



Agenda
City Plan Commission Meeting
Municipal Building, 625 52nd Street - Room 202, Kenosha, WI
Thursday, September 22, 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 September 8, 2016

1. Resolution by the Mayor - To Amend the 2015-2019 Consolidated Plan for the Community Development Block Grant and HOME Programs. *PUBLIC HEARING ON THE COMMUNITY DEVELOPMENT NEEDS AND OBJECTIVES*
2. Resolution by the Mayor - To Approve the Proposed HUD Section 108 Loan Guarantee Application in the amount of \$4,713,935. *PUBLIC HEARING*
3. 2017 Community Development Block Grant Fund Allocation Plan. *PUBLIC HEARING*
4. Resolution by the City Plan Commission - To Adopt a Project Plan Amendment for Tax Incremental District #16, City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes. (Amazon) (District 16) *PUBLIC HEARING*
5. Blighted Area Finding for Tax Incremental District #19, City of Kenosha, Wisconsin, in accordance with Section 66.1105 Wisconsin Statutes. (Chrysler) (Districts 3, 7 and 11) *PUBLIC HEARING*
6. Resolution by the Mayor - To Create Tax Incremental District #19, City of Kenosha, Wisconsin, under Section 66.1105(4)(gm), Wisconsin Statutes. (Chrysler) (Districts 3, 7 and 11) *PUBLIC HEARING*
7. Resolution 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. (Chrysler) (Districts 3, 7 and 11) *PUBLIC HEARING*
8. Conditional Use Permit Amendment for Lowe's Home Improvement Store at 6500 Green Bay Road to allow for an outdoor display area. (Lowe's) (District 16) *PUBLIC HEARING*
9. Conditional Use Permit for a self-storage facility to be located at 3401 80th Street. (Macritchie Self-Storage) (District 14) *PUBLIC HEARING*

10. City Plan Commission Resolution - To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035 regarding properties at 4220 43rd Avenue, 4116 39th Avenue and 4000 39th Avenue. (Bane-Nelson, Inc) (District 10) PUBLIC HEARING
11. Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 zz. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (Bane-Nelson, Inc) (District 10) PUBLIC HEARING
12. Zoning Ordinance by the Mayor - To Rezone a portion of the property at 4220 43rd Avenue, and to Rezone the property at 4000 39th Avenue from M-1 Light Manufacturing District to IP Institutional Park District, and to Rezone the property at 4116 39th Avenue from RS-1 Single-Family Residential District to IP Institutional Park District [in Conformance with Section 10.02 of the Zoning Ordinance]. (Bane-Nelson, Inc) (District 10) PUBLIC HEARING
13. Ordinance by the Mayor - To Annex 39.143 acres of land, more or less, located at 13402 Burlington Road from the Town of Paris to the City of Kenosha. (Baliga/State of Wisconsin) (District 16) PUBLIC HEARING
14. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, to include the Annexation of Parcel #45-4-221-242-0355 and State owned right-of-way on STH 142 in the Town of Paris, Kenosha County, Wisconsin. (Baliga/State of Wisconsin) (District 16) 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
September 8, 2016

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

MEMBERS EXCUSED: Mayor Antaramian and Alderperson Prozanski

STAFF PRESENT: Jeff Labahn and Rich Schroeder

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

Citizens Comments - No Citizen comments

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the minutes of the August 18, 2016. The motion passed. (Ayes 8, Noes 0)

1. Conditional Use Permit Amendment for a car wash to be located at 11748 75th Street. (Shell Car Wash) (District 16) PUBLIC HEARING

Public hearing opened.

Art Sandridge, 630 Walden Way, Madison, Construction Solutions, gave an overview of the project.

Public hearing closed.

Rich Schroeder, Deputy Director, showed a video of the site.

Ms. Faraone made a motion seconded by Ms. Spottswood to approve the Conditional Use Amendment, subject to the Conditions.

Mr. DeGrace asked for further clarification on the two types of car washes, one with brushes and one touch less. Mr. Sandridge said it is a very competitive market and they wanted to make both choices available for their customers.

The motion passed. (Ayes 8, Noes 0)

2. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, To Include the Attachment of property East of 10901 60th Street [Parcel #80-4-122-061-0240, In the Town of Somers, Kenosha County, Wisconsin, In accordance with the approved City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes] and Create Ward 93. (Ferati) (District 16) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

Mr. Schroeder explained the Official Map Amendment relates to an upcoming Attachment from the Town of Somers.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the Official Map.

Aldersperson Fox asked what is the reason for Attachment. Mr. Schroeder said they would like to build a house and want water and sewer hookup.

The motion passed. (Ayes 8, Noes 0)

3. Zoning Ordinance by the Mayor - To Repeal and Recreate Subparagraph 3.155 of the Zoning Ordinance [for the City of Kenosha, Wisconsin] regarding the B-4 Mixed-Use District. PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

Aldersperson Fox asked if you could put an addition on an existing building. Mr. Schroeder said that would trigger a Conditional Use Permit.

A motion was made by Mr. DeGrace and seconded by Ms. Faraone to approve the Zoning Ordinance Amendment.

Mr. Kleba asked if accessory buildings were permitted without a Conditional Use Permit. Mr. Schroeder said yes.

The motion passed. (Ayes 8, Noes 0)

Commissioner's Comments - No Commissioner comments.

A motion was made by Ms. Marks and seconded by Mr. Kleba to adjourn. The motion passed. (Ayes 8, Noes 0) The meeting adjourned at 5:16pm.

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



**CITY PLAN COMMISSION
Staff Report - Item 1**

**Thursday, September 22, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140**

Resolution by the Mayor - To Amend the 2015-2019 Consolidated Plan for the Community Development Block Grant and HOME Programs (*Public Hearing on the Community Development Needs and Objectives*).

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

This item was approved by the Community Development Block Grant Committee on August 31, 2016. It will also be reviewed by Finance Committee before final approval by the Common Council.

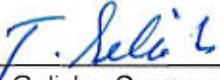
LOCATION AND ANALYSIS:

Site: City-Wide

1. The purpose of the City of Kenosha's Five Year *2015-2019 Consolidated Plan* is to develop a viable urban community by providing decent housing, a suitable living environment, expanded economic opportunities principally for low and moderate-income persons, and programs that will address the needs of homeless and near homeless persons. The plan sets forth how two (2) Housing and Urban Development (HUD) grants, the Community Development Block grant and the HOME Investment Partnership Grant, will be used as investment priorities to achieve specific HUD Objectives and outcomes performance measures.
2. The City's goals for the 2015-2019 planning period focus on continuing neighborhood revitalization efforts, providing affordable housing and assisting low-income, homeless, and special needs residents with supportive services. The objectives of the Consolidated Plan are to:
 - a. Provide Decent Affordable Housing
 - b. Create Suitable Living Environments for low to moderate-income persons
 - c. Create Economic Opportunity
3. The City has identified the Section 108 Loan Guarantee Program as a funding source to construct a new fire station.
4. The City is required to amend the Consolidated Plan to recognize the application of the HUD Section 108 Loan Guarantee and the activities to be undertaken utilizing the Loan funds.
5. The City will hold four (4) public hearings to obtain views and comments from the public on the Community Development Needs and Objectives
6. Attached are the pages of the Adopted Consolidated Plan that need to be amended to incorporate the use of the Section 108 Loan Guarantee and the construction of a fire station.
7. The Sections that will be amended and are included for your approval are:
 - a. NA-05 Overview (Needs Assessment)
 - b. SP-25 Priority Needs (Strategic Plan)
 - c. SP-35 Anticipated Resources (Strategic Plan)
 - d. SP-45 Goals Summary (Strategic Plan)

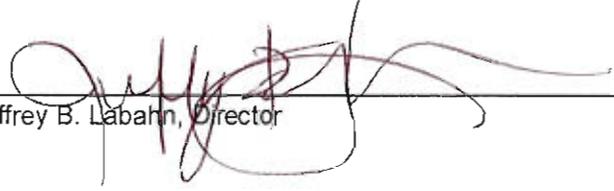
RECOMMENDATION:

A recommendation is made to approve the Amendment to the 2015-2019 Consolidated Plan.



Tony Geliche, Community Development Specialist

/u2/acc/cp/ckays/ICPC/2016/SEP22/1Staff-Res-AmdConPlan.doc



Jeffrey B. Labahn, Director

RESOLUTION # ____ - 16

BY: THE MAYOR

**TO AMEND THE 2015-2019 CONSOLIDATED PLAN
FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAMS**

WHEREAS, the City of Kenosha receives an Annual Grant of Community Development Block Grant (CDBG) funds under the Housing and Community Development Act of 1974, as amended; and HOME funds under the HOME Investment Partnership Program of 1991 as amended; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires the City to develop a document designated as its Consolidated Plan; and

WHEREAS, on July 21, 2014, the Common Council adopted the 2015-2019 Consolidated Plan; and

WHEREAS, HUD has established the Section 108 Loan Guarantee Program that provides below-market rate loans for qualified projects that serve the needs of low to moderate income persons; and

WHEREAS, the City of Kenosha meets the criteria to participate in the Section 108 Loan Guarantee Program as a Grantee, receiving funds through the CDBG Program; and

WHEREAS, the City has identified the construction of a fire station as an eligible activity for the Section 108 Loan Guarantee Program; and

WHEREAS, the City of Kenosha proposes to amend the 2015-2019 Consolidated Plan to include a HUD Section 108 Loan Guarantee as a funding source to construct a new fire station; and

WHEREAS, public hearings were held before the CDBG Committee on August 31, 2016; the City Plan Commission on September 22, 2016; the Finance Committee on October 3, 2016; and the City of Kenosha Common Council on October 3, 2016 to obtain citizen comments on the proposed Amendment

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Kenosha that the 2015-2019 Consolidated Plan is amended to include a HUD Section 108 Loan Guarantee as a funding source to construct a new fire station.

NOW THEREFORE BE IT FURTHER RESOLVED that the Mayor is authorized to submit all necessary and required documents to the U.S. Department of Housing and Urban Development and execute all documents relative thereto.

Adopted this ____ day of _____, 2016

ATTEST:

Debra L. Salas, City Clerk-Treasurer

APPROVE:

John M. Antaramian, Mayor



Thursday, September 22, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Resolution by the Mayor - To Approve the Proposed HUD Section 108 Loan Guarantee Application in the amount of \$4,713,935. PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

This item was approved by the Community Development Block Grant Committee on August 31, 2016. It will also be reviewed by Finance Committee before final approval by the Common Council.

LOCATION AND ANALYSIS:

Site: 52nd Street and 22nd Avenue

1. Section 108 of the Housing and Community Development Act of 1974 provides for a Loan Guarantee component of the Community Development Block Grant (CDBG) Program. The Section 108 Loan Guarantee Program (Section 108) provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and other physical development projects, including improvements to increase their resilience against natural disasters. The funds can be used by a designated public entity to undertake eligible projects, or, alternatively, can be loaned to a third party developer to undertake the projects. This flexibility makes it one of the most potent and important public investment tools that HUD offers to local governments.
2. The attached Section 108 Loan Guarantee Application is provided to you for your review and consideration. This is the proposed Application and it may change based on public input and updated financing. The following are the highlights of the application:
 - a. The City is applying for \$4,713,935.
 - Maximum allowed under the program-which is 5 times the 2016 Entitlement Grant
 - b. Funds would be used at the corner of 52nd Street and 22nd Avenue to:
 - Demolish the existing vacant school building.
 - Construct a fire station.
 - c. The City has published a Public Notice in the Kenosha News on August 29, 2016.
 - d. The City will hold four (4) public hearings to obtain views and comments from the public on the Section 108 Loan Application.
 - e. The City will utilize \$907,684 in CIP funds (or an amount necessary to complete the project).
 - f. The City pledges future CDBG funds in an approximate amount of \$250,000 a year for 20 years to pay back the Section 108 Loan Guarantee.
 - g. The City will utilize local funds to repay the obligation if the CDBG Program fails to remain in existence for the 20 year period.
 - h. The City has determined that the construction of a fire station is an eligible activity under the CDBG and Section 108 Loan Regulations.
 - i. The City has determined that the activity will serve a National Objective under the CDBG and Section 108 Loan Program in that the service area of the fire station is 68.28% low to moderate income.

RECOMMENDATION:

A recommendation is made to approve the submission of the Section 108 Loan Guarantee Application.



Tony Geliche, Community Development Specialist
/u2/acct/cp/ckays/1CPC/2016/SEP22/2Staff-Res-Section108.doc



Jeffrey B. Labahn, Director

RESOLUTION # ____ - 16

BY: THE MAYOR

**TO APPROVE THE PROPOSED HUD SECTION 108
LOAN GUARANTEE APPLICATION IN THE AMOUNT OF \$4,713,935**

WHEREAS, the City of Kenosha would like to construct a new fire station on the former Bain School site; and

WHEREAS, the construction of the fire station has been identified as a need in the 2015-2019 Consolidated Plan; and

WHEREAS, the service area of the proposed fire station has been identified as 68.28% low to moderate income; and

WHEREAS, the total project costs, including demolition, are \$5,621,619; and

WHEREAS, it has been identified and documented that the Section 108 Loan Guarantee is needed to complete the project; and

WHEREAS, public hearings were held before the CDBG Committee on August 31, 2016; the City Plan Commission on September 22, 2016; the Finance Committee on October 3, 2016; and the City of Kenosha Common Council on October 3, 2016 to obtain citizen comments on the proposed Amendment.

NOW THEREFORE BE IT RESOLVED that the City of Kenosha Common Council hereby approves and authorizes the Mayor to apply for and receive a \$4,713,935 HUD Section 108 Loan Guarantee.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute, deliver and carry out all necessary and reasonable actions required to carry out and give effect to the transaction contemplated in this Resolution.

Adopted this ____ day of _____, 2016

ATTEST:

Debra L. Salas, City Clerk-Treasurer

APPROVE:

John M. Antaramian, Mayor



Thursday, September 22, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

2017 Community Development Block Grant Fund Allocation Plan. PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

This item was approved by the Community Development Block Grant Committee on September 13, 2016. It will also be reviewed by Finance Committee before final approval by the Common Council.

LOCATION AND ANALYSIS:

Site: City-Wide

1. The Community Development Block Grant (CDBG) Committee is responsible for developing and preparing the Allocation Plan for the 2017 CDBG Program. A copy of the 2016 Plan is attached along with the Executive Summary and Priority Needs from the recently adopted Consolidated Plan.
2. The new plan should consider the following:
 - a. A project funded with CDBG funds must fit into one of three (3) Federally identified categories:
 - Low and moderate income benefit.
 - Elimination of slums and blight.
 - Urgent need (emergency situation-disaster).

70% of the funds expended during the 2017-2019 Program years must benefit low to moderate income persons.

b. Funding Categories:

- Below are the categories and percentages that were used during the prior program years:

PROGRAM CATEGORY	2008	2009	2010	2011	2012	2013	2014	2015	2016
Public Service	15%	15%	15%	15%	15%	15%	15%	15%	15%
Planning & Management	20%	20%	20%	20%	20%	20%	20%	20%	20%
Housing & Neighborhood Improvement	62-65%	62-65%	53-63%	65%	65%	65%	65%	65%	65%
Economic Development	0-3%	0-3%	0-12%						

c. Funding Level Limitations:

- There are two (2) regulatory limitation on the level of funding.
 - First - Planning, Management and General Administration costs cannot exceed 20% of the total funds expended.
 - Second - only 15% of the total funds can be used for public service projects.

d. Planning/Administration:

- These funds are used to administer the CDBG Program and for comprehensive planning activities which include:
 - Comprehensive Plans
 - Individual Project Plans
 - Community Development Plans
 - Capital Improvement Plans
 - Small Area and Neighborhood Plans
 - Analysis of Impediments of Fair Housing choice

- Environmental and Historic Preservation studies
- Functional Plans (housing, land use, energy conservation or economic development)

- Priority
 - Emphasis needs to be placed on addressing the Priority needs as identified in the Consolidated Plan.

- Reduction/Increase in Funding
 - Direction needs to be provided on what happens if the City receives additional funding as well as if there is a reduction in funding.

- Reprogramming of Funds
 - Direction needs to be provided on how funds designated to be reprogrammed will be reallocated.

RECOMMENDATION:

A recommendation is made to approve the 2017 Community Development Block Grant Allocation Plan.



Tony Geliche, Community Development Specialist

/u2/accl/cp/ckays/ICPC/2016/SEP22/3Staff-AllocPlan.doc



Jeffrey B. Labahn, Director

Community Development Block Grant Fund Allocation Plan 2017

I. INTRODUCTION

The Community Development Block Grant's primary objective is the development of viable communities by creating suitable living environments, maintaining and creating decent housing, and creating and maintaining job opportunities for low and moderate income persons.

Communities which are eligible for Community Development Block Grant (CDBG) funds, otherwise known as "entitlement cities," must develop an Allocation Plan stating community goals and objectives on how CDBG funds should be used and spent.

The Fund Allocation Plan has been prepared by the CDBG Committee on Community Development Block Grants to provide a basis for funding decision for Program Year 2017.

The committee was established in order to:

1. Develop an Allocation Plan
2. Reexamine the process for allocating CDBG funds
3. Become actively involved in the awarding of CDBG applications by conducting interviews of all potential applicants, and making recommendations to the Finance Committee and City Plan Commission on which projects should be funded.

The Fund Allocation Plan establishes program categories, funding percentages, and the basis for allocating dollar amounts.

II. FUNDING CATEGORIES

There are three (3) local funding categories: Public Service, Housing, Neighborhood Improvement/Economic Development and Planning/Management. Proposals must fall within one (1) of the three (3) mentioned categories and will be evaluated on that basis. Projects will be competing for the funds allocated to the respective category. The types of projects that will be considered under each category are as follows:

PUBLIC SERVICE

- Project/Program Delivery Costs
- Equipment to Support Program Services

HOUSING, NEIGHBORHOOD IMPROVEMENT / ECONOMIC DEVELOPMENT

- Housing Rehabilitation
- Code Enforcement Programs
- New Housing Construction
- Historic Preservation
- Neighborhood Projects
- Public Improvements
- Facility Improvements
- Revolving Loan Fund

- Revolving Business Loan programs
- Job Creation for Low/Moderate Income Benefit
- Commercial Revitalization

PLANNING / MANAGEMENT

- CDBG Implementation
- Comprehensive Planning
- Studies and Long Range Planning

The programs listed above must meet one of the following National Objectives:

- benefiting low and moderate income persons,
- addressing slums or blight,
- meeting a particular urgent community development need.

The programs must also comply with all Department of Housing and Urban Development guidelines and regulations stipulated in 24 CFR Part 570 of the Housing and Community Development Act of 1987.

III. EVALUATION CRITERIA

The following criteria will be used to evaluate proposals. Proposals should address the criteria in order to be considered for funding.

PUBLIC SERVICE PROJECTS

Proposals must address the following:

Plan Consistency

To be considered for funding as a Public Service Project, the proposal must be contained in the Consolidated Plan.

Benefit

To be considered for funding as a Public Service Project, the proposal must demonstrate that:

- 51% of the persons directly benefiting are from low-to-moderate income households, or
- 51% of the persons residing in the area being served are low-to-moderate income

Project Type

To be considered for funding as a Public Service Project, the proposal must demonstrate that:

- the project is a new project, or
- the project is a quantifiable increase in a service already being provided

Leveraging

To be considered for funding as a Public Service Project, the proposal must demonstrate

- leveraging of funds
- CDBG is not the sole source of funding
- the ability to cover the cost of implementing the plan

Measurable Outcomes

Proposals shall list the measurable qualitative outcome that will result from the use of funds.

HOUSING PROJECTS

Proposals must be either a Single Family Project or a Multi-Family Project.

Single Family Project

To be considered for funding as a Single Family Project, the proposal must be one of the following:

- acquisition/rehabilitation
- demolition
- new construction

Multi-Family Project

To be considered for funding as a Multi-Family Project, the proposal must be one of the following:

- acquisition/rehabilitation of two or more unit dwellings
- need to be structures that were built as multi-family dwellings
- construction of two or more adjoining units, but not more than 8 units

Proposals must also address the following:

Plan Consistency

To be considered for funding as a Housing Project, the proposal must be contained in the Consolidated Plan.

Benefit

To be considered for funding as a Housing Project, the proposal must benefit:

- 100% low-to-moderate income households for single family projects
- 51% low-to-moderate income households for multi-family projects

Leveraging

To be considered for funding as a Housing Project, the proposal must demonstrate:

- leveraging of funds (private, bank, HOME, HRCI, etc.)
- CDBG is not the sole source of funding
- the ability to cover the cost of implementing the plan

Location

To be considered for funding as a Housing Project, the proposal must be located within the City's Reinvestment Neighborhood.

Emphasis will be placed on proposals that address activities in local Neighborhood Strategies.

PUBLIC IMPROVEMENT PROJECTS

Proposals must address the following:

Plan Consistency

To be considered for funding as a Public Improvement Project, the proposal must be contained in the Consolidated Plan.

Benefit

To be considered for funding as a Public Improvement Project, the proposal must benefit:

- > 51% low-to-moderate income households, or
- > eliminate slums or blight

Leveraging

To be considered for funding as a Public Improvement Project, the proposal must demonstrate:

- > leveraging of funds
- > CDBG is not the sole source of funding
- > the ability to cover the cost of implementing the plan

Location

To be considered for funding as a Public Improvement Project, the proposal must be located within the City's reinvestment Neighborhood.

Emphasis will be placed on proposals that address activities in local Neighborhood Strategies.

FACILITY PROJECTS

Funds received (over \$1,000) for the improvement or construction of facilities shall be secured by a property title lien until the property is sold or leased to a for-profit entity or a non-CDBG eligible not-for-profit entity.

Proposals must address the following:

Plan Consistency

To be considered for funding as a Facility Project, the proposal must be contained in the Consolidated Plan.

Benefit

To be considered for funding as a Facility Project:

- > the Agency must serve 51% low-to-moderate income persons, or
- > the Project must eliminate slums or blight

Leveraging

To be considered for funding as a Facility Project, the proposal must demonstrate:

- leveraging of funds
- CDBG is not the sole source of funding
- the ability to cover the cost of implementing the plan

Need

To be considered for funding as a Facility Project, the proposal must demonstrate the following:

- the Project will enhance the services provided by the applicant
- effect or relationship of the project to programming
- the Project is necessary to address conditions detrimental to public health and safety

Location

Emphasis will be placed on proposals that address activities in local Neighborhood Strategies.

ECONOMIC DEVELOPMENT PROJECTS

Proposals must address the following:

Plan Consistency

To be considered for funding as an Economic Development Project, the proposal must be contained in the Consolidated Plan.

Benefit

To be considered for funding as an Economic Development Project, the proposal must benefit:

- 51% low-to-moderate income persons through job creation or retention activities, or
- eliminate slums or blight

Leveraging

To be considered for funding as an Economic Development Project, the proposal must demonstrate:

- leveraging of funds
- CDBG is not the sole source of funding
- the ability to cover the cost of implementing the plan

Need

To be considered for funding as an Economic Development Project, the proposal must demonstrate the following:

- the Project will enhance the area in which the Project is located
- the Project is necessary to address conditions detrimental to public health and safety

Measurable Outcomes

Proposals shall list the measurable qualitative outcomes that will result from the use of funds.

PLANNING / MANAGEMENT PROJECTS

Proposals must address the following:

Plan Consistency

To be considered for funding as a Planning/Management Project, the proposal must be contained in the Consolidated Plan.

Benefit

To be considered for funding as a Planning/Management Project, the proposal must demonstrate the impact the project will have on the community.

Leveraging

To be considered for funding as a Planning/Management Project, the proposal must demonstrate:

- leveraging of funds
- CDBG is not the sole source of funding
- the ability to cover the cost of implementing the plan

Need

To be considered for funding as a Planning/Management Project, the proposal must demonstrate the following:

- the Project will enhance the area in which the Project is located
- the Project will enhance or relate to the Agency's long term programming

IV. FUNDING ALLOCATION FOR 2017

(based on the following allocation)
2017 Entitlement Allocation (Estimated) \$942,787

The categorical percentages established for the CDBG Program for 2017 are listed below:

<u>Program Category</u>	<u>Percentage of Total Program</u>
Public Service	15%
Planning/Management	20%
Housing, Neighborhood Improvement/Economic Development	65%

If there is a reduction in CDBG funds received for the year 2017, reductions will be made across the board. If there is an increase of \$25,000 or less in CDBG funds received for the year 2017, funds will be distributed proportionally to those that were allocated funding, except for those that were fully funded, up to the requested amount. If the increase is more than \$25,000, funds will be allocated to a Street Resurfacing Fund.

Priority

Priority will be given to proposals that address the following:

- Decent Affordable Housing
- Create Suitable Living Environments for Low-to Moderate Income Persons
- Create Economic Opportunity

V. REPROGRAMMING OF FUNDS

All funds available for reprogramming during the 2017 program year are designated to be reprogrammed by the CDBG Committee as determined by the CDBG Committee.

VI. TIMELINESS

All projects funded must be initiated within 12 months of receipt of funds. Agencies requesting extensions shall demonstrate an urgent or critical reason for the extension. Extensions shall not exceed six months.

VII. FUNDING REQUESTS

Requests for funding will be allowed once per year during the acceptance of applications. The CDBG Committee will not entertain any special requests, whether they are an emergency or not, at any other time throughout the year. Multi-year funding requests may be considered.

