

**AGENDA**  
**BOARD OF PARK COMMISSIONERS**  
**Kenosha Municipal Building - Room 204**  
**Monday, June 25, 2011 - 5:00 pm**

<b>Chairman:</b>	<b>Michael J. Orth</b>	<b>Vice Chairman:</b>	<b>Anthony Kennedy</b>
<b>Commissioner:</b>	<b>Chris Schwartz</b>	<b>Commissioner:</b>	<b>Rocco J. LaMacchia, Sr.</b>
<b>Commissioner:</b>	<b>Kevin E. Mathewson</b>		

**Call to Order**  
**Roll Call**

**A. APPROVAL OF MINUTES**

A-1. Approval of the minutes of the meeting held on June 11, 2012.

**C. REFERRED TO COMMISSION**

C-1. Quit Claim Deeds to transfer City-owned property generally located south of 79th Street between 15th Avenue and 17th Avenue from the City to:

- a. Luis E. and Beverly R. Keelin (*Keelin*)
- b. Donald R. Bartoli (*Bartoli*)
- c. Eleanor E. Hall (*Hall*)
- d. Robert Jr. and Lynn Wade (*Wade*)

(District #12) (CP-Ayes 7: Noes 0)

C-2. Change Requests.

**INFORMATIONAL ITEMS:**

1. Presentation regarding the 4th of July Activities.
2. Project Status Report

DIRECTOR AND/OR SUPERINTENDENT COMMENTS  
CITIZEN COMMENTS/COMMISSIONER COMMENTS/OTHER BUSINESS AS AUTHORIZED BY LAW

IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 653-4052 BEFORE THIS MEETING

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

**BOARD OF PARK COMMISSIONERS**  
**Minutes of Meeting held Monday, June 11, 2012**

A meeting of the Board of Parks Commissioners was held on Monday, June 11, 2012 in Room 204 of the Kenosha Municipal Building. The meeting was called to order at 5:00 pm by Chairman Orth.

At roll call, the following members were present: Commissioners Schwartz, LaMacchia, and Kennedy. Commissioner Mathewson arrived during item C-2. Staff members in attendance were Jeff Warnock, Superintendent of Parks and Shelly Billingsley, Director of Engineering.

It was moved by Commissioner Kennedy, seconded by Commissioner LaMacchia, to approve the minutes from the meeting held on Monday, May 29, 2012. Motion carried unanimously.

- C-1. Request from Kenosha Bible Church to hold a Bonfire on Alford Park Beach on Thursday, June 26, 2012. *(District 1)*  
Staff/Alderman: Jeff Warnock spoke.  
It was moved by Commissioner Kennedy, seconded by Commissioner LaMacchia, to approve. Motion carried unanimously.
- C-2. Request from Rotary Club of Kenosha West to Install a Softball Wall of Fame adjacent to the Lincoln Park Pavilion. *(District 12)*  
Public Hearing: Dr Jim Fuller (representative of the Rotary Club) and Andrea Cecelia (Partners in Design Architect) spoke.  
Chairman Orth requested Dr. Fuller to include the City of Kenosha in the Memorial due to the City's support and involvement. It was moved by Commissioner Kennedy, seconded by Commissioner LaMacchia, to approve. Motion carried unanimously.
- C-3. Project 12-1426 Poerio Park Playground and Ice Rink Construction *(1401 16<sup>th</sup> Avenue)* Recommendation to Reject Bid. *(District 1)*  
*(Also referred to Public Works)*  
Staff/Alderman: Shelly Billingsley spoke.  
It was moved by Commissioner Kennedy, seconded by Commissioner Mathewson, to approve the rejection of the bid. Motion carried unanimously.
- C-4. Project 12-1414 Anderson Pool Splashpad Construction *(8730 22<sup>nd</sup> Avenue)* Recommendation to Reject Bids and Re-Advertise Contract. *(District 9)* *(Also referred to Public Works)*  
Staff/Alderman: Shelly Billingsley spoke.  
It was moved by Commissioner Mathewson, seconded by Commissioner Schwartz, to approve the rejection of the bids. Motion carried unanimously.
- C-5. Approval of Task Order #5 for Professional Services by SAA Design Group, Inc., for the Sunrise Park Master Plan Implementation. *(District 5)*  
Staff/Alderman: Shelly Billingsley and Jeff Warnock spoke.  
It was moved by Commissioner Kennedy, seconded by Commissioner Mathewson, to approve. Motion carried unanimously.

C-6. Change Requests.  
No action taken.

INFORMATIONAL ITEMS:

1. Project Status Report
2. Status of Construction of Project 10-1415 Lakefront Water Feature – Shelly Billingsley and Jeff Warnock spoke.
3. Boys & Girls Sign at Old Little League Park (*District 11*) – This item was pulled.

SUPERINTENDENT COMMENTS: Jeff Warnock updated the Committee on the Southport Beach House

COMMISSIONER COMMENTS: Commissioner LaMacchia commented that he would like a fence around the Christopher Columbus Statue for safety reasons and timeline for the Sunrise Park Master Plan Implementation. Chairman Orth comments on Park Events, Penoyer Park, and a Floodplain with Strawberry Creek Park.

ADJOURNMENT - There being no further business to come before the Board of Parks Commissioners, it was moved, seconded and unanimously carried to adjourn at 5:35 pm.

Planning & Zoning Division 625 52 <sup>nd</sup> Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	June 21, 2012	Item 4
<b>Quit Claim Deed to transfer City-owned property generally located south of 79th Street between 15th Avenue and 17th Avenue from the City of Kenosha to Luis E. and Beverly R. Keelin. (Keelin) (District #12) PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

Site: Generally located south of 79th Street between 15th Avenue and 17th Avenue  
 Zoned: RS-3 Single-Family Residential

**NOTIFICATIONS/PROCEDURES:**

The alderman of the district, Alderman Bostrom, has been notified. This item will also be reviewed by the Board of Parks Commissioners, before final approval by the Common Council.

**ANALYSIS:**

- This property was dedicated to the City of Kenosha for playground purposes as part of the *Kirchner's Highlands First Addition Subdivision Plat*. The City is not planning on using the property for playground area and the property has historically been used and maintained by the adjacent property owners.
- Louis E. and Beverly R. Keelin, 1507 79th Street, adjacent property owners, are currently using the land for personal purposes.
- The Quit Claim Deed will transfer the land to the property owner at no cost.
- The Quit Claim Deed and Lot Line Adjustment Survey are attached.
- The Board of Parks Commissioners and Common Council previously deemed the City-owned property located south of 79th Street between 14th Avenue and 17th Avenue as surplus. The property between 14th Avenue and 15th Avenue was previously conveyed to the adjoining property owners.

**RECOMMENDATION:**

A recommendation is made to approve the attached Quit Claim Deed from the City of Kenosha to Luis E. and Beverly R. Keelin.

  
 Jeffrey B. Labahn, Director

  
 Rich Schroeder, Deputy Director

City of Kenosha

Vicinity Map  
Kirchner Highlands park land



----- Municipal Boundary



·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

June 8, 2012

Luis E. and Beverly R. Keelin  
1507 79th Street  
Kenosha, WI 53143

Dear Mr. and Ms. Keelin:

**RE: Proposed Transfer of City-Owned Property**  
***South of 79th Street between 15th Avenue and 17th Avenue***

Our records indicate you are the owner of property located adjacent to Kirchner Highlands playground, as identified on the original subdivision, which was never developed for its intended purpose. The City has received a request to transfer a portion of this undeveloped parkland to the adjacent property owner in order to construct a garage.

Historically, you and the other three owners have maintained and used the City-owned property for your benefit. Since the property was never developed as a park, the City is now proposing to transfer a proportional area of the property to you at no cost. A map showing your property, and the portion proposed for transfer, is enclosed.

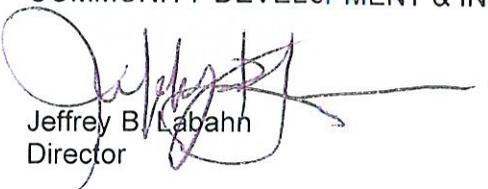
This proposal requires approval by the City and will be reviewed at the Municipal Building, 625 52nd Street as follows:

- ***City Plan Commission*** ***Thursday, June 21, 2012 at 5:00 p.m. in Room 202***
- ***Board of Park Commissions*** ***Monday, June 25, 2012 at 5:00 p.m. in Room 204***
- ***Common Council*** ***Monday, July 2, 2012 at 7:00 p.m. in Room 202***

If you have any questions, contact me at 262.653.4030 or via email at [jlabahn@kenosha.org](mailto:jlabahn@kenosha.org).

Sincerely,

COMMUNITY DEVELOPMENT & INSPECTIONS

  
Jeffrey B. Labahn  
Director

JBL:kas  
Enclosure  
c: Alderman Bostrom



NOTE: PAGES 2 AND 3 SHOW  
PROPERTY LINES AFTER  
LOT-LINE ADJUSTMENT

PLAT OF SURVEY FOR LOT LINE ADJUSTMENT

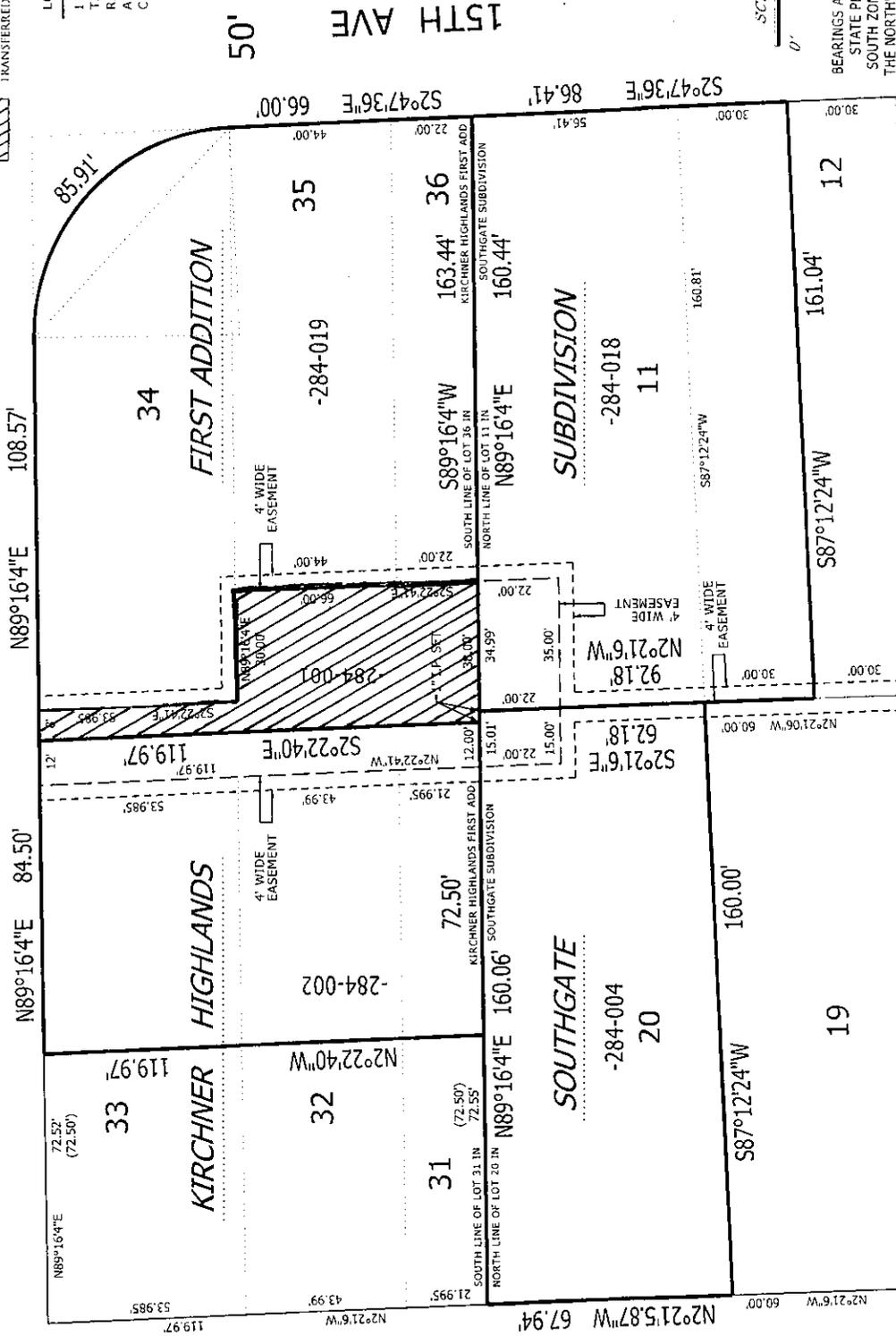
LEGEND FOR PAGE 3

- DENOTES PROPOSED PROPERTY LINES
- DENOTES 4' WIDE EASEMENT AS SHOWN IN PARAGRAPHS (S) AND (6) OF THE SUBMITTAL DIVISION PLAT IS TO CLEAR AS TO IF 4' EASEMENT IS CENTERED ON OR ADJACENT TO PROPERTY LINE.
- (XXX.XX) DENOTES RECORDED AS TRANSFERRED
- DENOTES PROPERTY TO BE TRANSFERRED

LOT 34 CURVE DATA:

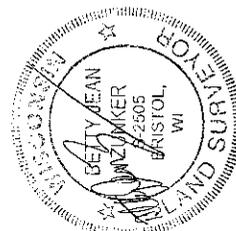
I ANGLE	87°56'20"
TAN.	54.00'
RADIUS	52.00'
ARC	85.91'
CHORD	77.72'

79TH STREET



50' 17TH AVE

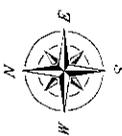
50' 15TH AVE



MAY 7, 2012

PAGE 3 OF 4

BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, T. 1 N., R. 23 E. BEARING S89°17'04"W.



