd Street) to Dickow Cyzak Tile Co. Inc. (Kenosha, Wisconsin) in the amount of \$24,900.00. (District 3) (Library Board – Ayes 7, Noes 0)
5. Acceptance of Project 15-1014 Concrete Street Repairs (Citywide Locations) which has been satisfactorily completed by CPR, Inc. (Brookfield, Wisconsin). The final amount of the contract is \$514,598.53. **(Districts 5, 6, 7, 9 & 14)**
6. Resolution by Committee on Public Works – Preliminary Resolution Declaring Intent to Levy Assessments for Sidewalk and/or Driveway Approaches Only for Project 16-1016 22nd Avenue Resurfacing (22nd Avenue – 52nd Street to 45th Street). (District 7)

7. Resolution by Committee on Public Works – Preliminary Resolution Declaring Intent to Levy Assessments for Sidewalk and/or Driveway Approaches Only for Project 16-1018 7th Avenue Resurfacing (7th Avenue – 65th Street to 68th Street). (District 3)
8. Resolution by Committee on Public Works – Preliminary Resolution Declaring Intent to Levy Assessments for Sidewalk and/or Driveway Approaches Only for Project 16-1020 30th Avenue Resurfacing (30th Avenue – Roosevelt Road to 75th Street). (District 8)
9. Quit Claim Deed between Adams Outdoor Advertising LTD and the City of Kenosha to transfer property at 726 57th Street to the City of Kenosha (Adams Outdoor). (District 2) (referred to Finance) (CP – Ayes 6, Noes 0)
10. Resolution by the Mayor – Three Lot Certified Survey Map for property East of 47th Avenue and North of 19th Place. (Premiere Brokerage) (District 5) (CP – Ayes 6, Noes 0)

ALDERPERSONS' COMMENTS

IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 653-4050 BY NOON BEFORE THIS MEETING TO MAKE ARRANGEMENTS FOR REASONABLE ON-SITE ACCOMMODATIONS.

PUBLIC WORKS COMMITTEE
- MINUTES -

MONDAY, MARCH 7, 2016
5:30 P.M.

Chairperson Eric Haugaard
Vice Chairperson Jan Michalski
Aldersperson Steve Bostrom

Aldersperson Scott N. Gordon
Aldersperson Rhonda Jenkins
Aldersperson Patrick Juliana

The regular meeting of the Public Works Committee was held on Monday, March 7, 2016 in Room 202 of the Municipal Building. At roll call the following members were present: Chairperson Eric Haugaard, Vice Chairperson Jan Michalski, Alderspersons Steve Bostrom, Scott N. Gordon, Rhonda Jenkins, and Patrick Juliana. The meeting was called to order at 5:43 PM. Staff member in attendance was Cathy Austin, Assistant City Engineer.

Citizen's Comments: None

Approval of the Minutes of the Meeting Held on February 17, 2016.

It was moved by Aldersperson Michalski, seconded by Aldersperson Juliana to approve. Motion passed 6-0.

1. Acceptance of Project 14-1015 39th Avenue Resurfacing (45th Street to Washington Rd and 52nd Street to 500 Feet North) which has been satisfactorily completed by Payne & Dolan, Inc. (Kenosha, Wisconsin). The final amount of the contract is \$743,251.18 (District 10)
It was moved by Aldersperson Michalski, seconded by Aldersperson Juliana to approve. Motion passed 6-0.
2. Development Agreement between the City of Kenosha, Kenosha Water Utility, Bridge Kenosha, LLC and Route 142, LLC for property generally located South of STH 142 and West of the West Frontage Road. (District 16) (referred to CP, SWU and Board of Water Comm.)
A public hearing was held. Representatives from Route 142, LLC were available to answer questions. It was moved by Aldersperson Michalski, seconded by Aldersperson Gordon to approve the Development Agreement conditioned upon receipt of letters of credit approved by the City Attorney. Motion passed 6-0.
3. Resolution by the Mayor – One-Lot Certified Survey Map for property generally located South of STH 142 and West of the West Frontage Road (Route 142, LLC/#4). (District 16) (referred to CP)
It was moved by Aldersperson Juliana, seconded by Aldersperson Michalski to approve. Motion passed 6-0.

ALDERPERSONS' COMMENTS: None

End of Meeting: It was moved by Aldersperson Bostrom, seconded by Aldersperson Michalski to adjourn the meeting at 5:51 PM. Motion passed 6-0.



March 18, 2016

To: Chairperson Eric Haugaard
Public Works Committee

From: Shelly Billingsley, MBA, PE *Shelly Billingsley*
Acting Director of Public Works/City Engineer

Subject: Request to operate a Peddler Stand on city-owned property

BACKGROUND INFORMATION

Staff received a request from Stephen Lee, D-Leecious Dogs, to operate a peddler stand seven days a week from 10:00 AM – 6:00 PM in the parking lot on the Northeast corner of 54th Street and 6th Avenue. The stand would be on the south side of the parking lot. Once approved Mr Lee will need to obtain a peddler stand license from the office of the City Clerk. The license will expire on September 30, 2016.

