AGENDA
PUBLIC WORKS COMMITTEE

MONDAY, AUGUST 30, 2010
ROOM 204
4:30 P.M.

G. John Ruffolo, Chairman
Anthony Nudo, Vice Chairman
Steve Bostrom

Patrick Juliana
Jan Michalski
Ray Misner

A. APPROVAL OF MINUTES

A-1 Approval of minutes of special meeting held on August 16, 2010.

C. REFERRED TO COMMITTEE

C-1 Proposed Ordinance to Amend Section 1.03 C. 1. b. of the Code of General Ordinances Regarding "Rules of Council".

C-2 Project 09-1207 Salt Storage Facility (6415 35th Avenue) Approval of Recommendation of City Engineer to reject all bids, and re-advertise the contract.

C-3 Resolutions to Correct Resolutions.
1. 88-10
2. 89-10
3. 90-10

C-4 Acceptance of Project 09-1751 Downtown Parking Lot (56th Street & 5th Avenue) which has been satisfactorily completed by Cicchini Asphalt, LLC, Kenosha, Wisconsin, in the amount of $132,070.93. **(District 2)**

C-5 Resolution to approve a three-lot Certified Survey Map to be located at 6435 Green Bay Road. (T Properties, LLC) **(District 17)** *(City Plan Commission approved 9:0)*

C-6 Proposed Ordinance to Repeal and Recreate Subsection 17.09 F.3 of the Code of General Ordinances Regarding "Lots". *(City Plan Commission approved 9:0)*

INFORMATIONAL:
1. Snow Plowing in Cul-de-Sacs/Dead End Roads
2. Status of Tree Contracts
3. Project 10-2002 Overpass Painting
4. 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, AUGUST 16, 2010
6:30 P.M.

G. John Ruffolo, Chairman
Anthony Nudo, Vice Chairman
Steve Bostrom

Patrick Juliana
Jan Michalski
Ray Misner

A special meeting of the Public Works Committee was held on Monday, August 16, 2010, in Room 202 of the Municipal Building. The following members were present: Chairman G. John Ruffolo, Vice Chairman Anthony Nudo, Aldermen Steve Bostrom, Jan Michalski and Patrick Juliana. Alderman Ray Misner was excused. The meeting was called to order at 6:30 PM. Staff members in attendance were Ron Bursek, Jan Schroeder, and Rocky Bednar.

A-1 Approval of minutes of regular meeting held August 9, 2010.

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

C-1 Award of Performance Contract to Johnson Controls, Inc. (also referred to Finance Committee)

Ron Bursek spoke. Aldermen Ruffolo, Juliana and Haugaard spoke.

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

C-2 Proposed Electronic Recycling Contract.

Ron Bursek spoke.

Aldermen Ruffolo, Michalski, Bostrom and Juliana spoke on this issue.

Alderman Ruffolo stated that city staff should continue allowing electronics to be collected curbside, as a scheduled collection.

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

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 7:04pm.*

C-1

ORDINANCE NO. _____

DRAFT 08.18.10

BY: ALDERPERSON G. JOHN RUFFOLO

TO AMEND SECTION 1.03 C. 1. b. OF THE CODE OF GENERAL ORDINANCES REGARDING "RULES OF COUNCIL"

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

Section One: To amend Section 1.03 C. 1. b. of the Code of General Ordinances for the City of Kenosha, Wisconsin, as follows:

b. Committee on Public Works which shall be the Board of Public Works and the Board of Water Commissioners. The Board of Public Works shall also serve as the Stormwater Utility Committee. The Committee on Public Works shall be responsible for the management, control, improvement and regulation of all public grounds and grounds belonging to the City except such public grounds as under the laws of this State or the charter provisions or ordinances of the City are otherwise under the care and supervision of other officers, committees, boards or commissions.

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

ATTEST: _____ City Clerk

APPROVED: _____Mayor

Passed:

Published:

Drafted By:
MATTHEW A. KNIGHT
Deputy City Attorney

C-2

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

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

August 25, 2010

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

From: Michael M. Lemens, P.E. 8-25-10
Director of Engineering /City Engineer

Subject: Project: 09-1207 Salt Storage Facility – Approval of Recommendation of City Engineer to Reject All Bids and Re-advertise the Contract

Location: 6415 35th Avenue

The Department of Public Works, Engineering Division has opened bids for the above referenced project. Engineer's Estimate was $790,000.00. Budget amount is $800,000.00.

This project consists of construction of a salt storage shed, earthwork excavation, concrete curb & gutter, base aggregate , asphalt paving and landscaping.

Following is the list of bidders:

	Base Bid
Bane Nelson, Inc., Kenosha, Wisconsin	$928,602.00

On August 6, 2010 bids were opened for Project 09-1207 Salt Storage Facility. Bane Nelson, Inc., Kenosha, Wisconsin, was the only bidder. Bane Nelson's bid was for a total of $928,602.00, budgeted amount for this project was not to exceed $800,000.00. Bids cannot exceed budgeted amount.

RECOMMENDATION

Approve the recommendation of the City Engineer to reject all bids and direct staff to revise plans and specifications and re-advertise the contract.

MML/kjb

cc: Carol Stancato, Director of Finance

C-31.

Project #09-1016

RESOLUTION NO. _____
BY: FINANCE COMMITTEE

RESOLUTION TO CORRECT RESOLUTION #088-10
FOR SIDEWALK AND/OR DRIVEWAY APPROACHES

PROJECT #09-1016 RESURFACING PHASE III

WHEREAS, Resolution #88-10 for Project #09-1016 (38th Avenue – Roosevelt Rd to 73rd Street, 41st Place - 19th Avenue to 100' East of 18th Avenue, 18th Avenue - 43rd Street to 41st Place, 87th Place - 35th Avenue to 34th Avenue) in the amount of $12,640.32 was passed by the Kenosha Common Council on June 21, 2010,

WHEREAS, it has been determined that a special assessment against Parcel #11-223-30-352-015 in the amount of $316.80 for sidewalk repair was levied in error,

WHEREAS, it has been determined that a special assessment against Parcel #11-223-30-352-010 in the amount of $112.00 for sidewalk repair was levied in error,

NOW, THEREFORE, BE IT RESOLVED, by the Kenosha Common Council that the resolution be changed from $12,640.32 to $12,211.52.

Passed this 8th day of September, 2010.

Approved:

_____
Keith G. Bosman, Mayor

Attest:

_____
Debra L. Salas, Deputy City Clerk

C-32.

