



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

October 11, 2022

TO: Mayor and Common Council
FROM: Board of Public Works
SUBJECT: Rescind Special Assessment for Access to S. 41st Street

Dear Mayor and Common Council:

At the September 28, 2022 Board of Public Works meeting, the Board met to review the request to rescind special assessment for access to S. 41st Street.

“Moved by Director of Public Infrastructure Dan Koski, seconded by Alderperson Reckelberg, to deny the request and offer the property owner the option to close access to Custer Street when creating access to S. 41st Street and pay the difference of the assessment from S. 41st Street. Ayes, 6. Nays, 0.”

Very Truly Yours,

Mackenzie Reed-Kadow
Secretary Board of Public Works



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

October 7, 2022

Jon Zuelke
4023 Custer Street
Manitowoc, WI 54220

Re: Request to Rescind Special Assessment for Access to S. 41st St.

Dear Mr. Zuelke:

Your request to rescind the Special Assessment for access to S. 41st Street was acted on by the Board of Public Works at their meeting on September 28, 2022. At said meeting the Committee unanimously voted to deny your request.

The Committee did add the caveat that if you wished to close your access to Custer St. in light of creating access to S. 41st St., you would only need to pay the difference between the assessment that was paid on the Custer St. improvements and what was delayed as part of the No Access Agreement to S. 41st.

The assessment due for S. 41st St. access is \$5,689.86, and the total paid for the Custer St. improvements was \$3,121.30. If you opted to close access to Custer and create access to S. 41st, you would owe the difference of \$2,568.56 for the assessment.

Should you choose to keep Custer St. access and also access S. 41st, the full assessment of \$5,689.86 would be due.

Please let me know what you decide to do; if you do move forward with access to S. 41st St. in either scenario, we will have to draft a Recission of No Street Access Agreement for the property.

If you have any questions concerning this matter, please call me at (920) 686-6950.

Very Truly Yours,

Mackenzie Reed-Kadow
City Clerk/Deputy Treasurer

mrk

MACKENZIE REED-KADOW, WCMC, CITY CLERK/DEPUTY TREASURER
CITY HALL ▪ 900 QUAY STREET ▪ MANITOWOC, WI ▪ 54220-4543
PHONE (920) 686-6950 ▪ FAX (920) 686-6959 ▪ MREEDKADOW@MANITOWOC.ORG



22-0762

Standing Committee: Public Infrastructure Committee

Document Name: Request to rescind Special Assessment for Access to South 41st Street - 4023 Custer Street

Action:

Place on File - No Council action needed

Refer to: *Public works*

Refer to Council

Consent

Non-Consent

Committee Recommendation:

Attest:


Chair – Alderperson Michael Cummings

9/7/22
Date

Vice-Chair – Alderperson Jim Brey

Alderperson Steve Czekala

Alderperson Chad Beeman

Alderperson Tim Boldt

Approved:

Justin M. Nickels
Mayor

Date



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

MEMO

TO: Public Infrastructure Committee

FROM: Greg Minikel, PE, Engineering Division Manager

DATE: September 2, 2022

RE: 4023 Custer St. – Request to Rescind Special Assessment for Access to S. 41st St.

Members of the Public Infrastructure Committee:

The property owner at 4023 Custer St. is requesting the City to rescind or eliminate the outstanding special assessment for driveway access to South 41st St. This is not a tax as they allude to in their letter.

When South 41st Street was paved in 1991, the previous property owner was granted a legal recorded agreement that they would not be special assessed for the improvements on South 41st St. in exchange for the loss of or giving up access to South 41st St.

The existing recorded document was attached to the agenda for your reference.

Therefore, we are recommending that the PI Committee and Council deny the request for driveway access to South 41st Street without paying the outstanding special assessment.

Sonja Birr

From: Michael Cummings
Sent: Monday, August 29, 2022 7:29 PM
To: Steven Czekala - D9
Cc: Sonja Birr
Subject: Re: Fwd: External: Unsafe intersection near driveway

Not sure but we can add it too.

Sonja, please add for next PI meeting.

To Manitowoc's Success!

Michael Cummings
Manitowoc D3 Alderman

On Aug 29, 2022 6:57 PM, Steven Czekala - D9 <sczekala@manitowoc.org> wrote:
Good Evening,

Was this added also?

Thanks,
Steve

Steve Czekala
Alderman
City of Manitowoc District 9
(920) 973-6552
sczekala@manitowoc.org

Begin forwarded message:

From: Steven Czekala - D9 <sczekala@manitowoc.org>
Date: August 4, 2022 at 9:33:54 AM CDT
To: JZ Interior Finishing LLC <jzfinishing@gmail.com>
Cc: Michael Cummings <mcummings@manitowoc.org>
Subject: Re: External: Unsafe intersection near driveway

Good Morning Jon,

Alderman Cummings is the chairman of the Public Infrastructure Committee and on the Cc line of this email. I am asking that this be placed on the next Public Infrastructure agenda for discussion and possible action for a waiver of any fees that may be associated with your driveway. If you have any other questions comments or concerns please do not hesitate to reach out.

Thanks,
Steve

Sent from my iPhone

On Aug 4, 2022, at 12:26 AM, JZ Interior Finishing LLC <jzfinishing@gmail.com> wrote:

Hello Steven, this is Jon Zuelke writing you. I am wondering if you would be able to help me on the matter of moving my driveway off of Custer St, on the South 41st street. Our address is 4023 Custer street.

