

**AGENDA
PUBLIC WORKS
COMMITTEE**

**MONDAY, MARCH 1, 2010
ROOM 202
6:30 P.M.**

*G. John Ruffolo, Chairman
Donald K. Holland
Patrick Juliana*

*Ray Misner
Don L. Moldenhauer
Anthony Nudo*

A. APPROVAL OF MINUTES

A-1 Approval of minutes of regular meeting held on February 8, 2010 and special meeting held on February 15, 2010.

B. DEFERRED BY COMMITTEE

B-1 Resolution to approve a four-lot Certified Survey Map to be located at 8200 75th Street. (Heiberg) **(District 17)** (City Plan Commission approved 7:0) (Deferred from January 25, 2010 and February 8, 2010 meetings)

C. REFERRED TO COMMITTEE

C-1 Resolution – Intent to Assess for Pavement Construction for Project 10-1021 New Road Construction (27th Street - 47th Avenue to 43rd Avenue). **(District 5)**

C-2 Acceptance of Project 09-1012 Resurfacing Phase I (55th Street - 14th Avenue to 22nd Avenue, 25th Avenue - 52nd Street to 55th Street, 54th Street - 23rd Avenue to 25th Avenue, 20th Avenue - 52nd Street to 53rd Street, 16th Avenue - 54th Street to 55th Street, 20th Avenue - 54th Street to 53rd Street, 53rd Street - 21st Avenue to 20th Avenue, 54th Street - 23rd Avenue to 22nd Avenue) which has been satisfactorily completed by Payne & Dolan, Inc., Kenosha, Wisconsin, in the amount of \$771,872.50. **(District 7)**

C-3 Acceptance of Project 09-1023 Miscellaneous Asphalt Joint Repairs (52nd Street - 30th Avenue to Sheridan Rd, Sheridan Rd - 75th Street to 60th Street) which has been satisfactorily completed by Payne & Dolan, Inc., Kenosha, Wisconsin in the amount of \$170,973.45. **(Districts 2, 3, 7, 8, 10)**

INFORMATIONAL: Project Status Report

CITIZENS COMMENTS RELATED ONLY TO JURISDICTION OF PUBLIC WORKS COMMITTEE

ALDERMAN COMMENTS

IF YOU ARE DISABLED AND IN NEED OF ASSISTANCE CALL 653-4050 BEFORE NOON ON THE DATE INDICATED FOR THIS MEETING.

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMEBERS OF THE COMMON COUNCIL MAY BE PRESENT AT THE MEETING, AND ALTHOUGH THIS MAY CONSITUTE A QUORUM OF THE COMMON COUNCIL, THE COUNCIL WILL NOT TAKE ANY ACTION AT THIS MEETING.

PUBLIC WORKS COMMITTEE
- MINUTES -

MONDAY, FEBRUARY 8, 2010
5:00 P.M.

G. John Ruffolo, Chairman
Donald K. Holland
Patrick Juliana

Ray Misner
Don L. Moldenhauer
Anthony Nudo

The regular meeting of the Public Works Committee was held on Monday, February 8, 2010 in Room 204 of the Municipal Building. The following members were present: Chairman G. John Ruffolo, Aldermen Patrick Juliana, Don L. Moldenhauer, and Anthony Nudo. Alderman Donald K. Holland was excused. Alderman Ray Misner arrived during discussion of item B-1. The meeting was called to order at 5:11 PM. Staff member in attendance was Mike Lemens.

A-1 Approval of minutes of regular meeting held January 25, 2010.

It was moved by Alderman Juliana, seconded by Alderman Moldenhauer to approve minutes. Motion passed 4-0.

B-1 Resolution to approve a four-lot Certified Survey Map to be located at 8200 75th Street. (Heiberg) **(District 17)** (City Plan Commission approved 7:0) (Deferred from January 25, 2010 meeting)

It was moved by Alderman Juliana, seconded by Alderman Misner to defer for two weeks. Motion passed 5-0.

C-1 Resolution – Intent to Assess for Hazardous Sidewalk and Driveway Approach Only for Project 10-1012 Resurfacing Phase I (38th Avenue - 73rd Street to 71st Street). **(Districts 13, 14)**

It was moved by Alderman Nudo, seconded by Alderman Misner to approve resolution. Motion passed 5-0.

C-2 Resolution – Intent to Assess for Hazardous Sidewalk and Driveway Approach Only for Project 10-1015 Resurfacing Phase II (43rd Street - 17th Avenue to 22nd Avenue, 55th Street - 49th Avenue to 51st Avenue). **(Districts 6, 16)**

It was moved by Alderman Nudo, seconded by Alderman Misner to approve resolution. Motion passed 5-0.

C-3 Resolution – Intent to Assess for Hazardous Sidewalk and Driveway Approach Only for Project 10-1016 Resurfacing Phase III (33rd Avenue - 55th Street to 60th Street, 22nd Avenue - 35th Street to 38th Street). **(Districts 5, 6, 11)**

It was moved by Alderman Nudo, seconded by Alderman Misner to approve resolution. Motion passed 5-0.

C-4 Acceptance of Project 09-1022 West Frontage Rd @ 60th Street (Hwy K) which has been satisfactorily completed by Super Western, Inc., Menomonee Falls, Wisconsin, in the amount of \$399,519.96.

It was moved by Alderman Juliana, seconded by Alderman Nudo to approve acceptance. Motion passed 5-0.