SCALE: 1" = 30'

**PLAT OF SURVEY  
FOR  
LOT LINE ADJUSTMENT**

OF LOTS 11, 20 AND PART OF LOT 12 IN SOUTHGATE SUBDIVISION,  
AND  
OF PART OF LOTS 31, 32, 33, 34, 35 AND 36 IN KIRCHNER HIGHLANDS' FIRST ADDITION,  
BOTH BEING RECORDED PLATS  
IN THE NORTHWEST QUARTER OF SECTION 7, T. 1 N. R. 23 E.  
IN THE  
CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN

NOTE: PAGE 1 SHOWS  
PROPERTY LINES BEFORE  
LOT LINE ADJUSTMENT

LEGEND FOR PAGE 1

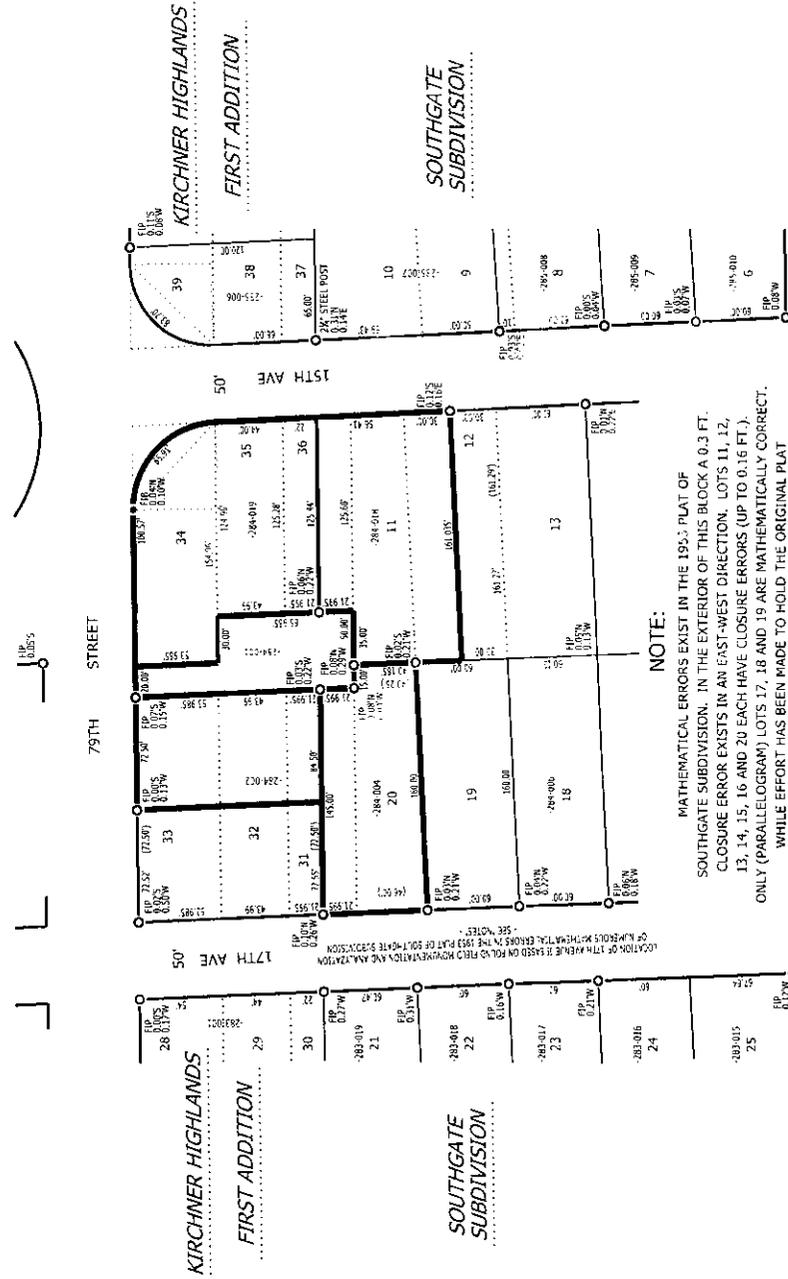
- ..... DENOTES ORIGINAL LOT LINES
- DENOTES EXISTING PROPERTY LINES
- FIP ○ DENOTES FOUND IRON PIPE
- FIB ● DENOTES FOUND IRON BAR
- ( XX.XX' ) DENOTES RECORDED AS
- FIP ○ DENOTES LOCATION OF FOUND  
0.06' S MONUMENTATION FOR THE PURPOSE  
0.03' W OF ANALYZATION

PARCEL	SURVEY
06-123-07-284-002	JULY 17, 1986 - M. R. KOTLARCK
06-123-07-284-006	MAR. 12, 1974 - R. L. SMITH
06-123-07-284-010	SEPT 5, 1988 - M. R. KOTLARCK
06-123-07-284-012	MAY 1981 - R. L. SMITH

LOT 34 CURVE DATA:

I ANGLE	87°56'20"
TAN.	54.00'
RADIUS	52.09'
ARC	85.91'
CHORD	77.72'

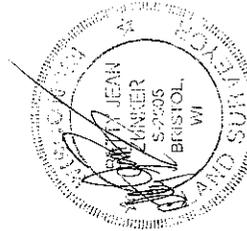
OWNERS:  
CITY OF KENOSHA  
06-123-07-284-001  
DONALD R. BARTOLI  
06-123-07-284-002  
ELEANOR E. HALL  
06-123-07-284-004  
ROBERT JR. & LYNN WADE  
06-123-07-284-018  
LUIS E. & BEVERLY R. KEELIN  
06-123-07-284-019



**NOTE:**  
MATHEMATICAL ERRORS EXIST IN THE 1953 PLAT OF SOUTHGATE SUBDIVISION. IN THE EXTERIOR OF THIS BLOCK A 0.3 FT. CLOSURE ERROR EXISTS IN AN EAST-WEST DIRECTION. LOTS 11, 12, 13, 14, 15, 16 AND 20 EACH HAVE CLOSURE ERRORS (UP TO 0.16 FT.). ONLY (PARALLELOGRAM) LOTS 17, 18 AND 19 ARE MATHEMATICALLY CORRECT. WHILE EFFORT HAS BEEN MADE TO HOLD THE ORIGINAL PLAT ANGLES AND DIMENSIONS AS MUCH AS POSSIBLE, (SUGGESTED) MINOR CHANGES IN LOT-LINE DIMENSIONS ARE SHOWN WHICH ARE MORE MATHEMATICALLY CORRECT AND WHICH ARE BASED ON FOUND FIELD MONUMENTATION AND IMPROVEMENTS.

- SEE ALSO DRAWING ON PAGE 3 -  
BECAUSE OF THE DISCREPANCIES, BEARINGS SHOWN HERE ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NOT ON THE ORIGINAL SUBDIVISION PLAT.

- SEE JULY 31, 2009 K.L.KANYUH SURVEY OF ADJACENT BLOCK TO THE EAST -



BETTY JEAN ZUNKER  
MAY 7, 2012  
WI REGISTERED LAND SURVEYOR NO. S-2505  
CITY OF KENOSHA PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION PHONE 262-653-4165

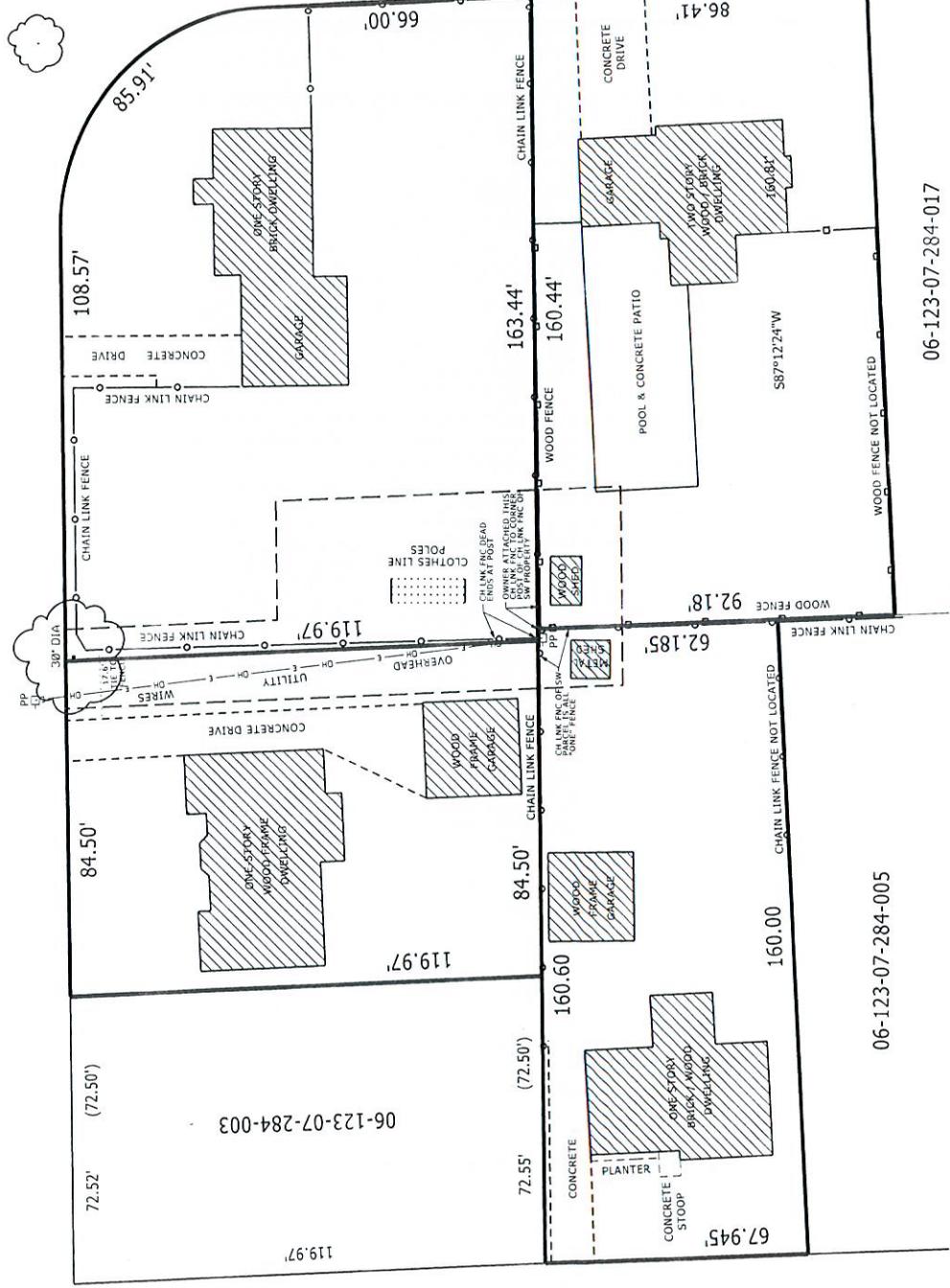
BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, T. 1 N., R. 23 E. BEARING S89°17'04"W

NOTE: PAGES 2 AND 3 SHOW  
PROPERTY LINES AFTER  
LOT-LINE ADJUSTMENT

PLAT OF SURVEY FOR LOT LINE ADJUSTMENT

LEGEND FOR PAGE 2

- DENOTES PLATTED AREA OF "CITY PARK"
- DENOTES PROPOSED PROPERTY LINES
- DENOTES OVERHEAD WIRES
- DENOTES CHAIN LINK FENCE
- DENOTES WOOD FENCE
- DENOTES LOCATION OF FOUND MONUMENTATION FOR THE PURPOSE OF ANALYZATION



SCALE 1" = 30'  
0' 30' 60'

17TH AVE 50'

15TH AVE 50'

79TH STREET



MAY 7, 2012

PLAT OF SURVEY  
FOR  
LOT LINE ADJUSTMENT

Part of the parcel of land shown as "Play Ground – Dedicated to City of Kenosha" in Kirchner Highland's First Addition, a recorded subdivision, said parcel lying east of, and adjacent to, Lots 31, 32 and 33 in said subdivision, in the Northwest Quarter of Section 7, Town 1 North, Range 23 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, Kenosha County, Wisconsin, and being further described as follows:

Commencing at the northwest corner of Lot 33 in said subdivision, being here also the southeast corner of the intersection of 17th Avenue and 79th Street; thence North 89°16'4" East along the north line of said lot, being here also the south line of 79th Street, 145.00 feet to the northeast corner of said Lot 33 and the point of beginning; thence continuing North 89°16'4" East along said south line, 12.00 feet; thence South 2°22'40" East parallel to the east line of Lots 34, 35 and 36 of said subdivision, a distance of 119.97 feet; thence South 89°16'4" West, 12.00 feet to the east line of Lot 31; thence North 2°22'40" West along the east line of said Lots 31, 32 and 33, a distance of 119.97 feet to the south line of 79th Street and the point of beginning; subject to easements and restrictions of record, and being as shown on a May 7, 2012, plat of survey by the City of Kenosha Department of Public Works Engineering Division and filed with the Kenosha County Land Information Office.