RECOMMENDATION

Staff recommends approval.

SAB/kjb

Public Works committee

To whom it may concern.

My wife and I have recently relocated to Kenosha 508 68th st Kenosha Wi 53143 and have purchased a hot dog cart.

We would like to get permission to part the cart at Eichelman Park near the structure (or where you recommend) and the parking lot at the harbor on the south side.

The hours of operation would be approximately 10 Am to 6 PM *7 Day a Week*

We would like to serve

- 1) Hotdogs
- 2) Italian beef
- 3) Soda & Lemonade
- 4) Ice cream cups.

All items are pre make and will not be cooked on site, just heated up.

Enclosed is a picture of the cart.

If you have any further questions please feel free to contact me at 847 234 5577

Thanks you

Stephen Lee
D-Leecious Dogs





KEITH G. BOSMAN
Mayor

March 21, 2016

TO: Chairman Eric Haugaard, Public Works Committee

FROM: Mayor Bosman

RE: Kenosha Car Club Cruise events

The Kenosha Car Club is requesting from the Public Works Committee the use of Parcel A for the Kenosha Car Club Cruise event to park and display cars from 4 to 9 p.m. Fridays June 3, July 8, Aug. 12 and Sept. 9, 2016. The group also requests permission for public amplification.

Recommendations: Public Works Committee approval of use of city owned property for the Kenosha Car Club Cruise events; and permission for public amplification.

SPECIAL EVENT APPLICATION
CITY OF KENOSHA - PARK DIVISION

Please note that this application does not guarantee approval of your event or equipment requested. The event will need the approval of the Board of Park Commissioners and/or the Superintendent of Parks .

EVENT ORGANIZATION INFORMATION

Name of Responsible Organization Kenosha Car Club

Contact Person who is responsible for event: Tom Zoerner

Address: 103-86th Pl

City/State/Zip Pleasant Prairie WI 53158

Daytime # 262-818-6150 Evening # Cell#

Fax # 262-694-1700 E-mail: Tzoerner@yahoo-com

Is the Host Organization a 501(c)-3? Yes, provide ES#

EVENT INFORMATION

Name of the Event: Kenosha Car Club Cruise

Date Requested: June 3, July 8th, Aug 12th, Sept 9 Rain Date

Location Requested: Parcel A Estimated Attendance 50 Cars - 150 people

Charitable Event: X No Yes, Proceeds donated to

Brief Description of the Event: A car cruise in to park and display cars to bring people to the downtown area. classic

Set up date and time: 4:00 PM

Time of Event: 4:00 PM to 9:00 PM

Take down date and time: 9:00 PM

FOR OFFICE USE ONLY:

Application Packet Received 3/9/16 Admin. Or Commission Approval

Copies sent to: Alderperson Dirk Police

Fire: PW Admin PW-Streets: Kris

**PUBLIC AMPLIFICATION PERMIT APPLICATION
CITY OF KENOSHA – PARK DIVISION**

By ordinance, public amplification is not allowed in City Parks except by permission from the Board of Park Commissioners. Permission for amplification does not exempt a group from obeying Ordinance restrictions on the volume of sound. Please be considerate of park neighbors and other park users. When notifying the alderman and neighborhood association (if necessary) about your event, be sure to include detailed information about any plans you have for amplified sound.

Event Information:

Name of Event Kenosha Car Club Cruise

Location of Event: Parcel A Date of Event June 3, July 8, Aug 12, Sept 9

Contact Person Tom Zoerner

Type of Amplified Sound

- DJ
- Sound System
- Speeches/Announcements
- Karaoke
- Other (please specify) _____

Music will be set at a very respectable volume. It will be music from the 50's, 60's, and 70's era.

Requested time of amplification: Start: 4:00 PM Ending 9:00 PM

Name of Company and/or Individual handling the amplification of the event:

Kenosha Car Club

Daytime # 262-818-6150 Evening # _____ Cell # _____

Aldersperson notification

Have you contacted the Aldersperson of the District in which the event will be held?

____ Yes X No Date: 3-8-2016

See Attachment D1 for an excerpt of the Noise Ordinance or go to the City of Kenosha web site at www.kenosha.org and click on General Ordinances and review Section 23.



SHELLY BILLINGSLEY, MBA, PE
Acting Director of Public Works
City Engineer

March 9, 2016

To: Eric J. Haugaard, Chairman, Public Works Committee
Board of Library Commissioners

From: Shelly Billingsley, MBA, PE *Shelly Billingsley*
Acting Director of Public Works/City Engineer

Subject: Project: 15-1527 Uptown Library Basement Renovations – Asbestos
Abatement

Location: 2419 63rd Street

The Department of Public Works, Engineering Division has opened bids for the above referenced project. Engineer's Estimate was \$30,000. Budget amount is \$30,000.

