



AGENDA
KENOSHA COMMON COUNCIL
KENOSHA, WISCONSIN
Kenosha Municipal Building, 625 52nd Street
Council Chambers – Room 200
Monday, March 4, 2024
7:00 PM

CALL TO ORDER
ROLL CALL
INVOCATION
PLEDGE OF ALLEGIANCE

Approval of the minutes of the regular meeting held February 21, 2024 and special meeting held February 26, 2024.

Matters referred to the Committees by the Mayor.

Presentation, Commendations and Awards by the Mayor. Above and Beyond Award to Michael Hansen.

Awards and Commendations from Boards, Commissions, Authorities and Committees.

Mayor's Youth Commission Awards.

CITIZENS' COMMENTS

A. REFERRALS

TO THE COMMITTEE ON FINANCE

- A.1. Ordinance by the Mayor – To Repeal and Recreate Subparagraph 1.01.D.1.e. (of the Code of General Ordinances) Regarding the 5th Aldermanic District for the purpose of adding Ward 85.
- A.2. Resolution by the Finance Committee - To Approve the 2024 Consolidated Plan-Annual Plan for the Community Development Block Grant/HOME Program. (Also referred to CP for CDBG portion)

TO THE PUBLIC WORKS COMMITTEE

- A.3. Resolution by Committee on Public Works - To Vacate an Alley east of 7th Avenue between 54th and 55th Street. (JV Enterprises, LLC / Siel)(District 2) (Also referred to CP)
- A.4. Development Agreement between the City of Kenosha, the Kenosha Water Utility, and 38th Street, LLC for Development Phases II, III, IV. (District 16) (Also referred to CP, SWU, Board of Water Comm.)

TO THE CITY PLAN COMMISSION

- A.5. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, to include the Attachment of 3303 18th Street, (Parcel No. 80-4-222-242-0231 in the Town of Somers, Kenosha County, Wisconsin) in accordance with the Approved City of Kenosha/Town of Somers Cooperative Plan (under Section 66.0307 of Wisconsin Statutes). (Jesus Gutierrez Fragoso and Ignacia J. Romani Soto, Property Owners) (District 5)
- A.6. Conditional Use Permit for a plastics manufacturer located at 7517 60th Street. (Schuetz Containers) (District 16)
- A.7. Rezoning Ordinance by the Mayor - To Rezone the Property at 5525 8th Avenue and 5506 7th Avenue, (Parcel Nos. 12-223-31-405-002 and 12-223-31-405-001), from B-3 Central Business District to B-5 Downtown Mixed Use District (in Conformance with Section 10.02 of the Zoning Ordinance). (Kenosha Downtown Block I, LLC) (District 2)
- A.8. Rezoning Ordinance by City Plan Commission - To Rezone the Property at 5403 7th Avenue, 5413 7th Avenue, 610 55th Street, 616 55th Street, 618 55th Street, and 620 55th Street, (Parcel Nos. 12-223-31-402-003, 12-223-31-404-001, 12-223-31-404-007, 12-223-31-404-006, 12-223-31-404-005, 12-223-31-404-004, 12-223-31-404-003), from B-3 Central Business District and IP Institutional Park District to B-5 Downtown Mixed Use District (in Conformance with Section 10.02 of the Zoning Ordinance). (JV Enterprises, LLC / City of Kenosha) (District 2)

- A.9. Rezoning Ordinance by the City Plan Commission - To Rezone the Property at 3303 18th Street (Parcel No. 80-4-222-242-0231), from A-2 Agricultural Land Holding District to RS-1 Single Family Residential District (in Conformance with Section 10.02 of the Zoning Ordinance). (Jesus Gutierrez Fragoso and Ignacia J. Romani Soto) (District 5)

B. COMMUNICATIONS, PETITIONS, REPORTS OF DEPARTMENTS

- B.1. Approval of the following applications (per list in supporting documents):
a. 24 - Operator's (Bartender's) license(s).
[Page 1](#)
- B.2. Appointment by Lori Sacco, Interim City Assessor, of Sarah Springer to the City of Kenosha 2024 Board of Assessors. [Page 2](#)
- B.3. Conditional Use Permit for a Tattoo Establishment located at 2002 52nd Street. (Salon Suites Tattoo-Initial Hearing to establish the Conditions of Approval and schedule a public hearing) (District 7) (CP - Approve - Ayes 9, Noes 0) **PUBLIC HEARING**
[Pages 3-16](#)

C. RECOMMENDATIONS FROM THE COMMITTEE ON LICENSES/PERMITS

NOTE: All licenses and permits are subject to withholding of issuance by the City Clerk as specified in Section 1.045 of the Code of General Ordinances.

- C.1. Applications for new Operator's (Bartender's) Licenses:
a. Jaron Doty – 80
b. Steven Neu – 60
c. Ronnie Orr – 55
d. Kimberly Schultz – 25
(LP – Grant, subject to demerit points – Ayes 5, Noes 0) **HEARING**
[Pages 17-30](#)
- C.2. Application of Phakhao Thai-Lao Restaurant LLC, (Gnan Vongsa, Agent), for a new Class "B" Beer/ "Class B" Liquor License located at 6316 52nd Street Suite #A (Phakhao Thai-Lao Restaurant), upon surrender of a similar license from Frankie D's Vino & Pizzeria, LLC to be effective March 5, 2024, with no adverse recommendations from the Police Department. (District 16) (LP – recommendation pending) **HEARING**
[Pages 31-53](#)
- C.3. Application of The Rowan LLC, (Markita Brewster, Agent), for a new Class "B" Beer License located at 5721 6th Avenue (The Rowan), to be effective March 5, 2024, with no adverse recommendations from the Police Department. (District 2) (LP – Approve – Ayes 5, Noes 0) **HEARING**
[Pages 54-82](#)
- C.4. Application of The Rowan LLC, for a Probationary Cabaret License located at 5721 6th Avenue (The Rowan), with no adverse recommendations from the Police Department. (District 2) (LP – Approve – Ayes 5, Noes 0) **HEARING**
[Pages 83-86](#)

- C.5. Consider 3 Applications for Class “B” Beer/ “Class B” Liquor Licenses (only one (1) license is available):
- a. Kiwi Kai, LLC, (Sarahjane Moistner, Agent), located at 6015 75th Street (The Tipsy Kiwi), to be effective April 1, 2024, with no adverse recommendations from the Police Department. (District 14) *Submitted February 6, 2024 at 9:30 a.m.* (LP – Approve – Ayes 4, Noes 1)
 - b. India Masala House LLC, (Rattandeep Kaur, Agent), located at 5745 75th Street (India Masala House), upon surrender of the Class “B” Beer/“Class C” Wine license held by India Masala House LLC, to be effective April 1, 2024, with a recommendation from the City Attorney to grant, subject to 50 demerit points. (District 14) *Submitted February 9, 2024 at 2:30 p.m.* (LP – Deny, based on lack of available licenses – Ayes 4, Noes 1)
 - c. Betty and Ronald’s LLC, (Micah Tharpe, Agent), located at 2105 22nd Avenue (Betty and Ronald’s), upon surrender of the Class “B” Beer/“Class C” Wine license held by Betty and Ronald’s LLC, to be effective March 5, 2024, with no adverse recommendations from the Police Department. (District 6) *Submitted February 9, 2024 at 3:20 p.m.* (LP – Deny, based on lack of available licenses – Ayes 4, Noes 1)
HEARING [Pages 87-144](#)

D. REPORTS AND RECOMMENDATIONS OF BOARDS AND COMMISSIONS

E. ORDINANCES 1st READING

F. ZONING ORDINANCES 1st READING

- F.1. Rezoning Ordinance by the City Plan Commission - To Rezone the Property at 3525 18th Street (Parcel No. 80-4-222-242-0120), from A-2 Agricultural Land Holding District to RS-1 Single Family Residential District (in Conformance with Section 10.02 of the Zoning Ordinance). (3525 Property, LLC) (District 5) (CP - Approve - Ayes 8, Noes 0)
[Pages 145-149](#)

G. ORDINANCES 2nd READING

- G.1. Ordinance by the Mayor – To Repeal and Recreate Subparagraph 1.01.D.1.e. (of the Code of General Ordinances) Regarding the 5th Aldermanic District for the purpose of adding Ward 84. (Fin. - Approve – Ayes 4, Noes 0) **PUBLIC HEARING**
[Pages 150-151](#)
- G.2. Ordinance by the Board of Park Commission - To Amend Subsection 6.04 B. and Paragraph 6.04 B.1. (of the Code of General Ordinances) Regarding Official Names of Parks. (Parks – Approve – Ayes 5, Noes 0) **[Page 152](#)**

H. ZONING ORDINANCES 2nd READING

- H.1. Ordinance by the Mayor – Attachment and Zoning District Classification Ordinance (under Section 66.0307 Wisconsin Statutes, City of Kenosha/Town of Somers), State Approved Cooperative Plan, 3525 18th Street, (Parcel No. 80-4-222-242-0120, Town of Somers). (3525 Property, LLC, Property Owner) (District 5) **PUBLIC HEARING**
[Pages 153-158](#)

I. RESOLUTIONS

- I.1. Resolution by Sponsor Alderperson Dave Mau - Advocating Enforcement of City Ordinance 5.045 for Fair Business Practices and Regulatory Integrity. (PW – Approve - Ayes 5, Noes 1) [Pages 159-160](#)
- I.2. Resolution by the Mayor – To Approve a Development Plan for the Innovation Center at the Kenosha Innovation Neighborhood authorizing the KIN Innovation Redevelopment Corporation (KIRC) to construct and operate the Innovation Center and Approve a Ground Lease to KIRC. (District 7) (CP - Approve - Ayes 8, Noes 0) **PUBLIC HEARING** (12 affirmative votes required to pass) [Pages 161-214](#)
- I.3. Resolution by the Mayor - Master Lease with KIN Innovation Redevelopment Corporation and other Documents Related to the NMTC Financing of the Innovation Center. (Requires approval by 2/3 vote of those present) [Pages 215-218](#)
- I.4. Resolution by the Mayor – To Amend Condition #9 of Resolution #111-23 to Grant a Six-Month Extension for the Recording of an Eleven-Lot Certified Survey Map for Property at 5555 30th Avenue. (City of Kenosha - Kenosha Innovation Neighborhood) (District 7) (PW - Approve - Ayes 6, Noes 0) (CP - Approve - Ayes 8, Noes 0) [Pages 219-244](#)
- I.5. Resolution by the Mayor - To Amend the Official Map for the City of Kenosha, Wisconsin, to include the Attachment of 3525 18th Street, (Parcel No. 80-4-222-242-0120, in the Town of Somers, Kenosha County in Wisconsin) with the Approved City of Kenosha/Town of Somers Cooperative Plan (under Section 66.0307 of the Wisconsin Statutes). (3525 Property, LLC, Property Owner) (District 5) (CP - Approve - Ayes 8, Noes 0) **PUBLIC HEARING** [Pages 245-249](#)

J. APPOINTMENTS/REAPPOINTMENTS BY THE MAYOR

K. PUBLIC CONSTRUCTION AND IMPROVEMENT CONTRACTS

L. OTHER CONTRACTS AND AGREEMENTS

- L.1. Technology Support Services Service Level Agreement Between ComSys Inc., and the City of Kenosha Police Department. (Fin. - recommendation pending) (PSW – Approve - Ayes 5, Noes 0) [Pages 250-255](#)
- L.2. Change Order to the Contract to Remove and Dispose of Asbestos Containing Material and Universal Waste, Raze Structure and Restore Lot at 3920-22 75th Street, between the City of Kenosha and S.A.F.E. Inc. (Project #08-23) (District 8) (Fin. - recommendation pending) [Pages 256-258](#)

M. RECOMMENDATIONS FROM THE COMMITTEE ON FINANCE

- M.1. Disbursement Record #3 - \$5,772,012.05. (Fin. - recommendation pending)
[Pages 259-282](#)

N. RECOMMENDATIONS FROM THE COMMITTEE ON PUBLIC WORKS

O. RECOMMENDATIONS FROM THE COMMITTEE ON PUBLIC SAFETY & WELFARE

P. AND SUCH MATTERS AS ARE AUTHORIZED BY LAW OR REGULAR BUSINESS

- a. LEGISLATIVE REPORT
- b. MAYOR'S COMMENTS
- c. ALDERPERSON COMMENTS

City Hall is handicapped accessible. If you have other special needs, please contact the City Clerk's Office at 262-653-4020 by Noon before this meeting.

**COMMON COUNCIL
OFFICIAL PROCEEDINGS
February 21, 2024**

John M. Antaramian, Mayor

Michelle L. Nelson, City Clerk-Treasurer

**KENOSHA MUNICIPAL BUILDING
COUNCIL CHAMBERS ROOM 200**

At a meeting of the Common Council held this evening, His Honor, Mayor John M. Antaramian presided. The meeting was called to order at 7:01 pm.

On roll call, the following members of the Common Council were present: Alderpersons Siel, Michalski, LaMacchia, Ferree, MacKay, Mau, Kennedy, Pizzala, Dyson, Wilson, Prozanski, Rose, Ruffalo and Bogdala. Alderpersons Haugaard, Kangas and Rosenberg were previously excused.

A moment of silence was observed in lieu of the invocation for Katherine Marks.

Mayor Antaramian then led the Council in the Pledge of Allegiance to the American Flag.

It was moved by Alderperson Michalski, seconded by Alderperson Wilson, to approve of the minutes of the special meeting held January 25, 2024 and the regular meeting February 5, 2024. On a voice vote, motion carried.

Three Citizens spoke during Citizens Comments: Michael Bell, Susan Walker and Mary Magdalen Moser.

A. REFERRALS

TO THE CITY PLAN COMMISSION

A.1. Conditional Use Permit for a Tattoo Establishment located at 2002 52nd Street. (Salon Suites Tattoo) (District 7)

TO THE PUBLIC WORKS COMMITTEE

A.2. Resolution by Sponsor Alderperson Dave Mau - Advocating Enforcement of City Ordinance 5.045 for Fair Business Practices and Regulatory Integrity.

B. COMMUNICATIONS, PETITIONS, REPORTS OF DEPARTMENTS

B.1. It was moved by Alderperson Wilson, seconded by Alderperson Michalski, to approve the following applications (per list in supporting documents):

- a. 19 - Operator's (Bartender's) license(s).
- b. 1 - Successor of Agent Status of Beer and/or Liquor license(s).
- c. 11 - Temporary Class "B" Beer and/or "Class B" Wine license(s).
- d. 1 - Amusement & Recreation Supervisor's license(s).

On a voice vote, motion carried.

C. RECOMMENDATIONS FROM THE COMMITTEE ON LICENSES/PERMITS

It was moved by Alderperson Wilson, seconded by Alderperson Kennedy, to concur with the recommendation of the Licenses/Permits Committee on Items C.1. - C.4. after being read and hearing held. Craig Colmer appeared for Item C.3. and Mustafa Mustafa appeared for Item C.4.

C.1. Applications for new Operator's (Bartender's) Licenses:

- a. Laura Hawkins – 50
- b. Deja Rucker – 60
- c. Zachary Salerno – 60
- d. Gayle Vershowske – 70

(LP – Grant, subject to demerit points – Ayes 4, Noes 0)

C.2. Application of Jessica Rodriguez for a new Operator's (Bartender's) License. (LP - Deny, based on material police record (substantially related to the license activity) and false application – Ayes 4, Noes 0)

C.3. Application of Kelco LLC, (dba Fry Daddy's) for a new Yearly Peddler Stand located at 8730 22nd Avenue, (Anderson Park Pool Area – Parking Lot), with no adverse recommendations from the Police Department. (District 9) (LP – Approve – Ayes 4, Noes 0)

C.4. Application of Grewal3kk LLC, (Kulvir Singh, Agent) for a new Class "B" Beer/ "Class B" Liquor License located at 1912 52nd Street (Moe Moes Midnight), upon surrender of a similar license from Grewal Food Mart Inc to be effective February 22, 2024, with no adverse recommendations from the Police Department. (District 7) (LP – Approve – Ayes 4, Noes 0)

On a voice vote, motion carried unanimously.

D. REPORTS AND RECOMMENDATIONS OF BOARDS AND COMMISSIONS

**COMMON COUNCIL
OFFICIAL PROCEEDINGS
February 21, 2024**

John M. Antaramian, Mayor

Michelle L. Nelson, City Clerk-Treasurer

E. ORDINANCES 1st READING

It was moved by Alderperson Kennedy, seconded by Alderperson Dyson, to send the following Ordinances on their way:

E.1. Ordinance by the Board of Park Commission - To Amend Subsection 6.04 B. and Paragraph 6.04 B.1. (of the Code of General Ordinances) Regarding Official Names of Parks.

E.2. Ordinance by the Mayor – To Repeal and Recreate Subparagraph 1.01.D.1.e. (of the Code of General Ordinances) Regarding the 5th Aldermanic District for the purpose of adding Ward 84.

On a voice vote, motion carried.

F. ZONING ORDINANCES 1st READING

It was moved by Alderperson Kennedy, seconded by Alderperson Dyson, to send the following Ordinance on its way:

F.1. Ordinance by the Mayor – Attachment and Zoning District Classification Ordinance (under Section 66.0307 Wisconsin Statutes, City of Kenosha/Town of Somers), State Approved Cooperative Plan, 3525 18th Street (Parcel No. 80-4-222-242-0120, Town of Somers). (3525 Property, LLC, Property Owner) (District 5)

On a voice vote, motion carried.

G. ORDINANCES 2nd READING

H. ZONING ORDINANCES 2nd READING

Full text of ordinances are on file in the office of the City Clerk.

It was moved by Alderperson Prozanski, seconded by Alderperson Wilson, to adopt Ordinance 08-24 after being read and public hearing held. No one spoke. On roll call vote, motion carried unanimously and said ordinance was thereupon adopted:

H.1. **Zoning Ordinance 08-24**

By the Mayor – To Repeal Sections 2.02.B.4, 2.07 and 2.08, 3.02.D, 3.02.E, 3.20, 3.21, 4.06.A.5., 4.06.B.2., 4.06.D.1., 4.06.D.2., 7.05.A.4., 7.05.B., 7.07, 8.05.C., 8.05.D., 9.06, 9.08.C., 9.09.C., 9.09.D.2., 10.06, 11.021, 17.02, to Amend Section 3.01, Section 4.02 Table 4.01 Group 1, Group 2, Group 3 and Group 4, To Repeal and Recreate Sections 3.01.A., 3.02.A., 3.02.B., and to Amend 12.01.B. by removing various floodplain definitions, to renumber various sections where applicable, and to create Section 19.0 Floodplain Regulation for the City of Kenosha Zoning Ordinance.

Approved: John M. Antaramian, Mayor

Attest: Michelle L. Nelson, City Clerk-Treasurer

Passed: February 21, 2024

Published: February 26, 2024

I. RESOLUTIONS

Full text of ordinances are on file in the office of the City Clerk.

It was moved by Alderperson Prozanski, seconded by Alderperson Wilson, to approve Resolutions 18-24 through 26-24 after being read and any necessary hearings held. No one appeared. On roll call vote, motion carried (14-0) on Items I.1. through I.7. and (13-1) on Item I.8., with Alderperson Mau voting nay said resolutions were thereupon approved:

I.1. Resolutions by the Committee on Finance – To Levy Special Charges (upon Various Parcels of Property Located in the City Per List on File in the Office of the City Clerk):

a.

Resolution 18-24

Boarding and Securing - \$172.12

Adopted: February 21, 2024

b.

Resolution 19-24

Property Maintenance Reinspection Fees - \$19,128.00

Adopted: February 21, 2024

I.2.

Resolution 20-24

**By the Committee on Public Works – To Order the Cost of Public Sidewalk and/or Driveway Approach Construction and/or Replacement to be Specially Assessed to Abutting Property for Project 21-1029 22nd Avenue Reconstruction Uptown.
(District 12)**

Adopted: February 21, 2024

I.3.

Resolution 21-24

**By the Committee on Public Works – To Order the Cost of Public Sidewalk and/or Driveway Approach Construction and/or Replacement to be Specially Assessed to Abutting Property for Project 24-1029 22nd Avenue Reconstruction Phase 7.
(Districts 5 & 6)**

Adopted: February 21, 2024

**COMMON COUNCIL
OFFICIAL PROCEEDINGS
February 21, 2024**

John M. Antaramian, Mayor

Michelle L. Nelson, City Clerk-Treasurer

I.4. Resolution 22-24

By the Committee on Public Works – To Order the Cost of Public Sidewalk and/or Driveway Approach Construction and/or Replacement to be Specially Assessed to Abutting Property for Project 24-1206 Sidewalk & Curb/Gutter Program West. (Districts 4, 5, 6, 7, 8, 9, 10, 12, 13 & 14)

Adopted: February 21, 2024

I.5. Resolution 23-24

By the Committee on Public Works – To Order the Cost of Public Sidewalk and/or Driveway Approach Construction and/or Replacement to be Specially Assessed to Abutting Property for Project 24-1207 Sidewalk & Curb/Gutter Program North. (Districts 4, 5, 6, 7 & 10)

Adopted: February 21, 2024

I.6. Resolution 24-24

By the Committee on Public Works – To Order the Cost of Public Sidewalk and/or Driveway Approach Construction and/or Replacement to be Specially Assessed to Abutting Property for Project 24-1208 Sidewalk & Curb/Gutter Program South. (Districts 8, 9, 12 & 13)

Adopted: February 21, 2024

I.7. Resolution 25-24

By the Board of Park Commission - Renaming Little League Park to Santo Principe Park.

Adopted: February 21, 2024

I.8. Resolution 26-24

By the Mayor - To Dissolve Tax Incremental District #20, (City of Kenosha, Wisconsin), and Authorizing the City of Kenosha City Clerk/Treasurer to Distribute Excess Increment to Overlying Taxing Districts. (District 16)

Adopted: February 21, 2024

I.9. It was moved by Alderperson Bogdala, seconded by Alderperson Kennedy, to approve Resolution 27-24 after being read. Alderpersons Siel, Rose, Ruffalo, LaMacchia, Pizzala and MacKay all requested to be added as co-sponsors. On roll call vote, motion carried unanimously and said Resolution was thereupon approved:

Resolution 27-24

By Principal Sponsor Alderperson David F. Bogdala - To Support and Urge the Support of The Water Systems PFAS Liability Protection Act.

Adopted: February 21, 2024

I.10. It was moved by Alderperson Bogdala, seconded by Alderperson Kennedy, to approve Resolution 28-24 after being read. It was moved by Alderperson Bogdala, seconded by Kennedy, to open to a Public Hearing. On a voice vote, motion carried. Alex Kudrna, Backyard Dream Productions, spoke in favor of the resolution. Alderpersons Ruffalo, Michalski and Rose requested to be added as co-sponsors. On roll call vote, motion carried (13-1), with Alderperson Mau voting nay and said resolution was thereupon approved:

Resolution 28-24

By Principal Sponsor Alderperson David F. Bogdala – To Support 2023 Senate Bill 1026 To Establish Film and Television Production Incentives and Create a New State Film Office In Wisconsin.

Adopted: February 21, 2024.

J. APPOINTMENTS/REAPPOINTMENTS BY THE MAYOR

J.1. It was moved by Alderperson Bogdala, seconded by Alderperson Wilson, to approve Appointment of Joseph Gabanski to Director of Information Technology to be effective February 19, 2024. On roll call vote, motion carried unanimously.

K. PUBLIC CONSTRUCTION AND IMPROVEMENT CONTRACTS

It was moved by Alderperson Bogdala, seconded by Alderperson Rose, to approve K.1. through K.5.:

K.1. Award of Contract for Project 21-1029 22nd Avenue Reconstruction Uptown (22nd Avenue - 60th Street to 65th Street) to LaLonde Contractors, Inc. (Waukesha, WI) in the amount of \$6,617,800.00. (District 12)

K.2. Award of Contract for Project 24-1029 22nd Avenue Reconstruction Phase 7 (22nd Avenue - 27th Street to 18th Street) to A.W. Oakes & Son, Inc. (Racine, WI) in the amount of \$6,208,800.00. (Districts 5 & 6)

K.3. Award of Contract for Project 24-1206 Sidewalk & Curb/Gutter Program West (Properties West of 30th Avenue) to A.W. Oakes & Son, Inc. (Racine, WI) in the amount of \$764,000.00. (Districts 4, 5, 6, 7, 8, 9, 10, 12, 13 & 14)

K.4. Award of Contract for Project 24-1207 Sidewalk & Curb/Gutter Program North (Properties North of 60th Street) to A.W. Oakes & Son, Inc. (Racine, WI) in the amount of \$473,100.00. (Districts 4, 5, 6, 7 & 10)

**COMMON COUNCIL
OFFICIAL PROCEEDINGS
February 21, 2024**

John M. Antaramian, Mayor

Michelle L. Nelson, City Clerk-Treasurer

K.5. Award of Contract for Project 24-1208 Sidewalk & Curb/Gutter Program South (Properties South of 60th Street) to A.W. Oakes & Son, Inc. (Racine, WI) in the amount of \$463,900.00. (Districts 8, 9, 12 & 13)
On roll call vote, motion carried unanimously.

L. OTHER CONTRACTS AND AGREEMENTS

It was moved by Alderperson Bogdala, seconded by Alderperson Rose, to approve:

L.1. Change Order to the Contract to Remove and Dispose of Asbestos Containing Material and Universal Waste, Raze Structure and Restore Lot at 3920-22 75th Street, between the City of Kenosha and S.A.F.E. Inc. (Project #08-23) (District 8)
On roll call vote, motion carried unanimously.

M. RECOMMENDATIONS FROM THE COMMITTEE ON FINANCE

It was moved by Alderperson Bogdala, seconded by Alderperson Rose, to approve:

M.1. Disbursement Record #2 - \$7,941,397.46. On roll call vote, motion carried unanimously.

N. RECOMMENDATIONS FROM THE COMMITTEE ON PUBLIC WORKS

It was moved by Alderperson Bogdala, seconded by Alderperson Rose, to approve Items N.1. and N.2.:

N.1. Approval of Sidewalk Rates for 2024.

N.2. Acceptance of Project 23-1416 Tree Removal (Citywide Locations) which has been satisfactorily completed by Fowler Enterprises LLC (Elgin, IL). The final amount of the contract is \$183,541.00. (All Districts)

On roll call vote, motion carried unanimously.

O. RECOMMENDATIONS FROM THE COMMITTEE ON PUBLIC SAFETY & WELFARE

It was moved by Alderperson Bogdala, seconded by Alderperson Rose, to approve:

O.1. Application of Carmichael & Assoc. Inc. for a Carnival License from July 4 - 7, 2024 located between 57th Street and 58th Street and East of 3rd Avenue. (District 2) On roll call vote, motion carried unanimously.

P. AND SUCH MATTERS AS ARE AUTHORIZED BY LAW OR REGULAR BUSINESS

ADJOURNMENT

At 7:46 pm, there being no further business to come before the Common Council, it was moved by Alderperson Michalski, seconded by Alderperson LaMacchia, to adjourn. On a voice vote, motion carried

Approved:

JOHN M. ANTARAMIAN
MAYOR

Attest:

MICHELLE L. NELSON
CITY CLERK-TREASURER

**COMMON COUNCIL
OFFICIAL PROCEEDINGS
February 26, 2024**

John M. Antaramian, Mayor

Michelle L. Nelson, City Clerk-Treasurer

**KENOSHA MUNICIPAL BUILDING
COUNCIL CHAMBERS ROOM 200**

At a meeting of the Common Council held this evening, His Honor, Mayor John M. Antaramian presided. The special meeting was called to order at 4:20 pm.

On roll call, the following members of the Common Council were present: Alderpersons Haugaard, Siel, Michalski, Kangas, LaMacchia, Ferree, MacKay, Mau, Pizzala, Dyson, Wilson, Prozanski, Rose, Ruffalo and Bogdala. Alderpersons Rosenberg and Kennedy were previously excused.

A moment of silence was observed in lieu of the invocation.

Mayor Antaramian then led the Council in the Pledge of Allegiance to the American Flag.

It was moved by Alderperson Michalski, seconded by Alderperson Kangas, to suspend the dress code. On a voice vote, motion carried.

B. COMMUNICATIONS, PETITIONS, REPORTS OF DEPARTMENTS

B.1. It was moved by Alderperson Wilson, seconded by Alderperson Rose, to approve Application of All Saints Catholic School for a Temporary "Class B" Wine License located at 4400 22nd Avenue on March 2, 2024 for an event (All Saints Catholic School Gala).

On roll call vote, motion carried unanimously.

ADJOURNMENT

At 4:23 pm, there being no further business to come before the Common Council, it was moved by Alderperson Bogdala, seconded by Alderperson Kangas, to adjourn. On a voice vote, motion carried

Approved:

JOHN M. ANTARAMIAN
MAYOR

Attest:

MICHELLE L. NELSON
CITY CLERK-TREASURER

| | | | | |
|-------------|---|-------------------|--|--|
| B.1. | March 4, 2024 | | | |
| | NO ADVERSE RECOMMENDATIONS FROM THE P.D. | | | |
| a. | | BARTENDERS | | |
| | First Name | Last Name | | |
| 1 | Evelysse | Diaz | | |
| 2 | Jennifer | Faulkner | | |
| 3 | Libby | Ferguson | | |
| 4 | Aryanna | Graham Connolly | | |
| 5 | Marisol | Guzman | | |
| 6 | Scott | Hardwick | | |
| 7 | Leah | Indlecoffer | | |
| 8 | Laura | Jahnke | | |
| 9 | Stacey | Motion | | |
| 10 | Joseph | Oestreich | | |
| 11 | Rebecca | Overby | | |
| 12 | Abigail | Ramsey | | |
| 13 | Carly | Remus | | |
| 14 | Allison | Rosado | | |
| 15 | Kelvin | Salgado | | |
| 16 | Michael | Sepanski | | |
| 17 | Daljeet | Singh | | |
| 18 | Pardeep | Singh | | |
| 19 | Samantha | Smith | | |
| 20 | Jena | Stensloff | | |
| 21 | Michalah | Tucker | | |
| 22 | Alexandra | Villalobos | | |
| 23 | Mary | Woodward | | |
| 24 | Rebecca | Zigmond | | |
| | TOTAL = | 24 | | |



City
Assessor

Date: March 4, 2023
To: Mayor Antaramian
President and members of Kenosha Common Council
From: Lori Sacco, Interim City Assessor
Re: 2024 Board of Assessors Appointments

Pursuant to Section 1.06(w) of the Kenosha Code of General Ordinances, I hereby submit for your consideration and approval, the following Board of Assessors appointment:

Sarah Springer

I hope this appointment meets with your approval.

Respectfully submitted,

Lori Sacco
Interim City Assessor

TO: Mayor John M. Antaramian
Members of the Common Council

FROM: Rich Schroeder, City Development 

RE: **Conditional Use Permit for Conditional Use Permit for a Tattoo Establishment located at 2002 52nd Street. (Salon Suites Tattoo- Initial Hearing) (District 7)**

DATE: February 26, 2024

Attached is a Conditional Use Permit which requires final approval by the Common Council.

Per Wisconsin Statutes, the Conditions of Approval shall be established at this meeting. After a Class II Notice is published, the formal public hearing will be held and the review authority can take final action on the Conditional Use Permit at that meeting.

The City Plan Commission recommended approval of the Conditional Use Permit, subject to the attached Conditions of Approval. (Ayes 9, Noes 0)

Recommendation:

A recommendation is made for the Common Council to establish the Conditions of Approval and to schedule the formal public hearing for April 1, 2024.

Please contact me at 653-4034 or rschroeder@kenosha.org if you have any questions.

RS:llb
Attachment

Thursday, February 22, 2024 at 5:00 pm
Municipal Building
625 52nd Street – Room 202 – Kenosha, WI 53140

**Conditional Use Permit for a tattoo establishment located at 2002 52nd Street. (Salon Suites Tattoo)
(District 7) PUBLIC HEARING**

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson MacKay, District 7, has been notified. Alderperson Siel, District 2 was also notified as his District is within 100' of the subject property. The City Plan Commission will make a recommendation to the Common Council, which is the final review authority.

LOCATION AND ANALYSIS:

Site: 2002 52nd Street

1. The applicant is proposing to operate a tattoo establishment at the existing salon business located at 2002 52nd Street.
2. The proposed tattoo establishment is not located within 1,000 feet of another operating tattoo establishment. There were two different tattoo establishments approved within 1,000 feet of this site, but one establishment has closed, and the other did not satisfy all conditions of approval and the Conditional Use Permit is now void. The closest operating tattoo establishment is at 2214 60th Street, roughly one half mile away.
3. There are no open or pending building or zoning violations on the property.
4. The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.
5. The plans were sent to City Departments for their review. Their comments are included in the attached Conditions of Approval.

RECOMMENDATION:

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



Brian Wilke, AICP, Development Coordinator



Rich Schroeder, Deputy Director

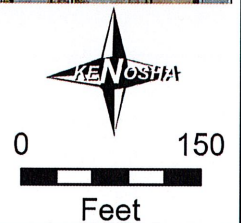
1. The following Conditions of Approval will run with the land and shall be included in a document recorded with the Kenosha County Register of Deeds:
 - a. The applicant shall obtain all required construction permits from the Department of City Inspections. This includes, but is not limited to Building and Occupancy permits.
 - b. All signs shall comply with Chapter 15 of the Code of General Ordinances and the applicant shall obtain sign permits for all new signs. A separate submission and permits are required for all signs. Sign information provided under the Conditional Use Permit is for reference only and does not constitute sign permit approval. The site and the adjacent surface parking lot are each limited to one monument sign.
 - c. The development shall be constructed per the approved plans on file with the Department of City Development, Room 308, 625 52nd Street, Kenosha, WI 53140. Any changes to the approved plans shall require an amendment to the Conditional Use Permit. All changes shall be submitted to the Department of City Development for review and approval.
 - d. Prior to the issuance of any Occupancy permits, the Conditional Use Permit shall be recorded with the Kenosha County Register of Deeds. All improvements indicated on the plans shall be installed prior to the issuance of a final Occupancy permit. The recording fees for the Conditional Use Permit shall be submitted by the applicant.
 - e. Prior to the issuance of any occupancy permits, a Deed Restriction or Restrictive Covenant approved by the City Attorney shall be recorded with the Kenosha County Register of Deeds stating that the property shall remain fully taxable for ad valorem tax purposes, including, but not limited to taxation unless to, real and personal property taxes and will not be subject to any exemption or exception to taxation unless otherwise agreed to by the City. The Deed Restriction or Restrictive Covenant shall be recorded at the applicant's expense, shall run with the land and shall be enforceable by the City against the owner and the owner's successors, assigns, and successors in title, including any tenants.
 - f. Compliance with City and State and/or Federal Codes and Ordinances. The buildings shall comply with the current Code standards in effect upon application for a building permit.
 - g. All trash containers shall be stored within the enclosure or building. The applicant/owner shall be responsible for waste collection and removal for the development. The City of Kenosha shall not provide waste collection or removal services or incur any cost in this regard.
 - h. The applicant shall meet all applicable Conditions of Approval and obtain an occupancy permit within twelve (12) months of Common Council approval of the Conditional Use Permit or the Conditional Use Permit shall be null and void.
 - i. Outdoor display of products is prohibited.
 - j. All vehicles shall be parked within designated paved areas.
 - k. All improvements, including landscaping, shall be maintained per the approved plans. Any damaged fencing, landscaping or building shall be replaced or reconstructed per the approved plans.
 - l. Compliance with the Operational Plan.
 - m. If the business desires to add body-piercing activities, an Amendment to the Conditional Use Permit is required from the Review Authority.

- n. The Assessor's office requires an estimate of the amount of personal property at the location after occupancy. The personal property should include all furniture, fixtures, all office equipment, faxes, copiers, supplies, etc. Lease information will be required before they would sign off on the occupancy permit.
 - o. This approval is granted to the current operator of the Tattoo Establishment. Any changes in ownership or operator of the Tattoo Establishment will require a new approval of the Conditional Use Permit.
2. The following Conditions of Approval shall be satisfied with City Staff prior to the issuance of any construction permits:
- a. The existing freestanding sign located at 1928 52nd Street, parcel number 12-223-31-257-007 must be relocated out of the vision clearance triangle. A permit must be obtained prior to the work.

City of Kenosha
Vicinity Map
Salon Suites
Conditional Use Permit



 Subject Property



DCD ~ Planning & Zoning Division ~ TMC ~ BRW ~ February 14, 2024 ~ mc



P: 262-653-4030
E: idthcd1@kenosha.org

625 52nd Street, Kenosha, WI 53140
www.kenosha.org

Project Overview

#1227362

Project Title: Salon Suites Tattoo
Application Type: Electronic Review
Workflow: Express Workflow

Jurisdiction: City of Kenosha
State: WI
County: Kenosha

Contact Information

Project Contact - Agent/Representative

Mary or Michael Herbert
Herbert & Sons Enterprises LLC
2002-52nd st
Kenosha, WI 53140
P:262-308-5268
mherbert3@wi.rr.com

Property Owner

Mary or Michael Herbert
Herbert & Sons Enterprises LLC
2002-52nd st
Kenosha, WI 53140
P:262-308-5268
mherbert3@wi.rr.com

Please indicate which of the following contacts are included in this project.: None of the Above

Project Information

Project Address:

- 2002-52ND ST
- 2002-52ND ST KENOSHA, WI 53140

Project Type: Conditional Use Permit

Project Description:

We would like to add more than one tattoo artist in our building. Salon Suites is a building that rents space to image based businesses, such as hair stylists, barbers, nail technicians and aestheticians. Way back when, tattoo artists and barbers worked in the same building. It is tradition of sorts. We believe they would be a welcome addition to our salon family. We are not moving walls or changing out layout whatsoever. The equipment we have, can be used by tattoo artists.

Project Valuation: \$1.00

Is the property subject to any easements, covenants, or other restrictions?: No

Proposed Use: same as it is now, rental space and suites.

Project Acreage: 1

Please indicate the restrictions that apply.:

Total Square Footage of Project: 6000

Mission and Vision:

The mission of Salon Suites by Hair Unlimited is to provide a collaborative and inspiring space for individual business owners in the image, beauty and wellness industry. We aim to cultivate a supportive environment where entrepreneurs can thrive, offering exceptional customer service and customizable studio setups to meet their unique needs.

Our vision is to create a thriving community of like-minded professionals who share a passion for beauty, wellness, and entrepreneurship. We aspire to foster a sense of collaboration and support among our tenants, ultimately creating a space where creativity can flourish and businesses can thrive.

Historically:

The beauty, barber, wellness and tattoo industry have all been closely tied together. In days of old, barbershops and tattoo parlors were often housed in the same buildings, working right along side of each other. Not that long ago barber and cosmetology licence were one in the same. Estheticians often offer a service called microblading, where temporary (a few years) enhancements are made to eyebrows and lips. It, in itself is a form of tattooing, and is regulated by the state. These four industry are historically closely tied together. Referring business back and forth is huge in our industry.

Problem:

One of the major challenges faced by individual business owners in the image and wellness industry is finding a suitable space to establish and grow their businesses. Many professionals struggle to find rental spaces that offer the necessary atmosphere, amenities, and support to meet their specific needs. Often, they find themselves limited by cookie-cutter salons or spas that lack customization options.

Moreover, professionals in this industry often lack the networking opportunities and marketing support necessary to promote their businesses effectively. This hinders their growth potential and limits their ability to reach a wider clientele.

Solution:

Salon Suites by Hair Unlimited provides a unique solution to these challenges by offering rental spaces that can be fully customized to meet the individual needs of image and wellness based business owners. We understand that each professional has unique requirements, and our spaces are designed to provide the flexibility and freedom necessary for creativity to thrive.

Our collaborative community allows professionals to connect and learn from each other, fostering an environment of growth and support. Additionally, we offer exclusive networking events that provide valuable opportunities for business development and expansion.

To address the marketing and promotion challenges faced by individual entrepreneurs, we go beyond offering rental spaces. We provide assistance with marketing strategies, branding, and promotional activities, empowering our tenants to effectively reach their target audience and grow their businesses.

Hours of Operation:

Though tenants will have 24/7 opportunity to access the building, business hours of operation will be limited to;

Monday through Friday 7am-10pm

Saturday 7am-6pm

Sunday 9am-5pm

These hours can be negotiated with city planning and development.

Unique Selling Proposition:

What sets Salon Suites by Hair Unlimited apart from traditional salon rentals is our focus on providing a collaborative focused environment. We prioritize creating a supportive community that fosters personal and professional growth for our tenants. By offering customizable studios, exclusive networking events, and marketing assistance, we aim to provide a comprehensive solution that addresses the specific needs of image and wellness based entrepreneurs.

Viability Analysis

The viability analysis of Salon Suites by Hair Unlimited demonstrates the potential success and sustainability of the business idea. Based on a thorough assessment, the following points highlight why this venture has a strong chance of being successful:

1. **Growing Demand in the Image Industry:** The beauty and tattoo industry has experienced substantial growth over the past decade, and this trend is expected to continue. According to Research and Markets, the global beauty salon market is projected to reach \$190.81 billion by 2024, driven by factors such as increasing disposable income and changing consumer preferences. Salon Suites by Hair Unlimited can tap into this growing market by providing customizable studio setups and a collaborative community for beauty professionals.
2. **Rental Space Concept:** The venture's core business model, providing rental spaces for individual business owners, is a proven concept in the industry. Similar salon suite concepts, such as Sola Salon Studios and My Salon Suite, have achieved considerable

success. These models provide professionals with the freedom to own and operate their businesses while benefiting from shared spaces and amenities. The demand for such rental spaces is expected to increase as more beauty professionals seek independence and flexibility.

3. **Exceptional Customer Service:** Salon Suites by Hair Unlimited emphasizes delivering exceptional customer service to its tenants. Providing a positive and supportive environment for professionals can enhance tenant satisfaction and increase retention rates. Strong tenant relationships can also lead to positive word-of-mouth recommendations and attract new tenants. Focusing on creating a welcoming and inclusive community will further differentiate the business from competitors.
4. **Additional Support Services:** Apart from providing rental spaces, Salon Suites by Hair Unlimited offers exclusive networking events, as well as marketing and promotional assistance. These additional benefits contribute to the value proposition for the tenants by facilitating business growth and expansion. Networking opportunities can help professionals establish connections and collaborations within the beauty industry. Marketing and promotional support can help tenants reach a wider customer base, boosting their business success.
5. **Wellness-Focused Trend:** The increasing focus on wellness and self-care presents an opportunity for Salon Suites by Hair Unlimited to align with this trend. By creating a wellness-focused environment, the business can attract tenants and customers who prioritize their health and well-being. This includes offering eco-friendly and sustainable practices, as well as incorporating wellness amenities such as relaxation areas, meditation spaces, and natural product options.

Sources:

- Research and Markets. (2019). Beauty Salon Market - Growth, Trends, and Forecast (2019 - 2024). Retrieved from <https://www.researchandmarkets.com/research/npb9dd/beautytaoottoooloimageim>

Industry Overview

The Salon Suites industry is a growing sector within the industry. Below are some key points to consider about the industry:

1. **Market Size and Growth:** The beauty and image industry is worth billions of dollars globally, and the Salon Suites segment is experiencing significant growth. This growth is driven by factors such as an increasing focus on personal grooming and wellness, rising disposable incomes, and the desire for personalized services.
2. **Changing Consumer Preferences:** Consumers today are seeking more personalized and exclusive experiences. They are willing to pay a premium for high-quality services and a unique atmosphere. Salon Suites by Hair Unlimited can tap into this trend by offering customizable studio setups and a collaborative community.
3. **Shift towards Individual Business Ownership:** Many professionals in the beauty and wellness industry are moving away from traditional salon employment to become

independent business owners. This shift is driven by the desire for creative freedom, higher earning potential, and more control over their work environment. Salon Suites by Hair Unlimited can cater to these professionals by providing rental spaces where they can build and grow their own businesses.

4. **Wellness Focus:** There is a growing emphasis on overall wellness and self-care. Consumers are increasingly seeking services that not only enhance their appearance but also contribute to their overall well-being. By creating a wellness-focused environment, Salon Suites by Hair Unlimited can attract tenants who offer services aligned with this trend.
5. **Collaboration and Networking:** The image and beauty industry thrives on collaboration and learning from peers. By providing a collaborative community, Salon Suites by Hair Unlimited can foster an environment where professionals can share knowledge, network, and benefit from each other's expertise. Exclusive networking events can further enhance this aspect and provide additional value to the tenants.
6. **Marketing and Promotion:** Marketing and promotion play a crucial role in attracting new customers and building a brand presence. Assisting tenants with their marketing efforts can differentiate Salon Suites by Hair Unlimited from competitors and provide additional support to individual business owners who may not have the resources or expertise to market themselves effectively.
7. **Competitive Landscape:** The Salon Suites industry is becoming increasingly competitive, with various players offering similar services. Salon Suites by Hair Unlimited need to differentiate itself by focusing on exceptional customer service, a wellness and image-focused environment, and providing additional benefits such as networking events and marketing assistance.

Overall, the Salon Suites industry presents a promising opportunity for Salon Suites by Hair Unlimited. By capitalizing on the industry's growth, catering to changing consumer preferences, and offering a supportive and thriving community for professionals, the business has the potential to thrive in this competitive market.

Strengths

1. Unique offering: Our concept of providing customizable studio setups for individual business owners sets us apart from traditional salon rental spaces.
2. Collaborative community: We have created a supportive and collaborative environment for professionals in the industry, fostering networking and learning opportunities.
3. Exceptional customer service: We prioritize providing exceptional customer service to ensure a positive experience for our tenants and their clients.

4. Marketing and promotion assistance: We go beyond just providing rental spaces by offering assistance with marketing and promotion, helping our tenants grow their businesses.
5. Wellness-focused environment: We understand the importance of wellness in the beauty industry and have created a space that promotes a holistic approach to beauty and wellness.

Weaknesses

1. Limited locations: As a new business, we currently have limited locations available, which may restrict our reach and target market.
2. Dependence on tenant success: Our success is closely tied to the success of our tenants, and if they struggle to attract clients or generate revenue, it may impact our business.
3. Competition: The beauty industry is highly competitive, and we will need to differentiate ourselves and attract tenants in a crowded market.

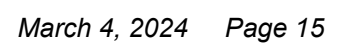
Opportunities

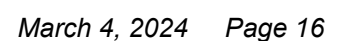
1. The beauty, barber and tattoo industry have all been closely tied together, In days of old, barber shops and tattoo parlors were often housed in the same buildings, Not that long ago barber and cosmetology licence were one in the same. Estheticians often offer a service called microblading, where temporary (a few years) enhancements are made to eyebrows and lips. It in itself is a form of tattooing, and is regulated by the state. these Four industry are historically closely tied together. Referring business back and forth is huge in our industry.
2. Growing demand for individual business ownership: The beauty industry is witnessing a shift towards individual business ownership, providing us with an opportunity to cater to this growing market.
3. Expansion potential: As we establish a strong presence and reputation, there is potential for expansion to new locations and target markets.

4. Collaborations and partnerships: We can explore collaborations and partnerships with other wellness-focused businesses or beauty professionals to enhance our offerings and reach a wider audience.
5. Strong network effects: As more professionals join our salon suites, the collaborative community and networking opportunities will strengthen, attracting even more tenants.

Threats

1. Economic downturn: Economic fluctuations can impact consumer spending on beauty services, potentially leading to a decrease in demand.
2. Changing consumer preferences: Consumer preferences and trends in the image and beauty industry are constantly evolving, and we need to stay updated and adapt to meet the changing demands.
3. Regulatory challenges: The beauty industry is subject to regulations and licensing requirements, and changes in regulations can pose challenges to our operations.
4. Intense competition: There are established salon rental spaces and beauty service providers in the market, making competition fierce for attracting and retaining tenants.
5. External factors: External factors such as natural disasters or pandemics can significantly impact the beauty industry and our operations.





Police Record Report

| APPLICANT INFORMATION | | | |
|-----------------------|-------------------|---|-------------------------|
| Date of Application | Name of Applicant | Address of Applicant | Driver's License Status |
| 2/9/2024 | Jaron Doty | 4311 6th Avenue | Valid |
| License Number | New or Renewal | Business (where license is to be used) | Business Address |
| 240977 | N | Ron's Place | 3301 52nd Street |

| DATE OF CHARGE | OFFENSE | CASE STATUS | OFFENSE LISTED ON APPLICATION | POINTS |
|----------------|---------------------------|-------------|-------------------------------|--------|
| 12/11/2019 | OPERATING WHILE SUSPENDED | GUILTY | N | 10 |
| 9/28/2020 | OPERATING WHILE SUSPENDED | GUILTY | N | 20 |
| 1/15/2022 | OPERATING WHILE SUSPENDED | GUILTY | N | 10 |
| 1/27/2022 | OPERATING WHILE SUSPENDED | GUILTY | Y | 20 |
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| CITY ATTORNEY'S RECOMMENDATION | | |
|--|----|--|
| Offense Demerit Points | 60 | |
| Were all offenses listed on the application? | 20 | |
| TOTAL DEMERIT POINTS | 80 | |

| CITY ATTORNEY'S COMMENTS |
|--|
| Applicant listed the second OVAS on the application but failed to indicate the outcome, simply writing "closed[.]" This is insufficient information for us to be able to determine if points should be assessed. |
| For instance, is it closed because he was found not guilty or because he was found guilty? In this case, he was guilty and points are properly assessed. He also failed to list other violations, so would get assessed points for false application for multiple reasons. |
| |

| FINAL RECOMMENDATION | |
|--|--|
| <input checked="" type="checkbox"/> GRANT, Subject to <input type="text" value="80"/> Demerit Points | |
| <input type="checkbox"/> DENY, based on material police record (substantially related to the license activity) | |
| <input type="checkbox"/> DEFER or GRANT, subject to Non-Renewal Revocation due to False Application | |



BARTENDER (OPERATOR)

CLK217 (rev. 1/20)

CITY ORDINANCE 10.02 (repealed & recreated 11/04/19)

Fee: \$ 100.00 ☒ New ☐ Renewal

Expires: June 30, 2025

| OFFICE USE ONLY | |
|---|---------|
| DATE FILED: | 2/9/24 |
| INITIALS: | JD |
| LICENSE #: | N240977 |
| MUNI FINES DUE: | Yes No |
| Provisional Issued: | Yes No |
| <input checked="" type="checkbox"/> Beverage Course Completed | |
| <input type="checkbox"/> HOLD for Beverage Course | |
| ADVERSE: Yes No | |
| LP: | CC: |
| LETTER: | |

Last Name: Doty First Name: JARON MI: N

(NOTE: Name Must Appear Exactly As It Appears On Driver's License Or State ID)

Date of Birth: [REDACTED] Driver's License or State ID Number: WI [REDACTED]

Home Address: 4311 6TH AVE UPPER KENOSHA WI 53140

Phone: 262-287-5789 Email: JARONDOTY27@GMAIL.COM

(If Provided, Correspondence Will Be Sent Via Email)

City of Kenosha Business Where License Will Be Used: Ron's PLACE ☐ Unsure

Please read the following and attest below that you have read and understand:

- This License may be used only in the City of Kenosha. The application process takes 2 to 4 weeks.
- If this application is incomplete, or contains statements or information which is false, and/or incorrect, additional demerit points may be assessed against the license.
- If this application requires review due to your police record (example: arrests, citations, etc.), you will be notified via email or mail to attend a Licenses/Permits Committee meeting, where the Committee will review your application and make a recommendation to the Common Council on whether to grant your license.
- Your license must be granted by the Common Council. If your application requires review by the Licenses/Permits Committee it is recommended that you attend the Common Council meeting. (To find out which meeting to attend, call or email the Clerk's office 7 business days after submitting your application.)
- Before the license can be issued, the beverage server course must be completed and all past due municipal court fines must be paid. Visit <https://www.revenue.wi.gov/Pages/Training/alcSellerServer.aspx> for a list of acceptable courses.
- The Operator's License permits an individual to serve/sell alcoholic beverages in any place of business operated under a Class "B", "Class B", Class "A", "Class A", and/or "Class C" License in the City of Kenosha, WI. Applicant is responsible for knowing and abiding by the contents of Chapter 125 of the Wisconsin Statutes and Chapter 10 of the City of Kenosha Code of General Ordinances and acknowledges that the license may be suspended, revoked, or not renewed, and/or the applicant may be subject to a civil forfeiture for non-compliance therewith.

I have read and understand the above statements. ☒ Yes

JMD
INITIAL

Last Name Doty First Name Jaron MI N

RECORD CHECK: Visit <http://www.kenoshajs.org/public-records/> if you need copies of records.

If you have doubt as to whether to include certain information it is recommended that you do.

If you are unsure, check with the clerk. Do not attach copies of records. **THE INFORMATION BELOW WILL BE VERIFIED.**

1. Have you ever received any **tickets** or been charged with any **traffic violations, ordinance violations, misdemeanors or felonies in any state?** ☒ Yes ☐ No If yes, provide: Charge, State, Date, Result (Include pending charges.) Example:

| CHARGE | STATE | DATE | RESULT |
|----------|-----------|-----------|-----------|
| Theft | Florida | 5/22/2014 | Dismissed |
| Speeding | Wisconsin | 2/10/2016 | Paid Fine |
| DUI | Wisconsin | 2/10/2016 | Pending |

| CHARGE | STATE | DATE | RESULT |
|-----------------------------|-----------|------------|--------|
| OPERATING WHILE SUSPENDED | WISCONSIN | 09/30/2020 | CLOSED |
| OPERATING WITHOUT INSURANCE | WISCONSIN | 09/30/2020 | CLOSED |
| NON-REGISTRATION OF VEHICLE | WISCONSIN | 09/30/2020 | CLOSED |
| SPEEDING | WISCONSIN | 01/26/2022 | CLOSED |
| OPERATING WHILE SUSPENDED | WISCONSIN | 01/26/2022 | CLOSED |
| | | | |
| | | | |
| | | | |
| | | | |

2. Have you ever had your **driver's license suspended or revoked in any state?** ☒ Yes ☐ No

If yes, provide: Charge, State, Date

| CHARGE | STATE | DATE |
|----------------|-------|------------|
| FAILURE TO PAY | WI | 04/16/2021 |
| | | |

3. Have you ever served or been sentenced to serve time in **jail or prison in any state?** ☐ Yes ☒ No

If yes, provide: Charge, State, Date

| CHARGE | STATE | DATE |
|--------|-------|------|
| | | |
| | | |
| | | |

4. Have you ever, while operating a business or engaged in a profession, been convicted of any charges involving unfair trade practices, unethical conduct, or discrimination in any state? ☐ Yes ☒ No

If yes, provide: Charge, State, Date, Result (Include pending charges.)

| CHARGE | STATE | DATE | RESULT |
|--------|-------|------|--------|
| | | | |

5. List the name and address of all employers for which you have worked and/or businesses you have operated in the **past five (5) years**:

ARE TOOLS, 5501 21st ST, RACINE WI / AMAZON, 3501 120th AVE / VILLA D'CARLO, 5140 6th AVE /
ABBOTT LABS, 1175 TRI-STATE PKWY / SNAP-ON, 2801 80th ST / SNEAKER AREANA, 9114 58th PL
RONS PLACE, 3301 52nd ST

6. Have you lived at your current home address for the **past (5) five years?** ☐ Yes ☒ No

If no, please list all addresses which you have resided at in the past (5) five years:

1131 MAIN ST #201, RACINE WI / 2218 66th ST, KENOSHA / 2312 63rd St #206, KENOSHA
4311 6th AVE UPPER, KENOSHA

READ CAREFULLY BEFORE SIGNING: I hereby certify that I am the applicant named in this application, and I have read and answered each and every question truly, correctly, and completely, under penalty of law for failure to do so.


Applicant Signature

Date

2/9/2024

Bartender (Operator), Page 2

If you need to complete the Responsible Beverage Server Course, visit:
<https://www.revenue.wi.gov/Pages/Training/alcSellerServer.aspx>
for a list of acceptable courses.

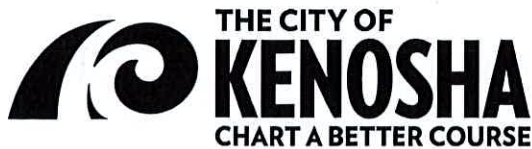
| APPLICANT INFORMATION | | | |
|-----------------------|-------------------|---|-------------------------|
| Date of Application | Name of Applicant | Address of Applicant | Driver's License Status |
| 2/12/2024 | Steven Neu | 5319 37th Avenue | Valid |
| License Number | New or Renewal | Business (where license is to be used) | Business Address |
| 240982 | N | Brat Stop | 12304 75th Street |

| DATE OF CHARGE | OFFENSE | CASE STATUS | OFFENSE LISTED ON APPLICATION | POINTS |
|----------------|----------------------------|---------------|-------------------------------|--------|
| 4/8/2019 | OPERATING AFTER REVOCATION | GUILTY | N | 20 |
| 5/26/2022 | OPERATING AFTER REVOCATION | DISPO PENDING | N | 20 |
| | | | | |
| | | | | |
| | | | | |
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| | | | | |
| | | | | |
| | | | | |
| | | | | |

| CITY ATTORNEY'S RECOMMENDATION | | |
|--|-----|--|
| Offense Demerit Points | 40 | |
| Were all offenses listed on the application? | N20 | |
| TOTAL DEMERIT POINTS | 60 | |

| CITY ATTORNEY'S COMMENTS |
|---|
| Applicant listed both offenses on the application, but said they were "dismissed" which is not true. The application form gives examples of options for the result of cases such as "dismissed" "paid fine" or "pending." Though he was convicted (and presumably ordered to pay a fine or ordered to jail) he chose to describe them as "dismissed." "Dismissed," to me, is the applicant saying the violation was never proven against him or that he was not convicted, which is not true. Thus, I assessed 20 points for false application. |
| |

| FINAL RECOMMENDATION |
|---|
| <input checked="" type="checkbox"/> GRANT, Subject to <input type="text" value="60"/> Demerit Points <input type="checkbox"/> DENY, based on material police record (substantially related to the license activity) <input type="checkbox"/> DEFER or GRANT, subject to Non-Renewal Revocation due to False Application |



| OFFICE USE ONLY | |
|--|---------|
| DATE FILED: | 2/12/24 |
| INITIALS: | Men |
| LICENSE #: | 240982 |
| MUNI FINES DUE: | Yes No |
| Provisional Issued: | Yes No |
| <input type="checkbox"/> Beverage Course Completed | |
| <input type="checkbox"/> HOLD for Beverage Course | |
| ADVERSE: Yes No | |
| LP: | CC: |
| LETTER: | |

BARTENDER (OPERATOR)

CLK217 (rev. 1/20)

CITY ORDINANCE 10.02 (repealed & recreated 11/04/19)

Fee: \$ 100.00 ☒ New ☐ Renewal

Expires: June 30, 2025

Last Name: Neu First Name: Steven MI: R

(NOTE: Name Must Appear Exactly As It Appears On Driver's License Or State ID)

Date of Birth: [REDACTED] Driver's License or State ID Number: WI [REDACTED]

STATE

NUMBER

Home Address: 5319 37th Ave Kenosha WI 53144

STREET

CITY

STATE

ZIP

Phone: (262) 344-5686 Email: stvoneu@gmail.com

(If Provided, Correspondence Will Be Sent Via Email)

City of Kenosha Business Where License Will Be Used: Brat Stop ☐ Unsure

Please read the following and attest below that you have read and understand:

- This License may be used only in the City of Kenosha. The application process takes 2 to 4 weeks.
- If this application is incomplete, or contains statements or information which is false, and/or incorrect, additional demerit points may be assessed against the license.
- If this application requires review due to your police record (example: arrests, citations, etc.), you will be notified via email or mail to attend a Licenses/Permits Committee meeting, where the Committee will review your application and make a recommendation to the Common Council on whether to grant your license.
- Your license must be granted by the Common Council. If your application requires review by the Licenses/Permits Committee it is recommended that you attend the Common Council meeting. (To find out which meeting to attend, call or email the Clerk's office 7 business days after submitting your application.)
- Before the license can be issued, the beverage server course must be completed and all past due municipal court fines must be paid. Visit <https://www.revenue.wi.gov/Pages/Training/alcSellerServer.aspx> for a list of acceptable courses.
- The Operator's License permits an individual to serve/sell alcoholic beverages in any place of business operated under a Class "B", "Class B", Class "A", "Class A", and/or "Class C" License in the City of Kenosha, WI. Applicant is responsible for knowing and abiding by the contents of Chapter 125 of the Wisconsin Statutes and Chapter 10 of the City of Kenosha Code of General Ordinances and acknowledges that the license may be suspended, revoked, or not renewed, and/or the applicant may be subject to a civil forfeiture for non-compliance therewith.

I have read and understand the above statements. ☒ Yes SN
INITIAL

Last Name New First Name Steven MI R

RECORD CHECK: Visit <http://www.kenoshajs.org/public-records/> if you need copies of records.

If you have doubt as to whether to include certain information it is recommended that you do.

If you are unsure, check with the clerk. Do not attach copies of records. **THE INFORMATION BELOW WILL BE VERIFIED.**

1. Have you ever received any **tickets** or been charged with any **traffic violations, ordinance violations, misdemeanors or felonies** in any state? ☒ **Yes** ☐ **No** If yes, provide: Charge, State, Date, Result (Include pending charges.) Example:

| CHARGE | STATE | DATE | RESULT |
|----------|-----------|-----------|-----------|
| Theft | Florida | 5/22/2014 | Dismissed |
| Speeding | Wisconsin | 2/10/2016 | Paid Fine |
| DUI | Wisconsin | 2/10/2016 | Pending |

| CHARGE | STATE | DATE | RESULT |
|-------------------------|-------|----------|-----------|
| Traffic Signal | WI | 4/8/19 | Dismissed |
| Operating while revoked | | 4/8/19 | Dismissed |
| Interlock tamp | | 4/8/19 | Dismissed |
| Operating while revoked | | 10/13/17 | Dismissed |
| OWI | | 10/13/17 | — |
| Operating w/o insur | | 10/13/17 | — |
| Operating w/ PAC | | 10/13/17 | — |
| Operating while revoked | ✓ | 5/27/22 | — |
| Traffic complaint | | 5/27/22 | Cleared |

2. Have you ever had your **driver's license suspended or revoked** in any state? ☒ **Yes** ☐ **No**
If yes, provide: Charge, State, Date

| CHARGE | STATE | DATE |
|--------------|-------|------|
| See Attached | | |
| | | |

3. Have you ever served or been sentenced to serve time in **jail or prison** in any state? ☐ **Yes** ☒ **No**
If yes, provide: Charge, State, Date

| CHARGE | STATE | DATE |
|--------|-------|------|
| | | |
| | | |

4. Have you ever, while operating a business or engaged in a profession, been convicted of any charges involving unfair trade practices, unethical conduct, or discrimination in any state? ☐ **Yes** ☒ **No**
If yes, provide: Charge, State, Date, Result (Include pending charges.)

| CHARGE | STATE | DATE | RESULT |
|--------|-------|------|--------|
| | | | |

5. List the name and address of all employers for which you have worked and/or businesses you have operated in the **past five (5) years**:

Brat Shop - 12304 75th St. Kenosha, WI 53142

6. Have you lived at your current home address for the **past (5) five years**? ☒ **Yes** ☐ **No**
If no, please list all addresses which you have resided at in the past (5) five years:

READ CAREFULLY BEFORE SIGNING: I hereby certify that I am the applicant named in this application, and I have read and answered each and every question truly, correctly, and completely, under penalty of law for failure to do so.

Steven New
Applicant Signature

2/12/24
Date

Bartender (Operator), Page 2

If you need to complete the Responsible Beverage Server Course, visit:
<https://www.revenue.wi.gov/Pages/Training/alcSellerServer.aspx>
for a list of acceptable courses.

New, Steven R

| Charge | State | Date | Result |
|-------------------------|-------|------------|-----------|
| Drug investigation | WI | 11/4/17 | Cleared |
| oper w/o lamp lighted | | 5/26/22 | cleared |
| operating while revoked | | 5/26/22 | dismissed |
| Traffic complaint | | 4/19/19 | closed |
| Traffic complaint | | 10/15/17 | cleared |
| Operating while revoked | | 5/27/22 | |
| Suspicious | | 2/25/20 | closed |
| Traffic complaint | | 5/27/22 | cleared |
| Drug investigation | | 11/4/17 | cleared |
| TRF Accident | | 2/24/94 | closed |
| Hit + Run | | 5/28/94 | closed |
| Traffic violation | | 8/17/95 | closed |
| INJ USE MV | | 11/5/98 | closed |
| Hit + Run | | 3/28/99 | closed |
| Agg Aslt | | 10/18/00 | closed |
| Hit + Run | | 2/4/01 | closed |
| Check Business | | 1/10/02 | closed |
| Lascivious conduct | | 10/08/09 | closed |
| Smoking violation | | 12/2/10 | closed |
| Smoking violation | | 3/9/11 | closed |
| Traffic violation | | 6/29/11 | closed |
| Smoking | | 3/18/12 | closed |
| Smoking | | 4/6/12 | closed |
| Smoking | | 4/20/12 | closed |
| WAW | | 2/12/13 | closed |
| AGG ASLT | | 10/20/13 | closed |
| Tavern report | | 2/28/14 | closed |
| In park after hours | | 11/29/1993 | closed |
| THF Other | | 8/23/94 | closed |
| Possess marijuana | | 2/1/98 | closed |
| False information | | 2/1/98 | closed |

Agg Aslt
DC/Person
Licence Violation
DC/other
Smoking
Smoking
Smoking
Smoking
False information
Seatbelt
OAR
Inj intox use
Imprudent SP
Veh Reg Susp
OAR
No belt
Speeding

WI



9/5/99

9/5/99

4/14/00

10/8/09

3/9/11

3/18/12

4/6/12

4/20/12

12/15/13

9/8/11

6/29/11

11/5/98

11/5/98

2/1/98

2/1/98

3/16/97

6/24/93

Police Record Report

| APPLICANT INFORMATION | | | |
|-----------------------|-------------------|---|-------------------------|
| Date of Application | Name of Applicant | Address of Applicant | Driver's License Status |
| 2/12/2024 | Ronnie Orr | 1009 45th Street | Suspended |
| License Number | New or Renewal | Business (where license is to be used) | Business Address |
| 240979 | N | | |

| DATE OF CHARGE | OFFENSE | CASE STATUS | OFFENSE LISTED ON APPLICATION | POINTS |
|----------------|---|-------------|-------------------------------|--------|
| 3/11/2023 | OBSTRUCT OR INTERFERE WITH FIRE OR POLICE | GUILTY | N | 25 |
| 3/11/2023 | TRESPASS TO PRIVATE PROPERTY | GUILTY | Y | 10 |
| | | | | |
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| CITY ATTORNEY'S RECOMMENDATION | | |
|--|-----|--|
| Offense Demerit Points | 35 | |
| Were all offenses listed on the application? | N20 | |
| TOTAL DEMERIT POINTS | 55 | |

| CITY ATTORNEY'S COMMENTS | |
|--------------------------|--|
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| | |


| FINAL RECOMMENDATION | |
|--|--|
| <input checked="" type="checkbox"/> GRANT, Subject to <input type="text" value="55"/> Demerit Points | |
| <input type="checkbox"/> DENY, based on material police record (substantially related to the license activity) | |
| <input type="checkbox"/> DEFER or GRANT, subject to Non-Renewal Revocation due to False Application | |

**BARTENDER (OPERATOR)****CLK217 (rev. 1/20)**

CITY ORDINANCE 10.02 (repealed & recreated 11/04/19)

Fee: \$ 100.00 ☒ New ☐ Renewal

Expires: June 30, 2025

| | |
|--|-----------|
| OFFICE USE ONLY  | |
| DATE FILED: | 2/12/24 |
| INITIALS: | Men |
| LICENSE #: | 240979 |
| MUNI FINES DUE: | Yes No |
| Provisional Issued: | Yes No |
| <input checked="" type="checkbox"/> Beverage Course Completed | |
| <input type="checkbox"/> HOLD for Beverage Course | |
| ADVERSE: Yes No | |
| LP: _____ | CC: _____ |
| LETTER: _____ | |

Last Name: Orr First Name: Bonnie MI: D.

(NOTE: Name Must Appear Exactly As It Appears On Driver's License Or State ID)

Date of Birth: [REDACTED] Driver's License or State ID Number: WI [REDACTED]

STATE

NUMBER

Home Address: 1009 45th Street Kenosha WI 53140

STREET

CITY

STATE

ZIP

Phone: 262 865-2589 Email: Engbrown1@gmail.com

(If Provided, Correspondence Will Be Sent Via Email)

City of Kenosha Business Where License Will Be Used: ☒ Unsure**Please read the following and attest below that you have read and understand:**

- This License may be used only in the City of Kenosha. The application process takes 2 to 4 weeks.
- If this application is incomplete, or contains statements or information which is false, and/or incorrect, additional demerit points may be assessed against the license.
- If this application requires review due to your police record (example: arrests, citations, etc.), you will be notified via email or mail to attend a Licenses/Permits Committee meeting, where the Committee will review your application and make a recommendation to the Common Council on whether to grant your license.
- Your license must be granted by the Common Council. If your application requires review by the Licenses/Permits Committee it is recommended that you attend the Common Council meeting. (To find out which meeting to attend, call or email the Clerk's office 7 business days after submitting your application.)
- Before the license can be issued, the beverage server course must be completed and all past due municipal court fines must be paid. Visit <https://www.revenue.wi.gov/Pages/Training/alcSellerServer.aspx> for a list of acceptable courses.
- The Operator's License permits an individual to serve/sell alcoholic beverages in any place of business operated under a Class "B", "Class B", Class "A", "Class A", and/or "Class C" License in the City of Kenosha, WI. Applicant is responsible for knowing and abiding by the contents of Chapter 125 of the Wisconsin Statutes and Chapter 10 of the City of Kenosha Code of General Ordinances and acknowledges that the license may be suspended, revoked, or not renewed, and/or the applicant may be subject to a civil forfeiture for non-compliance therewith.

I have read and understand the above statements. ☒ Yes

INITIAL

Bartender (Operator), Page 1

Last Name Orr First Name Ronnie MI D

RECORD CHECK: Visit <http://www.kenoshajs.org/public-records/> if you need copies of records.
If you have doubt as to whether to include certain information it is recommended that you do.
If you are unsure, check with the clerk. **Do not attach copies of records. THE INFORMATION BELOW WILL BE VERIFIED.**

1. Have you ever received any **tickets** or been charged with any **traffic violations, ordinance violations, misdemeanors or felonies in any state?** ☒ Yes ☐ No If yes, provide: Charge, State, Date, Result (Include pending charges.) Example:

| CHARGE | STATE | DATE | RESULT |
|----------|-----------|-----------|-----------|
| Theft | Florida | 5/22/2014 | Dismissed |
| Speeding | Wisconsin | 2/10/2016 | Paid Fine |
| DUI | Wisconsin | 2/10/2016 | Pending |

| CHARGE | STATE | DATE | RESULT |
|------------------------------|-------|-----------|------------------|
| Disorderly Conduct/Bail jump | WI | 1/16/2015 | Fine + probation |
| Battery (same case) | WI | 1/16/2015 | Fine + probation |
| Disorderly Conduct/Bail jump | WI | 3/22/2006 | Fine |
| Trespassing | WI | 3/9/2023 | Fine |
| | | | |
| | | | |
| | | | |
| | | | |

All listed charges retrieved from wcca.wicourts.gov.

2. Have you ever had your **driver's license suspended or revoked in any state?** ☒ Yes ☐ No
If yes, provide: Charge, State, Date

| CHARGE | STATE | DATE |
|-------------------------------------|-------|------|
| Traffic/Driving on Suspended plates | WI | N/A |

3. Have you ever served or been sentenced to serve time in **jail or prison in any state?** ☐ Yes ☒ No
If yes, provide: Charge, State, Date

| CHARGE | STATE | DATE |
|--------|-------|------|
| | | |
| | | |

4. Have you ever, while operating a business or engaged in a profession, been convicted of any charges involving unfair trade practices, unethical conduct, or discrimination **in any state?** ☐ Yes ☒ No
If yes, provide: Charge, State, Date, Result (Include pending charges.)

| CHARGE | STATE | DATE | RESULT |
|--------|-------|------|--------|
| | | | |

5. List the name and address of all employers for which you have worked and/or businesses you have operated in the **past five (5) years:**

Expanded Technologies / Self Employed

6. Have you lived at your current home address for the **past (5) five years?** ☒ Yes ☐ No
If no, please list all addresses which you have resided at in the past (5) five years:

READ CAREFULLY BEFORE SIGNING: I hereby certify that I am the applicant named in this application, and I have read and answered each and every question truly, correctly, and completely, under penalty of law for failure to do so.

Ronnie Orr
Applicant Signature

02/12/2024
Date

If you need to complete the Responsible Beverage Server Course, visit:
<https://www.revenue.wi.gov/Pages/Training/alcSellerServer.aspx>
for a list of acceptable courses.

Bartender (Operator), Page 2

City Clerk/Treasurer | 625 52nd St. Room 105, Kenosha, WI 53140 | T: 262.653.4020 | Email: cityclerk@kenosha.org | KENOSHA.ORG

Operator's (Bartender)License

Police Record Report

| APPLICANT INFORMATION | | | |
|-----------------------|-------------------|---|-------------------------|
| Date of Application | Name of Applicant | Address of Applicant | Driver's License Status |
| 2/12/2024 | Kimberly Schultz | 6542 49th Avenue | Valid |
| License Number | New or Renewal | Business (where license is to be used) | Business Address |
| | N | Waterfront Warehouse | 3322 Sheridan Road |

| DATE OF CHARGE | OFFENSE | CASE STATUS | OFFENSE LISTED ON APPLICATION | POINTS |
|----------------|---------------------------------------|-------------|-------------------------------|--------|
| 6/5/2019 | OPERATING WITHOUT DRIVER LICENSE - IL | GUILTY | N | 5 |
| | | | | |
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| CITY ATTORNEY'S RECOMMENDATION | | |
|--|-----|--|
| Offense Demerit Points | 5 | |
| Were all offenses listed on the application? | N20 | |
| TOTAL DEMERIT POINTS | 25 | |

| CITY ATTORNEY'S COMMENTS |
|--------------------------|
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| FINAL RECOMMENDATION | |
|--|--|
| <input checked="" type="checkbox"/> GRANT, Subject to <input type="text" value="25"/> Demerit Points | |
| <input type="checkbox"/> DENY, based on material police record (substantially related to the license activity) | |
| <input type="checkbox"/> DEFER or GRANT, subject to Non-Renewal Revocation due to False Application | |



BARTENDER (OPERATOR)

CLK217 (rev. 1/20)

CITY ORDINANCE 10.02 (repealed & recreated 11/04/19)

Fee: \$ 100.00 ☐ New ☐ Renewal

Expires: June 30, 2025

| OFFICE USE ONLY | |
|--|-----------------|
| DATE FILED: | _____ |
| INITIALS: | _____ |
| LICENSE #: | _____ |
| MUNI FINES DUE: | Yes No |
| Provisional Issued: | Yes No |
| <input type="checkbox"/> Beverage Course Completed | |
| <input type="checkbox"/> HOLD for Beverage Course | |
| ADVERSE: | Yes No |
| LP: | _____ CC: _____ |
| LETTER: | _____ |

Last Name: Schultz First Name: Kimberly MI: Ann
(NOTE: Name Must Appear Exactly As It Appears On Driver's License Or State ID)

Date of Birth: [REDACTED] Driver's License or State ID Number: WI [REDACTED]
STATE NUMBER

Home Address: 6542 49th Ave Kenosha WI 53142
STREET CITY STATE ZIP

Phone: 630-290-8984 Email: kimberlyann826@yahoo.com
(If Provided, Correspondence Will Be Sent Via Email)

City of Kenosha Business Where License Will Be Used: Waterfront wavehouse ☐ Unsure

Please read the following and attest below that you have read and understand:

- This License may be used only in the City of Kenosha. The application process takes 2 to 4 weeks.
- If this application is incomplete, or contains statements or information which is false, and/or incorrect, additional demerit points may be assessed against the license.
- If this application requires review due to your police record (example: arrests, citations, etc.), you will be notified via email or mail to attend a Licenses/Permits Committee meeting, where the Committee will review your application and make a recommendation to the Common Council on whether to grant your license.
- Your license must be granted by the Common Council. If your application requires review by the Licenses/Permits Committee it is recommended that you attend the Common Council meeting. (To find out which meeting to attend, call or email the Clerk's office 7 business days after submitting your application.)
- Before the license can be issued, the beverage server course must be completed and all past due municipal court fines must be paid. Visit <https://www.revenue.wi.gov/Pages/Training/alcSellerServer.aspx> for a list of acceptable courses.
- The Operator's License permits an individual to serve/sell alcoholic beverages in any place of business operated under a Class "B", "Class B", Class "A", "Class A", and/or "Class C" License in the City of Kenosha, WI. Applicant is responsible for knowing and abiding by the contents of Chapter 125 of the Wisconsin Statutes and Chapter 10 of the City of Kenosha Code of General Ordinances and acknowledges that the license may be suspended, revoked, or not renewed, and/or the applicant may be subject to a civil forfeiture for non-compliance therewith.