VIII. INELIGIBLE ACTIVITIES

- Government buildings, except to remove architectural barriers
- General government expenses, except administration of CDBG program/comprehensive planning
- Political activities
- Income payments
- Motor vehicles

IX. LIENS

Liens will be placed on real property that is improved with the use of CDBG funds. Such liens shall remain until the property is sold by the agency receiving the CDBG funds.

Thursday, September 22, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

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

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Downing, District 16, has been notified. This item will also be reviewed by the Finance Committee before final approval by the Common Council. A Notice announcing this hearing was published in the Kenosha News on August 25th and September 2, 2016. This Notice was also sent to the other local government units as required by Wisconsin Statutes 66.1105.

LOCATION AND ANALYSIS:

Site: The area generally bounded by CTH "S" on the north, the Kilbourn Road Ditch on the east, 38th Street on the south and 120th Avenue Frontage Road and I-94 on the west.

1. 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) #16 (Amazon) to assist a new TID #19 (Chrysler). The transfer is because the proposed development of TID #19 will not generate enough positive tax increments to pay for its project costs and debt service.
2. Per Section 66.1105(6)(f)1.a., TID #16 and TID #19 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 #16 has satisfied all of its current year debt service and project cost obligations.
4. Per Section 66.1105(6)(f)2.b., TID #19 is being created upon findings that not less than 50%, by area, of the real property within the district was blighted.
5. No tax increments may be allocated later than January 1, 2033 which is the dissolution date for TID #16.
6. The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #16 to TID #19, or change in the TID #16 boundaries.

RECOMMENDATION:

A recommendation is made to approve the attached Resolution to Adopt the Project Plan Amendment for TID #16.



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 #16, 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 September 22, 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 #16, 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 #16 to proposed TID #19, 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 #16, 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 #16, 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 #16

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) #16 to proposed TID #19.

The purpose of the Project Plan Amendment is to assist proposed TID #19 because the proposed development of TID #19 will not generate enough positive tax increments to pay for the project costs and debt service.

Per Section 66.1105(6)(f)1.a., TID #16 and TID #19 have the same overlying taxing jurisdictions.

Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #16 has satisfied all of its current year debt service and project cost obligations.

Per Section 66.1105(6)(f)2.b., TID #19 is being created upon a finding that not less than fifty (50%) percent, by area, of the real property within the district was blighted.

No tax increments may be allocated later than January 1, 2033 which is the dissolution date for TID #16.

The Project Plan Amendment does not involve any increase in project costs (other than the allocation of positive tax increments generated by TID #16 to TID #19) or change in the TID #16 boundaries.



Project Plan Amendment for Tax Incremental District #16

For Consideration by the Common Council on October 17, 2016

Table of Contents

Goals of the Kenosha TID Program – <i>no changes</i>	1
Resolution to Adopt a Project Plan Amendment for TID #16 (City Plan)	2
Resolution to Adopt a Project Plan Amendment for TID #16 (Council)	4
Resolution to Approve the Project Plan Amendment for TID #16 (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 – <i>no changes except with respect to allocation of tax increments to proposed TID #19</i>	7
Description of the Methods of Financing, All Estimated Project Costs, Timing of Costs and Monetary Obligations - <i>no changes except with respect to allocation of tax increments to proposed TID #19</i>	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 <i>No changes to TID #16 Maps</i>	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 #16, 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 September 22, 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 #16, 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 #16 to proposed TID #19, 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 #16, 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 #16, 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 #16

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) #16 to proposed TID #19.

The purpose of the Project Plan Amendment is to assist proposed TID #19 because the proposed development of TID #19 will not generate enough positive tax increments to pay for the project costs and debt service.

Per Section 66.1105(6)(f)1.a., TID #16 and TID #19 have the same overlying taxing jurisdictions.

Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #16 has satisfied all of its current year debt service and project cost obligations.

Per Section 66.1105(6)(f)2.b., TID #19 is being was created upon a finding that not less than fifty (50%) percent, by area, of the real property within the district was blighted.

No tax increments may be allocated later than January 1, 2033 which is the dissolution date for TID #16

The Project Plan Amendment does not involve any increase in project costs (other than the allocation of positive tax increments generated by TID #16 to TID #19) or change in the TID #16 boundaries.

RESOLUTION NO. _____

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT FOR
TAX INCREMENTAL DISTRICT #16, 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; and,

WHEREAS, the City Plan Commission, on September 22, 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 Tax Incremental District #16, 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 #16 to proposed TID #19, 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 #16, 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; and

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 #16, 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 #16, 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 #16

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) #16 to proposed TID #19.

The purpose of the Project Plan Amendment is to assist proposed TID #19 because the proposed development of TID #19 will not generate enough positive tax increments to pay for the project costs and debt service.

Per Section 66.1105(6)(f)1.a., TID #16 and TID #19 have the same overlying taxing jurisdictions.

Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #16 has satisfied all of its current year debt service and project cost obligations.

Per Section 66.1105(6)(f)2.b., TID #19 is being created upon a finding that not less than fifty (50%) percent, by area, of the real property within the district was blighted.

No tax increments may be allocated later than January 1, 2033 which is the dissolution date for TID #16

The Project Plan Amendment does not involve any increase in project costs (other than the allocation of positive tax increments generated by TID #16 to TID #19) or change in the TID #16 boundaries.

RESOLUTION NO. 16-4

BY: THE CITY OF KENOSHA STANDING JOINT REVIEW BOARD

**TO APPROVE THE PROJECT PLAN AMENDMENT FOR
TAX INCREMENTAL DISTRICT #16, 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 #16 to allocate positive tax increments generated by TID #16 to TID #19 pursuant to Section 66.1105(6)(f), Wisconsin Statutes; and

WHEREAS, the Standing Joint Review Board was convened under the authority of Section 66.1105(3)(g), 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 Standing Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the City of Kenosha, Wisconsin Standing Joint Review Board, that it approves Resolution # _____ adopted on October 17, 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 TID #16 and TID #19 (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 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 #19 would not occur without the allocation of positive tax increments generated by TID #16 to TID #19, 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
(2014 AMENDMENT)**

The combined Development Grant costs approved in the TID #16 creation and first Project Plan Amendment include site preparation, mass grading, roadway, storm water and utility improvements, building and parking lot construction and equipment purchases and shall be located on non-wetlands or existing wetlands that will be converted to non-wetlands in compliance with State law and Wisconsin Department of Natural Resources approval. See attached maps for location of all improvements. The Development Grant cannot be provided to the developer until a Development Grant Agreement per Wisconsin Statute 566.1105(2)(f)2.d. is executed.

Costs of Issuance includes all City administrative, legal and related costs with creating the district and the first Project Plan Amendment, issuing the G.O. Promissory Notes, preparation of the Development Grant Agreements and any other activities associated with the district.

The second Project Plan Amendment does not involve any increase in project costs other than the allocation of positive tax increments generated by TID #16 to TID #19. The amounts of the annual transfers to TID #19 are shown on the proposed Cash Flow Schedule on page 10.

Description of Project Costs	2013	2014	2015	Total
Development Grant	\$17,000,000	\$5,010,000	\$0	\$22,010,000
Capitalized Interest	\$873,900	\$402,720	\$0	\$1,276,620
Cost of Issuance	\$326,100	\$107,280	\$0	\$433,380
Total	\$18,200,000	\$5,520,000	\$0	\$23,720,000

Costs to be Recovered by TID	2016	2017	2018	Total
Project Costs	--	--	--	\$23,720,000
Financing Costs	--	--	--	\$4,987,888
Total	--	--	--	\$28,707,888

City of Kenosha, WI

\$18,200,000.00 Taxable G.O. Promissory Notes - Dated 11/15/13

TID No. 16

Final Sales Results

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/15/2013	-	-	-	-	-
09/01/2014	-	-	388,351.85	388,351.85	388,351.85
03/01/2015	-	-	244,417.25	244,417.25	-
09/01/2015	-	-	244,417.25	244,417.25	488,834.50
03/01/2016	-	-	244,417.25	244,417.25	-
09/01/2016	1,450,000.00	1.124%	244,417.25	1,694,417.25	1,938,834.50
03/01/2017	-	-	236,268.25	236,268.25	-
09/01/2017	2,325,000.00	1.596%	236,268.25	2,561,268.25	2,797,536.50
03/01/2018	-	-	217,714.75	217,714.75	-
09/01/2018	2,375,000.00	1.916%	217,714.75	2,592,714.75	1,810,429.50
03/01/2019	-	-	194,606.00	194,606.00	-
09/01/2019	2,425,000.00	2.398%	194,606.00	2,619,606.00	2,814,212.00
03/01/2020	-	-	165,530.25	165,530.25	-
09/01/2020	2,275,000.00	2.798%	165,530.25	2,440,530.25	2,656,060.50
03/01/2021	-	-	133,703.00	133,703.00	-
09/01/2021	2,350,000.00	3.296%	133,703.00	2,483,703.00	2,617,406.00
03/01/2022	-	-	94,975.00	94,975.00	-
09/01/2022	2,450,000.00	3.646%	94,975.00	2,544,975.00	2,639,930.00
03/01/2023	-	-	50,311.50	50,311.50	-
09/01/2023	2,550,000.00	3.946%	50,311.50	2,600,311.50	2,650,623.00
Total	\$18,200,000.00	-	\$1,551,238.35	\$11,751,238.35	-

Yield Statistics

Bond Year Dollars	\$118,608.89
Average Life	6.517 Years
Average Coupon	2.9949175%
Net Interest Cost (NIC)	3.7097412%
True Interest Cost (TIC)	3.2089769%
Bond Yield for Arbitrage Purposes	2.9686276%
All Inclusive Cost (AIC)	3.2483304%
IRS Form 8038	
Net Interest Cost	2.9949175%
Weighted Average Maturity	6.517 Years

2013 - \$18.2M Taxable Non-SINGLE PURPOSE | 11/14/2013 | 12:54 PM

Piper Jaffray & Co.
Wisconsin Public Finance

Page 2

City of Kenosha, WI

\$5,520,000.00 Taxable G.O. Promissory Notes - Dated 04/01/14

TID No. 16 - Phase II

Preliminary Estimate

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
09/01/2014	-	-	97,750.00	97,750.00
09/01/2015	-	-	234,600.00	234,600.00
09/01/2016	600,000.00	4.250%	234,600.00	834,600.00
09/01/2017	625,000.00	4.250%	209,100.00	834,100.00
09/01/2018	650,000.00	4.250%	182,537.50	832,537.50
09/01/2019	675,000.00	4.250%	154,912.50	829,912.50
09/01/2020	700,000.00	4.250%	126,225.00	826,225.00
09/01/2021	725,000.00	4.250%	96,475.00	821,475.00
09/01/2022	750,000.00	4.250%	65,662.50	815,662.50
09/01/2023	795,000.00	4.250%	33,787.50	828,787.50
Total	\$5,520,000.00	-	\$1,435,650.00	\$6,955,650.00

Yield Statistics

Bond Year Dollars	\$33,780.00
Average Life	6.120 Years
Average Coupon	4.2500000%
Net Interest Cost (NIC)	4.4787744%
True Interest Cost (TIC)	4.5195423%
Bond Yield for Arbitrage Purposes	4.2505817%
All Inclusive Cost (AIC)	4.6251052%
IRS Form 8038	
Net Interest Cost	4.2500000%
Weighted Average Maturity	6.120 Years

2013 - \$5.6M Taxable Bond | SINGLE PURPOSE | 12/12/2013 | 8:47 AM

Piper Jaffray & Co.
Wisconsin Public Finance

City of Kenosha
Cash Flow Projections - TID No. 16 - Amazon
 Creation Date 01/01/13 - Expenditure Period 01/01/28
 Dissolution Date 01/01/33
 Dissolution Date With Extension 01/01/36
 Transfers Allowed

Includes Transfers to TID No. 19 - For 08/04/16 Board of Review Meeting - As Updated 08/09/16

Date Prepared: 08/09/16

Change Takes Place During Year	Taxable Incremental Value		Tax Rate	Tax Increment Collections	Other Revenues and Adjustments	Exempt Computer Aid	Total All Revenues and Adjustments	Less:		Transfer To Chrysler TID	Fund Balance 12/31	For Collection Year
	Value as of 01/01	Incremental Value						\$18,200,000 Taxable C.O. Notes 11/15/13	\$5,300,000 Taxable C.O. Notes 04/21/14			
2011				0	872,535 (M)		872,535	0			872,535 (M)	2013
2012				0	193,831 (M)	0 (M)	193,831	(348,352)	(47,540)		630,474 (M)	2014
2013	16,315,100 (M)	16,315,100 (M)	29.017 (M)	473,413 (M)	370 (M)	0 (M)	473,783	(488,834)	(131,650)		483,773 (M)	2015
2014	123,732,000 (M)	140,067,100 (M)	28.663 (M)	4,014,754 (M)			4,014,754	(1,918,835)	(736,650)		1,803,042 (M)	2016
2015	77,912,900 (M)	218,000,000 (M)	28.283 (M)	6,165,694 (M)			6,165,694	(2,757,336)	(750,400)	0	4,420,800 (M)	2017
2016	(9,000,000)	209,000,000	27.759	5,801,631			5,801,631	(5,360,430) (M)	(1,467,900) (M)		7,659,512	2018
2017	(9,000,000)	200,000,000	27.144	5,428,800			5,428,800	(5,160,389) (M)	(729,275) (M)		518,669	2019
2018	(9,000,000)	191,000,000	26.987	5,154,517			5,154,517	(2,416,111) (M)	(1,439,650) (M)		1,252,509	2020
2019	(9,000,000)	182,000,000	26.531	4,828,642			4,828,642	(2,416,111) (M)	(676,779) (M)		0	2021
2020	(9,000,000)	173,000,000	25.014	4,327,422			4,327,422	(2,427,456)	(4,327,422)		0	2022
2021	(9,000,000)	164,000,000	24.814	4,069,496			4,069,496		(4,069,496)		0	2023
2022	(9,000,000)	155,000,000	24.707	3,829,585			3,829,585		(3,829,585)		0	2024
2023	(9,000,000)	146,000,000	24.234	3,538,164			3,538,164		(3,538,164)		0	2025
2024	0	146,000,000	23.791	3,473,486			3,473,486		(3,473,486)		0	2026
2025	0	146,000,000	23.791	3,473,486			3,473,486		(3,473,486)		0	2027
2026	0	146,000,000	23.791	3,473,486			3,473,486		(3,473,486)		0	2028
2027	0	146,000,000	23.791	3,473,486			3,473,486		(3,473,486)		0	2029
2028	0	146,000,000	23.791	3,473,486			3,473,486		(3,473,486)		0	2030
TOTAL				55,737,832	1,066,736	0	56,804,568	(20,981,143)	(6,019,328)	(29,804,096)		

- (M) Annual
- (N) Adjust capitalized interest on Taxable C.O. Notes (net of 11/01/13) to agree with City's Audit Report. This is reflected in Contribution to Debt Service Fund on Schedule I.
- (O) Capitalized interest of \$194,581 on Taxable C.O. Notes dated 04/21/14. (Reflected in Contribution to Debt Service Fund on Schedule I) less \$1,130 to adjust to City's Audit Report -- \$193,451
- (P) Includes total debt service due in 2018 of \$2,870,000 and refunding of 09/01/23 principal payment of \$2,300,000 on 09/01/18 call date.
- (Q) Estimated
- (R) Includes total debt service due in 2019 of \$2,814,312 and refunding of 09/01/23 principal payment of \$2,160,000 on 09/01/18 call date, reduced by the interest payment of \$100,000 on the 09/01/23 maturity refunded on 09/01/18.
- (S) Includes total debt service due in 2020 of \$2,698,061, reduced by the interest payment of \$188,950 on the 09/01/23 maturity refunded on 09/01/18.
- (T) Includes total debt service due in 2018 of \$2,767,900 and refunding of 09/01/23 principal payment of \$2,000,000 on 09/01/18 call date.
- (U) Includes total debt service due in 2019 of \$2,755,373, reduced by the interest payment of \$26,000 on the 09/01/23 maturity refunded on 09/01/18.
- (V) Includes total debt service due in 2020 of \$2,644,250 and refunding of 09/01/23 principal payment of \$200,000 on 09/01/20 call date, reduced by the interest payment of \$26,000 on the 09/01/23 maturity refunded on 09/01/18.
- (W) Includes total debt service due in 2021 of \$2,623,013, reduced by the interest payment of \$16,750 on the 09/01/23 maturity refunded on 09/01/20.
- (X) Represents Urban Renewal Fee \$150 plus \$300 to replace on City's Audit Report

Base Value 01/01/13 of \$363,300 plus \$465,000 Phase II = \$1,333,000

**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.



Edward R. Antaramian
City Attorney

August 16, 2016

Honorable Mayor
and Common Council
City of Kenosha
Kenosha, Wisconsin 53140

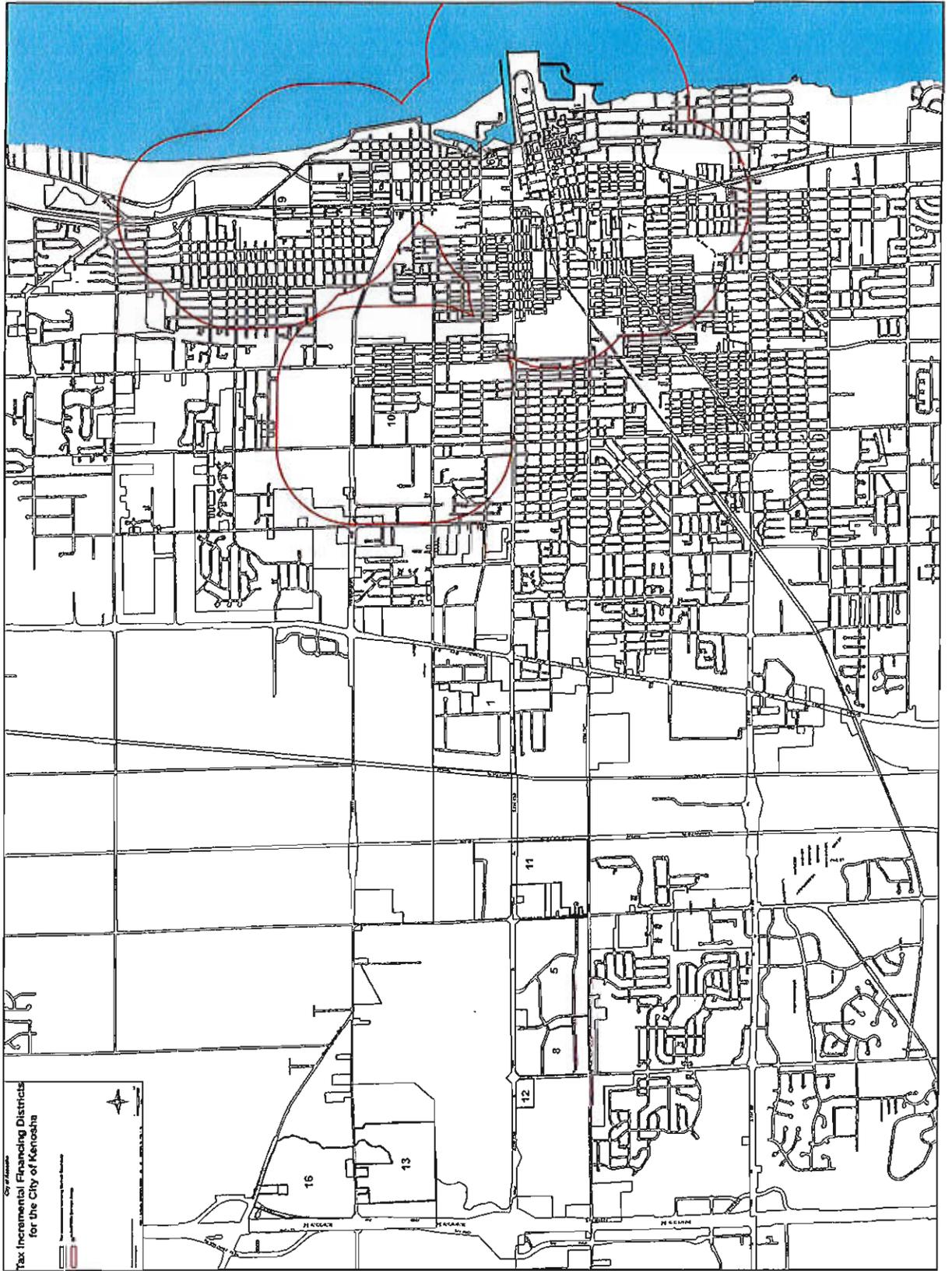
Re: Project Plan Third Amendment for Tax Incremental
District Number 16 [TIF District No. 16]

Dear Mayor and Members of the Common Council:

I have reviewed the above and conclude that it is complete and complies with Section 66.1105(4)(f), Wisconsin Statutes.

Respectfully submitted,

Edward R. Antaramian
City Attorney





Thursday, September 22, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Blighted Area Finding for Tax Incremental District #19, City of Kenosha, Wisconsin, in accordance with Section 66.1105 Wisconsin Statutes. (Chrysler) (Districts 3, 7 and 11) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderpersons Michalski, Juliana and Gordon, Districts 3,7 and 11, have been notified. A Notice (as required by Wisconsin Statute 66.1105) announcing this hearing was mailed to the owner(s) of these properties that were identified as blighted.

LOCATION AND ANALYSIS:

Site: 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. Wisconsin Statute 66.1105 requires that the Resolution to create a Tax Incremental District (TID) contain a finding that not less than 50%, by area, of the real property located in such district is either a blighted area, in need of rehabilitation or conservation work, or suitable for industrial use.
2. Based on the current condition of the following properties, a finding is made by the Department of Community Development and Inspections that over 50%, by area, of the real property in TID #19 should be designated as a "blighted area" in accordance with Wisconsin Statute 66.1105.

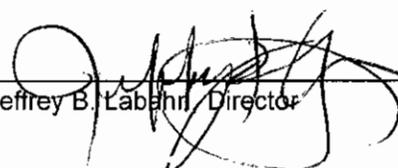
01-122-01-126-003	6013 28th Avenue
01-122-01-126-009	0 28th Avenue
09-222-36-309-001	5510 30th Avenue
09-222-36-310-010	5410 30th Avenue
09-222-36-376-001	5710 30th Avenue
09-222-36-383-018	0 30th Avenue
09-222-36-430-001	5555 30th Avenue
09-222-36-479-015	5513 25th Avenue
09-222-36-485-001	5701 24th Avenue
09-222-36-486-003	2311 56th Street
09-222-36-486-017	2303 56th Street
09-222-36-486-018	2319 56th Street

3. This finding is based on the definition of a "blighted area" found in Section 66.1105(2)(ae)1.b. of the Wisconsin Statutes as: *"An area which is predominantly open....or that consists of land upon which buildings or structures have been demolished and which because of obsolete platting,.... deterioration of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community"*.

RECOMMENDATION:

A recommendation is made that the City Plan Commission find that not less than 50%, by area, of the real property within the proposed TID #19 is a "blighted area".


Zohrab Khaligian, Community Dev Specialist
/u2/acc/cv/kays/1CPC/2016/SEP22/5Staff-TID19-Blight.doc


Jeffrey B. Labahn, Director



August 24, 2016

Mayor John M. Antaramian
City of Kenosha
625 52nd Street - Room 300
Kenosha, WI 53140

Dear Mayor Antaramian:

RE: Blighted Property - Proposed Tax Incremental District #19

The City of Kenosha is proposing a Project Plan for and Creation of Tax Incremental District (TID) #19. The proposed TID #19 is to eliminate the blighting influence of the former Chrysler Engine Plant. Project Costs will be for environmental remediation, public infrastructure and stormwater management improvements, development grants/incentives for new development, and public administrative, legal and other costs.

Enclosed is the Public Notice announcing the public hearing scheduled for the City Plan Commission meeting on Thursday, September 22, 2016 to review the proposed Project Plan and Creation. The Notice will be published in the Kenosha News on August 26 and September 2, 2016.

The following properties, which list you as the owner, have been identified as blighted in the proposed plan:

- 6013 28th Avenue #01-122-01-126-003
- 0000 28th Avenue #01-122-01-126-009
- 5510 30th Avenue #09-222-36-309-001
- 5410 30th Avenue #09-222-36-310-010
- 5710 30th Avenue #09-222-36-376-001
- 0000 30th Avenue #09-222-36-383-018
- 5555 30th Avenue #09-222-36-430-001
- 5513 25th Avenue #09-222-36-479-015
- 5701 24th Avenue #09-222-36-485-001
- 2311 56th Street #09-222-36-486-003
- 2303 56th Street #09-222-36-486-017
- 2319 56th Street #09-222-36-486-018

In accordance with Wisconsin Statute 66.1105(4)(c), all owners of blighted property must be notified of the blight finding and must receive a copy of the public hearing notice. Please contact me at 262.653.4041 or via email at zkhaligian@kenosha.org if you have any questions.

Sincerely,

A. Zohrab Khaligian
Community Development Specialist

AZK:kas
Enclosure

**PUBLIC HEARING FOR CREATION OF TAX INCREMENTAL DISTRICT #19
IN ACCORDANCE WITH WISCONSIN STATUTE 66.1105(4)(e)**

The City Plan Commission will hold a public hearing on the proposed Project Plan for and Creation of Tax Incremental District (TID) #19 and the proposed boundaries of the TID on Thursday, September 22, 2016 at 5:00pm in Room 202 of the City of Kenosha Municipal Building located at 625 52nd Street, Kenosha, WI.