Project #09-1021

RESOLUTION NO. _____
BY: FINANCE COMMITTEE

RESOLUTION TO CORRECT RESOLUTION #089-10
FOR SIDEWALK AND/OR DRIVEWAY APPROACH

PROJECT #09-1021 RESURFACING PHASE IV

WHEREAS, Resolution #89-10 for Project # (26th Avenue - 80th Street to Lincoln Road) in the amount of $4,824.64 was passed by the Kenosha Common Council on June 21, 2010,

WHEREAS, it has been determined that a special assessment against Parcel #04-122-12-182-013 in the amount of $112.00 for sidewalk repair was levied in error,

WHEREAS, it has been determined that a special assessment against Parcel #04-122-12-182-004 in the amount of $345.60 for sidewalk repair was levied in error,

NOW, THEREFORE, BE IT RESOLVED, by the Kenosha Common Council that the resolution be changed from $4,824.64 to $4,367.04.

Passed this 8th day of September, 2010.

Approved:

_____
Keith G. Bosman, Mayor

Attest:

_____
Debra L. Salas, Deputy City Clerk

C-4

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

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

August 25, 2010

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

From: Michael M. Lemens, P.E. 8-25-10
Director of Engineering/City Engineer

Subject: Acceptance of Project 09-1751 Downtown Parking Lot

Location: 56th Street & 5th Avenue

Please be advised that the above referenced project has been satisfactorily completed by Cicchini Asphalt, LLC, Kenosha, Wisconsin. This project consisted of drainage improvements and repaving an existing parking lot.

It is recommended that the project be accepted in the final amount of $132,070.93. Original contract amount was $124,828.95 plus $18,671.05 for contingency for a total contract amount of $143,500.00. Funding was from CIP Line Item TR-09-002.

MML/kjb

C-5

City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030	***Kenosha City Plan Commission***	***Action Sheet***	August 26, 2010

Resolution to approve a three-lot Certified Survey Map to be located at 6435 Green Bay Road, District #17. (T Properties, LLC)

ACTION TAKEN	***AYES***	***NOES***	***ABSTAIN***
APPROVE	9	0	
DENY			
RECEIVE AND FILE			

FORWARD TO	***MEETING DATE***	***INFO FORWARDED***
COMMON COUNCIL	10/04/10	
FINANCE		
LEGAL		
PUBLIC WORKS	08/30/10	
PARKS		
PUBLIC SAFETY & WELFARE		
WATER UTILITY		

Jeffrey B. Labahn
City Planner

1CPC/2010/Aug26/action--csm-6435gbr

City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	August 26, 2010	Item 3

Resolution to approve a three-lot Certified Survey Map to be located at 6435 Green Bay Road, District #17. (T Properties, LLC) PUBLIC HEARING

LOCATION/SURROUNDINGS:

Site: 6435 Green Bay Road
Zoned: IP Institutional Park

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:

- ***This item was reviewed by the City Plan Commission on July 22, 2010 and August 2, 2010. The item was deferred for two weeks on July 22,2010 and again on August 2, 2010 for Staff and the applicant to review some options. Staff has drafted an Amendment to Chapter 17 of the Code of General Ordinances to allow for Land Divisions that do not have public street frontage, but have approved private street access.***

- The applicant has submitted a Certified Survey Map to split one parcel of this development currently under construction into three parcels. The building on proposed Lot 2 of the Certified Survey Map is currently under construction as a daycare. A building has been approved for Lot 1, but is not yet constructed. No building has been approved for Lot 3.

- The overall development also has two other parcels that are unaffected by this proposed lot split.

- Lot 2 of the proposed Certified Survey Map would be landlocked with no street frontage. This is a violation of Section 17.09 F.3. of the Code of General Ordinances, which requires every lot to have a minimum of forty (40') feet of street frontage. Section 17.03 G. of the Code of General Ordinances provides a process to grant a Special Exception to any requirement of Chapter 17 of the Code of General Ordinances. A copy of those criteria is attached. All five criteria must be satisfied for the Special Exception to be granted. The applicant's architect has submitted a response to the criteria, which must be complied with prior to Common Council approval of the Special Exception.

- Staff concludes that three of the five criteria are not properly addressed. Therefore, the Special Exception should not be granted. Those criteria are:
  - **Unique Circumstances.** There does not appear to be any unique circumstances to this lot. The only hardship appears to be financial. The property could be used as a daycare with the current lot configuration which would include the street frontage. *NOT SATISFIED*

  - **Preservation of Property Rights.** The response indicates that it is the norm for non-residential uses to be on separate properties. The Zoning Ordinance allows, and in several cases we have approved, several commercial buildings on one parcel. Again, the parcel could be used as a daycare with the current lot configuration that has street frontage with another building or buildings on the parcel. *NOT SATISFIED*

City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	August 26, 2010	Item 3
Resolution to approve a three-lot Certified Survey Map to be located at 6435 Green Bay Road, District #17. (T Properties, LLC) PUBLIC HEARING			

- **Absence of Detriment.** The proposed landlocked parcel is contrary to the purpose and spirit of the Code of General Ordinances for orderly division of land. *NOT SATISFIED*

- **Conformity .** This criteria is met with the proposed application. *SATISFIED*

- **Minimum Application.** This criteria is met with the proposed application. *SATISFIED*

- Another major concern comes from the Kenosha Water Utility. The applicant was informed, by letter at the beginning of this project in 2007, that each parcel must be served by its own sewer and water lateral. This development was proposed with, and constructed with, three separate laterals to service the three separate parcels that existed in conformance with Chapter 32 of the Code of General Ordinances. The applicant is now trying to create this landlocked parcel (Lot 2) that would have a sewer and water lateral serving and crossing over another parcel (Lot 1). By Ordinance, one lateral cannot serve multiple buildings on separate parcels. If the Certified Survey Map was approved, the present layout of sewer and water service on the site would be in conflict with Chapter 32 of the Code of General Ordinances. The applicant could run a separate service to Lot 1 to be in compliance with Chapter 32, if the Certified Survey Map is approved. Staff is concerned that an approval of this Certified Survey Map would set a precedent for future landlocked lot splits on this project.

- The Assessor's office has registered their concern over the establishment of a landlocked parcel and the Storm Water Utility has indicated that the stormwater management plan and the maintenance of the stormwater detention basin could be affected by the lot split and should be amended.

- Staff informed the application of its concerns on July 14, 2010 and indicated the recommendation on the Certified Survey Map will be denial. The applicant asked that the Certified Survey Map still be placed on the agenda for review.

RECOMMENDATION:

A recommendation is made for the City Plan Commission to approve the Certified Survey Map, but delay Common Council action until the Ordinance Amendment has been adopted addressing the issue of lot frontage on a private street.