I have read and understand the above statements. ☒ Yes KAS
INITIAL

Last Name Schnitz First Name Kimberly MI Ann

RECORD CHECK: Visit <http://www.kenoshajs.org/public-records/> if you need copies of records.

If you have doubt as to whether to include certain information it is recommended that you do.

If you are unsure, check with the clerk. Do not attach copies of records. **THE INFORMATION BELOW WILL BE VERIFIED.**

1. Have you ever received any **tickets** or been charged with any **traffic violations, ordinance violations, misdemeanors or felonies** in any state? ☒ Yes ☐ No If yes, provide: Charge, State, Date, Result (Include pending charges.) Example:

| CHARGE | STATE | DATE | RESULT |
|----------|-----------|-----------|-----------|
| Theft | Florida | 5/22/2014 | Dismissed |
| Speeding | Wisconsin | 2/10/2016 | Paid Fine |
| DUI | Wisconsin | 2/10/2016 | Pending |

| CHARGE | STATE | DATE | RESULT |
|----------|-------|--------|-----------------|
| Speeding | WI | 3/2023 | ticket and fine |
| | | | |
| | | | |
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| | | | |

2. Have you ever had your **driver's license suspended or revoked** in any state? ☒ Yes ☐ No

If yes, provide: Charge, State, Date

| CHARGE | STATE | DATE |
|----------------------------|-------|--------|
| Speeding / expired license | IL | 8/2018 |
| | | |

3. Have you ever served or been sentenced to serve time in **jail or prison** in any state? ☐ Yes ☒ No

If yes, provide: Charge, State, Date

| CHARGE | STATE | DATE |
|--------|-------|------|
| | | |
| | | |

4. Have you ever, while operating a business or engaged in a profession, been convicted of any charges involving unfair trade practices, unethical conduct, or discrimination in any state? ☐ Yes ☒ No

If yes, provide: Charge, State, Date, Result (Include pending charges.)

| CHARGE | STATE | DATE | RESULT |
|--------|-------|------|--------|
| | | | |

5. List the name and address of all employers for which you have worked and/or businesses you have operated in the **past five (5) years**:


Waterfront wavehouse 3322 Sheridan Kenosha WI
Horizon Retail Construction 9999 Exploration drive Sturtevant WI

6. Have you lived at your current home address for the **past (5) five years**? ☐ Yes ☒ No

If no, please list all addresses which you have resided at in the past (5) five years:

2004 45th St Unit 2 Kenosha, WI 1403 56th St Kenosha WI
1756 20th Ave Kenosha, WI 644 W James St Villa Park, IL

READ CAREFULLY BEFORE SIGNING: I hereby certify that I am the applicant named in this application, and I have read and answered each and every question truly, correctly, and completely, under penalty of law for failure to do so.


Applicant Signature
Bartender (Operator), Page 2

Date

2/13/2024

If you need to complete the Responsible Beverage Server Course, visit:
<https://www.revenue.wi.gov/Pages/Training/alcSellerServer.aspx>
for a list of acceptable courses.

City Clerk/Treasurer | 625 52nd St. Room 105, Kenosha, WI 53140 | T: 262.653.4020 | Email: cityclerk@kenosha.org | KENOSHA.ORG

March 1

LP Feb 12

CC Feb 21

Form
AT-106Original Alcohol Beverage
License Application

FOR CLERKS ONLY

Municipality

Kenosha

License Period

License(s) Requested

- ☐ Class "A" Beer \$ _____ ☐ "Class A" Liquor \$ _____
- ☒ Class "B" Beer \$ _____ ☒ "Class B" Liquor \$ _____
- ☐ "Class C" Wine \$ _____ ☐ "Class A" Liquor (Cider Only) \$ _____
- ☐ Reserve "Class B" Liquor \$ _____ ☐ "Class B" (Wine Only) Winery \$ _____

| | |
|-------------------|----|
| License Fees | \$ |
| Publication Fee | \$ |
| Background Check | \$ |
| Total Fees | \$ |

Part A: Premises/Business Information

1. Legal Business Name (registered entity name or individual's name if sole proprietorship)

Phakhao Thai - Lao Restaurant LLC.

2. Trade Name or DBA

~~6316 52nd Street~~ Phakhao Thai - Lao Restaurant

3. Premises Address

6316 52nd Street, Suite #A Kenosha, WI 53144

4. County

Kenosha

5. Municipality

Kenosha

6. Aldermanic District

16

7. Mailing Address (if different from premises address)

8. FEIN

99-067753

9. Wisconsin Seller's Permit Number

10. Premises Phone

262-744-5245

11. Premises Email

KV2025@gmail.com

12. Entity Type (check one)

- ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

13. Premises Description - Describe the building or buildings where alcohol beverages are to be sold and stored. Describe all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. Alcohol beverages may be sold and stored ONLY on the premises described in this application. Attach additional sheets if necessary.

Back Room

Part B: Questions

1. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit a copy of Responsible Beverage Server Training Course Certificate ☒ Yes ☐ No
2. Does the applicant business or its partners, officers, directors, managing members, or agent hold a direct or indirect interest in any alcohol beverage wholesaler or producer (e.g., brewer, brewpub, winery, distillery)? ☒ Yes ☐ No
If yes, please explain using the space below. Attach additional sheets if necessary.

Part C: For Corporate/LLC Applicants Only

| | | |
|---|-----------------------------------|---|
| 1. State of Registration WISCONSIN | | 2. Date of Registration 1-11-2024 |
| 3. Is the applicant business owned by another corporation or LLC? If yes, please provide the name and FEIN of the parent company below, include parent company members in Part D, and attach Form AT-103 for all of the parent company's principal members, managers, officers, or directors. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| Name of Parent Company | FEIN of Parent Company | |
| 4. Does the parent company or any of its officers, directors, managing members, or agent hold any direct or indirect interest in any other alcohol beverage wholesaler or producer (e.g., brewer, brewpub, winery, distillery)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please explain using the space below. Attach additional sheets if necessary. | | |
| 5. Agent's Last Name VONGSA | Agent's First Name GNAN | Phone 262-744-5245 |

Part D: Individual Information

A Supplemental Questionnaire, Form AT-103, must be completed and attached to this application for each person involved in the applicant business and any parent company as indicated in Part C. Persons in the applicant business include: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all managing members and agent of a limited liability company.

List the full name, title, and phone number for each person below. Attach additional sheets if necessary.

| Last Name | First Name | Title | Phone |
|---------------------------|----------------------------|----------------|---------------------|
| VONGSA | GNAN | MANAGER | 262-744-5245 |
| Sanghien SISOUVONG | Sanghien. Sisouvang | Partner | |
| VONGSA | Khamchanh. | Partner | |
| | | | |

Part E: Attestation

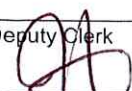
Who must sign this application?

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one managing member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

| | |
|--|----------------------------------|
| Signature  | Date 1/16/2024 |
| Name (Last, First, M.I.) Vongsa Gnan | |
| Title Manager | Email KV2025@gmail.com |
| Phone 262-744-5245 | |

Part F: For Clerk Use Only

| | | |
|--|---------------------------------|---|
| Date application was filed with clerk 1/22/24 | Date reported to governing body | Date provisional license issued (if applicable) |
| Date license granted | License number | Date license issued |
| Signature of Clerk/Deputy Clerk  | | |

Alcohol Beverage License Application
Supplemental Questionnaire

Date

This form must be submitted to the municipal clerk, and be accompanied by one or more of the following forms: AT-104, AT-106, AT-108, AT-115, or AT-200. One Form AT-103 must be completed by each person involved in the applicant business or parent company including:

- sole proprietor
- all officers, directors, and agent of a corporation or nonprofit organization
- all partners of a partnership
- managing members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Supplemental Questionnaires are submitted.

Part A: Premises/Business Information

1. Registered Entity Name (or individual name if sole proprietor)

Phakhao Thai-Lao Restaurant LLC.

2. Trade Name or DBA

Phakhao Thai-Lao Restaurant.

3. Entity Type (check one)

☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization**Part B: Individual Information**

1. Name (Last, First, M.I.)

Vongsa Gnan.

2. Relationship to Registered Entity (Title)

Manager

3. Email

KV2025@gmail.com

4. Phone

262-744-5245

5. Home Address

4327 Canterbury Lane.

6. City

Mount Pleasant

7. State

WI

8. Zip Code

53403

9. Date of Birth

10. Drivers License/State ID Number

11. Drivers License/State ID State of Issuance

WISCONSIN.

Part C: Address History

List in chronological order your last two residence addresses within the last 5 years.

Previous Address 1

1117 OREGON STREET

Previous City, State, Zip

Racine, WI 53405

Dates (MM/YYYY - MM/YYYY)

11/2020 - 11/2021

Previous Address 2

4421 Meachem Rd.

Previous City, State, Zip

MT. Pleasant, WI 53403 -

Dates (MM/YYYY - MM/YYYY)

05/2014 - 11/2021

Part D: Employment History

List in chronological order your last two employers within the last 5 years.

Employer's Name

Nail Love LUV

Employer's Address

5509 DuRand Ave. MT. Pleasant

Dates Employed (MM/YYYY - MM/YYYY)

4/2018 - 2020

Employer's Name

Self employed (youtube) - Recently Retirement

Employer's Address

Home

Dates Employed (MM/YYYY - MM/YYYY)

2020 - 2024

Part E: Criminal History

1. Have you ever been convicted of any offenses (other than traffic offenses unrelated to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

| | |
|------------------------|---|
| Law/Ordinance Violated | Trial Date |
| Penalty Imposed | Was sentence completed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Law/Ordinance Violated | Trial Date |
| Penalty Imposed | Was sentence completed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

2. Are charges for any offenses currently pending against you (other than traffic offenses unrelated to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part F: Questions

1. Have you lived in any state other than Wisconsin as an adult? If yes, please list them in the space below. If no, continue to question 2. ☒ Yes ☐ No

Connecticut

| | | |
|--|-----------------|--------|
| 2. How long have you continuously lived in Wisconsin prior to the date of application? | Years <i>10</i> | Months |
|--|-----------------|--------|

3. Do you hold a direct or indirect interest in any alcohol beverage wholesaler or producer (e.g. brewer, brewpub, winery, distillery)? If yes, please explain using the space below. Attach additional sheets as needed. ☐ Yes ☒ No

Part G: Attestation

READ CAREFULLY BEFORE SIGNING: I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

| | |
|----------------------------|---------------------|
| Signature <i>Ms. Vayle</i> | Date <i>1/16/24</i> |
|----------------------------|---------------------|

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: ☐ Town ☐ Village of KENOSHA County of Kenosha ☒ City

The undersigned duly authorized officer/member/manager of Phakhao Thai-Lao Restaurant LLC
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as

Phakhao THAI-LAO Restaurant

(Trade Name)

located at 6316 52nd ST. Kenosha, WI 53140

appoints GNAN VONGSA

(Name of Appointed Agent)

4327 Canterbury Ln. Mt. Pleasant WI 53403

(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

☐ Yes ☒ No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? ☒ Yes ☐ No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 10

Place of residence last year WISCONSIN

For:

Phakhao THAI-LAO Restaurant

(Name of Corporation / Organization / Limited Liability Company)

By:

Gnan Vongsa
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, GNAN VONGSA, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

Gnan Vongsa
(Signature of Agent)

1/16/24
(Date)

Agent's age

4327 Canterbury Ln. Mt. Pleasant WI 53403
(Home Address of Agent)

Date of birth

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)



APPLICANT'S REPORT – POLICE RECORD
CLK001 (rev. 08/17)

Last Name: VONGSA First Name: GNAN MI: _____
(NOTE: Name Must Appear Exactly As It Appears On Driver's License Or State ID)

Home Address: 4327 Canterbury Ln. MT. Pleasant WI 53403
STREET CITY STATE ZIP

Date of Birth: [REDACTED] Driver's License #: WI [REDACTED]
STATE

License Applied For: Beer & Liquor class B

PLEASE NOTE: You may purchase a copy of your record for \$0.50 per page at the Records Department in the Public Safety Building, 1000-55th St. Additionally, check the WI Circuit Court Access website to obtain your circuit court records. Note: You must write your tickets, charges, citations, or offenses on the application. Do not attach copies of records.

1. Have you ever received any **tickets** or been charged with any **crimes** or **felonies** in any state? ☐ Yes ☒ No
If yes, provide: Charge, State, Date, Result (Include pending charges.)

(Examples: Speeding, WI, 5/8/2012, Guilty | Theft, FL, 5/22/2014, Dismissed | DUI, WI, 6/30/2017, Pending)

| CHARGE | STATE | DATE | RESULT |
|--------|-------|------|--------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

2. Have you ever had your **driver's license suspended** or **revoked** in any state? ☐ Yes ☒ No
If yes, provide: Charge, State, Date

| CHARGE | STATE | DATE |
|--------|-------|------|
| | | |
| | | |
| | | |

3. Have you ever served or been sentenced to serve time in jail or prison in any state? ☐ Yes ☒ No
If yes, provide: Charge, State, Date

| CHARGE | STATE | DATE |
|--------|-------|------|
| | | |
| | | |

4. Have you ever, while operating a business or engaged in a profession, been convicted of any charges involving unfair trade practices, unethical conduct, or discrimination in any state? ☐ Yes ☒ No
If yes, provide: Charge, State, Date, Result (Include pending charges.)

| CHARGE | STATE | DATE | RESULT |
|--------|-------|------|--------|
| | | | |
| | | | |

5. List the name and address of all employers for which you have worked and/or businesses you have operated in the past five (5) years:

MAIL LUV, self-employed (youtube), Retirement -

6. Have you lived at your current home address for the past (5) five years? ☐ Yes ☒ No

If no, please list all addresses which you have resided at in the past (5) five years:

4421 Meachem Rd. MT. Pleasant WI 53403 ; 1117 Oregon St. Racine WI 53405 ; 4327 Canterbury Ln. MT. Pleasant WI 53403 → Now.

7. Do you, the applicant, understand that if any of the information provided is false, and/or incomplete, you may be subjected to the penalties specified in 1.22 of the Code of General Ordinances, which is printed on the bottom of this application. ☒ Yes GM

INITIAL

8. Do you, the applicant, understand that if any of the information provided is false, and/or incomplete, the license may be denied? ☒ Yes GM

INITIAL

Mr. Vanyla
Applicant Signature

1/16/24
Date

1.22 LICENSE/PERMIT APPLICATIONS – CODE OF GENERAL ORDINANCES

A. Prohibition

It shall be unlawful for any person, acting as an individual, a partner, a corporate officer, or an agent, to execute or file with any City Department, or to authorize any person to do so on their behalf, a license or permit application which is not true, correct and/or complete in all material respects and which was known by said person to be untrue, incorrect and/or incomplete. The term "in all material respects" shall mean with respect to some fact, which, if known to the granting authority, would be a basis or a consideration for license or permit denial.

B. Penalty

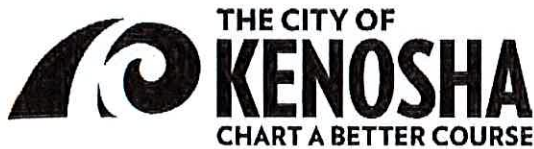
1) Any person violating Subsection A. above, shall, upon conviction thereof, be subject to a forfeiture not to exceed Five Hundred (\$500) Dollars, plus the payment of the costs of prosecution, and, in default of the timely payment thereof, shall be committed to the County Jail until such forfeiture has been paid, but not to exceed a period of thirty (30) days.

2) The license or permit granting authority may grant, but withhold the issuance of, any license or permit for a period not to exceed thirty (30) days from the date of granting under circumstances wherein an application is found by the granting authority to have violated Section A. above, and the applicant was provided with an opportunity to appear before the granting authority. The granting authority may also issue a written warning to the applicant which shall be made part of their license/permit record for two (2) consecutive license/permit years. Where such finding and penalty is made and imposed by other than the Common Council, applicant may, within ten (10) days of receipt of oral or written notice of the imposition of any such penalty, whichever is first, if both oral and written notice is provided, file a Notice of Appeal with the City Clerk and have such matter reviewed by the Common Council.

1.225 ADMINISTRATIVE CHARGE FOR PROCESSING LICENSE/PERMIT APPLICATIONS

The first Twenty-five (\$25) Dollars of the application fee for any License/Permit shall be retained by the City in the event of a License/Permit denial or the withdrawal of the application by applicant for administrative and processing costs, and the balance, if any, refunded to the applicant. Where the application fee is less than Twenty-five (\$25) Dollars, the entire application fee shall be retained by the City for administrative and processing costs.

Applicant's Report – Police Record, Page 2



**RESPONSIBLE ALCOHOL BEVERAGE
SERVER TRAINING COURSE
CLKSTC (rev. 08/17)**

Before a Beer/Liquor, Wine, or Operator's (Bartender's) license will be issued, the applicant:

- Individual
- Both Partners
- Agents of Corporations

Must complete a responsible alcohol beverage server training course in Wisconsin.

Approved courses include T.I.P.S., C.A.R.E., www.learntoserve.com, Wisconsin National Restaurant Association, the Professional Bartending School of Wisconsin, or a Wisconsin vocational, technical, and adult education facility.

Exemptions: Within the past two years, applicants who have held a retail alcohol beverage license or an operator's (bartender's) license or completed a responsible beverage server training course in Wisconsin.

The undersigned applicant(s)/agent has/have read and understood the above information regarding the responsible alcohol beverage server course requirement.

Individual/Partner/Member Signature

1/16/24
Date

Partner/Member Signature

1/16/24
Date

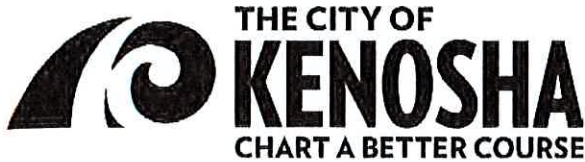
FOR OFFICE USE ONLY

Check One:

- ☒ Must complete alcohol beverage course server training course.
- ☐ Proof of completion of a responsible alcohol beverage server training course in Wisconsin during the past two years is attached.
- ☐ Proof of holding a beer/liquor license or an operator's (bartender's) license in Wisconsin within the past two years is attached.

Clerk Signature

1/22/24
Date



**STATEMENT OF ECONOMIC IMPACT
FOR CLASS B BEER AND/OR CLASS B LIQUOR LICENSE
CLKSEI (rev. 11/17)**

CHECK ALL THAT APPLY:

☒ CLASS B BEER ☒ CLASS B LIQUOR ☐ CLASS A BEER ☐ CLASS A LIQUOR

1. Licensee Name: Phakhao Thai - Lao Restaurant LLC
CORPORATION, PARTNERSHIP, OR INDIVIDUAL

2. Trade Name: Phakhao Thai - Lao Restaurant

3. Property Owner & Address: Springbrook, LLC i. 600 52nd ST - S#R 333
If applicant is not owner, does applicant have a lease agreement with the owner? ☒ Yes ☐ No
(Note: Proof Of Property Ownership Or Proof Of An Executed Lease Must Be Provided To The City Clerk Before The License Will Be Issued.)

4. Square footage of building: 1567 Assessed value of property: 881,200

5. Estimated number of full time employees: 4 part time employees: _____

6. Assessed value of personal property (FURNITURE, FIXTURES, EQUIPMENT TO BE USED IN THE BUSINESS):

7. Gross Monthly Revenue – According to Section 10.03, applicants must come within 70% of the estimate of gross monthly revenue for alcohol beverages after one full license term or the license may be subject to revocation.

FOR EACH PRODUCT, PROVIDE GROSS MONTHLY REVENUE AND BASIS FOR ESTIMATES:

a) ALCOHOLIC BEVERAGES: \$5000

b) FOOD: \$10,000

c) OTHER (SPECIFY): _____

d) TOTAL GROSS MONTHLY REVENUE: \$15,000

I hereby certify that the information above is true, correct and complete in all material respects.

Phakhao Thai - Lao Restaurant LLC
Corporation Name

[Signature] 1/16/24
Individual/Partner/Member Signature Date

[Signature] 1/16/24
Partner/Member Signature Date



OFFICE USE ONLY

WI SELLER'S PERMIT: _____

PAYMENT RECEIPT: _____

**AGREEMENT – WISCONSIN SELLER'S PERMIT
CLKWSP (rev. 11/17)**

Licensee: Phakhao Thai-Lao Restaurant License Type: Class B Liquor, B Beer -
CORPORATION, PARTNERSHIP, OR INDIVIDUAL

Name of Licensed Premises: Phakhao Thai-Lao Restaurant

Address of Licensed Premises: 6316 52nd Street, Kenosha WI 53144
STREET ZIP

WHEREAS, the above applicant was granted the above license by the Common Council of the City of Kenosha, Wisconsin on the _____ day of _____, _____, subject to obtaining a Wisconsin Seller's Permit, and

WHEREAS, applicant had applied for such permit to the Wisconsin Department of Revenue, but said permit will not be acted upon for four to six weeks, and

WHEREAS, the Wisconsin Department of Revenue does not object to applicant conducting the above business while the application is pending, and applicant desires to commence operating said business as soon as possible.

WITNESSETH

NOW THEREOF, the undersigned applicant, in consideration of being issued the above license by the City Clerk, and upon meeting other conditions of license approval, does herein and hereby agree that should the Wisconsin Department of Revenue deny the application for a Wisconsin Seller's Permit, that applicant's license, above described, is null and void, without any requirement for notice of hearing respecting revocation/non-renewal, and that this document constitutes a written surrender of said license.

[Signature] 1/16/24
Individual/Partner/Member Signature Date

[Signature] 1/16/24
Partner/Member Signature Date

(Note: All persons who signed the license application must sign this agreement. Copy of Wisconsin Seller's Permit application and receipt of permit fee payment must be attached.)



AFFIDAVIT – DELINQUENT BILLS
CLKAFF (rev. 11/17)

I, Frankie N's Uno's Pizzeria, LLC, being duly sworn, on oath, do hereby affirm that, as of
the 16th day of January, 2024, I do not owe any bills
for the purchase of intoxicating liquors which are more than thirty (30) days old, nor, do I owe any bills for the
purchase of fermented malt beverages which are more than fifteen (15) days old, nor, do I owe any Personal

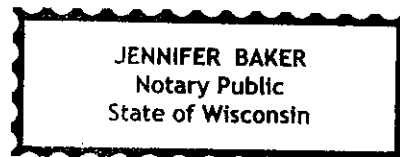
Property tax to the City of Kenosha, Wisconsin.

[Signature] 1-16-24
Individual/Partner/Member Signature Date

Partner/Member Signature Date

Subscribed and sworn to before me this 16 day of January, 2024.

[Signature] Jennifer Baker
Notary Public



My Commission Expires: 08/14/2026



CONDITIONAL LICENSE SURRENDER

CLKCLS (rev. 11/17)

Licensee: Frankie D's Vin & Pizzeria, LLC
CORPORATION, PARTNERSHIP, OR INDIVIDUAL

Trade Name: Frankie D's Vin & Pizzeria

Trade Address: 6316 52nd St Kenosha WI 53144
STREET ZIP

Frankie D's Vin & Pizzeria, LLC being first duly sworn on oath, says
CORPORATION, PARTNERSHIP, OR INDIVIDUAL

that he/she is the holder of the following license(s) (check all that apply) issued by the City of Kenosha, WI:

- ☒ Class B Liquor
- ☒ Class B Beer (Fermented Malt Beverage)
- ☐ Class A Liquor
- ☐ Class A Liquor - Cider Only
- ☐ Class A Beer (Fermented Malt Beverage)
- ☐ Class C Wine

Affiant will surrender said license #(s) 240103 to the City Clerk.

This affidavit is made to inform the City Council that the affiant hereby intends not to apply for said license(s) for the ensuing year, and to propose to the said Council that said license(s) be granted to:

Thakho THA-LAO Restaurant, LLC to whom your affiant has sold his/her business and, to whom your affiant surrenders all of his/her privileges to apply for a license.

Affiant will surrender said license(s) # 240103, to the City Clerk provided that a license is granted to Thakho THA-LAO, LLC, the person herein designated.

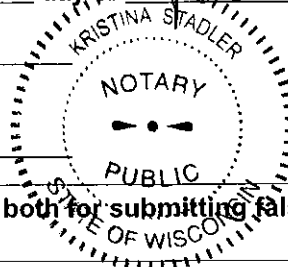
Said license will be surrendered as of the date the license is granted to the person designated herein unless otherwise designated. Surrender is effective: 3-5-24

[Signature] 2-20-24
Individual/Partner/Member Signature Date

Partner/Member Signature Date

Subscribed and sworn to before me this 20 day of February, 2024.
Kristina Stadler
Notary Public,

My Commission Expires: 12/27/27



WARNING: Up to \$1000.00 penalty, 3 years in jail, or both for submitting false statements and affidavits, State Statutes Chapter 946.32.

Mount Pleasant Police Department
8811 Campus Dr Mt Pleasant, WI 53406
Phone 262-884-0454 | Fax 262-664-7901
Chief of Police Matthew Soens



January 3rd, 2024

To Whom It May Concern:

RE: Gnan Vongsa
4327 Canterbury Ln
Mount Pleasant, WI 53403

The above person, Gnan Vongsa, has no criminal arrests or convictions with the Village of Mount Pleasant Police Department.

Sincerely,

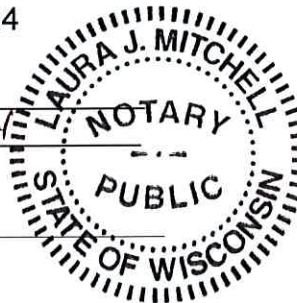
Matthew Soens
Chief of Police

State of Wisconsin

County of Racine

Subscribed & Sworn to before me this
4th day of January, 2024

Notary Public, State of Wisconsin
My commission expires 03-29-2024



BUSINESS PLAN

Phakhao Thai-Lao Restaurant LLC.
Wisconsin, USA

January 21, 2024

Executive Summary

The Company

We are executive team will share our 15 years of experience in restaurant business, will open Phakhao Thai-Lao restaurant in Kenosha areas, will serve Lunch and Diner with a authentic Thai-Lao food.

The Ownership

The Company will be structured as a limited liability company (L.L.C.).

The Management

The Company will be managed by Gnan Vongsa. The board of directors will oversee the conduct of the business and supervise management.

The Goals and Objectives

Phakhao Thai-Lao Restaurant welcome families and friends to enjoy delicious Thai-Lao foods.

The Services

Prepared and cooked to make a foods thai and Laotian taste for ready to serve for customers.

Pricing Strategy

The Company will use an economy pricing strategy.

Capital Requirements

The Members' initial investment is valued at \$50,000.00.

Business Plan - Phakhao Thai-Lao Restaurant LLC.

The Company

Business Sector

The Members would like to start a business in the food and accomodation services sector.

Company Background

We are executive team will share our 15 years of experience in restaurant business, will open Phakhao Thai-Lao restaurant in Kenosha areas, will serve Lunch and Diner with a authentic Thai-Lao food.

Company Goals and Objectives

Phakhao Thai-Lao Restaurant welcome families and friends to enjoy delicious Thai-Lao foods.

Company Ownership Structure

The Company will be structured as a limited liability company (L.L.C.).

Start...

Management Team

we are executive team will share with experience in our business restaurant and bar, at 6316 52nd street kenosha, WI 53144.

| | | |
|---|---|---|
|  |  |  |
| Gnan Vongsa, Manager 15 years of Restaurant & night club experience. | Norra Sisouvong, 15 years of Business experience. | Chanh Vongsa, Chef 15 years of restaurant experience. |

Ownership Background

- Member: Gnan Vongsa

Experience and training: Alcohol Beverages trained and, food serve safe Certified. 15 years of restaurant experienced.

- Member: Sangvien Sisouvong

Experience and training: 10 years of Business experienced.

- Member: Khamchanh Vongsa

Experience and training: 10 years of Chef in restaurant business.

Company Management Structure

The Company will be managed by Gnan Vongsa. The board of directors will oversee the conduct of the business and supervise management.

Company Assets

The Company has the following assets:

- Equipment, with an estimated value of \$35,000.00.

The Services

The Services

Prepared and cooked to make a foods thai and Laotian taste for ready to serve for customers.

Proprietary Rights

Phakhao Thai-Lao Restaurant LLC. and business licenses.

Future Services

Will serve Alcohol beverages in the restaurant.

Marketing Plan

Pricing

The Company will use an economy pricing strategy.

Advertising

The Company will promote the business through:

- Online channels (website, Google ads, etc.);
- Email marketing (newsletters, brand story, etc.);
- Social media;
- Print (magazines, flyers, etc.); and
- Other: _____.

Operations

Daily Operations

All employees report to the store an hour before opening from 10:30 am to 10:30pm, Monday to Sunday (Tuesday Close).

Operational Facilities

Our restaurant space total 1567 sq. foot. located at 6316 52nd Street Kenosha, Wisconsin.

Staffing

The Company will employ one full-time employee in the initial startup phase.

Financials

Capital Requirements

The Members' initial investment is valued at \$50,000.00.

From: Michael Callovi <mcallovi@kenosha.org>

Date: Tue, Jan 23, 2024 at 10:40 AM

Subject: Fwd: Class "B" Beer/"Class B" Liquor License Application - Phakhao Thai-Lao Restaurant LLC

To: Wilke, Brian <bwilke@kenosha.org>

Please find attached the maps for Phakhao Thai-Lao Restaurant. There are no churches, schools or hospitals within 300 feet of the proposed premises.

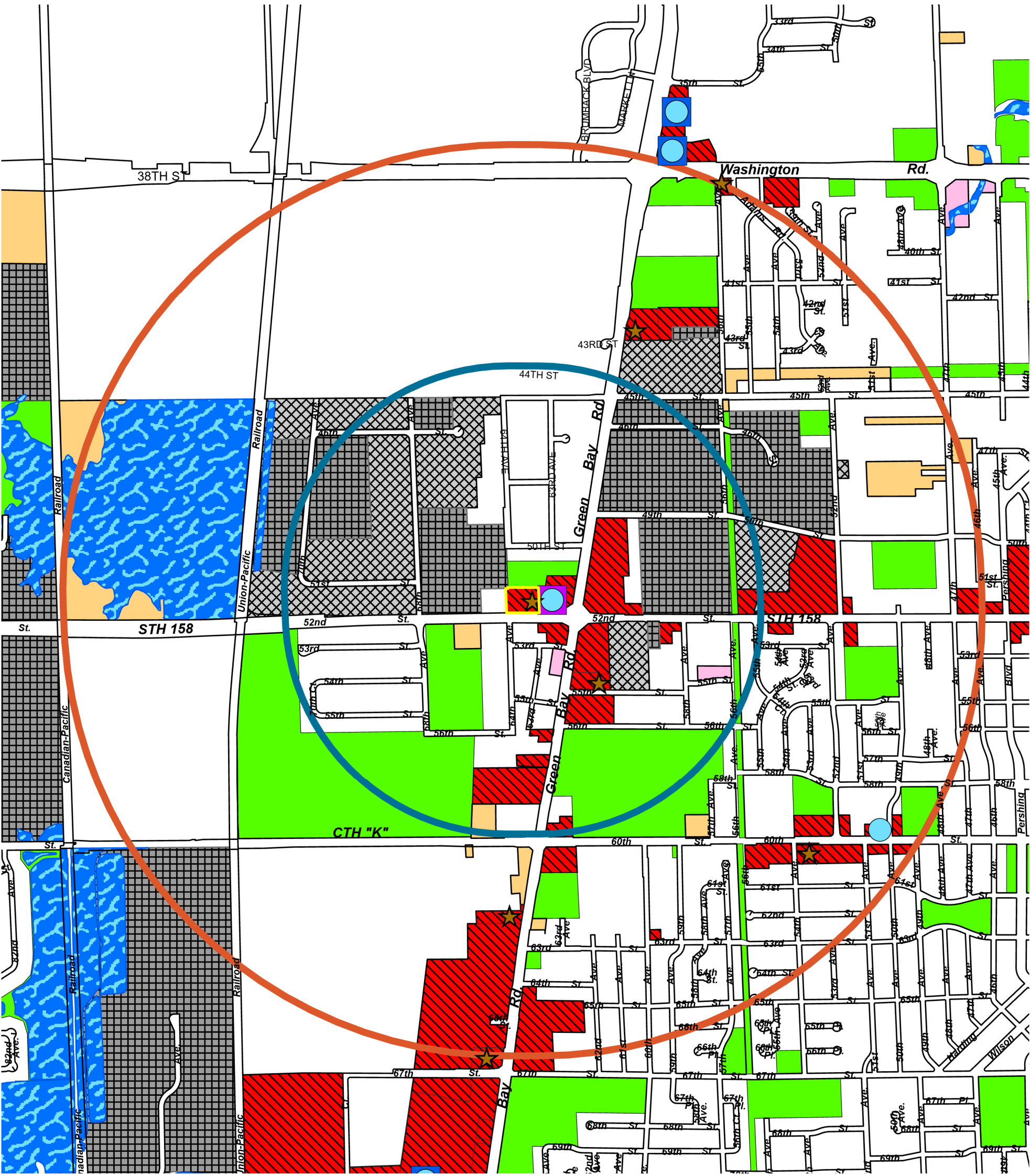
If there is anything else, please let me know.

 [04_6316-52ndStreet_Zoning.pdf](#)

 [04_6316-52ndStreet.pdf](#)

-Mike

Class "B" Beer/"Class B" Liquor application
6316 52nd Street



- Class "A" & "Class A"
- "Class A"
- Class "A"
- Class "A" & "Class A" Cider ONLY
- "Class B"
- Class "B"
- Class "B" & "Class B"
- "Class C"

Note: Residential districts are not colored.

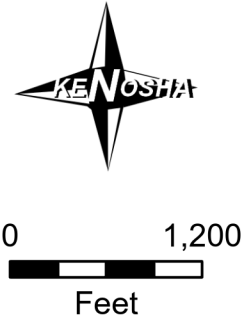
Note: Business districts are colored as follows: B-1 B-2 B-3 B-4 B-6

5,280 ft. Radius

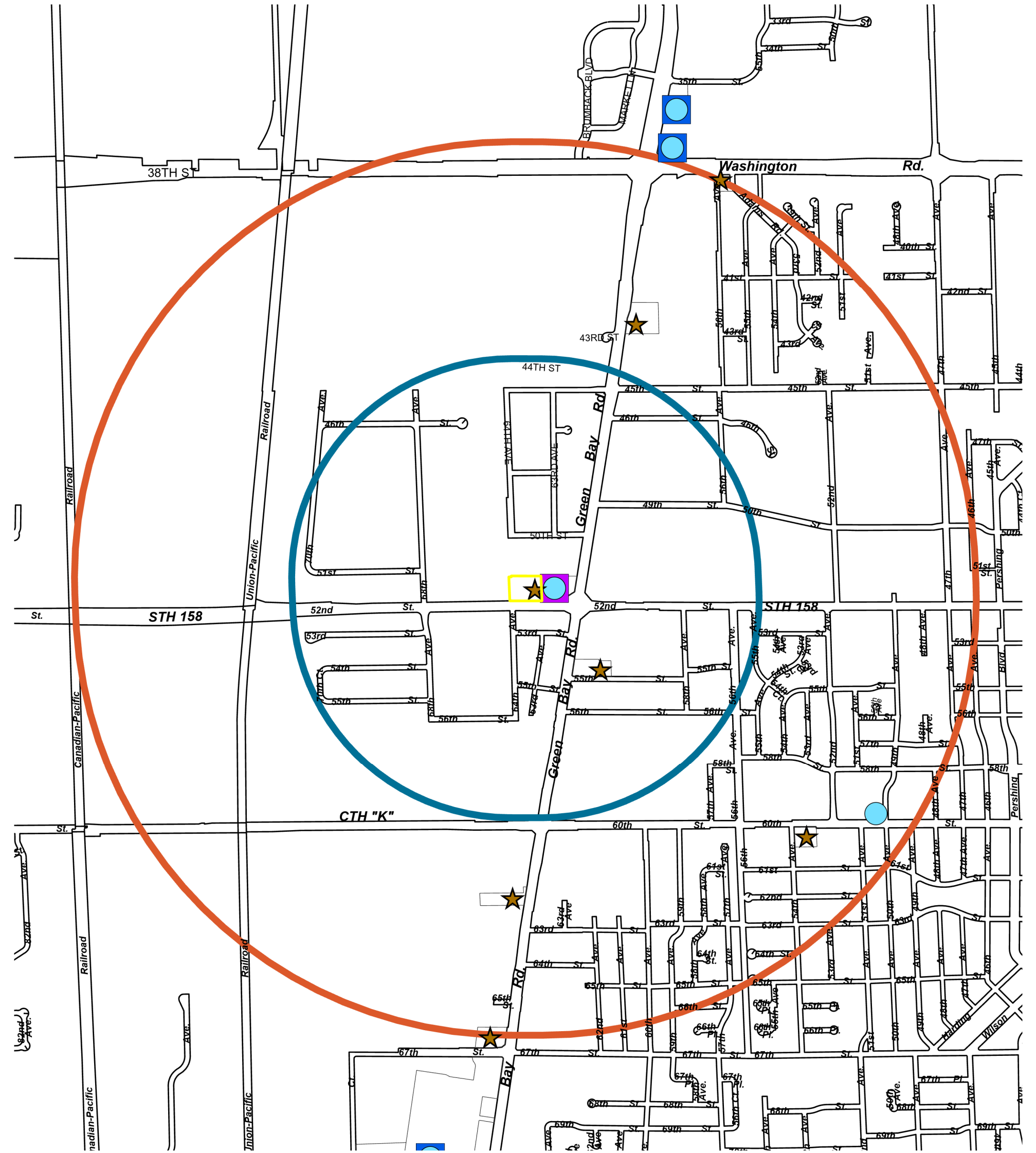
| | "Class A" & "Class A" | "Class A" | "Class A" | "Class A" & "Class A" Cider ONLY | Class "A" | "Class B" & "Class B" | "Class B" & "Class B" | "Class B" & "Class B" |
|-----------------------|-----------------------|-----------|-----------|----------------------------------|-----------|-----------------------|-----------------------|-----------------------|
| Residential Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Business Districts | 0 | 0 | 1 | 3 | 7 | 0 | 0 | 0 |
| Other Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

2,640 ft. Radius

| | "Class A" & "Class A" | "Class A" | "Class A" | "Class A" & "Class A" Cider ONLY | Class "A" | "Class B" & "Class B" | "Class B" & "Class B" | "Class B" & "Class B" |
|-----------------------|-----------------------|-----------|-----------|----------------------------------|-----------|-----------------------|-----------------------|-----------------------|
| Residential Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Business Districts | 0 | 0 | 1 | 0 | 2 | 0 | 0 | 0 |
| Other Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |



Class "B" Beer/"Class B" Liquor application
6316 52nd Street



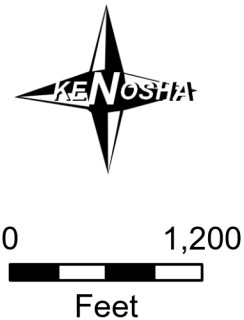
-  Class "A" & "Class A"
-  "Class A"
-  Class "A"
-  Class "A" & "Class A" Cider ONLY
-  "Class B"
-  Class "B"
-  Class "B" & "Class B"
-  "Class C"

5,280 ft. Radius

| | "Class A" & "Class A" | "Class A" | "Class A" & "Class A" Cider ONLY | Class "A" | "Class B" & "Class B" | "Class B" & "Class C" | Class "B" |
|-----------------------|-----------------------|-----------|----------------------------------|-----------|-----------------------|-----------------------|-----------|
| Residential Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Business Districts | 0 | 0 | 1 | 3 | 7 | 0 | 0 |
| Other Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

2,640 ft. Radius

| | "Class A" & "Class A" | "Class A" | "Class A" & "Class A" Cider ONLY | Class "A" | "Class B" & "Class B" | "Class B" & "Class C" | Class "B" |
|-----------------------|-----------------------|-----------|----------------------------------|-----------|-----------------------|-----------------------|-----------|
| Residential Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Business Districts | 0 | 0 | 1 | 0 | 2 | 0 | 0 |
| Other Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 |



LP Feb 26 CC Mar 4
ORIGINAL ALCOHOL BEVERAGE RETAIL LICENSE APPLICATION

Submit to municipal clerk.

For the license period beginning MARCH 5 20 24 ;
ending June 30 20 24

TO THE GOVERNING BODY of the: ☐ Town of
☐ Village of } Kenosha
☒ City of }

County of Kenosha Aldermanic Dist. No. 2 (if required by ordinance)

1. The named ☐ INDIVIDUAL ☐ PARTNERSHIP ☒ LIMITED LIABILITY COMPANY
☐ CORPORATION/NONPROFIT ORGANIZATION

hereby makes application for the alcohol beverage license(s) checked above.

2. Name (individual/partners give last name, first, middle; corporations/limited liability companies give registered name): The Rowan LLC

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the name, title, and place of residence of each person.

| Title | Name | Home Address | Post Office & Zip Code |
|------------------|--------------|-------------------------------------|------------------------|
| President/Member | <u>OWNER</u> | <u>MARKITA BREWSTER 607 3RD AVE</u> | <u>53412</u> |

Vice President/Member _____

Secretary/Member _____

Treasurer/Member _____

→ Agent MARKITA BREWSTER

Directors/Managers _____

3. Trade Name THE ROWAN Business Phone Number 262-748-5230

4. Address of Premises 5721 6TH AVE Post Office & Zip Code 53410

5. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? ☒ Yes ☐ No

6. Is the applicant an employee or agent of, or acting on behalf of anyone except the named applicant? ☐ Yes ☒ No

7. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? ☐ Yes ☒ No

8. (a) Corporate/limited liability company applicants only: Insert state WI and date 11/10/23 of registration.

(b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? ☐ Yes ☒ No

(c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? ☐ Yes ☒ No

(NOTE: All applicants explain fully on reverse side of this form every YES answer in sections 5, 6, 7 and 8 above.)

9. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) BANQUET HALL WI BASEMENT SECURE STORAGE

10. Legal description (omit if street address is given above): _____

11. (a) Was this premises licensed for the sale of liquor or beer during the past license year? ☐ Yes ☒ No

(b) If yes, under what name was license issued? _____

12. Does the applicant understand they must file a Special Occupational Tax return (TTB form 5630.5) before beginning business? [phone 1-800-937-8864] ☒ Yes ☐ No

13. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] ☒ Yes ☐ No

14. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signers. Signers agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants and each member of a partnership applicant must sign; corporate officer(s), members/managers of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

SUBSCRIBED AND SWORN TO BEFORE ME

this _____ day of _____, 20 _____

My commission expires _____
(Clerk/Notary Public)

Markita J Brewster
(Officer of Corporation/Member/Manager of Limited Liability Company/Partner/Individual)

(Officer of Corporation/Member/Manager of Limited Liability Company/Partner)

(Additional Partner(s)/Member/Manager of Limited Liability Company if Any)

TO BE COMPLETED BY CLERK

| | | | |
|---|--------------------------------|---------------------------------|--|
| Date received and filed with municipal clerk <u>2/14/24</u> | Date reported to council/board | Date provisional license issued | Signature of Clerk / Deputy Clerk <u>Julia Heiser</u> |
| Date license granted | Date license issued | License number issued | |

**AUXILIARY QUESTIONNAIRE
ALCOHOL BEVERAGE LICENSE APPLICATION**

Submit to municipal clerk.

DRIVER'S LICENSE: # [REDACTED] STATE: WI

| | | | | | |
|---|-------------|----------------|----------------|----------------|--|
| Individual's Full Name (please print) (last name) | | (first name) | | (middle name) | |
| <u>BREWSTER</u> | | <u>MARKITA</u> | | <u>JACQUAY</u> | |
| Home Address (street/route) | Post Office | City | State | Zip Code | |
| <u>66017 30th AVE</u> | | <u>KENOSHA</u> | <u>WI</u> | <u>53142</u> | |
| Home Phone Number | Age | Date of Birth | Place of Birth | | |
| <u>EMAIL: EVENTS@THEROWAN.com</u> | | [REDACTED] | <u>CHICAGO</u> | | |

The above named individual provides the following information as a person who is (check one):

- ☐ Applying for an alcohol beverage license as an **individual**.
- ☒ A member of a **partnership** which is making application for an alcohol beverage license.

☐ HARKITA BREWSTER of THE ROWAN LLC
(Officer/Director/Member/Manager/Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)
OFFICER / MANAGER / AGENT
which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

- How long have you continuously resided in Wisconsin prior to this date? 17 YEARS
- Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? ☐ Yes ☒ No
If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
- Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? ☐ Yes ☒ No
If yes, describe status of charges pending.
- Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? ☐ Yes ☒ No
If yes, identify. _____
(Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? ☐ Yes ☒ No
If yes, identify. _____
(Name of Wholesale Licensee or Permittee) (Address By City and County)

6. Named individual must list in chronological order last two employers.

| | | | |
|----------------------|--|---------------|----------------|
| Employer's Name | Employer's Address | Employed From | To |
| <u>ULINE</u> | <u>PLEASANT PRARIE</u> <u>12575 ULINE DRIVE</u> | <u>2-21</u> | <u>PRESENT</u> |
| Employer's Name | Employer's Address | Employed From | To |
| <u>ENCORE EVENTS</u> | <u>WILSONS WOODHURST</u> <u>4555 YORKHOUSE RD</u> | <u>6-20</u> | <u>2-21</u> |

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

Subscribed and sworn to before me

this _____ day of _____, 20 _____

(Clerk/Notary Public)

My commission expires _____

Harkita Brewster
(Signature of Named Individual)



APPLICANT'S REPORT- POLICE RECORD

NAME: MARKITA J. BREWSTER

ADDRESS: 4417 30th AVE KENOSHA, WI 53142

DATE OF BIRTH: [REDACTED]

DRIVER'S LICENSE #: [REDACTED]
(must indicate if this is not a WI DL)

LICENSE APPLIED FOR: CLASS B BEER

Applicant must truly, correctly and completely answer the following questions, or in the alternative, subject themselves to the penalties specified in §1.22 of the Code of General Ordinances, a copy of which is printed on the reverse side of this application. In the event the information is untrue, incorrect, and/or incomplete it will be denied.

1. Have you, as an adult, **ever** been convicted of a major crime (felony) or minor crime (misdemeanor) in Wisconsin, or in any other State; or do you have a charge pending at this time? ☐ Yes ☒ No
If yes, state: **charge, year, result**

2. Have you, as an adult, **ever** been convicted of violating a municipal or county ordinance in Wisconsin or in any state; or do you have a charge pending at this time? ☐ Yes ☒ No
If yes, state: **charge, year, result**

3. Have you, as an adult, **ever** served time; or have been sentenced to serve time in a jail or prison in Wisconsin or any other State? ☐ Yes ☒ No **If yes, explain:**

4. Have you **ever** had your driver's license suspended or revoked in Wisconsin or in any other State?
☐ Yes ☒ No **If yes, explain:**

5. Have you received any traffic citations in Wisconsin or in any other State within the past five (5) years; or do you have any such citations pending? ☐ Yes ☒ No

If yes, state: **charge, year, result**

6. Have you, as an adult, within the past five (5) years, while operating a business or engaged in a profession, been convicted of any state or federal charges; or do you have charges pending at this time involving unfair trade practices, unethical conduct, or discrimination? ☐ Yes ☒ No

If yes, state: **charge, year, result**

7. List the name and address of all employers for which you have worked and/or businesses you have operated in the past five (5) years:

ULINE 12575 ULINE DRIVE PLEASANT PRairie WI 53158
ENCORE EVENTS 4555 YORKHOUSE RD. WILSONVILLE IL 60093
BRIGHTSTAR CARE 1125 TRI-STATE PKWY GURNEE, IL 60031

8. List all addresses at which you have lived in the past five (5) years:

6617 30th AVE KENOSHA, WI 53142

Applicant's Signature: Lackita J. Bynot

Date: 1/25/24

PLEASE READ: §1.22 LICENSE/PERMIT APPLICATIONS - CODE OF GENERAL ORDINANCES

A. Prohibition It shall be unlawful for any person, acting as an individual, a partner, a corporate officer, or an agent, to execute or file with any City Department, or to authorize any person to do so on their behalf, a license or permit application which is not true, correct and/or complete in all material respects and which was known by said person to be untrue, incorrect and/or incomplete. The term "in all material respects" shall mean with respect to some fact, which, if known to the granting authority, would be a basis or a consideration for license or permit denial.

B. Penalty

1) Any person violating Subsection A. above, shall, upon conviction thereof, be subject to a forfeiture not to exceed Five Hundred (\$500) Dollars, plus the payment of the costs of prosecution, and, in default of the timely payment thereof, shall be committed to the County Jail until such forfeiture has been paid, but not to exceed a period of thirty (30) days.

2) The license or permit granting authority may grant, but withhold the issuance of, any license or permit for a period not to exceed thirty (30) days from the date of granting under circumstances wherein an application is found by the granting authority to have violated Section A. above, and the applicant was provided with an opportunity to appear before the granting authority. The granting authority may also issue a written warning to the applicant which shall be made part of their license/permit record for two (2) consecutive license/permit years. Where such finding and penalty is made and imposed by other than the Common Council, applicant may, within ten (10) days of receipt of oral or written notice of the imposition of any such penalty, whichever is first, if both oral and written notice is provided, file a Notice of Appeal with the City Clerk and have such matter reviewed by the Common Council.

§1.225 ADMINISTRATIVE CHARGE FOR PROCESSING LICENSE/PERMIT APPLICATIONS

The first Twenty-five (\$25) Dollars of the application fee for any License/Permit shall be retained by the City in the event of a License/Permit denial or the withdrawal of the application by applicant for administrative and processing costs, and the balance, if any, refunded to the applicant. Where the application fee is less than Twenty-five (\$25) Dollars, the entire application fee shall be retained by the City for administrative and processing costs.

Applicant's report-police record, page 2

Responsible Alcohol Beverage Server Training Course

Before a beer/liquor license will be issued, applicants, for example:

- Individual, or
- Both Partners, or
- Agents of Corporations

Must complete a responsible alcohol beverage server training course in Wisconsin.

Approved courses include T.I.P.S., C.A.R.E., Wisconsin National Restaurant Association, the Professional Bartending School of Wisconsin, or a Wisconsin vocational, technical and adult education facility.

Exemptions: Within the past two years, applicants who have held a retail alcohol beverage license or an operator's (bartender) license or completed a responsible beverage server training course in Wisconsin.

The undersigned applicant(s)/agent has/have read and understood the above information regarding the responsible alcohol beverage server course requirement.



Individual/Partner/Agent

Partner

FOR OFFICE USE ONLY

Check one:

| | |
|-------------------------------------|--|
| <input type="checkbox"/> | Must complete alcohol beverage server training course. |
| <input checked="" type="checkbox"/> | Proof of completion of a responsible alcohol beverage server training course in Wisconsin during the past two years is attached. |
| <input type="checkbox"/> | Proof of holding a beer/liquor license or an operator's (bartender) license in Wisconsin within the past two years is attached. |

Date: 2/13/24

**SCHEDULE FOR APPOINTMENT OF AGENT BY CORPORATION/NONPROFIT
ORGANIZATION OR LIMITED LIABILITY COMPANY**

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by the officer(s) of the corporation/organization or members/managers of a limited liability company and the recommendation made by the proper local official.

To the governing body of: ☐ Town
☐ Village of Kenosha County of Kenosha
☒ City

The undersigned duly authorized officer(s)/members/managers of THE ROWAN LLC
(registered name of corporation/organization or limited liability company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as

THE ROWAN LLC
(trade name)

located at 5721 60TH AVE KENOSHA, WI 53140

appoints MARKITA BREWSTER
(name of appointed agent)

66017 30TH AVE KENOSHA, WI 53142
(home address of appointed agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes ☒ No ☐ If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? ☒ Yes ☐ No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 14

Place of residence last year 66017 30TH AVE KENOSHA, WI 53142

For: THE ROWAN LLC
(name of corporation/organization/limited liability company)

By: Markita Brewster
(signature of Officer/Member/Manager)

And: _____
(signature of Officer/Member/Manager)

ACCEPTANCE BY AGENT

I, MARKITA BREWSTER, hereby accept this appointment as agent for the
(print/type agent's name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

Markita Brewster 2/13/24
(signature of agent) (date)
66017 30TH AVE KENOSHA, WI 53142
(home address of agent)

Agent's age

Date of birth

**APPROVAL OF AGENT BY MUNICIPAL AUTHORITY
(Clerk cannot sign on behalf of Municipal Official)**

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(date) (signature of proper local official) (town chair, village president, police chief)

CITY OF KENOSHA STATEMENT OF ECONOMIC IMPACT
APPLICATION FOR BEER AND OR LIQUOR LICENSE – **CHECK ALL THAT APPLY:**

| | |
|---|---|
| <input type="checkbox"/> CLASS "A" BEER (GROCERY STORE, LIQUOR STORE, GAS STATION) | <input type="checkbox"/> "CLASS A" LIQUOR (GROCERY STORE, LIQUOR STORE, GAS STATION) |
| <input checked="" type="checkbox"/> CLASS "B" BEER (RESTAURANT, BAR) | <input type="checkbox"/> "CLASS B" LIQUOR (RESTAURANT, BAR) |

1. Applicant Name THE ROWAN LLC Business Name THE ROWAN
2. Property Information: Address 5721 UTM AVE Owner THOMAS BLOCK
- If applicant is not owner, does applicant have a lease agreement with the owner? (Yes) or No (NOTE: Proof of property ownership or proof of an executed lease must be provided to the City Clerk before the license will be issued.)
3. Square footage of building 2700 Assessed value of property \$230,200
4. Assessed value of personal property (furniture, fixtures, equipment to be used in the business) \$18,000
5. If this application is for a "Class A" Liquor license, is the premises physically closed to customers during the hours in which sales are not permitted? Yes or No or Not Applicable (circle one)
6. Gross Monthly Revenue - According to Section 10.03, applicants must come within 70% of the estimate of gross monthly revenue for alcohol beverages after one full license term or the license may be subject to revocation.

FOR EACH PRODUCT, PROVIDE GROSS MONTHLY REVENUE AND BASIS FOR ESTIMATES:

BEER = \$4,000 - 9,000

LIQUOR N/A

FOOD \$3,000 - 15,000

OTHER
(specify) _____

TOTAL GROSS MONTHLY REVENUE \$8,000 - 24,000

(OVER)

CITY OF KENOSHA STATEMENT OF ECONOMIC IMPACT – PAGE TWO

Applicant Name THE ROWAN LLC Business Name THE ROWAN
Property Information: Address 5721 6TH AVE Owner THOMAS BLOCK

7. Explain how the issuance of this license will benefit the City: INCREASE IN REVENUE AND
RETENTION OF LOCAL REVENUE IN THE CITY. INCREASE
BEAUTIFICATION OF DOWNTOWN WITH A BEAUTIFUL SPACE
8. Explain why the business will have a substantial positive impact upon the surrounding properties: BEAUTIFICATION OF DOWNTOWN, PREVENT VACANT LOT / STOREFRONT
INCREASE LOCAL TRAFFIC
9. Explain why the business have a significant, positive influence on the City economy: SMALLER VENUE
CATERING TO SMALLER EVENTS FOR UNDERSERVED COMMUNITIES
WITH AFFORDABLE PRICES AND FLEXIBILITY TO ACCOMMODATE
CULTURAL, RELIGIOUS CUSTOMS AND TRADITIONS
10. Has the applicant contacted the alderperson of the district where this business is located? YES - BILL
SEL
11. List other factors the Common Council should consider: MINORITY AND WOMAN OWNED
VENUE SPECIFICALLY TARGETING MINORITIES FOR EVENTS,
PARTIES AND CULTURAL EVENTS W/ FREEDOM TO FULLY
INCORPORATE AND CELEBRATE THEIR TRADITIONS IN THEIR OWN
MANNER WITHOUT LIMITATIONS TO FOODS, SERVICES, VENDORS, ETC.

Applicant's Signature

Epiphany J. Brewster

AGREEMENT
WISCONSIN SELLER'S PERMIT

Re: THE ROWAN LLC (License Applicant)
CLASS B: BEER; (License Type)
THE ROWAN (Name of Licensed Premises)
5721 6th AVE KENOSHA, WI 53140 (Address of Licensed Premises)

WHEREAS, the above applicant was granted the above license by the Common Council of the City of Kenosha, Wisconsin on the _____ day of _____, _____, subject to obtaining a Wisconsin Seller's Permit, and

WHEREAS, applicant has applied for such permit to the Wisconsin Department of Revenue, but said permit will not be acted upon for four to six weeks, and

WHEREAS, the Wisconsin Department of Revenue does not object to applicant conducting the above business while the application is pending, and applicant desires to commence operating said business as soon as possible.

WITNESSETH

NOW THEREFOR, the undersigned applicant, in consideration of being issued the above license by the City Clerk, and upon meeting other conditions of license approval, does herein and hereby agree that should the Wisconsin Department of Revenue deny the application for a Wisconsin Seller's Permit, that applicant's license, above described, is null and void, without any requirement for notice of hearing respecting revocation/non-renewal, and that this document constitutes a written surrender of said license.

Dated this _____ day of _____, _____.

Mark J. Brewster
President of Corporation/Partner/or Individual Licensee

Corporate Officer/Partner

Corporate Officer

(Note: All persons who signed the license application must sign this agreement. Copy of Wisconsin Seller's Permit application and receipt of permit fee payment must be attached.

Wisconsin Department of Financial Institutions
Strengthening Wisconsin's Financial Future

Search for:
the rowan llc

Search Records

Basic
Advanced Search
Name Address

Corporate Records

Result of lookup for T100921 (at 2/13/2024 9:07 AM)

THE ROWAN LLC

You can: [File an Annual Report](#) - [Request a Certificate of Status](#) - [File a Registered Agent/Office Update Form](#)

Vital Statistics

Entity ID T100921

Registered Effective Date 01/10/2023

Period of Existence PER

Status Organized [Request a Certificate of Status](#)

Status Date 01/10/2023

Entity Type Domestic Limited Liability Company

Annual Report Requirements Limited Liability Companies are required to file an Annual Report under s. 183.0212, WI Statutes.

Addresses

Registered Agent Office NORTHWEST REGISTERED AGENT LLC
2800 E. ENTERPRISE AVE STE 333
APPLETON, WI 54913

[File a Registered Agent/Office Update Form](#)

Principal Office 2800 E. ENTERPRISE AVE
STE 333
APPLETON, WI 54913
UNITED STATES OF AMERICA

Historical Information

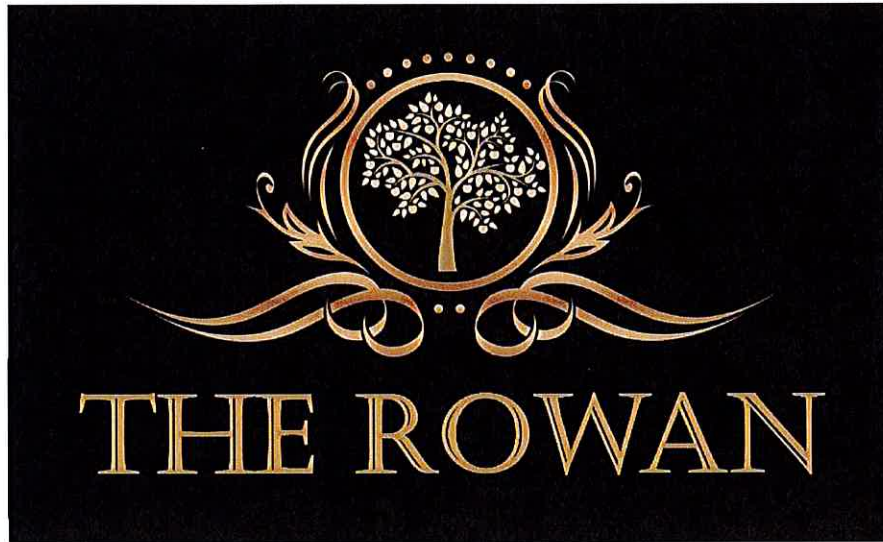
Annual Reports None

Certificates of newly-elected Officers/Directors None

Old Names None

| Chronology | Effective Date | Transaction | Processed Date | Description |
|------------|----------------|-------------|----------------|-------------|
| | 01/10/2023 | Organized | 01/10/2023 | E-Form |

[Order a Document Copy](#)



THE ROWAN

Business Plan

Markita Brewster, Owner

Created on July 4, 2022

Executive Summary

Product

The Rowan will be a special events/ banquet facility that offers an almost one-stop shop with its space that includes rentals of furniture, accessories, decorations, and floral arrangements for between 100-140 guests.

The Rowan will not provide a kitchen or catering and will allow clients to bring in their own choice of food from any licensed caterer or restaurant.

Customers

The primary target market are couples and coordinators aged 14-65 of all beliefs and backgrounds to select their own food needs for cultural, religious, dietary and most importantly preference for their palette.

The target market also includes small business owners or non-profit organizations that need meeting or conference space i.e., youth clubs, dance and fitness instructors, small business meetings and luncheons, school fairs and shows, breakout room meetings, etc.

Future of the Company

Although there are several banquet facilities within Kenosha County, we believe that there is an untapped market in this area when it comes to freedom of catering and on-site rental and event services that has not been captured to the extent with which we are planning to. As our county continues to become more culturally diverse, banquet facilities need to also be more diverse with allow the customer to decide exactly what they want (or do not want) for their event.

Company Description

Mission Statement

At The Rowan, our mission is to provide our customers with access to all things needed, to throw and epic party/event that will let your creativity and personality shine! We believe you should have the choice to reach for the sky when selecting your food options and feel supported along the way.

Principal Members

Markita Brewster- Owner/Executive Director/ Floral Designer

Peggy Frizzle- Setup Coordinator

Malik Brewster- Server

Open- Bartender

Forecasted Members (in order of necessity for growth)

Event Coordinator- communicating with customers to design event, creates timelines, ensure customer satisfaction and needs are met during event

General Manager- responsible for day to day operations, vendor payments, payroll, operating expenses

Sales Manager- booking and tracking events, ensuring revenue flow

Administrative Assistant- answering phone calls, record keeping and tracking, calendar updates, meeting scheduling and notetaker

Legal Structure

The Rowan is a Limited Liability Corporation setup as an S Corp for tax purposes. Our EIN is 92-1882215.

Market Research

Industry

The wedding industry is anticipated to expand by at least 2.1% in 2022. This industry is already worth billions of dollars and continues an upward trend. In Kenosha County, there were 766 weddings on record for 2021.

Kenosha natives are always looking for more diverse and unique locations that offer non-traditional services. The Rowan plans to offer services not typically offered in house which will give a competitive advantage over its competitors.

Competitive Advantage

Competitors in local market include:

- *Banquet Hall Luminarias* is a Hispanic focused facility with space for up to 250
- *Circa on Seventh* is a woman owned business that hosts weddings with required on-site catering by Culinary Infusion for up to 200 guests. Has on-site ceremony options
- *Upper East* is the sister company of *Circa on Seventh*. *Upper East* is a larger venue which can accommodate up to 300 guests. Catering required by Culinary Infusion. Offers a variety of tables shapes and designs but primarily leans into Rustic theme.
- *The Vault at Historic 625* has multiple small meeting spaces that can accommodate 50 up to 250 guests. One large main area. Clients must select from list of catering vendors.
- *Jantz's Club* is a single space banquet hall that provides in-house catering.
- *Swedish American Club* is considered a supper club but hosts a variety of small events. Requires in-house catering.
- *Italian American Society* has three large spaces that that can accommodate different sized events. Very popular for school dances like prom but a variety of life events. Requires use of in-house caterer.

Each competitors location all require in-house catering and do not offer any additional amenities such as floral arrangements, decorations or rentals. This will be The Rowan's niche market.

Target Market

There are multiple groups The Rowan will target for is business. The first group will be engaged couples (aged 20-40) with an income range of \$25-75,000 per year of diverse backgrounds such as Black, Hispanic/Latino, Middle Eastern, Asian and Mixed-Race. This target market is highly underserved and may have limited funding and are interested in more DIY and hands-on options to

keep costs down but also have specific cultural food wants/needs, that other venues are unable or unwilling to provide.

The second group will be parents of engaged couples (aged 40-60) with an income range of \$50-80,000 who would like to contribute to their child(s) event but may not be able to provide entire budget. This group is willing to give the engaged couple freedom to spend their funding with few stipulations.

The final group will be small business owners or non-profit organizations with organizers (aged 25-55) that need meeting or conference space i.e., youth clubs, dance and fitness instructors, small business meetings and luncheons, school fairs and shows, breakout room meetings, etc. Funding may be limited or the event itself may be a fundraiser or opportunity to obtain funds without spending too much, if anything.

Services

Pricing Structure

The Rowan will offer a variety of year round rentals of event space, equipment, decor and centerpieces rentals, AV equipment, tables and chairs.

The Rowan will be closed on Mondays and Tuesdays. Events will operate the following days:

- Wednesdays and Thursdays
 - Preference given to businesses, non-profit, youth organizations or small business rentals i.e., dance or exercise studio, club activities, school fairs and shows
- Fridays, Saturdays and Sundays
 - Booking for evening events such as wedding reception, dances, birthday parties, family reunions

Products/Services

Space Rentals will include the use of tables and chairs along with basic linens included in white or black. Complimentary beverage services of coffees, teas and water. Prices includes a 4-hour event. The pricing of the rental will be dependent on the season and the day of the week.

- *Off-Season- December, January, February, March*
 - Wednesdays: \$200
 - Thursdays: \$250
 - Fridays: \$400
 - Saturdays: \$525
 - Sundays: \$350
- *Mid-Season- October, November, April, May*
 - Wednesdays: \$320
 - Thursdays: \$400
 - Fridays: \$640
 - Saturdays: \$840
 - Sundays: \$560
- *Peak Season- June, July, August, September*
 - Wednesdays: \$512
 - Thursdays: \$640
 - Fridays: \$1,024
 - Saturdays: \$1,344
 - Sundays: \$896

Services and Upcharges

The Rowan will offer a variety of services and upcharges. These will be dependent on the type of event as well as the number of attendees. Overall event price to include a 18% service charge to

BUSINESS PLAN- THE ROWAN

cover utilities, building maintenance, snow removal, inventory, operating, cleaning, and overhead expenses.

- *Server:* Space rentals that include food service (provided by outside catering) with up to 100 guests will require two servers billed at \$125 ea. An additional server will be required per increments of 50 guests.
 - If servers provided by catering company, only require one on-site server for assistance, regardless of guest size.
- *Bartender:* Space renters that include beverage service require bartender billed at \$150. An additional bartender will be required per increment of 100 guests.
 - Soda/Juice/ Coffee/Tea only Beverage Service will be billed at \$10 per person
 - Add Hosted Bar (per alcoholic beverage) will be billed at additional \$6 per person
 - Only available as an add on to Soda/Juice/ Coffee/Tea only Beverage Service and not as a standalone service
 - Add Beer (bar) & Wine (table) will be billed at \$25 per person
 - Standard Open Bar with Well Liquors will be billed at \$35 per person or \$50 per person for Top Shelf Liquor
 - Standard Open Bar with Well Liquors will have Top Shelf Liquor available for individual purchase
 - Add Champagne Toast will be billed per table
 - Tier 1- \$10 per table
 - Tier 2 - \$15 per table
 - Tier 3 - \$30 per table
- *Security:* Space rentals that include alcoholic beverage service will require a security guard billed at \$200. An additional bartender will be required per increment of 50 after 100 guests.
- *Additional Hours:* An additional hour with no bar service will be billed at \$300 for the first hour. Additional hours with bar services will be billed at \$550 for the first hour. Any additional hours (4 hour additional maximum) will be billed at \$225 ea.
- *Per Person Rentals:*
 - Spandex Chair Cover- \$5
 - 12x108 Chair Sashes- \$2
 - Black or White Spandex Banquet Chair Covers - \$5
 - Full-Service Place Settings- \$8.25 pp
 - 10" White Plastic Dinner Plate- \$1.00
 - 7" Clear Plastic Salad Plate- \$1.00
 - 6" White Plastic Dessert Plate- \$1.00
 - 12oz White Plastic Soup Bowl- \$1.00
 - Silver Plastic Fork, Knife and Spoon- \$1.25
 - Plastic Wine Glass- \$1.00
 - Plastic Champagne Flute- \$1.00
 - Plastic Water Tumbler- \$1.00
 - 17x17 Black or White Cloth Dinner Napkin- \$2
 - 13" Plastic Charger Plates- \$2
- *Item Rentals:*
 - 2 Large Bluetooth Speakers with Microphone- \$125

BUSINESS PLAN- THE ROWAN

- Uplighting Package- \$225
- Chaffing Dishes and Sternos- \$100
 - Includes four rectangular and 1 round chaffing dishes with Sternos along with salad bowls and serving utensils
- *Per Table Rentals:*
 - Black or White 108" Polyester Tablecloths- \$10
 - Black or White 60x102 Rectangular Polyester Tablecloths w/ skirting- \$15
 - 12x108 Table Runners- \$5 ea.
 - Garland Strands- \$25
 - Small Table Centerpiece- \$35
 - Medium Table Centerpieces- \$40
 - Tall Table Centerpiece- \$55
 - 10" Wood Slices - \$5
 - 24" Black, White or Gold Metal Flower Stand- \$20
 - 16" Square Metal Flower Stand- \$15
 - 16" Rectangular Metal Flower Stand- \$15
 - Rustic Wood or White Washed Open Lantern- \$10
 - 14" Glass Hurricane Candle Shade- \$10
 - 10" Vintage White or Black Lattice Lantern w/ LED Candle- \$10
 - LED Tealight, Water Activated Floating or Votive Candles- \$1.00 ea.
 - LED Pillar Candles in various Heights- \$2
 - 11x4" X-Large Pillar Candles- \$5

Funding Request

Financial Projections

The Rowan falls into the category of a brick-and- mortar business. The financial projections below will include a breakdown of startup and operating costs that are specific to the business.

The Rowan has a projected startup cost of approximately \$32-50,000. This includes the upfront cost of securing the Banquet space, Office space, Office supplies, equipment and furniture.

- Communications
- Utilities
- Licenses and permits
- Insurance
- Employee salaries
- Advertising and marketing
- Website

The Rowan has to potential to become profitable very quickly with a base gross earning potential, when fully booked, of \$156,255. Fully booked consists of 261 bookable dates.



A more conservative outlook still shows The Rowan with a profitable base gross earning, when partially booked, of \$82,119. Conservative projections consist of securing 123 bookings of the total 261 bookable dates available per calendar year.



On top of the base gross earnings, solely calculated based on the space rental fee per season, The Rowan will generate tremendous revenue with bar and beverage sales as well as décor and accessory rentals.

BUSINESS PLAN- THE ROWAN

We expect all events will include, at least, one wait staff, one bartender, one security guard and, at least a simple beverage package. These additions alone add an additional \$1,475 minimum to every event (with 100 guests).

The example below shows an event booked on a Saturday in May. The projections show the customer including a simple beverage package, with bartender, table cloths, table runners and renting artificial garland strands for guest tables. The add-ons, plus service fees shows an event that started at \$840 increasing to \$4,083.27.

| Service/ Product Description | Price Ea. | QTY | Total |
|---|-----------|-----|------------|
| Mid-Season: May (Saturday) Rental Fee | \$840.00 | 1 | \$840.00 |
| White Table Cloths Included | \$0.00 | 1 | \$0.00 |
| Centerpieces- Garland Strands | \$15.00 | 12 | \$180.00 |
| Wait Staff- 1 staff per 75 guests | \$125.00 | 2 | \$250.00 |
| Bartender- required with bar service | \$150.00 | 1 | \$150.00 |
| Soda/Juice/ Coffee/Tea only Beverage Service | \$10.00 | 100 | \$1,000.00 |
| Hosted Bar (per alcoholic beverage per guest) as add-on | \$6.00 | 100 | \$600.00 |
| Security- required with alcohol bar service | \$200.00 | 1 | \$200.00 |
| Satin Table Runners- Blush | \$5.00 | 12 | \$60.00 |
| Subtotal: | | | \$3,280.00 |
| Service Fees 18%: | | | \$590.40 |
| Sales Tax 5.50%: | | | \$212.87 |
| Total Due: | | | \$4,083.27 |
| Deposit Due: | | | \$1,020.82 |
| Balance Due: | | | \$3,062.45 |

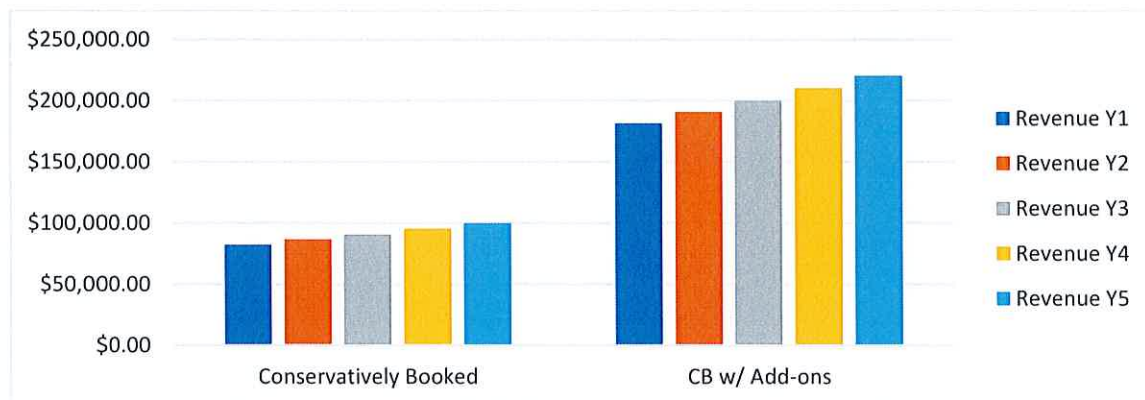
Terms: This proposal is valid for 30 calendar days from the date listed above. A 25% non-refundable deposit is due to secure the space for your date. Cancellations are required in writing and reschedules are offered at face-value of the amount listed. Receipt of a proposal does not constitute a booking or a hold on the space. Rentals are offered on a first come-first serve basis. To move forward with the event as proposed, please contact us to schedule a Booking Appointment. We are excited to be considered for your upcoming event.

These projections are extremely favorable and show the profitability and success of this business very early on. Including the base projections shown earlier, The Rowan has the potential to gross, when fully booked with add-ons \$384,975 and \$181,425 when conservatively booked.