Part of the parcel of land shown as "Play Ground – Dedicated to City of Kenosha" in Kirchner Highland's First Addition, a recorded subdivision, said parcel lying east of, and adjacent to, Lots 31, 32 and 33 in said subdivision, in the Northwest Quarter of Section 7, Town 1 North, Range 23 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, Kenosha County, Wisconsin, and being further described as follows:

Commencing at the northwest corner of Lot 33 in said subdivision, being here also the southeast corner of the intersection of 17th Avenue and 79th Street; thence South 2°21'16" East, 119.97 feet to the northwest corner of Lot 20 in Southgate Subdivision, a recorded subdivision; thence North 89°16'4" East along the north line of said Lot 20, being here also the north line of Southgate Subdivision, 145.05 feet to the northeast corner of said Lot 20 and the point of beginning; thence continuing North 89°16'4" East along said north line extended 15.01 feet; thence South 2°21'16" East parallel to the east line of said Lot 20, 22.00 feet; thence South 89°16'4" West parallel with said north line, 15.00 feet; thence North 2°21'16" West, 22.00 feet to the point of beginning; subject to easements and restrictions of record, and being as shown on a May 7, 2012, plat of survey by the City of Kenosha Department of Public Works Engineering Division and filed with the Kenosha County Land Information Office.

Part of the parcel of land shown as "Play Ground – Dedicated to City of Kenosha" in Kirchner Highland's First Addition, a recorded subdivision, said parcel lying East of, and adjacent to, Lots 31, 32 and 33 in said subdivision, in the Northwest Quarter of Section 7, Town 1 North, Range 23 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, Kenosha County, Wisconsin, and being further described as follows:

Commencing at the northwest corner of Lot 33 in said subdivision, being here also the southeast corner of the intersection of 17th Avenue and 79th Street; thence South 2°21'16" East, 119.97 feet to the northwest corner of Lot 20 in Southgate Subdivision, a recorded subdivision; thence North 89°16'4" East along the north line of said Lot 20, being here also the north line of Southgate Subdivision, 160.06 feet to a point of intersection of said north line and the easterly extension thereof and the west line of Lot 11 of Southgate Subdivision, a recorded subdivision, extended north 22.00 feet and the point of beginning; thence North 89°16'4" East continuing along said north line extended, 34.99 feet; thence South 2°21'16" East along a line parallel to the west line of said Lot 11, 22.00 feet; thence South 89°16'4" West along a line that is parallel to said north line, 35.00 feet to the west line of said Lot 11; thence North 2°21'16" West along said west line, 22.00 feet to the point of beginning; subject to easements and restrictions of record, and being as shown on a May 7, 2012, plat of survey by the City of Kenosha Department of Public Works Engineering Division and filed with the Kenosha County Land Information Office.

Part of the parcel of land shown as "Play Ground – Dedicated to City of Kenosha" in Kirchner Highland's First Addition, a recorded subdivision, said parcel lying west of, and adjacent to, Lots 34, 35 and 36 in said subdivision, in the Northwest Quarter of Section 7, Town 1 North, Range 23 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, Kenosha County, Wisconsin, and being further described as follows:

Commencing at the northwest corner of Lot 33 in said subdivision, being here also the southeast corner of the intersection of 17th Avenue and 79th Street; thence North 89°16'4" East along the north line of said Lot 33, being here also the south line of 79th Street, 145.00 feet to the northeast corner of Lot 33; thence North 89°16'4" East to a point that intersects said south line and a line that is parallel to the east line of said Lot 33, 12.00 feet and the point of beginning; thence continuing along said south line North 89°16'4" East 8 feet; thence South 2°22'40" East along the west line of said Lot 34, 53.985 feet to the southwest corner of Lot 34; thence North 89°16'4" East along the south line of said Lot 34, 30.00 feet; thence South 2°22'40" East, 66.00 feet to a point on the north line of Southgate Subdivision, a recorded subdivision; thence South 89°16'4" West along the said south line, 38.00; thence North 2°22'40" West along a line that is parallel to said west line of Lots 34, 35 and 36, 119.97 feet to the south line of 79th Street and the point of beginning; subject to easements and restrictions of record, and being as shown on a May 7, 2012, plat of survey by the City of Kenosha Department of Public Works Engineering Division and filed with the Kenosha County Land Information Office.

REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR OTHER INFORMATION WHICH MAY AFFECT THE USE OF THESE SITES.  
THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITY LINES ARE UNKNOWN AND NOT SHOWN.  
CALL DIGGERS HOTLINE BEFORE COMMENCING ANY EXCAVATION WORK.



MAY 7, 2012

SEE PAGE 1 FOR A LISTING OF CURRENT  
PROPERTY OWNERS AND CURRENT PROPERTY LINES.  
MONUMENTATION, EXCEPT AS SHOWN, HAS BEEN  
WAIVED IN ACCORDANCE WITH A-E 7.01 (2) OF THE  
WISCONSIN ADMINISTRATIVE CODE  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED  
PROPERTY WAS SURVEYED UNDER MY DIRECTION AND  
THAT THIS PLAT IS A TRUE REPRESENTATION THEREOF.

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS  
APPROVED BY THE DEPARTMENT OF CITY DEVELOPMENT  
AS BEING IN COMPLIANCE WITH CHAPTER 17 OF THE  
CITY CODE OF GENERAL ORDINANCES.  
CITY PLANNER - JEFF LABAHN  
DATE .....

Document Number

**QUIT CLAIM DEED  
STATE OF WISCONSIN  
Exempt #2**

**This Deed**, made between the City of Kenosha, a Municipal Corporation, Grantor, and Luis E. and Beverly R. Keelin, Grantees.

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

Part of the parcel of land shown as "Play Ground – Dedicated to City of Kenosha" in Kirchner Highland's First Addition, a recorded subdivision, said parcel lying west of, and adjacent to, Lots 34, 35 and 36 in said subdivision, in the Northwest Quarter of Section 7, Town 1 North, Range 23 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, Kenosha County, Wisconsin, and being further described as follows:

Commencing at the northwest corner of Lot 33 in said subdivision, being here also the southeast corner of the intersection of 17th Avenue and 79th Street; thence North 89°16'4" East along the north line of said Lot 33, being here also the south line of 79th Street, 145.00 feet to the northeast corner of Lot 33; thence North 89°16'4" East to a point that intersects said south line and a line that is parallel to the east line of said Lot 33, 12.00 feet and the point of beginning; thence continuing along said south line North 89°16'4" East 8 feet; thence South 2°22'40" East along the west line of said Lot 34, 53.985 feet to the southwest corner of Lot 34; thence North 89°16'4" East along the south line of said Lot 34, 30.00 feet; thence South 2°22'40" East, 66.00 feet to a point on the north line of Southgate Subdivision, a recorded subdivision; thence South 89°16'4" West along the said south line, 38.00; thence North 2°22'40" West along a line that is parallel to said west line of Lots 34, 35 and 36, 119.97 feet to the south line of 79<sup>th</sup> Street and the point of beginning; subject to easements and restrictions of record, and being as shown on a May 7, 2012, plat of survey by the City of Kenosha Department of Public Works Engineering Division and filed with the Kenosha County Land Information Office.

Recording Area

Name and Return Address:

**City of Kenosha  
Community Development & Inspections  
625 52nd Street – Room 308  
Kenosha, WI 53140**

Part of 06-123-07-284-001

Parcel Identification Number (PIN)

Dated this \_\_\_\_ day of \_\_\_\_\_, 2012

\_\_\_\_\_  
Sign

KEITH BOSMAN, MAYOR

Print

\_\_\_\_\_  
Sign

DEBRA SALAS, CITY CLERK/TREASURER

Print

**ACKNOWLEDGMENT**

State of Wisconsin }

} ss.

\_\_\_\_\_ County }

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012, the above named

\_\_\_\_\_  
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*

\*  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires:

Warranty or Quit Claim Deed  
City of Kenosha  
To  
Luis E. & Beverly R. Keelin  
Part of Kenosha County Tax Parcel No. 06-123-07-284-019  
File name: Legal\_284\_019.doc  
May 7, 2012

LEGAL DESCRIPTION TO BE USED FOR PARCEL TO BE COMBINED WITH KENOSHA  
COUNTY TAX PARCEL 06-123-07-284-019

Part of the parcel of land shown as “Play Ground – Dedicated to City of Kenosha” in Kirchner Highland’s First Addition, a recorded subdivision, said parcel lying west of, and adjacent to, Lots 34, 35 and 36 in said subdivision, in the Northwest Quarter of Section 7, Town 1 North, Range 23 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, Kenosha County, Wisconsin, and being further described as follows:

Commencing at the northwest corner of Lot 33 in said subdivision, being here also the southeast corner of the intersection of 17th Avenue and 79th Street; thence North 89°16’4” East along the north line of said Lot 33, being here also the south line of 79th Street, 145.00 feet to the northeast corner of Lot 33; thence North 89°16’4” East to a point that intersects said south line and a line that is parallel to the east line of said Lot 33, 12.00 feet and the point of beginning; thence continuing along said south line North 89°16’4” East 8 feet; thence South 2°22’40” East along the west line of said Lot 34, 53.985 feet to the southwest corner of Lot 34; thence North 89°16’4” East along the south line of said Lot 34, 30.00 feet; thence South 2°22’40” East, 66.00 feet to a point on the north line of Southgate Subdivision, a recorded subdivision; thence South 89°16’4” West along the said south line, 38.00; thence North 2°22’40” West along a line that is parallel to said west line of Lots 34, 35 and 36, 119.97 feet to the south line of 79<sup>th</sup> Street and the point of beginning; subject to easements and restrictions of record, and being as shown on a May 7, 2012, plat of survey by the City of Kenosha Department of Public Works Engineering Division and filed with the Kenosha County Land Information Office.

Planning & Zoning Division 625 52 <sup>nd</sup> Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	June 21, 2012	Item 5
<b>Quit Claim Deed to transfer City-owned property generally located south of 79th Street between 15th Avenue and 17th Avenue from the City of Kenosha to Donald R. Bartoli. (Bartoli) (District #12)          PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

Site: Generally located south of 79th Street between 15th Avenue and 17th Avenue  
 Zoned: RS-3 Single-Family Residential

**NOTIFICATIONS/PROCEDURES:**

The alderman of the district, Alderman Bostrom, has been notified. This item will also be reviewed by the Board of Parks Commissioners, before final approval by the Common Council.

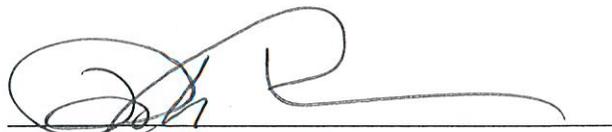
**ANALYSIS:**

- This property was dedicated to the City of Kenosha for playground purposes as part of the *Kirchner Highlands First Addition Subdivision Plat*. The City is not planning on using the property for playground area and the property has historically been used and maintained by the adjacent property owners.
- Donald R. Bartoli, 1607 79th Street, adjacent property owners, are currently using the land for personal purposes.
- The Quit Claim Deed will transfer the land to the property owner at no cost.
- The Quit Claim Deed and Lot Line Adjustment Survey are attached.
- The Board of Parks Commissioners and Common Council previously deemed the City-owned property located south of 79th Street between 14th Avenue and 17th Avenue as surplus. The property between 14th Avenue and 15th Avenue was previously conveyed to the adjoining property owners.

**RECOMMENDATION:**

A recommendation is made to approve the attached Quit Claim Deed from the City of Kenosha to Donald R. Bartoli.