B. RLO

Brian R. Wilke, Development Coordinator
1CPC/2010/Aug26/6fact-csm-6435gbr

Jeffrey B. Labahn, Director of City Development

RESOLUTION NO: _____- 10

BY: THE MAYOR

TO APPROVE A THREE-LOT CERTIFIED SURVEY MAP
Property located at 6435 Green Bay Road (T Properties)

BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that a Certified Survey Map relating to three parcels located at 6435 Green Bay Road 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. A digital copy of the Certified Survey Map shall be provided to the City prior to recording.

5. An Ordinance Amendment to the public street frontage requirements of Section 17.09 F.3. of the Code of General Ordinances shall be approved by the Common Council.

6. Include *Keith G. Bosman, Mayor* and *Michael Higgins, City Clerk* on the signature line on Sheet 3 of 3.

7. Address all the discrepancies with the formatting of the Certified Survey Map as detailed on the attached review sheet.

8. The Stormwater Management Agreement for the development shall be revised and approved by the Storm Water Utility prior to recording.

9. Separate Sewer and Water service plans and Easements for the service shown for Lot 1 must be approved by the Kenosha Water Utility prior to the recording of the Certified Survey Map.

10. 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

Drafted by the Department of City Development
1CPC/2010/Aug2/resol-csm-6435gbr

Bravo Realty

Certified Survey Map Comments

1. Page 1: Abbreviated legal description reads, "...Tax Parcel 03-122-03-126-628A...". This is neither a correctly formatted City of Kenosha Tax ID number, nor is it correct if it was. The actual Tax ID number is 03-122-03-150-001.

2. Page 1: Bearings and distances highlighted in yellow are unreadable.

3. Page 1: There is a note which seems to refer to the parcel immediately adjacent to the East, and indicates that it is "Tax Key #151-001". Again, this is neither a correctly formatted City of Kenosha Tax ID number, nor is it correct if it was. The parcel immediately adjacent to the East is 03-122-03-151-008.

4. Page 1: There is a note which seems to refer to the parcel immediately adjacent to the South, and indicates that it is "Tax Key #151-002". Again, this is neither a correctly formatted City of Kenosha Tax ID number, nor is it correct if it was. The parcel immediately adjacent to the South is 03-122-03-151-003.

5. Page 2: Abbreviated legal description reads, "...Tax Parcel 03-122-03-126-628A...". This is neither a correctly formatted City of Kenosha Tax ID number, nor is it correct if it was. The actual Tax ID number is 03-122-03-150-001.

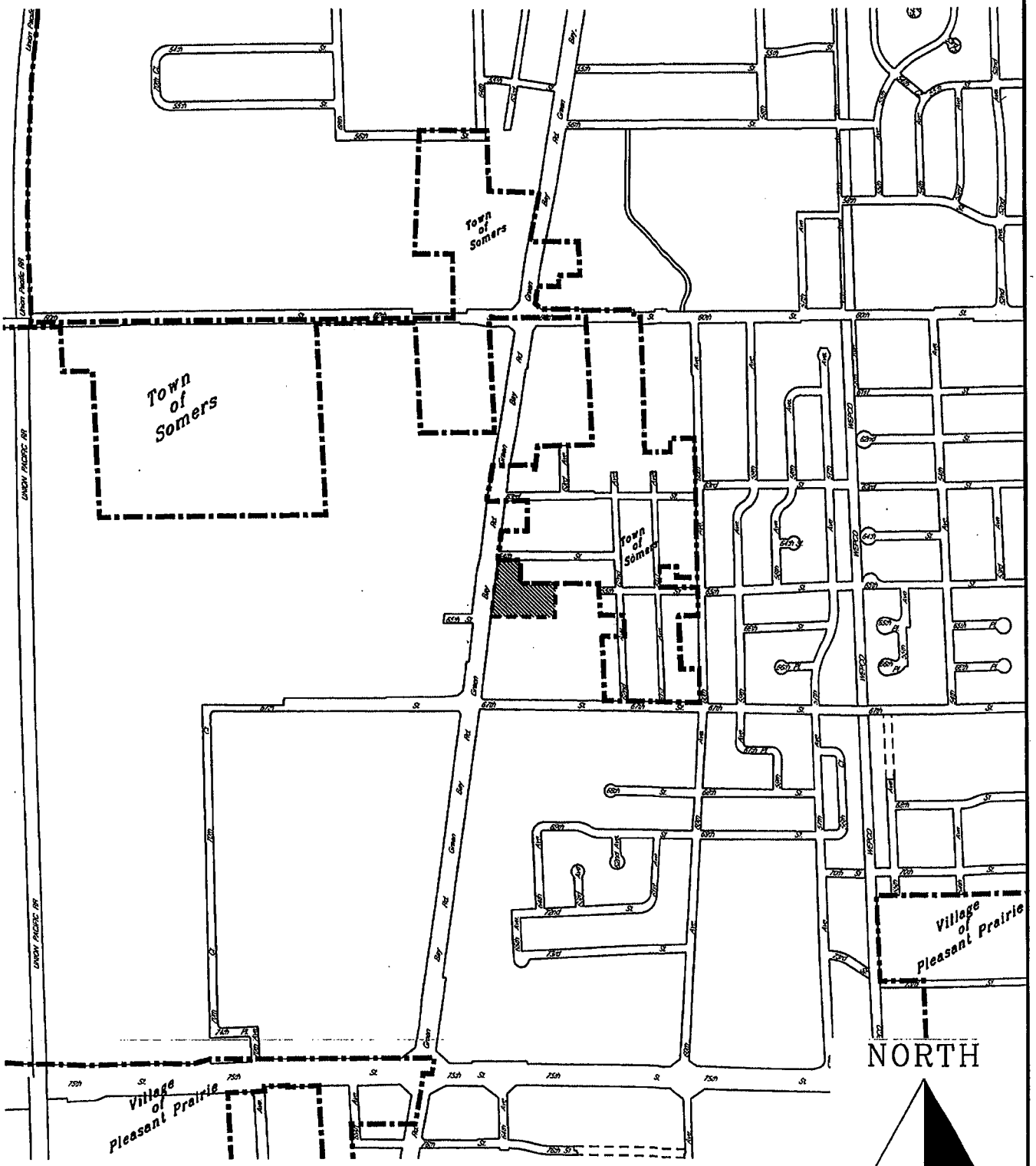
6. Page 2: The legal description reads, "...thence N 89°15'18 W, along the North line of Certified Survey Map No. 1539, 114.67 feet ...". The North line of CSM 1539, west of the ¼ section line bears N 89° 45'27"E for a distance of 114.36 feet to the East line of Green Bay Road according to the recorded copy thereof, as document #882331 in Volume 1478 Pages 798-99 in the office of the Kenosha County Register of Deeds.