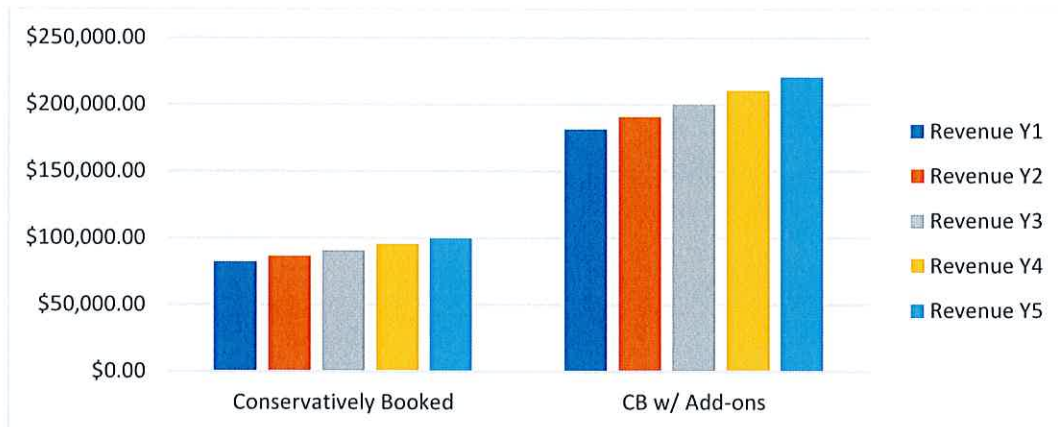
Prospective financial outlook for the next five years

The Rowan can continue in a market that will never go away. Calculating in a 5% price increase per year we anticipate phenomenal growth over the next five years.

Fully-booked revenue increases from \$156,255- \$189,928, while fully-booked with add-ons increases from \$384,975- \$467,939.52.



Conservatively booked revenue increases from \$82,119- \$99,816, while conservatively booked revenue with add-ons increases from \$181,425- \$220,523.





WISCONSIN DEPARTMENT OF REVENUE
PO BOX 8902
MADISON, WI 53708-8902

Contact Information:

2135 RIMROCK RD PO BOX 8902
MADISON, WI 53708-8902
ph: 608-266-2776 fax: 608-224-5761
email: DORBusinessTax@wisconsin.gov
website: revenue.wi.gov

000135

Letter ID L0189211696

THE ROWAN LLC
6617 30TH AVE
KENOSHA WI 53142-3403

Wisconsin Department of Revenue Seller's Permit

Legal/real name: THE ROWAN LLC
Business name: THE ROWAN LLC
5721 6TH AVE
KENOSHA WI 53140-4103

- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this permit at all events.

| Tax Type | Account Type | Account Number |
|-----------------|-----------------|-------------------|
| Sales & Use Tax | Seller's Permit | 456-1031550732-04 |



State of Wisconsin • DEPARTMENT OF REVENUE

Personal Wallet Copy

Seller's Permit: 456-1031550732-04
Legal/Real Name: THE ROWAN LLC

Signature _____

We are here to serve you

Wisconsin Department of Revenue
PO Box 8902
Madison, WI 53708-8902

Ph: 608-266-2776
Fax: 608-264-6884
Email: dorbusinessstax@revenue.wi.gov
Web: www.revenue.wi.gov
Main office: 2135 Rimrock Rd., Madison

Date of this notice: 01-23-2023

Employer Identification Number:
92-1882215

Form: SS-4

Number of this notice: CP 575 G

ROWAN LLC
MARKITA BREWSTER SOLE MBR
2800 E ENTERPRISE AVE STE 333
APPLETON, WI 54913

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 92-1882215. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.
- * Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is ROWA. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

Keep this part for your records.

CP 575 G (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 G

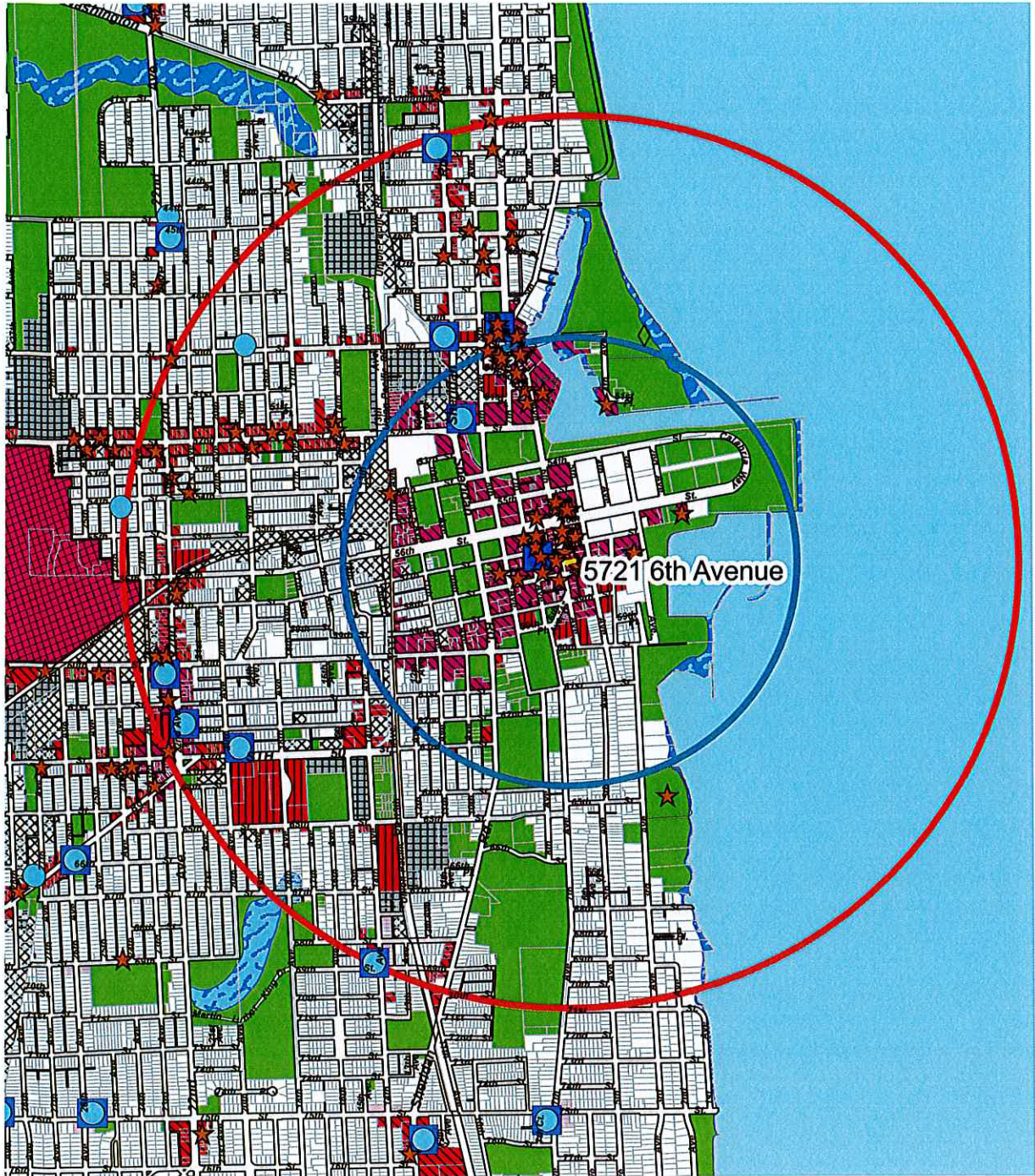
99999999999

[illegible]

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

ROWAN LLC
MARKITA BREWSTER SOLE MBR
2800 E ENTERPRISE AVE STE 333
APPLETON, WI 54913

Class "B" Beer application 5721 6th Avenue



- Class "A" & "Class A"
 ■ "Class A"
 ■ Class "A"
 ■ Class "A" & "Class A" Cider ONLY
 ■ "Class B"
 ■ Class "B"
 ★ Class "B" & "Class B"
 ▲ "Class C"

Note: Residential districts are not colored.

Note: Business districts are colored as follows:

B-1 B-2 B-3 B-4 B-6

5,280 feet from applicant

| | Class "A" & "Class A" | "Class A" | Class "A" | Class "A" & "Class A" Cider ONLY | "Class B" | Class "B" | Class "B" & "Class B" | "Class C" |
|-----------------------|-----------------------|-----------|-----------|----------------------------------|-----------|-----------|-----------------------|-----------|
| Residential Districts | 0 | 0 | 0 | 0 | 0 | 2 | 0 | |
| Business Districts | 7 | 2 | 0 | 2 | 10 | 63 | 0 | |
| Other Districts | 0 | 0 | 0 | 0 | 0 | 1 | 1 | |

2,640 feet from applicant

| | Class "A" & "Class A" | "Class A" | Class "A" | Class "A" & "Class A" Cider ONLY | "Class B" | Class "B" | Class "B" & "Class B" | "Class C" |
|-----------------------|-----------------------|-----------|-----------|----------------------------------|-----------|-----------|-----------------------|-----------|
| Residential Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Business Districts | 1 | 1 | 0 | 0 | 37 | 0 | 0 | |
| Other Districts | 0 | 0 | 0 | 0 | 1 | 0 | 1 | |



0 1,200
Feet

Class "B" Beer application 5721 6th Avenue



■ Class "A" & "Class A"
 ● "Class A"
 ● Class "A"
 ■ Class "A" & "Class A" Cider ONLY
 ⬠ "Class B"
 ◆ Class "B"
 ★ Class "B" & "Class B"
 ▲ "Class C"

5,280 feet from applicant

| 5,280 ft. Radius | Class "A" & "Class A" | "Class A" | Class "A" | Class "A" & "Class A" Cider ONLY | "Class B" | Class "B" | Class "B" & "Class B" | "Class C" | Class "C" |
|-----------------------|-----------------------|-----------|-----------|----------------------------------|-----------|-----------|-----------------------|-----------|-----------|
| Residential Districts | 0 | 0 | 0 | 0 | 0 | 2 | 0 | | |
| Business Districts | 7 | 2 | 0 | 2 | 10 | 63 | 0 | | |
| Other Districts | 0 | 0 | 0 | 0 | 0 | 1 | 1 | | |

2,640 feet from applicant

| 2,640 ft. Radius | Class "A" & "Class A" | "Class A" | Class "A" | Class "A" & "Class A" Cider ONLY | "Class B" | Class "B" | Class "B" & "Class B" | "Class C" |
|-----------------------|-----------------------|-----------|-----------|----------------------------------|-----------|-----------|-----------------------|-----------|
| Residential Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Business Districts | 1 | 1 | 0 | 0 | 37 | 0 | 0 | |
| Other Districts | 0 | 0 | 0 | 0 | 1 | 0 | 1 | |



0 1,200
Feet



Julia Helser <jhelser@kenosha.org>

Class "B" Beer License Application - The Rowan LLC

Brian Wilke <bwilke@kenosha.org>

Fri, Feb 16, 2024 at 10:12 AM

To: Julia Helser <jhelser@kenosha.org>, "padjen, alyssa" <apadjen@kenosha.org>, cityclerk <cityclerk@kenosha.org>

With the maps and comments below, City Development recommends approval of the license, subject to a hold for a new occupancy permit. The applicant has applied for the permit.

Brian R. Wilke, AICP

Development Coordinator

City Development

625 52nd Street - Room 308

Kenosha, WI 53140

bwilke@kenosha.org

262.653.4049

----- Forwarded message -----


From: **Michael Callovi** <mcallovi@kenosha.org>

Date: Wed, Feb 14, 2024 at 2:05 PM

Subject: Fwd: Class "B" Beer License Application - The Rowan LLC

To: Wilke, Brian <bwilke@kenosha.org>

Please find attached the maps for The Rowan, LLC. The Furnace House of Prayer is located within 300 feet (± 192 feet) of the proposed premises.

 09_5721-6thAvenue.pdf

 09_5721-6thAvenue_Zoning.pdf

-Mike

----- Forwarded message -----

From: **Julia Helser** <jhelser@kenosha.org>

Date: Wed, Feb 14, 2024 at 9:24 AM

Subject: Class "B" Beer License Application - The Rowan LLC

To: Kelly Andreoli <kandreoli@kenosha.org>, Heather Pierce <hpierce@kenosha.org>, Mike Callovi <mcallovi@kenosha.org>, Brian Wilke <bwilke@kenosha.org>, Rich Schroeder <rschroeder@kenosha.org>, Mark Melotik <mark.melotik@kenoshacounty.org>, Keith D. Aulds <kaulds@kenosha.org>, Bryan Charbogian <bcharbogian@kenosha.org>, Clerks, City <cityclerk@kenosha.org>, Alyssa Padjen <apadjen@kenosha.org>, Morgan R. Shepperd <mrs656@kenoshapolice.com>

Hello,

Attached is information on an application which has been submitted to the City Clerk's Office.

Please provide your reports by **February 21, 2024**, to cityclerk@kenosha.org.



| | |
|----------------------------|----------------|
| OFFICE USE ONLY | |
| DATE FILED: <u>2/13/24</u> | |
| INITIALS: <u>JH</u> | |
| ADVERSE: Yes No | |
| LP: <u>2/26</u> | CC: <u>3/4</u> |
| LETTER: _____ | |

PROBATIONARY CABARET

CLK228 (rev. 2/23)

CITY ORDINANCE 10.07 (repealed & recreated 11/04/19)

Fee: \$300.00/6 Months

Effective: March 5 To: Sept 5, 2024

Licensee Name: THE ROWAN LLC District #: 2
CORPORATION, PARTNERSHIP, OR INDIVIDUAL – Must Be Same Name As Beer/Liquor License

Trade/Event Name: THE ROWAN LLC

Trade/Event Address: 5721 6TH AVE KENOSHA, WI 53142
STREET ZIP

If Licensee is a Corporation or LLC, list Agent's Full Name: MARKITA BREXSTER

List Date of Birth of Agent (If Corporation/LLC) or Individual: [REDACTED]

Address: 6617 30TH AVE KENOSHA, WI 53142
STREET CITY STATE ZIP

Phone: 262-748-5230 Email: EVENTSATTHE ROWAN@gmail.com
(Correspondence Will Be Via Email If Address Is Given)

Driver's License Number: WI [REDACTED]
STATE NUMBER

1. Have you ever received any **tickets** or been charged with any **crimes** or **felonies** in any state? ☐ Yes ☒ No
If yes, provide: Charge, State, Date, Result (Include pending charges.)

(Examples: Speeding, WI, 5/8/2012, Guilty | Theft, FL, 5/22/2014, Dismissed | DUI, WI, 6/30/2017, Pending)

| CHARGE | STATE | DATE | RESULT |
|--------|-------|------|--------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Probationary Cabaret, Page 1

2. Have you ever had your **driver's license suspended or revoked in any state**? ☐ Yes ☒ No

If yes, provide: Charge, State, Date

| CHARGE | STATE | DATE |
|--------|-------|------|
| | | |
| | | |
| | | |

3. Have you ever served or been sentenced to serve time in **jail or prison in any state**? ☐ Yes ☒ No

If yes, provide: Charge, State, Date

| CHARGE | STATE | DATE |
|--------|-------|------|
| | | |
| | | |
| | | |

4. Have you ever, while operating a business or engaged in a profession, been convicted of any charges involving unfair trade practices, unethical conduct, or discrimination **in any state**? ☐ Yes ☒ No

If yes, provide: Charge, State, Date, Result (Include pending charges.)

| CHARGE | STATE | DATE | RESULT |
|--------|-------|------|--------|
| | | | |
| | | | |
| | | | |

5. List the name and address of all employers for which you have worked and/or businesses you have operated in the **past five (5) years**:

JUNE 12575 JUNE DRIVE, ENCORE EVENTS 4555
WADSWORTH, BRIGHTSTAR CARE GURNEE

6. Have you lived at your current home address for the **past (5) five years**? ☒ Yes ☐ No

If no, please list all addresses which you have resided at in the past (5) five years:

READ CAREFULLY BEFORE SIGNING: Under penalty provided for by law, the undersigned states that each of the above questions has been truthfully answered to the best of his/her/their knowledge. (Individual applicants and each member of a partnership must sign; designated corporate officers must sign.)


Individual/Partner/Member Signature

2/13/24
Date

PLEASE NOTE: Attached as page 3 and 4 of the application is an **Operational and Security Plan**. This information is required. If not fully and accurately completed, the Cabaret application will be considered incomplete and will not proceed to any Committees for consideration until the information is provided. It is required that you contact your Alderperson no less than seven (7) days prior to the date the Alcohol License Review Committee first considers the application.

CABARET: OPERATIONAL AND SECURITY PLAN INFORMATION

CABARET ENTERTAINMENT OPERATIONAL PLAN

Planned Hours of Cabaret Entertainment Activity (Be sure to list AM or PM):

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|---|--|--|--|---|---|---|
| HOURS: <u>4pm</u> TO <u>12am</u> | HOURS: <u>n/a</u> TO <u>n/a</u> | HOURS: <u>n/a</u> TO <u>n/a</u> | HOURS: <u>n/a</u> TO <u>n/a</u> | HOURS: <u>4pm</u> TO <u>12AM</u> | HOURS: <u>4pm</u> TO <u>12AM</u> | HOURS: <u>4pm</u> TO <u>12am</u> |

Please note that according to City Ordinance 10.07 G: "Effective July 1, 2021, Cabaret Entertainment shall not be permitted between the hours of 1:30 am and 8:00 am. Should the establishment not have a history of any disturbances covered under section D.3.f., this prohibition may be reduced to the hours of 2:00 am and 8:00 am. Except that, on January 1, the applicable prohibition does not apply".

Check here if requesting hours until 2:00 am ☐

Legal occupancy limit for the premises: 225 persons

Number of off-street parking spaces used to service the premises: 30 parking spaces

Description of the off-street parking spaces used to service the premises: STREET PARKING
LEM AVE, PARKING GARAGE, PUBLIC PARKING LOTS

Describe the sound amplification equipment to be used: SOUND SYSTEM, BLUETOOTH
SPEAKERS

Identify any sound mitigation strategies to be implemented: STAFF MONITORING

How will orderly appearance and operation of the establishment be maintained in regard to litter and noise:

STAFF MONITORING

SECURITY PLAN

Description of clothing to identify security personnel: LABELLED SHIRT AND/OR SWEATER FOR SECURITY

Plan to handle control and clearance of the parking lot and public right-of-ways adjacent to licensed property during hours of operation and at closing time: STAFF MONITORING

How will the entrance line be managed and controlled: STANCHIONS, ROPE, SECURITY AND STAFF MONITORED

Plan for unruly patrons, intoxicated patrons, and physical disturbances (including fights): SECURITY, POLICE IF ESCALATED

Underage drinking and fake ID plan: ID CHECKING AT DOOR AND AT BAR, SECURITY AND STAFF OR POLICE IF NEEDED

Provide the first and last name of all Management Personnel: MARSHITA BREWSTER

You are required to contact the alderperson of the district in which the business is located. Failure to do so is a basis to deny the license, pursuant to 10.07(B)4 of the Code of General Ordinances. Have you contacted the alderperson? ☒ Yes ☐ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided for by law, the undersigned states that each of the above questions has been truthfully answered to the best of his/her/their knowledge.

Marshita J. Brewster 2/13/24
Individual/Partner/Member Signature Date

Probationary Cabaret, Page 4

Form
AT-106

LP 26 Feb
CC 4 Mar
Apr 11
Original Alcohol Beverage
License Application

| FOR CLERKS ONLY | |
|-----------------|-------------------|
| Municipality | Kenosha, WI |
| License Period | April 1 - June 30 |

License(s) Requested

- ☐ Class "A" Beer \$ _____ ☐ "Class A" Liquor \$ _____
- ☒ Class "B" Beer \$ _____ ☒ "Class B" Liquor \$ _____
- ☐ "Class C" Wine \$ _____ ☐ "Class A" Liquor (Cider Only) \$ _____
- ☐ Reserve "Class B" Liquor \$ _____ ☐ "Class B" (Wine Only) Winery \$ _____

| | |
|------------------|--------|
| License Fees | \$ 150 |
| Publication Fee | \$ 23 |
| Background Check | \$ |
| Total Fees | \$ 173 |

Part A: Premises/Business Information

| | | |
|---|---|------------------------------|
| 1. Legal Business Name (registered entity name or individual's name if sole proprietorship) Kiwi Kai, LLC | | |
| 2. Trade Name or DBA The Topsy Kiwi | | |
| 3. Premises Address 6015 75th Street | | |
| 4. County Kenosha | 5. Municipality Kenosha | 6. Aldermanic District 14 |
| 7. Mailing Address (if different from premises address) 6503 93rd Ave, Kenosha WI 53142 | | |
| 8. FEIN 93-3934406 | 9. Wisconsin Seller's Permit Number | |
| 10. Premises Phone 262 229 0445 | 11. Premises Email sarahjane@kiwikai.com LLC | |
| 12. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization | | |
| 13. Premises Description - Describe the building or buildings where alcohol beverages are to be sold and stored. Describe all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. Alcohol beverages may be sold and stored ONLY on the premises described in this application. Attach additional sheets if necessary. Cold storage room, and back dry room with locks on both. | | |

Part B: Questions

1. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit a copy of Responsible Beverage Server Training Course Certificate. ☐ Yes ☒ No
2. Does the applicant business or its partners, officers, directors, managing members, or agent hold a direct or indirect interest in any alcohol beverage wholesaler or producer (e.g., brewer, brewpub, winery, distillery)? ☐ Yes ☒ No
If yes, please explain using the space below. Attach additional sheets if necessary.

| Part C: For Corporate/LLC Applicants Only | | |
|---|--|-------|
| 1. State of Registration <i>Wisconsin</i> | 2. Date of Registration <i>10/16/2023</i> | |
| 3. Is the applicant business owned by another corporation or LLC? If yes, please provide the name and FEIN of the parent company below, include parent company members in Part D, and attach Form AT-103 for all of the parent company's principal members, managers, officers, or directors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| Name of Parent Company <i>NA</i> | FEIN of Parent Company <i>NA</i> | |
| 4. Does the parent company or any of its officers, directors, managing members, or agent hold any direct or indirect interest in any other alcohol beverage wholesaler or producer (e.g., brewer, brewpub, winery, distillery)? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please explain using the space below. Attach additional sheets if necessary. <i>NA</i> | | |
| 5. Agent's Last Name | Agent's First Name | Phone |

| Part D: Individual Information |
|--|
| A Supplemental Questionnaire, Form AT-103, must be completed and attached to this application for each person involved in the applicant business and any parent company as indicated in Part C. Persons in the applicant business include: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all managing members and agent of a limited liability company. |

List the full name, title, and phone number for each person below. Attach additional sheets if necessary.

| Last Name | First Name | Title | Phone |
|-----------------|------------------|--------------------|---------------------|
| <i>Moistner</i> | <i>Sarahjane</i> | <i>Owner/Agent</i> | <i>262 229 0445</i> |
| | | | |
| | | | |
| | | | |

| Part E: Attestation | | | |
|---|--------------------------------------|------------------------------|--|
| Who must sign this application? • sole proprietor • one general partner of a partnership • one corporate officer • one managing member of an LLC | | | |
| READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted. | | | |
| Signature <i>Amalath</i> | Date <i>02/06/2024</i> | | |
| Name (Last, First, M.I.) <i>Moistner, Sarahjane</i> | | | |
| Title <i>Owner</i> | Email <i>sarahjane@kinika.com</i> | Phone <i>262 229 0445</i> | |

| Part F: For Clerk Use Only | | |
|--|---------------------------------|---|
| Date application was filed with clerk <i>2/6/24</i> | Date reported to governing body | Date provisional license issued (if applicable) |
| Date license granted | License number | Date license issued |
| Signature of Clerk/Deputy Clerk <i>Julia Hayer</i> | | |

Alcohol Beverage License Application
Supplemental QuestionnaireDate
2/6/24

This form must be submitted to the municipal clerk, and be accompanied by one or more of the following forms: AT-104, AT-106, AT-108, AT-115, or AT-200. One Form AT-103 must be completed by each person involved in the applicant business or parent company including:

- sole proprietor
- all officers, directors, and agent of a corporation or nonprofit organization
- all partners of a partnership
- managing members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Supplemental Questionnaires are submitted.

| | | | |
|--|--|--|--|
| Part A: Premises/Business Information | | | |
| 1. Registered Entity Name (or individual name if sole proprietor) Kiwi Kai, LLC | | | |
| 2. Trade Name or DBA The Tipsy Kiwi | | | |
| 3. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization | | | |

| | | | |
|---|--|---|----------------------|
| Part B: Individual Information | | | |
| 1. Name (Last, First, M.I.) Moistner Sarah Jane | | | |
| 2. Relationship to Registered Entity (Title) Owner | | 3. Email sarahjane@kiwikai-llc | |
| 4. Phone 2622290445 | | | |
| 5. Home Address 6503 93rd Ave | | | |
| 6. City Kenosha | | 7. State WI | 8. Zip Code 53142 |
| 9. Date of Birth [REDACTED] | | 10. Drivers License/State ID Number [REDACTED] | |
| 11. Drivers License/State ID State of Issuance Wisconsin | | | |

| | |
|--|--|
| Part C: Address History | |
| List in chronological order your last two residence addresses within the last 5 years. | |
| Previous Address 1 18617 Durand Ave | |
| Previous City, State, Zip Union Grove WI 53182 | Dates (MM/YYYY - MM/YYYY) 2019 - 2020 |
| Previous Address 2 | |
| Previous City, State, Zip | Dates (MM/YYYY - MM/YYYY) |

| | |
|--|--|
| Part D: Employment History | |
| List in chronological order your last two employers within the last 5 years. | |
| Employer's Name BRP | |
| Employer's Address 10101 Science Dr. Startervent, WI 53177 | Dates Employed (MM/YYYY - MM/YYYY) 01/16/2024 - Current |
| Employer's Name Milk Specialties Global, 7500 Flying Cloud Dr. Eden Prairie, MN 55344 | |
| Employer's Address | Dates Employed (MM/YYYY - MM/YYYY) 02/21 - 10/23 |

| | |
|--|--|
| Part E: Criminal History | |
| 1. Have you ever been convicted of any offenses (other than traffic offenses unrelated to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes to question 1, please list details of each conviction below. Attach additional sheets as needed. | |
| Law/Ordinance Violated <i>NA</i> | Trial Date |
| Penalty Imposed <i>NA</i> | Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Law/Ordinance Violated <i>NA</i> | Trial Date |
| Penalty Imposed <i>NA</i> | Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Are charges for any offenses currently pending against you (other than traffic offenses unrelated to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed. | |

| | | |
|---|--------------------|--------|
| Part F: Questions | | |
| 1. Have you lived in any state other than Wisconsin as an adult? If yes, please list them in the space below. If no, continue to question 2. <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>lived in New Zealand until age 24. Now a citizen of the USA. lived in Wisconsin for 18 years!</i> | | |
| 2. How long have you continuously lived in Wisconsin prior to the date of application? | Years <i>18</i> | Months |
| 3. Do you hold a direct or indirect interest in any alcohol beverage wholesaler or producer (e.g. brewer, brewpub, winery, distillery)? If yes, please explain using the space below. Attach additional sheets as needed. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |

| | |
|--|---------------------------|
| Part G: Attestation | |
| READ CAREFULLY BEFORE SIGNING: I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted. | |
| Signature <i>Amir Athar</i> | Date <i>02/06/2024</i> |

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: ☐ Town ☐ Village ☒ City of Kenosha County of Kenosha

The undersigned duly authorized officer/member/manager of Kiwi Kai, LLC
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as The Tipsy Kiwi
(Trade Name)

located at 6015 75th Street, Kenosha WI 53142

appoints Sarahjane Moistner
(Name of Appointed Agent)
6503 93rd Ave, Kenosha WI 53142
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

☒ Yes ☐ No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? ☒ Yes ☐ No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 18 years

Place of residence last year 6503 93rd Ave, Kenosha WI 53142

For: Kiwi Kai, LLC
(Name of Corporation / Organization / Limited Liability Company)

By: Amistany
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, Sarahjane Moistner, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

Amistany 02/06/2024 Agent's age 43
(Signature of Agent) (Date)
6503 93rd Ave, Kenosha WI 53142 Date of birth 08/05/1980
(Home Address of Agent)

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)



APPLICANT'S REPORT – POLICE RECORD

CLK001 (rev. 08/17)

Last Name: moistner First Name: Sarah Jane MI: —
(NOTE: Name Must Appear Exactly As It Appears On Driver's License Or State ID)

Home Address: 6503 93rd Ave Kenosha WI 53142
STREET CITY STATE ZIP

Date of Birth: [REDACTED] Driver's License #: WI [REDACTED]
STATE NUMBER

License Applied For: Class B Beer, Class B Liquor

PLEASE NOTE: You may purchase a copy of your record for \$0.50 per page at the Records Department in the Public Safety Building, 1000-55th St. Additionally, check the WI Circuit Court Access website to obtain your circuit court records. Note: You must write your tickets, charges, citations, or offenses on the application. Do not attach copies of records.

1. Have you ever received any **tickets** or been charged with any **crimes** or **felonies** in any state? ☒ Yes ☐ No
If yes, provide: Charge, State, Date, Result (Include pending charges.)

(Examples: Speeding, WI, 5/8/2012, Guilty | Theft, FL, 5/22/2014, Dismissed | DUI, WI, 6/30/2017, Pending)

| CHARGE | STATE | DATE | RESULT |
|----------------------------|-----------|-------------|-------------|
| <u>odometer infraction</u> | <u>WI</u> | <u>2007</u> | <u>Fine</u> |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

2. Have you ever had your **driver's license suspended** or **revoked** in any state? ☐ Yes ☒ No
If yes, provide: Charge, State, Date

| CHARGE | STATE | DATE |
|--------|-------|------|
| | | |
| | | |
| | | |

3. Have you ever served or been sentenced to serve time in jail or prison in any state? ☐ Yes ☒ No
If yes, provide: Charge, State, Date

| CHARGE | STATE | DATE |
|--------|-------|------|
| | | |

4. Have you ever, while operating a business or engaged in a profession, been convicted of any charges involving unfair trade practices, unethical conduct, or discrimination in any state? ☐ Yes ☒ No
If yes, provide: Charge, State, Date, Result (Include pending charges.)

| CHARGE | STATE | DATE | RESULT |
|--------|-------|------|--------|
| | | | |

5. List the name and address of all employers for which you have worked and/or businesses you have operated in the **past five (5) years**:

BRP 10101 Science Dr, Stuartevant WI 53177
M.I.K. Specialties Global, 7500 Flying Cloud Drive, Eden Prairie MN 55344

6. Have you lived at your current home address for the **past (5) five years**? ☐ Yes ☒ No
If no, please list all addresses which you have resided at in the past (5) five years:

18617 Durand Ave, Union Grove WI 53182

7. Do you, the applicant, understand that if any of the information provided is false, and/or incomplete, you may be subjected to the penalties specified in 1.22 of the Code of General Ordinances, which is printed on the bottom of this application. ☒ Yes AM
INITIAL

8. Do you, the applicant, understand that if any of the information provided is false, and/or incomplete, the license may be denied? ☒ Yes AM
INITIAL

Amosha
Applicant Signature

02/06/2024
Date

1.22 LICENSE/PERMIT APPLICATIONS – CODE OF GENERAL ORDINANCES

A. Prohibition

It shall be unlawful for any person, acting as an individual, a partner, a corporate officer, or an agent, to execute or file with any City Department, or to authorize any person to do so on their behalf, a license or permit application which is not true, correct and/or complete in all material respects and which was known by said person to be untrue, incorrect and/or incomplete. The term "in all material respects" shall mean with respect to some fact, which, if known to the granting authority, would be a basis or a consideration for license or permit denial.

B. Penalty

1) Any person violating Subsection A. above, shall, upon conviction thereof, be subject to a forfeiture not to exceed Five Hundred (\$500) Dollars, plus the payment of the costs of prosecution, and, in default of the timely payment thereof, shall be committed to the County Jail until such forfeiture has been paid, but not to exceed a period of thirty (30) days.

2) The license or permit granting authority may grant, but withhold the issuance of, any license or permit for a period not to exceed thirty (30) days from the date of granting under circumstances wherein an application is found by the granting authority to have violated Section A. above, and the applicant was provided with an opportunity to appear before the granting authority. The granting authority may also issue a written warning to the applicant which shall be made part of their license/permit record for two (2) consecutive license/permit years. Where such finding and penalty is made and imposed by other than the Common Council, applicant may, within ten (10) days of receipt of oral or written notice of the imposition of any such penalty, whichever is first, if both oral and written notice is provided, file a Notice of Appeal with the City Clerk and have such matter reviewed by the Common Council.

1.225 ADMINISTRATIVE CHARGE FOR PROCESSING LICENSE/PERMIT APPLICATIONS

The first Twenty-five (\$25) Dollars of the application fee for any License/Permit shall be retained by the City in the event of a License/Permit denial or the withdrawal of the application by applicant for administrative and processing costs, and the balance, if any, refunded to the applicant. Where the application fee is less than Twenty-five (\$25) Dollars, the entire application fee shall be retained by the City for administrative and processing costs.

Applicant's Report – Police Record, Page 2



**RESPONSIBLE ALCOHOL BEVERAGE
SERVER TRAINING COURSE**
CLKSTC (rev. 08/17)

Before a Beer/Liquor, Wine, or Operator's (Bartender's) license will be issued, the applicant:

- Individual
- Both Partners
- Agents of Corporations

Must complete a responsible alcohol beverage server training course in Wisconsin.

Approved courses include T.I.P.S., C.A.R.E., www.learntoserve.com, Wisconsin National Restaurant Association, the Professional Bartending School of Wisconsin, or a Wisconsin vocational, technical, and adult education facility.

Exemptions: Within the past two years, applicants who have held a retail alcohol beverage license or an operator's (bartender's) license or completed a responsible beverage server training course in Wisconsin.

The undersigned applicant(s)/agent has/have read and understood the above information regarding the responsible alcohol beverage server course requirement.

Amistey
Individual/Partner/Member Signature

02/06/2024
Date

Partner/Member Signature

Date

FOR OFFICE USE ONLY

Check One:

- | |
|--|
| <input checked="" type="checkbox"/> Must complete alcohol beverage course server training course. |
| <input type="checkbox"/> Proof of completion of a responsible alcohol beverage server training course in Wisconsin during the past two years is attached. |
| <input type="checkbox"/> Proof of holding a beer/liquor license or an operator's (bartender's) license in Wisconsin within the past two years is attached. |

Julia Hester
Clerk Signature

2/6/24
Date



**STATEMENT OF ECONOMIC IMPACT
FOR CLASS B BEER AND/OR CLASS B LIQUOR LICENSE
CLKSEI (rev. 11/17)**

CHECK ALL THAT APPLY:

☒ **CLASS B BEER** ☒ **CLASS B LIQUOR** ☐ **CLASS A BEER** ☐ **CLASS A LIQUOR**

1. Licensee Name: Kiwi Kai, LLC
CORPORATION, PARTNERSHIP, OR INDIVIDUAL
2. Trade Name: The Topsy Kiwi
3. Property Owner & Address: 6015 75th Street, Kenosha 53142 *Contingent upon close*
If applicant is not owner, does applicant have a lease agreement with the owner? ☐ **Yes** ☐ **No**
(Note: Proof Of Property Ownership Or Proof Of An Executed Lease Must Be Provided To The City Clerk Before The License Will Be Issued.)
4. Square footage of building: 1483 Assessed value of property: \$292,000
5. Estimated number of full time employees: 2 part time employees: 2
6. Assessed value of personal property (FURNITURE, FIXTURES, EQUIPMENT TO BE USED IN THE BUSINESS): \$60,000
7. Gross Monthly Revenue – According to Section 10.03, applicants must come within 70% of the estimate of gross monthly revenue for alcohol beverages after one full license term or the license may be subject to revocation.

FOR EACH PRODUCT, PROVIDE GROSS MONTHLY REVENUE AND BASIS FOR ESTIMATES:

- a) ALCOHOLIC BEVERAGES: \$15,000
- b) FOOD: \$1,000
- c) OTHER (SPECIFY): _____
- d) TOTAL GROSS MONTHLY REVENUE: \$16,000

I hereby certify that the information above is true, correct and complete in all materiel respects.

Kiwi Kai, LLC
Corporation Name

Amstrong 02/06/2024
Individual/Partner/Member Signature Date

Partner/Member Signature Date

Business Plan: Kiwi Kai LLC

I. Executive Summary:

Kiwi Dive Bar & Grill is a Kiwi-inspired dive bar located in Kenosha. Family owned and operated by blended Kiwi & USA family, our establishment aims to bring a unique blend of New Zealand culture to the American dive bar scene. We offer a relaxed environment with hosting of international rugby competitions on the TV, dart leagues, amusement devices, occasional live entertainment, and seasonal events. We will enhance the kiwi/USA experience further with a diverse menu featuring Kiwi pies, kiwi bakery items for brunch on the weekend, and a selection of grill and fried foods. In addition, we provide weekend specials with flights of mimosas and beer, as well as Friday night "old fashioned Kiwi Fish'n'Chips."

II. Personal Background Information:

Sarahjane Moistner is New Zealand born, but has gone through the USA naturalization process to become a proud American. Living in Wisconsin for the past 18 years, she is also part owner of Auto Excellence since 2022. After working in corporate America for most of her adult life – reaching Director of Project Management, she seeks to run a business with local ties, close to home where she can still attend her teenage kids sports. Her husband Jason (Owner Operator of Auto Excellence) will be a strong support to the launch of this business, and both look forward to serving the Kenosha community, the community they call home.

II. Business Description:

- **Mission Statement:** Kiwi Kai LLC is committed to providing a warm, welcoming atmosphere where patrons can enjoy the familiar comfort of American bar scene, while also extending their culture with New Zealand style food and beverages.
- **Business Objectives:**
 - Establish Kiwi Kai LLC as a go to unique bar in Kenosha, Wisconsin.
 - Provide a safe, clean, classy dive bar with a relaxing environment
 - Create a distinct brand identity through a fusion of American and New Zealand flavors and atmosphere.
 - Cultivate a loyal customer base and attract "every-man" from the local area, as well as a destination for any Australians, British and New Zealanders living within both Chicago and Milwaukee areas.
 - Initiate a Kiwi "Fish & Chips" experience on Friday nights that plays off the traditional Wisconsin Fish Fry.

III. Services and Products:

- **Menu:**
 - New Zealand-style bakery items (Lamingtons, Anzac biscuits, savory pies)
 - Comfort fried and grilled food, such as burgers and fries

- All alcoholic beverages (mimosas, Kiwi-inspired cocktails, Bloody Mary's, flights of beer and wine).
- Kiwi-style fish & chips on Fridays (Pineapple fritters, fish, etc. Wrapped in newspaper)

IV. Target Market:

- **Primary Target:**
 - Regain previously loyal customers
 - Residents in the local community
 - Individuals interested in a unique cultural experience
- **Secondary Target:**
 - Local businesses seeking a casual lunch
 - Immigrants from New Zealand, Australia, Britain
 - League players

V. Marketing and Sales Strategy:

- **Local Partnerships:**
 - Partner with local businesses for cross-promotions
 - Soft opening with local influencers and local media (On Milwaukee, Journal Sentinel etc)
- **Digital Presence:**
 - Establish a strong online presence through social media platforms, utilizing friends, family and networking relationships. To include Instagram, Facebook, Website, Tik Tok,
 - Door Dash and Grub Hub
 - Implement a loyalty program to retain customers.
- **Community Engagement:**
 - Host special events and promotions to engage with the local community
 - Sponsorship of local events and sports teams.

VI. Operational Plan:

- **Location:**
 - 6015 75th Street, Kenosha WI.
 - According to the Wisconsin Dept of Transportation (WisDOT), the average daily traffic along 30th Ave has approximately 33,500 vehicles per day
 - Prominent location with high visibility
 - Off-street parking with approximately 30 spaces available
- **Staffing:**
 - 2 full time employees, and 2 part time employees (creation of jobs)

- Provide training for staff for the unique kiwi food, culture, customer focused service and providing a safe atmosphere
- The trainer will be from New Zealand and has agreed to one month of training with the staff.
- **Operating Hours:**
 - Open from 11 am to Midnight (Monday to Thursday).
 - Open from 11 am to 2am (Saturday to Sunday)
 - Holidays TBD

VII. Financial Plan:

- **Startup Costs:**
 - Renovation, equipment, licenses, and initial inventory.
 - Marketing and promotional expenses
 - Signage and menus
 - Training
 - Insurance
 - Payroll for the first month
 - Line of credit to pay for the first 2 months bills
- **Revenue Streams:**
 - Alcoholic beverage sales.
 - Kiwi-style fish & chips night revenue
 - Onsite food
 - Amusement Devices
 - Leagues
 - Live Entertainment
- **Financial Projections:**
 - Monthly and yearly revenue and expense forecasts.

VIII. Risk Analysis:

- **Market Risks:**
 - Seasonal fluctuations
 - Local competition from:
 - Masons
 - Chilis
 - Applebees
- **Operational Risks:**
 - Maintaining consistent quality and service.
 - Attracting patrons
 - Adapting to changing food trends

IX. Conclusion:

Kiwi Kai LLC aspires to be a cultural and relaxed destination offering a delightful blend of American and New Zealand comfort. By catering to previously loyal patrons and new locals, we aim to create a vibrant, welcoming space that becomes an integral part of the community. Our commitment to a welcoming atmosphere, quality, creativity, and community engagement positions Kiwi Kai LLC for long-term success.

Fwd: Class "B" Beer/"Class B" Liquor License Application - Kiwi Kai, LLC

Inbox x



Brian Wilke

12:27 PM (14 minutes ago)



to me, alyssa, cityclerk ▾

With the maps and comments below, City Development recommends approval of the license subject to a hold for a new occupancy permit.

Brian R. Wilke, AICP

Development Coordinator

City Development

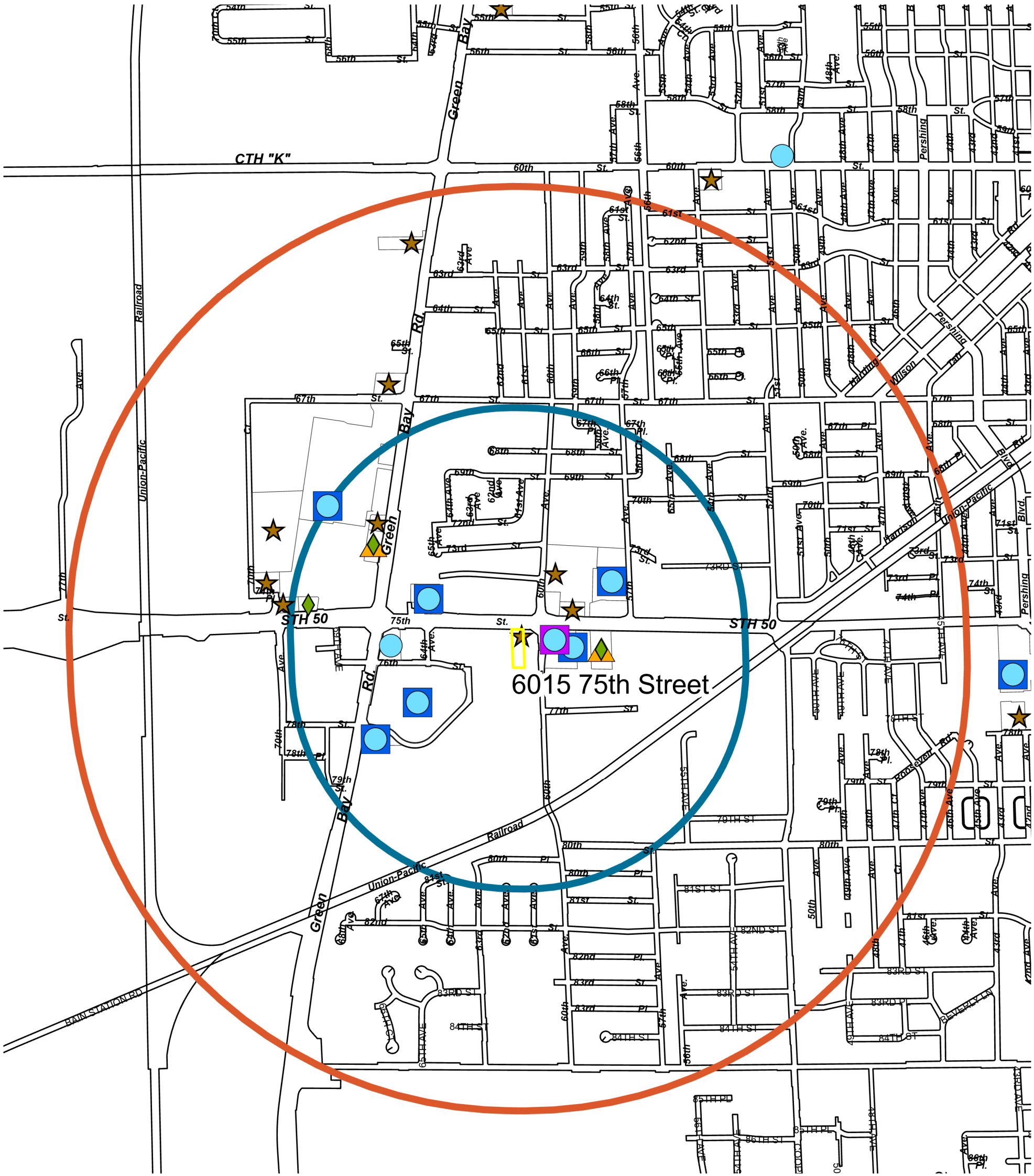
625 52nd Street - Room 308

Kenosha, WI 53140

bwilke@kenosha.org

[262.653.4049](tel:262.653.4049)

Class "B" Beer/"Class B" Liquor application
6015 75th Street



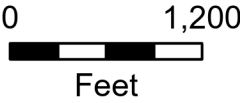
-  Class "A" & "Class A"
-  "Class A"
-  Class "A"
-  Class "A" & "Class A" Cider ONLY
-  "Class B"
-  Class "B"
-  Class "B" & "Class B"
-  "Class C"

5,280 feet from applicant

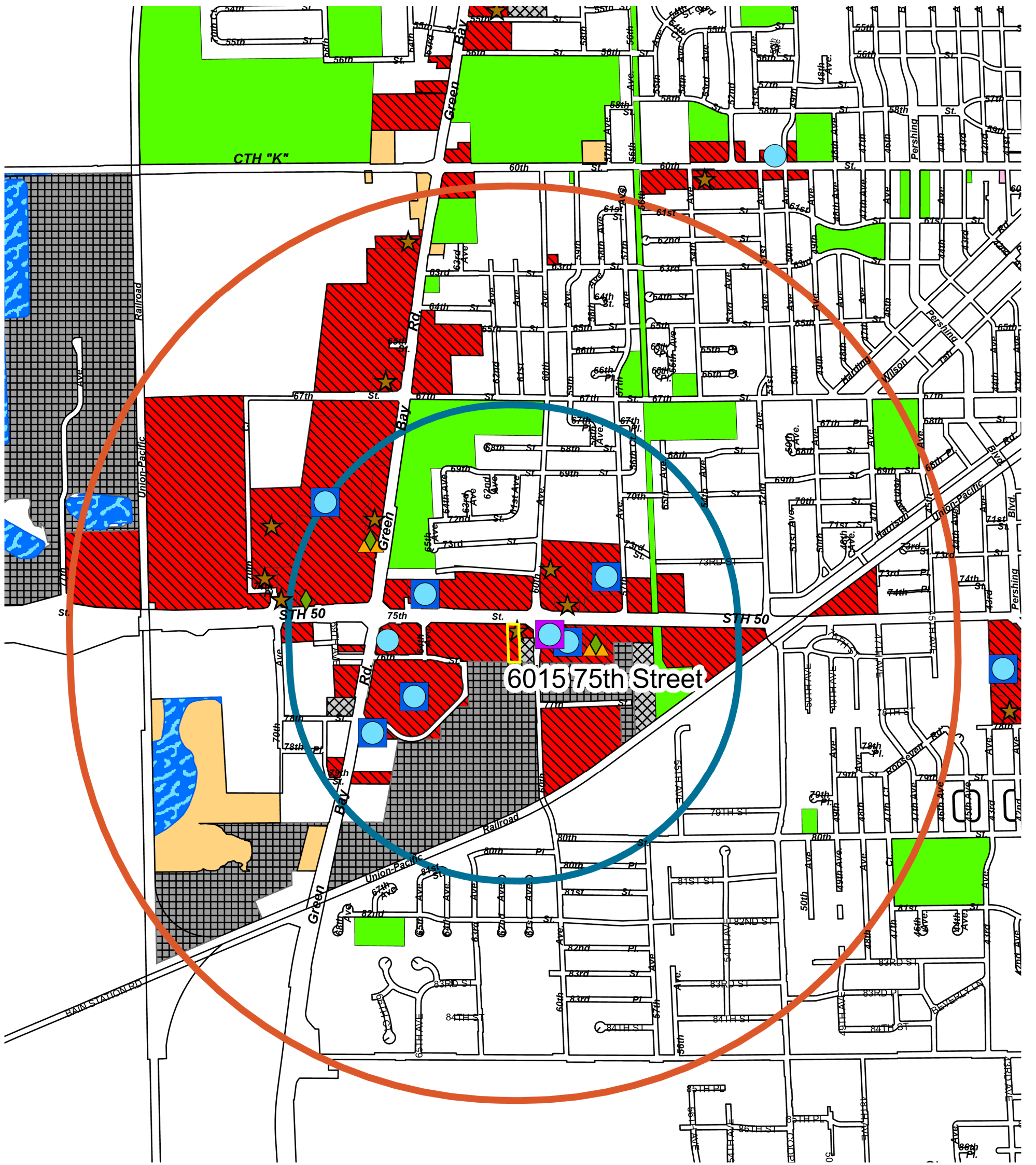
| 5,280 ft. Radius | "Class A" & "Class A" Cider ONLY | "Class A" | Class "A" | "Class B" & "Class B" | Class "B" | Class "C" |
|-----------------------|----------------------------------|-----------|-----------|-----------------------|-----------|-----------|
| Residential Districts | 0 | 0 | 0 | 0 | 0 | 0 |
| Business Districts | 6 | 0 | 1 | 1 | 9 | 2 |
| Other Districts | 0 | 0 | 0 | 0 | 0 | 0 |

2,640 feet from applicant

| 2,640 ft. Radius | "Class A" & "Class A" Cider ONLY | "Class A" | Class "A" | "Class B" & "Class B" | Class "B" | Class "C" |
|-----------------------|----------------------------------|-----------|-----------|-----------------------|-----------|-----------|
| Residential Districts | 0 | 0 | 0 | 0 | 0 | 0 |
| Business Districts | 6 | 0 | 1 | 1 | 5 | 2 |
| Other Districts | 0 | 0 | 0 | 0 | 0 | 0 |



Class "B" Beer/"Class B" Liquor application
6015 75th Street



Class "A" &
"Class A"



"Class A"



Class "A"



Class "A" &
"Class A"
Cider ONLY



"Class B"



Class "B"



Class "B" & "Class B"



"Class C"

Note: Residential districts are not colored.

Note: Business districts are colored as follows:

| | 5,280 feet from applicant | | | | | | |
|-----------------------|---------------------------|-----------|-----------------------|-----------|-----------------------|-----------------------|-----------|
| 5,280 ft. Radius | "Class A" & "Class A" | "Class A" | "Class A" & "Class B" | Class "A" | "Class B" & "Class B" | "Class B" & "Class C" | Class "B" |
| Residential Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Business Districts | 6 | 0 | 1 | 1 | 9 | 2 | 1 |
| Other Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

2,640 feet from applicant

| 2,640 ft. Radius | "Class A" & "Class A" | "Class A" | "Class A" & "Class B" & "Class C" ONLY | "Class A" | "Class B" & "Class C" | "Class B" & "Class C" | "Class C" |
|-----------------------|-----------------------|-----------|--|-----------|-----------------------|-----------------------|-----------|
| Residential Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Business Districts | 6 | 0 | 1 | 1 | 5 | 2 | 1 |
| Other Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 |



0 1,200
Feet

Alcohol Beverage License

Police Record Report

| APPLICANT INFORMATION | | | |
|-----------------------|-------------------|---|-------------------------|
| Date of Application | Name of Applicant | Address of Applicant | Driver's License Status |
| 2/9/2024 | Jagjeet Singh | 8400 Fox Haven Chase - Sturtevant | Valid |
| License Number | New or Renewal | Business (where license is to be used) | Business Address |
| | N | India Masala House | 5745 75th Street |

| DATE OF CHARGE | OFFENSE | CASE STATUS | OFFENSE LISTED ON APPLICATION | POINTS |
|----------------|-----------------------------|-------------|----------------------------------|--------|
| 5/21/2022 | OPERATING WHILE INTOXICATED | GUILTY | Y | 50 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

| CITY ATTORNEY'S RECOMMENDATION | | |
|--|----|--|
| Offense Demerit Points | 50 | |
| Were all offenses listed on the application? | Y | |
| TOTAL DEMERIT POINTS | 50 | |

| CITY ATTORNEY'S COMMENTS |
|--------------------------|
| Agent Rattandeep Kaur |
| |
| |
| |
| |
| |

| FINAL RECOMMENDATION | |
|--|--|
| <input checked="" type="checkbox"/> GRANT, Subject to | <input type="text" value="50"/> Demerit Points |
| <input type="checkbox"/> DENY, based on material police record (substantially related to the license activity) | |
| <input type="checkbox"/> DEFER or GRANT, subject to Non-Renewal Revocation due to False Application | |

Form
AT-106LP Feb 26 4:30 PM
EC March 4
Original Alcohol Beverage
License Application

Municipality

Kenosha

License Period

April - June

License(s) Requested

- ☐ Class "A" Beer \$ _____ ☐ "Class A" Liquor \$ _____
- ☒ Class "B" Beer \$ _____ ☒ "Class B" Liquor \$ _____
- ☐ "Class C" Wine \$ _____ ☐ "Class A" Liquor (Cider Only) \$ _____
- ☐ Reserve "Class B" Liquor \$ _____ ☐ "Class B" (Wine Only) Winery \$ _____

| | |
|-------------------|---------------|
| License Fees | \$ |
| Publication Fee | \$ |
| Background Check | \$ |
| Total Fees | \$ 173 |

Part A: Premises/Business Information

1. Legal Business Name (registered entity name or individual's name if sole proprietorship)

INDIA MASALA +HOUSE LLC

2. Trade Name or DBA

INDIA MASALA HOUSE

3. Premises Address

5745 75TH ST

4. County

KENOSHA

5. Municipality

KENOSHA

6. Aldermanic District

12

7. Mailing Address (if different from premises address)

8400 FOX HAVEN CHASE STURTEVANT, WI 53177

8. FEIN

93-4029654

9. Wisconsin Seller's Permit Number

456-1031528506-04

10. Premises Phone

262-496-5188

11. Premises Email

indiamasalahouse@outlook.com

12. Entity Type (check one)

- ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

13. Premises Description - Describe the building or buildings where alcohol beverages are to be sold and stored. Describe all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. Alcohol beverages may be sold and stored ONLY on the premises described in this application. Attach additional sheets if necessary.

RESTAURANT WITH BAR WHERE ~~ALCOHOLIC~~ BEVERAGES
WILL BE STORED. AS WELL AS BACK STORAGE
AREAS.

Part B: Questions

1. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit a copy of Responsible Beverage Server Training Course Certificate. ☒ Yes ☐ No
2. Does the applicant business or its partners, officers, directors, managing members, or agent hold a direct or indirect interest in any alcohol beverage wholesaler or producer (e.g., brewer, brewpub, winery, distillery)? ☐ Yes ☒ No
If yes, please explain using the space below. Attach additional sheets if necessary.

| | | |
|--|--|--|
| Part C: For Corporate/LLC Applicants Only | | |
| 1. State of Registration <div style="text-align: center; font-size: 1.5em;">WI</div> | 2. Date of Registration <div style="text-align: center; font-size: 1.5em;">10/18/2023</div> | |
| 3. Is the applicant business owned by another corporation or LLC? If yes, please provide the name and FEIN of the parent company below, include parent company members in Part D, and attach Form AT-103 for all of the parent company's principal members, managers, officers, or directors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| Name of Parent Company | FEIN of Parent Company | |
| 4. Does the parent company or any of its officers, directors, managing members, or agent hold any direct or indirect interest in any other alcohol beverage wholesaler or producer (e.g., brewer, brewpub, winery, distillery)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please explain using the space below. Attach additional sheets if necessary. | | |
| 5. Agent's Last Name <div style="text-align: center; font-size: 1.5em;">KAUR</div> | Agent's First Name <div style="text-align: center; font-size: 1.5em;">RATTANDEEP</div> | Phone <div style="text-align: center; font-size: 1.5em;">202-496-5188</div> |

| |
|--|
| Part D: Individual Information |
| A Supplemental Questionnaire, Form AT-103, must be completed and attached to this application for each person involved in the applicant business and any parent company as indicated in Part C. Persons in the applicant business include: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all managing members and agent of a limited liability company. |

List the full name, title, and phone number for each person below. Attach additional sheets if necessary.

| Last Name | First Name | Title | Phone |
|-----------|------------|--------|--------------|
| KAUR | RATTANDEEP | MEMBER | 202-496-5188 |
| SINGH | JAGJEET | MEMBER | 202-902-4228 |
| | | | |
| | | | |

| | | |
|---|--|--|
| Part E: Attestation | | |
| Who must sign this application? • sole proprietor • one general partner of a partnership • one corporate officer • one managing member of an LLC | | |
| READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted. | | |
| Signature <div style="text-align: center; font-size: 1.5em;">[Signature]</div> | Date <div style="text-align: center; font-size: 1.5em;">02/08/2024</div> | |
| Name (Last, First, M.I.) <div style="text-align: center; font-size: 1.5em;">KAUR, RATTANDEEP</div> | | |
| Title <div style="text-align: center; font-size: 1.5em;">MEMBER</div> | Email <div style="text-align: center; font-size: 1.5em;">indiamasala@att-hood.com</div> | Phone <div style="text-align: center; font-size: 1.5em;">202-496-5188</div> |

| | | |
|---------------------------------------|---------------------------------|---|
| Part F: For Clerk Use Only | | |
| Date application was filed with clerk | Date reported to governing body | Date provisional license issued (if applicable) |
| Date license granted | License number | Date license issued |
| Signature of Clerk/Deputy Clerk | | |

Form
AT-103**Alcohol Beverage License Application
Supplemental Questionnaire**

This form must be submitted to the municipal clerk, and be accompanied by one or more of the following forms: AT-104, AT-106, AT-108, AT-115, or AT-200. One Form AT-103 must be completed by each person involved in the applicant business or parent company including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- managing members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Supplemental Questionnaires are submitted.

Part A: Premises/Business Information

1. Registered Entity Name (or individual name if sole proprietor)

INDIA HASALA HOUSE LLC

2. Trade Name or DBA

INDIA HASALA HOUSE

3. Entity Type (check one)

☐ Sole Proprietor
 ☐ Partnership
 ☒ Limited Liability Company
 ☐ Corporation
 ☐ Nonprofit Organization
Part B: Individual Information

1. Name (Last, First, M.I.)

KAUR, ZATTANDEEP

2. Relationship to Registered Entity (Title)

MEMBER

3. Email

indiamasalahouse@outlook.com

4. Phone

262-496-5188

5. Home Address

8400 Fox Haven Chase

6. City

Sturtevant

7. State

WI

8. Zip Code

53177

9. Date of Birth

10. Drivers License/State ID Number

11. Drivers License/State ID State of issuance

Part C: Address History

List in chronological order your last two residence addresses within the last 5 years.

Previous Address 1

708 13TH AVE

Previous City, State, Zip

Union Grove, WI 53182

Dates (MM/YYYY - MM/YYYY)

07/2018 - 01/2019

Previous Address 2

2266 Center Court North #4

Previous City, State, Zip

Grand Island, NY 14072

Dates (MM/YYYY - MM/YYYY)

09/2017 - 07/2018

Part D: Employment History

List in chronological order your last two employers within the last 5 years.

Employer's Name

QUICK MART MOBIL & Honey Tree Mobil

Employer's Address

650 McHenry St Burlington, WI 53105

Dates Employed (MM/YYYY - MM/YYYY)

01/2015 - Present

Employer's Name

Caledonia Mobil

Employer's Address

7100 Douglas Ave Racine, WI 53402

Dates Employed (MM/YYYY - MM/YYYY)

09/18 - Present

Part E: Criminal History

1. Have you ever been convicted of any offenses (other than traffic offenses unrelated to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No
- If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

| | |
|------------------------|------------|
| Law/Ordinance Violated | Trial Date |
|------------------------|------------|

| | |
|-----------------|--|
| Penalty Imposed | Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No |
|-----------------|--|

| | |
|------------------------|------------|
| Law/Ordinance Violated | Trial Date |
|------------------------|------------|

| | |
|-----------------|--|
| Penalty Imposed | Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No |
|-----------------|--|

2. Are charges for any offenses currently pending against you (other than traffic offenses unrelated to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No
- If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part F: Questions

1. Have you lived in any state other than Wisconsin as an adult? If yes, please list them in the space below. If no, continue to question 2. ☒ Yes ☐ No

NEW YORK - (09/2017 - 07/2018)
WISCONSIN - (1995 - 09/2017) - E.

| | | |
|--|------------|-------------|
| 2. How long have you continuously lived in Wisconsin prior to the date of application? | Years 5 | Months 7 |
|--|------------|-------------|

3. Do you hold a direct or indirect interest in any alcohol beverage wholesaler or producer (e.g. brewer, brewpub, winery, distillery)? If yes, please explain using the space below. Attach additional sheets as needed. ☐ Yes ☒ No

Part G: Attestation

READ CAREFULLY BEFORE SIGNING: I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

| | |
|---|---------------|
| Signature  | Date 2/8/2024 |
|---|---------------|

Form
AT-103**Alcohol Beverage License Application
Supplemental Questionnaire**

This form must be submitted to the municipal clerk, and be accompanied by one or more of the following forms: AT-104, AT-106, AT-108, AT-115, or AT-200. One Form AT-103 must be completed by each person involved in the applicant business or parent company including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- managing members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Supplemental Questionnaires are submitted.

Part A: Premises/Business Information

1. Registered Entity Name (or individual name if sole proprietor)

INDIA MASALA HOUSE LLC

2. Trade Name or DBA

INDIA MASALA HOUSE

3. Entity Type (check one)

☐ Sole Proprietor☐ Partnership☒ Limited Liability Company☐ Corporation☐ Nonprofit Organization**Part B: Individual Information**

1. Name (Last, First, M.I.)

SINGH, JAGJEET

2. Relationship to Registered Entity (Title)

MEMBER

3. Email

indiamasalahouse@outlook.com

4. Phone

262-902-4288

5. Home Address

8400 Fox Haven Chase

6. City

STURTEVANT

7. State

WI

8. Zip Code

53177

9. Date of Birth

10. Drivers License/State ID Number

11. Drivers License/State ID State of Issuance

WI

Part C: Address History

List in chronological order your last two residence addresses within the last 5 years.

Previous Address 1

708 13th Ave

Previous City, State, Zip

Union Grove, WI 53182

Dates (MM/YYYY - MM/YYYY)

07/2018 - 01/2019

Previous Address 2

2266 Center Court North #4

Previous City, State, Zip

Grand Island, NY 14072

Dates (MM/YYYY - MM/YYYY)

09/2017 - 07/2018

Part D: Employment History

List in chronological order your last two employers within the last 5 years.

Employer's Name

CALEDONIA MOBIL

Employer's Address

7100 Douglas Ave Racine, WI 53402

Dates Employed (MM/YYYY - MM/YYYY)

09/2018 - Present

Employer's Name

Quick Mart Mobil

Employer's Address

1056 McHenry St Burlington, WI 53105

Dates Employed (MM/YYYY - MM/YYYY)

04/2022 - 06/2022

Part E: Criminal History

1. Have you ever been convicted of any offenses (other than traffic offenses unrelated to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☒ Yes ☐ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

| | |
|--|--------------------|
| Law/Ordinance Violated OWI - MAY 2022 | Trial Date 2022 |
|--|--------------------|

| | |
|---|---|
| Penalty Imposed FEES, License points reduction | Was sentence completed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
|---|---|

| | |
|------------------------|--------------------|
| Law/Ordinance Violated | Trial Date 2022 |
|------------------------|--------------------|

| | |
|-------------------------------|---|
| Penalty Imposed Fines Paid | Was sentence completed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
|-------------------------------|---|

2. Are charges for any offenses currently pending against you (other than traffic offenses unrelated to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part F: Questions

1. Have you lived in any state other than Wisconsin as an adult? If yes, please list them in the space below. If no, continue to question 2. ☒ Yes ☐ No

New York

| | | |
|--|------------|-------------|
| 2. How long have you continuously lived in Wisconsin prior to the date of application? | Years 5 | Months 7 |
|--|------------|-------------|

3. Do you hold a direct or indirect interest in any alcohol beverage wholesaler or producer (e.g. brewer, brewpub, winery, distillery)? If yes, please explain using the space below. Attach additional sheets as needed. ☐ Yes ☒ No

Part G: Attestation

READ CAREFULLY BEFORE SIGNING: I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

| | |
|--|----------------|
| Signature  | Date 2/8/24 |
|--|----------------|

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: ☐ Town ☐ Village ☒ City of KENOSHA County of KENOSHA

The undersigned duly authorized officer/member/manager of INDIA HASACA HOUSE LLC
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as

INDIA HASACA HOUSE
(Trade Name)

located at 5745 75TH ST KENOSHA, WI 53142

appoints Ratandeep Kaur
(Name of Appointed Agent)

8400 Fox Haven Chase, STURTEVANT, WI 53177
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

☐ Yes ☒ No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? ☐ Yes ☒ No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? Since 07/2018

Place of residence last year 8400 Fox Haven Chase Sturtevant, WI 53142

For: INDIA HASACA HOUSE
(Name of Corporation / Organization / Limited Liability Company)

By: [Signature]
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, Ratandeep Kaur, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

[Signature] 02/18/2024
(Signature of Agent) (Date)

8400 Fox Haven Chase Sturtevant, WI 53177 Agent's age [Redacted]
(Home Address of Agent) Date of birth [Redacted]

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)



**RESPONSIBLE ALCOHOL BEVERAGE
SERVER TRAINING COURSE
CLKSTC (rev. 08/17)**

Before a Beer/Liquor, Wine, or Operator's (Bartender's) license will be issued, the applicant:

- Individual
- Both Partners
- Agents of Corporations

Must complete a responsible alcohol beverage server training course in Wisconsin.

Approved courses include T.I.P.S., C.A.R.E., www.learntoserve.com, Wisconsin National Restaurant Association, the Professional Bartending School of Wisconsin, or a Wisconsin vocational, technical, and adult education facility.

Exemptions: Within the past two years, applicants who have held a retail alcohol beverage license or an operator's (bartender's) license or completed a responsible beverage server training course in Wisconsin.

The undersigned applicant(s)/agent has/have read and understood the above information regarding the responsible alcohol beverage server course requirement.

Individual/Partner/Member Signature

Date

02/08/2024

Partner/Member Signature

Date

02/08/2024

FOR OFFICE USE ONLY

Check One:

- | |
|--|
| <input type="checkbox"/> Must complete alcohol beverage course server training course. |
| <input checked="" type="checkbox"/> Proof of completion of a responsible alcohol beverage server training course in Wisconsin during the past two years is attached. |
| <input type="checkbox"/> Proof of holding a beer/liquor license or an operator's (bartender's) license in Wisconsin within the past two years is attached. |

Clerk Signature

Date

Julia Heiser

2/8/24



APPLICANT'S REPORT – POLICE RECORD

CLK001 (rev. 08/17)

Last Name: KAUR First Name: Rattandeep MI: —
(NOTE: Name Must Appear Exactly As It Appears On Driver's License Or State ID)
Home Address: 8400 Fox Haven Chase STURTEVANT, WI 53177
STREET CITY STATE ZIP
Date of Birth: [REDACTED] Driver's License #: WI [REDACTED]
STATE NUMBER
License Applied For: Business Licenses

PLEASE NOTE: You may purchase a copy of your record for \$0.50 per page at the Records Department in the Public Safety Building, 1000-55th St. Additionally, check the WI Circuit Court Access website to obtain your circuit court records. Note: You must write your tickets, charges, citations, or offenses on the application. Do not attach copies of records.

1. Have you ever received any **tickets** or been charged with any **crimes or felonies** in any state? ☒ Yes ☐ No
If yes, provide: Charge, State, Date, Result (Include pending charges.)

(Examples: Speeding, WI, 5/8/2012, Guilty | Theft, FL, 5/22/2014, Dismissed | DUI, WI, 6/30/2017, Pending)

| CHARGE | STATE | DATE | RESULT |
|--------------------------------|-------|-----------|--------------|
| YES - TRAFFIC VIOLATIONS (4-6) | WI | 2014-2017 | tickets paid |
| Many years ago | | | |
| Cannot remember details, | | | |
| zero tickets however | | | |
| in last 6 years or so. | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

2. Have you ever had your **driver's license suspended or revoked** in any state? ☐ Yes ☒ No
If yes, provide: Charge, State, Date

| CHARGE | STATE | DATE |
|--------|-------|------|
| | | |
| | | |
| | | |

3. Have you ever served or been sentenced to serve time in jail or prison in any state? ☐ Yes ☒ No
If yes, provide: Charge, State, Date

| CHARGE | STATE | DATE |
|--------|-------|------|
| | | |
| | | |

4. Have you ever, while operating a business or engaged in a profession, been convicted of any charges involving unfair trade practices, unethical conduct, or discrimination in any state? ☐ Yes ☒ No
If yes, provide: Charge, State, Date, Result (Include pending charges.)

| CHARGE | STATE | DATE | RESULT |
|--------|-------|------|--------|
| | | | |
| | | | |

5. List the name and address of all employers for which you have worked and/or businesses you have operated in the **past five (5) years**:

QUICK MART MOBIL - 650 McHenry St, Burlington, WI 53105; HUNNY TREE MOBIL - 7850 McHenry St, Burlington, WI 53105; CALSONICA MOBIL - 7100 Douglas Ave Racine, WI 53402; Regal Records - 1524 15th Ave, Union Grove, WI 53182; ADVOCATE AUTO - 10400 75th St Kenosha, WI 53142

6. Have you lived at your current home address for the **past (5) five years**? ☒ Yes ☐ No
If no, please list all addresses which you have resided at in the past (5) five years:

7. Do you, the applicant, understand that if any of the information provided is false, and/or incomplete, you may be subjected to the penalties specified in 1.22 of the Code of General Ordinances, which is printed on the bottom of this application. ☒ Yes Reke
INITIAL

8. Do you, the applicant, understand that if any of the information provided is false, and/or incomplete, the license may be denied? ☒ Yes Reke
INITIAL

Reke
Applicant Signature

02/02/2024
Date

1.22 LICENSE/PERMIT APPLICATIONS – CODE OF GENERAL ORDINANCES

A. Prohibition

It shall be unlawful for any person, acting as an individual, a partner, a corporate officer, or an agent, to execute or file with any City Department, or to authorize any person to do so on their behalf, a license or permit application which is not true, correct and/or complete in all material respects and which was known by said person to be untrue, incorrect and/or incomplete. The term "in all material respects" shall mean with respect to some fact, which, if known to the granting authority, would be a basis or a consideration for license or permit denial.

B. Penalty

1) Any person violating Subsection A. above, shall, upon conviction thereof, be subject to a forfeiture not to exceed Five Hundred (\$500) Dollars, plus the payment of the costs of prosecution, and, in default of the timely payment thereof, shall be committed to the County Jail until such forfeiture has been paid, but not to exceed a period of thirty (30) days.

2) The license or permit granting authority may grant, but withhold the issuance of, any license or permit for a period not to exceed thirty (30) days from the date of granting under circumstances wherein an application is found by the granting authority to have violated Section A. above, and the applicant was provided with an opportunity to appear before the granting authority. The granting authority may also issue a written warning to the applicant which shall be made part of their license/permit record for two (2) consecutive license/permit years. Where such finding and penalty is made and imposed by other than the Common Council, applicant may, within ten (10) days of receipt of oral or written notice of the imposition of any such penalty, whichever is first, if both oral and written notice is provided, file a Notice of Appeal with the City Clerk and have such matter reviewed by the Common Council.

1.225 ADMINISTRATIVE CHARGE FOR PROCESSING LICENSE/PERMIT APPLICATIONS

The first Twenty-five (\$25) Dollars of the application fee for any License/Permit shall be retained by the City in the event of a License/Permit denial or the withdrawal of the application by applicant for administrative and processing costs, and the balance, if any, refunded to the applicant. Where the application fee is less than Twenty-five (\$25) Dollars, the entire application fee shall be retained by the City for administrative and processing costs.

Applicant's Report – Police Record, Page 2



| | |
|---------------------|-------|
| OFFICE USE ONLY | |
| WI SELLER'S PERMIT: | _____ |
| PAYMENT RECEIPT: | _____ |

**AGREEMENT – WISCONSIN SELLER'S PERMIT
CLKWSP (rev. 11/17)**

Licensee: INDIA MASACA HOUSE LLC License Type: _____
CORPORATION, PARTNERSHIP, OR INDIVIDUAL

Name of Licensed Premises: INDIA MASACA HOUSE LLC

Address of Licensed Premises: 5745 75TH ST KENOSHA, WI 53140
STREET ZIP

WHEREAS, the above applicant was granted the above license by the Common Council of the City of Kenosha, Wisconsin on the _____ day of _____, subject to obtaining a Wisconsin Seller's Permit, and

WHEREAS, applicant had applied for such permit to the Wisconsin Department of Revenue, but said permit will not be acted upon for four to six weeks, and

WHEREAS, the Wisconsin Department of Revenue does not object to applicant conducting the above business while the application is pending, and applicant desires to commence operating said business as soon as possible.

WITNESSETH

NOW THEREOF, the undersigned applicant, in consideration of being issued the above license by the City Clerk, and upon meeting other conditions of license approval, does herein and hereby agree that should the Wisconsin Department of Revenue deny the application for a Wisconsin Seller's Permit, that applicant's license, above described, is null and void, without any requirement for notice of hearing respecting revocation/non-renewal, and that this document constitutes a written surrender of said license.

[Signature] 02/8/2024
Individual/Partner/Member Signature Date

Partner/Member Signature Date

(Note: All persons who signed the license application must sign this agreement. Copy of Wisconsin Seller's Permit application and receipt of permit fee payment must be attached.)



AFFIDAVIT – CLASS C WINE LICENSE
CLKCWL (rev. 11/17)

I, Rattandeep Kaur, being duly sworn, on oath, do hereby affirm that the business located at 5745 75TH ST KENOSHA, WI 53142 is a restaurant in which the sale of alcohol beverages will account for less than fifty (50%) percent of gross receipts; and:

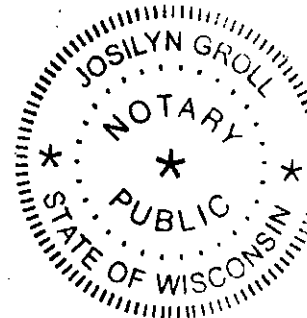
CHECK ONLY ONE:

- ☐ The restaurant does not have a barroom.
- ☒ The restaurant has a barroom in which wine is the only intoxicating liquor sold.

I understand a Class C Wine license may not be issued to a foreign corporation, a foreign liability company or a person acting as agent for or in the employ of another.

[Signature] 2/8/24
Individual/Partner/Member Signature Date

Partner/Member Signature Date



Subscribed and sworn to before me this 8th day of February, 2024.