  
 Jeffrey B. Labahn, Director

  
 Rich Schroeder, Deputy Director

City of Kenosha

Vicinity Map  
Kirchner Highlands park land



----- Municipal Boundary



0 100 200 300 400 500 Feet

·Planning & Zoning  
·Community Development

262.653.4030  
262.653.4045 FAX  
Room 308



·Building Inspections  
·Property Maintenance

262.653.4263  
262.653.4254 FAX  
Room 100

## DEPARTMENT OF COMMUNITY DEVELOPMENT & INSPECTIONS

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

Jeffrey B. Labahn, Director

Richard Schroeder, Deputy Director

June 8, 2012

Donald R. Bartoli  
1607 79th Street  
Kenosha, WI 53143

Dear Mr. Bartoli:

**RE: Proposed Transfer of City-Owned Property**  
***South of 79th Street between 15th Avenue and 17th Avenue***

Our records indicate you are the owner of property located adjacent to Kirchner Highlands playground, as identified on the original subdivision, which was never developed for its intended purpose. The City has received a request to transfer a portion of this undeveloped parkland to the adjacent property owner in order to construct a garage.

Historically, you and the other three owners have maintained and used the City-owned property for your benefit. Since the property was never developed as a park, the City is now proposing to transfer a proportional area of the property to you at no cost. A map showing your property, and the portion proposed for transfer, is enclosed.

This proposal requires approval by the City and will be reviewed at the Municipal Building, 625 52nd Street as follows:

- **City Plan Commission** ***Thursday, June 21, 2012 at 5:00 p.m. in Room 202***
- **Board of Park Commissions** ***Monday, June 25, 2012 at 5:00 p.m. in Room 204***
- **Common Council** ***Monday, July 2, 2012 at 7:00 p.m. in Room 202***

If you have any questions, contact me at 262.653.4030 or via email at [jlabahn@kenosha.org](mailto:jlabahn@kenosha.org).

Sincerely,

COMMUNITY DEVELOPMENT & INSPECTIONS

  
Jeffrey B. Labahn  
Director

JBL:kas  
Enclosure  
c: Alderman Bostrom



NOTE: PAGES 2 AND 3 SHOW PROPERTY LINES AFTER LOT-LINE ADJUSTMENT

LEGEND FOR PAGE 3

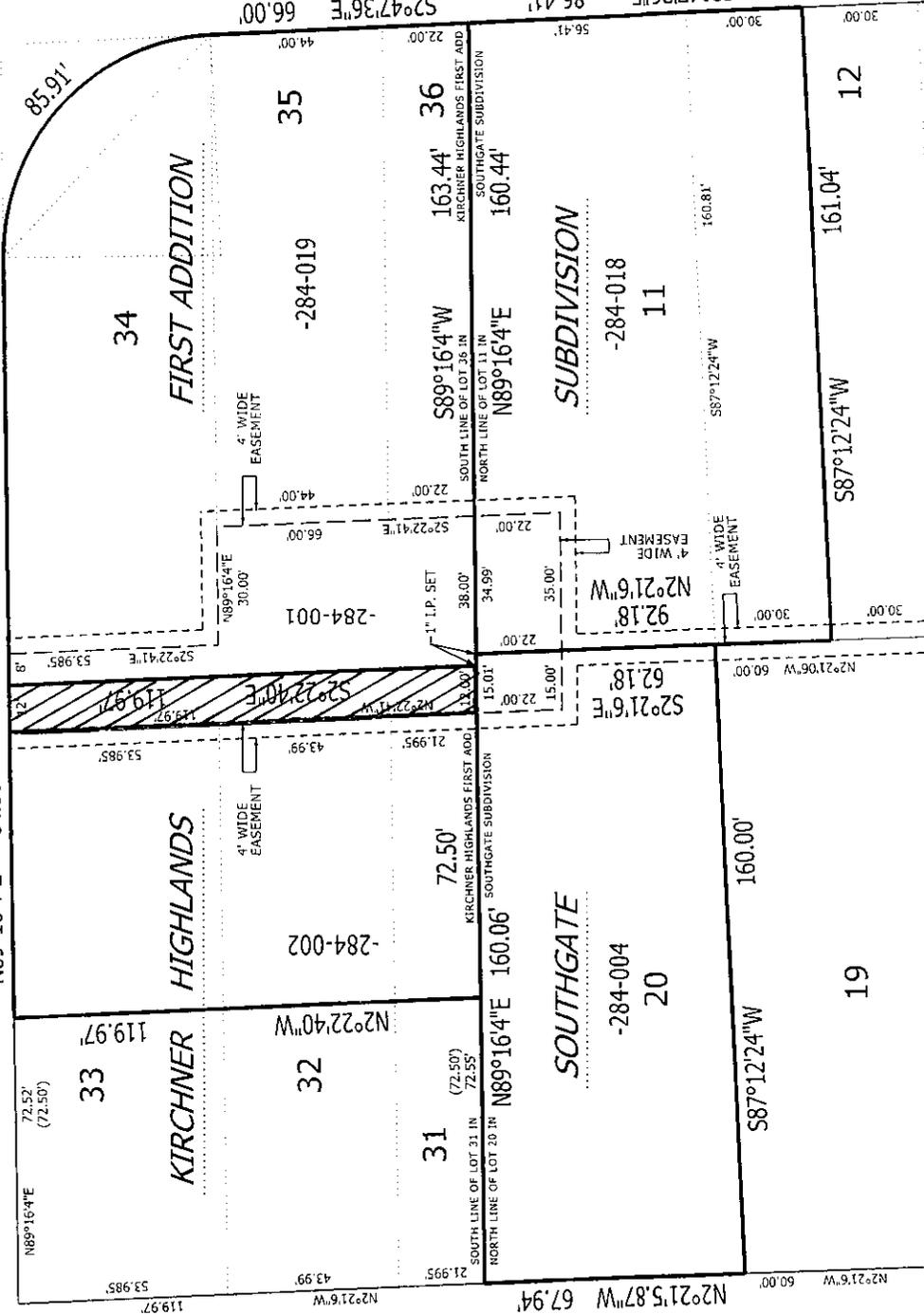
- DENOTES PROPOSED PROPERTY LINES
- DENOTES 4" WIDE EASEMENT AS SHOWN ON PLAT(S). NOTE: SOUTHGATE SUBDIVISION PLAT IS NUCLEAR AS TO IF 4" EASEMENT IS CENTERED ON OR ADJACENT TO PROPERTY LINE.
- DENOTES RECORDED AS TRANSFERRED

LOT 34 CURVE DATA:

I ANGLE	87°56'20"
TAN	54.00'
RADIUS	52.09'
ARC	85.91'
CHORD	77.72'

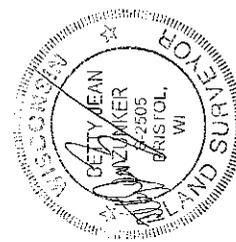
PLAT OF SURVEY FOR LOT LINE ADJUSTMENT

79TH STREET



SCALE 1" = 30'

BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, T. 1 N., R. 23 E. BEARING S89°17'04"W



MAY 7, 2012

**PLAT OF SURVEY  
FOR  
LOT LINE ADJUSTMENT**

NOTE: PAGE 1 SHOWS  
PROPERTY LINES BEFORE  
LOT-LINE ADJUSTMENT

SURVEY FOR:  
CITY OF KENOSHA,  
A MUNICIPAL CORPORATION

OF LOTS 11, 20 AND PART OF LOT 12 IN SOUTHGATE SUBDIVISION,  
AND  
OF PART OF LOTS 31, 32, 33, 34, 35 AND 36 IN KIRCHNER HIGHLANDS' FIRST ADDITION,  
BOTH BEING RECORDED PLATS  
IN THE NORTHWEST QUARTER OF SECTION 7, T. 1 N. R. 23 E.  
IN THE  
CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN

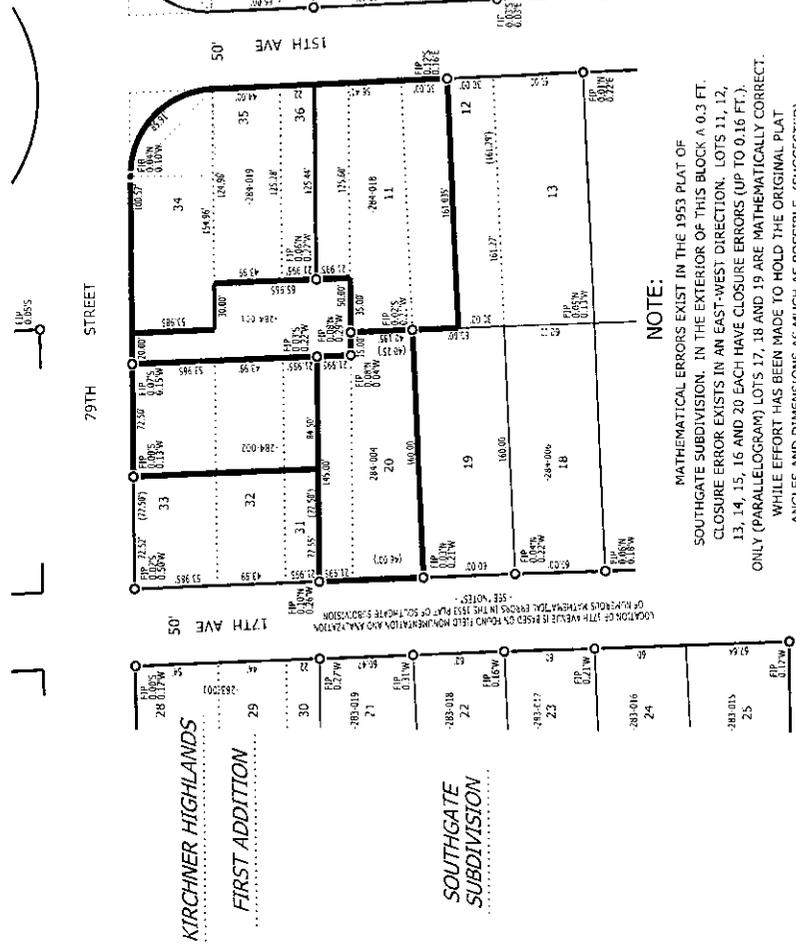
SURVEY BY:  
CITY OF KENOSHA  
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
625 52ND STREET - RM. 302  
KENOSHA, WI.

LOT 34 CURVE DATA:  
I ANGLE 87°56'20"  
TAN. 54.00'  
RADIUS 52.09'  
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LEGEND FOR PAGE 1

- ..... DENOTES ORIGINAL LOT LINES
- DENOTES EXISTING PROPERTY LINES
- FIP ○ DENOTES FOUND IRON PIPE
- FIB ● DENOTES FOUND IRON BAR
- ( XX-XX' ) DENOTES RECORDED AS
- FIP ○ DENOTES LOCATION OF FOUND 0.065' MONUMENTATION FOR THE PURPOSE OF ANALYZATION

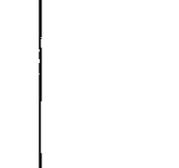
PARCEL	SURVEY
06-123-07-284-002	JULY 17, 1986 - M. R. KOTLARCK
06-123-07-284-006	MAR. 12, 1974 - R. L. SMITH
06-123-07-284-010	SEPT 5, 1988 - M. R. KOTLARCK
06-123-07-284-012	MAY 1981 - R. L. SMITH



**NOTE:**  
MATHEMATICAL ERRORS EXIST IN THE 1953 PLAT OF SOUTHGATE SUBDIVISION. IN THE EXTERIOR OF THIS BLOCK A 0.3 FT. CLOSURE ERROR EXISTS IN AN EAST-WEST DIRECTION. LOTS 11, 12, 13, 14, 15, 16 AND 20 EACH HAVE CLOSURE ERRORS (UP TO 0.16 FT.) ONLY (PARALLELOGRAM) LOTS 17, 18 AND 19 ARE MATHEMATICALLY CORRECT. WHILE EFFORT HAS BEEN MADE TO HOLD THE ORIGINAL PLAT ANGLES AND DIMENSIONS AS MUCH AS POSSIBLE, (SUGGESTED) MINOR CHANGES IN LOT-LINE DIMENSIONS ARE SHOWN WHICH ARE MORE MATHEMATICALLY CORRECT AND WHICH ARE BASED ON FOUND FIELD MONUMENTATION AND IMPROVEMENTS.  
- SEE ALSO DRAWING ON PAGE 3 -  
BECAUSE OF THE DISCREPANCIES, BEARINGS SHOWN HERE ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NOT ON THE ORIGINAL SUBDIVISION PLAT.  
- SEE JULY 31, 2009 K.L.KANYUH SURVEY OF ADJACENT BLOCK TO THE EAST -

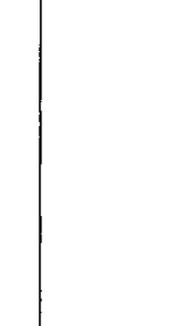
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SCALE 1" = 80' 160'



