

**AGENDA  
PUBLIC WORKS  
COMMITTEE**

**MONDAY, MARCH 30, 2009  
ROOM 204  
5:00 P.M.**

***G. John Ruffolo, Chairman  
Donald K. Holland  
Patrick Juliana***

***Ray Misner  
Don L. Moldenhauer  
Anthony Nudo***

**A. APPROVAL OF MINUTES**

A-1 Approval of minutes of regular meeting held on March 9, 2009.

**C. REFERRED TO COMMITTEE**

✓C-1 Preliminary Report/Final Resolution for Project #09-1015 Resurfacing Phase II (52<sup>nd</sup> Street - 30<sup>th</sup> Avenue to Sheridan Rd, 5<sup>th</sup> Avenue - 75<sup>th</sup> Street to 68<sup>th</sup> Street, 24<sup>th</sup> Avenue - 27<sup>th</sup> Street to 31<sup>st</sup> Street, 63<sup>rd</sup> Street - 14<sup>th</sup> Avenue to Sheridan Rd, 32<sup>nd</sup> Avenue - 80<sup>th</sup> Street to North 120 ft.) **(District 2, 3, 5, 7, 8, 10 & 13) PUBLIC HEARING**

C-2 Alley Variance for Frank's Diner (508 58<sup>th</sup> Street). **(District 2)**

✓C-3 Award of Contract for Project #08-1017 38<sup>th</sup> Street Reconstruction Phase I (38<sup>th</sup> Street - 194 to CTH S) to Lalonde Contractors, Milwaukee, Wisconsin in the amount of \$953,000.00.

✓C-4 Award of Contract for Project #09-1221 Waste Transfer Wall Repair (1001 50<sup>th</sup> Street) to Bane Nelson, Kenosha, Wisconsin in the amount of \$33,600.00. **(District 2)**

C-5 Resolution to approve a two-lot Certified Survey Map for property located at 12304 75<sup>th</sup> Street. (Brat Stop, Inc.) **(District 17)** *(City Plan Commission approved 7:0)*

✓C-6 Resolution to approve a four-lot Certified Survey Map for properties located at 5001 and 5011 47<sup>th</sup> Avenue. (Apostoli) **(District 16)** *(City Plan Commission approved 7:0)*

**INFORMATIONAL ITEMS:**

1. Sidewalk Snow Removal
2. 75<sup>th</sup> Street Reconstruction Project Update
3. Project Status Report

CITIZENS COMMENTS RELATED ONLY TO JURISDICTION OF PUBLIC WORKS  
COMMITTEE

ALDERMAN COMMENTS

IF YOU ARE DISABLED AND IN NEED OF ASSISTANCE CALL 653-4050 BEFORE NOON ON THE DATE INDICATED FOR THIS  
MEETING.

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMEBERS OF THE COMMON COUNCIL MAY BE PRESENT AT  
THE MEETING, AND ALTHOUGH THIS MAY CONSITUTE A QUORUM OF THE COMMON COUNCIL, THE COUNCIL WILL  
NOT TAKE ANY ACTION AT THIS MEETING.

PUBLIC WORKS COMMITTEE  
- MINUTES -

MONDAY, MARCH 9, 2009  
5:00 P.M.

G. John Ruffolo, Chairman  
Donald K. Holland  
Patrick Juliana

Ray Misner  
Don L. Moldenhauer  
Anthony Nudo

The regular meeting of the Public Works Committee was held on Monday, March 9, 2009 in Room 204 of the Municipal Building. The following members were present: Acting Chairman Donald K. Holland, Aldermen Patrick Juliana, Ray Misner, Don L. Moldenhauer, and Anthony Nudo. Alderman G. John Ruffolo was excused. The meeting was called to order at 5:11 PM. Staff members in attendance were Ron Bursek and Mike Lemens.

A-1 Approval of minutes of regular meeting held on February 23, 2009.

*It was moved by Alderman Moldenhauer, seconded by Alderman Nudo to approve. Motion passed 5-0.*

C-1 Preliminary Report/Final Resolution for Project #09-1012 Resurfacing Phase I (55<sup>th</sup> Street - 14<sup>th</sup> Avenue to 22<sup>nd</sup> Avenue, 25<sup>th</sup> Avenue - 52<sup>nd</sup> Street to 55<sup>th</sup> Street, 54<sup>th</sup> Street - 23<sup>rd</sup> Avenue to 25<sup>th</sup> Avenue, 20<sup>th</sup> Avenue - 52<sup>nd</sup> Street to 53<sup>rd</sup> Street, 16<sup>th</sup> Avenue - 54<sup>th</sup> Street to 55<sup>th</sup> Street). **(District 7) PUBLIC HEARING**

*A public hearing was held, no one spoke.*

*It was moved by Alderman Nudo, seconded by Alderman Misner to approve preliminary report/final resolution. Motion passed 5-0.*

C-2 Agreement for Improvements to 57<sup>th</sup> Avenue (Between 85<sup>th</sup> and 84<sup>th</sup> Streets) By and Between the City of Kenosha, Wisconsin and Village of Pleasant Prairie, Wisconsin. **(District 15) (Also referred to Finance Committee)**

*It was moved by Alderman Nudo, seconded by Alderman Juliana to approve agreement. Motion passed 5-0.*

C-3 Resolution – Intent to Assess for Pavement Construction for Project #09-1013 57<sup>th</sup> Avenue Reconstruction (Between 85<sup>th</sup> and 84<sup>th</sup> Streets). **(District 15)**

*It was moved by Alderman Juliana, seconded by Alderman Nudo to approve resolution. Motion passed 5-0.*

C-4 Approval of Intergovernmental Agreement between the Town of Bristol, Wisconsin and the City of Kenosha, Wisconsin for Stormwater Information and Education Program Services.

*It was moved by Alderman Nudo, seconded by Alderman Juliana to approve agreement. Motion passed 5-0.*

C-5 Acceptance of Project #08-1214 Roof Replacement – Stormwater Utility Building (6415 35<sup>th</sup> Avenue) which has been satisfactorily completed by Van's Roofing, Kenosha, Wisconsin in the amount of \$56,725.70. **(District 11)**

*It was moved by Alderman Nudo, seconded by Alderman Juliana to approve acceptance. Motion passed 5-0.*

**INFORMATIONAL ITEMS:**

1. Kenosha Marathon  
*Dennis Duchene, president of Kenosha Area Convention and Visitor's Bureau, Ray Forgianni, HarborMarket president and Kevin Risch, Assistant City Engineer were available to answer questions.*
2. Waste Transfer Truck Loading  
*Kevin Risch, Project Engineer explained what work needs to be done on this project. Waste Superintendent Rocky Bednar was available to answer questions.*
3. Project Status Report

*ADJOURNMENT - There being no further business to come before the Public Works Committee, it was moved, seconded and unanimously approved to adjourn the meeting at 5:35 pm.*

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

BY: COMMITTEE ON PUBLIC WORKS

**TO ORDER THE COST OF PUBLIC SIDEWALK AND/OR DRIVEWAY APPROACH CONSTRUCTION AND/OR REPLACEMENT TO BE SPECIALLY ASSESSED TO ABUTTING PROPERTY**

**WHEREAS**, on the 6<sup>th</sup> day of April, 2009, the Common Council of the City of Kenosha, Wisconsin, held a properly noticed Public Hearing and heard all persons wishing to be heard regarding public sidewalk and/or driveway approach construction, and/or replacement, at the cost of owners of parcels of property listed in a report on file in the Office of the Department of Public Works for the City of Kenosha, Wisconsin, which abut the following Streets:

52<sup>nd</sup> Street - 30<sup>th</sup> Avenue to Sheridan Rd, 5<sup>th</sup> Avenue - 75<sup>th</sup> Street to 68<sup>th</sup> Street, 24<sup>th</sup> Avenue - 27<sup>th</sup> Street to 31<sup>st</sup> Street, 63<sup>rd</sup> Street - 14<sup>th</sup> Avenue to Sheridan Rd, 32<sup>nd</sup> Avenue - 80<sup>th</sup> Street to north 120 ft.

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Kenosha, Wisconsin, that pursuant to the authority of Section 5.05 of the Code of General Ordinances, and Section 66.60(16), Wisconsin Statutes:

1. The owner of each parcel described on file may have the sidewalk and driveway approach abutting said parcel constructed, repaired or replaced ( " Work") on or before the 22<sup>nd</sup> day of May, 2009, upon obtaining a proper permit under Chapter 5 of the Code of General Ordinances.

2. If the owner fails to complete such Work within the time specified, the Common Council shall cause the Work to be done at the expense of the property owner by contract let to the lowest responsible bidder, and the Work will be paid for by assessing the cost of the Work to the benefited property. Invoices for said Work will be sent out on or about the 1<sup>st</sup> of November. If the cost of Work is under One Hundred (\$100.00) Dollars, it shall be paid in its entirety within thirty (30) days of receipt of invoice. If the cost of Work is over One Hundred (\$100.00) Dollars, it may be paid in its

entirety within thirty (30) days of receipt of invoice, and if not so paid, placed on the tax roll for a period of three (3) years at an interest rate of seven and one-half (7.5%) per annum. If not paid within the period fixed, such a delinquent special charge shall become a lien as provided in Section 66.60(15), Wisconsin Statutes, as of the date of such delinquency, and shall automatically be extended upon the current or next tax roll as a delinquent tax against the property and all proceedings in relation to the collection, return and sale of property for delinquent real estate taxes shall apply to such special charge.

3. The Director of Public Works shall serve a copy of this Resolution on each property owner by publishing the same in the official newspaper, together with a mailing by first class mail to the owner, if their post office address is known or can be ascertained with reasonable diligence.

Adopted this 6<sup>th</sup> day of April, 2009.

APPROVED:

---

KEITH G. BOSMAN, MAYOR

ATTEST:

---

DEBRA L. SALAS, DEPUTY CITY CLERK

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



**Engineering Division**  
Michael M. Lemens, P.E.  
Director/City Engineer  
**Fleet Maintenance**  
Mauro Lenci  
Superintendent  
**Administrative Supervisor**  
Janice D. Schroeder

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

C-2

## DEPARTMENT OF PUBLIC WORKS

Ronald L. Bursek, P.E., Director

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

March 5, 2009

To: G. John Ruffolo, Chairman  
Public Works Committee

From: Ron Bursek, P.E.   
Director of Public Works

Subject: Alley Variance for Frank's Diner  
(Ald. District #2)

### BACKGROUND/ANALYSIS

Attached is a letter from Genuine HVAC asking for a right of way encroachment variance to place an up-to-date exhaust/ventilation system on the alley side of the building (refer to attached photo rendering). This area has been investigated by the Engineering Division to determine if this encroachment would cause any access problems and staff has concluded that based on the proposed location there will be no concerns. Please find attached an email from Alderman Moldenhauer confirming his support for this encroachment.

### RECOMMENDATION

Approval of right of way encroachment variance in the north/south alley between 5<sup>th</sup> Avenue and 6<sup>th</sup> Avenue from 57<sup>th</sup> Street and 58<sup>th</sup> Street adjacent to Frank's Diner located at 508 58<sup>th</sup> Street.

