



Agenda
City Plan Commission Meeting
Municipal Building, 625 52nd Street - Room 202, Kenosha, WI
Thursday, December 8, 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 November 10, 2016

1. Resolution by the Finance Committee - To Approve the 2017 Consolidated Plan - Annual Plan for the Community Development Block Grant/HOME Program. PUBLIC HEARING
2. Resolution by the Mayor – To Adopt a Project Plan Amendment for Tax Incremental District #4, [City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1.], Wisconsin Statutes. (Districts 2 & 7) PUBLIC HEARING
3. Resolution by the Mayor – To Adopt a Project Plan Amendment for Tax Incremental District #7, [City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1.], Wisconsin Statutes. (Districts 3 & 12) PUBLIC HEARING
4. Resolution by the Mayor – To Adopt a Project Plan Amendment for Tax Incremental District #8, [City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1.], Wisconsin Statutes. (District 16) PUBLIC HEARING
5. Resolution by the Mayor – To Adopt a Project Plan Amendment for Tax Incremental District 9, [City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1.], Wisconsin Statutes. (Districts 1 & 6) PUBLIC HEARING
6. Resolution by the Mayor – To Adopt a Project Plan Amendment for Tax Incremental District 11, [City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1.], Wisconsin Statutes. (District 16) PUBLIC HEARING
7. Resolution by the Mayor – To Adopt a Project Plan Amendment for Tax Incremental District 13, [City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1.], Wisconsin Statutes. (District 16) PUBLIC HEARING

8. Resolution by the Mayor – To Adopt a Project Plan Amendment for Tax Incremental District 19, [City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1.], Wisconsin Statutes. (Districts 3, 7 and 11)
PUBLIC HEARING
9. City Plan Commission Resolution – To Amend the Land Use Plan Map for the City of Kenosha: 2035 regarding a property at 5017 8th Avenue. (Bard) (District 2) PUBLIC HEARING
10. Zoning Ordinance by the City Plan Commission – To Create Subsection 18.02 aaa. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (Bard) (District 2)
PUBLIC HEARING
11. Zoning Ordinance by the Mayor – To Rezone the property at 5017 8th Avenue from B-3 Central Business District to RS-2 Single-Family Residential District [in conformance with Section 10.02 of the Zoning Ordinance]. (Bard) (District 2) PUBLIC HEARING
12. City Plan Commission Resolution – To Amend the Land Use Plan Map for the City of Kenosha: 2035 regarding properties South of 60th Street and West of Interstate 94. (Anchor Bank) (District 16)
PUBLIC HEARING
13. Zoning Ordinance by the City Plan Commission – To Create Subsection 18.02 bbb. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (Anchor Bank) (District 16) PUBLIC HEARING
14. Zoning Ordinance by the Mayor – To Rezone Five (5) parcels of land located South of 60th Street and West of Interstate 94 from M-2 Heavy Manufacturing District to IP Institutional Park [in conformance with Section 10.02 of the Zoning Ordinance]. (Anchor Bank) (District 16) PUBLIC HEARING
15. Conceptual Plan for a self-storage facility to be located at 4404 52nd Street. (U-Haul) (District 10)
PUBLIC HEARING
16. Zoning Ordinance by the City Plan Commission – To Repeal and Recreate Subsection 3.02 A. of the Zoning Ordinance for the City of Kenosha regarding Incorporation. (Relating to effective dates of flood insurance maps.) PUBLIC HEARING
17. Resolution by the Mayor – To Amend the Official Map for the City of Kenosha, Wisconsin to include the Attachment of Portions of County Trunk Highway S Right of Way located East of State Highway 31 to approximately 43rd Avenue, from the Town of Somers, Kenosha, County, Wisconsin in accordance with the City of Kenosha/Town of Somers Cooperative Plan [under Section 66.0307 of the Wisconsin Statutes]. (County Trunk Highway S Right of Way) (Districts 5, 10 and 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
November 10, 2016**

MEMBERS PRESENT: Mayor Antaramian, Alderperson Michalski, Alderperson Fox, Patrick DeGrace, Anita Faraone, Katherine Marks and Lydia Spottswood

MEMBERS EXCUSED: Alderperson Prozanski, Brad Kleba and Scott Haraty

STAFF PRESENT: Jeff Labahn and Rich Schroeder

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

Citizens Comments - No Citizen comments

A motion was made by Alderperson Michalski and seconded by Ms. Faraone to approve the minutes of the October 20, 2016. The motion passed. (Ayes 7, Noes 0)

- 1. Zoning Ordinance by the Mayor – To Rezone the property at 4621 and 4627 38th Avenue from B-2 Community Business District to RG-2 General Residential District [in conformance with Section 10.02 of the Zoning Ordinance]. (Habitat for Humanity of Kenosha, Inc.) (District 10) PUBLIC HEARING**

Public hearing opened, no comments, public hearing closed.

Jeff Labahn, Director, explained this rezoning is consistent with the Wilson Neighborhood Plan.

A motion was made by Alderperson Michalski and seconded by Mr. DeGrace.

Alderperson Michalski asked if Staff has heard from the Alderman of the district. Mr. Labahn said no, but he is definitely aware.

Ms. Marks said these properties were given to Habitat for Humanity from the Redevelopment Authority and she supports the rezoning. These single family homes will definitely help the area.

The motion passed. (Ayes 7, Noes 0)

- 2. Zoning Ordinance by the Mayor – To Rezone the property at 125th Avenue North of 75th Street and South of 71st Street from A-2 Agricultural Land Holding District to B-2 Community Business District [in conformance with Section 10.02 of the Zoning Ordinance]. (Rasmussen) (District 16) PUBLIC HEARING**

Public hearing opened.

Neil Guttormsen, 6749 50th Avenue, representing the Barth Family, said they would like this item withdrawn. The Barth Family is the applicant for the rezoning. They would like to come back with a different design and a more pleasing look to the storage facilities

that are proposed on the site.

Public hearing closed.

Mr. Labahn noted that the item will be withdrawn and no action is necessary.

Mayor Antaramian stepped out.

3. Request for approval of a Temporary Use Trailer to be located at 12742 71st Street. (Springs at Kenosha) (District 16) PUBLIC HEARING

Public hearing opened, no comments, public hearing closed.

A motion was made by Ms. Spottswood and seconded by Ms. Marks to approve the temporary use, as recommended by Staff. The motion passed. (Ayes 6, Noes 0)

Mayor Antaramian returned.

4. Conditional Use Permit for an addition to the building and storage yard for property at 7330 74th Place. (Menards) (District 16) PUBLIC HEARING

Public hearing opened.

Tyler Edwards, Menards representative, 5101 Menard Drive, Eau Claire, said they will comply with the split-faced block requirements per Staff.

Public hearing closed.

Rich Schroeder, Deputy Director, distributed the proposed Conditions of Approval, now that the applicant agreed to the split-faced block and recommended approval per the new Conditions.

A motion was made by Ms. Faraone and seconded by Mr. DeGrace to approve the Conditional Use Permit, subject to the new Conditions.

Aldersperson Michalski asked if the Alderman of the District had any comments. Aldersperson Downing said if Staff approves, then he approves also.

Mr. DeGrace asked Mr. Edwards how many stores they have in Wisconsin and how many stores asked them to revised their plans. Mr. Edwards said there are approximately 30 stores and no other community rejected the plans as submitted.

Commissioner's Comments - No Commissioner comments.

A motion to adjourn was made by Ms. Marks and seconded by Ms. Faraone. The motion passed. (Ayes 7, Noes 0) The meeting adjourned at 5:15pm.

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



CITY PLAN COMMISSION
Staff Report - Item 1

Thursday, December 8, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Resolution by the Finance Committee - To Approve the 2017 Consolidated Plan - Annual Plan for the Community Development Block Grant/HOME Program. PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

The *Community Development Block Grant (CDBG)* portion of the Consolidated Plan - Annual Plan has also been referred to the Finance Committee with final approval by the Common Council. The *HOME Program* portion will only go to the Finance Committee before final approval by the Common Council.

LOCATION AND ANALYSIS:

Site: City-Wide

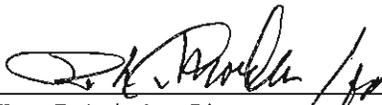
1. The CDBG Program is a City-Wide program with the primary purpose to aid in the elimination of slums/blight and to benefit low/moderate income persons.
2. The CDBG Committee reviewed the 2017 Allocation Plan on September 13, 2016.
3. The CDBG Committee conducted interviews on October 25, 2016 and October 26, 2016.
4. The CDBG Committee held the Allocation meeting and made recommendations on November 1, 2016.
5. The activities recommended by the CDBG Committee comply with the requirements of the CDBG Program in that they eliminate slum/blight and benefit low/moderate income persons.

RECOMMENDATION:

A recommendation is made to approve the CDBG Committee recommendation for the 2017 CDBG Program.



Tony Geliche, Community Development Specialist



Jeffrey B. Labahn, Director

RESOLUTION NO. _____

BY: FINANCE COMMITTEE

TO APPROVE THE 2017 CONSOLIDATED PLAN - ANNUAL PLAN

WHEREAS, the City of Kenosha receives 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 designed as its Consolidated Plan; and

WHEREAS, for the purpose of the CDBG Program, public hearings were held as follows:

CDBG Committee on September 13, October 25, October 26, and November 1, 2016;

City Plan Commission on September 22 and December 8 2016;

Finance Committee on October 3 and December 19, 2016; and

Common Council on October 3 and December 19, 2016 to consider proposed projects and obtain citizen views and comments on housing and community development needs; and

WHEREAS, for the purpose of the HOME Program, public hearings were held before the HOME Program Commission on November 1, 2016; the Finance Committee on December 19, 2016 and the Common Council on December 19, 2016 to consider the 2017 Program Description and obtain citizen comments on housing needs; and

WHEREAS, the 2017 CDBG Entitlement Grant to be received from HUD for the City is estimated to be \$942,787; and project allocations based on this amount; and

WHEREAS, if the actual 2017 CDBG Entitlement Grant is less than \$942,787, program allocations will be adjusted in proportion to each project allocation; and

WHEREAS, if the actual 2017 CDBG Entitlement Grant is more than \$942,787, funds will be used in accordance with the 2017 Fund Allocation Plan approved by the Common Council on October 3, 2016; and

WHEREAS, the 2017 HOME Entitlement Grant to be received from HUD for the City is estimated to be \$380,600 and proposed allocations are based on this amount; and

WHEREAS, if the actual 2017 HOME Entitlement Grant is more or less than \$383,600, the program allocation will be adjusted in proportion to each activity allocation approved in the 2017 Program Description.

NOW, THEREFORE, BE IT RESOLVED by the Common Council, that the 2017 Consolidated Plan - Annual Plan is approved; and

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

Dated this ____ day of _____, 2016

ATTEST:

Debra Salas, City Clerk-Treasurer

APPROVE:

John M. Antaramian, Mayor

2017 CDBG PROGRAM

| Agency | Project | Amount |
|---|---------------------------------------|------------------|
| PUBLIC SERVICE | | |
| Kenosha Area Family & Aging Services | Volunteer Transportation | \$5,000 |
| Walkin In My Shoes | Street Outreach Program | \$10,000 |
| ELCA Urban Outreach Center | Helping Residents Gain Employment | \$14,000 |
| Kenosha Literacy Council | Literacy Program | \$14,000 |
| Shalom Center | Shelter Case Manager | \$15,000 |
| Boys and Girls Club | Lincoln Park Outpost | \$18,018 |
| Women and Children's Horizons | Legal Program | \$20,000 |
| Kenosha Achievement Center | Transportation Security | \$20,400 |
| Kenosha YMCA | Frank Neighborhood Project | \$25,000 |
| | | <u>\$141,418</u> |
| HOUSING, NEIGHBORHOOD IMPROVEMENT/ECONOMIC DEVELOPMENT | | |
| City of Kenosha | Street Improvements | \$9,062 |
| Urban League | Roof Replacement | \$13,350 |
| St. Matthews | ElderGarten | \$15,000 |
| Kenosha Human Development Services | Juvenile Shelter Care – Roof | \$18,400 |
| Women and Children's Horizons | IT Infrastructure | \$30,000 |
| Shalom Center | Food Pantry | \$82,000 |
| Wisconsin Women's Business Initiative Corp. | Micro Enterprise Technical Assistance | \$85,000 |
| City of Kenosha | Elimination of Blighted Structures | \$100,000 |
| City of Kenosha | Section 108 Loan Guarantee Payment | \$260,000 |
| | | <u>\$612,812</u> |
| PLANNING AND MANAGEMENT | | |
| City of Kenosha | Program Administration/Planning | \$188,557 |
| TOTAL 2017 CDBG PROGRAM | | \$942,787 |

Note: If the Section 108 Loan Guarantee application is not approved by HUD, funds are to be used for Street Improvements.

Thursday, December 8, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Resolution by the Mayor – To Adopt a Project Plan Amendment for Tax Incremental District #4, [City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1.], Wisconsin Statutes. (Districts 2 & 7) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderpersn Fox, District 2, and Alderpersn Juliana, District 7 have been notified. This item will be reviewed by the Finance Committee before final approval by the Common Council. A Notice announcing this hearing was published in the Kenosha News and sent to the other local government units as required by Wisconsin Statute 66.1105.

LOCATION AND ANALYSIS:

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

1. The Project Plan Amendment for Tax Incremental District (TID) #4 is to:
 - a. Increase construction/improvement of public parking by \$500,000 for a total of \$8,500,000.
 - b. Add rehabilitation as an eligible project cost in the same category as acquisition, relocation, demolition and site preparation for new development and public parking; reduce the cost total for that category by \$500,000 for a total of \$13,000,000.
 - c. Provide for the possibility of reduction in the category of acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking by up to an additional \$500,000 in order to fund park improvements in an amount up to \$500,000 only if a balance remains in the original category.
 - d. Replace the reconstruction of 22nd Avenue for \$3,500,000 with Development Grants for rehabilitation to correct deficiencies at the Anderson Arts Center at 6603 3rd Avenue, and to convert an office building at 1202 60th Street into a mental health facility for \$3,500,000. Grant Agreements are required before any grant is made.
2. The Project Plan Amendment will not result in an increase in the TID budget because they are transfers of existing funds.
3. The Project Plan Amendment will not change the TID's dissolution date of January 1, 2031.
4. The Project Plan Amendment will not change the boundaries of TID #4.

RECOMMENDATION:

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



Zohrab Khaligian, Community Dev Specialist
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Jeffrey B. Labahn, Director

CITY PLAN COMMISSION RESOLUTION # _____

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

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

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

WHEREAS, the Project Plan Amendment involves adding \$500,000 for construction/improvement of public parking; adding rehabilitation as an eligible project cost to acquisition, relocation, demolition and site preparation for new development and public parking; reducing \$500,000 from acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking; providing for the opportunity to reduce up to an additional \$500,000 from acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking in order to add up to \$500,000 for park improvements; replacing \$3,500,000 for reconstruction of 22nd Avenue with \$3,500,000 for Cash Development Grants for rehabilitation as described in and attached hereto as Exhibit "A" and does not involve an Amendment to the boundaries of TID #4 as shown in Exhibit "B"; and

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

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

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

Adopted this _____ day of _____, 2016

ATTEST:

Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVED:

John M. Antaramian, Chairman of City Plan Commission

EXHIBIT "A"

Tax Incremental District #4

Amendment Description

The purpose of the Project Plan Amendment is to:

- Increase construction/improvement of public parking by \$500,000 for a total of \$8,500,000.
- Add rehabilitation as an eligible project cost in the same category as acquisition, relocation, demolition and site preparation for new development and public parking; reduce the cost total for that category by \$500,000 for a total of \$13,000,000.
- Provide for the possibility of reduction in the category of acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking by up to an additional \$500,000 to fund park improvements in an amount up to \$500,000 only if a balance remains in the original category.
- Replace the reconstruction of 22nd Avenue for \$3,500,000 with Development Grants for rehabilitation to correct deficiencies at the Anderson Arts Center, 6603 3rd Avenue, and to convert an office building at 1202 60th Street into a mental health facility for \$3,500,000. Grant agreements are required before any grant is made.

The Project Plan Amendment will not result in an increase in the TID budget because they are transfers of existing funds

The Project Plan Amendment will not change the TID's termination date of January 1, 2031.

The Project Plan Amendment will not change the boundaries of the TID.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

The following map has been revised to reflect the Project Plan Amendment: *Proposed Improvements & Uses*.

EXHIBIT "B"

Tax Incremental District #4

Boundary Description

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

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

curve that is concave northwesterly, a distance of 49.01'; said curve having a central angle of $7^{\circ}11'44''$, a radius of 390.24' and a chord which bears $S63^{\circ}29'32''W$ for a distance of 48.98'; thence $S10^{\circ}29'35''E$ a distance of 244.09'; thence $S10^{\circ}29'35''$ a distance of 4.88'; thence $S80^{\circ}52'36''W$ a distance of 47.9'; thence Westerly along the arc of a curve that is concave Northerly a distance of 18.14' to the West line of 7th Avenue: said curve having a central angle of $2^{\circ}39'46''$, a radius of 390.24' and a chord which bears $S82^{\circ}12'29''W$ for a distance of 18.13'; thence continuing Westerly along the arc of a curve that is concave Northerly a distance of 186.19': said curve having a central angle of $27^{\circ}20'14''$, a radius of 390.24' and a chord which bears $N82^{\circ}47'31''W$ for a distance of 184.43'; thence $N69^{\circ}7'24''W$ a distance of 35.49'; thence $S79^{\circ}40'54''W$ a distance of 85.13' to the Southwest corner of said CSM 2159; thence continuing $S79^{\circ}40'54''W$ a distance of 33.1' to the Northeast corner of Parcel C as laid out and platted according to a survey recorded at the Kenosha County Land Registry on January 4, 2005, and recorded as a part of document #1417668; thence $S14^{\circ}51'20''E$ a distance of 254.87' to the Southeast corner of Lot 3, Block 17 of Southport; thence $S78^{\circ}55'20''W$ along the South line of said Block 17 a distance of 237.73' to the Southwest corner of Parcel B as laid out and platted according to a survey recorded at the Kenosha County Land Registry on January 4, 2005, and recorded as a part of document #1417668; thence $N10^{\circ}34'40''W$ along the West line of said Parcel B a distance of 248.73'; thence continuing $N10^{\circ}34'40''W$ approximately 82.77' to the easterly extension of the South line of Lot 2 of Certified Survey Map 1012, a Certified Survey Map of record and on file at the Kenosha County Land Registry; thence Westerly along the Easterly extension of the South line of said Lot 2 of said CSM 1012 approximately 80.26' to the Southeast corner of said Lot 2; thence $S80^{\circ}24'30''W$ a distance of 575.67' to the Southwest corner of Lot 1 of said CSM 1012; thence continuing Westerly approximately 49.5' to the Southeast corner of Block 5 of Southport; thence southerly along the East line of Blocks 5, 20 and 21 of said Southport approximately 670.08' to the Southeast corner of Block 21 of Southport; thence Westerly along the South line of said Block 21 approximately 302.76' to the Southwest corner of said Block 21; thence Northwesterly approximately 35.68' to the Northeast corner of Market Street (56th Street) as laid out and platted in Fisk's Addition to the City of Kenosha, a Subdivision of record and on file at the Kenosha County Land Registry; thence continuing along the North line of said Market (56th) Street approximately 1295.85' to the Southeast corner of Fred Petersdorf Subdivision of the East Part of Block 11 of Fisk's Addition to the City of Kenosha, a Subdivision of record and on file at the Kenosha County Land Registry; thence Westerly along the South line of said Fred Petersdorf Subdivision, which line is also the North line of 56th Street, approximately 183.5'; thence continuing along the North line of 56th Street approximately 1325.84' to the East line of 22nd Avenue; thence Westerly approximately 51.24' to the Southeast corner of Block 16 of Bain's Subdivision, a Subdivision of record and on file at the Kenosha County Land Registry; thence Westerly along the South line of said Block 16 approximately 283.53' to the Southwest corner of said Block 16; thence Northerly along the West line of said Block 16 approximately 446.95' to the Northwest corner of said Block 16, said corner being also the Southeast corner of the intersection of the South line of 55th Street and the East line of 23rd Avenue; thence easterly along the South line of 55th Street, as relocated on thus and such a date by thus and such a Resolution to the West line of 22nd Avenue; thence continuing Easterly approximately 66.18' to the Northwest corner of Block 2 of The News Subdivision a Subdivision of record and on file at the Kenosha County Land Registry; thence continuing Easterly along the North line of said Block 2 approximately 920.28' to the Northeast corner of said Block 2; thence Northeasterly approximately 82.89' to the Northeast corner of Ridge Street (19th Avenue) as laid out and platted in Fisk's Addition to the City of Kenosha Subdivision, said point being also the intersection of the South line of 55th Street and the East line of 19th Avenue; thence Easterly along the South line of 55th Street approximately 1034.5' to the Northeast corner of Block 13 of Fisk's Addition to the City of Kenosha Subdivision; thence Northeasterly approximately 85.93' to the Southwest corner of Block 1 of Fisk's Addition to the City of Kenosha Subdivision, said point being also the intersection of the east line of 14th Avenue and the Easterly extension of the North line of 55th Street; thence Northerly along the East line of 14th Avenue approximately 1010.14' to the Northwest corner of Block 1 of Jenne's Subdivision, a Subdivision of record and on file at the Kenosha County Land Registry; thence Easterly along the North line of said Block 1, and continuing Easterly upon the Easterly extension of the North line of said Block 1, approximately 519.38' to the Northwest corner of Certified Survey Map 1293 and the point of the beginning; said Tax Incremental Financing District containing approximately 177.15 Acres of land, more or less.



Project Plan Amendment for Tax Incremental District #4

For Consideration by the Common Council on December 19, 2016

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GOALS OF THE KENOSHA TAX INCREMENTAL DISTRICT PROGRAM

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

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

CITY PLAN COMMISSION RESOLUTION # _____

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

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

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

WHEREAS, the Project Plan Amendment involves adding \$500,000 for construction/improvement of public parking; adding rehabilitation as an eligible project cost to acquisition, relocation, demolition and site preparation for new development and public parking; reducing \$500,000 from acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking; providing for the opportunity to reduce up to an additional \$500,000 from acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking in order to add up to \$500,000 for park improvements; replacing \$3,500,000 for reconstruction of 22nd Avenue with \$3,500,000 for Cash Development Grants for rehabilitation as described in and attached hereto as Exhibit "A" and does not involve an Amendment to the boundaries of TID #4 as shown in Exhibit "B"; and

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

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

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

Adopted this _____ day of _____, 2016

ATTEST:

Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVED:

John M. Antaramian, Chairman of City Plan Commission

EXHIBIT "A"

Tax Incremental District #4

Amendment Description

The purpose of the Project Plan Amendment is to:

- Increase construction/improvement of public parking by \$500,000 for a total of \$8,500,000.
- Add rehabilitation as an eligible project cost in the same category as acquisition, relocation, demolition and site preparation for new development and public parking; reduce the cost total for that category by \$500,000 for a total of \$13,000,000.
- Provide for the possibility of reduction in the category of acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking by up to an additional \$500,000 to fund park improvements in an amount up to \$500,000 only if a balance remains in the original category.
- Replace the reconstruction of 22nd Avenue for \$3,500,000 with Development Grants for rehabilitation to correct deficiencies at the Anderson Arts Center, 6603 3rd Avenue, and to convert an office building at 1202 60th Street into a mental health facility for \$3,500,000. Grant agreements are required before any grant is made.

The Project Plan Amendment will not result in an increase in the TID budget because they are transfers of existing funds

The Project Plan Amendment will not change the TID's termination date of January 1, 2031.

The Project Plan Amendment will not change the boundaries of the TID.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

The following map has been revised to reflect the Project Plan Amendment: *Proposed Improvements & Uses*.

EXHIBIT "B"

Tax Incremental District #4

Boundary Description

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

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

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

RESOLUTION NO. _____

BY: THE MAYOR

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

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

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

WHEREAS, the Project Plan Amendment involves adding \$500,000 for construction/improvement of public parking; adding rehabilitation as an eligible project cost to acquisition, relocation, demolition and site preparation for new development and public parking; reducing \$500,000 from acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking; providing for the opportunity to reduce up to an additional \$500,000 from acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking in order to add up to \$500,000 for park improvements; replacing \$3,500,000 for reconstruction of 22nd Avenue with \$3,500,000 for Cash Development Grants for rehabilitation as described in and attached hereto as Exhibit "A" and does not involve an Amendment to the boundaries of TID #4 as shown in Exhibit "B"; and

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

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

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

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

Adopted this _____ day of _____, 2016

ATTEST: _____,
Debra Salas, City Clerk/Treasurer

APPROVED: _____,
John M. Antaramian, Mayor

EXHIBIT "A"

Tax Incremental District #4

Amendment Description

The purpose of the Project Plan Amendment is to:

- Increase construction/improvement of public parking by \$500,000 for a total of \$8,500,000.
- Add rehabilitation as an eligible project cost in the same category as acquisition, relocation, demolition and site preparation for new development and public parking; reduce the cost total for that category by \$500,000 for a total of \$13,000,000.
- Provide for the possibility of reduction in the category of acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking by up to an additional \$500,000 to fund park improvements in an amount up to \$500,000 only if a balance remains in the original category.
- Replace the reconstruction of 22nd Avenue for \$3,500,000 with Development Grants for rehabilitation to correct deficiencies at the Anderson Arts Center, 6603 3rd Avenue, and to convert an office building at 1202 60th Street into a mental health facility for \$3,500,000. Grant agreements are required before any grant is made.

The Project Plan Amendment will not result in an increase in the TID budget because they are transfers of existing funds

The Project Plan Amendment will not change the TID's termination date of January 1, 2031.

The Project Plan Amendment will not change the boundaries of the TID.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

The following map has been revised to reflect the Project Plan Amendment: *Proposed Improvements & Uses*.

EXHIBIT "B"

Tax Incremental District #4

Boundary Description

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

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

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

RESOLUTION NO. 17-1

BY: THE CITY OF KENOSHA STANDING JOINT REVIEW BOARD

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

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

WHEREAS, the City of Kenosha 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 66.1105(4)(h)1., Wisconsin Statutes, relating to the proposed Amendment of the Project Plan (the "Project Plan Amendment") of TID #4 of the City of Kenosha, Wisconsin (the "Tax Incremental District"); and

WHEREAS, the City of Kenosha Standing Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the City of Kenosha Standing Joint Review Board, that it approves Resolution Number _____ adopted on December 19, 2016, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes and the Project Plan Amendment, based on the following criteria:

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

Adopted this _____ day of _____, 2016

ATTEST: _____, Staff

APPROVED: _____, Chairperson

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

Construction/improvement of public parking; acquisition, relocation, demolition, site preparation and rehabilitation for new development and public parking; park improvements; and reconstruction of 22nd Avenue Development Grants for rehabilitation. The Development Grants cannot be provided until a Development Grant Agreement per Wisconsin Statute 66.1105(2)(f)2.d. is executed. See attached map for location of all improvements.