REFERENCE SURVEYS:  
06-123-07-284-002 JULY 17, 1986 - M. R. KOTLARCK  
06-123-07-284-006 MAR. 12, 1974 - R. L. SMITH  
06-123-07-284-010 SEPT 5, 1988 - M. R. KOTLARCK  
06-123-07-284-012 MAY 1981 - R. L. SMITH

BETTY JEAN ZUNKER MAY 7, 2012  
WI REGISTERED LAND SURVEYOR No. S-2505  
CITY OF KENOSHA, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION PHONE 262-653-4165

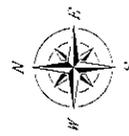
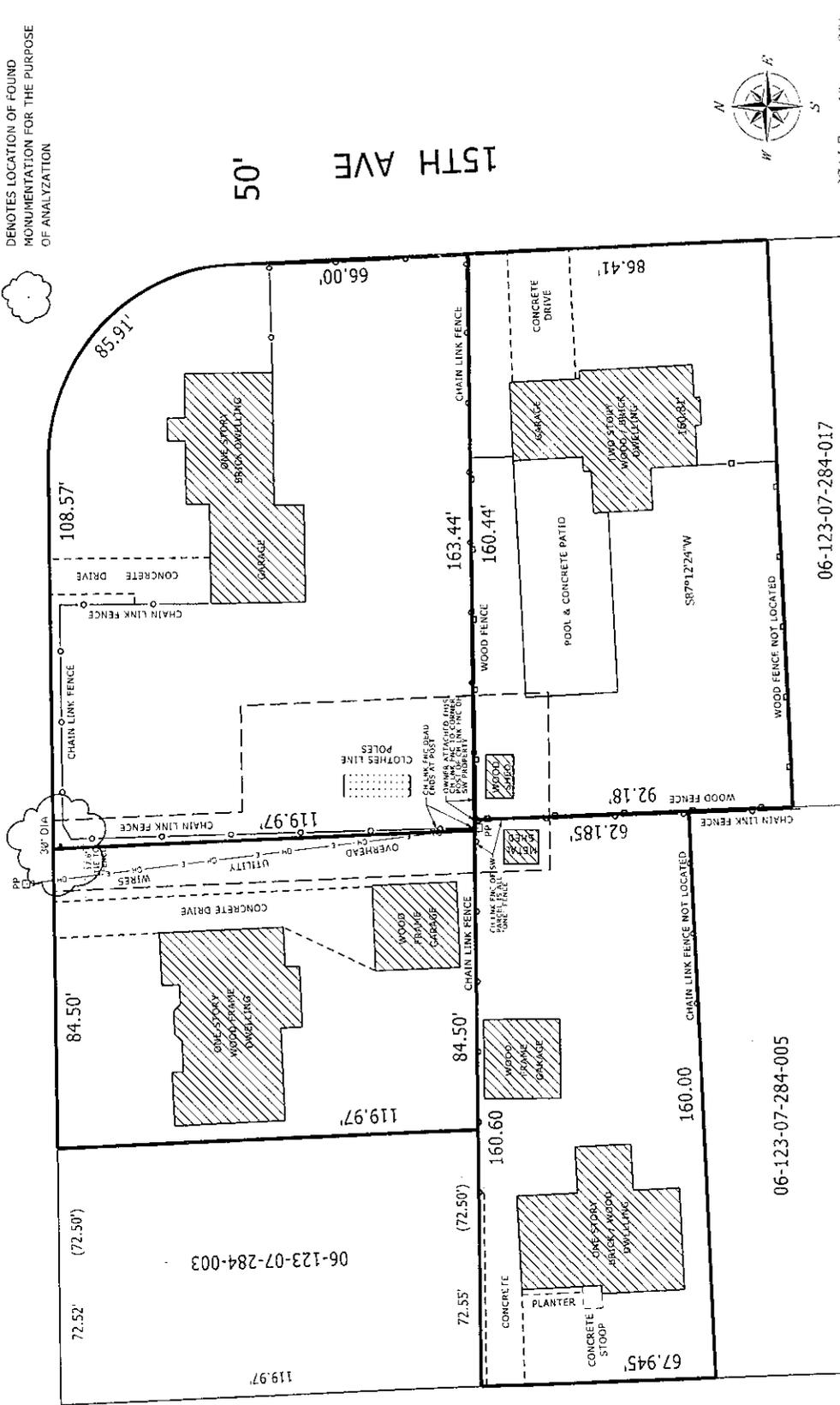


NOTE: PAGES 2 AND 3 SHOW  
PROPERTY LINES AFTER  
LOT-LINE ADJUSTMENT

PLAT OF SURVEY FOR LOT LINE ADJUSTMENT

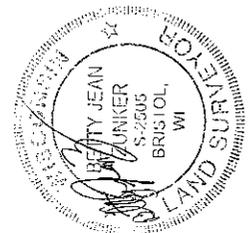
LEGEND FOR PAGE 2

- DENOTES PLATTED AREA OF "CITY PARK"
- DENOTES PROPOSED PROPERTY LINES
- - - DENOTES OVERHEAD WIRES
- - - DENOTES CHAIN LINK FENCE
- - - DENOTES WOOD FENCE
- DENOTES LOCATION OF FOUND MONUMENTATION FOR THE PURPOSE OF ANALYZATION



SCALE 1" = 30'  
0' 30' 60'

17TH AVE 05



MAY 7, 2012

PLAT OF SURVEY  
FOR  
LOT LINE ADJUSTMENT

Part of the parcel of land shown as "Play Ground – Dedicated to City of Kenosha" in Kirchner Highland's First Addition, a recorded subdivision, said parcel lying east of, and adjacent to, Lots 31, 32 and 33 in said subdivision, in the Northwest Quarter of Section 7, Town 1 North, Range 23 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, Kenosha County, Wisconsin, and being further described as follows:

Commencing at the northwest corner of Lot 33 in said subdivision, being here also the southeast corner of the intersection of 17th Avenue and 79th Street; thence North 89°16'4" East along the north line of said lot, being here also the south line of 79th Street, 145.00 feet to the northeast corner of said Lot 33 and the point of beginning; thence continuing North 89°16'4" East along said south line, 12.00 feet; thence South 2°22'40" East parallel to the east line of Lots 34, 35 and 36 of said subdivision, a distance of 119.97 feet; thence South 89°16'4" West, 12.00 feet to the east line of Lot 31; thence North 2°22'40" West along the east line of said Lots 31, 32 and 33, a distance of 119.97 feet to the south line of 79th Street and the point of beginning; subject to easements and restrictions of record, and being as shown on a May 7, 2012, plat of survey by the City of Kenosha Department of Public Works Engineering Division and filed with the Kenosha County Land Information Office.

Part of the parcel of land shown as "Play Ground – Dedicated to City of Kenosha" in Kirchner Highland's First Addition, a recorded subdivision, said parcel lying east of, and adjacent to, Lots 31, 32 and 33 in said subdivision, in the Northwest Quarter of Section 7, Town 1 North, Range 23 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, Kenosha County, Wisconsin, and being further described as follows:

Commencing at the northwest corner of Lot 33 in said subdivision, being here also the southeast corner of the intersection of 17th Avenue and 79th Street; thence South 2°21'16" East, 119.97 feet to the northwest corner of Lot 20 in Southgate Subdivision, a recorded subdivision; thence North 89°16'4" East along the north line of said Lot 20, being here also the north line of Southgate Subdivision, 145.05 feet to the northeast corner of said Lot 20 and the point of beginning; thence continuing North 89°16'4" East along said north line extended 15.01 feet; thence South 2°21'16" East parallel to the east line of said Lot 20, 22.00 feet; thence South 89°16'4" West parallel with said north line, 15.00 feet; thence North 2°21'16" West, 22.00 feet to the point of beginning; subject to easements and restrictions of record, and being as shown on a May 7, 2012, plat of survey by the City of Kenosha Department of Public Works Engineering Division and filed with the Kenosha County Land Information Office.

Part of the parcel of land shown as "Play Ground – Dedicated to City of Kenosha" in Kirchner Highland's First Addition, a recorded subdivision, said parcel lying East of, and adjacent to, Lots 31, 32 and 33 in said subdivision, in the Northwest Quarter of Section 7, Town 1 North, Range 23 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, Kenosha County, Wisconsin, and being further described as follows:

Commencing at the northwest corner of Lot 33 in said subdivision, being here also the southeast corner of the intersection of 17th Avenue and 79th Street; thence South 2°21'16" East, 119.97 feet to the northwest corner of Lot 20 in Southgate Subdivision, a recorded subdivision; thence North 89°16'4" East along the north line of said Lot 20, being here also the north line of Southgate Subdivision, 160.06 feet to a point of intersection of said north line and the easterly extension thereof and the west line of Lot 11 of Southgate Subdivision, a recorded subdivision, extended north 22.00 feet and the point of beginning; thence North 89°16'4" East continuing along said north line extended, 34.99 feet; thence South 2°21'16" East along a line parallel to the west line of said Lot 11, 22.00 feet; thence South 89°16'4" West along a line that is parallel to said north line, 35.00 feet to the west line of said Lot 11; thence North 2°21'16" West along said west line, 22.00 feet to the point of beginning; subject to easements and restrictions of record, and being as shown on a May 7, 2012, plat of survey by the City of Kenosha Department of Public Works Engineering Division and filed with the Kenosha County Land Information Office.

Part of the parcel of land shown as "Play Ground – Dedicated to City of Kenosha" in Kirchner Highland's First Addition, a recorded subdivision, said parcel lying west of, and adjacent to, Lots 34, 35 and 36 in said subdivision, in the Northwest Quarter of Section 7, Town 1 North, Range 23 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, Kenosha County, Wisconsin, and being further described as follows:

Commencing at the northwest corner of Lot 33 in said subdivision, being here also the southeast corner of the intersection of 17th Avenue and 79th Street; thence North 89°16'4" East along the north line of said Lot 33, being here also the south line of 79th Street, 145.00 feet to the northeast corner of Lot 33; thence North 89°16'4" East to a point that intersects said south line and a line that is parallel to the east line of said Lot 33, 12.00 feet and the point of beginning; thence continuing along said south line North 89°16'4" East 8 feet; thence South 2°22'40" East along the west line of said Lot 34, 53.985 feet to the southwest corner of Lot 34; thence North 89°16'4" East along the south line of said Lot 34, 30.00 feet; thence South 2°22'40" East, 66.00 feet to a point on the north line of Southgate Subdivision, a recorded subdivision; thence South 89°16'4" West along the said south line, 38.00; thence North 2°22'40" West along a line that is parallel to said west line of Lots 34, 35 and 36, 119.97 feet to the south line of 79th Street and the point of beginning; subject to easements and restrictions of record, and being as shown on a May 7, 2012, plat of survey by the City of Kenosha Department of Public Works Engineering Division and filed with the Kenosha County Land Information Office.

REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR OTHER INFORMATION WHICH MAY AFFECT THE USE OF THESE SITES.  
THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITY LINES ARE UNKNOWN AND NOT SHOWN.  
CALL DIGGERS HOTLINE BEFORE COMMENCING ANY EXCAVATION WORK.



MAY 7, 2012

SEE PAGE 1 FOR A LISTING OF CURRENT  
PROPERTY OWNERS AND CURRENT PROPERTY LINES.  
MONUMENTATION, EXCEPT AS SHOWN, HAS BEEN  
WAIVED IN ACCORDANCE WITH A-E 7.01 (2) OF THE  
WISCONSIN ADMINISTRATIVE CODE  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED  
PROPERTY WAS SURVEYED UNDER MY DIRECTION AND  
THAT THIS PLAT IS A TRUE REPRESENTATION THEREOF.

PAGE 4 OF 4

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS  
APPROVED BY THE DEPARTMENT OF CITY DEVELOPMENT  
AS BEING IN COMPLIANCE WITH CHAPTER 17 OF THE  
CITY CODE OF GENERAL ORDINANCES.

CITY PLANNER

JEFF LABAHN

DATE



Warranty or Quit Claim Deed  
City of Kenosha  
To  
Donald R. Bartoli  
Part of Kenosha County Tax Parcel No. 06-123-07-284-002  
File name: Legal\_284\_002.doc  
May 7, 2012

LEGAL DESCRIPTION TO BE USED FOR PARCEL TO BE COMBINED WITH KENOSHA  
COUNTY TAX PARCEL 06-123-07-284-002

Part of the parcel of land shown as "Play Ground – Dedicated to City of Kenosha" in Kirchner Highland's First Addition, a recorded subdivision, said parcel lying east of, and adjacent to, Lots 31, 32 and 33 in said subdivision, in the Northwest Quarter of Section 7, Town 1 North, Range 23 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, Kenosha County, Wisconsin, and being further described as follows:

Commencing at the northwest corner of Lot 33 in said subdivision, being here also the southeast corner of the intersection of 17th Avenue and 79th Street; thence North  $89^{\circ}16'4''$  East along the north line of said lot, being here also the south line of 79th Street, 145.00 feet to the northeast corner of said Lot 33 and the point of beginning; thence continuing North  $89^{\circ}16'4''$  East along said south line, 12.00 feet; thence South  $2^{\circ}22'40''$  East parallel to the east line of Lots 34, 35 and 36 of said subdivision, a distance of 119.97 feet; thence South  $89^{\circ}16'4''$  West, 12.00 feet to the east line of Lot 31; thence North  $2^{\circ}22'40''$  West along the east line of said Lots 31, 32 and 33, a distance of 119.97 feet to the south line of 79th Street and the point of beginning; subject to easements and restrictions of record, and being as shown on a May 7, 2012, plat of survey by the City of Kenosha Department of Public Works Engineering Division and filed with the Kenosha County Land Information Office.