The purpose of the TID is to eliminate the blighting influence of the former Chrysler Engine Plant. Project costs include environmental remediation, public infrastructure and stormwater management improvements, development grants/incentives for new development and public administrative, legal and other costs. The total estimated project costs are \$26,025,000, of which \$10,000,000 will be in the form of Cash Development Grants/Incentives. The estimated assessment increase of the new development is \$36,250,000.

All interested parties are encouraged to attend. The proposed Project Plan will be on display at this meeting and is available upon request from the Department of Community Development & Inspections, Room 308, 625 52nd Street, between 8:00am and 4:30pm.

The proposed boundaries for Tax Incremental District (TID) #19 are roughly 52nd Street on the north, 23rd Avenue on the east, 60th Street on the south and 30th Avenue on the west and are more specifically described as follows:

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 30th Avenue and the westerly extension of the north line of 52nd Street; thence southerly along the west line of 30th 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 30th Avenue, 7 feet, more or less; thence southerly along the west line of 30th 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 30th Avenue, 9 feet, more or less; thence southerly along the west line of 30th 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 55th 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 56th 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 58th Street; thence southerly 50 feet, more or less, to the south line of 58th 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 60th Street; thence easterly along the north line of 60th Street 677 feet, more or less, to the northeast corner of Lot 1 in Block 2 in *Pennefeather'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 60th Street and the west line of 28th Avenue; thence southerly along the west line of 28th 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 *Pennefeather'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 *Pennefeather's Western Addition to the City of Kenosha*; thence northerly 77.3 feet, more or less, to a point of the south line of 60th Street which is 19 feet east of the northwest corner of said Lot 3; thence easterly along the south line of 60th 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 58th Street, which was vacated by City of Kenosha Resolution 65-01 on August 6, 2001; thence easterly along the centerline of said vacated 58th Street 123 feet, more or less, to the west line of 23rd 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 23rd 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 23rd Avenue and the south line of 56th Street; thence westerly along the north line of 56th 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 56th Street and the east line of 24th Avenue; thence northerly along the east line of 24th 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 55th Street; thence westerly along the north line of 55th 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 54th 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 54th 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 53rd 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 53rd 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 53rd 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 53rd Street and the west line of 26th Avenue; thence northerly along the west line of 26th Avenue and its northerly extension 383 feet, more or less, to the north line of 52nd Street; thence westerly along the north line of 52nd 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.

Publish: August 26 & September 2, 2016

Proposed Tax Incremental District #19 for the City of Kenosha



Property Condition Map:

- Proposed TID #19
- XXXXX Blighted
- Not Blighted





**CITY PLAN COMMISSION
Staff Report - Item 6**

**Thursday, September 22, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140**

Resolution by the Mayor - To Create Tax Incremental District #19, City of Kenosha, Wisconsin, under Section 66.1105(4)(gm), Wisconsin Statutes. (Chrysler) (Districts 3, 7 and 11) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderspersons Michalski, Juliana and Gordon, Districts 3,7 and 11, have been notified. A Notice announcing this hearing was published in the Kenosha News on August 26th and September 2, 2016. The Notice was sent to other local government units as required by Wisconsin Statute 66.1105.

LOCATION AND ANALYSIS:

Site: 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. The preliminary designation of the boundaries of Tax Incremental District (TID) #19 was completed at the City Plan Commission meeting held Thursday, August 18, 2016.
2. The final designation of the project boundaries and approval to create TID #19 details are contained in the attached Resolution.
3. There are no changes to the boundaries or creation resolution.

RECOMMENDATION:

A recommendation is made to approve the attached Resolution designating the TID #19 boundaries and Creation of TID #19.

Zohrab Khaligian, Community Dev Specialist
/u2/acct/op/ckays/1CPC/2016/SEP22/6Staff-TID19-ResCreate.doc

Jeffrey B. Labahn, Director

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; and,
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

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 30th Avenue and the westerly extension of the north line of 52nd Street; thence southerly along the west line of 30th 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 30th Avenue, 7 feet, more or less; thence southerly along the west line of 30th 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 30th Avenue, 9 feet, more or less; thence southerly along the west line of 30th 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 55th Street; thence southwest 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 56th 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 58th Street; thence southerly 50 feet, more or less, to the south line of 58th 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 60th Street; thence easterly along the north line of 60th Street 776 feet, more or less, to the northeast corner of Lot 11 in Block 1 in *Pennefeather's Western Addition to the City of Kenosha*, a subdivision of record and on file in the Kenosha County Register of Deeds Office; thence southerly along the east line of said Lot 11 and its southerly extension 134.3 feet, more or less, to the centerline of a vacated right-of-way laid out and platted as Amy Street in said *Pennefeather's Western Addition to the City of Kenosha*, which was vacated by City of Kenosha Resolution 177-66 on October 3, 1966; thence westerly along the centerline of said vacated right-of-way and its westerly extension 99 feet, more or less, to the west line of 28th Avenue; thence southerly along the west line of 28th Avenue 308 feet, more or less, to the north line of the Union-Pacific Railroad right-of-way, which is also the south line of said *Pennefeather'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 *Pennefeather's Western Addition to the City of Kenosha*; thence northerly 77.3 feet, more or less, to a point of the south line of 60th Street which is 19 feet east of the northwest corner of said Lot 3; thence easterly along the south line of 60th 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 58th Street, which was vacated by City of Kenosha Resolution 65-01 on August 6, 2001; thence easterly along the centerline of said vacated 58th Street 123 feet, more or less, to the west line of 23rd 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 23rd 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 23rd Avenue and the south line of 56th Street; thence westerly along the north line of 56th 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 56th Street and the east line of 24th Avenue; thence northerly along the east line of 24th 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 55th Street; thence westerly along the north line of 55th 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 54th 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 54th 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 53rd 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 53rd 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 53rd 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 53rd Street and the west line of 26th Avenue; thence northerly along the west line of 26th Avenue and its northerly extension 383 feet, more or less, to the north line of 52nd Street; thence westerly along the north line of 52nd 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.

Proposed Tax Incremental District #19 for the City of Kenosha



Boundary and Parcel Map:

- Proposed TID #19
- Ⓟ Block Number
- 001 Parcel Number



CITY PLAN COMMISSION
Staff Report - Item 7

Thursday, September 22, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

**Resolution 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. (Chrysler) (Districts 3, 7 and 11)
PUBLIC HEARING**

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderspersons Michalski, Juliana and Gordon, Districts 3,7 and 11, have been notified. A Notice announcing this hearing was published in the Kenosha News on August 26th and September 2, 2016. The Notice was sent to other local government units as required by Wisconsin Statute 66.1105.

LOCATION AND ANALYSIS:

Site: 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. The adoption of the preliminary Tax Incremental District (TID) #19 Project Plan was approved at the City Plan Commission meeting held Thursday, August 18, 2016.
2. The adoption of the final TID #19 Project Plan is contained in the attached Resolution.
3. The TID #19 Project Plan has not changed since the previous meeting.

RECOMMENDATION:

A recommendation is made to approve the attached Resolution for the Adoption of the TID #19 Project Plan.

Zohrab Khaligian, Community Dev Specialist
/u2/acc/cp/ckays/10PC2016/SEP22/7Staff-TID19-ResAdopt.doc

Jeffrey B. Labahn, Director

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



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

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

Proposed Tax Incremental District #19 for the City of Kenosha



Boundary and Parcel Map:

- Proposed TID #19
- Ⓟ 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 30th Avenue and the westerly extension of the north line of 52nd Street; thence southerly along the west line of 30th 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 30th Avenue, 7 feet, more or less; thence southerly along the west line of 30th 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 30th Avenue, 9 feet, more or less; thence southerly along the west line of 30th 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 55th Street; thence southwest 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 56th 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 58th Street; thence southerly 50 feet, more or less, to the south line of 58th 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 60th Street; thence easterly along the north line of 60th Street 677 feet, more or less, to the northeast corner of Lot 1 in Block 2 in *Pennefeather'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 60th Street and the west line of 28th Avenue; thence southerly along the west line of 28th 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 *Pennefeather'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 *Pennefeather's Western Addition to the City of Kenosha*; thence northerly 77.3 feet, more or less, to a point of the south line of 60th Street which is 19 feet east of the northwest corner of said Lot 3; thence easterly along the south line of 60th 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 58th Street, which was vacated by City of Kenosha Resolution 65-01 on August 6, 2001; thence easterly along the centerline of said vacated 58th Street 123 feet, more or less, to the west line of 23rd 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 23rd 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 23rd Avenue and the south line of 56th Street; thence westerly along the north line of 56th 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 56th Street and the east line of 24th Avenue; thence northerly along the east line of 24th 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 55th Street; thence westerly along the north line of 55th 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 54th 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 54th 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 53rd 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 53rd 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 53rd 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 53rd Street and the west line of 26th Avenue; thence northerly along the west line of 26th Avenue and its northerly extension 383 feet, more or less, to the north line of 52nd Street; thence westerly along the north line of 52nd 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. 16-5

**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 Standing Joint Review Board was convened under the authority of Section 66.1105(3)(g), 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 Standing Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the City of Kenosha, Wisconsin Standing Joint Review Board, 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, and Public Infrastructure Improvements, 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.

Description of Project Costs	2017	2018	2019	Total
Environmental Remediation and Public Infrastructure Improvements	\$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
Total	\$5,615,000	\$10,205,000	\$10,205,000	\$26,025,000

Costs to be Recovered by TID	2017	2018	2019	Total
Project Costs	--	--	--	\$26,025,000
Financing Costs	--	--	--	\$6,504,000
Total	--	--	--	\$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	###
Total	\$5,615,000.00	-	\$857,400.00	\$6,472,400.00	-

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	###
Total	\$10,205,000.00	-	\$2,355,800.00	\$12,560,800.00	-

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	###
Total	\$10,205,000.00	-	\$3,117,000.00	\$13,322,000.00	-

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. In addition, the City of Kenosha's Official Map will be amended to shift the proposed 28th Avenue to the proposed 27th Court. 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.



Edward R. Antaramian
City Attorney

August 16, 2016

Honorable Mayor
and Common Council
City of Kenosha
Kenosha, Wisconsin 53140

Re: Project Plan for Tax Incremental
District Number 19 [TIF District No. 19]

Dear Mayor and Members of the Common Council:

I have reviewed the above and conclude that it is complete and complies with Section 66.1105(4)(f), Wisconsin Statutes. This compliance opinion is conditioned upon the actions of the Common Council to approve the relevant amendments to the official map. This opinion also recognizes the need to amend the *Comprehensive Plan for the City of Kenosha; 2035* and to approve the relevant rezoning ordinances.

Respectfully submitted,

Edward R. Antaramian
City Attorney

Proposed Tax Incremental District #19 for the City of Kenosha



Boundary and Parcel Map:

- Proposed TID #19
- Ⓟ Block Number
- 001 Parcel Number

Proposed Tax Incremental District #19 for the City of Kenosha

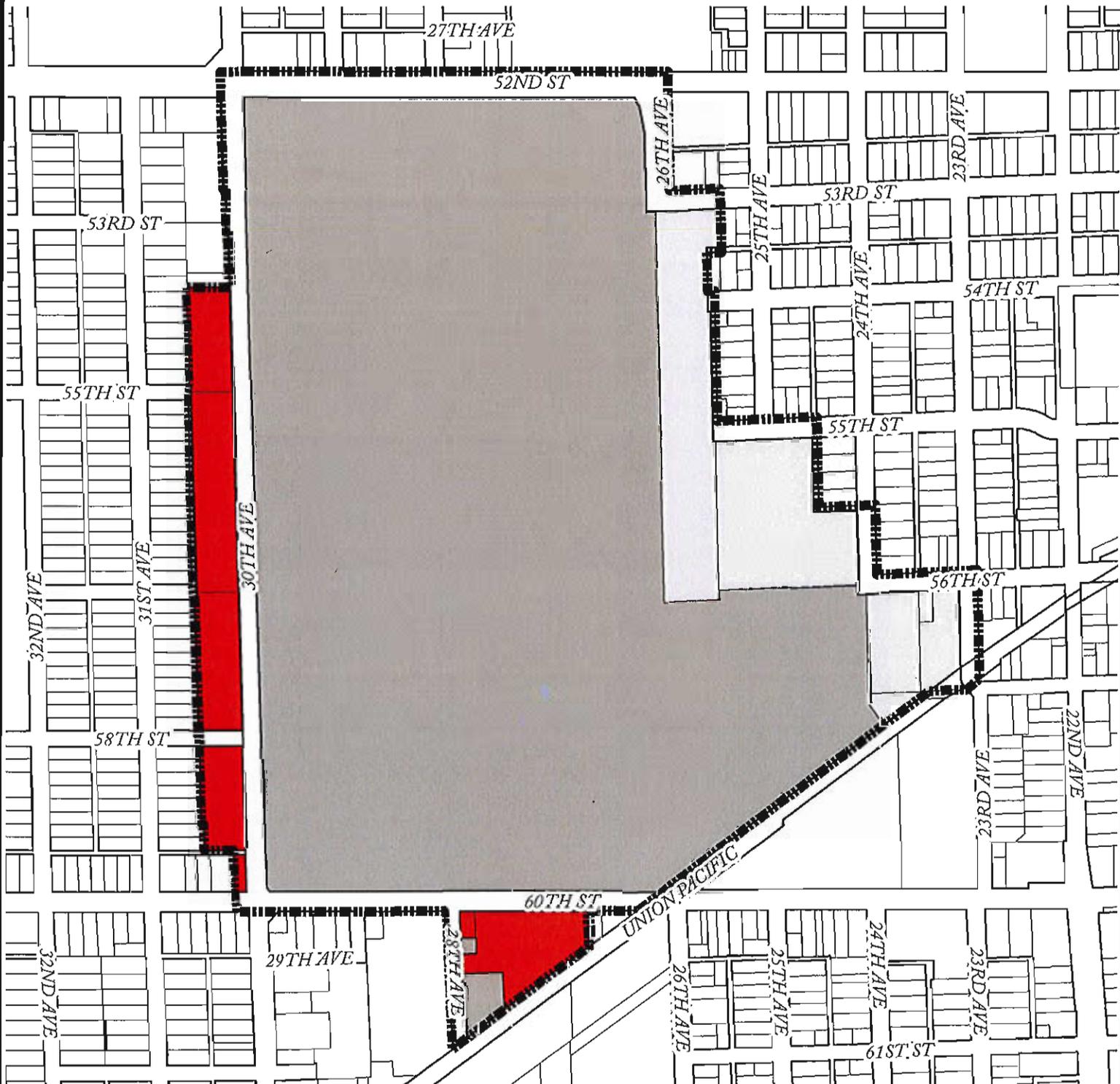


Existing Land Use Map:

- 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



Proposed Tax Incremental District #19 for the City of Kenosha

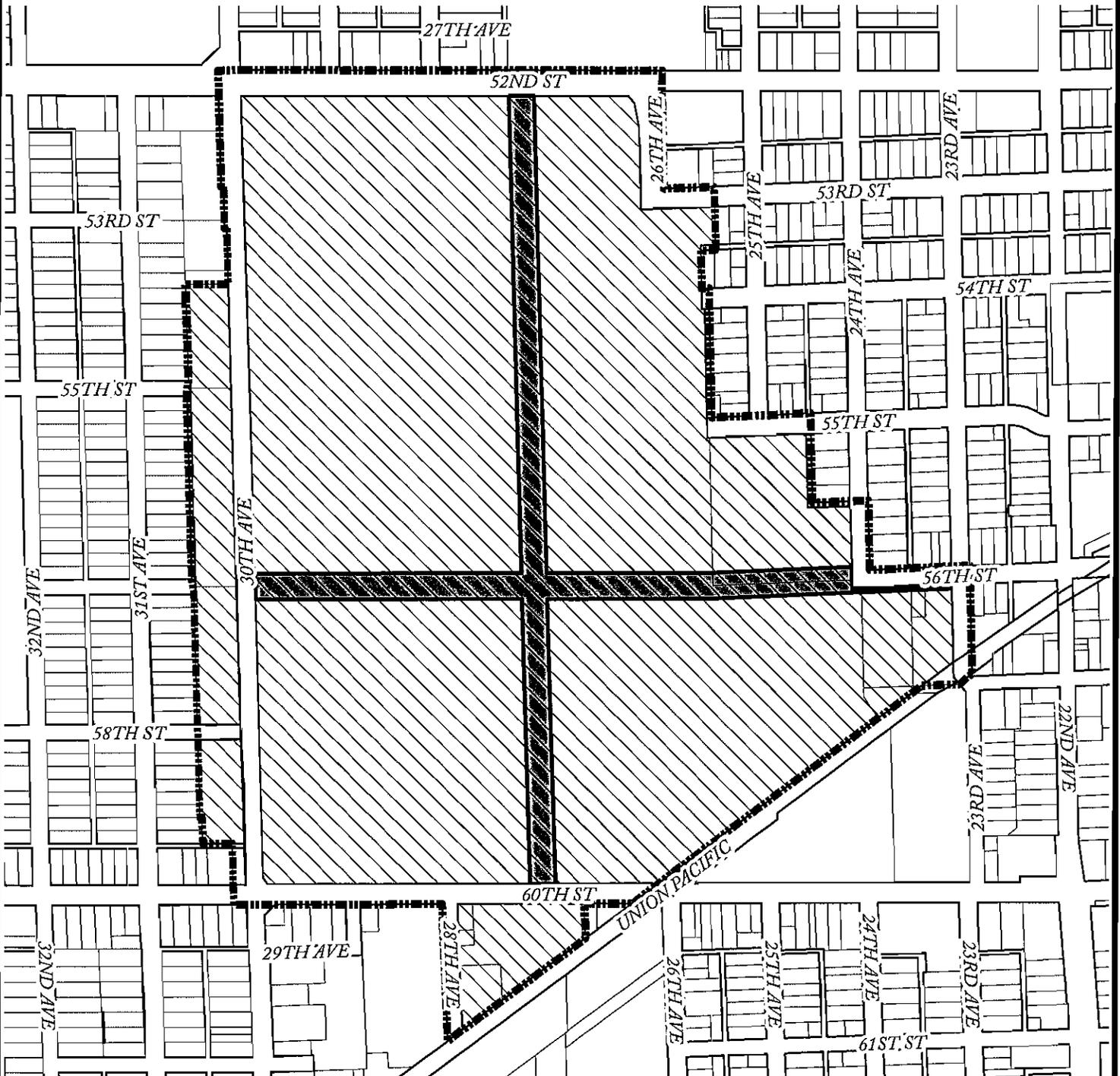


Property Condition Map:

- Proposed TID #19
- XXXX Blighted
- Not Blighted



Proposed Tax Incremental District #19 for the City of Kenosha



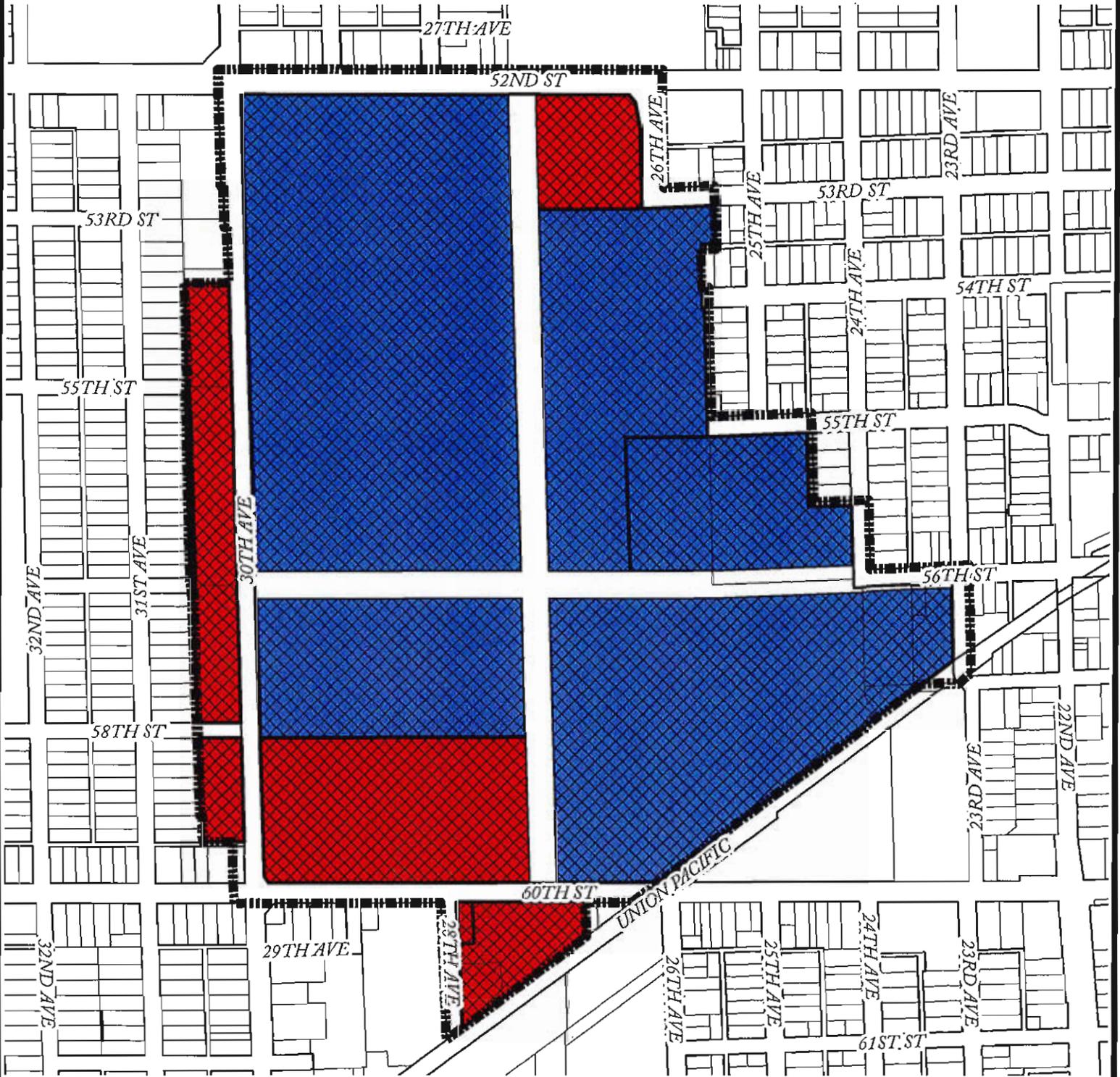
Proposed Improvements:

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

* As the TID is developed, additional public infrastructure improvements may be constructed.



Proposed Tax Incremental District #19 for the City of Kenosha



Proposed Uses:

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



Thursday, September 22, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Conditional Use Permit Amendment for Lowe's Home Improvement Store at 6500 Green Bay Road to allow for an outdoor display area. (Lowe's) (District 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderson Downing, District 16, has been notified. The City Plan Commission is the final review authority.

LOCATION AND ANALYSIS:

Site: 6500 Green Bay Road
Zoned: B-2 Community Business District

1. On July 22, 2004, the City Plan Commission approved a Conditional Use Permit for Lowe's Home Improvement Store. The Conditional Use Permit included a Condition of Approval that indicated "Outdoor display of products is prohibited, except within the Garden Center fence." Since the store opened in 2006, City Staff has had to perform multiple inspections of the site for violations of this Condition of Approval. Letters and emails have been sent to store management and meetings have been held discussing this requirement. Varying levels of compliance have been achieved over this time period.
2. Lowe's applied for a Conditional Use Permit Amendment in 2014 to allow the outdoor display of products. A timeline of meetings is as follows:
 - a. February 6, 2014 - The City Plan Commission unanimously recommended denial of the Amendment requesting to store/display various merchandise across the front of the entire store.
 - b. February 19, 2014 - The Common Council, the final review authority at the time, deferred a vote.
 - c. March 3, 2014 - The Common Council referred the item back to the City Plan Commission.
 - d. March 20, 2014 - The City Plan Commission reviewed a scaled back request from Lowe's to store only plants, tractors and grills along roughly the south half of the store front. The request was again unanimously recommended for denial.
 - e. April 7, 2014 - The Common Council approved the Amendment request by a 10-6 vote. The store has been closer to compliance requirements with the authorized display/storage areas, but still had problems with compliance in 2014.
 - f. June 29, 2016 - City Staff issued Orders to Lowe's to remove all displays and outdoor storage from the site that was displayed outside of the approved boundaries. The unauthorized displays included multiple pallets and bags of product stored along the exterior at the back (west) end of the store as well as a fence display panel mounted to the front of the building, a shed and a play set that were not a part of the amended outdoor display area. The applicant did not remove the fence panel display per the Orders. Lowe's has requested another Amendment to their Conditional Use Permit to allow the fence panel display to remain.
3. Staff opposes the Amendment of the fence panel display. The argument by the applicant in 2014 was that other retailers (Kmart, Shopko, Prairieside True Value) had seasonal displays that were permitted. However, those seasonal display are removed no later than the end of summer. The applicant is asking to have a year-long outdoor display of products. It is also worth noting that two (2) similar scale buildings, Menards and Meijer, have similar Conditions of Approval to the original Lowe's approval

and has not displayed items in front of the store for several years. Meijer has been open approximately 1 1/2 years and has been able to store all of their products within the store or garden center.

