

- (a) Accessory building in the rear yard;
- (b) Ordinary building projections such as bay windows, cornices, eaves, belt courses, sills or similar architectural features, which may project into any yard not more than two feet;
- (c) Chimneys and fireplaces may project into any yard not more than 18 inches;
- (d) Open porches, steps, decks, terraces and platforms, all without roof construction, may project into one-half of any required yard; except porches and platforms which require guardrails may not project into such required yard more than three feet. Guardrails are required on open sides of landings, platforms, balconies, or porches which are more than 24 inches above grade on adjacent levels;
- (e) Open, unenclosed stairways or balconies may project into a required side or rear yard not more than three feet; and
- (f) Fire escapes may project into any yard not more than four feet.
- (6) Frontage.** Every building shall front upon a public street or a permanent public easement of access to a public street, which easement shall have a minimum width of 25 feet.
- (7) Vision Clearance.** No building, wall, fence, or shrubbery shall be erected, maintained, or planted on any lot which obstructs or interferes with traffic visibility in any street, alley, or railroad intersection vision clearance area. The minimum size vision clearance open area triangle standards are listed in each zoning district. Such open area shall be unobstructed from three feet above the highest sidewalk grade to the height of 10 feet above said grade. The maximum grade elevation shall be no more than three feet in this triangle.
- (8) Accessory Buildings in Residential District.** Any accessory building attached to the principal building on a lot shall be made structurally a part thereof, and shall comply in all respects with the requirements of this chapter applicable to the principal building. Breezeways, for the purpose of this chapter as an attachment between the garage and main building, shall be considered as part of the main building. Accessory buildings capable of storing or parking of automobiles shall be limited to a maximum capacity of three autos per dwelling unit. Detached accessory buildings exceeding 100 square feet in size shall be limited to three accessory buildings on a single- or two-family premises.
- (9) Building Grades.** Every building hereafter erected, structurally altered, or relocated shall be at a compatible grade that conforms to the established finished grade of the street or sidewalk as established by the City of Manitowoc.
- (10) Setback Requirements on Through Lots.** Through lots having a frontage on two streets shall provide the required front yard on each street.
- (11) Modification of Required Front or Street Side Yards.** Whenever 40 percent or more on a front foot basis of all the lots being on one side of a street in the same block and being improved with buildings having front or street side yards of more or less depth than required by this chapter, then the average depth of the front or street side yard of such buildings shall establish the required front or street side yard depth for all such block; provided, that no new building in the "R" Districts shall be required to set back more than 25 feet; and further provided, that this provision shall in no case reduce the required front or street side yard to less than 10 feet.
- (12) Substandard Lots.** Any residential lot of record held in one ownership at the time of the adoption of the ordinance codified in this chapter, that does not meet the requirements of this chapter for minimum lot area, width, and depth or other open space, may be utilized for single-

15-1046

**Greg Minikel**

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**From:** Greg Minikel  
**Sent:** Thursday, September 24, 2015 3:30 PM  
**To:** Sonja Birr  
**Subject:** FW: Sidewalk complaint

FYI:

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**From:** Dan Koski  
**Sent:** Thursday, September 24, 2015 10:05 AM  
**To:** Greg Minikel  
**Subject:** Fwd: Sidewalk complaint

Sent from my iPad

Begin forwarded message:

**From:** Chad Scheinoha <[cscheinoha@manitowoc.org](mailto:cscheinoha@manitowoc.org)>  
**Date:** September 24, 2015 at 6:26:46 AM CDT  
**To:** Nicolas Sparacio <[nsparacio@manitowoc.org](mailto:nsparacio@manitowoc.org)>, Dan Koski <[dkoski@manitowoc.org](mailto:dkoski@manitowoc.org)>  
**Subject:** FW: Sidewalk complaint

FYI,

Dave S may want to discuss the vision triangle ordinance at PI Committee.

Chad J. Scheinoha  
City of Manitowoc, Dept. of Public Infrastructure  
(Park, Cemetery, Lift Bridge and Electrical Operations)  
(920)686-6512  
(920)374-0402

-----Original Message-----

**From:** David Soeldner  
**Sent:** Wednesday, September 23, 2015 9:48 AM  
**To:** Chad Scheinoha  
**Subject:** RE: Sidewalk complaint

Hi Chad,

I didn't check my email until both of your messages went through. If you ever want to call me for any reason at any time, it's no problem on my end. If I can't chat right away I will get right back to you.