[Signature]
Notary Public

My Commission Expires: 1-31-2027



AFFIDAVIT – DELINQUENT BILLS
CLKAFF (rev. 11/17)

I, Rattandeep Kaur, being duly sworn, on oath, do hereby affirm that, as of
the 8th day of FEB, 2024, I do not owe any bills

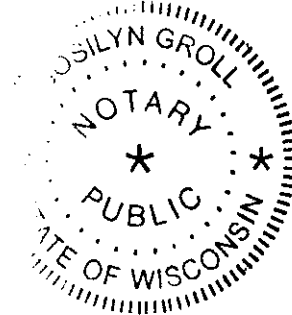
for the purchase of intoxicating liquors which are more than thirty (30) days old, nor, do I owe any bills for the

purchase of fermented malt beverages which are more than fifteen (15) days old, nor, do I owe any Personal

Property tax to the City of Kenosha, Wisconsin.

[Signature] 2/8/24
Individual/Partner/Member Signature Date

Partner/Member Signature Date



Subscribed and sworn to before me this 8th day of February, 2024.

[Signature]
Notary Public

My Commission Expires: 1-31-2027

\$25.00

**City of Burlington
OPERATOR'S LICENSE**

Given under my hand and the
Corporate Seal of the City of
Burlington, Racine and
Walworth County, State of
Wisconsin



Diahnn C. Halbach, City Clerk



WHEREAS, the local governing body of the City of Racine, Racine and Walworth County, Wisconsin, has upon application duly made, granted and authorized the issuance of an "Operator's License" to:

Rattandeep Kaur - LIC# 2023-24.026

AND WHEREAS, the said applicant has paid to the treasurer the sum of \$25 as required by local ordinance and has complied with all requirements necessary for obtaining a license.

NOW THEREFORE, an "Operator's License" pursuant to sections 125.32(2) and 125.68(2) of the Wisconsin Statutes and local ordinances is hereby issued to said applicant.

ISSUED: JULY 1, 2023 EXPIRES: JUNE 30, 2024



WISCONSIN DEPARTMENT OF REVENUE
PO BOX 8902
MADISON, WI 53708-8902

Contact Information:

2135 RIMROCK RD PO BOX 8902
MADISON, WI 53708-8902
ph: 608-266-2776 fax: 608-224-5761
email: DORBusinessTax@wisconsin.gov
website: revenue.wi.gov

000051

Letter ID L1034889264

RATTANDEEP KAUR
INDIA MASALA HOUSE LLC
8400 FOX HAVEN CHASE
STURTEVANT WI 53177-3800

Wisconsin Department of Revenue Seller's Permit

Legal/real name: INDIA MASALA HOUSE LLC
Business name: INDIA MASALA HOUSE
5745 75TH ST
KENOSHA WI 53142-3603

- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this permit at all events.

Tax Type

Account Type

Account Number

Sales & Use Tax

Seller's Permit

456-1031528506-04

INDIAN MASALA HOUSE

SUMMARY

The purpose of this business plan is to open India Masala House, a dine-in Indian restaurant with a wide variety of authentic dishes of the Indian origin. We will be leasing the former Charcoal Grill located at 5745 75th Street Kenosha, WI 53142. We believe Kenosha is a beautiful diverse city with many diverse food options but is very limited to Indian food flavors. Thus, our purpose of opening the restaurant in the heart of Kenosha.

MISSION

The mission of India Masala House is to provide customers with outstanding quality and experience with authentic Indian food.

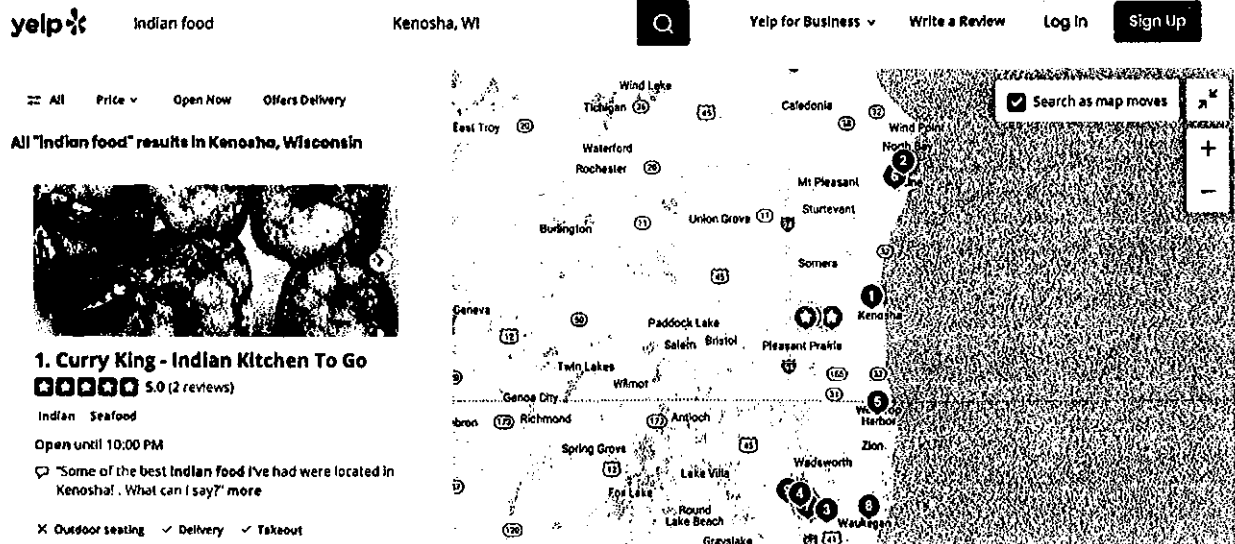
MANAGEMENT TEAM

The restaurant is founded and operated by, husband & wife, Jagjeet Singh and RD Kaur. Jagjeet Singh has a studied a bachelors degree in Hotel Management and Culinary Arts from Tuli College of Hotel Management located in Nagpur, India. RD Kaur has a Bachelors of Science Degree in Finance and Masters in Business Administration (both completed from University of Wisconsin-Parkside) and has 10+ years of various finance experience in the banking, (corporate) medical and retail industries. Owners dream is to offer a family experience of Indian restaurant in Kenosha.

MARKET ANALYSIS

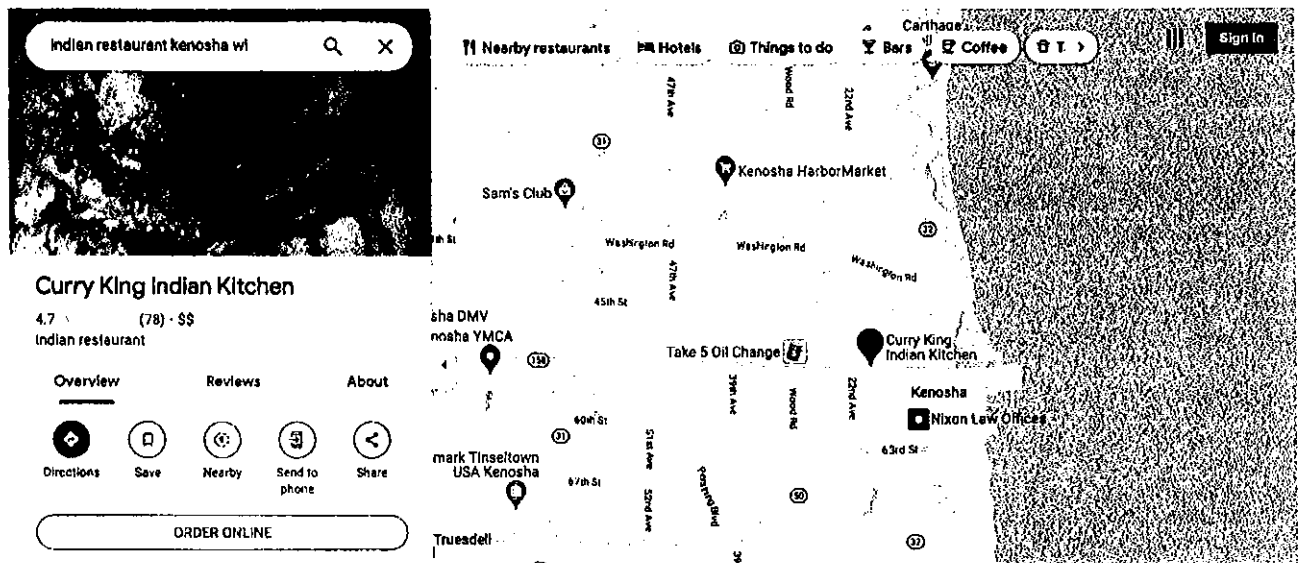
We completed an online search of "Indian Food" or "Indian Restaurant" in Kenosha and below were our findings per Google and Yelp. The only Indian restaurant in Kenosha is Curry King located within Moes Liquor & Supermarket at 1916 52nd Street, Kenosha, WI 53140 only offering delivery and/or take out. We believe that a City as diverse as Kenosha should offer another variety to its residents.

We feel our location is ideal as its located on a busier highway with retail shopping center in close proximity.



Source:

https://www.yelp.com/search?find_desc=Indian+food&find_loc=Kenosha%2C+WI



Source:

<https://www.google.com/maps/place/Curry+King+Indian+Kitchen/@42.5882214,-87.873878,13z/data=!4m6!3m5!1s0x88055fcc71a91319:0xc580c25fc2bdaa86!8m2!3d42.5882214!4d-87.8326793!16s%2Fg%2F11twsl6pvl?entry=ttu>

FUNDING

All start-up costs associated with the opening of India Masala House will be personally funded by founders.



VOLUNTARY LICENSE SURRENDER
CLKVLS (rev. 08/17)

Licensee: INDIA MASARA HOUSE LLC
CORPORATION, PARTNERSHIP, OR INDIVIDUAL

Trade Name: INDIA MASARA HOUSE

Trade Address: 5745 75TH ST. KENOSHA, WI 53142
STREET ZIP

Ratandeep Kaur being first duly sworn on oath, says
INDIVIDUAL/PARTNERS/MEMBER OF CORP.

that he/she is the holder of the following license(s) (check all that apply) issued by the City of Kenosha, WI:

- ☐ "Class B" Liquor
- ☒ Class "B" Beer (Fermented Malt Beverage)
- ☐ "Class A" Liquor
- ☐ Class "A" Beer (Fermented Malt Beverage)
- ☐ "Class C" Wine

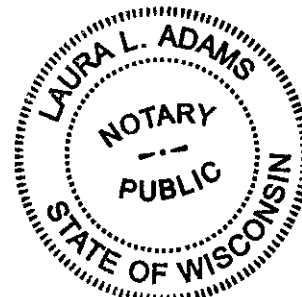
Affiant will surrender said license #(s) 240011 & 240006 to the City Clerk unconditionally,
effective _____.

[Signature] 2/12/24
Individual/Partner/Member Signature Date Partner/Member Signature Date

Subscribed and sworn to before me this 12th day of February, 2024.

Laura L. Adams
Notary Public

My Commission Expires: 4/23/24





Julia Heiser <jheiser@kenosha.org>

Class "B" Beer/"Class B" Liquor License Application - India Masala House

Brian Wilke <bwilke@kenosha.org>

Wed, Feb 14, 2024 at 12:05 PM

To: Julia Heiser <jheiser@kenosha.org>, "padjen, alyssa" <apadjen@kenosha.org>, cityclerk <cityclerk@kenosha.org>

With the comments and maps below, City Development recommends approval of the license subject to a hold for a new occupancy permit. The occupancy permit has been applied for, but not yet issued.

Brian R. Wilke, AICP

Development Coordinator

City Development

625 52nd Street - Room 308

Kenosha, WI 53140

bwilke@kenosha.org

262.653.4049

----- Forwarded message -----

From: **Michael Callovi** <mcallovi@kenosha.org>

Date: Tue, Feb 13, 2024 at 9:01 AM

Subject: Fwd: Class "B" Beer/"Class B" Liquor License Application - India Masala House

To: Wilke, Brian <bwilke@kenosha.org>

Please find attached the maps for India Masala House. There are no churches, schools or hospitals within 300 feet of the proposed premises.

If there is anything else, please let me know.



08_5745-75thStreet_Zoning.pdf



08_5745-75thStreet.pdf

-Mike

[Quoted text hidden]

2 attachments



India Masala House Liquor - BL.pdf

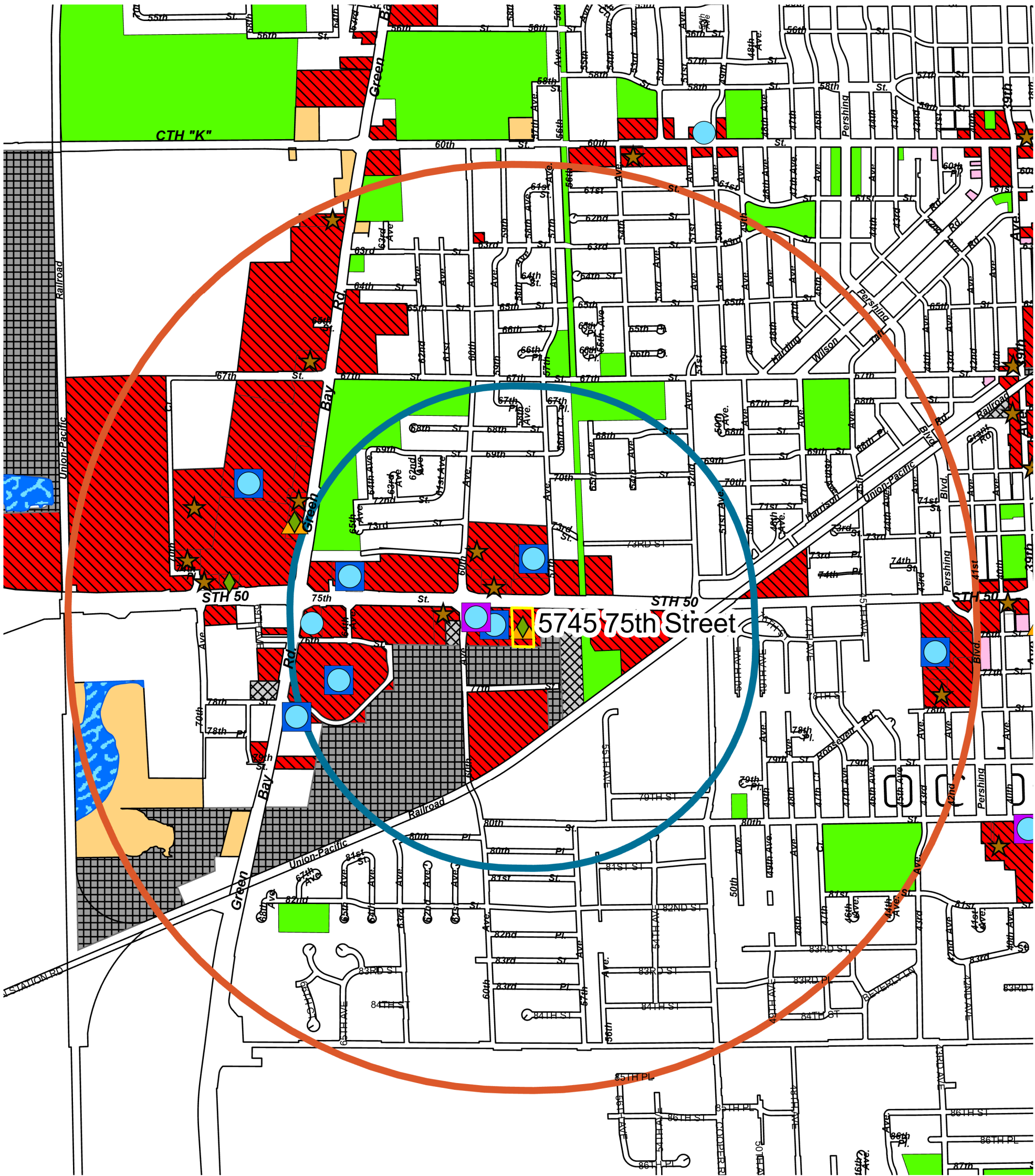
1190K



India Masala House - Liquor - Memo.pdf

177K

Class "B" Beer/"Class B" Liquor application
5745 75th Street



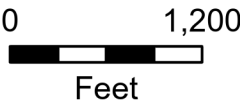
-  Class "A" & "Class A"
-  "Class A"
-  Class "A"
-  Class "A" & "Class A" Cider ONLY
-  "Class B"
-  Class "B"
-  Class "B" & "Class B"
-  "Class C"

Note: Residential districts are not colored.

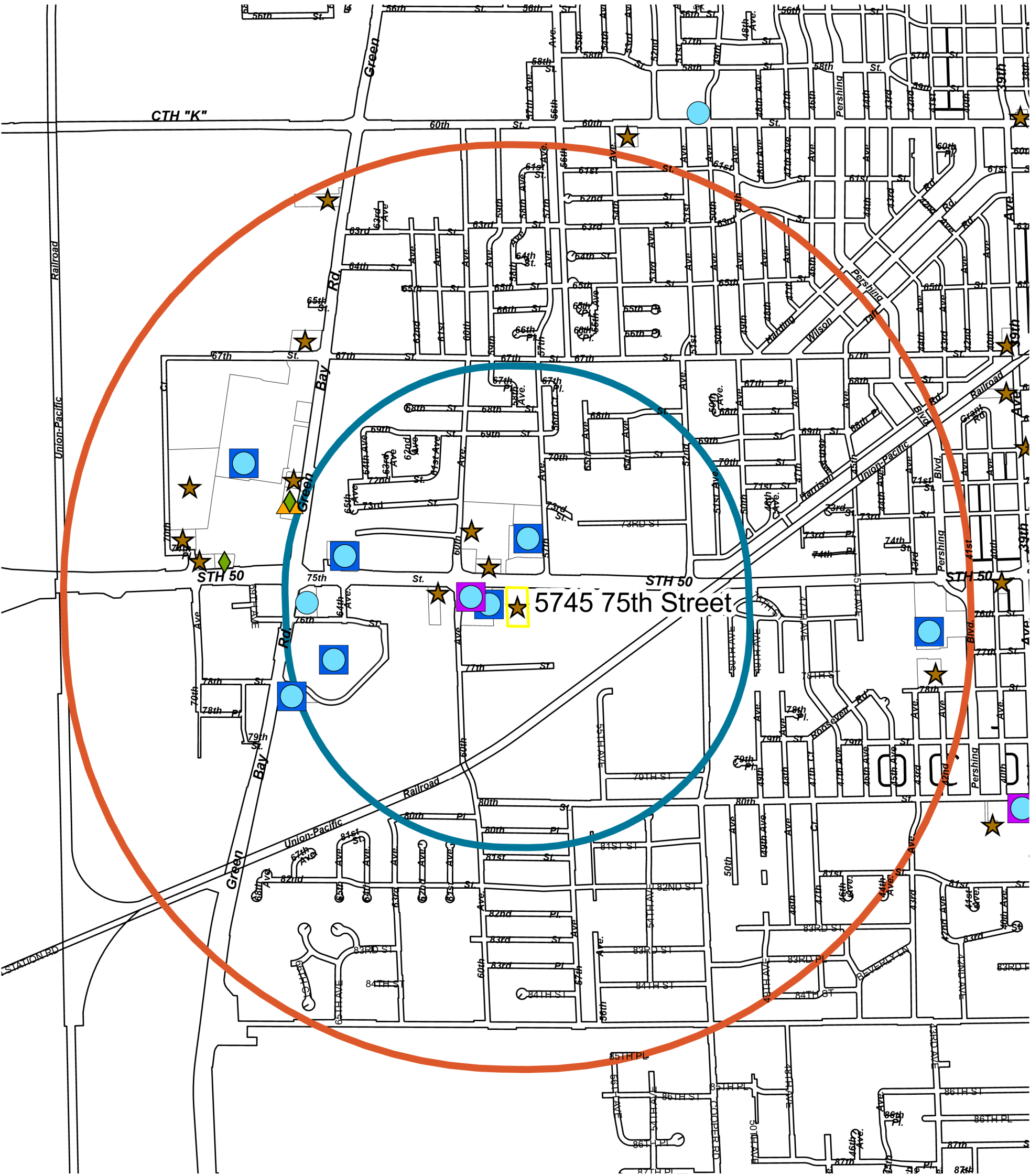
Note: Business districts are colored as follows:  B-1  B-2  B-3  B-4  B-6








| 5,280 ft. Radius | "Class A" & "Class A" | "Class A" | "Class A" | "Class A" & "Class A" Cider ONLY | Class "A" | "Class B" & "Class B" | Class "B" & "Class B" | Class "B" |
|-----------------------|-----------------------|-----------|-----------|----------------------------------|-----------|-----------------------|-----------------------|-----------|
| Residential Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Business Districts | 7 | 0 | 1 | 1 | 10 | 2 | 1 | |
| Other Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |

| 2,640 ft. Radius | "Class A" & "Class A" | "Class A" | "Class A" | "Class A" & "Class A" Cider ONLY | Class "A" | "Class B" & "Class B" | Class "B" & "Class B" | Class "B" |
|-----------------------|-----------------------|-----------|-----------|----------------------------------|-----------|-----------------------|-----------------------|-----------|
| Residential Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Business Districts | 5 | 0 | 1 | 1 | 3 | 1 | 0 | |
| Other Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |



Class "B" Beer/"Class C" Wine application
5745 75th Street



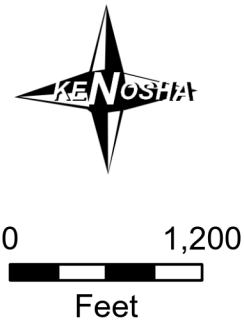
-  Class "A" & "Class A"
-  "Class A"
-  Class "A"
-  Class "A" & "Class A" - Cider ONLY
-  Class "B"
-  Class "B" & "Class B"
-  "Class C"

5,280 ft. Radius

| | "Class A" & "Class A" | "Class A" | "Class A" & "Class A" - Cider ONLY | Class "A" | "Class B" & "Class B" | "Class B" & "Class B" | Class "B" |
|-----------------------|-----------------------|-----------|------------------------------------|-----------|-----------------------|-----------------------|-----------|
| Residential Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Business Districts | 7 | 0 | 1 | 1 | 11 | 1 | 1 |
| Other Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

2,640 ft. Radius

| | "Class A" & "Class A" | "Class A" | "Class A" & "Class A" - Cider ONLY | Class "A" | "Class B" & "Class B" | "Class B" & "Class B" | Class "B" |
|-----------------------|-----------------------|-----------|------------------------------------|-----------|-----------------------|-----------------------|-----------|
| Residential Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Business Districts | 5 | 0 | 1 | 1 | 4 | 0 | 0 |
| Other Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 |



Form
AT-106

Feb 26

March-June

Mar 4

Original Alcohol Beverage License Application

| FOR CLERKS ONLY | |
|-----------------|-------------------|
| Municipality | City of Kenosha |
| License Period | 2/26/24 - 6/30/24 |

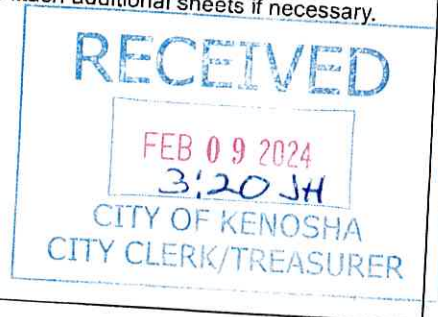
License(s) Requested

- ☐ Class "A" Beer \$ _____
- ☒ Class "B" Beer \$ _____
- ☐ "Class C" Wine \$ _____
- ☐ Reserve "Class B" Liquor \$ _____
- ☐ "Class A" Liquor \$ _____
- ☒ "Class B" Liquor \$ _____
- ☐ "Class A" Liquor (Cider Only) \$ _____
- ☐ "Class B" (Wine Only) Winery \$ _____

| | |
|------------------|-----------------------|
| License Fees | \$ 250 200 |
| Publication Fee | \$ 23 |
| Background Check | \$ 0 |
| Total Fees | \$ 273 223 |

Part A: Premises/Business Information

- Legal Business Name (registered entity name or individual's name if sole proprietorship)
Betty and Ronald's LLC
- Trade Name or DBA
Betty and Ronald's
- Premises Address
2105 22nd Ave
- County
Kenosha
- Municipality
Kenosha
- Aldermanic District
6
- Mailing Address (if different from premises address)
- FEIN
87-1439309
- Wisconsin Seller's Permit Number
456-1030784358-02
- Premises Phone
262.676.1113
- Premises Email
phylis@yahoo.com
- Entity Type (check one)
☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization
- Premises Description - Describe the building or buildings where alcohol beverages are to be sold and stored. Describe all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. Alcohol beverages may be sold and stored ONLY on the premises described in this application. Attach additional sheets if necessary.



closet in back will be used as storage area

Part B: Questions

- Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit a copy of Responsible Beverage Server Training Course Certificate ☒ Yes ☐ No
- Does the applicant business or its partners, officers, directors, managing members, or agent hold a direct or indirect interest in any alcohol beverage wholesaler or producer (e.g., brewer, brewpub, winery, distillery)? ☐ Yes ☒ No
If yes, please explain using the space below. Attach additional sheets if necessary.

Part C: For Corporate/LLC Applicants Only

| | | |
|---|--------------------------------|-------------------------------------|
| 1. State of Registration Wisconsin | | 2. Date of Registration 08/16/22 |
| 3. Is the applicant business owned by another corporation or LLC? If yes, please provide the name and FEIN of the parent company below, include parent company members in Part D, and attach Form AT-103 for all of the parent company's principal members, managers, officers, or directors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| Name of Parent Company | | FEIN of Parent Company |
| 4. Does the parent company or any of its officers, directors, managing members, or agent hold any direct or indirect interest in any other alcohol beverage wholesaler or producer (e.g., brewer, brewpub, winery, distillery)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please explain using the space below. Attach additional sheets if necessary. | | |
| 5. Agent's Last Name Tharpe | Agent's First Name Micah, E | Phone (334) 657-5626 |

Part D: Individual Information

A Supplemental Questionnaire, Form AT-103, must be completed and attached to this application for each person involved in the applicant business and any parent company as indicated in Part C. Persons in the applicant business include: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all managing members and agent of a limited liability company.

List the full name, title, and phone number for each person below. Attach additional sheets if necessary.


| Last Name | First Name | Title | Phone |
|-----------|------------|-------|----------------|
| Tharpe | Micah, E | Owner | (334) 657-5626 |
| | | | |
| | | | |
| | | | |

Part E: Attestation

Who must sign this application?

- sole proprietor • one general partner of a partnership • one corporate officer • one managing member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

| | | |
|--|---------------------------|-------------------------|
| Signature  | Date 02/09/2024 | |
| Name (Last, First, M.I.) Tharpe, Micah, E | | |
| Title Owner | Email phglui@yahoo.com | Phone (334) 657-5626 |

Part F: For Clerk Use Only

| | | |
|--|---------------------------------|---|
| Date application was filed with clerk AP 2/9/24 | Date reported to governing body | Date provisional license issued (if applicable) |
| Date license granted | License number | Date license issued |
| Signature of Clerk/Deputy Clerk | | |

****Business Plan: Betty and Ronald – Southern Steakhouse and Full Bar****

****I. Executive Summary****

Betty and Ronald
and Full Bar
2105 22nd Ave,

Southern Steakhouse

****Mission Statement:****

"Betty and Ronald is dedicated to providing the Kenosha community with a premier Southern-style dining experience, featuring exceptional steaks and a full bar, while maintaining a commitment to responsible alcohol service."

****II. Business Description****

1. Concept:

Betty and Ronald is a Southern-themed steakhouse offering high-quality cuts of meat, Southern cuisine, and a full bar with a wide selection of cocktails, wine, and beer.

2. Location:

Situated at 2105 22nd Ave, Kenosha, our restaurant is strategically placed to cater to local residents and visitors seeking a unique dining experience.

****III. Market Analysis****

1. Target Market:

Our primary target market includes local residents, tourists, and food enthusiasts looking for a Southern-style dining experience.

2. Competitive Analysis:

We recognize the presence of several dining establishments in the area but believe Betty and Ronald's unique Southern concept and full bar will set us apart.

****IV. Menu and Offerings****

1. Menu Highlights:

- A variety of hand-cut steaks, including ribeye, filet mignon, and T-bone.
- Traditional Southern dishes like gumbo, jambalaya, and shrimp and grits.
- A curated selection of cocktails, craft beers, and a diverse wine list.

****V. Marketing Strategy****

1. Promotion:

- Engage in local marketing and advertising campaigns to create awareness.
- Partner with local events and influencers for promotions.

2. Online Presence:

- Maintain an active website with online reservations.
- Utilize social media platforms to showcase our menu and interact with customers.

****VI. Licensing and Compliance****

To ensure responsible alcohol service, Betty and Ronald is committed to complying with all regulations and requirements set by the Alcohol Review Board, including staff training in responsible alcohol service and age verification.

****VII. Financial Projections****

1. Startup Costs:

- Licensing and permits
- Renovation and interior design
- Kitchen equipment and supplies

2. Revenue Projections:

- Year 1: 740,000
- Year 2: 765,000
- Year 3: 785,000

****VIII. Conclusion****

Betty and Ronald is dedicated to delivering a unique dining experience to Kenosha, Wisconsin, while maintaining the highest standards of responsible alcohol service. We are excited to become an integral part of the community and contribute positively to its economic and social fabric.

Alcohol Beverage License Application
Supplemental Questionnaire

Date

This form must be submitted to the municipal clerk, and be accompanied by one or more of the following forms: AT-104, AT-106, AT-108, AT-115, or AT-200. One Form AT-103 must be completed by each person involved in the applicant business or parent company including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- managing members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Supplemental Questionnaires are submitted.

Part A: Premises/Business Information

| | | | | |
|---|--------------------------------------|---|--------------------------------------|---|
| 1. Registered Entity Name (or individual name if sole proprietor) | | | | |
| Betty and Ronald's LLC | | | | |
| 2. Trade Name or DBA | | | | |
| Betty and Ronald's | | | | |
| 3. Entity Type (check one) | | | | |
| <input type="checkbox"/> Sole Proprietor | <input type="checkbox"/> Partnership | <input checked="" type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Corporation | <input type="checkbox"/> Nonprofit Organization |

Part B: Individual Information

| | | | | |
|--|--|------------------|--|------------------|
| 1. Name (Last, First, M.I.) | | | | |
| Tharpe, Micah, E | | | | |
| 2. Relationship to Registered Entity (Title) | | 3. Email | | 4. Phone |
| Owner | | phylui@yahoo.com | | (334)657-5626 |
| 5. Home Address | | | | |
| 3413 Kentucky St. | | | | |
| 6. City | | 7. State | 8. Zip Code | 9. Date of Birth |
| Racine | | WI | 53405 | |
| 10. Drivers License/State ID Number | | | 11. Drivers License/State ID State of Issuance | |
| | | | Wisconsin | |

Part C: Address History

| | |
|--|---------------------------|
| List in chronological order your last two residence addresses within the last 5 years. | |
| Previous Address 1 | |
| 3413 Kentucky St | |
| Previous City, State, Zip | Dates (MM/YYYY - MM/YYYY) |
| Racine, WI 53405 | 04/15/2011 - Present |
| Previous Address 2 | |
| | |
| Previous City, State, Zip | Dates (MM/YYYY - MM/YYYY) |
| | |

Part D: Employment History

| | |
|--|------------------------------------|
| List in chronological order your last two employers within the last 5 years. | |
| Employer's Name | |
| CNH | |
| Employer's Address | Dates Employed (MM/YYYY - MM/YYYY) |
| 2701 Oakes Rd | 05/23/05 - Present |
| Employer's Name | |
| | |
| Employer's Address | Dates Employed (MM/YYYY - MM/YYYY) |
| | |

Part E: Criminal History

1. Have you ever been convicted of any offenses (other than traffic offenses unrelated to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

| | |
|------------------------|--|
| Law/Ordinance Violated | Trial Date |
| Penalty Imposed | Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Law/Ordinance Violated | Trial Date |
| Penalty Imposed | Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No |

2. Are charges for any offenses currently pending against you (other than traffic offenses unrelated to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part F: Questions

1. Have you lived in any state other than Wisconsin as an adult? If yes, please list them in the space below. If no, continue to question 2. ☒ Yes ☐ No

Alabama


2. How long have you continuously lived in Wisconsin prior to the date of application?

| | |
|-------|--------|
| Years | Months |
| 19 | |

3. Do you hold a direct or indirect interest in any alcohol beverage wholesaler or producer (e.g. brewer, brewpub, winery, distillery)? If yes, please explain using the space below. Attach additional sheets as needed. ☐ Yes ☒ No

Part G: Attestation

READ CAREFULLY BEFORE SIGNING: I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

| | |
|---|--------------------|
| Signature  | Date 02/09/2024 |
|---|--------------------|

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: ☐ Town ☐ Village ☒ City of Kenosha County of Kenosha

The undersigned duly authorized officer/member/manager of Betty and Ronald's LLC
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as Betty and Ronald's
(Trade Name)

located at 2105 22nd Ave

appoints Micah E. Tharpe
(Name of Appointed Agent)
3413 Kentucky St. Racine, WI 53405
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

☐ Yes ☒ No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? ☒ Yes ☐ No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 19 years

Place of residence last year 3413 Kentucky St Racine, WI 53405

For: Betty and Ronald's LLC
(Name of Corporation / Organization / Limited Liability Company)

By: [Signature]
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, Micah E. Tharpe, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

[Signature] 02/09/2024
(Signature of Agent) (Date)
3413 Kentucky St Racine, WI 53405
(Home Address of Agent)

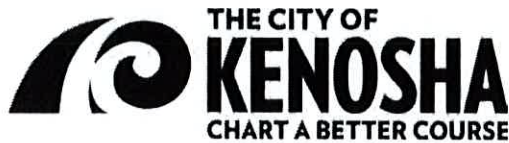
Agent's age

Date of birth

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)



APPLICANT'S REPORT – POLICE RECORD
CLK001 (rev. 08/17)

Last Name: Tharpe First Name: Micah MI: E
(NOTE: Name Must Appear Exactly As It Appears On Driver's License Or State ID)

Home Address: 3413 Kentucky St Racine WI 53405
STREET CITY STATE ZIP

Date of Birth: [REDACTED] Driver's License #: WI [REDACTED]
STATE NUMBER

License Applied For: Class B Liquor Class B Beer

PLEASE NOTE: You may purchase a copy of your record for \$0.50 per page at the Records Department in the Public Safety Building, 1000-55th St. Additionally, check the WI Circuit Court Access website to obtain your circuit court records. Note: You must write your tickets, charges, citations, or offenses on the application. Do not attach copies of records.

1. Have you ever received any **tickets** or been charged with any **crimes** or **felonies** in any state? ☒ Yes ☐ No
If yes, provide: Charge, State, Date, Result (Include pending charges.)

(Examples: Speeding, WI, 5/8/2012, Guilty | Theft, FL, 5/22/2014, Dismissed | DUI, WI, 6/30/2017, Pending)

| CHARGE | STATE | DATE | RESULT |
|------------------------|-------|------|-----------|
| Speeding | AL | | Fine |
| Speeding | AL | | Dismissed |
| Speeding Expired Tag | TN | | Dismissed |
| Speeding | GA | | Dismissed |
| Speeding | WI | 2012 | Fine |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

2. Have you ever had your **driver's license** **suspended** or **revoked** in any state? ☐ Yes ☒ No
If yes, provide: Charge, State, Date

| CHARGE | STATE | DATE |
|--------|-------|------|
| | | |
| | | |
| | | |

3. Have you ever served or been sentenced to serve time in jail or prison in any state? ☐ Yes ☒ No
If yes, provide: Charge, State, Date

CHARGE

STATE

DATE

4. Have you ever, while operating a business or engaged in a profession, been convicted of any charges involving unfair trade practices, unethical conduct, or discrimination in any state? ☐ Yes ☒ No
If yes, provide: Charge, State, Date, Result (Include pending charges.)

CHARGE

STATE

DATE

RESULT

5. List the name and address of all employers for which you have worked and/or businesses you have operated in the past five (5) years:

CNH 2701 Oakes Rd Sturtevant, WI

6. Have you lived at your current home address for the past (5) five years? ☒ Yes ☐ No
If no, please list all addresses which you have resided at in the past (5) five years:

7. Do you, the applicant, understand that if any of the information provided is false, and/or incomplete, you may be subjected to the penalties specified in 1.22 of the Code of General Ordinances, which is printed on the bottom of this application. ☒ Yes ☐ No M.
INITIAL

8. Do you, the applicant, understand that if any of the information provided is false, and/or incomplete, the license may be denied? ☒ Yes ☐ No M.
INITIAL



Applicant Signature

02/09/2024

Date

1.22 LICENSE/PERMIT APPLICATIONS – CODE OF GENERAL ORDINANCES

A. Prohibition

It shall be unlawful for any person, acting as an individual, a partner, a corporate officer, or an agent, to execute or file with any City Department, or to authorize any person to do so on their behalf, a license or permit application which is not true, correct and/or complete in all material respects and which was known by said person to be untrue, incorrect and/or incomplete. The term "in all material respects" shall mean with respect to some fact, which, if known to the granting authority, would be a basis or a consideration for license or permit denial.

B. Penalty

1) Any person violating Subsection A. above, shall, upon conviction thereof, be subject to a forfeiture not to exceed Five Hundred (\$500) Dollars, plus the payment of the costs of prosecution, and, in default of the timely payment thereof, shall be committed to the County Jail until such forfeiture has been paid, but not to exceed a period of thirty (30) days.

2) The license or permit granting authority may grant, but withhold the issuance of, any license or permit for a period not to exceed thirty (30) days from the date of granting under circumstances wherein an application is found by the granting authority to have violated Section A. above, and the applicant was provided with an opportunity to appear before the granting authority. The granting authority may also issue a written warning to the applicant which shall be made part of their license/permit record for two (2) consecutive license/permit years. Where such finding and penalty is made and imposed by other than the Common Council, applicant may, within ten (10) days of receipt of oral or written notice of the imposition of any such penalty, whichever is first, if both oral and written notice is provided, file a Notice of Appeal with the City Clerk and have such matter reviewed by the Common Council.

1.225 ADMINISTRATIVE CHARGE FOR PROCESSING LICENSE/PERMIT APPLICATIONS

The first Twenty-five (\$25) Dollars of the application fee for any License/Permit shall be retained by the City in the event of a License/Permit denial or the withdrawal of the application by applicant for administrative and processing costs, and the balance, if any, refunded to the applicant. Where the application fee is less than Twenty-five (\$25) Dollars, the entire application fee shall be retained by the City for administrative and processing costs.

Applicant's Report – Police Record, Page 2



**RESPONSIBLE ALCOHOL BEVERAGE
SERVER TRAINING COURSE**
CLKSTC (rev. 08/17)

Before a Beer/Liquor, Wine, or Operator's (Bartender's) license will be issued, the applicant:

- Individual
- Both Partners
- Agents of Corporations

Must complete a responsible alcohol beverage server training course in Wisconsin.

Approved courses include T.I.P.S., C.A.R.E., www.learntoserve.com, Wisconsin National Restaurant Association, the Professional Bartending School of Wisconsin, or a Wisconsin vocational, technical, and adult education facility.

Exemptions: Within the past two years, applicants who have held a retail alcohol beverage license or an operator's (bartender's) license or completed a responsible beverage server training course in Wisconsin.

The undersigned applicant(s)/agent has/have read and understood the above information regarding the responsible alcohol beverage server course requirement.

Individual/Partner/Member Signature

02/09/2024
Date

Partner/Member Signature

Date

FOR OFFICE USE ONLY

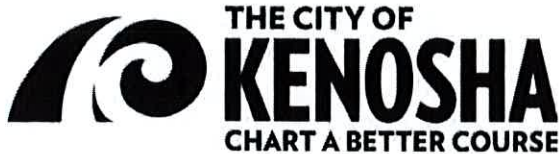
Check One:

- ☐ Must complete alcohol beverage course server training course.
- ☒ Proof of completion of a responsible alcohol beverage server training course in Wisconsin during the past two years is attached.
- ☐ Proof of holding a beer/liquor license or an operator's (bartender's) license in Wisconsin within the past two years is attached.

Clerk Signature

2/9/24
Date

City Clerk/Treasurer | 625 52nd St. Room 105, Kenosha, WI 53140 | T: 262.653.4020 | Email: cityclerk@kenosha.org | KENOSHA.ORG



**STATEMENT OF ECONOMIC IMPACT
FOR CLASS B BEER AND/OR CLASS B LIQUOR LICENSE
CLKSEI (rev. 11/17)**

CHECK ALL THAT APPLY:

☐ CLASS B BEER ☒ CLASS B LIQUOR ☐ CLASS A BEER ☐ CLASS A LIQUOR

1. Licensee Name: Betty and Ronald's LLC
CORPORATION, PARTNERSHIP, OR INDIVIDUAL

2. Trade Name: Betty and Ronald's

3. Property Owner & Address: 2105 22nd Ave Kenosha, WI 53140
If applicant is not owner, does applicant have a lease agreement with the owner? ☒ Yes ☐ No
(Note: Proof Of Property Ownership Or Proof Of An Executed Lease Must Be Provided To The City Clerk Before The License Will Be Issued.)

4. Square footage of building: 3100 Assessed value of property: 610400

5. Estimated number of full time employees: 10 part time employees: 5

6. Assessed value of personal property (FURNITURE, FIXTURES, EQUIPMENT TO BE USED IN THE BUSINESS): 100,000

7. Gross Monthly Revenue – According to Section 10.03, applicants must come within 70% of the estimate of gross monthly revenue for alcohol beverages after one full license term or the license may be subject to revocation.

FOR EACH PRODUCT, PROVIDE GROSS MONTHLY REVENUE AND BASIS FOR ESTIMATES:

a) ALCOHOLIC BEVERAGES: 20,000

b) FOOD: 60,000

c) OTHER (SPECIFY): _____

d) TOTAL GROSS MONTHLY REVENUE: 80,000

I hereby certify that the information above is true, correct and complete in all materiel respects.

Betty and Ronald's LLC
Corporation Name

[Signature] 02/09/2024
Individual/Partner/Member Signature Date

Partner/Member Signature Date

City Clerk/Treasurer | 625 52nd St. Room 105, Kenosha, WI 53140 | T: 262.653.4020 | Email: cityclerk@kenosha.org | KENOSHA.ORG



OFFICE USE ONLY

WI SELLER'S PERMIT: _____

PAYMENT RECEIPT: _____

AGREEMENT – WISCONSIN SELLER'S PERMIT
CLKWSP (rev. 11/17)

Licensee: Betty and Ronald's LLC License Type: Class B
CORPORATION, PARTNERSHIP, OR INDIVIDUAL

Name of Licensed Premises: Betty and Ronald's

Address of Licensed Premises: 2105 22nd Ave 53140
STREET ZIP

WHEREAS, the above applicant was granted the above license by the Common Council of the City of Kenosha, Wisconsin on the _____ day of _____, subject to obtaining a Wisconsin Seller's Permit, and

WHEREAS, applicant had applied for such permit to the Wisconsin Department of Revenue, but said permit will not be acted upon for four to six weeks, and

WHEREAS, the Wisconsin Department of Revenue does not object to applicant conducting the above business while the application is pending, and applicant desires to commence operating said business as soon as possible.

WITNESSETH

NOW THEREOF, the undersigned applicant, in consideration of being issued the above license by the City Clerk, and upon meeting other conditions of license approval, does herein and hereby agree that should the Wisconsin Department of Revenue deny the application for a Wisconsin Seller's Permit, that applicant's license, above described, is null and void, without any requirement for notice of hearing respecting revocation/non-renewal, and that this document constitutes a written surrender of said license.

[Signature] 02/07/2024
Individual/Partner/Member Signature Date

Partner/Member Signature Date

(Note: All persons who signed the license application must sign this agreement. Copy of Wisconsin Seller's Permit application and receipt of permit fee payment must be attached.)



WISCONSIN DEPARTMENT OF REVENUE
PO BOX 8902
MADISON, WI 53708-8902

Contact Information:

2135 RIMROCK RD PO BOX 8902
MADISON, WI 53708-8902
ph: 608-266-2776 fax: 608-224-5761
email: DORBusinessTax@wisconsin.gov
website: revenue.wi.gov

000085

Letter ID L0939919408

BETTY AND RONALDS
2105 22ND AVE
KENOSHA WI 53140-1706

Wisconsin Department of Revenue Seller's Permit

Legal/real name: BETTY AND RONALDS

Business name:
2105 22ND AVE
KENOSHA WI 53140-1706

- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this permit at all events.

| Tax Type | Account Type | Account Number |
|-----------------|-----------------|-------------------|
| Sales & Use Tax | Seller's Permit | 456-1030784358-02 |



VOLUNTARY LICENSE SURRENDER
CLKVLS (rev. 08/17)

Licensee: Betty and Ronald's LLC
CORPORATION, PARTNERSHIP, OR INDIVIDUAL

Trade Name: Betty and Ronald's

Trade Address: 2105 2nd Ave 53140
STREET ZIP

Micha E. Tharpe being first duly sworn on oath, says
INDIVIDUAL/PARTNERS/MEMBER OF CORP.

that he/she is the holder of the following license(s) (check all that apply) issued by the City of Kenosha, WI:

- ☐ "Class B" Liquor
- ☒ Class "B" Beer (Fermented Malt Beverage)
- ☐ "Class A" Liquor
- ☐ Class "A" Beer (Fermented Malt Beverage)
- ☒ "Class C" Wine

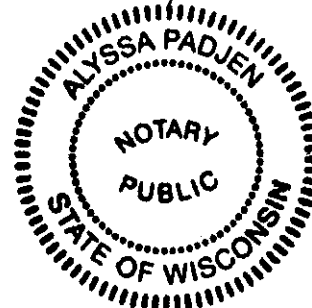
Affiant will surrender said license #(s) 240013, 240007 to the City Clerk unconditionally,
effective 02/22/2024 03/05/2024.

[Signature] 02/09/2024
Individual/Partner/Member Signature Date Partner/Member Signature Date

Subscribed and sworn to before me this 9th day of February, 2024.

[Signature]
Notary Public

My Commission Expires: 3-18-25



<mrs656@kenoshapolice.com>

Subject: [External Email] Class "B" Beer/"Class B" Liquor License Application - Betty and Ronald's LLC

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Quoted text hidden]

Brian Wilke <bwilke@kenosha.org>

Mon, Feb 12, 2024 at 11:32 AM

To: Julia Heiser <jheiser@kenosha.org>, "padjen, alyssa" <apadjen@kenosha.org>, cityclerk <cityclerk@kenosha.org>

With the maps attached and comments below, City Development recommends approval of the license with no holds. Applicant has a current occupancy permit.

Brian R. Wilke, AICP**Development Coordinator**

City Development

625 52nd Street - Room 308

Kenosha, WI 53140

bwilke@kenosha.org

262.653.4049

----- Forwarded message -----

From: **Michael Callovi** <mcallovi@kenosha.org>

Date: Mon, Feb 12, 2024 at 10:54 AM

Subject: Fwd: Class "B" Beer/"Class B" Liquor License Application - Betty and Ronald's LLC

To: Wilke, Brian <bwilke@kenosha.org>

Please find attached the maps for Betty & Ronald's. There are no churches, schools or hospitals within 300 feet of the proposed premises.



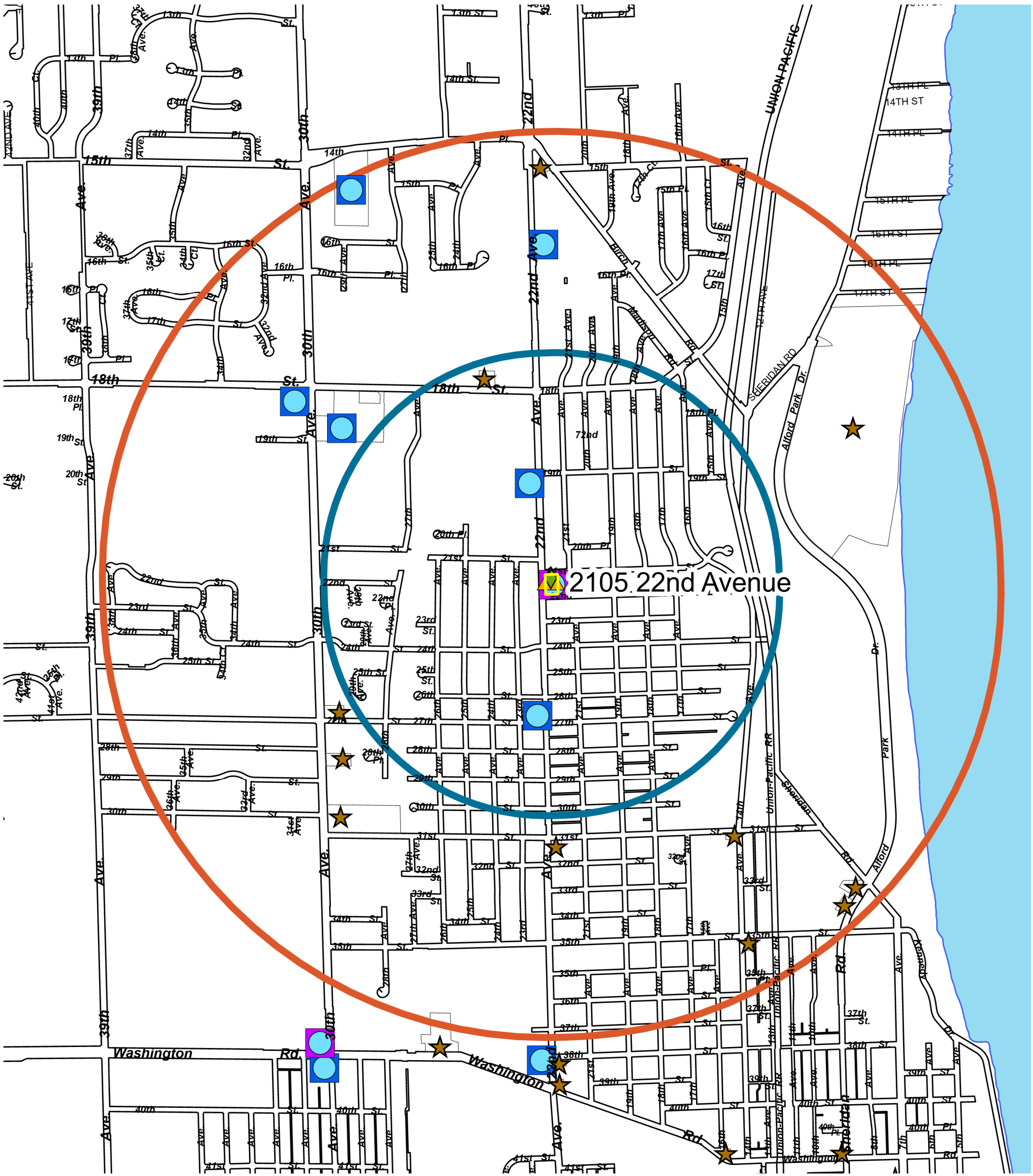
07_2105-22ndAvenue.pdf



07_2105-22ndAvenue_Zoning.pdf

-Mike

Class "B" Beer/"Class B" Liquor application
2105 22nd Avenue



-  Class "A" & "Class A"
-  "Class A"
-  Class "A"
-  Class "A" & "Class A" Cider ONLY
-  "Class B"
-  Class "B"
-  Class "B" & "Class B"
-  "Class C"

5,280 feet from applicant

| 5,280 ft. Radius | "Class A" & "Class A" Cider ONLY | "Class A" | Class "A" | "Class B" & "Class B" | Class "B" | Class "B" |
|-----------------------|----------------------------------|-----------|-----------|-----------------------|-----------|-----------|
| Residential Districts | 0 | 0 | 0 | 0 | 0 | 0 |
| Business Districts | 6 | 0 | 1 | 0 | 10 | 1 |
| Other Districts | 0 | 0 | 0 | 0 | 2 | 0 |

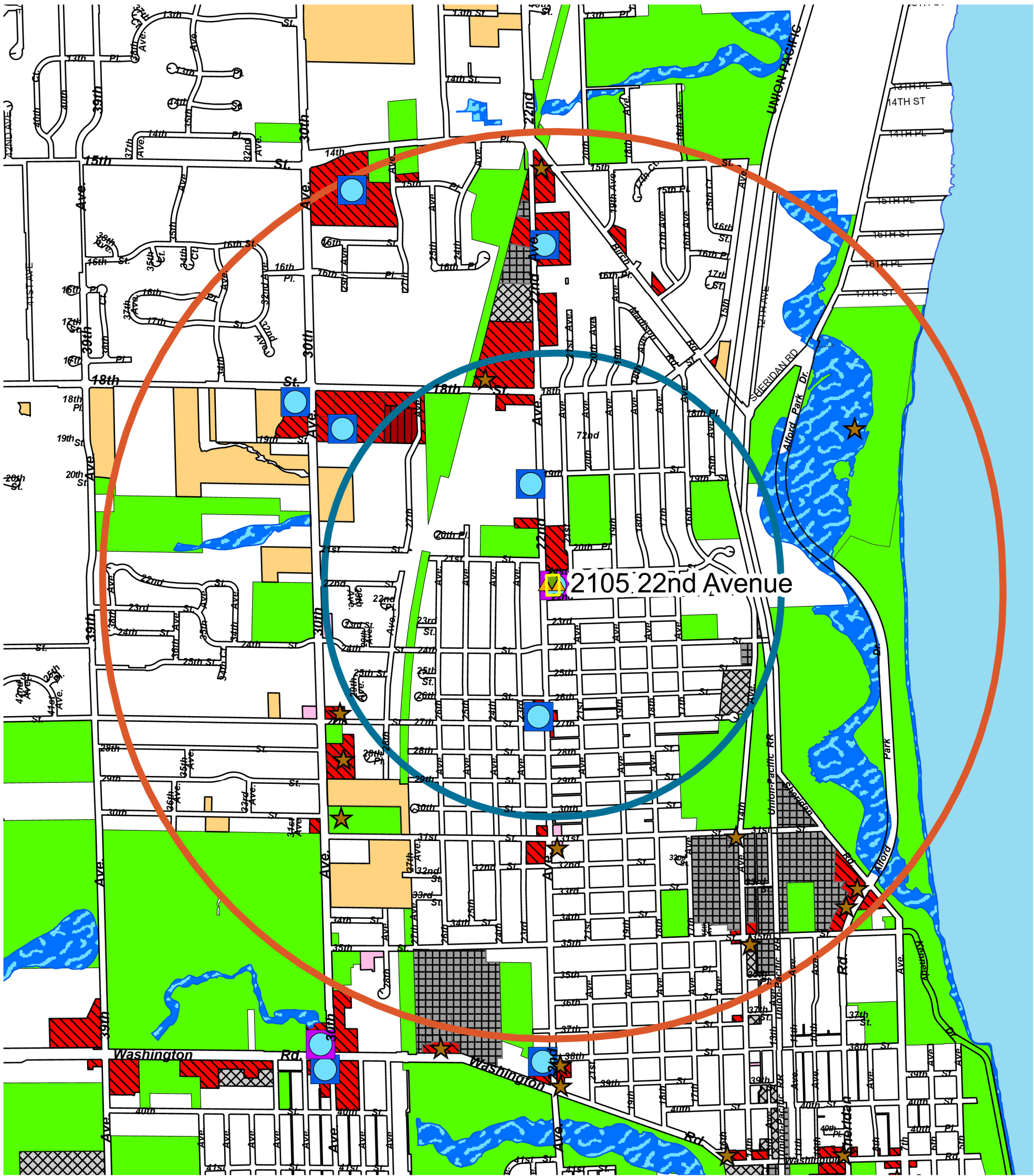
2,640 feet from applicant

| 2,640 ft. Radius | "Class A" & "Class A" Cider ONLY | "Class A" | Class "A" | "Class B" & "Class B" | Class "B" | Class "B" |
|-----------------------|----------------------------------|-----------|-----------|-----------------------|-----------|-----------|
| Residential Districts | 0 | 0 | 0 | 0 | 0 | 0 |
| Business Districts | 3 | 0 | 1 | 0 | 1 | 1 |
| Other Districts | 0 | 0 | 0 | 0 | 0 | 0 |



0 1,200
Feet

Class "B" Beer/"Class B" Liquor application
2105 22nd Avenue



- Class "A" & "Class A"
- "Class A"
- Class "A"
- Class "A" & "Class A" Cider ONLY
- "Class B"
- Class "B"
- Class "B" & "Class B"
- "Class C"

Note: Residential districts are not colored.

Note: Business districts are colored as follows: B-1 B-2 B-3 B-4 B-6

5,280 feet from applicant

| 5,280 ft. Radius | Class A & Class A" | Class A" | Class A" Cider ONLY | Class "A" | Class B & Class B" | Class B & Class B" | Class B" |
|-----------------------|--------------------|----------|---------------------|-----------|--------------------|--------------------|----------|
| Residential Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Business Districts | 6 | 0 | 1 | 0 | 10 | 1 | 0 |
| Other Districts | 0 | 0 | 0 | 0 | 2 | 0 | 0 |

2,640 feet from applicant

| 2,640 ft. Radius | Class A & Class A" | Class A" | Class A" Cider ONLY | Class "A" | Class B & Class B" | Class B & Class B" | Class B" |
|-----------------------|--------------------|----------|---------------------|-----------|--------------------|--------------------|----------|
| Residential Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Business Districts | 3 | 0 | 1 | 0 | 1 | 1 | 0 |
| Other Districts | 0 | 0 | 0 | 0 | 0 | 0 | 0 |



0 1,200
Feet

Thursday, February 22, 2024 at 5:00 pm
Municipal Building
625 52nd Street – Room 202 – Kenosha, WI 53140

Rezoning Ordinance by the City Plan Commission – To Rezone the Property at 3525 18th Street, (Parcel No. 80-4-222-242-0120) From A-2 Agricultural Land Holding District to RS-1 Single Family Residential District (in Conformance with Section 10.02 of the Zoning Ordinance). (3525 Property, LLC) (District 5) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson LaMacchia, District 5, has been notified. Property owners within 100 feet of the proposed rezoning were notified. The Town of Somers has been notified. The Common Council is the final review authority

LOCATION AND ANALYSIS:

Site: 3525 18th Street
Neighborhood: St. Peter's Neighborhood

Vicinity Zoning/Land Use

North: Town of Somers / Residential
South: IP / Vacant and Floodway
East: A-2 / Vacant
West: Town of Somers/ Residential

1. The owner of the property has requested that the property be attached to the City. Upon attachment the property is placed in the Agricultural Land Holding District. As there is an existing single family home on the site, staff is asking the City Plan Commission to rezone the property from *A-2 Agricultural Land Holding District* to *RS-1 Single Family Residential District*.
2. The City Plan Commission initiated the rezoning of the property at their January 18, 2024 meeting.
3. Rezoning of the property to *RS-1 Single Family Residential District* is consistent with the existing land uses in the area and the adopted Comprehensive Land Use Plan for the City of Kenosha: 2035.
4. The rezoning will be compatible with the surrounding land uses.

RECOMMENDATION:

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



Rachel Gasper, Planner



Rich Schroeder, Deputy Director

ORDINANCE NO. _____

SPONSOR: CITY PLAN COMMISSION

**To Rezone the Property at 3525 18th Street, Parcel No. 80-4-222-242-0120,
from A-2 Agricultural Land Holding District to RS-1 Single Family
Residential District in Conformance with Section 10.02 of the Zoning
Ordinance. (3525 Property, LLC) (District 5)**

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. Z01-24 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
MICHELLE L. NELSON

APPROVED: _____ Mayor Date: _____
JOHN M. ANTARAMIAN

Passed:

Published:

Drafted by:
MATTHEW A. KNIGHT
City Attorney

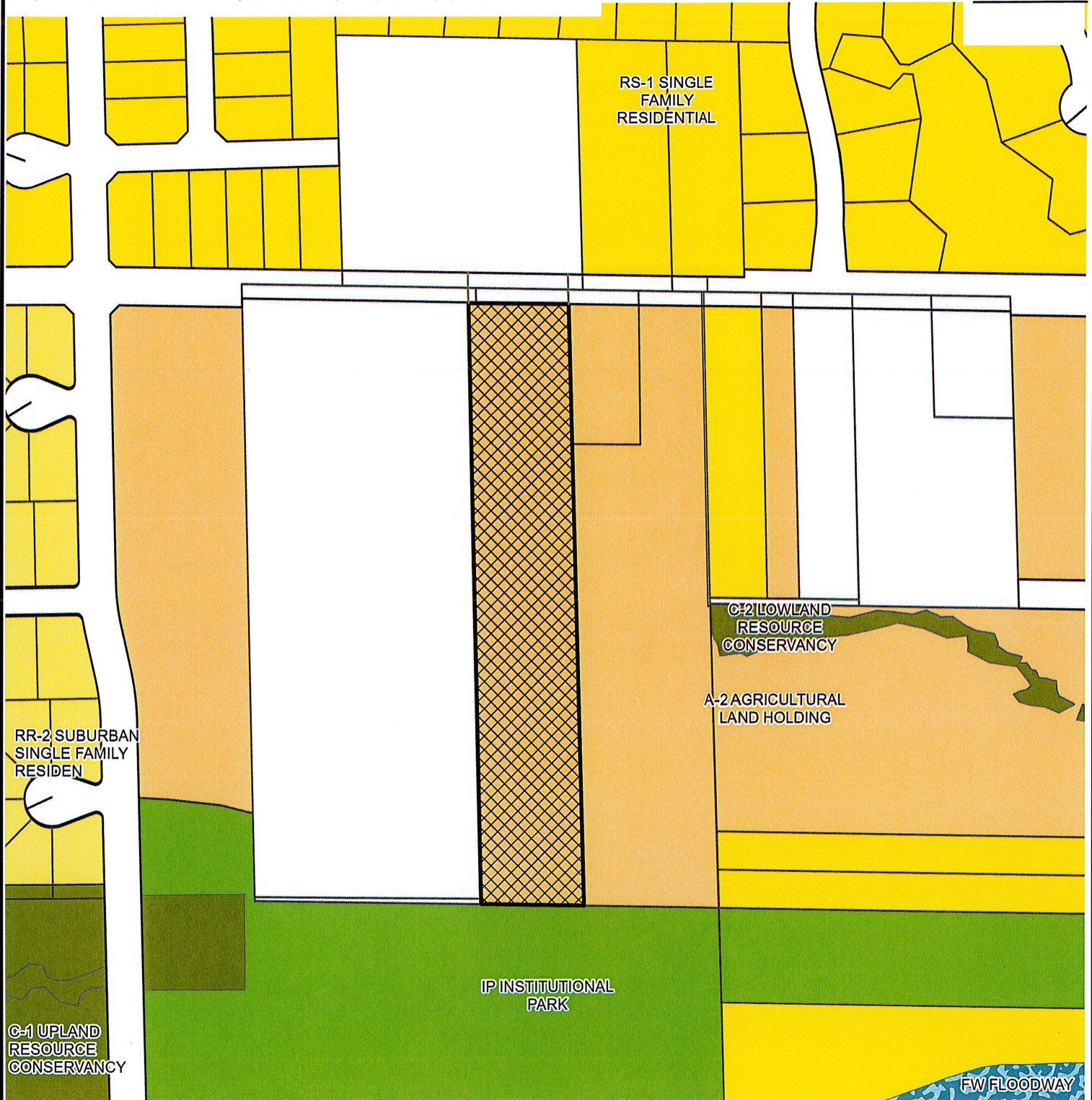
City of Kenosha

District Map Rezoning


Supplement No. Z1-24

City Plan Commission (3525 Property LLC) petition

Ordinance No. _____



Property requested to be zoned from:

 **A-2 Agricultural Land Holding to RS-1 Single Family Residential**



0 300

Feet

City of Kenosha

Land Use Map

City Plan Commission (3525 Property LLC) Rezoning



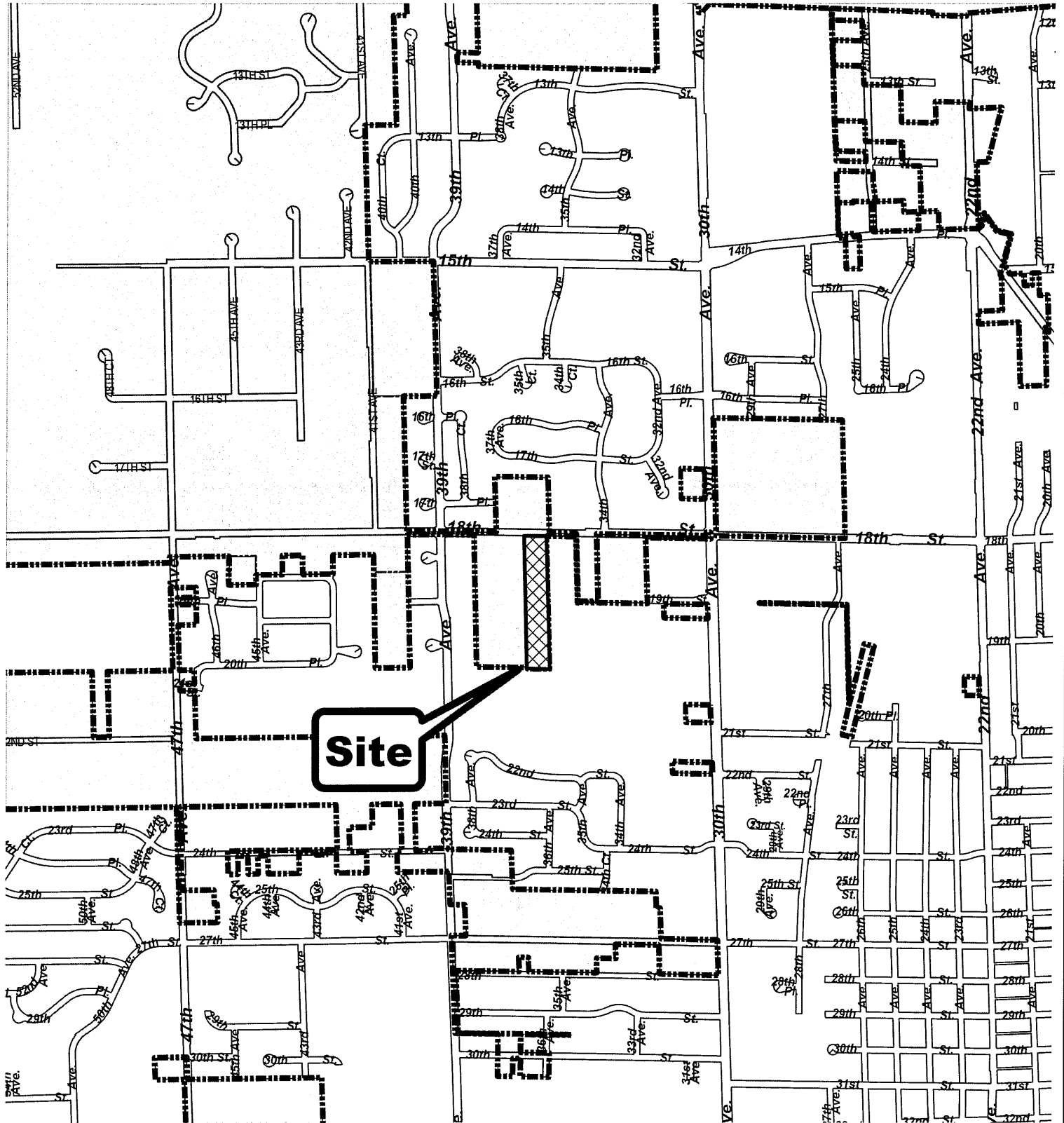
 Property petitioned to be rezoned



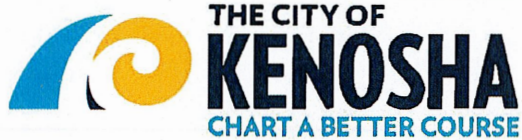
0 300

Feet


City of Kenosha
Vicinity Map
City Plan Commission (3525 Property LLC) rezoning



0 1,320
Feet



TO: Mayor John M. Antaramian
Members of the Common Council

FROM: Rich Schroeder, City Development 

RE: **Ordinance by the Mayor – To Repeal and Recreate Subparagraph 1.01.D.1.e. (of the Code of General Ordinances) Regarding the 5th Aldermanic District for the purpose of adding Ward 84. (Fin. Recommendation Pending)**

DATE: February 12, 2024

The attached Ordinance creates a new Ward 84 in the Aldermanic District #5. The new ward is being created due to attachment of the property to the City.

Please contact me at 653-4034 or rschroeder@kenosha.org if you have any questions.

RS:llb
Attachment

ORDINANCE NO. _____

SPONSOR: THE MAYOR

TO REPEAL AND RECREATE SUBPARAGRAPH 1.01 D.1.e. OF
THE CODE OF GENERAL ORDINANCES REGARDING THE 5TH
ALDERMANIC DISTRICT FOR THE PURPOSE OF ADDING WARD 84

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

Section One: Subparagraph 1.01 D.1.e. of the Code of General Ordinances for the

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

e. Fifth District consists of that part of the City of Kenosha contained in Ward Eleven (11), Ward Twelve (12), Ward Thirteen (13), Ward Sixty-Nine (69), ~~and~~ Ward Seventy-Nine (79), ~~and~~ Ward Eighty-Four (84);

Section Two: A map depicting the aforesaid Ward and District boundary lines is

on file in the Office of the City Clerk/Treasurer, Kenosha, Wisconsin

Section Three: This Ordinance shall become effective after passage and publication.

ATTEST: _____ City Clerk
MICHELLE L. NELSON

APPROVED: _____ Mayor
JOHN M. ANTARAMIAN

Date: _____

Passed:

Published:

Drafted By:
MATTHEW A. KNIGHT
City Attorney

ORDINANCE NO.

SPONSOR: BOARD OF PARK COMMISSIONERS

TO AMEND SUBSECTION 6.04 B. AND PARAGRAPH 6.04 B.1.
OF THE CODE OF GENERAL ORDINANCES REGARDING
OFFICIAL NAMES OF PARKS

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

Section One: Subsection 6.04 B. and Paragraph 6.04 B.1. of the Code of General Ordinances for

the City of Kenosha, Wisconsin, is hereby amended as follows:

B. Official Names Recognized. The following names ~~existing as of January 1, 2004,~~ are recognized as Official Names, irrespective of the naming/renaming procedure followed.

1. The Official Names of Parks are:

| | | |
|-------------------------------------|--|--|
| a. Alford Park | s. Jamestown Park | kk. Pike Lodge Park |
| b. James R. Anderson Park | t. Johnson Highlands | ll. Red Arrow Memorial Park |
| c. Bain Park | u. Kenfair Park | mm. Roosevelt Park |
| d. Robert V. Baker Park | v. John Fitzgerald Kennedy Park | nn. Sam Poerio Park |
| e. H.L. Bullamore Park | w. Kirchner Highlands | oo. Bill Schulte Park |
| f. Yolanda Cicchini Park | x. Public Square Central Park (Library Park) | pp. Senior Citizens' Park |
| g. Kenosha Civic Center Park | y. George Limpert Park | qq. Simmons Island Park |
| h. Columbus Park | z. Lincoln Park | rr. Southport Park |
| i. Davis Park | aa. Little League Park Santo Principe Park | ss. Strawberry Park |
| j. Eichelman Park | bb. Chester S. Matoska Park | tt. Cornelia Hamilton Streeter Park |
| k. Elmwood Park | cc. Nash Park | uu. Sunnyside Park |
| l. Endee Park | dd. Veterans Memorial | vv. Tot Park |
| m. Fire House Square | ee. Navy Memorial Park Annex | ww. Tower Line Park |
| n. Forest Park | ff. Peter P. Nedweski Park | xx. Union Park |
| o. Friendship Park | gg. Newman Park | yy. Washington Park |
| p. Gangler Park | hh. Pennoyer Park | zz. Werves Park |
| q. Joseph Hobbs Park | ii. Frank J. Petretti Park | aaa. Wolfenbüttel Park |
| r. William W. Isetts Park | jj. Petzke Park | bbb. Dr. James Santarelli Park |

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

ATTEST: _____ City Clerk/Treasurer
MICHELLE L. NELSON


APPROVED: _____ Mayor Date: _____
JOHN M. ANTARAMIAN

Passed:

Published:

Drafted By:
NICHOLAS J. VANDE CASTLE
Assistant City Attorney

TO: Mayor John M. Antaramian
Members of the Common Council

FROM: Rich Schroeder, City Development 

RE: **Ordinance by the Mayor – Attachment and Zoning District Classification
Ordinance under Section 66.0307 Wisconsin Statutes, City of Kenosha/Town of
Somers, State Approved Cooperative Plan, 3525 18th Street, Parcel No(s).
80-4-222-242-0120, Town of Somers. (3525 Property, LLC, Property Owner)
(District 5)**

DATE: February 12, 2024

This Ordinance will Attach Parcel #80-4-222-242-0120, at 3525 18th Street consisting of 6.809 acres to the City. A single family home is located on this parcel.

This Attachment is consistent with the City of Kenosha/Town of Somers Cooperative Plan.

Please contact me at 653-4034 or rschroeder@kenosha.org if you have any questions.

RS:llb
Attachment

ATTACHMENT AND ZONING DISTRICT CLASSIFICATION ORDINANCE

Under Section 66.0307, Wisconsin Statutes,
City of Kenosha/Town of Somers
State Approved Cooperative Plan

Parcel No(s): 80-4-222-242-0120

Located at: 3525 18th Street, Town of Somers
[3525 Property, LLC, Property Owner]

ORDINANCE NO. -24

BY: THE MAYOR

Attaching to the City of Kenosha, Wisconsin, territory in the Town of Somers, Kenosha County, Wisconsin, and providing zoning district classifications under Section 66.0307, Wisconsin Statutes, City of Kenosha/Town of Somers State Approved Cooperative Plan:

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

Section One: Territory Attached. In accordance with City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes, approved by the Wisconsin Department of Administration, Intergovernmental Relations, Municipal Boundary Review, on August 8, 2005, and the First Amendment to the City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin Statutes, approved by the Wisconsin Department of Administration, Intergovernmental Relations, Municipal Boundary Review, on September 15, 2015, the territory consisting of the above referenced parcel numbers in the Town of Somers, Kenosha County, Wisconsin, with an associated population of two (2), legally described and shown on attached Exhibit "A", is hereby attached to the City of Kenosha, Wisconsin, as hereinafter provided.

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

Section Three: Zoning District Classifications. The territory described in Section One, upon attachment, shall have the zoning district classification shown on Exhibit "B". This zoning district

classification shall be and remain in effect for the parcels of land described therein until this Zoning District Classification Ordinance is amended as prescribed in Section 62.23(7)(d), Wisconsin Statutes.

Section Four: Connection To City Utilities. The territory described in Section One shall, by submission of the Attachment Petition, require connection of existing and any future habitable buildings to municipal water and sewer, within the time limits established by Chapter 32 of the Code of General Ordinances for the City of Kenosha, Wisconsin.

Section Five: Severability. If any provision of this Ordinance is invalid or unconstitutional, or if the application of this Ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section Six: Effective Date. This Ordinance, the Attachment, and the Zoning District Classification shall take effect after passage and publication as provided by law.

