

**Agenda**  
**City Plan Commission Meeting**  
**Municipal Building, 625 52nd Street - Room 202, Kenosha, WI**  
**Thursday, August 18, 2016**  
**5:00 pm**

Mayor John Antaramian, Chairperson  
Aldersperson Jan Michalski  
Commissioner Pat DeGrace  
Commissioner Scott Haraty  
Commissioner Katherine Marks

Aldersperson Dan Prozanski, Vice-Chairperson  
Aldersperson John Fox  
Commissioner Anita Faraone  
Commissioner Brad Kleba  
Commissioner Lydia Spottswood

Call to Order  
Roll Call  
Citizens Comments

Approval of the Minutes of the Meeting Held July 21, 2016

1. By the City Plan Commission - To Adopt a Project Plan Amendment for Tax Incremental District #4, City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes (Districts 2 & 7) PUBLIC HEARING
2. By the City Plan Commission - To Adopt a Project Plan Amendment for Tax Incremental District #8, City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes (District 16) PUBLIC HEARING
3. By the City Plan Commission - To Adopt a Project Plan Amendment for Tax Incremental District #11, City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes (District 16) PUBLIC HEARING
4. Preliminary Designation of the District Boundaries and Adoption of Proposed Project Plan for Tax Incremental District #19 (Chrysler) (Districts 3, 7 and 11) PUBLIC HEARING
5. Relief to the Off-Street Parking Requirements of Section 6.01 of the Zoning Ordinance for an existing tavern at 504 58th Street. (American Legion) (District 2) PUBLIC HEARING
6. Conditional Use Permit Amendment for a 10,498 s.f. multi-tenant building at 3620 57th Avenue. (Kenosha Pointe) (District 5) PUBLIC HEARING
7. By the Mayor - To Repeal and Recreate Section 17.081 D of the Code of General Ordinances for the City of Kenosha, Wisconsin to add a time limit to record a Parcel Combination. PUBLIC HEARING

Commissioners' Comments

*IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 653-4030 BY NOON  
OF THIS MEETING DATE TO MAKE ARRANGEMENTS FOR REASONABLE ON-SITE ACCOMMODATIONS.*

**CITY PLAN COMMISSION**  
**Minutes**  
**July 21, 2016**

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**MEMBERS PRESENT:** Mayor Antaramian, Alderperson Michalski, Alderperson Fox, Patrick DeGrace, Anita Faraone, Scott Haraty, Brad Kleba, Katherine Marks and Lydia Spottswood

**MEMBERS EXCUSED:** Alderperson Prozanski

**STAFF PRESENT:** Jeff Labahn and Rich Schroeder

The meeting was called to order at 5:00 pm by Mayor Antaramian, roll call was taken.

A plaque of appreciation was presented to former Commission Anderson Lattimore.

*Oath of Office was administered to Katherine Marks.*

**Citizens Comments** - No Citizen comments

A motion was made by Alderperson Michalski and seconded by Ms. Faraone to approve the minutes of the June 9, 2016. The motion passed. (Ayes 9, Noes 0)

**1. Request to Amend the Conditional Use Permit for a new car wash to be located at 2918 Washington Road. (District 5) (All Star Car Wash) PUBLIC HEARING**

Public hearing opened.

Aqueel Ahmed, 2911 75th Street, explained he would like to change the exterior materials to a material that retains its color longer. Mr. Ahmed has concerns on the additional windows requested by Staff and if that will affect the fire code.

Public hearing closed.

Rich Schroeder, Deputy Director, noted that Staff is requesting that the window pattern on the west side of the tower be added on the east side of the tower. Mayor Antaramian asked Mr. Ahmed if that is agreeable. Mr. Ahmed said that is ok on the second floor, but on the first floor there are mechanicals in the way that would block the windows.

Ms. Spottswood asked if there were homes adjacent to the building. Mr. Schroeder said there is residential on the east. Ms. Spottswood said it is ok to add windows, but thinks the block is a harsh look.

Ms. Marks said she supports the additional windows, but not the block.

Ms. Faraone said she likes the building materials, they are unique.

Alderperson Fox said he is concerned with the east side and the absence of windows. Mr. Schroeder said we are asking them to add the same amount as the west side. If there is a fire code issue, they could use spandrel glass. Alderperson Fox said he also has concerns of the block retaining its color. Is there any coating? Mr. Ahmed said yes,

a clear coat will help to protect the color, but there is upkeep and preventive maintenance that must be done. Alderperson Fox also asked if there will be any signage. Mr. Ahmed said not on the building, maybe a monument sign.

Alderperson Michalski questioned the color of the block. Mr. Ahmed said that colors in the rendering did not show up very well, but the block is a much better, expensive block. The original block style was \$1.84 per block, proposed block is about \$12.00 per block.

Mr. DeGrace asked about the drying blower noise and how that would affect the neighborhood. Mr. Ahmed said they have "quick roll" doors that raise up in 2 seconds and the blowers to the fans are always running at a low speed, so there is no "start-up" noise. Mr. Schroeder noted that their hours of operation will be Monday through Saturday from 7:00 am to 7:00 pm and Sunday from 8:00 am to 5:00 pm.

A motion was made by Mr. DeGrace and seconded by Ms. Faraone to approve the Conditional Use Permit Amendment.

An Amendment to the motion was made by Alderperson Michalski and seconded by Mr. Haraty to approve the Conditional Use Permit subject to the recommendations made by Staff that additional windows be added on the east side of the tower to match the west side. On roll call vote, the Amendment to the motion passed. (Ayes 9, Noes 0)

Ms. Spottswood asked if the sound will be transmitted if there are more windows instead of the block. Mr. Schroeder explained that Staff is just requesting more windows in the tower, not the entire building.

A motion to approve the Conditional Use Permit (as amended) passed. (Ayes 9, Noes 0)

**2. Intergovernmental Agreement Jurisdictional Transfer of Roadway Between County of Kenosha, Wisconsin and City of Kenosha, Wisconsin For Part of County Trunk Highway "S". (Districts 5, 10 & 16) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Faraone and seconded by Mr. Kleba to approve the Transfer. The motion passed. (Ayes 9, Noes 0)

**Commissioner's Comments -**

Alderperson Michalski commented that Mr. Lattimore was a real asset to the Commission.

A motion was made by Alderperson Michalski and seconded by Mr. Haraty to adjourn. The motion passed. (Ayes 9, Noes 0)

The meeting adjourned at 5:42 pm.

*Meeting Minutes Prepared by: Kay Schueffner, Community Development & Inspections*



CITY PLAN COMMISSION  
Staff Report - Item 1

Thursday, August 18, 2016 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

By the City Plan Commission - To Adopt a Project Plan Amendment for Tax Incremental District #4, City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes (District 2 & 7)  
**PUBLIC HEARING**

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Aldersperson Fox and Aldersperson Juliana, Districts 2 and 7, have been notified. This item will be reviewed by the Finance Committee before final approval by the Common Council on Wednesday, September 7, 2016. A Notice announcing this hearing was published in the Kenosha News on July 29 and August 5, 2016. This Notice was also sent to the other local government units as required by Wisconsin Statute 66.1105.

**LOCATION AND ANALYSIS:**

**Site:** Area generally bounded by 52nd Street on the north, Lake Michigan on the east, 60th Street on the south and 22nd Avenue on the west.

1. The Project Plan Amendment for Tax Incremental District (TID) #4 is to add \$23,775,000 for construction/improvement of public parking, acquisition, relocation, demolition and site preparation for new development and public parking, reconstruction of 22nd Avenue, and additional public administrative, legal and other costs. The Amendment does not involve an Amendment to the TID #4 boundaries.
2. The estimated cost of the construction/improvement of public parking, acquisition, relocation, demolition and site preparation for new development and public parking, and reconstruction of 22nd Avenue is \$21,000,000. This amount will be added to a previously approved Project Plan Amendment balance which authorized \$4,000,000 for the construction of/acquisition for public parking.
3. The estimated cost of the public administrative, legal and other costs is \$2,775,000 and is added to cover any public costs associated with, but not limited to, processing the Project Plan Amendment, issuing the G.O. Promissory Notes, capitalized interest and any other activities associated with the amendment.
4. These added costs will delay the project termination of TID #4 from 2025 to the end of its statutory life of 2031. The added costs will also extend the allocation of positive tax increments from TID #5 from 2024 to 2031, and will require the amendment of TID #11 to allocate positive tax increments to TID #4 and delay the project termination of TID #11 from 2020 to 2022.

**RECOMMENDATION:**

A recommendation is made to approve the Project Plan Amendment for TID #4.

Zohrab Khaligian, Community Dev Specialist

Jeffrey B. Labahn, Director

**CITY PLAN COMMISSION RESOLUTION # \_\_\_\_\_**

**TO ADOPT A PROJECT PLAN AMENDMENT  
FOR TAX INCREMENTAL DISTRICT #4, CITY OF KENOSHA, WISCONSIN,  
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES**

**WHEREAS**, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for amending a Project Plan for a Tax Incremental District (TID); and

**WHEREAS**, the City Plan Commission, on August 18, 2016, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #4, City of Kenosha, Wisconsin; and

**WHEREAS**, the Project Plan Amendment involves adding \$23,775,000 for construction/improvement of public parking; acquisition, relocation, demolition and site preparation for new development and public parking; reconstruction of 22nd Avenue; and additional public administrative, legal and other costs, as described in and attached hereto as Exhibit "A" and does not involve an amendment to the boundaries of TID #4 as shown in Exhibit "B"; and

**WHEREAS**, the Project Plan Amendment is feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended.

**NOW, THEREFORE, BE IT RESOLVED** by the City Plan Commission that it:

1. Finds the Project Plan Amendment for TID #4, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Adopts the Project Plan Amendment for TID #4, City of Kenosha, Wisconsin, as described in and attached hereto as Exhibit "A".
3. Recommends that the Common Council of the City of Kenosha also adopt this Project Plan Amendment.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016

ATTEST:

\_\_\_\_\_  
Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVED:

\_\_\_\_\_  
John M. Antaramian, Chairman of City Plan Commission

## EXHIBIT "A"

### Tax Incremental District #4

#### Amendment Description

The Project Plan Amendment is to add \$23,775,000 for construction/improvement of public parking; acquisition, relocation, demolition and site preparation for new development and public parking; reconstruction of 22nd Avenue; and additional public administrative, legal and other costs.

The estimated cost of the construction/improvement of public parking; acquisition, relocation, demolition and site preparation for new development and public parking; and reconstruction of 22nd Avenue is \$21,000,000. This amount will be added to a previously approved Project Plan Amendment balance which authorized \$4,000,000 for the construction of/acquisition for public parking.

The estimated cost of the public administrative, legal and other costs is \$2,775,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, capitalized interest and any other activities associated with the district.

The Project Plan Amendment does not involve an Amendment to the TID #4 boundaries as shown in Exhibit "B".

## EXHIBIT "B"

### Tax Incremental District #4

#### Boundary Description

A part of the Northwest quarter of Section 5, Township 1 North, Range 23 East; the Southwest and Southeast quarters of Section 31 and the Southwest quarter of Section 32, Township 2 North, Range 23 East; and the Southeast quarter of Section 36, Township 2 North, Range 22 East of the 4<sup>th</sup> Principal Meridian, all lying and being in the City of Kenosha, County of Kenosha, Wisconsin and being more particularly described as follows:

Commencing at the Northwest corner of Certified Survey Map 1293, a Certified Survey Map of record and on file at the Kenosha County Land Registry; thence N87°18'26"E along the North line of said CSM 1293 a distance of 566'; thence continuing Easterly along the North line of Block 2 of Southport, a Subdivision of record and on file in the Racine County Land Registry, a distance of approximately 200.31'; thence continuing Southeasterly approximately 85.1' along a line to a point which is approximately 29.25' East and approximately 20.54' South of the Northwest corner of Block 1 of Southport; thence continuing Easterly along a line approximately 300.48' to the Northwest corner of Certified Survey Map 2159, a CSM of record and on file in the Kenosha County Land Registry; thence continuing N87°18'26"E along the north line of said CSM 2159 a distance of 574.37' to the Northeast corner of Lot 2 of Said CSM; thence continuing Easterly along the extension of the North line of said CSM 2159 to the Kenosha Harbor; thence Southerly along the shoreline of Kenosha Harbor to the Northwest corner of Outlot 1 of HarborPark Subdivision, a Subdivision of record and on file in the Kenosha County Land Registry; thence N82°35'20"E along the North line of said Outlot 1 a distance of 670.64'; thence N83°24'7"E a distance of 4.12' to the East line of the aforementioned Section 31; thence continuing N83°24'7"E along the North line of said Outlot 1 a distance of 207.49'; thence N82°21'55"E, along the North line of said Outlot 1 a distance of 359.42'; thence N84°0'28"E along the North line of said Outlot 1 a distance of 85.98'; thence N85°34'29"E along the North line of said Outlot 1 a distance of 320.68'; thence N88°3'59"E along the North line of said Outlot 1 a distance of 47.94'; thence N89°9'27"E along the North line of said Outlot 1 a distance of 154.58'; thence S87°59'16"E along the North line of said Outlot 1 a distance of 68.07'; thence N82°54'14"E along the North line of said Outlot 1 a distance of 363.25'; thence N84°36'13"E along the North line of said Outlot 1 a distance of 669.43'; thence N84°34'34"E a distance of 79.65' to the Northeast corner of said Outlot 1; thence S47°11'E along the east line of said Outlot 1 a distance of 29.0'; thence S84°50'47"W along the East line of said Outlot 1 a distance of 7.56'; thence N5°15'14"W along the east line of said Outlot 1 a distance of 1.65'; thence S84°56'46"W along the east line of said Outlot 1 a distance of 55.47'; thence S2°3'54"E a distance of 1101.07' to the Southeast corner of said Outlot 1; thence S88°17'44"W along the South line of said Outlot 1 a distance of 386.13' to the eastern edge of the Armour-stone breakwater; thence southerly along the breakwater – following the curve Westerly and continuing across the mouth of Southport Marina to the shore of Lake Michigan; thence southerly along the shoreline of Lake Michigan to the south property line of Eichelman Park as recorded in document 121967 on Page 156 in Volume 93 of deeds in the Kenosha County Land Registry; thence Westerly along the south line of Eichelman Park approximately 292.73' to the east line of 3<sup>rd</sup> Avenue; thence northerly along the East line of 3<sup>rd</sup> Avenue approximately 888.8'; thence continuing northerly along the extension of the east line of 3<sup>rd</sup> Avenue approximately 511.41' to the Northeast corner of Lot 16 of Lake View Subdivision; thence Northeasterly along the extension of the North line of said Lot 16 approximately 122.28'; thence Northerly approximately 209.04' to a point on the south line of Lot 9, Block 11 of Southport which point is approximately 47.91' Southwesterly of the southeast corner of said Lot 9; thence Northerly approximately 274.42' to the Northeast corner of Lot 1, Block 11 of Southport; thence Northerly approximately 66' to the Southeast corner of Lot 8, Block 10 of Southport; thence Westerly along the South line of said Block 10 approximately 340.68' to the southwest corner of said Block 10; thence Northerly upon the West line of said Block 10 approximately 267.38' to the Northwest corner of said Block 10; thence continuing Northerly upon the extension of the West line of said Block 10 approximately 66' to the South line of Lot 28 of HarborPark Subdivision; thence S79°10'6"W along and upon the South line of Lots 28 and 29 of HarborPark Subdivision approximately 309.16'; thence N10°23'4"W along and upon the West line of Lot 29 of HarborPark approximately 199.98' to the Easterly extension of the North line of an East-West alley which runs through Block 30 of Southport; thence Westerly upon the Easterly of the North line of said alley approximately 66'; thence continuing Westerly upon the North line of said alley approximately 264.67' to the Southwest corner of Lot 6 of said Block 30; thence Northerly up the West line of said Lot 6 approximately 58.02'; thence Westerly upon the Easterly extension of the North line of Block 31 of Southport approximately 66'; thence continuing along the North line of said Block 31 approximately 150.98'; thence Northerly perpendicular to the North line of said Block 31 approximately 136.01' to the South line of Block 26 of Southport; thence Easterly along the south lines of Blocks 26 and 27 approximately 484.13' to the Southeast corner of Block 27 of Southport; thence Northerly along the East line of said Block 27 approximately 264.02' to the Northeast corner of said Block 27; thence Westerly along the North line of Said Block 27 approximately 264.02' to the Northwest corner of said Block 27; thence Northerly perpendicular to the North line of said Block 27 approximately 75.53' to the Southwest corner of Lot 1 of HarborPark Subdivision; thence N10°29'35"W upon and along the west line of said Lot 1 approximately 183.53'; thence perpendicular to the West line of said Lot 1 approximately 82.53' to the Southeast corner of Certified Survey Map 2159; thence Southwesterly along the arc of a curve that is concave northwesterly, a distance of 49.01'; said curve having a central angle of 7°11'44", a radius of 390.24' and a chord which bears S63°29'32"W for a distance of

48.98'; thence S10°29'35"E a distance of 244.09'; thence S10°29'35" a distance of 4.88'; thence S80°52'36"W a distance of 47.9'; thence Westerly along the arc of a curve that is concave Northerly a distance of 18.14' to the West line of 7<sup>th</sup> Avenue: said curve having a central angle of 2°39'46", a radius of 390.24' and a chord which bears S82°12'29"W for a distance of 18.13'; thence continuing Westerly along the arc of a curve that is concave Northerly a distance of 186.19': said curve having a central angle of 27°20'14", a radius of 390.24' and a chord which bears N82°47'31"W for a distance of 184.43'; thence N69°7'24"W a distance of 35.49'; thence S79°40'54"W a distance of 85.13' to the Southwest corner of said CSM 2159; thence continuing S79°40'54"W a distance of 33.1' to the Northeast corner of Parcel C as laid out and platted according to a survey recorded at the Kenosha County Land Registry on January 4, 2005, and recorded as a part of document #1417668; thence S14°51'20"E a distance of 254.87' to the Southeast corner of Lot 3, Block 17 of Southport; thence S78°55'20"W along the South line of said Block 17 a distance of 237.73' to the Southwest corner of Parcel B as laid out and platted according to a survey recorded at the Kenosha County Land Registry on January 4, 2005, and recorded as a part of document #1417668; thence N10°34'40"W along the West line of said Parcel B a distance of 248.73'; thence continuing N10°34'40"W approximately 82.77' to the easterly extension of the South line of Lot 2 of Certified Survey Map 1012, a Certified Survey Map of record and on file at the Kenosha County Land Registry; thence Westerly along the Easterly extension of the South line of said Lot 2 of said CSM 1012 approximately 80.26' to the Southeast corner of said Lot 2; thence S80°24'30"W a distance of 575.67' to the Southwest corner of Lot 1 of said CSM 1012; thence continuing Westerly approximately 49.5' to the Southeast corner of Block 5 of Southport; thence southerly along the East line of Blocks 5, 20 and 21 of said Southport approximately 670.08' to the Southeast corner of Block 21 of Southport; thence Westerly along the South line of said Block 21 approximately 302.76' to the Southwest corner of said Block 21; thence Northwesterly approximately 35.68' to the Northeast corner of Market Street (56<sup>th</sup> Street) as laid out and platted in Fisk's Addition to the City of Kenosha, a Subdivision of record and on file at the Kenosha County Land Registry; thence continuing along the North line of said Market (56<sup>th</sup>) Street approximately 1295.85' to the Southeast corner of Fred Petersdorf Subdivision of the East Part of Block 11 of Fisk's Addition to the City of Kenosha, a Subdivision of record and on file at the Kenosha County Land Registry; thence Westerly along the South line of said Fred Petersdorf Subdivision, which line is also the North line of 56<sup>th</sup> Street, approximately 183.5'; thence continuing along the North line of 56<sup>th</sup> Street approximately 1325.84' to the East line of 22<sup>nd</sup> Avenue; thence Westerly approximately 51.24' to the Southeast corner of Block 16 of Bain's Subdivision, a Subdivision of record and on file at the Kenosha County Land Registry; thence Westerly along the South line of said Block 16 approximately 283.53' to the Southwest corner of said Block 16; thence Northerly along the West line of said Block 16 approximately 446.95' to the Northwest corner of said Block 16, said corner being also the Southeast corner of the intersection of the South line of 55<sup>th</sup> Street and the East line of 23<sup>rd</sup> Avenue; thence easterly along the South line of 55<sup>th</sup> Street, as relocated on thus and such a date by thus and such a Resolution to the West line of 22<sup>nd</sup> Avenue; thence continuing Easterly approximately 66.18' to the Northwest corner of Block 2 of The News Subdivision a Subdivision of record and on file at the Kenosha County Land Registry; thence continuing Easterly along the North line of said Block 2 approximately 920.28' to the Northeast corner of said Block 2; thence Northeasterly approximately 82.89' to the Northeast corner of Ridge Street (19<sup>th</sup> Avenue) as laid out and platted in Fisk's Addition to the City of Kenosha Subdivision, said point being also the intersection of the South line of 55<sup>th</sup> Street and the East line of 19<sup>th</sup> Avenue; thence Easterly along the South line of 55<sup>th</sup> Street approximately 1034.5' to the Northeast corner of Block 13 of Fisk's Addition to the City of Kenosha Subdivision; thence Northeasterly approximately 85.93' to the Southwest corner of Block 1 of Fisk's Addition to the City of Kenosha Subdivision, said point being also the intersection of the east line of 14<sup>th</sup> Avenue and the Easterly extension of the North line of 55<sup>th</sup> Street; thence Northerly along the East line of 14<sup>th</sup> Avenue approximately 1010.14' to the Northwest corner of Block 1 of Jenne's Subdivision, a Subdivision of record and on file at the Kenosha County Land Registry; thence Easterly along the North line of said Block 1, and continuing Easterly upon the Easterly extension of the North line of said Block 1, approximately 519.38' to the Northwest corner of Certified Survey Map 1293 and the point of the beginning; said Tax Incremental Financing District containing approximately 177.15 Acres of land, more or less.



## **Proposed Project Plan Amendment for Tax Incremental District #4**

For Consideration by the Common Council on September 7, 2016

## Table of Contents

Goals of the Kenosha TID Program - <i>no changes</i>	1
Resolution to Adopt a Project Plan Amendment for TID District #4 (City Plan)	2
Resolution to Adopt a Project Plan Amendment for TID District #4 (Council)	6
Resolution to Approve the Project Plan Amendment for TID District #4 (JRB)	11
Amended Statement of Kind, Number and Location of All Proposed Public Works and Improvements, a Detailed List of Estimated Project Costs and When Costs are Expected to be Incurred	12
Amended Economic Feasibility Study, including Description of the Methods of Financing, All Estimated Project Costs, Timing of Costs and Monetary Obligations	13
Changes in Zoning Ordinance, Master Plan, Map, Building Code and City Ordinances	17
List of Estimated Non-Project Costs	17
Statement of Proposed Method for Relocation of Persons to be Displaced	17
Statement of Conformity to the City of Kenosha Master Plans	17
Statement of Orderly Development	17
Opinion of the City Attorney	18
Maps	
Amended Site Vicinity (2007)	19
<b>NEW</b> Proposed Improvements & Uses (2016)	20

## **GOALS OF THE KENOSHA TAX INCREMENTAL DISTRICT PROGRAM**

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

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

**CITY PLAN COMMISSION RESOLUTION # \_\_\_\_\_**

**TO ADOPT A PROJECT PLAN AMENDMENT  
FOR TAX INCREMENTAL DISTRICT #4, CITY OF KENOSHA, WISCONSIN,  
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES**

**WHEREAS**, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for amending a Project Plan for a Tax Incremental District (TID); and

**WHEREAS**, the City Plan Commission, on August 18, 2016, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #4, City of Kenosha, Wisconsin; and

**WHEREAS**, the Project Plan Amendment involves adding \$23,775,000 for construction/improvement of public parking; acquisition, relocation, demolition and site preparation for new development and public parking; reconstruction of 22nd Avenue; and additional public administrative, legal and other costs, as described in and attached hereto as Exhibit "A" and does not involve an amendment to the boundaries of TID #4 as shown in Exhibit "B"; and

**WHEREAS**, the Project Plan Amendment is feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended.

**NOW, THEREFORE, BE IT RESOLVED** by the City Plan Commission that it:

1. Finds the Project Plan Amendment for TID #4, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Adopts the Project Plan Amendment for TID #4, City of Kenosha, Wisconsin, as described in and attached hereto as Exhibit "A".
3. Recommends that the Common Council of the City of Kenosha also adopt this Project Plan Amendment.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016

ATTEST:

\_\_\_\_\_  
Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVED:

\_\_\_\_\_  
John M. Antaramian, Chairman of City Plan Commission

## **EXHIBIT "A"**

### **Tax Incremental District #4**

#### **Amendment Description**

The Project Plan Amendment is to add \$23,775,000 for construction/improvement of public parking; acquisition, relocation, demolition and site preparation for new development and public parking; reconstruction of 22nd Avenue; and additional public administrative, legal and other costs.

The estimated cost of the construction/improvement of public parking; acquisition, relocation, demolition and site preparation for new development and public parking; and reconstruction of 22nd Avenue is \$21,000,000. This amount will be added to a previously approved Project Plan Amendment balance which authorized \$4,000,000 for the construction of/acquisition for public parking.