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

| Description of Project Costs | 2016 | 2017 | 2018 | Total |
|---|-----------------------------|--|----------------------------|---|
| Construction/Improvement of Public Parking | \$0 | \$6,150,000 \$3,500,000 | \$1,850,000 \$5,000,000 | \$8,000,000 \$8,500,000 |
| Acquisition, relocation, demolition, and site preparation and rehabilitation for new development and public parking | \$10,000,000 \$7,520,000 | \$3,500,000 \$4,980,000- \$5,480,000 | \$0 | \$13,500,000 \$12,500,000- \$13,000,000 |
| Park Improvements | \$0 | \$0-\$500,000 | \$0 | \$0-\$500,000 |
| <i>Sub Total (not to exceed)</i> | \$7,520,000 | \$5,480,000 | \$0 | \$13,000,000 |
| Reconstruction of 22nd Avenue Development Grants for Rehabilitation | \$0 | -\$350,000 \$3,500,000 | \$3,150,000 \$0 | \$3,500,000 |
| City Administrative/Legal/ Related Costs | \$1,110,000 \$507,000 | \$640,000 \$1,385,000 | \$100,000 \$555,000 | \$1,850,000 \$2,447,000 |
| Total | \$11,110,000 \$8,027,000 | \$10,640,000 \$13,865,000 | \$5,100,000 \$5,555,000 | \$26,850,000 \$27,447,000 |

| Costs to be Recovered by TID | 2016 | 2017 | 2018 | Total |
|------------------------------|------|------|------|------------------------------|
| Project Costs | -- | -- | -- | \$26,850,000 \$27,447,000 |
| Financing Costs | -- | -- | -- | \$11,498,800 \$10,696,412 |
| Total | -- | -- | -- | \$38,348,800 \$38,143,412 |

City of Kenosha

\$660,000 G.O. Promissory Notes, Series 2016B - Dated 11/21/16

TID No. 4 and 8 Projects - TID No. 4 Portion - \$147,000

Sales Results

Debt Service Schedule

| Date | Principal | Coupon | Interest | Total P+I | Fiscal Total |
|------------|--------------|--------|-------------|--------------|--------------|
| 11/21/2016 | - | - | - | - | - |
| 09/01/2017 | - | - | 2,858.33 | 2,858.33 | 2,858.33 |
| 03/01/2018 | - | - | 1,837.50 | 1,837.50 | - |
| 09/01/2018 | - | - | 1,837.50 | 1,837.50 | 3,675.00 |
| 03/01/2019 | - | - | 1,837.50 | 1,837.50 | - |
| 09/01/2019 | - | - | 1,837.50 | 1,837.50 | 3,675.00 |
| 03/01/2020 | - | - | 1,837.50 | 1,837.50 | - |
| 09/01/2020 | - | - | 1,837.50 | 1,837.50 | 3,675.00 |
| 03/01/2021 | - | - | 1,837.50 | 1,837.50 | - |
| 09/01/2021 | - | - | 1,837.50 | 1,837.50 | 3,675.00 |
| 03/01/2022 | - | - | 1,837.50 | 1,837.50 | - |
| 09/01/2022 | - | - | 1,837.50 | 1,837.50 | 3,675.00 |
| 03/01/2023 | - | - | 1,837.50 | 1,837.50 | - |
| 09/01/2023 | 147,000.00 | 2.500% | 1,837.50 | 148,837.50 | 150,675.00 |
| Total | \$147,000.00 | - | \$24,908.33 | \$171,908.33 | - |

City of Kenosha
\$7,880,000.00 Taxable G.O. Promissory Notes, Series 2016 - Dated 11/21/16
TID No. 4 Projects
Sales Results

Debt Service Schedule

| Date | Principal | Coupon | Interest | Total P+I | Fiscal Total |
|--------------|-----------------------|---------------|-----------------------|-----------------------|---------------------|
| 11/21/2016 | - | - | - | - | - |
| 09/01/2017 | - | - | 166,727.56 | 166,727.56 | 166,727.56 |
| 03/01/2018 | - | - | 107,182.00 | 107,182.00 | - |
| 09/01/2018 | - | - | 107,182.00 | 107,182.00 | 214,364.00 |
| 03/01/2019 | - | - | 107,182.00 | 107,182.00 | - |
| 09/01/2019 | - | - | 107,182.00 | 107,182.00 | 214,364.00 |
| 03/01/2020 | - | - | 107,182.00 | 107,182.00 | - |
| 09/01/2020 | - | - | 107,182.00 | 107,182.00 | 214,364.00 |
| 03/01/2021 | - | - | 107,182.00 | 107,182.00 | - |
| 09/01/2021 | - | - | 107,182.00 | 107,182.00 | 214,364.00 |
| 03/01/2022 | - | - | 107,182.00 | 107,182.00 | - |
| 09/01/2022 | - | - | 107,182.00 | 107,182.00 | 214,364.00 |
| 03/01/2023 | - | - | 107,182.00 | 107,182.00 | - |
| 09/01/2023 | - | - | 107,182.00 | 107,182.00 | 214,364.00 |
| 03/01/2024 | - | - | 107,182.00 | 107,182.00 | - |
| 09/01/2024 | 1,000,000.00 | 2.460% | 107,182.00 | 1,107,182.00 | 1,214,364.00 |
| 03/01/2025 | - | - | 94,882.00 | 94,882.00 | - |
| 09/01/2025 | 1,000,000.00 | 2.630% | 94,882.00 | 1,094,882.00 | 1,189,764.00 |
| 03/01/2026 | - | - | 81,732.00 | 81,732.00 | - |
| 09/01/2026 | 5,880,000.00 | 2.780% | 81,732.00 | 5,961,732.00 | 6,043,464.00 |
| Total | \$7,880,000.00 | - | \$2,020,503.56 | \$9,900,503.56 | - |

City of Kenosha
\$13,865,000.00 G.O. Promissory Notes - Dated 09/01/17
TID No. 4 - Proposed Phase II Amendment
Preliminary Estimate

Debt Service Schedule -- Accrual Basis

| Calendar Year | Principal | Coupon | Interest | Total P+I |
|---------------|-----------------|--------|----------------|-----------------|
| 2017 | - | - | - | - |
| 2018 | - | - | 554,600.00 | 554,600.00 |
| 2019 | - | - | 554,600.00 | 554,600.00 |
| 2020 | - | - | 554,600.00 | 554,600.00 |
| 2021 | - | - | 554,600.00 | 554,600.00 |
| 2022 | - | - | 554,600.00 | 554,600.00 |
| 2023 | 790,000.00 | 4.000% | 554,600.00 | 1,344,600.00 |
| 2024 | 300,000.00 | 4.000% | 523,000.00 | 823,000.00 |
| 2025 | 70,000.00 | 4.000% | 511,000.00 | 581,000.00 |
| 2026 | - | - | 508,200.00 | 508,200.00 |
| 2027 | 3,975,000.00 | 4.000% | 508,200.00 | 4,483,200.00 |
| 2028 | 4,150,000.00 | 4.000% | 349,200.00 | 4,499,200.00 |
| 2029 | 4,235,000.00 | 4.000% | 183,200.00 | 4,418,200.00 |
| 2030 | 345,000.00 | 4.000% | 13,800.00 | 358,800.00 |
| - | \$13,865,000.00 | - | \$5,924,200.00 | \$19,789,200.00 |

City of Kenosha

*\$5,555,000.00 G.O. Promissory Notes - Dated 09/01/18
TID No. 4 - Proposed Phase II Amendment
Preliminary Estimate*

Debt Service Schedule -- Accrual Basis

| Calendar Year | Principal | Coupon | Interest | Total P+I |
|--------------------------|-----------------------|---------------|-----------------------|-----------------------|
| 2018 | - | - | - | - |
| 2019 | - | - | 222,200.00 | 222,200.00 |
| 2020 | - | - | 222,200.00 | 222,200.00 |
| 2021 | - | - | 222,200.00 | 222,200.00 |
| 2022 | - | - | 222,200.00 | 222,200.00 |
| 2023 | - | - | 222,200.00 | 222,200.00 |
| 2024 | - | - | 222,200.00 | 222,200.00 |
| 2025 | - | - | 222,200.00 | 222,200.00 |
| 2026 | - | - | 222,200.00 | 222,200.00 |
| 2027 | - | - | 222,200.00 | 222,200.00 |
| 2028 | - | - | 222,200.00 | 222,200.00 |
| 2029 | - | - | 222,200.00 | 222,200.00 |
| 2030 | 4,045,000.00 | 4.000% | 222,200.00 | 4,267,200.00 |
| 2031 | 1,510,000.00 | 4.000% | 60,400.00 | 1,570,400.00 |
| - | \$5,555,000.00 | - | \$2,726,800.00 | \$8,281,800.00 |

2018 - \$5.0M + 2% @ 4.0% | SINGLE PURPOSE | 11/21/2018 | 12:12 PM

Piper Jaffray & Co.
Milwaukee Public Finance

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

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

LIST OF ESTIMATED NON-PROJECT COSTS

There are no non-project costs.

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

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

STATEMENT OF CONFORMITY TO CITY OF KENOSHA MASTER PLANS

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

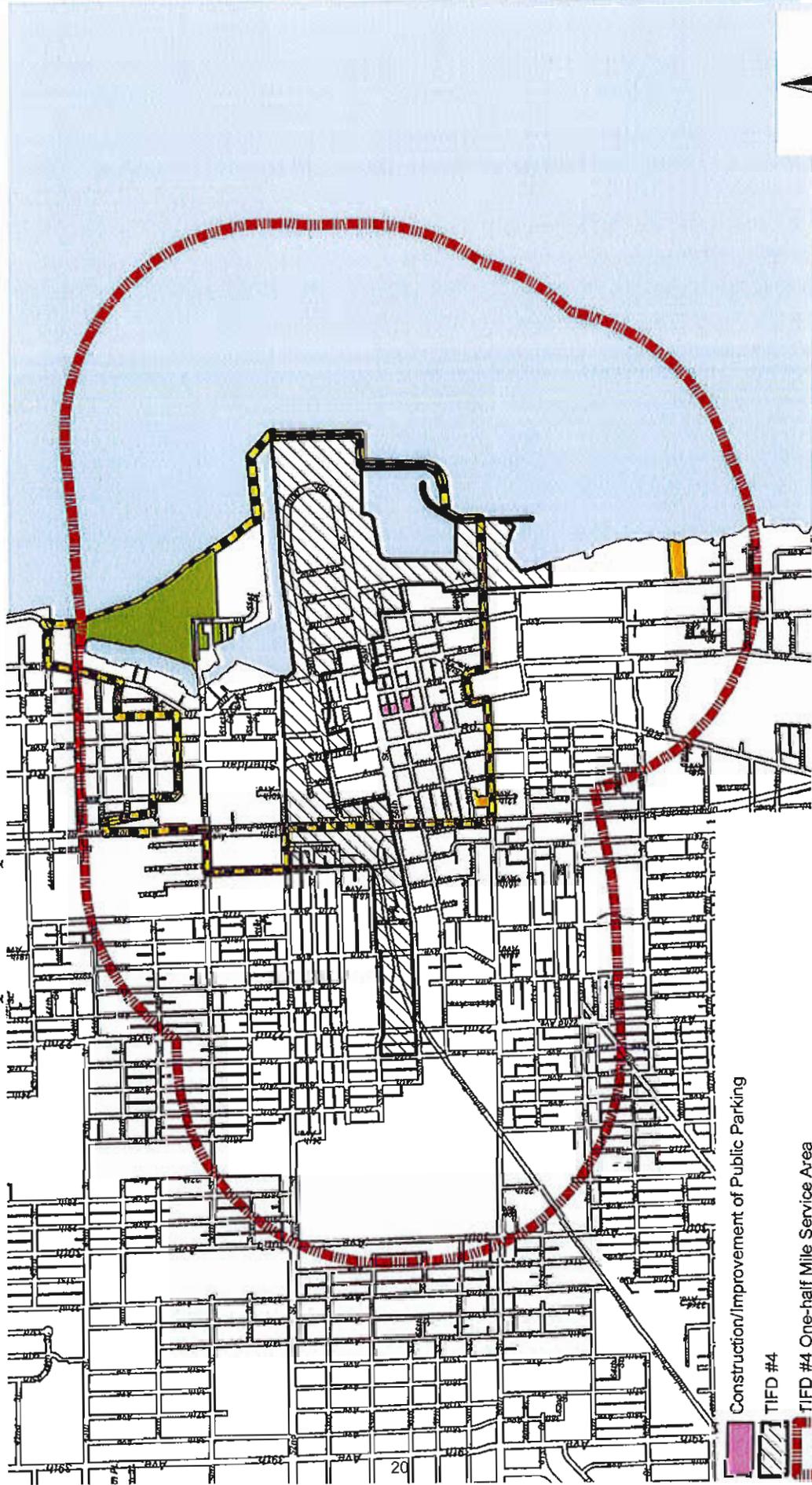
STATEMENT OF ORDERLY DEVELOPMENT

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

Opinion of the City Attorney

Tax Incremental Financing District #4 for the City of Kenosha

Proposed Improvements and Uses (12/16)



- Construction/Improvement of Public Parking
- TIFD #4
- TIFD #4 One-half Mile Service Area
- Acquisition, Relocation, Demolition, Site Preparation, and/or Rehabilitation for New Development and Public Parking
- Park Improvements
- Development Grants for Rehabilitation

Thursday, December 8, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Resolution by the Mayor – To Adopt a Project Plan Amendment for Tax Incremental District #7, [City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1.], Wisconsin Statutes. (District 3 & 12) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Michalski, District 3, and Aldersperson Pedersen, District 12, have been notified. This item will be reviewed by the Finance Committee before final approval by the Common Council. A Notice announcing this hearing was published in the Kenosha News and sent to the other local government units as required by Wisconsin Statute 66.1105.

LOCATION AND ANALYSIS:

Site: Area generally bounded by 63rd Street on the north, 14th Avenue on the east, 65th Street on the south and 20th Avenue on the west.

1. The Project Plan Amendment for Tax Incremental District (TID) #7 is to add \$14,500,000 for acquisition, relocation, demolition and site preparation for new development and ROW improvements; reconstruction of 22nd Avenue and other ROW improvements; and additional public administrative, legal and other costs. The Amendment does not involve an Amendment to the TID #7 boundaries.
2. The estimated cost of the acquisition, relocation, demolition and site preparation for new development and ROW improvements, and reconstruction of 22nd Avenue and other ROW improvements is \$14,000,000.
3. The estimated cost of the public administrative, legal and other costs is \$500,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, capitalized interest and any other activities associated with the district.
4. These added costs will delay the project termination of TID #7 from January 1, 2022 to January 1, 2032 which will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the TID #7 dissolution date of January 1, 2029.
5. The added costs will also extend the allocation of positive tax increments from TID #6 from January 1, 2022 to its dissolution date of January 1, 2027; and from TID #9 from January 1, 2021 to January 1, 2026, and will require the Amendment of TID #8 and #11 to allocate positive tax increments to TID #7 and delay project termination of TID #8 from January 1, 2021 to its dissolution date of January 1, 2025 and TID #11 from January 1, 2022 to its dissolution date of January 1, 2026.

RECOMMENDATION:

A recommendation is made to approve the Project Plan Amendment for TID #7



Zohrab Khaligian, Community Dev Specialist



Jeffrey B. Labahn, Director

CITY PLAN COMMISSION RESOLUTION # _____

**TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT #7, CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES**

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

WHEREAS, the City Plan Commission, on December 8, 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 #7, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment involves adding \$14,500,000 for acquisition, relocation, demolition and site preparation for new development and ROW improvements; reconstruction of 22nd Avenue and other ROW improvements; and additional public administrative, legal and other costs, and will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the dissolution date of January 1, 2029 to January 1, 2033, as described in and attached hereto as Exhibit "A" and does not involve an Amendment to the boundaries of TID #7 as shown in Exhibit "B"; and

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

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

1. Finds the Project Plan Amendment for TID #7, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Adopts the Project Plan Amendment for TID #7, 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 #7

Amendment Description

The purpose of the Project Plan Amendment is to add \$14,500,000 for acquisition, relocation, demolition and site preparation for new development and ROW improvements; reconstruction of 22nd Avenue and other ROW improvements; and additional public administrative, legal and other costs.

The estimated cost of the acquisition, relocation, demolition and site preparation for new development and ROW improvements, and reconstruction of 22nd Avenue and other ROW improvements is \$14,000,000.

The estimated cost of the public administrative, legal and other costs is \$500,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, capitalized interest and any other activities associated with the district.

The TID will not be able to pay off the project costs included in the Project Plan Amendment and per Section 66.1105(7)(am)1. will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the dissolution date of January 1, 2029 to January 1, 2033.

The Project Plan Amendment does not involve an amendment to the TID #7 boundaries as shown in Exhibit "B".

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City. The Amendment is also feasible taking into account the four (4) year extension of the life of TID #7.

EXHIBIT "B"

Tax Incremental District #7

Boundary Description

Part of the Northwest Quarter of Section 6, Township 1 North, Range 23 East, lying and being in the City of Kenosha, Kenosha County, Wisconsin, more particularly described as follows:

Beginning at the intersection of the south line of 62nd Street and the west line of 14th Avenue thence southerly 1,116 feet along the west line of 14th Avenue to the intersection of the north line of 65th Street and the west line of 14th Avenue, thence easterly 66 feet to the intersection of the north line of 65th Street and the east line of 14th Avenue, thence southerly 66 feet to the intersection of the south line of 65th Street and the east line of 14th Avenue, thence easterly 234 feet along the south line of 65th Street, thence southerly 130 feet, thence easterly 20 feet, thence southerly 679.46 feet along the west line of the Chicago & Northwestern Railroad right-of-way, thence westerly 271.19 feet along the south line of said $\frac{1}{4}$ section to the east line of 14th Avenue, thence northerly 603 feet more or less along the east line of 14th Avenue, thence westerly 66 feet to the northeast corner of Lot 1 of Pfenning & Getschmans subdivision, thence westerly 100 feet to the northwest corner of said Lot 1, thence southerly 120 feet to the southeast corner of Lot 14 of Pfenning & Getschmans subdivision, thence westerly 96.5 feet to the southwest corner of said Lot 14, thence northerly 120 feet along the east line of 15th Avenue to the northwest corner of Lot 16 of Pfenning & Getschmans subdivision, thence westerly 50 feet to a point 5 feet north of the northeast corner of Lot 18 of Pfenning & Getschmans subdivision, thence westerly 80 feet to a point 5 feet north of the northwest corner of said Lot 18, thence southerly 50 feet to the southeast corner of Lot 3 Block 1 of Westerhowen's subdivision, thence westerly 107 feet to the southwest corner of said Lot 3, thence northerly 303 feet more or less along the east line of 16th Avenue extended to the north line of 65th Street, thence westerly 1,206 feet more or less along the north line of 65th Street to the intersection of the north line of 65th Street and the east line of 20th Avenue, thence northerly 792 feet more or less along the east line of 20th Avenue to the intersection of the east line of 20th Avenue and the south line of 63rd Street, thence easterly 994 feet more or less along the south line of 63rd Street to the extension of the east line of an alley which runs perpendicular to the north line of 63rd Street and lies west of Lots 7 & 8 of Block 17 of Bond's subdivision, thence northerly along the extension of the east line of said alley 324 feet to the south line of 62nd Street, thence easterly 642 feet along the south line of 62nd Street to the point of the beginning, containing 42.487 acres of land, more or less (including rights-of-way).



Project Plan Amendment for Tax Incremental District #7

For Consideration by the Common Council on December 19, 2016

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GOALS OF THE KENOSHA TAX INCREMENTAL DISTRICT PROGRAM

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

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

CITY PLAN COMMISSION RESOLUTION # _____

**TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT #7, CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES**

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

WHEREAS, the City Plan Commission, on December 8, 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 #7, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment involves adding \$14,500,000 for acquisition, relocation, demolition and site preparation for new development and ROW improvements; reconstruction of 22nd Avenue and other ROW improvements; and additional public administrative, legal and other costs, and will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the dissolution date of January 1, 2029 to January 1, 2033, as described in and attached hereto as Exhibit "A" and does not involve an Amendment to the boundaries of TID #7 as shown in Exhibit "B"; and

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

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

1. Finds the Project Plan Amendment for TID #7, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Adopts the Project Plan Amendment for TID #7, 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 #7

Amendment Description

The purpose of the Project Plan Amendment is to add \$14,500,000 for acquisition, relocation, demolition and site preparation for new development and ROW improvements; reconstruction of 22nd Avenue and other ROW improvements; and additional public administrative, legal and other costs.

The estimated cost of the acquisition, relocation, demolition and site preparation for new development and ROW improvements, and reconstruction of 22nd Avenue and other ROW improvements is \$14,000,000.

The estimated cost of the public administrative, legal and other costs is \$500,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, capitalized interest and any other activities associated with the district.

The TID will not be able to pay off the project costs included in the Project Plan Amendment and per Section 66.1105(7)(am)1. will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the dissolution date of January 1, 2029 to January 1, 2033.

The Project Plan Amendment does not involve an amendment to the TID #7 boundaries as shown in Exhibit "B".

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City. The Amendment is also feasible taking into account the four (4) year extension of the life of TID #7.

EXHIBIT "B"

Tax Incremental District #7

Boundary Description

Part of the Northwest Quarter of Section 6, Township 1 North, Range 23 East, lying and being in the City of Kenosha, Kenosha County, Wisconsin, more particularly described as follows:

Beginning at the intersection of the south line of 62nd Street and the west line of 14th Avenue thence southerly 1,116 feet along the west line of 14th Avenue to the intersection of the north line of 65th Street and the west line of 14th Avenue, thence easterly 66 feet to the intersection of the north line of 65th Street and the east line of 14th Avenue, thence southerly 66 feet to the intersection of the south line of 65th Street and the east line of 14th Avenue, thence easterly 234 feet along the south line of 65th Street, thence southerly 130 feet, thence easterly 20 feet, thence southerly 679.46 feet along the west line of the Chicago & Northwestern Railroad right-of-way, thence westerly 271.19 feet along the south line of said ¼ section to the east line of 14th Avenue, thence northerly 603 feet more or less along the east line of 14th Avenue, thence westerly 66 feet to the northeast corner of Lot 1 of Pfenning & Getschmans subdivision, thence westerly 100 feet to the northwest corner of said Lot 1, thence southerly 120 feet to the southeast corner of Lot 14 of Pfenning & Getschmans subdivision, thence westerly 96.5 feet to the southwest corner of said Lot 14, thence northerly 120 feet along the east line of 15th Avenue to the northwest corner of Lot 16 of Pfenning & Getschmans subdivision, thence westerly 50 feet to a point 5 feet north of the northeast corner of Lot 18 of Pfenning & Getschmans subdivision, thence westerly 80 feet to a point 5 feet north of the northwest corner of said Lot 18, thence southerly 50 feet to the southeast corner of Lot 3 Block 1 of Westerhowen's subdivision, thence westerly 107 feet to the southwest corner of said Lot 3, thence northerly 303 feet more or less along the east line of 16th Avenue extended to the north line of 65th Street, thence westerly 1,206 feet more or less along the north line of 65th Street to the intersection of the north line of 65th Street and the east line of 20th Avenue, thence northerly 792 feet more or less along the east line of 20th Avenue to the intersection of the east line of 20th Avenue and the south line of 63rd Street, thence easterly 994 feet more or less along the south line of 63rd Street to the extension of the east line of an alley which runs perpendicular to the north line of 63rd Street and lies west of Lots 7 & 8 of Block 17 of Bond's subdivision, thence northerly along the extension of the east line of said alley 324 feet to the south line of 62nd Street, thence easterly 642 feet along the south line of 62nd Street to the point of the beginning, containing 42.487 acres of land, more or less (including rights-of-way).

RESOLUTION NO. _____

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT FOR
TAX INCREMENTAL DISTRICT #7, CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES**

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

WHEREAS, the City Plan Commission on December 8, 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 #7, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment involves adding \$14,500,000 for acquisition, relocation, demolition and site preparation for new development and ROW improvements; reconstruction of 22nd Avenue and other ROW improvements; and additional public administrative, legal and other costs, and will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the dissolution date of January 1, 2029 to January 1, 2033, as described in and attached hereto as Exhibit "A" and does not involve an Amendment to the boundaries of TID #7 as shown in Exhibit "B"; and

WHEREAS, at said meeting, the City Plan Commission, under Section 66.1105(4)(h)1., Wisconsin Statutes, found the Project Plan Amendment for TID #7, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended, adopted the Project Plan Amendment, and favorably recommended that the Common Council of the City of Kenosha adopt the Project Plan Amendment.

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

1. Finds the Project Plan Amendment for TID #7, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Deems the Project Plan Amendment to promote blight elimination in the City of Kenosha, to be in the public interest and for a proper public purpose.
3. Finds that the improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
4. Confirms that not less than 50% by area of the real property within the district is a "blighted area" within the meaning of Section 66.1105(2)(a), Wisconsin Statutes.
5. Finds that the project costs directly serve to eliminating "blight" within the District consistent with the purpose for which the Tax Incremental District was created
6. Confirms that the District is a blighted area district.

BE IT FURTHER RESOLVED that the Common Council of the City of Kenosha, Wisconsin, adopts the Project Plan Amendment for TID #7, 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 #7

Amendment Description

The purpose of the Project Plan Amendment is to add \$14,500,000 for acquisition, relocation, demolition and site preparation for new development and ROW improvements; reconstruction of 22nd Avenue and other ROW improvements; and additional public administrative, legal and other costs.

The estimated cost of the acquisition, relocation, demolition and site preparation for new development and ROW improvements, and reconstruction of 22nd Avenue and other ROW improvements is \$14,000,000.

The estimated cost of the public administrative, legal and other costs is \$500,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, capitalized interest and any other activities associated with the district.

The TID will not be able to pay off the project costs included in the Project Plan Amendment and per Section 66.1105(7)(am)1. will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the dissolution date of January 1, 2029 to January 1, 2033.

The Project Plan Amendment does not involve an amendment to the TID #7 boundaries as shown in Exhibit "B".

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City. The Amendment is also feasible taking into account the four (4) year extension of the life of TID #7.

EXHIBIT "B"

Tax Incremental District #7

Boundary Description

Part of the Northwest Quarter of Section 6, Township 1 North, Range 23 East, lying and being in the City of Kenosha, Kenosha County, Wisconsin, more particularly described as follows:

Beginning at the intersection of the south line of 62nd Street and the west line of 14th Avenue thence southerly 1,116 feet along the west line of 14th Avenue to the intersection of the north line of 65th Street and the west line of 14th Avenue, thence easterly 66 feet to the intersection of the north line of 65th Street and the east line of 14th Avenue, thence southerly 66 feet to the intersection of the south line of 65th Street and the east line of 14th Avenue, thence easterly 234 feet along the south line of 65th Street, thence southerly 130 feet, thence easterly 20 feet, thence southerly 679.46 feet along the west line of the Chicago & Northwestern Railroad right-of-way, thence westerly 271.19 feet along the south line of said ¼ section to the east line of 14th Avenue, thence northerly 603 feet more or less along the east line of 14th Avenue, thence westerly 66 feet to the northeast corner of Lot 1 of Pfenning & Getschmans subdivision, thence westerly 100 feet to the northwest corner of said Lot 1, thence southerly 120 feet to the southeast corner of Lot 14 of Pfenning & Getschmans subdivision, thence westerly 96.5 feet to the southwest corner of said Lot 14, thence northerly 120 feet along the east line of 15th Avenue to the northwest corner of Lot 16 of Pfenning & Getschmans subdivision, thence westerly 50 feet to a point 5 feet north of the northeast corner of Lot 18 of Pfenning & Getschmans subdivision, thence westerly 80 feet to a point 5 feet north of the northwest corner of said Lot 18, thence southerly 50 feet to the southeast corner of Lot 3 Block 1 of Westerhowen's subdivision, thence westerly 107 feet to the southwest corner of said Lot 3, thence northerly 303 feet more or less along the east line of 16th Avenue extended to the north line of 65th Street, thence westerly 1,206 feet more or less along the north line of 65th Street to the intersection of the north line of 65th Street and the east line of 20th Avenue, thence northerly 792 feet more or less along the east line of 20th Avenue to the intersection of the east line of 20th Avenue and the south line of 63rd Street, thence easterly 994 feet more or less along the south line of 63rd Street to the extension of the east line of an alley which runs perpendicular to the north line of 63rd Street and lies west of Lots 7 & 8 of Block 17 of Bond's subdivision, thence northerly along the extension of the east line of said alley 324 feet to the south line of 62nd Street, thence easterly 642 feet along the south line of 62nd Street to the point of the beginning, containing 42.487 acres of land, more or less (including rights-of-way).

RESOLUTION NO. 17-2

BY: THE CITY OF KENOSHA STANDING JOINT REVIEW BOARD

**TO APPROVE THE PROJECT PLAN AMENDMENT FOR
TAX INCREMENTAL DISTRICT #7, 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 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 66.1105(4)(h)1., Wisconsin Statutes, relating to the proposed Amendment of the Project Plan (the "Project Plan Amendment") of TID #7 of the City of Kenosha, Wisconsin (the "Tax Incremental District"); and

WHEREAS, the City of Kenosha Standing Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the City of Kenosha Standing Joint Review Board, that it approves Resolution Number _____ adopted on December 19, 2016, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes and the Project Plan Amendment, based on the following criteria:

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

BE IT FURTHER RESOLVED by the City of Kenosha Standing Joint Review Board that it approves extending the life of TID #7 for four (4) years from January 1, 2029 to January 1, 2033 in accordance with Section 66.1105(7)(am)1., Wisconsin Statutes.

Adopted this _____ day of _____, 2016

ATTEST: _____, Staff

APPROVED: _____, Chairperson

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

Acquisition, relocation, demolition and site preparation for new development and ROW improvements; reconstruction of 22nd Avenue and other ROW improvements. See attached map for location of all improvements.

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

TID #7

| Description of Project Costs | 2017 | 2018 | 2019 | Total |
|--|-------------|-------------|-------------|--------------|
| Acquisition, relocation, demolition, and site preparation for new development and ROW improvements | \$1,000,000 | \$1,500,000 | \$1,000,000 | \$3,500,000 |
| Reconstruction of 22nd Avenue and other ROW Improvements | \$4,000,000 | \$3,500,000 | \$3,000,000 | \$10,500,000 |
| City Administrative/Legal/Related Costs | \$100,000 | \$320,000 | \$80,000 | \$500,000 |
| Total | \$5,100,000 | \$5,320,000 | \$4,080,000 | \$14,500,000 |

| Costs to be Recovered by TID | 2017 | 2018 | 2019 | Total |
|-------------------------------------|-------------|-------------|-------------|--------------|
| Project Costs | -- | -- | -- | \$14,500,000 |
| Financing Costs | -- | -- | -- | \$3,767,200 |
| Total | -- | -- | -- | \$18,267,200 |

City of Kenosha
\$5,100,000.00 G.O. Notes - Dated 09/01/17
TID No. 7 - Proposed Phase II Amendment
Preliminary Estimate

Debt Service Schedule -- Accrual Basis

| Calendar Year | Principal | Coupon | Interest | Total P+I |
|---------------|----------------|--------|----------------|----------------|
| 2017 | - | - | - | - |
| 2018 | - | - | 204,000.00 | 204,000.00 |
| 2019 | 190,000.00 | 4.000% | 204,000.00 | 394,000.00 |
| 2020 | 710,000.00 | 4.000% | 196,400.00 | 906,400.00 |
| 2021 | 85,000.00 | 4.000% | 168,000.00 | 253,000.00 |
| 2022 | 2,040,000.00 | 4.000% | 164,600.00 | 2,204,600.00 |
| 2023 | 2,075,000.00 | 4.000% | 83,000.00 | 2,158,000.00 |
| - | \$5,100,000.00 | - | \$1,020,000.00 | \$6,120,000.00 |

City of Kenosha
\$5,320,000.00 G.O. Notes - Dated 09/01/18
TID No. 7 - Proposed Phase II Amendment
Preliminary Estimate

Debt Service Schedule -- Accrual Basis

| Calendar Year | Principal | Coupon | Interest | Total P+I |
|------------------|-----------------------|--------|-----------------------|-----------------------|
| 2018 | - | - | - | - |
| 2019 | - | - | 212,800.00 | 212,800.00 |
| 2020 | - | - | 212,800.00 | 212,800.00 |
| 2021 | - | - | 212,800.00 | 212,800.00 |
| 2022 | - | - | 212,800.00 | 212,800.00 |
| 2023 | 440,000.00 | 4.000% | 212,800.00 | 652,800.00 |
| 2024 | 2,595,000.00 | 4.000% | 195,200.00 | 2,790,200.00 |
| 2025 | 2,285,000.00 | 4.000% | 91,400.00 | 2,376,400.00 |
| - | \$5,320,000.00 | - | \$1,350,600.00 | \$6,670,600.00 |

City of Kenosha
\$4,080,000.00 G.O. Notes - Dated 09/01/19
TID No. 7 - Proposed Phase II Amendment
Preliminary Estimate