ATTEST: _____ City Clerk/Treasurer
MICHELLE L. NELSON

APPROVED: _____ Mayor Date: _____
JOHN M. ANTARAMIAN

Passed:

Published:

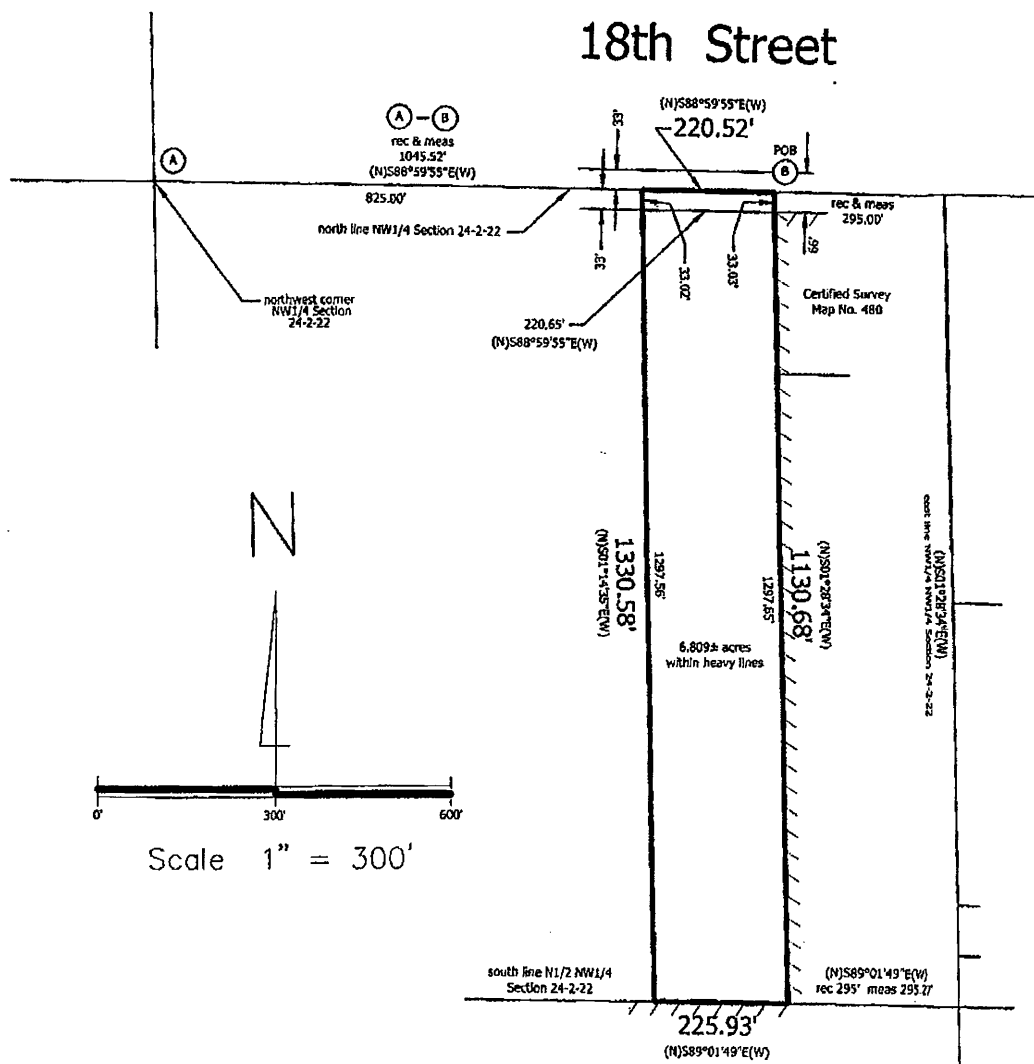
Drafted By:
MATTHEW A. KNIGHT
City Attorney

DISTRICT MAP

ATTACHMENT ORDINANCE

SUPPLEMENT NO. _____ ACCOMPANYING ORDINANCE NO. _____

3525 PROPERTY, LLC



TAX PARCEL NO. 80-4-222-242-0120

ADDRESS: 3525 - 18TH STREET

Bearings shown hereon, refer to
Wisconsin Plane Coordinate System,
South Zone NAD83.

DENOTES AREA TO BE ATTACHED
TO THE CITY OF KENOSHA

DENOTES PRESENT CITY OF KENOSHA
CORPORATE LIMITS

Part of the Northwest Quarter of Section 24, Town 2 North, Range 22 East of the Fourth Principal Meridian, lying and being in the Town of Somers, Kenosha County, Wisconsin and being more particularly described as follows: Beginning at the northwest corner of CERTIFIED SURVEY MAP NO. 480, a plat of record and on file at the Kenosha County Register of Deeds Office on November 22, 1977, as per Document No. 626713, which point of beginning is S89°59'55"E 1045.52 feet from the northwest corner of said Quarter Section; thence S01°28'34"E parallel to the east line of the Northwest Quarter of said Quarter Section, 1330.68 feet and to the south line of the North Half of said Quarter Section; thence N89°01'49"W along and upon said south line, 225.93 feet; thence N01°14'35"W 1330.58 feet and to the north line of the said Quarter Section, 1330.58 feet; thence S88°59'55"E along and upon said north line, 220.52 feet and to the point of beginning. Containing 6.809 acres, more or less. Subject to a public road over and across the most northerly 33.00 feet thereof.

City of Kenosha
Zoning District Classification Map
Exhibit "B"

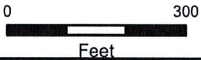
Supplement No. AT1-24
Ordinance No. _____

3525 Property LLC petition



Property to be Zoned:

 A-2 Agricultural Land Holding



**PETITION FOR ATTACHMENT
TO THE CITY OF KENOSHA FROM THE TOWN OF SOMERS
PURSUANT TO SECTION 66.0307; WISCONSIN STATUTES,
STATE APPROVED COOPERATIVE PLAN**

The undersigned, constituting all of the owners of certain real property within the Town of Somers, Kenosha County, Wisconsin, petition the Mayor and Common Council of the City of Kenosha, Wisconsin, to Attach the territory described below and shown on the attached scale map to the City of Kenosha, Kenosha County, Wisconsin, pursuant to the Section 66.0307 Wisconsin Statutes, State Approved Cooperative Plan.

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

The current population of the territory to be attached as defined by Section 66.0217(5)(a) of the Wisconsin Statutes is 2

**3525 PROPERTY, LLC
3525 - 18th Street**

Part of the Northwest Quarter of Section 24, Town 2 North, Range 22 East of the Fourth Principal Meridian, lying and being in the Town of Somers, Kenosha County, Wisconsin and being more particularly described as follows; Beginning at the northwest corner of CERTIFIED SURVEY MAP NO. 480, a plat of record and on file at the Kenosha County Register of Deeds Office on November 22, 1977, as per Document No. 626713, which point of beginning is S89°59'55"E 1045.52 feet from the northwest corner of said Quarter Section; thence S01°28'34"E parallel to the east line of the Northwest Quarter of said Quarter Section, 1330.68 feet and to the south line of the North Half of said Quarter Section; thence N89°01'49"W along and upon said south line, 225.93 feet; thence N01°14'35"W 1330.58 feet and to the north line of the said Quarter Section, 1330.58 feet; thence S88°59'55"E along and upon said north line, 220.52 feet and to the point of beginning. Containing 6.809 acres, more or less. Subject to a public road over and across the most northerly 33.00 feet thereof.

| DATE | PRINT NAME | ADDRESS | PHONE | SIGNATURE |
|--------|---------------------|---|------------------|---------------------|
| 1/8/24 | monica araya-Talbot | 2515-11pl unit 102 Kenosha WI 53140 | 262-914- 5232 | monica araya-Talbot |
| 1/8/24 | Jesús Araya | 3715-18st Kenosha, WI 53144 | 307-575- 0152 | Jesús Araya |
| 1/8/24 | Alejandro Araya | 679 greenbriar lane Lake Forest, IL 60045 | 312- 952-5554 | A. Araya |
| | | | | |
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RESOLUTION _____

SPONSOR: ALDERPERSON DAVE MAU

ADVOCATING ENFORCEMENT OF CITY ORDINANCE 5.045 FOR FAIR BUSINESS PRACTICES AND REGULATORY INTEGRITY

WHEREAS, the Kenosha City Council, representing the will and welfare of the citizens, has duly enacted Ordinance 5.045, titled "Banners, Signs, Decorations, and Obstructions in Public Right-of-Way," to regulate the placement of signs in public spaces;

WHEREAS, Sub-section J of said Ordinance establishes a penalty of up to \$300 for violations, signifying the Council's determination to prevent the unauthorized use of public right-of-ways;

WHEREAS, the unauthorized placement of signs on public property poses a significant challenge to the fair and equitable use of government land, potentially allowing certain entities to gain undue favors and advantages through unchecked promotional activities;

WHEREAS, the enforcement of the Ordinance is crucial to preventing any perception of preferential treatment or impropriety, ensuring that public spaces remain open and accessible without being exploited for commercial gain;

WHEREAS, the beautification of our cityscape plays a vital role in creating an inviting and appealing environment and fosters pride in the community, and the proliferation of unauthorized signs detracts from the visual harmony and cleanliness of our public spaces;

WHEREAS, preserving the integrity of our local government's interactions with citizens is paramount, and failure to enforce this Ordinance has the potential to undermine the City's regulatory standards and erode trust in our municipal processes;

WHEREAS, committing to the principle of equal enforcement affirms the City's commitment to beauty, order, and fairness for the benefit of all its residents;

WHEREAS, the Council has observed a lack of enforcement of Ordinance 5.045;

NOW, THEREFORE, BE IT RESOLVED that the City Council urges the City

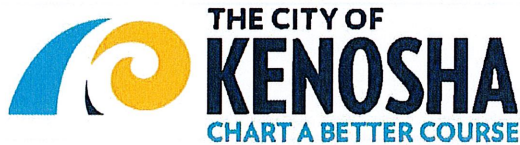
Administration to rigorously enforce the existing ordinance against the unauthorized placement of signs in City right-of-ways, with the aim of preserving our City's aesthetic appeal, ensuring that all businesses are held to the same legal standards, and preventing any undue influence on government land.

Adopted this _____ day of _____, 2024.

ATTEST: _____ Date: _____
MICHELLE L. NELSON, City Clerk/Treasurer

APPROVED: _____ Date: _____
JOHN M. ANTARAMIAN, Mayor

Drafted By:
ALDERPERSON DAVE MAU



TO: Mayor John M. Antaramian
Members of the Common Council

FROM: *Jmc* Timothy M. Casey, Director City Development

RE: **Resolution by the Mayor – To Approve a Development Plan for the Innovation Center at the Kenosha Neighborhood authorizing the KIN Innovation Redevelopment Corporation (KIRC) to construct and operate the Innovation Center and approve a ground lease to KIRC. (District 7)**

DATE: February 29, 2024

The Resolution would:

- a) Approve the Development Plan for the Innovation Center. The plan was approved by the City Plan Commission on February 8, 2024.
 - b) Provide City consent for the KIN Innovation Redevelopment Corporation (KIRC) to enter into leases, option agreements, use restrictions or other documents to convey the Innovation Center to KIN so that the KIRC can enter into an agreement as part of the New Market Tax Credit transactions.
 - c) Authorize the Mayor to approve any additional edits to the ground lease.
- This Resolution requires 2/3 vote of the full council **(12 Votes)** to pass.

RECOMMENDATION

Recommendation is to approve the attached Resolution.

TC:llb
Attachment

RESOLUTION # ____

BY: THE MAYOR

TO APPROVE THE DEVELOPMENT PLAN FOR THE INNOVATION CENTER AT THE KENOSHA INNOVATION NEIGHBORHOOD AUTHORIZING THE KIN INNOVATION REDEVELOPMENT CORPORATION (KIRC) TO CONSTRUCT AND OPERATE THE INNOVATION CENTER AND APPROVE GROUND LEASE TO KIRC

WHEREAS, in April 2022, the Common Council of the City of Kenosha, Kenosha County, Wisconsin (the "City") and its Plan Commission approved the Innovation Center as part of the Master Plan for the Kenosha Innovation Neighborhood ("KIN"); and,

WHEREAS, KIN is located within the City's Tax Incremental District No. 19 ("TID 19"), which, when creating TID 19, the Common Council found that more than 50 percent, by area, of the real property within TID 19 was blighted; and,

WHEREAS, Sections 66.1301 – 66.1329, Wis. Stats., (the "Urban Redevelopment Law") provides the authority and procedures for the City to undertake certain actions to clear, replan, rehabilitate and reconstruct real property in the City for the public welfare and to eliminate blight; and,

WHEREAS, pursuant to the Urban Redevelopment Law, the City has prepared the development plan attached hereto as Exhibit A and incorporated herein by this reference (the "Development Plan") for the purpose of providing authority for the newly created KIN Innovation Redevelopment Corporation ("KIRC") to construct and operate the Innovation Center using the authority granted under the Development Plan and the Urban Redevelopment Law; and,

WHEREAS, KIRC was formed to provide private investment and capital through New Market Tax Credits for a portion of the construction costs of the Innovation Center, which will aid in the rehabilitation and reconstruction of the real property located at 5522 26th Avenue (the "Development Area"); and,

WHEREAS, on February 22, 2024, the Plan Commission, after a public hearing, approved the Development Plan and made the required findings under the Urban Redevelopment Law; and,

WHEREAS, the Urban Redevelopment Law requires this Common Council to make the findings listed below in connection with the approval of the Development Plan and to consider only those elements of the Development Plan needed to make the findings below; and,

WHEREAS, pursuant to the Urban Redevelopment Law, the City held a public hearing on a ground lease with respect to the Development Area, a form of which is attached hereto as Exhibit B and incorporated herein by this reference, between the City and KIRC (the "Ground Lease"); and,

QB\88527306.1

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

1. The proposed method of financing the Innovation Center is feasible and that it is probable that KIRC will be able to finance or arrange to finance the Innovation Center.
2. The persons who are proposed to be active in the management of KIRC for the next year have sufficient ability and experience to cause the Innovation Center to be undertaken, consummated and managed in a satisfactory manner.

BE IT FURTHER RESOLVED that the Common Council of the City of Kenosha, Wisconsin, approves the Ground Lease subject to any changes approved by the Mayor and the Mayor and City Clerk-Treasurer are authorized and directed to execute the Ground Lease on behalf of the City. The Mayor's signature on the Ground Lease will constitute definitive proof of his approval of any changes to the Ground Lease.

BE IT FURTHER RESOLVED that the Common Council of the City of Kenosha, Wisconsin, for purposes of carrying out the goals in the Development Plan and using its powers under the Urban Redevelopment Law, consents to KIRC entering into (i) leases, or option agreements with any entity and (ii) conveyance documents for the Innovation Center to Kenosha Innovation Neighborhood, Inc.

Adopted this 4th day of March, 2024.

Attest:

Michelle L. Nelson, City Clerk-Treasurer

Approved:

John M. Antaramian, Mayor

(SEAL)

EXHIBIT A
Development Plan

(See Attached)

QB\88527306.1

CITY PLAN COMMISSION RESOLUTION # 01-24

**TO APPROVE THE DEVELOPMENT PLAN FOR THE INNOVATION CENTER AT
THE KENOSHA INNOVATION NEIGHBORHOOD AUTHORIZING THE KIN
INNOVATION REDEVELOPMENT CORPORATION (KIRC) TO CONSTRUCT AND
OPERATE THE INNOVATION CENTER**

WHEREAS, in April 2022, the Common Council of the City of Kenosha, Kenosha County, Wisconsin (the "City") and its Plan Commission approved the Innovation Center as part of the Master Plan for the Kenosha Innovation Neighborhood ("KIN"); and,

WHEREAS, KIN is located within the City's Tax Incremental District No. 19 ("TID 19"), which, when creating TID 19, the Common Council found that more than 50 percent, by area, of the real property within TID 19 was blighted; and,

WHEREAS, Sections 66.1301 – 66.1329, Wis. Stats., (the "Urban Redevelopment Law") provides the authority and procedures for the City to undertake certain actions to clear, replan, rehabilitate and reconstruct real property in the City for the public welfare and to eliminate blight; and,

WHEREAS, pursuant to the Urban Redevelopment Law, the City has prepared the development plan attached hereto as Exhibit A and incorporated herein by this reference (the "Development Plan") for the purpose of providing authority for the newly created KIN Innovation Redevelopment Corporation ("KIRC") to construct and operate the Innovation Center using the authority granted under the Development Plan and the Urban Redevelopment Law; and,

WHEREAS, KIRC was formed to provide private investment and capital through New Market Tax Credits for a portion of the construction costs of the Innovation Center, which will aid in the rehabilitation and reconstruction of the real property located at 5522 26th Avenue (the "Development Area"); and,

WHEREAS, on this same day, this Plan Commission held a public hearing on the Development Plan that was noticed as required under the Urban Redevelopment Law; and,

WHEREAS, the Urban Redevelopment Law requires this Plan Commission to make the findings listed below in connection with the approval of the Development Plan and to consider only those elements of the Development Plan needed to make the findings below and to consider the type of development which is physically desirable for the Development Area from a city planning view point.

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

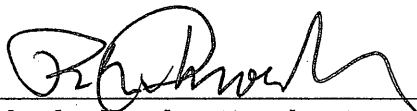
1. Because all obsolete or deteriorated structures and improvements on the Development Area have previously been removed, the Development Area is vacant and in need of

redevelopment under proper supervision with appropriate planning, land use and construction policies.

2. The Development Plan is in accord with the Master Plan of the City and the Master Plan for KIN.
3. The Development Area is not less than 100,000 square feet in area.
4. It is practical and in the public interest for the Innovation Center to be constructed in one stage, without multiple stages.
5. The public facilities will be adequate for commercial use at the time construction of the Innovation Center is complete.
6. There are no proposed changes in the city map, in zoning ordinances or maps. The proposed changes in streets and street levels are necessary or desirable for the Innovation Center and its protection against blighting influences and for the City.
7. There are no families occupying dwelling accommodations in the Development Area, and therefore, the implementation of the Development Plan will not cause undue hardship to any families.
8. The Development Plan is approved.
9. This resolution with the findings made herein shall be filed with the Common Council of the City for its consideration in connection with the Development Plan.

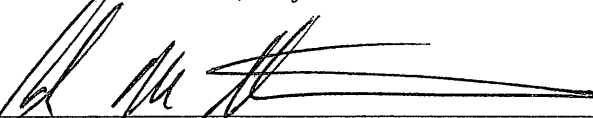
Adopted this 22nd day of February, 2024.

Attest:



Richard Schroeder, City Plan Commission Secretary

Approved:



John M. Antaramian, City Plan Commission Chairman

EXHIBIT A

Development Plan

(See Attached)

Prepared for the KIN Innovation Redevelopment Corporation (KIRC)

A Development Plan for the Innovation Center at the Kenosha Innovation Neighborhood
5522 26th Avenue
Kenosha, Wisconsin

Introduction to Development Plan for The Innovation Center

The Innovation Center at the Kenosha Innovation Neighborhood was conceived as part of the Master Plan for the Kenosha Innovation Neighborhood (KIN) adopted by the City of Kenosha Plan Commission and City Council in April 2022. The planning process conducted from May 2021 through November 2021 included numerous meetings of neighbors and city residents, stakeholder groups and other interested parties to review conceptual designs and provide input to the final plan. More than 300 people attended community meetings and more than 1,000 participated online during the time of Covid protocols to provide their input.

The Innovation Center, along with the LakeView Technology Academy STEM High School currently under construction across the street, are the first two projects in the larger KIN redevelopment. The Innovation Center design, the result of an intensive design competition, presents an innovative approach to the important role the center will have as a focal point of this transformative development. The Innovation Center will serve as a welcome center, and will house the Kenosha Innovation Neighborhood, Inc. offices, Gener8tor business accelerator and other programs to assist entrepreneurial development, programs of area higher education partners to assist startups and small businesses and provide co-working and leasable space for innovation and technology-oriented businesses of all sizes.

In order to implement New Market Tax Credit financing for the Innovation Center project, the City of Kenosha has determined that it is appropriate to provide for the adoption of a Development Plan and the creation of the KIN Innovation Redevelopment Corporation (KIRC) in order to assist the City with respect to the financing and operation of the Innovation Center and potentially other projects in the future.

In order to provide for the preparation and adoption of this Development Plan, the creation of KIRC to assist in implementation of the Innovation Center and the New Market Tax Credit financing and establish the authority of KIRC to act under Sections 66.1301 through 66.1329 of the Wisconsin Statutes and cooperate with the City with respect to creation of the Development Plan, the City has introduced additional resolutions providing for implementation of the Innovation Center and further authorizing documents and other actions to close on the financing and other transactions and conveyances necessary to complete the Innovation Center project.

Accordingly in making the requisite findings in this Development Plan, the City acknowledges that the Innovation Center project has been initiated and that the findings must be considered in conjunction with the approvals previously set forth in the City's adoption of the KIN Master Plan.

Under Section 66.1303 of the Wisconsin Statutes, a Development Plan shall be required for the purposes of Urban Redevelopment as described under Section 66.1301 of the Wisconsin Statutes, and must contain the following information.

- a) The Innovation Center development area is described by the following legal description and metes and bounds description:

Part of vacated lands, vacated Alleys, Blocks, Lots and Streets of BAIN'S SUBDIVISION, a plat of record and on file at the Kenosha County Register of Deeds Office on June 11, 1890, as per Document No. 44724, as per Plat No. 260, all lying and being in the Northeast ¼, the Northwest ¼, the Southwest ¼ and the Southeast ¼ of the Southeast ¼ of Section 36, Town 2 North, Range 22 East of the Fourth Principal Meridian, and being more particularly described as follows:

Commencing at the Southwest corner of 24th Avenue and 55th Street, thence S87°50'11"W along and upon the south line of 55th Street 464.52 feet and to the west line of a public alley extended southerly; thence N01°37'20"W along and upon said west line and its southerly extension, 66 feet and to the north line of the aforesaid 55th Street; thence S87°50'11"W along and upon said north line and its extension westerly 208.53 feet and to the point of beginning of the parcel hereinafter described:

Thence S01°36'10"E 29.58 feet; thence southerly 147.31 feet along and upon the arc of a circular curve concave to the west, said curve having a central angle of 23°07'28", a radius of 365.00 feet and a chord which bears S09°57'34"W 146.32 feet; thence S21°31'18"W 47.09 feet; thence southerly 186.03 feet along and upon the arc of a circular curve concave to the east, said curve having a central angle of 24°30'11", a radius of 435.00 feet and a chord which bears S09°16'13"W 184.62 feet; thence S2°58'53"E 88.31 feet; thence S89°30'29"W 235.97 feet; thence N01°41'39"W 545.73 feet; thence N87°50'11"E parallel with the north line of the aforesaid 55th Street, 317.46 feet; thence S01°36'10"E 72.83 feet and to the point of beginning. Containing 151,524 square feet, more or less (3.478 acres, more or less).

Street address of 5522 26th Avenue and **Parcel #09-222-36-480-025**

- b) The real property in the Development Area to be acquired is located at 5522 26th Avenue in the City of Kenosha. **[Note: The Innovation Center site has previously been acquired by the City]**
- c) The development schedule for the Innovation Center project shall be completed in a single stage by the construction of one free-standing building. The time limit for construction during this stage is March 2024 to August 2025. The construction stage area shall contain the same metes and bounds description as identified in Section a) of this Development Plan.
- d) The Innovation Center project proposes to immediately demolish all improvements or structures located within the Innovation Center area prior to project construction. **[Note: All improvements and structures located within the Innovation Center area have previously been demolished.]**
- e) All proposed demolition within the Innovation Center area shall be immediate.

- f) No improvements will be made to existing buildings or structures since the property is vacant.
- g) The Innovation Center shall consist of a single, multi-tenant office and educational building with spaces for the Kenosha Innovation Neighborhood, Inc. 501(c)3, Gener8tor's Kenosha g-BETA Accelerator program, higher education partners, co-working space, lease space for innovation and technology-oriented businesses, and potentially an area for a small coffee shop or other ancillary food service. The building will serve as the focal point and center of activity for the 100-acre Kenosha Innovation Neighborhood being built on the redeveloped brownfield site of a former auto manufacturing plant. This transformative development will include both interior and exterior spaces for programming designed to engage young people in technology education and career pathways and will be the nexus of the region's emerging entrepreneurial development ecosystem.
- h) The Innovation Center area is 3.478 acres or 151,501 square feet. Total lot coverage shall consist of 31,800 square feet of building coverage (including overhang of second floor space above courtyard area), 37,188 square feet for on-site surface parking, drives and walkways, and 25,505 of open space, including a plaza of approximately 19,491 square feet. An area to the south of the plaza has been designated for parking up to three food trucks on an intermittent basis as an amenity for building users and residents of the area. A small amphitheater seating approximately 160 people is partially nestled under the second-floor overhang of the building, off the central plaza. This will allow for formal and informal presentations and performances. The plaza will have abundant natural landscaping and the adjoining street will have street trees. All landscaping will meet ANN/ANSI 260.1 Standards. A detailed landscaping plan and project rendering is shown below.

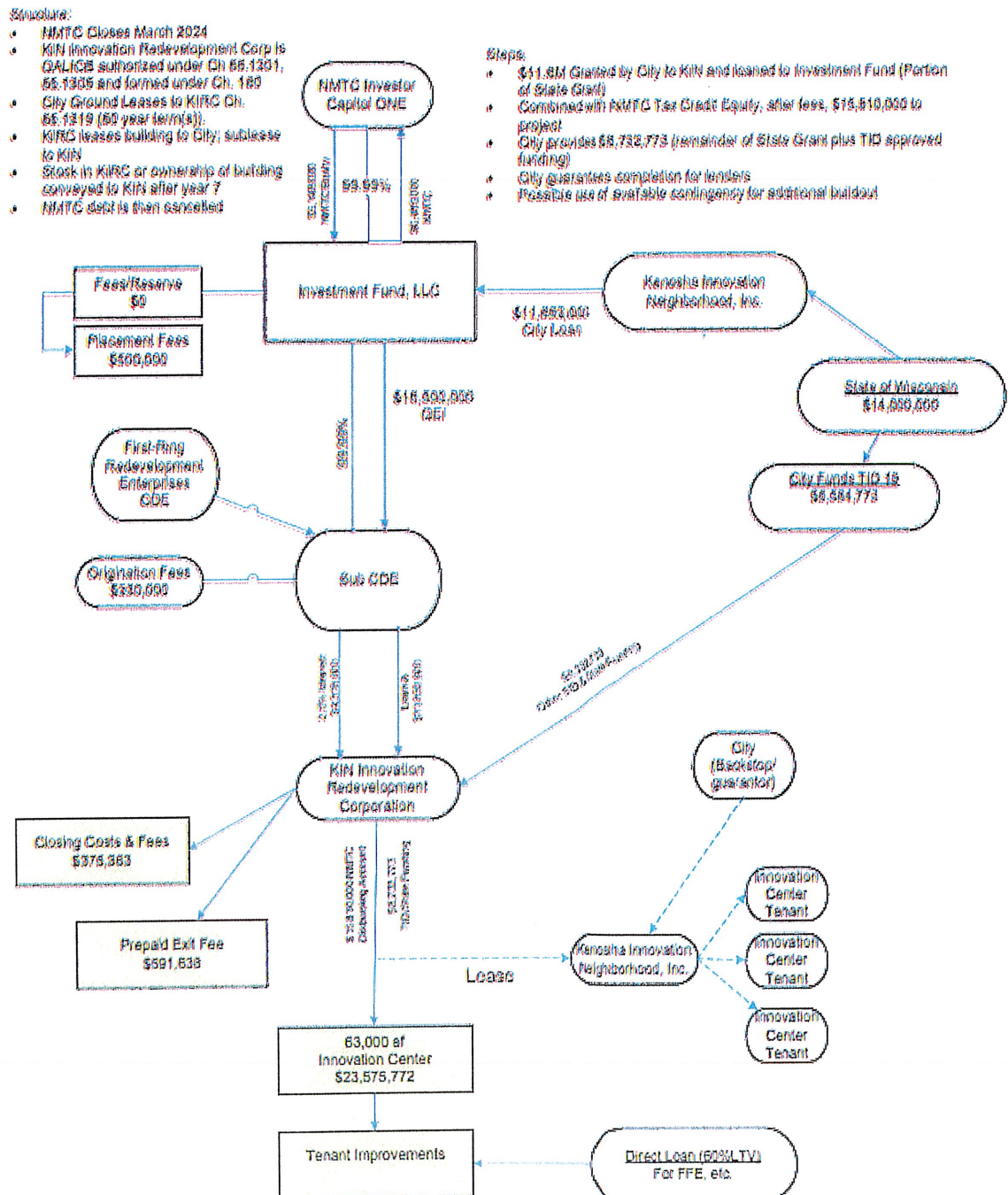
Rendering of Innovation Center



l) Because no families are residing in the development area, no accommodations are necessary during construction. The Innovation Center project will contain no dwelling units. The KIN Master Plan calls for 800 – 1,300 dwelling units, with a range of rents including workforce housing in later phases of the overall development and are not covered by this development.

m) The diagram shown below depicts the New Market Tax Credit financing sources and mechanisms that will financially support the Innovation Center project.

New Market Tax Credit funding diagram



- n) Staff from the City of Kenosha manage the KIRC, and the Director of Public Works manages the daily operations. KIRC will be governed by a board of directors that initially consists of the Director of Public Works for the City of Kenosha (Brian Cater as President), a designee identified by the Mayor of the City (Curtis Czarnecki, Secretary/Treasurer) and a designee identified by the President of Kenosha Innovation Neighborhood, Inc. (Timothy Mahone)
- o) This Development Plan is created to support and allow implementation of New Market Tax Credit financing. In addition, the development area is vacant and in need of redevelopment under proper supervision with appropriate planning, land use and construction policies. This Development Plan will give KIRC the authority to construct the Innovation Center with those goals.

EXHIBIT B

Ground Lease

(See Attached)

QB\88527306.1

GROUND LEASE AGREEMENT

THIS GROUND LEASE AGREEMENT (this “**Lease**”) is made and entered into effective as of the _____ day of _____, 2024 (the “**Effective Date**”), by and between the CITY OF KENOSHA, WISCONSIN, a municipal corporation (“**Landlord**”), and KIN INNOVATION REDEVELOPMENT CORPORATION, a Wisconsin corporation (“**Tenant**”).

WITNESSETH:

WHEREAS, Landlord owns certain real property in the City of Kenosha, Kenosha County, State of Wisconsin, known as Parcel No. 09-222-36-479-025, as more particularly described on **Exhibit A** attached hereto and made a part hereof (the “**Leased Property**”);

WHEREAS, Landlord desires to lease to Tenant, and Tenant desires to lease from Landlord, the Leased Property, upon the terms and conditions set forth herein; and

WHEREAS, Tenant will undertake construction of a first-class office building of not less than _____ stories containing not less than thirty-eight thousand eight hundred forty (38,840) net rentable square feet (the “**Building**”), and related structures, fixtures, parking areas and other improvements (collectively with the Building, the “**Improvements**”) on the Leased Property for use as office space for lease to technology companies and innovative, entrepreneurial enterprises, and appropriate relevant support services and programing (the “**Project**”). The Building will remain the property of Tenant during the Term of this Lease. It is the intention of Landlord and Tenant that the separation of title to the Leased Property and the Improvements is not to change the character of the Improvements as real property and that the same shall be and remain real property; and

WHEREAS, the Landlord derives substantial benefit from the Project, which is deemed to be a portion of the consideration hereunder, as does the Tenant.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, Landlord and Tenant agree as follows:

ARTICLE I CERTAIN DEFINED TERMS

Section I.1 Certain Definitions. In addition to other terms defined in this Lease, for all purposes of this Lease:

(a) “**Additional Rent**” means any and all amounts other than Base Rent payable to Landlord or to any other Person as specifically required under this Lease, including, without limitation, the Impositions.

(b) “**Affiliate**” means any Person that, directly or indirectly, owns or controls, is owned or controlled by, or is under common ownership or control with the Person in question. As used in the preceding sentence, (A) a Person shall be deemed to own another Person if it

holds legal or equitable title to fifty percent (50%) or more of the common stock, partnership interests, limited partnership interests, membership interests or other ownership interests of such other Person, and (B) the term “control” (and its derivatives) shall mean the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of a Person, whether through voting rights, by contract or otherwise.

(c) “Alterations” means any alterations, additions, changes or Improvements.

(d) “Applicable Laws” means all applicable governmental laws, statutes, orders, ordinances, codes, rulings, regulations and decrees, now in force or hereafter enacted, as the same may be amended, from time to time.

(e) “Award” means all compensation, sums or anything of value awarded, paid or received for a Total, Substantial or Partial Taking, whether pursuant to judgment, agreement or otherwise.

(f) “Base Rent” has the meaning given to such term in Section 3.1 hereof.

(g) “Claims” has the meaning given to such term in Section 15.2 hereof.

(h) “Debtor Relief Laws” means the Bankruptcy Code of the United States, as amended, and all other applicable liquidation, conservatorship, bankruptcy, moratorium, rearrangement, receivership, insolvency, reorganization, or similar debtor relief laws from time to time in effect affecting the rights of creditors generally.

(i) “Default Rate” shall mean the lesser of (i) an annual rate of interest equal to four percent (4%) above the “Prime Rate” as published in the “Money Rates” section of *The Wall Street Journal* or, if no longer published, the prime rate of large money-center banks in the United States as published in any similar financial publication, from time to time, or (ii) the maximum rate of interest permissible under applicable law.

(j) “Effective Date” has the meaning given to such term in the Preamble to this Lease.

(k) “Environmental Laws” shall mean any federal, State or local law, statute, code, ordinance, rule, regulation or requirement relating to human health or safety or governing, regulating or pertaining to the generation, treatment, storage, handling, transportation, use or disposal of any Hazardous Substance, including, but not limited to, (i) the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 9601 et seq., (ii) the Hazardous Substances Transportation Authorization Act of 1994, as amended, 49 U.S.C. § 5101 et seq., (iii) the Resource, Conservation and Recovery Act of 1976, as amended, 42 U.S.C. § 6901 et seq., (iv) the Clean Water Act, as amended, 33 U.S.C. § 1251 et seq., (v) the Toxic Substances Control Act of 1976, as amended, 15 U.S.C. § 2601 et seq., (vi) the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq., (vii) any so-called “superfund” or “superlien” law, and (viii) the health, safety and environmental laws of the State, as the same may be amended, from time to time.

(l) “Existing Environmental Conditions” has the meaning given to such term in Section 16.2 hereof.

(m) “Expiration Date” has the meaning given to such term in Section 2.2 hereof.

(n) “Force Majeure Delay” has the meaning given to such term in Section 17.29 hereof.

(o) “Hazardous Substances” means any material, substance, chemical, waste, product, derivative, compound, mixture, solid, liquid, mineral or gas, in each case, whether naturally occurring or manmade: (a) that because of its toxicity, concentration, or quantity, has characteristics that are hazardous or toxic to human health, the environment, or natural resources; (b) that is subject to regulation, investigation, control, or remediation under any Environmental Laws, or to which exposure is now prohibited, limited, or regulated by, or that could foreseeably be prohibited, limited, or regulated by or under, any Environmental Law; or (c) that is defined as hazardous, acutely hazardous, toxic, a pollutant, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, or words of similar import or regulatory effect under Environmental Laws; including, without limitation, any petroleum or petroleum-derived products; radon, radioactive materials or wastes; asbestos in any form; lead or lead-containing materials, urea formaldehyde foam insulation; organohalogenated flame-retardant chemicals, including, without limitation, per- and polyfluoroalkyl substances, perfluorooctanoic acid, and perfluorooctane sulfonate; foundry sand; and polychlorinated biphenyls.

(p) “Impositions” has the meaning given to such term in Section 6.1 hereof.

(q) “Improvements” has the meaning given to such term in the Recitals to this Lease.

(r) “Kenosha County” means Kenosha County, a Wisconsin municipal corporation.

(s) “Kenosha Engine Plant Remediation Action” has the meaning given to such term in Section 16.2 hereof.

(t) “Landlord” has the meaning given to such term in the Preamble to this Lease.

(u) “Landlord Indemnified Parties” has the meaning given to such term in Section 15.2 hereof.

(v) “Landlord Party” has the meaning given to such terms in Section 16.1 hereof.

(w) “Lease” has the meaning given to such term in the Preamble to this Lease.

- (x) “Leased Property” has the meaning given to such term in the Recitals to this Lease.
- (y) “Master Declaration” has the meaning set forth in Section 5.1(b).
- (z) “Mortgage” has the meaning given to such term in Section 11.1 hereof.
- (aa) “Mortgagee” means the mortgagee, beneficiary or the like of a Mortgage permitted by this Lease.
- (bb) “New Lease” has the meaning given to such term in Section 11.4 hereof.
- (cc) “Notice of Intended Taking” means any notice which a reasonably prudent Person would interpret as expressing a governmental agency’s existing intention of Taking (as distinguished from a mere preliminary inquiry or proposal). The notice is considered to have been received when a Party receives from the condemning agency or entity a notice of intent to take, in writing, containing a description or map reasonably defining the extent of the Taking.
- (dd) “Partial Taking” means any Taking that is not either a Total Taking or a Substantial Taking.
- (ee) “Party” or “Parties” means either Landlord or Tenant or both as the context requires.
- (ff) “Permitted Encumbrances” means all federal, state and local laws and regulations, including municipal and zoning ordinances and agreements entered under them; recorded easements; recorded building and use restrictions and covenants; and general taxes levied in the year of closing.
- (gg) “Person” or “persons” means any individual, corporation, limited liability company, partnership (general or limited), joint venture, association, joint stock company, trust, government or any agency or political subdivision thereof, other business entity, or other organization recognized at law.
- (hh) “Premises” means the Leased Property and the Improvements.
- (ii) “Rent” means Base Rent and Additional Rent.
- (jj) “State” means the State in which the Leased Property is located.
- (kk) “Substantial Taking” means the Taking of so much of the Premises (or any part thereof) that one of the following conditions results: (i) the remainder of the Premises is insufficient for the economic and feasible use and operation by Tenant, or (ii) a reasonable amount of reconstruction would not make the Premises a practical improvement reasonably suited for the uses and purposes for which the Premises are leased hereunder.

(ll) “Taking” means the taking or damaging, including severance damage, by eminent domain or by inverse condemnation or for any public or quasi-public use under any statute. The transfer of title may be either a transfer resulting from the recording of a final order in condemnation or a voluntary transfer or conveyance to the condemning agency or entity under threat of condemnation, in avoidance of an exercise of eminent domain, or while condemnation proceedings are pending. Taking shall be considered to take place as of the later of (i) the date actual physical possession is taken by the condemning authority, or (ii) the date on which the right to compensation and damages accrues under applicable law.

(mm) “Tenant” has the meaning given to such term in the Preamble to this Lease.

(nn) “Tenant Indemnified Parties” has the meaning given to such term in Section 15.2 hereof.

(oo) “Tenant Party” has the meaning given to such terms in Section 16.1 hereof.

(pp) “Tenant Responsible Contamination” has the meaning given to such term in Section 16.3 hereof.

(qq) “Term” has the meaning given to such term in Section 2.2.

(rr) “Total Taking” means any Taking by condemnation of the fee title to all the Premises.

(ss) “WDNR” has the meaning given to such term in Section 16.2 hereof.

ARTICLE II GRANT AND TERM OF LEASE

Section II.1 Leasing Clause. Subject to the terms and conditions contained in this Lease, Landlord hereby leases, demises and lets to Tenant and Tenant hereby takes and leases from Landlord the Leased Property.

Section II.2 Term of Lease. Subject to the provisions hereof, the term of this Lease shall be for a period of sixty (60) years (the “**Term**”), commencing on the Effective Date and ending at 11:59 pm on the last day preceding the sixtieth (60th) anniversary of the Effective Date (the “**Expiration Date**”), unless earlier terminated as provided herein.

ARTICLE III RENT

Section III.1 Base Rent. In consideration of the Initial Term, Tenant agrees to pay Landlord base rent (the “**Base Rent**”) for the Leased Property in accordance with the terms of this Section 3.1. The Base Rent shall be One Hundred Dollars (\$100.00), which has been prepaid

in full, in advance, on the Effective Date and Landlord hereby acknowledges receipt of all prepaid Base Rent.

Section III.2 Additional Rent. Tenant hereby agrees to pay all Additional Rent to Landlord or to such other Person as Landlord may direct or as is required under this Lease at such time as such Additional Rent is due and payable as required under this Lease. If Tenant fails to make such Additional Rent payment within five (5) days of the date such payment is due, Tenant shall pay to Landlord interest at a rate of equal to the Default Rate on the amount unpaid, computed from the date such Additional Rent was due up to and including the date of payment by Tenant.

Section III.3 Interest. If Tenant shall fail to reimburse Landlord for any Impositions that Landlord has elected to pay in accordance with this Lease within five (5) days after the date when each such payment is due, Tenant shall pay to Landlord interest at a rate equal to the Default Rate on the amount unpaid, computed from the date such payment of Impositions was made by Landlord up to and including the date of payment by Tenant.

ARTICLE IV ALTERATIONS

Section IV.1 Alterations.

(a) Tenant shall, at its sole cost and expense obtain any and all requisite building, construction, zoning and other licenses, variances, permits and approvals related to or necessary for its construction of the Project and all related Improvements. Landlord shall cooperate in all reasonable respects, to the extent necessary in its capacity as owner of the Property and at no out of pocket cost to Landlord, with Tenant in order to obtain such permits and/or approvals. Notwithstanding anything to the contrary herein, the obligations in this Section 4.1(a) shall apply to Landlord solely in its capacity as owner of the Property, and nothing in this Lease is intended to modify or circumvent the City of Kenosha approval process when the City of Kenosha or any unit thereof is acting in a regulatory capacity. Once commenced, Tenant shall diligently prosecute its construction of the Project to completion, subject to the force majeure provisions contained in Section 17.29. Tenant shall take reasonable measures to minimize damage, disruption or inconvenience in the Property caused by the construction. Tenant shall not permit equipment, trash, materials or the like to be located outside of the Property except as otherwise may be explicitly agreed in writing. Promptly upon completion of the Project, Tenant shall supply Landlord with a copy of the certificate of occupancy from the local building department and one (1) set of "as-built" drawings (in print and AutoCAD). Notwithstanding anything to the contrary contained herein, the review of any plans by Landlord or an agent, employee, contractor or representative of Landlord (including, without limitation, the making of any comments thereto) shall not: (A) limit the obligations, duties and liabilities of Tenant under this Lease; or (B) result in any liability or responsibility on the part of Landlord for their completeness, design sufficiency, adequacy or compliance with Applicable Laws, the Permitted Encumbrances or the terms of this Lease.

(b) Except as otherwise expressly set forth in this Section 4.1, Tenant shall have the right to make or perform or cause to be made or performed any and all alterations, additions and improvements, structural and non-structural, without Landlord's consent. All such alterations, additions, improvements and removals so made by Tenant are herein referred to as "**Alterations**."

Section IV.2 **Completion**. The Project, including all Improvements and Alterations thereto, will be constructed in compliance with all Applicable Laws and the Permitted Encumbrances. Upon completion of any Alterations to the Premises, Tenant will (i) procure any required final certificate of occupancy (or its equivalent) and deliver to Landlord the original or a copy thereof, and (ii) furnish Landlord with any permits, approvals and filings that must be obtained from or submitted to any state or federal regulatory agency in connection with any Alterations.

Section IV.3 **Delivery of Insurance Policies**. Before commencing any Alterations or entering any contracts relating to the construction or alteration of the Premises, Tenant shall supply Landlord with such endorsements to the insurance policies required under this Lease as shall be necessary to fully cover the contemplated work.

Section IV.4 **No Liens**. Notice is hereby given that Landlord will not be liable for any work, services, materials or labor furnished to Tenant, and no mechanic's, materialmen's or other lien arising or resulting from Tenant's acts or omissions (collectively, "**Tenant Liens**") shall attach to or affect Landlord's interest or estate in the Premises, provided that Tenant shall have the right to Mortgage (as hereinafter defined) its interest in the Project, subject to Landlord's right hereunder. Tenant shall keep the Premises and its interest under this Lease free and clear of all Tenant Liens, including, without limitation, liens for work, services, materials or labor furnished to Tenant or alleged to have been so furnished, excluding Mortgages expressly authorized under Article XI. In the event Tenant fails to discharge, bond over, or otherwise address to Landlord's reasonable satisfaction any such Tenant Lien encumbering the Premises or Tenant's interest in this Lease within twenty (20) days after the filing thereof, Landlord may (but shall not be obligated to) cause such lien to be released and discharged, in which event Tenant shall reimburse Landlord for all costs it incurs in connection therewith, including, without limitation, reasonable attorneys' fees.

ARTICLE V USE OF PREMISES

Section V.1 Use of Premises

(a) The Premises shall be used to develop and operate the Project, and for any other lawful use, subject to and in accordance with Applicable Law and the Permitted Encumbrances, and the Master Declaration (as defined below).

(b) Landlord may impose a Declaration of Covenants, Restrictions and Easements for Kenosha Innovation Neighborhood, encumbering the Premises (the "**Master Declaration**"), which shall in form and substance reasonably acceptable to Tenant. The Master

Declaration, as amended or supplemented from time to time, shall be a Permitted Encumbrance hereunder.

(c) In no event shall the Premises be used for any purpose which would constitute a public or private nuisance or waste or which would violate any of the provisions of any Applicable Laws, the Master Declaration or the other Permitted Encumbrances. Tenant agrees that, with respect to the Master Declaration and the other Permitted Encumbrances, Tenant shall observe, perform and comply with and carry out the provisions thereof required therein to be observed and performed by Landlord with respect to the Premises. Without limiting the generality of the foregoing, Tenant shall pay or cause to be paid all amounts that Landlord owes under the Permitted Encumbrances, and satisfy all of Landlord's obligations under the Permitted Encumbrances, to the extent that, but only to the extent, the same relate to the Premises or the activities and operations of Tenant.

(d) Tenant shall not use, occupy or permit any of the Premises to be used or occupied, nor do or permit anything to be done in or on any of the Premises, in a manner which would (i) make void or voidable any insurance which Tenant is required hereunder to maintain in force with respect to any of the Premises, (ii) affect the ability of Tenant to obtain any insurance which Tenant is required to furnish hereunder, or (iii) cause any injury or damage to any of the Improvements.

Section V.2 Nondiscrimination. Tenant agrees that:

(a) No person shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination in the use of the Leased Property or the Improvement thereon contrary to federal, state or local, law, rule or regulation.

(b) Tenant shall include the foregoing provision in any sublease of the Leased Property. Further Tenant agrees to indemnify and hold Landlord, its officers, employees and agents harmless from and against any claims and demands of third parties, including the United States of America, resulting from Tenant's noncompliance with the provisions of this Section 5.2, and Tenant shall reimburse Landlord any loss, expense or attorneys' fees incurred by reason of Tenant's noncompliance.

ARTICLE VI TAXES AND ASSESSMENTS; UTILITIES

Section VI.1 Payment of Taxes. Subject to the provisions of Section 6.3 hereof relating to contests, from and after the Effective Date, Tenant shall, before delinquent or interest or penalties are due thereon, pay and discharge to pay and discharge all of the following (collectively, the "**Impositions**"): (i) all taxes of every kind and nature (including real, ad valorem, personal property, gross income, franchise, withholding, profits and gross receipts taxes) on or with respect to the Premises; (ii) all charges and/or taxes imposed by any governmental body for any easement or agreement maintained for the benefit of the Premises; (iii) all general and special assessments (payable in installments if permitted), levies, permits, inspection and license fees on or with respect to the Premises; (iv) all water and sewer rents and

other utility charges on or with respect to the Premises; and (v) all other public charges and/or taxes whether of a like or different nature, even if unforeseen or extraordinary, imposed or assessed upon or with respect to the Premises, during (but not prior to) the Term, against Landlord, Tenant, or any of the Premises as a result of or arising in respect of the occupancy, leasing, use, maintenance, operation, management, repair or possession thereof, or any activity conducted on the Premises, or the Base Rent or Additional Rent, including, without limitation, any gross income tax, sales tax, occupancy tax or excise tax levied by any governmental body on or with respect to such Base Rent or Additional Rent. If received by Landlord, Landlord shall promptly deliver to Tenant any bill or invoice with respect to any Imposition. No failure by Landlord to deliver any such bill or invoice shall relieve Tenant of its responsibility to pay the same in accordance with the terms of this Section 6.1. Nothing herein shall obligate Tenant to pay, and the term Impositions shall exclude the following: (a) transfer taxes as the result of a conveyance by (or suffered by) Landlord; (b) franchise, capital stock, or similar taxes if any, of Landlord; (c) income, excess profits or other taxes, if any, of Landlord, determined on the basis of or measured by its net income; or (d) any estate, inheritance, succession, gift, capital levy or similar taxes, unless the taxes referred to in clauses (b) and (c) above are in lieu of or a substitute for any other tax or assessment upon or with respect to any of the Premises which, if such other tax or assessment were in effect at the commencement of the Term, would be payable by Tenant. If any assessment against any of the Premises may be paid in installments, Tenant shall have the option to pay such assessment in installments; and, in such event, Tenant shall be liable only for those installments which become due and payable during the Term. Tenant shall prepare and file all tax reports required by governmental authorities which relate to the Impositions. Tenant shall deliver to Landlord copies of all settlements and notices pertaining to the Impositions which may be issued by any governmental authority and receipts for payments of all Impositions made during each calendar year of the Term, within ten (10) days after payment thereof.

Section VI.2 Indemnity for Impositions. Tenant will work in good faith to resolve any potential lien or judgment for Impositions to be enforced against the Premises. Tenant agrees to defend, indemnify and save Landlord harmless from the payment of such Impositions and any loss, cost, expense (including court costs and reasonable attorneys' fees), or liability ever incurred or suffered by Landlord as a result of Tenant's failure to pay such Impositions or any portion thereof in accordance with the provisions hereof.

Section VI.3 Tenant's Right to Contest. Tenant may in good faith and at its sole cost and expense (in its own name or in the name of Landlord, solely in its capacity as owner of the Leased Property, or both, as Tenant may determine appropriate) contest the validity or amount of the Impositions or any other taxes, charges, assessments or other amounts, charged or assessed against the Premises, in which event the payment thereof may be deferred during the pendency of such contest. If requested by Tenant, Landlord will join Tenant, solely in its capacity as owner of the Leased Property, as a party to any such contest; provided, that, Landlord shall not be obligated to incur any expense in connection therewith. Nothing herein contained, however, shall be construed to authorize Tenant to allow or to permit the Premises, or any part thereof, to be sold by any city, state, municipal, or other governmental authority for the non-payment of any Impositions.

Section VI.4 Allocations of Impositions Between Parcels. Landlord shall, at its sole cost and expense, have the Premises designated as a separate parcel for taxing purposes, in compliance with all Applicable Laws, so that the Premises are assessed separately from all other property for all tax purposes. If at any time after the Effective Date the Premises are not separately assessed, Tenant shall pay to pay a share of the Impositions attributable to the Premises pursuant to an equitable allocation as reasonably determined by Landlord and Tenant.

Section VI.5 Utilities. Tenant shall pay or cause to be paid all charges for water, heat, gas, electricity, cable, trash disposal, sewers, stormwater and any and all other utilities used on the Premises throughout the Term, including, without limitation, any connection and servicing fees, permit fees, inspection fees and fees to reserve utilities capacity. On Tenant's written request, Landlord will, at Tenant's sole cost and expense, join with Tenant in any application required for obtaining or continuing any utility service relating to the Premises. Tenant shall defend, indemnify and hold Landlord and the Premises harmless from any loss, cost, expense, liability, lien or the like associated with any such utility or service charge. Notwithstanding the foregoing, Landlord shall pay or cause to be paid all charges for any utilities used by Landlord on or off of the Leased Property.

ARTICLE VII NET LEASE; NO LANDLORD SERVICES

Section VII.1 Net Lease. This is a net lease and Base Rent, Additional Rent and all other sums payable hereunder by Tenant shall be paid without notice, demand, setoff, counterclaim, recoupment, abatement, suspension, deferment, diminution, deduction, reduction or defense. It is intended that the Base Rent provided for in this Lease shall be absolutely net to Landlord, and accordingly, except as otherwise expressly required under this Lease, Tenant covenants and agrees to pay, as they become due and payable and before they become delinquent, all operating and capital expenses in connection with the construction, operation, maintenance, repair, restoration, use or occupation of the Premises, including, without limitation, the costs, charges and assessments related to Impositions, utilities located within the Leased Property for the operation of the Improvements and insurance.

Section VII.2 No Landlord Services. Tenant expressly agrees that nothing contained in this Lease shall require Landlord to furnish to Tenant or any other occupant of the Premises any water, sewer, gas, heat, electricity, light, power, or any other utilities, labor, materials, or services of any kind whatsoever, except as may be provided in the Master Declaration or as may otherwise be a municipal service provided in the ordinary course by the City of Kenosha.

ARTICLE VIII TITLE, CONDITION, AND LANDLORD'S REPRESENTATIONS AND WARRANTIES

Section VIII.1 Title and Condition.

(a) The Leased Property is demised and let subject to (i) the Permitted Encumbrances, and (ii) all Applicable Laws.

(b) Landlord represents and warrants to Tenant, with the understanding that Tenant is entering into this Lease in reliance thereon, that as of the Effective Date:

(i) Landlord has the full power and authority to enter into and perform this Lease according to its terms and the individual or individuals executing this Lease on behalf of Landlord is authorized to do so;

(ii) except for the Permitted Encumbrances and that certain Option to Lease Agreement dated as of January 9, 2023, by and between Landlord and Kenosha Innovation Neighborhood, Inc. (“KIN”) (the “**KIN Option**”), which KIN Option has been waived by KIN with respect to the Leased Property pursuant to that Waiver of Option Agreement dated as of _____, 2024, Landlord has not granted to any Person, and no Person has the right, to use or occupy any portion of the Leased Property; and

(iii) Landlord has not received notice of and has no knowledge of any existing or threatened action, suit or proceeding affecting the Leased Property (including, without limitation, proposed or threatened condemnation), in any court or before or by any federal, state, county or municipal or other governmental instrumentality, other than the Kenosha Engine Plant Remediation Action (as defined below).

(iv) Prior to the Effective Date, Landlord has, at its sole expense, complied in all material respects with all applicable laws, ordinances, regulations, statutes, rules, restrictions and permits pertaining to or affecting the Leased Property.

(v) Landlord has not received any written notice stating that it is in default concerning any of its obligations or liabilities that could result in a lien on the Leased Property.

(vi) Landlord has had no work performed which would allow a mechanic's lien to attach to the Leased Property (or, if any such work has been done or will be done hereafter, Landlord will pay for such work in full and remedy any outstanding lien issues at or before the Effective Date).

(vii) No methamphetamine production has occurred on the Leased Property. Landlord has not received any written order from the City of Kenosha police, the County sheriff's department or any health department requiring removal of precursor waste chemicals or remediation and no such orders have been vacated.

(viii) All taxes for all prior years, all governmental liens and all public debts including assessments or impact fees which are currently due and payable, if any, are paid or will be paid by Landlord as of the Effective Date.

(ix) Except as may be disclosed in the documents delivered pursuant to Section 16.2 of this Lease, the Leased Property complies in all material respects with all applicable Environmental Laws, including all term and conditions of the Kenosha Engine Plant Remediation Action (as defined below).

(x) Except as disclosed in the documents delivered pursuant to Section 16.2, there are no underground or aboveground storage tanks located on or about the Leased Property.

(xi) Except for the KIN Option, no person has any right to purchase all or any portion of the Leased Property and Landlord has or will have as of the Effective Date, good and marketable title to the Leased Property, free and clear of all liens, mortgages, charges and encumbrances except for matters of record and the terms of the Stipulation and Order entered in the matter of In re Old Carco LLC (f/k/a Chrysler LLC) et. al. (Case No. 09-50002 Bankr. S.D.N.Y.).

(xii) As of the Effective Date, there are no contracts, agreements or obligations relating to the Leased Property, which will extend beyond the Effective Date, except matters of record and those previously disclosed to Tenant in writing or delivered to Tenant in accordance with Article IV of this Lease.

(xiii) There are no tenants or persons or entities in possession of or having the right to possess the Leased Property or any part thereof, except for any matters of record as of the Effective Date of this Lease.

(xiv) There are no leases or other occupancy agreements affecting the Leased Property that will remain in effect after the Effective Date except for matters of record as of the date of this Lease.

(c) Tenant acknowledges and agrees that Tenant has examined the condition of title to the Leased Property prior to the execution and delivery of this Lease and has found such title to be satisfactory for the purposes contemplated by this Lease.

(d) Landlord shall promptly deliver to Tenant and Tenant's Mortgagee a written notice of the commencement of any legal action by any governmental authority or third-party affecting the Leased Property, and will make no concessions or settlements with respect to any such action without Tenant's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed.

(e) EXCEPT FOR THE REPRESENTATIONS, WARRANTIES AND INDEMNIFICATIONS MADE BY LANDLORD HEREIN, INCLUDING WITHOUT LIMITATION WITH RESPECT TO THE ENVIRONMENTAL CONDITION OF THE PROPERTY, LANDLORD LEASES AND WILL LEASE AND TENANT TAKES AND WILL TAKE THE LEASED PROPERTY "AS IS" AND "WITH ALL FAULTS," AND TENANT ACKNOWLEDGES THAT LANDLORD (WHETHER ACTING AS LANDLORD HEREUNDER OR IN ANY OTHER CAPACITY) HAS NOT MADE AND WILL NOT MAKE, NOR SHALL LANDLORD BE DEEMED TO HAVE MADE, ANY WARRANTY OR

REPRESENTATION, EXPRESS OR IMPLIED, WITH RESPECT TO ANY OF THE LEASED PROPERTY, INCLUDING ANY WARRANTY OR REPRESENTATION AS TO ITS HABITABILITY, ITS FITNESS FOR USE OR PURPOSE, DESIGN OR CONDITION FOR ANY PARTICULAR USE OR PURPOSE, AS TO THE QUALITY OF THE MATERIAL OR WORKMANSHIP THEREIN, LATENT OR PATENT, OR AS TO VALUE, COMPLIANCE WITH SPECIFICATIONS, LOCATION, USE, CONDITION, MERCHANTABILITY, QUALITY, DESCRIPTION, DURABILITY OR OPERATION, IT BEING AGREED THAT ALL RISKS INCIDENT THERETO ARE TO BE BORNE BY TENANT. TENANT ACKNOWLEDGES THAT THE LEASED PROPERTY IS OF ITS SELECTION AND TO ITS SPECIFICATIONS, AND THAT THE LEASED PROPERTY HAS BEEN INSPECTED BY TENANT AND IS SATISFACTORY TO IT.

Landlord hereby covenants and agrees to indemnify, defend, and hold Tenant harmless with respect to all loss or damage suffered by Tenant, caused or arising due to a breach of the representations, warranties or covenants of Landlord contained in this Lease or to Landlord's failure to fulfill its obligations under this Lease, including but not limited to this Article XIII (including reasonable attorneys' fees), and all expenses and reasonable attorneys' fees incurred by Tenant in enforcing its right to such indemnification.

ARTICLE IX MAINTENANCE AND REPAIR; COMPLIANCE WITH LAWS; INSURANCE

Section IX.1 Repair and Maintenance. Throughout the Term, Tenant, at its sole cost and expense, shall keep and maintain all of the Premises in good repair and condition in a manner consistent with the standard and quality which prevail among properties in the same or similar circumstances involving the use and operations as permitted hereunder (taking into account its then current age), and shall make all repairs, replacements and renewals, foreseen or unforeseen, ordinary or extraordinary, necessary to put or maintain the Premises in such state of repair and condition. Landlord shall not be required to maintain, repair or rebuild all or any part of the Premises pursuant to this Lease, except as otherwise provided herein, including with respect to the Kenosha Engine Plant Remediation Action. In addition, provided that Landlord shall be required to deliver the Leased Property in the condition required under this Lease, including but not limited to Article VIII hereof, Tenant shall keep the Premises in a safe and sanitary condition as required by all Applicable Laws.

Section IX.2 Compliance with Laws. Provided that Landlord shall be required, at Landlord's sole cost and expense, to deliver the Leased Property in the condition required under this Lease, including but not limited to Article VIII hereof, during the Term, Tenant shall comply with and cause the Premises to be in compliance with (i) all Applicable Laws applicable to the Premises or the uses conducted on the Premises, (ii) the provisions of any insurance policies required to be maintained by Tenant with respect to the Premises, and (iii) the terms of any easements, covenants, conditions and restrictions affecting the Premises which are Permitted Encumbrances or are created after the date of this Lease with Tenant's written approval. If any additions, alterations, changes, repairs or other work of any nature, structural or otherwise, shall be required or ordered or become necessary at any time during the Term because of any of these requirements, but subject to Landlord's obligation to deliver the Leased Property in the condition

required under this Lease, including but not limited to Article VIII hereof, the entire expense of the same, irrespective of when the same shall be incurred or become due, shall be the liability of Tenant and Landlord shall have no such obligations or liability.

Section IX.3 Compliance with EDA Restrictive Covenants.

(a) Landlord and Tenant acknowledge that portions of the Leased Property were improved as identified on Exhibit B (the “EDA Funded Improvements”), in part, with funding from the U.S. Economic Development Administration (“EDA”) and is subject to the terms and conditions of the EDA financial assistance award and applicable EDA Property Management regulations. Consequently, all recipients of EDA financial assistance or owners and/or their successors and assigns of the EDA Funded Improvements agree as follows:

(i) Real property or equipment acquired or improved with EDA Investment Assistance must be used in a manner that is consistent with the authorized general and specific purposes of the financial assistance award and EDA policies including non-relocation, adequate consideration and environmental compliance. Further, said property may not be used in violation of the nondiscrimination requirements set forth in 13 C.F.R. § 302.20 or for inherently religious activities prohibited by applicable federal law.

(ii) Tenant agrees to provide Landlord and EDA with any applicable document, evidence or report required to assure compliance with federal and state law applicable to the EDA Funded Improvements, including but not limited to applicable federal and state environmental laws.

(iii) Any deeds or instruments of conveyance of the EDA Funded Improvements shall contain a Notice of Federal Interest which shall prohibit the use of the subject property for any purpose other than the authorized purpose of the EDA award. This Notice of Federal Interest shall remain in effect for 20 years, the EDA-defined useful life of the facilities.

(b) Civil Rights. Tenant shall not discriminate against any qualified employee or applicant for employment because of race, color, national origin, religion, sex, age or physical or mental disability.

(c) Audits and Inspections. At any time during normal business hours and as frequently as is deemed necessary, Tenant shall make available to Landlord and EDA or EDA's authorized agents, for their examination, all of its records pertaining to matters covered by any Lease associated with the EDA Funded Improvements and only matters relating to such Lease.

(d) Retention of Records. All records in the possession of Tenant pertaining to any Lease associated with the EDA Funded Improvements shall be retained for a period of three years after the expiration of the Lease or any extensions thereof. All records

shall be retained beyond the three-year period if audit findings have not been resolved within that period or if other disputes have not been resolved.

Section IX.4 Property Insurance. Tenant, at its sole expense, shall maintain, at all times during the Term, property insurance, written on a special form basis or its equivalent, together with boiler and machinery insurance, in an amount not less than the full replacement value of the Premises and the property of Tenant located on or about the Premises. All property insurance and boiler and machinery insurance which may be carried by Tenant with respect to the Premises and the property of Tenant located on or about the Premises shall contain or be endorsed with a clause permitting waiver of rights of recovery prior to a loss and waiving all rights of subrogation against Landlord, so long as such a clause is commercially available. Notwithstanding anything to the contrary contained herein, Tenant and Landlord hereby waive all rights of recovery, claims and causes of action that either Party may have against the other Party (and its officers, directors, shareholders, partners, employees and agents) for damages that are actually covered by Tenant's or Landlord's property insurance and boiler and machinery insurance (or that would have been covered had Tenant Parties and Landlord maintained the insurance required under this Lease).

Section IX.5 Liability Insurance. Tenant at its sole expense, shall maintain or cause to be maintained, and shall cause the Tenant Parties to maintain, at all times during the Term, the following insurance policies and coverages:

(a) Wisconsin Workers' Compensation and Employers Liability & Disease with statutory limits of Workers' Compensation insurance.

(b) Commercial General Liability Insurance (including coverage for broad-form contractual liability, ongoing operations, completed operations, explosion, collapse and underground hazards) with limits of no less than One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) general aggregate covering bodily injury, property damage, personal injury, fire, legal, liquor and products and completed operations.

(c) Umbrella (Excess) liability insurance with umbrella liability in policy limits of not less than Two Million Dollars (\$2,000,000) in excess of those required for General Liability and Employer's Liability.

(d) When planning and undertaking any Alterations, Professional Liability Insurance with limits of not less than One Million Dollars (\$1,000,000) per claim and One Million Dollars (\$1,000,000) in the aggregate.

(e) When planning and undertaking any Alterations, Environmental Professional Liability Insurance with limits of not less than One Million Dollars (\$1,000,000) per claim and Two Million Dollars (\$2,000,000) in the aggregate.

(f) Notwithstanding the limits set forth in this Section 9.4, Landlord reserves the right to increase, in a commercially reasonable manner, the minimum limits set forth hereinabove upon thirty (30) days advance written notice to Tenant.

Section IX.6 Additional Insureds; Subrogation. Landlord and Tenant shall be named as an additional insured for the General Liability and Umbrella Liability insurance above. Disclosure must be made of any non-standard or restrictive additional insured endorsement, and any use of non-standard or restrictive additional insured endorsement will not be acceptable.

Section IX.7 Builder's Risk Insurance. Tenant, at its sole expense, shall maintain or cause to be maintained, during any period in which any Alterations or other construction activity is occurring on or about the Premises, Builder's risk insurance in such commercially reasonable amounts as Landlord may reasonably require from time to time.

Section IX.8 General Requirements. Prior to the Effective Date, Tenant shall deliver to Landlord certificates of the insurance required under this Lease. All policies of insurance required to be maintained by Tenant hereunder shall be kept in full force and effect for the term of this Lease and be endorsed with a provision requiring the insurer to give Landlord not less than thirty (30) calendar days' written notice prior to any cancellation, non-renewal or material modification of policy provisions. All policies of insurance required to be maintained by Tenant under this Lease shall be issued by insurance companies approved by the State of Wisconsin, with a rating of at least "A" per Best's Key Rating Guide, and otherwise reasonably acceptable to Landlord. From time to time, but no more than once every five years during the Term, Landlord, acting in a commercially reasonable manner, may require that Tenant increase the limits of coverage set forth in any policies of insurance required of Tenant hereunder.

Section IX.9 Premiums. All premiums and charges for all of said insurance policies shall be paid by Tenant when due. If Tenant Parties shall fail and neglect to make any payment when due, Landlord may, but shall not be obligated to, make such payment or carry such policy, and the amount of any premium paid by Landlord shall be repaid by Tenant promptly on demand.

ARTICLE X ASSIGNMENT AND SUBLETTING

Section X.1 Sublease by Tenant. Tenant shall have the right to sublease the Premises.

Section X.2 Assignment by Landlord. Landlord may, without Tenant's consent, sell or assign all or part of its interest in the Premises, including its interest in this Lease, and Tenant shall attorn to any purchaser or assignee of Landlord's interest, provided such purchaser or assignee shall be bound by this Lease and shall assume Landlord's obligations hereunder from and after the effective date of such sale or assignment.

ARTICLE XI FINANCING

Section XI.1 Tenant's Financing. Tenant and shall have the right during the Term to subject Tenant's leasehold interest in the Premises to one or more mortgages, deeds of trust, assignments of lease, security agreements, or other methods of financing or refinancing (a "Mortgage"). Tenant shall promptly notify Landlord in writing of the name and address of any Mortgagee, and the name and telephone number of a contact person for such Mortgagee.

Section XI.2 Landlord's Financing. Landlord shall have the right to mortgage its fee title to the Leased Property, provided that any such mortgage shall be expressly subordinate to all of the rights and interests of Tenant Parties under this Lease and to the rights of any Mortgagee under this Article XI; it being expressly understood, however, that this shall not be deemed to mean that this is a so-called "subordinated ground lease," and neither Tenant nor its Mortgagees shall in any event have any lien upon or rights or interest in or to the fee title to any portion of the Leased Property or Landlord's interest in this Lease.

Section XI.3 Notice to Mortgagee. If Tenant shall be in default under this Lease, and the applicable grace period for cure by Tenant shall have expired, Landlord shall send a copy of the written notice of the default to Mortgagee at its address as provided in writing to Landlord by Tenant. Mortgagee shall have thirty (30) days after receipt of the written notice of the default from Landlord within which to cure or remove the default, and if the default cannot with diligence be cured within the thirty (30) day period, then Mortgagee shall have a reasonable time thereafter to effect such cure (not to exceed ninety (90) days), provided that Mortgagee has commenced to cure such default within the thirty (30) day period, and is actively, diligently and continuously proceeding in good faith to cure such default, and provided further that any delay in curing such default shall not result in a material adverse effect on the value of the Premises. Notwithstanding any other provision of this Lease, Landlord shall not have any right pursuant to this Lease or otherwise to terminate this Lease due to Tenant's default.

Section XI.4 Acceptance of Cure. Landlord will accept performance by Mortgagee of any covenant, agreement or obligation of Tenant contained in the Lease with the same effect as though performed by or on behalf of Tenant.

Section XI.5 New Lease. In the event of the rejection or disaffirmance of this Lease pursuant to any Debtor Relief Laws, Landlord will enter into a new lease (the "**New Lease**") of the Leased Property with any Mortgagee holding a lien that is a first and senior lien upon the leasehold estate of Tenant. The New Lease shall be identical to this Lease and be effective as of the date of rejection or disaffirmance of this Lease and shall be upon the same terms and provisions contained in this Lease provided that no additional Base Rent shall be payable provided that Tenant has previously paid the one-time Base Rent payment required under Section 3.1 above and shall have a term equal to the remaining portion of the Term hereof. In order to obtain a New Lease, Mortgagee must make a written request to Landlord for the New Lease within thirty (30) days after Mortgagee receives written notice from Landlord of the effective date of rejection or disaffirmance of this Lease, as the case may be, and following receipt of such request, Landlord shall deliver such New Lease to Mortgagee for review, and Landlord and Mortgagee shall thereafter work together in good faith to finalize and execute such New Lease. In addition, Mortgagee must, prior to the execution of the New Lease by Landlord and Mortgagee, cure all defaults under this Lease that are reasonably susceptible to cure by Mortgagee and pay to Landlord all Additional Rent and other sums that would have been due and payable by Tenant under this Lease, if any, but for the rejection, disaffirmance or termination. Mortgagee's rights under this Section 11.5 are in addition to, and not limited by, Mortgagee's right to cure under Section 11.3.

Section XI.6 Delay for Foreclosure. If Landlord has given Mortgagee notice of Tenant's default under Section 11.3 and Mortgagee desires to cure Tenant's default but is unable to do so while Tenant is in possession of the Leased Property, or during the period of time that Mortgagee's proceedings are stayed by reason of Tenant being subject to any Debtor Relief Laws, then Mortgagee shall have the right to postpone the specified date for effecting a cure of this Lease or obtaining a New Lease for a period reasonably sufficient to enable Mortgagee or its designee to acquire Tenant's interest in this Lease by foreclosure of its Mortgage or otherwise, as long as (i) Mortgagee pays Landlord the Additional Rent and other sums due under this Lease, if any, during the postponement, (ii) during the postponement, all other obligations of Tenant under this Lease shall be duly performed, to the extent that Mortgagee can do so, and (iii) Mortgagee is actively, diligently and continuously proceeding in good faith to obtain an appropriate release from any applicable court order or restraint and, upon such release, Mortgagee promptly commences and actively, diligently and continuously proceeding in good faith to complete all steps and proceedings necessary for the consummation of such foreclosure or transfer in lieu of foreclosure. Mortgagee shall exercise the right to extend the cure period or the date for obtaining a New Lease by giving Landlord written notice prior to the last date that Mortgagee would otherwise be entitled to elect a cure or obtain a New Lease and by tendering to Landlord any Additional Rent and other charges then in default.

Section XI.7 No Surrender; Failure of Mortgagee to Comply. If Landlord has received written notice of the name, address and the name and telephone number of a contact person for a Mortgagee of any Mortgage as provided in Section 11.1, Landlord will not accept a voluntary surrender of this Lease without the prior written consent of such Mortgagee, which consent shall not be unreasonably withheld.

Section XI.8 Nonliability for Covenants. The provisions of this Article XI are for the benefit of a Mortgagee and may be relied upon and shall be enforceable by a Mortgagee. Neither a Mortgagee nor any other holder or owner of the indebtedness secured by a Mortgage or otherwise shall be liable upon the covenants, agreements or obligations of Tenant contained in this Lease, unless and until Mortgagee or that holder or owner acquires the interest of Tenant.

Section XI.9 Certain Conditions; Rights of Landlord. Notwithstanding anything contained herein to the contrary, any Mortgage executed by Tenant shall be subject to each and all of the covenants, conditions, restrictions and provisions set forth in this Lease and the Master Declaration, and to all rights of Landlord hereunder and thereunder, except as herein otherwise expressly provided.

Section XI.10 No Subordination of Fee. This Lease is an unsubordinated ground lease. Nothing contained in this Lease shall be or ever will be construed as a subordination of Landlord's fee interest in the Leased Property or its reversionary interest in the Improvements to any Mortgage.

ARTICLE XII CASUALTY

Section XII.1 Damage or Destruction. If the Improvements are damaged or destroyed by fire or other casualty during the Term, Tenant shall (i) promptly give written notice of such damage or destruction to Landlord, and (ii) at its own cost and expense, promptly and diligently repair, restore and replace the Improvements substantially in compliance with the original plans therefor or in compliance with such modified plans as shall be approved in writing by Landlord, which approval shall not be unreasonably withheld, conditioned or delayed. Tenant shall commence such work of repair, restoration or replacement to the Improvements within sixty (60) days after the receipt of insurance proceeds, and shall thereafter diligently pursue such repair, restoration or replacement to its completion. The parties agree to coordinate all demolition, debris removal, disposal, access, staging, construction and other related items, to the extent reasonably possible, so the same does not materially interfere with the use and enjoyment of the Premises, provided that such coordination shall not prevent Tenant from fulfilling its obligations hereunder. Tenant shall abide by and cause the contractors and suppliers to abide by such reasonable rules and procedures as Landlord may deem necessary to minimize noise, traffic, fumes, vibration or other construction related disruptions. All insurance proceeds collected for such damage or destruction shall be applied to the cost of such repairs, restoration and replacement. Notwithstanding the foregoing, Tenant's obligation to repair, restore or replace the Improvements shall be limited to the amount of the insurance proceeds received by Tenant in connection with such casualty.

ARTICLE XIII CONDEMNATION

Section XIII.1 Notice. The Party receiving or otherwise becoming aware of one or more of the following notices shall promptly notify the other Party and Tenant's Mortgagee of the receipt, content and date of such notice: (i) Notice of Intended Taking; (ii) service of any legal process relating to condemnation of the Premises; (iii) notice in connection with any proceedings or negotiations with respect to such condemnation; or (iv) notice of intent or willingness to make or negotiate a private purchase in lieu of condemnation or a sale or transfer in lieu of condemnation.

Section XIII.2 Representation. Landlord and Tenant shall each have the right to represent its respective interest in each condemnation proceeding or negotiation and to make full proof of claims. No agreement, settlement, sale or transfer to or with the condemning authority shall be made without the consent of Landlord and Tenant. Landlord and Tenant shall each execute and deliver to the other Party any instruments that may be reasonably required to effect or facilitate the provisions of this Lease relating to condemnation.

Section XIII.3 Total or Substantial Taking. On a Total Taking, this Lease shall terminate on the date of such Total Taking. On a Substantial Taking, this Lease shall terminate on the date of such Substantial Taking. If a Taking is not a Total Taking, Tenant shall elect to treat such Taking as a Substantial Taking or a Partial Taking by notice to Landlord within ninety (90) days after Tenant receives or becomes aware of the applicable Notice of Intended Taking. If Tenant elects to treat the Taking as a Partial Taking, or fails to deliver any notice, the Taking shall be deemed a Partial Taking. In the event of a Total Taking or a Substantial Taking, Tenant may continue to occupy the Premises until the condemning authority takes physical possession

thereof. Notwithstanding the foregoing, in the event of a Substantial Taking, Tenant may elect to deliver possession of the Premises to Landlord prior to the date the condemning authority takes physical possession thereof. The election shall be made by notice declaring the election and agreeing to pay all Rent required under this Lease to the date of Taking. Tenant's right to apportionment of or compensation from the Award, if any, shall then accrue as of the date of Taking.