The estimated cost of the public administrative, legal and other costs is \$2,775,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, capitalized interest and any other activities associated with the district.

The Project Plan Amendment does not involve an Amendment to the TID #4 boundaries as shown in Exhibit "B".

## EXHIBIT "B"

### Tax Incremental District #4

#### Boundary Description

A part of the Northwest quarter of Section 5, Township 1 North, Range 23 East; the Southwest and Southeast quarters of Section 31 and the Southwest quarter of Section 32, Township 2 North, Range 23 East; and the Southeast quarter of Section 36, Township 2 North, Range 22 East of the 4<sup>th</sup> Principal Meridian, all lying and being in the City of Kenosha, County of Kenosha, Wisconsin and being more particularly described as follows:

Commencing at the Northwest corner of Certified Survey Map 1293, a Certified Survey Map of record and on file at the Kenosha County Land Registry; thence N87°18'26"E along the North line of said CSM 1293 a distance of 566'; thence continuing Easterly along the North line of Block 2 of Southport, a Subdivision of record and on file in the Racine County Land Registry, a distance of approximately 200.31'; thence continuing Southeasterly approximately 85.1' along a line to a point which is approximately 29.25' East and approximately 20.54' South of the Northwest corner of Block 1 of Southport; thence continuing Easterly along a line approximately 300.48' to the Northwest corner of Certified Survey Map 2159, a CSM of record and on file in the Kenosha County Land Registry; thence continuing N87°18'26"E along the north line of said CSM 2159 a distance of 574.37' to the Northeast corner of Lot 2 of Said CSM; thence continuing Easterly along the extension of the North line of said CSM 2159 to the Kenosha Harbor; thence Southerly along the shoreline of Kenosha Harbor to the Northwest corner of Outlot 1 of HarborPark Subdivision, a Subdivision of record and on file in the Kenosha County Land Registry; thence N82°35'20"E along the North line of said Outlot 1 a distance of 670.64'; thence N83°24'7"E a distance of 4.12' to the East line of the aforementioned Section 31; thence continuing N83°24'7"E along the North line of said Outlot 1 a distance of 207.49'; thence N82°21'55"E, along the North line of said Outlot 1 a distance of 359.42'; thence N84°0'28"E along the North line of said Outlot 1 a distance of 85.98'; thence N85°34'29"E along the North line of said Outlot 1 a distance of 320.68'; thence N88°3'59"E along the North line of said Outlot 1 a distance of 47.94'; thence N89°9'27"E along the North line of said Outlot 1 a distance of 154.58'; thence S87°59'16"E along the North line of said Outlot 1 a distance of 68.07'; thence N82°54'14"E along the North line of said Outlot 1 a distance of 363.25'; thence N84°36'13"E along the North line of said Outlot 1 a distance of 669.43'; thence N84°34'34"E a distance of 79.65' to the Northeast corner of said Outlot 1; thence S4°7'11"E along the east line of said Outlot 1 a distance of 29.0'; thence S84°50'47"W along the East line of said Outlot 1 a distance of 7.56'; thence N5°15'14"W along the east line of said Outlot 1 a distance of 1.65'; thence S84°56'46"W along the east line of said Outlot 1 a distance of 55.47'; thence S2°3'54"E a distance of 1101.07' to the Southeast corner of said Outlot 1; thence S88°17'44"W along the South line of said Outlot 1 a distance of 386.13' to the eastern edge of the Armour-stone breakwater; thence southerly along the breakwater – following the curve Westerly and continuing across the mouth of Southport Marina to the shore of Lake Michigan; thence southerly along the shoreline of Lake Michigan to the south property line of Eichelman Park as recorded in document 121967 on Page 156 in Volume 93 of deeds in the Kenosha County Land Registry; thence Westerly along the south line of Eichelman Park approximately 292.73' to the east line of 3<sup>rd</sup> Avenue; thence northerly along the East line of 3<sup>rd</sup> Avenue approximately 888.8'; thence continuing northerly along the extension of the east line of 3<sup>rd</sup> Avenue approximately 511.41' to the Northeast corner of Lot 16 of Lake View Subdivision; thence Northeasterly along the extension of the North line of said Lot 16 approximately 122.28'; thence Northerly approximately 209.04' to a point on the south line of Lot 9, Block 11 of Southport which point is approximately 47.91' Southwest of the southeast corner of said Lot 9; thence Northerly approximately 274.42' to the Northeast corner of Lot 1, Block 11 of Southport; thence Northerly approximately 66' to the Southeast corner of Lot 8, Block 10 of Southport; thence Westerly along the South line of said Block 10 approximately 340.68' to the southwest corner of said Block 10; thence Northerly upon the West line of said Block 10 approximately 267.38' to the Northwest corner of said Block 10; thence continuing Northerly upon the extension of the West line of said Block 10 approximately 66' to the South line of Lot 28 of HarborPark Subdivision; thence S79°10'6"W along and upon the South line of Lots 28 and 29 of HarborPark Subdivision approximately 309.16'; thence N10°23'4"W along and upon the West line of Lot 29 of HarborPark approximately 199.98' to the Easterly extension of the North line of an East-West alley which runs through Block 30 of Southport; thence Westerly upon the Easterly of the North line of said alley approximately 66'; thence continuing Westerly upon the North line of said alley approximately 264.67' to the Southwest corner of Lot 6 of said Block 30; thence Northerly upon the West line of said Lot 6 approximately 58.02'; thence Westerly upon the Easterly extension of the North line of Block 31 of Southport approximately 66'; thence continuing along the North line of said Block 31 approximately 150.98'; thence Northerly perpendicular to the North line of said Block 31 approximately 136.01' to the South line of Block 26 of Southport; thence Easterly along the south lines of Blocks 26 and 27 approximately 484.13' to the Southeast corner of Block 27 of Southport; thence Northerly along the East line of said Block 27 approximately 264.02' to the Northeast corner of said Block 27; thence Westerly along the North line of Said Block 27 approximately 264.02' to the Northwest corner of said Block 27; thence Northerly perpendicular to the North line of said Block 27 approximately 75.53' to the Southwest corner of Lot 1 of HarborPark Subdivision; thence N10°29'35"W upon and along the west line of said Lot 1 approximately 183.53'; thence perpendicular to the West line of said Lot 1 approximately 82.53' to the Southeast corner of Certified Survey Map 2159; thence Southwesterly along the arc of a curve that is concave northwesterly, a distance of 49.01': said curve having a central angle of 7°11'44", a radius of

390.24' and a chord which bears S63°29'32"W for a distance of 48.98'; thence S10°29'35"E a distance of 244.09'; thence S10°29'35" a distance of 4.88'; thence S80°52'36"W a distance of 47.9'; thence Westerly along the arc of a curve that is concave Northerly a distance of 18.14' to the West line of 7<sup>th</sup> Avenue: said curve having a central angle of 2°39'46", a radius of 390.24' and a chord which bears S82°12'29"W for a distance of 18.13'; thence continuing Westerly along the arc of a curve that is concave Northerly a distance of 186.19': said curve having a central angle of 27°20'14", a radius of 390.24' and a chord which bears N82°47'31"W for a distance of 184.43'; thence N69°7'24"W a distance of 35.49'; thence S79°40'54"W a distance of 85.13' to the Southwest corner of said CSM 2159; thence continuing S79°40'54"W a distance of 33.1' to the Northeast corner of Parcel C as laid out and platted according to a survey recorded at the Kenosha County Land Registry on January 4, 2005, and recorded as a part of document #1417668; thence S14°51'20"E a distance of 254.87' to the Southeast corner of Lot 3, Block 17 of Southport; thence S78°55'20"W along the South line of said Block 17 a distance of 237.73' to the Southwest corner of Parcel B as laid out and platted according to a survey recorded at the Kenosha County Land Registry on January 4, 2005, and recorded as a part of document #1417668; thence N10°34'40"W along the West line of said Parcel B a distance of 248.73'; thence continuing N10°34'40"W approximately 82.77' to the easterly extension of the South line of Lot 2 of Certified Survey Map 1012, a Certified Survey Map of record and on file at the Kenosha County Land Registry; thence Westerly along the Easterly extension of the South line of said Lot 2 of said CSM 1012 approximately 80.26' to the Southeast corner of said Lot 2; thence S80°24'30"W a distance of 575.67' to the Southwest corner of Lot 1 of said CSM 1012; thence continuing Westerly approximately 49.5' to the Southeast corner of Block 5 of Southport; thence southerly along the East line of Blocks 5, 20 and 21 of said Southport approximately 670.08' to the Southeast corner of Block 21 of Southport; thence Westerly along the South line of said Block 21 approximately 302.76' to the Southwest corner of said Block 21; thence Northwesterly approximately 35.68' to the Northeast corner of Market Street (56<sup>th</sup> Street) as laid out and platted in Fisk's Addition to the City of Kenosha, a Subdivision of record and on file at the Kenosha County Land Registry; thence continuing along the North line of said Market (56<sup>th</sup>) Street approximately 1295.85' to the Southeast corner of Fred Petersdorf Subdivision of the East Part of Block 11 of Fisk's Addition to the City of Kenosha, a Subdivision of record and on file at the Kenosha County Land Registry; thence Westerly along the South line of said Fred Petersdorf Subdivision, which line is also the North line of 56<sup>th</sup> Street, approximately 183.5'; thence continuing along the North line of 56<sup>th</sup> Street approximately 1325.84' to the East line of 22<sup>nd</sup> Avenue; thence Westerly approximately 51.24' to the Southeast corner of Block 16 of Bain's Subdivision, a Subdivision of record and on file at the Kenosha County Land Registry; thence Westerly along the South line of said Block 16 approximately 283.53' to the Southwest corner of said Block 16; thence Northerly along the West line of said Block 16 approximately 446.95' to the Northwest corner of said Block 16, said corner being also the Southeast corner of the intersection of the South line of 55<sup>th</sup> Street and the East line of 23<sup>rd</sup> Avenue; thence easterly along the South line of 55<sup>th</sup> Street, as relocated on thus and such a date by thus and such a Resolution to the West line of 22<sup>nd</sup> Avenue; thence continuing Easterly approximately 66.18' to the Northwest corner of Block 2 of The News Subdivision a Subdivision of record and on file at the Kenosha County Land Registry; thence continuing Easterly along the North line of said Block 2 approximately 920.28' to the Northeast corner of said Block 2; thence Northeasterly approximately 82.89' to the Northeast corner of Ridge Street (19<sup>th</sup> Avenue) as laid out and platted in Fisk's Addition to the City of Kenosha Subdivision, said point being also the intersection of the South line of 55<sup>th</sup> Street and the East line of 19<sup>th</sup> Avenue; thence Easterly along the South line of 55<sup>th</sup> Street approximately 1034.5' to the Northeast corner of Block 13 of Fisk's Addition to the City of Kenosha Subdivision; thence Northeasterly approximately 85.93' to the Southwest corner of Block 1 of Fisk's Addition to the City of Kenosha Subdivision, said point being also the intersection of the east line of 14<sup>th</sup> Avenue and the Easterly extension of the North line of 55<sup>th</sup> Street; thence Northerly along the East line of 14<sup>th</sup> Avenue approximately 1010.14' to the Northwest corner of Block 1 of Jenne's Subdivision, a Subdivision of record and on file at the Kenosha County Land Registry; thence Easterly along the North line of said Block 1, and continuing Easterly upon the Easterly extension of the North line of said Block 1, approximately 519.38' to the Northwest corner of Certified Survey Map 1293 and the point of the beginning; said Tax Incremental Financing District containing approximately 177.15 Acres of land, more or less.

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

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT FOR  
TAX INCREMENTAL DISTRICT #4, CITY OF KENOSHA, WISCONSIN,  
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES**

**WHEREAS**, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for amending a Project Plan for a Tax Incremental District (TID); and

**WHEREAS**, the City Plan Commission on August 18, 2016, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #4, City of Kenosha, Wisconsin; and

**WHEREAS**, the Project Plan Amendment involves adding \$23,775,000 for construction/improvement of public parking; acquisition, relocation, demolition and site preparation for new development and public parking; reconstruction of 22nd Avenue; and additional public administrative, legal and other costs, as described in and attached hereto as Exhibit "A" and does not involve an amendment to the boundaries of TID #4 as shown in Exhibit "B"; and

**WHEREAS**, at said meeting, the City Plan Commission, under Section 66.1105(4)(h)1., Wisconsin Statutes, found the Project Plan Amendment for TID #4, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended, adopted the Project Plan Amendment, and favorably recommended that the Common Council of the City of Kenosha adopt the Project Plan Amendment.

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

1. Finds the Project Plan Amendment for TID #4, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Deems the Project Plan Amendment to promote blight elimination in the City of Kenosha, to be in the public interest and for a proper public purpose.
3. Finds that the improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
4. Confirms that not less than 50% by area of the real property within the district is a "blighted area" within the meaning of Section 66.1105(2)(a), Wisconsin Statutes.
5. Finds that the project costs directly serve to eliminating "blight" within the District consistent with the purpose for which the Tax Incremental District was created
6. Confirms that the District is a blighted area district.

**BE IT FURTHER RESOLVED** that the Common Council of the City of Kenosha, Wisconsin, adopts the Project Plan Amendment for TID #4, City of Kenosha, Wisconsin, as recommended by the City Plan Commission and as described in and attached hereto as Exhibit "A".

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016

ATTEST:

\_\_\_\_\_  
Debra Salas, City Clerk/Treasurer

APPROVED:

\_\_\_\_\_  
John M. Antaramian, Mayor

## EXHIBIT "A"

### Tax Incremental District #4

#### Amendment Description

The purpose of the Project Plan Amendment is to add \$23,775,000 for construction/improvement of public parking; acquisition, relocation, demolition and site preparation for new development and public parking; reconstruction of 22nd Avenue; and additional public administrative, legal and other costs.

The estimated cost of the construction/improvement of public parking; acquisition, relocation, demolition and site preparation for new development and public parking; and reconstruction of 22nd Avenue is \$21,000,000. This amount will be added to a previously approved Project Plan Amendment balance which authorized \$4,000,000 for the construction of/acquisition for public parking.

The estimated cost of the public administrative, legal and other costs is \$2,775,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, and any other activities associated with the district.

The Project Plan Amendment does not involve an Amendment to the TID #4 boundaries as shown in Exhibit "B".

## EXHIBIT "B"

### Tax Incremental District #4

#### Boundary Description

A part of the Northwest quarter of Section 5, Township 1 North, Range 23 East; the Southwest and Southeast quarters of Section 31 and the Southwest quarter of Section 32, Township 2 North, Range 23 East; and the Southeast quarter of Section 36, Township 2 North, Range 22 East of the 4<sup>th</sup> Principal Meridian, all lying and being in the City of Kenosha, County of Kenosha, Wisconsin and being more particularly described as follows:

Commencing at the Northwest corner of Certified Survey Map 1293, a Certified Survey Map of record and on file at the Kenosha County Land Registry; thence N87°18'26"E along the North line of said CSM 1293 a distance of 566'; thence continuing Easterly along the North line of Block 2 of Southport, a Subdivision of record and on file in the Racine County Land Registry, a distance of approximately 200.31'; thence continuing Southeasterly approximately 85.1' along a line to a point which is approximately 29.25' East and approximately 20.54' South of the Northwest corner of Block 1 of Southport; thence continuing Easterly along a line approximately 300.48' to the Northwest corner of Certified Survey Map 2159, a CSM of record and on file in the Kenosha County Land Registry; thence continuing N87°18'26"E along the north line of said CSM 2159 a distance of 574.37' to the Northeast corner of Lot 2 of Said CSM; thence continuing Easterly along the extension of the North line of said CSM 2159 to the Kenosha Harbor; thence Southerly along the shoreline of Kenosha Harbor to the Northwest corner of Outlot 1 of HarborPark Subdivision, a Subdivision of record and on file in the Kenosha County Land Registry; thence N82°35'20"E along the North line of said Outlot 1 a distance of 670.64'; thence N83°24'7"E a distance of 4.12' to the East line of the aforementioned Section 31; thence continuing N83°24'7"E along the North line of said Outlot 1 a distance of 207.49'; thence N82°21'55"E, along the North line of said Outlot 1 a distance of 359.42'; thence N84°0'28"E along the North line of said Outlot 1 a distance of 85.98'; thence N85°34'29"E along the North line of said Outlot 1 a distance of 320.68'; thence N88°3'59"E along the North line of said Outlot 1 a distance of 47.94'; thence N89°9'27"E along the North line of said Outlot 1 a distance of 154.58'; thence S87°59'16"E along the North line of said Outlot 1 a distance of 68.07'; thence N82°54'14"E along the North line of said Outlot 1 a distance of 363.25'; thence N84°36'13"E along the North line of said Outlot 1 a distance of 669.43'; thence N84°34'34"E a distance of 79.65' to the Northeast corner of said Outlot 1; thence S4°7'11"E along the east line of said Outlot 1 a distance of 29.0'; thence S84°50'47"W along the East line of said Outlot 1 a distance of 7.56'; thence N5°15'14"W along the east line of said Outlot 1 a distance of 1.65'; thence S84°56'46"W along the east line of said Outlot 1 a distance of 55.47'; thence S2°3'54"E a distance of 1101.07' to the Southeast corner of said Outlot 1; thence S88°17'44"W along the South line of said Outlot 1 a distance of 386.13' to the eastern edge of the Armour-stone breakwater; thence southerly along the breakwater – following the curve Westerly and continuing across the mouth of Southport Marina to the shore of Lake Michigan; thence southerly along the shoreline of Lake Michigan to the south property line of Eichelman Park as recorded in document 121967 on Page 156 in Volume 93 of deeds in the Kenosha County Land Registry; thence Westerly along the south line of Eichelman Park approximately 292.73' to the east line of 3<sup>rd</sup> Avenue; thence northerly along the East line of 3<sup>rd</sup> Avenue approximately 888.8'; thence continuing northerly along the extension of the east line of 3<sup>rd</sup> Avenue approximately 511.41' to the Northeast corner of Lot 16 of Lake View Subdivision; thence Northeasterly along the extension of the North line of said Lot 16 approximately 122.28'; thence Northerly approximately 209.04' to a point on the south line of Lot 9, Block 11 of Southport which point is approximately 47.91' Southwesterly of the southeast corner of said Lot 9; thence Northerly approximately 274.42' to the Northeast corner of Lot 1, Block 11 of Southport; thence Northerly approximately 66' to the Southeast corner of Lot 8, Block 10 of Southport; thence Westerly along the South line of said Block 10 approximately 340.68' to the southwest corner of said Block 10; thence Northerly upon the West line of said Block 10 approximately 267.38' to the Northwest corner of said Block 10; thence continuing Northerly upon the extension of the West line of said Block 10 approximately 66' to the South line of Lot 28 of HarborPark Subdivision; thence S79°10'6"W along and upon the South line of Lots 28 and 29 of HarborPark Subdivision approximately 309.16'; thence N10°23'4"W along and upon the West line of Lot 29 of HarborPark Subdivision approximately 199.98' to the Easterly extension of the North line of an East-West alley which runs through Block 30 of Southport; thence Westerly upon the Easterly of the North line of said alley approximately 66'; thence continuing Westerly upon the North line of said alley approximately 264.67' to the Southwest corner of Lot 6 of said Block 30; thence Northerly up the West line of said Lot 6 approximately 58.02'; thence Westerly upon the Easterly extension of the North line of Block 31 of Southport approximately 66'; thence continuing along the North line of said Block 31 approximately 150.98'; thence Northerly perpendicular to the North line of said Block 31 approximately 136.01' to the South line of Block 26 of Southport; thence Easterly along the south lines of Blocks 26 and 27 approximately 484.13' to the Southeast corner of Block 27 of Southport; thence Northerly along the East line of said Block 27 approximately 264.02' to the Northeast corner of said Block 27; thence Westerly along the North line of Said Block 27 approximately 264.02' to the Northwest corner of said Block 27; thence Northerly perpendicular to the North line of said Block 27 approximately 75.53' to the Southwest corner of Lot 1 of HarborPark Subdivision; thence N10°29'35"W upon and along the west line of said Lot 1 approximately 183.53'; thence perpendicular to the West line of said Lot 1 approximately 82.53' to the Southeast corner of Certified Survey Map 2159; thence Southwesterly along the arc of a curve that is concave northwesterly, a distance of 49.01'; said curve having a central angle of 7°11'44", a radius of

390.24' and a chord which bears S63°29'32"W for a distance of 48.98'; thence S10°29'35"E a distance of 244.09'; thence S10°29'35" a distance of 4.88'; thence S80°52'36"W a distance of 47.9'; thence Westerly along the arc of a curve that is concave Northerly a distance of 18.14' to the West line of 7<sup>th</sup> Avenue: said curve having a central angle of 2°39'46", a radius of 390.24' and a chord which bears S82°12'29"W for a distance of 18.13'; thence continuing Westerly along the arc of a curve that is concave Northerly a distance of 186.19': said curve having a central angle of 27°20'14", a radius of 390.24' and a chord which bears N82°47'31"W for a distance of 184.43'; thence N69°7'24"W a distance of 35.49'; thence S79°40'54"W a distance of 85.13' to the Southwest corner of said CSM 2159; thence continuing S79°40'54"W a distance of 33.1' to the Northeast corner of Parcel C as laid out and platted according to a survey recorded at the Kenosha County Land Registry on January 4, 2005, and recorded as a part of document #1417668; thence S14°51'20"E a distance of 254.87' to the Southeast corner of Lot 3, Block 17 of Southport; thence S78°55'20"W along the South line of said Block 17 a distance of 237.73' to the Southwest corner of Parcel B as laid out and platted according to a survey recorded at the Kenosha County Land Registry on January 4, 2005, and recorded as a part of document #1417668; thence N10°34'40"W along the West line of said Parcel B a distance of 248.73'; thence continuing N10°34'40"W approximately 82.77' to the easterly extension of the South line of Lot 2 of Certified Survey Map 1012, a Certified Survey Map of record and on file at the Kenosha County Land Registry; thence Westerly along the Easterly extension of the South line of said Lot 2 of said CSM 1012 approximately 80.26' to the Southeast corner of said Lot 2; thence S80°24'30"W a distance of 575.67' to the Southwest corner of Lot 1 of said CSM 1012; thence continuing Westerly approximately 49.5' to the Southeast corner of Block 5 of Southport; thence southerly along the East line of Blocks 5, 20 and 21 of said Southport approximately 670.08' to the Southeast corner of Block 21 of Southport; thence Westerly along the South line of said Block 21 approximately 302.76' to the Southwest corner of said Block 21; thence Northwesterly approximately 35.68' to the Northeast corner of Market Street (56<sup>th</sup> Street) as laid out and platted in Fisk's Addition to the City of Kenosha, a Subdivision of record and on file at the Kenosha County Land Registry; thence continuing along the North line of said Market (56<sup>th</sup>) Street approximately 1295.85' to the Southeast corner of Fred Petersdorf Subdivision of the East Part of Block 11 of Fisk's Addition to the City of Kenosha, a Subdivision of record and on file at the Kenosha County Land Registry; thence Westerly along the South line of said Fred Petersdorf Subdivision, which line is also the North line of 56<sup>th</sup> Street, approximately 183.5'; thence continuing along the North line of 56<sup>th</sup> Street approximately 1325.84' to the East line of 22<sup>nd</sup> Avenue; thence Westerly approximately 51.24' to the Southeast corner of Block 16 of Bain's Subdivision, a Subdivision of record and on file at the Kenosha County Land Registry; thence Westerly along the South line of said Block 16 approximately 283.53' to the Southwest corner of said Block 16; thence Northerly along the West line of said Block 16 approximately 446.95' to the Northwest corner of said Block 16, said corner being also the Southeast corner of the intersection of the South line of 55<sup>th</sup> Street and the East line of 23<sup>rd</sup> Avenue; thence easterly along the South line of 55<sup>th</sup> Street, as relocated on thus and such a date by thus and such a Resolution to the West line of 22<sup>nd</sup> Avenue; thence continuing Easterly approximately 66.18' to the Northwest corner of Block 2 of The News Subdivision a Subdivision of record and on file at the Kenosha County Land Registry; thence continuing Easterly along the North line of said Block 2 approximately 920.28' to the Northeast corner of said Block 2; thence Northeasterly approximately 82.89' to the Northeast corner of Ridge Street (19<sup>th</sup> Avenue) as laid out and platted in Fisk's Addition to the City of Kenosha Subdivision, said point being also the intersection of the South line of 55<sup>th</sup> Street and the East line of 19<sup>th</sup> Avenue; thence Easterly along the South line of 55<sup>th</sup> Street approximately 1034.5' to the Northeast corner of Block 13 of Fisk's Addition to the City of Kenosha Subdivision; thence Northeasterly approximately 85.93' to the Southwest corner of Block 1 of Fisk's Addition to the City of Kenosha Subdivision, said point being also the intersection of the east line of 14<sup>th</sup> Avenue and the Easterly extension of the North line of 55<sup>th</sup> Street; thence Northerly along the East line of 14<sup>th</sup> Avenue approximately 1010.14' to the Northwest corner of Block 1 of Jenne's Subdivision, a Subdivision of record and on file at the Kenosha County Land Registry; thence Easterly along the North line of said Block 1, and continuing Easterly upon the Easterly extension of the North line of said Block 1, approximately 519.38' to the Northwest corner of Certified Survey Map 1293 and the point of the beginning; said Tax Incremental Financing District containing approximately 177.15 Acres of land, more or less.