- C-5 Memorandum of Understanding supporting the I-94 Frontage Roads Access Management Vision Plan. **(Districts 16, 17)** *(City Plan Commission approved 9:0)*

David Bogdala, 7101 96th Avenue, alderman of the district spoke in favor of the memorandum of understanding and asked for approval.

It was moved by Alderman Nudo, seconded by Alderman Misner to approve memorandum of understanding and send to Common Council for approval. Motion passed 5-0.

- C-6 Proposed Resolution to Amend the Official Map for the City of Kenosha, Wisconsin, to include the Attachment of Parcel #80-4-222-241-0110, located at 1900 22nd Avenue, 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. (Harjio, Inc.) **(District 4)** *(City Plan Commission approved 9:0)*

It was moved by Alderman Misner, seconded by Alderman Nudo to approve resolution. Motion passed 5-0.

INFORMATIONAL ITEM: Project Status Report

ADJOURNMENT - *There being no further business to come before the Public Works Committee, it was moved, seconded and unanimously approved to adjourn the meeting at 5:37 pm.*

PUBLIC WORKS COMMITTEE
- MINUTES -

MONDAY, FEBRUARY 15, 2010
6:50 P.M.

G. John Ruffolo, Chairman
Donald K. Holland
Patrick Juliana

Ray Misner
Don L. Moldenhauer
Anthony Nudo

A special meeting of the Public Works Committee was held on Monday, February 15, 2010 in Room 200 of the Municipal Building. The following members were present: Chairman G. John Ruffolo, Aldermen Patrick Juliana, Don L. Moldenhauer, and Anthony Nudo. Aldermen Donald K. Holland and Ray Misner were excused. The meeting was called to order at 6:50 PM. Staff member in attendance was Ron Bursek.

C-1 Janitorial Services Agreement for the Period of January 1, 2010 through December 31, 2012, by and between the City of Kenosha, Wisconsin, (a Municipal Corporation through its Department of Public Works) and Pioneer Commercial Cleaning, (a Sole Proprietorship). *(also referred to Finance Committee)*

It was moved by Alderman Juliana, seconded by Alderman Nudo to approve agreement. Motion passed 4-0.

ADJOURNMENT - There being no further business to come before the Public Works Committee, it was moved, seconded and unanimously approved to adjourn the meeting at 6:52 pm.

VOTE SHEET	Kenosha City Plan Commission	Meeting of January 21, 2010	
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Resolution to approve a four-lot Certified Survey Map to be located at 8200 75th Street, District #17. (Heiberg)

ACTION TAKEN	ABSTAIN	AYES	NOES
APPROVE		7	0
DENY			
RECEIVE AND FILE			
FORWARD TO			
		DATE	
COMMON COUNCIL		02/01/10	
FINANCE			
LEGAL			
PUBLIC WORKS		01/25/10	
PARKS			
WATER UTILITY			
EMAIL TO CLERKS			
PUBLIC NOTICE			



Rich Schroeder
Assistant City Planner

FACT SHEET Kenosha City Plan Commission	City Plan Division 625 - 52 nd Street Kenosha, WI 53140 (262) 653-4030	January 21, 2010	Item 6
Resolution to approve a four-lot Certified Survey Map to be located at 8200 75th Street, District #17. (Heiberg)			

LOCATION/SURROUNDINGS:

Site: 8200 75th Street
Zoned: RM-2/C-2/B-2/FFO

NOTIFICATIONS/PROCEDURES:

The alderman of the district, Alderman Bogdala, has been notified. This item will also be reviewed by the Public Works Committee before final approval by the Common Council.

ANALYSIS:

- The applicant is proposing to divide the existing three lots into four lots. If approved, Lot 1 would be a buildable commercial lot. Lot 2 would be the existing day care center. Lot 3 would be the existing manufactured home park and Lot 4 would be the existing single-family residence on the site. No physical improvements for the site are proposed as part of this Land Division.
- Lot 4, as proposed, will not have any street frontage, which is required by Section 17.09 F.3. of the Code of General Ordinances. However, Section 17.03 G. allows for Special Exceptions to those requirements, as long as certain criteria are met. The applicant has included a narrative indicating his opinion that all of the criteria have been met. Staff agrees that the criteria have been addressed and would recommend that the City Plan Commission and the Common Council approve the Special Exception as part of the review.
- The Certified Survey Map has been sent to City departments for their review. Their comments are included in the attached Resolution.
- The plans generally comply with Sections 4 and 14 of the Zoning Ordinance.

RECOMMENDATION:

A recommendation is made to approve the Certified Survey Map, subject to the Conditions on the attached Resolution.