7. Page 2: The legal description reads, "...thence S89°14'47"E along said South Right of Way line of 64th Street..." and later reads, :...thence S89°15'18"E along the South line of GREEN LAWNS, a recorded subdivision...". These lines are parallel and therefore should have the same bearings, according to the original plat of subdivision which was recorded in the Kenosha County Register of Deeds office in Volume 9 of Plans on Page 79 on the 11th of August 1953.

8. Section 17.09(F)(3) of the City of Kenosha Code of General Ordinances requires that, "Every lot shall front or abut a public street for a distance of at least forty (40') feet. ...". The proposed Lot 2 has no public street frontage.

City of Kenosha

Vicinity Map
Kenosha Medical Campus CSM



Municipal Boundary

0 1000'

DCD ~ City Plan Division ~ JBL ~ BRW ~ 6-29-2010 ~ mc

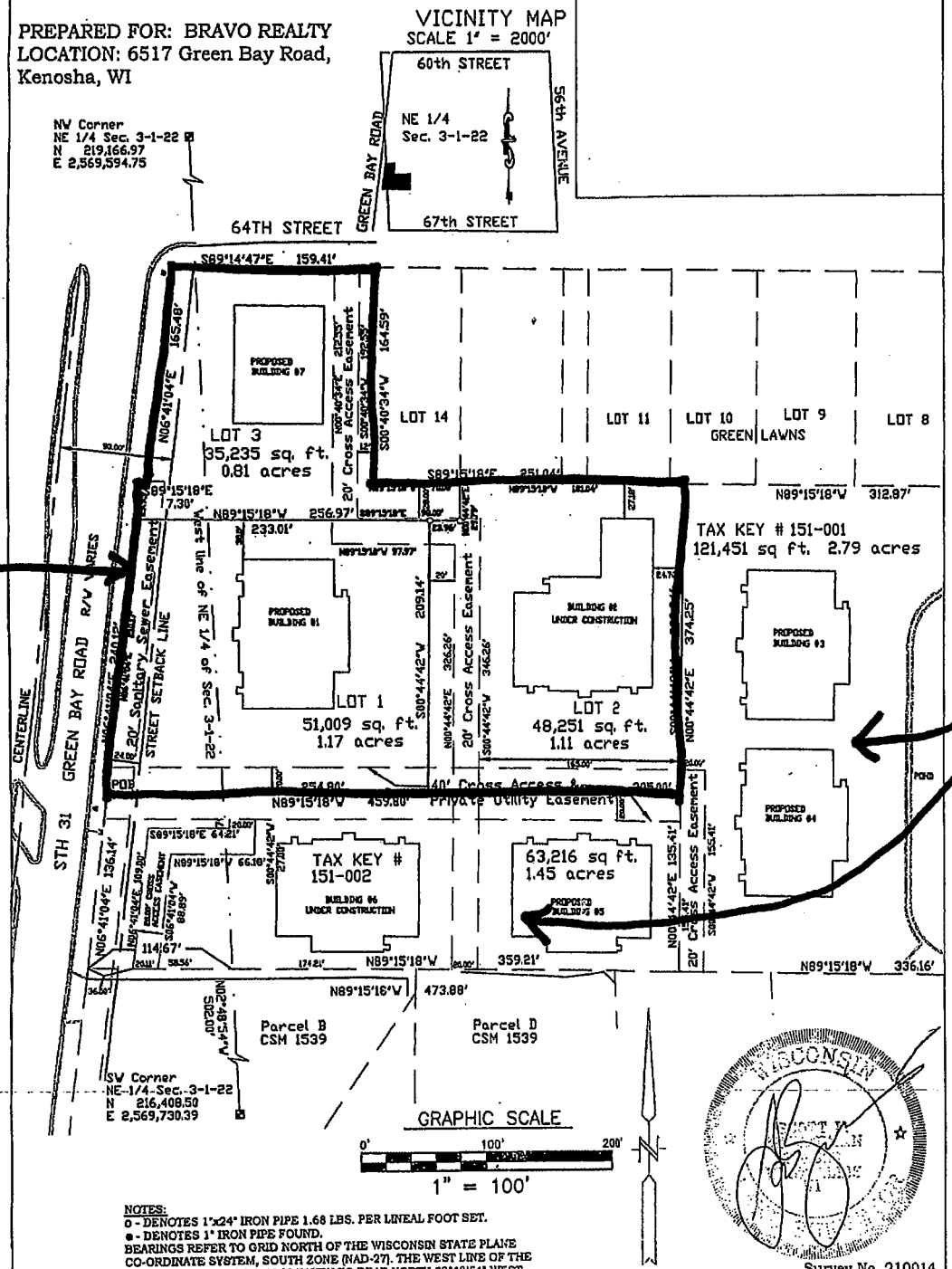
Subject Property

Parcels not involved in C.S.M.

CERTIFIED SURVEY MAP NO._____

BEING A REDIVISION OF TAX PARCEL 03-122-03-126-628A, BEING A PART OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN.

PREPARED FOR: BRAVO REALTY
LOCATION: 6517 Green Bay Road, Kenosha, WI



NOTES:
O - DENOTES 1"x24" IRON PIPE 1.68 LBS. PER LINEAL FOOT SET.
● - DENOTES 1" IRON PIPE FOUND.
BEARINGS REFER TO GRID NORTH OF THE WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE (NAD-27). THE WEST LINE OF THE NE 1/4 OF SECTION 3-1-22 IS TAKEN TO BEAR NORTH 02°48'54" WEST.
THIS PROPERTY IS SUBJECT TO A MAINTENANCE AND RESTRICTIONS AGREEMENT DATED MAY 1, 2010.