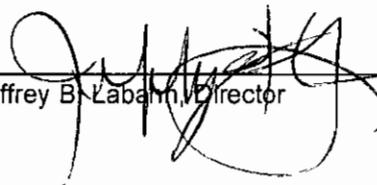
4. If the desire of the City Plan Commission is to allow the fence display panel to remain, Staff recommends that the panel be repositioned to the exterior of the Garden Center fence and removed between Labor Day and mid-March, or repositioned to the interior of the Garden Center fence or inside the store where it can remain all year. The only outdoor display should be the approved areas in front of the store and only for the approved time period of mid-March through Labor Day.
5. Alderperson Downing, the Alderman of the District, indicated his support for the Amendment request from Lowe's.

RECOMMENDATION:

A recommendation is made to deny the Conditional Use Permit Amendment.



Brian Wilke, Development Coordinator

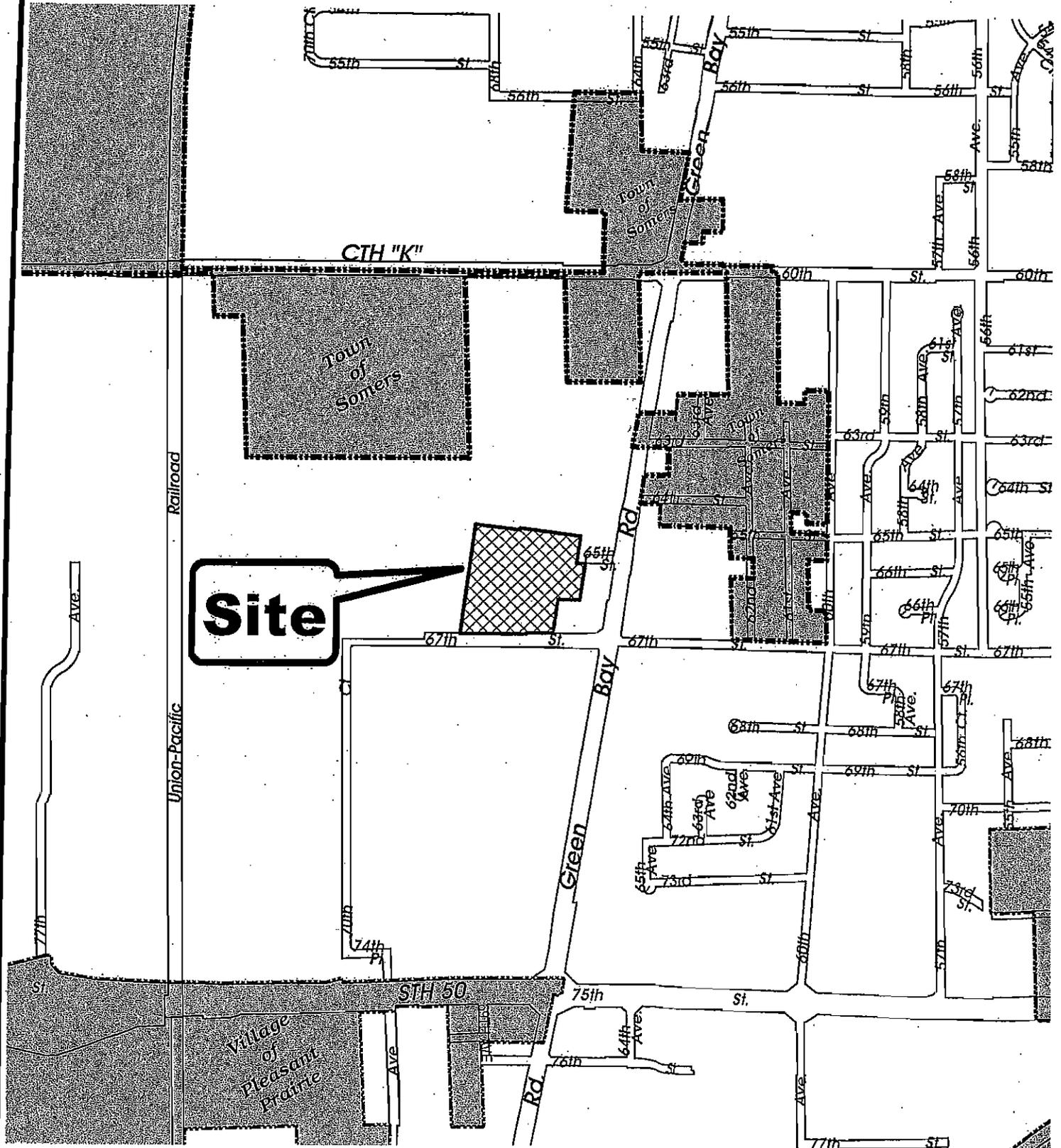


Jeffrey B. Labahn, Director

/u2/acct/cp/ckays/ICPC/2016/SEP22/8Staff-cup-amd-Lowes.doc

City of Kenosha

Lowe's Home Improvement CUP Amendment



Site



----- Municipal Boundary

This letter states that Lowes Home Improvement Centers would like to file for an amendment of the Conditional use Permit located at 6500 Green Bay Road. On 8/17/2016 a letter was sent to Store Manager, Jeff Winiarski in regards to the fence display that is located at the front of the building on the Northeast side facing Green Bay Road. The letter goes on too state that we are in violation of our Conditional use Permit. (see attached) Lowes, has been in business in Kenosha since 2006 along with the fence display since the beginning of operation.

What we are asking for is the ability to leave the fence display where it has been since 2006. (see map).

The following was brought into the office today.

Application for Development Review.

Picture of the current display that is merchandised like this throughout the entire Company.

Map of where the display is located currently in Kenosha and hopefully will continue to be allowed to display.

Please attach this to the original documents that were dropped off this afternoon.

Thanks,

Jeff Winiarski
Store Manager #2560

ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

3.14 B-2 COMMUNITY BUSINESS DISTRICT

The primary purpose and characteristics of the B-2 Community Business District are intended to accommodate the needs of a larger consumer population than is served by the B-1 Neighborhood Business District, thereby permitting a wider range of uses and development sizes for both convenience and community shopping.

A. Permitted Uses.

1. Hotels and motels existing on the effective date of this Ordinance.
2. **Convenience Retail and Service Stores** as follows, all conducted wholly within an enclosed building, except as provided for herein:
 - a. Bakery, retail.
 - b. Barber shop.
 - c. Beauty or styling salon.
 - d. Bicycle sales, rental and repair shop.
 - e. Book and stationery shop, newsstand; excluding adult uses, as defined.
 - f. Camera and photographic supply store, including drive-in, pickup/drop-off centers.
 - g. Candy and ice cream store.
 - h. Clothes and costume rental service.
 - i. Coffee shop.
 - j. Dressmaking and tailor shop.
 - k. Drugstore.
 - l. Florist shop.
 - m. Food store; grocery; meat, poultry and fish market; and delicatessen; including the use of controlled atmosphere smoke producing and processing equipment for retail and customer order purposes.
 - n. Gift or antique shop.
 - o. Hobby shop.
 - p. Jewelry store.
 - q. Laundromat and dry cleaning establishment, including clothes or garment pickup/drop-off facilities.
 - r. Locksmith.
 - s. Office supply store.
 - t. Package beverage store, including drive through facilities.
 - u. Pet shop.
 - v. Photocopying center.
 - w. Record or tape store.
 - x. Repair, rental, and servicing of any article the sale of which is a permitted use in the B-2 District, except automobile body repair.
 - y. Restaurant, including drive-in and outdoor cafe restaurants and refreshment stands.
 - z. Secondhand Article Dealer.
 - aa. Shoe repair and combination shoe sales store.
 - bb. Tobacco and pipe shop.
 - cc. Travel bureau and transportation ticket.
 - dd. Upholstering shop.
 - ee. Artisan Studio.
3. **General Merchandise and Service Stores** as follows, all conducted wholly within an enclosed building, except as provided for herein:
 - a. Apparel store.
 - b. Business machine sales and service.
 - c. Catalog and mail-order store.
 - d. Department store, including outdoor storage areas of building and garden supplies, as permitted in

ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

§3.14 A.9.i. of this Ordinance.

- e. Drapery, curtain, and fabric store.
- f. Flea market.
- g. Furniture and home furnishing store.
- h. Furriers and fur shops.
- i. Household appliance store.
- j. Interior decorating and picture framing studio.
- k. Leather goods and luggage store.
- l. Musical instrument store.
- m. Opticians sales.
- n. Orthopedic and medical appliance store.
- o. Radio, television, stereophonic and other electronic appliance store.
- p. Shoe and boot store.
- q. Sporting goods and trophy store.
- r. Toy store.
- s. Variety store.

4. Miscellaneous retail building, home improvement and gardening supply stores and uses as follows:

- a. **Building supply store**, not involving the manufacture, treatment, or processing of any product, or the cutting or planing of any product other than cutting or planing which is incidental or essential to the retail business. All storage which is adjacent to or across an alley from any residential district shall be within completely enclosed buildings or contained within accessory outdoor storage areas effectively screened from the residential district.
- b. **Carpenter, electrical, plumbing, heating and air conditioning shop, showroom and storage area**, all conducted wholly within completely enclosed buildings.
- c. **Feed and fuel store**. All storage of feed or fuel which is adjacent to or across an alley from any residential district shall be within completely enclosed buildings or contained within accessory outdoor storage areas effectively screened from the residential district.
- d. **Floor covering and carpet store**, all conducted wholly within a completely enclosed building.
- e. **Garden supply, commercial nursery, greenhouse or orchard**. All storage of supplies which is adjacent to or across an alley from any residential district shall be within completely enclosed buildings or located in accessory outdoor storage areas in a manner which constitutes an effective screen from the residential district.
- f. **Hardware store**. All storage of building or garden supplies which is adjacent to or across an alley from any residential district shall be within completely enclosed buildings or contained within accessory outdoor storage areas effectively screened from the residential district.
- g. **Mobile or manufactured homes sales and services centers, excluding construction**. All storage of mobile or manufactured homes which is adjacent to or across an alley from a residential district shall be within completely enclosed buildings or contained within accessory outdoor storage areas effectively screened from the residential district.
- h. **Paint, glass and wallpaper store**, all conducted wholly within a completely enclosed building.
- i. **Storage areas of a department store containing building or garden supplies** provided that when such areas are adjacent to or across an alley from a residential district, such storage is within completely enclosed buildings or contained within accessory outdoor storage areas effectively screened from the residential district.
- j. **Tool and equipment rental store**. All storage of retail or rental tools and equipment which is adjacent to or across an alley from a residential district shall be within completely enclosed buildings or contained within accessory outdoor storage areas effectively screened from the residential district.

5. Miscellaneous Retail and Services Uses as follows, all conducted wholly within a completely enclosed building except as provided for herein:

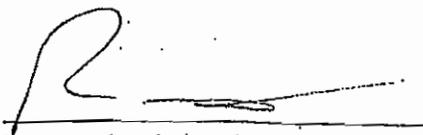
- a. **Amusement enterprises and pool halls**. No amusement enterprise or pool hall shall be located within one thousand (1,000') feet, as measured by the most direct means, from lot line to lot line of any

Department of City Development
625 - 52nd Street
Kenosha, Wisconsin 53140
(262) 653-4030, (262) 653-4045 (fax)

Conditional Use Permit Approval

Project Name:	Lowe's	Date: May 13, 2005
Location:	6500 Green Bay Road	
Issued to:	Mr. Evan Vlaeminck Lowe's Home Improvement 1962 McDowell Road - Suite B-03 Naperville, IL 60563	
Architect/Engineer/ Contractor (if applicable):	Mr. Joseph Vavrina Smith Engineering 4500 Prime Parkway McHenry, IL 60050	
Approval Date(s):	City Plan Commission - July 22, 2004 / December 9, 2004 (extension) Department of City Development - May 13, 2005	
<ul style="list-style-type: none">• Conditions of approval (see attachment)• Conditional use permit shall be null and void if a building permit is not obtained by: July 22, 2005		

Any questions regarding the approved conditional use permit should be directed to Jeffrey Labahn, Assistant City Planner, or Rich Schroeder, Development Coordinator, at 262-653-4030.


Ray Forgianni, Jr., Director
Department of City Development

cc Ed St. Peter, Water Utility Manager
Daniel Wade, Police Chief
Ron Bursek, Public Works Administrator
Jim Schultz, Director of Neighborhood Services and Inspections
Patrick Ryan, Fire Prevention Bureau Chief
Mike Higgins, City Assessor
Paula Blise, Zoning Coordinator
Nick Torcivia, Senior Building Inspector

Project Name:	Lowe's	Date: May 13, 2005
Location:	6500 Green Bay Road	

Conditions of Approval:

1. Applicant shall obtain erosion control, building, fence, plumbing, electrical, occupancy and any other required construction permits from the Department of Neighborhood Services and Inspections.
2. Applicant shall obtain sidewalk, street opening, driveway and parking lot permits from the Department of Public Works.
3. All signs shall comply with Chapter 15 of the Code of General Ordinances and sign permits shall be obtained from the Department of Neighborhood Services and Inspections. The Unified Business Center is only permitted to have two (2) pylon signs on STH 31.
4. Storm water detention basins shall be constructed and operational prior to the issuance of any occupancy permit.
5. Applicant shall meet all applicable conditions of approval and obtain a permit by July 22, 2005 or the conditional use permit shall be null and void per Section 4.04I of the Zoning Ordinance.
6. Compliance with all City and State codes and ordinances and with any conditions noted in the recorded Developers Agreement.
7. Any changes to the approved plans shall require an amendment to the approved conditional use permit. All changes shall be submitted to the Department of City Development for review and approval.
8. The development shall be constructed in accordance with the approved plans on file with the Department of City Development. All parking areas, drives, and designated paved areas shall be paved, building exterior completed and site lighting installed prior to the issuance of any occupancy permits. All other improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final occupancy permit.
9. All off site improvements required under the Developers Agreement and the approved Traffic Impact Analysis shall be completed prior to the issuance of any occupancy permit.
10. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping, or building shall be replaced/reconstructed per the approved plans.
11. All trash containers shall be stored within the enclosure.
12. All vehicles shall be parked on the designated paved areas.
13. Outdoor display of products is prohibited, except within the Garden Center fence.
14. Applicant shall install motion sensors and other safety devices as approved by Staff at the parking/truck intersection.
15. All rooftop mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.



Department of Community Development & Inspections
 625 52nd Street - Room 308
 Kenosha, Wisconsin 53140
 phone - 262.653.4030 or fax 262.653.4045

Conditional Use Permit Approval

Project Name:	Lowe's Amendment	Date: April 9, 2014
Location:	6500 Green Bay Road	
Project Description:	Outdoor display revision	
Issued to:	Jeff Winiarski Lowe's 6500 Green Bay Road Kenosha, WI 53142	
Architect/ Engineer/ Contractor: (if applicable)	↓	
Approval Dates:	Common Council – April 7, 2014 Community Development & Inspections – N/A	
<ul style="list-style-type: none"> • Conditions of approval (see attachment) • Approval shall be void if a building permit is not obtained by N/A 		

Any questions regarding the approved Conditional Use Permit should be directed to me at 262.653.4049 or via email at bwilke@kenosha.org.



 Brian Wilke
 Development Coordinator
 Community Development & Inspections

- c:
- Shelley Billingsley, Director of Engineering, Public Works
 - Mike Callovi, Planning Technician, Community Development & Inspections
 - Mike Higgins, Assessor
 - Michael Moore, Commercial Building Inspector, Community Development & Inspections
 - Jeffrey B. Labahn, Director, Community Development & Inspections
 - Mike Lemens, Director, Public Works
 - John W. Morrissey, Chief, Police Department
 - Gail Rohde, Counter Clerk, Community Development & Inspections
 - Patrick Ryan, Division Chief, Fire Prevention Bureau
 - Ed St. Peter, General Manager, Kenosha Water Utility
 - Debra Salas, City Clerk-Treasurer

Project Name:	Lowe's Amendment	Date: April 9, 2014
Location:	6500 Green Bay 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 Erosion Control, Building, Fence, Plumbing, Electrical, Occupancy and any other required construction permits from the Department of Community Development & Inspections.
 - b. The applicant shall obtain Sidewalk, Street Opening, Driveway 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 Sign permits shall be obtained from the Department of Community Development & Inspections. The Unified Business Center is only permitted to have two (2) pylon signs on STH 31.
 - d. Storm water detention basins shall be constructed and operational prior to the issuance of any Occupancy permit.
 - e. The applicant shall meet all applicable Conditions of Approval and obtain a permit by July 22, 2005 or the Conditional Use Permit shall be null and void per Section 4.041 of the Zoning Ordinance.
 - f. Compliance with all City and State Codes and Ordinances and with any conditions noted in the recorded Developers Agreement.
 - g. Any changes to the approved plans shall require an Amendment to the approved Conditional Use Permit. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.
 - h. The development shall be constructed in accordance with the approved plans on file with the Department of Community Development & Inspections. All parking areas, drives, and designated paved areas shall be paved, building exterior completed and site lighting installed prior to the issuance of any Occupancy permits. All other improvements indicated on the plans, including landscaping, shall be installed prior to the issuance of a final Occupancy permit.
 - i. All off-site improvements required under the Developers Agreement and the approved Traffic Impact Analysis shall be completed prior the issuance of any Occupancy permit.
 - j. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping, or building shall be replaced/reconstructed per the approved plans.
 - k. All trash containers shall be stored within the enclosure.
 - l. All vehicle shall be parked on the designated paved areas.
 - ➔ m. Outdoor display of nursery products, grills and tractors are permitted only between mid-March and Labor Day in compliance with the Site Plan on file with the Department of Community Development & Inspections.
 - n. The applicant shall install motion sensors and other safety devices as approved by Staff at the parking/truck intersection.
 - o. All rooftop mechanicals shall be properly screened per Section 14.07 B.10 of the Zoning Ordinance.



APPLICATION FOR DEVELOPMENT REVIEW
Forms #CDI301 thru #CDI310 (rev. 1/16)

MAILING INFORMATION

NAME OF PROJECT: Lowes Kenosha #2560

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

<input checked="" type="radio"/>	Name and Address of Applicant [Please print]: <u>Lowes Home Improvement Center</u> <u>6500 Green Bay Road</u> <u>Kenosha, WI 53142</u>	Phone: <u>(262) 653-8770 ext. 4800</u> Fax: <u>(262) 653-8774</u> E-Mail: <u>jeffery.j.winiarski@store.lowes.com</u>
----------------------------------	---	--

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

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

PROJECT LOCATION

Location of Development (street address and / or parcel number): 6500 Green Bay Road

TYPE OF LAND DEVELOPMENT

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

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

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

pd \$100 cash





OUTDOOR DISPLAY - 2016



OUTDOOR DISPLAY - 2016



Thursday, September 22, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Conditional Use Permit for a self-storage facility to be located at 3401 80th Street. (Macritchie Self-Storage) (District 14) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Prozanski District 14, has been notified. Aldersperson Wilson was also notified as his District is within 100 feet of the proposed development. The City Plan Commission is the final review authority.

LOCATION AND ANALYSIS:

Site: 3401 80th Street **Zoned:** B-2 Community Business District

1. The applicant is proposing to renovate the existing building at 3401 80th Street, the former SuperValue, into interior self-storage units. According to the application, the building could be converted into a maximum of 1,008 units of varying sizes. The final unit count may vary when final building plans are drafted, but the unit count can be no higher than what the City Plan Commission may approve with this Conditional Use Permit request.
2. The applicant is proposing to paint the building's exterior. The existing exterior of the building is mostly split-faced concrete block. Some additional windows will be added to the north and west elevations that highlight storage doors on the inside display. Staff is recommending some additional articulation along the west elevation which faces 35th Avenue.
3. Staff also has a concern about the use of the building creating a large empty parking lot that will rarely be used given the low traffic generated by the use. The applicant has proposed to remove a large portion of the asphalt parking field and turn it into grass and landscaped areas. Staff will also be recommending that the area north of the front of the building can never be developed with stand-alone, exterior-door self-storage units. If the developer wants to propose additional retail or interior accessed self-storage, the City Plan Commission could consider that.
4. The plans were sent to City Departments for their review. Their comments are included in the attached Conditions of Approval.
5. The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

RECOMMENDATION:

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

Brian Wilke, Development Coordinator

Jeffrey B. Labahn, Director

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. Stamped Building Plans are required.
 - b. 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.
 - c. 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.
 - d. 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, 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.
 - e. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.
 - f. 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.
 - g. The applicant shall meet all applicable Conditions of Approval and obtain a building permit within twelve (12) months of City Plan Commission approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.
 - h. Outdoor display of products is prohibited.
 - i. All vehicles shall be parked within designated paved areas
 - j. 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.
 - k. Prior to final Occupancy of the building, the applicant shall provide an electronic copy of the following information to the Fire Prevention Bureau:

- i. Site Plan as- built
- ii. Floor Plan as-built
- iii. Site Utilities
- iv. Sprinkler Plans
- v. Fire Alarm Plans

- l. This approval is for a maximum total unit count of 1,008 self-storage units. Any additional Units will require an Amendment to the Conditional Use Permit. A Floor Plan showing unit layout shall be submitted to Community Development and Inspections prior to the issuance of an Occupancy Permit.
 - m. The Review Authority shall not approve any freestanding, exterior door access self-storage units on the property.
2. The following conditions of approval shall be satisfied with City Staff prior to the issuance of any construction permits.
- a. The Utility Plan shall be revised and resubmitted for review and approval addressing the comments listed in the Kenosha Water Utility Memo dated July 29, 2016.
 - b. All exiting shall be discussed with the Kenosha Fire Department. The sprinkler system shall be brought up to current NFPA standards and permitted through the Kenosha Fire Department. A Fire Alarm shall be installed to monitor the Fire Suppression System and building.
 - c. Trash enclosures in compliance with Chapter 14 of the Zoning Ordinance shall be shown on the Site Plan or a note shall be included on the Site Plan indicating that all dumpsters and waste containers are stored indoors, including existing tenants.
 - d. Engineering Plans shall be provided for the area of parking that is proposed to be removed. Submit a Grading/Drainage Plan and a Landscape Plan. Additional comments may be forthcoming.
 - e. The interior parkway abutting the 35th Avenue frontage shall be landscaped in conformance with Section 14, Table 3, Option 1 of the Zoning Ordinance.
 - f. The west elevation shall be revised to show that the area listed as "Paint Exist. Masonry-Red" in the middle of the elevation is a split-faced block veneer to add additional articulation.

Engineering Services

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



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

MEMO

To: Brian Wilke, Development Coordinator

From: Ian C. Bagley, P.E., Facility Plan Engineer

Date: July 29, 2016

Subject: Macritchie Self Storage (Former Supervalu)

Location: 3401 80th Street

The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project. KWU recommends the project for approval subject to the following:

1. There are no plans for sanitary sewer or water supplied with the submittal. It is assumed that all facilities are remaining as-is. Please confirm if this is correct.

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

ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

**TABLE 3
INTERIOR LAWN PARK LANDSCAPING FOR COMMERCIAL USES**

X

Minimum Requirements	Option 1	Option 2	Parking Lot Not In View of R-O-W
Width of Interior Lawn Park	15 Feet	8 Feet	Not Required
Landscape Screening (Select One):			
- Berming (Height % of Frontage)	3 Feet/50%	N/A	Not Required
- Masonry Wall (Height % of Frontage)	3 Feet/50%	3 Feet/100%	
- Screen Fence of Wood or Other Material (Height % of Frontage)	3 Feet/50%	3 Feet/100%	
PLANTINGS:			
Number of Trees	One Tree Per 40 Feet of Linear Street Frontage	One Tree Per 40 Feet of Linear Street Frontage	Not Required
SIZE AT INSTALLATION:			
Deciduous Trees	2.5" Cal. 6 Feet		
Coniferous Trees	Clump Tree - 5'		
Ornamental Trees	Cal. Tree - 2.5"		
Percent of Trees to be Coniferous	50%	75%	
SHRUBS:			
- Percent of Frontage	50%	75%	
- Percent to be Coniferous	50%	50%	
- Planting Size	Coniferous-18" Deciduous -3 Ft	Coniferous-24" Deciduous - 3 Ft	

To: Brian Wilke
Fr: Macritchie
Date: July 14, 2016
Re: 3401 80th St, Kenosha, WI 53142

Brian,

In terms of the property located at 3401 80th St, Kenosha WI, we understand that in order to operate as a self storage facility, we require a Conditional Use Permit and that due to existing building totaling 61,651 gross square feet and Macritchie planning to add a second floor to increase to 122, 818 square feet, respectively, we fall into the level four category for review fee. The property is currently zoned as B-2, community business district, which as previously discussed, permits the use of self storage as long as a Condition Use Permit is obtained. Please find attached the following items: application for a Conditional Use Permit, all corresponding site plans and drawings we have available, and a cheque for the review fee mailed separately.

Overview:

The property is currently owned by Commercial Net Lease Realty Inc. The 61,651 square foot building is situated on 6.17 acres of land and is classified as a commercial/retail property that was previously operating as a SuperValu grocery store. Once acquired, Macritchie's plan is to convert the building into a mix-use warehouse and interior heated self-storage facility and as demand warrants, build additional drive-up self storage facilities in what is currently the parking lot. The building is currently unoccupied.