Brian R. Wilke, Development Coordinator
/u2/acct/cp/ckays/1CPC/2010/Jan21/6-fact-csm-heiberg.odt



Jeffrey B. Labahn, Director of City Development

RESOLUTION NO: ____ - 10

BY: THE MAYOR

**TO APPROVE A FOUR-LOT CERTIFIED SURVEY MAP
Property located AT 8200 75th Street (Heiberg)**

BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that a Certified Survey Map relating to three parcels located at 8200 75th Street 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. Payment of all taxes, special assessments and stormwater utility fees prior to recording. The Owner shall provide the City Clerk-Treasurer, a certificate from the County Treasurer, stating that there are no past-due real estate taxes or special assessments on the parcel of real estate which is being divided.
4. The Certified Survey Map shall be null and void if not recorded within six (6) months of approval by the Common Council.
5. A digital copy of the Certified Survey Map shall be provided to the City prior to recording.
6. Compliance with the Kenosha Water Utility memo dated November 13, 2009.
7. The Certified Survey Map shall include one page that shows the entirety of all parcels included in the Land Division.
8. Revise the legal description to indicate that Parcel #03-122-04-376-005 was not part of Certified Survey Map #2493.
9. A Lot Line Adjustment Survey to adjust the boundaries of Lot 1 of Certified Survey Map #2493 to comply with the proposed Certified Survey Map shall be reviewed and approved by the City and recorded by the applicant prior to recording of the proposed Certified Survey Map.
10. A Special Exception to Section 17.09 F.3. of the Code of General Ordinances shall be approved by the Common Council.
11. Compliance with all the preceding conditions as a prerequisite for authorizing Mayor and City Clerk-Treasurer to sign the Certified Survey Map.

Adopted this ____ day of _____, 2010

ATTEST:

Debra L. Salas, Deputy City Clerk

APPROVE:

Keith G. Bosman, Mayor

Engineering Services Division
4401 Green Bay Road
Kenosha, WI 53144-1716
Phone: (262) 653-4315
Fax: (262) 653-4303



"Providing and Protecting Kenosha's Greatest Natural Resource"

MEMO

To: Mr. Brian Wilke, Development Coordinator

From: Curt Czarnicki P.E., Water Engineer

Date: November 13, 2009

Subject: Heiburg 4-Lot CSM

Location: 8200 75th Street

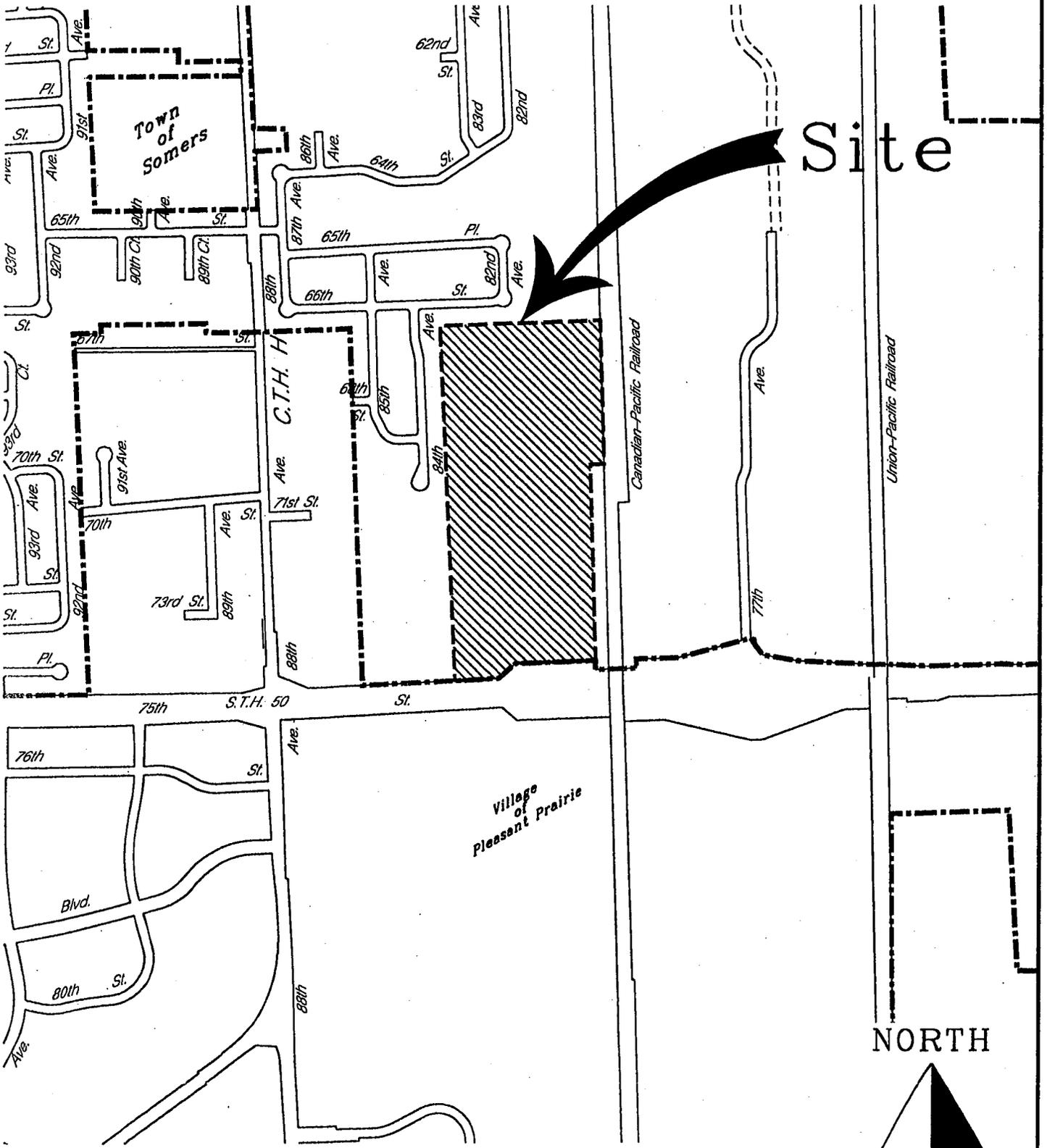
The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project. Further information from the Developer is required before the Utility can complete this review. Please withhold all permits until the following information is submitted.