Debt Service Schedule -- Accrual Basis

| Calendar Year | Principal | Coupon | Interest | Total P+I |
|---------------|----------------|--------|----------------|----------------|
| 2019 | - | - | - | - |
| 2020 | - | - | 163,200.00 | 163,200.00 |
| 2021 | - | - | 163,200.00 | 163,200.00 |
| 2022 | - | - | 163,200.00 | 163,200.00 |
| 2023 | - | - | 163,200.00 | 163,200.00 |
| 2024 | - | - | 163,200.00 | 163,200.00 |
| 2025 | 355,000.00 | 4.000% | 163,200.00 | 518,200.00 |
| 2026 | 1,590,000.00 | 4.000% | 149,000.00 | 1,739,000.00 |
| 2027 | 590,000.00 | 4.000% | 85,400.00 | 675,400.00 |
| 2028 | 305,000.00 | 4.000% | 61,800.00 | 366,800.00 |
| 2029 | 310,000.00 | 4.000% | 49,600.00 | 359,600.00 |
| 2030 | 330,000.00 | 4.000% | 37,200.00 | 367,200.00 |
| 2031 | 340,000.00 | 4.000% | 24,000.00 | 364,000.00 |
| 2032 | 260,000.00 | 4.000% | 10,400.00 | 270,400.00 |
| - | \$4,080,000.00 | - | \$1,396,600.00 | \$5,476,600.00 |

| Change Takes Place During Year | Year | Amount | Value as of 01/01 | Tangible Incremental Value | For Collection Year | Tax Increment Collection Rate | Other Revenues and Adjustments | Capitalized Interest | Exempt Computer Aid | Transfer from TID #6 | Transfer from TID #8 | Transfer from TID #9 | Transfer from TID #11 | Total All Revenues and Adjustments | Less Existing Debt Service as of 11/21/16 | Less Projected C.O. Notes 09/01/17 | Less Projected C.O. Notes 09/01/18 | Less Projected C.O. Notes 09/01/19 | Fund Balance 31-Dec | For Collection Year |
|--------------------------------|------|-------------|-------------------|----------------------------|---------------------|-------------------------------|--------------------------------|----------------------|---------------------|----------------------|----------------------|----------------------|-----------------------|------------------------------------|---|------------------------------------|------------------------------------|------------------------------------|---------------------|---------------------|
| | 1999 | | | | 2001 | N/A | 0 | | | | | | | 0 | 0 | | | | 0 | 2001 |
| | 2000 | | | | 2002 | N/A | 0 | | | | | | | 0 | (175,047) | | | | (175,047) | 2002 |
| | 2001 | | | | 2003 | N/A | 0 | | | | | | | 0 | 16,447 | | | | 16,447 | 2003 |
| | 2002 | | | | 2004 | N/A | 0 | | | | | | | 0 | (131,817) | | | | (131,817) | 2004 |
| | 2003 | | | | 2005 | 23.81% | 3,656 | | | | | | | 343,320 | (175,047) | | | | (175,047) | 2005 |
| | 2004 | 0 | 0 | 0 | 2006 | 23.81% | (3,173) | | | | | | | 20,471 | (131,817) | | | | (131,817) | 2006 |
| | 2005 | 1,079,700 | 1,079,700 | 1,079,700 | 2007 | 21.25% | 66,508 | | | | | | | 36,372 | (68,182) | | | | (68,182) | 2007 |
| | 2006 | 2,019,500 | 2,019,500 | 2,019,500 | 2008 | 21.25% | (90,290) | | | | | | | 20,471 | (131,817) | | | | (131,817) | 2008 |
| | 2007 | 9,566,700 | 9,566,700 | 9,566,700 | 2009 | 22.00% | 269,224 | | | | | | | 36,372 | (68,182) | | | | (68,182) | 2009 |
| | 2008 | 4,144,000 | 4,144,000 | 4,144,000 | 2010 | 23.02% | 375,017 | | | | | | | 36,372 | (68,182) | | | | (68,182) | 2010 |
| | 2009 | (98,700) | 16,969,500 | 16,969,500 | 2011 | 23.02% | 30,059 | | | | | | | 36,372 | (68,182) | | | | (68,182) | 2011 |
| | 2010 | (2,183,100) | 14,786,400 | 14,786,400 | 2012 | 25.78% | 3,459 | | | | | | | 36,372 | (68,182) | | | | (68,182) | 2012 |
| | 2011 | (1,107,400) | 13,679,000 | 13,679,000 | 2013 | 29.29% | 2,273 | | | | | | | 36,372 | (68,182) | | | | (68,182) | 2013 |
| | 2012 | (1,306,100) | 12,372,900 | 12,372,900 | 2014 | 30.86% | 1,649 | | | | | | | 36,372 | (68,182) | | | | (68,182) | 2014 |
| | 2013 | (810,800) | 11,562,100 | 11,562,100 | 2015 | 29.07% | (2,200) | | | | | | | 36,372 | (68,182) | | | | (68,182) | 2015 |
| | 2014 | (3,068,500) | 8,493,600 | 8,493,600 | 2016 | 27.29% | (1,058) | | | | | | | 36,372 | (68,182) | | | | (68,182) | 2016 |
| | 2015 | (1,338,800) | 7,154,800 | 7,154,800 | 2017 | 27.16% | 376,252 | | | | | | | 36,372 | (68,182) | | | | (68,182) | 2017 |
| | 2016 | 135,811 | 13,790,611 | 13,790,611 | 2018 | 26.99% | 374,160 | 212,800 | | | | | | 36,372 | (68,182) | | | | (68,182) | 2018 |
| | 2017 | 137,250 | 14,927,861 | 14,927,861 | 2019 | 26.73% | 374,160 | 849,995 | 1,649 | | | | | 36,372 | (68,182) | | | | (68,182) | 2019 |
| | 2018 | 138,622 | 16,066,483 | 16,066,483 | 2020 | 26.27% | 374,160 | 849,995 | 1,649 | | | | | 36,372 | (68,182) | | | | (68,182) | 2020 |
| | 2019 | 140,009 | 17,206,492 | 17,206,492 | 2021 | 25.44% | 374,160 | 849,995 | 1,649 | | | | | 36,372 | (68,182) | | | | (68,182) | 2021 |
| | 2020 | 141,409 | 18,347,901 | 18,347,901 | 2022 | 24.83% | 374,160 | 849,995 | 1,649 | | | | | 36,372 | (68,182) | | | | (68,182) | 2022 |
| | 2021 | 142,823 | 19,490,724 | 19,490,724 | 2023 | 24.72% | 374,160 | 849,995 | 1,649 | | | | | 36,372 | (68,182) | | | | (68,182) | 2023 |
| | 2022 | 144,251 | 20,635,475 | 20,635,475 | 2024 | 24.42% | 374,160 | 849,995 | 1,649 | | | | | 36,372 | (68,182) | | | | (68,182) | 2024 |
| | 2023 | 145,694 | 21,781,169 | 21,781,169 | 2025 | 24.23% | 374,160 | 849,995 | 1,649 | | | | | 36,372 | (68,182) | | | | (68,182) | 2025 |
| | 2024 | 147,150 | 22,928,319 | 22,928,319 | 2026 | 24.05% | 374,160 | 849,995 | 1,649 | | | | | 36,372 | (68,182) | | | | (68,182) | 2026 |
| | 2025 | 148,622 | 24,076,941 | 24,076,941 | 2027 | 23.87% | 374,160 | 849,995 | 1,649 | | | | | 36,372 | (68,182) | | | | (68,182) | 2027 |
| | 2026 | 150,109 | 25,227,050 | 25,227,050 | 2028 | 23.70% | 374,160 | 849,995 | 1,649 | | | | | 36,372 | (68,182) | | | | (68,182) | 2028 |
| | 2027 | 151,608 | 26,379,658 | 26,379,658 | 2029 | 23.54% | 374,160 | 849,995 | 1,649 | | | | | 36,372 | (68,182) | | | | (68,182) | 2029 |
| | 2028 | 153,125 | 27,533,783 | 27,533,783 | 2030 | 23.38% | 374,160 | 849,995 | 1,649 | | | | | 36,372 | (68,182) | | | | (68,182) | 2030 |
| | 2029 | 154,657 | 28,689,440 | 28,689,440 | 2031 | 23.23% | 374,160 | 849,995 | 1,649 | | | | | 36,372 | (68,182) | | | | (68,182) | 2031 |
| | 2030 | 156,203 | 29,846,643 | 29,846,643 | 2032 | 23.08% | 374,160 | 849,995 | 1,649 | | | | | 36,372 | (68,182) | | | | (68,182) | 2032 |

Assumptions:
 Improvement amounts in years 2016 through 2020 include a 1.0% increase in tangible incremental value.

- (A) Actual
- (B) Actual value as of 01/01/04 is \$2,803 but shown as zero negative increment is treated as zero increment.
- (C) Excess premium of \$3,150 on \$1,413,000 bonds \$6,000 less \$2,183 to adjust to 12/31/09 audited balance
- (D) GAS 5,379 less TRF \$150 = \$5,229
- (E) Unamortized bond on 12/31/09 per project.
- (F) To adjust to the City's audit report.

Base Value - \$1,178,500

BLAZE NOTE:
 Debt issue dated 09/01/17 provides Project Funds of \$3,000,000
 Debt issue dated 09/01/18 provides Project Funds of \$3,000,000
 Debt issue dated 09/01/19 provides Project Funds of \$3,000,000
 Total New Project Funds - \$9,000,000

**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.

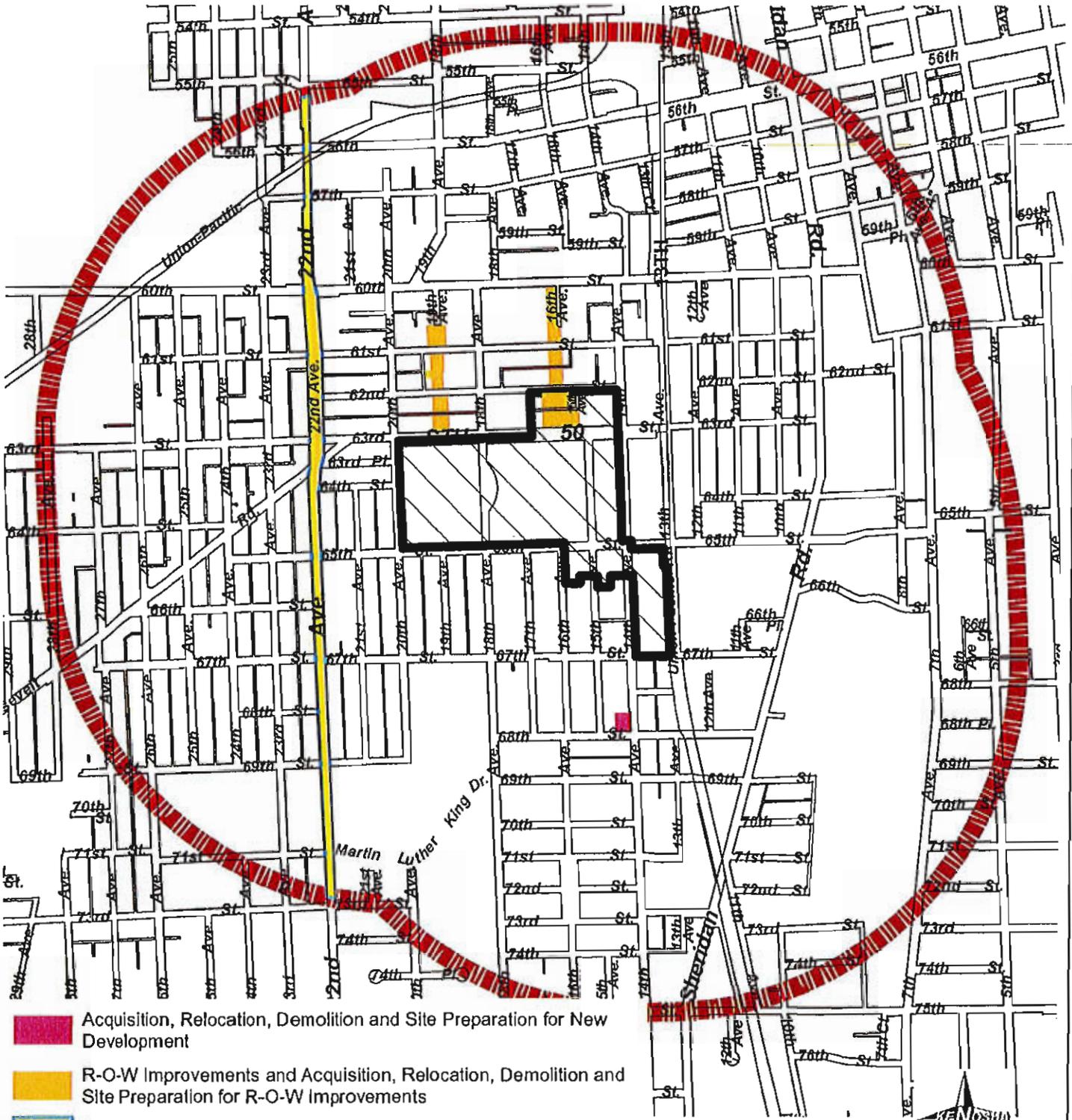
STATEMENT OF ORDERLY DEVELOPMENT

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

Opinion of the City Attorney

Tax Incremental Financing District #7

Proposed Improvements (12/16)



-  Acquisition, Relocation, Demolition and Site Preparation for New Development
-  R-O-W Improvements and Acquisition, Relocation, Demolition and Site Preparation for R-O-W Improvements
-  Reconstruction of 22nd Avenue
-  TIFD #7
-  TIFD #7 One-half Mile Service Area



CITY PLAN COMMISSION
Staff Report - Item 4

Thursday, December 8, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Resolution by the Mayor – To Adopt a Project Plan Amendment for Tax Incremental District #8, [City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1.], Wisconsin Statutes. (District 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Downing, District 16, has been notified. This item will be reviewed by the Finance Committee before final approval by the Common Council. A Notice announcing this hearing was published in the Kenosha News and sent to the other local government units as required by Wisconsin Statute 66.1105.

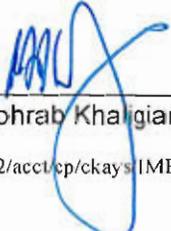
LOCATION AND ANALYSIS:

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

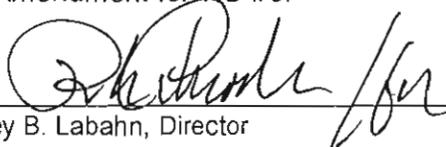
1. The Tax Incremental District (TID) #8 Project Plan Amendment, under 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by TID #8 to assist TID #7 in paying the added project costs in the proposed TID #7 Project Plan Amendment.
2. The assistance is necessary because the development of TID #7 will not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #7 Project Plan Amendment.
3. Per Section 66.1105(6)(f)1.a., TID #8 and TID #7 have the same overlying taxing jurisdictions.
4. Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #8 has satisfied all of its current year debt service and project cost obligations.
5. Per Section 66.1105(6)(f)2.b., TID #7 was created upon a finding that not less than 50%, by area, of the real property within the district is blighted.
6. The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #8 to TID #7, or changes to the TID #8 boundaries.
7. The added costs to TID #7 will delay the project termination of TID #8 from January 1, 2021 to its dissolution date of January 1, 2025; no tax increments may be allocated later than the 2025 dissolution date.

RECOMMENDATION:

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



Zohrab Khaligian, Community Dev Specialist



Jeffrey B. Labahn, Director

CITY PLAN COMMISSION RESOLUTION # _____

**TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT #8, CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES 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 December 8, 2016, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, the allocation of positive tax increments generated by TID #8 to TID #7 as described in 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, as amended.

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

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

Adopted this _____ day of _____, 2016

ATTEST:

Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVED:

John M. Antaramian, Chairman of City Plan Commission

EXHIBIT "A"

Tax Incremental District #8

Amendment Description

The Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by Tax Incremental District (TID) #8 to TID #7.

The purpose of the Project Plan Amendment is to assist TID #7 and permit the projects provided for in the amended TID #7 Project Plan to be undertaken. The assistance is necessary because the development of TID #7 will not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #7 Project Plan Amendment.

Per Section 66.1105(6)(f)1.a., TID #8 and TID #7 have the same overlying taxing jurisdictions.

Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #8 has satisfied all of its current year debt service and project cost obligations.

Per Section 66.1105(6)(f)2.b., TID #7 was created upon a finding that not less than 50%, by area, of the real property within the district is blighted.

No tax increments may be allocated later than January 1, 2025 which is the dissolution date for TID #8.

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #8 to TID #7, or change in boundaries.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.



Project Plan Amendment for Tax Incremental District #8

For Consideration by the Common Council on December 19, 2016

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| Changes in Zoning Ordinance, Master Plan, Map, Building Code and City Ordinances – no changes | 10 |
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| Statement of Orderly Development – no changes | 10 |
| Opinion of the City Attorney | 11 |
| Map- TID District Boundary & Parcel - no changes | 12 |

GOALS OF THE KENOSHA TID PROGRAM

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

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

CITY PLAN COMMISSION RESOLUTION # _____

**TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT #8, CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES 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 December 8, 2016, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, the allocation of positive tax increments generated by TID #8 to TID #7 as described in 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, as amended.

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

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

Adopted this _____ day of _____, 2016

ATTEST:

Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVED:

John M. Antaramian, Chairman of City Plan Commission

EXHIBIT "A"

Tax Incremental District #8

Amendment Description

The Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by Tax Incremental District (TID) #8 to TID #7.

The purpose of the Project Plan Amendment is to assist TID #7 and permit the projects provided for in the amended TID #7 Project Plan to be undertaken. The assistance is necessary because the development of TID #7 will not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #7 Project Plan Amendment.

Per Section 66.1105(6)(f)1.a., TID #8 and TID #7 have the same overlying taxing jurisdictions.

Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #8 has satisfied all of its current year debt service and project cost obligations.

Per Section 66.1105(6)(f)2.b., TID #7 was created upon a finding that not less than 50%, by area, of the real property within the district is blighted.

No tax increments may be allocated later than January 1, 2025 which is the dissolution date for TID #8.

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #8 to TID #7, or change in boundaries.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

RESOLUTION NO. _____

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT #8, CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES 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 December 8, 2016, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, the allocation of positive tax increments generated by TID #8 to TID #7 as described in 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 #8, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended, adopted the Project Plan Amendment, and favorably recommended that the Common Council of the City of Kenosha adopt the Project Plan Amendment.

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

1. Finds the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Adopts and approves the Project Plan Amendment for TID #8, City of Kenosha, Wisconsin, as recommended by the City Plan Commission and 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 #8

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) #8 to TID #7.

The purpose of the Project Plan Amendment is to assist TID #7 and permit the projects provided for in the amended TID #7 Project Plan to be undertaken. The assistance is necessary because the development of TID #7 will not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #7 Project Plan Amendment.

Per Section 66.1105(6)(f)1.a., TID #8 and TID #7 have the same overlying taxing jurisdictions.

Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #8 has satisfied all of its current year debt service and project cost obligations.

Per Section 66.1105(6)(f)2.b., TID #7 was created upon a finding that not less than 50%, by area, of the real property within the district is blighted.

No tax increments may be allocated later than January 1, 2025 which is the dissolution date for TID #8.

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #8 to TID #7, or change in boundaries.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

RESOLUTION NO. 17-3

BY: THE CITY OF KENOSHA STANDING JOINT REVIEW BOARD

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

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

WHEREAS, the City of Kenosha has proposed to amend the Project Plan for TID #8 to allocate positive tax increments generated by TID #8 to TID #7 pursuant to Section 66.1105(6) (f), Wisconsin Statutes; and

WHEREAS, the City of Kenosha 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 66.1105(4)(h)1.; and

WHEREAS, the City of Kenosha Standing Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the City of Kenosha Standing Joint Review Board, that it approves Resolution # _____ adopted on December 19, 2016, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes and the Project Plan Amendment, based on the following criteria:

1. That the development expected in the TID #8 and TID #7 (the "Tax Incremental Districts") would not occur without the use of tax incremental financing.
2. That the economic benefits of the Tax Incremental Districts, as measured by increased employment, business and personal income and property value are sufficient to compensate for the cost of improvements.
3. That the benefits of the Tax Incremental Districts outweigh the anticipated loss in tax increments to be paid by the owners of property in the overlying taxing districts.
4. That, in its judgment, the development described in the Project Plan Amendment for TID #7 would not occur without the allocation of positive tax increments generated by TID #8 to TID #7, as provided in the Project Plan Amendment.

Adopted this _____ day of _____, 2016

ATTEST: _____, Staff

APPROVED: _____, Chairperson

**SEPTEMBER 2016 AMENDMENT -
STATEMENT OF KIND, NUMBER AND LOCATION
OF ALL PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN THE DISTRICT
AND A DETAILED LIST OF ESTIMATED PROJECT COSTS
AND WHEN COSTS ARE EXPECTED TO BE INCURRED**

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

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

TID #8

| Description of Project Costs | 2016 | 2017 | 2018 | Total |
|--|-------------|-------------|-------------|--------------|
| Development Grant | \$500,000 | \$0 | \$0 | \$500,000 |
| City Administrative/Legal/ Related Costs | \$25,000 | \$0 | \$0 | \$25,000 |
| Total | \$525,000 | \$0 | \$0 | \$525,000 |

| Costs to be Recovered by TID | 2016 | 2017 | 2018 | Total |
|-------------------------------------|-------------|-------------|-------------|--------------|
| Project Costs | \$0 | \$0 | \$0 | \$525,000 |
| Financing Costs | \$0 | \$0 | \$0 | \$105,000 |
| Total | \$0 | \$0 | \$0 | \$630,000.00 |

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

Debt Service Schedule

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

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

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

LIST OF ESTIMATED NON-PROJECT COSTS

There are no non-project costs.

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

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

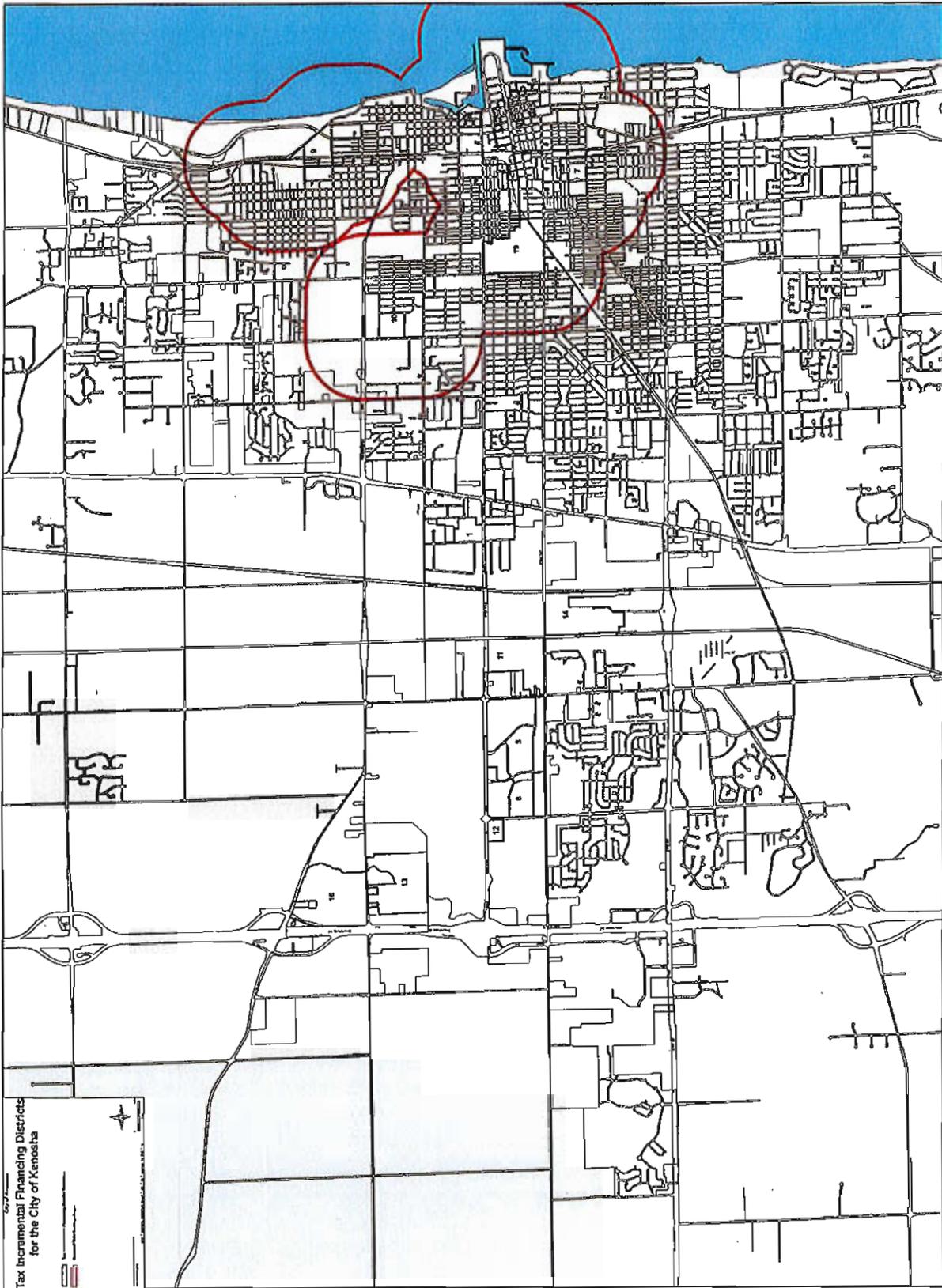
STATEMENT OF CONFORMITY TO CITY OF KENOSHA MASTER PLANS

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

STATEMENT OF ORDERLY DEVELOPMENT

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

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



Thursday, December 8, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Resolution by the Mayor – To Adopt a Project Plan Amendment for Tax Incremental District #9, [City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1.], Wisconsin Statutes. (Districts 1 & 6) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Haugaard, District 1 and Aldersperson Paff, District 6, have been notified. This item will be reviewed by the Finance Committee before final approval by the Common Council. A Notice announcing this hearing was published in the Kenosha News and sent to the other local government units as required by Wisconsin Statute 66.1105.

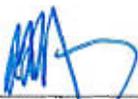
LOCATION AND ANALYSIS:

Site: Area generally bounded by 24th Street on the north, 7th Avenue on the east, 38th Street on the south and 18th Avenue on the west.

1. The Project Plan Amendment for Tax Incremental District (TID) #9 is to add \$7,980,000 for reconstruction of 22nd Avenue and additional public administrative, legal and other costs. The Amendment does not involve an Amendment to the TID #9 boundaries.
2. The estimated cost of the reconstruction of 22nd Avenue is \$7,500,000.
3. The estimated cost of the public administrative, legal and other costs is \$480,000 and is added to cover any public costs associated with, but no limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, capitalized interest and any other activities associated with the district.
4. These added costs will delay the project termination of TID #9 from January 1, 2021 to January 1, 2034, which will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the TID #9 dissolution date of January 1, 2030.

RECOMMENDATION:

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



Zohrab Khatigian, Community Dev Specialist



Jeffrey B. Labahn, Director

CITY PLAN COMMISSION RESOLUTION # _____

**TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT #9, CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES**

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

WHEREAS, the City Plan Commission, on December 8, 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 #9, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, involves adding \$7,980,000 for reconstruction of 22nd Avenue; and additional public administrative, legal and other costs, and will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the termination date of January 1, 2030 to January 1, 2034, as described in and attached hereto as Exhibit "A"; and does not involve an Amendment to the boundaries of TID #9 as shown in Exhibit "B"; and

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

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

1. Finds the Project Plan Amendment for TID #9, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Adopts the Project Plan Amendment for TID #9, 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 #9

Amendment Description

The purpose of the Project Plan Amendment is to add \$7,980,000 for reconstruction of 22nd Avenue; and additional public administrative, legal and other costs.

The estimated cost of the reconstruction of 22nd Avenue is \$7,500,000.

The estimated cost of the public administrative, legal and other costs is \$480,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, capitalized interest and any other activities associated with the district.

The TID will not be able to pay off the project costs included in the Project Plan Amendment and, per Section 66.1105(7)(am)1, will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the termination date of January 1, 2030 to January 1, 2034.

The Project Plan Amendment does not involve an Amendment to the TID #9 boundaries as shown in Exhibit "B".

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City. The Amendment is also feasible taking into account the four (4) year extension of the life of TID #9.

EXHIBIT "B"

Tax Incremental District #9

Boundary Description

Part of the Southeast and Southwest Quarters of Section 19 and the Northeast and Northwest Quarters of Section 30, Township 2 North, Range 23 East, lying and being in the City of Kenosha, Kenosha County, Wisconsin, more particularly described as follows:

Beginning at the Southeast corner of said northwest quarter, thence easterly 756 feet more or less along the south line of said quarter section, thence northerly 33 feet to the intersection of the north line of 38th Street and the west line of 7th Avenue and the Point of the Beginning. Thence northerly 1,480 feet more or less along the west line of 7th Avenue, thence northwesterly 546 feet more or less along the west line of 7th Avenue extended to the west line of Sheridan Road, thence northwesterly 1,647 feet more or less along the west line of Sheridan Road to the intersection of the east line of the Union Pacific Railroad and the west line of Sheridan Road, thence westerly 82 feet to the west line of the Union Pacific Railroad, thence northerly 1,988 feet more or less along the west line of the Union Pacific Railroad to the intersection of the east line of 14th Avenue and the west line of the Union Pacific Railroad, thence southerly 687 feet more or less along the east line of 14th Avenue to the intersection of the south line of 25th Street and the east line of 14th Avenue, thence westerly 396.44 feet along the south line of 25th Street to the intersection of the east line of a vacated alley along lots 37 & 38 of Kenosha Industrial Association's Subdivision and the south line of 25th Street, thence southwestly 228.5 feet along the east line of said vacated alley to the intersection of the south line of 26th Avenue and the east line of said vacated alley, thence westerly 391 feet more or less along the south line of 26th Avenue to the intersection of the east line of 17th Avenue and the south line of 26th Avenue, thence southerly 314 feet along the east line of 17th Avenue to the intersection of the south line of 27th Street and the east line of 17th Avenue, thence westerly 360 feet more or less along the south line of 27th Street to the intersection of the east line of 18th Avenue and the south line of 27th Street, thence southerly 1,307 feet more or less along the east line of 18th Avenue to the intersection of the north line of 31st Street and the east line of 18th Avenue, thence easterly 1,011 feet more or less along the north line of 31st Street to the intersection of the east line of 14th Avenue extended to the north line of 31st Street, thence southerly 1,750 feet more or less along the east line of 14th Avenue to the intersection of the north line of 35th Place and the east line of 14th Avenue, thence easterly 330 feet along the north line of 35th Place to the intersection of the west line of the Union Pacific Railroad and the north line of 35th Place, thence northerly 496 feet along the west line of the Union Pacific Railroad to the intersection of the north line of 35th Street and the west line of the Union Pacific Railroad, thence easterly 890 feet more or less along the north line of 35th Street to the intersection of the east line of Sheridan Road and the north line of 35th Street, thence southerly 1,367 feet more or less along the east line of Sheridan Road to the intersection of the north line of 38th Street and the east line of Sheridan Road, thence easterly 611 feet more or less along the north line of 38th Street to the intersection of the west line of 7th Avenue and the north line of 38th Street and the Point of the Beginning; containing 117.75 acres of land, more or less (including rights-of-way).



Project Plan Amendment for Tax Incremental District #9

For Consideration by the Common Council on December 19, 2016

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GOALS OF THE KENOSHA TID PROGRAM

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

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

CITY PLAN COMMISSION RESOLUTION # _____

**TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT #9, CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES**

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

WHEREAS, the City Plan Commission, on December 8, 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 #9, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, involves adding \$7,980,000 for reconstruction of 22nd Avenue; and additional public administrative, legal and other costs, and will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the termination date of January 1, 2030 to January 1, 2034, as described in and attached hereto as Exhibit "A"; and does not involve an Amendment to the boundaries of TID #9 as shown in Exhibit "B"; and

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

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

1. Finds the Project Plan Amendment for TID #9, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Adopts the Project Plan Amendment for TID #9, 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 #9

Amendment Description

The purpose of the Project Plan Amendment is to add \$7,980,000 for reconstruction of 22nd Avenue; and additional public administrative, legal and other costs.

The estimated cost of the reconstruction of 22nd Avenue is \$7,500,000.

The estimated cost of the public administrative, legal and other costs is \$480,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, capitalized interest and any other activities associated with the district.

The TID will not be able to pay off the project costs included in the Project Plan Amendment and, per Section 66.1105(7)(am)1, will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the termination date of January 1, 2030 to January 1, 2034.

The Project Plan Amendment does not involve an Amendment to the TID #9 boundaries as shown in Exhibit "B".

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City. The Amendment is also feasible taking into account the four (4) year extension of the life of TID #9.