**RESOLUTION NO. 16-1**

**BY: THE JOINT REVIEW BOARD FOR  
TAX INCREMENTAL DISTRICT #4**

**TO APPROVE THE PROJECT PLAN AMENDMENT FOR  
TAX INCREMENTAL DISTRICT #4, CITY OF KENOSHA, WISCONSIN**

**WHEREAS**, Section 66.1105, Wisconsin Statutes, provides the authority and procedure for amending a Project Plan for a Tax Incremental District (TID); and

**WHEREAS**, a Joint Review Board was convened under the authority of Section 66.1105(4m), Wisconsin Statutes, for the purpose of reviewing the public record, planning documents and the Resolution passed by the Common Council of the City of Kenosha, Wisconsin, under 66.1105(4)(h)1., Wisconsin Statutes, relating to the proposed Amendment of the Project Plan (the "Project Plan Amendment") of TID #4 of the City of Kenosha, Wisconsin (the "Tax Incremental District"); and

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

**NOW, THEREFORE, BE IT RESOLVED** by the Joint Review Board for TID #4, City of Kenosha, Wisconsin, that it approves Resolution Number \_\_\_\_\_ adopted on September 7, 2016, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes and the Project Plan Amendment, based on the following criteria:

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016

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

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

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

Construction/improvement of public parking; acquisition, relocation, demolition and site preparation for new development and public parking; and reconstruction of 22nd Avenue. See attached map for location of all improvements.

City administrative, legal and related costs include amending the Project Plan, issuing the G.O. Promissory Notes, capitalized interest and any other activities associated with the Amendment.

<b>Description of Project Costs</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>Total</b>
Construction/Improvement of Public Parking	\$0	\$6,150,000	\$1,850,000	\$8,000,000
Acquisition, relocation, demolition and site preparation for new development and public parking	\$10,000,000	\$3,500,000	\$0	\$13,500,000
Reconstruction of 22nd Avenue	\$0	\$350,000	\$3,150,000	\$3,500,000
City Administrative/Legal/Related Costs	\$1,110,000	\$1,110,000	\$555,000	\$2,775,000
<b>Total</b>	\$11,110,000	\$11,110,000	\$5,555,000	\$27,775,000

<b>Costs to be Recovered by TID</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>Total</b>
Project Costs	--	--	--	\$27,775,000
Financing Costs	--	--	--	\$12,534,200
<b>Total</b>	--	--	--	\$40,309,200

**City of Kenosha**  
*\$11,110,000.00 G.O. Promissory Notes - Dated 12/01/16*  
*TID No. 4 Stand-Alone - Proposed 2016 Amendment*  
*Estimate @ 4.0% for 08/04/16 Board of Review Meeting*

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>	<b>Fiscal Total</b>
###	-	-	-	-	-
###	-	-	222,200.00	222,200.00	-
###	-	-	222,200.00	222,200.00	444,400.00
###	-	-	222,200.00	222,200.00	-
###	-	-	222,200.00	222,200.00	444,400.00
###	-	-	222,200.00	222,200.00	-
###	-	-	222,200.00	222,200.00	444,400.00
###	-	-	222,200.00	222,200.00	-
###	1,535,000.00	4.000%	222,200.00	1,757,200.00	###
###	-	-	191,500.00	191,500.00	-
###	695,000.00	4.000%	191,500.00	886,500.00	###
###	-	-	177,600.00	177,600.00	-
###	85,000.00	4.000%	177,600.00	262,600.00	440,200.00
###	-	-	175,900.00	175,900.00	-
###	90,000.00	4.000%	175,900.00	265,900.00	441,800.00
###	-	-	174,100.00	174,100.00	-
###	90,000.00	4.000%	174,100.00	264,100.00	438,200.00
###	-	-	172,300.00	172,300.00	-
###	1,625,000.00	4.000%	172,300.00	1,797,300.00	###
###	-	-	139,800.00	139,800.00	-
###	3,560,000.00	4.000%	139,800.00	3,699,800.00	###
###	-	-	68,600.00	68,600.00	-
###	3,430,000.00	4.000%	68,600.00	3,498,600.00	###
<b>Total</b>	<b>\$11,110,000.00</b>	<b>-</b>	<b>\$3,977,200.00</b>	<b>\$15,087,200.00</b>	<b>-</b>

**City of Kenosha**  
*\$10,640,000.00 G.O. Promissory Notes - Dated 09/01/17*  
*TID No. 4 Stand-Alone - Proposed 2016 Amendment*  
*Estimate @ 4.0% - For 08/04/16 Board of Review Meeting*

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>	<b>Fiscal Total</b>
###	-	-	-	-	-
###	-	-	425,600.00	425,600.00	425,600.00
###	-	-	212,800.00	212,800.00	-
###	-	-	212,800.00	212,800.00	425,600.00
###	-	-	212,800.00	212,800.00	-
###	-	-	212,800.00	212,800.00	425,600.00
###	-	-	212,800.00	212,800.00	-
###	-	-	212,800.00	212,800.00	425,600.00
###	-	-	212,800.00	212,800.00	-
###	-	-	212,800.00	212,800.00	425,600.00
###	-	-	212,800.00	212,800.00	-
###	-	-	212,800.00	212,800.00	425,600.00
###	-	-	212,800.00	212,800.00	-
###	-	-	212,800.00	212,800.00	425,600.00
###	-	-	212,800.00	212,800.00	-
###	-	-	212,800.00	212,800.00	425,600.00
###	-	-	212,800.00	212,800.00	-
###	455,000.00	4.000%	212,800.00	667,800.00	880,600.00
###	-	-	203,700.00	203,700.00	-
###	4,095,000.00	4.000%	203,700.00	4,298,700.00	4,502,400.00
###	-	-	121,800.00	121,800.00	-
###	4,300,000.00	4.000%	121,800.00	4,421,800.00	4,543,600.00
###	-	-	35,800.00	35,800.00	-
###	1,790,000.00	4.000%	35,800.00	1,825,800.00	1,861,600.00
<b>Total</b>	<b>\$10,640,000.00</b>	<b>-</b>	<b>\$4,978,600.00</b>	<b>\$15,618,600.00</b>	<b>-</b>



City of Kenosha

Cash Flow Projections - TID No. 4 - Blighaid  
 Creation Date 07/07/09 - Expenditure Period 07/07/09  
 Dissolution Date 07/07/31 - Transfers Allowed Through 12/31/16 Without IRB Approval  
 Transfers Allowed Through 07/07/31 With IRB Approval

Doc # 090001 01/20/14

Indefinite Proposed 2016 Amendment - Includes Transfers from TID No. 1, 5 and 11 - Exp 08/06/16 Board of Review Meeting

Year	Change Takers Price During Year	Value as of 01/01	Taxable Incremental Value	For Collection Year	Tax Rate	Tax Increment Collections	Transfer From TID #1	Transfer From TID #5	Transfer From TID #11	Other Receipts and Adjustments	Capitalized Interest	Earnings Computer Aid	Total All Receipts and Adjustments	Less Existing Debt Service 12/31/14	Less C.O. Sec. 2075A 03/03/15	Less C.O. Sec. 2075 03/03/15	Less Projected 11/1M Cmts 12/01/16	Less Projected 310.0M Cmts 09/03/17	Less Projected 31.1M Cmts 09/07/18	Fund Balance 31-Dec	For Collection Year
1999				2000	26.150	242,070	1,166,088			15,673			1,475,791	(1,878,641)						(3,316,304)	2001
2000	1,478,400	10,145,600	9,172,200	2001	26.500	282,499	1,339,450			15,909			1,338,778	(1,882,579)						(5,540,261)	2002
2001	10,171,000	20,313,600	20,313,600	2002	25.500	54,019	1,281,178			15,921			1,281,178	(1,430,031)						(6,274,879)	2003
2002	17,233,900	38,072,500	38,072,500	2003	24.750	94,748	1,288,881			1,362,375			3,694,724	(3,250,970)						(4,690,208)	2004
2003	25,170,000	53,242,500	53,242,500	2004	23.000	142,882	1,279,148			1,502,888			2,719,218	(2,445,840)						(3,318,790)	2005
2004	32,201,000	75,443,500	75,443,500	2005	21.500	216,531	1,271,937			1,524,154			3,614,413	(3,318,600)						(2,309,643)	2006
2005	40,281,000	100,724,500	100,724,500	2006	21.500	216,531	1,311,571			1,524,154			4,099,559	(3,462,837)						(884,609)	2007
2006	7,295,000	108,019,500	108,019,500	2007	21.500	216,531	1,311,571			1,524,154			4,099,559	(3,462,837)						(884,609)	2008
2007	11,244,000	119,263,500	119,263,500	2008	22.100	244,137	1,344,071			1,520,071			4,260,413	(3,847,317)						(913,625)	2009
2008	739,300	120,002,800	120,002,800	2009	22.000	242,117	1,302,214			1,520,071			4,474,106	(4,255,861)						(2,161,802)	2010
2009	(23,845,000)	96,157,800	96,157,800	2010	25.780	2,483,517	1,709,317			1,400,000			4,463,083	(4,338,832)						(4,593,531)	2011
2010	(9,296,000)	86,861,800	86,861,800	2011	27.240	2,372,930	1,702,341			1,400,000			3,599,438	(4,443,676)						(4,587,789)	2012
2011	(2,775,000)	84,086,800	84,086,800	2012	29.290	2,296,859	1,833,768			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2013
2012	1,333,000	85,419,800	85,419,800	2013	29.010	2,180,148	1,916,424			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2014
2013	(8,278,000)	77,141,800	77,141,800	2014	28.075	2,180,148	1,916,424			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2015
2014	1,345,800	78,487,600	78,487,600	2015	28.683	2,180,148	1,916,424			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2016
2015	766,771	79,254,371	79,254,371	2016	28.820	2,190,145	1,870,910			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2017
2016	774,439	79,998,810	79,998,810	2017	27.759	2,172,621	1,870,910			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2018
2017	782,183	80,780,993	80,780,993	2018	27.144	2,144,359	1,780,160			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2019
2018	790,109	81,571,102	81,571,102	2019	26.987	2,153,306	1,786,965			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2020
2019	797,905	82,368,007	82,368,007	2020	26.531	2,138,091	1,786,965			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2021
2020	805,854	83,173,861	83,173,861	2021	25.014	2,035,999	1,714,444			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2022
2021	813,815	84,000,676	84,000,676	2022	24.814	2,151,278	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2023
2022	821,776	84,842,452	84,842,452	2023	24.256	2,143,523	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2024
2023	829,727	85,692,179	85,692,179	2024	23.791	2,135,389	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2025
2024	837,678	86,548,857	86,548,857	2025	23.791	2,127,255	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2026
2025	845,629	87,412,486	87,412,486	2026	23.791	2,119,121	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2027
2026	853,580	88,286,066	88,286,066	2027	23.791	2,111,000	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2028
2027	861,531	89,165,597	89,165,597	2028	23.791	2,102,876	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2029
2028	869,482	90,050,079	90,050,079	2029	23.791	2,094,752	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2030
2029	877,433	90,944,612	90,944,612	2030	23.791	2,086,628	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2031
2030	885,384	91,844,196	91,844,196	2031	23.791	2,078,504	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2032
2031	893,335	92,748,731	92,748,731	2032	23.791	2,070,379	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2033
2032	901,286	93,658,266	93,658,266	2033	23.791	2,062,255	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2034
2033	909,237	94,572,801	94,572,801	2034	23.791	2,054,130	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2035
2034	917,188	95,492,336	95,492,336	2035	23.791	2,046,006	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2036
2035	925,139	96,416,871	96,416,871	2036	23.791	2,037,881	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2037
2036	933,090	97,346,406	97,346,406	2037	23.791	2,029,757	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2038
2037	941,041	98,280,941	98,280,941	2038	23.791	2,021,632	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2039
2038	948,992	99,220,476	99,220,476	2039	23.791	2,013,508	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2040
2039	956,943	100,165,011	100,165,011	2040	23.791	2,005,383	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2041
2040	964,894	101,114,546	101,114,546	2041	23.791	1,997,259	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2042
2041	972,845	102,068,081	102,068,081	2042	23.791	1,989,134	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2043
2042	980,796	103,026,616	103,026,616	2043	23.791	1,981,009	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2044
2043	988,747	103,990,151	103,990,151	2044	23.791	1,972,884	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2045
2044	996,698	104,958,686	104,958,686	2045	23.791	1,964,759	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2046
2045	1,004,649	105,932,221	105,932,221	2046	23.791	1,956,634	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2047
2046	1,012,600	106,910,756	106,910,756	2047	23.791	1,948,509	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2048
2047	1,020,551	107,894,291	107,894,291	2048	23.791	1,940,384	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2049
2048	1,028,502	108,882,826	108,882,826	2049	23.791	1,932,259	1,691,282			1,400,000			4,128,335	(4,338,832)						(3,796,894)	2050
2049	1,036,453	109,876,361	109,876,361	2050	23.791	1,924,134	1,691,282			1,400,000			4,128,335	(4,338,832)							

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

No changes to the City of Kenosha Zoning Ordinance, Master Plan, Map, Building Code or City Ordinances are anticipated to accommodate the activities planned for this Project Plan Amendment. All City ordinances and code documents are readily available for public inspection and are incorporated herein by reference.

## **LIST OF ESTIMATED NON-PROJECT COSTS**

There are no non-project costs.

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

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

## **STATEMENT OF CONFORMITY TO CITY OF KENOSHA MASTER PLANS**

The development of this Project Plan Amendment conforms to the City of Kenosha's *Comprehensive Land Use Plan: 2035*, as amended January 20, 2016. The *Comprehensive Land Use Plan: 2035* is incorporated herein by reference.

## **STATEMENT OF ORDERLY DEVELOPMENT**

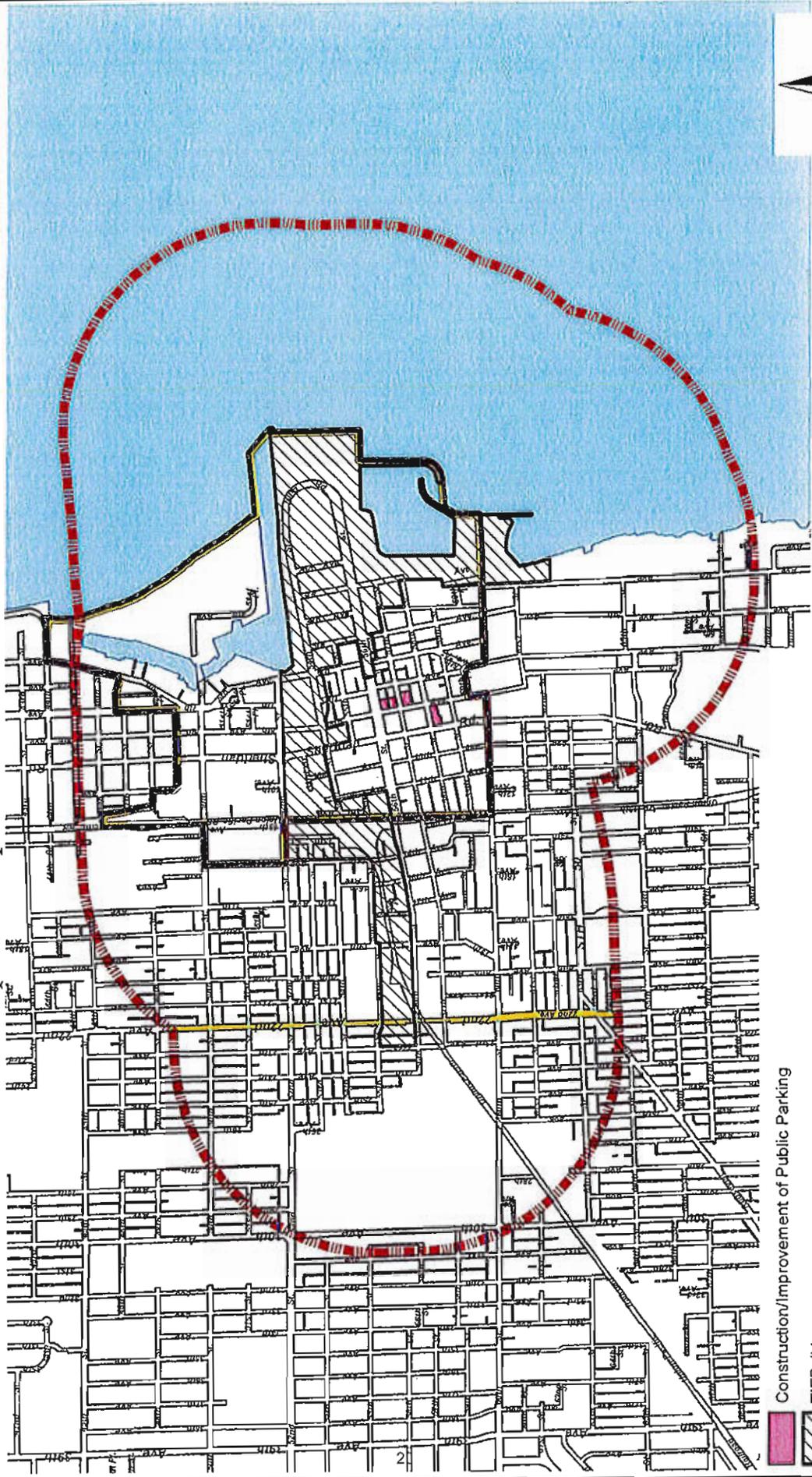
Based upon the feasibility analysis of the proposed Project Plan Amendment as amended January 20, 2016, and the goals established for the City as a part of the *Comprehensive Land Use Plan: 2035*, the amendment of this Tax Incremental District promotes the orderly development of the City.

**Opinion of the City Attorney  
(to be prepared)**



# Tax Incremental Financing District #4 for the City of Kenosha

## Proposed Improvements and Uses (2016)



- Construction/Improvement of Public Parking
- TIFD #4
- TIFD #4 One-half Mile Service Area
- Acquisition, Relocation, Demolition and Site Preparation for New Development and Public Parking
- 22nd Avenue Reconstruction

Thursday, August 18, 2016 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

**By the City Plan Commission - To Adopt a Project Plan Amendment for Tax Incremental District #8, City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes (District 16) PUBLIC HEARING**

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Alderson Downing, District 16, has been notified. This item will be reviewed by the Finance Committee before final approval by the Common Council on Wednesday, September 7, 2016. A Notice announcing this hearing was published in the Kenosha News on July 29 and August 5, 2016. This Notice was also sent to the other local government units as required by Wisconsin Statute 66.1105.

**LOCATION AND ANALYSIS:**

**Site:** Area generally bounded by 52nd Street on the north, 99th Avenue on the east, 60th Street on the south and 104th Avenue on the west.

1. The Project Plan Amendment for Tax Incremental District (TID) #8 is to add \$525,000 for an up-front cash development grant and additional public administrative, legal and other costs. The Amendment does not involve an Amendment to the TID #8 boundaries.
2. The estimated cost of the up-front Cash Development Grant is \$500,000 and will attract a new manufacturing facility to the Business Park of Kenosha. Project costs will include building, parking lot and related site improvements and equipment purchases and will create up to 100 jobs at an average salary of up to \$42,000/year.
3. The estimated cost of the public administrative, legal and other costs is \$25,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, preparing a Development Grant Agreement and any other activities associated with the Amendment.
4. These added costs will not delay the projected termination date of 2021 for TID #8

**RECOMMENDATION:**

A recommendation is made to approve the Project Plan Amendment for TID #8.



Zohrab Khaligian, Community Dev Specialist



Jeffrey B. Labahn, Director

**CITY PLAN COMMISSION RESOLUTION # \_\_\_\_\_**

**TO ADOPT A PROJECT PLAN AMENDMENT  
FOR TAX INCREMENTAL DISTRICT #8, CITY OF KENOSHA, WISCONSIN,  
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES**

**WHEREAS**, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for amending a Project Plan for a Tax Incremental District(TID); and

**WHEREAS**, the City Plan Commission, on August 18, 2016, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin; and

**WHEREAS**, the Project Plan Amendment involves adding \$525,000 for an up-front Cash Development Grant and additional public administrative, legal and other costs, as described in and attached hereto as Exhibit "A" and does not involve an amendment to the boundaries of TID #8 as shown in Exhibit "B"; and

**WHEREAS**, the purpose of the Development Grant is to attract a new manufacturing facility to the Business Park of Kenosha which will serve the purpose of promoting industrial development in TID #8; and

**WHEREAS**, the Project Plan Amendment is feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended.

**NOW, THEREFORE, BE IT RESOLVED** by the City Plan Commission that it:

1. Finds the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Adopts the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin, as described in and attached hereto as Exhibit "A".
3. Recommends that the Common Council of the City of Kenosha also adopt this Project Plan Amendment.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016

ATTEST:

\_\_\_\_\_  
Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVED:

\_\_\_\_\_  
John M. Antaramian, Chairman of City Plan Commission

## **EXHIBIT "A"**

### **Tax Incremental District #8**

#### **Amendment Description**

The Project Plan Amendment is to add \$525,000 for an up-front Cash Development Grant and additional public administrative, legal and other costs.

The estimated cost of the up-front Cash Development Grant is \$500,000 and will attract a new manufacturing facility to the Business Park of Kenosha. Project costs will include building, parking lot and related site improvements and equipment purchases that will create up to 100 jobs at an average salary of up to \$42,000 per year.

The estimated cost of the public administrative, legal and other costs is \$25,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, preparing a Development Grant Agreement and any other activities associated with the Amendment.

The Project Plan Amendment does not involve an Amendment to the TID #8 boundaries as shown in Exhibit "B".

## EXHIBIT "B"

### Tax Incremental District #8

#### Boundary Description

Part of the Southwest Quarter of Section 32, Township 2 North, Range 22 East, lying and being in the City of Kenosha, Kenosha County, Wisconsin and more particularly described as follows:

Beginning at the Northwest corner of said southwest quarter, thence southerly along the west line of said quarter section 700 feet to the point of the beginning; thence easterly 50.01 feet to the east line of County Trunk Highway "HH" also known as 104th Avenue; thence northerly 500.02 feet along the east line of said right-of-way; thence northeasterly 181.55 feet along the southerly right-of-way line of State Trunk Highway 158, also known as 52nd Street, to an angle point in said line; thence easterly 2801.73 feet along the south line of said right-of-way to the northeast corner of Parcel 4 of Certified Survey Map 1754; thence southerly 430 feet to the southeast corner of said Parcel 4; thence westerly 583.01 feet to the southwest corner of said Parcel 4; thence southerly 266.96 feet along the west line of Parcel 1 of C.S.M. 1754; thence continuing along the west line of said Parcel 1; thence southeasterly 230.67 feet along a curve whose radius is 450 feet; thence southeasterly 76.5 feet; thence southwesterly 66 feet; thence southeasterly 23.5 feet; thence southwesterly 23.5 feet; thence southeasterly 66 feet; thence southwesterly 194.73 feet along a curve whose radius is 636.19 feet; thence southeasterly 436.36 feet along the west line of Lot 26 Business Park of Kenosha subdivision; thence southerly 399.8 feet along the west line of Lot 25 of said subdivision; thence easterly 291.79 feet along the south line of said Lot 25; thence southerly 553 feet to the north line of County Trunk Highway "K", also known as 60th Street; thence westerly 1470.6 feet along the north line of said right-of-way; thence northerly 17 feet; thence westerly 375 feet along the north line of said right-of-way; thence northwesterly 37.16 feet; thence northerly 225 feet along the east line of said County Trunk Highway "HH"; thence westerly 17 feet; thence northerly 1662.06 feet along the east line of said right-of-way to the point of the beginning containing 104.337 acres of land more or less (including rights-of-way).



## **Proposed Project Plan Amendment for Tax Incremental District #8**

For Consideration by the Common Council on September 7, 2016

## Table of Contents

Goals of the Kenosha TID Program - <i>no changes</i>	1
Resolution to Adopt a Project Plan Amendment for TID District #8 (City Plan)	2
Resolution to Adopt a Project Plan Amendment for TID District #8 (Council)	5
Resolution to Approve the Project Plan Amendment for TID District #8 (JRB)	9
Amended Statement of Kind, Number and Location of All Proposed Public Works and Improvements, a Detailed List of Estimated Project Costs and When Costs are Expected to be Incurred	10
Amended Economic Feasibility Study, including Description of the Methods of Financing, All Estimated Project Costs, Timing of Costs and Monetary Obligations	11
Changes in Zoning Ordinance, Master Plan, Map, Building Code and City Ordinances	13
List of Estimated Non-Project Costs	13
Statement of Proposed Method for Relocation of Persons to be Displaced	13
Statement of Conformity to the City of Kenosha Master Plans	13
Statement of Orderly Development	13
Opinion of the City Attorney	14
Maps	
TID District Boundary & Parcel	15
<b>NEW</b> Proposed Uses (2016)	16

## **GOALS OF THE KENOSHA TID PROGRAM**

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

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

**CITY PLAN COMMISSION RESOLUTION # \_\_\_\_\_**

**TO ADOPT A PROJECT PLAN AMENDMENT  
FOR TAX INCREMENTAL DISTRICT #8, CITY OF KENOSHA, WISCONSIN,  
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES**

**WHEREAS**, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for amending a Project Plan for a Tax Incremental District(TID); and

**WHEREAS**, the City Plan Commission, on August 18, 2016, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin; and

**WHEREAS**, the Project Plan Amendment involves adding \$525,000 for an up-front Cash Development Grant and additional public administrative, legal and other costs, as described in and attached hereto as Exhibit "A" and does not involve an amendment to the boundaries of TID #8 as shown in Exhibit "B"; and

**WHEREAS**, the purpose of the Development Grant is to attract a new manufacturing facility to the Business Park of Kenosha which will serve the purpose of promoting industrial development in TID #8; and

**WHEREAS**, the Project Plan Amendment is feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended.

**NOW, THEREFORE, BE IT RESOLVED** by the City Plan Commission that it:

1. Finds the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Adopts the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin, as described in and attached hereto as Exhibit "A".
3. Recommends that the Common Council of the City of Kenosha also adopt this Project Plan Amendment.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016

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

APPROVED: \_\_\_\_\_  
John M. Antaramian, Chairman of City Plan Commission

## **EXHIBIT "A"**

### **Tax Incremental District #8**

#### **Amendment Description**

The Project Plan Amendment is to add \$525,000 for an up-front Cash Development Grant and additional public administrative, legal and other costs.