1. System maps shall be provided for the private sanitary sewer and water mains that have been installed on the subject property. The system maps of these facilities must be provided to ensure the sanitary sewer and water main easement encompasses these utilities.
2. The property owner shall conduct a study of the private sanitary sewer system or shall allow KWU to install flow meters in the private sewer to help quantify the amount of clear water that is entering the system. A formal letter from the property owner granting KWU permission to enter the subject property and install flow meters within the private sanitary sewer will fulfill this requirement.
3. The billing procedures for the master meter on the water main shall be revised to bring this property into compliance with current KWU billing procedures.

Cc: Mr. Robert Carlson, P.E., Director of Engineering Services

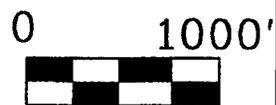
City of Kenosha

Vicinity Map
Heiberg CSM

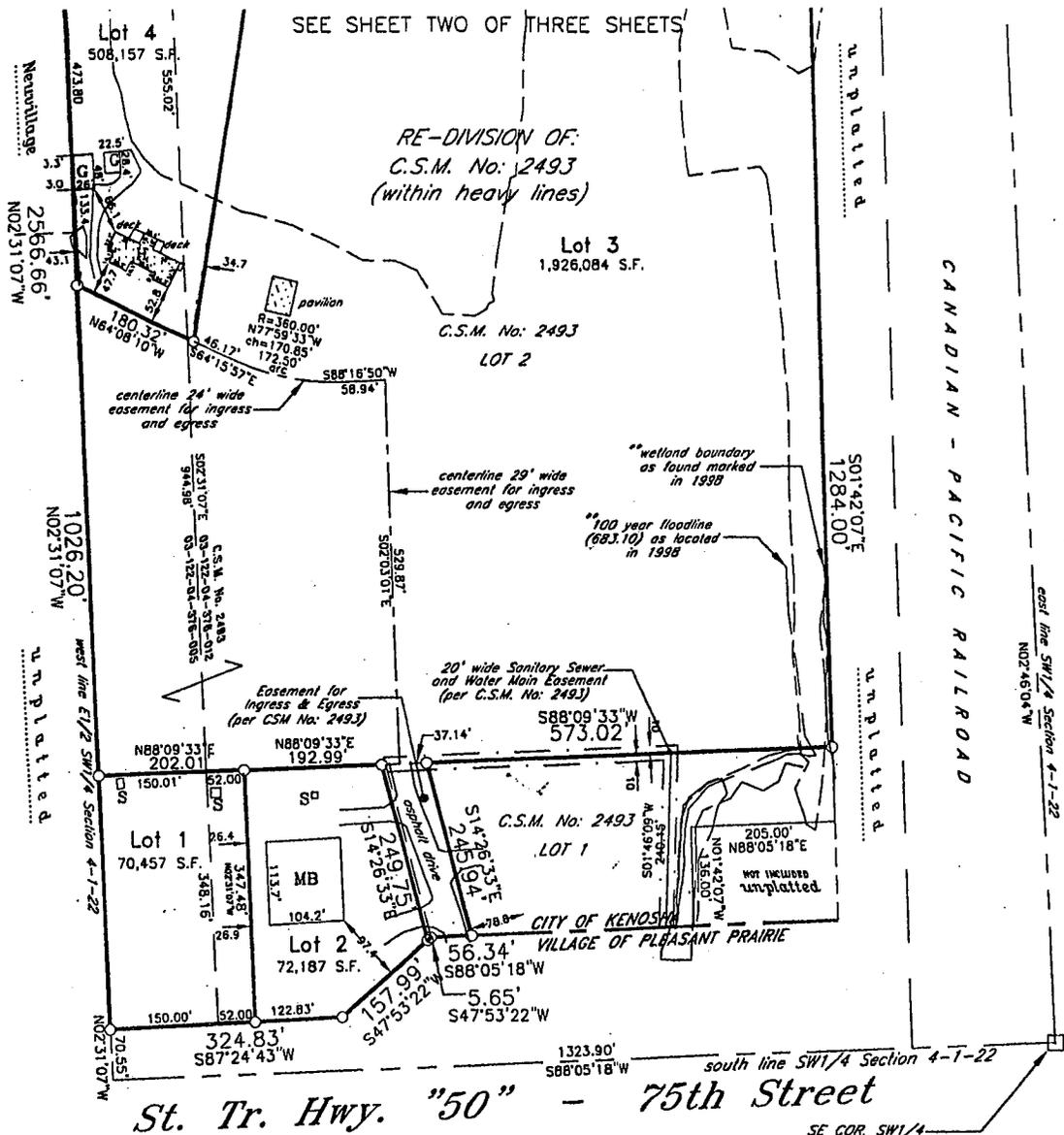


Site

NORTH



--- Municipal Boundary



- H - house
- G - garage
- S - shed
- MB - metal building

denotes 1" x 2" iron pipe
(weight: 1.13 lbs per foot)

unplatted

SE COR. SW1/4
SECTION 4-1-22
N. 213.709.11
E. 2,564,546.64
(concrete monument)

J.K.R. SURVEYING, INC.
8121 22ND AVENUE KENOSHA, WI. 53143
ph 2626-652-8110 fax 2626-652-9695

CERTIFIED SURVEY MAP

for: Owner: Gary Heiberg
8200 - 75th Street #29
Kenosha, Wisconsin 53142

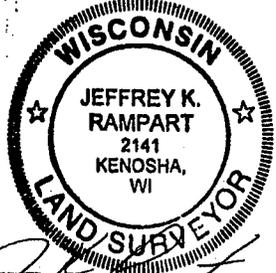
(Re-division of Certified Survey
Map No. 2493)

in SW1/4 Section 4-1-22

CITY OF KENOSHA
KENOSHA COUNTY, WIS.