This project consists of removing and disposing of asbestos containing material.

Following is the list of bidders:

Contractor	Total Bid
Safe Abatement for Everyone, Inc. Sturtevant, WI	\$4,294
KPH Environmental Corp., Milwaukee, WI	\$11,985
Dirty Ducts Cleaning, Madison, WI	\$12,210
Professional Asbestos Removal, Brookfield, WI	\$14,352
Robinson Brothers Environmental, Waunakee, WI	\$17,020

It is recommended that this contract be awarded to Safe Abatement for Everyone, Inc., Sturtevant, Wisconsin for the bid amount of \$4,294 plus \$636 in contingency for unforeseen conditions (if needed), for total award amount of \$4,930 Funding is from CIP Line Item LI-08-001.

SAB/kjb



SHELLY BILLINGSLEY, MBA, PE
Acting Director of Public Works
City Engineer

March 9, 2016

To: Eric J. Haugaard, Chairman, Public Works Committee
Board of Library Commissioners

From: Shelly Billingsley, MBA, PE *Shelly Billingsley*
Acting Director of Public Works/City Engineer

Subject: Project: 15-1529 Uptown Library Basement Renovation – Tile and Base
Location: 2419 63rd Street

The Department of Public Works, Engineering Division has opened bids for the above referenced project. Engineer's Estimate was \$25,000. Budget amount is \$25,000.

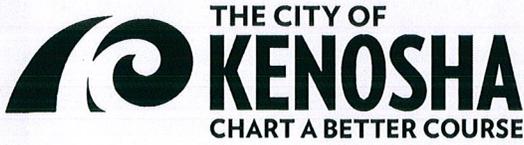
This project consists of furnishing and installing tile and base

Following is the list of bidders:

Contractor	Base Bid	Alternate Bid	Total
Dickow Cyzak Tile Co. Inc., Kenosha, WI	\$15,468	\$6,217	\$21,685

It is recommended that this contract be awarded to Dickow Cyzak Tile Co. Inc., Kenosha, Wisconsin for the total bid amount of \$21,685 plus \$3,215 in contingency for unforeseen conditions (if needed), for total award amount of \$24,900. Funding is from CIP Line Item LI-08-001.

SAB/kjb



SHELLY BILLINGSLEY, MBA, PE
Acting Director of Public Works
City Engineer

March 16, 2016

To: Chairperson Eric Haugaard
Public Works Committee

From: Shelly Billingsley, P.E. *Shelly Billingsley*
Acting Director of Public Works/City Engineer

Subject: Acceptance of Project 15-1014 Concrete Street Repairs

Location: 30th Ave – Washington Rd to 35th St, 45th Ave – Cul-de-Sac North of 89th St, Intersection of 25th Ave & 24th St, Intersection of Washington Rd & 22nd Ave, 32nd Ave at 86th St, 22nd Ave South of 30th St, 26th St at 23rd Ave, 22nd Ave at Washington Rd

Please be advised that the above referenced project has been satisfactorily completed by CPR, Inc. (Brookfield, Wisconsin). This project consisted of full-depth saw cutting, removing and replacing concrete pavement, removing and replacing concrete curb and gutter, removing and replacing concrete sidewalk, excavation, and traffic control.

It is recommended that the project be accepted in the final amount of \$ 514,598.53. Original contract amount was \$ 454,929.20 plus \$ 45,570.80 for contingency for a total of \$ 500,500. A change order to increase the contract by \$14,500 was approved on January 20, 2016. The revised contract amount was \$515,000. Funding was from CIP Line Item IN-93-002.

SAB/kjb

RESOLUTION NO. _____

BY: COMMITTEE ON PUBLIC WORKS

**PRELIMINARY RESOLUTION DECLARING INTENT TO LEVY ASSESSMENTS
FOR
SIDEWALK AND/OR DRIVEWAY APPROACHES**

PROJECT #16-1016 22nd Avenue Resurfacing

WHEREAS, it is expedient, necessary and in the best interest of the City of Kenosha, and for benefit of the property affected thereby that improvements in street right-of-ways: sidewalk and/or driveway approaches.

(22nd Avenue – 52nd Street to 45th Street)

NOW, THEREFORE, BE IT RESOLVED, By the Common Council of Kenosha, Wisconsin:

1. The Common Council hereby declares its intention to exercise its police power under Section 66.0703, Wisconsin Statutes, to levy special assessments on all property fronting upon both sides of the street within the above limits for benefits conferred upon property by improvement of the streets enumerated above.

2. Said public improvement shall include the improvements in street right-of-ways: sidewalk and/or driveway approaches.

3. The Common Council determines that the improvements constitute an exercise of the police power and the amount assessed against each parcel shall be based on a per front foot or per square foot rate.

4. The assessments against any parcel may be paid in a lump sum or in three (3) annual installments, at the election of the property owner.