The estimated cost of the up-front Cash Development Grant is \$500,000 and will attract a new manufacturing facility to the Business Park of Kenosha. Project costs will include building, parking lot and related site improvements and equipment purchases that will create up to 100 jobs at an average salary of up to \$42,000 per year.

The estimated cost of the public administrative, legal and other costs is \$25,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, preparing a Development Grant Agreement and any other activities associated with the Amendment.

The Project Plan Amendment does not involve an Amendment to the TID #8 boundaries as shown in Exhibit "B".

## EXHIBIT "B"

### Tax Incremental District #8

#### Boundary Description

Part of the Southwest Quarter of Section 32, Township 2 North, Range 22 East, lying and being in the City of Kenosha, Kenosha County, Wisconsin and more particularly described as follows:

Beginning at the Northwest corner of said southwest quarter, thence southerly along the west line of said quarter section 700 feet to the point of the beginning; thence easterly 50.01 feet to the east line of County Trunk Highway "HH" also known as 104th Avenue; thence northerly 500.02 feet along the east line of said right-of-way; thence northeasterly 181.55 feet along the southerly right-of-way line of State Trunk Highway 158, also known as 52nd Street, to an angle point in said line; thence easterly 2801.73 feet along the south line of said right-of-way to the northeast corner of Parcel 4 of Certified Survey Map 1754; thence southerly 430 feet to the southeast corner of said Parcel 4; thence westerly 583.01 feet to the southwest corner of said Parcel 4; thence southerly 266.96 feet along the west line of Parcel 1 of C.S.M. 1754; thence continuing along the west line of said Parcel 1; thence southeasterly 230.67 feet along a curve whose radius is 450 feet; thence southeasterly 76.5 feet; thence southwesterly 66 feet; thence southeasterly 23.5 feet; thence southwesterly 23.5 feet; thence southeasterly 66 feet; thence southwesterly 194.73 feet along a curve whose radius is 636.19 feet; thence southeasterly 436.36 feet along the west line of Lot 26 Business Park of Kenosha subdivision; thence southerly 399.8 feet along the west line of Lot 25 of said subdivision; thence easterly 291.79 feet along the south line of said Lot 25; thence southerly 553 feet to the north line of County Trunk Highway "K", also known as 60th Street; thence westerly 1470.6 feet along the north line of said right-of-way; thence northerly 17 feet; thence westerly 375 feet along the north line of said right-of-way; thence northwesterly 37.16 feet; thence northerly 225 feet along the east line of said County Trunk Highway "HH"; thence westerly 17 feet; thence northerly 1662.06 feet along the east line of said right-of-way to the point of the beginning containing 104.337 acres of land more or less (including rights-of-way).

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

**BY: THE MAYOR**

**TO ADOPT A PROJECT PLAN AMENDMENT  
FOR TAX INCREMENTAL DISTRICT #8, CITY OF KENOSHA, WISCONSIN,  
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES**

**WHEREAS**, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for amending a project plan for a Tax Incremental District (TID); and

**WHEREAS**, the City Plan Commission on August 18, 2016, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin; and

**WHEREAS**, the Project Plan Amendment involves adding \$525,000 for an up-front Cash Development Grant and additional public administrative, legal and other costs, as described in and attached hereto as Exhibit "A" and does not involve an Amendment to the boundaries of TID #8 as shown in Exhibit "B"; and

**WHEREAS**, at said meeting, the City Plan Commission, under Section 66.1105(4)(h)1., Wisconsin Statutes, found the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended, adopted the Project Plan Amendment, and favorably recommended that the Common Council of the City of Kenosha adopt the Project Plan Amendment.

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

1. Finds the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Deems the Project Plan Amendment to promote industrial development in the City of Kenosha, to be in the public interest and for a proper public purpose.
3. Finds that the improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
4. Confirms that not less than 50% by area of the real property within the district is suitable for "industrial uses" within the meaning of Section 66.1101, Wisconsin Statutes, and has been zoned for industrial uses.
5. Finds that the project costs directly serve to promote industrial development within the District consistent with the purpose for which the TID was created.
6. Confirms that the real property within the District that has been found suitable for industrial sites, has been zoned for industrial use and will remain zoned for industrial use for the life of the tax incremental district.
7. Confirms that the District is an industrial district.

**BE IT FURTHER RESOLVED** that the Common Council of the City of Kenosha, Wisconsin, adopts the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin, as recommended by the City Plan Commission and as described in and attached hereto as Exhibit "A".

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016

ATTEST:

\_\_\_\_\_  
Debra Salas, City Clerk/Treasurer

APPROVED:

\_\_\_\_\_  
John M. Antaramian, Mayor

## **EXHIBIT "A"**

### **Tax Incremental District #4**

#### **Amendment Description**

The Project Plan Amendment is to add \$525,000 for an up-front Cash Development Grant and additional public administrative, legal and other costs.

The estimated cost of the up-front Cash Development Grant is \$500,000 and will attract a new manufacturing facility to the Business Park of Kenosha. Project costs will include building, parking lot and related site improvements and equipment purchases that will create up to 100 jobs at an average salary of up to \$42,000 per year.

The estimated cost of the public administrative, legal and other costs is \$25,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, preparing a Development Grant Agreement and any other activities associated with the Amendment.

The Project Plan Amendment does not involve an Amendment to the TID #8 boundaries as shown in Exhibit "B".

## EXHIBIT "B"

### Tax Incremental District #8

#### Boundary Description

Part of the Southwest Quarter of Section 32, Township 2 North, Range 22 East, lying and being in the City of Kenosha, Kenosha County, Wisconsin and more particularly described as follows:

Beginning at the Northwest corner of said southwest quarter, thence southerly along the west line of said quarter section 700 feet to the point of the beginning; thence easterly 50.01 feet to the east line of County Trunk Highway "HH" also known as 104th Avenue; thence northerly 500.02 feet along the east line of said right-of-way; thence northeasterly 181.55 feet along the southerly right-of-way line of State Trunk Highway 158, also known as 52nd Street, to an angle point in said line; thence easterly 2801.73 feet along the south line of said right-of-way to the northeast corner of Parcel 4 of Certified Survey Map 1754; thence southerly 430 feet to the southeast corner of said Parcel 4; thence westerly 583.01 feet to the southwest corner of said Parcel 4; thence southerly 266.96 feet along the west line of Parcel 1 of C.S.M. 1754; thence continuing along the west line of said Parcel 1; thence southeasterly 230.67 feet along a curve whose radius is 450 feet; thence southeasterly 76.5 feet; thence southwesterly 66 feet; thence southeasterly 23.5 feet; thence southwesterly 23.5 feet; thence southeasterly 66 feet; thence southwesterly 194.73 feet along a curve whose radius is 636.19 feet; thence southeasterly 436.36 feet along the west line of Lot 26 Business Park of Kenosha subdivision; thence southerly 399.8 feet along the west line of Lot 25 of said subdivision; thence easterly 291.79 feet along the south line of said Lot 25; thence southerly 553 feet to the north line of County Trunk Highway "K", also known as 60th Street; thence westerly 1470.6 feet along the north line of said right-of-way; thence northerly 17 feet; thence westerly 375 feet along the north line of said right-of-way; thence northwesterly 37.16 feet; thence northerly 225 feet along the east line of said County Trunk Highway "HH"; thence westerly 17 feet; thence northerly 1662.06 feet along the east line of said right-of-way to the point of the beginning containing 104.337 acres of land more or less (including rights-of-way).

**RESOLUTION NO. 16-1**

**BY: THE JOINT REVIEW BOARD FOR  
TAX INCREMENTAL DISTRICT #8**

**TO APPROVE THE PROJECT PLAN AMENDMENT FOR  
TAX INCREMENTAL DISTRICT #8, CITY OF KENOSHA, WISCONSIN**

**WHEREAS**, Section 66.1105, Wisconsin Statutes, provides the authority and procedure for amending a project plan for a Tax Incremental District (TID); and

**WHEREAS**, a Joint Review Board was convened under the authority of Section 66.1105(4m), Wisconsin Statutes, for the purpose of reviewing the public record, planning documents and the Resolution passed by the Common Council of the City of Kenosha, Wisconsin, under 66.1105(4)(h)1., Wisconsin Statutes relating to the proposed Amendment of the Project Plan (the "Project Plan Amendment") of TID #8 of the City of Kenosha, Wisconsin (the "Tax Incremental District"); and

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

**NOW, THEREFORE, BE IT RESOLVED** by the Joint Review Board for ID #8, City of Kenosha, Wisconsin, that it approves Resolution # \_\_\_\_\_ adopted on September 7, 2016, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes and the Project Plan Amendment, based on the following criteria:

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016

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

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

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

Development Grant costs include building, parking lot and related site improvements and equipment purchases. See attached map for location of all improvements. The Development Grant cannot be provided to the developer until a development grant agreement per Wisconsin Statute 66.1105 (2)(f)2.d is executed.

City administrative, legal and related costs include amending the project plan, issuing the G.O. Promissory Notes, preparing the development grant agreement and any other activities associated with the amendment.

<b>Description of Project Costs</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>Total</b>
Development Grant	\$500,000.00	\$0.00	\$0.00	\$500,000.00
City Administrative/Legal/ Related Costs	\$25,000.00	\$0.00	\$0.00	\$25,000.00
<b>Total</b>	\$525,000.00	\$0.00	\$0.00	\$525,000.00

<b>Costs to be Recovered by TID</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>Total</b>
Project Costs	-	-	-	\$525,000.00
Financing Costs	-	-	-	\$105,000.00
<b>Total</b>	-	-	-	\$630,000.00

**City of Kenosha**  
 \$525,000.00 G.O. Notes, Series 2016B - Dated 11/01/16  
 TID No. 8 - Proposed Colbert Packaging  
 Preliminary Estimate @ 4.0%

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>	<b>Fiscal Total</b>
###	-	-	-	-	-
###	-	-	21,000.00	21,000.00	21,000.00
###	-	-	10,500.00	10,500.00	-
###	-	-	10,500.00	10,500.00	21,000.00
###	-	-	10,500.00	10,500.00	-
###	-	-	10,500.00	10,500.00	21,000.00
###	-	-	10,500.00	10,500.00	-
###	-	-	10,500.00	10,500.00	21,000.00
###	-	-	10,500.00	10,500.00	-
###	525,000.00	4.000%	10,500.00	535,500.00	546,000.00
<b>Total</b>	<b>\$525,000.00</b>	<b>-</b>	<b>\$105,000.00</b>	<b>\$630,000.00</b>	<b>-</b>



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

No changes to the City of Kenosha Zoning Ordinance, Master Plan, Map, Building Code or City Ordinances are anticipated to accommodate the activities planned for this Project Plan Amendment. All City ordinances and code documents are readily available for public inspection and are incorporated herein by reference.

**LIST OF ESTIMATED NON-PROJECT COSTS**

There are no non-project costs.

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

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

**STATEMENT OF CONFORMITY TO CITY OF KENOSHA MASTER PLANS**

The development of this Project Plan Amendment conforms to the City of Kenosha's *Comprehensive Land Use Plan: 2035*, as amended January 20, 2016. The *Comprehensive Land Use Plan: 2035* is incorporated herein by reference.

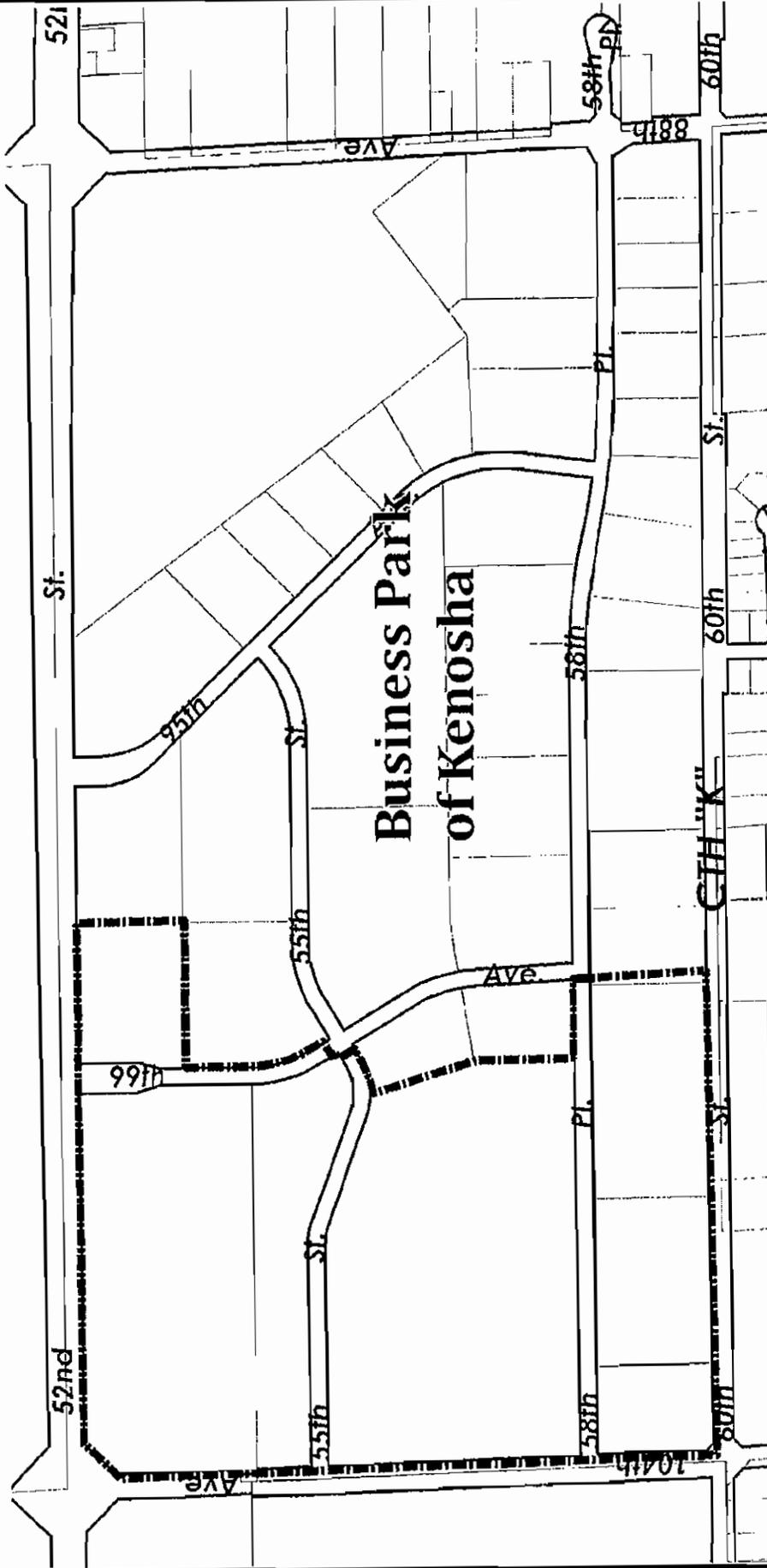
**STATEMENT OF ORDERLY DEVELOPMENT**

Based upon the feasibility analysis of the proposed Project Plan Amendment and the goals established for the City as a part of the *Comprehensive Land Use Plan: 2035*, as amended January 20, 2016, the amendment of this Tax Incremental District promotes the orderly development of the City.

**Opinion of the City Attorney  
(to be prepared)**

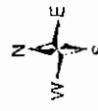
City of Kenosha

Tax Incremental District #8  
for the City of Kenosha



Boundary & Vicinity Map

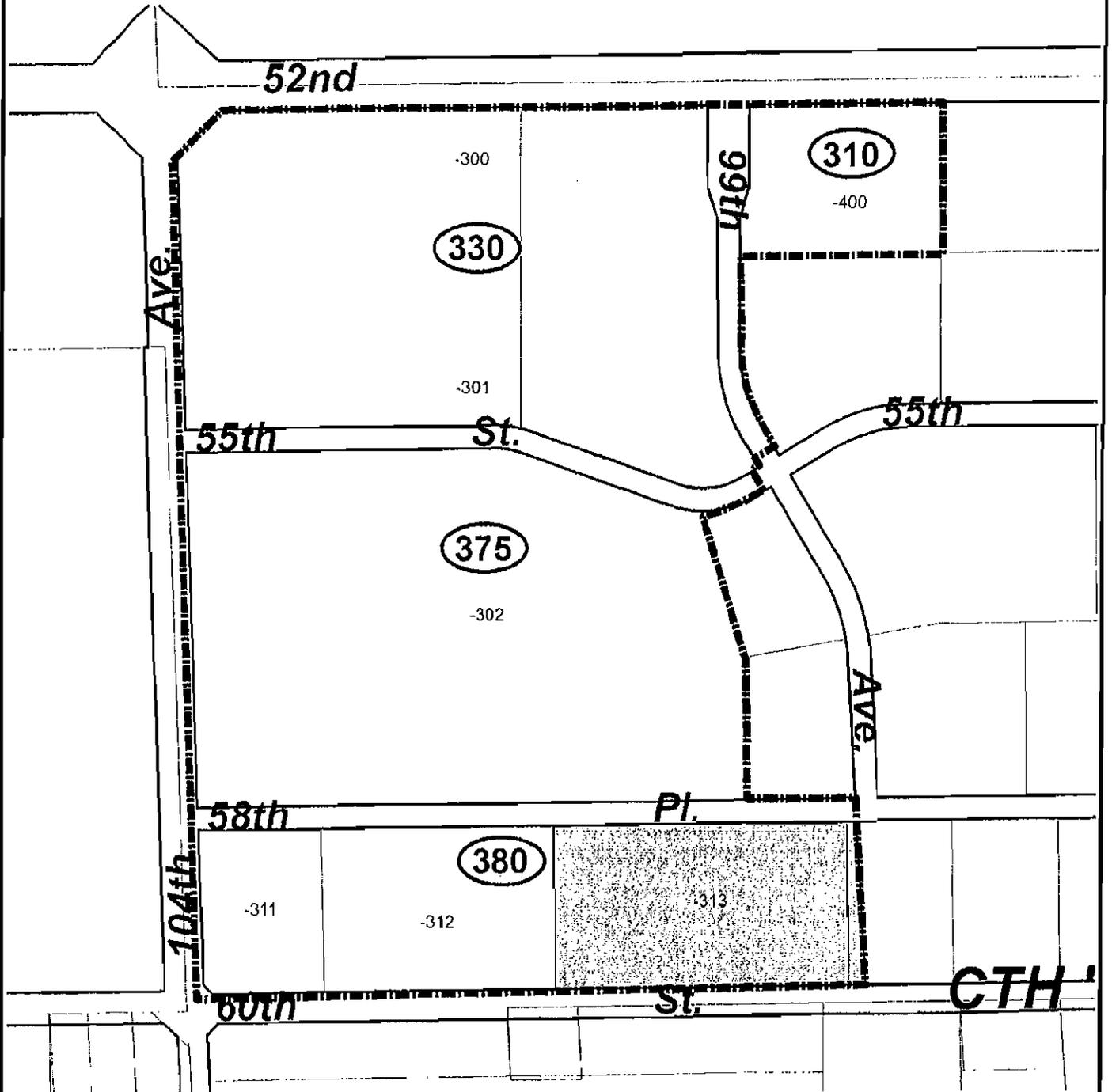
--- TID #8 Boundary



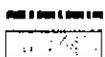
City of Kenosha, Wisconsin Department of Public Works, Planning & Zoning, 11/27/14

City of Kenosha

Tax Incremental District #8  
for the City of Kenosha



**Proposed Uses**



T.I.D. #8 Boundary  
Proposed Uses (Building, Parking Lot, and related Site Improvements;  
and Equipment Purchases)



Thursday, August 18, 2016 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

**By the City Plan Commission - To Adopt a Project Plan Amendment for Tax Incremental District #11, City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes (District 16) PUBLIC HEARING**

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Aldersperson Downing, District 16, has been notified. This item will be reviewed by the Finance Committee before final approval by the Common Council on Wednesday, September 7, 2016. A Notice announcing this hearing was published in the Kenosha News on July 29 and August 5, 2016. This Notice was also sent to the other local government units as required by Wisconsin Statute 66.1105.

**LOCATION AND ANALYSIS:**

**Site:** Area generally bounded by 52nd Street on the north, Canadian Pacific Railroad on the east, 60th Street on the south and 88th Avenue on the west.

1. The Tax Incremental District (TID) #11 Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by TID #11 to assist TID #4 in paying for the added project costs in the TID #4 Project Plan Amendment.
2. Per Section 66.1105(6)(f)1.a., TID #11 and TID #4 have the same overlying taxing jurisdictions.
3. Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #11 has satisfied all of its current year debt service and project cost obligations.
4. Per Section 66.1105(6)(f)2.b., TID #4 was created upon findings that not less than 50%, by area, of the real property within the district was blighted.
5. The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #11 to TID #4, or changes to the TID #11 boundaries.
6. The added costs to TID #4 will delay the project termination of TID #11 from 2020 to 2022.

**RECOMMENDATION:**

A recommendation is made to approve the Project Plan Amendment for TID #11.



Zohrab Khaligian, Community Dev Specialist



Jeffrey B. Labahn, Director

**CITY PLAN COMMISSION RESOLUTION # \_\_\_\_\_**

**BY: CITY PLAN COMMISSION**

**TO ADOPT A PROJECT PLAN AMENDMENT  
FOR TAX INCREMENTAL DISTRICT #11, CITY OF KENOSHA, WISCONSIN,  
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES AND  
PURSUANT TO SECTION 66.1105(6)(f), WISCONSIN STATUTES**

**WHEREAS**, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for amending a Project Plan for a Tax Incremental District (TID); and,

**WHEREAS**, the City Plan Commission, on August 18, 2016, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #11, City of Kenosha, Wisconsin; and

**WHEREAS**, the Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by TID #11 to TID #4, as described and attached hereto as Exhibit "A", and

**WHEREAS**, the Project Plan Amendment is feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin.

**NOW, THEREFORE, BE IT RESOLVED** by the City Plan Commission that it:

1. Finds the Project Plan Amendment for TID #11, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City; and
2. Adopts the Project Plan Amendment for TID #11, City of Kenosha, Wisconsin, as described in and attached hereto as Exhibit "A".
3. Recommends that the Common Council of the City of Kenosha also adopt this Project Plan Amendment.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016

ATTEST:

\_\_\_\_\_  
Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVED:

\_\_\_\_\_  
John M. Antaramian, Chairman of City Plan Commission

## EXHIBIT "A"

### Tax Incremental District #11

#### Amendment Description

The Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by Tax Incremental District (TID) #11 to TID #4.

The purpose of the Project Plan Amendment is to assist TID #4.

Per Section 66.1105(6)(f)1.a., TID #11 and TID #4 have the same overlying taxing jurisdictions.

Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #11 has satisfied all of its current year debt service and project cost obligations.

Per Section 66.1105(6)(f)2.b., TID #4 was created upon a finding that not less than fifty (50%) percent, by area, of the real property within the district is blighted.

No tax increments may be allocated later than January 1, 2026 which is the dissolution date for TID #11.

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #11 to TID #4, or changes to the TID #11 boundaries.