Survey No. 210014

THIS INSTRUMENT DRAFTED BY
SCOTT F. ZIMMERMAN, RLS-2639

MAY 17, 2010
SHEET 1 OF 3

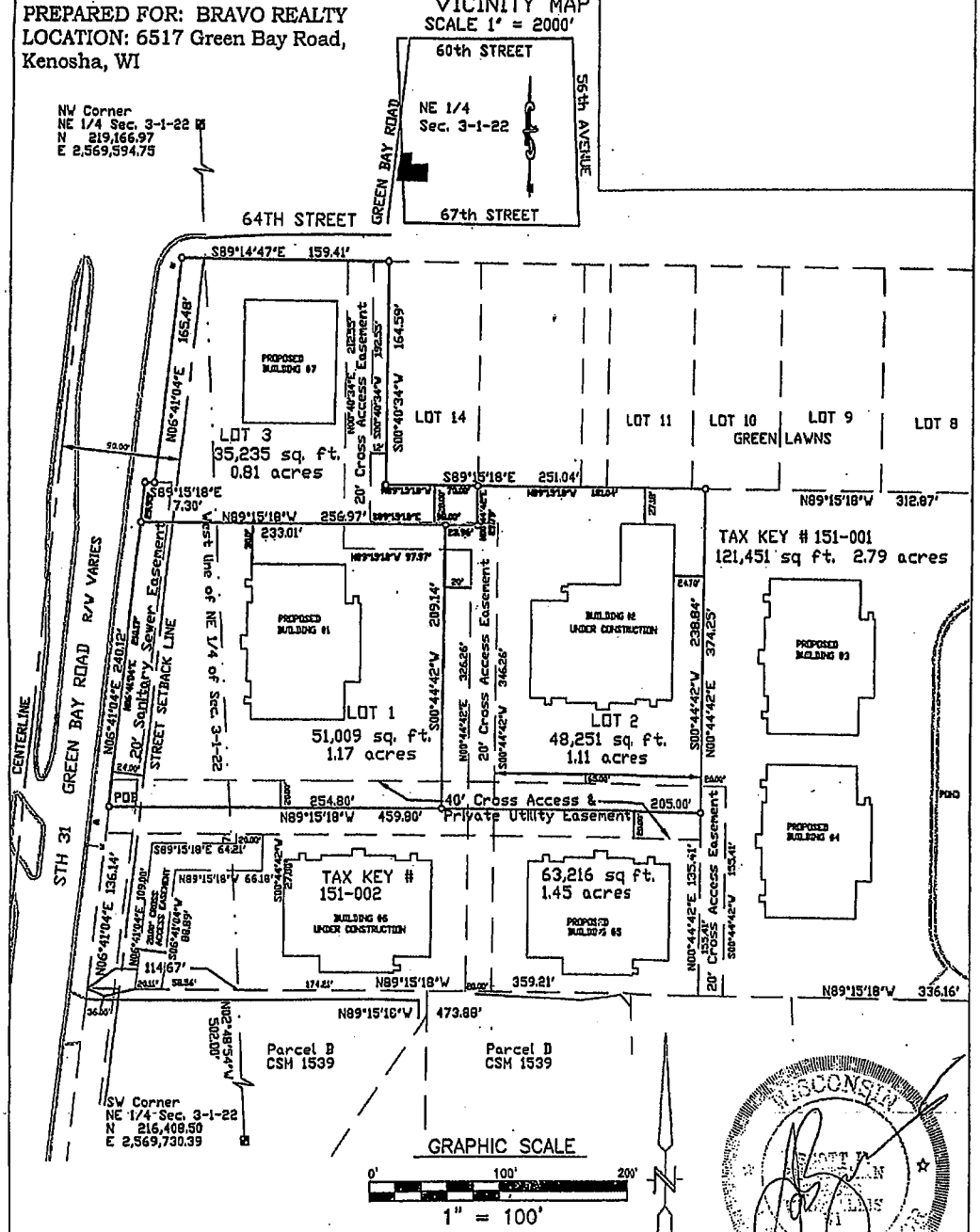
METROPOLITAN ENGINEERING, INC.
20875 CROSSROADS CIRCLE, SUITE 150, WAUKESHA, WI 53186
PH. (262) 782-2221 FAX 782-4426

D:\ACAD DRAWINGS\Kenosha County\STH 31\Building 7 CSM.dwg 5/24/2010 8:49:13 AM CDT

CERTIFIED SURVEY MAP NO._____

BEING A REDIVISION OF TAX PARCEL 03-122-03-126-628A, BEING A PART OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN.

PREPARED FOR: BRAVO REALTY
LOCATION: 6517 Green Bay Road, Kenosha, WI



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Survey No. 210014

METROPOLITAN ENGINEERING, INC.
21875 CROSSROADS CIRCLE, SUITE 150, WAUKESHA, WI. 53186
PH. (262) 782-2221 FAX 782-4426

THIS INSTRUMENT DRAFTED BY
SCOTT F. ZIMMERMAN, RLS-2639

MAY 17, 2010
SHEET 1 OF 3

D:\ACAD DRAWINGS\Kenosha County\STH 31\Building 7 CSM.dwg 5/24/2010 8:49:13 AM CDT

CERTIFIED SURVEY MAP NO._____

BEING A REDIVISION OF TAX PARCEL 03-122-03-126-628A, BEING A PART OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN.

CORPORATE OWNERS' CERTIFICATE

T Properties, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, do hereby certify that: We have caused the above described land to be surveyed, divided, and mapped as represented on this plat. We further hereby certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: Kenosha County and the City of Kenosha.

WITNESS the hand of said owners this ____ day of _____, 2010.

_____

Todd Torah, Member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, _____, 2010; the above named Todd Torah, member of the above named corporation, owners of the above described land, to me known to be the such member of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____ My commission expires_____.

Notary Public, Wisconsin

CITY OF KENOSHA PLAN COMMISSION APPROVAL

Preliminary Approval_____ _____
Secretary

Final Approval_____ _____
Secretary

CITY OF KENOSHA COMMON COUNCIL APPROVAL

RESOLVED that this Certified Survey Map, being a redivision of part of the North 1/2 of Section 3, Township 1 North, Range 22 East, in the City of Kenosha, Kenosha County, Wisconsin; having been approved by the Plan Commission being the same, is hereby approved by the Common Council of the City of Kenosha on this _____ day of _____, 2010.

_____

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of Kenosha, on this ____ day of _____, 2010.