SHEET ONE OF THREE SHEETS

Scale
1" = 200'



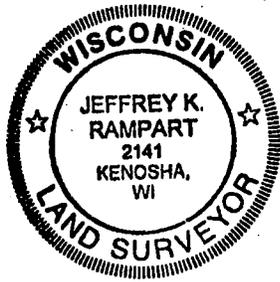
WISCONSIN REGISTERED LAND SURVEYOR
JEFFREY K. RAMPART (5-2141)
Dated... November 10, 2009

CERTIFIED SURVEY MAP NO.

CERTIFIED SURVEY MAP

I, JEFFREY K. RAMPART, SURVEYOR, hereby certify that I have prepared this certified survey map, the exterior boundaries of which are described as:

A re-division of Certified Survey Map No. 2493, a plat on file and of record in the Kenosha County Land Registry as Document No: 1449536 recorded on September 9, 2005; lying and being in part of the Southwest Quarter of Section 4, Town 1 North, Range 22 East of the Fourth Principal Meridian and lying and being in the City of Kenosha, Kenosha County, Wisconsin and being more particularly described as: Commencing at the southeast corner of said quarter section; thence S88°05'18"W along the south line of said quarter section 1323.90 feet to the west line of the east half of the southwest quarter of said section 4; thence N02°31'07"W along said west line 70.55 feet to the southwest corner of said certified survey map and the point of beginning; thence continue N02°31'07"W along the west line thereof; which is also the west line of said east half of the southwest quarter of said section 4, 2566.66 feet to the northwest corner of said certified survey map and to the north line of said quarter section; thence N88°14'08"E along said north line 1161.10 feet to the northeast corner of said certified survey map and to the west line of the Canadian-Pacific Railroad; thence S01°42'07"E along said west line 1034.09 feet; thence S88°05'18"W 100.00 feet; thence S01°42'07"E 1284.00 feet to the southeast corner of said certified survey map; thence S88°09'33"W 573.02 feet; thence S14°26'33"E 245.94 feet; thence S88°05'18"W 56.34 feet; thence S47°53'22"W 5.65 feet; thence S47°53'22"W 157.99 feet to the north right-of-way line of State Trunk Highway "50" (75th Street); thence S87°24'43"W along said right-of-way line 324.83 feet to the southwest corner of said certified survey map and the point of beginning.



J.K.R. SURVEYING, INC.
8121 22ND AVENUE KENOSHA, WI. 53143
ph 2626-652-8110 fax 2626-652-9695

That I have complied with the provisions of chapter 236.34 of the State Statutes on Certified Surveys and the City of Kenosha Land Division and Platting Ordinance.

Dated this 10th day of November, 2009.

SURVEYOR..... *J.K.R.*
JEFFREY K. RAMPART

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat.

OWNER.....

STATE OF WISCONSIN GARY HEIBERG
KENOSHA COUNTY S.S.

Personally came before me this day of, 20___, the above named Gary Heiberg, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires..... NOTARY PUBLIC

This certified survey map has been submitted to and approved by the Common Council of the City of Kenosha on this day of, 20___.

APPROVED.....
KEITH G. BOSMAN, Mayor

I hereby certify that the foregoing is a copy of resolution number _____ adopted by the Common Council of the City of Kenosha.

CITY CLERK.....

OWNER
Gary Heiberg
8200 - 75th Street #29
Kenosha, Wisconsin 53142

J.K.R. Surveying, Inc.

8121 22ND AVENUE
KENOSHA, WI 53143

November 10, 2009

TO: City of Kenosha Planning & Development

FOR: Gary Heiberg Proposed Certified Survey Map (A re-division of CSM No: 2493)

RE: Circumstances & Exceptions for Proposed Lot 4

1. Special Exceptions: The benefit of this site is to have a clear delineation between the existing mobile home community and the existing single-family dwelling by creating a separate parcel for the single-family dwelling.
2. Preservation of Property Rights: Single-family dwellings currently exist to the west and to the north of this proposed site.
3. Absence of Detriment: There will be no additional dwellings built and the existing dwelling will be contained within the new parcel; therefore, this will not cause a detriment to adjacent dwellings.
4. Conformity: The creation of this site does not conflict with Wisconsin State Statute platting rules and regulations.
5. Minimum Application: To provide reasonable relief for land on which a dwelling without the required road frontage currently exists; by being permitted to use an easement for ingress and egress.

date of this Ordinance until the provisions and requirements of this Ordinance have been fully met. The City may institute appropriate action or proceedings to enjoin violations of this Ordinance and/or the applicable Wisconsin Statutes.

D. Drainage to be Maintained. It shall be unlawful to obstruct the flow of surface water contrary to an approved drainage plan so as to prevent surface water from reaching a storm sewer or drainage channel without interim ponding, except as provided in an approved drainage plan.