You are applying the rules correctly, but I do still wonder if we are painting with too broad of a brush? I might bring this to PI just to discuss it.

Thanks,

Dave Soeldner | Alderman, District 8 | City of Manitowoc | 920-629-6444 | [www.manitowoc.org](http://www.manitowoc.org)

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From: Chad Scheinoha  
Sent: Wednesday, September 23, 2015 8:14 AM  
To: David Soeldner  
Subject: RE: Sidewalk complaint

Hi Dave,

I can try to explain briefly though e-mail. While I don't disagree with you that this ordinance could be given a second look on low volume streets, I have also consulted on the ordinance with Building Inspection and they, as well as our department have always enforced this ordinance on low volume side streets. We have trimmed multiple hedges on corners such as this when the owners refused on Rock street, and others.

The Davis residence started as a sidewalk complaint last year. These same bushes were hanging half way over the sidewalk and you had to walk around them to walk down the sidewalk. At that point we sent a letter to trim the bushes back for sidewalk clearance. When Alvin (our forester) went out this year to close out the issue and confirm that they had been trimmed (which they were), he noticed that they were also in violation of the vision triangle ordinance, this is when this second letter went out. That is what got us to where we are now.

Let me know if you feel I should be taking a different course of action here, but my opinion as well as building inspections is that the ordinance does apply as it sits right now. If you would like to discuss this one on one or at committee let us know.

Please let me know if there is anything else that I can do to help.

Chad J. Scheinoha  
City of Manitowoc, Dept. of Public Infrastructure (Park, Cemetery, Lift Bridge and Electrical Operations)  
(920)686-6512  
(920)374-0402

-----Original Message-----

From: Chad Scheinoha  
Sent: Wednesday, September 23, 2015 6:48 AM  
To: David Soeldner  
Subject: Re: Sidewalk complaint

Do you mind if I give you a call to explain this one?

Sent from my iPhone

On Sep 23, 2015, at 6:45 AM, David Soeldner <[dsoeldner@manitowoc.org](mailto:dsoeldner@manitowoc.org)> wrote:

Hi Chad,

I do have a small follow-up question about the Davis situation. That seems to me to be a really ticky-tack application of the vision triangle rule. Does it fall under the letter of our ordinance? Yes. But do we need to change that? Vision triangles are most needed on highways and arterials where traffic is moving fast and there is a high volume of cross traffic. I really don't think that purely residential streets fall under this. Also, Mr. Davis has lived there for a long time and those bushes have been there a long time. What's really going on here?

Thanks,

Dave Soeldner | Alderman, District 8 | City of Manitowoc |  
920-629-6444 | [www.manitowoc.org](http://www.manitowoc.org)

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From: Chad Scheinoha  
Sent: Wednesday, September 23, 2015 6:02 AM  
To: David Soeldner  
Cc: Dan Koski  
Subject: RE: Sidewalk complaint

Thanks

Chad J. Scheinoha  
City of Manitowoc, Dept. of Public Infrastructure (Park, Cemetery,  
Lift Bridge and Electrical Operations)  
(920)686-6512  
(920)374-0402

-----Original Message-----

From: David Soeldner  
Sent: Tuesday, September 22, 2015 12:49 PM  
To: Chad Scheinoha  
Cc: Dan Koski  
Subject: RE: Sidewalk complaint

Hi Chad,

Thanks for heads up. I will take care of it ASAP.

Dave Soeldner | Alderman, District 8 | City of Manitowoc |  
920-629-6444 | [www.manitowoc.org](http://www.manitowoc.org)

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From: Chad Scheinoha  
Sent: Tuesday, September 22, 2015 12:27 PM  
To: David Soeldner  
Cc: Dan Koski  
Subject: Sidewalk complaint

Good afternoon alderman Soeldner,

Today I was at Lee Davis house regarding a sidewalk And vision clearance triangle complaint that I received for their property. To comply with the ordinance they will need to remove four small bushes on their corner.

It was brought to my attention that the corner that you live on also had issues with branches hanging over the sidewalk and the vision clearance triangle. I did not want to send a letter to your house, so I am contacting you by email. Please call me with any questions. The ordinance states that there needs to be a 10 foot height clearance over all sidewalks, and that a 15 foot triangle at the corner needs to be clear for sight. Call me with any questions.

Chad  
374-0402

Sent from my iPhone