We just bought the house and quickly realized how dangerous the intersection is. Especially with our driveway so close to it. Not only for us and our children, but also for everyone else. Within the past year we've had a guy passed out at the wheel almost run up onto my driveway, an old couple fell over on their motorcycle, and 2 car accidents for sure. One just happened last night. I have a camera pointing directly on the intersection of ever needed. Now, unfortunately I have no room to park my vehicles and it blocks a lot of peoples views, having my truck on the street, cars in the small driveway and occasionally a boat. It doesn't leave much room for people to see oncoming traffic. There have been countless occasions where people don't know where we are turning, I go to put my signal on to turn in the driveway and people think I'm turning into the intersection, it just causes great confusion for most. Or they aren't looking our way and almost hit us as we are pulling in or out. Backing up my work trailers or the boat is always a nightmare as well. I have my hazards on and some people just refuse to wait, and speed around in the oncoming traffic lane it's just crazy.

I really feel moving the driveway to the back yard would solve all these problems. The problem is we are expected to pay \$6000 in taxes that the last people passed up for the access to 41st. Is there any way we can bypass this cost? We have been upgrading the house and trying to make it look very nice, but I can't keep going if I can't have the back accessible. I feel it's a win win for us and the city. The driveway is currently about 10 yards from one of the busiest intersections in Manitowoc, and I'd like to move it 30-40 yards away. I'd also like to build a garage for my business as well in the back that this prohibits. Let me know what you think,

Thank you! Jon Zuelke

Be Alert !

This is External or System generated Email. Please verify before opening any links or attachments.

COPY

Streets & Jun
10/21/91
690487

RECEIVED FOR RECORD
VOL 956 PAGE 403
1991 NOV 25 AM 11:26

RELEASE OF STREET ACCESS RIGHTS

MANITOWOC COUNTY, WIS.
PRESTON JONES
REGISTER OF DEEDS

WHEREAS, the City of Manitowoc, Wisconsin, a corporation ("City") has installed concrete paving over a portion of South 41st Street adjacent to the real estate described below; and

WHEREAS, Ronald L. Hacker and Margie L. Hacker, his wife, ("Owners") own the real estate described below which is immediately adjacent to South 41st Street; and

WHEREAS, the City is desirous of limiting vehicular access to South 41st Street from adjoining property in order to enhance traffic flow on the street; and

WHEREAS, Owner is willing to relinquish whatever rights it has to street access over South 41st Street for the consideration recited below;

NOW, THEREFORE, for and in consideration of the sum of \$5,689.86 the receipt of which is hereby acknowledged, Owner hereby fully and completely releases to City any and all rights of vehicular access from the property herein described to South 41st Street from the boundary of such property which abuts South 41st Street. The property which is subject to this release is described as follows:

? (18)

Tract "A" of a Certified Survey in Lots Eighteen (19) and Nineteen (19) of the Subdivision of part of the Southwest Quarter (SW $\frac{1}{4}$) of Section Numbered Twenty-five (25), Township Numbered Nineteen (19) North, Range Numbered Twenty-three (23) East, City of Manitowoc, recorded in Volume 2 of Certified Survey Maps, page 63, Document No. 418647; and also

A parcel of land located in Lots 19 and 20 of the Subdivision of the SW $\frac{1}{4}$ of Section 25, T. 19 N., R. 23 E., abutting on the South line of Tract "A" of a Certified Survey parcel as recorded in Volume 2, page 63 and more particularly described as follows: Beginning at the SW corner of Tract "A" of a Certified Survey as recorded in Volume 2, page 63, thence N. 88° 53' 45" E. (or S. 90° 00' E.) along the South line of Said Tract "A" a distance of 65.0 feet; thence S. 0° 20' 30" E. (or S. 0° 41' W.) being a continuation of the East line of said Tract "A" a distance of 135.41 feet, thence S. 88° 58' 45" W. (or N. 90° 00' W.) and parallel to the South line of said Tract "A" a distance of 65.0 feet; to the East line of a dedicated street (Vol. 319, page 235), thence N. 0° 20' 30" W. (or 0° 41' E.) a distance of 135.41 feet along the East line of said street, being a continuation of the West line of said Tract "A", to the point of beginning.

Committee recommends entering into agreement.
Committee recommends entering into agreement.

[Signature]
I. Frieder

[Signature]
Gordon Kopetsky

[Signature]
Paul B. Hansen

[Signature]
Larry Bergner

[Signature]
Robert L. Johnson

11/21/91
11/21/91

[Signature]
Kevin M. Crawford

Said parcel contains 0.202 acres of land or less.

The boundary of the above described property which abuts South 41st Street and which is subject to the terms of this Release is shown on the attached map.

This Agreement is perpetual and shall be binding upon the Owner as well as the Owner's successors and assigns.

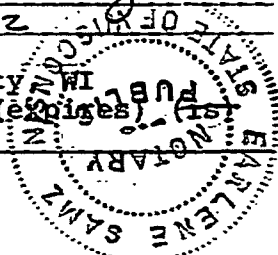
Dated this 21 day of October, 1991.