E. Administration. This Ordinance shall be administered by the City Planner, who shall:

1. Distribute copies of Subdivision Plats, Certified Survey Maps, Lot Line Adjustment Surveys, Parcel Combinations and Replats for review as provided in this Ordinance, and shall receive review comments from those departments, agencies, boards and committees required to comment thereon.

2. Advise the Subdivider of all recommendations made by the departments, agencies, boards, commissions and committees, and actions taken by the Common Council.

3. Maintain records of Subdivision Plats, Certified Survey Maps, Lot Line Adjustment Surveys, Parcel Combinations and Replat filings and actions taken. A record of fees paid and assurances posted are to be maintained by the City Clerk/Treasurer.

4. Determine that all Land Divisions and Parcel Combinations within the jurisdiction of this Ordinance requiring review by this Ordinance have been submitted for necessary review and action.

5. Assist the City Attorney in the prosecution of Ordinance violations.

F. Penalties and Remedies. Any Person who violates or fails to comply with the provisions of this Ordinance shall, upon conviction thereof, forfeit not less than One Hundred (\$100.00) Dollars, nor more than One Thousand (\$1,000.00) Dollars, plus the costs of prosecution for each offense, and the penalty for default of payment of such forfeiture and costs shall be imprisonment in the County Jail until payment thereof, but not exceeding six (6) months for each offense. Each day a violation exists or continues shall constitute a separate offense. Violations and concomitant penalties shall include, but not be limited to:

1. Recordation improperly made carries penalties as provided in Section 236.30, Wisconsin Statutes.

2. Conveyance of lots in unrecorded Plats carries penalties as provided for in Section 236.31,

Wisconsin Statutes.

3. Monuments disturbed or not placed carries penalties as provided for in Section 236.32, Wisconsin Statutes.

4. An assessor's Plat made under Section 70.27 of the Wisconsin Statutes may be ordered as a remedy by the City, at the expense of the Subdivider, when a Subdivision as defined herein is created by successive divisions of land.

G. Special Exceptions. The Common Council may grant a special exception from any requirements of this Ordinance, upon recommendation from the City Plan Commission and Public Works Committee, if all of the following criteria are met:

1. **Unique Circumstances.** There are exceptional, extraordinary, or unusual circumstances or conditions where a literal enforcement of the requirements of this Ordinance would result in severe hardship. Such hardships should involve unique circumstances applicable to the land and not be of such a recurrent nature as to negate this Ordinance.

2. **Preservation of Property Rights.** The special exception is necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity.

3. **Absence of Detriment.** The special exception will not create substantial detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this Ordinance or the public interest.

4. **Conformity.** The special exception will not conflict in any way with the Wisconsin State Statutes or the Comprehensive Plan.

5. **Minimum Application.** That the special exception shall be applied to the minimum extent practical in order to provide reasonable relief to the requirements of this Ordinance.

H. Recording. All Land Divisions and Parcel Combinations shall be recorded within the time limits specified. If not timely recorded, the Land Division or Parcel Combination approval shall be null and void, unless the time for recording has been extended by the Review Authority.

17.04 LAND DIVISION PROCEDURES AND REQUIREMENTS

A. Pre-Application. It is recommended that prior to the filing of an application for the approval

- b. Collector streets: two hundred fifty (250') feet.
- c. Minor streets: one hundred (100') feet.

A tangent at least one hundred (100') feet in length shall be provided between reverse curves on arterial and collector streets.

4. Roadway Elevations. Elevations or roadways passing through floodplain areas shall be designed in the following manner:

- a. Arterial streets shall be designed so that they will not be overtopped by the 50 year recurrence interval flood.
- b. Minor streets shall be designed so that they will not be overtopped by the 10 year recurrence interval flood.

5. Half-Streets. Where an existing dedicated or Platted half-street is adjacent to the tract being subdivided, the other half of the street shall be dedicated by the Subdivider. The Platting of new half-streets is permitted, but development of property adjacent to half-streets is not permitted until the other half of the street has been dedicated and construction of the full street is completed.

D. Street Intersections. Streets shall intersect each other at as nearly right angles, where possible, as topography and other limiting factors of good design permit. In addition:

- 1. The number of streets converging at one intersection shall be limited to not more than two (2).
- 2. The number of intersections along arterial streets and highways shall be held to a minimum. Whenever practicable, the distance between such intersections shall not be less than one thousand two hundred (1,200') feet.
- 3. If the centerlines of minor streets approach arterial or collector streets from opposite sides within one hundred twenty-five (125') feet of each other, measured along the centerlines of the arterial or collector street, then the location shall be so adjusted that an aligned intersection is created.

E. Blocks. The widths, lengths and shapes of blocks shall be suited to the planned use of the land; zoning requirements, need for convenient access; control and safety of street traffic; and the limitations and opportunities of topography. In addition:

- 1. The length of blocks in residential areas should not be less than five hundred (500') feet, nor more than one thousand (1,000') feet in length, unless otherwise dictated by exceptional

topography or other limiting factors of good design or otherwise approved by the City Plan Commission.

- 2. The width of blocks shall be wide enough to provide for two (2) tiers of lots of appropriate depth, except where otherwise required to separate residential development from through traffic.

- 3. Utility easements shall, where practical, be placed along rear lot lines. All new utilities shall be placed underground.