5. The Board of Public Works is directed to prepare a report consisting of:

a. Preliminary plans and specifications for said improvements.

b. An estimate of entire cost of the proposed improvements and in

street right-of-way.

c. Schedule of proposed assessments.

6. Upon receiving the report of the Board of Public Works (Public Works Committee), the Clerk is directed to give notice of public hearings on such report, as specified in Section 66.0703 of the Wisconsin Statutes. The hearings shall be held at the Municipal Office Building at a time set by the Clerk, in accordance with Section 66.0703, Wisconsin Statutes.

Adopted this 21st day of March, 2016.

APPROVED:

MAYOR
KEITH G. BOSMAN

ATTEST:

CITY CLERK/TREASURER
DEBRA L. SALAS

RESOLUTION NO. _____

BY: COMMITTEE ON PUBLIC WORKS

**PRELIMINARY RESOLUTION DECLARING INTENT TO LEVY ASSESSMENTS
FOR
SIDEWALK AND/OR DRIVEWAY APPROACHES**

PROJECT #16-1018 7th Avenue Resurfacing

WHEREAS, it is expedient, necessary and in the best interest of the City of Kenosha, and for benefit of the property affected thereby that improvements in street right-of-ways: sidewalk and/or driveway approaches.

(7th Avenue – 65th Street to 68th Street)

NOW, THEREFORE, BE IT RESOLVED, By the Common Council of Kenosha, Wisconsin:

1. The Common Council hereby declares its intention to exercise its police power under Section 66.0703, Wisconsin Statutes, to levy special assessments on all property fronting upon both sides of the street within the above limits for benefits conferred upon property by improvement of the streets enumerated above.

2. Said public improvement shall include the improvements in street right-of-ways: sidewalk and/or driveway approaches.

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Adopted this 21st day of March, 2016.

APPROVED:

MAYOR
KEITH G. BOSMAN

ATTEST:

CITY CLERK/TREASURER
DEBRA L. SALAS

RESOLUTION NO. _____

BY: COMMITTEE ON PUBLIC WORKS

**PRELIMINARY RESOLUTION DECLARING INTENT TO LEVY ASSESSMENTS
FOR
SIDEWALK AND/OR DRIVEWAY APPROACHES**

PROJECT #16-1020 30th Avenue Resurfacing

WHEREAS, it is expedient, necessary and in the best interest of the City of Kenosha, and for benefit of the property affected thereby that improvements in street right-of-ways: sidewalk and/or driveway approaches.

(30th Avenue – Roosevelt Road to 75th Street)

NOW, THEREFORE, BE IT RESOLVED, By the Common Council of Kenosha, Wisconsin:

1. The Common Council hereby declares its intention to exercise its police power under Section 66.0703, Wisconsin Statutes, to levy special assessments on all property fronting upon both sides of the street within the above limits for benefits conferred upon property by improvement of the streets enumerated above.

2. Said public improvement shall include the improvements in street right-of-ways: sidewalk and/or driveway approaches.

3. The Common Council determines that the improvements constitute an exercise of the police power and the amount assessed against each parcel shall be based on a per front foot or per square foot rate.

4. The assessments against any parcel may be paid in a lump sum or in three (3) annual installments, at the election of the property owner.

5. The Board of Public Works is directed to prepare a report consisting of:

a. Preliminary plans and specifications for said improvements.

b. An estimate of entire cost of the proposed improvements and in

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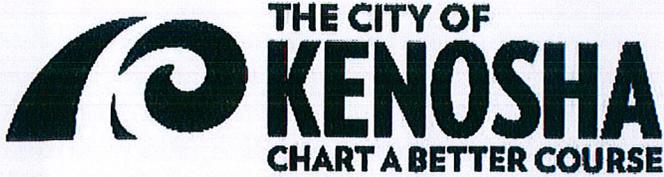
Adopted this 21st day of March, 2016.

APPROVED:

MAYOR
KEITH G. BOSMAN

ATTEST:

CITY CLERK/TREASURER
DEBRA L. SALAS



CITY PLAN COMMISSION
Staff Report - Item 8

****SPECIAL MEETING****

Monday, March 7, 2016 at 4:30 pm

Municipal Building

625 52nd Street - Room 204 - Kenosha, WI 53140

Quit Claim Deed between Adams Outdoor Advertising LTD and the City of Kenosha to transfer property at 726 57th Street to the City of Kenosha. (Adams Outdoor) (District 2) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Jenkins, District 2, has been notified. This item will also be reviewed by Public Works and Finance Committees. The Common Council is the final review authority.

LOCATION AND ANALYSIS:

Site: 726 57th Street

1. The Owner is proposing to Deed the existing parking lot to the City.
2. The City Plan Commission is required to review the Deed per 62.23(5) the acceptance of any land for parking vehicles.

RECOMMENDATION:

A recommendation is made to approve the Quit Claim Deed.