KKR:kkkr

-----Original Message-----

**From:** Mdon82432@aol.com [mailto:Mdon82432@aol.com]

**Sent:** Tuesday, March 24, 2009 10:30 AM

**To:** rbursek@kenosha.org

**Cc:** chrislynn6470@att.net

**Subject:** PW Comm. item for March 30 meeting

Ron -- I've been in conversation with a *business constituent* in the district, Christine Schwartz (Franks Diner), regarding an agenda item for the PW meeting on Monday, March 30. As I will be out of town, I did want to indicate to you my knowledge and support of their plans to upgrade the kitchen exhaust.

It appears as though one of the mechanical elements will require a waiver to "intrude" the alley (air space) right-of-way. They already have arranged for an easement with the adjoining property owner for the other exterior element. Two attached photos illustrate the details. Also, I will be delivering to your office a copy of the proposal from their HVAC contractor for review.

(I will be around until Thursday morning in case of any questions for me.)

*Genuine HVAC L.L.C.*

2023 83<sup>rd</sup> Street Kenosha, WI 53143 - 262-705-5710 - 262-652-5980  
Contractor License: 050079

City of Kenosha  
Dept. of Public Works  
Variance Committee  
(or applicable committee)

RE: Request for variance in Alleyway, west side of Frank's Diner

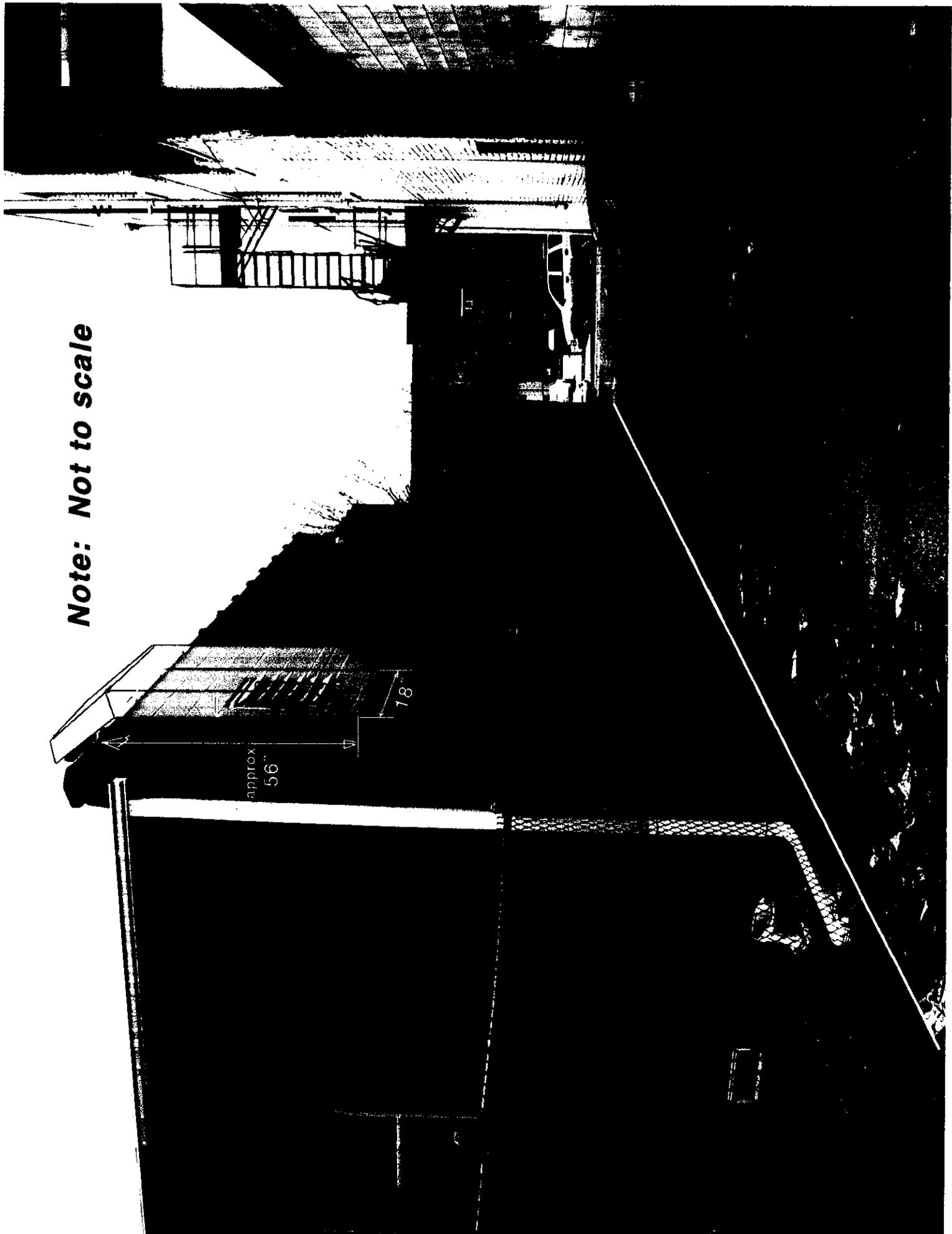
Frank's Diner, located at 508 58<sup>th</sup> St., must install new exhaust hood, exhaust fan, and make-up air unit for rear kitchen area. Due to the age of the building and possible weight bearing limitations of kitchen roof, Genuine HVAC has proposed having exhaust fan ductwork exit the west wall of the rear kitchen area of the building. The existing exhaust fan is mounted inside the west wall. A wall hung type exhaust fan would protrude approximately 32" from the face of the building if used.

The proposed new ductwork would extend approximately 12" from the face of the building, raising up and angled over the roof parapet wall. Exhaust fan will be mounted over the roof of the building. Duct will be securely attached to the building.

The new make up air unit will be wall hung on the north end of the building and will not protrude into the alley. An agreement to allow location of make-up air unit was made between the owner(s) of Frank's Diner and the adjoining property.

  
Kevin R. Curry  
Genuine HVAC LLC  
262-705-5710

**Note: Not to scale**



**Note: Not to scale**





**Engineering Division**  
Michael M. Lemens, P.E.  
Director/City Engineer

**Street Division**  
John H. Prijic  
Superintendent

0-3

**Fleet Maintenance**  
Mauro Lenci  
Superintendent

**Waste Division**  
Rocky Bednar  
Field Supervisor

**Administrative Supervisor**  
Janice D. Schroeder

**DEPARTMENT OF PUBLIC WORKS**

**Ronald L. Bursek, P.E., Director**

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

March 27, 2009

To: G. John Ruffolo, Chairman  
Public Works Committee

From: Michael M. Lemens, P.E.  
Director of Engineering / City Engineer

Subject: Project: 08-1017 38<sup>th</sup> Street Reconstruction – Phase I

Location: 38<sup>th</sup> Street – I94 to CTH S

The Department of Public Works, Engineering Division has opened bids for the above referenced project. Engineers estimate provided by the consultant was \$813,000.00. Budget amount was \$980,000.00.

Phase I of this project consists of reconstruction, from 500 ft east of the bridge over Kilbourn Ditch to CTH S including excavation, salvaging asphaltic pavement, concrete pavement 8.5-Inch, base aggregate dense 1 ¼-Inch, fly-ash stabilized subgrade 12-Inch, grading, concrete curb and gutter, storm sewer, street lighting, traffic control, pavement marking, and permanent signing.

**Following is the list of bidders:**

	Base Bid
Lalonde Contractors, Milwaukee, WI	\$866,221.52
Zignego Company, Waukesha, WI	\$902,567.80
A.W. Oakes, Racine, WI	\$931,616.70
C.W. Purpero, Oak Creek, WI	\$938,982.59
Cornerstone Pavers, Racine, WI	\$1,062,900.00

It is recommended that this contract be awarded to Lalonde Contractors, Milwaukee, Wisconsin for the base bid amount of \$866,221.52 plus \$86,778.48 in contingency for unforeseen conditions (if needed), for total award amount of \$953,000.00. Funding is from CIP Line Item CO-08-002.

MML/kjb

cc: Carol Stancato, Director of Finance



**Engineering Division**  
Michael M. Lemens, P.E.  
Director/City Engineer

**Street Division**  
John H. Prijic  
Superintendent

C-4

**Fleet Maintenance**  
Mauro Lenci  
Superintendent

**Waste Division**  
Rocky Bednar  
Field Supervisor

**Administrative Supervisor**  
Janice D. Schroeder

**DEPARTMENT OF PUBLIC WORKS**

**Ronald L. Bursek, P.E., Director**

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

March 27, 2009

To: G. John Ruffolo, Chairman  
Public Works Committee

From: Michael M. Lemens, P.E.  
Director of Engineering / City Engineer

Subject: Project: 09-1221 Waste Transfer Wall Repair  
Location: 1001 50<sup>th</sup> Street

*[Handwritten signature and date 3-27-09]*

The Department of Public Works, Engineering Division has opened bids for the above referenced project. Engineer's Estimate was \$35,000.00. Budget amount was \$75,000.00.

This project consists of the complete removal of an existing 6"x8" timber loading wall deflector shield, fabrication of new steel wall supports anchored to an existing 12" concrete wall and supplying and installation of 1/2" steel plate deflector shield (field welded in place).

**Following is the list of bidders:**

	Base Bid
Bane Nelson, Kenosha, WI	\$28,600.00
United Mechanical, Racine, WI	\$29,795.00
Redwood Construction, Union Grove, WI	\$34,500.00
Weldcraft, Kenosha, WI	\$34,965.00
United Construction, Racine, WI	\$42,900.00

It is recommended that this contract be awarded to Bane Nelson, Kenosha, Wisconsin for the base bid amount of \$28,600.00 plus \$5,000.00 in contingency for unforeseen conditions (if needed), for total award amount of \$33,600.00. Funding is from CIP Line Item OT-09-001.

MML/kjb

cc: Carol Stancato, Director of Finance



March 30th, 2009

City of Kenosha  
Public Works Committee  
Attn: G. John Ruffolo, Chairman  
625 52nd St  
Kenosha, WI 53142

RE: Rasmussen/Brat Stop CSM (Item C-5)

Dear Mr. Ruffolo,

The purpose of this letter is to formally request that Item C-5 on the March 30th 2009 Public Works Committee Agenda be tabled until the next available meeting. The purpose of this delay is so that I have adequate time to inform owner of additional requirements as set forth by the Dept of Public Works in relation to this CSM.

If you need anything additional please do not hesitate to contact me at the number listed below.

Thank You,

Jonah P. Hetland  
Development Director  
Mills Enterprises  
262-842-0483



# BEAR REALTY OF KENOSHA, INC.

## FAX TRANSMITTAL

From the desk of . . .

