

Agenda
Special Meeting
Public Works Committee

625 52nd Street, Room 202
Monday, December 18, 2023
6:15 PM

Chairperson Jack Rose
Vice Chairperson David F. Bogdala
Alderman Anthony Kennedy

Alderman David Mau
Alderman Dominic Ruffalo
Alderman Bill Siel

Call to Order
Roll Call
Citizens Comments

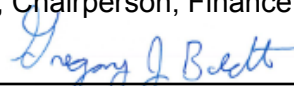
1. Award of Contract for Project 23-2045 Kenosha Innovation Center (5522 26th Avenue) to Miron Construction Co. Inc. (Neenah, WI) in the amount of \$23,575,772. (District 7)
Pg. 1
2. Amendment to the Transportation Project Plat for 22nd Avenue Reconstruction from 65th Street to 60th Street (Uptown). (District 12) **Pgs. 2-3**

ALDERPERSONS' COMMENTS

IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 262-653-4050 BY NOON BEFORE THIS MEETING TO MAKE ARRANGEMENTS FOR REASONABLE ON-SITE ACCOMMODATIONS.

December 14, 2023

To: Jack Rose, Chairperson, Public Works Committee
Daniel Prozanski Jr, Chairperson, Finance Committee

From: Gregory J. Boldt, PE 
Deputy Director of Public Works/City Engineer

Subject: Project: 23-2045 Kenosha Innovation Center
Location: 5522 26th Avenue

The Department of Public Works, Engineering Division, has opened up bids for the above referenced project. Engineer's Estimate was \$26,000,000.

This project consists of a 3-story office building consisting of approximately 63,000 square feet. The structural system includes a rammed aggregate pier ground improvement system, conventional footings and foundations and a structural steel frame. The building exterior is clad with aluminum framed curtain wall, storefront, and terra cotta panels. The project has an atrium with a smoke exhaust system. The atrium, adjacent collaboration rooms and common areas will be fully finished out. Tenant spaces will not receive any finishes. There will be several outdoor rooftop patio (balcony) spaces. The 3.5-acre site will include a surface parking lot, outdoor plaza with amphitheater, landscaping and a paved area for food-trucks. Provisions are being made for a future photovoltaic array on the rooftop, as well as electric vehicle charging stations in the surface lot.

Following is the list of bidders:

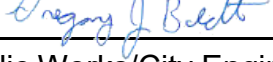
	Miron Construction Neenah, WI	Riley Construction Kenosha, WI	VJS Construction Pewaukee, WI
Base Bid	\$21,308,000	\$21,597,000	\$21,619,000
Alt. 1 Roof Top Pergula	\$46,128	\$39,278	\$48,000
Alt. 2 South Balcony	\$74,763	\$74,678	\$74,000
Alt 3. Slab on Grade	\$3,629	\$4,785	\$40,000
Total	\$21,432,520	\$21,715,741	\$21,781,000

It is recommended that this contract be awarded to Miron Construction, Neenah, Wisconsin in the amount of \$21,432,520 plus \$2,143,252, in contingency for unforeseen conditions (if needed) for a total award amount of \$23,575,772. Funding is from State of Wisconsin Neighborhood Investment Grant (\$14,000,000), \$2,990,999 (New Market Tax Credit Equity) and \$6,584,773 (TID #19 Funds).

The project is anticipated to begin in spring 2024 and will be completed by July 1, 2025 unless weather impacts working days.

December 14, 2023

To: Jack Rose, Chairperson, Public Works Committee

From: Gregory J. Boldt, PE 
Deputy Director of Public Works/City Engineer

Subject: Approval of Transportation Project Plat No. 21-1029 – 4.02 (Amendment No: 1)
for Right-of-Way Acquisition Associated with the 22nd Avenue Uptown
Reconstruction project (60th Street to 65th Street). (District 2, 7, & 12)

BACKGROUND INFORMATION

The original Transportation Project Plat was approved at the October 9, 2023, Public Works Committee and October 16, 2023, Common Council meetings. Upon field staking of the approved project plat the following revisions are being requested:

1. 2207 60th Street (Kenosha Gas Stop): Reduce right-of-way to keep the existing sign on private property.
2. 2204 60th Street (Multi-Tenant Business Building) and 2224 60th Street (Jockey): Additional right-of-way to allow for standard sidewalk width.

Background from Original Request

As part of the 22nd Avenue Uptown Reconstruction project from 60th Street to 65th Street, right-of-way acquisition is required at eight parcels. The acquisitions are due to existing sidewalks currently being outside the existing right-of-way, installation of public sidewalks, updating ADA curb ramps to current standards, and proposed monument features. The right-of-way acquisitions needs are shown on the attached Transportation Project Plat.

Once the Transportation Project Plat is approved and recorded, the property segments to be acquired will be appraised to determine appropriate property owner payment.