EXHIBIT "B"

Tax Incremental District #9

Boundary Description

Part of the Southeast and Southwest Quarters of Section 19 and the Northeast and Northwest Quarters of Section 30, Township 2 North, Range 23 East, lying and being in the City of Kenosha, Kenosha County, Wisconsin, more particularly described as follows:

Beginning at the Southeast corner of said northwest quarter, thence easterly 756 feet more or less along the south line of said quarter section, thence northerly 33 feet to the intersection of the north line of 38th Street and the west line of 7th Avenue and the Point of the Beginning. Thence northerly 1,480 feet more or less along the west line of 7th Avenue, thence northwesterly 546 feet more or less along the west line of 7th Avenue extended to the west line of Sheridan Road, thence northwesterly 1,647 feet more or less along the west line of Sheridan Road to the intersection of the east line of the Union Pacific Railroad and the west line of Sheridan Road, thence westerly 82 feet to the west line of the Union Pacific Railroad, thence northerly 1,988 feet more or less along the west line of the Union Pacific Railroad to the intersection of the east line of 14th Avenue and the west line of the Union Pacific Railroad, thence southerly 687 feet more or less along the east line of 14th Avenue to the intersection of the south line of 25th Street and the east line of 14th Avenue, thence westerly 396.44 feet along the south line of 25th Street to the intersection of the east line of a vacated alley along lots 37 & 38 of Kenosha Industrial Association's Subdivision and the south line of 25th Street, thence southwestly 228.5 feet along the east line of said vacated alley to the intersection of the south line of 26th Avenue and the east line of said vacated alley, thence westerly 391 feet more or less along the south line of 26th Avenue to the intersection of the east line of 17th Avenue and the south line of 26th Avenue, thence southerly 314 feet along the east line of 17th Avenue to the intersection of the south line of 27th Street and the east line of 17th Avenue, thence westerly 360 feet more or less along the south line of 27th Street to the intersection of the east line of 18th Avenue and the south line of 27th Street, thence southerly 1,307 feet more or less along the east line of 18th Avenue to the intersection of the north line of 31st Street and the east line of 18th Avenue, thence easterly 1,011 feet more or less along the north line of 31st Street to the intersection of the east line of 14th Avenue extended to the north line of 31st Street, thence southerly 1,750 feet more or less along the east line of 14th Avenue to the intersection of the north line of 35th Place and the east line of 14th Avenue, thence easterly 330 feet along the north line of 35th Place to the intersection of the west line of the Union Pacific Railroad and the north line of 35th Place, thence northerly 496 feet along the west line of the Union Pacific Railroad to the intersection of the north line of 35th Street and the west line of the Union Pacific Railroad, thence easterly 890 feet more or less along the north line of 35th Street to the intersection of the east line of Sheridan Road and the north line of 35th Street, thence southerly 1,367 feet more or less along the east line of Sheridan Road to the intersection of the north line of 38th Street and the east line of Sheridan Road, thence easterly 611 feet more or less along the north line of 38th Street to the intersection of the west line of 7th Avenue and the north line of 38th Street and the Point of the Beginning; containing 117.75 acres of land, more or less (including rights-of-way).

RESOLUTION NO. _____

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT #9, CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES**

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

WHEREAS, the City Plan Commission on December 8, 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 #9, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, involves adding \$7,980,000 for reconstruction of 22nd Avenue; and additional public administrative, legal and other costs, and will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the termination date of January 1, 2030 to January 1, 2034, as described in and attached hereto as Exhibit "A"; and does not involve an Amendment to the boundaries of TID #9 as shown in Exhibit "B"; and

WHEREAS, at said meeting, the City Plan Commission, under Section 66.1105(4)(h)1., Wisconsin Statutes, found the Project Plan Amendment for TID #9, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended, adopted the Project Plan Amendment, and favorably recommended that the Common Council of the City of Kenosha adopt the Project Plan Amendment.

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

1. Finds the Project Plan Amendment for TID #9, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Deems the Project Plan Amendment to promote blight elimination the City of Kenosha, to be in the public interest and for a proper public purpose; and
3. Finds that the improvement of such area is likely to enhance significantly the value of substantially all of the real property in the District; and
4. Confirms that not less than 50% by area of the real property within the district is "blighted area" within the meaning of Section 66.1105(2)(a), Wisconsin Statutes; and
5. Finds that the project costs directly serve to eliminating "blight" within the District consistent with the purpose for which the TID was created; and
6. Confirms that the District is a blighted area district.

BE IT FURTHER RESOLVED that the Common Council of the City of Kenosha, Wisconsin, adopts the Project Plan Amendment for TID #9, City of Kenosha, Wisconsin, as recommended by the City Plan Commission and 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 #9

Amendment Description

The purpose of the Project Plan Amendment is to add \$7,980,000 for reconstruction of 22nd Avenue; and additional public administrative, legal and other costs.

The estimated cost of the reconstruction of 22nd Avenue is \$7,500,000.

The estimated cost of the public administrative, legal and other costs is \$480,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, capitalized interest and any other activities associated with the district.

The TID will not be able to pay off the project costs included in the Project Plan Amendment and, per Section 66.1105(7)(am)1, will require the City of Kenosha Standing Joint Review Board to approve a four (4) year extension past the termination date of January 1, 2030 to January 1, 2034.

The Project Plan Amendment does not involve an Amendment to the TID #9 boundaries as shown in Exhibit "B".

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City. The Amendment is also feasible taking into account the four (4) year extension of the life of TID #9.

EXHIBIT "B"

Tax Incremental District #9

Boundary Description

Part of the Southeast and Southwest Quarters of Section 19 and the Northeast and Northwest Quarters of Section 30, Township 2 North, Range 23 East, lying and being in the City of Kenosha, Kenosha County, Wisconsin, more particularly described as follows:

Beginning at the Southeast corner of said northwest quarter, thence easterly 756 feet more or less along the south line of said quarter section, thence northerly 33 feet to the intersection of the north line of 38th Street and the west line of 7th Avenue and the Point of the Beginning. Thence northerly 1,480 feet more or less along the west line of 7th Avenue, thence northwesterly 546 feet more or less along the west line of 7th Avenue extended to the west line of Sheridan Road, thence northwesterly 1,647 feet more or less along the west line of Sheridan Road to the intersection of the east line of the Union Pacific Railroad and the west line of Sheridan Road, thence westerly 82 feet to the west line of the Union Pacific Railroad, thence northerly 1,988 feet more or less along the west line of the Union Pacific Railroad to the intersection of the east line of 14th Avenue and the west line of the Union Pacific Railroad, thence southerly 687 feet more or less along the east line of 14th Avenue to the intersection of the south line of 25th Street and the east line of 14th Avenue, thence westerly 396.44 feet along the south line of 25th Street to the intersection of the east line of a vacated alley along lots 37 & 38 of Kenosha Industrial Association's Subdivision and the south line of 25th Street, thence southwestly 228.5 feet along the east line of said vacated alley to the intersection of the south line of 26th Avenue and the east line of said vacated alley, thence westerly 391 feet more or less along the south line of 26th Avenue to the intersection of the east line of 17th Avenue and the south line of 26th Avenue, thence southerly 314 feet along the east line of 17th Avenue to the intersection of the south line of 27th Street and the east line of 17th Avenue, thence westerly 360 feet more or less along the south line of 27th Street to the intersection of the east line of 18th Avenue and the south line of 27th Street, thence southerly 1,307 feet more or less along the east line of 18th Avenue to the intersection of the north line of 31st Street and the east line of 18th Avenue, thence easterly 1,011 feet more or less along the north line of 31st Street to the intersection of the east line of 14th Avenue extended to the north line of 31st Street, thence southerly 1,750 feet more or less along the east line of 14th Avenue to the intersection of the north line of 35th Place and the east line of 14th Avenue, thence easterly 330 feet along the north line of 35th Place to the intersection of the west line of the Union Pacific Railroad and the north line of 35th Place, thence northerly 496 feet along the west line of the Union Pacific Railroad to the intersection of the north line of 35th Street and the west line of the Union Pacific Railroad, thence easterly 890 feet more or less along the north line of 35th Street to the intersection of the east line of Sheridan Road and the north line of 35th Street, thence southerly 1,367 feet more or less along the east line of Sheridan Road to the intersection of the north line of 38th Street and the east line of Sheridan Road, thence easterly 611 feet more or less along the north line of 38th Street to the intersection of the west line of 7th Avenue and the north line of 38th Street and the Point of the Beginning; containing 117.75 acres of land, more or less (including rights-of-way).

RESOLUTION NO. 17-4

BY: THE CITY OF KENOSHA STANDING JOINT REVIEW BOARD

**TO APPROVE THE PROJECT PLAN AMENDMENT FOR
TAX INCREMENTAL DISTRICT #9, 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 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 66.1105(4)(h)1., Wisconsin Statutes relating to the proposed Amendment of the Project Plan (the "Project Plan Amendment") of TID #9 of the City of Kenosha, Wisconsin (the Tax Incremental District"); and

WHEREAS, the City of Kenosha Standing Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the City of Kenosha Standing Joint Review Board, that it approves Resolution # _____ adopted on December 19, 2016, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes and the Project Plan Amendment, based on the following criteria:

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

BE IT FURTHER RESOLVED by the City of Kenosha Standing Joint Review Board that it approves extending the life of TID #9 for four (4) years from January 1, 2030 to January 1, 2034 in accordance with Section 66.1105(7)(am)1., Wisconsin Statutes.

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**

Reconstruction of 22nd Avenue, see the attached map for location of all improvements.

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

TID #9

| Description of Project Costs | 2018 | 2019 | 2020 | Total |
|--|-------------|-------------|-------------|--------------|
| Reconstruction of 22nd Avenue | \$0 | \$0 | \$7,500,000 | \$7,500,000 |
| City Administrative/Legal/ Related Costs | \$0 | \$0 | \$480,000 | \$480,000 |
| Total | \$0 | \$0 | \$7,980,000 | \$7,980,000 |

| Costs to be Recovered by TID | 2018 | 2018 | 2020 | Total |
|-------------------------------------|-------------|-------------|-------------|--------------|
| Project Costs | \$0 | \$0 | \$0 | \$7,980,000 |
| Financing Costs | \$0 | \$0 | \$0 | \$2,756,000 |
| Total | \$0 | \$0 | \$0 | \$10,736,000 |

City of Kenosha, Wisconsin
\$7,980,000.00 G.O. Notes - Dated 09/01/2020
TID No. 9 - Proposed Phase II Amendment
Preliminary Estimate

Debt Service Schedule -- Accrual Basis

| Calendar Year | Principal | Coupon | Interest | Total P+I |
|---------------|-----------------------|--------|-----------------------|------------------------|
| 2020 | - | - | - | - |
| 2021 | - | - | 319,200.00 | 319,200.00 |
| 2022 | 515,000.00 | 4.000% | 319,200.00 | 834,200.00 |
| 2023 | 525,000.00 | 4.000% | 298,600.00 | 823,600.00 |
| 2024 | 560,000.00 | 4.000% | 277,600.00 | 837,600.00 |
| 2025 | 575,000.00 | 4.000% | 255,200.00 | 830,200.00 |
| 2028 | 200,000.00 | 4.000% | 232,200.00 | 432,200.00 |
| 2027 | 615,000.00 | 4.000% | 224,200.00 | 839,200.00 |
| 2028 | 635,000.00 | 4.000% | 199,600.00 | 834,600.00 |
| 2029 | 650,000.00 | 4.000% | 174,200.00 | 824,200.00 |
| 2030 | 680,000.00 | 4.000% | 148,200.00 | 828,200.00 |
| 2031 | 710,000.00 | 4.000% | 121,000.00 | 831,000.00 |
| 2032 | 745,000.00 | 4.000% | 92,800.00 | 837,600.00 |
| 2033 | 785,000.00 | 4.000% | 62,800.00 | 847,800.00 |
| 2034 | 785,000.00 | 4.000% | 31,400.00 | 816,400.00 |
| - | \$7,980,000.00 | - | \$2,756,000.00 | \$10,736,000.00 |

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

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

LIST OF ESTIMATED NON-PROJECT COSTS

There are no non-project costs.

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

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

STATEMENT OF CONFORMITY TO CITY OF KENOSHA MASTER PLANS

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

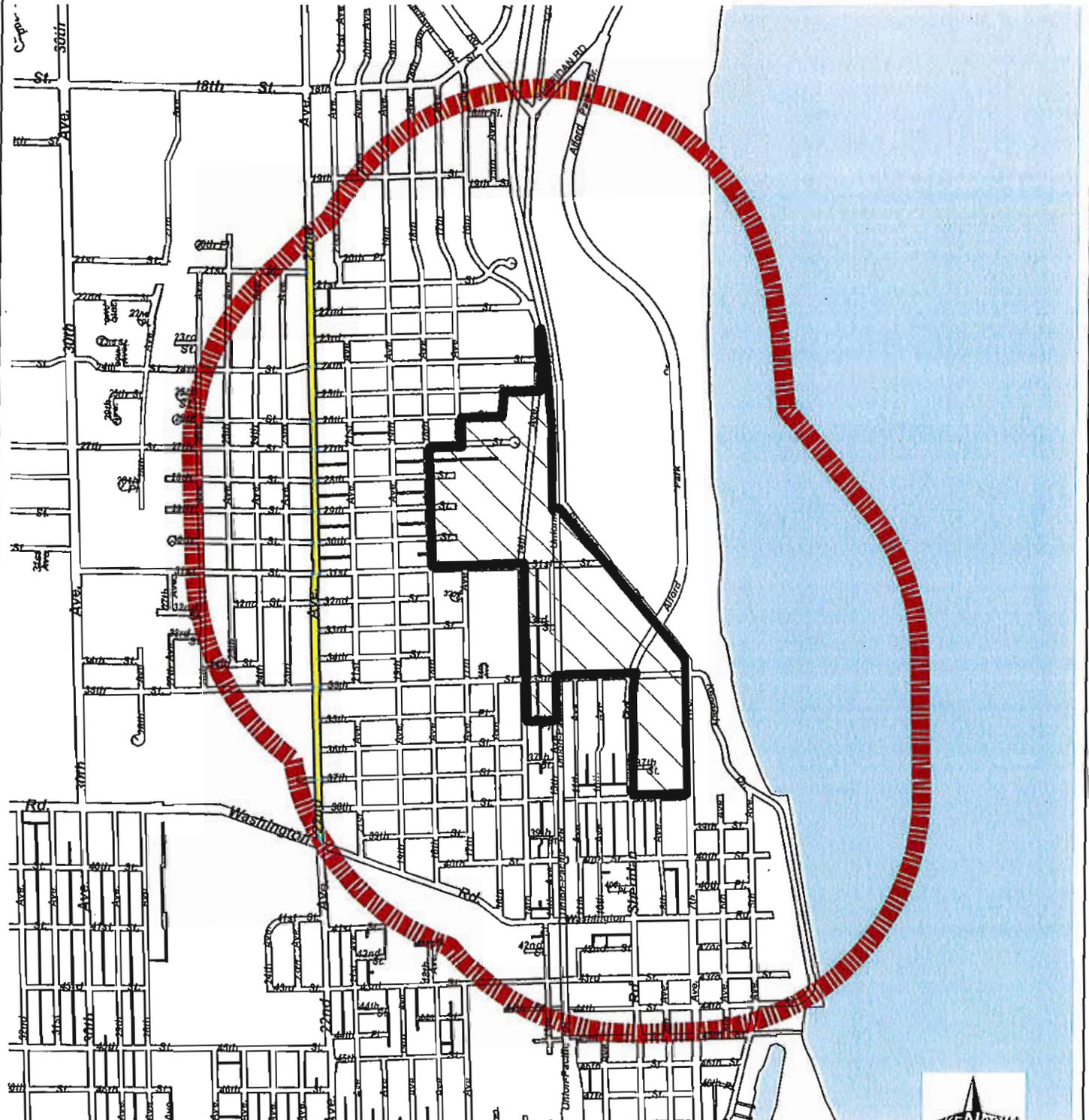
STATEMENT OF ORDERLY DEVELOPMENT

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

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

Tax Incremental Financing District #9

Proposed Improvements (12/16)



TIFD #9

TIFD #9 One-half Mile Service Radius

Reconstruction of 22nd Avenue



0 1,500

Feet

Thursday, December 8, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Resolution by the Mayor – To Adopt a Project Plan Amendment for Tax Incremental District #11, [City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1.], Wisconsin Statutes. (District 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

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

LOCATION AND ANALYSIS:

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

1. The Tax Incremental District (TID) #11 Project Plan Amendment, under 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by TID #11 to assist TID #7 in paying the added project costs in the proposed TID #7 Project Plan Amendment.
2. The assistance is necessary because the development of TID #7 will not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #7 Project Plan Amendment.
3. Per Section 66.1105(6)(f)1.a., TID #11 and TID #7 have the same overlying taxing jurisdictions.
4. Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #11 has satisfied all of its current year debt service and project cost obligations.
5. Per Section 66.1105(6)(f)2.b., TID #7 was created upon a finding that not less than 50%, by area, of the real property within the district is blighted.
6. The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #11 to TID #7, or changes to the TID #11 boundaries.
7. The added costs to TID #7 will delay the project termination of TID #11 from January 1, 2022 to its dissolution date of January 1, 2026. No tax increments may be allocated later than the 2026 dissolution date.

RECOMMENDATION:

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



Zohrab Khaligian, Community Dev Specialist



Jeffrey B. Labahn, Director

CITY PLAN COMMISSION RESOLUTION #_____

BY: CITY PLAN COMMISSION

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

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

WHEREAS, the City Plan Commission, on December 8, 2016, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #11, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by TID #11 to TID #7, as described and attached hereto as Exhibit "A", and

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

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

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

Adopted this _____ day of _____, 2016

ATTEST:

Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVED:

John M. Antaramian, Chairman of City Plan Commission

EXHIBIT "A"

Tax Incremental District #11

Amendment Description

The Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by Tax Incremental District (TID) #11 to TID #7.

The purpose of the Project Plan Amendment is to assist TID #7 and permit the projects provided for in the amended TID #7 Project Plan to be undertaken. The assistance is necessary because the development of TID #7 will not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #7 Project Plan Amendment.

Per Section 66.1105(6)(f)1.a., TID #11 and TID #7 have the same overlying taxing jurisdictions.

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

Per Section 66.1105(6)(f)2.b., TID #7 was created upon a finding that not less than fifty (50%) percent, by area, of the real property within the district is blighted.

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

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #11 to TID #7, or changes to the TID #11 boundaries.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.



Project Plan Amendment for Tax Incremental District #11

For Consideration by the Common Council on December 19, 2016

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

GOALS OF THE KENOSHA TID PROGRAM

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

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

CITY PLAN COMMISSION RESOLUTION # _____

BY: CITY PLAN COMMISSION

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

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

WHEREAS, the City Plan Commission, on December 8, 2016, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #11, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by TID #11 to TID #7, as described and attached hereto as Exhibit "A", and

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

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

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

Adopted this _____ day of _____, 2016

ATTEST:

Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVED:

John M. Antaramian, Chairman of City Plan Commission

EXHIBIT "A"

Tax Incremental District #11

Amendment Description

The Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by Tax Incremental District (TID) #11 to TID #7.

The purpose of the Project Plan Amendment is to assist TID #7 and permit the projects provided for in the amended TID #7 Project Plan to be undertaken. The assistance is necessary because the development of TID #7 will not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #7 Project Plan Amendment.

Per Section 66.1105(6)(f)1.a., TID #11 and TID #7 have the same overlying taxing jurisdictions.

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

Per Section 66.1105(6)(f)2.b., TID #7 was created upon a finding that not less than fifty (50%) percent, by area, of the real property within the district is blighted.

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

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #11 to TID #7, or changes to the TID #11 boundaries.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

RESOLUTION NO. _____

BY: THE MAYOR

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

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

WHEREAS, the City Plan Commission, on December 8, 2016, at a duly authorized, noticed and convened meeting under Section 66.1105(4)(h)1., Wisconsin Statutes, held a public hearing which afforded interested parties a reasonable opportunity to express their views on the Project Plan Amendment for TID #11, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by TID #11 to TID #7, as described and attached hereto as Exhibit "A", and

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

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

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

Adopted this _____ day of _____, 2016

ATTEST:

Debra Salas, City Clerk/Treasurer

APPROVED:

John M. Antaramian, Mayor

EXHIBIT "A"

Tax Incremental District #11

Amendment Description

The Project Plan Amendment, under Section 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by Tax Incremental District (TID) #11 to TID #7.

The purpose of the Project Plan Amendment is to assist TID #7 and permit the projects provided for in the amended TID #7 Project Plan to be undertaken. The assistance is necessary because the development of TID #7 will not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #7 Project Plan Amendment.

Per Section 66.1105(6)(f)1.a., TID #11 and TID #7 have the same overlying taxing jurisdictions.

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

Per Section 66.1105(6)(f)2.b., TID #7 was created upon a finding that not less than fifty (50%) percent, by area, of the real property within the district is blighted.

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

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #11 to TID #7, or changes to the TID #11 boundaries.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

RESOLUTION NO. 17-5

BY: THE CITY OF KENOSHA STANDING JOINT REVIEW BOARD

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

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

WHEREAS, the City of Kenosha has proposed to amend the Project Plan for TID #11 to allocate positive tax increments generated by TID #11 to TID #7, pursuant to Section 66.1105(6)(f), Wisconsin Statutes; and

WHEREAS, the City of Kenosha 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 City of Kenosha Standing Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the City of Kenosha Standing Joint Review Board, that it approves Resolution Number _____ adopted on December 19, 2016, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes, and the Project Plan Amendment based on the following criteria:

1. That the development expected in the TID #11 and TID #7 (the "Tax Incremental Districts") would not occur without the use of tax incremental financing.
2. That the economic benefits of the Tax Incremental Districts, as measured by increased employment, business and personal income and property value are sufficient to compensate for the cost of improvements.
3. That the benefits of the Tax Incremental Districts outweigh the anticipated loss in tax increments to be paid by the owners of property in the overlying taxing districts.
4. That, in its judgment, the development described in the Project Plan for TID #7 would not occur without the allocation of positive tax increments generated by TID #11 to TID #7, as provided in the Project Plan Amendment

Adopted this _____ day of _____, 2016

ATTEST: _____, Staff

APPROVED: _____, Chairperson

TID #11 AMENDMENT

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

| <u>Description of Project Costs</u> | <u>2006</u> | <u>2007</u> | <u>2008</u> | <u>Total</u> |
|--|-------------|-------------|--------------|--------------|
| 1. Administration, Legal, Engineering, Marketing and Construction Management | \$0 | \$249,030 | \$203,093 | \$452,123 |
| 2. Capital Costs | \$0 | \$2,035,896 | \$8,319,993 | \$10,355,889 |
| 3. Contingency | \$0 | \$203,590 | \$770,153 | \$973,742 |
| 4. Development Grant | \$0 | \$0 | \$3,381,532 | \$3,381,532 |
| Total | \$0 | \$2,488,516 | \$12,674,771 | \$15,163,286 |

Costs to be Recovered by TID

| | | | | |
|--------------------|---|---|---|--------------|
| 1. Project Costs | - | - | - | \$15,163,286 |
| 2. Financing Costs | - | - | - | \$18,758,726 |
| Total | | | | \$33,922,013 |

METHODS OF FINANCING ALL ESTIMATED COSTS

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

Year 2006 Net Borrowing:

\$15,163,286

Net Interest Cost:

9.50%

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

City of Kenosha

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

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

Final Sales Results

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

Debt Service Schedule

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

Piper Jaffray & Co.
Wisconsin Public Finance

CHANGES IN ZONING ORDINANCE AND BUILDING CODE

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

LIST OF ESTIMATED NON-PROJECT COSTS

There are no non-project costs.

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

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

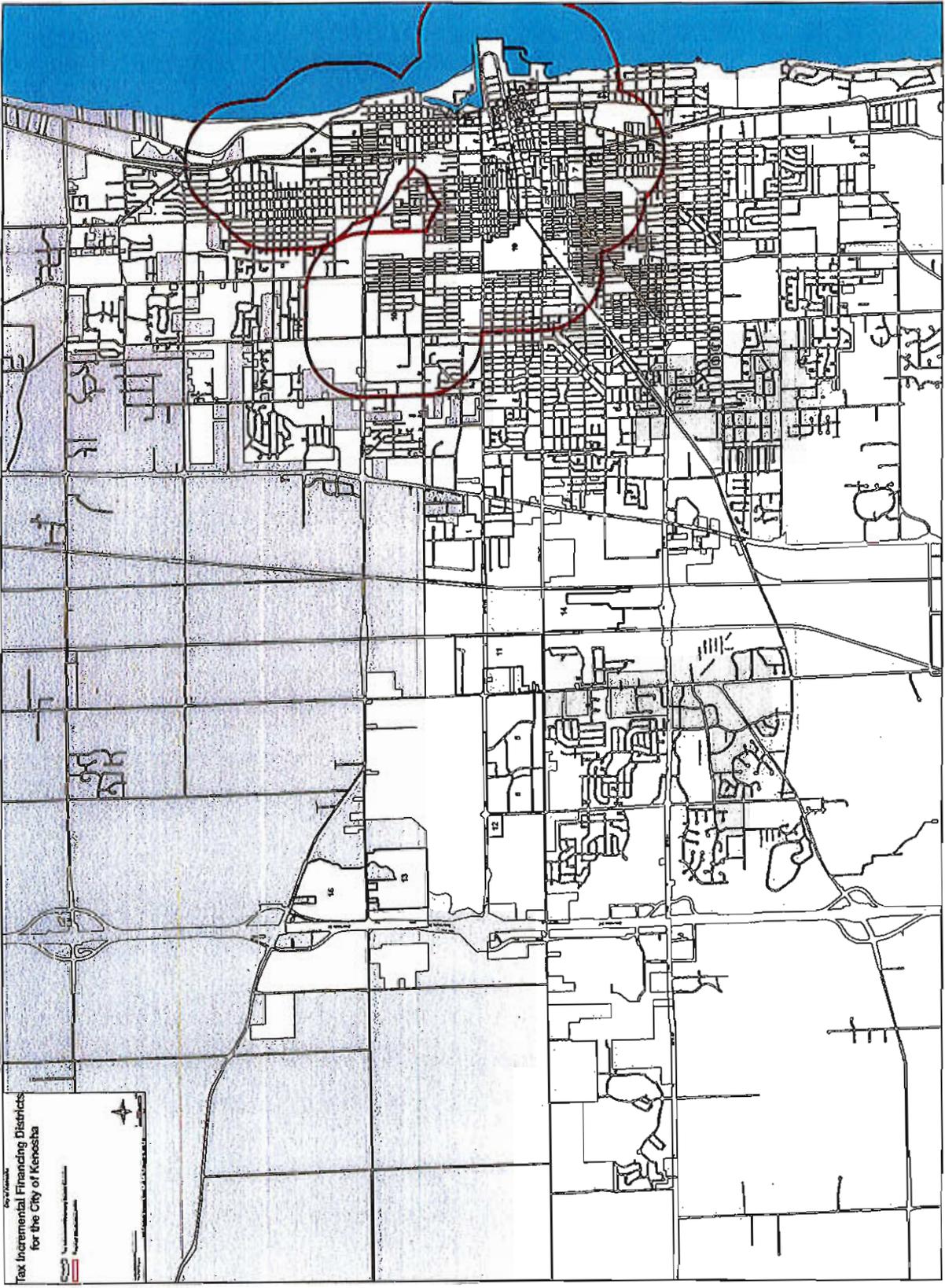
STATEMENT OF CONFORMITY TO CITY OF KENOSHA MASTER PLANS

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

STATEMENT OF ORDERLY DEVELOPMENT

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

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



Thursday, December 8, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Resolution by the Mayor – To Adopt a Project Plan Amendment for Tax Incremental District #13, [City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1.], Wisconsin Statutes. (District 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

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

LOCATION AND ANALYSIS:

Site: Area generally bounded by the 38th Street on the north, Interstate 94 on the west and the Kenosha Municipal Airport on the south and east.

1. The Tax Incremental District (TID) #13 Project Plan Amendment, under 66.1105(6)(f), Wisconsin Statutes, involves the allocation of positive tax increments generated by TID #13 to assist TID #19 in paying the added project costs in the proposed TID #19 Project Plan Amendment.
2. The assistance is necessary because the development of TID #19 may not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #19 Project Plan Amendment.
3. Per Section 66.1105(6)(f)1.a., TID #13 and TID #19 have the same overlying taxing jurisdictions.
4. Per Section 66.1105(6)(f)3, the allocation of positive tax increments will not occur until TID #13 has satisfied all of its current year debt service and project cost obligations.
5. Per Section 66.1105(6)(f)2.b., TID #19 was created upon a finding that not less than 50%, by area, of the real property within the district is blighted.
6. The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #13 to TID #19, or changes to the TID #13 boundaries.
7. The added costs to TID #19 will delay the project termination of TID #13 from January 1, 2022 to January 1, 2027. No tax increments may be allocated later than the TID #13 dissolution date of January 1, 2028.

RECOMMENDATION:

A recommendation is made to approve the Project Plan Amendment for TID #13.



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 #13, 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 December 8, 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 #13, 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 #13 to 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 #13, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City.
2. Adopts the Project Plan Amendment for TID #13, 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 #13

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) #13 to TID #19.

The purpose of the Project Plan Amendment is to assist TID #19 and permit the projects provided for in the amended TID #19 Project Plan to be undertaken. The assistance is necessary because the development of TID #19 may not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #19 Project Plan Amendment.

Per Section 66.1105(6)(f)1.a., TID #13 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 #13 has satisfied all of its current year debt service and project cost obligations.

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

No tax increments may be allocated later than January 1, 2028 which is the dissolution date for TID #13.

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #13 to TID #19, or change in boundaries.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.



Project Plan Amendment for Tax Incremental District #13

For Consideration by the Common Council on December 19, 2016

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| Resolution to Adopt a Project Plan Amendment for TID #13 (Council) | 4 |
| Resolution to Approve the Project Plan Amendment for TID #13 (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 – no changes except with respect to allocation of tax increments to TID #19 | 7 |
| Description of the Methods of Financing, All Estimated Project Costs, Timing of Costs and Monetary Obligations – no changes except with respect to allocation of tax increments to TID #19 | 8 |
| Amended Economic Feasibility Study | 9 |
| Changes in Zoning Ordinance and Building Code – no changes | 10 |
| List of Estimated Non-Project Costs – no changes | 10 |
| Statement of Proposed Method for Relocation of Persons to be Displaced – no changes | 10 |
| Statement of Conformity to the City of Kenosha Master Plans | 10 |
| Statement of Orderly Development | 10 |
| Opinion of the City Attorney | 11 |
| Maps - City of Kenosha TID Map – no changes | 12 |

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 #13, 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 December 8, 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 #13, 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 #13 to 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 #13, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City.
2. Adopts the Project Plan Amendment for TID #13, 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 #13

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) #13 to TID #19.

The purpose of the Project Plan Amendment is to assist TID #19 and permit the projects provided for in the amended TID #19 Project Plan to be undertaken. The assistance is necessary because the development of TID #19 may not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #19 Project Plan Amendment.

Per Section 66.1105(6)(f)1.a., TID #13 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 #13 has satisfied all of its current year debt service and project cost obligations.

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

No tax increments may be allocated later than January 1, 2028 which is the dissolution date for TID #13.

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #13 to TID #19, or change in boundaries.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

RESOLUTION NO. _____

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT FOR
TAX INCREMENTAL DISTRICT #13, 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 December 8, 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 #13, 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 #13 to 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 #13, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, adopted the Project Plan Amendment, and favorably recommended that the Common Council of the City of Kenosha adopt and approve the Project Plan Amendment.

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

1. Finds the Project Plan Amendment for TID #13, 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 #13, 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 #13

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) #13 to TID #19.