**Jonah Hetland**  
Development Director

BEAR REALTY OF KENOSHA  
4011 80th Street  
Kenosha, Wisconsin 53142  
(Office) 262-842-0483 (Fax) 262-842-0449  
jonah@bearrealty.com

To: *Ron Bursak*  
*Mike Lemens*

Fax#: *262-653-4056*

Company:

Date: *3-30-09*

Total Number of Pages (Including Cover sheet)

- |   |  |
|---|--|
| <input type="checkbox"/> Urgent                     | <input type="checkbox"/> Originals Will Not Follow |
| <input checked="" type="checkbox"/> For Your Review | <input type="checkbox"/> Originals Will Follow By: |
| <input type="checkbox"/> Please Comment             | <input type="checkbox"/> Regular U.S. Mail         |
| <input type="checkbox"/> Please Reply               | <input type="checkbox"/> Overnight Mail            |

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C-5



ENGINEERING DIVISION  
MICHAEL M. LEMENS, P.E.  
DIRECTOR/CITY ENGINEER

STREET DIVISION  
JOHN H. PRIJIC  
SUPERINTENDENT

FLEET MAINTENANCE  
MAURO LENCI  
SUPERINTENDENT

WASTE DIVISION  
JOSEPH BADURA  
SUPERINTENDENT

OPERATIONS COORDINATOR  
JANICE D. SCHROEDER

**DEPARTMENT OF PUBLIC WORKS**

**RONALD L. BURSEK, P.E., DIRECTOR**

MUNICIPAL BUILDING • 625 - 52ND ST. • RM. 305 • KENOSHA, WI 53140  
TELEPHONE (262) 653-4050 • FAX (262) 653-4056

March 26, 2009

To: G. John Ruffolo, Chairman  
Public Works Committee

From: Michael M. Lemens, P.E.  
Director of Engineering/City Engineer

Subject: *Resolution to approve two-lot Certified Survey Map for Property  
At 12304 75<sup>th</sup> Street (Brat Stop)*

**BACKGROUND/ANALYSIS**

On March 19, 2009 the City Plan Commission reviewed and approved the request for a certified survey map dividing property owned by the Brat Stop. City staff has also been actively working with WisDOT staff on draft revisions to the memorandum of understanding (MOU) between the City and the State regarding respective responsibilities in the reconstruction of the street systems along both sides of I-94 in conjunction with the rebuilding project. One element of the draft MOU requires the City to provide sufficient R/W for the ultimate build-out of 123<sup>rd</sup> Avenue at STH 50. Preliminary plans for 123<sup>rd</sup> Avenue have been prepared, and PW-Engineering division staff is proposing that the CSM be amended to show the R/W consistent with the plans on file.

**RECOMMENDATION**

Approve the revisions to the Certified Survey Map and recommend to the Common Council that it be adopted as amended.

MML

**FARRIS, HANSEN & ASSOC. INC.**

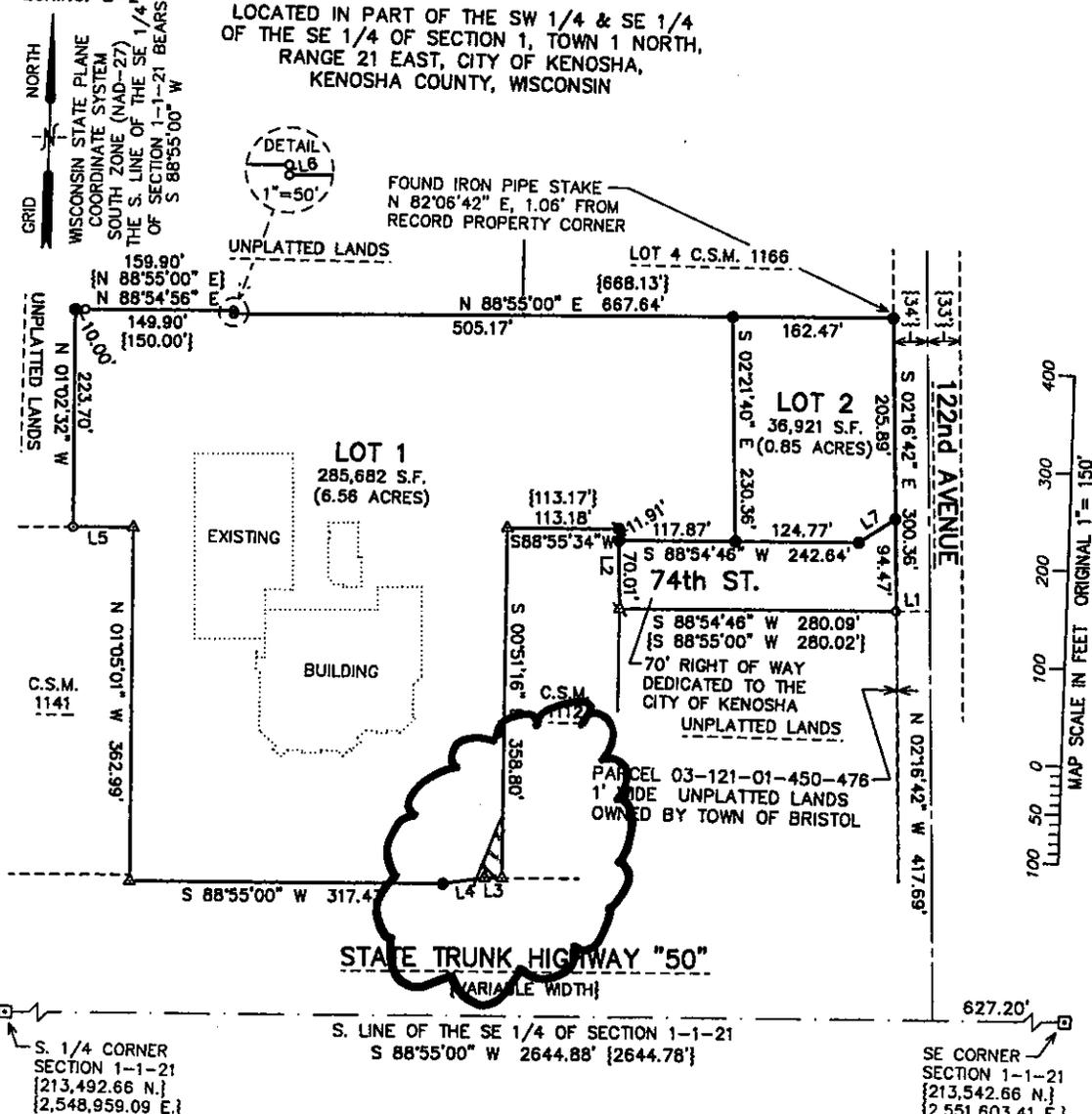
7 RIDGWAY COURT- P.O. BOX 437  
 ELKHORN, WISCONSIN 53121  
 PHONE (262) 723-2098  
 FAX (262) 723-5886

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

OWNER: BRAT STOP INC.  
 12304 75th STREET  
 KENOSHA, WI. 53142

ZONING: B-2

LOCATED IN PART OF THE SW 1/4 & SE 1/4  
 OF THE SE 1/4 OF SECTION 1, TOWN 1 NORTH,  
 RANGE 21 EAST, CITY OF KENOSHA,  
 KENOSHA COUNTY, WISCONSIN



LINE	BEARING	DISTANCE
L1	S 87°43'18" W	34.00'
L2	N 02°13'01" W	81.92' {81.88'}
L3	S 88°55'05" W	17.64'
L4	S 80°54'20" W	43.05'
L5	S 88°55'00" W	60.00'
L6	S 01°57'34" E	3.52' {3.62'}
L7	S 55°21'17" W	44.23'



- LEGEND
- = FOUND IRON PIPE STAKE  
1 3/8" O.D.
  - ⊕ = FOUND IRON REBAR STAKE  
3/4" DIA.
  - ▲ = FOUND "PK" NAIL IN PAVEMENT
  - ⊠ = FOUND CONCRETE COUNTY  
MONUMENT W/BRASS CAP
  - = SET IRON REBAR STAKE,  
3/4" X 24" X 1.50 lbs./ft.
  - ▲ = SET "PK" NAIL IN PAVEMENT
  - = SET RAILROAD SPIKE IN PAVEMENT
  - {XXX} = RECORDED AS

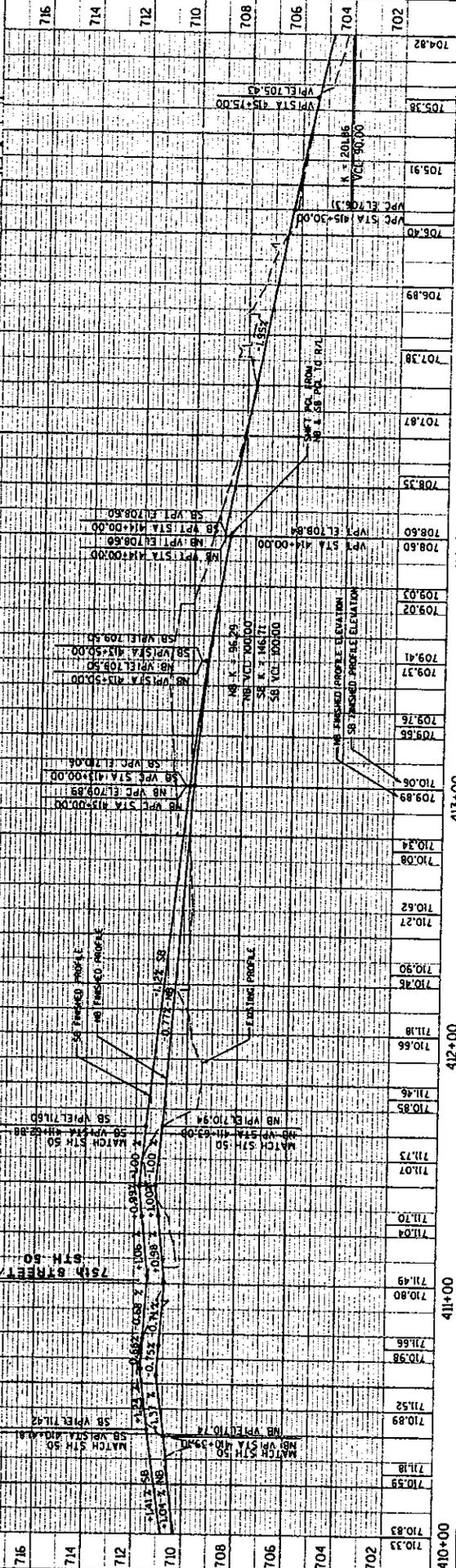
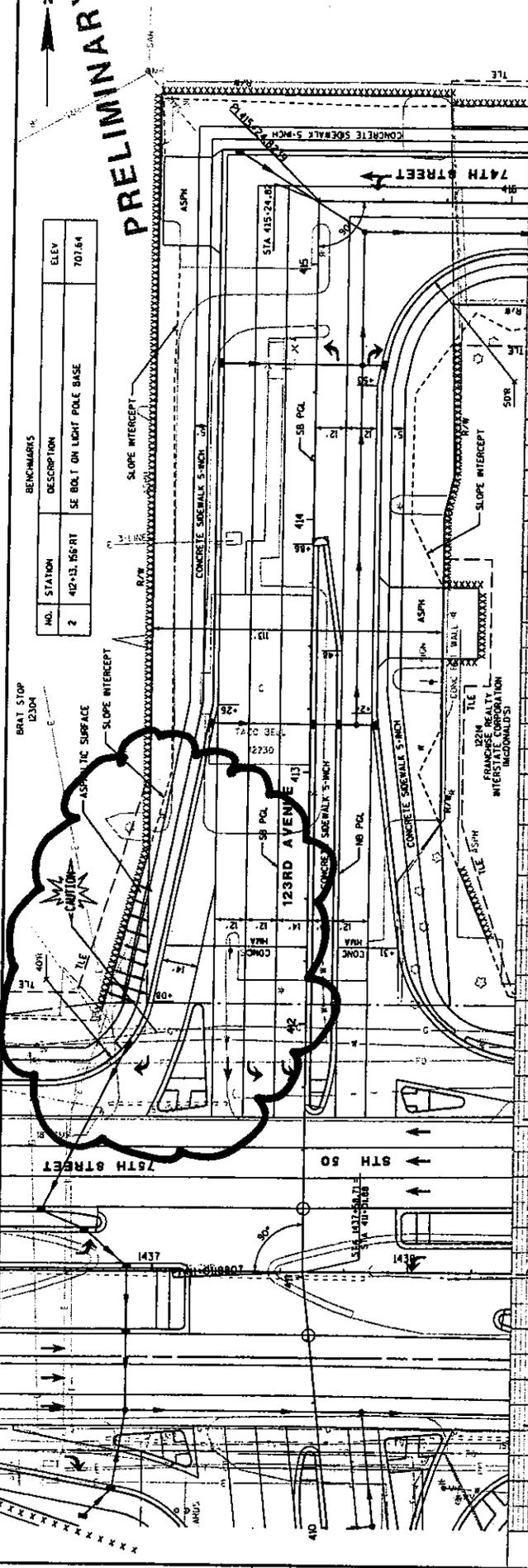
THIS INSTRUMENT DRAFTED  
 BY PETER S. GORDON  
 PROJECT NO. 4240.07  
 DATED: 06/05/2007  
 SHEET 1 OF 4 SHEETS