Right-of-way acquisition for this project is included in the Capital Improvement Plan (IN-17-002) with \$125,000.00 allocated.

RECOMMENDATION

Approval of Transportation Project Plat No: 21-1029 – 4.02 Amendment No: 1.

TRANSPORTATION PROJECT PLAT NO: 21-1029- 4.02 AMENDMENT NO: 1
AMENDS PARCELS 2, 3, AND 4 OF TRANSPORTATION PROJECT PLAT NO: 21-1029-4.02 RECORDED AS DOCUMENT NUMBER 1956138 AT THE KENOSHA COUNTY REGISTER OF DEEDS.

THAT PART OF LOT 1, BLOCK 1 OF WOOLLACOTTS SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 22 EAST, AND THAT PART OF BLOCK 1 OF VETTERS SUBDIVISION BEING LOCATED IN AND INCLUDING THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 22 EAST, AND THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 23 EAST, AND THAT PART OF LOT 1, BLOCK 7, OF BOND'S SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 23 EAST, ALL IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN.

RELOCATION ORDER 22ND AVENUE (65TH ST TO 60TH ST), KENOSHA COUNTY

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF KENOSHA DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF KENOSHA IN THE NAME OF THE CITY OF KENOSHA, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED

EXISTING RIGHT-OF-WAY FOR 22ND AVENUE BASED ON: BOND'S SUBDIVISION, WOOLLACOTTS SUBDIVISION, PLAT OF SURVEY BY GLEN MARESCALCO DATED: 9/10/00, PLAT OF SURVEY BY ROBERT SMITH DATED: 10/1/91, PLAT OF SURVEY BY EUGENE UTTECH DATED: 12/9/93, PLAT OF SURVEY BY GLEN MARESCALCO DATED: 10/5/06.

EXISTING RIGHT-OF-WAY FOR 60TH STREET BASED ON: BOND'S SUBDIVISION, WOOLLACOTTS SUBDIVISION, WESCOTT & ZEITLER'S SUBDIVISION, PLAT OF SURVEY BY EUGENE UTTECH DATED: 12/9/93, PLAT OF SURVEY BY GLEN MARESCALCO DATED: 10/5/06, PLAT OF SURVEY BY JEFFREY RAMPART DATED: 9/21/05, & PLAT OF SURVEY BY ROBERT SMITH DATED: 9/17/85.

EXISTING RIGHT-OF-WAY FOR 23RD AVENUE BASED ON: VETTERS SUBDIVISION.

EXISTING RIGHT-OF-WAY FOR 21ST AVENUE BASED ON: WESCOTT & ZEITLER'S SUBDIVISION.

FOR THE LATEST ACCESS/DRIVEWAY INFORMATION CONTACT THE CITY OF KENOSHA PLANNING AND ZONING DIVISION.

POSITIONS SHOWN ON THIS PLAT ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID NAD-27, SOUTH ZONE. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

FOUND IRON PINS ARE 1-1/4" IRON PIPES UNLESS OTHERWISE NOTED.

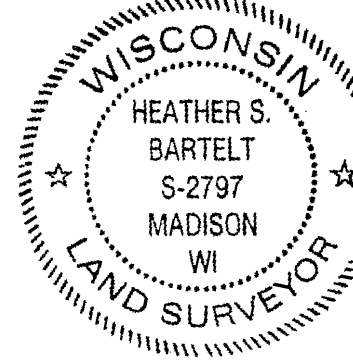
STATION & OFFSET TABLE				
POINT	STATION	OFFSET	Y COORDS	X COORDS
200	261+29.04	-21.91'	219199.940	2582897.380
201	260+83.03	-25.14'	219153.867	2582899.454
202	260+85.34	-43.41'	219154.067	2582881.036
203	260+85.69	-50.55'	219153.594	2582873.910
204	26+46.73	33.00'	219166.859	2582868.688
205	23+90.92	33.00'	219166.141	2582612.888
206	24+01.80	0.00'	219199.172	2582623.675
207	24+14.99	-40.00'	219239.205	2582636.749
208	24+17.16	-40.00'	219239.211	2582638.922
209	24+17.16	-33.00'	219232.215	2582638.942
210	24+40.85	-33.00'	219232.281	2582662.631
212	25+23.35	-38.50'	219238.013	2582745.115
213	25+30.06	-38.50'	219238.032	2582751.825
214	25+29.78	-50.00'	219249.531	2582751.509
215	261+79.40	-39.53'	219249.874	2582873.934
216	263+09.77	-41.86'	219382.803	2582864.461
217	263+09.84	-31.00'	219382.833	2582875.321
218	263+54.84	-31.38'	219427.835	2582875.123
219	263+92.92	-32.57'	219465.915	2582874.078
220	263+93.42	-16.58'	219466.353	2582890.072