Planning & Zoning Division 625 52 <sup>nd</sup> Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	June 21, 2012	Item 6
<b>Quit Claim Deed to transfer City-owned property generally located south of 79th Street between 15th Avenue and 17th Avenue from the City of Kenosha to Eleanor E. Hall. (Hall) (District #12) PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

Site: Generally located south of 79th Street between 15th Avenue and 17th Avenue  
 Zoned: RS-3 Single-Family Residential

**NOTIFICATIONS/PROCEDURES:**

The alderman of the district, Alderman Bostrom, has been notified. This item will also be reviewed by the Board of Parks Commissioners, before final approval by the Common Council.

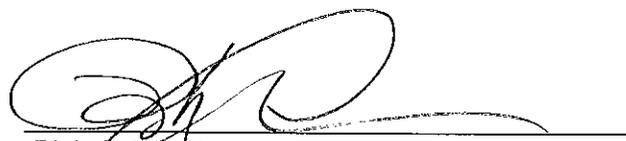
**ANALYSIS:**

- This property was dedicated to the City of Kenosha for playground purposes as part of the *Kirchner Highlands First Addition Subdivision Plat*. The City is not planning on using the property for playground area and the property has historically been used and maintained by the adjacent property owners.
- Eleanor E. Hall, 7915 17th Avenue, adjacent property owners, are currently using the land for personal purposes.
- The Quit Claim Deed will transfer the land to the property owner at no cost.
- The Quit Claim Deed and Lot Line Adjustment Survey are attached.
- The Board of Parks Commissioners and Common Council previously deemed the City-owned property located south of 79th Street between 14th Avenue and 17th Avenue as surplus. The property between 14th Avenue and 15th Avenue was previously conveyed to the adjoining property owners.

**RECOMMENDATION:**

A recommendation is made to approve the attached Quit Claim Deed from the City of Kenosha to Eleanor E. Hall.

  
 Jeffrey B. Labahn, Director

  
 Rich Schroeder, Deputy Director

City of Kenosha

Vicinity Map  
Kirchner Highlands park land



----- Municipal Boundary



0 100 200 300 400 500 Feet

·Planning & Zoning  
·Community Development

262.653.4030  
262.653.4045 FAX  
Room 308



·Building Inspections  
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## DEPARTMENT OF COMMUNITY DEVELOPMENT & INSPECTIONS

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

Jeffrey B. Labahn, Director

Richard Schroeder, Deputy Director

June 8, 2012

Eleanor E. Hall  
7915 17th Avenue  
Kenosha, WI 53143

Dear Ms. Hall:

**RE: Proposed Transfer of City-Owned Property**  
***South of 79th Street between 15th Avenue and 17th Avenue***

Our records indicate you are the owner of property located adjacent to Kirchner Highlands playground, as identified on the original subdivision, which was never developed for its intended purpose. The City has received a request to transfer a portion of this undeveloped parkland to the adjacent property owner in order to construct a garage.

Historically, you and the other three owners have maintained and used the City-owned property for your benefit. Since the property was never developed as a park, the City is now proposing to transfer a proportional area of the property to you at no cost. A map showing your property, and the portion proposed for transfer, is enclosed.

This proposal requires approval by the City and will be reviewed at the Municipal Building, 625 52nd Street as follows:

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- ***Board of Park Commissions*** ***Monday, June 25, 2012 at 5:00 p.m. in Room 204***
- ***Common Council*** ***Monday, July 2, 2012 at 7:00 p.m. in Room 202***

If you have any questions, contact me at 262.653.4030 or via email at [jlabahn@kenosha.org](mailto:jlabahn@kenosha.org).

Sincerely,

COMMUNITY DEVELOPMENT & INSPECTIONS

Jeffrey B. Labahn  
Director

JBL:kas  
Enclosure  
c: Alderman Bostrom



PLAT OF SURVEY FOR LOT LINE ADJUSTMENT

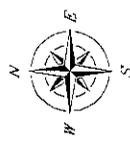
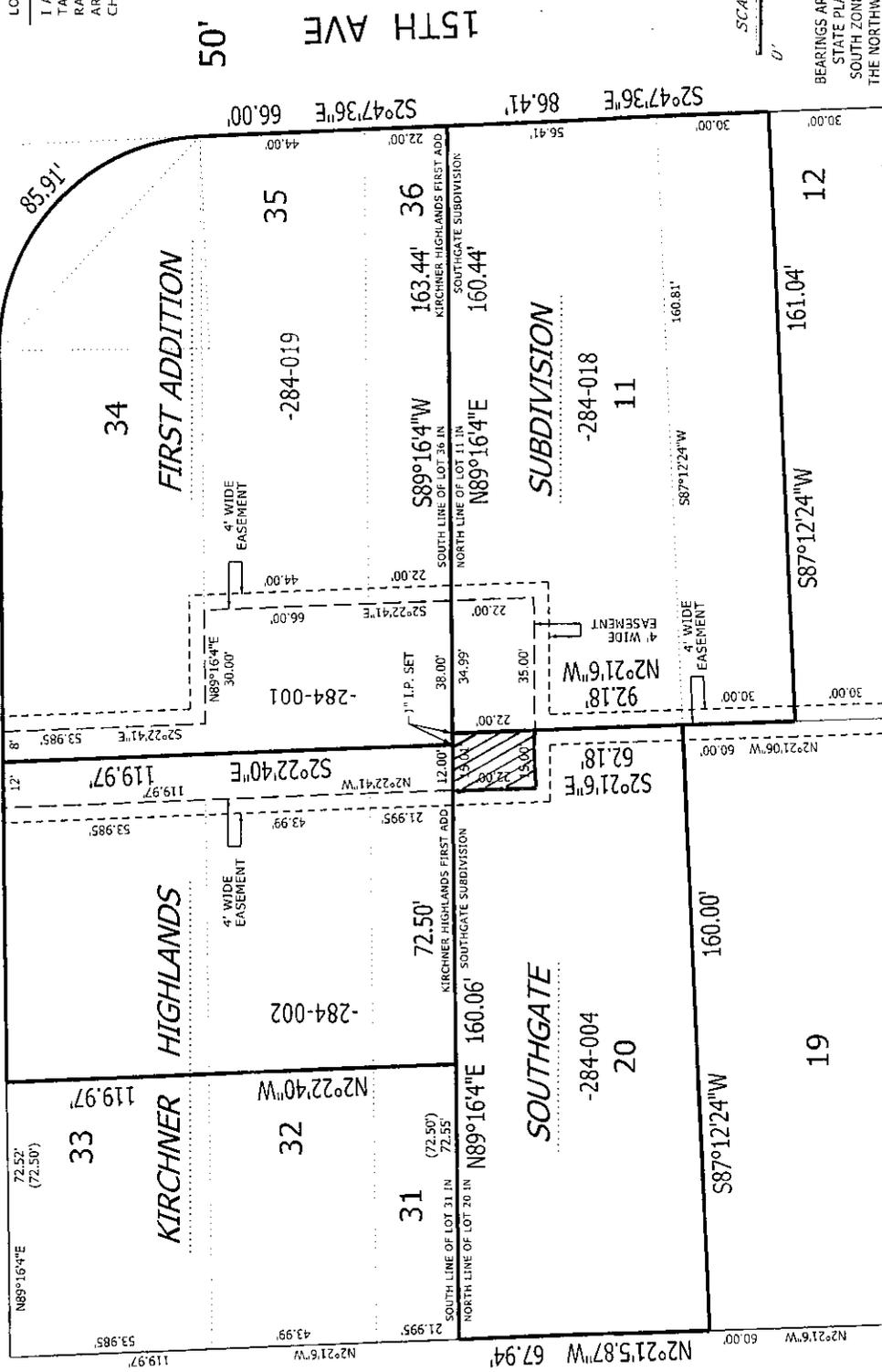
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- (XXX.XX) DENOTES RECORDED AS TRANSFERRED
- ▨ DENOTES PROPERTY TO BE TRANSFERRED

LOT 34 CURVE DATA:

I ANGLE	87°56'20"
TAN.	54.00'
RADIUS	52.09'
ARC	85.91'
CHORD	77.72'

NOTE: PAGES 2 AND 3 SHOW PROPERTY LINES AFTER LOT-LINE ADJUSTMENT



SCALE 1" = 30'  
0' 30' 60'

BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, T. 1 N., R. 23 E. BEARING S89°17'04"W



MAY 7, 2012

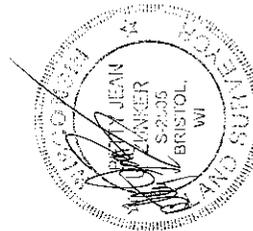
PAGE 3 OF 4

NOTE: PAGE 1 SHOWS  
PROPERTY LINES BEFORE  
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LEGEND FOR PAGE 1

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0.03W OF ANALYZATION

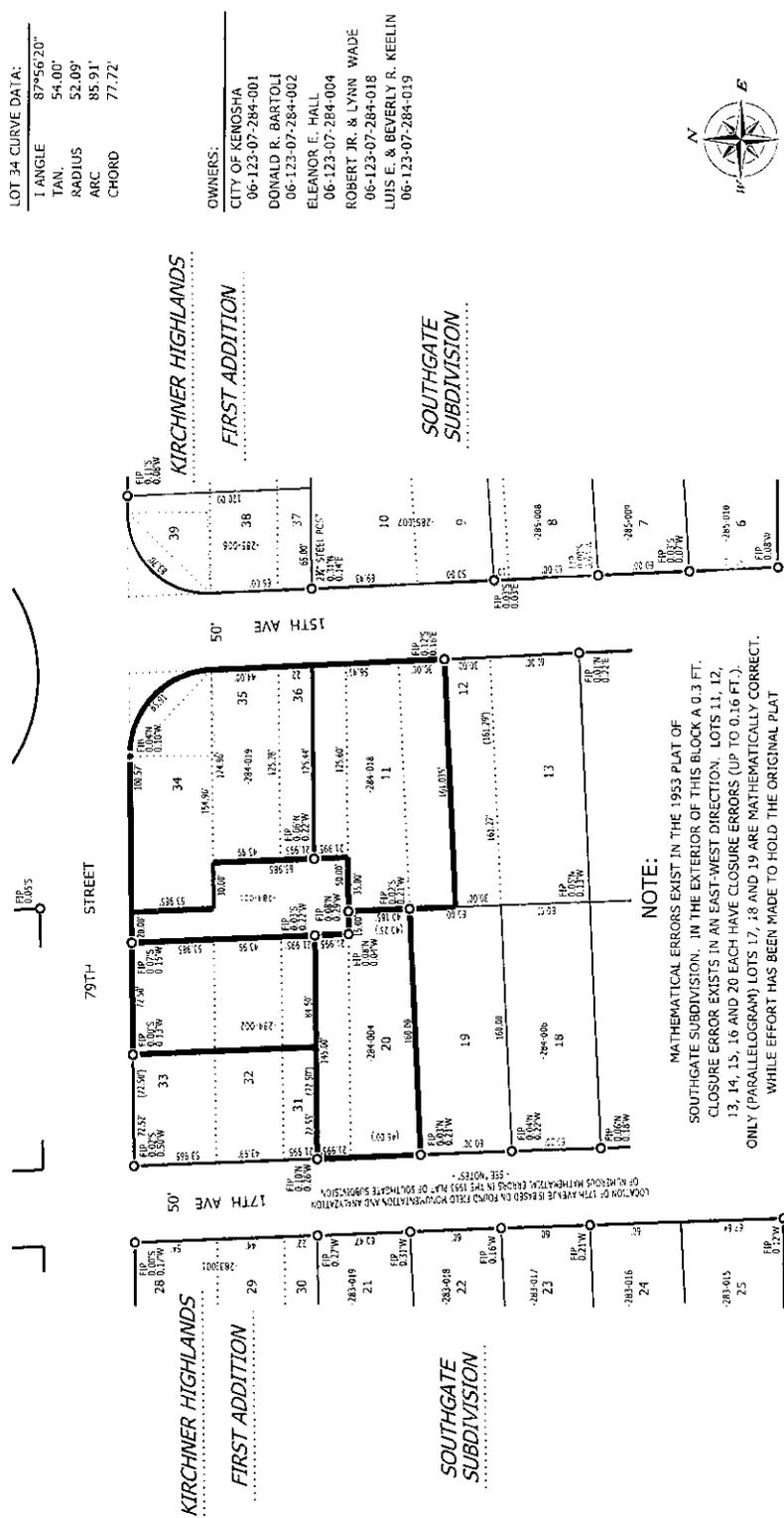
PARCEL	SURVEY
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06-123-07-284-012	MAY 1981 - R. L. SMITH