SEE SHEET 2 FOR EASEMENTS  
 & RESTRICTIONS.  
 SEE SHEETS 3 & 4 FOR LEGAL  
 DESCRIPTION & CERTIFICATES.

**PRELIMINARY**

NO.	STATION	DESCRIPTION	ELEV.
2	412+13.55 RT	SE BOLT ON LIGHT POLE BASE	707.64

BENCHMARKS	
NO.	DESCRIPTION
1	BRAT STOP 12304



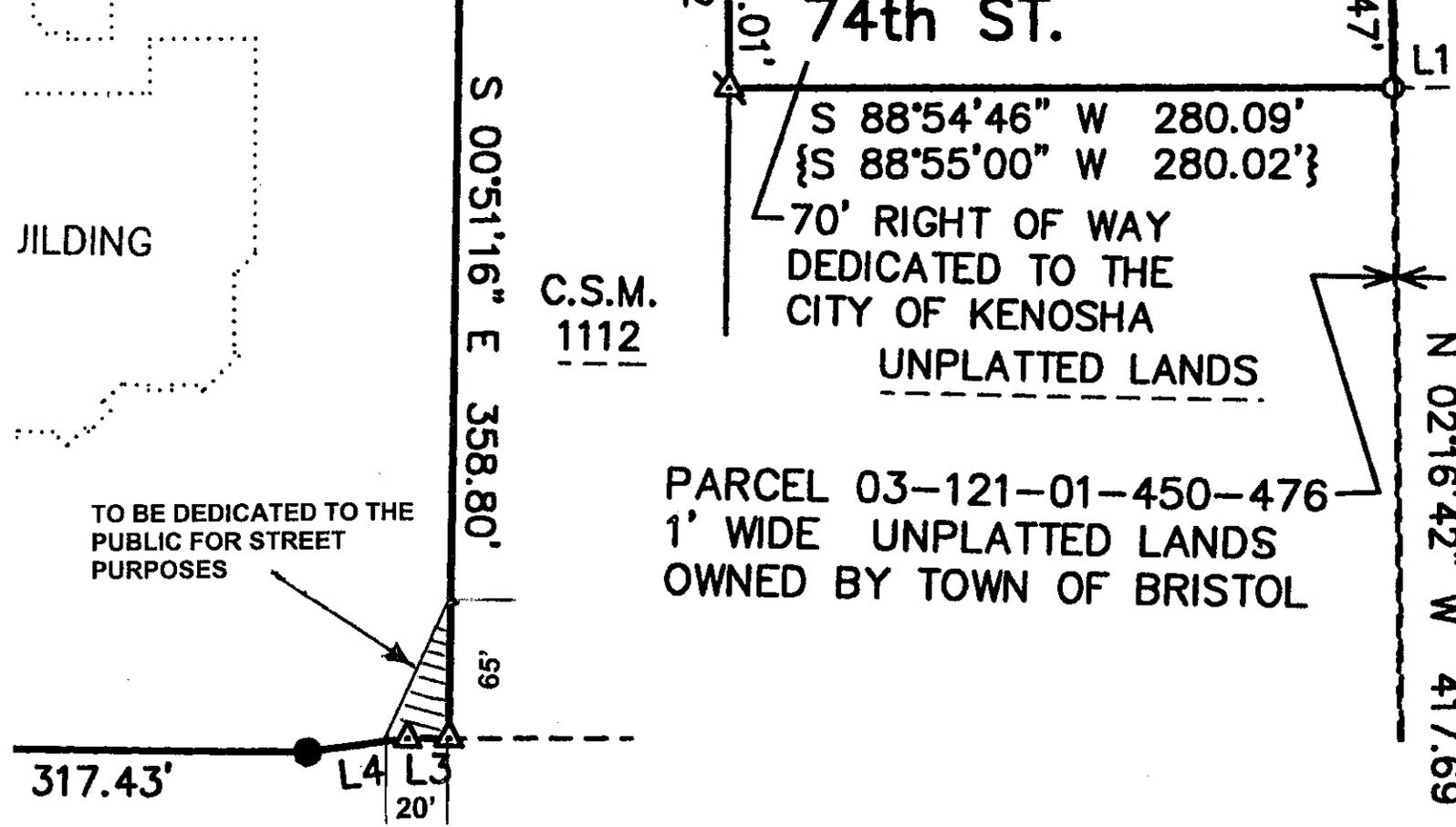
STATION	ELEVATION
716	704.82
714	705.38
712	705.91
710	706.40
708	706.89
706	707.38
704	707.87
702	708.35
410+00	708.60
411+00	708.60
412+00	709.02
413+00	709.37
414+00	709.76
415+00	709.85

PROJECT NO: 1032-10-71  
 COUNTY: KENOSHA  
 HWY: STH 50  
 PLAN & PROFILE - 123RD AVENUE  
 SHEET 52

DATE: 12/11/2008  
 PLOT BY: TFG  
 PLOT NAME: 1032103208.dwg

SCALE: 1" = 40'

WISDOT/CADD SHEET 40



**STATE TRUNK HIGHWAY "50"**  
 {VARIABLE WIDTH}

S. LINE OF THE SE 1/4 OF SECTION 1-1-21  
 S 88°55'00" W 2644.88' {2644.78'}



LEGEND

- = FOUND IRON PIPE  
1 3/8" O.D.
- = FOUND IRON REB  
3/4" DIA.
- ▲ = FOUND "PK" NAIL
- ◻ = FOUND CONCRETE



<b>VOTE SHEET</b>	Kenosha City Plan Commission	Meeting of March 19, 2009	
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Resolution to approve a Two-Lot Certified Survey Map for property located at 12304 75th Street, District #17. (Brat Stop, Inc.)

<b>ACTION TAKEN</b>	<b>AYES</b>	<b>NOES</b>
APPROVE	7	0
DENY		
RECEIVE AND FILE		
<b>FORWARD TO</b>		
	<b>DATE</b>	<b>COPIES</b>
COMMON COUNCIL	4/6/09	21
FINANCE		
LEGAL		
PUBLIC WORKS	3/30/09	1
PARKS		
WATER UTILITY		

  
 Rich Schroeder  
 Assistant City Planner

<b>FACT SHEET</b> Kenosha City Plan Commission	City Plan Division 625 - 52 <sup>nd</sup> Street Kenosha, WI 53140 (262) 653-4030	March 19, 2009	Item 5
Resolution to approve a Two-Lot Certified Survey Map for property located at 12304 75th Street, District #17. (Brat Stop, Inc.)			

**LOCATION/SURROUNDINGS:**

Site: 12304 75th Street  
Zoned: B-2 Community Business District  
A-2 Agricultural Land Holding District  
Air-4 Airport Overlay District

**NOTIFICATIONS/PROCEDURES:**

The alderman of the district, Alderman Bogdala, has been notified. This item will also be reviewed by the Public Works Committee before final approval by the Common Council.

**ANALYSIS:**

- The applicant is proposing to divide the existing lot into two (2) lots. A portion of the future 74th Street will be dedicated with this Certified Survey Map.
- No immediate development is planned for Lot 2 of the Certified Survey Map. Taco Bell had been looking to relocate to Lot 2, but that Conditional Use Permit application was withdrawn.
- Plans have been forwarded to City departments for their review. Their comments are included in the attached Resolution.
- 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

  
\_\_\_\_\_  
Brian R. Wilke, Development Coordinator  
1CPC/2009/Mar19/fact-csm-brat

  
\_\_\_\_\_  
Jeffrey B. Labahn, Director of City Development

RESOLUTION NO: \_\_\_\_ - 08

BY: THE MAYOR

**TO APPROVE A TWO-LOT CERTIFIED SURVEY MAP  
Property located at 12304 75th Street (Brat Stop, Inc.)**

**BE IT RESOLVED** by the Common Council of the City of Kenosha, Wisconsin, that a Certified Survey Map relating to one parcel located at 12304 75th Street 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.
3. Payment of all taxes, special assessments and storm water utility fees prior to recording. The Owner shall provide the City Clerk-Treasurer, a certificate from the County Treasurer, stating that there are no past-due real estate taxes or special assessments on the parcel of real estate which is being divided.
4. The Certified Survey Map shall be null and void if not recorded within six (6) months of approval by the Common Council.
5. A digital copy of the Certified Survey Map shall be provided to the City prior to recording.
6. The signature page shall be revised to reflect Keith G. Bosman as Mayor.
7. The Lot Line Adjustment Survey shall be recorded prior to recording of the Certified Survey Map.
8. 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 \_\_\_\_\_, 2009

ATTEST:

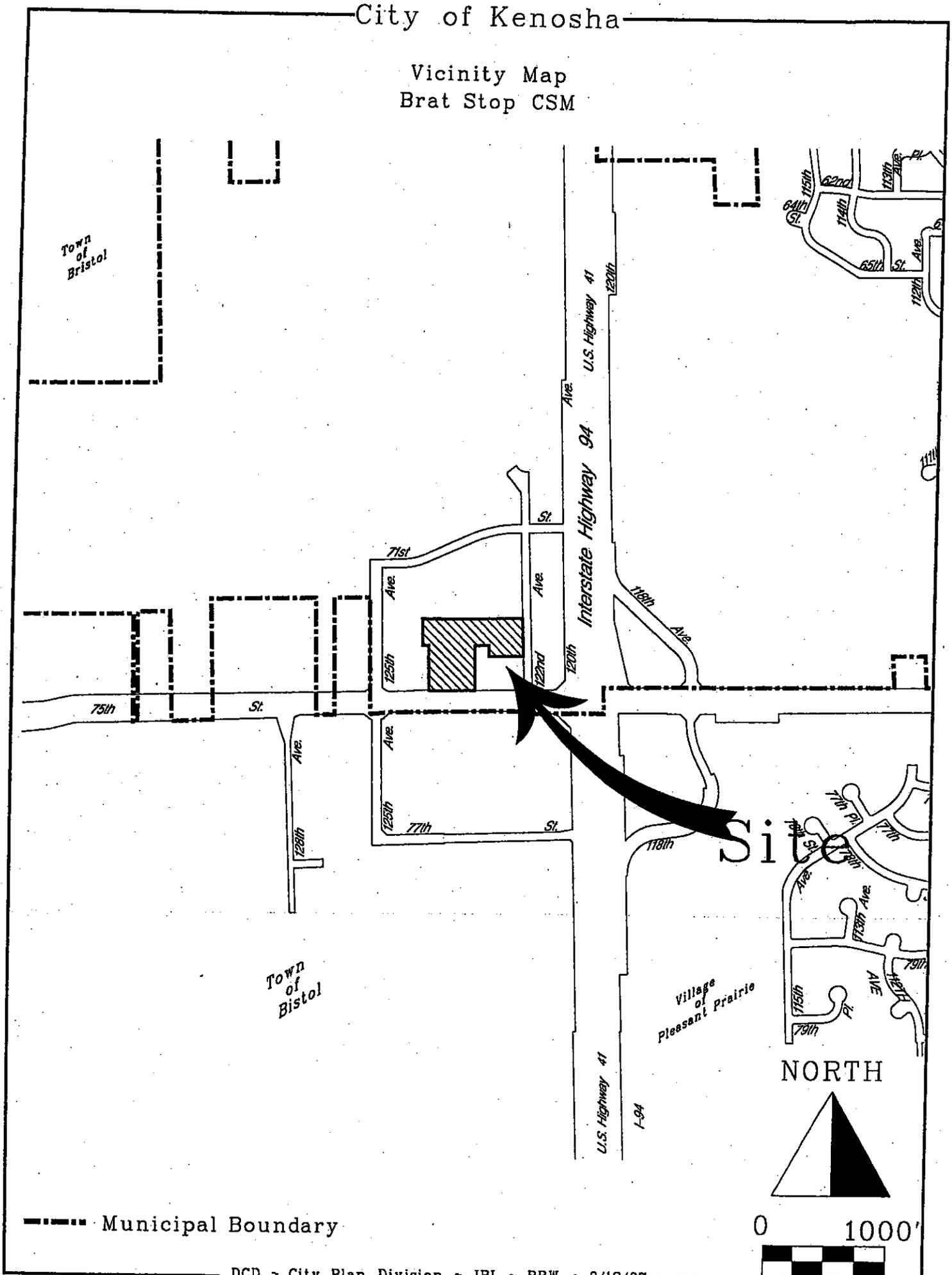
\_\_\_\_\_  
Debra L. Salas, Deputy City Clerk

APPROVE:

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

City of Kenosha

Vicinity Map  
Brat Stop CSM



----- Municipal Boundary

**Land Division Application  
City of Kenosha, Wisconsin**

*Applicant Information*

Owner's Name and Address:  
Brat Shop Inc.  
c/o Gerald Rasmussen  
12304 75<sup>th</sup> St  
Kenosha, WI 53142  
Phone: 262-857-3457

Developer's Name and Address (if applicable):  
Agent: Mills Enterprises  
Attn: Jonch Hetland  
4011 80<sup>th</sup> St  
Kenosha, WI 53142  
Phone: 262-818-8114

*Property Information*

Type of Land Division (check one):

- Preliminary Plat       Final Plat       Certified Survey Map       Lot Line Adjustment Survey

Name of Subdivision (if applicable):

N/A

Location of Land Division (street address or parcel number): 03-121-01-450-456

Number of Lots to be Created: 2

Proposed Use of Property:

- Single-family       Two-family  
 Multi-family       Commercial       Industrial

**Prior to submitting this application to the Department of City Development,  
please review the attached list of fees and requirements.**

The completed application and all required plans and information are to be submitted to:

Department of City Development  
625 52nd Street, Room 308  
Kenosha, WI 53140  
262.653.4030 / 262.653.4045 (fax)



February 16th, 2009

City of Kenosha  
Department of City Development  
Attn: Brian Wilke  
625 52nd St  
Kenosha, WI 53142

RE: Land Division Application—Brat Stop Inc

Dear Mr. Wilke,

I am formally submitting a request for the approval of a Certified Survey Map for the Brat Stop Inc located on parcel 03-121-01-450-456. This CSM is being proposed to split the parcel into two separate tax id #'s. The following is being submitted as part of this application:

- 1) CSM (1 Original and 10 copies) – prepared by Farris Hansen & Associates
- 2) Land Division Application
- 3) Agent Authorization Letter
- 4) \$650 review fee to City of Kenosha

Mills Enterprises will be acting as agent for Brat Stop Inc. Please place this item on the next available agenda for approval.

If you need anything additional please do not hesitate to contact me at the number listed below.

Thank You,

A handwritten signature in black ink that reads "Jonah P. Hetland" with a long horizontal flourish extending to the right.

Jonah P. Hetland  
Development Director  
Mills Enterprises  
262-842-0483

2-13-09

Agent Authorization Letter:

To Whom it May Concern:

I Gerald Rasmussen authorize Jonah Hetland from Mills Enterprises to act as my agent with regards to the land division that is being submitted to the City of Kenosha for the Brat Stop parcel. Please call me at the number listed below with questions.

Thank You,

A handwritten signature in cursive script that reads "Gerald Rasmussen". The signature is written in black ink and has a horizontal line extending from the end of the name.

Gerald Rasmussen  
262-857-3457

**FARRIS, HANSEN & ASSOC. INC.**

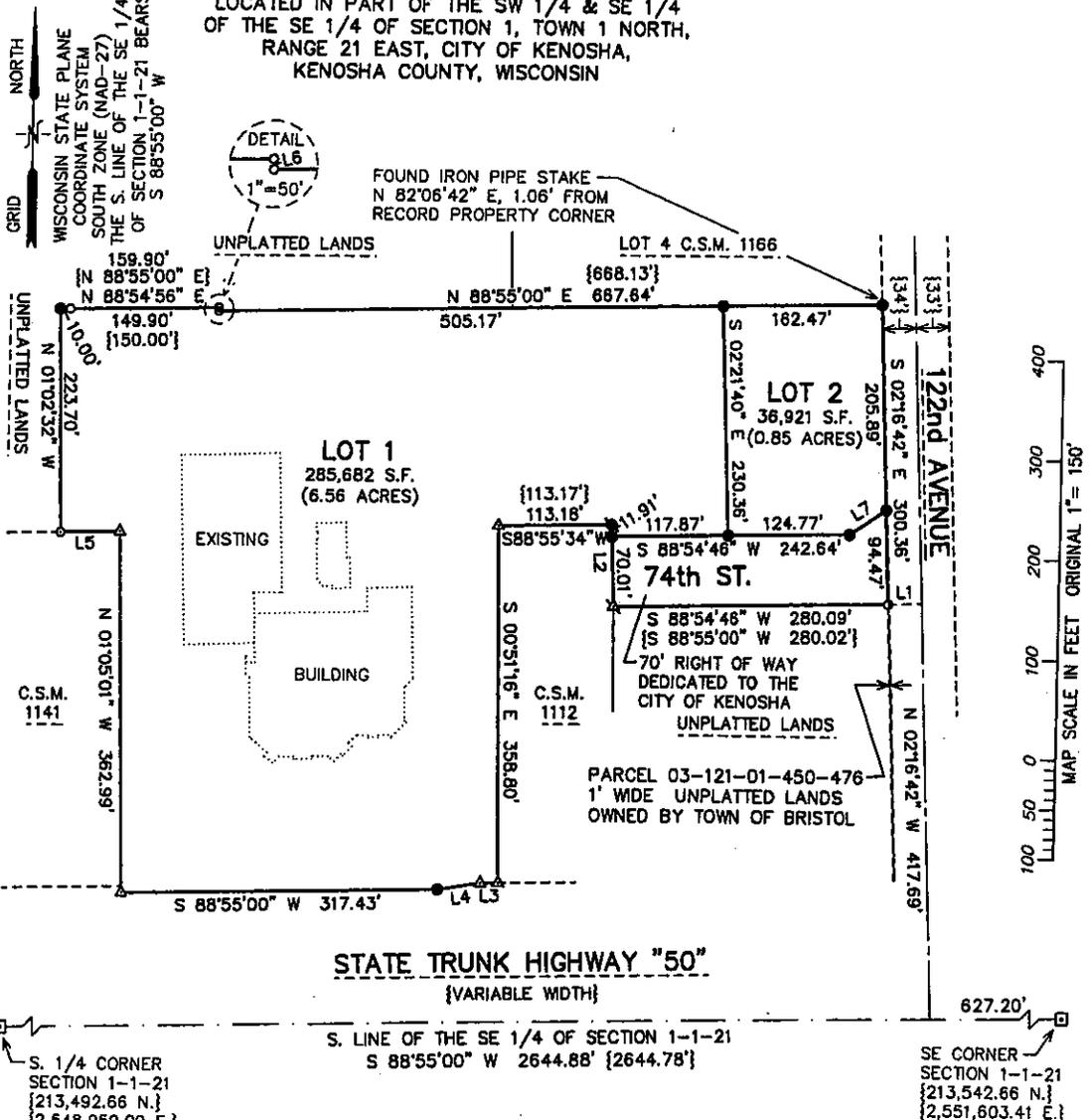
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

7 RIDGWAY COURT- P.O. BOX 437  
 ELKHORN, WISCONSIN 53121  
 PHONE (262) 723-2098  
 FAX (262) 723-5886

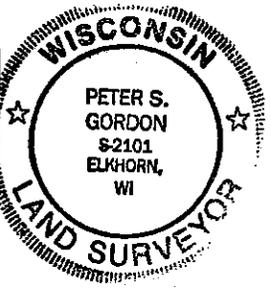
OWNER: BRAT STOP INC.  
 12304 75th STREET  
 KENOSHA, WI. 53142

ZONING: B-2

LOCATED IN PART OF THE SW 1/4 & SE 1/4  
 OF THE SE 1/4 OF SECTION 1, TOWN 1 NORTH,  
 RANGE 21 EAST, CITY OF KENOSHA,  
 KENOSHA COUNTY, WISCONSIN



LINE	BEARING	DISTANCE
L1	S 87°43'18" W	34.00'
L2	N 02°13'01" W	81.92' {81.88'}
L3	S 88°55'05" W	17.64'
L4	S 80°54'20" W	43.05'
L5	S 88°55'00" W	60.00'
L6	S 01°57'34" E	3.52' {3.62'}
L7	S 55°21'17" W	44.23'