F. Lots. The size, shape, and orientation of lots shall be appropriate for the location of the Land Division and for the type of development and land use contemplated. In addition:

- 1. Side lot lines shall be at right angles to straight street lines or radial to curved street lines on which the lots face. Lot lines shall follow municipal boundary lines, rather than cross them.

- 2. Double frontage and reverse frontage lots shall be prohibited, except where necessary to provide separation of residential development from through traffic or to overcome specific disadvantages of topography and orientation.

- 3. Every lot shall front or abut a public street for a distance of at least forty (40') feet. Flag lots not meeting the minimum frontage requirement shall be prohibited. The minimum lot width shall be sixty (60') feet at the building setback line.

- 4. The average lot area shall be no less than ten thousand (10,000) square feet in each land division, or within each phase of the land division in a multi-phase development. No individual lot within a land division or within any phase of the land division in a multi-phase development shall be less than eight thousand (8,000) square feet in lot area.

Exceptions to the lot area/lot width standards may be made for land divisions:

- (a) Which are located within existing developed neighborhoods having lesser or greater development standards. In such case, the minimum lot width and minimum lot area shall be determined by taking the average of all lots within a one thousand (1,000') foot radius from the land division perimeter; or,

- (b) Which are located within an area having a duly adopted neighborhood plan having specified development standards.

- 5. Depth of lots shall be a minimum of one hundred twenty (120') feet, unless otherwise stated in the Zoning Ordinance. Excessive depth in

Land Division Application
City of Kenosha, Wisconsin

Applicant Information

Owner's Name and Address:

GARY HEIBERL
8200 75th STREET #29
KENOSHA, WI 53142

Phone: 262 914 4541

Developer's Name and Address (if applicable):

Phone:

Property Information

Type of Land Division (check one):

- Preliminary Plat Final Plat Certified Survey Map Lot Line Adjustment Survey

Name of Subdivision (if applicable):

Location of Land Division (street address or parcel number):

8200 75th STREET

Number of Lots to be Created:

4

Proposed Use of Property:

- Single-family Two-family
 Multi-family Commercial Industrial

**Prior to submitting this application to the Department of City Development,
please review the attached list of fees and requirements.**

The completed application and all required plans and information are to be submitted to:

Department of City Development
625 52nd Street, Room 308
Kenosha, WI 53140
262.653.4030 / 262.653.4045 (fax)

RESOLUTION NO. _____

BY: COMMITTEE ON PUBLIC WORKS

**PRELIMINARY RESOLUTION DECLARING INTENT TO LEVY ASSESSMENTS
FOR
PAVEMENT CONSTRUCTION**

PROJECT #010-1021 NEW ROAD CONSTRUCTION

WHEREAS, it is expedient, necessary and in the best interest of the City of Kenosha, and for benefit of the property affected thereby that improvements in street right-of-ways: permanent pavement, and/or curb and gutter, and/or grading and graveling and/or sidewalk, and/or driveway approaches.

27th Street - 47th Avenue to 43rd Avenue

NOW, THEREFORE, BE IT RESOLVED, By the Common Council of Kenosha, Wisconsin:

1. The Common Council hereby declares its intention to exercise its police power under Section 66.60, Wisconsin Statutes, to levy special assessments on all property fronting upon both sides of the street within the above limits for benefits conferred upon property by improvement of the streets enumerated above.
2. Said public improvement shall include the improvements in street right-of-ways: permanent pavement, and/or curb and gutter, and/or grading and graveling and/or sidewalk, and/or driveway approaches.
3. The Common Council determines that the improvements constitute an exercise of the police power and the amount assessed against each parcel shall be based on a per front foot or per square foot rate.
4. The assessments against any parcel may be paid in a lump sum or in ten (10) annual installments, at the election of the property owner.

5. The Board of Public Works is directed to prepare a report consisting of:
 - a. Preliminary plans and specifications for said improvements.
 - b. An estimate of entire cost of the proposed improvements and in street right-of-way.
 - c. Schedule of proposed assessments.

6. Upon receiving the report of the Board of Public Works (Public Works Committee), the Clerk is directed to give notice of public hearings on such report, as specified in Section 66.60(7) of the Wisconsin Statutes. The hearings shall be held at the Municipal Office Building at a time set by the Clerk, in accordance with Section 66.60(7), Wisconsin Statutes.

Adopted this 1st day of March, 2010.

APPROVED: _____
MAYOR
KEITH G. BOSMAN

ATTEST: _____
DEPUTY CITY CLERK
DEBRA L. SALAS



Engineering Division
Michael M. Lemens, P.E.
Director/City Engineer
Fleet Maintenance
Mauro Lenci
Superintendent
Administrative Supervisor
Janice D. Schroeder

Street Division
John H. Prijic
Superintendent
Waste Division
Rocky Bednar
Superintendent
Parks Division
Jeff Warnock
Superintendent

C-2

DEPARTMENT OF PUBLIC WORKS

Ronald L. Bursek, P.E., Director

Municipal Building · 625 52nd ST · RM 305 · Kenosha, WI 53140
Telephone (262) 653-4050 · Fax (262) 653-4056

February 16, 2010

To: G. John Ruffolo, Chairman,
Public Works Committee

From: Michael M. Lemens, P.E.
Director of Engineering/City Engineer

Subject: Acceptance of Project 09-1012 Resurfacing Phase I

Location: 55th Street - 14th Avenue to 22nd Avenue, 25th Avenue - 52nd Street to 55th Street, 54th Street - 23rd Avenue to 25th Avenue, 20th Avenue - 52nd Street to 53rd Street, 16th Avenue - 54th Street to 55th Street, 20th Avenue - 54th Street to 53rd Street, 53rd Street - 21st Avenue to 20th Avenue, 54th Street - 23rd Avenue to 22nd Avenue

Please be advised that the above referenced project has been satisfactorily completed by Payne & Dolan, Inc., Kenosha, Wisconsin. This project consisted of removing and replacing concrete curb and gutter, repairing hazardous concrete sidewalk, concrete driveways and handicap ramps, resurfacing with asphaltic concrete pavement and site restoration.