STATION & OFFSET TABLE				
POINT	STATION	OFFSET	Y COORDS	X COORDS
221	263+93.94	0.00'	219466.808	2582906.652
222	263+94.99	33.40'	219467.724	2582940.053
223	263+95.02	34.40'	219467.752	2582941.053
224	263+47.58	35.89'	219420.307	2582942.354
225	262+88.30	41.65'	219362.395	2582948.177
226	262+41.86	42.00'	219317.594	2582951.150
227	261+64.00	46.94'	219242.578	2582961.758
228	27+61.21	-38.16'	219241.206	2582981.631
229	27+61.21	-44.00'	219247.044	2582981.418
230	27+73.21	-44.00'	219247.483	2582993.410
231	27+73.21	-36.00'	219239.488	2582993.702
232	28+57.32	-36.00'	219242.563	2583077.749
233	29+11.43	-33.00'	219241.543	2583131.931
234	29+15.75	0.00'	219208.723	2583137.463
235	29+20.08	33.00'	219175.903	2583142.994
236	28+57.45	37.00'	219169.616	2583080.546
237	27+74.05	37.00'	219166.567	2582997.203
238	27+73.94	50.00'	219153.572	2582997.576
239	260+72.74	56.13'	219152.979	2582981.366
240	260+79.85	0.00'	219153.592	2582924.795
241	26+46.92	41.85'	219158.006	2582868.907

COURSE TABLE		
COURSE	BEARING	DISTANCE
200 - 201	S02° 34' 39"E	46.12'
201 - 202	N89° 22' 45"W	18.42'
202 - 203	S86° 12' 13"W	7.14'
203 - 241	N48° 35' 39"W	6.67'
241 - 204	N01° 24' 49"W	8.86'
204 - 205	S89° 50' 21"W	255.80'
205 - 206	N18° 05' 10"E	34.75'
206 - 207	N18° 05' 10"E	42.11'
241 - 204	N01° 24' 49"W	8.86'
207 - 208	N89° 50' 21"E	2.17'
208 - 209	S00° 09' 39"E	7.00'
209 - 210	N89° 50' 21"E	23.69'
210 - 212	N86° 01' 30"E	82.68'
212 - 213	N89° 50' 21"E	6.71'
213 - 214	N01° 34' 17"W	11.50'
214 - 215	N89° 50' 21"E	122.43'
215 - 216	N04° 04' 33"W	133.27'
216 - 217	N89° 50' 21"E	10.86'
217 - 218	N00° 15' 10"W	45.00'
218 - 219	N01° 34' 17"W	38.09'
219 - 220	N88° 25' 43"E	16.00'

STRAND ASSOCIATES, INC. ®
910 WEST WINGRA DRIVE, MADISON, WI 53715
(608) 251-4843

I, HEATHER S. BARTELT PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF KENOSHA I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.



SIGNATURE: *Heather S. Bartelt* DATE: 12/13/2023
PRINT NAME: HEATHER S. BARTELT
REGISTRATION NUMBER: S-2797

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE CITY OF KENOSHA

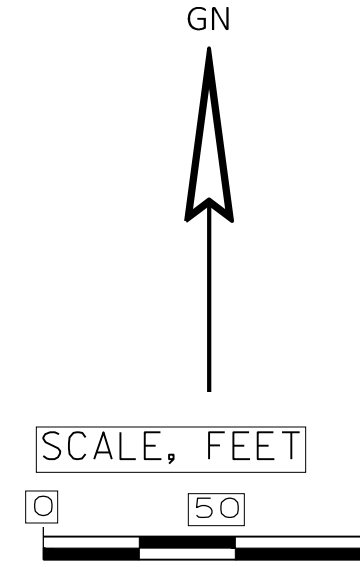
SIGNATURE: _____ DATE: _____
PRINT NAME: _____

RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 21-1029-4.02
AMENDMENT NO: 1