Building Conversion:

The conversion process will be done in two phases. The existing building will be converted into a two-story interior heated and climate controlled self-storage facility containing approximately 122,818 GSF (gross square feet) converted at 70% efficiency. Once the entire building is converted, Macritchie expects to have approx. 90,568 NRSF (net rentable square feet) of self storage. Phase 1 will consists of approx. 45,284 NRSF and Phase 2 once built out will include the remaining 45,284 NR5F. Phase 2 will be completed 12-18 months after Phase 1 or as demand warrants. Building out the existing building in phases allows Macritchie to see unit sizes that are in high demand so the unit mix can adjust accordingly to accommodate demand in the market. Our estimated unit mix is as follows:

(Please note that we will build out the units as demand warrants, if there is no demand we will lease out the available warehouse space, hence the estimated unit mixes presented below are only that, a conservative unit mix.)

Unit Type	Square Feet	Quantity	Total Square Feet
5x5	25	79	1,975
5x6	30	1	30
5x6.75	33.75	37	1,248.75
5x7.75	38.75	2	77.5
5x7.5	45	2	90
5x10	50	219	10,950

5x12	60	1	60
7.5x10	75	13	975
6.66x10	66.6	1	66.6
6.75x10	67.5	2	135
7x10	70	1	70
7.75x7.75	60.06	1	60.06
5x15	75	102	7,650
6.33x17.25	109.19	1	109.19
6.66x16.75	111.55	1	111.55
7x15	105	0	0
10x10	100	358	35,800
10x11.66	116.6	1	116.6
10x12	120	3	360
10x15	150	114	17,100
10x16.75	167.5	5	837.5
10x17.25	172.5	2	345
10x20	200	62	12,400
10x25	250	0	0
10x30	300	0	0
15x15	225	0	0
Total		1,008	90,568

Once all phases are complete, Macritchie estimates it will have 122,818 GSF of existing building with 90,568 NRSF of self storage. Macritchie estimates 1,008 units in total.

Construction:

In Phase 1, majority of the construction will be in the interior of the building converting the available space to self storage units and building a new second floor. At this time, we can provide a drawings completed by Macritchie's architect that provide preliminary site plan and floor plan. As drawings continue, assuming the conditional use permit is granted, Macritchie can provide the remaining items on the checklist in Appendix A. Please refer to Appendix B to find the site plan, zoning plan, first floor unit mix, second floor (mezzanine) unit mix, total unit mix, elevation drawings, and rendering of the subject property.

Improvements to the exterior of the building include new paint, new doors, a new sign, and improved marking for designated parking. Macritchie plans to construct a new arch element to the front of the building and remove the brick base to mount new metal panels.

In order to comply with the Zoning Ordinance for our estimate of 1,008 units, which is a conservative estimate, means we need 14 parking spaces (the mandatory spaces plus the additional 1 for every 100 units). Both the site plan in Appendix B and the zoning plan in Appendix C show the total number of parking spaces provided as 346 spaces.

Security and Hours of Operation:

Security features will be added as part of the improvements and renovations made to the facility. Cameras will be installed on the exterior of the building, additional light posts will be put in parking areas and smaller individual lights mounted on the walls of the building, and keypad access will be installed to enter the gated area and access the storage buildings. In addition, Macritchie will make sure that the building is brought up to code including having the Kenosha fire department and city complete inspections to ensure the site is in compliance. Macritchie has conducted a Phase I Environmental Assessment on the property is awaiting recommendations from its environmental lawyers.

Hours of operation are typically 9:30am-6:30pm Monday through Friday, 8:30am-5:00pm on Saturdays and 11:00am-3:00pm on Sundays, respectively. Customers can access the facility using their individual key pad access codes from 6am to 10pm. The facility itself once up and running will typically require 2.5 employees (a combination of full time and part-time). The construction process will create jobs as well as ongoing maintenance for the property will require local companies to be hired.

Appendix E contains tax history and assessments on the property. From what Macritchie can tell, there are currently no outstanding balances or delinquency charges on this property.

Appendix F is the updated survey that more clearly identifies the properties. A supporting aerial map can also be found on this page that highlights the existing building and all land associated with this parcel.

To that end, we look forward to working with you in proceeding with this project and please don't hesitate to contact us if you require any clarification or further information. We can be available at your convenience for a call.

Sincerely,
Will Matthews,

Principal
Macritchie Storage LLC

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

MAILING INFORMATION

NAME OF PROJECT: Maeritche Project

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

<input checked="" type="radio"/>	Name and Address of Applicant (Please print): <u>Will Matthews</u> <u>Suite 725, 435 4th Ave SW</u> <u>Calgary, Alberta</u> <u>T2P 3A8</u>	Phone: <u>584-888-3298</u> Fax: <u>N/A</u> E-Mail: <u>wmatthews@maeritche.biz</u>
<input type="radio"/>	Name and Address of Architect/Engineer (Please print): _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____
<input type="radio"/>	Name and Address of Property Owner (if other than applicant) (Please print): _____ _____ _____	Phone: _____ Fax: _____ E-Mail: _____

PROJECT LOCATION

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

TYPE OF LAND DEVELOPMENT

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

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

**PRIOR TO SUBMITTING THIS APPLICATION TO THE DEPARTMENT OF CITY DEVELOPMENT,
PLEASE REVIEW THE APPROPRIATE SECTION(S) FOR FEES, REQUIREMENTS AND APPROPRIATE APPENDICES.**

*Submit this cover page, completed application, applicable section(s) and appendices
along with ALL required plans, information and fees to:*

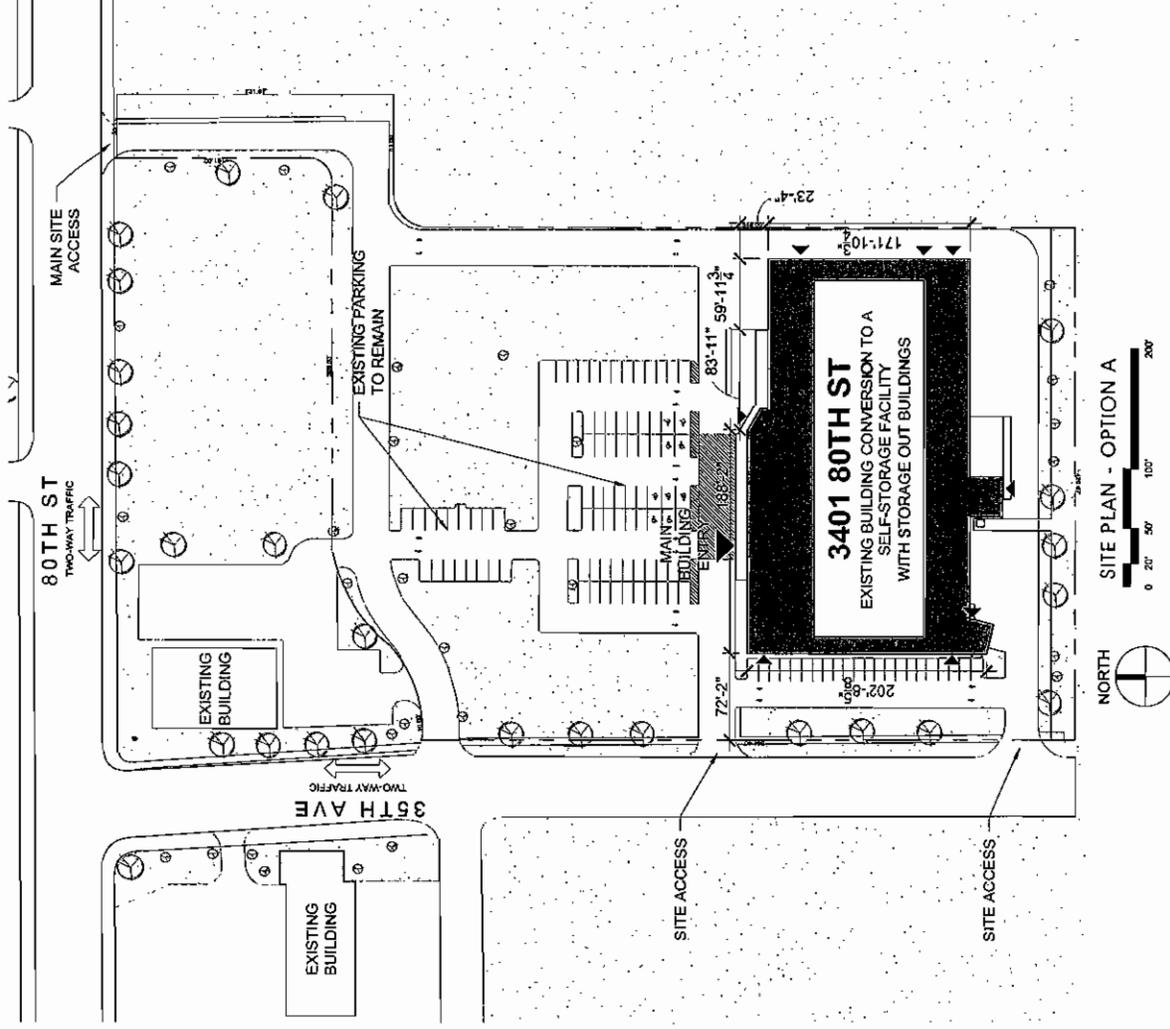
Department of Community Development & Inspections
Planning Division
625 52nd Street, Room 308
Kenosha, WI 53140

Phone: 262.653.4030
Fax: 262.653.4045

Office Hours:
M - F 8:00 am - 4:30 pm

**SECTION 4
CONDITIONAL USE PERMIT**

Additional Information Required:	Building or Addition Square Footage: _____ Existing Building Size: <u>601,651 square feet</u> Site Size: <u>6.167</u> Current # of Employees <u>0</u> Anticipated # of New Employees <u>2.5</u> Anticipated Value of Improvements <u>\$1,000,000 - \$3,000,000</u>																						
Submittal Requirements:	<ul style="list-style-type: none"> ➢ Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale ➢ Developer Site Plan/Conditional Use Permit Checklist (Appendix A) 																						
If Item to be Reviewed by Plan Commission/Common Council must Submit:	<ul style="list-style-type: none"> ➢ One (1) 8 1/2" x 11" reduction or twenty (20) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides) ➢ Sample Board containing colored samples of all exterior building materials 																						
Fees:	<table border="1"> <thead> <tr> <th></th> <th><u>Building or Addition Size</u></th> <th><u>Site size</u></th> <th><u>Review Fee</u></th> </tr> </thead> <tbody> <tr> <td>Level 1</td> <td>< = 10,000 sq. ft.</td> <td>< = 1 acre</td> <td>\$900 = City Plan Dept. or \$1,025 = CPC/CC</td> </tr> <tr> <td>Level 2</td> <td>10,001 - 50,000 sq. ft.</td> <td>1.01 - 10 acres</td> <td>\$1,175 = City Plan Dept. or \$1,300 = CPC/CC</td> </tr> <tr> <td>Level 3</td> <td>50,001 - 100,000 sq. ft.</td> <td>10.01 - 25 acres</td> <td>\$1,600 = City Plan Dept. or \$1,725 = CPC/CC</td> </tr> <tr> <td>Level 4</td> <td>> 100,001 sq. ft.</td> <td>> 25.01 acres</td> <td>\$2,000 = City Plan Dept. or \$2,125 = CPC/CC</td> </tr> </tbody> </table>		<u>Building or Addition Size</u>	<u>Site size</u>	<u>Review Fee</u>	Level 1	< = 10,000 sq. ft.	< = 1 acre	\$900 = City Plan Dept. or \$1,025 = CPC/CC	Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	\$1,175 = City Plan Dept. or \$1,300 = CPC/CC	Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	\$1,600 = City Plan Dept. or \$1,725 = CPC/CC	Level 4	> 100,001 sq. ft.	> 25.01 acres	\$2,000 = City Plan Dept. or \$2,125 = CPC/CC	<ul style="list-style-type: none"> ➢ If building size or addition and gross acreage of the site determine two (2) different fees, the greater of the two fees will be assessed. ➢ Application fee entitles applicant to an initial review and one re-submittal. ➢ Re-submittal fee = \$425 per re-submittal after two (2) permitted reviews. ➢ CUP Amendment = 50% of the applicable fee as determined above. 	
		<u>Building or Addition Size</u>	<u>Site size</u>	<u>Review Fee</u>																			
Level 1	< = 10,000 sq. ft.	< = 1 acre	\$900 = City Plan Dept. or \$1,025 = CPC/CC																				
Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	\$1,175 = City Plan Dept. or \$1,300 = CPC/CC																				
Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	\$1,600 = City Plan Dept. or \$1,725 = CPC/CC																				
Level 4	> 100,001 sq. ft.	> 25.01 acres	\$2,000 = City Plan Dept. or \$2,125 = CPC/CC																				
Appendices to Review:	➢ All																						
Approximate Review Time:	<ul style="list-style-type: none"> ➢ 30 days for Staff Review ➢ 45-60 days for City Plan Commission/Common Council Review 																						
The conditional use permit plans, prepared to a standard engineering scale, shall be submitted with this application & shall include the following information:																							
Building Plan:	<ul style="list-style-type: none"> ➢ Layout of building(s) including size and layout of rooms ➢ Design and architecture ➢ Plans and details on fire suppression and/or standpipe ➢ Plans and details on fire detection, fire alarm and other safety devices 																						
Site Plan (based on a plat of survey)	<ul style="list-style-type: none"> ➢ Legal description of property ➢ Location and footprint of building(s) and structure(s) ➢ Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks ➢ Outline of any development stages ➢ Location and details on any required emergency access roads ➢ A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space 																						
Drainage Plan	<ul style="list-style-type: none"> ➢ Existing topography, including spot elevations of existing buildings, structures, high points, and wet areas, with any previous flood elevations ➢ Floodplain boundaries, if applicable ➢ Soil characteristics, where applicable ➢ Proposed topography of the site denoting elevations and natural drainage after construction and any proposed stormwater retention areas 																						

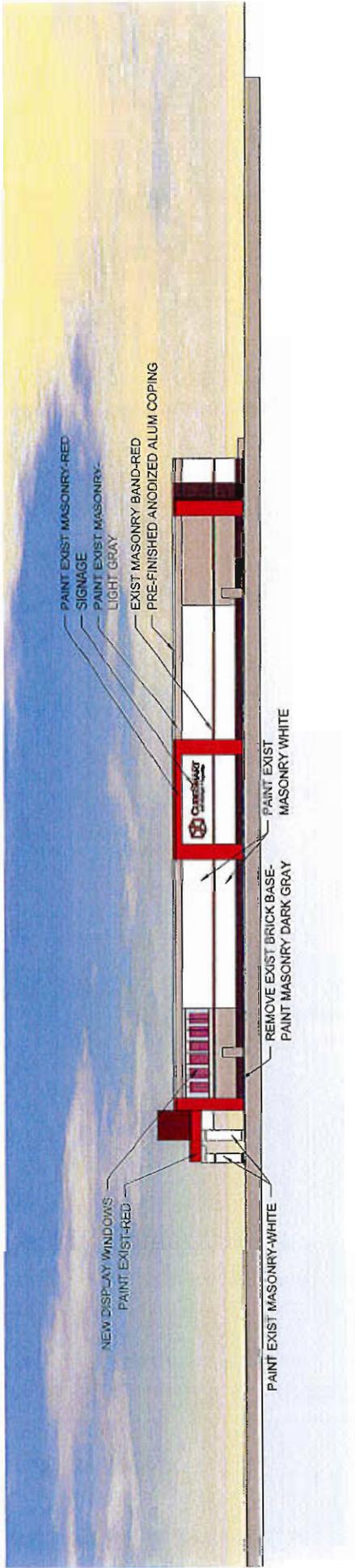


3401 80TH ST
 EXISTING BUILDING CONVERSION TO A
 SELF-STORAGE FACILITY
 WITH STORAGE OUT BUILDINGS
 KENOSHA, WISCONSIN 53142

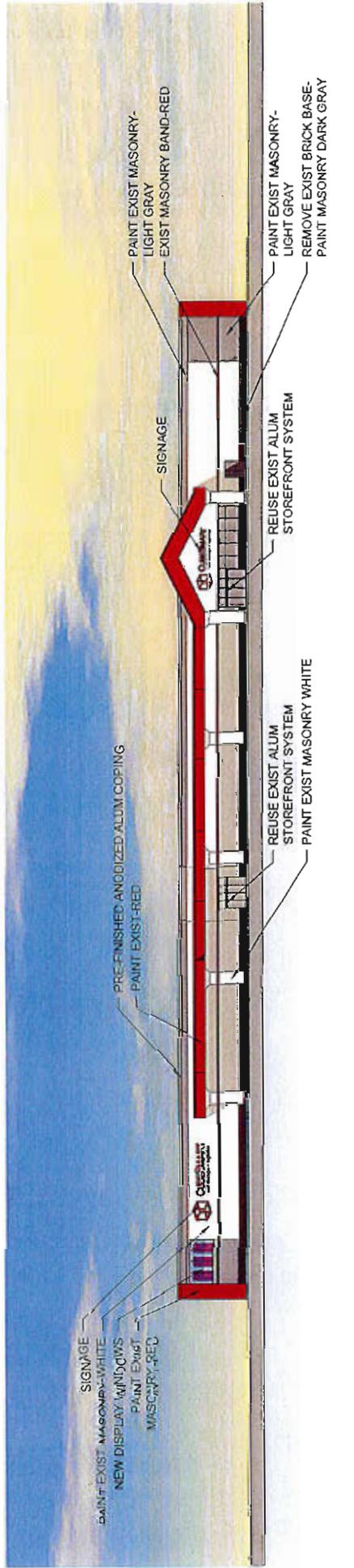
ZONING DATA	
SITE AREA	268,607 SF
ZONING	B-2
MAX HEIGHT	45 SF
PROJECT DATA	
PARKING REQUIRED:	14
ACCESSIBLE SPOTS:	10
PARKING PROVIDED:	108
EXISTING GROSS:	61,651 SF
NEW GROSS:	61,167 SF
NEW MEZZANINE =	122,818 SF
TOTAL GROSS SF:	
SITE DATA	
BUILDINGS FOOTPRINT:	61,651 SF
IMPERVIOUS FOOTPRINT:	112,583 SF
LANDSCAPED/OPEN SPACE:	94,373 SF