Ronald L. Hacker
Ronald L. Hacker

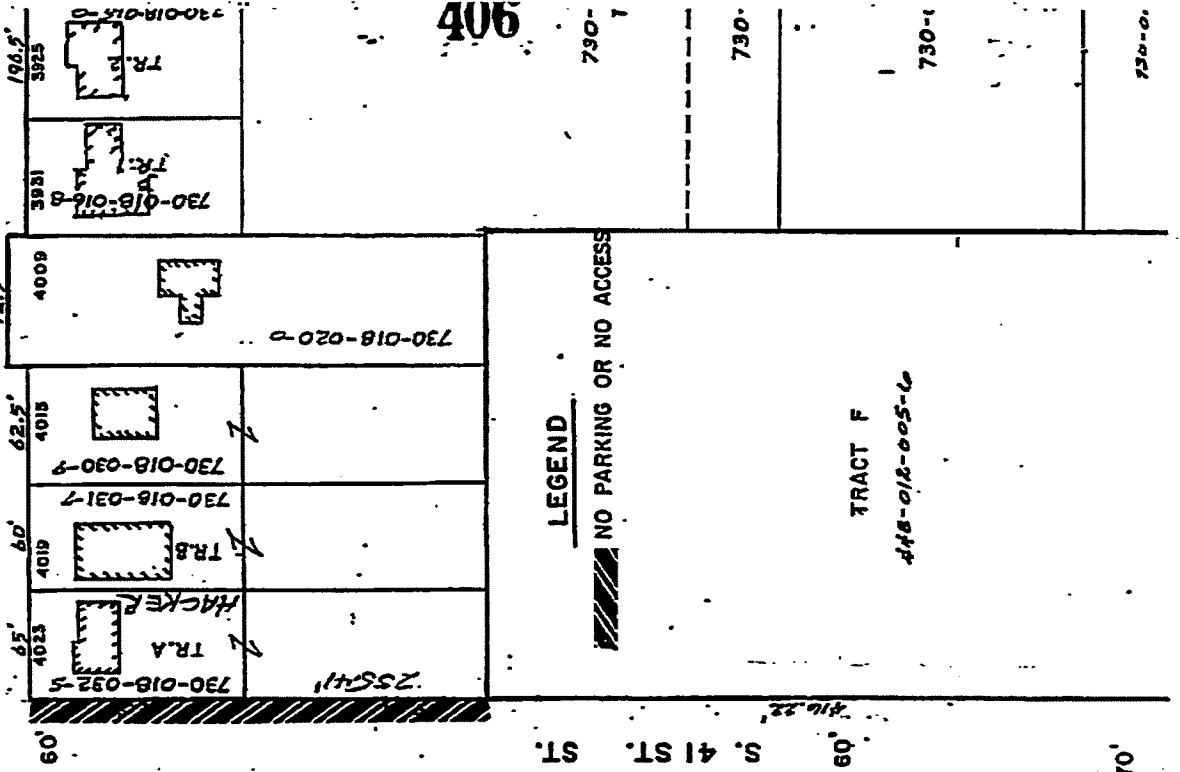
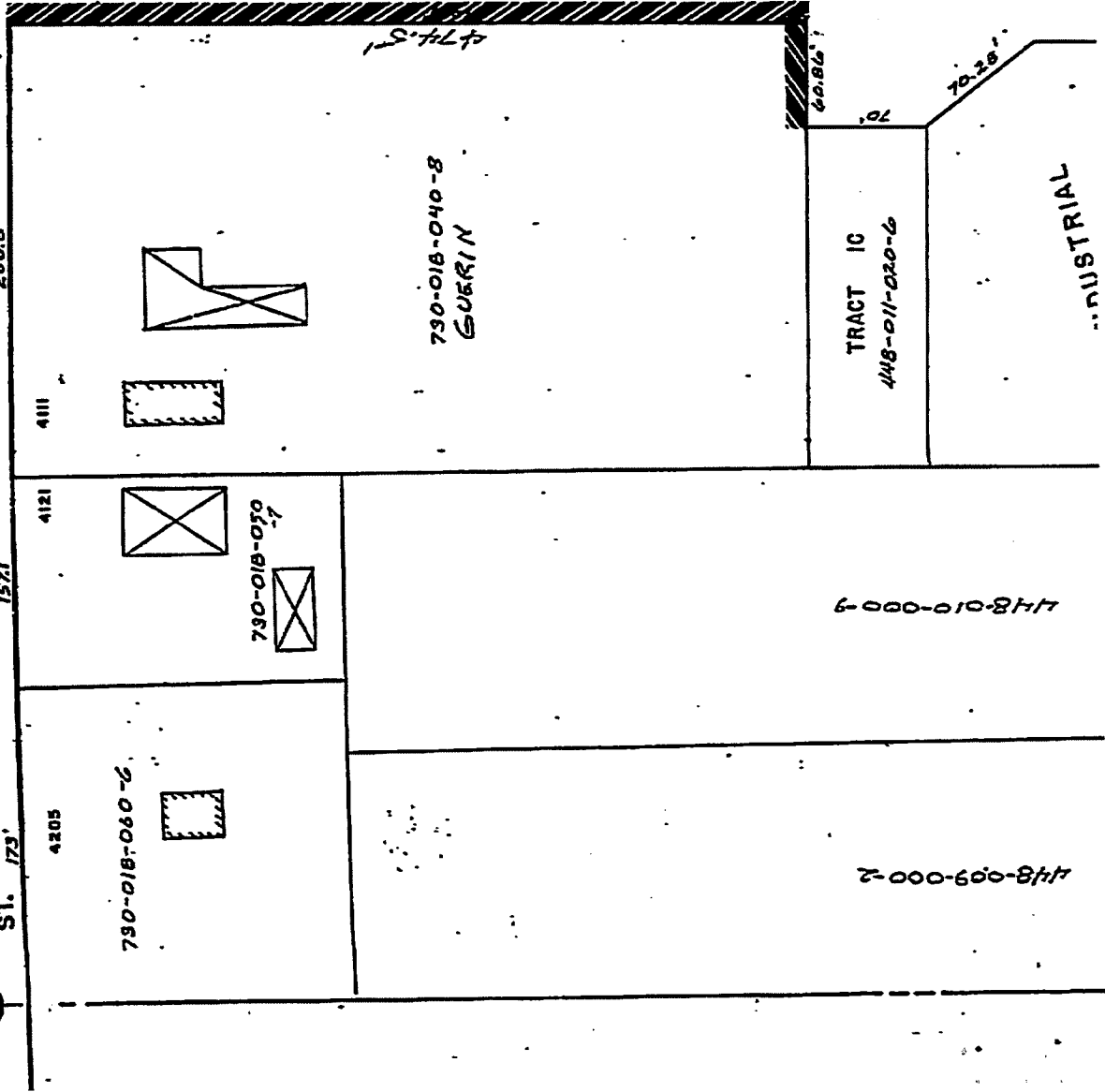
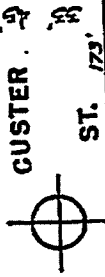
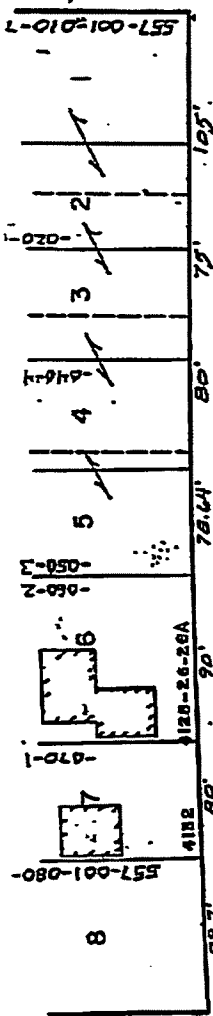
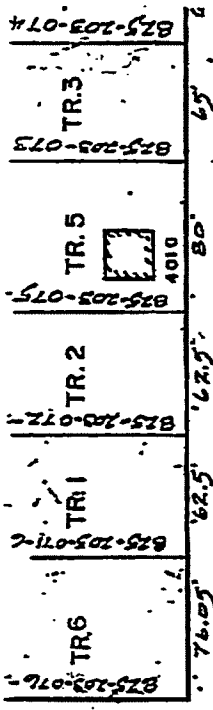
Margie L. Hacker
Margie L. Hacker