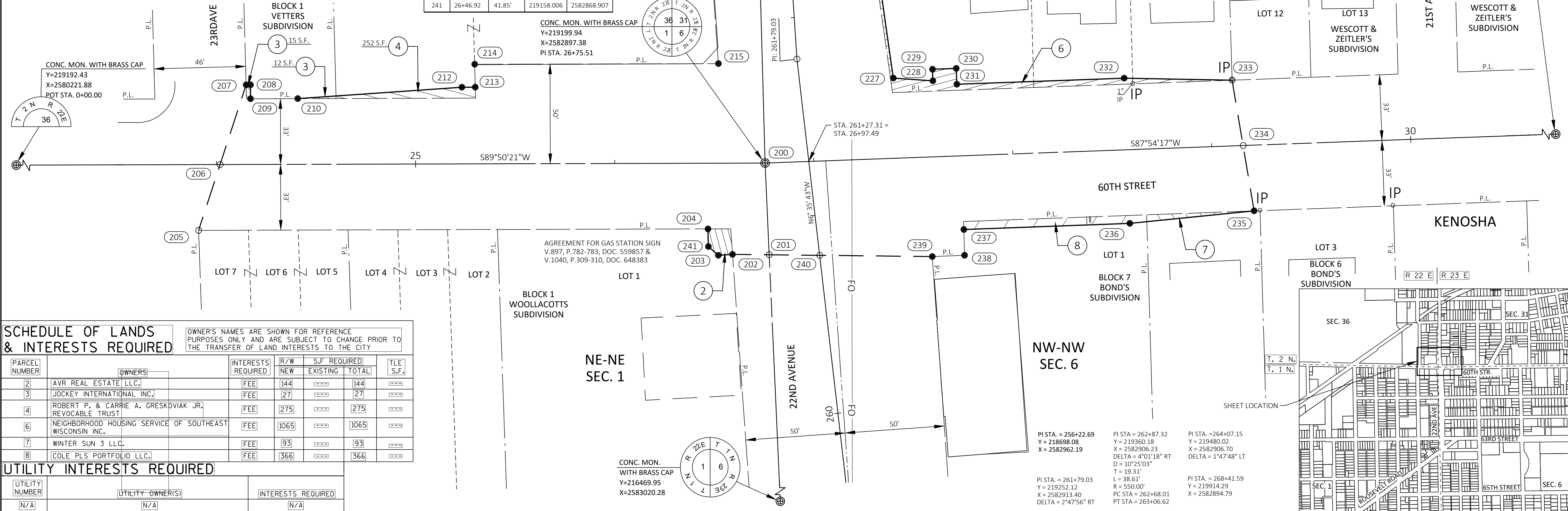
FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET RECORDED IN THE OFFICE OF REGISTER OF DEEDS, IN KENOSHA COUNTY AS SHEET 2 OF 2 OF DOC. 1955939.

COURSE TABLE		
COURSE	BEARING	DISTANCE
220 - 221	N88° 25' 43"E	16.59'
221 - 222	N88° 25' 43"E	33.41'
222 - 223	N88° 25' 43"E	1.00'
223 - 224	S01° 34' 17"E	47.46'
224 - 225	S05° 44' 30"E	58.20'
225 - 226	S03° 47' 47"E	44.90'
226 - 227	S08° 02' 55"E	75.76'
227 - 228	S86° 03' 08"E	19.92'
228 - 229	N02° 05' 43"W	5.84'
229 - 230	N87° 54' 17"E	12.00'
230 - 231	S02° 05' 43"E	8.00'
231 - 232	N87° 54' 17"E	84.10'

COURSE TABLE		
COURSE	BEARING	DISTANCE
232 - 233	S89° 14' 00"E	54.19'
233 - 234	S09° 34' 00"E	33.28'
234 - 235	S09° 34' 00"E	33.28'
235 - 236	S84° 15' 03"W	62.76'
236 - 237	S87° 54' 17"W	83.40'
237 - 238	S01° 38' 34"E	13.00'
238 - 239	S87° 54' 17"W	16.22'
239 - 240	N89° 22' 45"W	56.58'
240 - 201	N89° 22' 45"W	25.34'
200 - 206	S89° 50' 21"W	273.71'
200 - 220	N01° 34' 17"W	266.51'
200 - 234	N87° 54' 17"E	240.24'



CONC. MON. WITH BRASS CAP
Y=219296.62
X=2585540.10
POT STA. 53+20.00



SCHEDULE OF LANDS & INTERESTS REQUIRED

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W S.F. REQUIRED			TLE S.F.
			NEW	EXISTING	TOTAL	
2	AVR REAL ESTATE LLC.	FEE	144	---	144	---
3	JOCKEY INTERNATIONAL INC.	FEE	27	---	27	---
4	ROBERT P. & CARRIE A. GRESKOVIK JR. REVOCABLE TRUST	FEE	275	---	275	---
6	NEIGHBORHOOD HOUSING SERVICE OF SOUTHEAST WISCONSIN INC.	FEE	1065	---	1065	---
7	WINTER SUN 3 LLC.	FEE	93	---	93	---
8	COLE PLS PORTFOLIO LLC.	FEE	366	---	366	---

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	UTILITY OWNER(S)	INTERESTS REQUIRED
N/A	N/A	N/A

FILE NAME : S:\MIL\1500-1599\1540\032\DRAWINGS\CAD\AUTOCAD\CIVIL 3D\RW\DWG\040101_RP.DWG
APPRAISAL PLAT DATE : 12/13/23

PLOT DATE : 12/13/2023 4:57 PM

PLOT BY : BARTELT, HEATHER

PLOT NAME :

PLOT SCALE : 1 IN:50 FT

22ND AVENUE

21-1029-4.02 AMEND. 1