SULLIVAN
GOLLETTE
& WILSON
 ARCHITECTS
 1000 W. WISCONSIN ST., SUITE 200
 MILWAUKEE, WI 53233

MACRITCHIE
 DEVELOPER/OWNER
 AUGUST 25, 2016



WEST ELEVATION

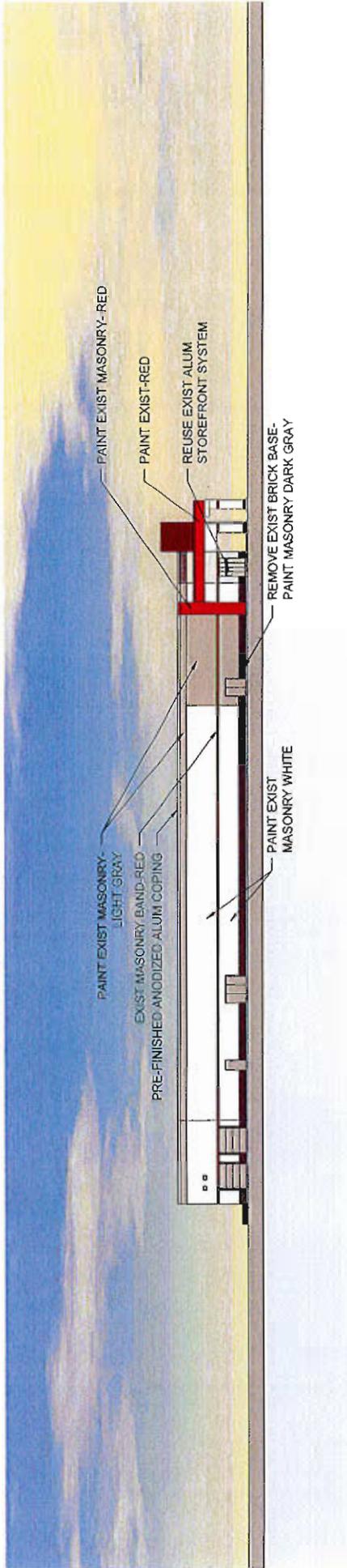


NORTH ELEVATION

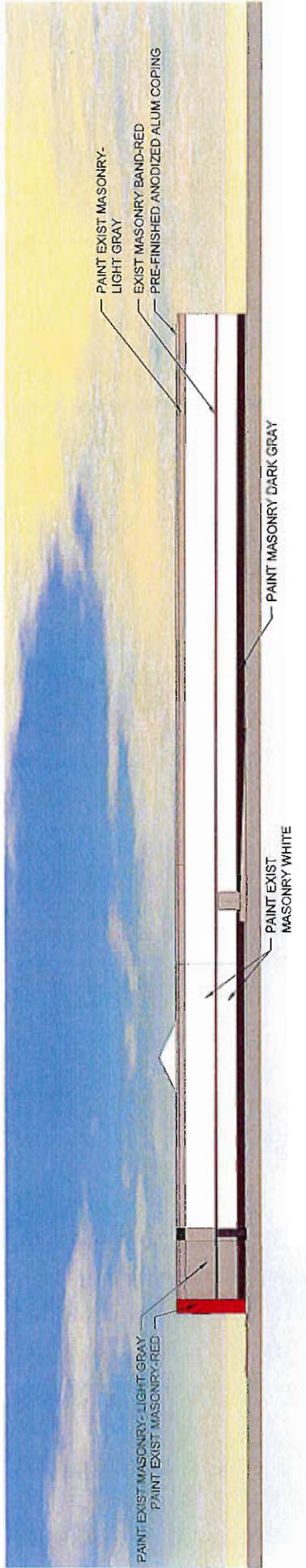


3401 80TH ST
 KENOSHA, WISCONSIN 53142

MACRITCHIE
 DEVELOPER/OWNER
 AUGUST 25, 2016



EAST ELEVATION

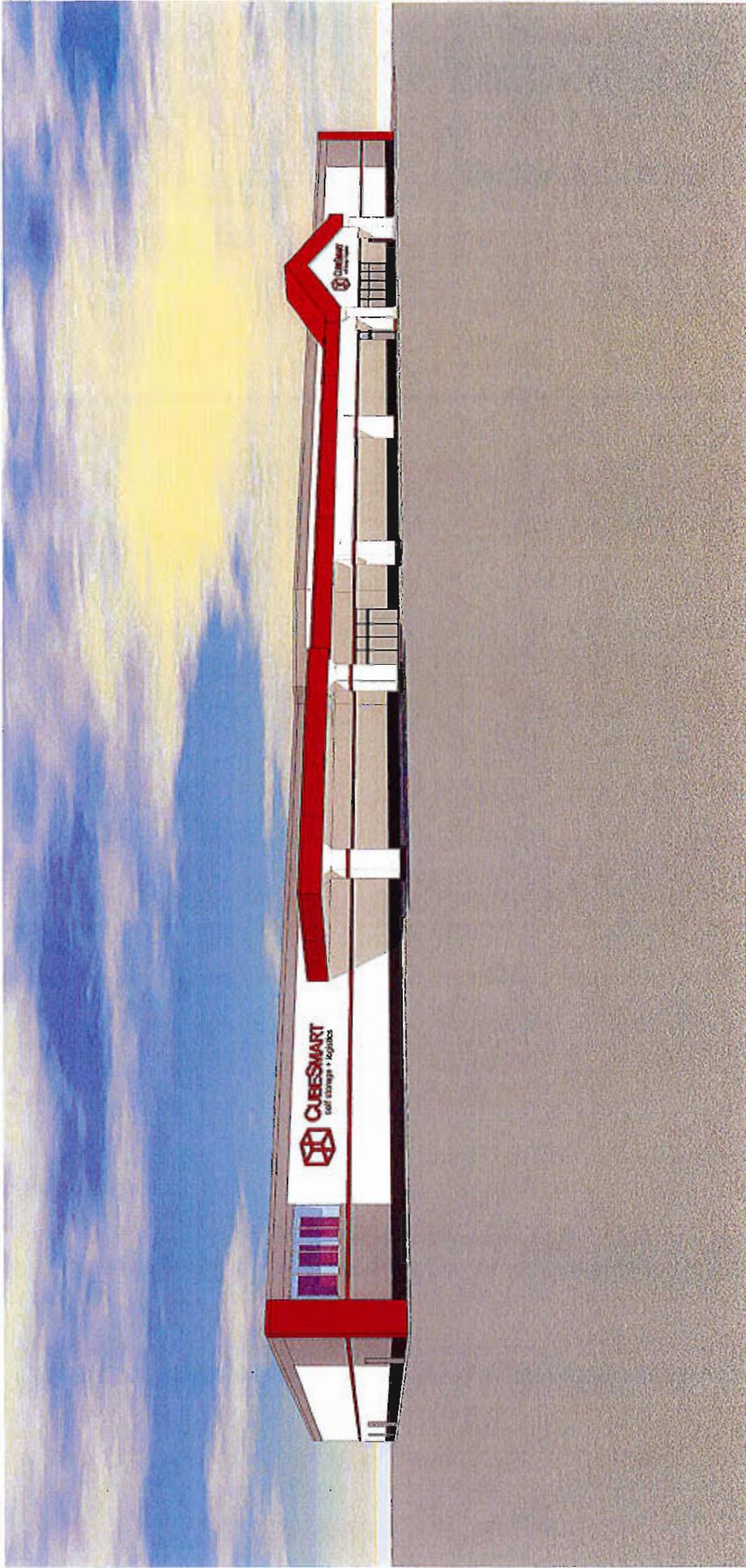


SOUTH ELEVATION



3401 80TH ST
 KENOSHA, WISCONSIN 53142

MACRITCHIE
 DEVELOPER/OWNER
 AUGUST 25, 2016

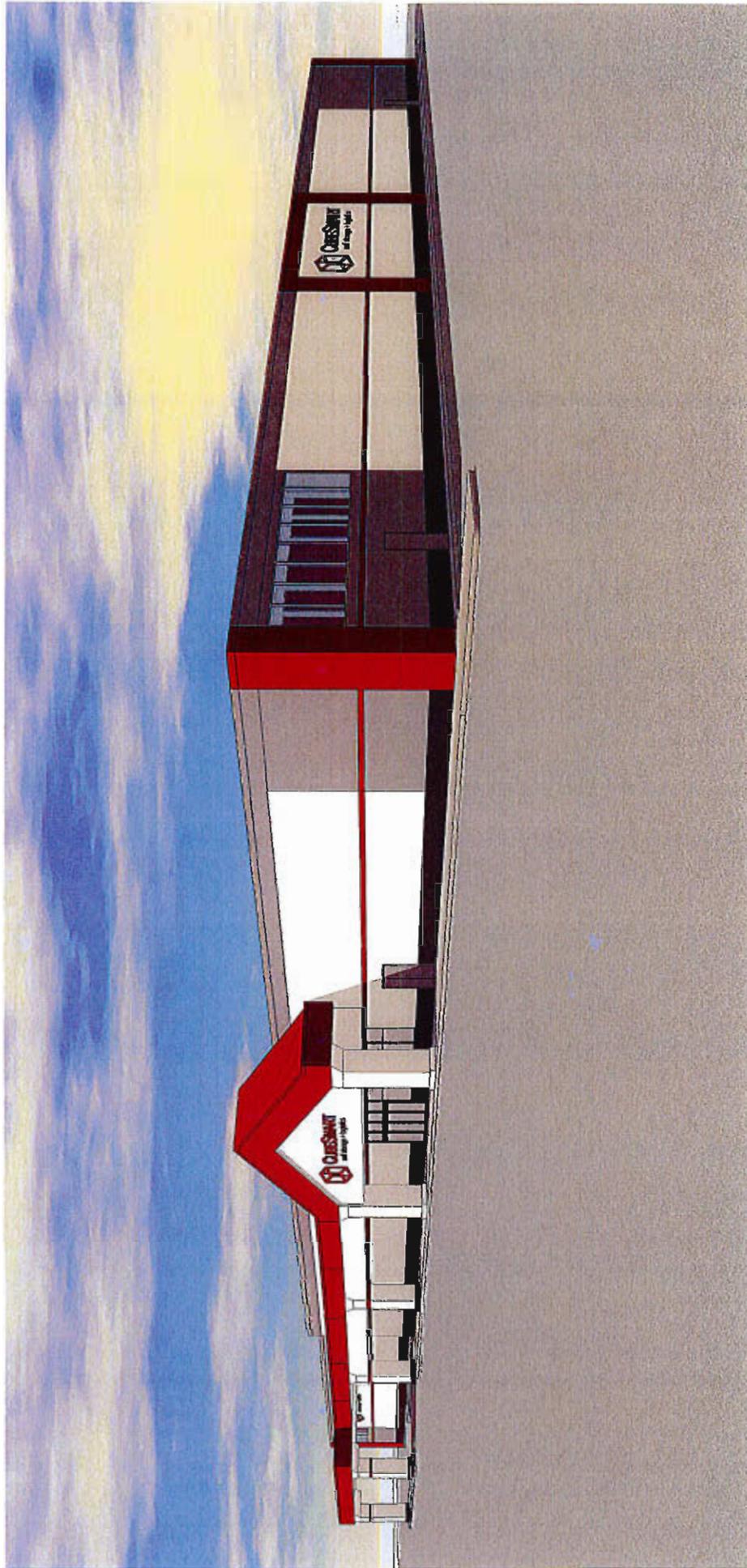


BUILDING PERSPECTIVE

3401 80TH ST
KENOSHA, WISCONSIN 53142

MACRITCHIE
DEVELOPER/OWNER
AUGUST 25, 2016

SULLIVAN
GOULETTE
& WILSON
ARCHITECTS
APPENDIX 1.01 - BUILDING PERSPECTIVE & RENDERING



BUILDING PERSPECTIVE

MACRITCHIE
DEVELOPER/OWNER
3401 80TH ST
KENOSHA, WISCONSIN 53142

MACRITCHIE
DEVELOPER/OWNER
AUGUST 25, 2016

SULLIVAN
GOULETTE
& WILSON
ARCHITECTS
CORPORATION
1000 EAST WISCONSIN AVENUE, SUITE 200, MILWAUKEE, WI 53211



CITY PLAN COMMISSION
Staff Report - Item 10

Thursday, September 22, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

City Plan Commission Resolution to Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035, regarding properties at 4220 43rd Avenue, 4116 39th Avenue and 4000 39th Avenue. (Bane-Nelson, Inc) (District 10) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Kennedy, District 10, has been notified. This City Plan Commission Resolution recommends the Common Council approve the Amendment through a Zoning Ordinance Amendment.

LOCATION AND ANALYSIS:

Site: 4116 39th Avenue, 4000 39th Avenue and a portion of 4220 43rd Avenue

1. Wisconsin Statutes require the City Plan Commission to adopt a City Plan Commission Resolution to recommend that the Common Council adopt amendments to the Comprehensive Plan. The City Plan Commission will need six (6) affirmative votes from the Commission to pass.
2. The attached Resolution satisfies this requirement and will be attached to the Zoning Ordinance to create Subsection 18.02 zz. to Amend the *Land Use Plan for the City of Kenosha: 2035* for the referenced properties from *RS-1 Single-Family Residential District* and *M-1 Light Manufacturing District* to *IP Institutional Park District*.
3. The adopted Comprehensive Plan designated this site, as *Industrial*. This area has developed as Institutional, Manufacturing and Residential uses.
4. The owner of the property has requested the land use change to *Government and Institutional* to allow for the development of the Wisconsin Department of Affairs facilities in 10-15 years, dependent on receiving funds from the Federal Government.

RECOMMENDATION:

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


PaPhouala Vang, Planner


Jeffrey B. Labahn, Director

CITY PLAN COMMISSION RESOLUTION # __-16

By: City Plan Commission

***To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha:
2035
Properties at 4116 39th Avenue, 4000 39th Avenue and a portion of 4220 43rd Avenue***

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

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

WHEREAS, a property owner has submitted a request to amend the Land Use designation for the referenced properties from *RS-1 Single-Family Residential District* and *M-1 Light Manufacturing District* to *IP Institutional Park District*, as mapped on the attached Map C5-16 and on the Land Use Plan map adopted by the Common Council as part of the Comprehensive Plan; and

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

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

NOW, THEREFORE BE IT RESOLVED that pursuant to Section 66.1001(4)(b), the City Plan Commission for the City of Kenosha, Wisconsin, hereby approves the amendment to "A Comprehensive Plan for the City of Kenosha: 2035" as shown on the attached Map C5-16.

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

Adopted this _____ day of _____, 2016

ATTEST:

Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVE:

Mayor John M. Antaramian, Chairman of City Plan Commission

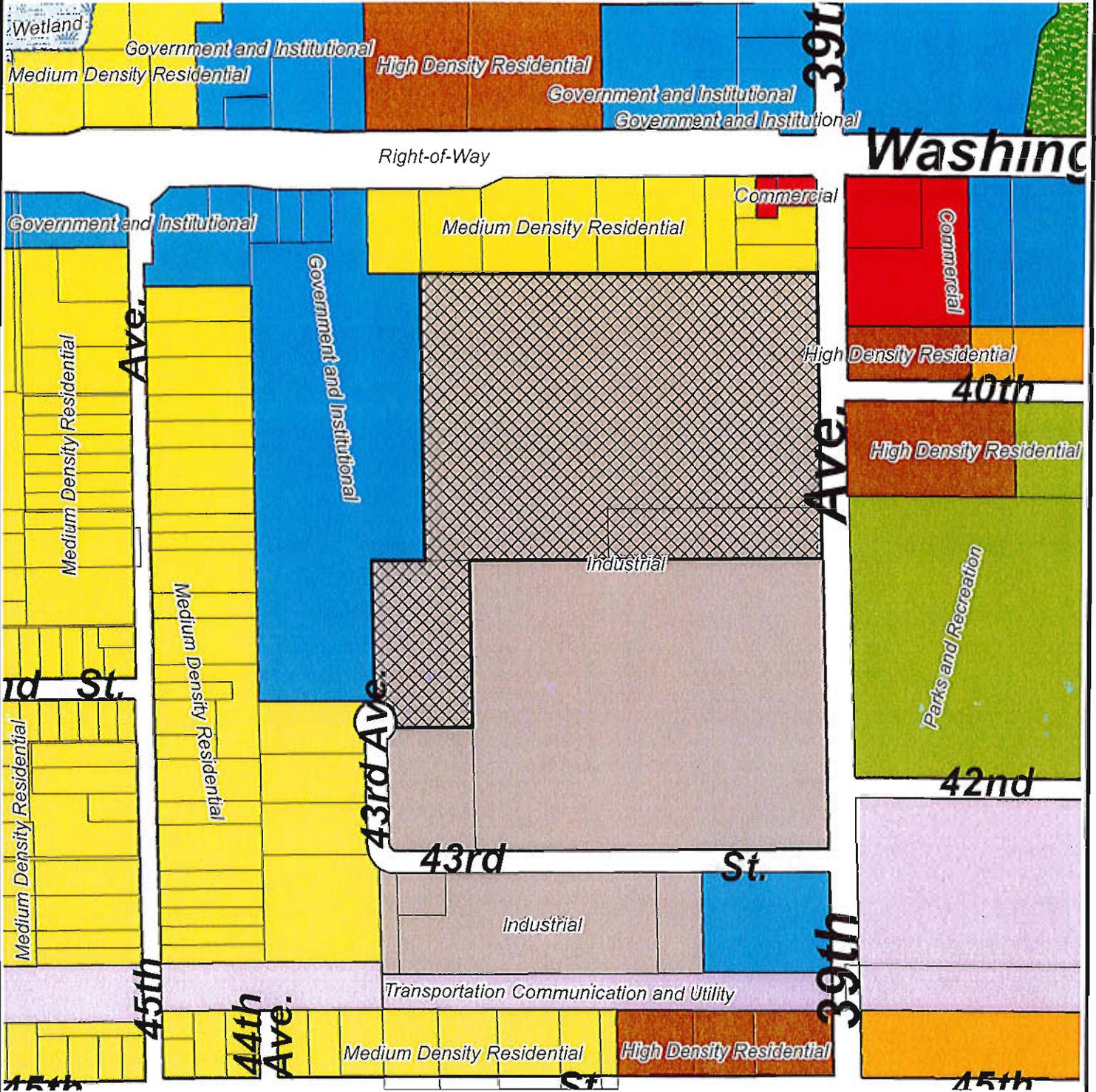
City of Kenosha

Comprehensive Land Use Plan Amendment

Bane-Nelson, Inc. petition

Supplement No. C5-16

Ordinance No. _____



Property Requested to be changed from:

 Industrial to Government & Institutional



Thursday, September 22, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Zoning Ordinance by the City Plan Commission - To Create Subsection 18.02 zz. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (Bane-Nelson, Inc) (District 10) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Kennedy, District 10, has been notified. The Common Council is the final review authority.

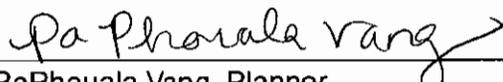
LOCATION AND ANALYSIS:

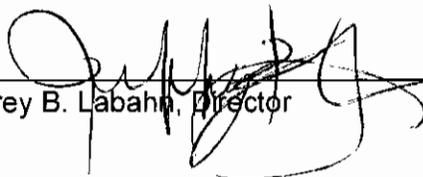
Site: 4116 39th Avenue, 4000 39th Avenue and a portion of 4220 43rd Avenue

1. The Common Council adopted *A Comprehensive Plan for the City of Kenosha: 2035* on April 19, 2010.
2. Wisconsin Statutes require the Common Council to adopt an Ordinance for Amendments to the Comprehensive Plan.
3. The attached Zoning Ordinance references Map C5-16, which identifies the Amendment to the Land Use Plan located in the Comprehensive Plan. The Amendment will change the land use designation for the referenced properties from *Industrial* to *Government and Institutional*.

RECOMMENDATION:

A recommendation is made to approve the proposed Zoning Ordinance.


PaPhouala Vang, Planner


Jeffrey B. Labahn, Director

ORDINANCE NO. _____

SPONSOR: CITY PLAN COMMISSION

**TO CREATE SUBSECTION 18.02 zz. OF THE ZONING
ORDINANCE TO AMEND THE LAND USE PLAN MAP
FOR THE CITY OF KENOSHA: 2035**

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

Section One: Subsection 18.02 zz. of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby created as follows:

zz. By map C5-16 on file with the Department of Community Development and Inspections.

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

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney

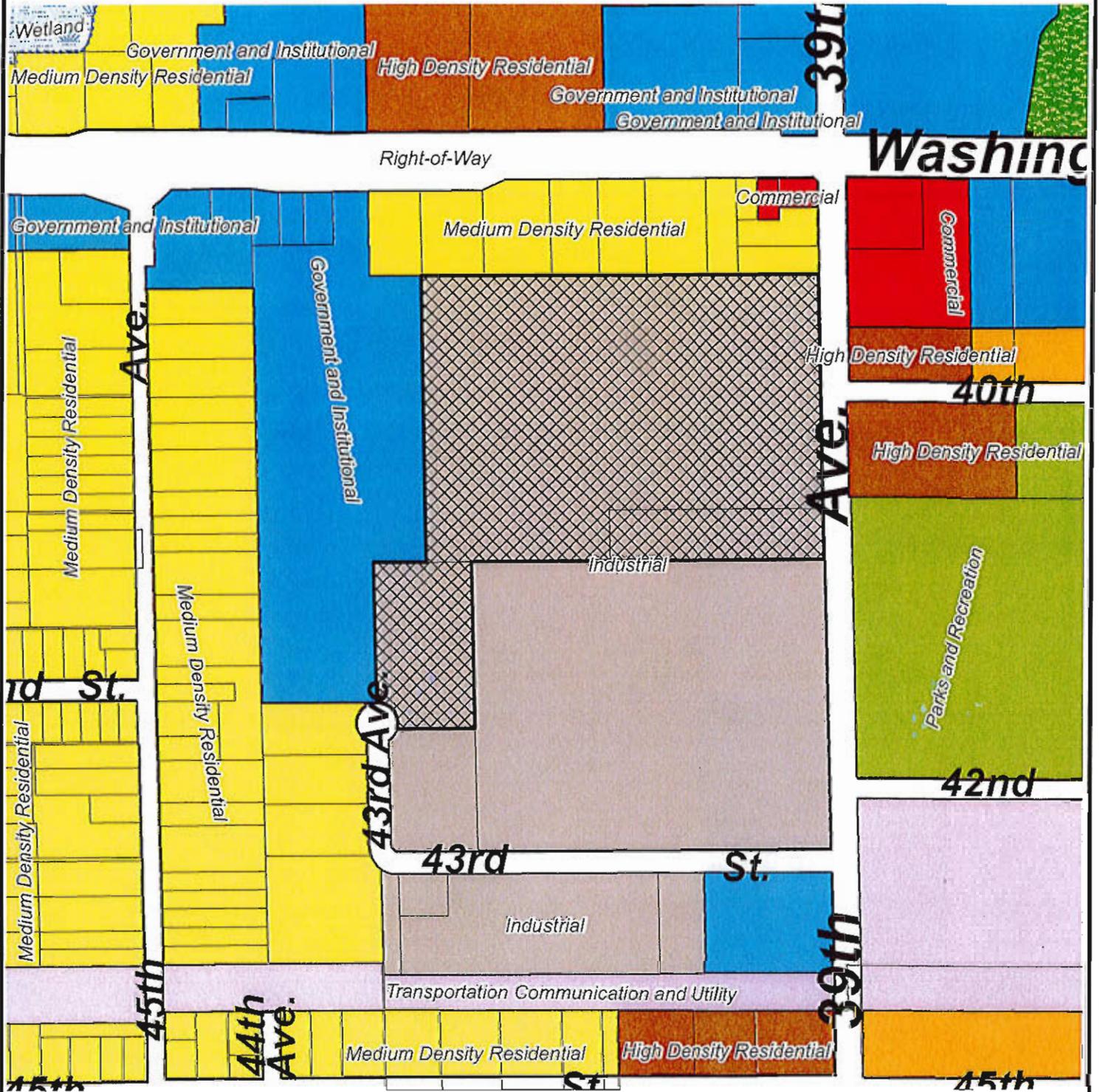
City of Kenosha

Comprehensive Land Use Plan Amendment

Bane-Nelson, Inc. petition

Supplement No. C5-16

Ordinance No. _____



Property Requested to be changed from:

 Industrial to Government & Institutional



Thursday, September 22, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Zoning Ordinance by the Mayor - To Rezone a portion of the property at 4220 43rd Avenue, and to Rezone the property at 4000 39th Avenue from M-1 Light Manufacturing District to IP Institutional Park District, and to Rezone the property at 4116 39th Avenue from RS-1 Single-Family Residential District to IP Institutional Park District [in Conformance with Section 10.02 of the Zoning Ordinance]. (Bane-Nelson, Inc) (District 10) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Kennedy, District 10, has been notified. Property owners within 100 feet of the proposed rezoning were notified. The Common Council is the final review authority.

LOCATION AND ANALYSIS:

Site: 4116 39th Avenue, 4000 39th Avenue and a portion of 4220 43rd Avenue
Vicinity Zoning/Land Use: **North:** RS-1 Single-Family Residential District/Single-Family
South: M-1 Light Manufacturing District/Manufacturing Use
East: B-2 Community Business District, RM-2 Multiple-Family Residential District, IP Institutional Park District/Commercial uses/Kenosha Sports Complex
West IP Institutional Park District/Existing National Guard Armory

1. The owner of the property is requesting to rezone the property from *RS-1 Single-Family Residential District* and *M-1 Light Manufacturing District* to *IP Institutional Park District*. The purpose of the rezoning is to allow for the development of Wisconsin Department in Affairs facilities in 10-15 years, depending on approval of funds from the Federal Government. A Concept Plan is enclosed.
2. Rezoning of the property to *IP Institutional Park District* is not consistent with the adopted Comprehensive Plan for the City of Kenosha: 2035, which designates this site as Industrial. An Amendment to that Plan is required for the City to approve the rezoning.
3. The final development will also be required to be in compliance with the applicable City and State Ordinances, Codes and development standards.
4. The properties are currently vacant, with the exception of a single-family residential home at 4116 39th Avenue. The rezoning of the properties would be compatible with the existing land uses in the area.

RECOMMENDATION:

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



PaPhouala Vang, Planner



Jeffrey B. Labahn, Director

REZONING ORDINANCE NO. _____

SPONSOR: THE MAYOR

**To Rezone a Portion of the Property at 4220 43rd Avenue, and to Rezone the Property at 4000 39th Avenue from M-1 Light Manufacturing District to IP Institutional Park District, and to Rezone the Property at 4116 39th Avenue from RS-1 Single Family Residential District to IP Institutional Park District in Conformance with Section 10.02 of the Zoning Ordinance.
(Bane-Nelson, Inc.) (District 10)**

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

Section One: That the land shown on the attached Supplement Map No. Z5-16 be, and the same hereby is, zoned and districted as indicated on said map.

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

ATTEST: _____ City Clerk

APPROVED: _____ Mayor Date: _____

Passed:

Published:

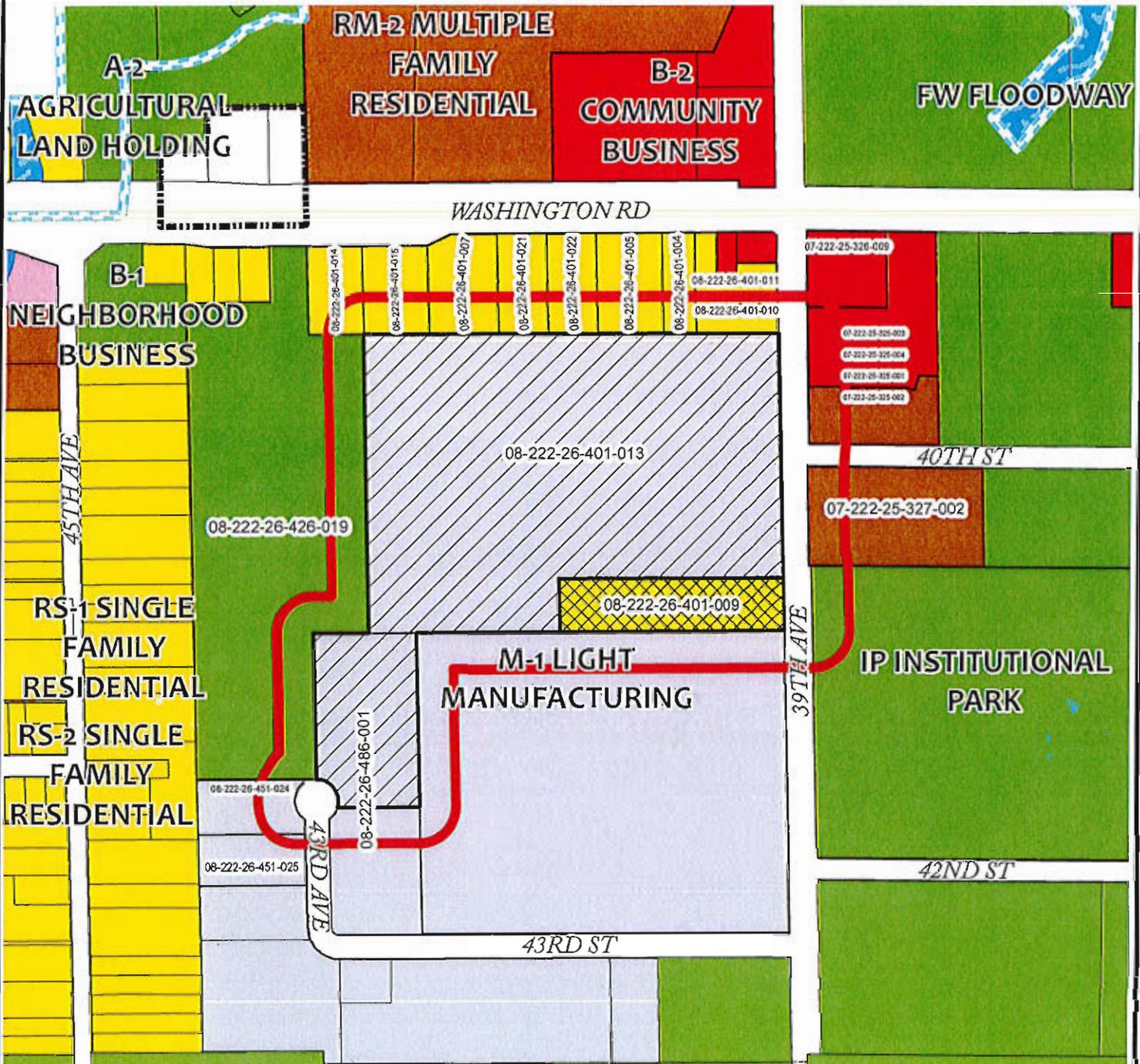
Drafted by:
JONATHAN A. MULLIGAN
Assistant City Attorney

City of Kenosha

District Map
Rezoning

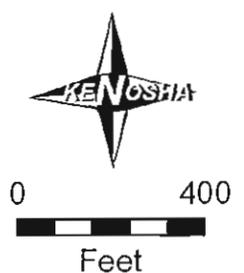
Supplement No. Z5-16
Ordinance No. _____

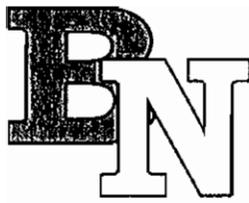
Bane-Nelson, Inc. petition



Property Requested to be Rezoned from:

-  M-1 (Light Manufacturing) to IP (Institutional Park)
-  RS-1 (Single Family Residential) to IP (Institutional Park)
-  100-foot Notification Boundary





Bane NELSON Inc.

INDUSTRIAL & COMMERCIAL CONTRACTOR
www.banenelson.com

Since 1965 "Known by the customers we keep"

July 15, 2016

Brian R. Wilke
Development Coordinator
Community Development & Inspections
625 52nd Street - Room 308
Kenosha, WI 53140
bwilke@kenosha.org

RE: Re-zoning of vacant land (parcels 08-222-26-401-013, 08-222-26-486-001 and 08-222-26-401-009)

Dear Mr. Wilke:

This letter serves as Bane-Nelson, Inc.'s authorization for the WI Department of Military Affairs to make a petition on our behalf to rezone the property mentioned above to IP (Institutional Park). Parcel #08-222-26-486-001 would be a partial rezoning as only the North 3-acres of the 5-acre parcel is being purchased by DMA. Parcels 08-222-26-401-013 and 08-222-26-401-009 would be rezoned in their entirety.