_____

_____
, Clerk

Certified Survey Map No. _____

Document No. _____

Date _____

Volume _____ Pages _____

THIS INSTRUMENT DRAFTED BY
SCOTT F. ZIMMERMAN, RLS-2639

MAY 17, 2010
SHEET 3 OF 3

METROPOLITAN ENGINEERING, INC.
20875 CROSSROADS CIRCLE, SUITE 150, WAUKESHA, WI. 53186
PH. (262) 782-2221 FAX 782-4426

CERTIFIED SURVEY MAP NO._____

BEING A REDIVISION OF TAX PARCEL 03-122-03-126-628A, BEING A PART OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Scott F. Zimmerman, a Registered Land Surveyor in the State of Wisconsin, do hereby certify that I have surveyed, divided and mapped a redivision of Tax Key Parcel 03-122-03-126-628, being that part of the North 1/2 of Section 3, Town 1 North, Range 22 East, in the City of Kenosha, Kenosha County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of the NE 1/4 of said Section 3; thence N 02°48'54" W, along the West line of the NE 1/4 of said Section 3, 502.00 feet ; thence N 89°15'18 W, along the North line of Certified Survey Map No. 1539, 114.67 feet to a point in the East Right of way line of Green Bay Road; thence N 06°41'04" E, along the East Right of Way line of Green Bay Road, 136.14 feet to the Point of Beginning of the lands to be described; thence continuing N 06°41'04" E, along the East Right of Way line of Green Bay Road, 240.12 feet; thence S 89°15'18" E 7.30 feet to the Southwest corner of Lot 16 of GREEN LAWNS subdivision; thence continuing N 06°41'04" E, along the East Right of Way line of Green Bay Road, 165.48 feet to a point in the South Right of Way line of 64th Street; thence S 89° 14'47" E, along said South Right of Way line of 64th Street, 159.41 feet; thence S 0°40'34" W, 164.59 feet; thence S 89° 15'18" E, along the South line of GREEN LAWNS, a recorded subdivision, 251.04 feet; thence S 00°44'42" W, 238.84 feet; thence N 89°15'18 W, 459.80 feet to the Poinf of Beginning. Said parcel containing 134,533 square feet or 3.09 acres of land.

That I have made such survey, land division and map by the direction of Shout, LLC and T Properties, LLC, Owners of said land. That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the subdivision regulations of the City of Kenosha in surveying, dividing, and mapping said land.

Date May 25, 2010

Scott F. Zimmerman, RLS-2639

WISCONSIN SCOTT F. ZIMMERMAN S-2639 LAND SURVEYOR

CORPORATE OWNERS' CERTIFICATE

Shout, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, do hereby certify that: We have caused the above described land to be surveyed, divided, and mapped as represented on this plat. We further hereby certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:
Kenosha County and the City of Kenosha.

WITNESS the hand of said owners this ____ day of _____, 2010.

_____
Eihab Atout, Member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2010; the above named Ehiab Atout, member of the above named corporation, owners of the above described land, to me known to be the such member of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____ My commission expires_____.
Notary Public, Wisconsin

THIS INSTRUMENT DRAFTED BY
SCOTT F. ZIMMERMAN, RLS-2639

MAY 17, 2010
SHEET 2 OF 3

METROPOLITAN ENGINEERING, INC.
20875 CROSSROADS CIRCLE, SUITE 150, WAUKESHA, WI 53186
PH (262) 782-8281 FAX 782-4426

D:\ACAD DRAWINGS\Kenosha County\STH 31\Building 7 CSM.dwg 5/24/2010 8:49:13 AM CDT

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 of a Subdivision Plat, Certified Survey Map, Lot Line Adjustment Survey, Parcel Combination or Replat, the Subdivider consult with the City Planner in order to obtain advice and assistance. This consultation is intended to inform the Subdivider of the purpose and objectives of this Ordinance, and of the Comprehensive Plan, and to otherwise assist the Subdivider in planning the development. A Subdivider who files a conceptual Subdivision Plat or Certified Survey Map for review shall pay the fee therefor established by the Common Council, from time to time, by Resolution.

B. Public Ways. Whenever a tract of land to be divided within the jurisdiction of this Ordinance encompasses all or any part of a Public Way which has been designated on the Comprehensive Plan, said Public Way shall be made a part of the Subdivision Plat or Certified Survey Map and dedicated or reserved by the Subdivider in the locations and dimensions indicated on said Comprehensive Plan and in compliance with the design standards for Land Divisions, **Section 17.09** of this Ordinance.

William A. Morris
Architect – L.L.C.

City of Kenosha
Dept of city Development
625 52nd Street
Kenosha Wi. 53140

Att: Mr. Brain Wilke

Re: Atout CSM

Dear Mr. Wilke

To address the unique circumstances of the requested land locked parcel exception we respectfully submit the following

1. This parcel and the multiple buildings have been designed with the intent of multiple tenants which can co-exist yet be independent. Common areas have been set up and are to be maintained by the Bravo Realty without impacting the multiply building tenants This request allows the day care to function with no impact of imput from the adjacent uses

2. Each of the tenants shall function independently of each other which is more the norm for non-residential uses, giving the users enjoyment of their respective areas which is similar to the adjacent parcel such as the coletget property or the adult living facility. This project offers each building for lease or forsale

3. The granting will not create any inpact to the adjacent property owners as this multi tenant project is self contained and self sustaining.

4. This request does not conflict with the city of Kenosha Comprehensive Plan.

5. The requested exception is at the minimum that it can be asked for.

Thank you for your assistance in this matter. If you need any further information please Do not hesitate to ask..

Yours Truly

William A. Morris – RA

5308-31 Avenue • Kenosha, Wisconsin • 53144 • (262) 942-1341

Development Review Application
City of Kenosha, Wisconsin

Mailing Information

NAME OF PROJECT: KENOSHA MEDICAL CAMPUS

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

☐ Name and Address of Applicant [Please print]:
MR. ELHAB ATOUT
2400 RYAN ROAD
OAK CREEK WI. 53154
Phone: 414-405-1000
Fax:
E-Mail: BRAVOMAY@WI.RR.COM

☒ Name and Address of Architect/Engineer [Please print]:
WILLIAM A. MORRIS-ARCHITECT L.L.C
5308 31 ST AVENUE
KENOSHA WI. 53144
Phone: 262-620-0563
Fax:
E-Mail: WMORR@WI.RR.COM

☐ Name and Address of Property Owner (if other than applicant)[Please print]:
Phone:
Fax:
E-Mail:

Project Location

Location of Development (street address and / or parcel number): BUILDING NO. 2
6435 GREENBAY ROAD

Type of Land Development

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

☒	Certified Survey Map	Section 1	Page 2
☐	Concept Review (*Land Division*)	Section 2	Page 3
☐	Concept Review (Multi-Family Residential or Non-Residential)	Section 3	Page 4
☐	Conditional Use Permit	Section 4	Pages 5 & 6
☐	Developer's Agreement	Section 5	Page 7
☐	Final Plat	Section 6	Pages 8 & 9
☐	Lot Line Adjustment Survey	Section 7	Page 10
☐	Preliminary Plat	Section 8	Pages 11 & 12
☐	Rezoning	Section 9	Pages 13 & 14
☐	Site Plan Review	Section 10	Pages 15 & 16

Prior to Submitting this Application to the Department of City Development, Please Review the Appropriate Section(s) for Fees, Requirements and Appropriate Appendices.