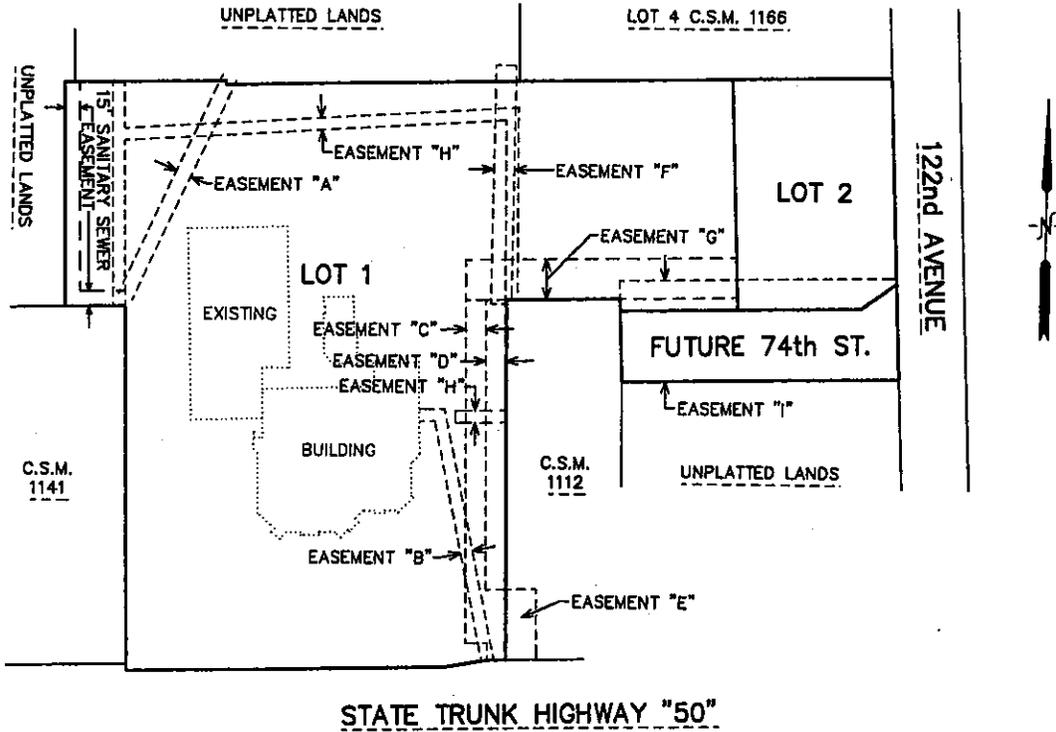
- LEGEND**
- = FOUND IRON PIPE STAKE 1 3/8" O.D.
  - = FOUND IRON REBAR STAKE 3/4" DIA.
  - ▲ = FOUND "PK" NAIL IN PAVEMENT
  - = FOUND CONCRETE COUNTY MONUMENT W/BRASS CAP
  - = SET IRON REBAR STAKE, 3/4" X 24" X 1.50 lbs./ft.
  - △ = SET "PK" NAIL IN PAVEMENT
  - = SET RAILROAD SPIKE IN PAVEMENT
  - {XXX}' = RECORDED AS

THIS INSTRUMENT DRAFTED BY PETER S. GORDON  
 PROJECT NO. 4240.07  
 DATED: 06/05/2007  
 SHEET 1 OF 4 SHEETS

SEE SHEET 2 FOR EASEMENTS & RESTRICTIONS.  
 SEE SHEETS 3 & 4 FOR LEGAL DESCRIPTION & CERTIFICATES.

LOCATED IN PART OF THE SW 1/4 & SE 1/4  
 OF THE SE 1/4 OF SECTION 1, TOWN 1 NORTH,  
 RANGE 21 EAST, CITY OF KENOSHA,  
 KENOSHA COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

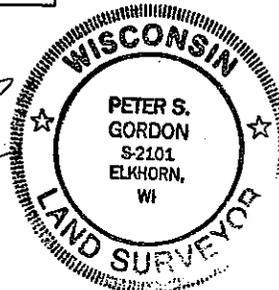


**EASEMENT REFERENCE:**

- A: 15' WIDE SANITARY SEWER EASEMENT RECORDED IN VOL. 1274 ON PAGE 501.
- B: 12' WIDE ELECTRIC EASEMENT RECORDED IN VOL. 1174 ON PAGE 489.
- C: INGRESS & EGRESS EASEMENT AS SHOWN ON C.S.M. 1112 FOR LOT 1 OF SAID C.S.M.
- D: 20' PARKING EASEMENT AS SHOWN ON C.S.M. 1112 FOR LOT 1 OF SAID C.S.M.
- E: 30' WIDE INGRESS & EGRESS EASEMENT AS SHOWN ON C.S.M. 1112 FOR LANDS LYING WEST OF SAID LOT 1.
- F: 20' WIDE SANITARY SEWER EASEMENT AS RECORDED IN VOL. 1291 ON PAGE 872.
- G: TEMPORARY 40' WIDE EASEMENT FOR INGRESS & EGRESS OVER LOT 1 FOR THE EXCLUSIVE USE OF THE OWNER OF LOT 2.
- H: 12' WIDE ELECTRIC EASEMENT RECORDED IN 1279 OF RECORDS ON PAGES 7-9 AS DOCUMENT NO. 783591.
- I: 100' EASEMENT FOR SURFACE DRAINAGE RECORDED IN VOL. 1005 OF RECORDS ON PAGE 725 AS DOCUMENT NO. 627288.

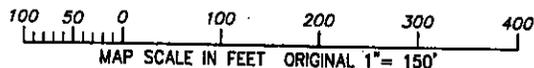
NOTE: NO DEVELOPMENT SHALL BE APPROVED ON LOT 2 UNTIL A DRAINAGE PLAN HAS BEEN APPROVED BY THE CITY OF KENOSHA.

*6/5/2007*  
*revised 10/16/2007*  
*Peter S. Gordon*



THIS INSTRUMENT DRAFTED  
 BY PETER S. GORDON  
 PROJECT NO. 4240.07  
 DATED: 06/05/2007  
 SHEET 2 OF 4 SHEETS

SEE SHEET 1 FOR SURVEY  
 DATA.  
 SEE SHEETS 3 & 4 FOR LEGAL  
 DESCRIPTION & CERTIFICATES.



LOCATED IN PART OF THE SW 1/4 & SE 1/4  
OF THE SE 1/4 OF SECTION 1, TOWN 1 NORTH,  
RANGE 21 EAST, CITY OF KENOSHA,  
KENOSHA COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT AT THE DIRECTION OF JERRY RASMUSSEN, REPRESENTATIVE FOR BRAT STOP INC., OWNER(S), AND IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCE FOR THE CITY OF KENOSHA, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS PLAT IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE PLAT AND OF THE SUBDIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF:

LOCATED IN PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 21 EAST, CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, S 88DEG 55MIN 00SEC W, 627.20 FEET TO THE REFERENCE LINE OF 122nd AVENUE; THENCE ALONG SAID REFERENCE LINE, N 02DEG 16MIN 42SEC W, 417.69 FEET; THENCE PERPENDICULAR TO SAID REFERENCE LINE, S 87DEG 43MIN 18SEC W, 34.00 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID 122nd AVENUE AND THE POINT OF BEGINNING; THENCE S 88DEG 54MIN 46SEC W, 280.09 FEET TO A "PK" NAIL IN PAVEMENT; THENCE N 02DEG 13MIN 01SEC W, 81.93 FEET TO AN IRON REBAR STAKE FOUND MARKING THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 1112; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID CERTIFIED SURVEY MAP NO. 1112, S 88DEG 55MIN 34SEC W, 113.18 FEET TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP NO. 1112; THENCE ALONG THE WESTERLY BOUNDARY OF SAID CERTIFIED SURVEY MAP NO. 1112, S 00DEG 51MIN 16SEC E, 358.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY "50"; THENCE ALONG SAID HIGHWAY, S 88DEG 55MIN 05SEC W, 17.64 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 80DEG 54MIN 20SEC W, 43.05 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 88DEG 55MIN 00SEC W, 317.43 FEET; THENCE N 01DEG 05MIN 01SEC W, 362.99 FEET; THENCE S 88DEG 55MIN 00SEC W, 60.00 FEET; THENCE N 01DEG 02MIN 32SEC W, 223.70 FEET; THENCE N 88DEG 54MIN 56SEC E, 159.90 FEET TO AN IRON PIPE STAKE; THENCE S 01DEG 57MIN 34SEC E, 3.52 FEET TO AN IRON PIPE STAKE; THENCE N 88DEG 55MIN 00SEC E, 667.64 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID 122nd AVENUE; THENCE ALONG SAID AVENUE, S 02DEG 16MIN 42SEC E, 300.36 FEET TO THE POINT OF BEGINNING. CONTAINING 342,664 SQUARE FEET (7.87 ACRES) OF LAND, MORE OR LESS.

DATED: 6/5/2007 *revised 10/17/2007*

  
PETER S. GORDON RLS 2101



**OWNER'S CERTIFICATE**

AS OWNER(S), I(WE) HEREBY CERTIFY THAT I(WE) HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE PLAT AND ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF KENOSHA FOR APPROVAL.

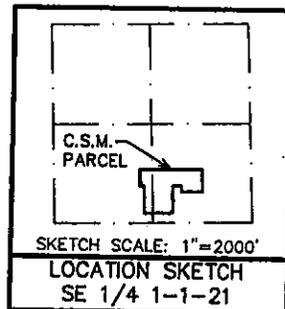
DATED: \_\_\_\_\_

\_\_\_\_\_  
JERRY RASMUSSEN, REPRESENTATIVE FOR BRAT STOP INC.

STATE OF WISCONSIN)  
COUNTY OF \_\_\_\_\_)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009 THE ABOVE NAMED JERRY RASMUSSEN, REPRESENTATIVE FOR BRAT STOP INC., TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, \_\_\_\_\_, WISCONSIN  
MY COMMISSION EXPIRES \_\_\_\_\_



LOCATED IN PART OF THE SW 1/4 & SE 1/4  
OF THE SE 1/4 OF SECTION 1, TOWN 1 NORTH,  
RANGE 21 EAST, CITY OF KENOSHA,  
KENOSHA COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

CONSENT OF CORPORATE MORTGAGEE

SOUTHPORT BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE LAND DESCRIBED ON THIS PLAT, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING, AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF JERRY RASMUSSEN, REPRESENTATIVE FOR BRAT STOP INC., OWNER(S).

IN WITNESS WHEREOF, THE SAID SOUTHPORT BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, ITS PRESIDENT AND COUNTERSIGNED BY \_\_\_\_\_, ITS SECRETARY(CASHIER) AT \_\_\_\_\_, WISCONSIN AND ITS CORPORATE SEAL TO BE AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

IN THE PRESENCE OF:

SOUTHPORT BANK

\_\_\_\_\_ CORPORATE SEAL

\_\_\_\_\_ PRESIDENT

\_\_\_\_\_ DATED

\_\_\_\_\_ SECRETARY(CASHIER)

\_\_\_\_\_ DATED

STATE OF WISCONSIN)  
COUNTY OF \_\_\_\_\_)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009 BY \_\_\_\_\_ PRESIDENT AND \_\_\_\_\_ SECRETARY(CASHIER) OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY(CASHIER) OF SAID CORPORATION AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION BY ITS AUTHORITY.