It is recommended that the project be accepted in the final amount of \$771,872.50. Original contract amount was \$735,007.82 plus \$74,992.18 for contingency for a total contract amount of \$810,000.00.

MML/kjb



Engineering Division
Michael M. Lemens, P.E.
Director/City Engineer
Fleet Maintenance
Mauro Lenci
Superintendent
Administrative Supervisor
Janice D. Schroeder

Street Division
John H. Prijic
Superintendent
Waste Division
Rocky Bednar
Superintendent
Parks Division
Jeff Warnock
Superintendent

C-3

DEPARTMENT OF PUBLIC WORKS

Ronald L. Bursek, P.E., Director

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Telephone (262) 653-4050 · Fax (262) 653-4056

February 16, 2010

To: G. John Ruffolo, Chairman,
Public Works Committee

From: Michael M. Lemens, P.E.
Director of Engineering/City Engineer

Subject: Acceptance of Project 09-1023 Miscellaneous Asphalt Joint Repairs

[Handwritten signature and date: 2-16-10]

Location: 52nd Street - 30th Avenue to Sheridan Rd, Sheridan Rd - 75th Street to 60th Street

Please be advised that the above referenced project has been satisfactorily completed by Payne & Dolan, Inc., Kenosha, Wisconsin. This project consisted of milling three foot nominal width sections along the deteriorated asphalt joint, placing new asphalt pavement, and miscellaneous surface patch work.

It is recommended that the project be accepted in the final amount of \$170,973.45. Original contract amount was \$153,840.50 plus \$23,159.50 for contingency for a total contract amount of \$177,000.00.

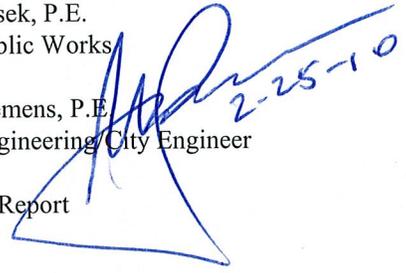
MML/kjb

February 25, 2010

TO: Ronald L. Bursek, P.E.
Director of Public Works

FROM: Michael M. Lemens, P.E.
Director of Engineering/City Engineer

SUBJECT: Project Status Report



- Project #07-1110 Storm Water Utility** – Staff is working with Stand Associates, the engineering firm engaged to study storm sewers in the Forest Park area. Sewer televising in progress. Staff is continuing plan review activities. Repair work has been suspended for the winter. (Citywide)
- Project #08-1017 – Street Reconstruction (38th Street from I-94 to CTH S)** - Design and plan preparation for Phase III is in progress, and the Bridge plans (Phase II) have been submitted to WisDOT. A public information meeting was held on Wednesday, February 24, 2010. The bridge will be constructed with ARRA funds, but environmental restrictions from the WDNR will not permit construction to commence until June. (16)
- Project #09-1120 – 3500 Block 39th Avenue Detention Basin Renovation** – [Mann Bros.] Work is nearly complete, except for punch list items to be done in spring. Activities are suspended for the winter. (10)
- Project #09-1443 and 08-1443 – Bike Path Extensions** – Project is in design. (16)
- Project #09-1024 – West Frontage Road from CTH K (60th Street) to 71st Street** – Design work is in progress. R/W Plat is approved, and appraisal work is in progress. (17)
- Project #10-1012 - Resurfacing Phase I** – Plans are out for bid.
- Project #09-1027 – Pavement Marking in School Zones** – [Brickline] Weather and scheduling will prevent start of work until spring.
- Project #09-1751 – Parking Lot Resurfacing, 5th Ave and 56th Street** – [Cicchini] Work will start in spring. Contractor could not start work in time to complete it before asphalt plants shut down. (2)
- Project #09-1411 – Kenosha Sports Complex Field Drainage** – [Wanasek Corp.] – Work is in progress. (10)
- Project #10-1208 – Sidewalk and Curb and Gutter Repair** – Specification revisions are in progress, and contract will be ready for bidding soon. (Citywide)
- Project #09-1207 – Street Division Salt Shed** - Project design is being reviewed by staff and will be ready for advertising soon. (11)
- Project #10-1541 – KPM HVAC Rooftop Compressor Replacement** – Project will be advertised for bids next week. (2)

Design Work – Staff is working the following projects:

- 39th Avenue from 27th Street to 18th Street with assistance from SEH
- 38th Street Bridge and Phase II with assistance from Clark Dietz (ARRA Project)
- West side I-94 Frontage Road with assistance from RA Smith National
- 30th Avenue from 80th Street to 89th Street with assistance from Baxter Woodman (ARRA Projects)
- 14th Avenue from 25th Street to 31st Street with assistance from Benesch
- MOB Parking Lot Improvements
- Miscellaneous Bike Path projects
- 27th Street from 43rd Ave. to 47th Ave.