## **Project Plan Amendment for Tax Incremental District #11**

For Consideration by the Common Council on September 7, 2016

## Table of Contents

Goals of the Kenosha TID Program – <b>no changes</b>	1
Resolution to Adopt a Project Plan Amendment for TID #11 (City Plan)	2
Resolution to Adopt a Project Plan Amendment for TID #11 (Council)	4
Resolution to Approve the Project Plan Amendment for TID #11 (JRB)	6
Statement of Kind, Number and Location of All Proposed Public Works and Improvements, a Detailed List of Estimated Project Costs and When Costs are Expected to be Incurred – <b>no changes except with respect to allocation of tax increments to TID #4</b>	7
Description of the Methods of Financing, All Estimated Project Costs, Timing of Costs and Monetary Obligations - <b>no changes except with respect to allocation of tax increments to TID #4</b>	8
Amended Economic Feasibility Study	10
Changes in Zoning Ordinance and Building Code	11
List of Estimated Non-Project Costs	11
Statement of Proposed Method for Relocation of Persons to be Displaced	11
Statement of Conformity to the City of Kenosha Master Plans	11
Statement of Orderly Development	11
Opinion of the City Attorney	12
Maps	
City of Kenosha TID Map <b>No changes to TID #11 Maps</b>	13

## **GOALS OF THE KENOSHA TID PROGRAM**

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

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

**CITY PLAN COMMISSION RESOLUTION # \_\_\_\_\_**

**BY: CITY PLAN COMMISSION**

**TO ADOPT A PROJECT PLAN AMENDMENT  
FOR TAX INCREMENTAL DISTRICT #11, CITY OF KENOSHA, WISCONSIN,  
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES AND  
PURSUANT TO SECTION 66.1105(6)(f), WISCONSIN STATUTES**

**WHEREAS**, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for amending a Project Plan for a Tax Incremental District (TID); and

**WHEREAS**, the City Plan Commission, on August 18, 2016, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #11, City of Kenosha, Wisconsin; and

**WHEREAS**, the Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by TID #11 to TID #4, as described and attached hereto as Exhibit "A", and

**WHEREAS**, the Project Plan Amendment is feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin.

**NOW, THEREFORE, BE IT RESOLVED** by the City Plan Commission that it:

1. Finds the Project Plan Amendment for TID #11, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City.
2. Adopts the Project Plan Amendment for TID #11, City of Kenosha, Wisconsin, as described in and attached hereto as Exhibit "A".
3. Recommends that the Common Council of the City of Kenosha also adopt this Project Plan Amendment.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016

ATTEST:

\_\_\_\_\_  
Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVED:

\_\_\_\_\_  
John M. Antaramian, Chairman of City Plan Commission

## **EXHIBIT "A"**

### **Tax Incremental District #11**

#### **Amendment Description**

The Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by Tax Incremental District (TID) #11 to TID #4.

The purpose of the Project Plan Amendment is to assist TID #4.

Per Section 66.1105(6)(f)1.a., TID #11 and TID #4 have the same overlying taxing jurisdictions.

Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #11 has satisfied all of its current year debt service and project cost obligations.

Per Section 66.1105(6)(f)2.b., TID #4 was created upon a finding that not less than fifty (50%) percent, by area, of the real property within the district is blighted.

No tax increments may be allocated later than January 1, 2026 which is the dissolution date for TID #11.

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #11 to TID #4, or changes to the TID #11 boundaries.

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

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT FOR  
TAX INCREMENTAL DISTRICT #11, CITY OF KENOSHA, WISCONSIN,  
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES AND  
PURSUANT TO SECTION 66.1105(6)(f), WISCONSIN STATUTES**

**WHEREAS**, Section 66.1105 of the Wisconsin Statutes, provides the authority and procedures for amending a Project Plan for a Tax Incremental District (TID); and

**WHEREAS**, the City Plan Commission, on August 18, 2016, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #11, City of Kenosha, Wisconsin; and

**WHEREAS**, the Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by TID #11 to TID #4, as described and attached hereto as Exhibit "A", and

**WHEREAS**, at said meeting, the City Plan Commission, under Section 66.1105(4)(h)1., Wisconsin Statutes, found the Project Plan Amendment for TID #11, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, adopted the Project Plan Amendment, and favorably recommended that the Common Council of the City of Kenosha adopt and approve the Project Plan Amendment.

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

1. Finds the Project Plan Amendment for TID #11, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City; and
2. Adopts and approves the Project Plan Amendment for TID #11, City of Kenosha, Wisconsin, as recommended by the City Plan Commission and as described in and attached hereto as Exhibit "A".

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016

ATTEST:

\_\_\_\_\_  
Debra Salas, City Clerk/Treasurer

APPROVED:

\_\_\_\_\_  
John M. Antaramian, Mayor

## EXHIBIT "A"

### Tax Incremental District #11

#### Amendment Description

The Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by Tax Incremental District (TID) #11 to TID #4.

The purpose of the Project Plan Amendment is to assist TID #4.

Per Section 66.1105(6)(f)1.a., TID #11 and TID #4 have the same overlying taxing jurisdictions.

Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #11 has satisfied all of its current year debt service and project cost obligations.

Per Section 66.1105(6)(f)2.b., TID #4 was created upon a finding that not less than fifty (50%) percent, by area, of the real property within the district is blighted.

No tax increments may be allocated later than January 1, 2026 which is the dissolution date for TID #11.

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #11 to TID #4, or changes to the TID #11 boundaries.

**RESOLUTION NO. 16-1**

**BY: THE JOINT REVIEW BOARD FOR  
TAX INCREMENTAL DISTRICT #11**

**TO APPROVE THE PROJECT PLAN AMENDMENT FOR  
TAX INCREMENTAL DISTRICT #11,  
CITY OF KENOSHA, WISCONSIN**

**WHEREAS**, Section 66.1105, Wisconsin Statutes, provides the authority and procedure for amending a Project Plan for a Tax Incremental District (TID); and

**WHEREAS**, the City of Kenosha has proposed to amend the Project Plan for TID #11 to allocate positive tax increments generated by TID #11 to TID #4, pursuant to Section 66.1105(6)(f), Wisconsin Statutes; and

**WHEREAS**, a Joint Review Board was convened under the authority of Section 66.1105(4m), Wisconsin Statutes, for the purpose of reviewing the public record, planning documents and the Resolution passed by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes; and

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

**NOW, THEREFORE, BE IT RESOLVED** by the Joint Review Board for Tax Incremental District #11, City of Kenosha, Wisconsin, that it approves Resolution Number   -   adopted on September 7, 2016, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes, and the Project Plan Amendment based on the following criteria:

1. That the development expected in the TID #11 and TID #4 (the "Tax Incremental Districts") would not occur without the use of tax incremental financing.
2. That the economic benefits of the Tax Incremental Districts, as measured by increased employment, business and personal income and property value are sufficient to compensate for the cost of improvements.
3. That the benefits of the Tax Incremental Districts outweigh the anticipated loss in tax increments to be paid by the owners of property in the overlying taxing districts.
4. That, in its judgment, the development described in the Project Plan for TID #4 would not occur without the allocation of positive tax increments generated by TID #11 to TID #4, as provided in the Project Plan Amendment

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

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

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

Construction/improvement of public parking; acquisition, relocation, demolition and site preparation for new development and public parking; and reconstruction of 22nd Avenue. See attached map for location of all improvements.

City administrative, legal and related costs include amending the Project Plan, issuing the G.O. Promissory Notes, capitalized interest and any other activities associated with the Amendment.

<b>Description of Project Costs</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>Total</b>
Administration, Legal, Engineering, Marketing and Construction Management (3%)	\$0	\$249,030	\$203,093	\$452,123
Capital Costs	\$0	\$2,035,896	\$11,701,525	\$13,737,421
Contingency	\$0	\$203,590	\$770,153	\$973,742
<b>Total</b>	\$0	\$2,488,516	\$12,674,771	\$15,163,286

<b>Costs to be Recovered by TID</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>Total</b>
Project Costs	--	--	--	\$15,163,286
Financing Costs	--	--	--	\$18,758,726
<b>Total</b>	--	--	--	\$33,922,013

## METHODS OF FINANCING ALL ESTIMATED COSTS

First Industrial  
T.I.D. # 11 AMENDMENT (2008)  
Projected Debt Service Requirements

Year 2006 Net Borrowing:

\$15,163,286

Net Interest Cost:

9.50%

<b>Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Fiscal Total</b>
2006	\$64,404	\$359,621	\$424,025
2007	\$273,408	\$1,422,692	\$1,696,101
2008	\$300,543	\$1,395,557	\$1,696,101
2009	\$330,371	\$1,365,729	\$1,696,101
2010	\$363,160	\$1,332,941	\$1,696,101
2011	\$399,203	\$1,296,898	\$1,696,101
2012	\$438,823	\$1,257,278	\$1,696,101
2013	\$482,375	\$1,213,726	\$1,696,101
2014	\$530,249	\$1,165,851	\$1,696,101
2015	\$582,875	\$1,113,225	\$1,696,101
2016	\$640,724	\$1,055,376	\$1,696,101
2017	\$704,315	\$991,786	\$1,696,101
2018	\$774,216	\$921,885	\$1,696,101
2019	\$851,055	\$845,046	\$1,696,101
2020	\$935,520	\$760,580	\$1,696,101
2021	\$1,028,368	\$667,732	\$1,696,101
2022	\$1,130,431	\$565,669	\$1,696,101
2023	\$1,242,624	\$453,477	\$1,696,101
2024	\$1,365,951	\$330,149	\$1,696,101
2025	\$1,501,519	\$194,582	\$1,696,101
2026	\$1,223,150	\$48,925	\$1,272,075
<b>Total</b>	<b>\$15,163,286</b>	<b>\$18,758,726</b>	<b>\$33,922,013</b>

## City of Kenosha

\$13,990,000 G.O. Refunding Bonds, Series 2012 - Dated 03/29/12

Refunding of TID No. 11 Project Revenue Bonds, Series A and Series B

Final Sales Results

Reflecting Prepayment of 09/01/21 Principal in the amount of \$1,590,000 on 09/01/20

## Debt Service Schedule

Year	Principal	Interest	Total P+I
2012	1,400,000.00	197,357.22	1,597,357.22
2013	1,400,000.00	439,425.00	1,839,425.00
2014	1,200,000.00	383,425.00	1,583,425.00
2015	1,400,000.00	335,425.00	1,735,425.00
2016	1,400,000.00	307,425.00	1,707,425.00
2017	1,100,000.00	279,425.00	1,379,425.00
2018	1,500,000.00	235,425.00	1,735,425.00
2019	1,500,000.00	201,675.00	1,701,675.00
2020	3,090,000.00	126,675.00	3,216,675.00
-	<b>\$13,990,000.00</b>	<b>\$2,506,257.22</b>	<b>\$16,496,257.22</b>

**City of Kenosha**  
**Cash Flow Projections - TID No. 11 - First Industrial Investments, Inc.**  
 Creation Date 01/01/06 - Expenditure Period 01/01/21  
 Dissolution Date 01/01/26  
 Dissolution Date With Extension 01/01/29

Includes Transfers to TID 4 - For 08/04/16 Board of Renewal Meeting

Date Prepared: 08/01/16

Change Takes Place During Year		Taxable Incremental Value		Value as of 01/01	Taxable Incremental Value	For Collection Year	Tax Rate	Tax Increment Collections	Other Revenues and Adjustments	Exempt Computer Aid	Total All Revenues and Adjustments	Less: \$1,990,000 Ref. Bonds 01/29/12	Less: Transfer To TID No. 4 Proposed Amendment	Fund Balance 12/31	For Collection Year
2006		Amount		2007	8,700 (M)	2008	21,360 (M)	186 (M)			0			0	2008
2007	9,382,800 (M)		2008	9,891,500 (M)	9,891,500 (M)	2009	22,100 (M)	218,778 (M)	(186)		0			0	2009
2008	71,490,700 (M)		2009	81,382,200 (M)	81,382,200 (M)	2010	23,020 (M)	1,876,290 (M)	(218,778)		0			0	2010
2009	14,202,600 (M)		2010	95,584,800 (M)	95,584,800 (M)	2011	25,780 (M)	2,489,878 (M)	(1,876,290)		26,478 (M)			26,478 (M)	2011
2010	(8,033,200) (M)		2011	87,551,600 (M)	87,551,600 (M)	2012	27,240 (M)	2,384,914 (M)	(2,489,878)		1,587,342 (M)			16,463 (M)	2012
2011	(3,365,300) (M)		2012	84,186,300 (M)	84,186,300 (M)	2013	29,290 (M)	2,466,227 (M)	(797,572) (M)		2,477,892 (M)			654,930 (M)	2013
2012	188,900 (M)		2013	84,375,200 (M)	84,375,200 (M)	2014	30,960 (M)	2,611,756 (M)	11,663 (M)		2,619,760 (M)			1,691,265 (M)	2014
2013	(4,719,000) (M)		2014	79,656,200 (M)	79,656,200 (M)	2015	29,017 (M)	2,310,795 (M)	(300) (M)	8,304 (M)	3,321,329 (M)			2,277,169 (M)	2015
2014	9,572,900 (M)		2015	89,209,100 (M)	89,209,100 (M)	2016	28,663 (M)	2,557,007 (M)	(150) (M)	10,150 (M)	2,567,157 (M)			3,136,901 (M)	2016
2015	(1,550,000) (M)		2016	87,659,100 (M)	87,659,100 (M)	2017	28,283 (M)	2,479,262 (M)		9,642 (M)	2,488,905 (M)			4,246,381 (M)	2017
2016	(2,000,000) (M)		2017	86,109,100 (M)	86,109,100 (M)	2018	27,759 (M)	2,390,303 (M)		9,160 (M)	2,399,463 (M)			4,909,648 (M)	2018
2017	(2,000,000) (M)		2018	84,109,100 (M)	84,109,100 (M)	2019	27,144 (M)	2,283,057 (M)		8,702 (M)	2,291,760 (M)			3,216,675 (M)	2019
2018	(2,000,000) (M)		2019	82,109,100 (M)	82,109,100 (M)	2020	26,987 (M)	2,215,878 (M)		8,267 (M)	2,224,145 (M)			0	2020
2019	(2,000,000) (M)		2020	80,109,100 (M)	80,109,100 (M)	2021	26,531 (M)	2,125,375 (M)		7,854 (M)	2,133,228 (M)			0	2021
2020	(2,000,000) (M)		2021	78,109,100 (M)	78,109,100 (M)	2022	25,014 (M)	1,953,821 (M)		7,461 (M)	1,961,282 (M)			0	2022
											30,363,527		25,098,741		
											(5,345,011)		(8,602,484)		
											(16,496,257)				

(A) Actual  
 (B) Represents annual depreciation of personal property with no recognition of personal property renewal offset.  
 (C) Pay amount of Bonds dated 01/29/12 of \$13,990,000 plus Premium of \$1,076,836 less Underwriter's Discount of \$(233,010) = \$13,833,826 less refunded Bond Payment of \$(15,647,580) = \$(813,754) plus \$16,162 to adjust to audit = (\$797,572)  
 (D) CAP \$11,813 less TRF \$(130) = \$11,683  
 (E) Estimate  
 (F) Actual tax increment collection of \$2,390,303 reduced by \$771 to close out TID No. 11  
 (G) Actual tax increment collection of \$2,283,057 not needed for payment of debt service.  
 (H) Actual tax increment collection of \$2,215,878 not needed for payment of debt service.  
 (I) Includes total debt service due in 2020 of \$1,626,675 and refunding of 09/01/21 principal payment of \$1,590,000 on 09/01/20 call date.  
 (J) Estimate based on 5% reduction per year.  
 (K) To adjust to the City's Audit Report.  
 Base Value = \$2,873,300

## **CHANGES IN ZONING ORDINANCE AND BUILDING CODE**

No changes to the City of Kenosha Zoning Ordinance or Building Code are anticipated to accommodate the activities planned for this Project Plan Amendment. All City Ordinances and code documents are readily available for public inspection and are incorporated herein by reference.

## **LIST OF ESTIMATED NON-PROJECT COSTS**

There are no non-project costs.

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

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

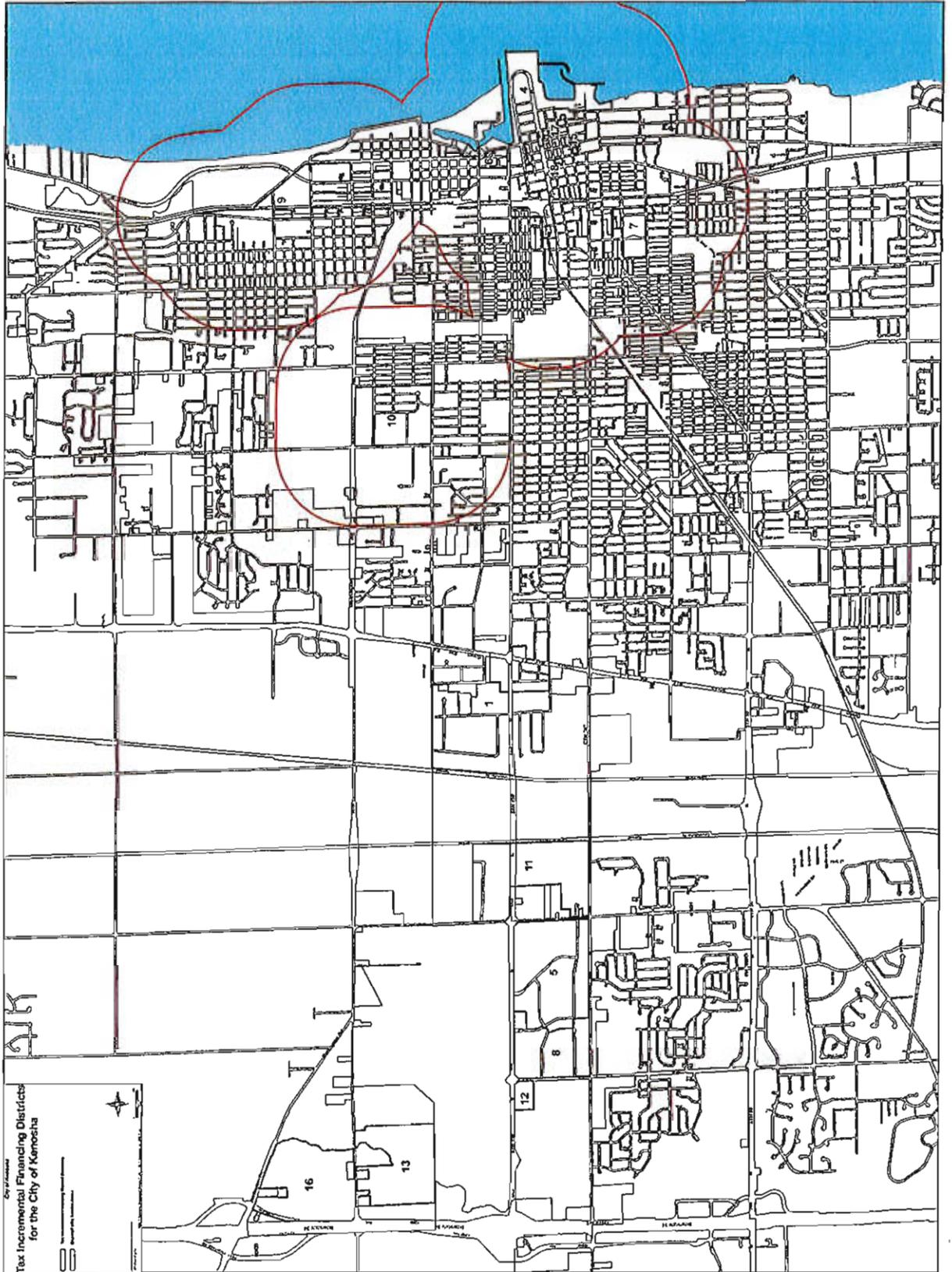
## **STATEMENT OF CONFORMITY TO CITY OF KENOSHA MASTER PLANS**

The development of this Project Plan Amendment conforms to the City of Kenosha's *Comprehensive Land Use Plan: 2035*, as amended January 20, 2016. The *Comprehensive Land Use Plan: 2035* is incorporated herein by reference.

## **STATEMENT OF ORDERLY DEVELOPMENT**

Based upon the feasibility analysis of the proposed Project Plan Amendment and the goals established for the City as a part of the *Comprehensive Land Use Plan: 2035*, as amended January 20, 2016, the Amendment of this Tax Incremental District promotes the orderly development of the City.

**Opinion of the City Attorney  
(to be prepared)**



Thursday, August 18, 2016 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

**Preliminary Designation of the District Boundaries and Adoption of Proposed Project Plan for Tax Incremental District #19 (Chrysler) (Districts 3,7 and 11) PUBLIC HEARING**

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Alderson Michalski, Alderson Juliana and Alderson Gordon, Districts 3, 7, 11, have been notified. This item will be reviewed again by the City Plan Commission at a public hearing tentatively scheduled for Thursday, September 22, 2016. The Finance Committee and Common Council will review it on Monday, October 17, 2016. Wisconsin Statute requires that a Class II notice be published and sent to other local government units in anticipation of the City Plan Commission public hearing.

**LOCATION AND ANALYSIS:**

**Site:** Area generally bounded by 52nd Street on the north, 23rd Avenue on the east, 60th Street on the south and 30th Avenue on the west.

1. A Tax Incremental District (TID) has been proposed for adoption. A TID allows a local government to capture new taxes that are generated from private development to fund improvements. The new taxes are used to recover the costs of the improvements including the cost of borrowing.
2. The initial proposal is the Preliminary Designation of the TID boundaries and Adoption of the proposed Project Plan. The proposed Project Plan, associated maps and a schedule of actions are attached.
3. The main objective of the proposed TID is to eliminate the blighting influence of the former Chrysler Engine Plant. Project costs will include environmental remediation, public infrastructure and stormwater management improvements, and development grants/incentives for new development.
4. The total estimated project costs for TID #19 is \$26,025,000, of which \$10,000,000 will be in the form of development grants/incentives for new development. The estimated assessment increase of the new development is \$36,250,000. Because the assessment increase will not cover the full project debt service, TID #16 will be amended to transfer positive tax increments to TID #19 and delay the project termination of TID #16 from 2021 to 2029.

**RECOMMENDATION:**

A recommendation is made to approve the Preliminary Designation of the boundaries of TID #19 and adopt the proposed TID #19 Project Plan.

  
\_\_\_\_\_  
Zohrab Khaligian, Community Dev Specialist

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

## **Schedule of Activities**

**Designate proposed boundaries and adopt proposed plan**

**August 18**

**Prepare for Public Hearing**

**August 22**

- Notice to Taxing Entities & Owner of Blighted Property
- Publish Class II Notice
- First Meeting of Joint Review Board (includes Class I Notice)

**City Plan Public Hearing**

**September 22**

- Public Comment
- Designate as Blighted
- Adopt Plan and Submit to Common Council

**Finance Committee & Common Council**

**October 17**

- 14 days after Public Hearing
- Create District and Adopt Plan

**Joint Review Board**

**October 26 -  
November 16**

- Between 5 days after Class I Notice of Joint Review Meeting and 30 days after Council Meeting
- Approve or Deny Council Action



## **Proposed Project Plan for Tax Incremental District #19**

**For Consideration by the Common Council on October 17, 2016**

## Table of Contents

Goals of the Kenosha TID Program	1
Resolution to Create TID District #19	2
Resolution to Adopt the TID District #19 Project Plan	7
Resolution to Approve the Creation of TID District #19	8
Statement of Kind, Number and Location of All Proposed Public Works and Improvements, a Detailed List of Estimated Project Costs and When Costs are Expected to be Incurred	9
Economic Feasibility Study, including Description of the Methods of Financing, All Estimated Project Costs, Timing of Costs and Monetary Obligations	10
Changes in Zoning Ordinance and Building Code	14
List of Estimated Non-Project Costs	14
Statement of Proposed Method for Relocation of Persons to be Displaced	14
Statement of Conformity to the City of Kenosha Master Plans	14
Statement of Orderly Development	14
Opinion of the City Attorney	15
Maps	
Site Vicinity	16
TID District Boundary & Parcel	17
Existing Land Use	18
Existing Zoning	19
Property Condition	20
Proposed Improvements	21
Proposed Uses	22

## GOALS OF THE KENOSHA TID PROGRAM

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

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

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

BY: THE MAYOR

TO CREATE TAX INCREMENTAL DISTRICT #19,  
CITY OF KENOSHA, WISCONSIN,  
UNDER SECTION 66.1105(4)(gm), WISCONSIN STATUTES

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

**WHEREAS**, a public hearing was properly noticed and held by the City Plan Commission on September 22, 2016, wherein interested parties were afforded a reasonable opportunity to express their views on the proposed creation of a TID and the proposed boundaries thereof; and

**WHEREAS**, pursuant to such procedure and after due reflection and consideration, the City Plan Commission has favorably recommended to the Common Council of the City of Kenosha the creation of TID #19, City of Kenosha, Wisconsin (the "District"), the boundaries of which shown on Exhibit "A" and "B".

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

1. Deems the creation of the recommended TID to eliminate blight in the City of Kenosha to be in the public interest and for a proper public purpose.
2. Accepts and adopts as the district boundaries those recommended by the City Plan Commission, which boundaries generally lie within the City of Kenosha between 52nd Street and 60th Street and between 30th Avenue and 23rd Avenue, and are more specifically defined in Exhibit "A" and "B", which are attached hereto and incorporated herein by reference. The district boundaries include only those whole units of property as are assessed for general property tax purposes. Since the District property was occupied through 2010, property standing vacant for an entire seven (7) year period immediately preceding adoption of this Resolution, as "vacant property" is defined in Section 66.1105(4)(gm) 1., Wisconsin Statutes, does not comprise more than twenty-five (25%) percent of the area in the TID.
3. Assigns to the District the name "Tax Incremental District #19", City of Kenosha, Wisconsin".
4. Finds that not less than fifty (50%) percent by area of the real property within the District is a "blighted area" within the meaning of Section 66.1105(2)(ae), Wisconsin Statutes.
5. Finds that the improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
6. Finds that the project costs relate directly to eliminating "blight" within the District consistent with the purpose for which the TID was created.
7. Finds that the equalized value of taxable property of the District plus the value increment of all existing tax incremental districts does not exceed twelve (12%) percent of the total equalized value of taxable property within the City of

Kenosha, Wisconsin.