Section XIII.4 Partial Taking. On a Partial Taking, this Lease shall remain in full force and effect covering the remainder of the Premises. Promptly after a Partial Taking, Tenant, at its sole expense, shall repair, alter, modify or reconstruct the Improvements in accordance with the terms of this Lease, so as to make the Improvements reasonably suitable for Tenant's continued occupancy for the uses and purposes for which the Leased Property is leased; provided, that if the reasonably estimated cost of the work represents more than fifty percent (50%) of the fair market value of the Improvements before the Taking, Tenant may elect to treat the Taking as a Substantial Taking. If Tenant does not repair, alter, modify or reconstruct the Improvements in accordance with the terms of this Lease, the cost thereof shall be deducted from Tenant's share of the Award and paid to Landlord.

Section XIII.5 Allocation of Award. Any Award shall be allocated to Landlord, except any portion thereof allocated to Tenant's personal property, fixtures, relocation benefits, or the value of Improvements.

Section XIII.6 Temporary Takings. In the event of any Taking of the temporary use of all or any part or parts of the Premises for a period of less than three hundred sixty-five (365) days and such period does not extend beyond the expiration date of the Term, neither the Term nor the Rent shall be reduced or affected in any way. If, as a result of the Taking for temporary use, Tenant is required to make expenditures for repairs, alterations, modifications or reconstruction of the Improvements to make them economically viable and practical as a whole, Tenant shall receive, hold and disburse its share of any Award in trust for such work. At the completion of the work and the discharge of the Premises from all liens and claims, Tenant shall be entitled to any surplus and shall be liable for any deficit. If any such Taking is for a period of more than three hundred sixty-five (365) days or extends beyond the expiration date of the Term, the Taking shall be treated under the foregoing provisions for Total, Substantial and Partial Takings.

Section XIII.7 Waiver. The rights of Landlord and Tenant regarding any Taking shall be as set forth in this Article XIII, and each Party hereby waives the provisions of any present or future law allowing either Party to petition any court to terminate this Lease.

ARTICLE XIV WAIVER. DEFAULT; CERTAIN RIGHTS AND REMEDIES

Section XIV.1 Default. The occurrence of any one or more of the following events shall constitute a default by Tenant and a breach of this Lease: (i) a failure by Tenant to make any payment of Additional Rent or other sum herein required to be paid by Tenant Parties which continues unremedied for a period of thirty (30) days after written notice thereof is given to

Tenant by Landlord; (ii) failure by Tenant to perform and observe, or a violation or breach of, any other provision in this Lease and such default shall continue for a period of ninety (90) days after written notice thereof is given by Landlord to Tenant, or if such default is of such a nature that it cannot reasonably be cured within such period of ninety (90) days, such period shall be extended for such longer time as is reasonably necessary, provided that Tenant has commenced to cure such default within said period of ninety (90) days, and is actively, diligently and in good faith proceeding with continuity to remedy such default.

Section XIV.2 Landlord's Right to Cure Tenant's Default. After expiration of the applicable time for curing any default by Tenant hereunder (including any applicable Mortgagee notice and cure period), or before the expiration of such cure period in the event of emergency, Landlord, at its option (but without any obligation), may elect to cure any Tenant default under this Lease, and any amount so paid and the reasonable cost of any such cure shall be deemed to be Additional Rent immediately payable by Tenant to Landlord upon demand. No such payment or performance by Landlord shall constitute a waiver of any default by Tenant or of any remedy for such default or render Landlord liable for any loss or damage resulting from any such payment or performance. Landlord, or Landlord's authorized representative, may enter the Premises for such purpose and take all such action as may be necessary therefor and such entry shall not constitute or be deemed to be an eviction of Tenant.

Section XIV.3 Landlord's Remedies. If any default by Tenant shall continue uncured after notice of default and beyond the cure period permitted by this Lease (including any extended notice and cure period for Tenant's Mortgagee), Landlord shall have the following remedies, in addition to all other rights and remedies provided by law or equity:

(a) Landlord may, in its sole and absolute discretion, enter upon the Premises and do whatever Tenant is obligated to do under the terms of this Lease, and Tenant agrees to reimburse Landlord for all reasonable costs and expenses that Landlord incurs in effecting compliance with Tenant's obligations under this Lease as Additional Rent.

(b) Landlord may, in its sole and absolute discretion, take whatever action at law or in equity may be necessary or desirable to collect any amounts then due and thereafter to become due hereunder, or to enforce performance and observance of any obligation, agreement or covenant of Tenant.

(c) Landlord may, in its sole and absolute discretion, upon written notice to Tenant and Tenant's Mortgagee, enter upon and take possession of the Premises, without terminating this Lease, and expel or remove Tenant and any other Person who may be occupying the Premises or any part thereof, without being liable for prosecution or any claim for damages therefor, and relet the Premises and receive the rent therefor; and Tenant agrees to pay to Landlord on demand any deficiency that may arise by reason of such reletting together with all costs incurred by Landlord in reletting the Premises, including, without limitation, rent and other concessions, brokerage commissions, advertising expenses, and attorneys' fees and any other reasonable costs incurred by Landlord in connection therewith. In the event Landlord is successful in reletting the Premises at a rental in excess of that agreed to be paid by Tenant pursuant to the terms of this Lease, the Parties agree that Tenant shall not be entitled, under any

circumstances, to such excess rental, and Tenant does hereby specifically waive any claim to such excess rental.

(d) Landlord may, in its sole and absolute discretion, use Tenant's personal property without compensation and without liability for use or damage, or store such personal property for the account and at the cost of Tenant. The election of one remedy for any one item of Tenant's personal property shall not foreclose an election of any other remedy for another item of Tenant's personal property or for the same item at a later time.

Section XIV.4 No Waiver. Forbearance by Landlord to enforce one or more of the remedies herein provided upon a default by Tenant shall not be deemed or construed to constitute a waiver of Landlord's right to enforce any such remedies with respect to any subsequent default. No failure by Landlord to insist upon the strict performance of any agreement, term, covenant or condition hereof or to exercise any right or remedy consequent upon a breach thereof, and no acceptance of full or partial Rent during the continuance of any such breach, shall constitute a waiver of any such breach or of such agreement, term, covenant or condition. No agreement, term, covenant or condition hereof to be performed or complied with by Tenant, and no breach thereof, shall be waived, altered or modified except as by a written instrument executed by Landlord. No waiver of any breach shall affect or alter this Lease, but each and every agreement, term, covenant and condition hereof shall continue in full force and effect with respect to other then existing or subsequent breach thereof.

Section XIV.5 Right to Contest. No provision of this Article XIV shall limit or affect in any way affect Tenant's right to contest any Imposition under Section 6.3 above.

ARTICLE XV NON-LIABILITY OF LANDLORD

Section XV.1 Landlord's Non-Liability. Except as specifically set forth in this Lease as Landlord's obligation, Landlord shall not be liable for any loss, damage, injury (including death), liability, cost, expense, claim, demand or cause of action of any kind or character to any Person or property arising from, related to or caused by (i) any use of the Premises or any part thereof by Tenant or any third parties, (ii) any defect in the design, construction of or material in the Improvements, (iii) any defect of soils or in the preparation of soils or in the design and accomplishment of grading, (iv) the presence or existence of any Hazardous Substances in, on or around the Premises caused by Tenant, (v) any negligent act or omission of Tenant, any subtenant or of any of their agents, representatives, contractors, employees, servants, customers, licensees or invitees, (vi) any accident on the Premises or any fire or other casualty thereon, (vii) Tenant's failure to maintain the Premises in safe condition, (viii) any accident off the Premises caused by negligent acts or occurrences on the Premises, or (ix) the breach by Tenant of any of its obligations under this Lease. Tenant, as a material part of the consideration of this Lease, waives on its behalf all claims and demands against Landlord for any such claims.

Section XV.2 Indemnification by Tenant and Landlord. Tenant shall indemnify, defend (by counsel acceptable to Landlord) and hold Landlord and its Affiliates, and their respective owners, officers, directors, employees and agents (collectively, the "Landlord Indemnified

Parties”), harmless from any and all liability, loss, damage, cost, expense, claim, demand or cause of action of any kind or character (collectively, “**Claims**”), including court costs and reasonable attorneys’ fees, arising from or out of (i) any occurrence in, upon, at or about the Premises during the Term; (ii) the operation, occupancy, use, subleasing, construction upon or maintenance of the Premises by Tenant or any of the Tenant Parties; (iii) any act, omission, negligence or misconduct by Tenant or any of the Tenant Parties; and (iv) any breach by Tenant of this Lease. Landlord shall notify Tenant within a reasonable length of time after discovery of any Claim. Tenant, at Tenant’s expense, shall defend Landlord against any such Claim and shall engage counsel satisfactory to Landlord to prosecute Landlord’s defense of such Claim. If Tenant fails or refuses to defend Landlord or engage counsel satisfactory to Landlord within ten (10) days after Tenant’s receipt of notice of any Claim, Landlord may defend such claim and seek to recover its attorneys’ fees, costs, expenses and damages from Tenant as Additional Rent. This Section 15.2 shall not apply to any Claim resulting from the gross negligence or willful misconduct of Landlord. The obligations of Tenant under this Section 15.2 shall survive any termination of this Lease.

Landlord shall indemnify, defend (by counsel acceptable to Tenant) and hold Tenant and its Affiliates, subtenants and their respective owners, officers, directors, employees and agents (collectively, the “**Tenant Indemnified Parties**”), harmless from any and all Claims, including court costs and reasonable attorneys’ fees, arising from or out of (i) any act, omission, negligence or misconduct by Landlord or any of the Landlord Parties; and (ii) any breach by Landlord of this Lease. Tenant shall notify Landlord within a reasonable length of time after discovery of any Claim. Landlord, at Landlord’s expense, shall defend Tenant against any such Claim and shall engage counsel satisfactory to Tenant to prosecute Tenant’s defense of such Claim. If Landlord fails or refuses to defend Tenant or engage counsel satisfactory to Tenant within ten (10) days after Landlord’s receipt of notice of any Claim, Tenant may defend such claim and seek to recover its attorneys’ fees, costs, expenses and damages from Landlord. This Section 15.2 shall not apply to any Claim resulting from the gross negligence or willful misconduct of Tenant. Nothing contained in this Agreement is intended to be a waiver or estoppel by the City or its insurer to rely upon the limitations, defenses, and immunities contained within Wisconsin law, including, but not limited to, those contained within Wisconsin Statutes Sections 893.80, 895.48 and 345.05. To the extent that indemnification is available and enforceable against the City, the City or its insurer shall not be liable in indemnity or contribution for an amount greater than the limits of liability for municipalities established by Wisconsin law. The obligations of Landlord under this Section 15.2 shall survive any termination of this Lease and shall extend to any subtenants, which are intended third party beneficiaries hereof.

ARTICLE XVI ENVIRONMENTAL MATTERS

Section XVI.1 No Use of Hazardous Substances. Neither Party nor any of its officers, directors, employees, representatives, agents, contractors, subcontractors, successors, assigns, concessionaires, invitees or other occupants of the Premises (each, as applicable, a “**Tenant Party**” or a “**Landlord Party**”) shall use, generate, manufacture, refine, produce, process, store or dispose of any Hazardous Substances in, on, under or about the Premises or transport any Hazardous Substances to, from or across the Premises, except in compliance with all Applicable

Laws. The Tenant Parties and Landlord Parties shall, at their own expense, procure, maintain in effect and comply with all conditions of all Applicable Laws and all permits, licenses and other governmental and regulatory approvals required for the storage or use by such Tenant Party or Landlord Party of Hazardous Substances in, on, under or about the Premises, including discharge of (appropriately treated) materials or wastes into or through any sanitary sewer serving the Premises.

Section XVI.2 Existing Environmental Conditions. Landlord shall indemnify, defend (by counsel acceptable to Tenant), protect, and hold Tenant, and any Mortgagee of Tenant harmless from and against all claims, actions, causes of action, liabilities, penalties, forfeitures, damages, losses or expenses (including reasonable attorneys' fees and costs through litigation and all appeals) resulting from, arising from or caused in whole or in part, directly or indirectly, by any of the existing environmental conditions at or prior to the Effective Date ("**Existing Environmental Conditions**"), including, without limitation, with respect to all conditions and obligations related to the ongoing site-wide remediation of the former Kenosha Engine Plant, identified by the Wisconsin Department of Natural Resources ("**WDNR**") as BRRTS# 02-30-000327 FID 230004500 (the "**Kenosha Engine Plant Remediation Action**"). Landlord shall be responsible for any remediation and monitoring obligations in connection with the Kenosha Engine Plant Remediation Action, provided that Tenant will cooperate with Landlord and WDNR as necessary in order to permit Landlord to fulfill such obligations. Tenant shall, during construction of the Improvements, comply or cause compliance with the soil management plan associated with the Kenosha Engine Plant Remediation Action. Landlord shall reasonably consider a request for contribution to any site development costs arising as a result of the Kenosha Engine Plant Remediation Action, including compliance with the soil management plan, and shall otherwise retain possession, control and responsibility for any Existing Environmental Conditions.

Section XVI.3 Remediation of Hazardous Substances/Indemnification. If Tenant or any of the Tenant Parties causes any contamination of the Premises by introducing Hazardous Substances to the Premises or violating any existing obligation identified in the Kenosha Engine Plant Remediation Action at any time after the Effective Date (collectively, "**Tenant Responsible Contamination**"), then Tenant, at its sole cost and expense, shall promptly and diligently remove or otherwise remediate such Tenant Responsible Contamination in accordance with Applicable Laws, and shall indemnify, defend (by counsel acceptable to Landlord), protect, and hold Landlord harmless from and against all claims, actions, causes of action, liabilities, penalties, forfeitures, damages, losses or expenses (including reasonable attorneys' fees and costs through litigation and all appeals) arising from or caused in whole or in part, directly or indirectly, by any of the Tenant Responsible Contamination.

Section XVI.4 Notice of Hazardous Substances. Each Party shall immediately notify the other Party and Tenant's Mortgagee in writing of (i) any enforcement, cleanup, removal or other governmental or regulatory action instituted, contemplated or threatened concerning the Premises pursuant to any Applicable Laws related to Hazardous Substances of which such Party becomes aware; (ii) any claim made or threatened by any Person against either Party or the Premises relating to damage contribution, cost recovery, compensation, loss or injury resulting from or claimed to result from any Hazardous Substances on or about the Premises of which

such Party becomes aware; and (iii) any reports made to any environmental agency arising out of or in connection with any Hazardous Substances in or removed from the Premises, including any complaints, notices, warnings or asserted violations in connection therewith, all on receipt by either Party of knowledge of any of the foregoing matters. Each Party shall also supply to the other Party, as promptly as possible, and in any event within five (5) business days after such Party first receives or sends the same, copies of all claims, reports, complaints, notices, warnings or asserted violations relating in any way to the Premises or Tenant's use thereof.

ARTICLE XVII MISCELLANEOUS

Section XVII.1 Surrender of Premises. Except as herein otherwise expressly provided in this Lease, Tenant shall surrender and deliver up the Premises to Landlord at the expiration or other termination of this Lease or of Tenant's right to possession hereunder, without delay, in good order, condition and repair but subject to reasonable wear and tear, free and clear of all liens and encumbrances other than the Permitted Encumbrances, and without any payment or allowance whatsoever by Landlord on account of the Improvements. The Improvements shall become the property of Landlord upon such expiration or termination without further conveyance documents required; provided, Tenant shall execute a quit claim deed conveying the same to Landlord upon request. Tenant shall remove its personal property (but not fixtures) from the Improvements prior the expiration of the Term, and Tenant shall repair all damage to the Premises resulting from the removal of such personal property. Any personal property or fixtures of Tenant which shall remain on or about the Premises after Tenant has surrendered possession of the Premises shall be deemed to have been abandoned by Tenant, and at the option of Landlord and in addition to its other rights and remedies, such property: (i) may be retained by Landlord as its property; (ii) may be disposed of by Landlord in such manner as Landlord shall determine, without accountability to any Tenant or any other Person; or (iii) may be promptly removed by Landlord at Tenant's expense. Landlord shall not be responsible for any loss or damage occurring to any property owned by Tenant. The terms of this Section 17.1 shall survive any termination of this Lease.

Section XVII.2 Tenant's Right to Quiet Enjoyment. So long as Tenant has paid all Rent and is not in default under this Lease, Tenant shall hold and enjoy the Leased Property during the Term without interference by anyone claiming by, through or under Landlord, subject, however, to the exceptions, reservations and conditions of this Lease and the Permitted Encumbrances.

Section XVII.3 Entry and Inspection. Tenant shall permit Landlord and its authorized representatives to enter the Premises at reasonable times, upon at least forty eight (48) hours' written notice (or without advance notice in case of emergency) for the purpose of (i) inspecting the same, and (ii) making any repairs, maintenance or replacements or performing any work that is Tenant's responsibility under this Lease and that Tenant has not been cured following any applicable cure period, as set forth in Section 14.2. Nothing herein shall imply any duty upon the part of Landlord to perform any such repairs, maintenance, replacements or work, and performance thereof by Landlord shall not constitute a waiver of Tenant's default in failing to perform the same. During the progress of any work on or about the Premises being

performed by Landlord pursuant to the provisions of this Section 17.3, Landlord may keep and store therein all necessary materials, tools, supplies and equipment. Landlord shall not be liable for inconvenience, annoyance, disturbance, loss of business or other damage to Tenant by reason of the performance of such repairs, maintenance, replacements or work, or on account of bringing materials, tools, supplies and equipment on or about the Premises during the course thereof, and the obligations of Tenant under this Lease shall not be affected thereby, provided that Landlord shall, in exercising its rights under this Section 17.3, make all commercially reasonable efforts to avoid interfering with the occupancy and use of the Premises by Tenant.

Section XVII.4 Estoppel Certificates. Landlord and Tenant shall, at any time and from time to time upon not less than ten (10) business days prior written request by the other Party, execute, acknowledge, and deliver to the other Party a statement in writing certifying that (i) this Lease is unmodified and in full force and effect (or if there have been any modifications, that the same is in full force and effect as modified and stating the modifications), and (ii) to the knowledge of such Party, no default exists hereunder on the part of the Party providing the Estoppel Certificate or the other Party (except that if the certifying Party has knowledge of any such default, the certifying Party shall specify such default), it being intended that any such statement delivered pursuant to this Section 17.4 may be relied upon by any prospective purchaser or encumbrancer (including assignees) of the this Lease, the leasehold estate created thereby or the fee estate in and to the Premises, or any portion thereof.

Section XVII.5 Release. If requested by Landlord, Tenant shall, upon termination of this Lease, execute and deliver to Landlord an appropriate release, in form proper for recording, of all Tenant's interest in the Premises.

Section XVII.6 Non-Merger. There shall be no merger of this Lease, or the leasehold estate created hereby, with the fee estate in and to the Leased Property by reason of the fact that this Lease, the leasehold estate created thereby, or any interest in either thereof, may be held directly or indirectly by or for the account of any Person who shall own the fee estate in and to the Leased Property, or any portion thereof, and no such merger shall occur unless and until all Persons at the time having any interest in the fee estate and all Persons having any interest in this Lease, the leasehold estate including the holder of any mortgage upon the fee estate in and to the Leased Property, shall join in a written instrument effecting such merger.

Section XVII.7 Holdover. If Tenant, with Landlord's consent, remains in possession of the Premises or any part of it after the expiration of the Term, such occupancy shall be a tenancy from month-to-month subject to all provisions of this Lease pertaining to Tenant's obligations, provided that under no circumstances shall Tenant be obligated to pay any additional Base Rent in connection with any such holdover. If Tenant fails to surrender the Premises on expiration of this Lease despite Landlord's demand to do so, Tenant shall indemnify, defend (by counsel acceptable to Landlord) and hold Landlord harmless from all loss or liability, including any claims made by any succeeding lessee, based on or resulting from Tenant's failure to surrender the Premises, and Landlord shall be entitled to the benefit of all laws respecting summary recovery of possession.

Section XVII.8 Notices. All notices, consents, approvals and other communications (collectively, “**Notices**”) that may be or are required to be given by either Landlord or Tenant under this Lease shall be properly made only if in writing and sent to the address of Landlord or Tenant, as applicable, set forth below, as the same is modified in accordance herewith:

If to Landlord: City of Kenosha
625 52nd Street, Room 105
Kenosha, WI 53140
Attn: City Clerk
Email: cityclerk@kenosha.org

With a copy to:

Office of the City Attorney
City of Kenosha, Wisconsin
625 52nd Street, Room 201
Kenosha, WI 53140
Attn: City Attorney
Email: webcityattorney@kenosha.org

If to Tenant: KIN Innovation Redevelopment Corporation
Kenosha City Hall
625 52nd Street
Kenosha, WI 53140
Attn: Board President
Email: bcater@kenosha.org

With a copy to: Foley & Lardner LLP
777 East Wisconsin Avenue
Milwaukee, WI 53202-5306
Attn: Bruce A. Keyes
Email: bkeyes@foley.com

Either party may change its address for Notices by giving written notice to the other party in accordance with this provision. Notices shall be deemed received: (i) if sent by hand delivery, on the date of delivery; (ii) one (1) business day after delivery to a commercial overnight delivery service, (iii) if sent by United States mail (as registered or certified mail), five (5) days after the date of deposit; or (iv) on the date sent by email, provided said notice is also sent by one of the other methods within one business day thereafter. The refusal to accept delivery shall constitute acceptance.

Section XVII.9 Successors and Assigns. The word “Landlord” as used in this Lease shall extend to and include any and all Persons who at any time or from time to time during the term of this Lease shall succeed to the interest and estate of Landlord in the Leased

Property, and all of the covenants, agreements, conditions, and stipulations herein contained which inure to the benefit of and are binding upon Landlord shall also inure to the benefit of and shall be, jointly and severally, binding upon the successors, assigns, and grantees of Landlord, and each of them, and any and all Persons who at any time or from time to time during the term of this Lease shall succeed to the interest and estate of Landlord in the Leased Property hereby demised. The word "Tenant" as used in this Lease shall extend to and include any and all Persons who at any time or from time to time during the term of this Lease shall succeed to the interest and estate of Tenant hereunder, and all of the covenants, agreements, conditions, and stipulations herein contained which inure to the benefit of or are binding upon Tenant shall also inure to the benefit of and be jointly and severally binding upon the successors, assigns, or other representatives of Tenant, and of all Persons who shall at any time or from time to time during the term of this Lease succeed to the interest and estate of Tenant hereby created in the Leased Property. This Section 17.9 shall not be construed as a consent to any sale, assignment, transfer or other disposition made otherwise than as expressly permitted by this Lease.

Section XVII.10 Modifications. This Lease may be modified only by written agreement signed by Landlord and Tenant and consented to in writing by Tenant's Mortgagee.

Section XVII.11 Captions and Headings. The captions and headings in this Lease are for convenience only, are not a part of this Lease, do not in any way limit or amplify the terms and provisions hereof, and are not to be considered in the construction of the provisions of this Lease.

Section XVII.12 No Joint Venture. The relationship between Landlord and Tenant at all times shall remain solely that of Landlord and Tenant and shall not be deemed a partnership or joint venture.

Section XVII.13 Severability. If any term or provision of this Lease or the application thereof to any Person or circumstance shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, the remainder of this Lease, or the application of such term or provision to any Person or circumstance other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and be in force to the fullest extent permitted by law.

Section XVII.14 Governing Law; Venue. This Lease is being executed and delivered, and is intended to be performed, and shall be governed, interpreted, construed, and enforced under the laws of the State, without regard to its conflict of laws. In the event that either party brings any action against the other under this Lease, the parties agree that venue for such action shall be in state court of Kenosha County or, if required, in the United States District Court for the Eastern District of Wisconsin.

Section XVII.15 Entire Agreement. This Lease contains the entire agreement between Landlord and Tenant relating to the subject matter of this Lease and supersedes all prior agreements and understandings with respect thereto. The Parties are executing this Ground Lease Agreement voluntarily and without any duress or undue influence. The Parties have carefully read this Ground Lease Agreement and have asked any questions needed to understand

its terms, consequences, and binding effect and fully understand them and have been given an executed copy. The Parties have sought the advice of an attorney of their respective choice if so desired prior to signing this Ground Lease Agreement.

Section XVII.16 Multiple Counterparts. This Lease may be executed in a number of identical counterparts, each of which constitutes an original and all of which constitute, collectively, one agreement; provided, however, that in making proof of this Lease, it shall not be necessary for any Party hereto to produce or account for more than one such counterpart. Counterpart signature pages to this Lease may be delivered by facsimile or electronic delivery and each such counterpart signature page shall constitute an original for all purposes.

Section XVII.17 Time of Essence. Time is of the essence with respect to all provisions of this Lease.

Section XVII.18 Memorandum of Lease. The parties shall enter into a memorandum of this Lease in substantially the form attached hereto as **Exhibit C**. In the event of any discrepancy between the provisions of said recorded Memorandum of this Lease and the provisions of this Lease, the provisions of this Lease shall prevail. Tenant agrees to pay when due and payable any and all charges, recording costs and taxes required in connection with the recordation of such memorandum of this Lease.

Section XVII.19 Attorneys' Fees. If any litigation ensues with respect to the rights, duties, or obligations of the Parties under this Lease, the unsuccessful Party in any such action or proceeding shall pay for all costs, expenses, and reasonable attorney's fees incurred by the prevailing Party in enforcing or interpreting this Lease. The term "prevailing Party," as used herein, shall include, without limitation, the Party obtaining greater relief when compared against the other Party, whether by compromise, settlement or judgment.

Section XVII.20 Construction of Lease. The terms and provisions of this Lease represent the results of negotiations between the Parties, each of which has been represented by legal counsel of its selection, and neither of which has acted under duress or compulsion, whether legal, economic or otherwise. Consequently, the terms and provisions of this Lease shall be interpreted and construed in accordance with their usual and customary meanings, and the Parties hereby expressly waive and disclaim in connection with the interpretation and construction of this Lease any rule of law or procedure requiring otherwise, including, without limitation, any rule of law to the effect that ambiguous or conflicting terms or provisions contained in this Lease shall be interpreted or construed against the Party whose attorney prepared this Lease or any earlier draft of this Lease.

Section XVII.21 Business Day Deadlines. If any date for the performance of any obligation by Landlord or Tenant or for the delivery of any instrument or notice falls on a Saturday, Sunday, or legal holiday, then compliance with such obligation or delivery shall be deemed acceptable on the next business day following such Saturday, Sunday, or legal holiday.

Section XVII.22 Waiver. Failure by either Party to enforce any of the provisions of this Lease for any length of time shall not be deemed a waiver of its rights set forth in this Lease.

Such a waiver may be made only by an instrument in writing signed by the Party sought to be charged with the waiver.

Section XVII.23 Authority. The execution and performance of this Lease by each Party is authorized by all applicable laws, regulations, and necessary action of each Party's governing entity, and this Lease constitutes the valid and binding obligation of each Party, enforceable in accordance with its terms.

Section XVII.24 Commission. Landlord and Tenant represent and warrant to the other that they have not engaged, employed, or dealt with any broker, agent or finder in connection with this Lease.

Section XVII.25 WAIVER OF JURY TRIAL. EACH PARTY HERETO HEREBY IRREVOCABLY WAIVES ANY AND ALL RIGHTS IT MAY HAVE TO DEMAND THAT ANY ACTION, PROCEEDING OR COUNTERCLAIM ARISING OUT OF OR IN ANY WAY RELATED TO THIS LEASE OR THE RELATIONSHIP OF THE PARTIES BE TRIED BY JURY. THIS WAIVER EXTENDS TO ANY AND ALL RIGHTS TO DEMAND A TRIAL BY JURY ARISING FROM ANY SOURCE, INCLUDING BUT NOT LIMITED TO, THE CONSTITUTION OF THE UNITED STATES, THE CONSTITUTION OF ANY STATE, COMMON LAW OR ANY APPLICABLE STATUTE OR REGULATION. EACH PARTY HEREBY ACKNOWLEDGES THAT SUCH PARTY IS KNOWINGLY AND VOLUNTARILY WAIVING THE RIGHT TO DEMAND TRIAL BY JURY.

Section XVII.26 Remedies. Each Party to this Lease shall be liable to the other Party hereto only for actual direct damages to such other Party and in no event shall either Party be liable for any special, consequential or punitive damages.

Section XVII.27 Non-Recourse to Landlord. The liability of Landlord to Tenant for any default by Landlord under this Lease or any other ancillary agreement or Landlord's ownership or operation of the Leased Property shall be limited to the interest of Landlord in the Leased Property and the rent paid to Landlord under this Lease. Tenant agrees to look solely to Landlord's interest in the Leased Property and the rent paid to Landlord under this Lease for the recovery of any judgment against Landlord, and Landlord shall not be personally liable for any such judgment. The limitation of liability set forth in the preceding sentences shall apply equally and inure to the benefit of Landlord's present and future owners, officers and directors, and their respective successors and assigns.

Section XVII.28 Incorporation of Exhibits. All materials attached to this Lease as exhibits are incorporated by reference as a part of this Lease for all purposes as if set forth verbatim in the text of this Lease.

Section XVII.29 Force Majeure. Neither Landlord nor Tenant shall be considered in default in its obligations to be performed hereunder if delay in the performance of such obligations is due to unforeseeable causes beyond its reasonable control and without its fault or negligence, including, but not limited to, acts of God or of the public enemy, failure or delay of the other party in the performance of its obligations hereunder, changes in the plans ordered by

governmental authority or Landlord, unreasonable delay caused by governmental authority, fires, floods, unusually severe weather, epidemics, pandemics, freight embargoes, unavailability of materials, strikes or delays of contractors, subcontractors or materialmen due to any of such causes (“**Force Majeure Delay**”), in each case which has the effect of making it impossible (as distinguished from impracticable) for Landlord or Tenant, as the case may be, to perform its obligations hereunder. Nothing in this Section 17.29 shall excuse, extend or abate Tenant’s obligation to pay the Base Rent, Additional Rent and other sums due hereunder. It is the purpose and intent of this Section 17.29 that in the event of a Force Majeure Delay, the time or times for performance of such obligations shall be extended for the period of the Force Majeure Delay; provided, however, that the party seeking the benefit of the provisions of this Section 17.29 shall promptly and diligently pursue resolution of the causes of delay and within twenty (20) days after the beginning of such Force Majeure Delay, notify the other party in writing thereof and of the cause thereof and of the duration thereof or, if a continuing delay and cause, the estimated duration thereof, and if the delay is continuing on the date of notification, within twenty (20) days after the end of the delay, notify the other party in writing of the duration of the delay.

(Remainder of page left intentionally blank; signatures follow on next page)

IN WITNESS WHEREOF, each of the Parties hereto has caused this Lease to be executed by a duly authorized officer thereof as of the day and date first above written.

LANDLORD:

CITY OF KENOSHA, WISCONSIN,
a municipal corporation

By: _____
John M. Antaramian, Mayor

By: _____
Michelle L. Nelson
City Clerk/Treasurer

TENANT:

KIN INNOVATION REDEVELOPMENT
CORPORATION,
a Wisconsin corporation

By: _____
Brian Cater, P.E., President

EXHIBIT A

Leased Property Legal Description

[INSERT]

Parcel No. 09-222-36-479-025

Exhibit A - 33

4871-5998-5824.4

EXHIBIT B
EDA Funded Improvements

Exhibit C - 34

4871-5998-5824.4

EXHIBIT C
Memorandum of Lease

See attached.

Exhibit C - 35

4871-5998-5824.4

| MEMORANDUM OF GROUND LEASE | |
|--|--|
| Document Number | |
| <p>THIS MEMORANDUM OF GROUND LEASE (this "Memorandum") is made this ____ day of _____, 20__, by and between the City of Kenosha, Wisconsin, a municipal corporation ("Landlord"), and KIN INNOVATION REDEVELOPMENT CORPORATION, a Wisconsin corporation ("Tenant").</p> <p style="text-align: center;">WITNESSETH:</p> <p>WHEREAS, Landlord owns certain real property in the City of Kenosha, Kenosha County, State of Wisconsin, as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property");</p> <p>WHEREAS, Landlord and Tenant entered into that certain Ground Lease dated _____, 2024 (the "Lease"), which Lease is for a term of sixty (60) years, commencing on _____ (the "Commencement Date") and expiring on the sixtieth (60th) anniversary thereof, pursuant to which Landlord has leased to Tenant, and Tenant has leased from Landlord, the Property, on which Tenant shall construct certain building(s) structures and improvements more</p> | |
| <p style="text-align: right;">Recording Area</p> <hr/> <p style="text-align: right;">Name and Return Address</p> <hr/> | |
| <p style="text-align: right;">Parcel Identification Number (PIN)</p> <hr/> <p>particularly described in the Lease ("Improvements"). The Property and the Improvements are collectively referred to as the "Premises"; and</p> <p>WHEREAS, Landlord and Tenant desire to execute this Memorandum to give public record notice of the Lease and Tenant's right, title and interest in and to the Premises.</p> <p>NOW, THEREFORE, this Memorandum is hereby executed for the purpose of recording in the office of the Register of Deeds for Kenosha County, Wisconsin, in order to give public record notice of the Lease and all rights granted to Tenant therein relating to the Premises. The provisions of this Memorandum do not in any way change or affect the terms, covenants and conditions of the Lease, all of which terms, covenants and conditions shall remain in full force and effect.</p> <p style="text-align: center;">[Signature page follows]</p> | |

IN WITNESS WHEREOF, this Memorandum has been executed and delivered as of the date first set forth above.

LANDLORD:

CITY OF KENOSHA, WISCONSIN,
a municipal corporation

By: _____
Name: JOHN M. ANTARAMIAN
Title: Mayor

Attest: _____
Name: MICHELLE L. NELSON
Title: City Clerk

APPROVED AS TO FORM ONLY:

By MATTHEW A. KNIGHT
City Attorney

Date: _____

STATE OF _____)
) ss.
COUNTY OF _____)

Personally came before me this ____ day of _____, 2024, the above-named JOHN M. ANTARAMIAN to me known to be the Mayor of the CITY OF KENOSHA, WISCONSIN, a municipal corporation, who executed the foregoing instrument on behalf of such municipal corporation and acknowledged the same.

NOTARY PUBLIC, State of _____
My Commission is/expires _____

STATE OF _____)
) ss.
COUNTY OF _____)

NOTARY PUBLIC, State of _____
My Commission is/expires _____

NOTARY PUBLIC, State of _____
My Commission is/expires _____

EXHIBIT A

Legal Description of the Property

[INSERT]

Parcel No. 09-222-36-479-025

Exhibit C - 40

4871-5998-5824.4

TO: Mayor John M. Antaramian
Members of the Common Council

FROM: *Jmc* Timothy M. Casey, Director City Development

RE: **Resolution by the Mayor – Master Lease with KIN Innovation Redevelopment Corporation and other Documents Related to the NMTC Financing of the Innovation Center.**

DATE: March 1, 2024

The Resolution would:

- a) Allow the Mayor to execute a series of documents referenced in the Resolution and to make corrections that are consistent with the terms of the documents. These documents are required in order to receive New Market Tax Credits to benefit the Innovation Center.
- b) Authorize the City to transfer up to \$12,000,000 of the State of Wisconsin Neighborhood Investment Grant to KIN to pay a portion of the costs for constructing the Innovation Center.
- c) Authorize the use of TID 19 revenues or the State Grant to pay a portion of the cost of constructing the Innovation Center up to \$7,500,000 and to pay the City's obligation under the Maser Lease up to \$875,000.

- This Resolution requires approval by 2/3 vote of those present to pass.

RECOMMENDATION

Recommendation is to approve the attached Resolution.

TC:llb
Attachment

RESOLUTION # ____

BY: THE MAYOR

TO APPROVE MASTER LEASE WITH KIN INNOVATION REDEVELOPMENT CORPORATION AND OTHER DOCUMENTS RELATED TO THE NMTC FINANCING OF THE INNOVATION CENTER

WHEREAS, in April 2022, the Common Council of the City of Kenosha, Kenosha County, Wisconsin (the "City") and its Plan Commission approved the Innovation Center as part of the Master Plan for the Kenosha Innovation Neighborhood; and,

WHEREAS, the Kenosha Innovation Neighborhood is located within the City's Tax Incremental District No. 19 ("TID 19"), which, when creating TID 19, the Common Council found that more than 50 percent, by area, of the real property within TID 19 was blighted; and,

WHEREAS, Kenosha Innovation Neighborhood, Inc. ("KIN") was created as a non-profit corporation to assist the City with its redevelopment efforts in the Kenosha Innovation Neighborhood pursuant to a Cooperation and Development Agreement dated January 9, 2023 between KIN and the City; and,

WHEREAS, in December 2023, the Common Council approved a contract for the construction of the Innovation Center and the financing of such contract with a State of Wisconsin Neighborhood Investment Fund Grant (the "State Grant"), New Market Tax Credit equity and revenues from TID 19; and,

WHEREAS, pursuant to Sections 66.1301 – 66.1329, Wis. Stats., (the "Urban Redevelopment Law"), KIN Innovation Redevelopment Corporation ("KIRC") has been created as a redevelopment corporation and the City Plan Commission and Common Council have previously authorized a Development Plan for the purpose of granting authority to KIRC to construct and operate the Innovation Center pursuant to the Development Plan and the Urban Redevelopment Law; and,

WHEREAS, KIRC was formed to raise approximately \$2,800,000 of private investment and capital through a New Market Tax Credit transaction (the "NMTC Equity") to pay a portion of the cost of constructing the Innovation Center; and,

WHEREAS, in order to receive the NMTC Equity, the City must enter into the following documents which shall be referred to herein collectively as the "NMTC Documents":

- (a) Master Lease between the City and KIRC pursuant to which the City leases the Innovation Center from KIRC at a total cost of approximately \$875,000 to be paid from revenues from TID 19 and/or the State Grant;
- (b) Option to Lease Agreement between the City and KIN pursuant to which the City grants KIN an exclusive and irrevocable option to lease all or a portion of the Innovation Center

from the City (KIN will waive any rights under its January 2023 option agreement with respect to the Innovation Center);

- (c) Completion Guaranty from the City to and for the benefit of FIRE Subsidiary CDE 42, LLC ("FIRE" which is the provider of the New Market Tax Credits) pursuant to which the City guarantees KIRC's obligation to complete the construction of the Innovation Center including the payment of all project costs;
- (d) QALICB Indemnification Agreement by KIN, KIRC and the City for the benefit of Capital One (the provider of the NMTC Equity), pursuant to which the City guarantees that Capital One will receive its tax credits or the City will reimburse Capital One (the maximum potential cost to the City is \$6,435,000 if the New Market Tax Credit transaction fails);
- (e) Indemnity Agreement on Hazardous Materials and Handicapped Access by the City and KIN for the benefit of FIRE pursuant to which the City agrees to indemnify FIRE from any damages or claims arising from hazardous materials on the property or alleged violations of environmental or handicapped access laws;
- (f) Assignment of Rents and Leases by KIRC for the benefit of FIRE pursuant to which the City consents to KIRC assigning the rent from the Master Lease to FIRE;
- (g) Assignment and Assumption of Contracts between the City and KIRC pursuant to which the City assigns its contracts with Eppstein Uhen Architects, Inc. and Miron Construction Co., Inc. in connection with the Innovation Center to KIRC; and
- (h) Loan and Security Agreement by and among KIN, FIRE and the City pursuant to which the City guarantees KIN's obligations under the New Market Tax Credit transaction.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin that the terms and covenants provided for in the NMTC Documents are hereby approved. The Mayor and the City Clerk-Treasurer are hereby authorized and directed to execute and deliver the NMTC Documents in substantially the form enumerated herein with such insertions, deletions or corrections as shall be approved by them consistent with the terms hereof, their execution thereof to constitute conclusive evidence of their approval of any such corrections. The Mayor and City Clerk-Treasurer are hereby authorized and directed to execute and deliver any and all additional documents, certificates or acknowledgements as be necessary or desirable to effectuate the closing of the New Market Tax Credit transaction.

BE IT FURTHER RESOLVED that the Common Council of the City of Kenosha, Wisconsin, approves and authorizes the City to transfer up to \$12,000,000 of the State Grant to KIN to pay a portion of the cost of constructing the Innovation Center and further authorizes the Mayor and City Clerk-Treasurer, if necessary to effectuate the closing of the New Market Tax Credit transaction, to enter into and deliver an agreement with KIN to document the transfer of the State Grant.

BE IT FURTHER RESOLVED that the Common Council of the City of Kenosha, Wisconsin, approves and authorizes the use of TID 19 revenues or the State Grant to pay a portion of the cost of constructing the Innovation Center in an amount up to \$7,500,000 and to pay the City's obligations under the Master Lease in an amount up to \$875,000. If necessary to effectuate the closing of the New Market Tax Credit transaction, the Mayor and the City Clerk-Treasurer are authorized to enter into and deliver a contribution agreement with KIRC or KIN to evidence the City's allocation of TID 19 revenues or State Grant to pay a portion of the cost of constructing the Innovation Center.

BE IT FURTHER RESOLVED that the Common Council of the City of Kenosha, Wisconsin, approves the staff of the City to work with KIN and KIRC to construct and operate the Innovation Center in compliance with the Development Plan and the Urban Redevelopment Law.

Adopted this 4th day of March, 2024.

Attest:

Michelle L. Nelson, City Clerk-Treasurer

Approved:

John M. Antaramian, Mayor

(SEAL)

Thursday, February 22, 2024 at 5:00 pm
Municipal Building
625 52nd Street – Room 202 – Kenosha, WI 53140

Resolution by the Mayor – To Amend Condition #9 of Resolution #111-23 to Grant a Six-Month Extension for the Recording of an Eleven-Lot Certified Survey Map for Property at 5555 30th Avenue. (City of Kenosha - Kenosha Innovation Neighborhood) (District 7) PUBLIC HEARING

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson MacKay, District 7, has been notified. This item will also be reviewed by the Public Works Committee before final approval by the Common Council.

LOCATION AND ANALYSIS:

Site: 5533 30th Avenue

1. On August 7, 2023, the Common Council approved an eleven-lot Certified Survey Map (CSM) for property at 5533 30th Avenue, the former Chrysler Engine Plant site. Proposed Lots 4 and 5 is the Lakeview Technology Academy currently under construction. Proposed Lot 3 is the future Kenosha Innovation Center which may begin construction shortly. All other lots are vacant at this time but available for future development or parks/open space.
2. A condition of the approval was that all of the Conditions of Approval must be satisfied and the CSM must be recorded in six (6) months.
3. The City is requesting to amend the Conditions of Approval to allow for an additional six (6) months to address the Conditions of Approval and record the CSM. Given the proximity of the CSM to State Trunk Highway 158 (52nd Street), the CSM is being reviewed by the State of Wisconsin Department of Transportation. City Staff is still working with WisDOT on this review and is not in a position to record the CSM yet.
4. All of the original Conditions of Approval still apply.

RECOMMENDATION:

A recommendation is made to approve the extension for six months, subject to the original Conditions of Approval.



Brian Wilke, AICP, Development Coordinator



Rich Schroeder, Deputy Director

RESOLUTION ____ - 24

BY: THE MAYOR

**TO AMEND RESOLUTION #111-23 REGARDING
AN ELEVEN-LOT CERTIFIED SURVEY MAP
Property at 5555 30th Avenue (Kenosha Innovation Neighborhood)**

WHEREAS, The Common Council of the City of Kenosha, Wisconsin, previously approved Resolution #111-23 regarding an Eleven-Lot Certified Survey Map for property at the 5555 30th Avenue; and

WHEREAS, the owner of property is unable to record the Certified Survey Map within the original six (6) month time period as required by Condition of Approval #9 and has requested a six (6) month extension;

BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that Condition #9 of Resolution #111-23 be amended to read that "The Certified Survey Map shall be null and void if not recorded by August 7, 2024."

Adopted this ____ day of _____, 2024

ATTEST:

Michelle Nelson, City Clerk-Treasurer

APPROVE:

John M. Antaramian, Mayor

Drafted by the Department of City Development

/export/hda3/borglet/local_ram_fs_dirs/165.prod-us.changeling-worker-libreoffice.apps-docs-changeling-worker-libreoffice.170404830562.549eedb1e9d07f8c/ramdisk/diraefcb98d409e4f8f63c813587410934/fileaefcb98d409e4f8f63c813587410934.odt

RESOLUTION # 111 - 23

BY: THE MAYOR

A 11-LOT CERTIFIED SURVEY MAP
Property at 5555 30th Avenue (Kenosha Innovation Neighborhood)

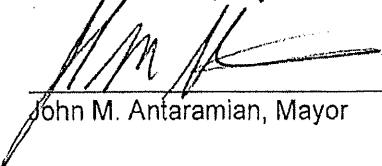
BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that a Certified Survey Map relating to eleven (11) parcels at 5555 30th Avenue is herein and hereby approved subject to the following conditions:

1. Compliance with all applicable State and City Codes and Ordinances.
2. Payment of all applicable fees, including recording fees.
3. The legal description reads, in part, "...thence S87°50'11"W, 140.00 feet along the South line of said East-West public alley to the west line of 24th Avenue;...". The map shows this line bearing N87°50'11"E. Please revise the incorrect bearing.
4. The legal description reads, in part, "...thence N44°17'55"W, 26.46 feet along the East line of 30th Avenue to the point of beginning." The map shows this line as bearing N44°17'54"W. Please revise the incorrect bearing.
5. Payment of all Storm Water Utility fees.
6. A digital copy of the Certified Survey Map, in GIS Shape File format, shall be provided to the City prior to recording.
7. Since the City of Kenosha and Kenosha Water Utility are responsible for public improvements, a Development Agreement, as required in Section 17.11 A. of the Code of General Ordinances, is hereby waived.
8. The Owner's Certificate on Sheet 23 shall be amended to include Mayor John Antaramian as the designated signator.
9. The Certified Survey Map shall be null and void if not recorded within six (6) months of approval by the Common Council.
10. Compliance with all the preceding conditions as a prerequisite for authorizing Mayor and City Clerk-Treasurer to sign the Certified Survey Map. The Mayor of the City of Kenosha is hereby authorized to sign this Certified Survey Map as owner of the parcels.

ATTEST:


Michelle Nelson, City Clerk-Treasurer

APPROVE:


John M. Antaramian, Mayor

DATED: 8/14/23

PASSED: August 7, 2023

DRAFTED BY: BRIAN WILKE, AICP, CITY DEVELOPMENT

CERTIFIED SURVEY MAP NO. _____

PART OF VACATED ALLEYS, BLOCKS, LOTS, AND STREETS OF BAIN'S SUBDIVISION, AND PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN

KENOSHA INNOVATION NEIGHBORHOOD

SHEETS 2 TO 11 - BOUNDARY, EASEMENTS & DETAILS

SHEETS 12 TO 19 - EXISTING EASEMENTS, MONITORING WELLS & STORM WATER DRY BASIN

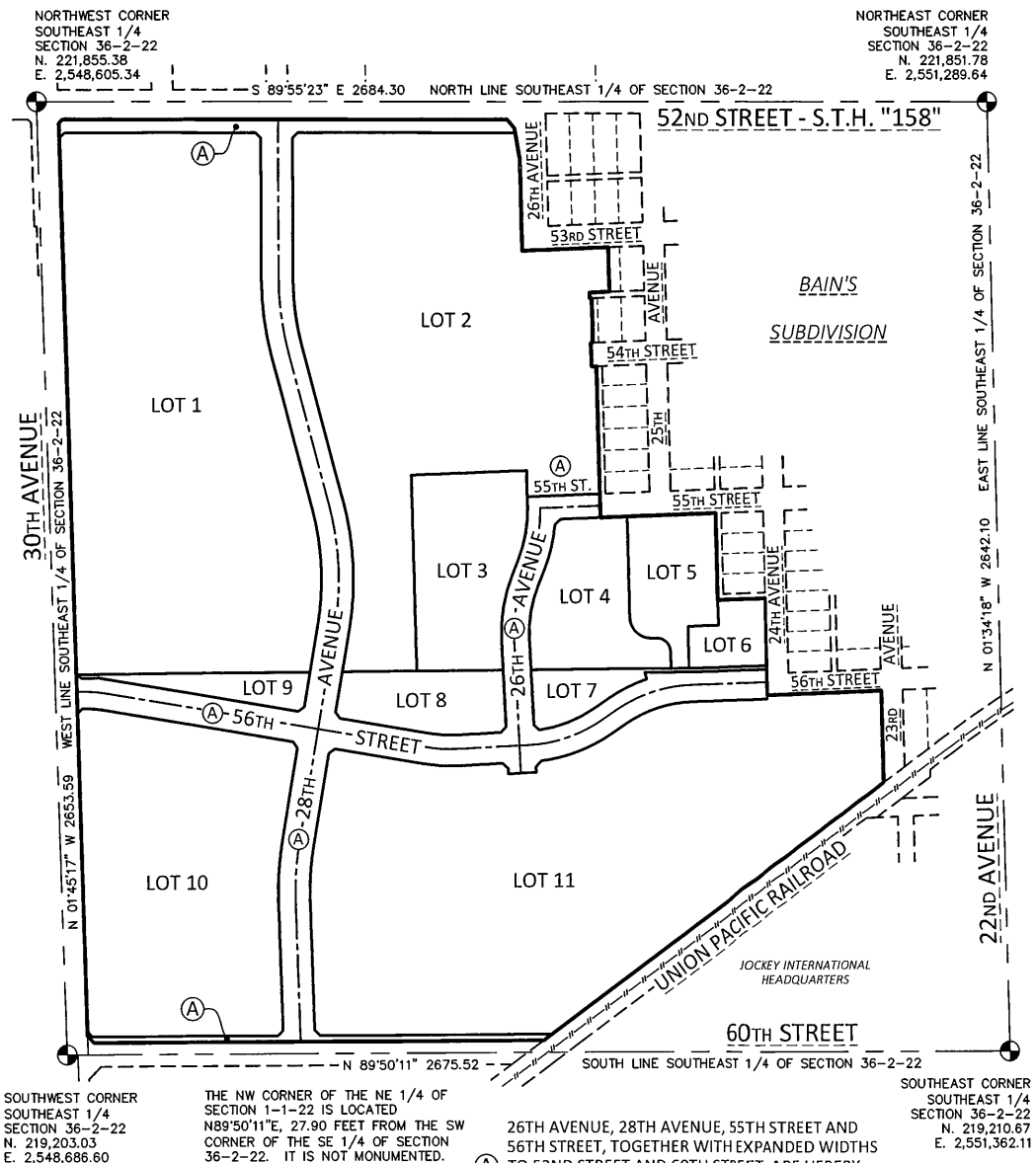
SHEET 20 - VEHICULAR ACCESS RESTRICTIONS

SHEET 21 - NOTES, LEGEND & LINE AND CURVE TABLES

SHEETS 22 & 23 - LEGAL & CERTIFICATES



400' 0' 400'
SCALE 1" = 400'



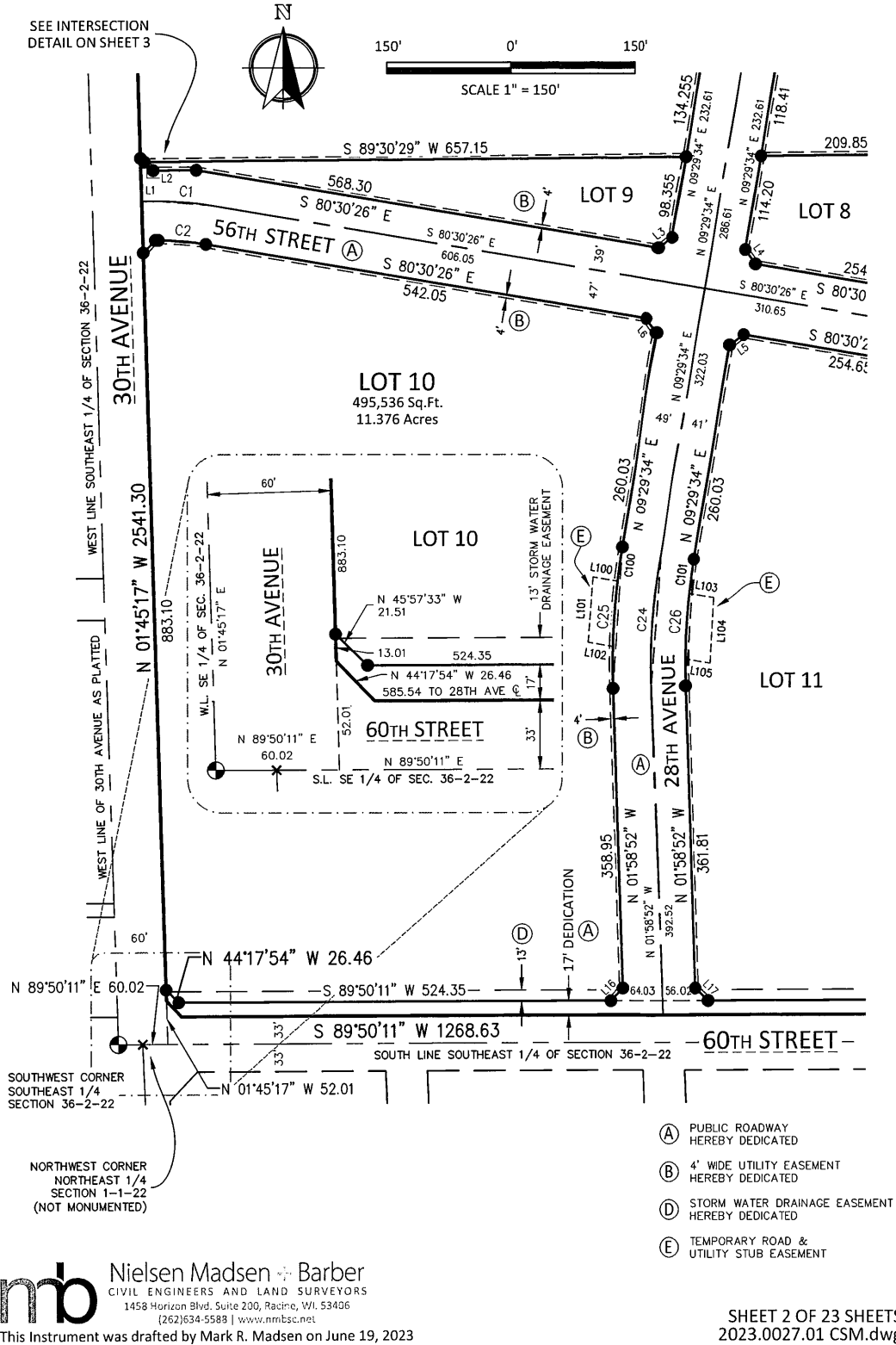
Nielsen Madsen & Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd, Suite 200, Racine, WI 53406
(262)634-5588 | www.nmbc.net

This Instrument was drafted by Mark R. Madsen on June 19, 2023

SHEET 1 OF 23 SHEETS
2023.0027.01 CSM.dwg

CERTIFIED SURVEY MAP NO. _____

PART OF VACATED ALLEYS, BLOCKS, LOTS, AND STREETS OF BAIN'S SUBDIVISION, AND PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN



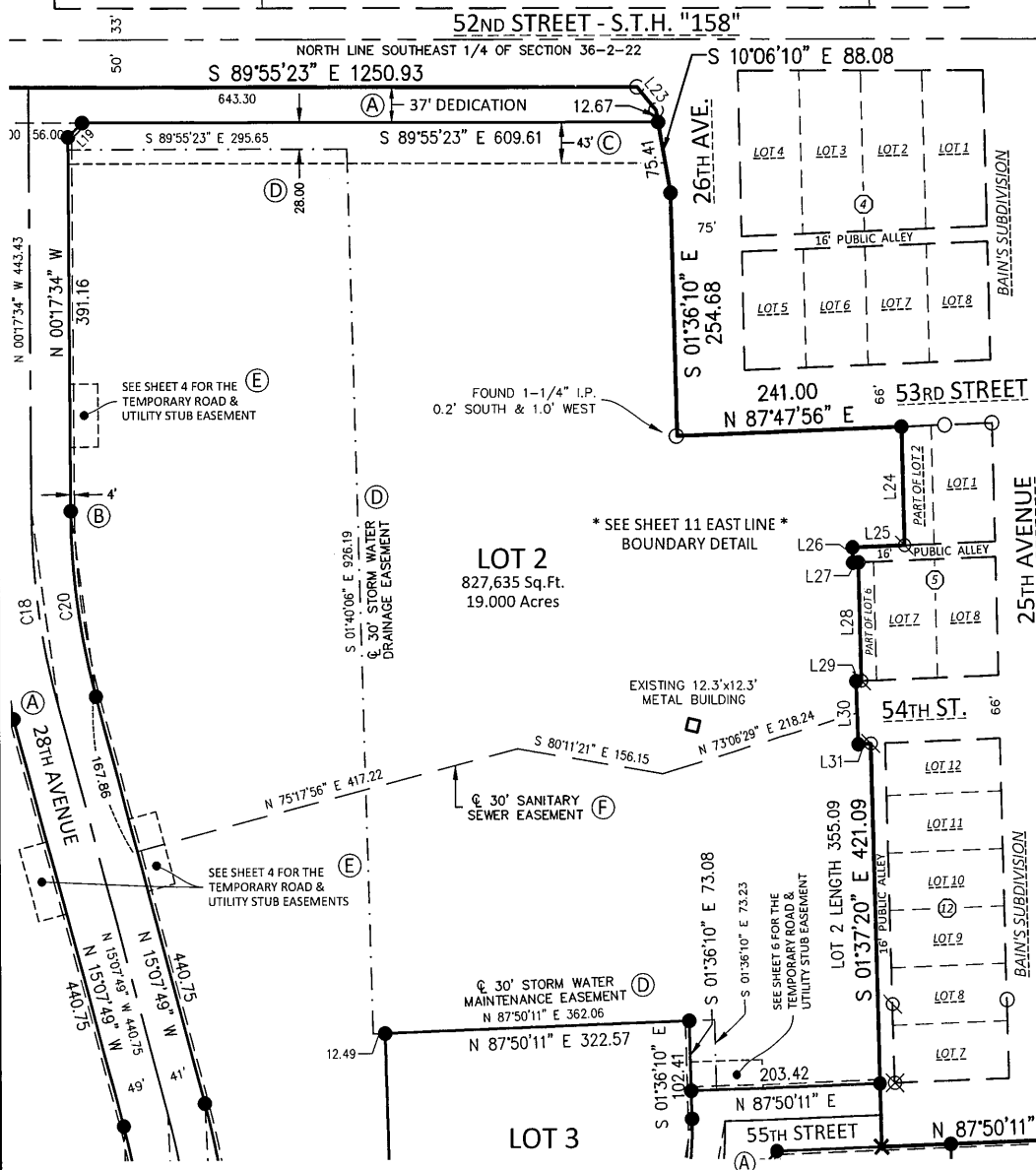
CERTIFIED SURVEY MAP NO. _____

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150' 0' 150'
SCALE 1" = 150'

- (A) PUBLIC ROADWAY HEREBY DEDICATED
- (B) 4' WIDE UTILITY EASEMENT HEREBY DEDICATED
- (C) 43' WIDE LANDSCAPE EASEMENT HEREBY DEDICATED
- (D) STORM WATER DRAINAGE EASEMENT HEREBY DEDICATED
- (E) TEMPORARY ROAD & UTILITY STUB EASEMENT
- (F) CENTERLINE 30' SANITARY SEWER EASEMENT HEREBY DEDICATED

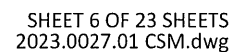


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SHEET 5 OF 23 SHEETS
2023.0027.01 CSM.dwg

PART OF VACATED ALLEYS, BLOCKS, LOTS, AND STREETS OF BAIN'S SUBDIVISION, AND PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN

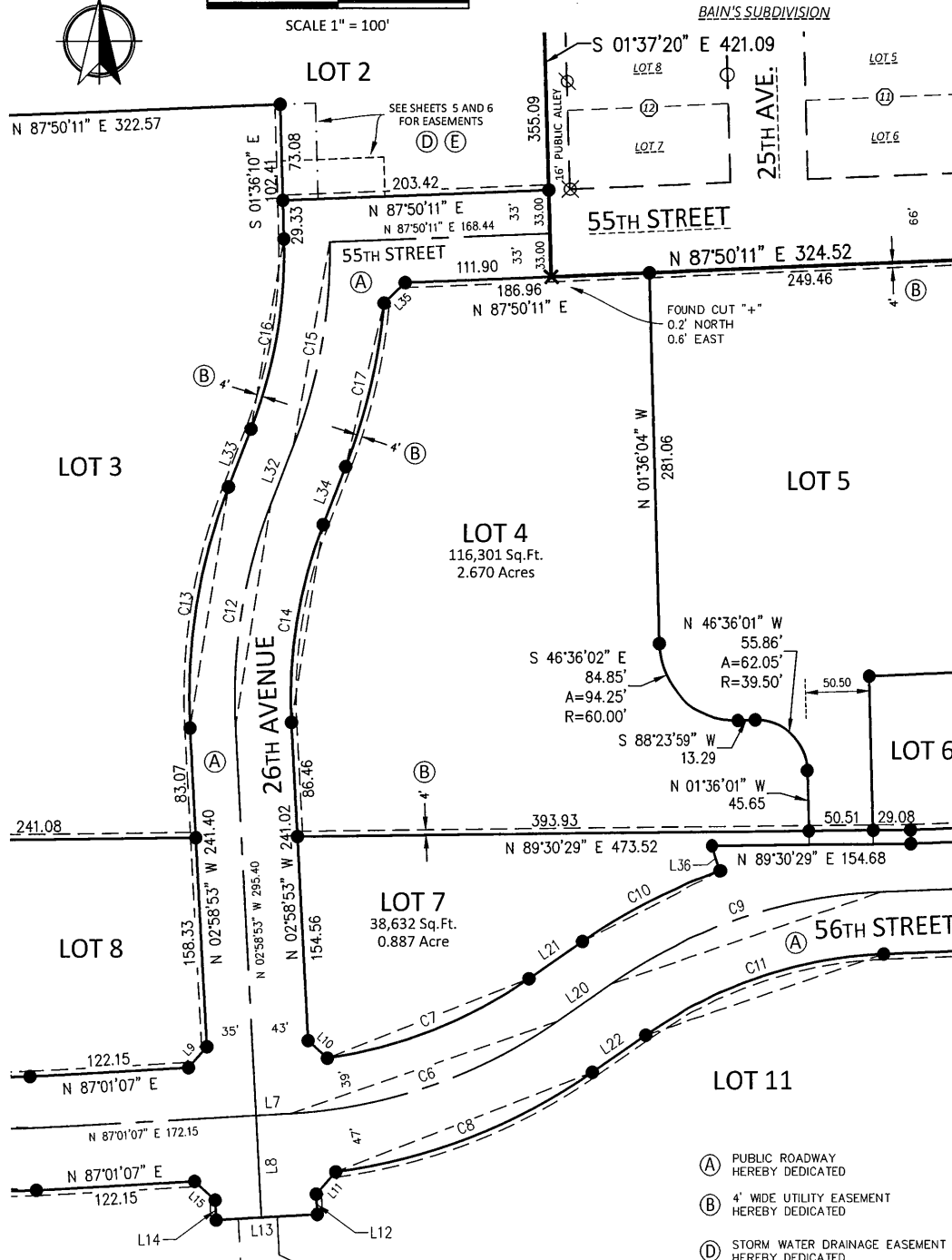


CERTIFIED SURVEY MAP NO. _____

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100' 0' 100'
SCALE 1" = 100'



- (A) PUBLIC ROADWAY
HEREBY DEDICATED
- (B) 4' WIDE UTILITY EASEMENT
HEREBY DEDICATED
- (D) STORM WATER DRAINAGE EASEMENT
HEREBY DEDICATED
- (E) TEMPORARY ROAD &
UTILITY STUB EASEMENT

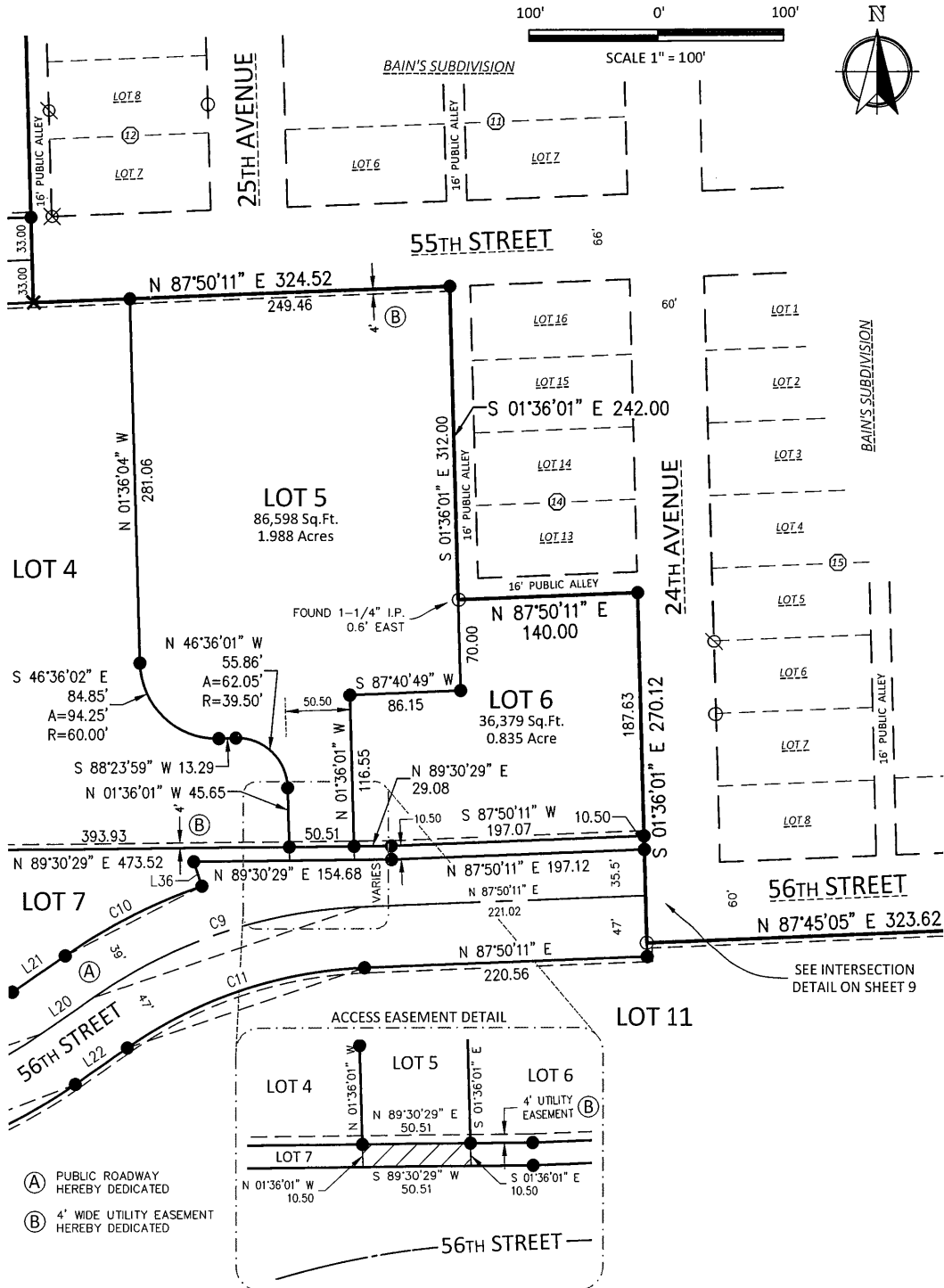
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SHEET 7 OF 23 SHEETS
2023.0027.01 CSM.dwg

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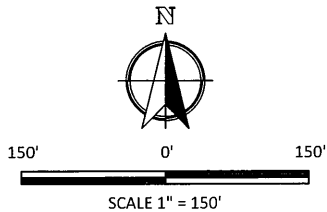
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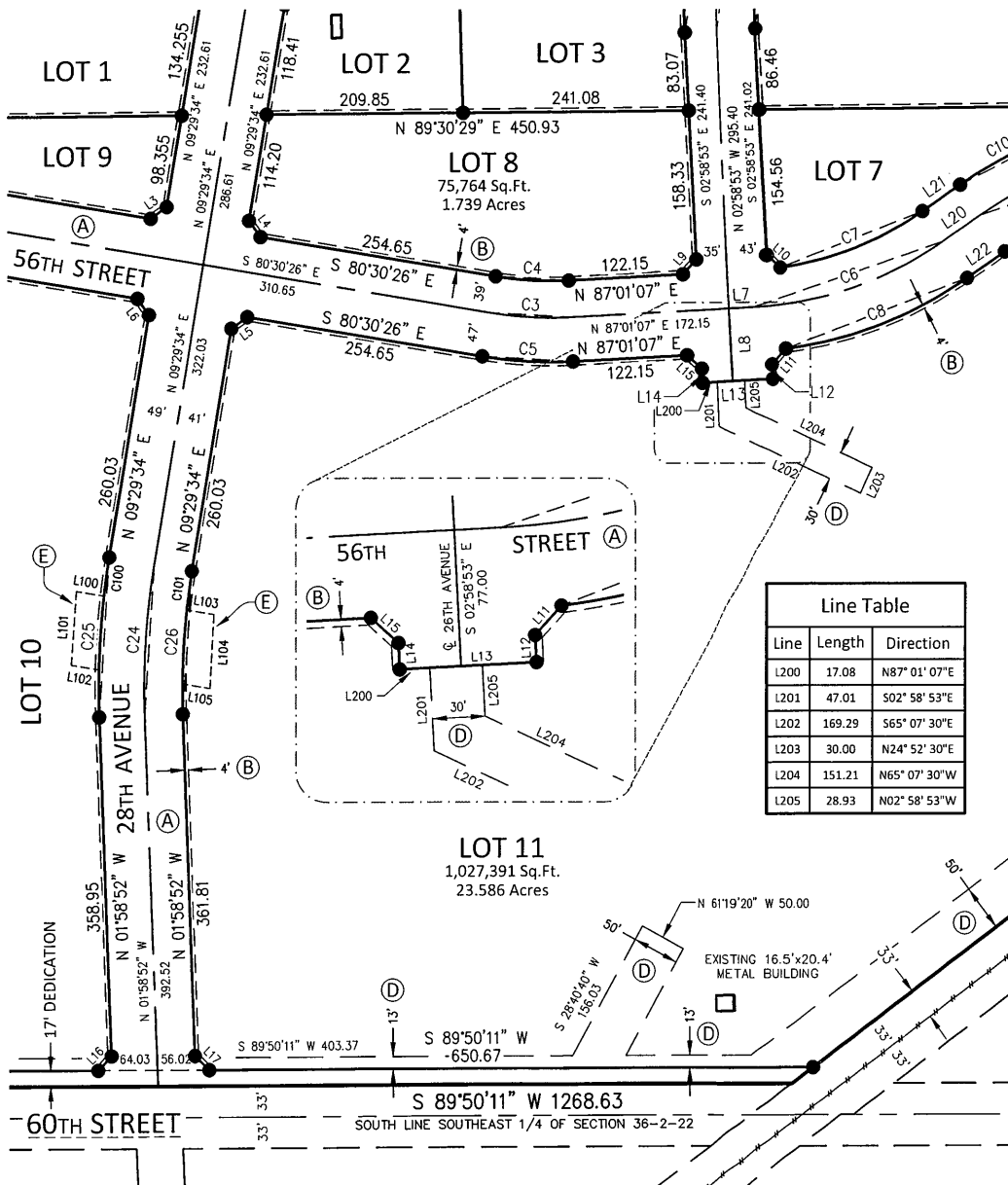
SHEET 8 OF 23 SHEETS
2023.0027.01 CSM.dwg

CERTIFIED SURVEY MAP NO. _____

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- (A) PUBLIC ROADWAY
HEREBY DEDICATED
- (B) 4' WIDE UTILITY EASEMENT
HEREBY DEDICATED
- (D) STORM WATER DRAINAGE EASEMENT
HEREBY DEDICATED
- (E) TEMPORARY ROAD &
UTILITY STUB EASEMENT



| Line Table | | |
|------------|--------|----------------|
| Line | Length | Direction |
| L200 | 17.08 | N87° 01' 07" E |
| L201 | 47.01 | S02° 58' 53" E |
| L202 | 169.29 | S65° 07' 30" E |
| L203 | 30.00 | N24° 52' 30" E |
| L204 | 151.21 | N65° 07' 30" W |
| L205 | 28.93 | N02° 58' 53" W |

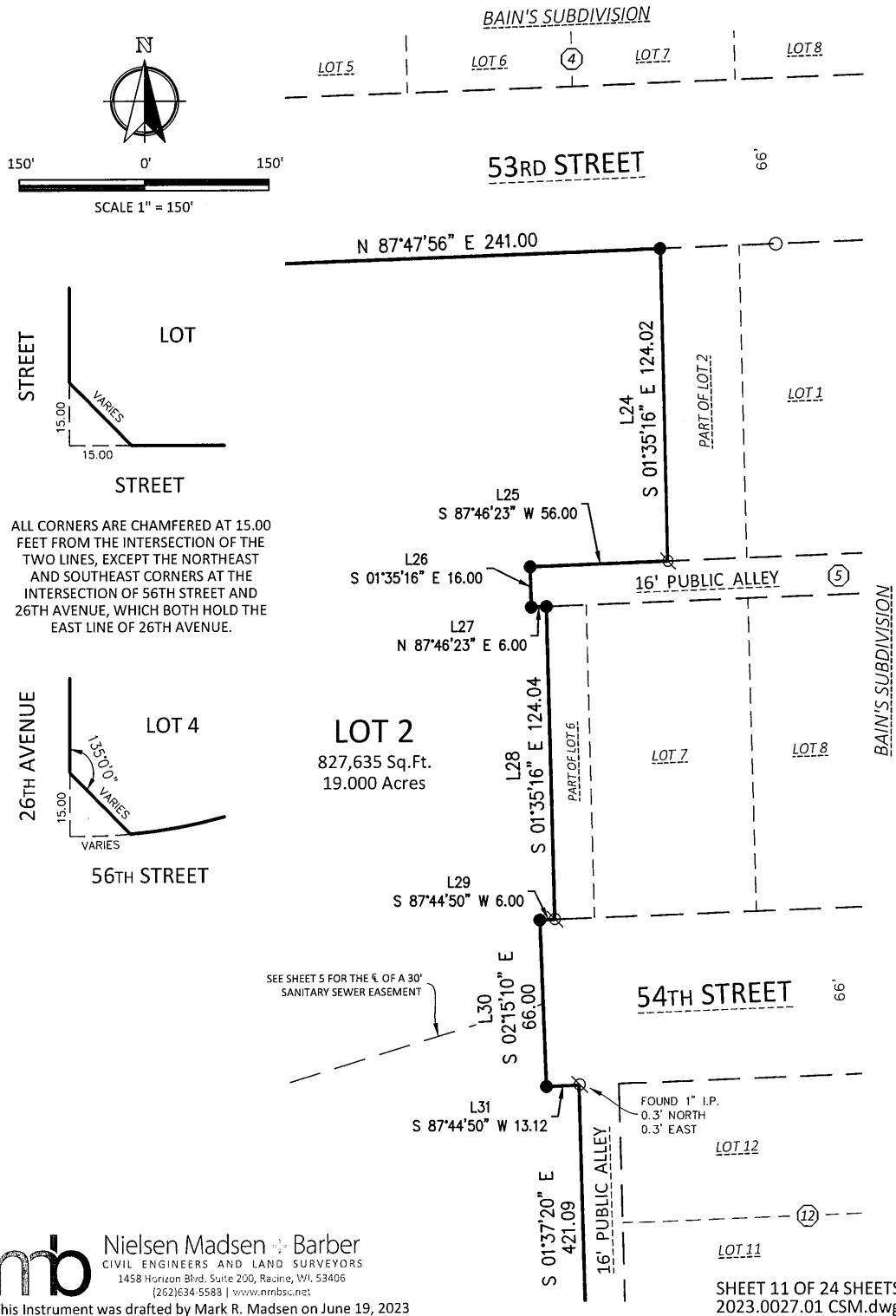
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SHEET 10 OF 23 SHEETS
2023.0027.01 CSM.dwg