The purpose of the Project Plan Amendment is to assist TID #19 and permit the projects provided for in the amended TID #19 Project Plan to be undertaken. The assistance is necessary because the development of TID #19 may not generate enough positive tax increments to pay for the project costs and debt service for the proposed TID #19 Project Plan Amendment.

Per Section 66.1105(6)(f)1.a., TID #13 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 #13 has satisfied all of its current year debt service and project cost obligations.

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

No tax increments may be allocated later than January 1, 2028 which is the dissolution date for TID #13.

The Project Plan Amendment does not involve any increase in project costs, other than the allocation of positive tax increments generated by TID #13 to TID #19, or change in boundaries.

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

RESOLUTION NO. 17-6

BY: THE CITY OF KENOSHA STANDING JOINT REVIEW BOARD

**TO APPROVE THE PROJECT PLAN AMENDMENT FOR
TAX INCREMENTAL DISTRICT #13,
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 #13 to allocate positive tax increments generated by TID #13 to TID #19, pursuant to Section 66.1105(6)(f), Wisconsin Statutes; and

WHEREAS, the City of Kenosha 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 City of Kenosha Standing Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the City of Kenosha Standing Joint Review Board, that it approves Resolution Number _____ adopted on December 19, 2016, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes, and the Project Plan Amendment based on the following criteria:

1. That the development expected in the TID #13 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 loss in tax increments to be paid by the owners of property in the overlying taxing districts.
4. That, in its judgment, the development described in the Project Plan Amendment for TID #19 would not occur without the allocation of positive tax increments generated by TID #13 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**

Capital costs include extending water and sewer lines, site grading, retention/detention, storm water, fire water, sanitary, pad/site stone, site lighting/power sleeving (excluding parking lot lighting), landscaping and water tank. These costs are expected to occur in 2008 and 2009. Other project costs to be covered by the Development Grant include site acquisition, building improvements and equipment purchases. These costs will occur in 2008 and 2009.

The Project Plan Amendment does not involve any increase in project costs other than the allocation of positive tax increments generated by TID #13 to TID #19. The amounts of the annual transfers to TID #19 are shown on the proposed Cash Flow Schedule on page 9.

TID #13

| Description of Project Costs | 2008 | 2009 | 2010 | Total |
|---------------------------------------|--------------|-------------|-------------|--------------|
| Administration, Legal and Other Costs | \$30,000 | \$0 | \$0 | \$30,000 |
| Capital Costs | \$4,665,600 | \$0 | \$0 | \$4,665,600 |
| Development Grant | \$9,834,400 | \$0 | \$0 | \$9,834,400 |
| Total | \$14,530,000 | \$0 | \$0 | \$14,530,000 |

| Costs to be Recovered by TID | 2013 | 2014 | 2015 | Total |
|-------------------------------------|-------------|-------------|-------------|--------------|
| Project Costs | -- | -- | -- | \$14,530,000 |
| Financing Costs | -- | -- | -- | \$10,453,384 |
| Total | -- | -- | -- | \$24,983,384 |

METHODS OF FINANCING ALL ESTIMATED COSTS

(2008 CREATION)

Gordon Foods

T.I.D. # 13

Projected Debt Service Requirements

Year 2008 Net Borrowing:

\$14,530,000

Net Interest Cost:

6.00%

| Year | Principal | Interest | Fiscal Total |
|--------------|---------------------|---------------------|---------------------|
| 2008 | \$256,026 | \$576,753 | \$832,779 |
| 2009 | \$403,713 | \$845,456 | \$1,249,169 |
| 2010 | \$428,613 | \$820,556 | \$1,249,169 |
| 2011 | \$455,049 | \$794,120 | \$1,249,169 |
| 2012 | \$483,115 | \$766,054 | \$1,249,169 |
| 2013 | \$512,913 | \$736,256 | \$1,249,169 |
| 2014 | \$544,548 | \$704,621 | \$1,249,169 |
| 2015 | \$578,135 | \$671,034 | \$1,249,169 |
| 2016 | \$613,793 | \$635,376 | \$1,249,169 |
| 2017 | \$651,650 | \$597,519 | \$1,249,169 |
| 2018 | \$691,843 | \$557,327 | \$1,249,169 |
| 2019 | \$734,514 | \$514,655 | \$1,249,169 |
| 2020 | \$779,817 | \$469,352 | \$1,249,169 |
| 2021 | \$827,915 | \$421,255 | \$1,249,169 |
| 2022 | \$878,979 | \$370,191 | \$1,249,169 |
| 2023 | \$933,192 | \$315,977 | \$1,249,169 |
| 2024 | \$990,749 | \$258,420 | \$1,249,169 |
| 2025 | \$1,051,857 | \$197,313 | \$1,249,169 |
| 2026 | \$1,116,733 | \$132,436 | \$1,249,169 |
| 2027 | \$1,185,610 | \$63,559 | \$1,249,169 |
| 2028 | \$411,236 | \$5,153 | \$416,390 |
| Total | \$14,530,000 | \$10,453,384 | \$24,983,384 |

CHANGES IN ZONING ORDINANCE AND BUILDING CODE

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

LIST OF ESTIMATED NON-PROJECT COSTS

There are no non-project costs.

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

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

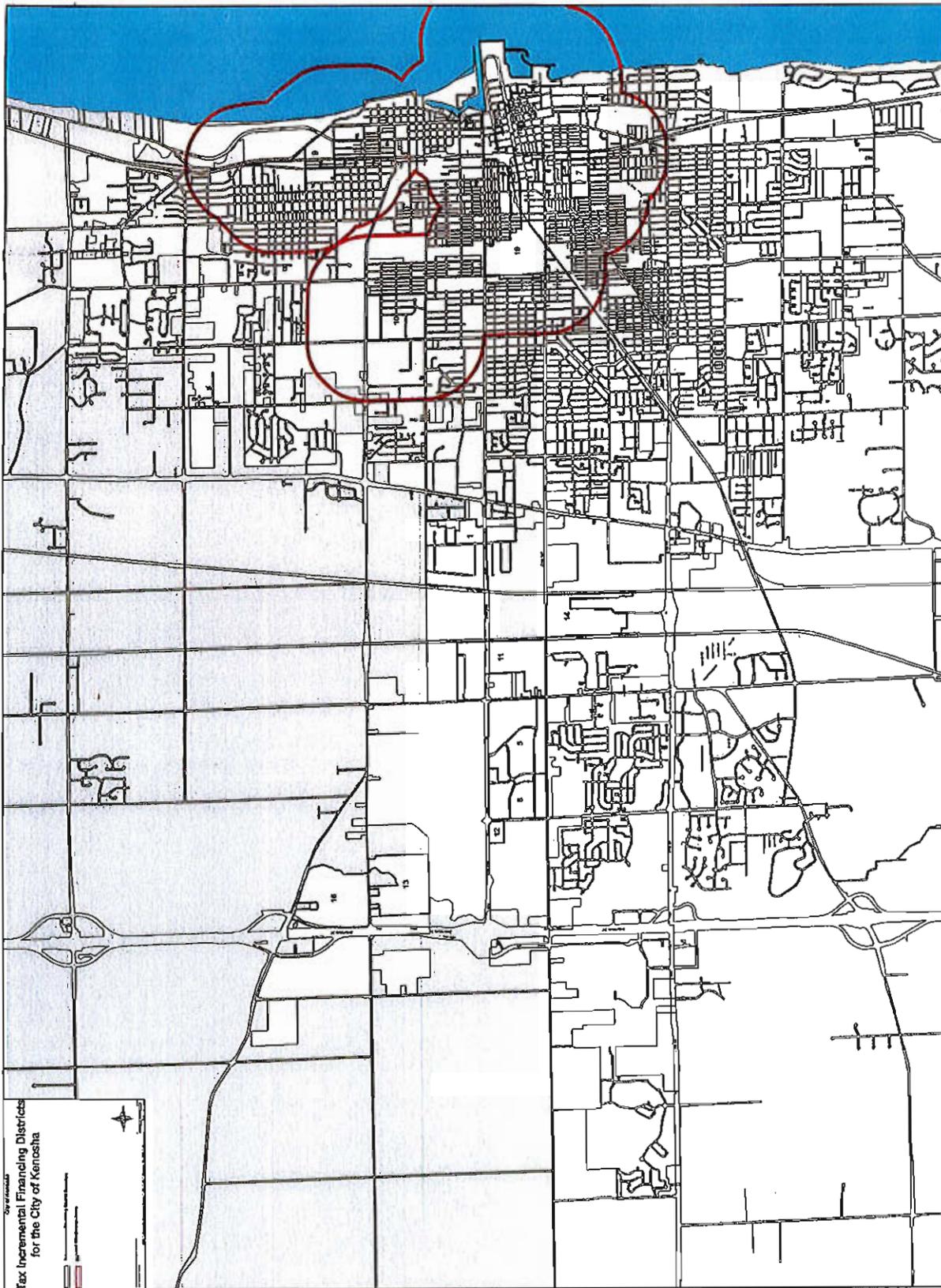
STATEMENT OF CONFORMITY TO CITY OF KENOSHA MASTER PLANS

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

STATEMENT OF ORDERLY DEVELOPMENT

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

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



Thursday, December 8, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

**Resolution by the Mayor – To Adopt a Project Plan Amendment for Tax Incremental District #19, [City of Kenosha, Wisconsin, Under Section 66.1105(4)(h)1.], Wisconsin Statutes. (Districts 3, 7 & 11)
PUBLIC HEARING**

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Michalski, District 3, Aldersperson Juliana, District 7 and Aldersperson Gordon, District 11, have been notified. This item will be reviewed by the Finance Committee before final approval by the Common Council. A Notice announcing this hearing was published in the Kenosha News and sent to the other local government units as required by Wisconsin Statute 66.1105.

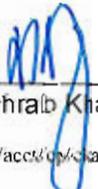
LOCATION AND ANALYSIS:

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

1. The Project Plan Amendment for Tax Incremental District (TID) #19 is to add \$3,570,000 for reconstruction of 22nd Avenue and additional public administrative, legal and other costs. The amendment does not involve an amendment to the TID #19 boundaries.
2. The estimated cost of the reconstruction of 22nd Avenue is \$3,500,000.
3. The estimated cost of the public administrative, legal and other costs is \$70,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes, and any other activities associated with the district.
4. These added costs will not delay the project termination date of January 1, 2028 of TID #19 due to the proposed TID #13 Project Plan Amendment which would allocate positive tax increments from TID #13 to TID #19.
5. The proposed TID #13 Project Plan Amendment listed above will delay project termination of TID #13 from January 1, 2022 to January 1, 2027. No tax increments may be allocated later than the TID #13 dissolution date of January 1, 2028.
6. The proposed TID #13 Project Plan Amendment listed above will reduce the allocation of positive tax increments from TID #16 to TID #19 from January 1, 2029 to January 1, 2027. No tax increments may be allocated later than the TID #16 dissolution date of January 1, 2033.

RECOMMENDATION:

A recommendation is made to approve the Project Plan Amendment for TID #19.



Zohrab Khaligian, Community Dev Specialist



Jeffrey B. Labahn, Director

CITY PLAN COMMISSION RESOLUTION # _____

**TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT #19, CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES**

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

WHEREAS, the City Plan Commission, on December 8, 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 #19, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, involves adding \$3,570,000 for reconstruction of 22nd Avenue; and additional public administrative, legal and other costs, as described in and attached hereto as Exhibit "A"; and does not involve an Amendment to the boundaries of TID #19 as shown in Exhibit "B"; and

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

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

1. Finds the Project Plan Amendment for TID #19, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Adopts the Project Plan Amendment for TID #19, 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 #19

Amendment Description

The purpose of the Project Plan Amendment is to add \$3,570,000 for reconstruction of 22nd Avenue; and additional public administrative, legal and other costs.

The estimated cost of the reconstruction of 22nd Avenue is \$3,500,000.

The estimated cost of the public administrative, legal and other costs is \$70,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes and any other activities associated with the district.

The Project Plan Amendment does not involve an Amendment to the TID #19 boundaries as shown in Exhibit "B".

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

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 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 23^d 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 23^d 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 53^d Street at a point which is 32 feet west of the northeast corner of Lot 2 in said Block 5; thence northerly 66 feet, more or less, to the north line of 53^d Street at a point which is 34 feet west of the southeast corner of Lot 7 in Block 4 in said *Bain's Subdivision of Part of the Southeast Quarter of Section 36*; thence westerly along the south line of 53^d Street 164 feet, more or less, to the southwest corner of Lot 5 in said Block 4, which point is also the intersection of the north line of 53^d 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.



Project Plan Amendment for Tax Incremental District #19

For Consideration by the Common Council on December 19, 2016

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GOALS OF THE KENOSHA TID PROGRAM

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

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

CITY PLAN COMMISSION RESOLUTION # _____

**TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT #19, CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES**

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

WHEREAS, the City Plan Commission, on December 8, 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 #19, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, involves adding \$3,570,000 for reconstruction of 22nd Avenue; and additional public administrative, legal and other costs, as described in and attached hereto as Exhibit "A"; and does not involve an Amendment to the boundaries of TID #19 as shown in Exhibit "B"; and

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

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

1. Finds the Project Plan Amendment for TID #19, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Adopts the Project Plan Amendment for TID #19, 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 #19

Amendment Description

The purpose of the Project Plan Amendment is to add \$3,570,000 for reconstruction of 22nd Avenue; and additional public administrative, legal and other costs.

The estimated cost of the reconstruction of 22nd Avenue is \$3,500,000.

The estimated cost of the public administrative, legal and other costs is \$70,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes and any other activities associated with the district.

The Project Plan Amendment does not involve an Amendment to the TID #19 boundaries as shown in Exhibit "B".

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

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 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.

RESOLUTION NO. _____

BY: THE MAYOR

**TO ADOPT A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT #19, CITY OF KENOSHA, WISCONSIN,
UNDER SECTION 66.1105(4)(h)1., WISCONSIN STATUTES**

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

WHEREAS, the City Plan Commission on December 8, 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 #19, City of Kenosha, Wisconsin; and

WHEREAS, the Project Plan Amendment, involves adding \$3,570,000 for reconstruction of 22nd Avenue; and additional public administrative, legal and other costs, as described in and attached hereto as Exhibit "A"; and does not involve an Amendment to the boundaries of TID #19 as shown in Exhibit "B"; and

WHEREAS, at said meeting, the City Plan Commission, under Section 66.1105(4)(h)1., Wisconsin Statutes, found the Project Plan Amendment for TID #19, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City of Kenosha, Wisconsin, as amended, adopted the Project Plan Amendment, and favorably recommended that the Common Council of the City of Kenosha adopt the Project Plan Amendment.

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

1. Finds the Project Plan Amendment for TID #19, City of Kenosha, Wisconsin, to be feasible and in conformity with the Master Plan of the City, as amended.
2. Deems the Project Plan Amendment to promote blight elimination the City of Kenosha, to be in the public interest and for a proper public purpose; and
3. Finds that the improvement of such area is likely to enhance significantly the value of substantially all of the real property in the District; and
4. Confirms that not less than 50% by area of the real property within the district is "blighted area" within the meaning of Section 66.1105(2)(a), Wisconsin Statutes; and
5. Finds that the project costs directly serve to eliminating "blight" within the District consistent with the purpose for which the TID was created; and
6. Confirms that the District is a blighted area district.

BE IT FURTHER RESOLVED that the Common Council of the City of Kenosha, Wisconsin, adopts the Project Plan Amendment for TID #19, City of Kenosha, Wisconsin, as recommended by the City Plan Commission and 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 #19

Amendment Description

The purpose of the Project Plan Amendment is to add \$3,570,000 for reconstruction of 22nd Avenue; and additional public administrative, legal and other costs.

The estimated cost of the reconstruction of 22nd Avenue is \$3,500,000.

The estimated cost of the public administrative, legal and other costs is \$70,000 and is added to cover any public costs associated with, but not limited to, processing the TID Project Plan Amendment, issuing G.O. Promissory Notes and any other activities associated with the district.

The Project Plan Amendment does not involve an Amendment to the TID #19 boundaries as shown in Exhibit "B".

As indicated in the Project Plan Amendment, the Amendment is feasible and is in conformity with the Master Plan of the City.

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 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.

RESOLUTION NO. 17-7

BY: THE CITY OF KENOSHA STANDING JOINT REVIEW BOARD

**TO APPROVE THE PROJECT PLAN AMENDMENT FOR
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, the City of Kenosha 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, relating to the proposed Amendment of the Project Plan (the "Project Plan Amendment") of TID #19 of the City of Kenosha, Wisconsin (the "Tax Incremental District"); and

WHEREAS, the City of Kenosha Standing Joint Review Board has completed its review.

NOW, THEREFORE, BE IT RESOLVED by the City of Kenosha Standing Joint Review Board, that it approves Resolution Number _____ adopted on December 19, 2016, by the Common Council of the City of Kenosha, Wisconsin, under Section 66.1105(4)(h)1., Wisconsin Statutes and the Project Plan Amendment, based on the following criteria:

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

Adopted this _____ day of _____, 2016

ATTEST: _____, Staff

APPROVED: _____, Chairperson

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

Environmental Remediation and Public Infrastructure Improvements, Public Infrastructure and Storm Water Management Improvements, Development Grant/Incentives and Professional Services for new Development; **Reconstruction of 22nd Avenue**; 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.

TID #19

| Description of Project Costs | 2017 | 2018 | 2019 | Total |
|--|---------------------------------------|---------------------------------------|--------------|---|
| Environmental Remediation and Public Infrastructure Improvements | \$5,000,000 | \$500,000 | \$0 | \$5,500,000 |
| Public Infrastructure and Storm Water Management Improvements | \$0 | \$5,000,000 | \$5,000,000 | \$10,000,000 |
| Development Grant/Incentives and Professional Services for New Development | \$500,000 \$3,650,000 | \$4,500,000 \$1,350,000 | \$5,000,000 | \$10,000,000 |
| Reconstruction of 22nd Avenue | \$350,000 | \$3,150,000 | \$0 | \$3,500,000 |
| City Administrative/Legal/ Related Costs | \$115,000 \$185,000 | \$205,000 | \$205,000 | \$525,000 \$595,000 |
| Total | \$5,615,000 \$9,185,000 | \$10,205,000 | \$10,205,000 | \$26,025,000 \$29,595,000 |

| Costs to be Recovered by TID | 2017 | 2018 | 2019 | Total |
|-------------------------------------|-------------|-------------|-------------|---|
| Project Costs | -- | -- | -- | \$26,025,000 \$29,595,000 |
| Financing Costs | -- | -- | -- | \$6,330,200 \$6,239,000 |
| Total | -- | -- | -- | \$32,355,200 \$35,834,000 |

City of Kenosha

*\$9,185,000.00 G.O. Promissory Notes, Series 2017 - Dated 09/01/17
TID No. 19 - Chrysler Site - Proposed Phase II Amendment
Preliminary Estimate*

Debt Service Schedule -- Accrual Basis

| Calendar Year | Principal | Coupon | Interest | Total P+I |
|--------------------------|-----------------------|---------------|---------------------|-----------------------|
| 2017 | - | - | - | - |
| 2018 | 3,675,000.00 | 4.000% | 367,400.00 | 4,042,400.00 |
| 2019 | 2,275,000.00 | 4.000% | 220,400.00 | 2,495,400.00 |
| 2020 | 820,000.00 | 4.000% | 129,400.00 | 949,400.00 |
| 2021 | 2,415,000.00 | 4.000% | 96,600.00 | 2,511,600.00 |
| - | \$9,185,000.00 | - | \$813,800.00 | \$9,998,800.00 |

2017 - \$5.0M + 2% @ 4.0% | SINGLE PURPOSE | 11/10/2016 | 11:28 AM

Piper Jaffray & Co.
Milwaukee Public Finance

City of Kenosha
\$10,205,000.00 G.O. Promissory Notes, Series 2018 - Dated 09/01/18
TID No. 19 - Chrysler Site - Proposed Phase II Amendment
Preliminary Estimate

Debt Service Schedule -- Accrual Basis

| Calendar Year | Principal | Coupon | Interest | Total P+I |
|------------------|-----------------|--------|----------------|-----------------|
| 2018 | - | - | - | - |
| 2019 | - | - | 408,200.00 | 408,200.00 |
| 2020 | - | - | 408,200.00 | 408,200.00 |
| 2021 | - | - | 408,200.00 | 408,200.00 |
| 2022 | 1,385,000.00 | 4.000% | 408,200.00 | 1,793,200.00 |
| 2023 | 1,130,000.00 | 4.000% | 352,800.00 | 1,482,800.00 |
| 2024 | 4,395,000.00 | 4.000% | 307,600.00 | 4,702,600.00 |
| 2025 | 3,295,000.00 | 4.000% | 131,800.00 | 3,426,800.00 |
| - | \$10,205,000.00 | - | \$2,425,000.00 | \$12,630,000.00 |

2018 - \$10.0M + 2% @ 4.0% | SINGLE PURPOSE | 11/10/2016 | 11:29 AM

Piper Jaffray & Co.
 Milwaukee Public Finance

City of Kenosha
\$10,205,000.00 G.O. Promissory Notes, Series 2019 - Dated 09/01/19
TID No. 19 - Chrysler Site - Proposed Phase II Amendment
Preliminary Estimate

Debt Service Schedule -- Accrual Basis

| Calendar Year | Principal | Coupon | Interest | Total P+I |
|---------------|------------------------|--------|-----------------------|------------------------|
| 2019 | - | - | - | - |
| 2020 | - | - | 408,200.00 | 408,200.00 |
| 2021 | - | - | 408,200.00 | 408,200.00 |
| 2022 | - | - | 408,200.00 | 408,200.00 |
| 2023 | - | - | 408,200.00 | 408,200.00 |
| 2024 | - | - | 408,200.00 | 408,200.00 |
| 2025 | 1,145,000.00 | 4.000% | 408,200.00 | 1,553,200.00 |
| 2026 | 4,460,000.00 | 4.000% | 362,400.00 | 4,822,400.00 |
| 2027 | 4,485,000.00 | 4.000% | 184,000.00 | 4,669,000.00 |
| 2028 | 115,000.00 | 4.000% | 4,600.00 | 119,600.00 |
| - | \$10,205,000.00 | - | \$3,000,200.00 | \$13,205,200.00 |

2019 - \$10.0M + 2% @ 4.0% | SINGLE PURPOSE | 11/10/2018 | 11:30 AM

Piper Jaffray & Co.
 Milwaukee Public Finance

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

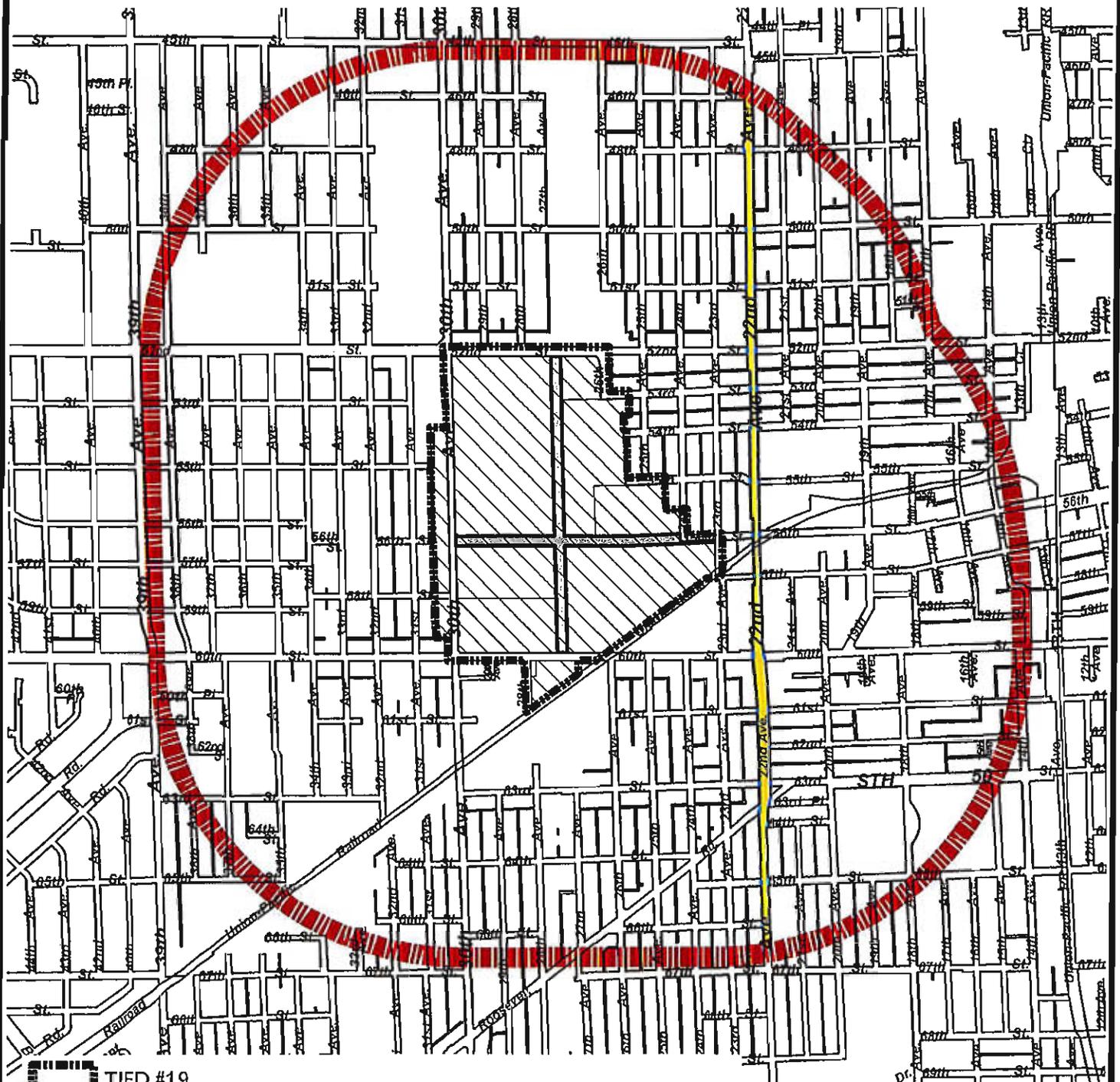
Based upon the feasibility analysis of the proposed project and the goals established for the City as a part of the *Comprehensive Plan*, as amended January 20, 2016, the creation of this Tax Incremental District promotes the orderly development of the City by eliminating blight and encouraging development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

OPINION OF THE CITY ATTORNEY

(to be prepared)

Tax Incremental Financing District #19

Proposed Improvements (12-16)



TIFD #19



TIFD #19 One-half Mile Service Area



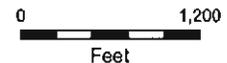
Environmental Remediation and Public Infrastructure Improvements



Public Infrastructure and Stormwater Management Improvements



Proposed Reconstruction of 22nd Avenue





CITY PLAN COMMISSION
Staff Report - Item 9

Thursday, December 8, 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 City of Kenosha: 2035 regarding a property at 5017 8th Avenue. (Bard) (District 2) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Fox, District 2, has been notified. This City Plan Commission Resolution recommends the Common Council approve the Amendment through a Zoning Ordinance Amendment.

LOCATION AND ANALYSIS:

Site: 5017 8th 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 aaa. to Amend the *Land Use Plan for the City of Kenosha: 2035* for the referenced property from *Commercial* to *Medium-Density Residential*. The change in land use to *Medium-Density Residential* for the subject property is in conjunction with the rezoning Petition to allow for the use of the property as single family residential.
3. The adopted Comprehensive Plan designated this site as *Commercial*. This surrounding area has developed primarily as commercial, with some manufacturing and one multi-family unit.
4. Staff is recommending approval of the rezoning to support investment in a property that would otherwise be vacant. Although the zoning is currently *B-3, Central Business District*, the existing structure is meant for residential use. Staff supports the rezoning as an interim use of the property with the expectation that at a future date, the block would be redeveloped as commercial.

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
Property at 5017 8th Avenue (Bard)***

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 *Commercial* to *Medium-Density Residential*, as mapped on the attached Map C6-16 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 CX-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

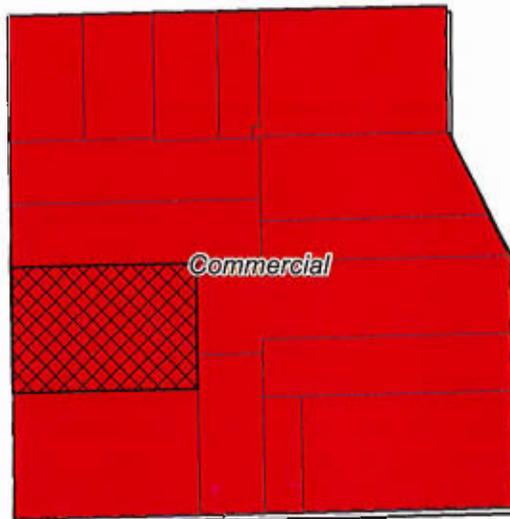
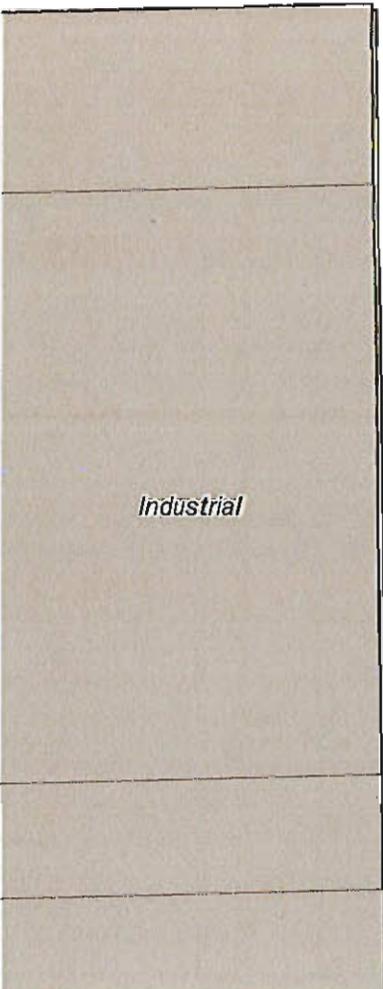
Supplement No. C6-16

Ordinance No. _____

Bard petition

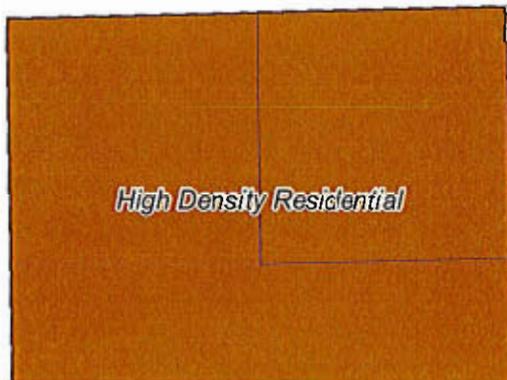


50TH ST

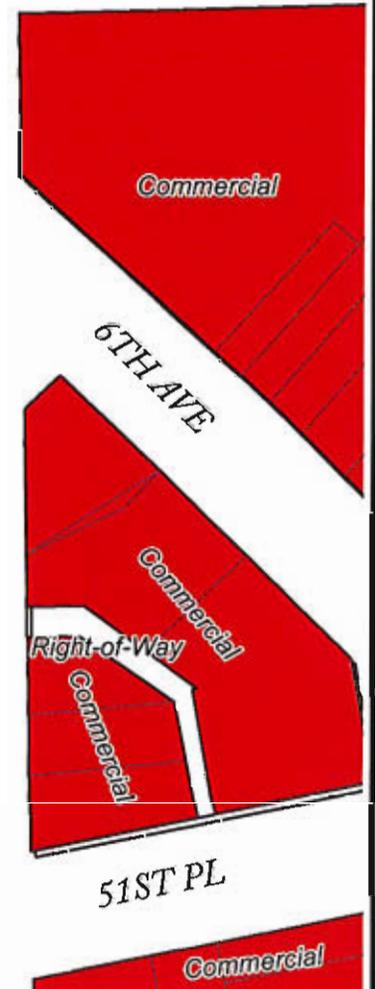


8TH AVE

51ST ST Right-of-Way



7TH AVE



Property Requested to be changed from:

 Commercial to Medium-Density Residential





CITY PLAN COMMISSION
Staff Report - Item 10

Thursday, December 8, 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 aaa. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (Bard) (District 2)
PUBLIC HEARING**

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Fox, District 2, has been notified. The Common Council is the final review authority.