STATE OF WISCONSIN)
) SS.
MANITOWOC COUNTY)

Personally came before me this 21 day of October, 1991, the above named Ronald L. Hacker and Margie L. Hacker to me known to be such person(s) who executed the foregoing instrument and acknowledged the same.

Earlene Samz
Earlene Samz
Notary Public
Manitowoc County, WI
My commission expires 8-22-93


This instrument drafted by
Patrick L. Willis, City Attorney



406

730-
 730-
 730-
 730-
 730-

Typo error
in 1st line (legend)
"Lots Eighteen (19)"

11. ch. of the Clark-Mason

690487

11-20-20
Copy Clark
Mary
Mason

Copies
(after recorded)
~~11-20-20~~
See
Eng.
(Orig. in record file)
June

record - 11

Greg Minikel

From: Mackenzie Reed-Kadow
Sent: Thursday, September 9, 2021 2:26 PM
To: Greg Minikel; Amanda Baryenbruch; Dan Koski; Sonja Birr
Cc: Bill Nichols; Lisa Mueller; Jill Erickson; Mike Zimmer
Subject: RE: External: Detached garage permit rough draft

Good afternoon,

I'm not sure if this has happened before either, but I would think through BPW and then on to Council for final approval would be the way to go since that's usually how new no street access agreements get implemented. Thanks for the heads up on watching for the letter. I imagine we will need a termination agreement to be executed and recorded with the ROD if the request is approved – when we get to that point we can coordinate with the attorney's office for drafting of the termination agreement to go to Council...sound like a plan?



Mackenzie Reed-Kadow (she/her)
City Clerk, City of Manitowoc
Email: mreedkadow@manitowoc.org
Phone: 920-686-6951 | Fax: 920-686-6959
City Hall | 900 Quay St. | Manitowoc, WI 54220
www.manitowoc.org

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From: Greg Minikel <gminikel@manitowoc.org>
Sent: Thursday, September 9, 2021 11:32 AM
To: Mackenzie Reed-Kadow <mreedkadow@manitowoc.org>; Amanda Baryenbruch <abaryenbruch@manitowoc.org>; Dan Koski <dkoski@manitowoc.org>; Sonja Birr <sbirr@manitowoc.org>
Cc: Bill Nichols <bnichols@manitowoc.org>; Lisa Mueller <lmueller@manitowoc.org>; Jill Erickson <jerickson@manitowoc.org>; Mike Zimmer <mzimmer@manitowoc.org>
Subject: FW: External: Detached garage permit rough draft

Mackenzie,

I guess I do not remember if this has happened before, so I am not sure if this is a BPW's issue or a PI Committee Issue. The BPW's usually handles special assessments, which this was a waiver of special assessments for concrete paving on S. 41st St. in exchange for no access to the street.