Rich Schroeder, Deputy Director

Jeffrey B. Labahn, Director

QUIT CLAIM DEED
STATE OF WISCONSIN

Document Number

This Deed, made between Adams Outdoor Advertising, Ltd., Grantor, and the City of Kenosha, a Municipal Corporation, Grantee.

Grantor quit claims to Grantee the following described real estate in Kenosha County, State of Wisconsin:

That part of Lots 3 and 4 of Block 32 of the Original Town of Southport being described as follows:

Beginning at the intersection of the east line of 8th Avenue and north line of 57th Street and running thence easterly along said north line 50 feet; thence northerly along a line 50 feet easterly of and parallel to said east line of 8th Avenue to a point on the south line of the platted alley in said Block 32; thence westerly along said south line to said east line of 8th Avenue; thence southerly along said east line to the point of beginning; being part of the Southeast Quarter of Section 31, Township 2 North, Range 23 East, City of Kenosha, Kenosha County, Wisconsin.

Recording Area

PROPERTY AT: 726 57TH STREET

Name and Return Address:
City of Kenosha
Community Development & Inspections
625 - 52nd Street - Room 308
Kenosha, WI 53140

12-223-31-477-004
Parcel Identification Number (PIN)

Dated this 2nd day of FEBRUARY, 2015 2016

Sign


~~JASON SAARI~~ RICHARD J. ZECCHINO
Print Vice-President

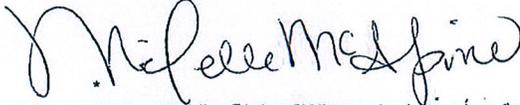
ACKNOWLEDGEMENT

State of ~~Wisconsin~~ Michigan }
Ingham County } SS

Personally came before me this 2nd day of February 2015 the above named Richard J. Zecchino 2016

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

THIS INSTRUMENT WAS DRAFTED BY:
COMMUNITY DEVELOPMENT & INSPECTIONS
BRIAN R. WILKE, DEVELOPMENT COORDINATOR


Notary Public, State of Wisconsin Michigan
My Commission expires: Aug 30, 2017
MICHELLE MCALPINE
NOTARY PUBLIC, STATE OF MI
COUNTY OF SAGINAW
MY COMMISSION EXPIRES Aug 30, 2017
ACTING IN COUNTY OF Ingham

City of Kenosha

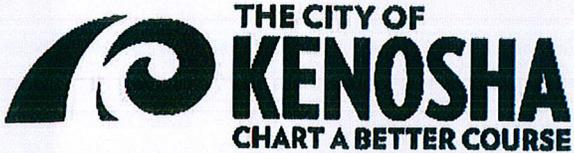
Vicinity Map

726 57th Street



Subject Property





CITY PLAN COMMISSION
Staff Report - Item 7

****SPECIAL MEETING****

Monday, March 7, 2016 at 4:30 pm

Municipal Building

625 52nd Street - Room 204 - Kenosha, WI 53140

Resolution by the Mayor - Three-Lot Certified Survey Map for property East of 47th Avenue and North of 19th Place. (Premiere Brokerage) (District 5) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson LaMacchia, District 5, has been notified. The Public Works Committee must review the Certified Survey Map. The Common Council is the final review authority.

LOCATION AND ANALYSIS:

Site: East of 47th Avenue and North of 19th Place.
Zoned: RR-2 Suburban Single-Family Residential District / AIR-5 Airport Overlay District

1. The applicant is proposing to divide the existing lot into three (3) buildable single-family lots. This property fronts on 47th Avenue, while the rear lot line abuts the Riverwoods Subdivision. This lot is not part of the Riverwoods Subdivision, however, the lot sizes and scale will be compatible with the subdivision lots.
2. No public improvements, other than sidewalks, are required as part of the split. The Developers of the Riverwoods Subdivision improved this portion of 47th Avenue to an Urban Cross Section when the subdivision was developed. The Kenosha Water Utility will be extending public sanitary sewer and water to the properties some time in 2016.
3. The plans were sent to City Departments for their review. Their comments are included in the attached Resolution.
4. The Certified Survey Map generally complies with Chapter 17 of the Code of General Ordinances.

RECOMMENDATION:

A recommendation is made to approve the Certified Survey Map, subject to the attached Resolution.

Brian Wilke, Development Coordinator

Jeffrey B. Lapatin, Director

RESOLUTION # ____ - 16

BY: THE MAYOR

A THREE-LOT CERTIFIED SURVEY MAP
Property East of 47th Avenue and North of 19th Place (Premiere Brokerage)

BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that a Certified Survey Map relating to one (1) parcel East of 47th Avenue and North of 19th Place is herein and hereby approved subject to the following conditions:

1. Compliance with all applicable State and City Codes and Ordinances.
2. Payment of all applicable fees, including recording fees, by the applicant.
3. Payment of all Storm Water Utility fees and delinquent taxes prior to recording.
4. A digital copy of the Certified Survey Map, in GIS Shape File format, shall be provided to the City prior to recording.
5. The Certified Survey Map shall be null and void if not recorded within six (6) months of approval by the Common Council.
6. Compliance with the Public Works memo dated February 25, 2016.
7. Compliance with the Kenosha Water Utility memo dated February 24, 2016.
8. Sheet Two legal description reads, in part, "...thence S02°28'31" E 299.98 feet...". Sheet One calls this bearing out as S00°28'31"E. Please change the incorrect bearing.
9. Sheet Two notarization affidavit reads, in part, "...the above named WHOEVER AND WHOEVER, to me know...". Please insert the actual names.
10. The Certified Survey Map shall include a note that public sidewalk shall be installed on each lot upon obtaining a Building Permit. The sidewalk shall be shown on the required Grading Plan.
11. Compliance with all the preceding conditions as a prerequisite for authorizing Mayor and City Clerk-Treasurer to sign the Certified Survey Map.

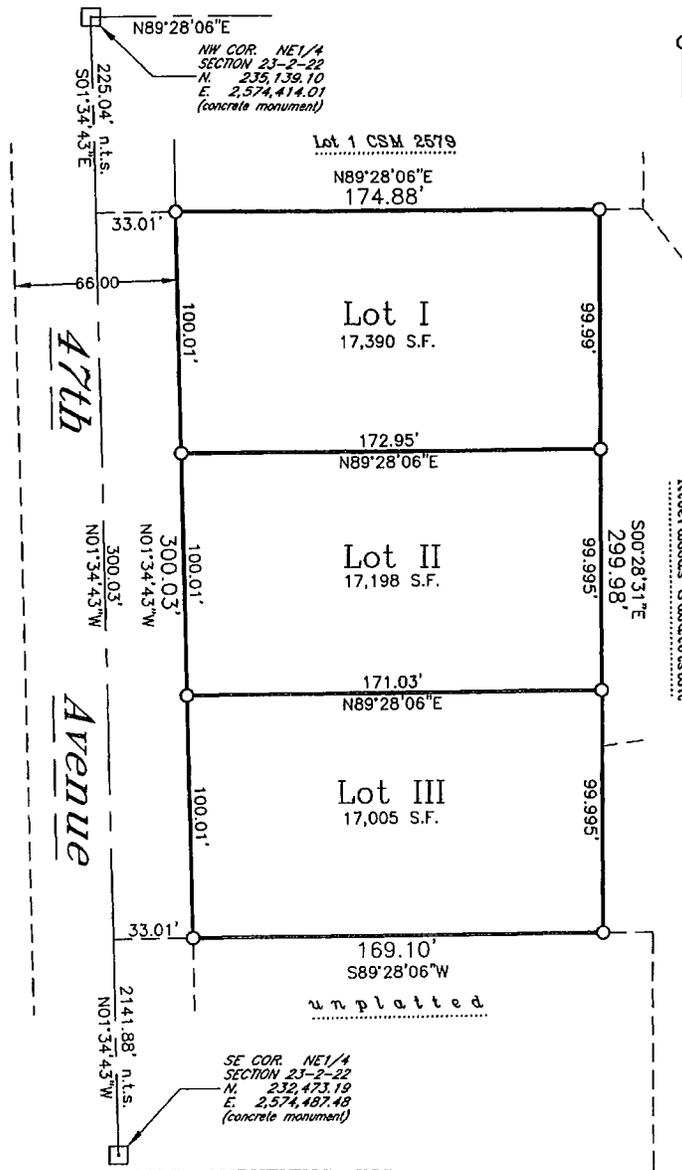
Adopted this ____ day of _____, 2016

ATTEST:

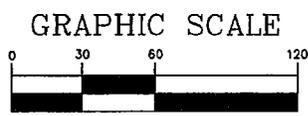
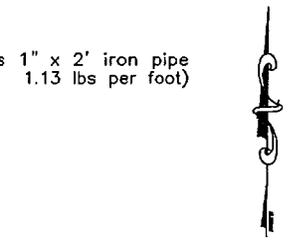
Debra L. Salas, City Clerk-Treasurer

APPROVE:

Keith G. Bosman, Mayor



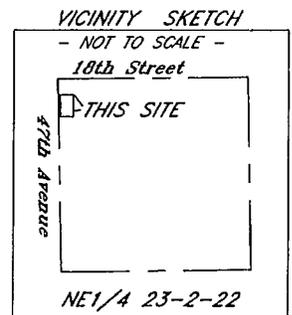
denotes 1" x 2' iron pipe
(weight: 1.13 lbs per foot)



(IN FEET)
1 inch = 60 ft.

Bearings refer to grid north, state plane coordinate system south zone.

NOTE: Lots shown hereon are served by public sanitary sewer and public water.



J.K.R. SURVEYING, INC.
8121 22ND AVENUE KENOSHA, WI 53143
phone 262-652-8110 fax 262-652-9695

CERTIFIED SURVEY MAP

- for Owners -
Premier Brokerage LLC
6040-39th Avenue Suite 4
Kenosha, WI 53142

in NE1/4 Section 23-2-22
CITY OF KENOSHA
KENOSHA COUNTY, WIS.