LOCATION AND ANALYSIS:

Site: 5017 8th 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 C6-16, 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 property from *Commercial* to *Medium-Density Residential*. The change in land use to Medium-Density Residential for the referenced property is in conjunction with the rezoning petition to allow for use of the property as single family residential.
4. Staff is recommending approval of the rezoning to support investment in a property that would otherwise be vacant. Although the zoning is currently *B-3, Central Business District*, the existing structure is meant for residential use. Staff supports the rezoning as an interim use of the property with the expectation that at a future date, the block would be redeveloped as commercial.

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 aaa. 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 aaa. of the Zoning Ordinance for the City
of Kenosha, Wisconsin, is hereby created as follows:

aaa. By map C6-16 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

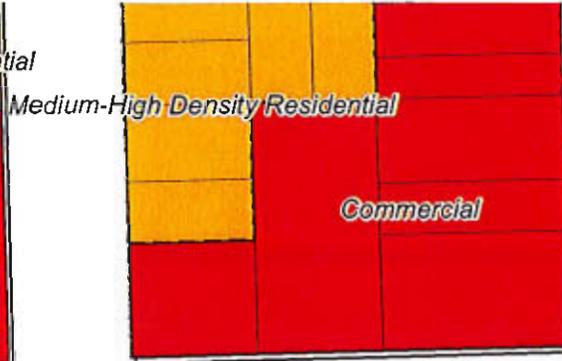
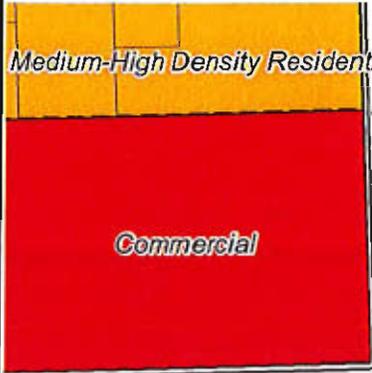
City of Kenosha

Comprehensive Land Use Plan Amendment

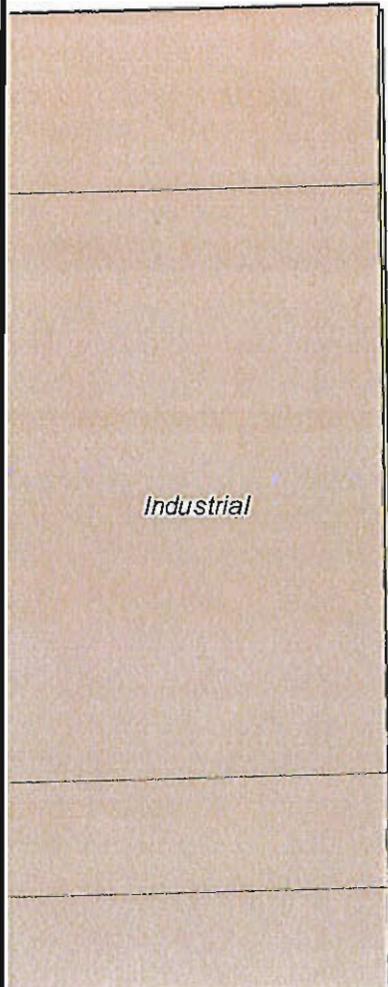
Supplement No. C6-16

Ordinance No.

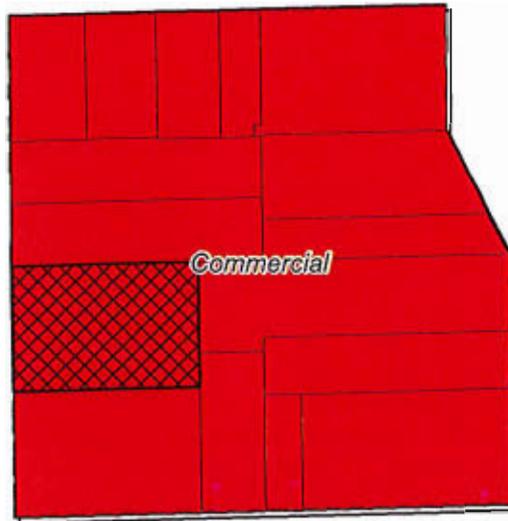
Bard petition



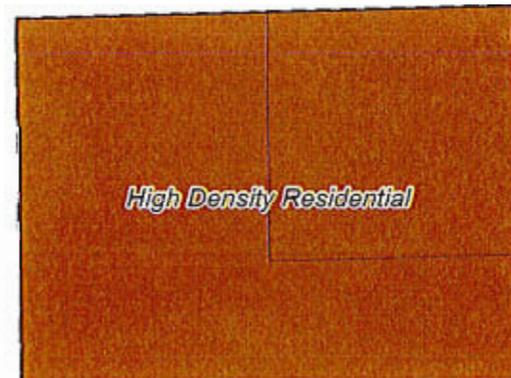
50TH ST



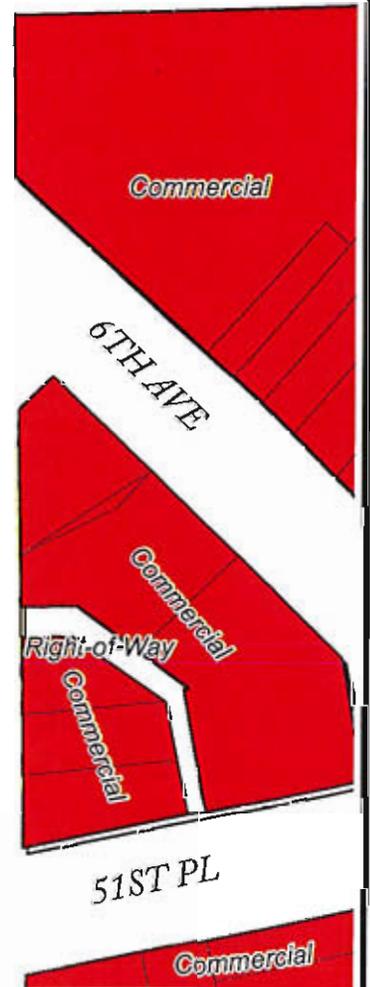
8TH AVE



51ST ST Right-of-Way



7TH AVE



Property Requested to be changed from:



Commercial to Medium-Density Residential





CITY PLAN COMMISSION
Staff Report - Item 11

Thursday, December 8, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Zoning Ordinance by the Mayor – To Rezone the property at 5017 8th Avenue from B-3 Central Business District to RS-2 Single-Family Residential District [in conformance with Section 10.02 of the Zoning Ordinance]. (Bard) (District 2) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Fox, District 2, 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:

Vicinity Zoning/Land Use

| | |
|--|---|
| Site: 5017 8th Avenue | North: B-3 Central Business District/Commercial Storefront |
| Neighborhood: Central Business District | South: B-3 Central Business District/Commercial Storefront |
| | East: B-3 Central Business District/Commercial Storefront |
| | West: M-1 Light Manufacturing/Yacht Sales |

1. The property owner, Darlene Bard, is requesting to rezone the property from *B-3 Central Business District* to *RS-2 Single Family Residential District*. The purpose of the rezoning is to allow for the use of the property as single-family residential.
2. The structure on the property was previously used as a two-family residential home. The owners propose to convert the structure into a single-family home. The project requires rehabilitation of the entire structure, including structural work. The Zoning Ordinance only allows for repairs and non-structural alterations which do not exceed 50% of the total assessed value of a structure which contains a non-conforming use. The proposed and required work on the property would exceed this amount.
3. Staff is recommending approval of the rezoning to support investment in a property that would otherwise be vacant. Although the zoning is currently *B-3, Central Business District*, the existing structure is meant for residential use. Staff supports the rezoning as an interim use of the property with the expectation that at a future date, the block would be redeveloped as commercial.
4. The adopted Downtown Strategic Plan does not designate the site as a catalytic site. The property is part of the secondary downtown investment zone. The plan does not directly address the site and does not designate 8th Avenue as a key commercial corridor.
5. Rezoning the property to *RS-2 Single-Family Residential* is not consistent with the adopted *Comprehensive Plan for the City of Kenosha: 2035*, which designates this site as *Commercial*. An Amendment to that plan is required for the City to approve the Rezoning.
6. The final development is required to be in compliance with all City, State and Federal Ordinances and regulations.

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 the Property at 5017 8th Avenue from B-3 Central Business District to RS-2 Single Family Residential District in Conformance with Section 10.02 of the Zoning Ordinance. (Bard) (District 2)

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. Z8-16 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. Z8-16
Ordinance No. _____

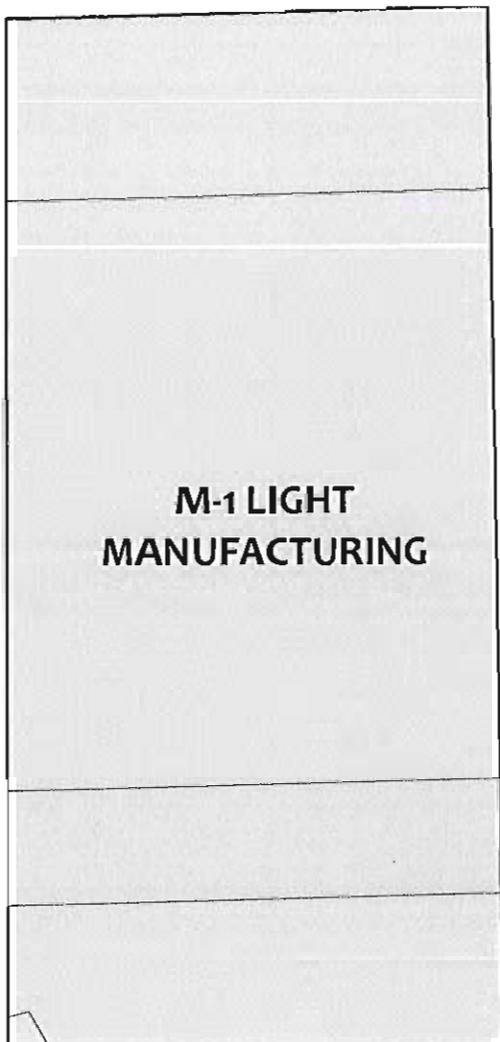
Bard petition



**RG-2 GENERAL
RESIDENTIAL**

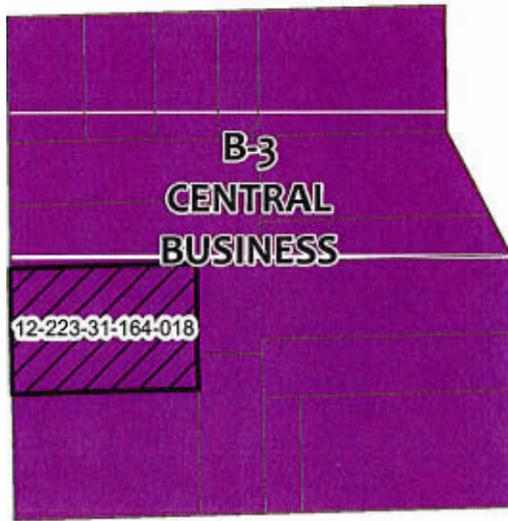


50TH ST



**M-1 LIGHT
MANUFACTURING**

8TH AVE



**B-3
CENTRAL
BUSINESS**

12-223-31-164-018

51ST ST



6TH AVE



7TH AVE



B-4 MIXED USE

51ST PL

Property Requested to be Rezoned from:

 B-3 Central Business to RS-2 Single-Family Residential



0 100
Feet

The Honorable Mayor
and Members of the Common Council
Kenosha, WI

Dear Members of the Common Council,

It is requested that my property located at 5017 8th Ave be rezoned from B-3 to Residential Single Family. The purpose of the rezoning is to permit my family to rehabilitate the property into a single family home so we can live there. My family consists of myself, my husband Michael, and our three children: Anthony, age 13; Adrienne, age 8; and Olivia, age 2. This property was previously a duplex and we are converting it to a single family home so that my children can have some stability. We have been renting and have moved at least once a year since my first child was born. We bought the house with some money my husband inherited from his dad. We bought it at auction. The home was built in 1870, has been vacant for some time, and we would like to keep the building functional and live there with our family. We believe this would add value to the neighborhood as well as keeping a building from being vacant. Thank you so much for your consideration.

Please inform me of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to Darlene Bard at 4103 50th St, Kenosha WI 53144. I can be reached at (224) 200-5838 if there are any questions regarding my request for the rezoning.

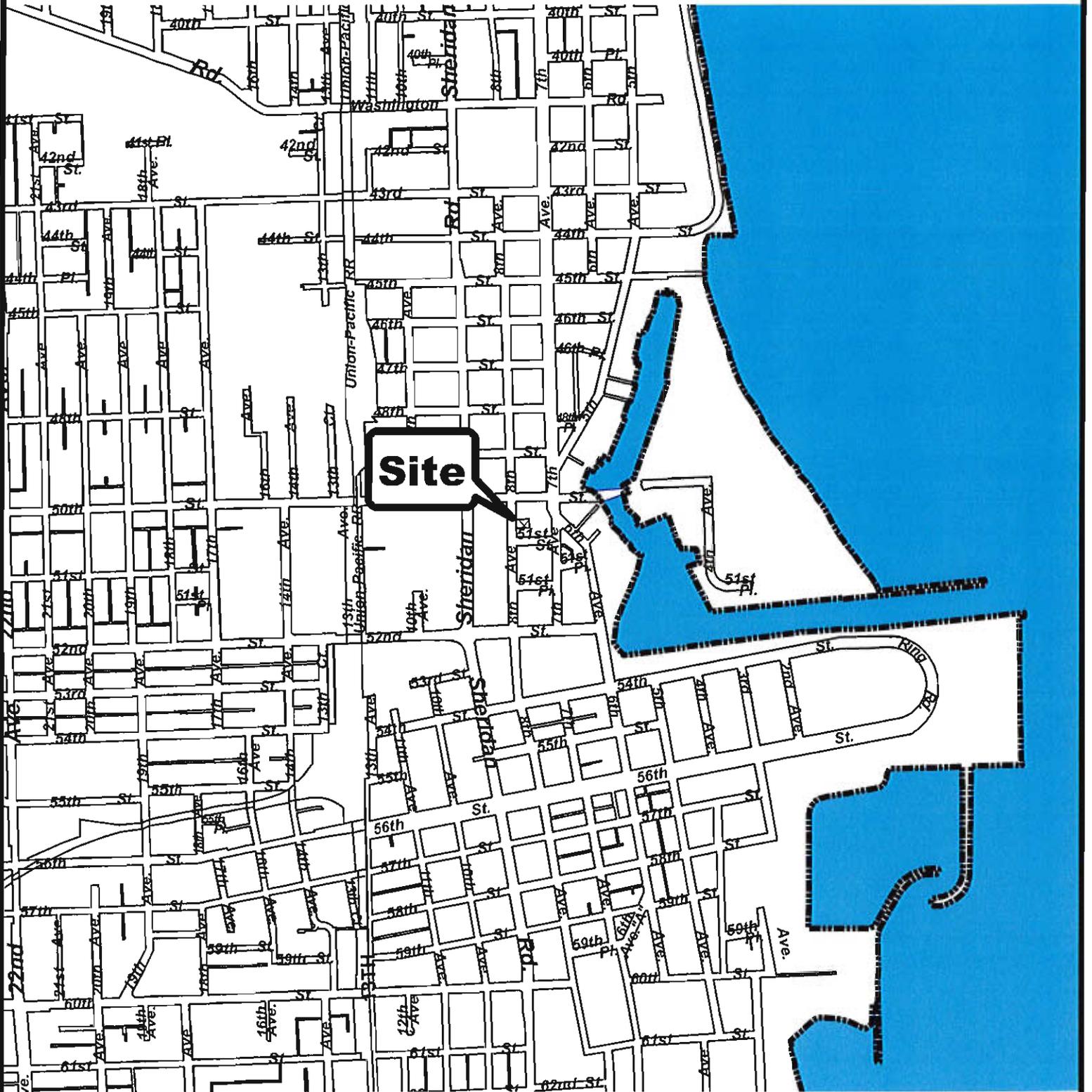
Sincerely,

Darlene Bard
Current Property Owner

City of Kenosha

Vicinity Map

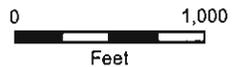
Bard rezoning



Site

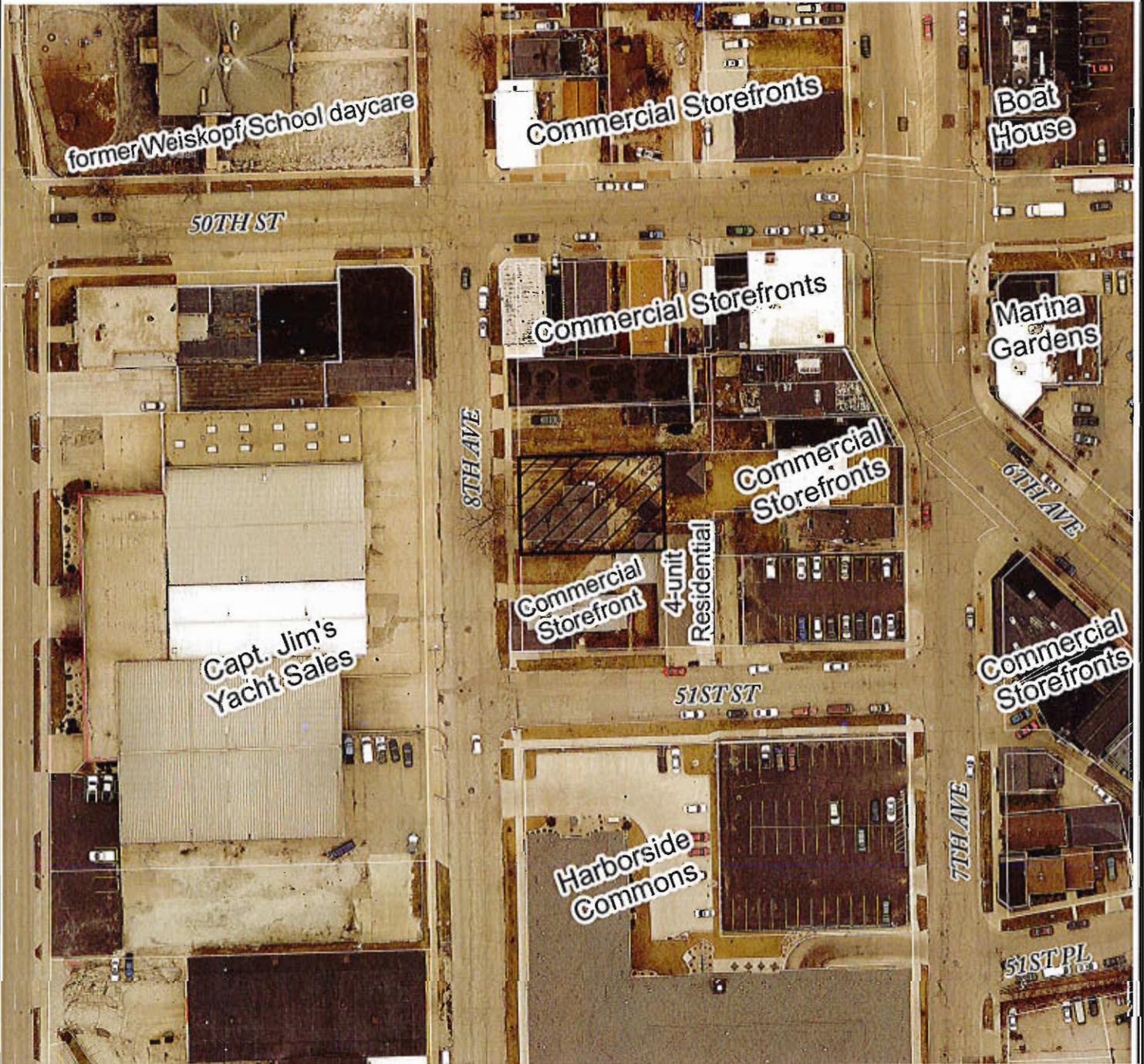


Property requested to be rezoned



City of Kenosha

Land Use Map
Bard Rezoning



 Property Requested to be Rezoned



0 100

Feet



CITY PLAN COMMISSION
Staff Report - Item 12

Thursday, December 8, 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 City of Kenosha: 2035 regarding properties South of 60th Street and West of Interstate 94. (Anchor Bank) (District 16)
PUBLIC HEARING**

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderson Downing, District 16, has been notified. This City Plan Commission Resolution recommends the Common Council approve the Amendment through a Zoning Ordinance Amendment.

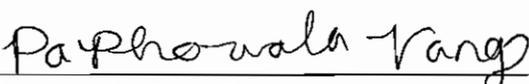
LOCATION AND ANALYSIS:

Site: Properties South of 60th Street and West of Interstate 94

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 bbb. to Amend the *Land Use Plan for the City of Kenosha: 2035* for the referenced properties from *Industrial* to *Government & Institutional*. The change in land use to *Government & Institutional* for the subject property is in conjunction with the rezoning petition and Concept Plan submitted for a healthcare facility.
3. The adopted Comprehensive Plan designates this site as *Industrial*. This surrounding area has developed as vacant or used for agriculture. A new multi-family development is under construction to the south.
4. The Concept Plan that was submitted in conjunction with the rezoning petition is under review by City Departments. The applicant will receive comments from the City addressing any concerns with the proposed development. The final development must address comments from this review and future reviews prior to approval of the project.

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
Property South of 60th Street and West of Interstate 94 (Anchor Bank)***

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 *Industrial* to *Government and Institutional*, as mapped on the attached Map C7-16 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 CX-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

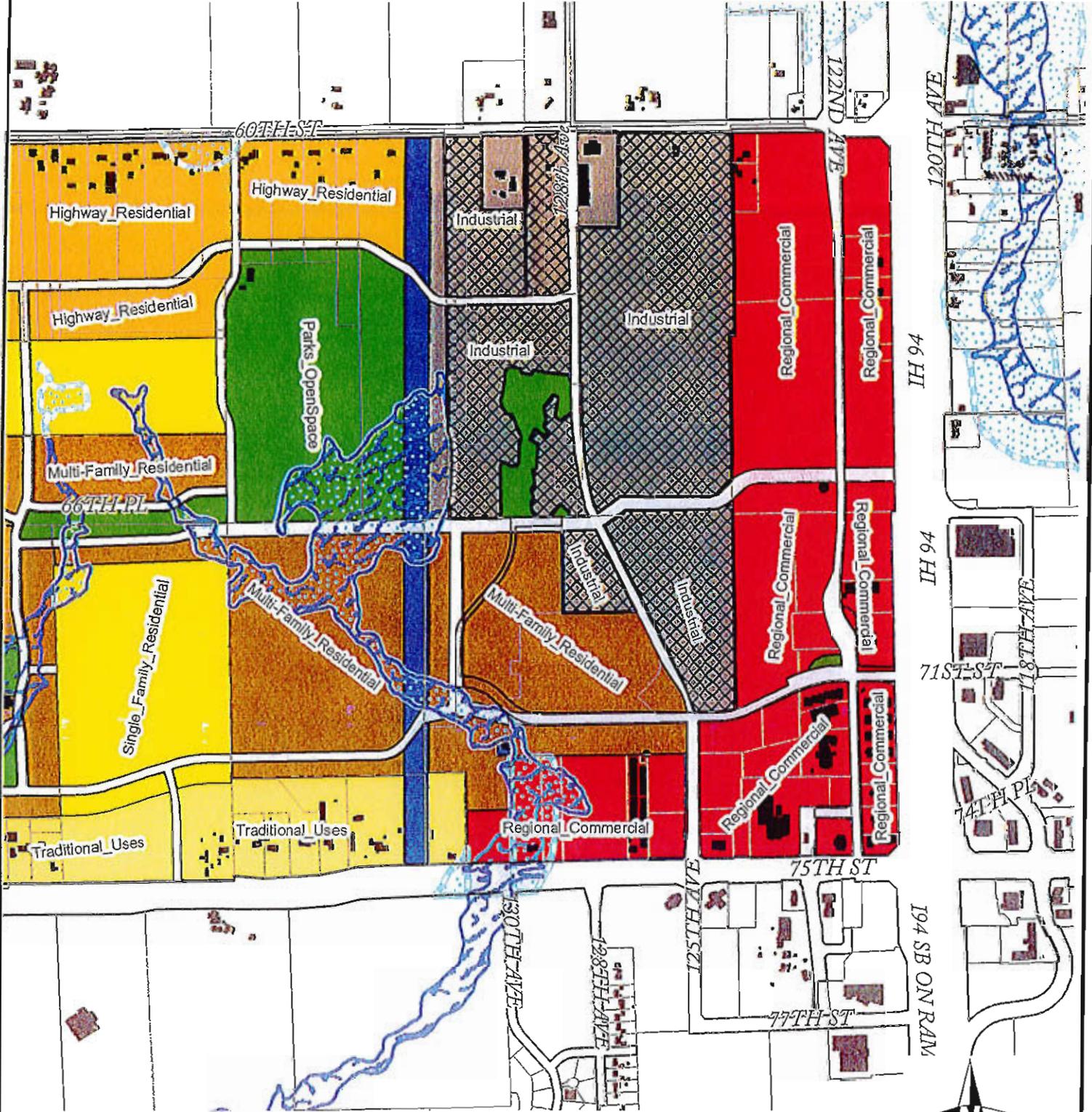
City of Kenosha

Comprehensive Land Use Plan Amendment

Supplement No. C7-16

Anchor Bank petition

Ordinance No. _____



Properties requested to be changed from:

 Industrial to Government & Institutional



CITY PLAN COMMISSION
Staff Report - Item 13

Thursday, December 8, 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 bbb. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (Anchor Bank) (District 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

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

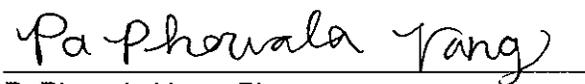
LOCATION AND ANALYSIS:

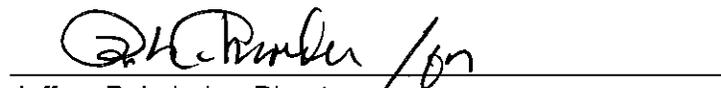
Site: Properties South of 60th Street and West of Interstate 94

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 C7-16, 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 property from *Industrial* to *Government & Institutional*. The change in land use to *Government & Institutional* for the subject property is in conjunction with the rezoning petition to allow for the development of a healthcare facility.
4. The Concept Plan that was submitted in conjunction with the rezoning petition is under review by City Departments. The applicant will receive comments from the City addressing any concerns with the proposed development. The Final Plan must address comments from this review and future reviews prior to approval of the project.

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 bbb. 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 bbb. of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby created as follows:

bbb. By map C7-16 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 PLAN COMMISSION
Staff Report - Item 14

Thursday, December 8, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Zoning Ordinance by the Mayor – To Rezone Five (5) parcels of land located South of 60th Street and West of Interstate 94 from M-2 Heavy Manufacturing District to IP Institutional Park [in conformance with Section 10.02 of the Zoning Ordinance]. (Anchor Bank) (District 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson Downing, District 16, 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:

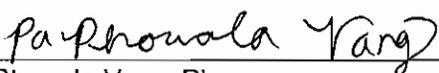
Site: South of 60th Street and West of Interstate 94 **Neighborhood:** Bristol

| Vicinity Zoning | Land Use |
|---|----------------------------------|
| North: Town of Paris | Vacant, Agricultural |
| South: TRD-2 Traditional Multi-Family, A-2 Agricultural Land Holding | Multi-Family, Vacant, Commercial |
| East: A-2 Agricultural Land Holding | Vacant, Agricultural |
| West: Village of Bristol | Vacant, Agricultural |

1. The owner of the property is requesting to rezone the property from *M-2 Heavy Manufacturing District* to *IP Institutional Park District*. The purpose of the rezoning is to allow for the development of a healthcare facility. The Concept Plan submitted with the rezoning petition is for an approximately 200,000 s.f. three-story ambulatory care and medical office building. The site is approximately 158 acres. Additional medical related buildings may also be developed in the future.
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 Concept Plan that was submitted in conjunction with the rezoning petition is under review by City Departments. The applicant will receive comments from the City addressing any concerns with the proposed development. The final development must address comments from this review and future reviews and shall comply with the following:
 - a. The development shall meet all City, State and Federal Ordinances and regulations.
 - b. The proposed development is required to obtain a Building Permit and Conditional Use Permit.
 - c. The proposed 128th Avenue roadway design shall meet all City specifications as determined by a Traffic Impact Analysis, which must be approved by the City, County and State Department of Transportation.
 - d. Right-of-way to be dedicated shall be shown on plans, including 128th Avenue, 67th Street and 63rd Street.
 - e. Structures shall meet all design, material and height requirements.
 - f. A Developers Agreement and Land Division will be required.
 - g. Any additional requirements as a result of future, detailed plan reviews.

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. _____

BY: THE MAYOR

To Rezone Five (5) Parcels of Land Located South of 60th Street and West of Interstate 94 from M-2 Heavy Manufacturing District to I-P Institutional – Park in Conformance With Section 10.02 of the Zoning Ordinance. (Anchor Bank) (District #16)

Parcel No(s): 03-121-01-103-001
03-121-01-103-002
03-121-01-103-003
03-121-01-403-003
03-121-01-203-100

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. Z9-16 be, and the same hereby is, zoned and districted as indicated on said map.

Section Two: The development of the property shall be consistent with the conceptual development plan for the property being rezoned, which plan was submitted by the property owner/developer, considered by the City Plan Commission on _____, and is on file with the Department of Community Development and Inspections as required in Section 10.02 A. of the Zoning Ordinance.

Section Three: 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
Assistant City Attorney



OLD NATIONAL BANK

Your bank. For life.

November 8, 2016

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

RE: Application for Rezoning

Dear Members of the Common Council:

It is requested that my property located at the parcels listed below be rezoned from M-2 Heavy Manufacturing to IP Institutional Park.