See the attached document that is recorded.

Jon Zuelke stated that he would be writing a letter requesting the release of the agreement and paying the back assessment.

Just wanted all to be on the lookout for the letter.

If approved, we will need to make sure that this document is removed or rescinded from the Register of Deeds Office.

From: Jon Zuelke <jonzlk020@gmail.com>
Sent: Thursday, September 2, 2021 8:11 PM
To: Greg Minikel <gminikel@manitowoc.org>
Subject: Re: External: Detached garage permit rough draft

Hi Greg thanks for the reply! I'm thinking we may just pay the money and do it so I'll send in a request to the place you mentioned thank you. What do you think about running the driveway past the house from the current driveway and adding a second garage? It's not really the route I want to go as I'd rather have an access on 41st st, but I could at least make a turn around in the back then so there is no backing out onto Custer. I realize it would be two garages but the one we have just isn't working I can't even fit my wife's car in it I have to figure something out. Or we could close off the front garage if we aren't allowed to have two garages. Let me know what you think. I can draw up some plans for you if you think that may work.

As far as the safety concerns it's a lot worse than you think. I have a security camera up solely for the purpose of WHEN we get hit we have proof for the city that this driveway is not in a safe place by the intersection. People don't know I'm turning in a driveway and assume I'm continuing straight, so they gun it as they are looking left not looking to the right and then there I am, still pulling in my driveway. Then they glare at me, cuss me out or give me the middle finger. Maybe the previous people didn't drive much, they seemed pretty old, but I'm in and out all day, busy times and not and it's bad. Plus when I have to back a trailer in, it shuts down the whole intersection.

Thanks, Jon.

On Thu, Sep 2, 2021 at 10:22 AM Greg Minikel <gminikel@manitowoc.org> wrote:

Hi Jon,

Unfortunately, I do not have good news for you.

When S. 41st St. was constructed in 1990, it was met with a bit of contention from the abutting property owners.

The previous owner (1991) signed the attached agreement in which they gave up their access rights to the street (on S. 41st St.) in lieu of paying the special assessment for the concrete paving. This document is recorded at the Manitowoc County Courthouse, so it should have or could have been found during the title search for the property sale.

At this point, I believe that you would need to submit a written request to the City requesting the agreement to be rescinded. I believe that either the Board of Public Works (BPW's) and/or the City Council would need to make a decision as to whether or not they would allow this agreement to be rescinded.

If they were to approve rescinding the agreement, then you would be required to pay the \$5,689.86 in order to regain the street access rights. In addition, I believe you would also be responsible for any recording fees, etc.

On a side note, I have been with the City since 1988 and I do not ever remember hearing about serious safety issues at this driveway location. The intersection is off-set or misaligned from south to north that does cause some operational issues for motorists.

The other issue we dealt with in the past was some flooding in the existing driveway as it is lower than the curbs. When we repaved Custer St. in 2009 we changed and improved the grades in the street in this area in order to minimize the stormwater issues.

If you choose to move forward with this request and it is approved, we would also very likely require the existing driveway approach on Custer St. to be closed off with concrete curb. This work may also need to be paid by the property owner. This would also be a BPW's or Council decision.

Sorry that this is probably not what you wanted to hear.

Please feel free to contact me if you have any more questions or you are interested in pursuing the request further. Thanks.

Greg Minikel, P.E.

Engineering Division Manager

Dept. of Public Infrastructure

City of Manitowoc

900 Quay Street

Manitowoc, WI 54220

Ph. (920) 686-6910

e-mail: gminikel@manitowoc.org

From: Lisa Mueller
Sent: Monday, August 30, 2021 8:10 AM
To: 'Jon Zuelke' <jonzlk020@gmail.com>; Greg Minikel <gminikel@manitowoc.org>
Cc: Bill Nichols <bnichols@manitowoc.org>
Subject: RE: External: Detached garage permit rough draft

Good Morning Jon,

Thank you for contacting the City of Manitowoc Building Inspection department. With this email your inquiry has been forwarded to Greg Minikel, Engineering Division Manager, for a response to your driveway question – this is the first step in the process. Once you receive Greg’s response and if you choose to proceed with the garage construction project, please contact the building inspection department, Lisa



Lisa Mueller | Administrative Assistant

Inspection Division | Life Safety & Neighborhood Services

P: 920.686.6940 | F: 920.686.6949
lmuellet@manitowoc.org

City of Manitowoc | 900 Quay Street, Manitowoc, Wisconsin

www.manitowoc.org

From: Jon Zuelke <jonzlk020@gmail.com>
Sent: Sunday, August 29, 2021 7:24 PM
To: BuildingInspection <buildinginspection@manitowoc.org>
Subject: External: Detached garage permit rough draft

Hi there. We just moved in on 41st and Custer (4023 Custer st) and our current driveway situation is terrible. It is right on the intersection of Custer and So. 41st, which is basically a hub for Manitowoc drivers. My wife and kids and I have almost been hit on numerous occasions/week by people not looking our way or careless driving. I would like to propose to move our driveway off the intersection on South 41st. Attached are the rough plans and application. I’m really just trying to see if I will be allowed to go through with this project before I reach out to subs as I will be contracting the project as the homeowner. I own a local drywall company and will be doing most of the building with some guidance from the contractors I work with.