\_\_\_\_\_ MY COMMISSION EXPIRES

NOTARY PUBLIC, \_\_\_\_\_ WISCONSIN

CITY OF KENOSHA APPROVAL

RESOLVED, THAT THE CERTIFIED SURVEY MAP, IN THE CITY OF KENOSHA, BRAT STOP, INC., OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF KENOSHA.

APPROVED: \_\_\_\_\_  
JOHN ANTARAMIAN MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF RESOLUTION NUMBER \_\_\_\_\_ ADOPTED BY THE COMMON COUNCIL OF THE CITY OF KENOSHA.

\_\_\_\_\_ MIKE HIGGINS CITY CLERK

THIS INSTRUMENT DRAFTED  
BY PETER S. GORDON  
PROJECT NO. 4240.07  
DATED: 06/05/2007  
SHEET 4 OF 4 SHEETS

*6/5/2007*  
*revised 10/16/2007*  
*Peter S. Gordon*



<b>VOTE SHEET</b>	Kenosha City Plan Commission	Meeting of March 19, 2009	
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Resolution to approve a Four-Lot Certified Survey Map for properties located at 5001 and 5011 47th Avenue, District #16. (Apostoli)

<b>ACTION TAKEN</b>	<b>AYES</b>	<b>NOES</b>
APPROVE	7	0
DENY		
RECEIVE AND FILE		
<b>FORWARD TO</b>		
	<b>DATE</b>	<b>COPIES</b>
COMMON COUNCIL	4/6/09	21
FINANCE		
LEGAL		
PUBLIC WORKS	3/30/09	1
PARKS		
WATER UTILITY		

  
 Rich Schroeder  
 Assistant City Planner

<b>FACT SHEET</b>  Kenosha City Plan Commission	City Plan Division 625 - 52 <sup>nd</sup> Street Kenosha, WI 53140 (262) 653-4030	March 19, 2009	Item 4
Resolution to approve a Four-Lot Certified Survey Map for properties located at 5001 and 5011 47th Avenue, District #16. (Apostoli)			

**LOCATION/SURROUNDINGS:**

Site: 5001 and 5011 47th Avenue  
Zoned: RS-1 Single-Family Residential

**NOTIFICATIONS/PROCEDURES:**

The alderman of the district, Alderman Downing, has been notified. This item will also be reviewed by the Public Works Committee before final approval by the Common Council.

**ANALYSIS:**

- The applicant is proposing to divide the two (2) existing lots into four (4) lots. The two lots on 47th Avenue would include the two existing single-family residences. The two lots on 46th Avenue would be vacant.
- The applicant has also petitioned to rezone the two proposed lots on 46th Avenue to RD Two-Family Residential (previous agenda item). The proposed rezoning would be consistent with the adopted *Corridor Land Use Plan*.
- All lots in the Certified Survey Map must be a minimum of 8,000 s.f. in area, Parcel 2 must be adjusted to comply with this requirement.
- The Certified Survey Map has been sent to City departments for their review. Their comments are included in the attached Resolution.
- 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 conditions.

*B. R. Wilke*

Brian R. Wilke, Development Coordinator  
1CPC/2009/Mar19/fact-csm-apostoli

*Jeffrey B. Labahn*

Jeffrey B. Labahn, Director of City Development

RESOLUTION NO: \_\_\_\_ - 09

BY: THE MAYOR

**TO APPROVE A FOUR-LOT CERTIFIED SURVEY MAP  
Properties located at 5001 and 5011 47th Avenue (Apostoli)**

**BE IT RESOLVED** by the Common Council of the City of Kenosha, Wisconsin, that a Certified Survey Map relating to two parcels located at 5001 and 5011 47th Avenue 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.
3. Payment of all taxes, special assessments and stormwater utility fees prior to recording. The Owner shall provide the City Clerk-Treasurer, a certificate from the County Treasurer, stating that there are no past-due real estate taxes or special assessments on the parcel of real estate which is being divided. Park Impact Fees shall be paid prior to issuing Building permits.
4. The Certified Survey Map shall be null and void if not recorded within six (6) months of approval by the Common Council.
5. A digital copy of the Certified Survey Map shall be provided to the City prior to recording.
6. The lot line between Parcel 1 and Parcel 2 shall be shifted so that Parcel 2 is a minimum of 8,000 s.f.
7. The Certified Survey Map shall include a page with the legal description and an area for signatures.
8. The proposed Drainage Plan shall be revised to comply with City requirements.
9. Compliance with all the preceding conditions as a prerequisite for authorizing Mayor and City Clerk-Treasurer to sign the Certified Survey Map.
10. The breezeway of the home on proposed Parcel 1 shall be removed prior to the City signing the Certified Survey Map. All appropriate permits shall be obtained from the Department of Neighborhood Services & Inspections.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2009

ATTEST:

\_\_\_\_\_  
Debra L. Salas, Deputy City Clerk

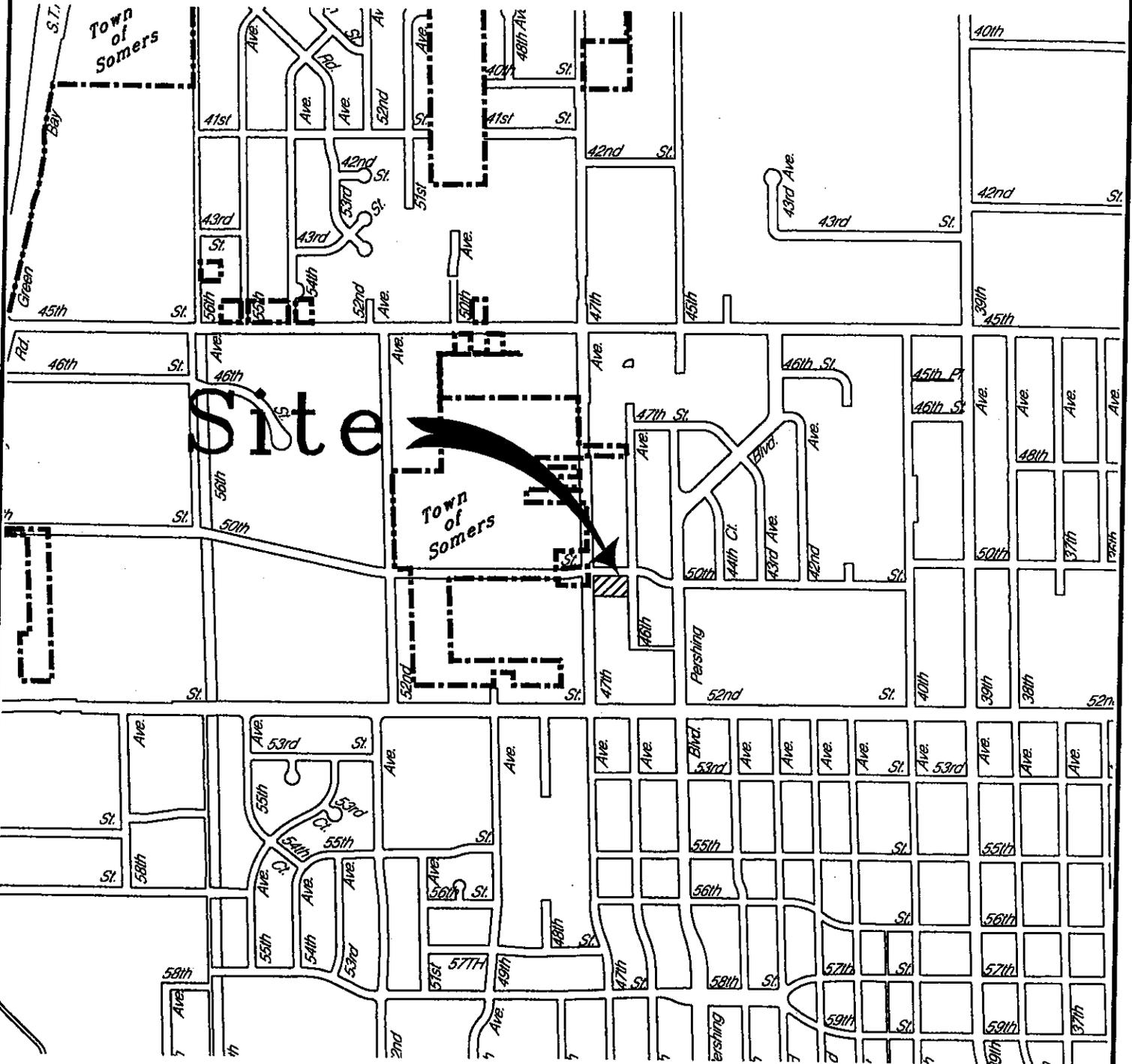
APPROVE:

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

CITY OF KENOSHA

Vicinity Map

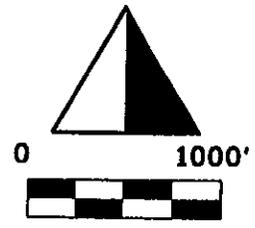
Apostoli CSM



Site

Town of Somers

NORTH



----- Municipal Boundary

Land Division Application  
City of Kenosha, Wisconsin

Applicant Information

Owner's Name and Address:

ALBERT LOCANTE  
6121 GREEN BAY RD #200  
KENOSHA, WI 53142

Phone: 262 818 6221

Developer's Name and Address (if applicable):

TONY APOSTOLI  
1440 40<sup>th</sup> CT  
KENOSHA, WI 53144

Phone: 262 818 0072

Property Information

Type of Land Division (check one):

- Preliminary Plat     Final Plat     Certified Survey Map     Lot Line Adjustment Survey

Name of Subdivision (if applicable):

Location of Land Division (street address or parcel number):

5011-47 AVE KENOSHA, WI

Number of Lots to be Created:

one additional lot  
final total (2)

Proposed Use of Property:

- Single-family     Two-family  
 Multi-family     Commercial     Industrial

Prior to submitting this application to the Department of City Development,  
please review the attached list of fees and requirements.