Please feel free to contact me with any questions regarding this matter.

BANE-NELSON, INC.

By:


Lawrence A. Nelson



OFFICE OF THE ADJUTANT GENERAL

State of Wisconsin / DEPARTMENT OF MILITARY AFFAIRS

P.O. BOX 14587
MADISON 53708-0587

TELEPHONE (608) 242-3000
DSN 724-3000

8/11/16

The Honorable Mayor Antaramian
And Members of the Common Council
Kenosha, WI 53140

Dear Members of the Common Council:

The State of Wisconsin's Department of Military Affairs is requesting that the following parcels: North 3 acres of 08-222-26-486-001, and all of parcels: 08-222-26-401-009 and 08-222-26-401-013 be rezoned from Light Manufacturing to Institutional Park. The current land owner, Nelson-Bane (seller) has given permission to the Wisconsin Department of Military Affairs (buyer) to submit this petition.

Attached are the following items: a tentative site development plan, photos of facilities most recently built by the Wisconsin Department of Military Affairs and a check for the application fee of \$550. Since this building project is at least 10 to 15 years out from fruition and dependent on Wisconsin Department of Military Affairs receiving funds from the federal government, it is premature to provide a Concept Development Plan at this point in time.

Please inform Jennifer Caravella, Real Property Specialist, of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to Jennifer Caravella, Real Property Specialist at Wisconsin Department of Military Affairs CFMO 2400 Wright Street P.O. Box 14587 Madison, WI 53708. She can be reached at 608-242-3357 if there are any questions regarding this request for rezoning.

Sincerely,

A handwritten signature in cursive script that reads "Todd F. Lundin".

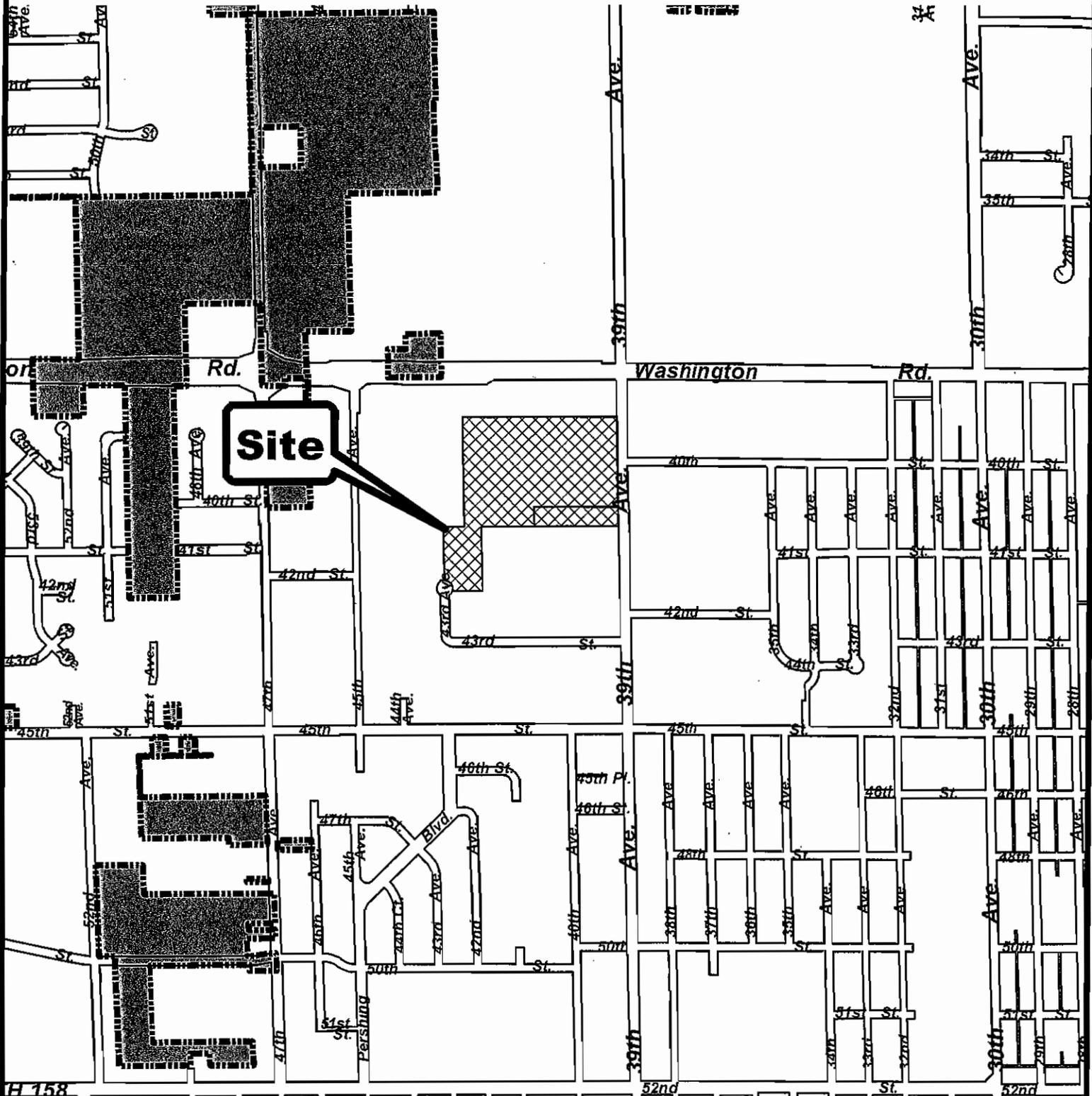
Todd Lundin
Lieutenant Colonel, Wisconsin Army National Guard
Director, Construction Facilities Management Office
Wisconsin Department of Military Affairs

Enc

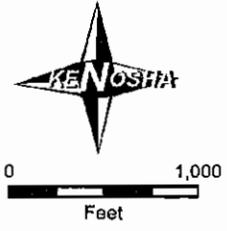
City of Kenosha

Vicinity Map

Bane-Nelson, Inc. rezoning



 Property requested to be rezoned



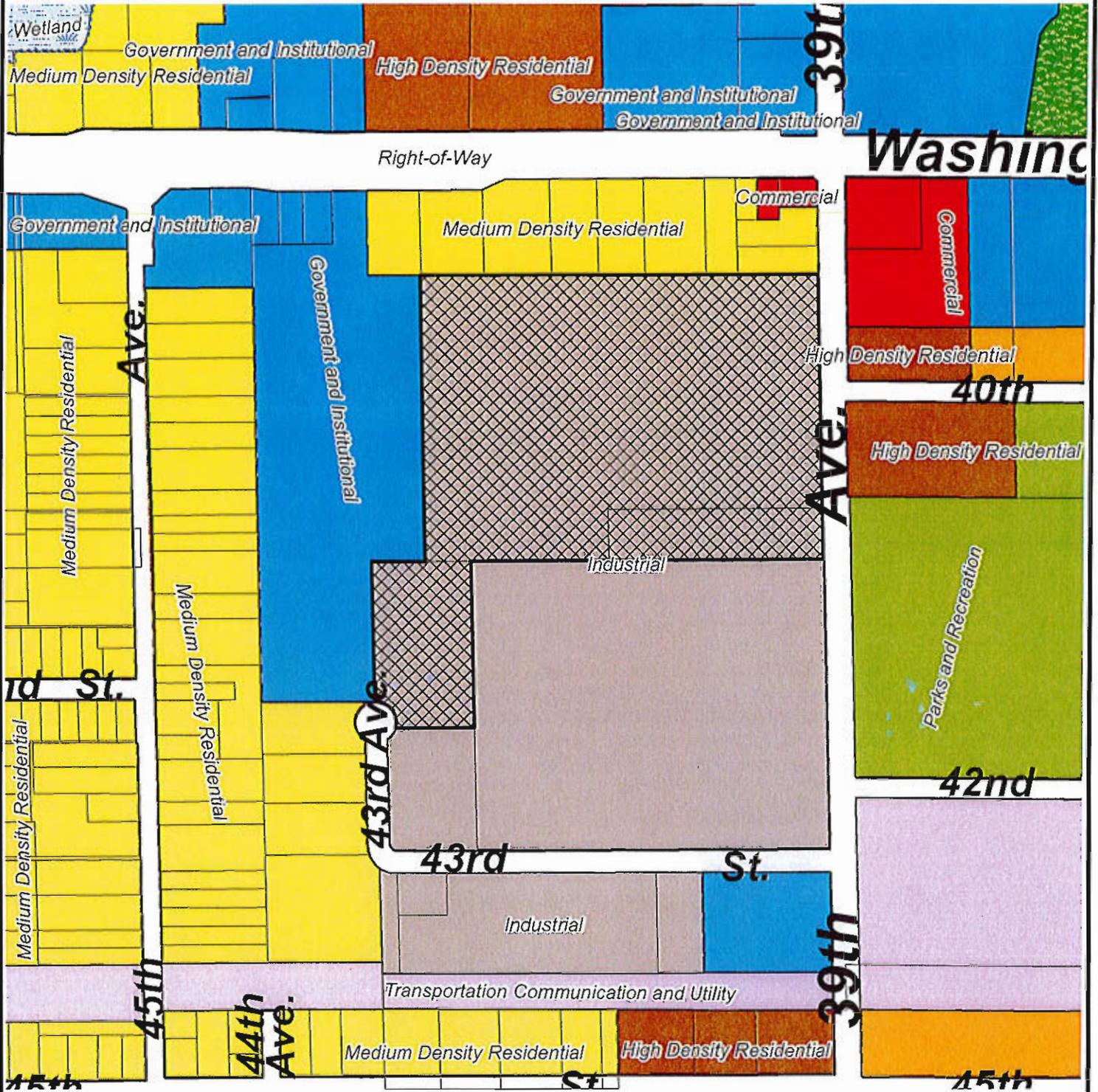
City of Kenosha

Comprehensive Land Use Plan Amendment

Bane-Nelson, Inc. petition

Supplement No. C5-16

Ordinance No. _____



Property Requested to be changed from:

 Industrial to Government & Institutional

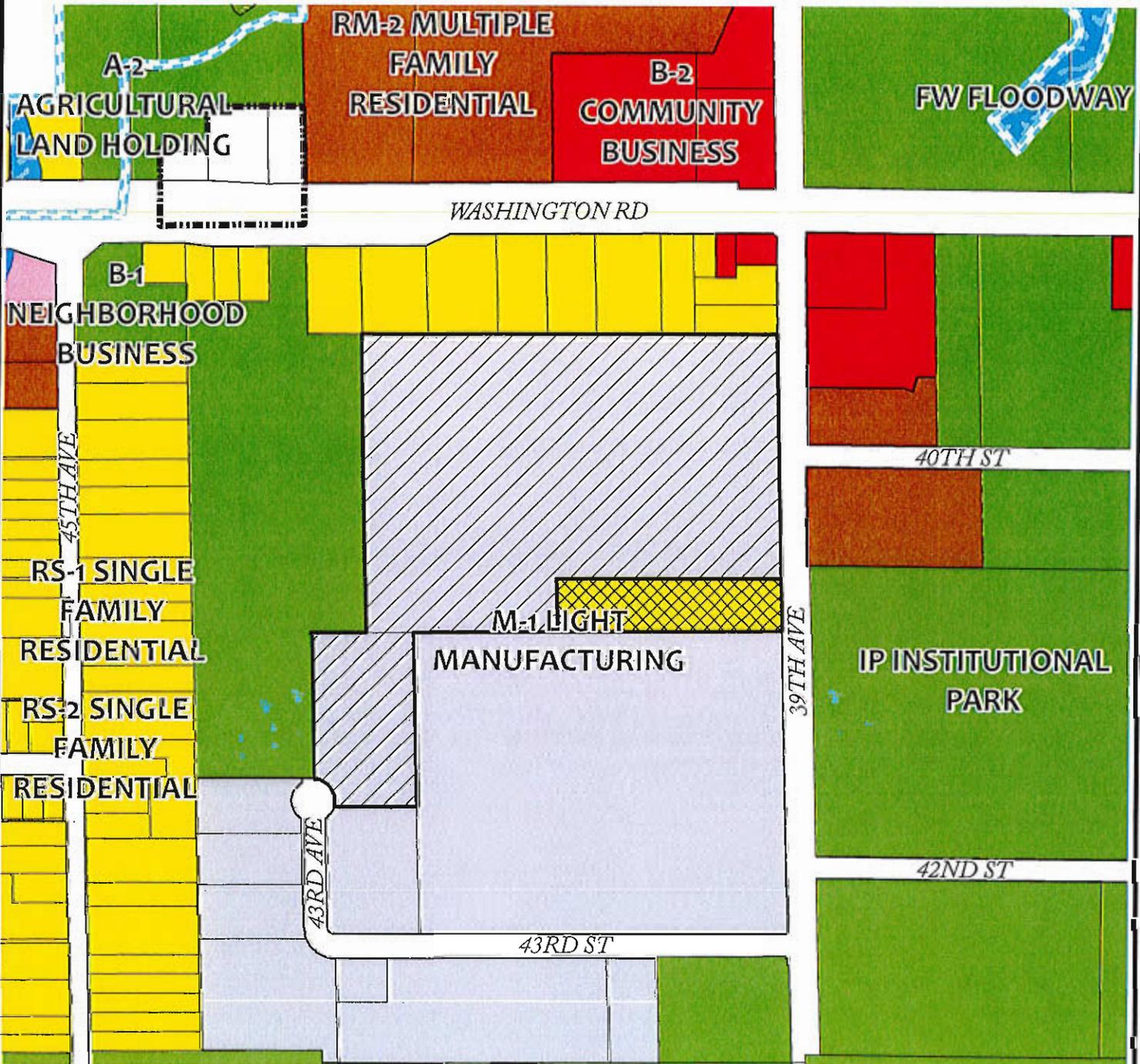


City of Kenosha

District Map
Rezoning

Supplement No. Z5-16
Ordinance No. _____

Bane-Nelson, Inc. petition



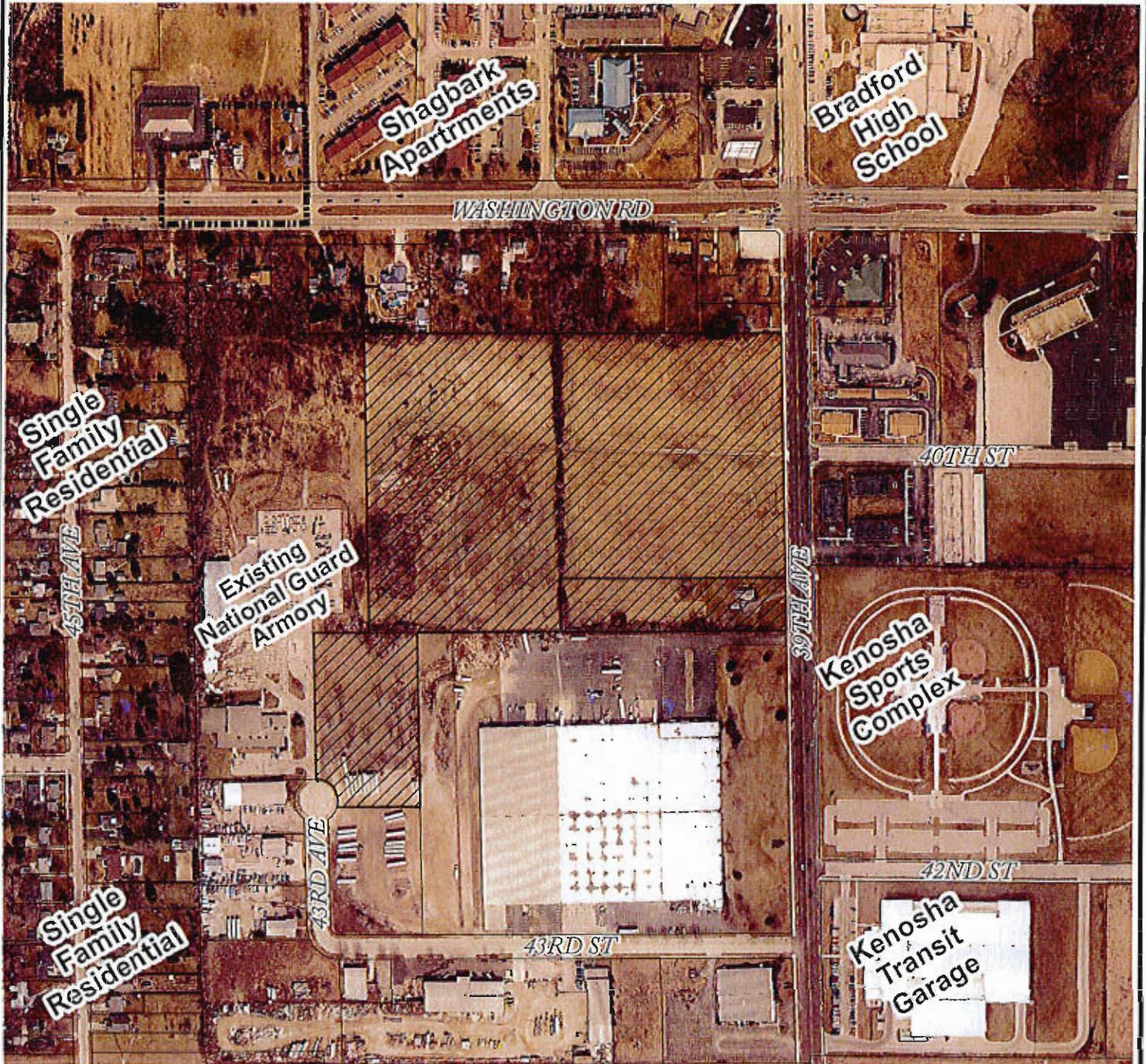
Property Requested to be Rezoned from:

-  M-1 (Light Manufacturing) to IP (Institutional Park)
-  RS-1 (Single Family Residential) to IP (Institutional Park)



City of Kenosha

Land Use Map
Bane-Nelson, Inc. rezoning



Property Requested to be Rezoned



0 400

Feet



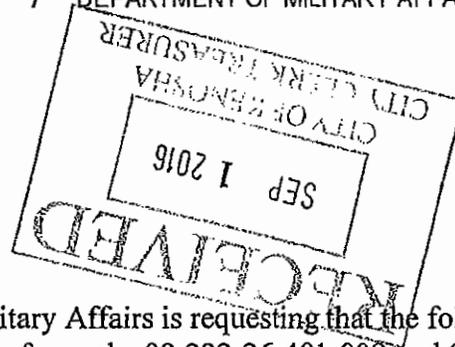
OFFICE OF THE ADJUTANT GENERAL

State of Wisconsin / DEPARTMENT OF MILITARY AFFAIRS

P.O. BOX 14587
MADISON 53708-0587

TELEPHONE (608) 242-3000
DSN 724-3000

8/31/16



Dear land owner:

The State of Wisconsin's Department of Military Affairs is requesting that the following parcels: North 3 acres of 08-222-26-486-001, and all of parcels: 08-222-26-401-009 and 08-222-26-401-013 be rezoned from Light Manufacturing to Institutional Park. The current land owner, Nelson-Bane (seller) has given permission to the Wisconsin Department of Military Affairs (buyer) to submit a petition for rezoning.

The city of Kenosha's rezoning process recommends contacting all land owners that are 100 feet from the rezoning area. This is why you are receiving this letter.

Along with this letter is a tentative site development plan and a document with pictures of some of the Department of Military Affairs recent building projects. This building project is at least 10 to 15 years out from implementation and is dependent on Wisconsin Department of Military Affairs receiving funds from the federal government.

This future building project is expected to have no effect on your current land and how you use it. The existing lot lines owned by Bane-Nelson would remain the same once the Department of Military Affairs purchases the land. As you can see from the tentative site plan, the new roads and buildings would be on the south side and far away from your property.

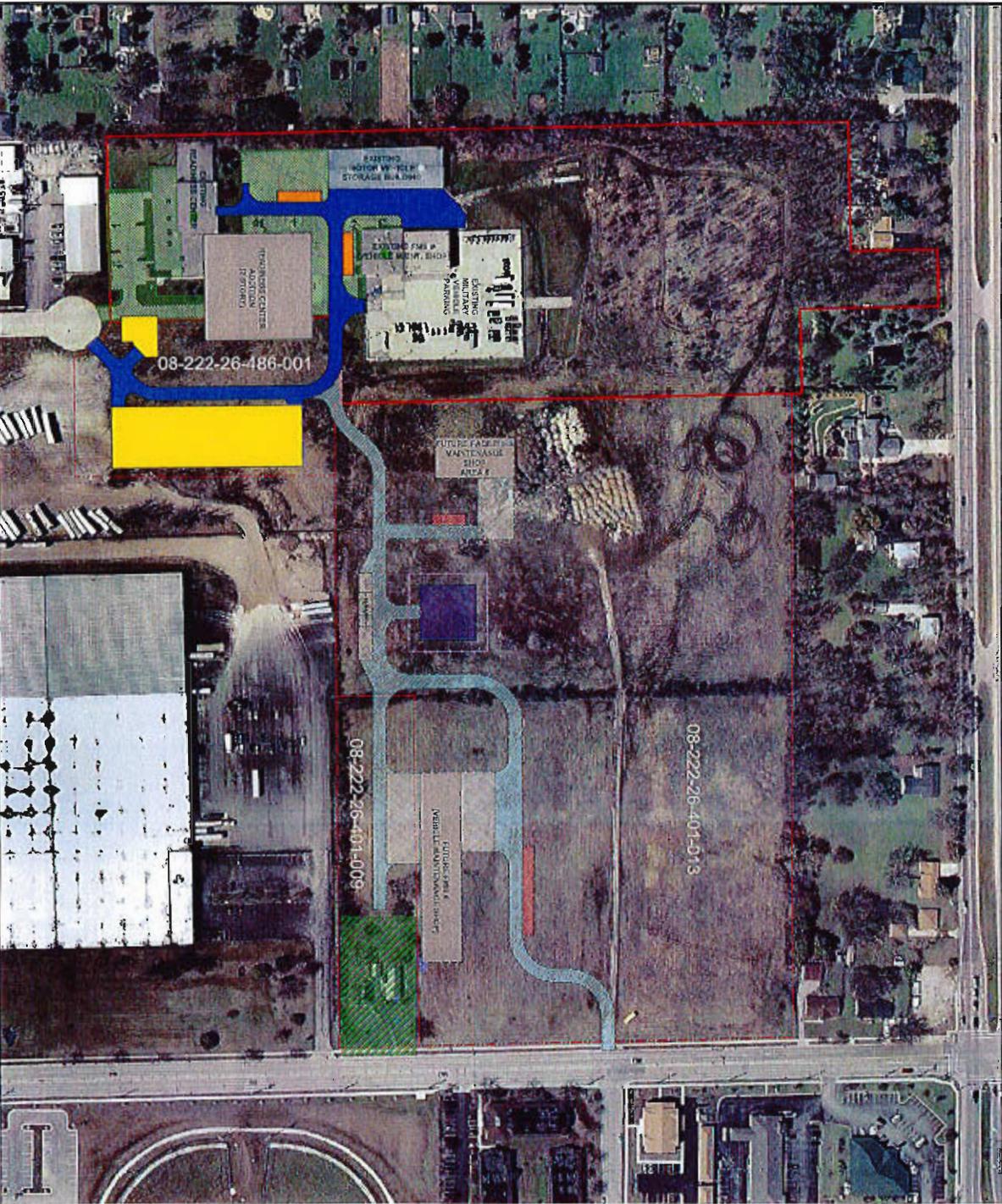
The reason the Wisconsin Department of Military Affairs is planning this building project is because the increased land would allow for the support of a larger armory (readiness center) and a larger vehicle maintenance shop for the Wisconsin Army National Guard. With increased capacity, the Guard would be better able to service their vehicles as well as have increased armory (readiness center) space necessary to accommodate training and mission needs.

If you have any questions or concerns, please feel free to contact Jennifer Caravella, Real Property Specialist, at Wisconsin Department of Military Affairs CFMO 2400 Wright Street P.O. Box 14587 Madison, WI 53708. She can be reached at 608-242-3357 or jennifer.caravella@wisconsin.gov.