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

Department of City Development 625 52nd Street, Room 308 Kenosha, WI 53140	Phone: 262.653.4030 Fax: 262.653.4045 Office Hours: M - F 8:00 am – 4:30 pm

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 Czarnecki P.E., Water Engineer

Date: July 12, 2010

Subject: Kenosha Medical Campus Certified Survey Map

Location: 6435 Green Bay Road

The Kenosha Water Utility (KWU) has reviewed the submittal for the above referenced project. The plans are not in conformance with the Code of General Ordinances of the Kenosha Water Utility. Based on the Kenosha Water Utility Rules and Regulations, each parcel shall be served by its own sewer lateral and water service. A sewer lateral or water service shall not cross another parcel.

Based on the the proposed CSM, the sewer lateral and water service serving Lot 2 crosses Lot 1 and therefore is not in conformance with the KWU Ruled and Regulations.

This requirement was expressed to the Developer in a review letter dated February 12, 2007.

Please feel free to contact our office for further clarification.

Sincerely,

Curt Czarnecki

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

ineering Services Division
01 Green Bay Road
enosha, WI 53144-1716
Phone: (262) 653-4315
Fax: (262) 653-4303

"Providing and Protecting Kenosha's Greatest Natural Resource"

MEMO

To: Mr. Richard Schroeder, Development Coordinator

From: Melissa Arnot Mastopietro, P.E., Water Engineer

Date: February 12, 2007

Subject: Bravo Realty office complex concept

Location: 64th Street east of Green Bay Road

The Kenosha Water Utility has reviewed the submittal for the above referenced project. The project is approved as a concept only at this time. The following comments are to be addressed with future submittals.

1. The hydrant that is proposed to be moved can be abandoned. The proposed hydrant to the north can replace the abandoned hydrant. This hydrant would be a public not private hydrant and require an easement.
2. The property line at Green Bay Road shall be shown on the plans.
3. Each parcel shall be served by its own sewer and water service lateral. A sewer or water service lateral may not cross another parcel.
4. The Kenosha Water Utility fire hydrant detail shall be used. A copy of the KWU water and sewer detail sheets are available upon request.
5. The proposed pipe invert into the existing manhole shall be indicated on the plans.
6. Frames and lids for all sanitary manholes shall be Neenah R-1642. KWU standard details shall be used.
7. An internal/external chimney seal by Adaptor Inc. or approved equal shall be required on all sanitary manholes.
8. Bedding and backfill proposed shall be in conformance with the City of Kenosha's general specifications.
9. The water main is proposed as PVC C-900, a tracer wire shall be required.
10. Water main shall be a minimum of 6' deep. Water services shall be a minimum of 5 ½' deep.
11. The proposed water service sizes shall be indicated on the plans. There is a note that indicates 8" water service, the plans shall indicate if they will all be 8".
12. A curb stop valve is required at the property line.
13. Water services larger than 2" shall be flushed and bacteria tested in accordance with KWU Chapter XXXII Rules & Regulations, Rule 06-29.
14. The proposed meter size, location, and a detail shall be included with the plans for each building.
15. All meters 1 1/2" or greater shall have a bypass with a RUB two way ball valve with locking handle.
16. Meters 3" and larger shall have a 2" test plug provided between the outlet side of the meter and the outlet valve.
17. A note shall be included to provide a 3C18 gage cable by Belden-M or approved equal in 1/2" conduit through exterior wall for the remote water meter reader.
18. No significant plantings shall be located within 5' of a hydrant.
19. A copy of the WDOC permit shall be submitted.
20. The project is proposed as an office complex, therefore, no food service is likely to be proposed. However, if there will be any food service proposed, a sampling manhole will be required for each food service facility.
21. On the utility plan, the numbers do not match or point to the items they are describing.

C-6

City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030	***Kenosha City Plan Commission***	***Action Sheet***	August 26, 2010

To Repeal and Recreate Subsection 17.09 F.3 of the Code of General Ordinances regarding "Lots".

ACTION TAKEN	***AYES***	***NOES***	***ABSTAIN***
APPROVE	9	0	
DENY			
RECEIVE AND FILE			

FORWARD TO	***MEETING DATE***	***INFO FORWARDED***
COMMON COUNCIL	9/8/10 9/20/10	
FINANCE		
LEGAL		
PUBLIC WORKS	08/30/10	
PARKS		
PUBLIC SAFETY & WELFARE		
WATER UTILITY		

Jeffrey B. Labahn
City Planner

1CPC/2010/Aug26/action-ord-lots-1709F3

City Plan Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	August 26, 2010	Item 2
To Repeal and Recreate Subsection 17.09 F.3 of the Code of General Ordinances regarding "Lots". PUBLIC HEARING			

LOCATION/SURROUNDINGS:

City - Wide

NOTIFICATIONS/PROCEDURES:

This item will also be reviewed by the Public Works Committee before final approval by the Common Council.

ANALYSIS:

- Staff has drafted the attached Code of General Ordinances Amendment to address land divisions that do not have public street frontage. The Ordinance would allow a lot to be created if it has frontage on a private street as long as it meets certain criteria, including being a paved drive and approval under a Site Plan Review or Conditional Use Permit. This Ordinance would only apply to non-residential land divisions.

- If this Ordinance is approved, the Certified Survey Map submitted by T Properties, LLC at 6435 Green Bay Road could be approved under the new criteria without a Special Exception.

- The City Plan Commission is seeing this Ordinance Amendment as a courtesy, since the item is in the Code of General Ordinances.

RECOMMENDATION:

A recommendation is made to approve the Ordinance Amendment.

B. RLD

Brian R. Wilke, Development Coordinator
1CPC/2010/Aug26/5fact-ord-lots-1709F3

Jeffrey B. Labahn, Director of City Development

ORDINANCE NO.

DRAFT 08.13.10 BY: MAYOR

TO REPEAL AND RECREATE SUBSECTION 17.09 F.3
OF THE CODE OF GENERAL ORDINANCES
REGARDING "LOTS".

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

Section One: Section 17.09 F. 3 of the Code of General Ordinances for the City of Kenosha, Wisconsin, is hereby repealed and recreated as follows:

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.~~ Lots on curved public streets or public cul-de-sac streets shall comply with the lot frontage requirements of Section 3.03 C.4. of the Zoning Ordinance.

Exceptions to the public street lot frontage standards may be made for non-residential land divisions provided all of the following standards are met:

a. Lots may front or abut a private paved street for a distance of at least forty (40') feet where the private street has a minimum width of twenty (20') feet and is constructed with curb and gutter;
b. The private street was approved under a Site Plan Review or a Conditional Use Permit;
c. Recorded access easements are provided to the City with any Land Division application requested under this Section; and,
d. Public street building setback requirements shall apply in the same manner with respect to private streets.