The completed application and all required plans and information are to be submitted to:

Department of City Development  
625 52nd Street, Room 308  
Kenosha, WI 53140  
262.653.4030 / 262.653.4045 (fax)

**Land Division Application  
City of Kenosha, Wisconsin**

*Applicant Information*

<p>Owner's Name and Address:</p> <p>Victor - Catherine Green 16531 PLANK Rd UNION GROVE, WI 53182</p> <p>Phone: 262-878-1972</p>	<p>Developer's Name and Address (if applicable):</p> <p>Imperial Builders Inc. 1440-40 Court Kenosha, WI 53144</p> <p>Phone: 262-553-9585</p>
--	---

*Property Information*

Type of Land Division (check one):

Preliminary Plat    
 Final Plat    
 Certified Survey Map    
 Lot Line Adjustment Survey

Name of Subdivision (if applicable):

Location of Land Division (street address or parcel number): 5001-47 Ave Kenosha, WI

<p>Number of Lots to be Created:</p> <p align="center">2</p> <p>(1 Single Family)     (1 Two Family)</p>	<p>Proposed Use of Property:</p> <p> <input checked="" type="checkbox"/> Single-family     <input checked="" type="checkbox"/> Two-family  <input type="checkbox"/> Multi-family     <input type="checkbox"/> Commercial     <input type="checkbox"/> Industrial </p>
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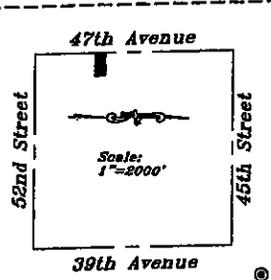
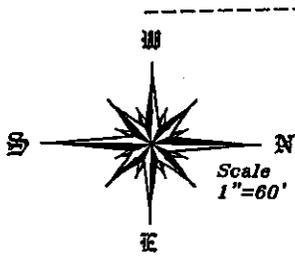
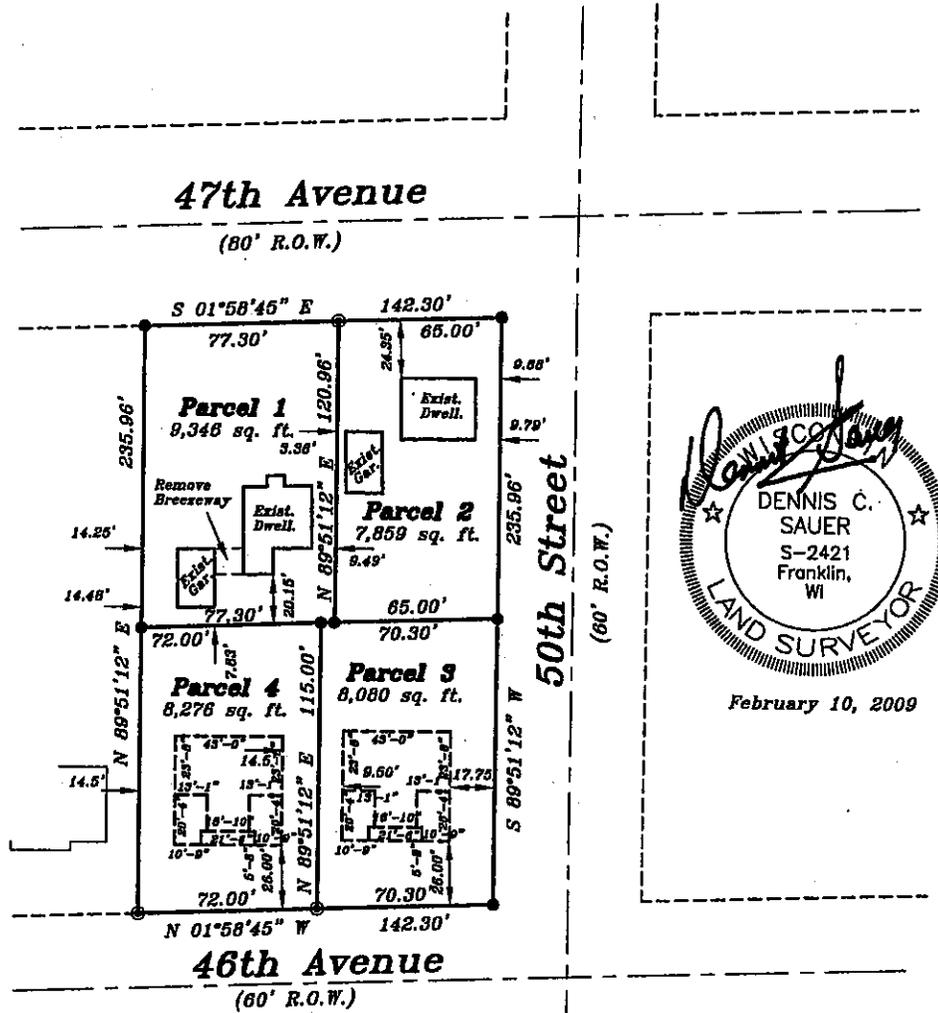
Prior to submitting this application to the Department of City Development, please review the attached list of fees and requirements.

The completed application and all required plans and information are to be submitted to:

Department of City Development  
 625 52nd Street, Room 308  
 Kenosha, WI 53140  
 262.653.4030 / 262.653.4045 (fax)

PROPOSED CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the NE 1/4 of Section 35, Town 4 North, Range 22 East, of the Fourth Principal Meridian in the City of Kenosha, Kenosha County, Wisconsin.

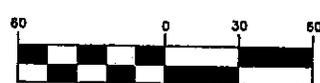


**Notes:**  
 Map bearings refer to Grid North of the Wisconsin State Plane Co-ordinate System, South Zone, with the East line of the NW 1/4 of Section 35, T2N, R22E having an assumed bearing of N 01°58'45" W.

**Prepared by:**  
 Dennis C. Sauer, RLS 2421  
 Metropolitan Survey Service, Inc. NE 1/4 Sec. 35-2-22  
 5307 S. 92nd Street, Suite 140  
 Hales Corners, WI 53130  
 Ph. (414) 529-5380  
 Email: survey@bizwi.rr.com

- ⊙ — Denotes Pipe Found
- — Denotes 1" iron pipe set

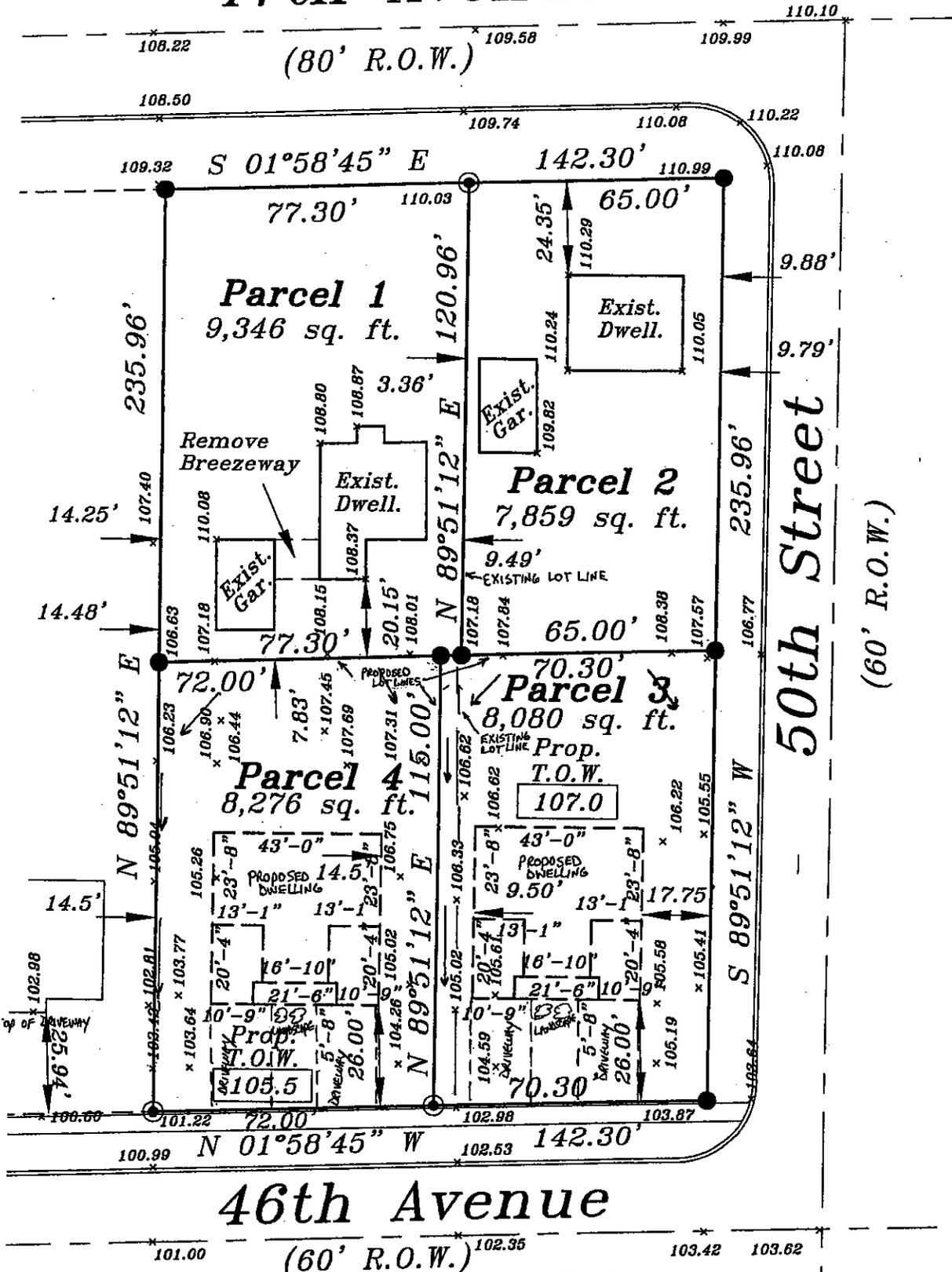
**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 60 ft.

**Prepared for:**  
 Imperial Builders General Contractor, Inc.  
 1440 40th Court  
 Kenosha, WI 53144

# 47th Avenue



(80' R.O.W.)

(60' R.O.W.)

Scale:  
1"=30'

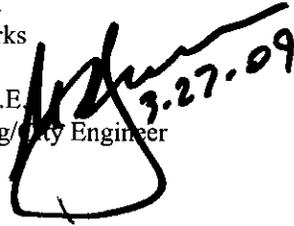
Prop. T.O.W.  
105.5 = Proposed Top of Wall

March 27, 2009

TO: Ronald L. Bursek, P.E.  
Director of Public Works

FROM: Michael M. Lemens, P.E.  
Director of Engineering/City Engineer

SUBJECT: Project Status Report

Handwritten signature and date: 3-27-09

**Project #07-1110 Storm Water Utility** – Staff is working with other communities in the region on the ROOT-PIKE WIN to coordinate educational and other water quality initiatives. Staff is proceeding with design work for the 2009 work program, and finishing up the annual report. Staff is continuing plan review and drainage complaint activities. (Citywide)

**Project #08-1208 Sidewalk and Curb and Gutter Repair** – [AZAR, LLC] Final landscaping will be completed in the springs. (Citywide)

**Project #05-1416 Anderson Park Skate Board Park** – Work on the base contract is complete. The local organization is evaluating ramp and other pre-manufactured structures. These will be purchased with private funds and donated to the skate park. (9)

**Project #08-1409 Southport Beach House Restroom Renovations** [Bane Nelson] – Work is in progress. (3)

**Project #08-1215 Street Division Garage Fire Suppression System** – [U.S. Fire Protection] Work is substantially complete. Final punchlist work required. (11)

**Project #08-1015 New Road Construction – KAT Subdivision** – [Reesman's] Work is in progress. (10)

**Project #08-1017 – Street Reconstruction Phase I (38<sup>th</sup> Street from I-94 to CTH S)** – Bid opening March 27, 2009. (16)

**Project #09-1221 – Waste Transfer Wall Repair** – Bid Opening March 27, 2009. (2)

**PRIVATE DEVELOPER WORK**