PART OF VACATED ALLEYS, BLOCKS, LOTS, AND STREETS OF BAIN'S SUBDIVISION, AND PART OF THE
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PRINCIPAL MERIDIAN, IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN

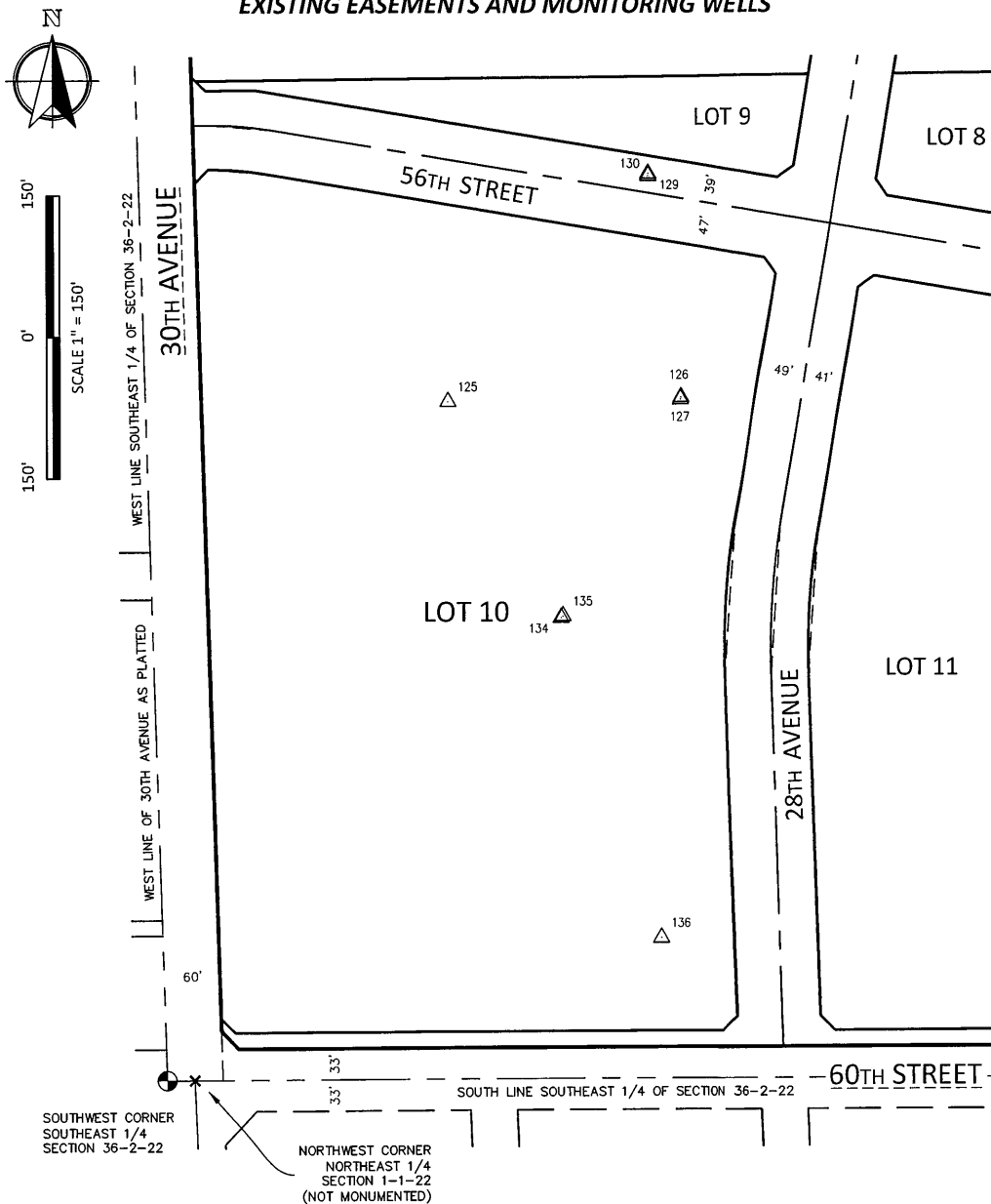
EAST LINE BOUNDARY AND VISION CORNER DETAILS



CERTIFIED SURVEY MAP NO. _____

PART OF VACATED ALLEYS, BLOCKS, LOTS, AND STREETS OF BAIN'S SUBDIVISION, AND PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN

EXISTING EASEMENTS AND MONITORING WELLS



| Monitoring Wells | | | | |
|------------------|-------------|-----------|-----------|------------|
| Point | Designation | Elevation | Northing | Easting |
| 125 | MW2104 | 626.84 | 219919.52 | 2548988.40 |
| 126 | MW2114N | 626.68 | 219923.76 | 2549236.78 |
| 127 | MW2114S | 626.62 | 219921.64 | 2549236.27 |
| 129 | MW2113S | 627.18 | 220158.71 | 2549201.58 |

| Monitoring Wells | | | | |
|------------------|-------------|-----------|-----------|------------|
| Point | Designation | Elevation | Northing | Easting |
| 130 | MW2113N | 627.23 | 220161.00 | 2549201.52 |
| 134 | MW2105SW | 627.18 | 219690.97 | 2549109.08 |
| 135 | MW2105NE | 627.48 | 219692.59 | 2549111.10 |
| 136 | MW206 | 622.54 | 219352.70 | 2549215.79 |



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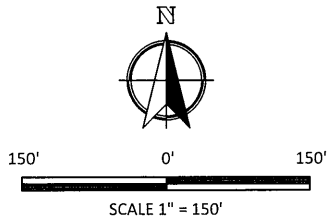
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SHEET 12 OF 23 SHEETS
2023.0027.01 CSM.dwg

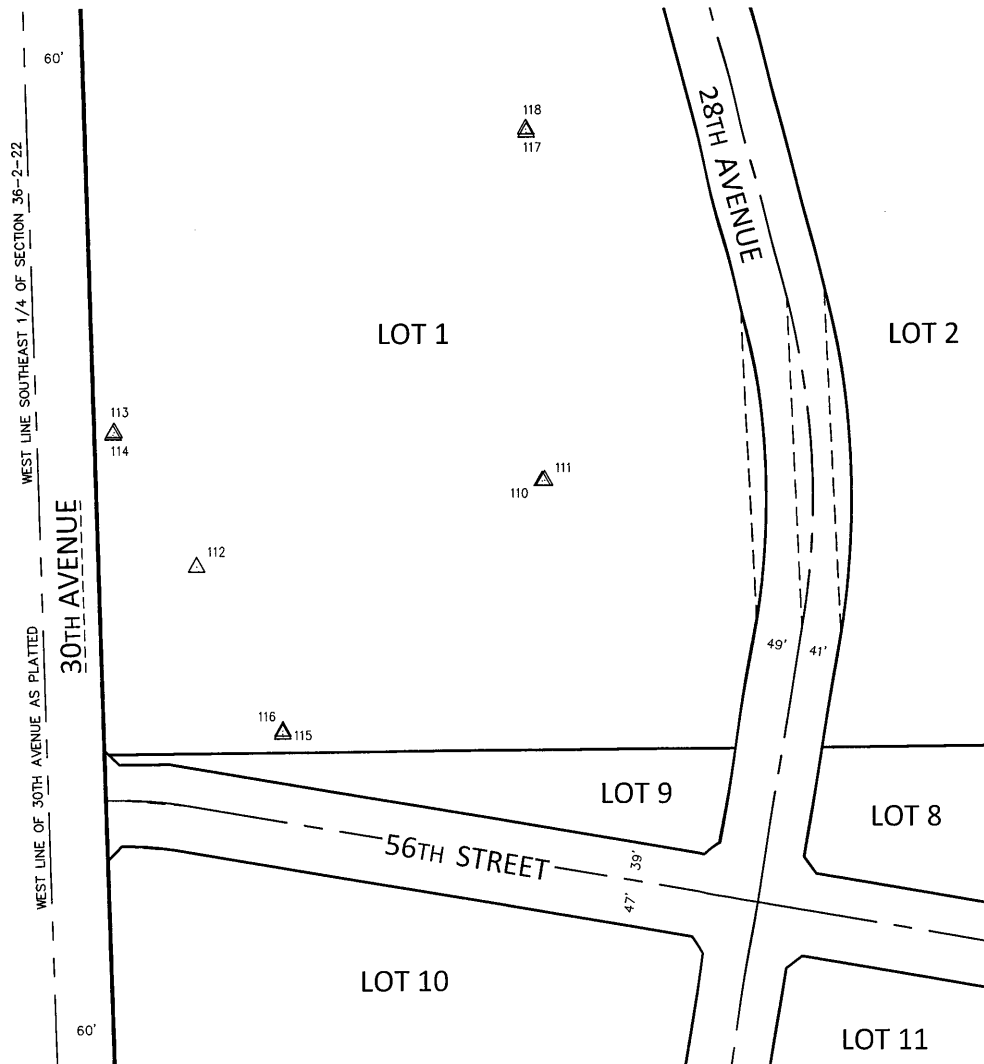
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EXISTING EASEMENTS AND MONITORING WELLS



| Monitoring Wells | | | | |
|------------------|-------------|-----------|-----------|------------|
| Point | Designation | Elevation | Northing | Easting |
| 110 | MW2112W | 626.24 | 220541.27 | 2549171.95 |
| 111 | MW2112E | 626.35 | 220541.87 | 2549174.24 |
| 112 | MW2102 | 626.98 | 220453.42 | 2548811.46 |
| 113 | MW2101N | 627.82 | 220592.07 | 2548724.77 |
| 114 | MW2101S | 627.35 | 220589.65 | 2548723.67 |
| 115 | MW2103S | 626.00 | 220281.08 | 2548901.77 |
| 116 | MW2103N | 626.11 | 220284.04 | 2548901.90 |
| 117 | MW2111S | 628.21 | 220900.51 | 2549155.29 |
| 118 | MW2111N | 628.55 | 220903.89 | 2549154.76 |



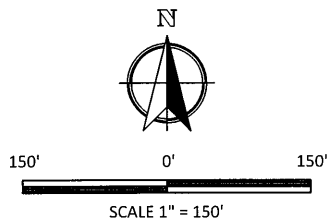
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SHEET 13 OF 23 SHEETS
 2023.0027.01 CSM.dwg

CERTIFIED SURVEY MAP NO. _____

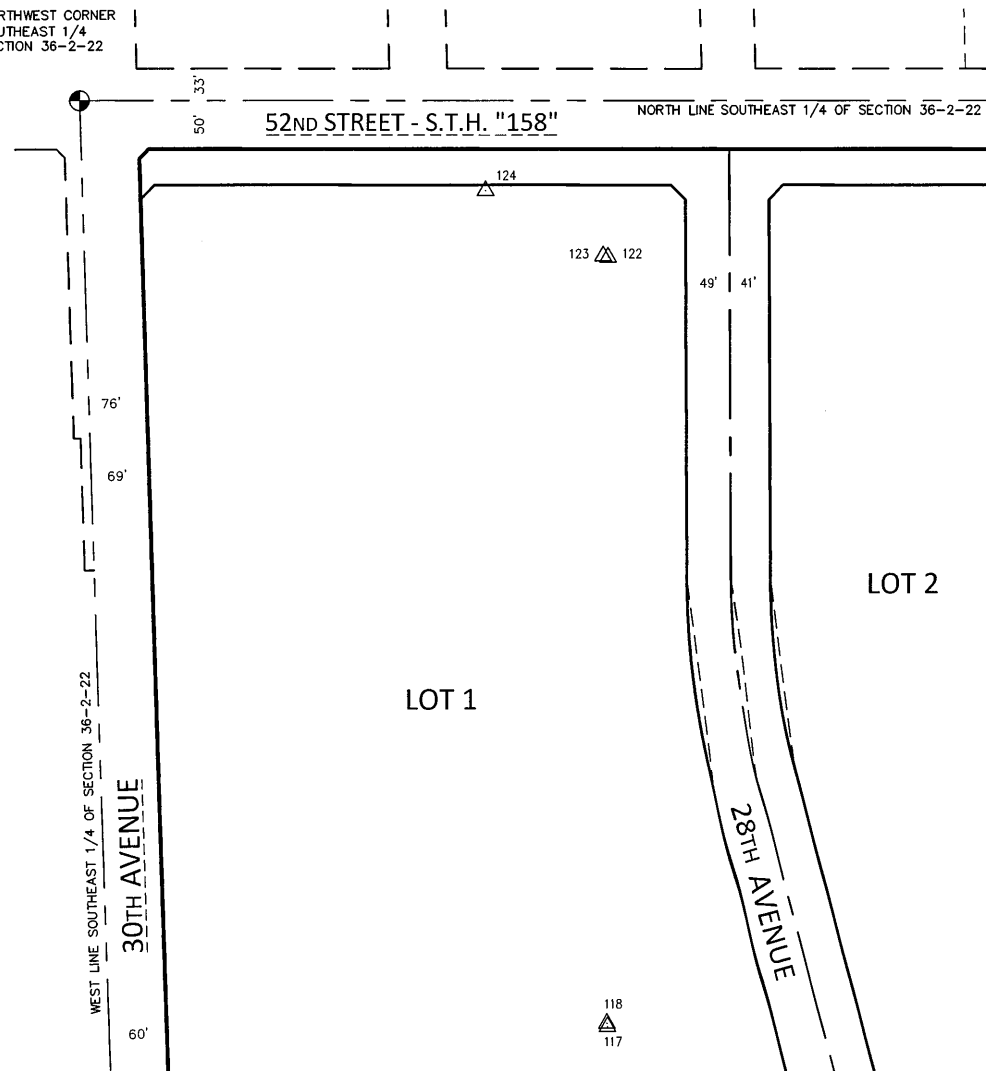
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EXISTING EASEMENTS AND MONITORING WELLS



| Monitoring Wells | | | | |
|------------------|-------------|-----------|-----------|------------|
| Point | Designation | Elevation | Northing | Easting |
| 122 | MW2202E | 627.59 | 221693.18 | 2549155.40 |
| 123 | MW2202W | 627.67 | 221694.45 | 2549150.24 |
| 124 | MW2201 | 628.02 | 221761.97 | 2549028.52 |

NORTHWEST CORNER
SOUTHEAST 1/4
SECTION 36-2-22



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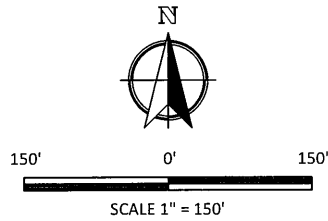
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SHEET 14 OF 23 SHEETS
2023.0027.01 CSM.dwg

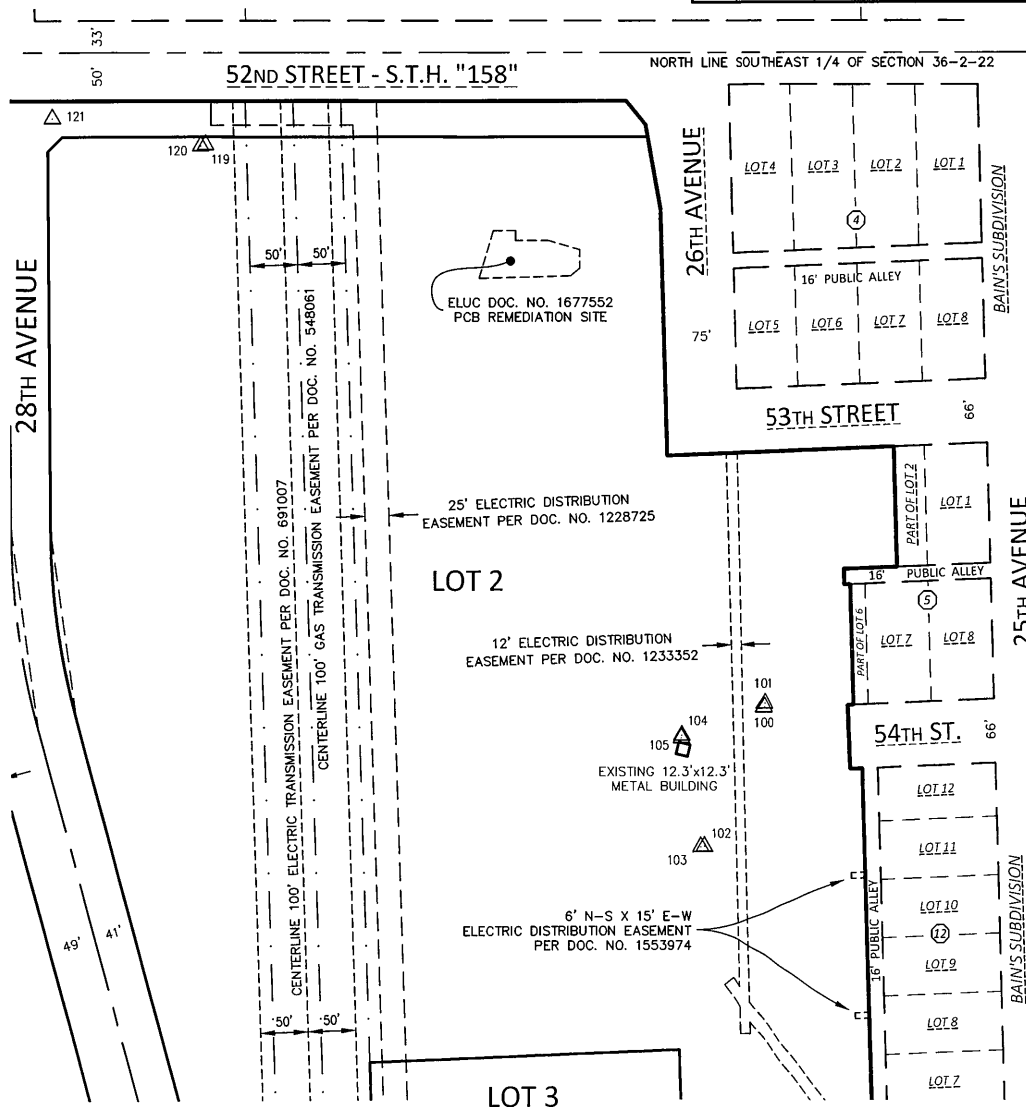
CERTIFIED SURVEY MAP NO. _____

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EXISTING EASEMENTS AND MONITORING WELLS



| Monitoring Wells | | | | |
|------------------|-------------|-----------|-----------|------------|
| Point | Designation | Elevation | Northing | Easting |
| 100 | MW2301S | 625.27 | 221178.81 | 2550074.65 |
| 101 | MW2301N | 625.07 | 221182.61 | 2550075.16 |
| 102 | MW2302E | 626.84 | 221034.92 | 2550009.76 |
| 103 | MW2302W | 626.47 | 221034.49 | 2550006.05 |
| 104 | MW2303N | 626.01 | 221149.44 | 2549986.03 |
| 105 | MW2303S | 625.98 | 221146.78 | 2549985.58 |
| 119 | MW2203E | 626.99 | 221759.25 | 2549490.08 |
| 120 | MW2203W | 627.18 | 221758.05 | 2549485.01 |
| 121 | MW31 | 627.46 | 221786.41 | 2549330.51 |



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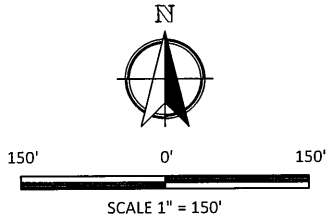
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SHEET 15 OF 23 SHEETS
2023.0027.01 CSM.dwg

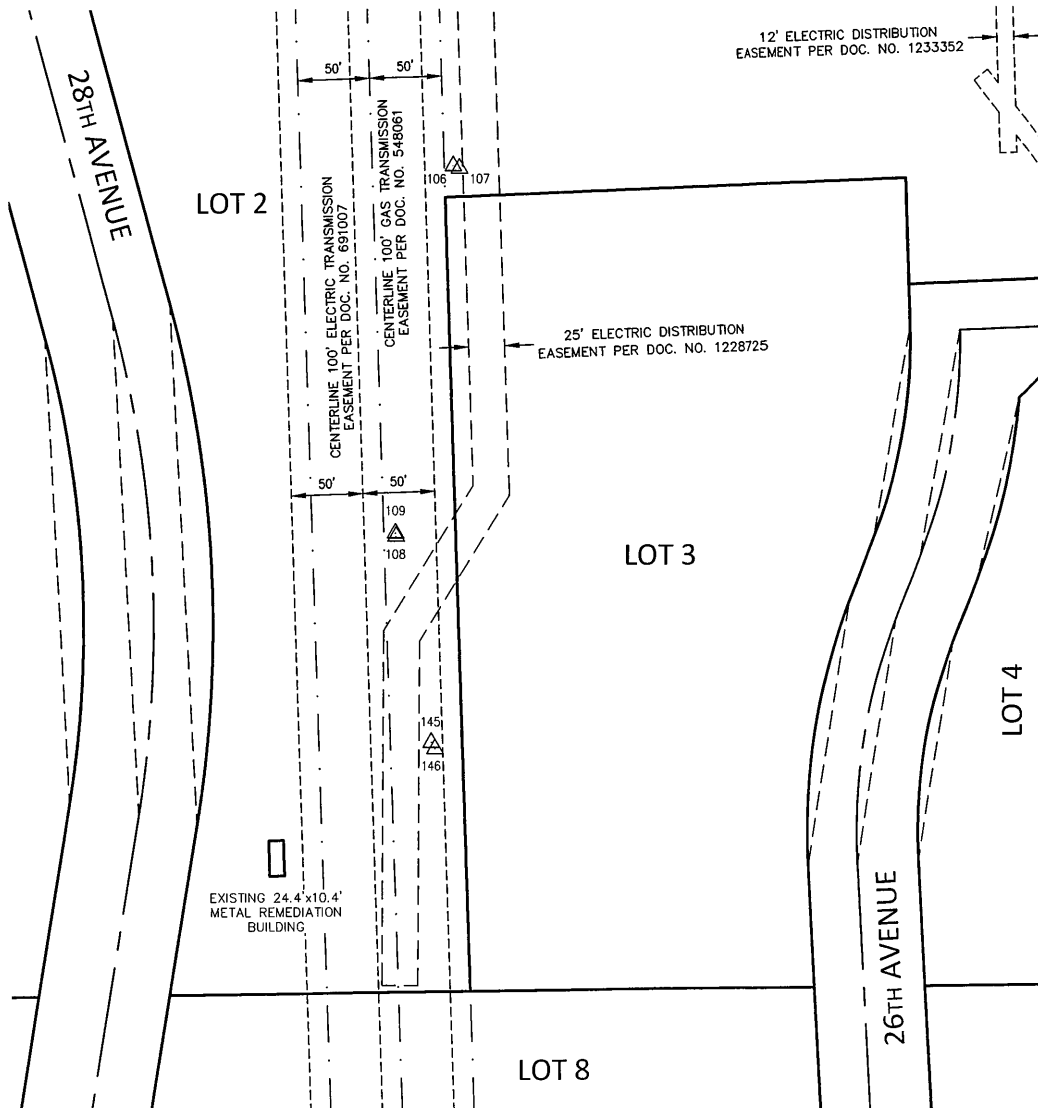
CERTIFIED SURVEY MAP NO. _____

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EXISTING EASEMENTS AND MONITORING WELLS



| Monitoring Wells | | | | |
|------------------|-------------|-----------|-----------|------------|
| Point | Designation | Elevation | Northing | Easting |
| 106 | MW2110W | 626.77 | 220835.28 | 2549666.67 |
| 107 | MW2110E | 626.80 | 220833.63 | 2549670.90 |
| 108 | MW2109S | 626.84 | 220580.88 | 2549626.30 |
| 109 | MW2109N | 627.06 | 220583.15 | 2549625.88 |
| 145 | MW61N | 623.91 | 220439.29 | 2549650.42 |
| 146 | MW61S | 623.88 | 220434.92 | 2549653.01 |



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This Instrument was drafted by Mark R. Madsen on June 19, 2023

SHEET 16 OF 23 SHEETS
2023.0027.01 CSM.dwg

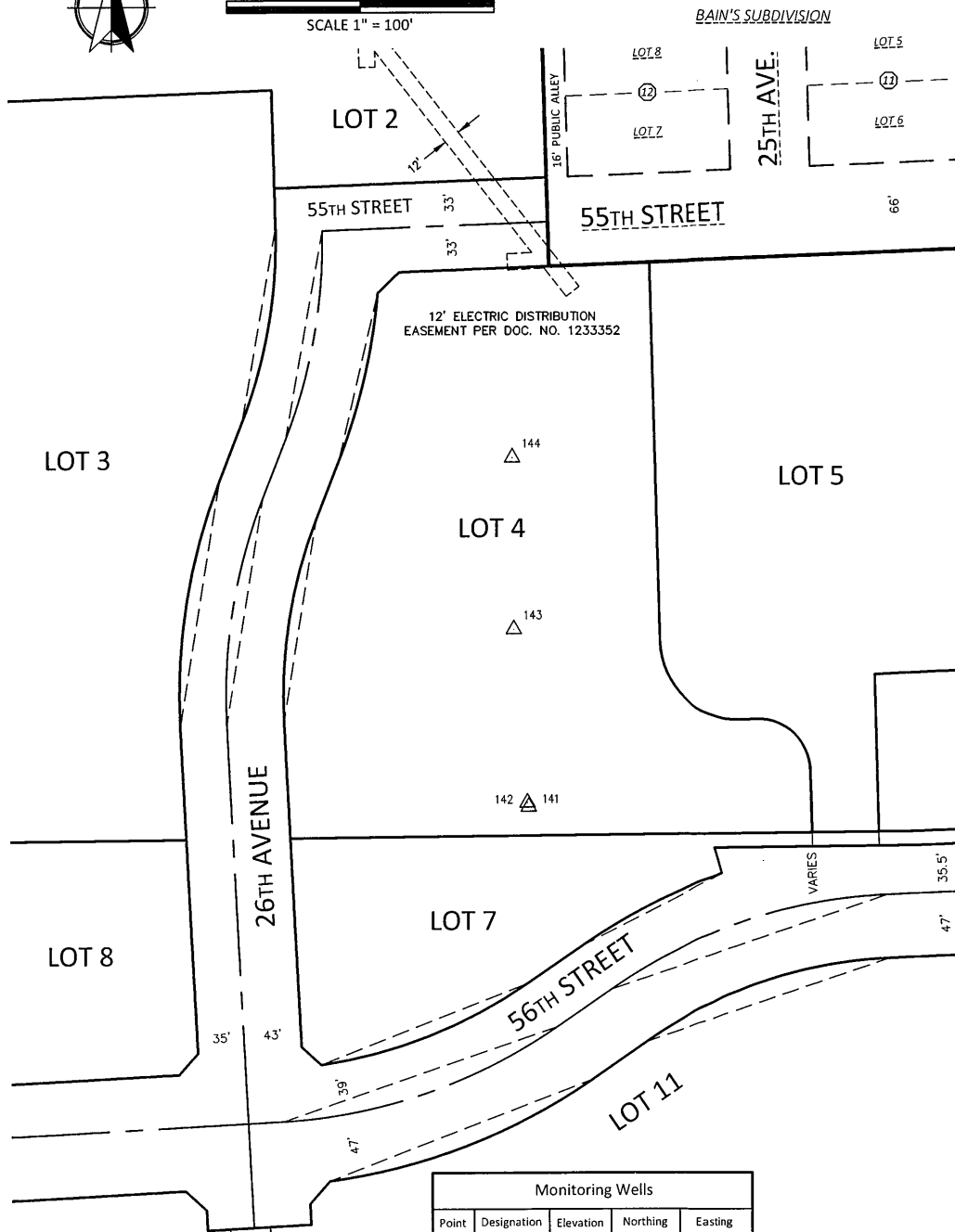
CERTIFIED SURVEY MAP NO. _____

PART OF VACATED ALLEYS, BLOCKS, LOTS, AND STREETS OF BAIN'S SUBDIVISION, AND PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN

EXISTING EASEMENTS AND MONITORING WELLS



100' 0' 100'
SCALE 1" = 100'



| Monitoring Wells | | | | |
|------------------|-------------|-----------|-----------|------------|
| Point | Designation | Elevation | Northing | Easting |
| 141 | MW69R S | 627.74 | 220293.97 | 2550174.99 |
| 142 | MW69R N | 627.53 | 220297.07 | 2550174.09 |
| 143 | MH70R | 628.61 | 220425.53 | 2550164.10 |
| 144 | MH71R | 629.91 | 220552.70 | 2550163.08 |

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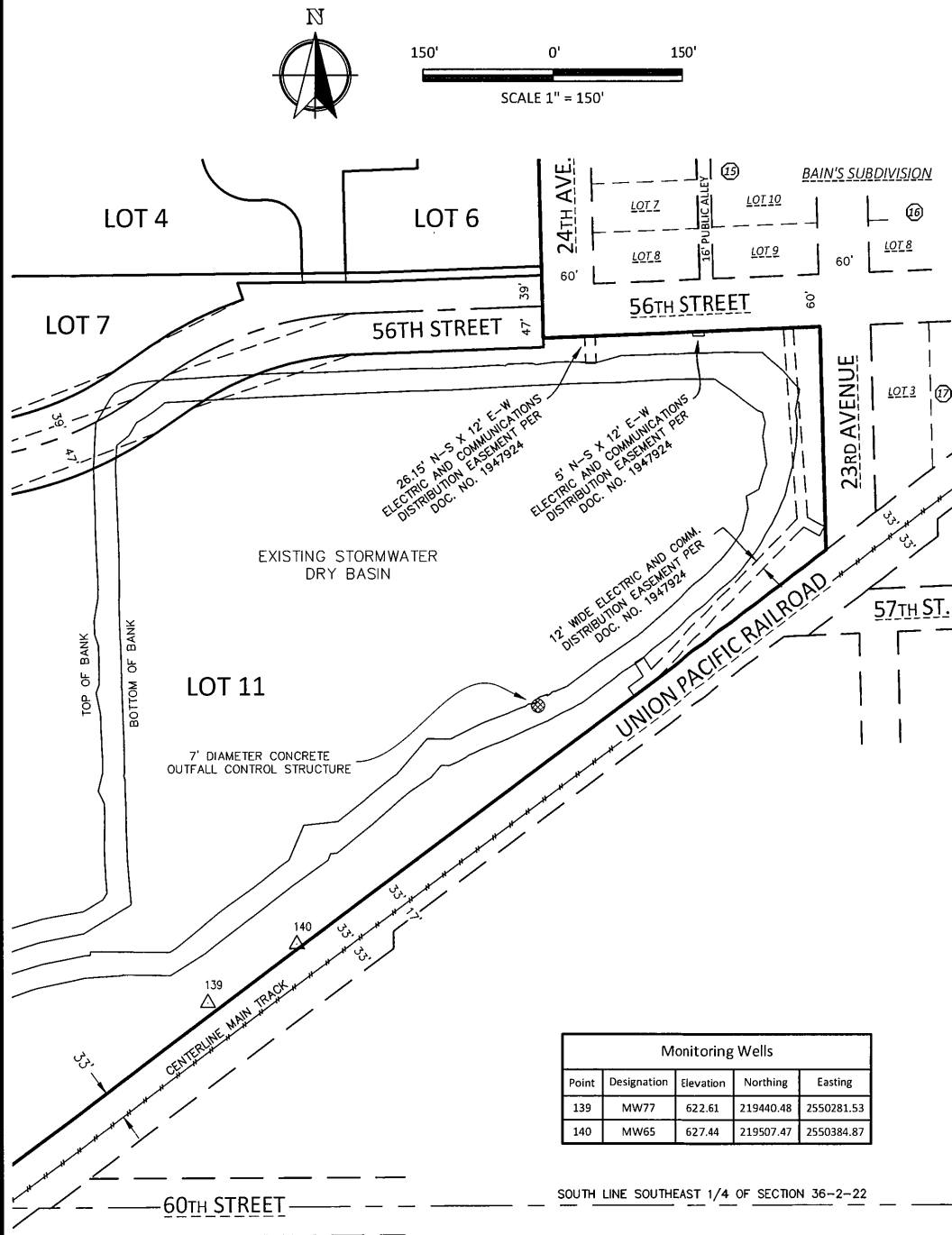
This Instrument was drafted by Mark R. Madsen on June 19, 2023

SHEET 17 OF 23 SHEETS
2023.0027.01 CSM.dwg

CERTIFIED SURVEY MAP NO. _____

PART OF VACATED ALLEYS, BLOCKS, LOTS, AND STREETS OF BAIN'S SUBDIVISION, AND PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN

EXISTING EASEMENTS, MONITORING WELLS AND STORMWATER DRY BASIN

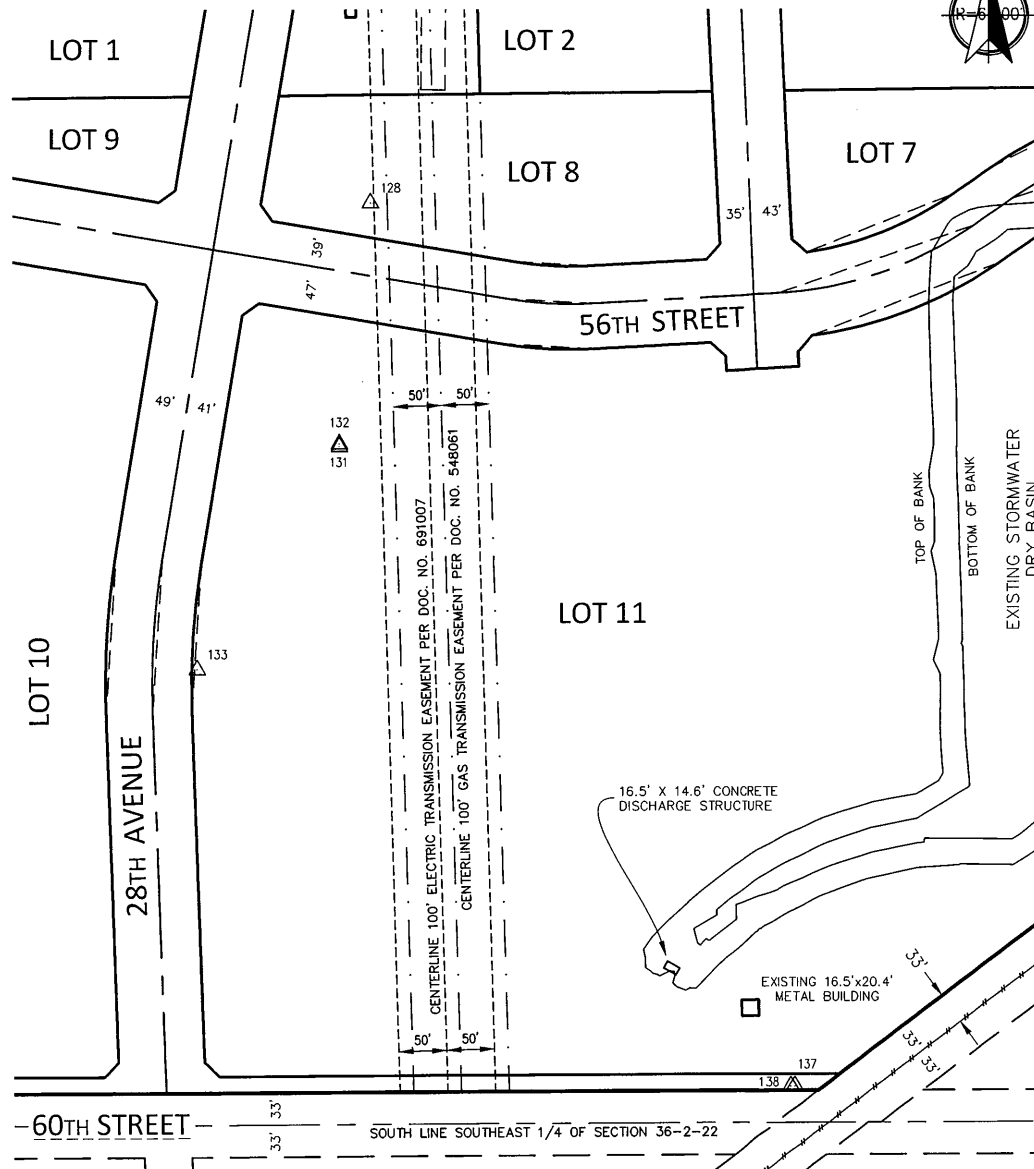


mb Nielsen Madsen Barber
 CIVIL ENGINEERS AND LAND SURVEYORS
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 (262)634-5589 | www.nmbasc.net
 This Instrument was drafted by Mark R. Madsen on June 19, 2023

SHEET 18 OF 23 SHEETS
 2023.0027.01 CSM.dwg

PART OF VACATED ALLEYS, BLOCKS, LOTS, AND STREETS OF BAIN'S SUBDIVISION, AND PART OF THE
NORTHEAST 1/4, THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE
SOUTHEAST 1/4, ALL IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH
PRINCIPAL MERIDIAN, IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN

A compass rose with North (N) at the top. A horizontal line passes through the center, with the label "R=60°00'" on the left side.



150' 0' 150'

SCALE 1" = 150'



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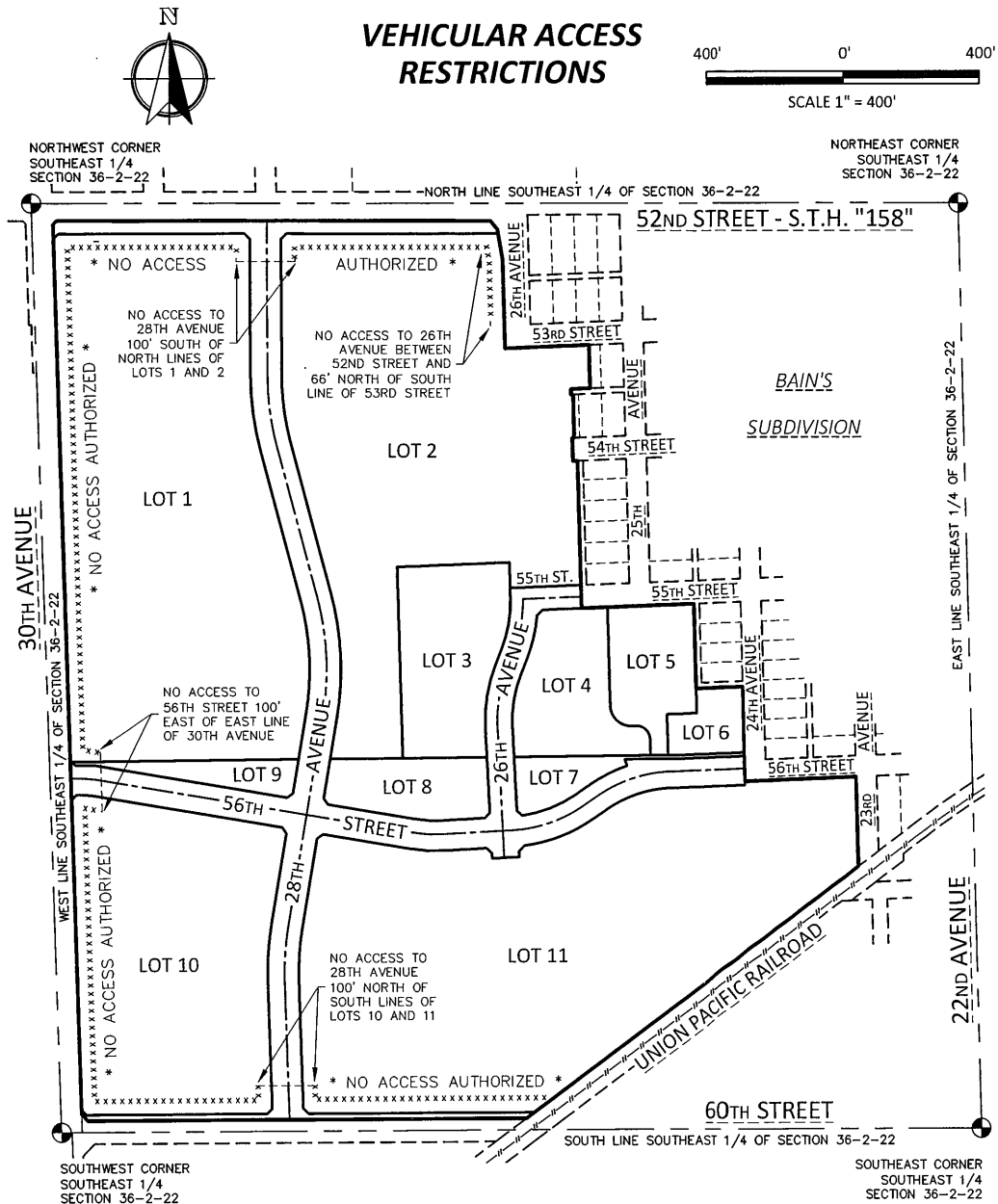
This Instrument was drafted by Mark R. Madsen on June 19, 2023

| Monitoring Wells | | | | |
|------------------|-------------|-----------|-----------|------------|
| Point | Designation | Elevation | Northing | Easting |
| 128 | MW2108 | 627.49 | 220155.39 | 2549562.88 |
| 131 | MW21075 | 628.20 | 219903.78 | 2549530.30 |
| 132 | MW2107N | 628.62 | 219906.66 | 2549530.30 |
| 133 | MW2106 | 628.98 | 219674.51 | 2549381.98 |
| 137 | MW1000E | 627.96 | 219244.25 | 2550007.27 |
| 138 | MW1000W | 627.65 | 219244.09 | 2550003.45 |

SHEET 19 OF 23 SHEETS
2023.0027.01 CSM.dwg

CERTIFIED SURVEY MAP NO. _____

PART OF VACATED ALLEYS, BLOCKS, LOTS, AND STREETS OF BAIN'S SUBDIVISION, AND PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN



Access Restriction Note

All lots are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any roadway lying within the right-of-way of 52nd Street - S.T.H. "158", 60th Street, 26th Avenue and 30th Avenue; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the Department, the City or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.



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This Instrument was drafted by Mark R. Madsen on June 19, 2023

SHEET 20 OF 23 SHEETS
2023.0027.01 CSM.dwg

CERTIFIED SURVEY MAP NO. _____

PART OF VACATED ALLEYS, BLOCKS, LOTS, AND STREETS OF BAIN'S SUBDIVISION, AND PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN

| Curve Table | | | | | | | |
|-------------|-------|--------|------------|---------|---------------|--------------|-------------------------|
| Curve # | Delta | Radius | Arc Length | Tangent | Chord Bearing | Chord Length | Tangent Bearing |
| C1 | 9.42 | 400.00 | 65.73 | 32.94 | S85° 12' 54"E | 65.66 | S80°30'26"E S89°55'22"E |
| C2 | 9.42 | 353.00 | 58.01 | 29.07 | S85° 12' 54"E | 57.94 | S80°30'26"E S89°55'22"E |
| C3 | 12.47 | 400.00 | 87.09 | 43.72 | S86° 44' 39"E | 86.91 | S80°30'26"E N87°01'07"E |
| C4 | 12.47 | 361.00 | 78.60 | 39.45 | S86° 44' 39"E | 78.44 | S80°30'26"E N87°01'07"E |
| C5 | 12.47 | 447.00 | 97.32 | 48.85 | S86° 44' 39"E | 97.13 | S80°30'26"E N87°01'07"E |
| C6 | 31.37 | 400.00 | 219.00 | 112.32 | N71° 20' 03"E | 216.27 | N87°01'07"E N55°38'58"E |
| C7 | 26.51 | 361.00 | 167.04 | 85.04 | N68° 54' 18"E | 165.55 | N82°09'38"E N55°38'58"E |
| C8 | 27.22 | 447.00 | 212.34 | 108.21 | N69° 15' 30"E | 210.35 | N82°52'01"E N55°38'58"E |
| C9 | 32.19 | 400.00 | 224.71 | 115.40 | S71° 44' 35"W | 221.76 | S87°50'11"W S55°38'58"W |
| C10 | 15.68 | 439.00 | 120.17 | 60.46 | S63° 29' 29"W | 119.79 | S71°20'00"W S55°38'58"W |
| C11 | 32.19 | 353.00 | 198.30 | 101.84 | S71° 44' 35"W | 195.71 | S87°50'11"W S55°38'58"W |
| C12 | 24.50 | 400.00 | 171.06 | 86.86 | N09° 16' 13"E | 169.76 | N21°31'18"E N02°58'53"W |
| C13 | 24.50 | 435.00 | 186.03 | 94.46 | N09° 16' 13"E | 184.62 | N21°31'18"E N02°58'53"W |
| C14 | 24.50 | 357.00 | 152.67 | 77.52 | N09° 16' 13"E | 151.51 | N21°31'18"E N02°58'53"W |
| C15 | 22.65 | 400.00 | 158.11 | 80.10 | N10° 11' 53"E | 157.08 | N21°31'18"E N01°07'33"W |
| C16 | 23.12 | 365.00 | 147.31 | 74.67 | N09° 57' 34"E | 146.32 | N21°31'18"E N01°36'10"W |
| C17 | 16.53 | 443.00 | 127.83 | 64.36 | N13° 15' 19"E | 127.39 | N21°31'18"E N04°59'20"E |
| C18 | 14.84 | 800.00 | 207.17 | 104.17 | N07° 42' 42"W | 206.59 | N00°17'34"W N15°07'49"W |
| C19 | 14.84 | 849.00 | 219.86 | 110.55 | N07° 42' 42"W | 219.25 | N00°17'34"W N15°07'49"W |
| C20 | 14.84 | 759.00 | 196.55 | 98.83 | N07° 42' 42"W | 196.01 | N00°17'34"W N15°07'49"W |
| C21 | 24.62 | 800.00 | 343.80 | 174.60 | N02° 49' 07"W | 341.16 | N09°29'34"E N15°07'49"W |
| C22 | 24.62 | 751.00 | 322.75 | 163.90 | N02° 49' 07"W | 320.27 | N09°29'34"E N15°07'49"W |
| C23 | 24.62 | 841.00 | 361.42 | 183.55 | N02° 49' 07"W | 358.65 | N09°29'34"E N15°07'49"W |
| C24 | 11.47 | 800.00 | 160.21 | 80.37 | S03° 45' 21"W | 159.94 | S09°29'34"W S01°58'52"E |
| C25 | 11.47 | 849.00 | 170.02 | 85.29 | S03° 45' 21"W | 169.73 | S09°29'34"W S01°58'52"E |
| C26 | 11.47 | 759.00 | 151.99 | 76.25 | S03° 45' 21"W | 151.74 | S09°29'34"W S01°58'52"E |
| C100 | 2.79 | 849.00 | 41.40 | 20.70 | S08° 05' 46"W | 41.39 | S09°29'34"W S06°41'57"W |
| C101 | 3.13 | 759.00 | 41.40 | 20.70 | S07° 55' 49"W | 41.39 | S09°29'34"W S06°22'04"W |

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L1 | 20.20 | N89° 55' 22"W |
| L2 | 21.45 | S46° 07' 24"E |
| L3 | 21.21 | N54° 29' 34"E |
| L4 | 21.21 | S35° 30' 26"E |
| L5 | 21.21 | N54° 29' 34"E |
| L6 | 21.21 | S35° 30' 26"E |
| L7 | 26.03 | N87° 01' 07"E |
| L8 | 77.00 | S02° 58' 53"E |
| L9 | 21.21 | N42° 01' 07"E |
| L10 | 19.91 | S47° 58' 53"E |
| L11 | 22.44 | S42° 01' 07"W |
| L12 | 15.30 | N02° 58' 53"W |
| L13 | 78.00 | N87° 01' 07"E |
| L14 | 15.00 | S02° 58' 53"E |
| L15 | 21.21 | S47° 58' 53"E |
| L16 | 20.87 | N43° 55' 40"E |
| L17 | 21.55 | N46° 04' 20"W |
| L18 | 21.28 | N45° 06' 29"W |
| L19 | 21.14 | N44° 53' 32"E |
| L20 | 49.62 | N55° 38' 58"E |
| L21 | 49.62 | N55° 38' 58"E |
| L22 | 49.62 | N55° 38' 58"E |
| L23 | 31.84 | S39° 32' 39"E |
| L24 | 124.02 | S01° 35' 16"E |
| L25 | 56.00 | S87° 46' 23"W |
| L26 | 16.00 | S01° 35' 16"E |
| L27 | 6.00 | N87° 46' 23"E |
| L28 | 124.04 | S01° 35' 16"E |
| L29 | 6.00 | S87° 44' 50"W |
| L30 | 66.00 | S02° 15' 10"E |
| L31 | 13.12 | N87° 44' 50"E |
| L32 | 47.09 | S21° 31' 18"W |
| L33 | 47.09 | N21° 31' 18"E |
| L34 | 47.09 | N21° 31' 18"E |
| L35 | 22.33 | S45° 55' 39"W |
| L36 | 19.92 | N18° 40' 00"W |

NOTES:

ZONING OF PARCELS:
M-1 LIGHT MANUFACTURING
M-2 HEAVY MANUFACTURING

OWNER/LAND SPLITTER: CITY OF KENOSHA
ADDRESS: 625 52ND STREET
KENOSHA, WI 53140

ALL ELEVATIONS REFER TO NAVD OF 1988 (12)

BEARINGS BASE: GRID NORTH, WISCONSIN STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE NAD 1983/2011.
THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION
36-2-22 IS ASSUMED TO BEAR N 89°50'11" E.

LEGEND:

- ✕ 3/4" O.D. IRON PIPE FOUND
- 1" O.D. IRON PIPE FOUND
- 1-1/4" O.D. IRON PIPE FOUND
- ✕ CUT "+" FOUND
- 3/4" X 24" REBAR - 1.50 LBS. / LIN. FT. SET
- 6" CONCRETE MONUMENT W / BRASS CAP FOUND
- △ MONITORING WELL

mb Nielsen Madsen & Barber
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This Instrument was drafted by Mark R. Madsen on June 19, 2023

| Line Table | | |
|------------|--------|---------------|
| Line | Length | Direction |
| L100 | 30.03 | S80° 30' 26"E |
| L101 | 78.33 | N04° 14' 27"E |
| L102 | 30.29 | N80° 30' 26"W |
| L103 | 30.05 | S80° 30' 26"E |
| L104 | 78.48 | S03° 09' 12"W |
| L105 | 30.39 | N80° 30' 26"W |
| L106 | 132.84 | S15° 07' 49"E |
| L107 | 30.00 | S74° 52' 11"W |
| L108 | 78.00 | S15° 07' 49"E |
| L109 | 30.00 | N74° 52' 11"E |
| L110 | 132.84 | S15° 07' 49"E |
| L111 | 30.00 | N74° 52' 11"E |
| L112 | 78.00 | S15° 07' 49"E |
| L113 | 30.00 | S74° 52' 11"W |
| L114 | 66.73 | N00° 17' 34"W |
| L115 | 30.00 | S89° 42' 26"W |
| L116 | 66.00 | N00° 17' 34"W |
| L117 | 30.00 | N89° 42' 26"E |
| L118 | 66.73 | N00° 17' 34"W |
| L119 | 30.00 | N89° 42' 26"E |
| L120 | 66.00 | N00° 17' 34"W |
| L121 | 30.00 | S89° 42' 26"W |

SHEET 21 OF 23 SHEETS
2023.0027.01 CSM.dwg

CERTIFIED SURVEY MAP NO. _____

PART OF VACATED ALLEYS, BLOCKS, LOTS, AND STREETS OF BAIN'S SUBDIVISION, AND PART OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, Professional Land Surveyor, hereby certify:

THAT I have prepared this Certified Survey Map at the direction of the City of Kenosha;

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Land Division Control Ordinance of the City of Kenosha;

THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made, described as:

That part of vacated alleys, blocks, lots, and streets of Bain's Subdivision, a plat recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on June 11, 1890 as Document No. 44724, and part of the Northeast 1/4, the Southeast 1/4, the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4, all in Section 36, Township 2 North, Range 22 East of the Fourth Principal Meridian, in the City of Kenosha, County of Kenosha, State of Wisconsin, more particularly bounded and described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 36, run thence N89°50'11"E, 60.02 feet along the South line of the Southeast 1/4 of said Section 36 to the Southerly extension of the East line of 30th Avenue; thence N01°45'17"W, 52.01 feet along the said Southerly extension of the East line of 30th Avenue, parallel with the West line of the Southeast 1/4 of said Section 36 to the point of beginning; continue thence N01°45'17"W, 2541.30 feet along the East line of 30th Avenue, parallel with the West line of the Southeast 1/4 of said Section 36; thence N44°08'52"E, 13.92 feet along the East line of 30th Avenue to the South line of 52nd Street - S.T.H. "158"; thence S89°55'23"E, 1250.93 feet along the South line of 52nd Street to the West line of 26th Avenue; thence S39°32'39"E, 31.84 feet along the West line of 26th Avenue; thence S10°06'10"E, 88.08 feet along the West line of 26th Avenue; thence S01°36'10"E, 254.68 feet along the West line of 26th Avenue to the South line of 53rd Street; thence N87°47'56"E, 241.00 feet along the South line of 53rd Street to a point that is Westerly 98.00 feet along the South line of 53rd Street from the Northeast corner of Block 5 of Bain's Subdivision; thence S01°35'16"E, 124.02 feet parallel with the West line of 25th Avenue to the North line of an East-West public alley in said Block 5 of Bain's Subdivision; thence S87°46'23"W, 56.00 feet along the North line of said public alley; thence S01°35'16"E, 16.00 feet parallel with the West line of 25th Avenue to the South line of the said public alley; thence N87°46'23"E, 6.00 feet along the South line of said public alley; thence S01°35'16"E, 124.04 feet parallel with the West line of 25th Avenue to the North line of 54th Street; thence S87°44'50"W, 6.00 feet along the North line of 54th Street; thence S02°15'10"E, 66.00 feet perpendicular to the North line of 54th Street to the South line of said street; thence N87°44'50"E, 13.12 feet along the South line of 54th Street to the West line of a North-South public alley in Block 12 of Bain's Subdivision; thence S01°37'20"E, 421.09 feet along the West line of said public alley and its Southerly extension to the South line of 55th Street; thence N87°50'11"E, 324.52 feet along the South line of 55th Street to the West line of a North-South public alley in Block 14 of Bain's Subdivision; thence S01°36'01"E, 242.00 feet along the West line of said North-South public alley to the South line of an East-West public alley in Block 14 of Bain's Subdivision; thence S87°50'11"W, 140.00 feet along the South line of said East-West public alley to the West line of 24th Avenue; thence S01°36'01"E, 270.12 feet along the West line of 24th Avenue to the South line of 56th Street; thence N87°45'05"E, 323.62 feet along the South line of 56th Street to the West line of 23rd Avenue; thence S01°40'59"E, 255.47 feet along the West line of 23rd Avenue to the North line of the Union Pacific Railroad; thence S53°26'28"W, 1204.76 feet along the North line of the Union Pacific Railroad to the North line of 60th Street; thence S89°50'11"W, 1268.63 feet along the North line of 60th Street and parallel with the South line of the Southeast 1/4 of said Section 36 to the East line of 30th Avenue; thence N44°17'55"W, 26.46 feet along the East line of 30th Avenue to the point of beginning.

Containing 4,355,655 square feet or 99.992 acres (3,829,049 square feet or 87.903 acres when excluding roads to be dedicated to the public).

June 19, 2023

Mark R. Madsen
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd, Suite 200
Racine WI 53406
(262) 634-5588

 Nielsen Madsen & Barber
CIVIL ENGINEERS AND LAND SURVEYORS
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This Instrument was drafted by Mark R. Madsen on June 19, 2023

SHEET 22 OF 23 SHEETS
2023.0027.01 CSM.dwg

CERTIFIED SURVEY MAP NO. _____

PART OF VACATED ALLEYS, BLOCKS, LOTS, AND STREETS OF BAIN'S SUBDIVISION, AND PART OF THE
NORTHEAST 1/4, THE SOUTHEAST 1/4, THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE
SOUTHEAST 1/4, ALL IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH
PRINCIPAL MERIDIAN, IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN

OWNER'S CERTIFICATE

The CITY OF KENOSHA, a Municipal Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that it has caused the land described on this map to be surveyed, divided, and mapped as represented on this Certified Survey Map. THE CITY OF KENOSHA does further certify that this Certified Survey Map is required to be submitted to the following for approval: The City of Kenosha, the Wisconsin Department of Administration and the Wisconsin Department of Transportation.

IN WITNESS WHEREOF the said CITY OF KENOSHA, a Wisconsin Municipal Corporation, has caused these presents to be signed by Timothy M. Casey on this _____ day of _____, 2023.

Timothy Casey
City Development Director

Attest: _____
Brian Cater
City Director of Public Works

STATE OF WISCONSIN }
COUNTY OF KENOSHA } S.S.

Personally came before me this _____ day of _____, 2023, Timothy M. Casey, of the CITY OF KENOSHA, to me known to be the person who executed the foregoing instrument, and to me known to be such Development Director of said Municipality, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Municipality, by its authority.

Signature

Notary Public, _____, Wisconsin

My Commission Expiration

CITY OF KENOSHA CERTIFICATE

Resolved that this Certified Survey Map has been submitted to and approved by the Common Council of the City of Kenosha on this _____ day of _____, 2023.

John Antaramian, Mayor

Michelle Nelson, Clerk/Treasurer

 **Nielsen Madsen & Barber**
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI 53406
(262)634-5588 | www.nmbtc.net
This Instrument was drafted by Mark R. Madsen on June 19, 2023

SHEET 23 OF 23 SHEETS
2023.0027.01 CSM.dwg



**CITY PLAN COMMISSION
Staff Report – Item #2**

**Thursday, February 22, 2024 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 3525 18th Street, (Parcel No(s): 80-4-222-242-0120) in the Town of Somers, Kenosha County in Wisconsin with the Approved City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307 of the Wisconsin. (3525 Property, LLC, Property Owner) (District 5)

NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Aldersperson LaMacchia, District 5 , has been notified. A Class II Notice will be published. The Common Council is the final review authority.

LOCATION AND ANALYSIS:

Site: 3525 18th Street

1. The City of Kenosha and Town of Somers Agreement calls for 3525 18th Street to be transferred into the City.
2. An Attachment Agreement is pending approval by the Common Council to attach the 6.809 acres into the City. The attachment is being requested by the property owners.
3. This Resolution will amend the Official Map to place the property in the City.
4. The Resolution also places the property in the 5th Aldermanic District and in new Ward 84.

RECOMMENDATION:

A recommendation is made to approve the attached Resolution.

Rich Schroeder, Deputy Director

RESOLUTION NO. _____

BY: THE MAYOR

TO AMEND THE OFFICIAL MAP FOR THE CITY OF
KENOSHA, WISCONSIN, TO INCLUDE THE ATTACHMENT OF

Parcel No(s): 80-4-222-242-0120

Located at: 3525 18th Street

IN THE TOWN OF SOMERS, KENOSHA COUNTY, WISCONSIN,
IN ACCORDANCE WITH THE APPROVED CITY OF
KENOSHA/TOWN OF SOMERS COOPERATIVE PLAN UNDER
SECTION 66.0307 OF THE WISCONSIN STATUTES
[3525 Property, LLC, Property Owner]

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 First Amendment to the City of Kenosha/Town of Somers Cooperative Plan under
Section 66.0307 of the Wisconsin Statutes, approved by the Wisconsin Department of
Administration, Intergovernmental Relations, Municipal Boundary Review, on September 15,
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 Parcel No. 80-4-222-242-0120
located in the Town of Somers, Kenosha County, Wisconsin, to the City of Kenosha, Wisconsin;
and,

WHEREAS, on March 4, 2024, the Common Council for the City of Kenosha, Wisconsin, approved an Attachment and Zoning District Classification Ordinance under Section 66.0307, Wisconsin Statutes, for Parcel No. 80-4-222-242-0120, located in the Town of Somers, Kenosha, Wisconsin, to be attached to the City of Kenosha, Wisconsin, with the zoning district classification designated therein.

WHEREAS, Parcel No. 80-4-222-242-0120 attached to the City of Kenosha, Wisconsin pursuant to the Attachment and Zoning District Classification Ordinance approved by the Common Council for the City of Kenosha, Wisconsin on March 4, 2024, is within the following Districts:

1st Congressional District
22nd State Senate District
64th State Assembly District
15th County Board District
Kenosha Unified School District

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that pursuant to the authority of Section 62.23(6)(c), Wisconsin Statutes, the Official Map of the City of Kenosha, Wisconsin, be and hereby is amended to include the designation of the attached territory formerly of the Town of Somers, County of Kenosha, Wisconsin, known as Parcel No. 80-4-222-242-0120 legally described and shown on attached Exhibit "A".

BE IT FURTHER RESOLVED that Parcel No. 80-4-222-242-0120 attached to the City of Kenosha pursuant to the Attachment and Zoning District Classification Ordinance approved by the Common Council for the City of Kenosha, Wisconsin on March 4, 2024, constitutes the 84th Ward of the City of Kenosha, subject to the Ordinances, rules and regulations of the City governing Wards and Aldermanic Districts.

BE IT FURTHER RESOLVED by the Common Council of the City of Kenosha,

Wisconsin, that Parcel No. 80-4-222-242-0120 attached to the City of Kenosha pursuant to the Attachment and Zoning District Classification Ordinance approved by the Common Council for the City of Kenosha, Wisconsin on March 4, 2024, constitutes City of Kenosha Voting Ward 84 and Ward 84 is adjoined to the polling place with Wards 4, 10, and 11 for voting purposes as allowed by Section 5.15(6)(b), Wisconsin Statutes.

BE IT FURTHER RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that the City Clerk/Treasurer is directed to send a copy of this Resolution to the County Clerk for referral to the Kenosha County Board.

Adopted this ____ day of _____, 2024

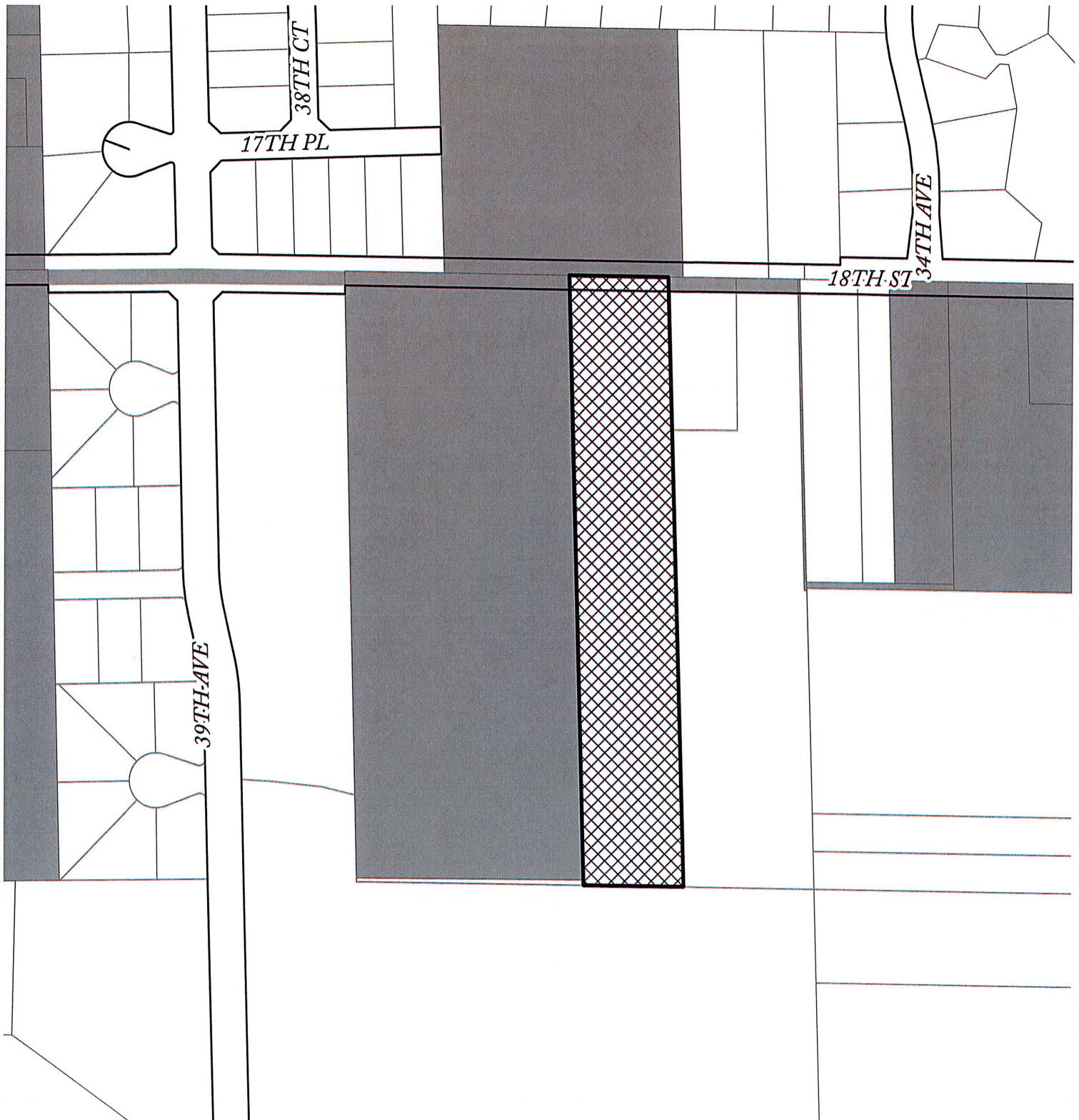
ATTEST: _____ City Clerk/Treasurer Date: _____
MICHELLE L. NELSON

APPROVED: _____ Mayor Date: _____
JOHN M. ANTARAMIAN

Drafted By:
MATTHEW A. KNIGHT
City Attorney

Official Map Amendment

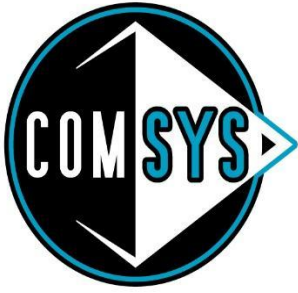
3525 Property LLC petition for attachment



 Property petitioned to be attached



0 300
Feet



**ComSys, Inc.
Technology Support Services
Service Level Agreement**

THIS AGREEMENT entered into this _____ day of _____, 2024, and between ComSys Inc., a Wisconsin corporation and the City of Kenosha Police Department.

Scope of Services

ComSys, Inc. will perform the following tasks on the existing network infrastructure in the Kenosha Police Department.

- Remote monitoring of network availability and performance
- Remote monitoring of syslog data, events, and alerts
- Update/configure/install switches and routers
- Network analysis and troubleshooting
- Firewall support
- DNS support
- Other services that are mutually agreed upon by ComSys, Inc. and the Kenosha Police Department

Exclusions

This Agreement is for services to maintain, troubleshoot and configure existing network infrastructure and does not cover the costs of purchasing new or replacement hardware and equipment.

Kenosha Police Department Obligations

Kenosha Police Department agrees to the following:

- To provide ComSys, Inc. employees access to the server room and all areas that have installed network equipment for the purposes of executing this Agreement
- To provide ComSys, Inc. two virtual machines for the redundant installation of network monitoring tools and system logging for status, events and diagnostics
- To provide an open port on the firewall for remote monitoring of the network
- To provide an email address in the kenoshapolice.com domain for ComSys, Inc. to receive network alerts

Compensation

ComSys, Inc. agrees to a pre-paid time block payment of \$13,750.00 which constitutes 110 service hours at \$125.00 per hour.

ComSys, Inc. agrees to provide the Kenosha Police Department with a quarterly itemized list of work performed under this Agreement.

ComSys, Inc. agrees that pre-approval will be required for any work performed once the allotted time block has been depleted.

Term

The term of this Agreement is for the period of one year, commencing January 1, 2024 and expiring on December 31, 2024.

Indemnity and Insurance

Each Party shall indemnify, defend and hold the other Party harmless from all liabilities, costs and expenses (including, without limitation, attorney fees) that such Party may suffer, sustain or become subject to as a result any misrepresentation or breach of warranty, covenant or agreement of the indemnifying Party contained herein or the indemnifying Party's gross negligence or willful misconduct in performance of its obligations under this Agreement.

ComSys, Inc. will, during the terms of this Agreement, keep in force and effect the following limits of coverage.

- i.) Commercial General Liability

- Each Occurrence \$2,000,000
 - General Aggregate \$2,000,000
 - Products – Comp/Op Agg \$2,000,000
- ii.) Errors and Omissions Liability \$1,000,000
- iii.) Professional Liability*
- Each Occurrence \$1,000,000
 - General Aggregate \$1,000,000
- iv.) Excess/Umbrella Liability+
- Each Occurrence \$1,000,000
 - Aggregate \$1,000,000
- v.) Worker's Compensation Statutory Limits
- vi.) Employer's Liability*
- Each Accident \$100,000
 - Disease Each Employee \$100,000
 - Disease Policy Limit \$500,000

Termination

ComSys, Inc. and the Kenosha Police Department have the unrestricted right to terminate this Agreement. To terminate the Agreement, the terminating party must provide 30 days of written notice to the other party.

Independent Contractor

The relationship between ComSys, Inc. and the Kenosha Police Department is that of an independent contractor, and nothing in this Agreement is intended to, or should be construed to, create a partnership, agency joint venture, or employment relationship.

Ownership of Information and Equipment

All materials, software and information, written, digital, photographic or otherwise, created by ComSys, Inc. pursuant to the to the duties and services covered under this Agreement shall be and remain completely the property of Kenosha Police Department.

Confidentiality

ComSys, Inc. will keep confidential and not publish, make available or otherwise disclose any confidential information it obtains from or develops for the Kenosha Police Department under this Agreement.

Notices

All notices required or permitted under this Agreement shall be in writing and shall be deemed received when:

- a) delivered personally,
- b) 3 days after having been sent by registered or certified mail, return receipt requested, postage prepaid,
- c) 1 day after deposit with a commercial express courier specifying next day delivery, with written verification of receipt.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day,
month and year first above written.

ComSys, Inc.

Kenosha Police Department

Authorized Signature

Authorized Signature

Title

Title

Print Name

Print Name

Date

Date

MEMO

TO: Mayor John M. Antaramian
Members of the Common Council
Members of Finance Committee

FROM: Michael Callovi, Planning Technician 
Tim Casey, Director Community Development

RE: **Change Order to the Contract to Remove and Dispose of Asbestos Containing Material and Universal Waste, Raze Structure and Restore Lot at 3920-22 75th Street, between the City of Kenosha and S.A.F.E. Inc. (Project #08-23)(District 8)**

DATE: February 27, 2024

The attached change order to the contract to remove and dispose of asbestos containing material and universal waste, raze structure and restore lot at 3920-22 75th Street between the City of Kenosha and S.A.F.E. Inc. requires approval by the Common Council.

The property at 3920-22 75th Street was formerly a gas station and automobile repair facility. The property was acquired by the City as part of the Project Plan for Tax Incremental District (TID) #31. Based on an inspection of the building and property, there was no asbestos reported in any of the areas tested.

A request for proposals (RFP) was issued October 17, 2023 and proposals were due November 3, 2023. Four (4) proposals were received and S.A.F.E. Inc., was the lowest bidder for the gas/service station in the RFP at \$41,700.00. The contract with S.A.F.E. Inc. was approved by the Common Council on December 4, 2023.

At the February 21, 2024, Common Council meeting a change order in the amount of \$1,450.00 was added to the project to abate previously undetected Asbestos Containing Material from an electrical panel.

During the demolition of the structure, Transit Piping was discovered buried along the foundation. Transit Piping is an Asbestos Containing Material and will require abatement.

City Staff is requesting a change order in the amount of \$10,000.00 which will increase the total project cost to \$53,150.00. This change amount will cover the removal of the Transit Piping (\$5,385.00) and leave additional funds authorized to address future unforeseen issues. There are sufficient funds in TID #31.

If you have any questions, please contact me at 653.4032 or via e-mail at mcallovi@kenosha.org.

MBC

PROJECT NO. 08-23

CHANGE ORDER

Project Number: 08-23

Account Number: _____

Contractor: Safe Abatement For Everyone, Inc.

Date of Common Council action: _____

CITY and CONTACTOR agree that the above Contract is amended by increasing the amount of the Contract by \$ 5,385.00 from \$ 43,150.00 to \$ 48,535.00. This amendment shall have the effect of not changing the date of Project completion.

This Change Order is approved by:

CONTRACTOR

CITY OF KENOSHA, MAYOR

By: _____

By: _____

Print Name: _____

Print Name: _____

Date: _____

Date: _____



Safe Abatement For Everyone, Inc.
2807 Beck Drive
Waterford, WI 53185
P: (262) 960-9552
F: (262) 654-7168
www.safeabatement.com

MBE/DBE/SBE Certified Firm

Change Order

February 26, 2024

Contract # COK 08-23 CO2

City of Kenosha
C/O: Michael Callovi
625 52nd St. RM 308
Kenosha, WI

**RE: Asbestos Abatement of Transit Underground Pipes at the Former Gas Station
3920-22 75th Street, Kenosha, WI 53140**

To Whom It May Concern:

We are pleased to present the following proposal based on project specification attained during our site visit on **February 22, 2024**. S.A.F.E. Inc. will furnish these: labor, materials, equipment, hauling, disposal, subcontractors OSHA compliant air monitoring and permits for the proper removal and disposal of the following asbestos contained building materials:

Asbestos Abatement \$ 5,385.00

- **Excavation and Removal of 100' -150' of Transit Pipes that was buried in ground**
- **Waste to be Properly Managed and Removed Daily in OSHA Containers**

The total cost of determined scope of work that is listed above, is to be discussed and agreed upon from both parties prior to signing. All work will be performed per USEPA and OSHA guidelines, using only state certified personnel.

Should you have any questions or need further assistance, please do not hesitate to contact us. Thank you for your consideration.

Best regards,
Craig A. Murdock
S.A.F.E. Inc. (Safe Abatement For Everyone Inc.)
CAM/CEO

If building Owner/Representative (Owner) agrees to the conditions of this proposal, please sign and fax to (262) 654-7168 or Mail a copy of this agreement and/or sub-contracts, purchase order to **1520 S. Sylvania Ave., Suite 305-306, Sturtevant, WI 53177.**

City of Kenosha
652 52nd St.
Kenosha, WI

S.A.F.E. Inc.
2807 Beck Drive
Waterford, WI 53185

Signature

Signature

Title

Title

Date

Date

CEO

2-26-2024

For the purpose of this agreement, any sign document transmitted by facsimile shall be treated in all respects as an original document and the signatures thereon shall be considered original signatures.

**CITY OF KENOSHA
SCHEDULES OF DISBURSEMENTS**

Disbursement Record 03

Approved by Council _____

The Finance Committee reviewed the attached listing of disbursement for the period from 2/01/2024 through 02/15/2024 and have approved the disbursement as follows:

1. Checks numbered from 217240 through 217534 as shown on attached listing consisting of:

| | |
|----------------------------|------------------------------|
| a. Debt Service | <u>-0-</u> |
| b. Investments | <u>-0-</u> |
| c. All Other Disbursements | <u>\$4,068,800.66</u> |
| SUBTOTAL | <u>\$4,068,800.66</u> |

PLUS:

| | |
|--|-----------------------|
| 2. City of Kenosha Payroll Wire Transfers from the same period: | <u>\$1,703,211.39</u> |
|--|-----------------------|

| | |
|-------------------------------------|------------------------------|
| TOTAL DISBURSEMENTS APPROVED | <u>\$5,772,012.05</u> |
|-------------------------------------|------------------------------|

Daniel Prozanski Jr.