Thank you! Jon Zuelke

Be Alert !

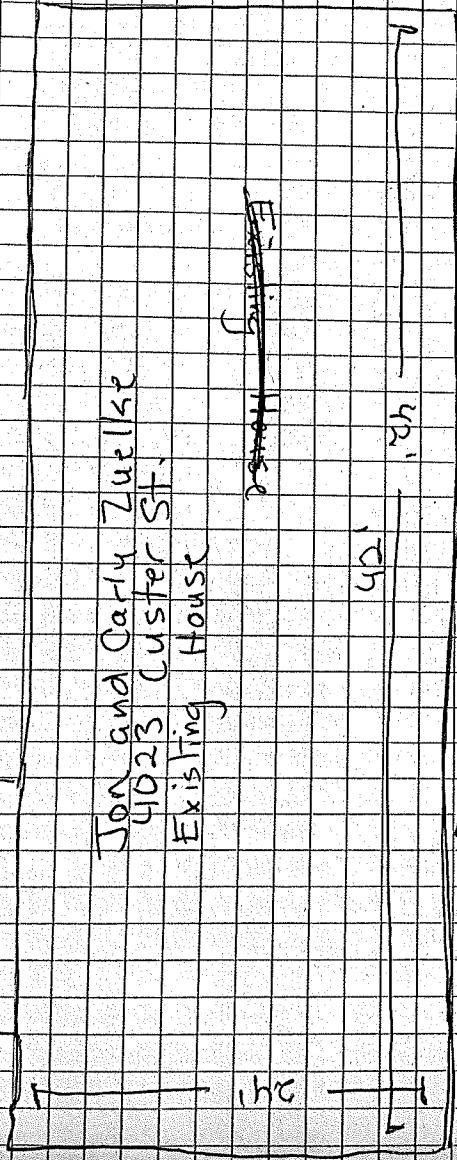
This is External or System generated Email. Please verify before opening any links or attachments.

CUSTER ST. ←

300

Jon and Carly Zuelke
4023 Custer St.
Existing House

~~Existing House~~



42'

32'

6'

Proposed Garage

Proposed Driveway

Easement

15'

30'

30'

76'

26.5'

15.08'

15'

10.6'

49'

DEPARTMENT OF
BUILDING INSPECTION
CITY HALL
900 QUAY STREET
Manitowoc, WI 54220
(920) 686-6940
buildinginspection@manitowoc.org

Application - Building Permit

DATE APPLICATION RECEIVED

APPLICATION NUMBER ASSIGNED

APPROVED DENIED

PERMIT FEE

BY:

(\$)

APPLICANT PROPERTY OWNER BUILDING CONTRACTOR

EMAIL: jonzlk020@gmail.com

PROJECT ADDRESS

4023 Custer St.

PROPERTY OWNER NAME

Jon & Carly Zuelke

BUILDING CONTRACTOR

Home Owner

TELEPHONE NO.

920-629-0222

ADDRESS

4023 Custer St.

WIS. DWELLING CONTRACTOR CREDENTIAL

#

WIS. DWELLING QUALIFIER CREDENTIAL

#

- All contractors shall possess the appropriate contractor credential(s) issued by the Wisconsin Department of Safety and Professional Services for the project work described and shall include the required contractor credential number(s) with this application.
- Permit and Plan Review applications are processed on a first come, first served basis. Review times are based on the complexity of the project and current workload volume of the department. Approvals and permit fees will be confirmed by email notification.
- At the discretion of the Building Inspector, plans, data, specifications and surveys need not be submitted with an application to permit minor alterations to a structure provided the proposed project is sufficiently described on the permit application.

PROJECT DESCRIPTION

add - 30' x 30' garage (detached)
- 30' x 15' driveway + easement
off of So. 41st St.

ESTIMATED COST (Construction labor & material cost only)

(\$) 80,000

Electrical Contractor:
(Separate Permit)

HVAC Contractor:
(Separate Permit)

Plumbing Contractor:
(Separate Permit)

Fire Sprinkler Contractor:
(Separate Permit)

ADDITION

- Site Plan
- Footing / Foundation Plan
- Exterior Elevation
- Floor Plan
- Framing Detail
- Cross Section

DETACHED GARAGE / SHED

- Site Plan
- Footing / Foundation Plan
- Framing Detail
- Cross Section

EXTERIOR ALTERATION

- Roof Install / Replacement
- Siding Install / Replacement
- Window Install / Replacement
- Door Install / Replacement

INTERIOR ALTERATION

- Floor Plan
- Framing Detail
- Cross Section
- Stair Detail

SITE PLAN SHALL INCLUDE. 1. Property lines and dimensions of the lot. 2. Location and dimensions of all buildings on the lot both existing and proposed. 3. Setbacks in feet and inches to all buildings and the front, rear and side yard property lines. 4. Street names and easements.