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

ATTEST: _____ City Clerk

APPROVED: _____ Mayor

Passed:

Published:

Drafted By:
EDWARD R. ANTARAMIAN
City Attorney

ENGINEERING DIVISION
MICHAEL M. LEMENS, P.E.
DIRECTOR/CITY ENGINEER

FLEET MAINTENANCE
MAURO LENCI
SUPERINTENDENT

PARK DIVISION
JEFF WARNOCK
SUPERINTENDENT

STREET DIVISION
JOHN H. PRIJIC
SUPERINTENDENT

WASTE DIVISION
ROCKY BEDNAR
SUPERINTENDENT

ADMINISTRATION SUPERVISOR
JANICE D. SCHROEDER

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

August 26, 2010

To: G. John Ruffolo, Chairman
Public Works Committee

From: Michael M. Lemens, P.E. 8-26-10
Director of Engineering/City Engineer

Subject: ****** INFORMATIONAL ITEM ******
Project #10-2002 – Overpass Painting

BACKGROUND/ANALYSIS

The current CIP allocated funds for painting the railroad overpasses in the City of Kenosha. Staff presented bids for painting, along with sketches of the proposed color scheme as staff understood, it to the Public Works Committee for their review and recommendation at its meeting of July 19, 2010. The Common Council subsequently approved the award of this contract to Mill Coatings, Inc. in the amount of $70,000 as it was presented by staff (including color scheme) to the Public Works Committee. The contractor's price reflected the generous donation of paint from Rustoleum worth approximately $20,000 to $25,000.

The contractor's work so far has been of excellent quality. However, once the topcoat was applied on half the bridge, Administration raised a concern that the color was not what was desired. After reconsidering the available colors and options, staff was directed to order the contractor to repaint the bridge to match the final decision from Administration on the color scheme.

The extra work required to reapply the topcoat with the desired color scheme will incur additional costs for the contractor that was not in the bid. Since the areas previously completed were done to the City's specifications, the contractor is entitled to extra compensation for the additional work to change the colors. The exact cost of the additional work is not yet available, because it is not known if the color change can be accomplished in one coat. A formal change order will be submitted once the actual costs are determined.

RECOMMENDATION

This item is for information only. No action is required at this time.

MML

August 26, 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 continues to work with Stand Associates, the engineering firm engaged to study storm sewers in the Forest Park area, and has asked for a number of items that staff need to be refined. Staff obtained additional field survey data. Staff is continuing plan review activities. Staff is still working with KKB and area residents on the drainage swale in River Crossings subdivision. (17, Citywide)

Project #09-1017 – 38th Street Bridge Reconstruction (ARRA) Kilbourn Road Ditch to Gordon Foods (Phase II) – [Zenith Tech] The bridge will be constructed with ARRA funds. Work is in progress. The old bridge has been removed and the new bridge is under construction. (16)

Project #09-1020 - 38th Street Reconstruction from I-94 East Frontage Road to Kilbourn Road Ditch (Phase III) – [Michels Construction] Work is nearing completion, except for lighting system and final restoration. (16)

Project #09-1024 - I-94 West Frontage Road from CTH K (60th Street) to 71st Street – [Super Western] Contract was awarded by Common Council on June 7, 2010. R/W acquisition is in progress. This project was bid, and the Council awarded the contract on the condition that R/W acquisition would be completed by the end of July. Negotiations for the necessary R/W from Bristol have not been successful to date, so the City has not yet executed the contract or issued a notice to proceed for this project. It is unclear at this time when the City may gain access to the right-of-way. (17)

Project #09-1025 (ARRA) - 80th Street from 30th Avenue to 39th Avenue – [Payne & Dolan] This is a state project. Work is in progress and nearing completion. (13, 14)

Project #09-1027 Pavement Marking in School Zones [Brickline] Work is complete. (City Wide)

Project #09-1028 (ARRA) - 30th Avenue from 80th Street to 89th Street – [Payne & Dolan] This is a state project. Work is in progress and nearing completion. (9, 13, 14)

Project #09-1207 – Street Division Salt Shed - Bid opening was Friday, August 6, 2010. Bids came in over the budgeted amount, and the project will have to re-advertised. (11)

Project #09-1410 Pool Drain Replacement – Replacement to meet requirements of the Virginia Graham Baker Act. Washington Park is complete, and Anderson Park work will be this fall. (6, 9)

Project #09-1443 and 08-1443 – Bike Path Extensions – Project design is nearly complete. WisDOT backed off on their request for an additional environmental report. (16)

Project #09-1751 – Parking Lot Resurfacing, 5th Ave and 56th Street – [Cicchini] Work is complete. (2)

Project #10-1012 - Resurfacing Phase I – [Cichhini] Work is complete. (11, 13, 14, 15)

Project #10-1015 - Resurfacing Phase II - [Cicchini] Work is in progress. (6, 16)

Project #10-1016 - Resurfacing Phase III - [Cicchini] Work will start soon. (5, 6, 11, 17)

Project #10-1013 – Resurfacing CDBG Projects – [Payne & Dolan] Work will start soon. (8, 12)

Project #10-1017 - New Road Construction and Reconstruction (27th Street and 39th Avenue) [Payne & Dolan] Work is in progress. 27th Street will get the final lift on Saturday. The west half 39th Avenue concrete will be placed Friday. (5)

Project #10-1111 - Emergency Multi-Plate Storm Sewer Repair – [DK Contractors] Work is complete except for final restoration. (2)

Project #10-1208 – Sidewalk and Curb and Gutter Repair – [Azar] Work is in progress. (Citywide)

Project #10-1541 – KPM HVAC Rooftop Compressor Replacement – [Grunau] - Work is complete. (2)

Project #08-1226 – Wetland Mitigation Bank – [Wetland and Waterway Consulting, LLC] Work is in progress. Site has been planted with a cover crop. Drain tile removal and actual planting with wetland plants will happen next spring.

Project #09-1026 - 14th Avenue from 25th Street to 31st Street – [A.W. Oakes] This is a state letting. Project is expected to start in late September, with an interim completion by late November. (1)

Project #09-1210 – MOB Parking Lot Improvements – [Cicchini] Work is in progress. (2)

Project # 10-2002 – Overpass Painting – [Mill Coatings] Work is in progress. Rustoleum is donating the paint. (2, 3, 8)

Design Work – Staff is working the following projects:

39th Avenue from 24th Street to 18th Street with assistance from SEH
Miscellaneous Bike Path projects
Lakefront Water Feature (Beaver Pond) with assistance from Bonestroo
Washington Park Restroom/Concession Stand replacement with assistance from GRAEF
Parks Field Office Building tuckpointing and painting
Southport Park Beach house ADA Ramp