Brandi Ferree

Holly Kangas

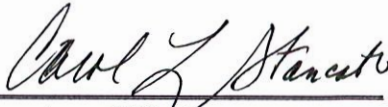
Curt Wilson

Keith Rosenberg

Ruth Dyson

I have examined the vouchers listed on the attached sheets and have not found any unauthorized or improper payments. It must be understood that this statement in no way should be interpreted as a guarantee that errors do not exist. I have initially examined the attached vouchers for proper account classification. However, the account classifications as shown for the attached vouchers are subject to change upon subsequent review by both myself and respective department heads of the City of Kenosha.

Respectively submitted,



Director of Finance

FISCAL NOTE
CITY OF KENOSHA
DEPARTMENT OF FINANCE

PREPARED FOR: Finance Committee

ITEM: Disbursement Record #03

ESTIMATED FINANCIAL IMPACT:

No additional fiscal note needed.

Date Prepared: 2/16/2024

Prepared By: KG

Reviewed By:

A handwritten signature in black ink, appearing to be a stylized 'K' or 'G' with a loop, positioned next to the 'Reviewed By:' label.

START DATE FOR SUMMARY: 2/01 END DATE FOR SUMMARY: 2/15

| CHECK # | CHECK DATE | VENDOR NAME | ACCOUNT | DESCRIPTION | AMOUNT |
|---------|------------|------------------------------|----------------------|----------------------|-----------|
| 217240 | 2/01 | GENERAL FIRE EQUIPMENT CO | 110-02-52103-561-000 | HAVIS DOCKNG STATION | 1,198.08 |
| 217241 | 2/01 | MISSION SQUARE | 110-00-21572-000-000 | 1/16-31 CONTRIBS | 55,133.96 |
| | | | 110-00-21599-000-000 | 1/16-31 CONTRIBS | 19,110.72 |
| | | | 110-00-21524-000-000 | 1/16-31 CONTRIBS | 4,904.00 |
| | | | | CHECK TOTAL | 79,148.68 |
| 217242 | 2/01 | KENOSHA POLICE & FIREMEN'S | 110-00-21563-000-000 | P/E 1/27 HRLY DEDCTS | 30.00 |
| 217243 | 2/01 | DICK'S ROOF REPAIR SERVICE | 219-06-50518-259-000 | #6857763- ROOF | 10,000.00 |
| 217244 | 2/01 | AT&T | 110-02-52108-227-000 | 1/7-2/6 RADIO CIRCUI | 93.71 |
| 217245 | 2/01 | CHASE BANK KENOSHA | 110-00-21513-000-000 | W/E 1/27 HRLY DEDCTS | 20,783.68 |
| | | | 110-00-21612-000-000 | W/E 1/27 HRLY DEDCTS | 15,479.13 |
| | | | 110-00-21511-000-000 | W/E 1/27 HRLY DEDCTS | 15,479.12 |
| | | | 110-00-21614-000-000 | W/E 1/27 HRLY DEDCTS | 4,013.80 |
| | | | 110-00-21514-000-000 | W/E 1/27 HRLY DEDCTS | 4,013.59 |
| | | | 110-00-21612-000-000 | W/E 1/26 HRLY DEDCTS | 1,402.75 |
| | | | 110-00-21511-000-000 | W/E 1/26 HRLY DEDCTS | 1,402.75 |
| | | | 110-00-21614-000-000 | W/E 1/26 HRLY DEDCTS | 464.63 |
| | | | 110-00-21514-000-000 | W/E 1/26 HRLY DEDCTS | 463.37 |
| | | | | CHECK TOTAL | 63,502.82 |
| 217246 | 2/01 | WIS DEPT OF REVENUE | 110-00-21581-000-000 | P/E 1/27 WAGE ASSIGN | 125.78 |
| 217247 | 2/01 | NEENAH FOUNDRY CO. (K0363) | 632-09-50101-393-000 | CASTINGS | 22,660.42 |
| 217248 | 2/01 | DECKER FIRE & SAFETY | 110-02-52203-246-000 | BACKFLOW PREVENTOR | 4,445.00 |
| 217249 | 2/01 | LAKESIDE INTERNATIONAL TRUCK | 632-09-50101-393-000 | REPAIRS UNIT 3320 | 4,534.41 |
| 217250 | 2/01 | GFOA | 110-01-51101-219-000 | 2024 BUDGET AWARD AP | 665.00 |
| 217251 | 2/01 | B & L OFFICE FURNITURE | 110-05-55101-362-000 | OFFICE FURNITURE | 5,230.25 |
| 217252 | 2/01 | JOHNSON BANK | 110-00-21532-000-000 | P/E 1/27 CITY HRLY D | 2,123.00 |
| | | | 110-00-21532-000-000 | P/E 1/27 WATER HRLY | 754.84 |
| | | | | CHECK TOTAL | 2,877.84 |

START DATE FOR SUMMARY: 2/01 END DATE FOR SUMMARY: 2/15

| CHECK # | CHECK DATE | VENDOR NAME | ACCOUNT | DESCRIPTION | AMOUNT |
|---------|------------|-----------------------------|----------------------|----------------------|-----------|
| 217253 | 2/01 | ALIA, DUMEZ & MCTERNAN | 110-09-56402-219-000 | 12/23 PROF-SERVICE H | 175.00 |
| | | | 110-09-56402-219-000 | 12/23 PROF-SERVICE M | 145.00 |
| | | | 110-09-56402-219-000 | 12/23 PROF-SERVICE M | 105.00 |
| | | | 110-09-56402-219-000 | 12/23 PROF-SERVICE S | 70.00 |
| | | | | CHECK TOTAL | 495.00 |
| 217254 | 2/01 | SCHINDLER ELEVATOR CORP. | 521-09-50101-242-000 | 1/1-12/31 MAINTENANC | 3,353.39 |
| 217255 | 2/01 | WAUSAU EQUIPMENT CO. | 632-09-50101-393-000 | PLOW PARTS/MATERIALS | 5,714.57 |
| 217256 | 2/01 | GREEN EARTH DEICER COMPANY | 521-09-50101-351-000 | RUNWAY DEICER | 50,570.83 |
| 217257 | 2/01 | WI SCTF | 110-00-21581-000-000 | P/E 1/27 HRLY DEDCTS | 1,363.34 |
| 217258 | 2/01 | WHOLESALE DIRECT INC | 632-09-50101-393-000 | PARTS/MATERIALS | 79.70 |
| 217259 | 2/01 | ALLDATA, LLC | 632-09-50101-322-000 | ANNUAL SUBSCRIPTION | 1,500.00 |
| 217260 | 2/01 | IAFF/NATIONWIDE | 110-00-21574-000-000 | 1/16-31 CONTRIBS | 17,939.34 |
| | | | 110-00-21579-000-000 | 1/16-31 CONTRIBS | 1,620.00 |
| | | | | CHECK TOTAL | 19,559.34 |
| 217261 | 2/01 | GREAT WEST RETIREMENT SERV. | 110-00-21576-000-000 | 1/16-31 CONTRIBS | 16,008.87 |
| | | | 110-00-21539-000-000 | 1/16-31 CONTRIBS | 3,673.87 |
| | | | | CHECK TOTAL | 19,682.74 |
| 217262 | 2/01 | ILLINOIS DEPT OF REVENUE | 110-00-21518-000-000 | P/E 1/31 ST TAX SAL | 3,629.08 |
| | | | 110-00-21518-000-000 | P/E 1/27 STATE TAX | 95.40 |
| | | | 110-00-21518-000-000 | P/E 1/31 ST TAX PROD | 3.25 |
| | | | | CHECK TOTAL | 3,727.73 |
| 217263 | 2/01 | WYNN AT LAW, LLC TRUST ACCT | 110-00-21581-000-000 | P/E 1/27 D ELFERING | 300.60 |
| 217264 | 2/01 | COVERTTRACK GROUP INC | 110-02-52103-226-000 | TRACKING SERVICE | 1,200.00 |
| 217265 | 2/01 | ADORAMA | 110-02-52103-365-000 | FP ZOOM LI-0 RND FLS | 247.00 |
| | | | 110-02-52103-365-000 | NIKON FLASH CORD | 94.99 |
| | | | | CHECK TOTAL | 341.99 |
| 217266 | 2/01 | CLEAN AIR TECHNOLOGIES INC. | 520-09-50201-246-000 | DISPLAY | 2,282.79 |

START DATE FOR SUMMARY: 2/01 END DATE FOR SUMMARY: 2/15

| CHECK # | CHECK DATE | VENDOR NAME | ACCOUNT | DESCRIPTION | AMOUNT |
|---------|------------|-----------------------------|----------------------|----------------------|-----------|
| 217267 | 2/01 | STROHMAN ENTERPRISE, INC. | 110-02-52103-365-000 | LIGHT BREACHING KIT | 819.99 |
| 217268 | 2/01 | DALE J LEROSE | 110-01-51801-243-000 | 1/24 CLEANING CONTRA | 4,758.26 |
| 217269 | 2/07 | CROWN TROPHY OF KENOSHA | 110-02-52103-311-000 | HANSCHER PLAQUE | 80.00 |
| | | | 110-01-51801-246-000 | NAME PLATE | 15.00 |
| | | | | CHECK TOTAL | 95.00 |
| 217270 | 2/07 | ST THERESE CHURCH | 110-00-21112-000-000 | CLASS B LIC | 30.00 |
| 217271 | 2/07 | OTIS ELEVATOR CO. | 110-01-51801-242-000 | ELEVATOR SERVICE AG | 10,491.48 |
| 217272 | 2/07 | STATE OF WISCONSIN | 110-00-21901-999-000 | 12/23 COURT COSTS | 10,491.18 |
| | | | 110-00-21911-999-000 | 12/23 COURT COSTS | 5,605.46 |
| | | | 110-00-45104-999-000 | 12/23 COURT COSTS | 1,955.00 |
| | | | | CHECK TOTAL | 18,051.64 |
| 217273 | 2/07 | URBAN LAND INSTITUTE-ULI | 110-01-51601-323-000 | 3/1/24-3/1/25 SCHROE | 264.00 |
| 217274 | 2/07 | WOODMAN'S FOOD MARKET, INC | 110-00-21134-000-000 | REST4SFB2Q | 21.19 |
| 217275 | 2/07 | MILLHOUSE AUTO BODY INC | 110-02-52103-344-000 | REPAIR FLT 3441 | 224.40 |
| 217276 | 2/07 | ACCURATE PRINTING CO., INC. | 110-02-52102-311-000 | PRINTING/SUPPLIES | 75.00 |
| 217277 | 2/07 | CRIVELLO,NICHOLS & HALL SC | 222-09-50101-259-000 | LEGAL SVC THRU 12/31 | 240.00 |
| 217278 | 2/07 | SMART READER | 110-03-53116-311-000 | WASTE AUTOMATION PUB | 541.80 |
| | | | 205-03-53118-311-000 | WASTE AUTOMATION PUB | 103.20 |
| | | | | CHECK TOTAL | 645.00 |
| 217279 | 2/07 | WRIGHT EXPRESS FSC | 110-03-53103-341-000 | CNG PURCHASES | 77.00 |
| 217280 | 2/07 | IAFCI | 110-02-52102-323-000 | IAFCI DUES/ FEE | 105.00 |
| 217281 | 2/07 | ALARM DETECTION SYSTEMS INC | 110-01-51801-246-000 | ALARM DETECTION SERV | 4,090.80 |
| 217282 | 2/07 | FLOYD'S TOWING INC | 110-02-52203-344-000 | TOW TRUCK 44 | 812.50 |
| 217283 | 2/07 | KENOSHA COUNTY TREASURER | 110-00-21910-999-000 | 12/23 FEES COLLECTED | 4,548.70 |
| | | | 110-00-21901-999-000 | 12/23 FEES COLLECTED | 2,306.91 |
| | | | 110-00-21910-999-000 | 12/23 FEES COLLECTED | 263.94 |
| | | | | CHECK TOTAL | 7,119.55 |

START DATE FOR SUMMARY: 2/01 END DATE FOR SUMMARY: 2/15

| CHECK # | CHECK DATE | VENDOR NAME | ACCOUNT | DESCRIPTION | AMOUNT |
|---------|------------|-----------------------------|--|---|--|
| 217284 | 2/07 | HAPPENINGS MAGAZINE | 110-03-53116-311-000 205-03-53118-311-000 | WASTE AUTOMATION PUB WASTE AUTOMATION PUB CHECK TOTAL | 2,570.40 489.60 3,060.00 |
| 217285 | 2/07 | AURORA HEALTH CARE | 110-01-51303-216-000 520-09-50101-216-000 110-00-15202-000-000 521-09-50101-219-000 | 1/24 CHARGES 1/24 CHARGES 1/24 CHARGES 1/24 CHARGES CHECK TOTAL | 2,304.00 790.00 80.00 40.00 3,214.00 |
| 217286 | 2/07 | I/O SOLUTIONS, INC. | 110-01-51303-219-000 | 2 OF 2 FD CHIEF PROM | 10,377.50 |
| 217287 | 2/07 | PREMISE HEALTH EMPLOYER | 611-09-50101-155-504 | 12/23 SERVICE | 45,750.56 |
| 217288 | 2/07 | WISCONSIN DEPT OF JUSTICE | 110-02-52107-264-000 | DRUG INV REG ANSCHUT | 400.00 |
| 217289 | 2/07 | WIS ECONOMIC DEVELOPMENT | 110-01-51601-323-000 | 2024 CASEY RENEW | 350.00 |
| 217290 | 2/07 | WTSOA | 110-02-52107-264-000 | WTSOA CONF (6) | 1,000.00 |
| 217291 | 2/07 | UNIVERSITY OF ILLINOIS | 110-02-52206-219-000 | BUILD CONST CLASS | 1,475.00 |
| 217292 | 2/07 | SERRANO-PERDOMO, ALBERTO | 110-00-21904-000-000 | BI777286 | 111.40 |
| 217293 | 2/07 | DOUGLAS, SUMMER | 110-00-45103-000-000 110-00-21910-000-000 110-00-21901-000-000 110-00-21109-000-000 | BI78256 BI78256 BI78256 BI78256 CHECK TOTAL | 125.00 50.00 32.50 50.00CR 157.50 |
| 217294 | 2/07 | JAMOYL TANNER, CHANTILLIQUE | 110-00-21904-000-000 | BI775181 | 31.50 |
| 217295 | 2/07 | ANDREOLI, KELLY | 110-02-52103-311-000 110-01-51306-312-000 | PETTY CASH PETTY CASH CHECK TOTAL | 478.39 21.67 500.06 |
| 217296 | 2/07 | THOMAS, WILLIAM | 110-02-52203-263-000 | 1/10-11 PRE-CON MTG | 25.00 |
| 217297 | 2/07 | PATTON, PATRICK | 110-02-52103-341-000 110-02-52107-263-000 | 1/8-12 TOMAH 1/17-18 MADISON CHECK TOTAL | 41.09 37.00 78.09 |

START DATE FOR SUMMARY: 2/01 END DATE FOR SUMMARY: 2/15

| CHECK # | CHECK DATE | VENDOR NAME | ACCOUNT | DESCRIPTION | AMOUNT |
|---------|------------|----------------------|----------------------|---------------------|------------|
| 217298 | 2/07 | SCHAPER, KATE K. | 110-02-52103-263-000 | 01/28 WINNEBAGO | 8.00 |
| 217299 | 2/07 | JOHNSON, ANTHONY | 110-02-52203-341-000 | 1/10-11 PRE-CON MTG | 44.86 |
| | | | 110-02-52203-263-000 | 1/10-11 PRE-CON MTG | 25.00 |
| | | | | CHECK TOTAL | 69.86 |
| 217300 | 2/07 | STAHL, MATTHEW | 110-01-51303-144-000 | 2023 TUITION | 611.20 |
| 217301 | 2/07 | BARRIERE, ANTHONY | 110-02-52103-381-000 | K-9 FOOD | 120.69 |
| 217302 | 2/07 | SANTELLI, TAYLOR | 110-02-52203-263-000 | 1/10-11 PRE-CON MTG | 25.00 |
| 217303 | 2/07 | MARESCALCO, GLEN | 631-09-50101-264-000 | 1/23-26 LAND SURVEY | 555.00 |
| | | | 631-09-50101-263-000 | 1/23-26 LAND SURVEY | 375.57 |
| | | | 631-09-50101-261-000 | 1/23-26 LAND SURVEY | 191.62 |
| | | | | CHECK TOTAL | 1,122.19 |
| 217313 | 2/07 | SCHULTZ, BEN | 631-09-50101-264-000 | WCPA MADISON | 350.00 |
| 217314 | 2/07 | TENUTA, JOHN | 110-01-51303-144-000 | 2024 TUITION | 277.20 |
| 217315 | 2/07 | GUADARRAMA, JONATHAN | 110-02-52103-263-000 | 01/22 WINNEBAGO | 12.00 |
| 217316 | 2/07 | FERDERER, MICHAEL | 110-01-51303-144-000 | 2023 TUITION | 392.92 |
| 217317 | 2/07 | MENDEZ, NELSON | 110-02-52103-263-000 | 01/25 WINNEBAGO | 12.00 |
| 217318 | 2/07 | KRYNSKI, KRISTIAN | 110-02-52203-263-000 | 1/10-11 PRE-CON MTG | 25.00 |
| 217319 | 2/07 | EAKINS, MATTHEW | 110-02-52103-263-000 | 01/25 WINNEBAGO | 12.00 |
| 217320 | 2/07 | HOENING, NORMAN | 110-02-52203-263-000 | 1/10-11 PRE-CON MTG | 25.00 |
| 217321 | 2/07 | HOENING, JOSHUA | 110-01-51303-144-000 | 2024 TUITION | 1,222.40 |
| 217322 | 2/09 | WE ENERGIES | 110-03-53109-221-000 | 1/24 STREETLIGHTING | 256,944.97 |
| | | | 110-05-55109-221-000 | 1/24 STREETLIGHTING | 236.83 |
| | | | | CHECK TOTAL | 257,181.80 |
| 217323 | 2/09 | GODFREY & KAHN, SC | 110-09-56519-259-000 | 12/23 WASTEWATER | 5,652.50 |
| | | | 110-09-56519-259-000 | 12/23 SOLAR | 5,352.00 |
| | | | 110-09-56519-259-000 | 12/23 PFAS | 282.09 |
| | | | | CHECK TOTAL | 11,286.59 |

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| CHECK # | CHECK DATE | VENDOR NAME | ACCOUNT | DESCRIPTION | AMOUNT |
|---------|------------|------------------------------|----------------------|----------------------|--------------|
| 217324 | 2/09 | KENOSHA POLICE & FIREMEN'S | 110-00-21563-000-000 | P/E 2/3 HRLY DEDCTS | 30.00 |
| 217325 | 2/09 | NOTARY BOND RENEWAL SERVICE | 110-01-51301-311-000 | ETZELMUELLER | 30.00 |
| 217326 | 2/09 | CLEARSTAR INC | 110-00-15201-000-000 | BACKGROUND CHECKS | 115.20 |
| | | | 110-01-51303-219-000 | BACKGROUND CHECKS | 79.49 |
| | | | 520-09-50101-219-000 | BACKGROUND CHECKS | 56.18 |
| | | | 110-01-51303-219-000 | BACKGROUND CHECKS | 56.18 |
| | | | 631-09-50101-219-000 | BACKGROUND CHECKS | 28.09 |
| | | | 520-09-50101-219-000 | BACKGROUND CHECKS | 28.09 |
| | | | 110-00-15202-000-000 | BACKGROUND CHECKS | 28.09 |
| | | | | CHECK TOTAL | 391.32 |
| 217327 | 2/09 | TRAFFIC & PARKING CONTROL CO | 110-01-51901-311-000 | VOTER ENT SIGNS | 3,287.30 |
| 217328 | 2/09 | KENOSHA WATER UTILITY | 477-11-52001-587-000 | 10/03-11/30 3922 75T | 212.45 |
| | | | 467-11-51801-581-000 | 9/30-11/30 3705 52ND | 79.00 |
| | | | 439-11-51701-581-000 | 9/30-11/30 11325 38T | 68.40 |
| | | | 439-11-51701-581-000 | 9/30-11/30 11325 38T | 68.40 |
| | | | 439-11-51701-581-000 | 9/30-11/30 11325 38T | 68.40 |
| | | | 403-11-51809-581-000 | 9/30-11/30 7525 40TH | 31.28 |
| | | | 461-11-52201-581-000 | 10/30-12/31 5135 13 | 11.78 |
| | | | | CHECK TOTAL | 539.71 |
| 217329 | 2/09 | WE ENERGIES | 110-03-53109-221-000 | GROUP BILL 1/26/24 | 7,367.58 |
| | | | 110-05-55109-221-000 | GROUP BILL 1/26/24 | 2,118.10 |
| | | | 110-02-52203-221-000 | 2121 ROOS STA 3 | 1,179.38 |
| | | | 110-02-52203-222-000 | 2121 ROOS STA 3 GAS | 922.27 |
| | | | 110-03-53103-221-000 | GROUP BILL 1/26/24 | 457.98 |
| | | | 110-05-55109-222-000 | GROUP BILL 1/26/24 | 199.46 |
| | | | 110-05-55102-221-000 | GROUP BILL 1/26/24 | 188.71 |
| | | | 632-09-50101-221-000 | GROUP BILL 1/26/24 | 60.96 |
| | | | 519-09-50106-221-000 | GROUP BILL 1/26/24 | 29.46 |
| | | | | CHECK TOTAL | 12,523.90 |
| 217330 | 2/09 | WISCONSIN MUNICIPAL | 110-01-52001-323-000 | 2024 DUES EASTON | 100.00 |
| 217331 | 2/09 | DATA FINANCIAL BUSINESS | 110-01-51201-362-000 | CURRENCY DISCRIMINAT | 2,070.00 |
| 217332 | 2/09 | OAKES & SON, INC., A. W. | 441-11-52302-587-000 | THRU 1/31 20-2040 | 1,545,152.68 |

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| CHECK # | CHECK DATE | VENDOR NAME | ACCOUNT | DESCRIPTION | AMOUNT |
|---------|------------|------------------------------|----------------------|----------------------|-----------|
| 217333 | 2/09 | KENOSHA WATER UTILITY | 227-09-50101-223-000 | 9/30-11/30 SWU | 909.88 |
| 217334 | 2/09 | KENOSHA WATER UTILITY | 110-03-53107-219-000 | 1/13/24 SNOWPLOWING | 12,743.84 |
| | | | 110-03-53107-219-000 | 2/4/23 SNOWPLOWING | 5,451.77 |
| | | | 110-03-53107-219-000 | 1/28/23 SNOWPLOWING | 4,622.08 |
| | | | 110-03-53107-219-000 | 1/31/23 SNOWPLOWING | 2,515.43 |
| | | | 110-03-53107-219-000 | 1/15/24 SNOWPLOWING | 2,054.35 |
| | | | 501-09-50105-259-000 | 1-6/24 DIGGERS | 1,833.20 |
| | | | 110-03-53113-259-000 | 1-6/24 DIGGERS | 1,833.20 |
| | | | 110-03-53107-219-000 | 1/31/23 SNOWPLOWING | 309.02 |
| | | | 501-09-50105-259-000 | 7-12/23 DIGGERS | 457.32CR |
| | | | 110-03-53113-259-000 | 7-12/23 DIGGERS | 457.33CR |
| | | | | CHECK TOTAL | 30,448.24 |
| 217335 | 2/09 | AT&T | 110-02-52203-227-000 | 12/23-1/22 FIRE CIRC | 413.26 |
| 217336 | 2/09 | CITIES & VILLAGES MUTUAL INS | 110-09-56405-219-000 | Q4 TPA FEES | 8,269.00 |
| 217337 | 2/09 | REGISTRATION FEE TRUST | 110-09-56519-909-000 | FLT 3087, 2711 | 16.00 |
| 217338 | 2/09 | WIS DEPT OF TRANSPORTATION | 402-11-52306-585-000 | 11/30-12/31 PRJ ID 3 | 49,739.50 |
| | | | 449-11-52102-585-000 | 6/30-8/31 WASH @ 30 | 14,085.61 |
| | | | 402-11-52207-585-000 | 11/30-12/31 DESIGN/E | 6,848.82 |
| | | | 449-11-52102-585-000 | 6/30-8/31 WASH RD @ | 6,372.71 |
| | | | 449-11-52102-585-000 | 8/1-31 WASH @ 30 AVE | 2,054.91 |
| | | | 402-11-52314-585-000 | 11/30-12/31 STATE #3 | 1,983.32 |
| | | | 402-11-52315-585-000 | 11/30-12/31 STATE #3 | 1,575.50 |
| | | | | CHECK TOTAL | 82,660.37 |
| 217339 | 2/09 | FIREFIGHTERS ASSOC/KENOSHA | 110-00-21515-000-000 | 2/24 HRLY DEDCTS | 20.00 |
| 217340 | 2/09 | LALONDE CONTRACTORS INC | 402-11-52211-585-000 | PROJ 22-1021 RESURF | 31,264.59 |
| | | | 403-11-52211-588-000 | PROJ 22-1021 RESURF | 21,661.95 |
| | | | 402-11-52201-585-000 | PROJ 22-1042 | 14,830.84 |
| | | | 403-11-52102-588-000 | PROJ 22-1042 | 3,942.37 |
| | | | | CHECK TOTAL | 71,699.75 |
| 217341 | 2/09 | UW MADISON | 724-00-21935-000-000 | EDWARDS 9085387919 | 1,500.00 |
| 217342 | 2/09 | AECOM TECHNICAL SERVICES INC | 441-11-52301-587-000 | 5/6-12/1 R4R SUPPT | 494.46 |

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| CHECK # | CHECK DATE | VENDOR NAME | ACCOUNT | DESCRIPTION | AMOUNT |
|---------|------------|--------------------------|----------------------|----------------------|-----------|
| 217343 | 2/09 | WMCA | 110-01-51201-323-000 | 24 NELSON/OPPENNEER | 130.00 |
| 217344 | 2/09 | SHRED-IT USA | 110-02-52101-219-000 | 1/24 DOCUMENT SHREDD | 57.78 |
| | | | 110-02-52101-219-000 | 12/23 DOCUMENT SHRED | 57.78 |
| | | | 110-02-52101-219-000 | 11/23 DOCUMENT SHRED | 57.78 |
| | | | | CHECK TOTAL | 173.34 |
| 217345 | 2/09 | RUEKERT & MIELKE, INC. | 403-11-52309-588-000 | 12/2-29 PROF SERV CO | 8,920.58 |
| | | | 501-09-50102-219-000 | 11/4-12/1/2023 STORM | 4,133.00 |
| | | | 501-09-50102-219-000 | 12/2-29/2023 STORM S | 1,921.25 |
| | | | 501-09-50102-219-000 | 11/4-12/1 ILLICIT DI | 121.00 |
| | | | | CHECK TOTAL | 15,095.83 |
| 217346 | 2/09 | FRONTIER | 110-02-52203-227-000 | 1/22-2/21 BEST WESTE | 42.05 |
| 217347 | 2/09 | INTERCLEAN EQUIPMENT INC | 501-09-50105-387-000 | TRUCK WASH CLEANER | 4,000.00 |
| | | | 110-03-53103-387-000 | TRUCK WASH CLEANER | 761.94 |
| | | | | CHECK TOTAL | 4,761.94 |
| 217348 | 2/09 | DK CONTRACTORS | 445-11-50901-589-000 | TOPSOIL & GRADING | 10,023.30 |
| 217349 | 2/09 | VERIZON WIRELESS | 110-02-52103-226-000 | 12/24-1/23 CITY CELL | 280.07 |
| | | | 501-09-50101-226-000 | 12/24-1/23 CITY CELL | 190.05 |
| | | | 631-09-50101-226-000 | 12/24-1/23 CITY CELL | 152.04 |
| | | | 501-09-50105-226-000 | 12/24-1/23 CITY CELL | 152.04 |
| | | | 110-05-55109-226-000 | 12/24-1/23 CITY CELL | 152.04 |
| | | | 110-03-53109-226-000 | 12/24-1/23 CITY CELL | 152.04 |
| | | | 110-02-52601-226-000 | 12/24-1/23 CITY TABL | 130.14 |
| | | | 110-03-53110-226-000 | 12/24-1/23 CITY CELL | 76.02 |
| | | | 110-03-53103-226-000 | 12/24-1/23 CITY CELL | 76.02 |
| | | | 110-03-53116-226-000 | 12/24-1/23 CITY TABL | 60.06 |
| | | | 501-09-50103-226-000 | 12/24-1/23 CITY CELL | 46.17 |
| | | | 501-09-50101-226-000 | 12/24-1/23 CITY CELL | 46.17 |
| | | | 110-05-55111-226-000 | 12/24-1/23 CITY CELL | 46.17 |
| | | | 110-03-53103-226-000 | 12/24-1/23 CITY CELL | 46.17 |
| | | | 501-09-50103-226-000 | 12/24-1/23 CITY CELL | 38.01 |
| | | | 631-09-50101-226-000 | 12/24-1/23 CITY CELL | 35.57 |
| | | | 110-03-53107-226-000 | 12/24-1/23 CITY TABL | 20.02 |
| | | | | CHECK TOTAL | 1,698.80 |

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| CHECK # | CHECK DATE | VENDOR NAME | ACCOUNT | DESCRIPTION | AMOUNT |
|---------|------------|----------------------------|----------------------|----------------------|----------|
| 217350 | 2/09 | GFOA | 110-01-51101-323-000 | 2024 GFOA DUES | 840.00 |
| 217351 | 2/09 | LETTERING MACHINE | 520-09-50101-367-000 | UNIFORM ITEMS | 475.00 |
| 217352 | 2/09 | ORGANIZATION DEVELOPMENT | 110-01-51303-219-000 | PROF SVCS | 6,475.00 |
| | | | 110-01-51303-219-000 | PROF SVCS | 1,400.00 |
| | | | 110-01-51303-219-000 | PROF SVCS | 700.00 |
| | | | | CHECK TOTAL | 8,575.00 |
| 217353 | 2/09 | INSTY-PRINTS | 110-01-51601-311-000 | PRINTING SERVICES | 980.61 |
| 217354 | 2/09 | WIS DEPT OF FINANCIAL INST | 110-01-51301-311-000 | ETZELMUELLER | 20.00 |
| 217355 | 2/09 | KENOSHA COUNTY TREASURER | 110-00-21810-000-000 | 2023 SPEC LOTTERY | 116.90 |
| 217356 | 2/09 | FIFTY STATES DIST. | 110-02-52103-259-000 | DRY CLEAN | 35.06 |
| 217357 | 2/09 | WIS DEPT OF REVENUE | 110-00-21810-000-000 | 23 SPEC LOTTERY | 2,368.93 |
| 217358 | 2/09 | SOUTHSHORE REALTORS ASSN | 110-01-50901-323-000 | 2024 MLS | 420.00 |
| 217359 | 2/09 | CO STAR REALTY INFORMATION | 110-01-50901-219-000 | 2/1-1/31/25 SUBSCR | 9,649.20 |
| 217360 | 2/09 | VILLAGE OF BRISTOL | 521-09-50101-219-000 | 2023 FAA TAX BILL | 30.00 |
| 217361 | 2/09 | DYNAMIC RECYCLING, INC | 205-03-53118-253-000 | ELECTRONIC RECYCLING | 1,748.06 |
| 217362 | 2/09 | KASDORF, LEWIS & SWIETLIK | 110-09-56402-219-000 | CUNNINGHAM VS ROWLY | 5,431.14 |
| 217363 | 2/09 | AMAZON.COM | 110-01-51102-539-000 | 6LHD | 5,071.44 |
| | | | 110-01-51102-539-000 | C6H9 | 1,690.48 |
| | | | 110-01-51801-246-000 | 6197 | 580.35 |
| | | | 110-02-52103-381-000 | C4YF | 429.99 |
| | | | 110-01-51102-539-000 | 66N9 | 390.18 |
| | | | 206-02-52205-344-000 | 71WJ | 277.14 |
| | | | 110-01-51102-539-000 | 63RD | 268.90 |
| | | | 110-01-51102-539-000 | 4G4R | 240.00 |
| | | | 110-02-52201-311-000 | 9XPQ | 202.85 |
| | | | 110-01-51201-311-000 | 7JGN | 109.98 |
| | | | 110-03-53101-311-000 | 977Y | 98.47 |
| | | | 520-09-50201-347-000 | 9GWC | 95.92 |
| | | | 110-02-52103-311-000 | 4FG1 | 85.00 |
| | | | 110-05-55109-382-000 | CVNL | 51.47 |
| | | | 110-01-51901-311-000 | 6T1H | 43.11 |
| | | | 110-05-55109-344-000 | 4YKC | 39.37 |
| | | | 110-05-55101-311-000 | 7R1P | 24.18 |
| | | | 206-02-52205-344-000 | 6C91 | 16.99 |
| | | | 110-01-50101-232-000 | DVPW | 111.93CR |
| | | | 110-01-50101-232-000 | F6PK | 111.93CR |

JOB NAME: KVNSUMM
PROGRAM ID. FVN078
RUN DATE 2/16/24

TIME 9:39:38

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|---------|------------|----------------------------|----------------------|----------------------|-----------|
| | | | 110-01-50101-232-000 | G9MF | 175.89CR |
| | | | | CHECK TOTAL | 9,316.07 |
| 217364 | 2/09 | PRECISE MRM LLC. | 110-03-53103-233-000 | GPS CHARGES | 1,763.64 |
| | | | 110-05-55109-233-000 | GPS CHARGES | 1,714.65 |
| | | | 110-03-53116-233-000 | GPS CHARGES | 685.86 |
| | | | 110-02-52601-233-000 | GPS CHARGES | 244.95 |
| | | | 501-09-50101-233-000 | GPS CHARGES | 195.96 |
| | | | 631-09-50101-233-000 | GPS CHARGES | 146.97 |
| | | | 205-03-53118-233-000 | GPS CHARGES | 146.97 |
| | | | | CHECK TOTAL | 4,899.00 |
| 217365 | 2/09 | WI SCTF | 110-00-21581-000-000 | P/E 2/3 HRLY DEDCTS | 1,361.96 |
| 217366 | 2/09 | STAFFORD ROSENBAUM LLP | 110-09-56402-219-000 | PROF SERVICE INVOICE | 2,512.00 |
| 217367 | 2/09 | WIS POLICE EXECUTIVE GROUP | 110-02-52101-323-000 | 2024 MEM DUES PATTON | 110.00 |
| 217368 | 2/09 | ABSOLUTE CONSTRUCTION INC. | 211-09-59109-219-000 | THRU 9/30 22-2080 | 50,908.33 |
| 217369 | 2/09 | CUSTOM T'S | 110-02-52601-367-000 | SHIRT EMBROID | 696.00 |
| 217370 | 2/09 | BZA KENOSHA LLC | 520-09-50202-249-000 | 24 SOUTHPORT MAINT | 3,119.27 |
| 217371 | 2/09 | NAVITUS HEALTH SOLUTIONS | 611-09-50101-155-527 | RX CLAIMS 1/16-1/31 | 60,278.02 |
| | | | 611-09-50101-155-527 | EPRESCRIBE 10-12/23 | 1,093.02 |
| | | | | CHECK TOTAL | 61,371.04 |
| 217372 | 2/09 | LAKESHORE BID | 110-00-21815-000-000 | 2024 ASSESSMENT | 58,805.00 |
| 217373 | 2/09 | FORWARD CONTRACTORS | 402-11-52304-586-000 | THRU 12/27 23-1207 | 8,126.51 |
| 217374 | 2/09 | FORWARD CONTRACTORS | 402-11-52304-586-000 | THRU 12/27 23-1208 | 17,701.74 |
| 217375 | 2/09 | FORWARD CONTRACTORS | 402-11-52204-586-000 | THRU 12/27 23-1206 | 20,780.14 |
| 217376 | 2/09 | ANDRES MEDICAL BILLING | 206-02-52205-219-000 | 12/23 EMS BILLING | 14,492.37 |
| | | | 206-02-52205-219-000 | 11/23 EMS BILLING | 13,734.63 |
| | | | 110-00-46209-999-000 | 11/23 ENGINE BILLING | 6.12CR |
| | | | | CHECK TOTAL | 28,220.88 |

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| CHECK # | CHECK DATE | VENDOR NAME | ACCOUNT | DESCRIPTION | AMOUNT |
|---------|------------|------------------------------|----------------------|----------------------|-----------|
| 217377 | 2/09 | JARAMILLO CONTRACTORS, INC | 476-11-52201-585-000 | RAZING | 500.00 |
| 217378 | 2/09 | WYNN AT LAW, LLC TRUST ACCT | 110-00-21581-000-000 | P/E 2/3 D ELFERING | 264.52 |
| 217379 | 2/09 | CHARTER COMMUNICATIONS LLC | 110-01-51102-233-000 | 1/27-2/26 3617 65TH | 711.67 |
| | | | 110-01-51102-233-000 | 1/25-2/24 1000 55 ST | 711.67 |
| | | | 520-09-50301-233-000 | 1/25-2/24 4303 39TH | 643.55 |
| | | | 110-01-51102-233-000 | 1/26-2/25 FIBER 625 | 643.55 |
| | | | 110-01-51102-233-000 | 1/27-2/26 FIBER 625 | 643.55 |
| | | | 110-01-51102-233-000 | 1/28-2/27 5608 10TH | 503.25 |
| | | | 110-01-51102-233-000 | 1/29-2/28 5500 1ST A | 503.25 |
| | | | 110-01-51102-233-000 | 1/27-2/26 FIBER 625 | 503.25 |
| | | | | CHECK TOTAL | 4,863.74 |
| 217380 | 2/09 | HOGAN ADAMS PLLC | 139-09-50101-219-000 | 1/24 LEGAL SVCS | 7,476.68 |
| 217381 | 2/09 | TRANSUNION RISK AND ALTERNAT | 110-02-52101-219-000 | 12/23 MONTHLY FEE | 331.20 |
| 217382 | 2/09 | TK ELEVATOR CORPORATION | 520-09-50202-246-000 | 1/1-3/31 ELEVATOR MA | 330.72 |
| 217383 | 2/09 | WISCONSIN HUMANE SOCIETY | 110-04-54102-254-000 | 2/24 ANIMAL CONTROL | 15,654.27 |
| 217384 | 2/09 | GOODROADS, INC | 631-09-50101-233-000 | PAVEMNT ASSESS/LICEN | 8,300.00 |
| 217385 | 2/09 | VILLAGE OF PLEASANT PRAIRIE | 276-00-24206-000-000 | 12/23 ALCOHOL ENF | 565.44 |
| | | | 278-00-24206-000-000 | 12/23 SEATBELT ENF | 537.16 |
| | | | | CHECK TOTAL | 1,102.60 |
| 217386 | 2/09 | WERKZ LLC | 110-02-52109-365-000 | INSIDE WAISTBAND | 425.00 |
| 217387 | 2/09 | AETNA MEDICARE | 206-00-46202-421-000 | 8/31/23 MORIN | 115.52 |
| 217388 | 2/09 | UMR | 206-00-46202-421-000 | 10/13/23 GARCIA | 50.62 |
| 217389 | 2/09 | STATE FARM- AUTO ONLY | 206-00-46202-421-000 | 6/27/23 LOPEZ | 1,604.75 |
| 217390 | 2/09 | COX, RITA | 110-00-12103-000-000 | CHK #216404 | 55.63 |
| 217391 | 2/09 | EZEWUZIE, ANTHONY | 110-00-12101-000-000 | 2023 REAL EST TAX | 3,737.89 |

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|---------|------------|------------------------------|--|--|--|
| 217392 | 2/09 | FOX, BRUCE OR LORRAINE | 110-00-12101-000-000 | 2023 REAL EST TAX | 3,426.25 |
| 217393 | 2/09 | SPV3 LLC | 501-00-13114-000-000 | SW33426/SW33427 | 36.60 |
| 217394 | 2/09 | UW-PARKSIDE POLICE DEPT | 278-00-24208-000-000 | 12/23 SEATBELT ENF | 1,130.58 |
| 217395 | 2/09 | PHH MORTGAGE SERIVCES | 110-00-21106-000-000 | CHK #215187 | 410.06 |
| 217396 | 2/09 | NATIONAL GOVERNMENT SERVICES | 206-00-46202-421-000 | 10/10/23 TRESCH | 447.38 |
| 217397 | 2/09 | HASHIMOTO, DONALD | 206-00-46202-421-000 | 8/22/23 HASHIMOTO | 179.76 |
| 217398 | 2/09 | EASY HOME BUYER LLC | 110-00-21810-000-000 | LOTTERY SPEC | 202.77 |
| 217399 | 2/09 | PATEL, DARSHANA | 110-00-21810-000-000 | LOTTERY SPEC | 202.77 |
| 217400 | 2/09 | POLLOCK, KELLIE | 206-00-46202-421-000 | 7/11/23 POLLOCK | 224.00 |
| 217401 | 2/09 | LEWIS, TIMOTHY | 110-01-51303-144-000 | 2024 TUITION | 611.20 |
| 217402 | 2/09 | MAZUR, DEANNA | 110-01-51303-144-000 | 2024 TUITION | 546.40 |
| 217403 | 2/09 | MOHAMMED, HAMIN | 520-09-50103-132-000 110-00-21514-000-000 | P/E 1/27/24 4.75 HRS P/E 1/27/24 4.75 HRS CHECK TOTAL | 102.74 1.49CR 101.25 |
| 217404 | 2/14 | GENERAL COMMUNICATIONS, INC. | 520-09-50201-231-000 | 1/1-6/30 RADIO MAINT | 4,950.00 |
| 217405 | 2/14 | UNITED WAY OF KENOSHA COUNTY | 110-00-21541-000-000 110-00-21541-000-000 110-00-21541-000-000 | P/E 2/15 CITY SAL P/E 2/15 LIBRARY P/E 2/15 WATER SAL CHECK TOTAL | 468.00 145.00 5.00 618.00 |
| 217406 | 2/14 | FROEDTERT SOUTH, INC. | 110-02-52101-219-000 110-02-52101-219-000 110-02-52101-219-000 110-02-52101-219-000 110-02-52101-219-000 110-02-52102-219-000 | LAB #100109598000 LAB #100108512300 LAB #100108767000 LAB #100108860400 LAB #100109100000 MED REC #5144593 CHECK TOTAL | 49.60 49.60 49.60 49.60 49.60 26.00 274.00 |

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| CHECK # | CHECK DATE | VENDOR NAME | ACCOUNT | DESCRIPTION | AMOUNT |
|---------|------------|----------------------------|----------------------|----------------------|------------|
| 217407 | 2/14 | KENOSHA POLICE & FIREMEN'S | 110-00-21563-000-000 | P/E 2/15 SAL DEDCTS | 87,712.00 |
| 217408 | 2/14 | AMERICAN PLANNING ASSOC | 110-01-51601-322-000 | SCHROEDER 1/1-12/31 | 695.00 |
| | | | 110-01-51601-323-000 | WILKE 4/1-3/31/25 | 532.00 |
| | | | 110-01-51601-323-000 | SCHROEDER 4/1-3/31 | 415.00 |
| | | | | CHECK TOTAL | 1,642.00 |
| 217409 | 2/14 | FIRST SUPPLY CO. | 110-03-53107-344-000 | SUPPLIES AND SERVICE | 183.44 |
| | | | 110-02-52203-357-000 | SUPPLIES AND SERVICE | 19.84CR |
| | | | | CHECK TOTAL | 163.60 |
| 217410 | 2/14 | KENOSHA WATER UTILITY | 417-11-51601-581-000 | 6/30/22 5407 8TH AVE | 205.73 |
| 217411 | 2/14 | WIS DEPT OF REVENUE | 110-00-21512-000-000 | P/E 1/31 STATE TAX | 113,117.83 |
| 217412 | 2/14 | WE ENERGIES | 519-09-50122-221-000 | 1/4-2/1 ELECTRIC | 2,487.19 |
| | | | 110-02-52203-222-000 | 1/4-2/1 STN #1 | 2,476.26 |
| | | | 110-02-52203-221-000 | 1/5-2/2 STN #1 | 2,397.64 |
| | | | 132-09-50101-221-000 | 1/4-1/31 2222 63RD S | 1,739.97 |
| | | | 110-01-51801-222-000 | 12/28-1/28 8043 SHER | 693.74 |
| | | | 110-03-53109-221-000 | 12/15-1/17 60TH ST 5 | 609.14 |
| | | | 110-03-53109-221-000 | 12/29-1/29 SE SHER & | 563.21 |
| | | | 110-01-51801-221-000 | 12/30-1/30 8043 SHER | 435.19 |
| | | | 110-02-52203-221-000 | 1/8-2/5 22 AVE & 55 | 381.51 |
| | | | 110-02-52203-221-000 | 1/2-30 2202 50 ST W | 275.00 |
| | | | 110-03-53109-221-000 | 1/8-2/5 22ND AVE & 3 | 259.55 |
| | | | 110-03-53103-222-000 | 12/28-1/28 8043 SHER | 250.45 |
| | | | 110-03-53109-221-000 | 1/4-2/1 SALT SHED | 228.78 |
| | | | 110-05-55109-221-000 | 12/28-1/26 5001 4TH | 168.23 |
| | | | 110-03-53109-221-000 | 1/4-2/1 22ND AVE & 8 | 159.59 |
| | | | 110-03-53109-221-000 | 1/8-2/5 6100 74TH ST | 148.32 |
| | | | 519-09-50122-222-000 | 1/3-31 GAS | 116.05 |
| | | | 110-03-53109-221-000 | 1/8-2/5 4701 WASH RD | 100.06 |
| | | | 110-03-53109-221-000 | 12/28-1/26 SHER RD 8 | 98.27 |
| | | | 110-03-53109-221-000 | 12/20-1/22 27TH ST | 97.71 |
| | | | 110-05-55109-221-000 | 12/19-1/19 SCHULTE P | 21.54 |
| | | | 110-05-55109-221-000 | 12/29-1/29 5834 6 AV | 20.00 |
| | | | 110-05-55109-221-000 | 1/3-31 22ND AVE 41ST | 17.43 |
| | | | | CHECK TOTAL | 13,744.83 |

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| CHECK # | CHECK DATE | VENDOR NAME | ACCOUNT | DESCRIPTION | AMOUNT |
|---------|------------|------------------------------|----------------------|----------------------|------------|
| 217413 | 2/14 | CAMOSY CONSTRUCTION CO., INC | 403-11-52310-587-000 | CURB AND BERM | 63,091.00 |
| 217414 | 2/14 | CARRICO AQUATIC RESOURCES | 110-05-55111-264-000 | HARDY 3/26-27 | 350.00 |
| 217415 | 2/14 | BATTERIES PLUS LLC | 110-02-52103-385-000 | BATTERIES & SUPPLIES | 126.16 |
| | | | 110-02-52103-385-000 | BATTERIES & SUPPLIES | 29.62 |
| | | | | CHECK TOTAL | 155.78 |
| 217416 | 2/14 | CHASE BANK KENOSHA | 110-00-21513-000-000 | W/E 8/3 HRLY DEDCTS | 20,438.46 |
| | | | 110-00-21511-000-000 | W/E 8/3 HRLY DEDCTS | 15,529.88 |
| | | | 110-00-21612-000-000 | W/E 8/3 HRLY DEDCTS | 15,529.64 |
| | | | 110-00-21614-000-000 | W/E 8/3 HRLY DEDCTS | 4,057.77 |
| | | | 110-00-21514-000-000 | W/E 8/3 HRLY DEDCTS | 4,057.71 |
| | | | | CHECK TOTAL | 59,613.46 |
| 217417 | 2/14 | DWD-UI | 110-09-56308-157-000 | 1/24 UNEMPLOYMENT | 22,253.64 |
| | | | 110-09-56308-157-000 | 12/23 UNEMPLOYMENT | 11,414.40 |
| | | | 524-05-50101-157-000 | 1/24 UNEMPLOYMENT | 1,873.85 |
| | | | 110-00-15601-000-000 | 1/24 UNEMPLOYMENT | 1,705.80 |
| | | | 524-05-50101-157-000 | 12/23 UNEMPLOYMENT | 1,462.28 |
| | | | 520-09-50101-157-000 | 1/24 UNEMPLOYMENT | 155.00 |
| | | | 110-09-56308-157-000 | 1/24 UNEMPLOYMENT | 75.72 |
| | | | 110-09-56308-157-000 | 12/23 UNEMPLOYMENT | 1,100.43CR |
| | | | 110-09-56308-157-000 | 12/23 UNEMPLOYMENT | 2,894.19CR |
| | | | | CHECK TOTAL | 34,946.07 |
| 217418 | 2/14 | MISURELLI SORENSEN | 110-01-51801-246-000 | REMOVAL OF EXISTING | 4,500.00 |
| 217419 | 2/14 | FIREFIGHTERS ASSOC/KENOSHA | 110-00-21515-000-000 | P/E 2/15 SAL DEDCTS | 7,125.00 |
| 217420 | 2/14 | WIS DEPT OF REVENUE | 110-00-21581-000-000 | P/E 2/15 WAGE ASSIGN | 558.64 |
| | | | 110-00-21581-000-000 | P/E 2/3 WAGE ASSIGN | 108.15 |
| | | | | CHECK TOTAL | 666.79 |
| 217421 | 2/14 | LINCOLN CONTRACTORS SUPPLY | 501-09-50105-389-000 | TOOLS AND SUPPLIES | 146.16 |
| 217422 | 2/14 | DECKER FIRE & SAFETY | 632-09-50101-235-000 | SPRINKLER INSPECTION | 355.00 |
| 217423 | 2/14 | HOLLAND SUPPLY, INC. | 632-09-50101-393-000 | HYDRAULIC FITTINGS | 2,241.59 |
| | | | 632-09-50101-393-000 | HYDRAULIC FITTINGS | 1,900.94 |
| | | | 632-09-50101-393-000 | HYDRAULIC FITTINGS | 556.11 |
| | | | 632-09-50101-393-000 | HYDRAULIC FITTINGS | 320.80 |
| | | | 520-09-50201-347-000 | PARTS&FITTINGS | 299.23 |
| | | | 632-09-50101-393-000 | HYDRAULIC FITTINGS | 132.24 |
| | | | 632-09-50101-393-000 | HYDRAULIC FITTINGS | 116.76 |
| | | | 632-09-50101-393-000 | HYDRAULIC FITTINGS | 51.14 |
| | | | 632-09-50101-393-000 | HYDRAULIC FITTINGS | 17.08 |
| | | | 632-09-50101-393-000 | HYDRAULIC FITTINGS | 15.48 |
| | | | 632-09-50101-393-000 | HYDRAULIC FITTINGS | 13.10 |
| | | | | CHECK TOTAL | 5,664.47 |

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| CHECK # | CHECK DATE | VENDOR NAME | ACCOUNT | DESCRIPTION | AMOUNT |
|---------|------------|------------------------------|----------------------|----------------------|----------|
| 217424 | 2/14 | KENOSHA FIREFIGHTER C.A.R.E. | 110-00-21564-000-000 | P/E 2/15 SAL DEDCTS | 1,440.00 |
| 217425 | 2/14 | GORDIE BOUCHER FORD | 632-09-50101-393-000 | PARTS / LABOR | 224.89 |
| 217426 | 2/14 | ACCURATE PRINTING CO., INC. | 110-02-52103-311-000 | PRINTING/SUPPLIES | 635.00 |
| | | | 110-02-52601-311-000 | PRINTING/SUPPLIES | 138.00 |
| | | | 631-09-50101-311-000 | PRINTING/SUPPLIES | 75.00 |
| | | | 631-09-50101-311-000 | PRINTING/SUPPLIES | 75.00 |
| | | | 110-03-53116-311-000 | PRINTING/SUPPLIES | 75.00 |
| | | | | CHECK TOTAL | 998.00 |
| 217427 | 2/14 | AIR ONE EQUIPMENT INC. | 110-02-52206-366-000 | TRNING EQIP/SUPPLIES | 2,550.00 |
| | | | 110-02-52206-366-000 | TRNING EQIP/SUPPLIES | 669.69 |
| | | | | CHECK TOTAL | 3,219.69 |
| 217428 | 2/14 | POMP'S TIRE SERVICE, INC | 520-09-50201-344-000 | TIRE SERVICE | 653.32 |
| 217429 | 2/14 | JAMES IMAGING SYSTEMS, INC. | 110-02-52101-232-000 | 1/24 COPIER MAINT | 249.50 |
| | | | 110-02-52103-232-000 | 1/24 COPIER MAINT | 169.06 |
| | | | 110-01-51102-232-000 | 1/24 COPIER MAINT | 67.43 |
| | | | | CHECK TOTAL | 485.99 |
| 217430 | 2/14 | RAY O'HERRON CO. | 110-02-52103-365-000 | RDS W/SOFT HANDLE | 2,595.00 |
| 217431 | 2/14 | PAUL CONWAY SHIELDS | 110-02-52206-367-000 | PARTS/SUPPLIES/TOOLS | 2,970.00 |
| | | | 110-02-52206-367-000 | PARTS/SUPPLIES/TOOLS | 1,485.00 |
| | | | 110-02-52206-367-000 | PARTS/SUPPLIES/TOOLS | 330.00 |
| | | | | CHECK TOTAL | 4,785.00 |
| 217432 | 2/14 | KENOSHA STARTER & ALTERNATOR | 632-09-50101-393-000 | PARTS AND LABOR | 363.95 |
| | | | 632-09-50101-393-000 | PARTS AND LABOR | 216.29 |
| | | | 632-09-50101-393-000 | PARTS AND LABOR | 209.06 |
| | | | 632-09-50101-393-000 | PARTS AND LABOR | 199.76 |
| | | | | CHECK TOTAL | 989.06 |
| 217433 | 2/14 | INSTY-PRINTS | 110-01-51901-311-000 | PRINTING SERVICES | 1,444.69 |
| | | | 110-01-51901-311-000 | PRINTING SERVICES | 1,075.46 |
| | | | 110-01-50101-311-000 | PRINTING SERVICES | 104.53 |
| | | | | CHECK TOTAL | 2,624.68 |

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| CHECK # | CHECK DATE | VENDOR NAME | ACCOUNT | DESCRIPTION | AMOUNT |
|---------|------------|------------------------------|----------------------|----------------------|-----------|
| 217434 | 2/14 | JOHNSON BANK | 110-00-21532-000-000 | P/E 2/15 CITY SAL | 30,050.23 |
| | | | 110-00-21532-000-000 | P/E 2/15 WATER SAL | 3,266.19 |
| | | | 110-00-21532-000-000 | P/E 2/3 CITY HRLY DE | 2,183.00 |
| | | | 110-00-21532-000-000 | P/E 2/15 LIBRARY | 1,145.00 |
| | | | 110-00-21532-000-000 | P/E 2/3 WATER HRLY D | 754.84 |
| | | | | CHECK TOTAL | 37,399.26 |
| 217435 | 2/14 | AMERICAN HYDRAULICS | 632-09-50101-393-000 | PARTS/SERVICES | 4,587.35 |
| | | | 632-09-50101-393-000 | PARTS/SERVICES | 3,874.00 |
| | | | 632-09-50101-393-000 | PARTS/SERVICES | 1,390.69 |
| | | | 632-09-50101-393-000 | PARTS/SERVICES | 763.00 |
| | | | 632-09-50101-393-000 | PARTS/SERVICES | 706.96 |
| | | | | CHECK TOTAL | 11,322.00 |
| 217436 | 2/14 | CDW-G | 110-01-51102-539-000 | COMPUTER EQUIPMENT | 699.00 |
| | | | 110-01-51102-539-000 | COMPUTER EQUIPMENT | 699.00 |
| | | | 110-02-52103-311-000 | COMPUTER EQUIPMENT | 303.16 |
| | | | | CHECK TOTAL | 1,701.16 |
| 217437 | 2/14 | MOHAWK MFG. & SUPPLY CO. | 520-09-50201-347-000 | BUS PARTS | 1,170.20 |
| 217438 | 2/14 | HONEYWELL ANALYTICS DIST. | 110-02-52203-235-000 | EQUIPMENT CALIBRATE | 1,050.00 |
| | | | 110-02-52203-235-000 | 11/23 EQUIPMENT CALI | 1,050.00 |
| | | | | CHECK TOTAL | 2,100.00 |
| 217439 | 2/14 | MIRACLE RECREATION EQUIP. | 110-05-55109-386-000 | CHK #216532 | 1,854.64 |
| 217440 | 2/14 | SOUTHPORT ENGINEERED SYSTEMS | 110-02-52203-246-000 | EMERGENCY HVAC/PLUMB | 780.00 |
| | | | 110-02-52203-241-000 | EMERGENCY HVAC/PLUMB | 290.00 |
| | | | | CHECK TOTAL | 1,070.00 |
| 217441 | 2/14 | MENARDS (KENOSHA) | 110-01-51801-246-000 | MERCHANDISE/SUPPLIES | 724.89 |
| | | | 110-01-51801-389-000 | MERCHANDISE/SUPPLIES | 422.76 |
| | | | 520-09-50201-246-000 | MISC MERCHANDISE | 391.51 |
| | | | 110-05-55109-361-000 | MERCHANDISE/SUPPLIES | 284.98 |
| | | | 110-02-52203-357-000 | MERCHANDISE/SUPPLIES | 229.98 |
| | | | 521-09-50101-344-000 | MERCHANDISE/SUPPLIES | 229.97 |
| | | | 110-05-55109-241-000 | MERCHANDISE/SUPPLIES | 176.00 |
| | | | 110-05-55109-244-000 | MERCHANDISE/SUPPLIES | 173.97 |
| | | | 110-05-55109-246-000 | MERCHANDISE/SUPPLIES | 156.57 |
| | | | 110-03-53116-311-000 | MERCHANDISE/SUPPLIES | 119.34 |
| | | | 110-02-52206-366-000 | MERCHANDISE/SUPPLIES | 116.13 |
| | | | 110-02-52203-382-000 | MERCHANDISE/SUPPLIES | 100.56 |
| | | | 110-02-52103-365-000 | MERCHANDISE/SUPPLIES | 81.99 |
| | | | 110-02-52203-241-000 | MERCHANDISE/SUPPLIES | 48.93 |
| | | | 110-03-53116-389-000 | MERCHANDISE/SUPPLIES | 40.29 |
| | | | 110-03-53103-355-000 | MERCHANDISE/SUPPLIES | 32.16 |
| | | | 110-03-53109-373-000 | MERCHANDISE/SUPPLIES | 28.97 |
| | | | 110-05-55109-249-000 | MERCHANDISE/SUPPLIES | 27.58 |

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| CHECK # | CHECK DATE | VENDOR NAME | ACCOUNT | DESCRIPTION | AMOUNT |
|---------|------------|-----------------------------|----------------------|----------------------|-----------|
| | | | 110-02-52106-365-000 | MERCHANDISE/SUPPLIES | 21.62 |
| | | | 632-09-50101-235-000 | MERCHANDISE/SUPPLIES | 15.27 |
| | | | 110-02-52103-311-000 | MERCHANDISE/SUPPLIES | 11.99 |
| | | | | CHECK TOTAL | 3,435.46 |
| 217442 | 2/14 | TEREX SERVICES | 632-09-50101-393-000 | PARTS/MATERIALS | 440.21 |
| 217443 | 2/14 | RESERVE ACCOUNT | 110-01-51306-312-000 | 2/27/24 POSTAGE | 10,000.00 |
| 217444 | 2/14 | WI SCTF | 110-00-21581-000-000 | P/E 2/15 SAL DEDCTS | 7,336.43 |
| 217445 | 2/14 | MID-STATES ORGANIZED CRIME | 110-02-52102-323-000 | MOCIC 24 MEMBER | 300.00 |
| 217446 | 2/14 | ENVIROTECH EQUIPMENT | 632-09-50101-393-000 | PARTS / MATERIALS | 2,040.14 |
| | | | 632-09-50101-393-000 | PARTS / MATERIALS | 1,815.43 |
| | | | 632-09-50101-393-000 | PARTS / MATERIALS | 767.73 |
| | | | 632-09-50101-393-000 | PARTS / MATERIALS | 674.49 |
| | | | 632-09-50101-393-000 | PARTS / MATERIALS | 513.18 |
| | | | 632-09-50101-393-000 | PARTS / MATERIALS | 411.99 |
| | | | | CHECK TOTAL | 6,222.96 |
| 217447 | 2/14 | ILLINOIS DEPT OF PUBLIC AID | 110-00-21581-000-000 | P/E 2/15 H MARTIN | 375.00 |
| 217448 | 2/14 | EZ PACK N SHIP ETC, INC | 110-01-51306-312-000 | UPS SERVICES | 59.40 |
| | | | 632-09-50101-393-000 | UPS SERVICES | 23.40 |
| | | | | CHECK TOTAL | 82.80 |
| 217449 | 2/14 | FIRE DEPT SAFETY OFFICERS | 110-02-52206-264-000 | SWANSON DUES 3/18/25 | 399.00 |
| 217450 | 2/14 | INLAND POWER SYSTEMS | 632-09-50101-393-000 | MATERIALS & SERVICES | 1,796.30 |
| 217451 | 2/14 | HAPPENINGS MAGAZINE | 222-09-50101-259-000 | ADVERTISING | 445.00 |
| 217452 | 2/14 | PLEASANT PRAIRIE UTILITIES | 110-03-53116-223-000 | 1/31 SPRINGBROOK ROA | 158.67 |
| 217453 | 2/14 | MUNCIE TRANSIT SUPPLY | 520-09-50201-347-000 | BUS PARTS | 1,162.30 |
| | | | 520-09-50201-347-000 | BUS PARTS | 637.50 |
| | | | 520-09-50201-347-000 | BUS PARTS | 91.66 |
| | | | 520-09-50201-347-000 | BUS PARTS | 90.40 |
| | | | 520-09-50201-347-000 | BUS PARTS | 24.80 |
| | | | 520-09-50201-347-000 | BUS PARTS | 16.00 |
| | | | | CHECK TOTAL | 2,022.66 |

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| CHECK # | CHECK DATE | VENDOR NAME | ACCOUNT | DESCRIPTION | AMOUNT |
|---------|------------|------------------------------|--|--|--|
| 217454 | 2/14 | AIRGAS NORTH CENTRAL | 520-09-50201-369-000 110-03-53107-389-000 206-02-52205-318-000 | WELDER MIL951000001 INDUSTRIAL GASES INDUSTRIAL GASES CHECK TOTAL | 2,385.00 540.88 405.23 3,331.11 |
| 217455 | 2/14 | ABSOLUTE CONSTRUCTION INC. | 211-09-59109-219-000 | THRU 12/31 22-2080 | 65,019.98 |
| 217456 | 2/14 | FROEDTERT SOUTH, INC. | 206-02-52205-318-000 | PHARMS/MED SUPPLIES | 370.75 |
| 217457 | 2/14 | ILLINOIS DEPT OF REVENUE | 110-00-21518-000-000 | P/E 2/3 STATE TAX | 106.52 |
| 217458 | 2/14 | TRAFFIC CONTROL CORPORATION | 420-11-52112-589-000 420-11-52112-589-000 | EVO RADAR SENSOR KIT EVO RADAR SENSOR KIT CHECK TOTAL | 28,460.00 7,400.00 35,860.00 |
| 217459 | 2/14 | PARMENTIER PROPERTY WORKS LL | 402-11-52201-585-000 402-11-52316-585-000 | THRU 12/15 23-1045 THRU 12/15 23-1014 CHECK TOTAL | 15,371.20 8,054.00 23,425.20 |
| 217460 | 2/14 | CLEANCO RACINE, INC. | 110-02-52203-243-000 | 1/24 JANITORIAL SERV | 803.00 |
| 217461 | 2/14 | MEBULBS | 521-09-50101-375-000 | LIGHTING SUPPLIES | 709.82 |
| 217462 | 2/14 | MEDLINE INDUSTRIES INC | 206-02-52205-318-000 110-02-52203-382-000 | EMS SUPPLIES EMS SUPPLIES CHECK TOTAL | 3,488.01 226.90 3,714.91 |
| 217463 | 2/14 | FORWARD CONTRACTORS | 402-11-52201-585-000 420-11-52223-589-000 | THRU 12/15 18-1427 THRU 12/15 18-1427 CHECK TOTAL | 133,922.66 97,422.66 231,345.32 |
| 217464 | 2/14 | BAUER COMPRESSORS | 110-02-52203-235-000 | PARTS FOR AIR DIV | 331.27 |
| 217465 | 2/14 | HIERCOMM, INC. | 110-02-52101-316-000 | 2-3/24 TREMPER | 1,400.00 |
| 217466 | 2/14 | TRANSUNION RISK AND ALTERNAT | 110-02-52101-219-000 | 1/24 MONTHLY FEE | 667.20 |
| 217467 | 2/14 | CIVIC PLUS LLC | 110-01-50301-322-000 | MUNICODE SUB/UPDATES | 1,640.00 |
| 217468 | 2/14 | KRISTEN E. HERREID | 211-09-53101-219-000 | 1/24 PEER SUPPORT SE | 12,500.00 |

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|---------|------------|------------------------------|--|---|---|
| 217469 | 2/14 | UMR MONTHLY BILLINGS | 611-09-50101-155-517 611-09-50101-155-518 110-00-21534-000-000 | 2/24 STOP LOSS COV 2/24 ADMIN FEES 2/24 VISION COV CHECK TOTAL | 219,981.30 50,686.30 5,191.81 275,859.41 |
| 217470 | 2/14 | FRASER GAUGE | 520-09-50201-347-000 | BUS PARTS | 1,617.64 |
| 217471 | 2/14 | SMITH, DELANO S | 211-09-59113-219-000 | 1/24 GRANT WRITER | 12,500.00 |
| 217472 | 2/14 | LAKES GAS CO. | 632-09-50101-393-000 | PROPANE GAS | 44.88 |
| 217473 | 2/14 | MAGNET FORENSICS, LLC | 110-02-52102-316-000 | GRAYKEY LICENSE | 30,795.00 |
| 217474 | 2/14 | POSITIVE CONCEPTS / ATPI | 110-02-52103-311-000 | TRACS PRINTER PAPER | 1,159.20 |
| 217475 | 2/14 | BUELOW, VETTER, BUIKEMA, | 110-01-51303-212-000 110-01-51303-212-000 | GENERAL #288 GENERAL #288 CHECK TOTAL | 1,364.00 1,364.00 2,728.00 |
| 217476 | 2/14 | CARDIO PARTNERS | 206-02-52205-219-000 | ONLINE KEYS | 974.00 |
| 217477 | 2/14 | BADGER MOTOR OFFICER'S ASSOC | 110-02-52103-219-000 | BMOA 2024 MEMBER (5) | 250.00 |
| 217478 | 2/14 | NATIONSTAR MORTGAGE LLC DBA | 110-00-21106-000-000 | 2023 TAX REFUND | 1,005.78 |
| 217479 | 2/14 | EDUCATORS CREDIT UNION | 110-00-21106-000-000 | 2023 TAX REFUND | 5,243.46 |
| 217480 | 2/14 | ZAMBON, NANCY | 110-00-21106-000-000 | 2023 TAX REFUND | 191.18 |
| 217481 | 2/14 | FIRST AMERICAN BANK | 110-00-21106-000-000 | 2023 TAX REFUND | 4,171.93 |
| 217482 | 2/14 | CORELOGIC | 110-00-21106-000-000 | 2023 TAX REFUND | 687.92 |
| 217483 | 2/14 | LEWANDOWSKI, DONNA | 110-00-21106-000-000 | 2023 TAX REFUND | 144.67 |
| 217484 | 2/14 | MEYER, NATHAN | 110-00-21106-000-000 | 2023 TAX REFUND | 28.63 |
| 217485 | 2/14 | JULEEN, NICHOLAS & BRENDA | 110-00-21106-000-000 | 2023 TAX REFUND | 85.08 |
| 217486 | 2/14 | HIBNER, ADAM & CHELSEA | 110-00-21106-000-000 | 2023 TAX REFUND | 52.82 |

START DATE FOR SUMMARY: 2/01 END DATE FOR SUMMARY: 2/15

| CHECK # | CHECK DATE | VENDOR NAME | ACCOUNT | DESCRIPTION | AMOUNT |
|---------|------------|------------------------------|----------------------|--------------------|--------|
| 217487 | 2/14 | MUSEITIF, SHADIA | 110-00-21106-000-000 | 2023 TAX REFUND | 742.42 |
| 217488 | 2/14 | BUSBY, CARL | 110-00-21106-000-000 | 2023 TAX REFUND | 6.16 |
| 217489 | 2/14 | SCHECKEL, ANDREW | 110-00-21107-000-000 | LOTTERY CR. REFUND | 188.16 |
| 217490 | 2/14 | PHILLIPS, SUSAN | 110-00-21107-000-000 | LOTTERY CR. REFUND | 188.16 |
| 217491 | 2/14 | FRICK, LAWRENCE & MARGARET | 110-00-21107-000-000 | LOTTERY CR. REFUND | 188.16 |
| 217492 | 2/14 | NATIONS TITLE AGENCY OF WI I | 110-00-21106-000-000 | 2023 TAX REFUND | 203.48 |
| 217493 | 2/14 | FELICIA COURTNEY AND NICOLE | 110-00-21106-000-000 | 2023 TAX REFUND | 83.04 |
| 217494 | 2/14 | HART, HALIE | 110-00-21106-000-000 | 2023 TAX REFUND | 24.58 |
| 217495 | 2/14 | ALLEN, LYNN | 110-00-21106-000-000 | 2023 TAX REFUND | 43.79 |
| 217496 | 2/14 | KING, JOSHUA | 110-00-21106-000-000 | 2023 TAX REFUND | 49.53 |
| 217497 | 2/14 | KEVIN DUBAN AND JENNIFER SAV | 110-00-21106-000-000 | 2023 TAX REFUND | 79.09 |
| 217498 | 2/14 | ENRIQUE ANZA AND IRENE HERNA | 110-00-21106-000-000 | 2023 TAX REFUND | 90.16 |
| 217499 | 2/14 | KJ KENOSHA LLC | 110-00-21106-000-000 | 2023 TAX REFUND | 21.74 |
| 217500 | 2/14 | SHARAREH BAKSHLANGR KAMYAR S | 110-00-21106-000-000 | 2023 TAX REFUND | 18.79 |
| 217501 | 2/14 | SHARAREH BAKSHLANGR KAMYAR S | 110-00-21106-000-000 | 2023 TAX REFUND | 21.95 |
| 217502 | 2/14 | STEPNEY, NINA | 110-00-21106-000-000 | 2023 TAX REFUND | 75.91 |
| 217503 | 2/14 | DEBARTOLO, KATIE | 110-00-21106-000-000 | 2023 TAX REFUND | 33.14 |
| 217504 | 2/14 | KUCHARSKI, CHRISTOPHER & | 110-00-21106-000-000 | 2023 TAX REFUND | 43.86 |
| 217505 | 2/14 | PIERCE, DENNIS | 110-00-21106-000-000 | 2023 TAX REFUND | 130.49 |
| 217506 | 2/14 | KARASIK, ELI & DEVORAH | 110-00-21106-000-000 | 2023 TAX REFUND | 29.89 |

START DATE FOR SUMMARY: 2/01 END DATE FOR SUMMARY: 2/15

| CHECK # | CHECK DATE | VENDOR NAME | ACCOUNT | DESCRIPTION | AMOUNT |
|---------|------------|------------------------------|----------------------|--------------------|----------|
| 217507 | 2/14 | FARRAR, TRACY | 110-00-21106-000-000 | 2023 TAX REFUND | 21.14 |
| 217508 | 2/14 | LARSON, THOMAS & LISA | 110-00-21106-000-000 | 2023 TAX REFUND | 48.93 |
| 217509 | 2/14 | JAMES AND JAN SINCLAIR | 110-00-21106-000-000 | 2023 TAX REFUND | 188.16 |
| 217510 | 2/14 | HAWLISH, JAMES & DEANNA | 110-00-21106-000-000 | 2023 TAX REFUND | 1,165.72 |
| 217511 | 2/14 | JAMES AND KAREN TERWALL TRUS | 110-00-21107-000-000 | LOTTERY CR. REFUND | 188.16 |
| 217512 | 2/14 | MCCOMB, JONATHAN & KIMBERLY | 110-00-21106-000-000 | 2023 TAX REFUND | 106.49 |
| 217513 | 2/14 | GASCOIGNE, AMBER | 110-00-21106-000-000 | 2023 TAX REFUND | 19.90 |
| 217514 | 2/14 | ZAIONC, JAMES | 110-00-21106-000-000 | 2023 TAX REFUND | 77.21 |
| 217515 | 2/14 | BRITTEN, BRETT & COTTER, MAR | 110-00-21106-000-000 | 2023 TAX REFUND | 29.54 |
| 217516 | 2/14 | EMMETT, ANDREEA & CHRISTOPHE | 110-00-21106-000-000 | 2023 TAX REFUND | 52.16 |
| 217517 | 2/14 | WHITE, JAMES & SHERRY | 110-00-21106-000-000 | 2023 TAX REFUND | 13.71 |
| 217518 | 2/14 | COX, JASON | 110-00-21106-000-000 | 2023 TAX REFUND | 38.01 |
| 217519 | 2/14 | MIDDLETON, ROBERT & NICOLE | 110-00-21106-000-000 | 2023 TAX REFUND | 39.17 |
| 217520 | 2/14 | NOEL SHANTEAU & JESSICA SHAN | 110-00-21106-000-000 | 2023 TAX REFUND | 52.60 |
| 217521 | 2/14 | MENDOZA, CAROLINA | 110-00-21106-000-000 | 2023 TAX REFUND | 48.41 |
| 217522 | 2/14 | SWIECICHOWSKI, DARLENE | 110-00-21106-000-000 | 2023 TAX REFUND | 27.00 |
| 217523 | 2/14 | GRUNDY, BRAY | 110-00-21106-000-000 | 2023 TAX REFUND | 77.79 |
| 217524 | 2/14 | MCCLELLAND, NANCY | 110-00-21106-000-000 | 2023 TAX REFUND | 34.38 |
| 217525 | 2/14 | VALERIO, CHRISTINE | 110-00-21106-000-000 | 2023 TAX REFUND | 69.27 |
| 217526 | 2/14 | ALSABA, LLC | 110-00-21106-000-000 | 2023 TAX REFUND | 203.51 |

START DATE FOR SUMMARY: 2/01 END DATE FOR SUMMARY: 2/15

| CHECK # | CHECK DATE | VENDOR NAME | ACCOUNT | DESCRIPTION | AMOUNT |
|------------------------------|------------|------------------------------|----------------------|--------------------|--------------|
| 217527 | 2/14 | TOWNSEND, JEFFERY & LAURA | 110-00-21106-000-000 | 2023 TAX REFUND | 82.34 |
| 217528 | 2/14 | BERNDT, SARAH | 110-00-21106-000-000 | 2023 TAX REFUND | 140.14 |
| 217529 | 2/14 | VERONA PROPERTY MANAGEMENT L | 110-00-21106-000-000 | 2023 TAX REFUND | 3.00 |
| 217530 | 2/14 | HELGA MCINTOSH TRUST | 110-00-21106-000-000 | 2023 TAX REFUND | 2,700.35 |
| 217531 | 2/14 | SCHAAB, DAWN | 110-00-21107-000-000 | LOTTERY CR. REFUND | 188.16 |
| 217532 | 2/14 | BISCIGLIA MICHAEL & ELIZABET | 110-00-21106-000-000 | 2023 TAX REFUND | 57.82 |
| 217533 | 2/14 | WERTZ, DAVID | 110-00-21106-000-000 | 2023 TAX REFUND | 45.01 |
| 217534 | 2/14 | PARRAMOURE JR, ARTHUR & JENN | 110-00-21106-000-000 | 2023 TAX REFUND | 45.89 |
| GRAND TOTAL FOR PERIOD ***** | | | | | 4,068,800.66 |