WISCONSIN REGISTERED LAND SURVEYOR
JEFFREY K. RAMPART, S - 2141
Dated... January 18, 2016...

CERTIFIED SURVEY MAP

I, JEFFREY K. RAMPART, SURVEYOR, hereby certify that I have prepared this certified survey map, the exterior boundaries of which are described as:

Part of the Northeast Quarter of Section 23, Town 2 North, Range 22 East of the Fourth Principal Meridian and lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin and being more particularly described as: Commencing at the northwest corner of said quarter section; thence S01°34'43"E along the west line of said quarter section 225.04 feet; thence N89°28'06"E parallel to the north line of said quarter section 33.01 feet to the southwest corner of Lot 1 of Certified Survey Map No. 2579, a plat of record and the point of beginning; thence continue N89°28'06"E parallel to said north line and along the south line of said Lot 1, 174.88 feet; thence S02°28'31"E 299.98 feet; thence S89°28'06"W parallel to the north line of said quarter section 169.10 feet; thence N01°34'43"W parallel to the west line of said quarter section 300.03 feet to the southwest corner of aforesaid Lot 1 and the point of beginning.

That I have complied with the provisions of chapter 236.34 of the State Statutes on certified surveys and the City of Kenosha Land Division and Platting Ordinance.

Dated this 18th day of January, 2016.

SURVEYOR.....
JEFFREY K. RAMPART (S-2141)
WISCONSIN REGISTERED LAND SURVEYOR

As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

OWNER..... PREMIER BROKERAGE LLC OWNER..... AGENT/PARTNER

STATE OF WISCONSIN
KENOSHA COUNTY S.S.

Personally came before me this day of, 2016, the above named WHOEVER AND WHOEVER, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

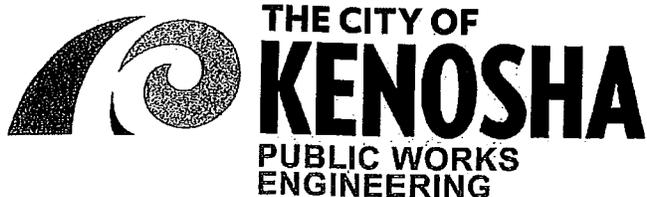
My Commission Expires..... NOTARY PUBLIC

This certified survey map has been submitted to and approved by the Common Council of the City of Kenosha. Adopted this day of, 2016.

ATTEST:.....
DEB SALAS, City Clerk-Treasurer

APPROVE:.....
KEITH G. BOSMAN, Mayor

- for Owners -
Premier Brokerage LLC
6040-39th Avenue Suite 4
Kenosha, WI 53142



TO: Brian Wilke, Development Coordinator

FROM: Shelly Billingsley, MBA., P.E.
Acting Director of Public Works

Shelly Billingsley
CWA
2-25-16

DATE: February 25, 2016

SUBJECT: Certified Survey Map Review Comments

Project Description: Premiere Brokerage 3-Lot CSM

Location: 47th Avenue north of 19th Street

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

Comments:

1. An interim Stormwater Utility bill will be required and must be paid in full.
2. As required per City of Kenosha Code of General Ordinance Chapter 17.07 (B) and (c); Provide a site grading plan that includes spot grades at all lot corners and at 50' intervals along all common lot lines. Also include grades on neighboring properties (approximately 10 feet into the abutting properties) to ensure positive drainage.
3. Water quantity and quality requirements are not required for these lots as per Wisconsin Department of Natural Resources. The DNR considers the lot as an "in-fill" lot and since the overall lot is less than 5 acres, water quantity and quality will not be required.

cc: Cathy Austin; Greg Holverson; Kile Kuhlmeier; Gerard Koehler

Engineering Services

4401 Green Bay Road
Kenosha, WI 53144
Phone (262) 653-4315
Fax (262) 653-4303



"Providing and Protecting Kenosha's Greatest Natural Resource. . .Water"

MEMO

To: Brian Wilke, Development Coordinator

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

Date: February 24, 2016

Subject: Premiere Brokerage 3-Lot Certified Survey Map

Location: 47th Avenue north of 19th Place

The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced certified survey map (CSM). KWU recommends the CSM for approval. However, the three lots will remain unbuildable until the sanitary sewer and water main are extended within 47th Avenue from 19th Place to 21st Street. KWU has planned this project for completion in 2016.

Please do not hesitate to contact me with any questions or concerns.