FOOTING / FOUNDATION PLAN SHALL INCLUDE. 1. All footings, foundations, piers etc. Detail size, reinforcement and bolting.

EXTERIOR ELEVATION PLAN SHALL INCLUDE. 1. Exterior elevations. Front, rear and side.

FLOOR PLAN SHALL INCLUDE. 1. Layout with dimensions of existing areas, proposed areas and demolition. 2. Label all rooms as to use. 3. Fire separation and fire rated doors. 4. Stair locations. 5. Smoke detector location. 6. Door sizes, direction of swing. 7. Window sizes, types.

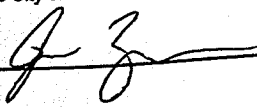
FRAMING DETAIL SHALL INCLUDE. 1. Floor framing details, joist type and size, beam and header sizes. 2. Roof framing details, roof framing materials, roof sheathing materials, girder locations, and beam and header sizes.

CROSS SECTION SHALL INCLUDE. 1. Wall framing details, stud size, spacing, height of walls.

STAIR DETAIL SHALL INCLUDE. 1. Rise, run and landing dimensions. 2. Width of stairway. 3. Handrail, guardrail and balusters. 4. Head height.

I hereby certify that the information set forth on this form is complete and accurate and do hereby agree to comply with all applicable codes and inspection requirements of the City of Manitowoc and the State of Wisconsin and with any conditions attached here to.

X Signature



X Dated

8/29/2021



ASSESSMENTS TO BE LEVIED AGAINST:

730-018-032-5
RONALD L. HACKER

CC action 10/21/91

730-018-040-8
EUGENE GUERIN ET AL

CC Action 9/16/91

AGREEMENTS WILL BE DRAFTED BY CITY ATTORNEY
FOR "ACCESS" TO BE PURCHASED FOR AMOUNTS OF
ASSESSMENTS.

GUERIN'S AGREEMENT WILL ADDITIONALLY SPECIFY
CUSTER STREET DEDICATION.

(IF THEY DO NOT SIGN AGREEMENTS, THEY WILL
HAVE TO PAY ASSESSMENTS.)

MEH:ca
1/22/91

660.00

658

0+60/21'E	3-11	31' 15" P.V.	101 FE	INTV. ELEV.	DISCH. EL.
		16' 15" P.V.	652.50	648.50	648.20
			652.40	648.40	648.50

SAN

NO.

770-018-040-8
 EUGENE GUERIN et al
 4111 CUSTER ST.



Subd. SW 1/4 Sec. 25-19-23 that part of E. 268
 of W. 598.8' of No. 507.5' of Lots 18-19-20 & 21
 desc. V. 530 P. 469

\$13,831.68

~~13.5-12" PVC STORM~~

474.5'

42-48" EXIST STM SWR.

~~\$29.15~~ ~~18" H2O~~

PWT

LINE I.P.

R/W

10.5'
18'
18'
2+00'
STN.

EXIST. 12" WATERMAIN

2" STORM PVC

I.P. LINE

100' R (TYP.)

255.41'

50' MAP LA

205.41'

\$5,689.86

Subd. SW
 T.N.A of C
 Pt. Lots
 Co. 135.41'

NOTE: DITCH TO DRAIN
 (APPROX. 130' ±)
 65.94 ±

260'

7.8'

END PAID CO#21
2' BIT. CONC. TRANS

Best Use

NO C/L/A

OFFICIAL 267.48' MAP

RELOCATE EXIST. INLET

EXIST 24" STM
EXIST 6" GAS

301'-10" EXIST. SAN SEWE
EXIST. 8" WATERMAIN
EXIST. 10" GAS MAIN

379.5'

S. 41ST ST

95'-48" EXIST. STORM

SEWER U.N. +50

268'-15" EXIST. SAN

7.70 Rate

255.41'

TRACT "A"

C/L/A 40' R

NEW SWIL RECP 15"
CONC. DENE

730-018-032-5
RONALD L. HACKER
4023 Custer St.

4023

I.P. FOR LINE 6.5'

CUSTER ST

EXISTINGLY ADJUSTED

300'-10" EXIST. SAN

1/4 Sec. 25-19-23
S. V. 2 P. 63 being
18 & 19 & abutting
being pt. Lots 19 & 20

TRACT "B"

60'

2009 Assess. - \$3,121.30
Custer st. - 65' @ \$48.02

5.41 st st: 1990 Assess. - \$5,689.86

255.41 - 50' = 205.41 @ \$27.70

~~Δ = \$2,569~~

Δ = \$2,568.56

**CUSTER ST - S 41ST ST - ACCIDENTS
2017 - 2022**

Incident Number	Call Date/Time	Incident Type	Location
2022-00009838	8/2/2022 20:27	ACCIDENT - PROPERTY DAMAGE	S 41ST ST / CUSTER ST, MANITOWOC
2022-00001306	2/1/2022 15:20	ACCIDENT - PROPERTY DAMAGE	1100 S 41ST ST BLK, MANITOWOC
2020-00000517	1/11/2020 15:49	ACCIDENT - PROPERTY DAMAGE	S 41ST ST / CUSTER ST, MANITOWOC
2019-00003771	3/18/2019 13:43	ACCIDENT - PROPERTY DAMAGE	CUSTER ST / S 41ST ST, MANITOWOC
2018-00010935	7/30/2018 9:40	ACCIDENT - PROPERTY DAMAGE	S 41ST ST / CUSTER ST, MANITOWOC
2018-00001332	1/26/2018 15:50	ACCIDENT - PROPERTY DAMAGE	S 41ST ST / CUSTER ST, MANITOWOC
2017-00017835	11/23/2017 14:39	ACCIDENT - HIT AND RUN	4000 CUSTER ST BLK, MANITOWOC