Parcels currently zoned as M-2 to be rezoned to IP:

03-121-01-103-001
03-121-01-203-100
03-121-01-103-003
03-121-01-403-003
03-121-01-103-002

The purpose of the rezoning is to permit for the development of a healthcare facility by our purchaser, 2016 Acquisition Group, LLC or its assign.

2016 Acquisition Group, LLC will submit under separate cover a conceptual development plan including building, site development, land use and operational plans as required by Section 10 of the City of Kenosha Zoning Ordinance, and a receipt of the rezoning fee. I understand that development of the referenced property proposed for rezoning is required to be consistent with the conceptual development plans submitted with my rezoning petition.

Please inform me of the date this item will be reviewed by the City Plan Commission. The meeting notices should be sent to Jim Kleinfeldt at 1110 N. Old World Third St., Milwaukee, WI 53203 or emailed to jim.kleinfeldt@boldt.com with a copy of the notice emailed to the undersigned at Wade.Alexa@oldnational.com. Jim can be reached at (414) 276-4632 if there are any questions regarding my request for the rezoning.

The authorization granted hereunder permits the rezoning to become effective only after title to the property has passed to 2016 Acquisition Group, LLC or its assign.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wade C. Alexa'.

WADE C. ALEXA | Vice President
Old National Bank (successor-in-interest to AnchorBank, fsb)

Enclosure

Project Overview

A local health care provider seeks to develop an outpatient health care facility on a 158-acre parcel in the City of Kenosha. The parcel, located west of I-94 and the 122nd Avenue frontage road and between 60th Street and 71st Street, is currently zoned M-2 Heavy Manufacturing. This Application for Rezoning, if approved, would rezone the property to I-P Institutional – Park District.

The proposed health care facility would offer new and expanded services in an ambulatory care center and professional office building. It is intended to better meet the rapidly growing health care needs of individuals residing in Kenosha and surrounding communities, ensuring access to high-quality, cost-effective care in a convenient location.

Proposed Land Uses

The proposed site plan includes an approximately 100,000-square-foot ambulatory care center, a three-story, 100,000-square-foot professional office building, and associated parking. The buildings would be situated on the site to accommodate future expansion as the health care needs of the community evolve. The planning and design of the proposed facility would preserve the site's woodlands and natural wetlands, providing care in a natural and healing environment.

Plan of Business Operation

The facility would be staffed by health care professionals and is expected to operate Monday through Saturday. Hours of operation have not yet been established. Services offered on site would include primary care, outpatient surgery, rehabilitation services, imaging, laboratory services, occupational health, a variety of specialty care services and a pharmacy.

Employment

This development is expected to create an estimated 140 new professional health care jobs within the Kenosha community. Additionally, the building of this facility is anticipated to create up to 400 direct, plus 300 indirect, temporary construction and trade jobs.

Real Estate Taxes

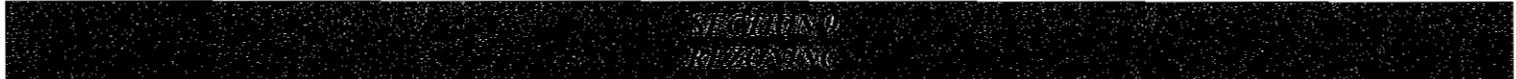
The proposed project is, at this time, estimated to generate approximately \$500,000 to \$600,000 in new real estate taxes annually. At this time, we are assuming the Professional Office Building and Pharmacy components of the project will be taxable; if our assumptions are incorrect, the estimated amount of annual real estate taxes may change. The taxable or tax-exempt status of the remaining portions of the project, including the ambulatory surgery center, will be determined based on regulations currently being developed by the Centers for Medicare & Medicaid Services (CMS).

Conclusion

This \$130 million investment would increase access and address the health care needs of the rapidly growing Kenosha community. The new setting would provide residents with a convenient, efficient and a lower-cost option for outpatient care in the most appropriate setting. We appreciate City of Kenosha Plan Commission's consideration of this proposal.



APPLICATION FOR REZONING
 Form #CDI309 (rev. 1/16)



| | |
|---|--|
| Additional Information Required: | Current Zoning District: <u>M-2 Heavy Manufacturing</u> Proposed Zoning District: <u>IP Institutional Park</u> Proposed Type of Rezoning: (Check all applicable) <input type="checkbox"/> Single-family Residential <input type="checkbox"/> Two-family Residential <input type="checkbox"/> Multi-family Residential (3 or more units) <input checked="" type="checkbox"/> Institutional, Commercial or Industrial |
| Submittal Requirements: | <ul style="list-style-type: none"> ➤ Rezoning Petition (sample below) filled out according to the particular situation. The current owner(s) of the property must sign the petition. ➤ Building and Site Development Plans as indicated below. |
| Fees: | <ul style="list-style-type: none"> ➤ Rezoning Fee = \$550 (For projects that <i>do not</i> require building and site development plans) <u>OR</u> ➤ Rezoning with Concept Plan = \$1,150 (For projects that require building and site development plans) <p><i>The City retains the fee whether the rezoning is approved or denied. The applicant should contact Community Development and Inspections – Planning Division to verify the total fee before submitting the rezoning application.</i></p> |
| Appendices to Review: | ➤ N/A |
| Approximate Review Time: | ➤ 60-75 days (Reviewed by City Plan Commission and Common Council) |

A rezoning request can be initiated by:

- The City Plan Commission
- The Common Council
- A petition of 50 percent or more of the owners of property within the area proposed to be rezoned



The Honorable Mayor
 and Members of the Common Council
 Kenosha, WI

Dear Members of the Common Council:

It is requested that my property located at *(address or parcel number)* be rezoned from *(present zoning)* to *(proposed rezoning)*. The purpose of the rezoning is to permit *(proposed use of the property)*.

Attached is a conceptual development plan including building, site development, land use and operational plans as required by Section 10 of the City of Kenosha Zoning Ordinance, and a receipt of the rezoning fee. I understand that development of the referenced property proposed for rezoning is required to be consistent with the conceptual development plans submitted with my rezoning petition.

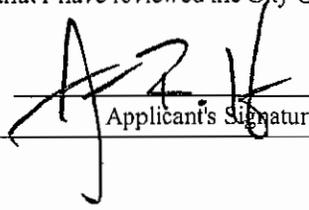
Please inform me of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to *(list one name only)* at *(address)*. I can be reached at *(phone number)* if there are any questions regarding my request for the rezoning.

Sincerely,

Current Property Owner

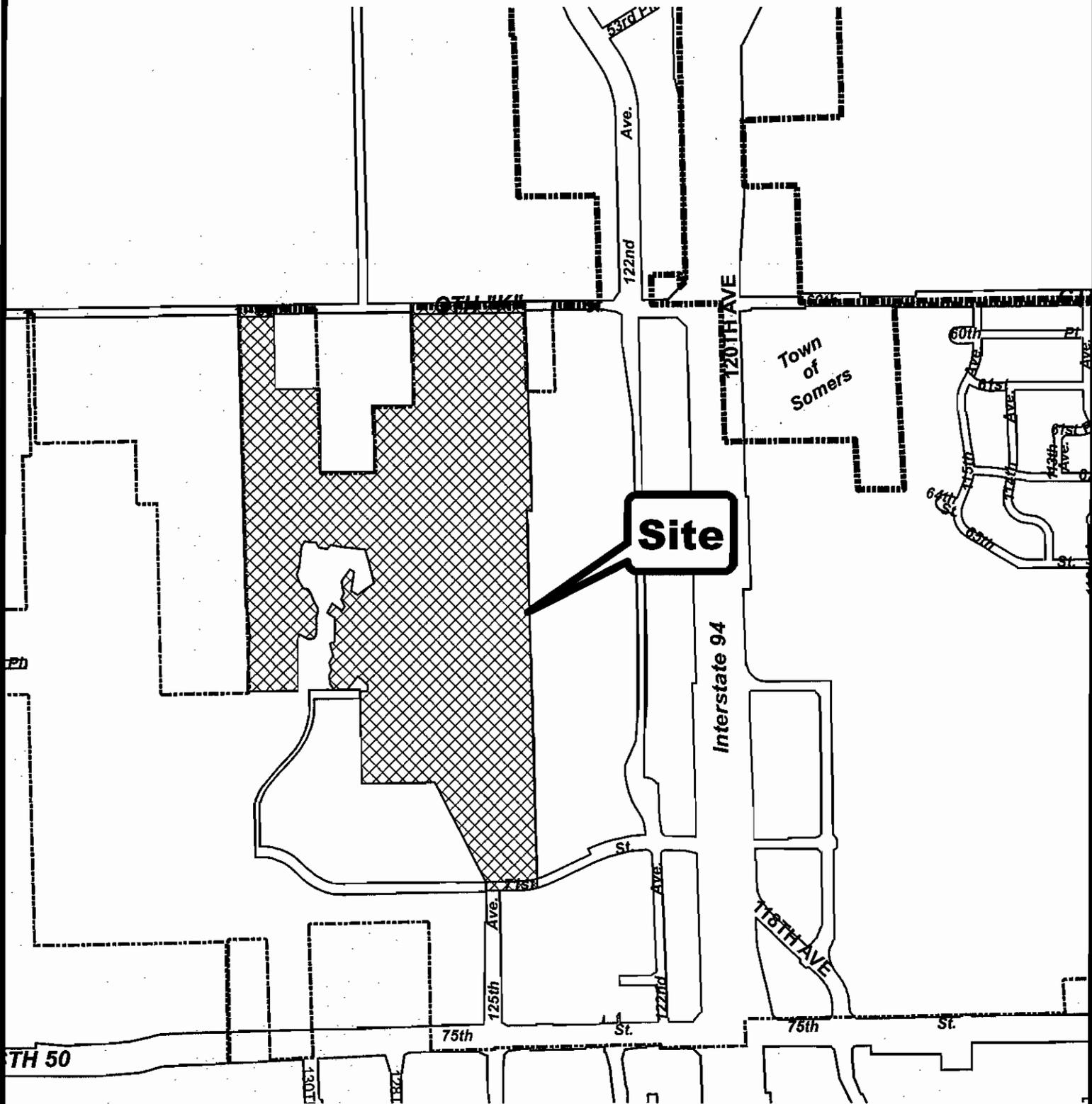


APPLICATION FOR CONCEPT REVIEW – MULTI-FAMILY OR NON-RESIDENTIAL
 Form #CDI303 (rev. 1/16)

| SECTION 1 CONCEPT REVIEW – Multi-Family Residential or Non-Residential | |
|---|--|
| Additional Information Required: | Building or Addition Square Footage: <u>198,960 Square Feet</u> Existing Building Size: <u>N/A</u> Site Size: <u>158.57 Acres</u> Zoning District: <u>M-2 Heavy Manufacturing</u> Proposed Zoning Change, if any: <u>IP Institutional Park</u> |
| Submittal Requirements: | <ul style="list-style-type: none"> ➤ Ten (10) copies of plans drawn to a standard engineering scale. |
| 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 <i>or</i> one (1) 11" x 17" reduction of the Site/Landscape Plan, Floor Plan (if available) and Building Elevation (if available) |
| Fees: | <ul style="list-style-type: none"> ➤ CUP or Site Plan Review Concept = \$600 ➤ Neighborhood Plan Concept = \$1,200 ➤ City Plan Commission (optional) = \$125 |
| Appendices to Review: | <ul style="list-style-type: none"> ➤ C, D, E, F and G |
| Approximate Review Time: | <ul style="list-style-type: none"> ➤ 30 days |
| <p>A concept plan may be submitted for review and comment for the owner to ascertain the feasibility of a proposed project. The concept plan is normally submitted in advance of a conditional use permit, site plan review, neighborhood plan application, or in conjunction with a rezoning petition.</p> <p>The concept plan shall be submitted with this application and shall include the following information:</p> <ol style="list-style-type: none"> 1. Building location(s) showing principal and accessory structures, with setbacks between buildings and from property lines noted. 2. Parking areas, access roads and driveways; existing and proposed. 3. Drainage plan, consisting only of drainage arrows showing general flow and direction of proposed surface runoff and retention basin(s), if any. 4. Landscaping plan, generally identifying areas where natural vegetation will be retained and/or new landscaping will be installed. <p>City Departments will review the application for compliance with City plans, Ordinances, regulations and policies.</p> <p>I hereby certify that I have reviewed the City Ordinances and have provided ten (10) scaled copies of all required information.</p> | |
|  _____ Applicant's Signature | |

City of Kenosha

Vicinity Map Anchor Bank rezoning



Property requested to be rezoned



City of Kenosha

Land Use Map Anchor Bank Rezoning



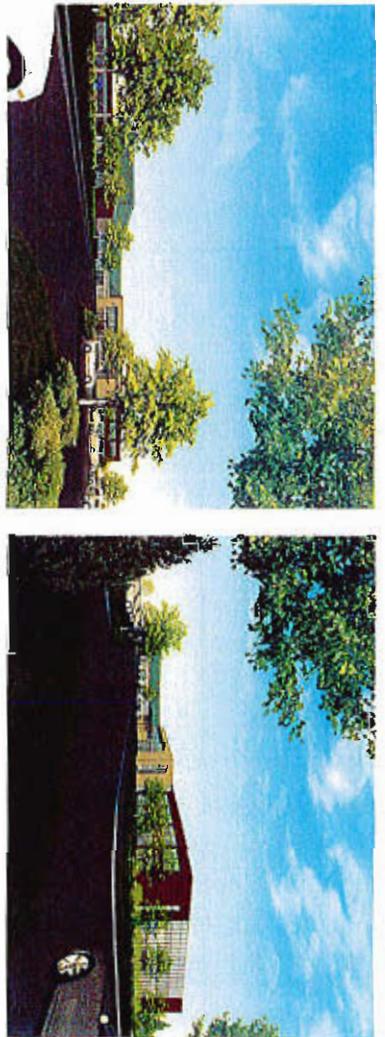
 Properties Requested to be Rezoned



0 1,000
Feet



1 BUILDING MATERIALS



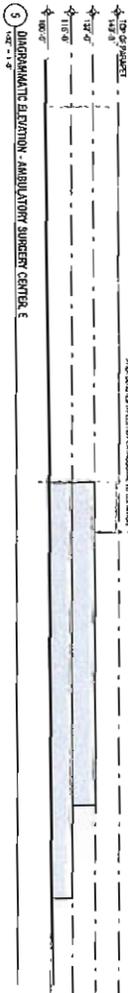
2 REPRESENTATIONAL PERSPECTIVES ON THE STYLE OF PROPOSED PROJECT



3 DIMENSIONAL ELEVATION - PHYSICIANS'S OFFICE BUILDING, SW



4 DIMENSIONAL ELEVATION - AMBULATORY SURGERY CENTER, S

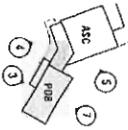


5 DIMENSIONAL ELEVATION - AMBULATORY SURGERY CENTER, E



7 DIMENSIONAL ELEVATION - PHYSICIANS'S OFFICE BUILDING, N

8 KEY PLAN



HR
 HUNTER ROY
 ARCHITECTS
 12427 K. 12821 60th St.
 Kenosha, WI 53142
 Telephone: 224.221.1111

ONE CONSULT
 GARY
 12427 K. 12821 60th St.
 Kenosha, WI 53142
 Telephone: 224.221.1111

**PHYSICIANS
 OFFICE
 BUILDING &
 OUTPATIENT
 SURGERY
 CENTER**
 12427 & 12821 60th St.
 Kenosha, WI

**NOT FOR
 CONSTRUCTION**

**RENDERINGS AND
 EXTERIOR
 MATERIALS**
 DATE: NOVEMBER 9, 2011
 ARCHITECT: HUNTER ROY ARCHITECTS
 12427 K. 12821 60th St.
 Kenosha, WI 53142
 224.221.1111
A201

**Conceptual Plan for a self-storage facility to be located at 4404 52nd Street. (U-Haul) (District 10)
PUBLIC HEARING**

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderson Kennedy, District 10, has been notified. This item is for review and comment only.

LOCATION AND ANALYSIS:

Site: 4404 52nd Street

Zoned: B-2 Community Business District, AIR-4 Airport Overlay District and AIR-5 Airport Overlay District

1. The applicant is proposing to renovate the existing building at 4404 52nd Street, the former Wal-Mart, into interior self-storage units. The floor Plans indicate a total of 647 storage units of varying sizes. The interior would also house an office/retail space for U-Haul to sell products and lease vehicles.
2. The exterior of the building would be modified with a new paint scheme, as well as windows and fake storage locker doors along the front elevation.
3. The applicant submitted a full Conditional Use Permit application. However, there were several items that were lacking detail that Staff had a concern with before recommending approval of the project. Staff discussed with the applicant bringing the item forward as a Concept Plan and having a discussion on the items in question. The applicant can then choose if they want to revise plans and come forward to a future meeting for formal approval.
4. The items for discussion are:
 - a. The application includes three (3) rows of metal-sided exterior-loaded self-storage units in the existing parking lot facing 52nd Street.
 - Staff does not support the addition of any exterior-loaded self-storage units in the parking area. The applicant desires to have some sort of self-storage visibility along 52nd Street to draw attention to the retail and storage use set far back from the street. Approving these buildings would be inconsistent with recent decisions of the Plan Commission, namely the former Supervalu site at 3401 80th Street and the proposed rezoning of a property along 125th Avenue by Barth Storage. Since 52nd Street is a main corridor of the City, Staff feels self-storage units accessed from the exterior would be inappropriate. If the applicant wants to construct a building with interior-loaded self-storage units for visibility along 52nd Street, Staff would support that application. The building would have to match the commercial/retail character of the corridor. If the Plan Commission supports the exterior-loaded self-storage units, the buildings will have to be constructed with a decorative block, brick or stone per the Zoning Ordinance. Metal siding is prohibited under the Ordinance. *Staff is looking for input from the Plan Commission on uses within the existing parking field.*
 - b. Most U-Haul sites that Staff has researched, including the current Kenosha location at 6503 39th Avenue, include a tall propane refill tank outside the building.
 - The Site Plan appears to show something like this in front of the building, but the plans are unclear.

- c. The proposed renovation of the front facade shows fake storage doors installed as a decorative feature. It also shows windows installed, but the elevation is not clear if these are real or false windows.
 - Staff does not support the fake storage doors and prefers real windows over false windows. *Staff is looking for input from the applicant on what the doors will look like and details on the windows. Staff is also looking for input from the Plan Commission on whether or not this is an acceptable exterior treatment.*

- d. In the similar storage facility at 3401 80th Street (former SuperValue), Staff requested and the applicant offered to remove a good portion of the existing parking field that would never be utilized with the proposed use.
 - Staff made a similar request to this applicant as part of an earlier review, but the applicant has not proposed to remove any asphalt. Staff believes it is consistent with past practice and necessary for a quality site design to remove some of the asphalt and return the land to landscaped/open space. *Staff is looking for input from the Plan Commission on removing existing asphalt areas.*

- e. At the west end of the existing building is the former garden center area for Wal-Mart. This area is surrounded currently by a dilapidated chain-link fence and the existing building has roll-up doors.
 - The plans show this area to be used for self-storage, but there are no other details.

- f. The application shows a proposed pole sign to be constructed along 52nd Street.
 - While the sign appears to meet the requirement of the Sign Ordinance, Staff would support including a Condition in the Conditional Use Permit that this be only a monument sign. *Staff is looking for input from the City Plan Commission on the sign type.*

RECOMMENDATION:

For review and comment only.



 Brian Wilke, Development Coordinator



 Jeffrey B. Labahn, Director

Vicinity Map U-Haul Self-Storage CUP



Subject Property



Municipal Boundary



AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: stephany_sheekey@uhaul.com

Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Kenosha's participation and counseling in regards to a Conditional Use Permit for the property located at 4404 52nd Street in Waukesha, Wisconsin. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 10.6 acre property, a former Walmart, is located at 4404 52nd Street – PID 08-222-35-151-027. U-Haul is proposing an adaptive re-use of the existing 115, 499 SF building by converting it into a U-Haul Store. The uses consist of self-storage and U-Haul truck and trailer rental. The interior of the building will be retrofitted for both self-storage units and a retail showroom where moving supplies will be sold. U-Haul equipment will be parked in designated parking areas. This will allow U-Haul to better serve the storage needs of the community and make use of a property that is currently vacant.

The property is currently zoned Community Business – B-2. While U-Haul truck and trailer rental is a permitted use, self-storage requires the obtainment of a Conditional Use Permit within this zoning district. U-Haul is proposing to apply for the permit to allow this use. The property will be used structurally as is with the exception of imaging and signage. We feel that U-Haul would be an appropriate use for the property and the expansion of services would be an asset to the community as there are proven benefits for allowing self storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul moving and storage are convenience businesses. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products

and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

Custom site design for every U-Haul store assures that the facility compliments the community it serves by architectural compatibility and attractive landscaping. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul looks forward to working with the City of Kenosha as you consider the conditional use permit application we are currently submitting. Your feedback and comments are greatly appreciated.

The U-Haul Store

U-Haul stores characteristically serve the do-it-yourself household customer. In a typical day at U-Haul, the store will be staffed with a general manager and two to three customer service representatives. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there.

- Families typically use U-Haul stores to store furniture, household goods, sporting equipment, or holiday decorations. Often prompted by moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.
- U-Haul stores also rent trucks and trailers for household moving, either in-town or across country.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and packing materials.
- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.
- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically rent U-Haul equipment or use their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access,

giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

Significant Policies

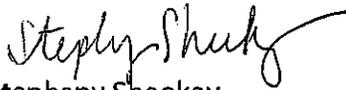
- Hours of Operation:

| | |
|---------------|------------------------|
| Mon. - Thurs. | 7:00 a.m. to 7:00 p.m. |
| Fri. | 7:00 a.m. to 8:00 p.m. |
| Sat. | 7:00 a.m. to 7:00 p.m. |
| Sun. | 9:00 a.m. to 5:00 p.m. |
- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.
- Items that may not be stored include: chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.

Traffic Study

| USE COMPARISON | | | | | |
|----------------------------------|--------------|-------------|-------------|---------------------------|------|
| Use | Square Feet | Traffic | Volume | Typical Hours | Days |
| | | Weekday | Weekend | | |
| Fast Food Restaurant | 3,000 sq ft | 3,161 trips | 3,430 trips | 18 hours - 24 hours | 7 |
| Gas Station w/ Convenience Store | 2,200 sq ft | 1,200 trips | 2,200 trips | 18 hours - 24 hours | 7 |
| Hotel | 50,000 sq ft | 905 trips | 901 trips | 24 hours | 7 |
| Casual Dining | 5,000 sq ft | 1,075 trips | 1,258 trips | 11 am - 11 pm 12 hours | 7 |
| U-Haul Center | 80,000 sq ft | 31 trips | 53 trips | 7 am - 7 pm 12 hours | 7 |

Sincerely,



Stephany Sheekey

AMERCO Real Estate - Planner



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

MAILING INFORMATION

NAME OF PROJECT: U-Haul Moving + Storage of Kenosha

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



Name and Address of Applicant [Please print]:
Amerco Real Estate Company
2727 N Central Ave, 5N
Phoenix, AZ 85004

Phone: (602) 263-0555
Fax: (602) 277-5824
E-Mail: Stephany_sheekey@uhaul.com



Name and Address of Architect/Engineer [Please print]:
R.A. Smith National
Attn: Robert Harley
16745 W Bluemound Rd, Ste. 200
Brookfield, WI 53005

Phone: (262) 317-3266
Fax: _____
E-Mail: robert.harley@rasmithnational.com

Name and Address of Property Owner (if other than applicant) [Please print]:
1014 Elizabeth Kenosha LLC
c/o C-III Asset Management LLC
5221 North O'Connor Blvd., Ste. 600
Irving, TX 75039

Phone: (972) 866-5437
Fax: (972) 868-5495
E-Mail: dedwards@c3cp.com

Project Location

Location of Development (street address and / or parcel number): 4404 52nd St. Kenosha, WI 53144

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 |

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



APPLICATION FOR CONDITIONAL USE PERMIT
Form #CDI304 (rev. 1/16)

SECTION 4
CONDITIONAL USE PERMIT

| | |
|---|--|
| Additional Information Required: | Building or Addition Square Footage: <u>16,650 sq. ft.</u> |
| | Existing Building Size: <u>115,499 sq. ft.</u> |
| | Site Size: <u>10.10 ACRES</u> |
| | Current # of Employees: <u>N/A</u> Anticipated # of New Employees: <u>9-15</u> |
| | Anticipated Value of Improvements: _____ |

| | |
|--------------------------------|--|
| 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 <i>or</i> one (1) 11" x 17" reduction of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides) ➤ Sample Board containing colored samples of all exterior building materials |
|--|---|

| Fees: | Building or Addition Size | Site size | Review Fee |
|--------------|----------------------------------|------------------|---|
| Level 1 | <= 10,000 sq. ft. | <= 1 acre | \$900 = City Plan Dept. <i>or</i> \$1,025 = CPC/CC |
| Level 2 | 10,001 - 50,000 sq. ft. | 1.01 - 10 acres | \$1,175 = City Plan Dept. <i>or</i> \$1,300 = CPC/CC |
| Level 3 | 50,001 - 100,000 sq. ft. | 10.01 - 25 acres | \$1,600 = City Plan Dept. <i>or</i> \$1,725 = CPC/CC |
| Level 4 | > 100,001 sq. ft. | > 25.01 acres | \$2,000 = City Plan Dept. <i>or</i> \$2,125 = CPC/CC |

➤ 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.

| | |
|------------------------------|-------|
| 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 |

AMERCO[®]

REAL ESTATE COMPANY

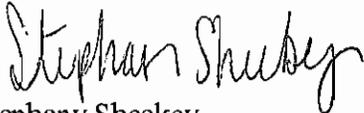
2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: stephany_sheekey@uhaul.com

4 November 2016

To Whom It May Concern:

Automatic Supervisory Fire Suppression and Fire Alarm systems currently exist within the building (see attachment) located at 4404 52nd St in Kenosha, WI. As part of the building renovation approval process, we shall prepare engineered plans that reflect any changes or additions to these existing systems.

Best,



Stephany Sheekey
AMERCO Real Estate - Planner

ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

g. Service window shall be located so as to be visible from a public street. The service window and drive-thru lane shall be located a minimum of fifty (50') feet from a residentially zoned property. This setback shall not be applicable for buildings with residential use(s) located above the ground floor non-residential use. Drive-thru lane service window and order stations, where there is an order station, shall be effectively screened from adjacent residential properties and uses through fencing, landscaping or a combination thereof.

h. Other issues which may have an adverse social, economic or environmental impact or affecting the health, safety or welfare of abutting or neighboring properties or the City as a whole.

i. Alcohol beverages may not be delivered through a service window from a drive-thru facility.

16. Self-Service Storage Facilities in the B-2, M-1 and M-2 Districts.

a. **Building Plan** as required in **Section 4.05 B.** and **Section 14** of the Zoning Ordinance, plus:

(1) Material sample(s) and colors.

(2) Floor plan indicating location and size of office and storage units.

(3) All buildings shall be constructed of decorative masonry, brick, cut stone, or stained, painted, aggregate or decorative precast concrete panel. Concrete block, where used, shall be cast with a decorative pattern.

b. **Site Plan** as required in **Section 4.05 C.** and **Section 14** of the Zoning Ordinance, plus:

(1) Location and "footprint" of all structures.

(2) Location of all off-street parking spaces. All parking spaces and drives between storage buildings shall be paved with asphaltic concrete or Portland Cement concrete.

(3) Location of any outdoor storage areas, which shall be shown as paved with asphaltic concrete or Portland Cement concrete.

(4) A minimum of thirty (30') feet wide lanes shall be provided between buildings.

c. **Drainage Plan** as required in **Section 4.05 D.** and **Section 14** of the Zoning Ordinance.

d. **Landscape Plan** as required in **Section 4.05 E.** and **Section 14** of the Zoning Ordinance.

(1) In all cases, Option 1 of Table 3 "Interior Lawn Park Landscaping for Commercial Uses" of Section 14 of the Zoning Ordinance shall be used as the landscaping requirements for interior lawn parks.

(2) (i.) Subject to other provisions herein, fencing must be constructed of a site-obscuring, wood or vinyl fence or masonry wall.

(ii.) Notwithstanding subdivision (i), fencing for Self-Service Storage Facilities in the M-1 or M-2 Districts may be constructed of non-site-obscuring vinyl-coated chain-link, wrought-iron, or other decorative materials if such fencing will not be located on frontage that is adjacent to a Major Street as designated in **Subsection 5.01**, will not abut a residential district, and will not be across a street from a residential district.

(iii.) Notwithstanding any provision to the contrary, outdoor storage areas must be screened by a six foot (6') site-obscuring, wood or vinyl fence or masonry wall.

(3) Foundation plantings and site interior landscaping requirements shall be waived when the site is screened by a six foot (6') site-obscuring fence or masonry wall, including storage building walls.

e. **Utility Plan** as required in **Section 4.05 F.** and **Section 14** of the Zoning Ordinance.

f. **Operational Plan** which includes:

(1) Name and address of facility operator.

(2) Number of employees.

(3) Hours, days and months of operation.

(4) Permitted items to be stored in outside storage area(s).

(5) Security system.

g. **Yard Requirements.**

(1) **Front Yard.** There shall be a minimum front yard of fifty (50') feet, measured from the front lot line, or from the setback of any major street.

(2) **Side Yards.**

(a) **Interior Side Yard.** There shall be a minimum interior side yard of ten (10') feet. Interior lots shall have two (2) interior side yards. Corner lots shall have one interior side yard and one street side yard.

ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN

(b) **Street Side Yard.** There shall be a minimum street side yard of twenty-five (25') feet. Where a side lot line in the B-2 District fronts on a street and where a rear lot line abuts or is across an alley fronts a residential district.

(3) **Rear Yard.** A rear yard of not less than twenty-five (25') feet is required, except that where a rear lot line in the B-2 District fronts on a street and where a side lot line in the B-2 District abuts or is across an alley from a residential district, the residential district yard requirement on that street shall apply as the rear yard requirement.

h. Vehicle stacking distance between lot line and gate or card-key system shall be a minimum of forty (40') feet.

i. **Outdoor Storage Areas.** Materials stored in outside storage areas shall not exceed the height of the fence and shall be maintained in an orderly manner with twenty-four (24') feet wide lanes between vehicles. Outdoor storage areas are limited to licensed and operable vehicles and boats. Construction equipment and materials shall not be permitted.

j. The storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals shall not be permitted.

k. Other issues which may have an adverse social, economic or environmental impact or affecting the health, safety or welfare of abutting or neighboring properties of the City as a whole.

17. Automobile fuel station or automobile fuel and service station, including combination convenience store in the B-2 and B-3 Districts:

a. **Building Plan** as required in **Sections 4.05 B.** and **14.0** of the Zoning Ordinance, plus:

(1) Material and color sample(s).

(2) Predominant facade materials (comprising a minimum of 50% of the total facade) for the construction of all buildings shall consist of one (1) or more of the following:

(a) Decorative masonry;

(b) Brick;

(c) Cut stone;

(d) Stained, painted aggregate or decorative precast, concrete panel.

(3) Roof forms shall be visible with a 3/12 or greater slope. Roof style shall consist of one (1) of the following:

(a) Hip roof;

(b) Gabled roof.