Sincerely,

Todd Lundin
Lieutenant Colonel, Wisconsin Army National Guard
Director, Construction Facilities Management Office
Wisconsin Department of Military Affairs

Encs



- LEGEND**
- NEW ACCESS ROAD
 - FUTURE ACCESS ROAD
 - NEW PARKING (RC)
 - NEW PARKING (FMS 6)
 - FUTURE PARKING
 - FUTURE MILITARY VEHICLE PARKING
 - FUTURE ACCESS APRONS
 - RESTORED SITE/LANDSCAPE
 - FUTURE SITE RESTORATION
 - NEW BUILDING/ADDITION
 - FUTURE BUILDING/ADDITION
 - FUTURE SECURITY FENCE
 - PROPERTY LINE



MASTER PLAN WISCONSIN ARMY NATIONAL GUARD KENOSHA, WISCONSIN

PLANS PREPARED BY:
FACILITIES DIRECTORATE
DEPARTMENT OF MILITARY AFFAIRS
OFFICE OF THE ADJUTANT GENERAL
P.O. BOX 14587
MADISON, WISCONSIN 53714-0587
(608) 242-3385

STATE PROJECT NO.:	
DMA PROJECT NO.:	
DRAWN BY:	CAD
DATE:	12/17/2014
REVISIONS:	6/10/2015 CJA
SHEET NO.:	1

INSTALLATIONS MANAGEMENT

FACILITY EXAMPLE

HAYWARD MAINTENANCE SHOP

- CONSTRUCTED IN 1999
- SINGLE STORY
- 19,454 SF MAINTENANCE FACILITY
- BRICK VENEER EXTERIOR
- STANDING SEAM METAL ROOF



INSTALLATIONS MANAGEMENT

FACILITY EXAMPLE

MADISON ARMY MAINTENANCE SHOP

- CONSTRUCTED IN 2011
- 45,147 SF VEHICLE MAINTENANCE SHOP
- BRICK VENEER EXTERIOR
- FLAT BUILT-UP ROOF

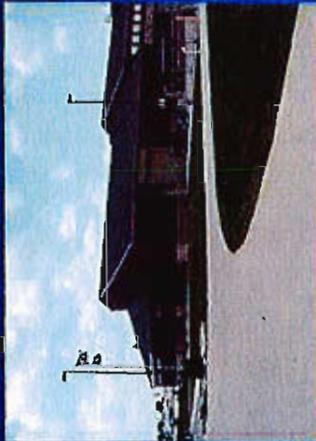


INSTALLATIONS MANAGEMENT

FACILITY EXAMPLE

OSHKOSH FIELD MAINTENANCE SHOP

- CONSTRUCTED IN 2005
- SINGLE STORY
- 22,363 SF MAINTENANCE FACILITY
- BRICK VENEER EXTERIOR
- SHINGLE ROOF



INSTALLATIONS MANAGEMENT

FACILITY EXAMPLE

CAMP WILLIAMS READINESS CENTER

- CONSTRUCTED IN 2008
- SINGLE STORY
- 45,147 SF READINESS CENTER (ARMORY)
- BRICK VENEER EXTERIOR
- FLAT BUILT-UP ROOF





CITY PLAN COMMISSION
Staff Report - Item 13

Thursday, September 22, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Ordinance by the Mayor - To Annex 39.143 acres of land, more or less, located at 13402 Burlington Road from the Town of Paris to the City of Kenosha. (Baliga/State of Wisconsin) (District 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Downing, District 16, has been notified. This item will also be reviewed by Public Works Committee before final approval by the Common Council.

LOCATION AND ANALYSIS:

Site: 13402 Burlington Road

1. All of the affected property owners have signed the Petition requesting Annexation of the subject property located north and south of STH 142.
2. This property is proposed for future non-residential use and will be placed in the A-2 Agricultural Land holding District until development plans have been proposed.
3. City departments have been notified.
4. The State Department of Administration has found the Annexation to be in the public interest.
5. The property is contiguous to the City of Kenosha.

RECOMMENDATION:

A recommendation is made to approve the Annexation request.

Rich Schroeder, Deputy Director

Jeffrey B. Labahn, Director

ANNEXATION ORDINANCE

ORDINANCE NO. _____

BY: THE MAYOR

TO ANNEX 39.143 ACRES OF LAND, MORE OR LESS,
LOCATED at 13402 BURLINGTON RD FROM THE TOWN OF
PARIS TO THE CITY OF KENOSHA [Baliga/State of Wisconsin]

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

Kenosha County, Wisconsin:

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

Section One: Territory Annexed. In accordance with:

- a. Section 66.0217 of the Wisconsin Statutes; and,
- b. The petition for direct annexation filed with the City Clerk on the 18th day of August, 2016, signed by all of the owners of property within such territory;

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

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

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

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

Exhibit 1

Annexation Exhibit for the City of Kenosha of a Parcel of land described as: Being a part of the West 1/2 of the Northwest 1/4 of Section 24, Township 2 North, Range 21 East, Town of Paris, Kenosha County, Wisconsin, more particularly described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 24; run thence N89°27'36"E, 858.00 feet along the North line of the Northwest 1/4 of said Section 24 to the Point of Beginning of this description; continue thence N89°27'36"E, 476.78 feet along the North line of the Northwest 1/4 of said Section 24 to the East line of the West 1/2 of the Northwest 1/4 of said Section 24; thence S01°53'11"E, 2635.57 feet along the East line of the West 1/2 of the Northwest 1/4 of said Section 24 to the South line of the Northwest 1/4 of said Section 24; thence S89°25'31"W, 933.33 feet along the South line of the Northwest 1/4 of said Section 24; thence N01°58'49"W, 986.43 feet parallel with the West line of the Northwest 1/4 of said Section 24; thence N89°27'36"E, 460.87 feet parallel with the North line of the Northwest 1/4 of said Section 24; thence N01°58'49"W, 1649.81 feet parallel with the West line of the Northwest 1/4 of said Section 24 to the North line of the Northwest 1/4 of said Section 24 and the Point of Beginning. Containing 1,705,049.58 Sq. Ft. of 39.143 Acres.

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

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

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

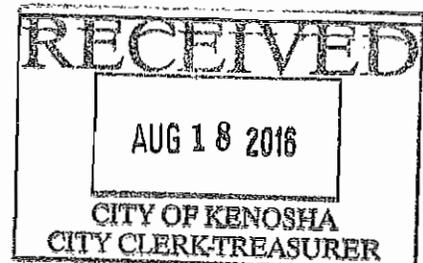
The undersigned elect that this annexation shall take effect to the full extent consistent with outstanding priorities of another annexation, incorporation, or consolidation proceeding, if any.

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

**Ballga - 13402 Burlington Road (#45-4-221-242-0355)
Legal Description**

Annexation Exhibit for the City of Kenosha of a Parcel of land described as: Being a part of the West 1/2 of the Northwest 1/4 of Section 24, Township 2 North, Range 21 East, Town of Paris, Kenosha County, Wisconsin, more particularly described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 24; run thence N89°27'36"E, 858.00 feet along the North line of the Northwest 1/4 of said Section 24 to the Point of Beginning of this description; continue thence N89°27'36"E, 476.78 feet along the North line of the Northwest 1/4 of said Section 24 to the East line of the West 1/2 of the Northwest 1/4 of said Section 24; thence S01°53'11"E, 2635.57 feet along the East line of the West 1/2 of the Northwest 1/4 of said Section 24 to the South line of the Northwest 1/4 of said Section 24; thence S89°25'31"W, 933.33 feet along the South line of the Northwest 1/4 of said Section 24; thence N01°58'49"W, 986.43 feet parallel with the West line of the Northwest 1/4 of said Section 24; thence N89°27'36"E, 460.87 feet parallel with the North line of the Northwest 1/4 of said Section 24; thence N01°58'49"W, 1649.81 feet parallel with the West line of the Northwest 1/4 of said Section 24 to the North line of the Northwest 1/4 of said Section 24 and the Point of Beginning. Containing 1,705,049.58 Sq. Ft. of 39.143 Acres.

Date	Signature of Petitioner	Mark with an "X"		Address or Description of Property
		Owner	Elector	
8/8/16	 Narayan Baliga	X		13402 Burlington Rd
8/8/16	 Vidya Baliga	X		13402 Burlington Rd
8/17/16	 Brett Wallace, Dep. Dir. WisDOT	X		State Owned right-of-way





**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

SCOTT WALKER

GOVERNOR

SCOTT A. NEITZEL

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview/>

September 12, 2016

PETITION FILE NO. 13970

DEBRA SALAS, CLERK
CITY OF KENOSHA
625 52ND ST #105
KENOSHA, WI 53140-3480

BEVERLY MCCUMBER, CLERK
TOWN OF PARIS
16607 BURLINGTON RD
UNION GROVE, WI 53182-9407

Subject: NARAYAN & VIDYA BALIGA ANNEXATION

The proposed annexation submitted to our office on August 23, 2016, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city and any other contiguous village or city...." so as unincorporated land transitions to city or village status, the resulting boundaries are rational and easy for jurisdictions and residents to follow. The subject petition is for territory that is reasonably shaped and contiguous to the **CITY OF KENOSHA**.

Note to All: This annexation territory falls within a larger 166-acre area that is the subject of litigation between the City of Kenosha, Village of Somers, Town of Paris, Kenosha County, and multiple landowners (Case No. 2016 CV 480). This 166-acre area was attached to the Village of Somers on April 12, 2016 pursuant to a boundary agreement between the Village of Somers and Town of Paris. However, Circuit Court Judges Schroeder and Koss subsequently issued court orders prohibiting transfer of the area to Somers and requiring that it remain instead in the Town of Paris. The effect of the litigation on this annexation petition is beyond the scope of the Department's authority, as is the effect of the court orders. Similarly, the effect of the litigation and court orders with regard to any annexation ordinance that the City of Kenosha might pass is also beyond the scope of the Department's authority.

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

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

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please also include the MBR number with your ordinance as this assists with record keeping. Your MBR number is: 13970**

Mail these documents to:

Wisconsin Department of Administration,
Municipal Boundary Review
PO Box 1645
Madison WI 53701-1645

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2037>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Erich Schmidtke". The signature is fluid and cursive, with a large initial "E" and "S".

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

August 8, 2016

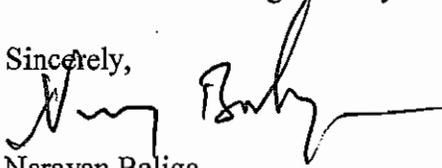
Mr. Rich Schroeder
City of Kenosha
625-52nd St., Room 308
Kenosha, WI 53140

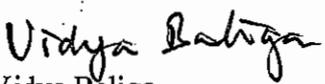
RE: 13402 Burlington Rd., Paris WI, Parcel# 45-4-221-242-0355

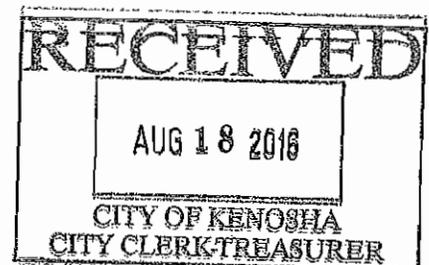
Dear Mr. Schroeder,

The property referred to above and are presently in the process of annexing into the City of Kenosha has a single-family house that is presently vacant. Thank you.

Sincerely,


Narayan Baliga


Vidya Baliga
1655-34th Ave
Kenosha, WI 53144



September 11, 2016

Mr. Richard Schroeder
Deputy Director, City Planning
City of Kenosha
625-52nd Street, Room 308
Kenosha, WI 53140

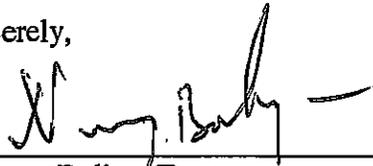
RE: Baliga Annexation Petition# 13970 for 13402 Burlington Rd., Paris, WI
Parcel# 45-4-221-242-0355

Dear Mr. Schroeder,

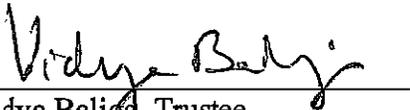
We are writing to submit a request to modify our letter for petitioning to annex our property into the City of Kenosha. The property is in a revocable trust and we are the sole trustees. We had signed the letter as individuals. We are now requesting that the letter be treated as coming from us the trustees of the "Narayan and Vidya Baliga Revocable Trust".

Please file the attached Supplemental Petition with our original petition. Thank you.

Sincerely,

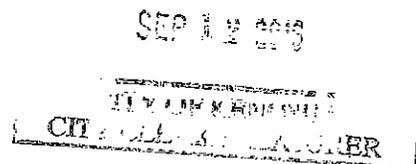


Narayan Baliga, Trustee



Vidya Baliga, Trustee

Narayan & Vidya Baliga Revocable Trust



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

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

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

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

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

Baliga - 13402 Burlington Road (#45-4-221-242-0355)

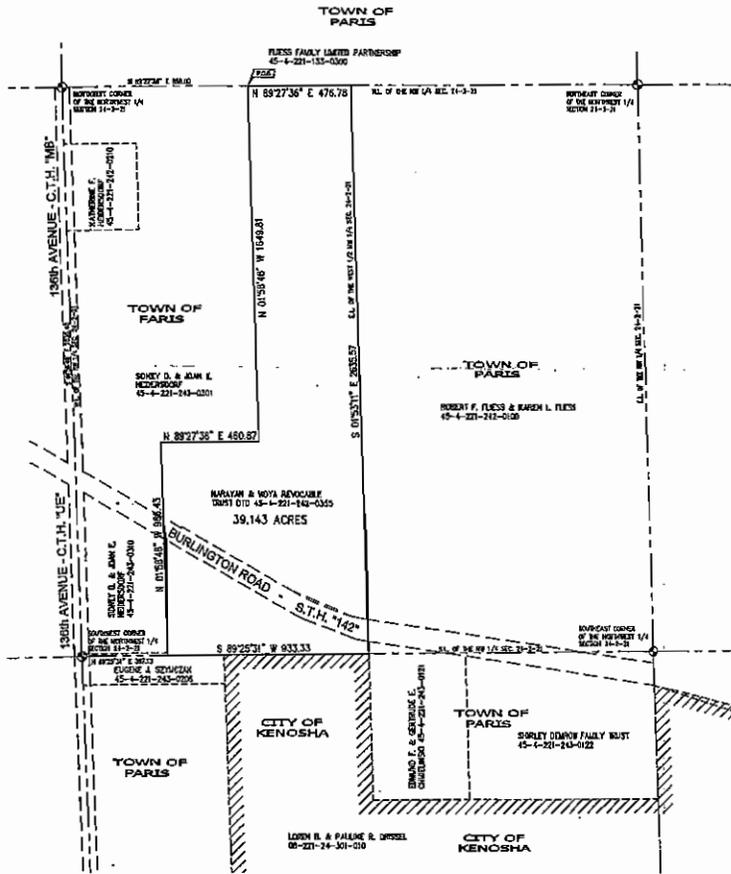
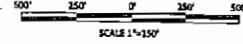
Legal Description

Annexation Exhibit for the City of Kenosha of a Parcel of land described as: Being a part of the West 1/2 of the Northwest 1/4 of Section 24, Township 2 North, Range 21 East, Town of Paris, Kenosha County, Wisconsin, more particularly described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 24; run thence N89°27'36"E, 858.00 feet along the North line of the Northwest 1/4 of said Section 24 to the Point of Beginning of this description; continue thence N89°27'36"E, 476.78 feet along the North line of the Northwest 1/4 of said Section 24 to the East line of the West 1/2 of the Northwest 1/4 of said Section 24; thence S01°53'11"E, 2635.57 feet along the East line of the West 1/2 of the Northwest 1/4 of said Section 24 to the South line of the Northwest 1/4 of said Section 24; thence S89°25'31"W, 933.33 feet along the South line of the Northwest 1/4 of said Section 24; thence N01°58'49"W, 986.43 feet parallel with the West line of the Northwest 1/4 of said Section 24; thence N89°27'36"E, 460.87 feet parallel with the North line of the Northwest 1/4 of said Section 24; thence N01°58'49"W, 1649.81 feet parallel with the West line of the Northwest 1/4 of said Section 24 to the North line of the Northwest 1/4 of said Section 24 and the Point of Beginning. Containing 1,705,049.58 Sq. Ft. of 39.143 Acres.

Date	Signature of Petitioner	Mark with an "X"		Address or Description of Property
		Owner	Elector	
	Narayan Baliga & Vidya Baliga Revocable Trust	X		13402 Burlington Rd
9/8/16	<i>Narayan Baliga</i> - TRUSTEE Narayan Baliga, Trustee	X		13402 Burlington Rd
9/8/16	<i>Vidya Baliga</i> TRUSTEE Vidya Baliga, Trustee	X		13402 Burlington Rd

SEP 12 2016
CITY OF KENOSHA
CITY CLERK

Annexation Exhibit for the City of Kenosha of a Parcel of land described as: Being a part of the West 1/2 of the Northwest 1/4 of Section 24, Township 2 North, Range 21 East, Town of Paris, Kenosha County, Wisconsin, more particularly described as follows: Commencing at the Northwest corner of the Northwest 1/4 of said Section 24; run thence N89°27'36"E, 838.00 feet along the North line of the Northwest 1/4 of said Section 24 to the Point of Beginning; thence continue thence N89°27'36"E, 476.78 feet along the North line of the Northwest 1/4 of said Section 24 to the East line of the West 1/2 of the Northwest 1/4 of said Section 24; thence S01°53'31"E, 2635.57 feet along the East line of the West 1/2 of the Northwest 1/4 of said Section 24 to the South line of the Northwest 1/4 of said Section 24; thence S90°23'33"W, 993.33 feet along the South line of the Northwest 1/4 of said Section 24; thence S01°58'48"W, 1649.83 feet parallel with the West line of the Northwest 1/4 of said Section 24; thence N89°27'36"E, 460.87 feet parallel with the North line of the Northwest 1/4 of said Section 24; thence N01°58'48"W, 1649.83 feet parallel with the West line of the Northwest 1/4 of said Section 24 to the North line of the Northwest 1/4 of said Section 24 and the Point of Beginning. Containing 1,705,049.58 Sq. Ft. of 39.143 Acres.



RECEIVED
 AUG 18 2016
 CITY OF KENOSHA
 CITY CLERK/TREASURER

NO.	REVISION	BY	DATE

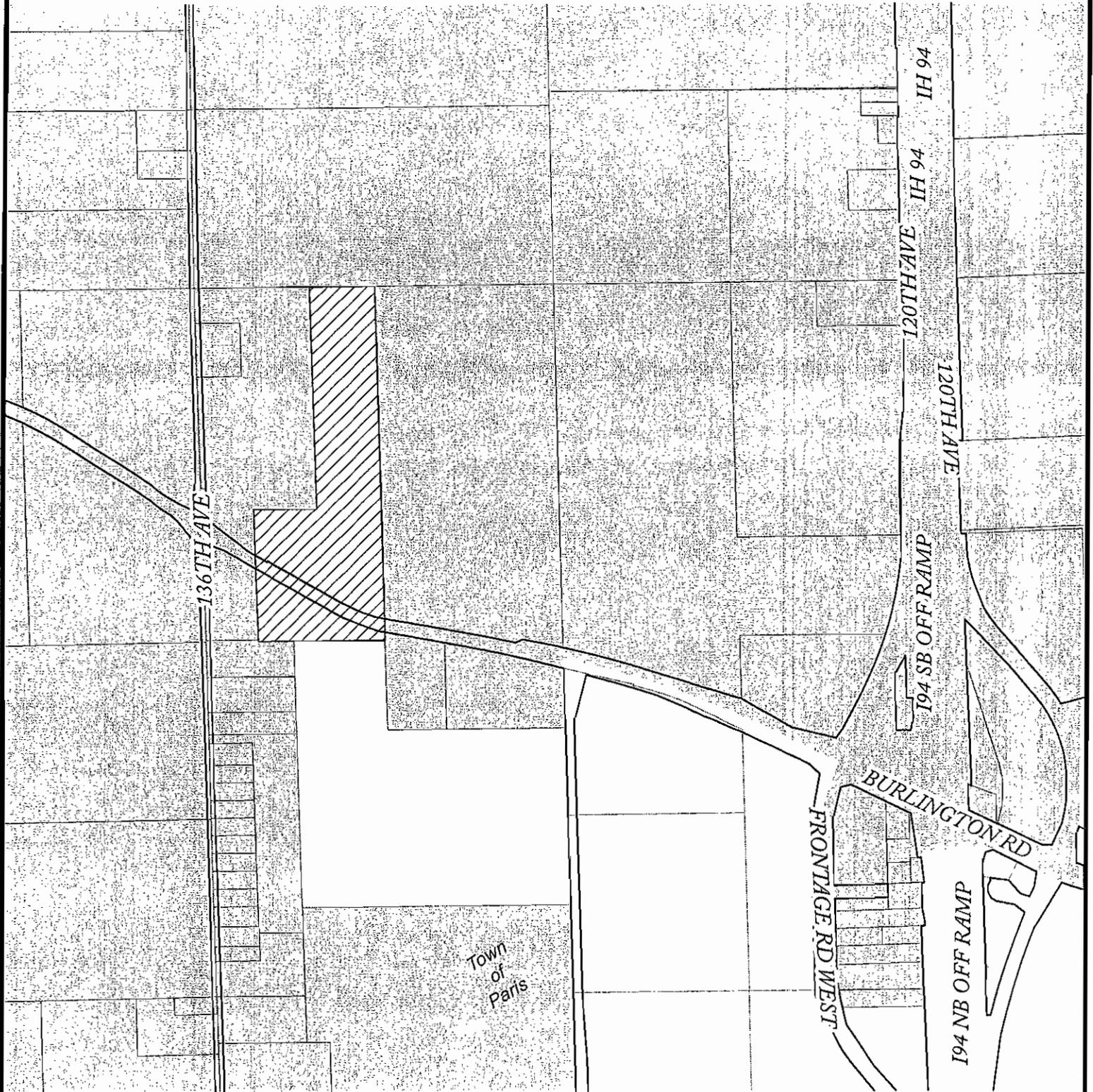
DRAWN BY: JMB
 CHECKED BY: JMB
 DATE: 06/21/16
 SCALE: AS SHOWN
 SHEET: 1 OF 1
 2016.0057.17

ANNEXATION EXHIBIT
 FOR
 CITY OF KENOSHA
 KENOSHA COUNTY, WISCONSIN

Nielsen Madsen + Barber
 CIVIL ENGINEERS AND LAND SURVEYORS
 1458 Horizon Blvd. Suite 200, Racine, WI 53406
 Tele: (262)694-5588 Website: www.nmbcs.net



Official Map Amendment Baliga/State of Wisconsin Annexation



 Properties requested to be annexed



0 1,000
Feet



CITY PLAN COMMISSION
Staff Report - Item 14

Thursday, September 22, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, to include the Annexation of Parcel #45-4-221-242-0355 and State owned right-of-way on STH 142 in the Town of Paris, Kenosha County, Wisconsin. (Baliga/State of Wisconsin) (District 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Downing, District 16, has been notified. The Common Council is the final review authority.

LOCATION AND ANALYSIS:

Site: 13402 Burlington Road

1. The City has received a Petition to Annex the property at 13402 Burlington Road. The Petition has been signed by all owners.
2. This Resolution will Amend the City's Official Map to include these properties. In addition, the Resolution establishes the District and Ward the property will be placed in.

RECOMMENDATION:

A recommendation is made to approve the attached Resolution.

Rich Schroeder, Deputy Director

Jeffrey B. Labahn, Director

RESOLUTION NO. _____

BY: THE MAYOR

TO AMEND THE OFFICIAL MAP FOR THE CITY OF KENOSHA, WISCONSIN, TO INCLUDE THE ANNEXATION OF PARCEL NO. 45-4-221-242-0355 AND STATE OWNED RIGHT-OF-WAY ON STH 142 IN THE TOWN OF PARIS, KENOSHA COUNTY, WISCONSIN

WHEREAS, the City of Kenosha, Wisconsin, has established an Official Map pursuant to Section 62.23(6), Wisconsin Statutes; and,

WHEREAS, it was in the best interest for the public health, safety, and welfare of the City of Kenosha/Town of Paris to annex territory known as Parcel Number 45-4-221-242-0355 and State owned right-of-way on STH 142 in the Town of Paris, Kenosha County, Wisconsin, to the City of Kenosha, Wisconsin; and,

WHEREAS, on _____, 2016, the Common Council for the City of Kenosha, Wisconsin, approved an Annexation Ordinance under Section 66.0217, Wisconsin Statutes, for Parcel Number 45-4-221-242-0355 and State owned right-of-way on STH 142 in the Town of Paris, Kenosha County, Wisconsin, to be annexed to the City of Kenosha, Wisconsin; and,

WHEREAS, Parcel Number 45-4-221-242-0355 annexed to the City of Kenosha, Wisconsin pursuant to the Annexation Ordinance approved by the Common Council for the City of Kenosha, Wisconsin on _____, 2016 are within the following Districts:

21st State Senate District
61st State Assembly District
19th County Board District
Paris Consolidated School District Jt. 1
Central/Westosha High School District

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that pursuant to the authority of Section 62.23(6)(c), Wisconsin Statutes,

the Official Map of the City of Kenosha, Wisconsin, be and hereby is amended to include the designation of the annexed territory formerly of the Town of Paris, Kenosha County, Wisconsin, known as Parcel Number 45-4-221-242-0355 and State owned right-of-way on STH 142 as described in the Annexation Ordinance, which is incorporated herein by reference.

BE IT FURTHER RESOLVED, that Parcel Number 45-4-221-242-0355 annexed to the City of Kenosha pursuant to the Annexation Ordinance approved by the Common Council for the City of Kenosha, Wisconsin on _____, 2016 be made a part of the 91st Ward of the 16th District of the City of Kenosha, subject to the Ordinances, rules and regulations of the City governing Wards and Districts.

Adopted this ____ day of _____, 2016.

ATTEST: _____ City Clerk/Treasurer
DEBRA L. SALAS

APPROVED: _____ Mayor Date: _____
JOHN M. ANTARAMIAN

Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney

Official Map Amendment Baliga/State of Wisconsin Annexation



 Properties requested to be annexed