BETTY JEAN ZUNKER  
WI REGISTERED LAND SURVEYOR No. S-2505  
CITY OF KENOSHA PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION PHONE 262-653-4165

PLAT OF SURVEY  
FOR  
LOT LINE ADJUSTMENT

OF PART OF LOTS 31, 32, 33, 34, 35 AND 36 IN KIRCHNER HIGHLANDS' FIRST ADDITION,  
AND  
OF LOTS 11, 20 AND PART OF LOT 12 IN SOUTHGATE SUBDIVISION,  
BOTH BEING RECORDED PLATS  
IN THE NORTHWEST QUARTER OF SECTION 7, T. 1 N. R. 23 E.  
IN THE  
CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN



NOTE:

MATHEMATICAL ERRORS EXIST IN THE 1953 PLAT OF SOUTHGATE SUBDIVISION. IN THE EXTERIOR OF THIS BLOCK A 0.3 FT. CLOSURE ERROR EXISTS IN AN EAST-WEST DIRECTION. LOTS 11, 12, 13, 14, 15, 16 AND 20 EACH HAVE CLOSURE ERRORS (UP TO 0.16 FT.) ONLY (PARALLELOGRAM) LOTS 17, 18 AND 19 ARE MATHEMATICALLY CORRECT. WHILE EFFORT HAS BEEN MADE TO HOLD THE ORIGINAL PLAT ANGLES AND DIMENSIONS AS MUCH AS POSSIBLE, (SUGGESTED) MINOR CHANGES IN LOT-LINE DIMENSIONS ARE SHOWN WHICH ARE MORE MATHEMATICALLY CORRECT AND WHICH ARE BASED ON FOUND FIELD MONUMENTATION AND IMPROVEMENTS.

- SEE ALSO DRAWING ON PAGE 3 -  
BECAUSE OF THE DISCREPANCIES, BEARINGS SHOWN HERE ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NOT ON THE ORIGINAL SUBDIVISION PLAT

- SEE JULY 31, 2009 K.L.KANYUH SURVEY OF ADJACENT BLOCK TO THE EAST -

SURVEY FOR:  
CITY OF KENOSHA,  
A MUNICIPAL CORPORATION

SURVEY BY:  
CITY OF KENOSHA  
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
625 52ND STREET - RM. 302  
KENOSHA, WI.

LOT 34 CURVE DATA:  
I ANGLE 87°56'20"  
TAN 54.00'  
RADIUS 52.09'  
ARC 85.91'  
CHORD 77.72'

OWNERS:

CITY OF KENOSHA  
06-123-07-284-001  
DONALD R. BARTOLI  
06-123-07-284-002  
ELEANOR E. HALL  
06-123-07-284-004  
ROBERT JR. & LYNN WADE  
06-123-07-284-018  
LUIS E. & BEVERLY R. KEELIN  
06-123-07-284-019



SCALE 1" = 80'  
0' 80' 160'

BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, T. 1 N., R. 23 E. BEARING S89°17'04"W



PLAT OF SURVEY  
FOR  
LOT LINE ADJUSTMENT

Part of the parcel of land shown as "Play Ground - Dedicated to City of Kenosha" in Kirchner Highland's First Addition, a recorded subdivision, said parcel lying east of, and adjacent to, Lots 31, 32 and 33 in said subdivision, in the Northwest Quarter of Section 7, Town 1 North, Range 23 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, Kenosha County, Wisconsin, and being further described as follows:

Commencing at the northwest corner of Lot 33 in said subdivision, being here also the southeast corner of the intersection of 17th Avenue and 79th Street; thence North 89°16'4" East along the north line of said lot, being here also the south line of 79th Street, 145.00 feet to the northeast corner of said Lot 33 and the point of beginning; thence continuing North 89°16'4" East along said south line, 12.00 feet; thence South 2°22'40" East parallel to the east line of Lots 34, 35 and 36 of said subdivision, a distance of 119.97 feet; thence South 89°16'4" West, 12.00 feet to the east line of Lot 31; thence North 2°22'40" West along the east line of said Lots 31, 32 and 33, a distance of 119.97 feet to the south line of 79th Street and the point of beginning; subject to easements and restrictions of record, and being as shown on a May 7, 2012, plat of survey by the City of Kenosha Department of Public Works Engineering Division and filed with the Kenosha County Land Information Office.

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THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITY LINES ARE UNKNOWN AND NOT SHOWN.  
CALL DIGGERS HOTLINE BEFORE COMMENCING ANY EXCAVATION WORK.



MAY 7, 2012

SEE PAGE 1 FOR A LISTING OF CURRENT  
PROPERTY OWNERS AND CURRENT PROPERTY LINES.  
MONUMENTATION, EXCEPT AS SHOWN, HAS BEEN  
WAIVED IN ACCORDANCE WITH A-E 7.01 (2) OF THE  
WISCONSIN ADMINISTRATIVE CODE  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED  
PROPERTY WAS SURVEYED UNDER MY DIRECTION AND  
THAT THIS PLAT IS A TRUE REPRESENTATION THEREOF.

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS APPROVED BY THE DEPARTMENT OF CITY DEVELOPMENT AS BEING IN COMPLIANCE WITH CHAPTER 17 OF THE CITY CODE OF GENERAL ORDINANCES.	
CITY PLANNER	JEFF LABAHN
DATE	



Warranty or Quit Claim Deed  
City of Kenosha  
To  
Eleanor E. Hall  
Part of Kenosha County Tax Parcel No. 06-123-07-284-004  
File name: Legal\_284\_004.doc  
May 7, 2012

LEGAL DESCRIPTION TO BE USED FOR PARCEL TO BE COMBINED WITH KENOSHA  
COUNTY TAX PARCEL 06-123-07-284-004

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<b>Planning &amp; Zoning Division</b> 625 52 <sup>nd</sup> Street Kenosha, WI 53140 262.653.4030	<b>Kenosha City Plan Commission</b>  <b>FACT SHEET</b>	June 21, 2012	Item 7
<b>Quit Claim Deed to transfer City-owned property generally located south of 79th Street between 15th Avenue and 17th Avenue from the City of Kenosha to Robert and Lynn Wade Jr. (Wade) (District #12)</b> <b>PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

Site: Generally located south of 79th Street between 15th Avenue and 17th Avenue  
 Zoned: RS-3 Single-Family Residential

**NOTIFICATIONS/PROCEDURES:**

The alderman of the district, Alderman Bostrom, has been notified. This item will also be reviewed by the Board of Parks Commissioners, before final approval by the Common Council.

**ANALYSIS:**

- This property was dedicated to the City of Kenosha for playground purposes as part of the *Kirchner Highlands First Addition Subdivision Plat*. The City is not planning on using the property for playground area and the property has historically been used and maintained by the adjacent property owners.
- Robert and Lynn Wade, Jr., 7908 15th Avenue, adjacent property owners, are currently using the land for personal purposes.
- The Quit Claim Deed will transfer the land to the property owner at no cost.
- The Quit Claim Deed and Lot Line Adjustment Survey are attached.
- The Board of Parks Commissioners and Common Council previously deemed the City-owned property located south of 79th Street between 14th Avenue and 17th Avenue as surplus. The property between 14th Avenue and 15th Avenue was previously conveyed to the adjoining property owners.

**RECOMMENDATION:**

A recommendation is made to approve the attached Quit Claim Deed from the City of Kenosha to Robert and Lynn Wade, Jr.



Jeffrey B. Labahn, Director



Rich Schroeder, Deputy Director

City of Kenosha

Vicinity Map  
Kirchner Highlands park land



----- Municipal Boundary



0 100 200 300 400 500 Feet

·Planning & Zoning  
·Community Development

262.653.4030  
262.653.4045 FAX  
Room 308



·Building Inspections  
·Property Maintenance

262.653.4263  
262.653.4254 FAX  
Room 100

## DEPARTMENT OF COMMUNITY DEVELOPMENT & INSPECTIONS

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

Jeffrey B. Labahn, Director

Richard Schroeder, Deputy Director

June 8, 2012

Robert and Lynn Wade, Jr.  
7908 15th Avenue  
Kenosha, WI 53143

Dear Mr. and Ms. Wade:

**RE: Proposed Transfer of City-Owned Property**  
***South of 79th Street between 15th Avenue and 17th Avenue***

Our records indicate you are the owner of property located adjacent to Kirchner Highlands playground, as identified on the original subdivision, which was never developed for its intended purpose. The City has received a request to transfer a portion of this undeveloped parkland to the adjacent property owner in order to construct a garage.

Historically, you and the other three owners have maintained and used the City-owned property for your benefit. Since the property was never developed as a park, the City is now proposing to transfer a proportional area of the property to you at no cost. A map showing your property, and the portion proposed for transfer, is enclosed.

This proposal requires approval by the City and will be reviewed at the Municipal Building, 625 52nd Street as follows:

- ***City Plan Commission*** ***Thursday, June 21, 2012 at 5:00 p.m. in Room 202***
- ***Board of Park Commissions*** ***Monday, June 25, 2012 at 5:00 p.m. in Room 204***
- ***Common Council*** ***Monday, July 2, 2012 at 7:00 p.m. in Room 202***

If you have any questions, contact me at 262.653.4030 or via email at [jlabahn@kenosha.org](mailto:jlabahn@kenosha.org).

Sincerely,

COMMUNITY DEVELOPMENT & INSPECTIONS

Jeffrey B. Labahn  
Director

JBL:kas  
Enclosure  
c: Alderman Bostrom





**PLAT OF SURVEY  
FOR  
LOT LINE ADJUSTMENT**

OF LOTS 11, 20 AND PART OF LOT 12 IN SOUTHGATE SUBDIVISION,  
AND  
OF PART OF LOTS 31, 32, 33, 34, 35 AND 36 IN KIRCHNER HIGHLANDS' FIRST ADDITION,  
BOTH BEING RECORDED PLATS  
IN THE NORTHWEST QUARTER OF SECTION 7, T. 1 N. R. 23 E.  
IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN

NOTE: PAGE 1 SHOWS  
PROPERTY LINES BEFORE  
LOT-LINE ADJUSTMENT

LEGEND FOR PAGE 1

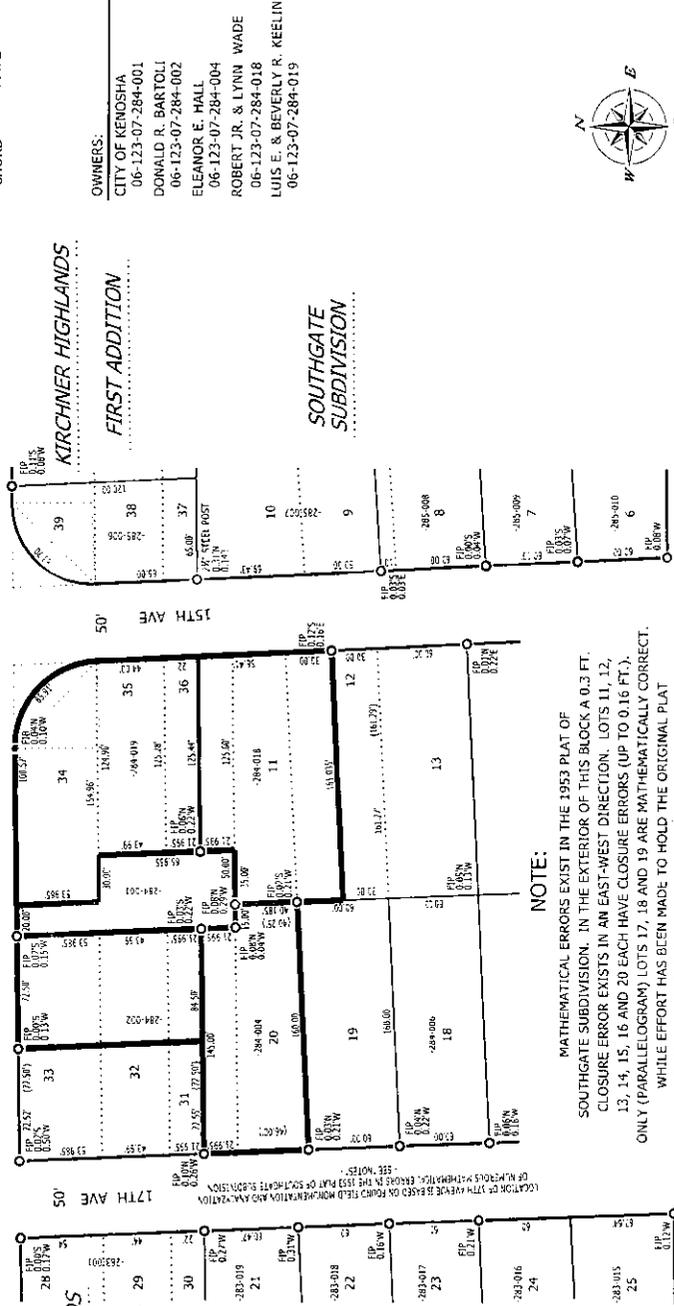
- ..... DENOTES ORIGINAL LOT LINES
- DENOTES EXISTING PROPERTY LINES
- FIP ○ DENOTES FOUND IRON PIPE
- FIB • DENOTES FOUND IRON BAR
- ( XX.XX' ) DENOTES RECORDED AS
- FIP ○ DENOTES LOCATION OF FOUND  
0.065' MONUMENTATION FOR THE PURPOSE  
OF ANALYZATION