THIS DOCUMENT IS THE PROPERTY OF THE
MANITOWOC POLICE DEPARTMENT. A COPY
IS BEING PROVIDED AT YOUR REQUEST, BUT
ITS CONTENTS ARE DEEMED CONFIDENTIAL
AND NOT TO BE DISSEMINATED.
NICK REIMER
POLICE CHIEF



Eng

Cell

Streets 4
2121106 Jan

RECISSION OF NO STREET ACCESS AGREEMENT

JAN 17 2007

WHEREAS, the undersigned Owner referred to herein as "Owner" owns the real estate described in paragraph 1 ("the Property") which abuts the street referred to in paragraph 2 ("the Street"); and

WHEREAS, the Owner and the City of Manitowoc, Wisconsin, a municipal corporation ("City") entered into a No Street Access Agreement dated April 23, 1997 and recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin, in Volume 1228 of Records on page 620, Document No. 790754; and

WHEREAS, the Owner desires now to have access to the Street; and

WHEREAS, the City has installed street paving improvements over a portion of the Street abutting the Property; and

WHEREAS, the City is willing to grant access to the Street if special assessment for the Property is paid; and

NOW THEREFORE, the parties agree as follows:

1. Property. The real estate which is subject to this Agreement is legally described as follows:

Lots Numbered Five (5), Six (6), Seven (7) and Eight (8); EXEPTING the West Five (5) feet of said Lot Numbered Seven (7), and EXCEPTING the West Five (5) feet of said Lot Numbered Eight;

All in Block Numbered One (1) of Alexander W. Buel's Resubdivision of Government Lot Numbered Four (4) of Section Numbered Nineteen (19), Township Numbered Nineteen (19) North, Range Numbered Twenty-four (24) East, in the City of Manitowoc, according to the Recorded Plat of said Subdivision.

EXCEPTING THEREFROM parcel conveyed to City of Manitowoc in Quit Claim Deed recorded in Volume 540 of Records on page 768 as Document No. 502681.

2. Street. The Street which is referred to in this Agreement is the portion of the following described street which abuts the Property: Spring Street.
3. Recission of Agreement. The City and the Owner hereby rescind the No Street Access Agreement dated April 23, 1997 and recorded in Volume 1228 of Records on page 620. Access is hereby restored to the property from the Street.
4. Special Assessment. The Owner has paid the special assessment for the property of \$743.85 and shall be responsible for future special assessments, if any, for future work done on the Street abutting the Property.
5. This Agreement shall be binding on the Owner and Owner's successors or assigns unless and until this Agreement is either modified or rescinded in writing by the parties or their successors and assigns.

STATE OF WI - MTWC CO
PRESTON JONES REG/DEEDS
RECEIVED FOR RECORD
09/07/2006 9:17:00 AM

Name and Return Address

CITY CLERK CITY OF MANITOWOC
600 QUAY ST.
MANITOWOC, WI 54220

15chg

Parcel No.
52-181-001-081



Dated this 5th day of ~~August~~ ^{September}, 2006.

OWNER:

Susan C. Miller
Susan C. Miller

CITY OF MANITOWOC

By: Kevin M. Crawford, Mayor

Attest:

Jennifer Hudon
Jennifer Hudon, City Clerk

STATE OF WISCONSIN)
)
MANITOWOC COUNTY)

COPY

Personally came before me this 7th day of August, 2006, Susan C. Miller, to me known to be the person who executed the foregoing instrument and acknowledged the same.

John W. Stangel
John W. Stangel
Notary Public, Manitowoc County, WI
My Commission: Is permanent

STATE OF WISCONSIN)
)
MANITOWOC COUNTY)

Personally came before me this 5th day of ~~August~~ ^{September}, 2006, Kevin M. Crawford and Jennifer Hudon, to me known to be such Mayor and City Clerk of the City of Manitowoc and acknowledged that they executed the foregoing instrument as such Officers as the No Street Access Agreement of said City of its authority.

Debra E. Peterson
Debra E. Peterson
Notary Public, Manitowoc County, WI
My Commission: 4/29/2008

COPY

This instrument drafted by
Salutz & Salutz LLP
Attorney John W. Stangel

SUSAN C. MILLER
1407 MICHIGAN AVE.
MANITOWOC, WI 54220-3107

INVESTORS MONEY MANAGEMENT

245

DATE 8/9/06

50-1291/219
8900333579

FOR DEPOSIT ONLY OR ENDORSE SAFETY PAPER

PAY TO THE ORDER OF City of Manitowoc

\$ 743.85/100

Seven hundred dollars and eighty five/100

DOLLARS

Security Features Included Details on Back

Payable through:



Waterhouse

Bank, N.A.
Member FDIC

MEMO

Susan Miller

GOBY