8. Finds that the percentage of territory in the TID that will be devoted to retail business will not exceed thirty-five (35%) percent.
9. Finds that the Project Plan for TID #19, City of Kenosha, Wisconsin, is feasible and in conformity with the Master Plan of the City of Kenosha, as amended.
10. Declares that the District is a blighted area district.

**BE IT FURTHER RESOLVED** that TID #19 is created effective January 1, 2017, upon passage and publication of this Resolution and review and approval of this Resolution by a Joint Review Board under Section 66.1105(4m), Wisconsin Statutes.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016

ATTEST:

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

APPROVED:

\_\_\_\_\_  
John M. Antaramian, Mayor

City of Kenosha

# Proposed Tax Incremental District #19 for the City of Kenosha



### Boundary and Parcel Map:

- Proposed TID #19
- (352) Block Number
- 001 Parcel Number



## Exhibit "B"

### Proposed Tax Incremental District #19

#### Boundary Description

A part of the Northeast, Northwest, Southwest, and Southeast Quarters of Section 36, Town Two North, Range 22 East, and the Northeast and Northwest Quarters of Section One, Town One North, Range 22 East of the Fourth Principal Meridian, in the City of Kenosha, County of Kenosha, State of Wisconsin and more particularly described as:

Commencing at a point which is thirty-three feet (33') north of and sixteen feet (16') west of the center of said Section 36, which point is also the intersection of the northerly extension of the west line of 30<sup>th</sup> Avenue and the westerly extension of the north line of 52<sup>nd</sup> Street; thence southerly along the west line of 30<sup>th</sup> Avenue and its northerly extension 377 feet, more or less, to the northeast corner of Lot 164 in *Hollywood Subdivision*, a subdivision of record and on file in the Kenosha County Register of Deeds Office, thence easterly along the easterly extension of the north line of said Lot 164, which is also the west line of 30<sup>th</sup> Avenue, 7 feet, more or less; thence southerly along the west line of 30<sup>th</sup> Avenue 136.3 feet, more or less, to the easterly extension of the north line of Lot 166 in said *Hollywood Subdivision*, thence easterly along the easterly extension of the north line of said Lot 166, which is also the west line of 30<sup>th</sup> Avenue, 9 feet, more or less; thence southerly along the west line of 30<sup>th</sup> Avenue 184.7 feet, more or less, to the northeast corner of Lot 4 in Block 1 of *Flynn Subdivision*, a subdivision of record and on file in the Kenosha County Register of Deeds Office; thence westerly along the north line of said Lot 4 and its westerly extension 143 feet, more or less, to the centerline of a 14-foot alley, which was vacated by City of Kenosha Resolution 80-92 on April 20, 1992; thence southerly along the centerline of said vacated alley 315 feet, more or less, to the north line of 55<sup>th</sup> Street; thence southwesterly 51 feet, more or less, to the northeast corner of Lot 8 in Block 2 of said *Flynn Subdivision*; thence southerly along the east line of Lots 8 through 14, inclusive, in Block 2 of said *Flynn Subdivision* and the east line of Lots 51 through 57, inclusive, in *H. L. Bullamore's Subdivision*, a subdivision of record and on file in the Kenosha County Register of Deeds Office, 549.05 feet, more or less, to the southeast corner of Lot 51 in said *H.L. Bullamore's Subdivision*; thence southeasterly 51 feet, more or less, to the south line of 56<sup>th</sup> Street and a point which is the center of a 14-foot alley, which was vacated by City of Kenosha Resolution 165-97 on October 20, 1997; thence southerly along the centerline of said vacated alley 424 feet, more or less, to the north line of 58<sup>th</sup> Street; thence southerly 50 feet, more or less, to the south line of 58<sup>th</sup> Street and a point which is the center of a 14-foot alley which was vacated by City of Kenosha Resolution 92-93 on June 7, 1993; thence southerly along the centerline of said vacated alley 254 feet, more or less, to the westerly extension of the north line of Lot 24 in said *H.L. Bullamore's Subdivision*; thence easterly along said northerly extension 7 feet, more or less, to the west line of said Lot 24; thence southerly along the west line of Lots 24 and 25 in said *H.L. Bullamore's Subdivision* 85 feet, more or less, to the south line of said Lot 25; thence easterly along said south line 96 feet, more or less, to the northerly extension of the west line of Lot 26 in said *H.L. Bullamore's Subdivision*; thence southerly along the west line of said Lot 26 and its northerly and southerly extensions 200 feet, more or less, to the north line of 60<sup>th</sup> Street; thence easterly along the north line of 60<sup>th</sup> Street 677 feet, more or less, to the northeast corner of Lot 1 in Block 2 in *Pennfeather's Western Addition to the City of Kenosha*, a subdivision of record and on file in the Kenosha County Register of Deeds Office, which is also the intersection of the south line of 60<sup>th</sup> Street and the west line of 28<sup>th</sup> Avenue; thence southerly along the west line of 28<sup>th</sup> Avenue 446 feet, more or less, to the north line of the Union-Pacific Railroad right-of-way, which is also the south line of said *Pennfeather's Western Addition to the City of Kenosha*; thence northeasterly along said right-of-way 561 feet, more or less, to a point which is the intersection of the north line of said right-of-way and the southerly extension of a line which is parallel to, and 19 feet east of, the west line of Lot 3 in Block 1 of said *Pennfeather's Western Addition to the City of Kenosha*; thence northerly 77.3 feet, more or less, to a point of the south line of 60<sup>th</sup> Street which is 19 feet east of the northwest corner of said Lot 3; thence easterly along the south line of 60<sup>th</sup> Street 157 feet, more or less, to the

northeast corner of said *Pennefeather's Western Addition to the City of Kenosha*, which is also the north line of said Union-Pacific Railroad right-of-way; thence northeasterly along said right-of-way 1,183 feet, more or less, to the centerline of 58<sup>th</sup> Street, which was vacated by City of Kenosha Resolution 65-01 on August 6, 2001; thence easterly along the centerline of said vacated 58<sup>th</sup> Street 123 feet, more or less, to the west line of 23<sup>rd</sup> Avenue, which is also the north line of *Vetters Subdivision*; thence northeasterly along said north line 53 feet, more or less, to the east line of 23<sup>rd</sup> Avenue; thence northerly along said east line 352 feet, more or less, to the southwest corner of Lot 8 in Block 16 of *Bain's Subdivision of Part of the Southeast Quarter of Section 36*, a plat of record and on file in the Kenosha County Register of Deeds Office, which point is also the intersection of the east line of 23<sup>rd</sup> Avenue and the south line of 56<sup>th</sup> Street; thence westerly along the north line of 56<sup>th</sup> Street 324 feet, more or less, to the southwest corner of Lot 8 in Block 15 of said *Bain's Subdivision of Part of the Southeast Quarter of Section 36*, which point is also the intersection of the north line of 56<sup>th</sup> Street and the east line of 24<sup>th</sup> Avenue; thence northerly along the east line of 24<sup>th</sup> Avenue 226 feet, more or less, to the northwest corner of Lot 5 in said Block 15; thence westerly to the southeast corner of Lot 13 in Block 14 in said *Bain's Subdivision of Part of the Southeast Quarter of Section 36*; thence westerly along the south line of said Lot 13; thence northerly along the west line of Lots 13 through 16, inclusive, in said Block 14 and the northerly extension of the west line of Lot 16, 292 feet, more or less, to the southwest corner of Lot 7 in Block 11 of said *Bain's Subdivision of Part of the Southeast Quarter of Section 36*, which point is on the north line of 55<sup>th</sup> Street; thence westerly along the north line of 55<sup>th</sup> Street 324 feet, more or less, to the southwest corner of Lot 7 in Block 12 of said *Bain's Subdivision of Part of the Southeast Quarter of Section 36*; thence northerly along the west line of Lots 7 through 12, inclusive, in said Block 12 and the northerly extension of said Lot 12 421 feet, more or less, to a point on the north line of 54<sup>th</sup> Street, said point being 8 feet, more or less, east of the southeast corner of Lot 6 in Block 5 of said *Bain's Subdivision of Part of the Southeast Quarter of Section 36*; thence westerly along the north line of 54<sup>th</sup> Street 24 feet, more or less, to a point which is 16 feet west of the southeast corner of said Lot 6; thence northerly upon a line which is parallel to and 16 feet west of, the east line of said Lot 6 124 feet, more or less, to the north line of said Lot 6; thence easterly along the north line of Lots 6 and 7 in said Block 5 48 feet, more or less, to a point which is 32 feet east of the west line of said Lot 7; thence northerly 140 feet, more or less, to the south line of 53<sup>rd</sup> Street at a point which is 32 feet west of the northeast corner of Lot 2 in said Block 5; thence northerly 66 feet, more or less, to the north line of 53<sup>rd</sup> Street at a point which is 34 feet west of the southeast corner of Lot 7 in Block 4 in said *Bain's Subdivision of Part of the Southeast Quarter of Section 36*; thence westerly along the south line of 53<sup>rd</sup> Street 164 feet, more or less, to the southwest corner of Lot 5 in said Block 4, which point is also the intersection of the north line of 53<sup>rd</sup> Street and the west line of 26<sup>th</sup> Avenue; thence northerly along the west line of 26<sup>th</sup> Avenue and its northerly extension 383 feet, more or less, to the north line of 52<sup>nd</sup> Street; thence westerly along the north line of 52<sup>nd</sup> Street and its westerly extension 1,446 feet, more or less, to the point of beginning of this description; containing 120.264 Acres, more or less.

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

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN FOR  
TAX INCREMENTAL DISTRICT #19, CITY OF KENOSHA, WISCONSIN,  
UNDER SECTION 66.1105(4)(g), WISCONSIN STATUTES**

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

**WHEREAS**, the Project Plan for TID #19, City of Kenosha, Wisconsin, has been developed in accordance with Section 66.1105(4)(f), Wisconsin Statutes; and

**WHEREAS**, a public hearing was properly noticed and held by the City Plan Commission on September 22, 2016, under Section 66.1105(4)(e), Wisconsin Statutes, wherein interested parties were afforded a reasonable opportunity to express their views on the proposed Project Plan for TID #19, City of Kenosha, Wisconsin; and

**WHEREAS**, the City Plan Commission, on September 22, 2016, at a duly authorized, noticed and convened meeting, adopted the Project Plan for TID #19, City of Kenosha, Wisconsin, under 66.1105(4)(f), Wisconsin Statutes.

**NOW, THEREFORE, BE IT RESOLVED**, by the Common Council of the City of Kenosha, Wisconsin, that the Project Plan for TID #19, City of Kenosha, Wisconsin, is found to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended; and

**BE IT FURTHER RESOLVED**, that the Project Plan for TID #19, City of Kenosha, Wisconsin, which is incorporated herein by reference and on file in the Office of the City Clerk/Treasurer, is adopted under Section 66.1105(4)(g), Wisconsin Statutes.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2016

ATTEST:

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

APPROVED:

\_\_\_\_\_  
John M. Antaramian, Mayor

*Drafted by: Department of Community Development & Inspections*

**RESOLUTION NO. 16-1**

**BY: THE JOINT REVIEW BOARD FOR  
TAX INCREMENTAL DISTRICT #19**

**TO APPROVE THE CREATION OF TAX INCREMENTAL DISTRICT #19,  
CITY OF KENOSHA, WISCONSIN**

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

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

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

**NOW, THEREFORE, BE IT RESOLVED** by the Joint Review Board for TID #19, City of Kenosha, Wisconsin, that it approves Resolution Number \_\_\_\_\_ adopted on October 17, 2016, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(gm), Wisconsin Statutes, based on the following criteria:

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016

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

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

*Drafted by: Department of Community Development & Inspections*

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

Environmental Remediation, Public Infrastructure and Storm Water Management Improvements, Development Grant/Incentives for new Development and City Administrative, Legal and Related Costs. See attached map for location of all improvements. The Development Grant cannot be provided to a Developer until a Development Grant Agreement per Wisconsin Statute 66.1105 (2)(f)2. is executed.

City administrative, legal and related costs include the creation of the District, preparation of the Development Grant Agreement, issuing the G.O. Promissory Notes, and any other activities associated with the creation of the District.

<b>Description of Project Costs</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Total</b>
Environmental Remediation	\$5,500,000	\$0	\$0	\$5,500,000
Public Infrastructure and Storm Water Management Improvements	\$0	\$10,000,000	\$0	\$10,000,000
Development Grant	\$0	\$0	\$10,000,000	\$10,000,000
City Administrative/Legal/Related Costs	\$115,000	\$205,000	\$205,000	\$525,000
<b>Total</b>	\$5,615,000	\$10,205,000	\$10,205,000	\$26,025,000

<b>Costs to be Recovered by TID</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Total</b>
Project Costs	--	--	--	\$26,025,000
Financing Costs	--	--	--	\$6,504,000
<b>Total</b>	--	--	--	\$32,529,000

**City of Kenosha**

\$5,615,000.00 G.O. Promissory Notes, Series 2017 - Dated 09/01/17  
 Proposed Chrysler Site TID  
 Preliminary Estimated @ 4.0%

**Debt Service Schedule**

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
###	-	-	-	-	-
###	1,170,000.00	4.000%	224,600.00	1,394,600.00	###
###	-	-	88,900.00	88,900.00	-
###	-	-	88,900.00	88,900.00	177,800.00
###	-	-	88,900.00	88,900.00	-
###	-	-	88,900.00	88,900.00	177,800.00
###	-	-	88,900.00	88,900.00	-
###	1,960,000.00	4.000%	88,900.00	2,048,900.00	###
###	-	-	49,700.00	49,700.00	-
###	2,485,000.00	4.000%	49,700.00	2,534,700.00	###
<b>Total</b>	<b>\$5,615,000.00</b>	<b>-</b>	<b>\$857,400.00</b>	<b>\$6,472,400.00</b>	<b>-</b>

**Yield Statistics**

Bond Year Dollars.....	\$21,435.00
Average Life.....	3.817 Years
Average Coupon.....	4.0000000%
Net Interest Cost (NIC).....	4.0000000%
True Interest Cost (TIC).....	3.9889477%
Bond Yield for Arbitrage Purposes.....	3.9889477%
All Inclusive Cost (AIC).....	4.5715744%

**IRS Form 8038**

Net Interest Cost.....	4.0000000%
Weighted Average Maturity.....	3.817 Years

## City of Kenosha

\$10,205,000.00 G.O. Promissory Notes, Series 2018 - Dated 09/01/18

Proposed Chrysler Site TID

Preliminary Estimated @ 4.0%

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
###	-	-	-	-	-
###	-	-	408,200.00	408,200.00	408,200.00
###	-	-	204,100.00	204,100.00	-
###	-	-	204,100.00	204,100.00	408,200.00
###	-	-	204,100.00	204,100.00	-
###	-	-	204,100.00	204,100.00	408,200.00
###	-	-	204,100.00	204,100.00	-
###	925,000.00	4.000%	204,100.00	1,129,100.00	###
###	-	-	185,600.00	185,600.00	-
###	3,290,000.00	4.000%	185,600.00	3,475,600.00	###
###	-	-	119,800.00	119,800.00	-
###	3,185,000.00	4.000%	119,800.00	3,304,800.00	###
###	-	-	56,100.00	56,100.00	-
###	2,805,000.00	4.000%	56,100.00	2,861,100.00	###
<b>Total</b>	<b>\$10,205,000.00</b>	<b>-</b>	<b>\$2,355,800.00</b>	<b>\$12,560,800.00</b>	<b>-</b>

#### Yield Statistics

Bond Year Dollars.....	\$58,895.00
Average Life.....	5.771 Years
Average Coupon.....	4.0000000%
Net Interest Cost (NIC).....	4.0000000%
True Interest Cost (TIC).....	3.9924680%
Bond Yield for Arbitrage Purposes.....	3.9924680%
All Inclusive Cost (AIC).....	4.3889065%

#### IRS Form 8038

Net Interest Cost.....	4.0000000%
Weighted Average Maturity.....	5.771 Years

**City of Kenosha**  
 \$10,205,000.00 G.O. Promissory Notes, Series 2019 - Dated 09/01/19  
 Proposed Chrysler Site TID  
 Preliminary Estimated @ 4.0% - As Revised 08/09/16

**Debt Service Schedule**

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
###	-	-	-	-	-
###	-	-	408,200.00	408,200.00	408,200.00
###	-	-	204,100.00	204,100.00	-
###	-	-	204,100.00	204,100.00	408,200.00
###	-	-	204,100.00	204,100.00	-
###	-	-	204,100.00	204,100.00	408,200.00
###	-	-	204,100.00	204,100.00	-
###	70,000.00	4.000%	204,100.00	274,100.00	478,200.00
###	-	-	202,700.00	202,700.00	-
###	215,000.00	4.000%	202,700.00	417,700.00	620,400.00
###	-	-	198,400.00	198,400.00	-
###	580,000.00	4.000%	198,400.00	778,400.00	976,800.00
###	-	-	186,800.00	186,800.00	-
###	3,575,000.00	4.000%	186,800.00	3,761,800.00	###
###	-	-	115,300.00	115,300.00	-
###	3,820,000.00	4.000%	115,300.00	3,935,300.00	###
###	-	-	38,900.00	38,900.00	-
###	1,945,000.00	4.000%	38,900.00	1,983,900.00	###
<b>Total</b>	<b>\$10,205,000.00</b>	<b>-</b>	<b>\$3,117,000.00</b>	<b>\$13,322,000.00</b>	<b>-</b>



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

The land area currently zoned M-1 Light Manufacturing and M-2 Heavy Manufacturing District will be predominantly rezoned to IP Industrial Park District, while a small portion, far less than 35% of the total area, will be rezoned to B-2 Community Business District. Zoning for the project site will be changed in accordance with the proposed Land Use Plan. No changes to the City of Kenosha Zoning Ordinance, Master Plan, Map, Building Code or other ordinances are presently anticipated. All City ordinances and code documents are readily available for public inspection and are incorporated herein by reference.

## **LIST OF ESTIMATED NON-PROJECT COSTS**

There are no non-project costs.

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

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

## **STATEMENT OF CONFORMITY TO CITY OF KENOSHA MASTER PLANS**

The development of this tax incremental district conforms to *A Comprehensive Plan for the City of Kenosha: 2035*, as amended January 20, 2016. The *Comprehensive Plan* is incorporated herein by reference.

## **STATEMENT OF ORDERLY DEVELOPMENT**

Based upon the feasibility analysis of the proposed project and the goals established for the City as a part of the *Comprehensive Plan*, as amended January 20, 2016, the creation of this Tax Incremental District promotes the orderly development of the City by eliminating blight and encouraging development that will increase the number and variety of employment opportunities and diversity the economic mix of businesses.

**OPINION OF THE CITY ATTORNEY**

(to be prepared)



City of Kenosha

# Proposed Tax Incremental District #19 for the City of Kenosha



### Boundary and Parcel Map:

- Proposed TID #19
- (352) Block Number
- 001 Parcel Number



City of Kenosha  
 Proposed Tax Incremental District #19  
 for the City of Kenosha

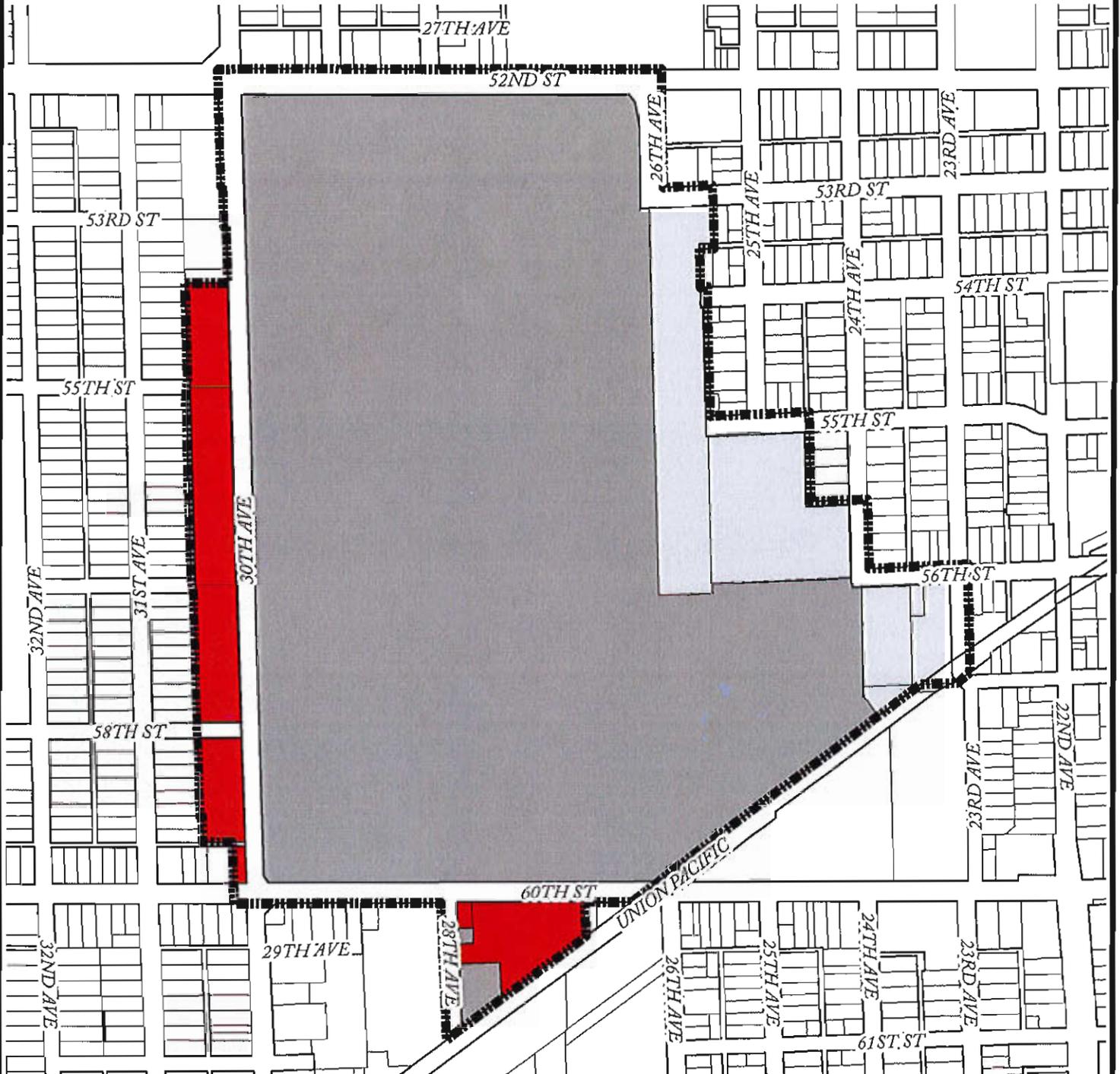


**Existing Land Use Map:**

-  Proposed TID #19
-  Vacant Building
-  Vacant Land
-  Existing Business

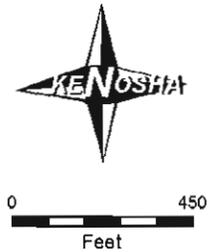


# Proposed Tax Incremental District #19 for the City of Kenosha



### Existing Zoning Map:

- Proposed TID #19
- B-2 Community Business District
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing



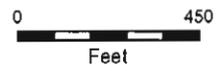
City of Kenosha

# Proposed Tax Incremental District #19 for the City of Kenosha



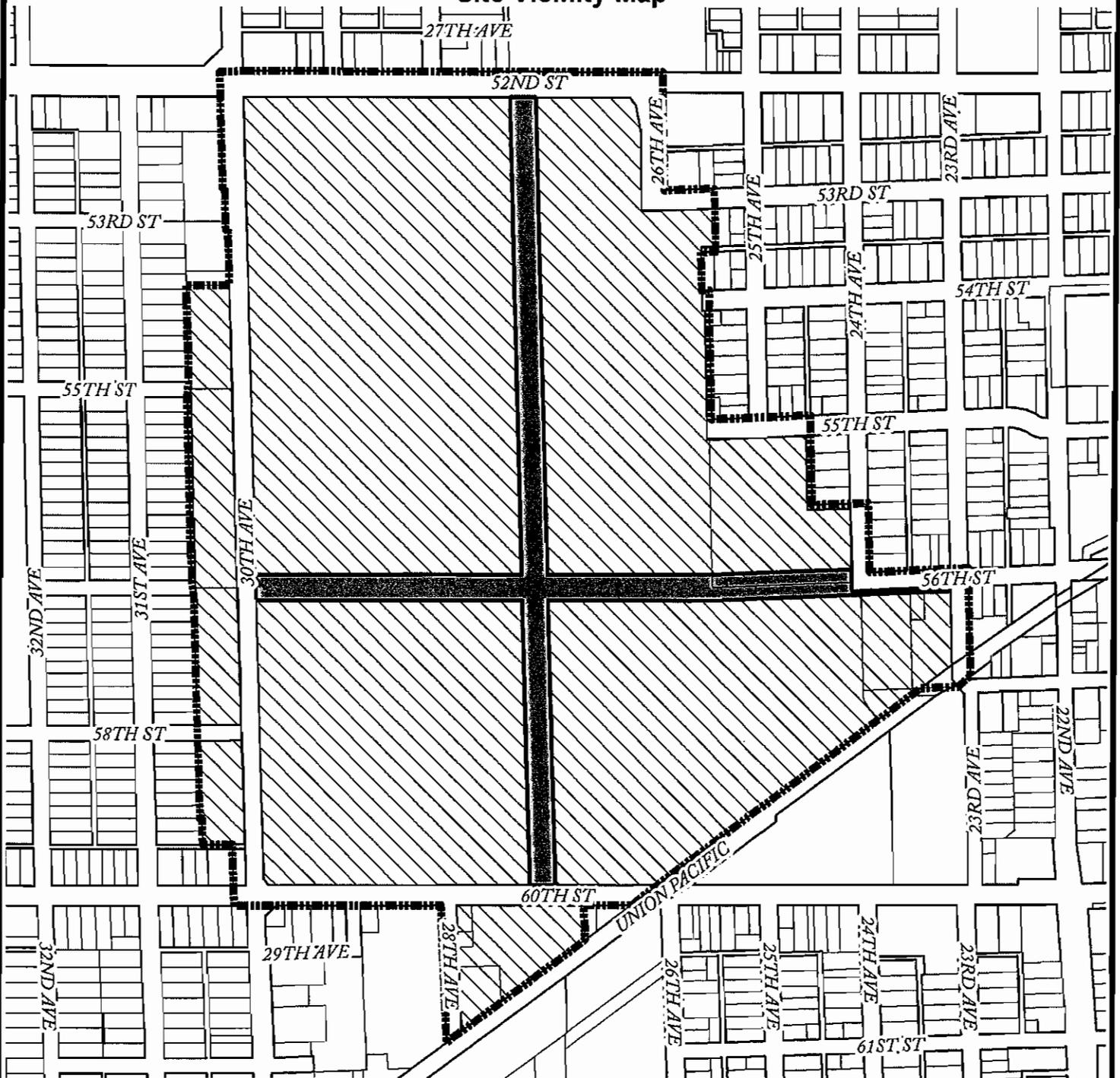
### Property Condition Map:

- Proposed TID #19
- ▨ Blighted
- Not Blighted



City of Kenosha  
**Proposed Tax Incremental District #19**  
 for the City of Kenosha

**Site Vicinity Map**

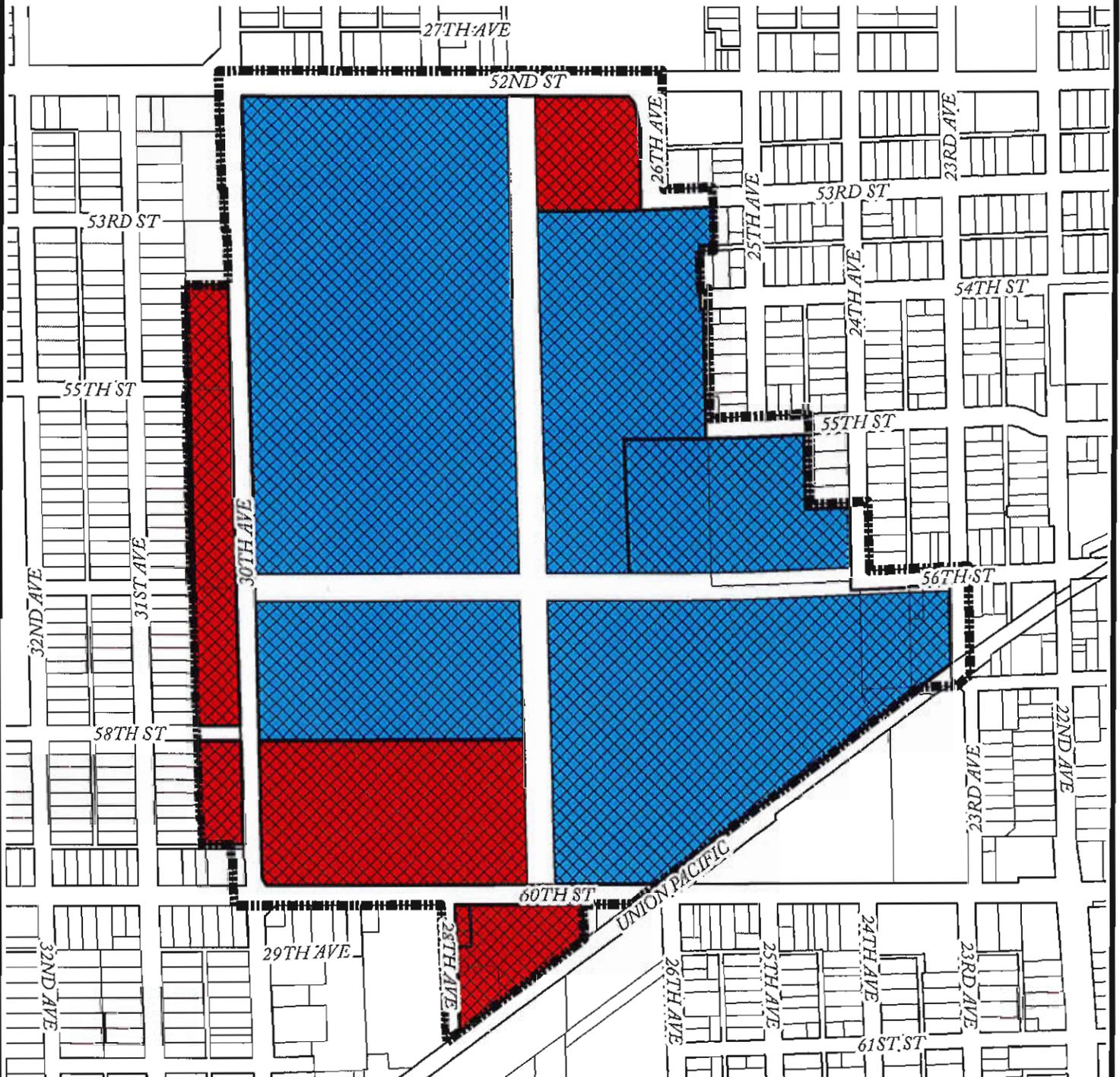


**Proposed Improvements:**

-  Proposed TID #19
-  Environmental Remediation
-  Public Infrastructure and Stormwater Management Improvements



# Proposed Tax Incremental District #19 for the City of Kenosha



### Proposed Uses:

-  Proposed TID #19
-  Development Grants/Incentives
-  Retail/Commercial Uses
-  Institutional Park Uses





CITY PLAN COMMISSION  
Staff Report - Item 5

Thursday, August 18, 2016 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

Relief to the Off-Street Parking Requirements of Section 6.01 of the Zoning Ordinance for an existing tavern at 504 58th Street. (American Legion) (District 2) PUBLIC HEARING

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Aldersperson Fox, District 2, has been notified. Property owners within 100 feet of the property boundaries have been notified. The City Plan Commission is the final review authority.

**LOCATION AND ANALYSIS:**

**Site:** 504 58th Street  
**Zoned:** B-3 Central Business District

1. The American Legion is proposing to create an outdoor patio area on the north side of their building as part of an Outdoor Extension request.
2. As a result of the proposed outdoor patio plan, the parking lot must be re-stripped to comply with the parking stall dimension requirements of Chapter 5 of the Code of General Ordinances. Per the Zoning Ordinance, thirty-five (35) off-street parking spaces are required, but only twelve (12) will be provided, a shortage of twenty-three (23) spaces. The owners are requesting relief from the City Plan Commission for the shortage of parking spaces.
3. On-street parking is readily available on both sides of the street along 58th Street and 5th Avenue as well as public parking south of 58th Street.

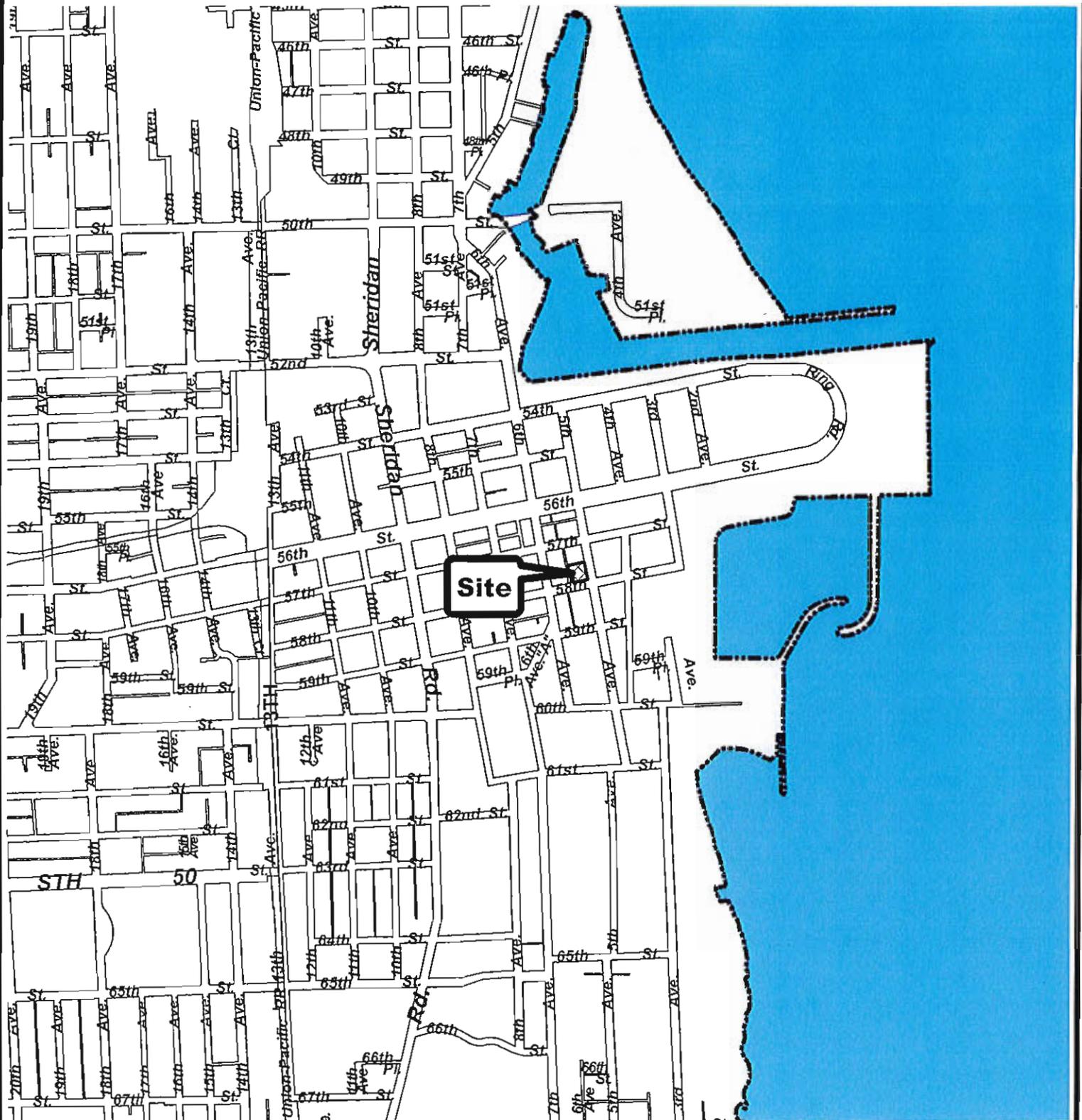
**RECOMMENDATION:**

A recommendation is made to grant relief to the off-street parking requirements.

Brian Wilke, Development Coordinator

Jeffrey B. Labahn, Director

# General Location Map American Legion Special Exception Request



----- Municipal Boundary



Zimbra

bwilke@kenosha.org

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**Parking Lot**

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**From :** tvisintainersr <tvisintainersr@gmail.com>

Tue, Jul 12, 2016 09:01 AM

**Subject :** Parking Lot **To :** bwilke@kenosha.org

Brian

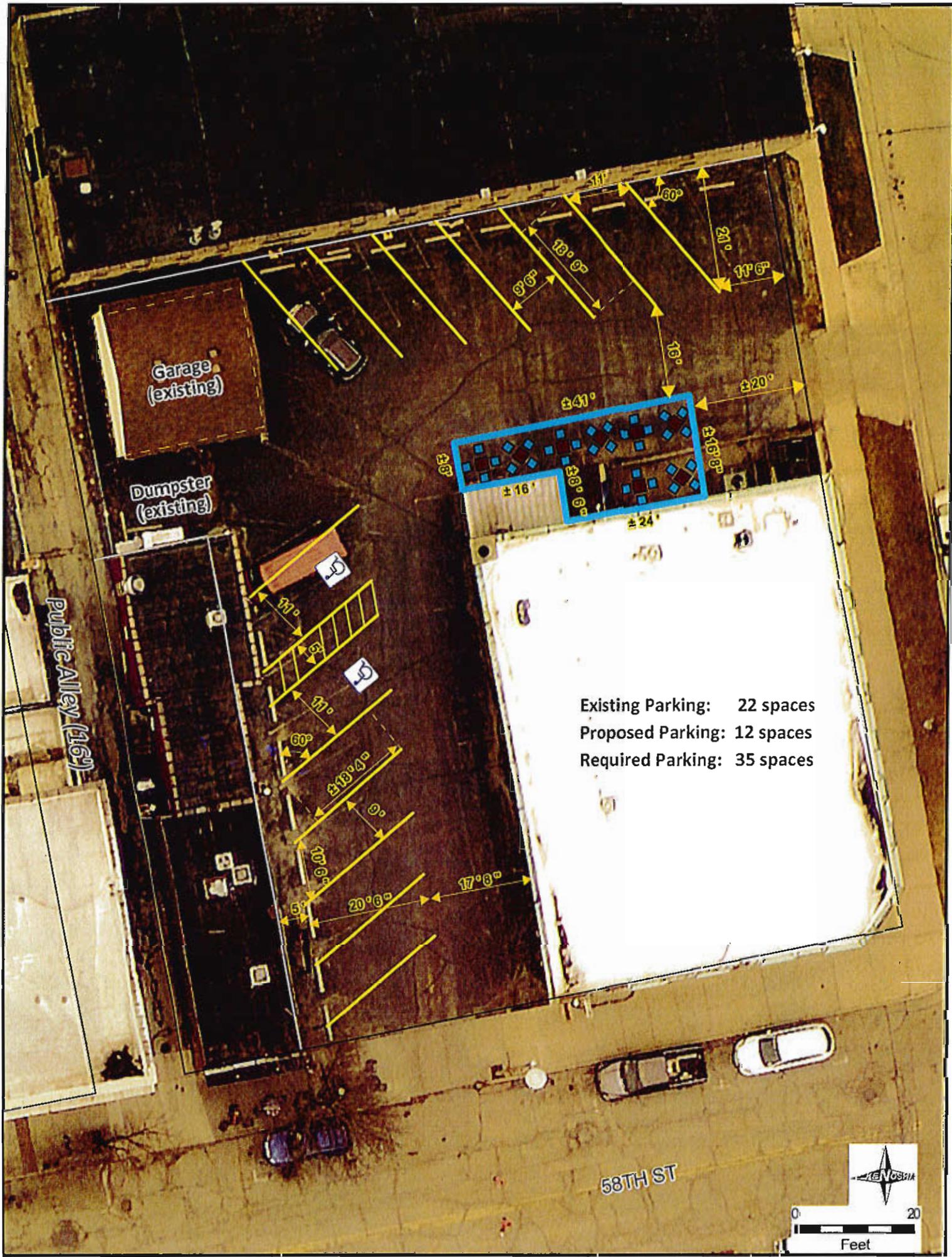
I apologize for not getting back sooner, I am writing to ask for relife on our parking lot at the American Legion. 504 58th Street. Please let me know exactly what I need to present to the commission.

v/r

Tom Visintainer  
Commander  
American Legion Post 21  
262 620 5646

Sent from my U.S. Cellular® Smartphone

---



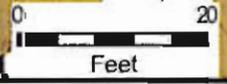
Garage  
(existing)

Dumpster  
(existing)

Public Alley (15')

Existing Parking: 22 spaces  
Proposed Parking: 12 spaces  
Required Parking: 35 spaces

58TH ST



# ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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9. **Cultural Institutions (libraries, museums, and art museums):** 1.0 space per 400 square feet of gross floor area.

➔ 10. **Philanthropic and Charitable Institutions:** 1.0 space per 400 square feet of gross floor area.

## OTHER

11. **Hospital:** 1.5 spaces per 1 bed.

12. **Convalescent and Nursing Homes, including Extended Care Facilities:** 1.0 space per 3 beds.

13. **Nursery and Childcare, and Adult Day Care Centers:** 1.0 space per employee, plus 1.0 space per 20 children or clients.

14. **Theaters; General Auditoriums; Arenas; Stadiums; Exhibition Halls or Other Similar Places of Assembly:** 1.0 space per 5 seats.

15. **Penal, Reform, Disciplinary and Mental Health Facilities:** 1.0 space per 6 beds.

16. **Conference Centers:** 10.0 spaces minimum, or spaces equal to 30% of the licensed capacity, whichever is greater.

16.a. **Shelter Facility:** 1.0 space per 6 beds.

## BUSINESS

17. **Convenience Retail, General Merchandise and Service Stores; Office Buildings; Financial Institutions; Miscellaneous Retail and Service Uses; Home Improvement and Gardening Supply Stores and Uses; and Motor Vehicle Uses:** 1.0 space per 250 square feet of gross floor area, except for the uses listed in 18. to 33. below.

18. **Automobile Sales and/or Service, Automobile and/or Truck Rental or Leasing, Mobile or Manufactured Home Sales and Service, and Recreational Vehicle Sales and Service:** 1.0 space per 300 square feet of gross floor area, plus 1 space per 2,500 square feet of gross land area devoted to sales or rental.

19. **Automobile Service or Fuel Station:** 3.0 spaces minimum, plus 3.0 spaces per each service bay.

20. **Automobile Body Shop:** 3.0 spaces minimum, plus 1 space per 500 square feet of gross floor area.

21. **Automobile or Truck Wash:** 1.0 space per employee on largest shift, plus any additional spaces required as part of a conditional use review.

22. **Carpenter, Electrical, Plumbing, Heating and Air Conditioning Shops; Furniture and Household Appliance Stores; Printing or Publishing Establishment; and, Radio or Television Studio:** 1.0 space per 500 square feet of gross floor area.

# ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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**23. Funeral Home:** 1.0 space per 50 square feet of gross floor area of public spaces, including parlor, chapel, reception, lobby and lounge areas.

**24. Self-Service Storage Facility:** 3.0 spaces minimum, plus 1 space per 100 storage units.

**25. Medical Offices, Clinic, Laboratory, and Professional Offices of a Dentist, Doctor, Surgeon or Other Individual Licensed to Practice Medicine:** 1.0 space per 250 square feet of gross floor area.

**26. Recreational Uses-Indoor, Private:**

- a. **Bowling Alley:** 5.0 spaces per alley, plus additional spaces as may be required herein for affiliated uses such as restaurants and other mixed uses.
- b. **Game and Athletic Courts:** 3.0 spaces per court.
- c. **Physical Fitness and Health Club:** 1.0 space per 200 square feet of gross floor area.
- d. **Other Indoor Recreational Uses:** 1.0 space per 500 square feet of gross floor area.
- e. **Golf Range, Batting Range, Batting Cage, or Golf and/or Batting Simulator:** 3.0 spaces per individual station.

**27. Recreational Uses-Outdoor, Private:**

- a. **Athletic Field:** 10.0 spaces per field, plus 1.0 space per 10 seats within bleachers or stands.
- b. **Golf Driving Range:** 2.0 spaces per driving tee.
- c. **Golf Courses:** 3.0 spaces per hole, plus spaces equal to 30% of the total licensed capacity of any affiliated clubhouse, restaurant or lounge.
- d. **Other Outdoor Recreational Uses:** 1.0 space per 5,000 square feet of lot area.

**28. Restaurants Without Drive-in or Drive-through Facilities:** 10.0 spaces minimum, or spaces equal to 30% of the total licensed capacity, whichever is greater.

**29. Restaurants With Drive-in or Drive-through Facilities:** 10.0 spaces minimum, or spaces equal to 40% of the total licensed capacity, whichever is greater.

**30. Shopping Centers:** 4.5 spaces per 1,000 square feet of leasable floor area, and any additional parking required as part of a conditional use review.

➔ **31. Taverns and Cocktail Lounges:** 10.0 spaces minimum, or spaces equal to 20% of the total licensed capacity, whichever is greater.

**32. Recycling Collection Centers:** Minimum of five (5) parking spaces.

## MANUFACTURING

**33. Manufacturing & Industrial Establishments or Uses:** 2.0 spaces per 3 employees on maximum shift, but in no event less than 2.0 spaces per 1,000 square feet of gross floor area.

**34. Wholesale and Warehouse Establishments, and Distribution Plant:** 2.0 spaces per 3 employees on maximum shift, but in no event less than:

- a. 1.0 space per 1,000 square feet of gross floor area for the first 20,000 square feet.
- b. 1.0 space per 2,000 square feet of gross floor area for the second 20,000 square feet.
- c. 1.0 space per 4,000 square feet of gross floor area in excess of the initial 40,000 square feet of floor area of the building.

### 6.02 LOADING REQUIREMENTS



August 8, 2016

**PUBLIC MEETING NOTICE**  
**Off-Street Parking Exception**  
**504 58th Street (American Legion)**

Property Owner:

The property owner from the property at 504 58th Street, is requesting a Special Exception from the Off-Street Parking Requirements found in Section 6 of the Zoning Ordinance. Our records indicate that you own property within 100 feet of that property.

The Zoning Ordinance requires thirty-five (35) off-street parking spaces for the proposed use of the site as a tavern. The applicant is proposing to install an outdoor patio and re-stripe the parking lot with twelve (12) off-street parking spaces, a shortage of twenty-three (23) off-street parking spaces. A map of this area is enclosed.

***A public hearing will be held as follows:***

***City Plan Commission Meeting***  
***Thursday, August 18, 2016 at 5:00 pm***  
***Room 202 of the Municipal Building, 625 52nd Street***

The public hearing provides an opportunity to voice any concerns or ask any questions about the Special Exception Request.

If you have any questions or would like to see a copy of the proposed plans, please contact Brian Wilke at 262.653.4049 or via email at [bwilke@kenosha.org](mailto:bwilke@kenosha.org).

BRW:kas  
Enclosure

## ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

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### Business/Manufacturing Districts (Permitted/Conditional Uses):

	<u>Gross Floor Area</u>	<u>Minimum Loading Space Required</u>
1.	For a building less than 7,000 square feet .....	0
2.	For a building 7,001 to 10,000 square feet .....	1
3.	For a building 10,001 to 25,000 square feet .....	2
4.	For a building 25,001 to 50,000 square feet .....	3
5.	For a building 50,001 to 100,000 square feet .....	4
6.	For a building 100,001 to 250,000 square feet .....	5
7.	For each additional 200,000 square feet .....	1

### → 6.03 RELIEF FROM PARKING AND LOADING REQUIREMENTS

Reduced parking and loading requirements may be approved under a Conditional Use Permit or Site Plan Review, when so authorized by the City Plan Commission. The City Plan Commission shall hold a public hearing on the request and all owners within one hundred (100') feet of the property, excluding street rights-of-way, shall be notified by mail of the hearing.



CITY PLAN COMMISSION  
Staff Report - Item 6

Thursday, August 18, 2016 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

Conditional Use Permit Amendment for a 10,498 s.f. multi-tenant building at 3620 57th Avenue.  
(Kenosha Pointe) (District 5) PUBLIC HEARING

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

Aldersperson LaMacchia, District 5, has been notified. Since this item was originally approved by the Common Council, they must approve the Amendment upon recommendation from the City Plan Commission.

**LOCATION AND ANALYSIS:**

**Site:** 3620 57th Avenue  
**Zoned:** B-2 Community Business District/AIR-4 Airport Overlay District

1. On October 7, 2013, the Common Council approved a Conditional Use Permit for a multi-tenant building to be located at 3620 57th Avenue. The Conditions of Approval were satisfied and the building was completed in September of 2014.
2. When a Conditional Use Permit (CUP) is approved, a CUP document is recorded with the Kenosha County Register of Deeds that contains a legal description that describes the extent of the CUP approval.
3. The applicant is requesting to Amend that legal description. The legal description that was recorded refers to Lot 1 of Certified Survey Map (CSM) 2675. Lot 1 of CSM 2675 was further subdivided by CSM 2742, which created Lot 1 for the multi-tenant building and lot 2 that is proposed for a new Aldi's, approved by the City Plan Commission on June 9, 2016. The request is for the legal description to include only Lot 1 of CSM 2742.
4. All of the original Conditions of Approval will still apply.