PARCEL	SURVEY
06-123-07-284-002	JULY 17, 1986 - M. R. KOTLARCK
06-123-07-284-006	MAR. 12, 1974 - R. L. SMITH
06-123-07-284-010	SEPT 5, 1988 - M. R. KOTLARCK
06-123-07-284-012	MAY 1981 - R. L. SMITH

LOT 34 CURVE DATA:

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TAN.	54.00'
RADIUS	52.09'
ARC	85.91'
CHORD	77.72'

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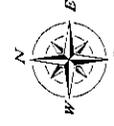
**NOTE:**

MATHEMATICAL ERRORS EXIST IN THE 1953 PLAT OF SOUTHGATE SUBDIVISION. IN THE EXTERIOR OF THIS BLOCK A 0.3 FT. CLOSURE ERROR EXISTS IN AN EAST-WEST DIRECTION. LOTS 11, 12, 13, 14, 15, 16 AND 20 EACH HAVE CLOSURE ERRORS (UP TO 0.16 FT.). ONLY (PARALLELOGRAM) LOTS 17, 18 AND 19 ARE MATHEMATICALLY CORRECT. WHILE EFFORT HAS BEEN MADE TO HOLD THE ORIGINAL PLAT ANGLES AND DIMENSIONS AS MUCH AS POSSIBLE, (SUGGESTED) MINOR CHANGES IN LOT-LINE DIMENSIONS ARE SHOWN WHICH ARE MORE MATHEMATICALLY CORRECT AND WHICH ARE BASED ON FOUND FIELD MONUMENTATION AND IMPROVEMENTS.  
- SEE ALSO DRAWING ON PAGE 3 -

BECAUSE OF THE DISCREPANCIES, BEARINGS SHOWN HERE ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NOT ON THE ORIGINAL SUBDIVISION PLAT.  
- SEE JULY 31, 2009 K.L.KANYUH SURVEY OF ADJACENT BLOCK TO THE EAST -

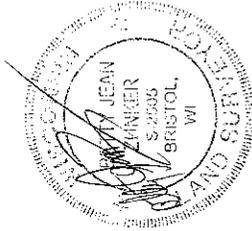
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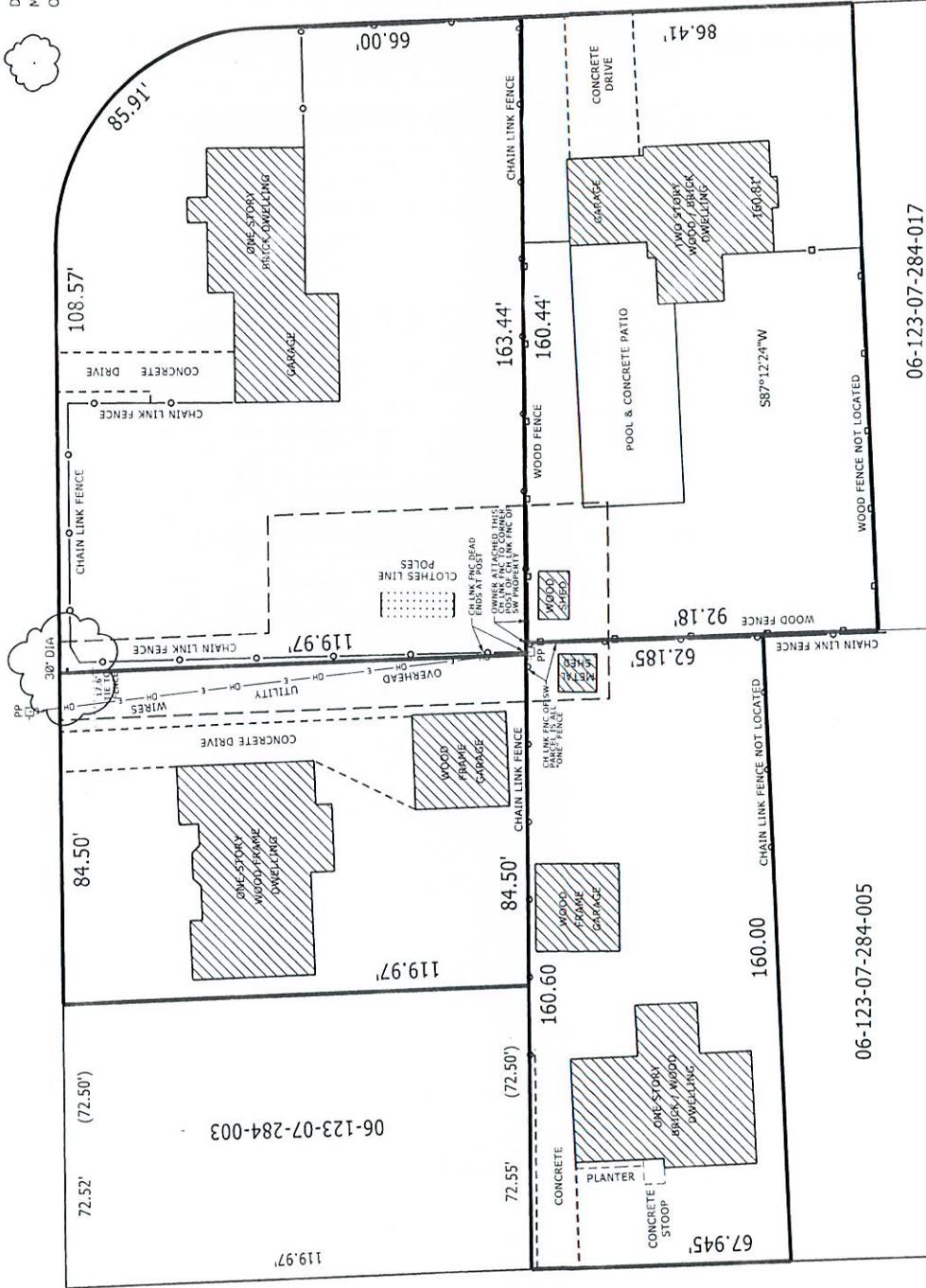
BETTY JEAN ZUNKER  
WI REGISTERED LAND SURVEYOR No. 5-2595  
CITY OF KENOSHA PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION PHONE 262-653-4165

NOTE: PAGES 2 AND 3 SHOW  
PROPERTY LINES AFTER  
LOT-LINE ADJUSTMENT

PLAT OF SURVEY FOR LOT LINE ADJUSTMENT

LEGEND FOR PAGE 2

- DENOTES PLATTED AREA OF "CITY PARK"
- DENOTES PROPOSED PROPERTY LINES
- o- DENOTES OVERHEAD WIRES
- o- DENOTES CHAIN LINK FENCE
- o- DENOTES WOOD FENCE
- ☁ DENOTES LOCATION OF FOUND MONUMENTATION FOR THE PURPOSE OF ANALYZATION



50' 17TH AVE

50' 15TH AVE



MAY 7, 2012

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MAY 7, 2012

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CITY PLANNER

JEFF LABAHN

DATE



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City of Kenosha  
To  
Robert Jr. & Lynn Wade  
Part of Kenosha County Tax Parcel No. 06-123-07-284-018  
File name: Legal\_284\_018.doc  
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**Engineering Division**  
Shelly Billingsley, P.E.  
Director of Engineering  
**Fleet Maintenance**  
Mauro Lenci  
Superintendent  
**Park Division**  
Jeff Warnock  
Superintendent

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

**DEPARTMENT OF PUBLIC WORKS**

**Michael M. Lemens, P.E., Director**

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

June 22, 2012

To: Michael Orth, Chairman  
Parks Commission

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

Subject: Change Requests

**BACKGROUND INFORMATION**

At the May 14, 2012 meeting the Commissioners agreed this item should appear on all future agendas. There are no change requests at this time.

**RECOMMENDATION**

No action required.

# Information #2

June 22, 2012

TO: Michael Orth  
Park Commission Chairman

FROM: Cathy Honeyager, P.E. *CH*  
Assistant City Engineer

SUBJECT: Project Status Report

- Project #10-1415 Lakefront Water Feature** – Demolition of the site has begun. [Camosy] (2)
- Project # 08-1443 Bike and Pedestrian Connections** - Plans have begun but a major focus on bike paths has been to complete the Bike Path crossing at Washington Road and the extension through Nash Park. Once these projects have been bid, design will be completed on this third phase. (Citywide)
- Project #11-1415 CORP Implementations** – Projects as outlined in the CORP and under the change requests have begun. (Citywide)
- Project #11-1416 Petzke Park Mass Grading** –The parking lot and sidewalks are beginning to be paved and poured. . Construction is scheduled to be completed in early July. [BCF Construction] (1)
- Project #11-1417 Strawberry Park Mass Grading, Trail and Shelter (DNR Stewardship Grant)** – Design work on the master plan implementation has begun. The property is currently undergoing the annexation process from the Village of Bristol and additional work will be needed with the submittal of the draft FEMA maps. The property is impacted by a proposed Floodway that staff is currently researching for conversion to flood fringe. [SAA Design Group] (16)
- Project #11-1419 Park Fee Study** – The report is 90% complete. Staff is reviewing the draft document and making additional changes and adding data. The next step will be to discuss possible recommendations for inclusion into a section of the report. (Citywide)
- Project #11-1421 Southport Beachhouse Restoration (Wisconsin Coastal Management Grant)** – Consultant services for the design work associated with this project have begun. [Enberg Anderson] (12)
- Project #11-1422 Peorio Pond Invasive Control (DNR/EPA Grant)** – The grant will be closed out and seed will not be planted in anticipation of the educational playground and ice rink installation. (1 and 4)
- Project #11-1423 Southport Shoreline Repair** – Staff has submitted for the shoreline maintenance permit and once obtained will begin rebuilding the shoreline in Southport Park. Staff is waiting for permit to be issued. (12)
- Project #11-1125 Pennoyer Beach Outfall Stormwater Infiltration Basin (GLRI Grant)** – [VEIT] Work has begun on the four bioswales. (SWU) (1)
- Project #11-1137 Pike River Monitoring (WI Coastal Management Grant)** – Work associated with this grant will begin in May. (SWU) (1 and 4)
- Project #12-1414 Anderson Pool Modifications and Splash Pad** – Project is out for re-bidding. City is direct purchasing the spray equipment. [SAA Design Group] (9)
- Project #12-1425 Washington Park Pool Stair Modifications** – Per Health Department Inspection the stairs to the slides at Washington Pool need repair. Park employees have completed this work with approval from Health Department and the pool is open. (6)
- Project #12-1423 Sunrise Park Trail (DNR Stewardship Grant)**– Design work has begun. Staff is anticipating that the project will be bid this summer for construction to begin this fall. [SAA Design Group] (5)
- Project #12-1420 Shagbark Trail (DNR Stewardship Grant)** – Design work has begun. Staff is anticipating that the project will be bid in Fall for a Spring 2013 construction [SAA Design Group] (10)
- Project #12-1424 Southport Park Trail (DNR Stewardship Grant)** – Design work has begun. Staff is anticipating that the project will be bid in Fall for a Spring 2013 construction [SAA Design Group] (12)
- Project #12-1410 Tree Removal** – The contract has been executed [Droprite] (Citywide)
- Project #12-1133 Tree Pruning** – The contract is pending signature from contractor. [Trees R Us] (Citywide)
- Project #12-1412 Tree Planting** – The contract has been executed [Paul Swartz] (Citywide)
- Project #12-1426 Peorio Park Playground and Ice Rink** – Site grading and storm sewer work is being completed by City staff. City has a contract out for quotes to install the playground equipment. [SAA Design Group] (1 and 4)
- Project #12-1427 Sunrise Park Master Plan Implementation** – Design Services are being proposed on the June 11 agenda. [SAA Design Group] (5)
- Design Work-** Staff is working on the following projects:  
Revisions to the Google Map, Simmons Island Park Boardwalk Grant, Museum Fountain, and miscellaneous specifications for direct purchase items as outlined in the CORP for 2012.