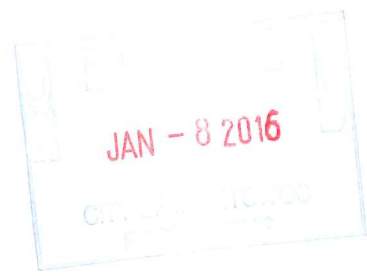


16-0098

Oak Park Developers, LLC  
P.O. Box 1985  
Manitowoc, Wi. 54221-1985



City of Manitowoc  
Public Infrastructure Committee  
Chairperson Dave Soeldner  
900 Quay Street  
Manitowoc, Wi. 54220

Dear Mr. Soeldner,

On behalf of Oak Park Developers, LLC I would like the Committee to consider the installation of the rough road for the section of Homestead Rd. between Knuell St. and Red Fox Lane and the in ground infrastructure with it and do this on an assessment basis. I believe that the process is to include it in the budgeting process for 2017, install the various functions and then the City would be paid as each lot is sold. The reason we would like to approach the development in this manner is that we own the property on the North side of the proposed street and a single person owns the land on the South side of the street.

I believe these are the items that would need to be installed:

- Sanitary sewer
- 1 manhole
- 4 Sanitary laterals
- 4 Storm laterals
- Possibility of water main extension 15 ft.
- Water hydrant or water relief valve at end of line
- Road extension
- Breaker run
- Road gravel
- Landscaping (or we possibly could do this if possible)

The water main is in the ground as we had to loop the water main when the original development was completed. We also have the storm sewer in as well because part of Red Fox Lane storm water drains to the Storm Pond at the North end of Knuell St.. We are developing four(4) lots on Homestead Rd..

Oak Park Developers, LLC  
*Michael E. Check m.m.*  
Michael E. Check Managing Member

## Greg Minikel

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**From:** Greg Minikel  
**Sent:** Wednesday, January 06, 2016 9:44 AM  
**To:** Dan Koski ; Jill Erickson; Liza Rezach (lrezach@manitowoc.org); Matt Smits; Mike Zimmer; Sonja Birr; Steve Herzog  
**Subject:** FW: Petitions for Homestead Rd.

Mike Check plans to drop off a letter to our office on Friday requesting the City to install any necessary underground utilities and grading and graveling of Homestead Rd. from Knuell St. to Red Fox Lane in 2017. We will plan to take this request to the PI Committee on Feb.1<sup>st</sup>.

Concrete paving would be at a future date.

Since, this is a short section, I wonder if the committee would consider doing it in 2016 with end of life funds or some other way.

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**From:** Mike Check Builders [<mailto:mcb@lakefield.net>]  
**Sent:** Wednesday, January 06, 2016 7:39 AM  
**To:** Greg Minikel  
**Subject:** RE: Petitions for Homestead Rd.

But this petition does not refer to the fact of what we would like done on Homestead Rd. only? Should our submittal be an addendum to the original or a complete new submittal?

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**From:** Greg Minikel [<mailto:gminikel@manitowoc.org>]  
**Sent:** Tuesday, January 05, 2016 7:47 PM  
**To:** Mike Check  
**Cc:** Dan Koski; Sonja Birr  
**Subject:** Petitions for Homestead Rd.

Hi Mike,

There is already an existing Public Works Petition that has been executed for Homestead Rd. See the attached document.

That being the case, I would recommend that you simply write a letter to Chr. Soeldner of the Public Infrastructure (PI) Committee requesting the City to install the necessary utilities and concrete paving of Homestead Rd. for 2017.

You could either send the letter to Ald. Soeldner directly or send it to the Engineering Dept. and we will place it on the next PI Committee agenda.

FYI: They have reversed the flow of documents since 2014. They want all communications to go to the Committee first and then the Council will take final action after the Committee discusses it.

Let me know if you have any other questions or concerns, etc. Thanks.

Rev. 1/6/16

By: GJM

STREET NAME: **HOMESTEAD ROAD**

TERMINI: **Knuell St. to Red Fox Ln.**

LENGTH - 400 FEET

WIDTH - 47 FEET

<u>ITEM DESCRIPTION</u>	<u>UNITS</u>	<u>BID QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
GRADE & GRAVEL	SY	2,100	\$30.00	\$63,000
8" BREAKER & 8" GRAVEL				

ADD 15% FOR ENGINEERING & CONTINGENCIES:

\$63,000.00 X 1.15 = \$72,450

**USE \$75,000**