(c) Flat roof with a visible roof form at perimeter.

(4) Overhead canopy structure detail shall be submitted and shall be generally compatible with the elements of the principal building. Canopy supports shall be enclosed with a predominant facade material used for the principal building.

b. **Site Plan** as required in **Sections 4.05 C.** and **14.0** of the Zoning Ordinance.

c. **Drainage Plan** as required in **Sections 4.05 D.** and **14.0** of the Zoning Ordinance.

d. **Landscape Plan** as required in **Sections 4.05 E.** and **14.0** of the Zoning Ordinance.

e. **Utility Plan** as required in **Sections 4.05 F.** and **14.0** of the Zoning Ordinance.

f. Exterior lighting shall be arranged, oriented or shielded in such a manner as to not directly radiate or glare onto residential lots in a residential district, or to create a traffic hazard.

g. Outside display of store products or other materials is prohibited unless specifically authorized by the Review Authority in a designated area and in a manner consistent with and appropriate to the development.

h. Other issues which may have an adverse social, economic or environmental impact or affecting the health, safety or welfare of abutting or neighboring properties or the City as a whole.

18. Commercial Development in the HRPO District.

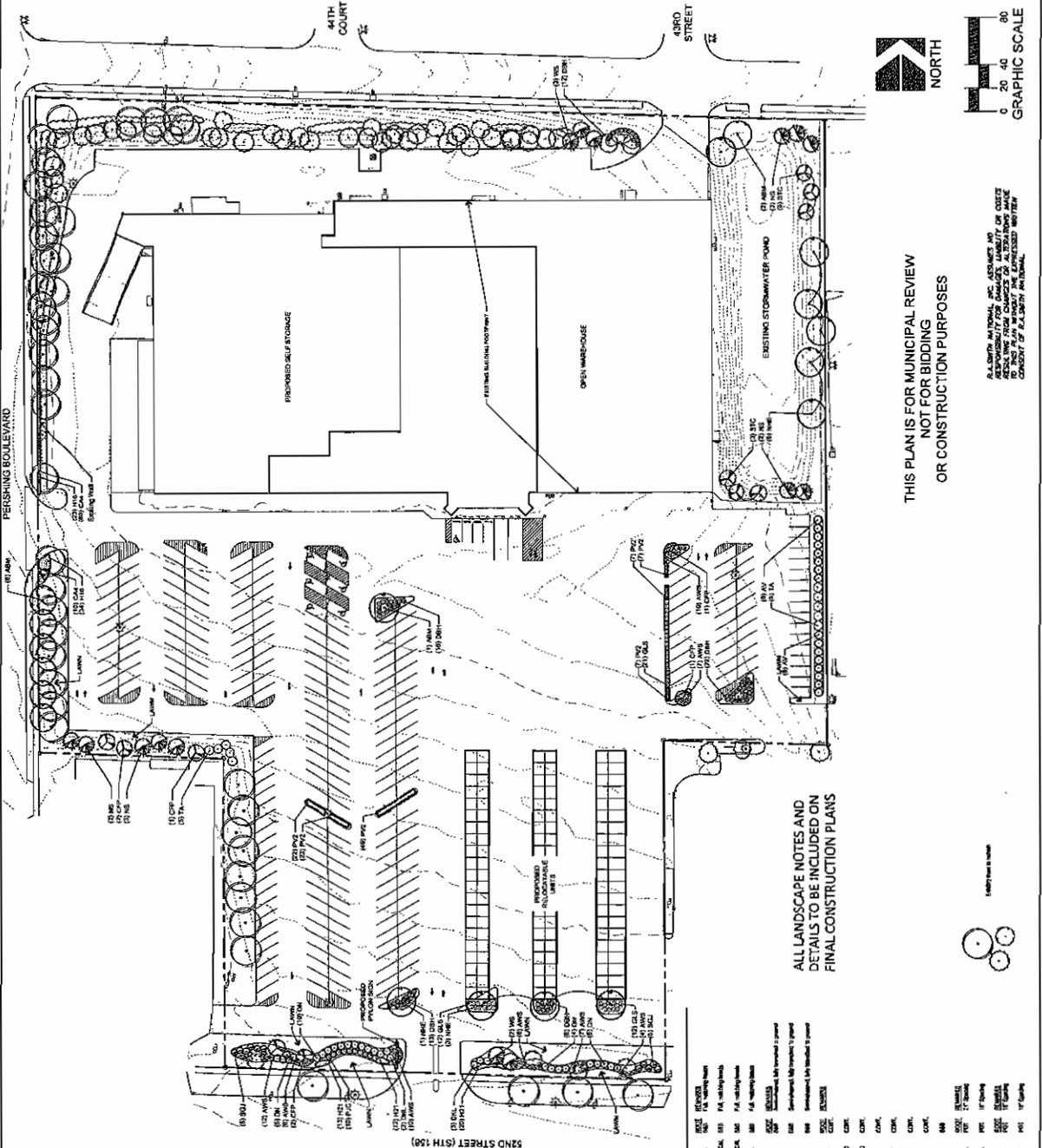
a. **Building Plan** as required in **Sections 4.05 B.** and **14.07 B.** of the Zoning Ordinance.

b. **Site Plan** as required in **Sections 4.05 C.** and **14.07 C.** of the Zoning Ordinance.

c. **Drainage Plan** as required in **Sections 4.05 D.** and **14.07 E.** of the Zoning Ordinance.

d. **Landscape Plan** as required in **Sections 4.05 E.** and **14.07 F.** of the Zoning Ordinance.

e. **Utility Plan** as required in **Sections 4.05 F.** and **14.07 D.** of the Zoning Ordinance.



PLANT SCHEDULE SITE

| SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE | PLACEMENT | NOTES |
|--------|-----------------|-----------------|---------|-----------|-------------------------|
| 1 | Large Tree | Quercus sp. | 12" DBH | Perimeter | Plant in 10' x 10' hole |
| 2 | Medium Tree | Quercus sp. | 8" DBH | Perimeter | Plant in 8' x 8' hole |
| 3 | Small Tree | Quercus sp. | 4" DBH | Perimeter | Plant in 4' x 4' hole |
| 4 | Shrub | Quercus sp. | 6" H | Perimeter | Plant in 2' x 2' hole |
| 5 | Flowering Shrub | Quercus sp. | 6" H | Perimeter | Plant in 2' x 2' hole |
| 6 | Large Tree | Quercus sp. | 12" DBH | Perimeter | Plant in 10' x 10' hole |
| 7 | Medium Tree | Quercus sp. | 8" DBH | Perimeter | Plant in 8' x 8' hole |
| 8 | Small Tree | Quercus sp. | 4" DBH | Perimeter | Plant in 4' x 4' hole |
| 9 | Shrub | Quercus sp. | 6" H | Perimeter | Plant in 2' x 2' hole |
| 10 | Flowering Shrub | Quercus sp. | 6" H | Perimeter | Plant in 2' x 2' hole |
| 11 | Large Tree | Quercus sp. | 12" DBH | Perimeter | Plant in 10' x 10' hole |
| 12 | Medium Tree | Quercus sp. | 8" DBH | Perimeter | Plant in 8' x 8' hole |
| 13 | Small Tree | Quercus sp. | 4" DBH | Perimeter | Plant in 4' x 4' hole |
| 14 | Shrub | Quercus sp. | 6" H | Perimeter | Plant in 2' x 2' hole |
| 15 | Flowering Shrub | Quercus sp. | 6" H | Perimeter | Plant in 2' x 2' hole |
| 16 | Large Tree | Quercus sp. | 12" DBH | Perimeter | Plant in 10' x 10' hole |
| 17 | Medium Tree | Quercus sp. | 8" DBH | Perimeter | Plant in 8' x 8' hole |
| 18 | Small Tree | Quercus sp. | 4" DBH | Perimeter | Plant in 4' x 4' hole |
| 19 | Shrub | Quercus sp. | 6" H | Perimeter | Plant in 2' x 2' hole |
| 20 | Flowering Shrub | Quercus sp. | 6" H | Perimeter | Plant in 2' x 2' hole |



AT
N. PERSHING BLVD.

4404 52nd STREET
KENOSHA, WI 53144

PRELIMINARY IMAGING



August Moon



Yellow Stone



Lotte



Bellevue Buff



Promotional Green



Eggshell Black



Ultra White



Chrome Yellow



Shadow-Rib
Light Stone

ANY CHANGES REQUIRE
REBID OF PROJECT

750074
750074 MSTR ART-01b
11/01/2016



SOUTH ELEVATION / CONCEPTUAL IMAGING



AT
N. PERSHING BLVD.

4404 52nd STREET
KENOSHA, WI 53144

DAY
IMAGING



August Mean



Yellow Stone



Lime



Beleivable Surf



Promotional Green



Eggshell Black



Ultra White



Chrome Yellow



Light Stone

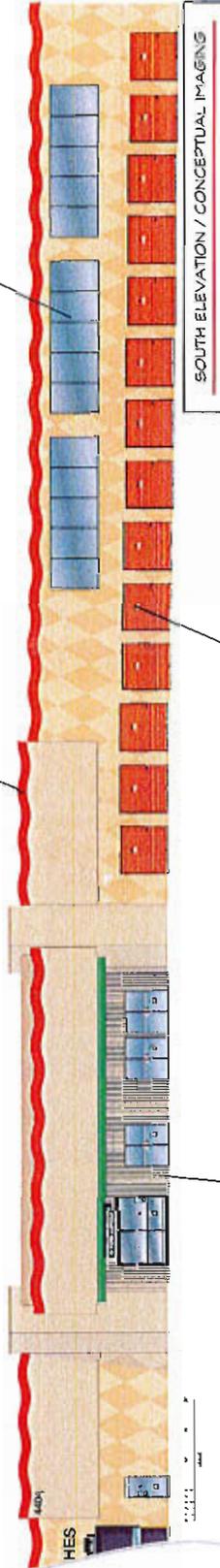
ANY CHANGES REQUIRE
REBID OF PROJECT

750074
750074 MSTR ART-01b
11/01/2016



ROOFLINE MODULATION TO ACCENTUATE
APPROPRIATE BUILDING ELEMENTS

ARCHITECTURAL FENESTRATION
TO ENHANCE RETAIL UNIFORMITY
IN THE AREA.



SOUTH ELEVATION / CONCEPTUAL IMAGING

DECORATIVE DOORS
PROMOTING A MORE
RETAIL APPEARANCE

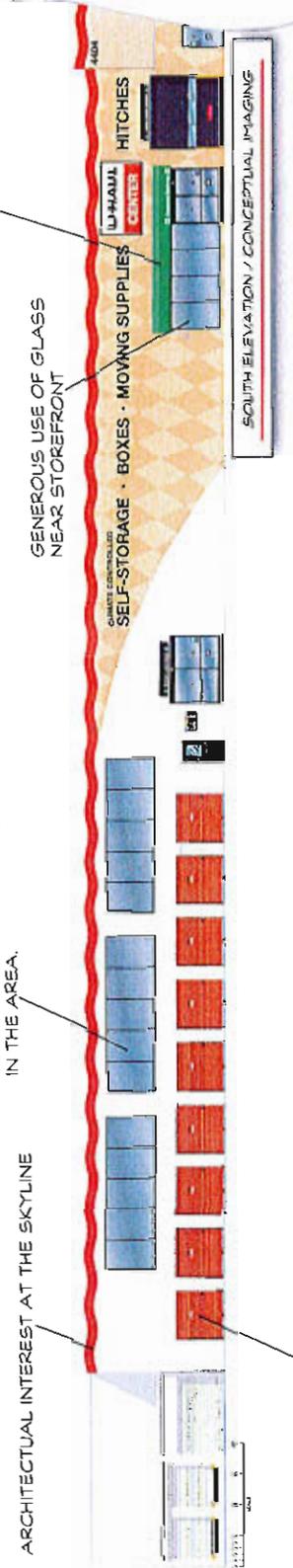
MODULATION FORMED THROUGH
MATERIALS ADDING PRE-FINISHED
SHADOWRIB - LIGHT STONE

ARCHITECTURAL FENESTRATION
TO ENHANCE RETAIL UNIFORMITY
IN THE AREA.

ARCHITECTURAL INTEREST AT THE SKYLINE

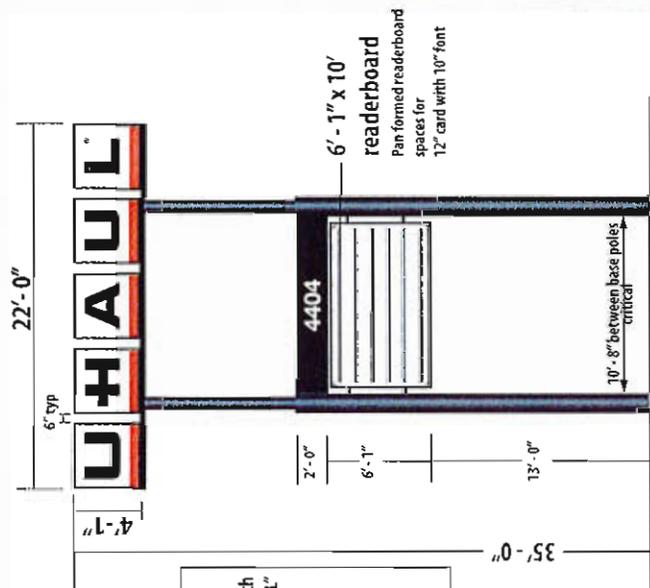
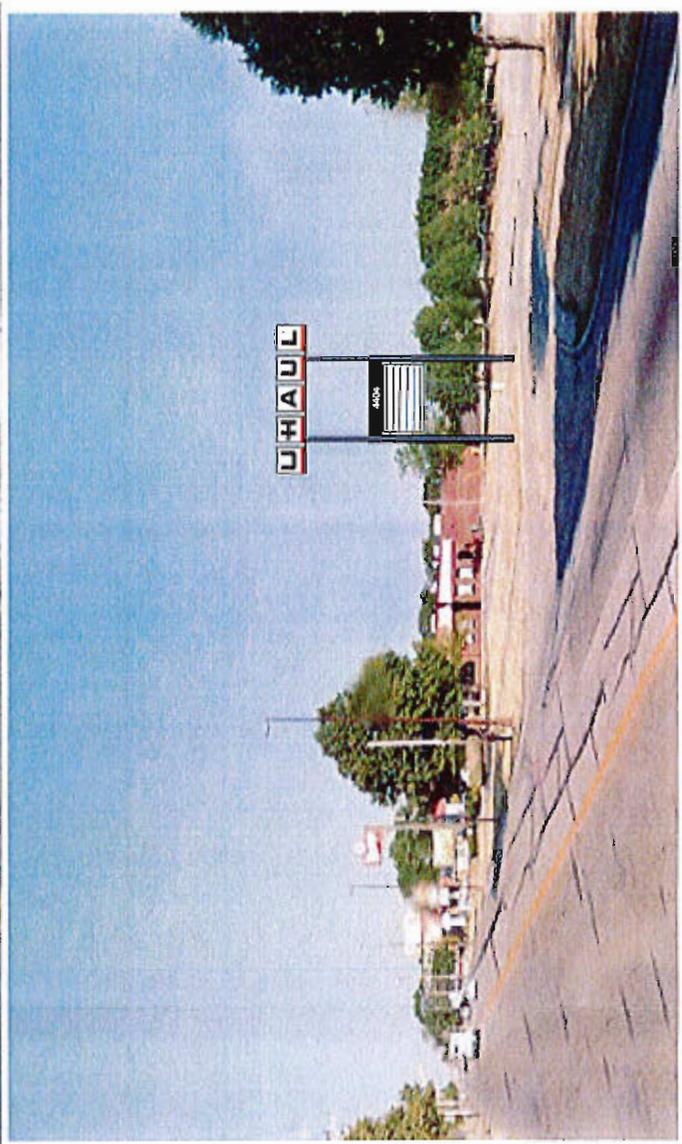
PROJECTION CREATES ARCHITECTURAL
INTEREST ABOVE CUSTOMER ENTRANCE

GENEROUS USE OF GLASS
NEAR STOREFRONT



SOUTH ELEVATION / CONCEPTUAL IMAGING

DECORATIVE DOORS
PROMOTING A MORE
RETAIL APPEARANCE



Square Footage:
 UHAUL cabinets (81.5 sq ft):
 4' - 1" x 4' each = 16.3 sq ft each
 16.3 x 5 = 81.5 sq ft for "UHAUL"

Readerboard (60.8 sq ft):
 6' - 1" x 10' = 60.8 sq ft

Total Square Footage (142.3 sq ft)
 81.5 + 60.8 = 142.3 sq ft

U-Haul
 4404 52 St
 Kenosha, WI



750074 U-Haul of North Pershing Blvd.
4404 52nd St. Kenosha, WI 53144

U-HAUL



FORMER GARDEN CENTER OF WAL-MART
- PROPOSED FOR SELF-STORAGE



CITY PLAN COMMISSION
Staff Report - Item 16

Thursday, December 8, 2016 at 5:00 pm
Municipal Building
625 52nd Street - Room 202 - Kenosha, WI 53140

Zoning Ordinance by the City Plan Commission -- To Repeal and Recreate Subsection 3.02 A. of the Zoning Ordinance for the City of Kenosha regarding Incorporation. (Relating to effective dates of flood insurance maps.) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

This item requires final approval by the Common Council.

LOCATION AND ANALYSIS:

Site: City-Wide

1. The Federal Emergency Management Agency (FEMA) has adopted revised Flood Insurance Rate Maps (FIRM's) for two (2) areas based on changes that were done in Pleasant Prairie. Portions of the City are located within the nap panels.
2. As a result, the City is required to adopt the new maps which have an effective date of March 7, 2017.

RECOMMENDATION:

A recommendation is made to approve the attached Zoning Ordinance.

Rich Schroeder, Deputy Director

Jeffrey B. Labahn, Director

SPONSOR: CITY PLAN COMMISSION

TO REPEAL AND RECREATE SUBSECTION 3.02 A. OF THE ZONING ORDINANCE FOR THE CITY OF KENOSHA REGARDING INCORPORATION

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

Section One: Subsection 3.02 A. of the Zoning Ordinance for the City of

Kenosha, Wisconsin, is hereby repealed and recreated as follows:

A. Incorporation. The Official Zoning Map, the Flood Insurance Rate Maps and the Kenosha Regional Airport Zoning and Height Limitation Map are incorporated herein by reference and are deemed a part of this Ordinance as if fully set forth herein. Said maps shall be available to the public in the Department of Community Development and Inspections. The Flood Insurance Rate Map which will be effective June 19, 2012, Panel Numbers 55059C0088D, 55059C0089D, 55059C0177D, 55059C0178D, 55059C0179D, 55059C0181D, 55059C0182D, 55059C0183D, ~~55059C0184D,~~ ~~55059C0192D,~~ 55059C0201D, 55059C0202D, 55059C0204D, 55059C0208D, 55059C0211D, 55059C0212D, 55059C0216D, with corresponding profiles that are based on the Flood Insurance Study which will be effective ~~June 19, 2012~~ **March 7, 2017**, 55059CV001**AB** & 55059CV002**AB**, and **Panel Number 55059C0184E and 55059C0192E effective March 7, 2017** are incorporated by reference and are deemed as part of this Ordinance as if fully set forth herein including revisions made thereto by letters of map revision issued by the United States Federal Emergency Management Agency; said maps and revisions shall be on file in the office of the Department of Community Development and Inspections for the City of Kenosha, Wisconsin.

Section Two: This Ordinance shall become effective upon passage, ~~and~~ publication **and approval by the State of Wisconsin Department of Natural Resources.**

ATTEST: _____ City Clerk
Debra L. Salas

APPROVED: _____ Mayor
John M. Antaramian

Passed:

Published:

Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney
City Attorney

ORDINANCE NO. _____

SPONSOR: CITY PLAN COMMISSION

**TO REPEAL AND RECREATE SUBSECTION 3.02 A. OF THE ZONING
ORDINANCE FOR THE CITY OF KENOSHA REGARDING INCORPORATION**

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

Section One: Subsection 3.02 A. of the Zoning Ordinance for the City of

Kenosha, Wisconsin, is hereby repealed and recreated as follows:

A. Incorporation. The Official Zoning Map, the Flood Insurance Rate Maps and the Kenosha Regional Airport Zoning and Height Limitation Map are incorporated herein by reference and are deemed a part of this Ordinance as if fully set forth herein. Said maps shall be available to the public in the Department of Community Development and Inspections. The Flood Insurance Rate Map which will be effective June 19, 2012, Panel Numbers 55059C0088D, 55059C0089D, 55059C0177D, 55059C0178D, 55059C0179D, 55059C0181D, 55059C0182D, 55059C0183D, 55059C0201D, 55059C0202D, 55059C0204D, 55059C0208D, 55059C0211D, 55059C0212D, 55059C0216D, with corresponding profiles that are based on the Flood Insurance Study which will be effective March 7, 2017, 55059CV001B & 55059CV002B, and Panel Number 55059C0184E and 55059C0192E effective March 7, 2017 are incorporated by reference and are deemed as part of this Ordinance as if fully set forth herein including revisions made thereto by letters of map revision issued by the United States Federal Emergency Management Agency; said maps and revisions shall be on file in the office of the Department of Community Development and Inspections for the City of Kenosha, Wisconsin.

Section Two: This Ordinance shall become effective upon passage, publication

and approval by the State of Wisconsin Department of Natural Resources.

ATTEST: _____ City Clerk
Debra L. Salas

APPROVED: _____ Mayor
John M. Antaramian

Passed:

Published:

Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney
City Attorney



Federal Emergency Management Agency

Washington, D.C. 20472

SEP 12 2016

September 7, 2016

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
115-CWG

The Honorable John Antaramian
Mayor, City of Kenosha
625 52nd Street
Kenosha, Wisconsin 53140

Community No.: 550209
Community: City of Kenosha,
Kenosha County, Wisconsin
Map Panels Affected: See FIRM Index

Dear Mayor Antaramian:

The Federal Emergency Management Agency (FEMA) recently completed a revision to the countywide Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) for Kenosha County, Wisconsin and Incorporated Areas. Although your community is unaffected by the updated flood hazard information presented in the FIS report and FIRM, your community does lie on one or more of the revised map panels. Therefore, it will be necessary for your community to update your floodplain management ordinances to reflect the new FIRM effective date of March 7, 2017, as a condition of continued eligibility in the National Flood Insurance Program. This update to your community's floodplain management ordinance should be submitted to the state coordinating agency and your Consultation Coordination Officer (CCO) at our Regional Office in Chicago, Illinois within 6 months of the date of this letter. Your CCO is:

Christine Stack
Director, Federal Insurance and Mitigation Division
Federal Emergency Management Agency, Region V
536 South Clark Street, 6th Floor
Chicago, Illinois 60605
(312) 408-5500

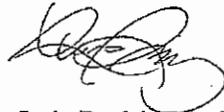
Communities that fail to amend their ordinance and submit it to our Regional Office for review and approval will be suspended from participation in the National Flood Insurance Program (NFIP) and subject to the prohibitions contained in Section 202(a) of the 1973 Flood Disaster Protection Act, as amended.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment [LOMAs], Letters of Map Revision [LOMRs]) that will be superseded when the revised FIRM panels become effective. Information on LOMCs is presented in four categories: (1) LOMCs that have been included on the revised FIRM panels; (2) LOMCs that have not been shown on the revised FIRM panels because of scale limitations or because the LOMC that was issued had determined that the lots or structures involved were outside the Special Flood Hazard

Area shown on the FIRM; (3) LOMCs that have not been included on the revised FIRM panels because they are being superseded by new detailed flood hazard data; and (4) LOMCs that will be re-determined. The LOMCs in Category 2 of this form are revalidated through a single letter that reaffirms the validity of a previously issued LOMC. LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures have changed (Category 4) cannot be revalidated through this administrative process. However, we will review the data which were previously submitted as part of the original LOMA or LOMR request and issue a new determination for the subject properties after the FIRM effective date.

Shortly before the FIS report and FIRM effective date, we will send you copies of the revised FIRM panels. Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations*, *Answers to Questions About the National Flood Insurance Program*, *Use of Flood Insurance Study (FIS) Data as Available Data*, *Frequently Asked Questions Regarding the Effect that Revised Flood Hazards have on Existing Structures*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <http://www.floodmaps.fema.gov/lfid>. Paper copies of these documents may also be obtained by calling our FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA MAP (1-877-336-2627).

Sincerely,



Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Enclosure:

Final Summary of Map Actions

cc: Community Map Repository
Rich Schroeder, Zoning Administrator, City of Kenosha



CITY PLAN COMMISSION
Staff Report - Item 17

Thursday, December 8, 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 Attachment of Portions of County Trunk Highway S Right of Way located East of State Highway 31 to approximately 43rd Avenue, from the Town of Somers, Kenosha County, Wisconsin in accordance with the City of Kenosha/Town of Somers Cooperative Plan [under Section 66.0307 of the Wisconsin Statutes]. (County Trunk Highway S Right of Way) (District 5, 10 and 16) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson LaMacchia, District 5, Aldersperson Kennedy, District 10, and Aldersperson Downing, District 16, have been notified. This item requires final approval by the Common Council.

LOCATION AND ANALYSIS:

Site: Portions of County Trunk Highway S Right-of-way,
East of State Highway 31 to approximately 43rd Avenue

1. The Common Council is in the process of approving an Attachment/Annexation Ordinance that will attach remaining portions of Washington Road/CTH S east of STH 31 to the City.
2. As a result of the Attachment, the City's Official Map needs to be amended to include this Attachment.

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 ATTACHMENT OF

Property Name: Portions of County Trunk Highway S Right of Way

Located at: East of State Highway 31 to approximately 43rd Avenue

FROM 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 [County Trunk Highway S Right of Way]

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

WHEREAS, the City of Kenosha, Wisconsin, and the Town of Somers, Wisconsin, entered into the City of Kenosha/Town of Somers Cooperative Plan Under Section 66.0307, Wisconsin Statutes, which was approved by the Wisconsin Department of Administration, Intergovernmental Relations, Municipal Boundary Review, on August 8, 2005; and the 1st Amendment to the City and Town of Somers Cooperative Boundary Plan was approved by the WI Department of Administration on September 14, 2015; and,

WHEREAS, it was in the best interest for the public health, safety, and welfare of the City of Kenosha/Town of Somers to attach territory known as County Trunk Highway S Right of Way located East of State Highway 31 to approximately 43rd

Avenue, in the Town of Somers, Kenosha County, Wisconsin, to the City of Kenosha, Wisconsin; and,

WHEREAS, on _____, 2016, the Common Council for the City of Kenosha, Wisconsin, approved an Attachment Ordinance under Section 66.0307, Wisconsin Statutes, for County Trunk Highway S Right of Way, in the Town of Somers, Kenosha, Wisconsin, to be attached to the City of Kenosha, Wisconsin.

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 attachment of territory formerly of the Town of Somers, County of Kenosha, Wisconsin, known as County Trunk Highway S Right of Way located East of State Highway 31 to approximately 43rd Avenue, Kenosha, Wisconsin, as depicted on the Attachment Ordinance, which is incorporated herein by reference.

Adopted this _____ day of _____, 2016.

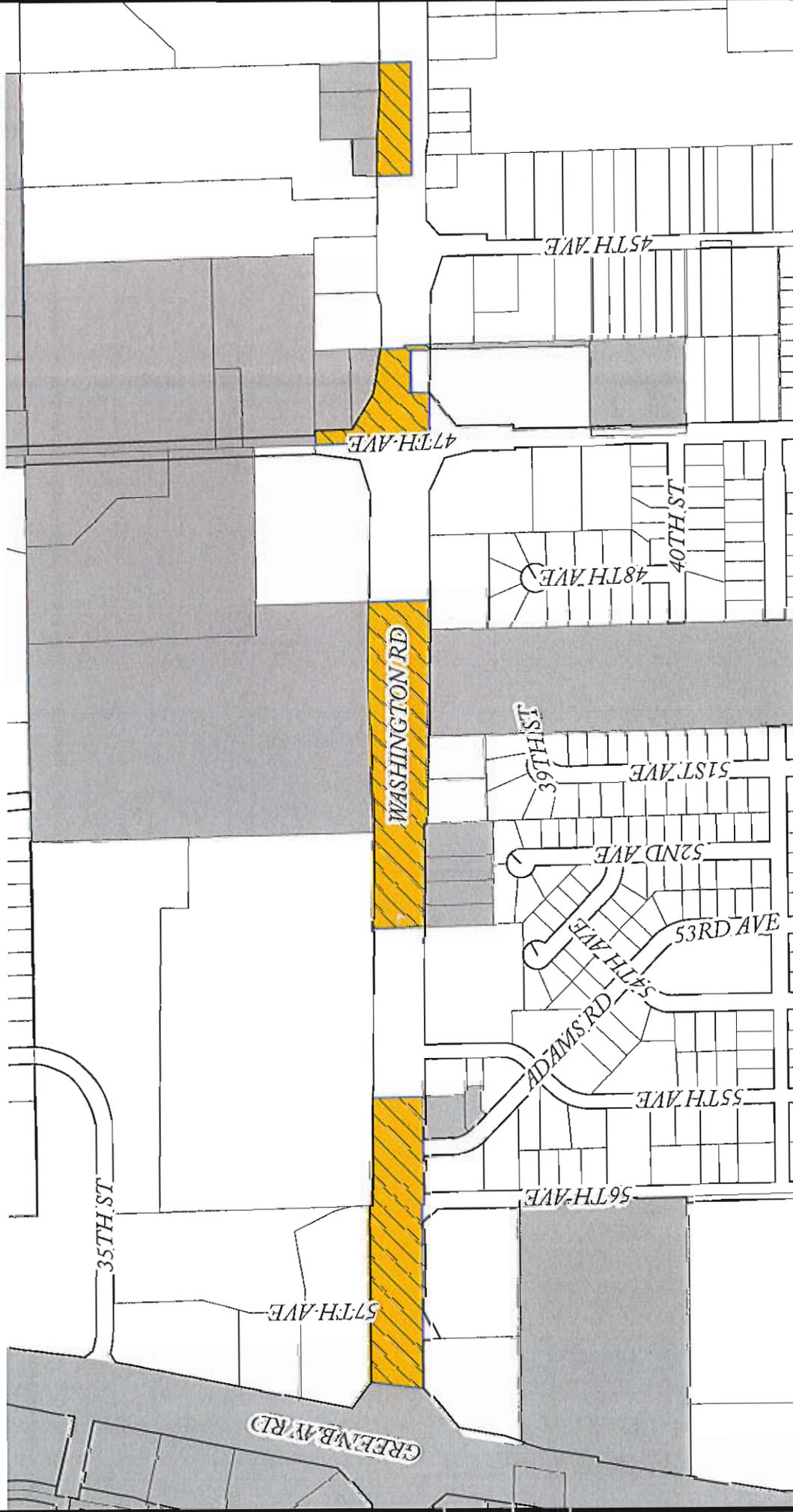
ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Date: _____

Drafted By:
EDWARD R. ANTARAMIAN
City Attorney

Official Map Amendment County Trunk Highway "S" Right-of-Way Attachment



Property to be Attached to the City of Kenosha:

 Washington Road (County Highway "S")