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



APPLICATION FOR
Form #CDI301 thru #CDI310 (rev. 1/16)

MAILING INFORMATION

NAME OF PROJECT: 47th Ave Lots 1, 2 + 3

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

Name and Address of Applicant [Please print]:
Premier Brokerage, LLC
6040 39th Ave Suite #4
Kenosha WI 53142
C/O Steve Bostrom
 Phone: 262-515-3683
 Fax: 262-605-1519
 E-Mail: Steve@picmidwest.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]:

 Phone: _____
 Fax: _____
 E-Mail: _____

PROJECT LOCATION

Location of Development (street address and / or parcel number): 47th Ave + 19th Pl ID # 07-222-23-101-020

TYPE OF LAND DEVELOPMENT

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

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

Prior to submitting this Application to the Department of Community Development and Inspections, please review the appropriate sections for fees, requirements and appropriate appendices. Submit this cover page, completed application, applicable section(s) and appendices along with ALL required plans, information and fees to the address listed below.



APPLICATION FOR
Form #CDI301 (rev. 1/16)

SECTION 1
CERTIFIED SURVEY MAP

Additional Information Required:	Number of Lots: <u>3</u> Zoning District: <u>RR2</u> Proposed Zoning Change, if any: <u>NONE</u>
Submittal Requirements:	<ul style="list-style-type: none"> ➤ Ten (10) copies of Certified Survey Map (Applicant to keep original) ➤ Four (4) copies of Drainage Plan (when required) ➤ Signed Checklist below
Fees:	<ul style="list-style-type: none"> ➤ 2-Lot Certified Survey Map = \$750 ➤ 3-Lot Certified Survey Map = \$800 ➤ 4-Lot Certified Survey Map = \$850 ➤ With a Developer's Agreement = \$1,500 ➤ Re-submittals = \$400 <p>Miscellaneous fees</p> <ul style="list-style-type: none"> ➤ All special assessments and taxes shall be paid prior to recording. The Department of Community Development and Inspections will record the map with the Kenosha County Register of Deeds and recording fees shall be paid at that time by the applicant.
Park Fees:	<ul style="list-style-type: none"> ➤ Five percent (5%) of the value of the property, but not less than \$1,415 per lot. Note that park fees are only collected for residentially-zoned property and are due at the time of acquiring building permits. The City may require dedication of the land in lieu of fee.
Appendices to Review:	<ul style="list-style-type: none"> ➤ D, E, F and G
Approximate Review Time:	<ul style="list-style-type: none"> ➤ 45 - 60 days (Reviewed by City Plan Commission, Public Works Committee and Common Council)

The land division will be reviewed for compliance with Chapters 17 and 35 of the City Code of General Ordinances, City Zoning Ordinance, any neighborhood or master land use plans for the area, and Chapter 236 of the Wisconsin State Statutes.

The applicant shall be responsible for the costs of project engineering, design, construction, and inspection as follows (when applicable):

1. The applicant is responsible for installing all improvements and infrastructure, including but not limited to, utilities (water, sanitary and storm sewer), oversizing of utilities, sidewalks, streets, street lights and signs, retention/detention basins, street trees, etc.
2. The applicant is responsible for any off-site improvements for the development, including but not limited to, traffic signals and signs, median openings, and street improvements/widening.
3. Payment of inspection and engineering services performed by the City and Kenosha Water Utility for the project.
4. Applicant responsible for posting of all required assurance to cover required improvements.

<p>Checklist to be completed and signed:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Scale and north arrow <input type="checkbox"/> Scale of plans less than or equal to 1" = 100' <input type="checkbox"/> Date of original and revisions noted <input type="checkbox"/> Certification from surveyor that Plat complies with Chapter 17 <input type="checkbox"/> Reproducible paper less than 36" in width <input type="checkbox"/> Location of all existing structures and first floor elevations <input type="checkbox"/> Location of utility and drainage easements <input type="checkbox"/> Exact length and bearing of the centerline of all streets <input type="checkbox"/> Exact street width along the line of any obliquely intersecting street <input type="checkbox"/> Railway rights-of-way within and abutting the plat <input type="checkbox"/> Location and size of all lands to be dedicated for public use (when required) <input type="checkbox"/> Comprehensive drainage plan <input type="checkbox"/> Special restrictions relating to access control, planting strips, restrictive yard requirements, etc. (when required) 	<ul style="list-style-type: none"> <input type="checkbox"/> Major street setback or WisDOT setbacks (if applicable) <input type="checkbox"/> Map shows entirety of all parcels in proposed certified survey map <input type="checkbox"/> Floodplain limits of the 100 year recurrence interval flood <input type="checkbox"/> Location of any wetlands, shoreland, or other environmental areas (if applicable) <p>Plans to be submitted (when applicable)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Street plans and profiles <input type="checkbox"/> Sanitary sewer plans and profiles <input type="checkbox"/> Storm sewer plans <input type="checkbox"/> Grading/drainage plans <input type="checkbox"/> Water main plans and profiles <input type="checkbox"/> Erosion control plans <input type="checkbox"/> Landscape plans <p>I hereby certify that I have reviewed the City ordinances and provided ten (10) full-sized sets of all required information.</p> <p style="text-align: right;">Applicant's Signature: </p>
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