**RECOMMENDATION:**

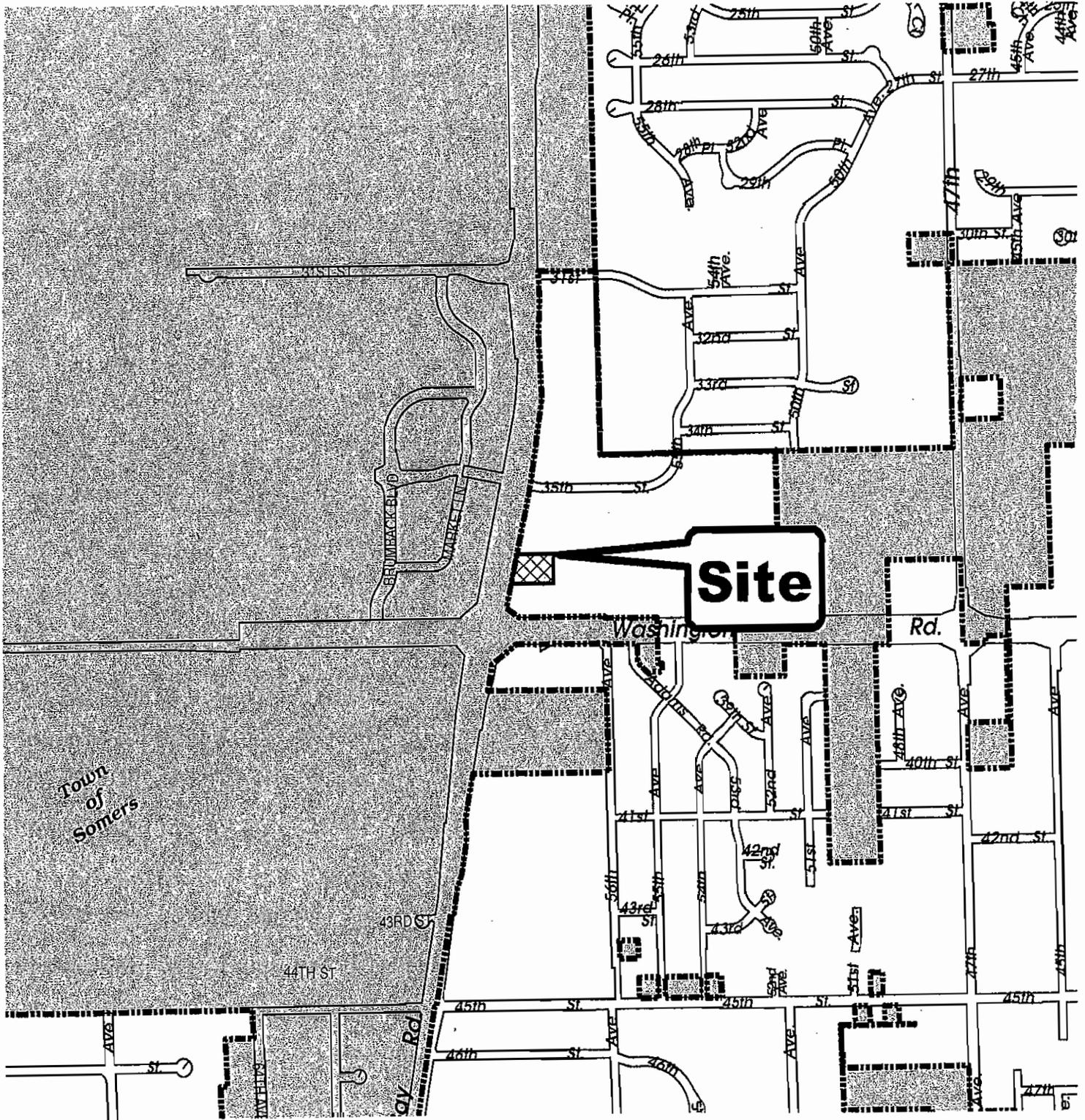
A recommendation is made to approve the Conditional Use Permit Amendment, subject to the original Conditions of Approval.

Brian Wilke, Development Coordinator

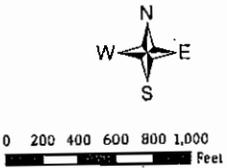
Jeffrey B. Labahn, Director

City of Kenosha

Vicinity Map  
Kenosha Pointe  
Multi-Tenant Development CUP



----- Municipal Boundary



**CONDITIONAL USE PERMIT**  
STATE OF WISCONSIN

Document Number

The Common Council of the City of Kenosha, Wisconsin, hereby grants to Gendell Partners Kenosha, LLC, the owners of the parcel, described with more particularity in the legal description attached hereto as "Exhibit A" and incorporated herein by reference a Conditional Use Permit for a multi-tenant building as approved by the Common Council on October 7, 2013. This Conditional Use Permit is binding upon all future successors, assigns, owners, lessees, and/or tenants and shall be considered a covenant that runs with the land.

The following Exhibits are attached hereto

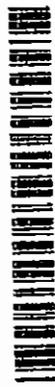
- Exhibit A - Legal Description
- Exhibit B - Site Plan
- Exhibit C - Operational Plan

The full approved plan set is on file with the Department of Community Development & Inspections at the Municipal Building, 625 52nd Street, Room 308, Kenosha, WI 53140

Recording Area

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

**Effective Date: January 27, 2014**



DOCUMENT  
1720388

RECORDED  
At Kenosha County, Kenosha WI 53140  
JoEllyn H. Storz, Register of Deeds  
February 03, 2014 3:06 PM  
\$30.00  
Pages 5

The following Conditions of Approval shall apply to the property described in "Exhibit A"

Parcel Identification Number  
08-222-27-101-011

***Kenosha Pointe at the NEC of Green Bay Road and Washington Road***  
**CONDITIONS OF APPROVAL**

- 1 The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds
  - a The applicant shall obtain all required construction permits from the Department of Community Development & Inspections. This includes, but is not limited to Erosion Control, Building, Plumbing, Electrical and Occupancy permits
  - b The applicant shall obtain Sidewalk and Parking Lot permits from the Department of Public Works
  - c All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval. Since the site is part of a Unified Business Center, it is permitted only a monument sign
  - d The development shall be constructed per the approved plans on file with the Department of Community Development & Inspections, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of Community Development & Inspections for review and approval
  - e Prior to the issuance of any Occupancy permits, all parking areas, drives and designated paved areas shall have the initial lift of asphalt installed. The building exterior shall be completed per the approved plans, the exterior lighting shall be installed and the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant
  - f Compliance with City and State and/or Federal Codes and Ordinances and any Conditions noted in the recorded Developers Agreement. The buildings shall comply with the current Code standards in effect upon application for a building permit

- g All roof top mechanicals shall be properly screened per Section 14 07 B 10 of the Zoning Ordinance
- h All trash containers shall be stored within the enclosure or building The applicant/owner shall be responsible for waste collection and removal for the development The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard
- i The applicant shall meet all applicable Conditions of Approval and obtain a Building Permit within six (6) months of Common Council approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void
- j Outdoor display of products is prohibited
- k All vehicles shall be parked within the designated paved areas
- l All improvements, including landscaping, shall be maintained per the approved plans Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans
- m Cross access shall be provided to adjacent parcels if required at a future date by the City
- n Compliance with the Operational Plan dated August 6, 2013.

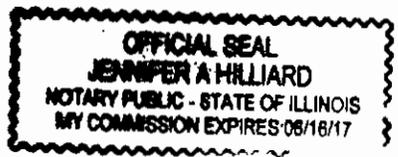
Dated this 31 day of January, 2014

[Signature] Signed  
Daniel Wander Print Name

**ACKNOWLEDGMENT**

State of ~~Wisconsin~~ Illinois  
Cook County } ss

Personally came before me this 31<sup>st</sup> day of January, 2014, the above named Dan Wander  
to me known to be the person(s) who executed the foregoing instrument and acknowledge the same



Jennifer A. Hilliard  
Jennifer A. Hilliard  
Notary Public, State of Wisconsin  
My Commission expires 6/16/17

DRAFTED BY  
Brian Wilke, City of Kenosha  
Department of Community Development & Inspections

EXHIBIT A

All of Lot 1 of Certified Survey Map Number ~~2675~~ 2742, recorded as Document Number ~~1628568~~ 1719854, being a re-division of Lot ~~2~~ 1 of Certified Survey Map Number ~~2330~~ 2675 recorded as Document Number ~~1288981~~ 1628568, both recorded in the Kenosha County Register of Deeds Office, Kenosha, Wisconsin lying in the northeast quarter of Section 27, Township 2 North, Range 22 East in the City of Kenosha, Kenosha County, Wisconsin, said lands containing 3.94 Acres.



EXCEL ENGINEERING  
 10000 W. 10th Street  
 Suite 100  
 Overland Park, KS 66211  
 Phone: 913.241.1111  
 Fax: 913.241.1112  
 Email: info@exceleng.com



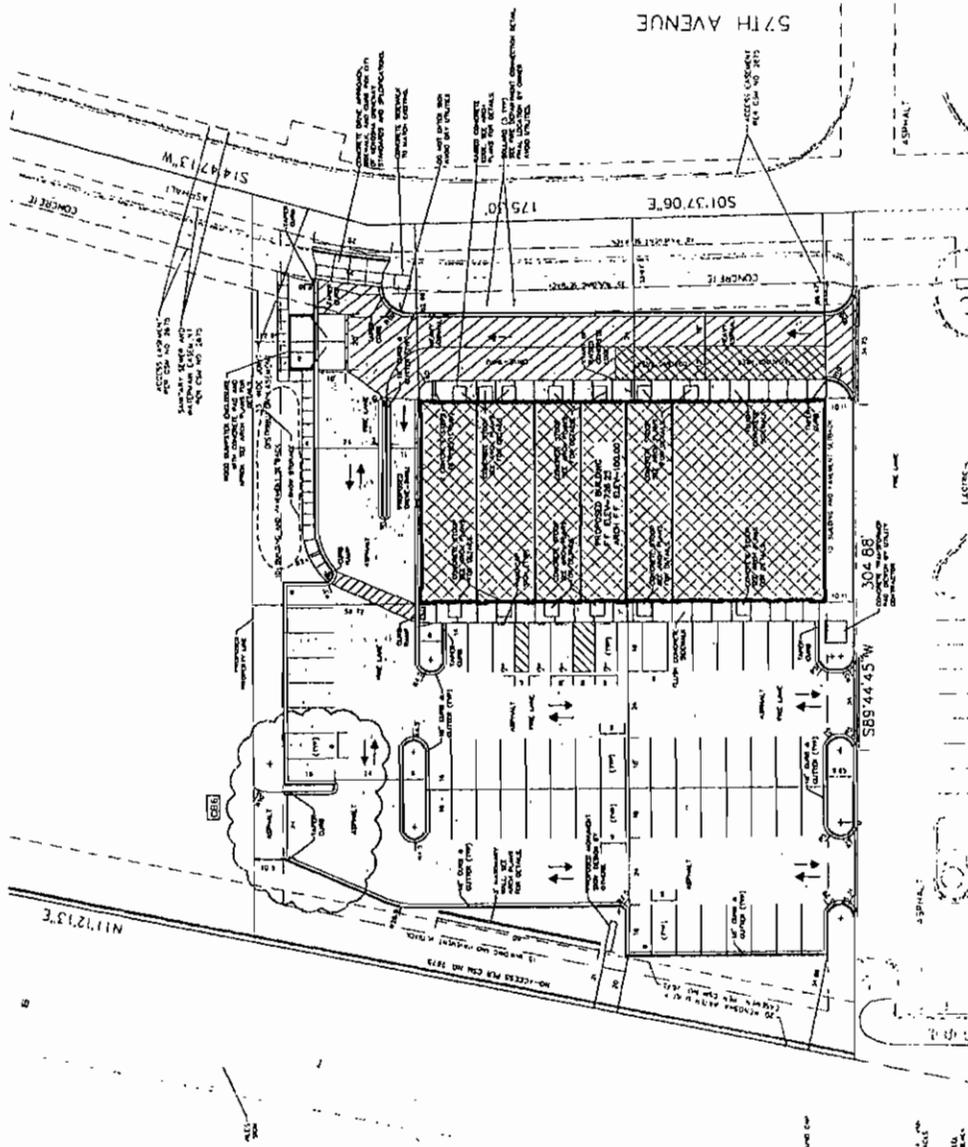
OWNER  
 GEMELL PARTNERS  
 KENOSHA LLC  
 3261 OLD OVERVIEW, SUITE 300  
 WILMETTE, IL 60091

PROJECT  
 PROPOSED RETAIL DEVELOPMENT  
 GREEN BAY ROAD & WASHINGTON ROAD  
 KENOSHA, WI 53144

SHEET ISSUE  
 OCTOBER 4, 2013  
 REVISED PER COMMENTS FROM THE CITY OF KENOSHA  
 REVISIONS  
 038 OCT 13 2013  
 039 NOV 12 2013  
 040 NOV 21 2013

JOB NUMBER  
 1300100

SHEET  
 C1.2



NORTH  
 SCALE: 1"=20'-0"  
 SITE PLAN

**SITE INFORMATION**

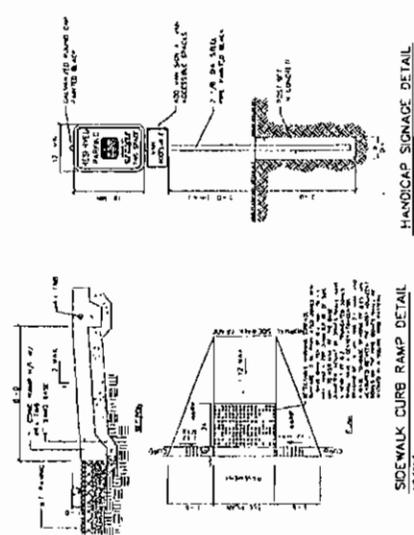
LEGAL DESCRIPTION: LOT 10, GREEN BAY ROAD, KENOSHA, WI  
 PLAT: 2008-01-01  
 AREA: 60,000 S.F. (1.37 ACRES)  
 PROPOSED ZONING: B2 COMMUNITY BUSINESS  
 PROPOSED USE: RETAIL DEVELOPMENT  
 AREA OF SITE DISTURBANCE: 52,500 S.F. (1.21 ACRES)  
 SETBACKS: BUILDING FRONT = 15', SIDE = 10', REAR = 10'  
 FURNISHING: 150 S.F.  
 ACCESS: 150 S.F.  
 PROPOSED BUILDING: 23'-0" (TALL) (HEIGHT ALLOWED 45')  
 PARKING REQUIRED: 20 SPACES (MINIMUM), 20 SPACES (REQUIRED)  
 PARKING PROVIDED: 83 SPACES (4 = C, 79 = B2)  
 BUILDING OCCUPANCY CLASSIFICATION: B2  
 CLASS OF BUILDING CONSTRUCTION: 40  
 LANDSCAPE REQUIREMENTS: SEE LANDSCAPE PLAN AND 6.0.0.1.00  
 DRIVE: NEW STAIRCASE DISTANCE: 100'

**EXISTING SITE DATA**

AREA (SQ FT)	1,100
PERCENT PAVED	100%
PERCENT ASPHALT	100%
PERCENT CONCRETE	0%
PERCENT GRAVEL	0%
PERCENT SAND	0%
PERCENT OTHER	0%

**PROPOSED SITE DATA**

AREA (SQ FT)	1,100
PERCENT PAVED	100%
PERCENT ASPHALT	100%
PERCENT CONCRETE	0%
PERCENT GRAVEL	0%
PERCENT SAND	0%
PERCENT OTHER	0%



HANDICAP RAMP DETAIL

18" CONCRETE CURB & GUTTER DETAIL

TAPERED CURB DETAIL

ASPHALT



EXCEL ENGINEERING.

P: 920192619800 • F: 920192619801  
100 Camelot Drive • Fond du Lac, WI 54935  
www.excelengineer.com

## PROJECT NARRATIVE (OPERATIONAL PLAN) Kenosha Retail Development

A retail development is being proposed between 57<sup>th</sup> Avenue and Green Bay Road. This site is located north of the CVS Pharmacy along Washington Road. The parcel number is 08-222-27-101-011. The owner of the property is Gendell Partners Kenosha, LLC. Dan Wander, the applicant for the project, is the representative of the ownership group. Scott Gendell is the Manager. His contact information is found below:

Scott Gendell  
Phone: 847-906-5019  
Address: 3201 Old Glenview, Suite 300, Wilmette, IL 60091

The proposed retail development will include 6 tenant spaces totaling 10,498 s.f. of building area. The existing site is vacant. One of the tenants will also have a drive-thru window which is located at the north end of the building. Adequate parking for the proposed development is provided west of the building with several landscape islands. Along the east side of the building is an area for service trucks. A new drive approach off of 57<sup>th</sup> Avenue is proposed. Three other entrances to the site are located off a shared drive with CVS Pharmacy. A dumpster enclosure is located along the north edge of pavement near the proposed drive off of 57<sup>th</sup> Ave. Stormwater is being conveyed to a regional pond where all stormwater management requirements will be met for stormwater quantity and quality. On-site infiltration exemption is currently being verified.

Construction schedule: Construction is expected late September 2013. Earthwork and site construction to commence followed by footing and foundation construction for the building. Site and paving to be complete before the end of November 2013 with building shell and tenant delivery by February 2014. The expected hours of operation will be Sunday-Saturday 7am-10pm. Anticipated number of occupants and employees are as follows: restaurant (50 occupants and 5 employees), dental (25 occupants, 13 employees), remainder (1 occupant per 250 S.F).

- Capital cost summary
  - Buildings \$1,080,000 - Shell is \$764,000, interior LL white box finishes of \$316,000
  - Site \$240,000
  - Landscaping \$20,000 allowance included in site
  - Special features Standard



DOC# 1719854

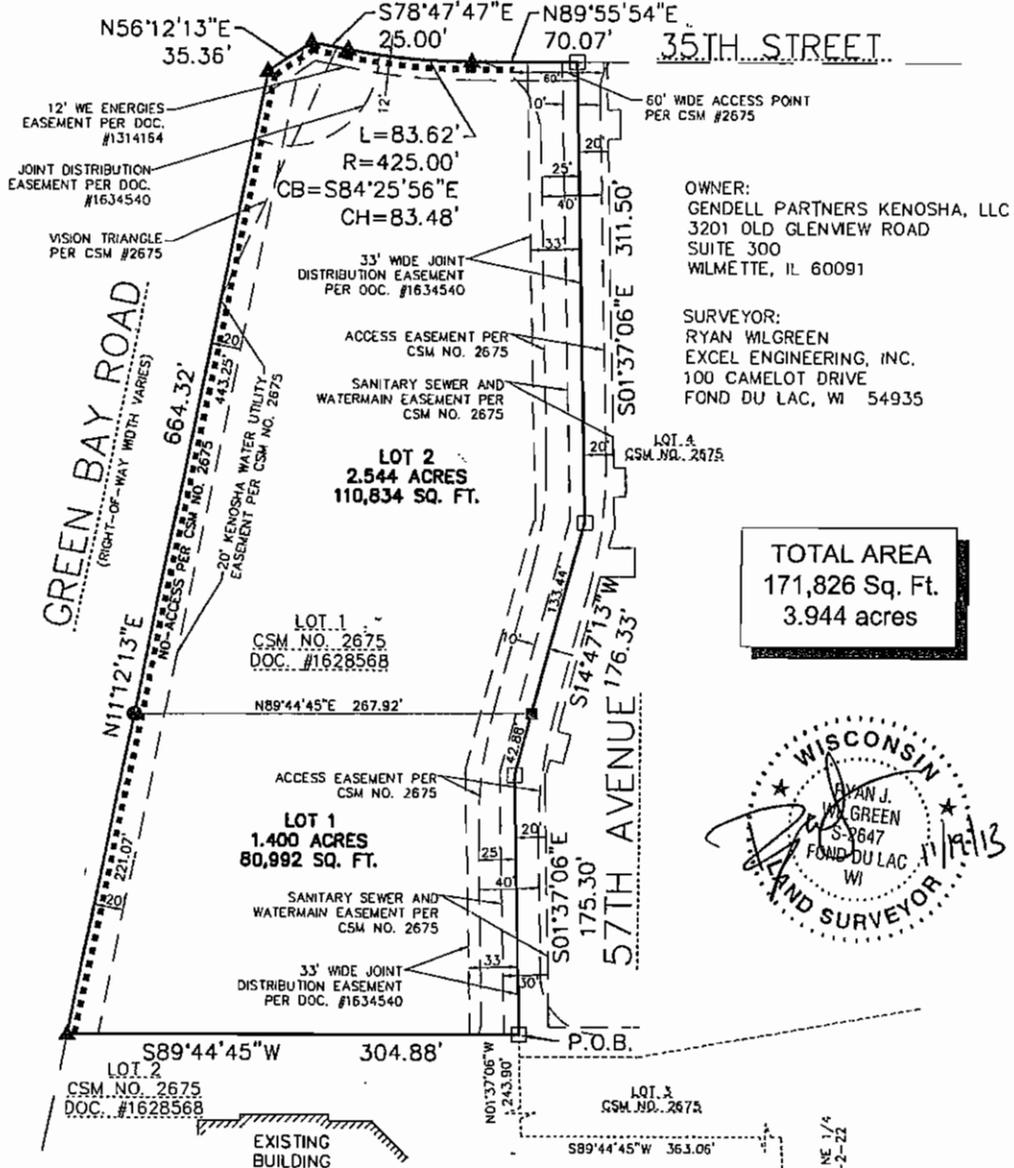
# CERTIFIED SURVEY MAP NO. 2742

FOR  
**GENDELL PARTNERS KENOSHA, LLC**  
A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2675,  
BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST  
1/4, SECTION 27, TOWNSHIP 2 NORTH, RANGE 22 EAST, CITY  
OF KENOSHA, KENOSHA COUNTY, WISCONSIN.



DOCUMENT  
1719854

RECORDED  
At Kenosha County, Kenosha WI 53140  
JoElyn R. Storz, Register of Deeds  
January 23, 2014 3:14 PM  
5:00.00  
Pages 3



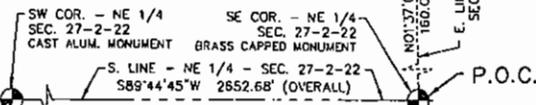
OWNER:  
GENDELL PARTNERS KENOSHA, LLC  
3201 OLD GLENVIEW ROAD  
SUITE 300  
WILMETTE, IL 60091

SURVEYOR:  
RYAN WLGREEN  
EXCEL ENGINEERING, INC.  
100 CAMELOT DRIVE  
FOND DU LAC, WI 54935

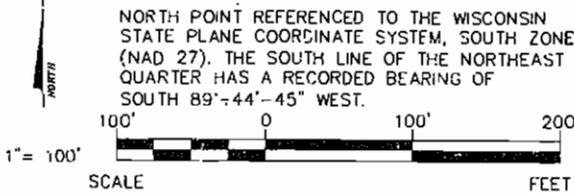
TOTAL AREA  
171,826 Sq. Ft.  
3.944 acres



- LEGEND**
- - MAG NAIL SET
  - - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
  - ▲ - 1" IRON PIPE FOUND.
  - - MAG NAIL FOUND.
  - ⊙ - SECTION CORNER MON. FOUND.
  - - NO ACCESS



SHEET 1 OF 3 SHEETS



**EXCEL ENGINEERING, INC. SURVEYING GROUP**

Always a Better Plan

100 CAMELOT DRIVE  
FOND DU LAC, WI 54935  
PHONE: (920) 926-9800  
FAX: (920) 926-9801

PROJECT NO. 1300100



CITY PLAN COMMISSION  
Staff Report - Item 7

Thursday, August 18, 2016 at 5:00 pm  
Municipal Building  
625 52nd Street - Room 202 - Kenosha, WI 53140

By the Mayor - To Repeal and Recreate Section 17.081 D of the Code of General Ordinances for the City of Kenosha, Wisconsin to add a time limit to record a Parcel Combination. PUBLIC HEARING

**NOTIFICATIONS AND APPROVAL REQUIREMENTS:**

This item has been referred to the City Plan Commission with final approval by the Common Council.

**LOCATION AND ANALYSIS:**

**Site:** City-wide

1. Chapter 17 of the Code of General Ordinances regulates Land Divisions and Parcel Combinations.
2. There are currently specific time limits for recording of Land Divisions after they are approved. If the Land Division is not recorded within the specific time limit, the approval is null and void.
3. The attached Ordinance Amendment would add a time limit of ninety (90) days for recording of a Parcel Combination after it has been approved. Parcel Combinations are approved at a Staff Level.

**RECOMMENDATION:**

A recommendation is made to approve the attached Ordinance Amendment.

Brian Wilke, Development Coordinator

Jeffrey B. Labahn, Director

ORDINANCE \_\_\_\_\_

DRAFT 05/13/16

SPONSOR: THE MAYOR

**TO REPEAL AND RECREATE SECTION 17.081 D OF THE CODE OF  
GENERAL ORDINANCES FOR THE CITY OF KENOSHA, WISCONSIN  
TO ADD A TIME LIMIT TO RECORD A PARCEL COMBINATION**

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

**Section One:** Subparagraph 17.081 D. of the Code of General Ordinances

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

**D. Recordation.** Upon written approval by the Director of Community Development and Inspections, the property owner shall record the Parcel Combination Affidavit with the Kenosha County Register of Deeds **within ninety days (90) from the date of the approval.**

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

ATTEST: \_\_\_\_\_ City Clerk/Treasurer  
DEBRA L. SALAS

APPROVED: \_\_\_\_\_ Mayor Date: \_\_\_\_\_  
JOHN M. ANTARAMIAN

Passed:

Published:

Drafted By:  
EDWARD R. ANTARAMIAN  
City Attorney

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