

Sonja Birr

From: John Brunner
Sent: Tuesday, March 15, 2022 7:16 AM
To: Justin Nickels
Cc: Dan Koski; Greg Minikel; Troy Adams; Don Duenkel; Sonja Birr; Andrew Sukowaty; Chad Beeman; julietshanks@gmail.com; Stacey Groll
Subject: Re: Surface Water Concerns at Cedar Court/Avenue
Attachments: image002.jpg; Julie Shanks Letter 2-18-2022.pdf; Julie Shanks Letter 2-24-2022.pdf

Good Morning,

I would support bringing this to the April PI meeting, as long as Dan and Greg and have sufficient time to collect the information needed for us to make decisions.

Thank you everyone!

John

Sent from my iPad

On Mar 11, 2022, at 9:23 AM, Justin Nickels <jnickels@manitowoc.org> wrote:

Good Morning –

Alderman Beeman and I received the attached letters in the mail from Julie Shanks, with a petition signed by several of her neighbors as well.

Dan or Greg, or anyone from MPU (since a letter is addressed to Andrew Sukowaty) – how should we proceed with this? A Public Infrastructure Committee meeting?

I cc'd Julie in this e-mail to make sure she's aware we are addressing the letter.

Thanks.

- Justin

Manitowoc Public Utilities
1303 S. 8th Street
Manitowoc, WI 54220

02/18/2022

Attn: Andrew Sukowaty, Superintendent

Re: Surface water problem in vicinity of Stangel School (Mckinley Learning Center), Cedar Ave., and Cedar Court.

Dear Mr. Sukowaty: You and I met at site above on 2/11/22. We viewed the water and ice buildout and discussed the causes and possible remedies. It is fair to say, the whole issue poses some complicated factors. As a 14 year Cedar Court Condo owner (especially as the owner of Unit 1718 Cedar Court which both encompasses and abuts the major sources of the water at issue) I offer some observations to help clarify the contributing factors to the problem (and also a possible solution).

First, some pertinent history. I have some early development paperwork dating back to 1995 signed by Jeffrey C. Check and Michael E. Check, original owners of Oak Park Developers, L.L.C., the company that developed, built, and ultimately sold the total of 22 individual units contained within 11 double side -by -side units.

We have no personal knowledge of the requirements of the city of Manitowoc regarding the permitting process, but common sense would suggest several basic requirements. First and foremost should be site suitability. Due diligence by the city would require an examination of zoning, location suitability of terrain, environmental impact, grades, water table, soil permeability, drainage, etc., etc.

There are, apparently, three naturally occurring water springs on land owned by the city (or others) that border our condominium property and that contribute to the city's surface water problem- and to our condo owner's water problem.

We suspect the city of Manitowoc may have failed to use due diligence to discover the springs and promulgate remedial solutions prior to granting approval for construction. However, at this time, we are not making accusations. Our interests now will be served better by helping the city come up with a solution.

First, a few more facts to help you better understand all aspects of this water problem. Our association owns our road, our water system, and our sewage system, but those 3 items are not pertinent to this conversation. However, we also own our surface water disposal system. On 2/11/22 when you and some of your men were inspecting the ice/water buildup your crew chipped thru the ice blocking the storm drain between 1718 Cedar Court and the school yard that drains its operational, but the water is using a different escape route - and (mostly) spring

water is following the utility R.O. W. out to Cedar Ave. by going under the frost line (verified at approx. 4' by you) then following the electrical cable (that serves our court) on the utility pole adjacent to Cedar Ave. - then spills into the street - which naturally causes a hazardous ice glaze in the street.

There are other big issues with this spring water. It leaches or percolates upward through permeable rock layers underground. It dissolves minerals which it then deposits on the insides of our surface water disposal system. The resultant deposits look very much like hardened concrete. It adheres to our concrete pipes and also our plastic (we think P.V.C.) pipes. All of those pipes become so heavily coated that some of them have become completely plugged. We were fortunately able to hire a firm who can clean those plugged pipes with a hydro-jet device that utilizes high pressure water jetting along with a carbide rotating and vibrating head. Expensive, but it works. Fortunately only the sewer pipes in nearest proximity to the spring water are affected. My own sump pump burned out while nearly new due to mineral buildup - cost nearly \$500 for a plumber about a year ago. Naturally those springs cause an abnormally high ground water table - so most of us have frequent sump pump operation - with short life expectancy.

Another serious aspect of this water problem is directly affecting our court. The school paving is graded to funnel the water directly toward our court - most noticeably toward the drain you chipped the ice off yesterday (2/11/22). During heavy rain that drain cannot handle the volume of water cascading across the school yard to our drain. The snowbanks that get plowed quite high most winters along the east side of the schoolyard also drain into our drain when thawing. Rain onto snowbanks create a serious overflow problem. That results in a big pond in our yard.

So we have a good outline of the problem - a problem that originates on city property, and, we feel, should be solved and remediated by the city. We have been handling these ongoing problems for many years, paying our taxes and using our water disposal system to help alleviate the city's problem.

The solutions: a surface water retention pond with an outflow pipe leading to the storm sewer under Cedar Avenue...the outflow pipe being low (deep) enough to aid in lowering the water table (which is very near the surface in the problem area). I'm not an engineer, but I know my solution is one that has been put into use, with good effect, in widely located parts of the city. So you aren't reinventing the wheel - just utilizing a technique that has a good track record. If your engineers have a better idea - we are all ears.

We apologize for the complexity and length of this missive.

Sincerely,

Robert (Bob) Korb, Advisor
(920)682-8493
Cedar Estates Condominiums
1718 Cedar Court
Manitowoc, WI 54220

Approved by Julie Shanks, President
(715) 790-4377
Cedar Estates Condominiums
1737 Cedar Court
Manitowoc, WI 54220

City of Manitowoc
Mayor Justin Nickels
900 Quay St.
Manitowoc, WI 54220

02/24/2022

Cc: Chad Beeman-Aldersperson District 2
722 Oak Street
Manitowoc, WI 54220

Re: Surface Water Problem

To Whom It May Concern:

A letter dated 02/18/22 was mailed to Manitowoc Public Utilities to the attention of Andrew Sukowaty. We were told by Manitowoc Public Works that he was the appropriate person to address the city's and our surface water problem. We met in person with Mr. Sukowaty at the site of our Condo at Cedar Court and Cedar Avenue adjacent to Stangel School. We asked his help in resolving this water problem. We wrote this letter now in the interest of reaching someone with the authority to act. We realize Mr. Sukowaty must need higher authority - hence this letter.

Cedar Estates Condominiums have existed for over 25 years, and so has the surface water problem. This problem should have been resolved by the city prior to granting permits to the developer. Over the years we have complained to various city departments. City employees would come, inspect, and listen - but would invariably inform us that this was not something they could correct. Meanwhile, like good neighbors we have paid substantial sums of money to have our surface water piping cleaned out, to pay for new sump pumps, and to pay for digging up driveways, yards, and lawns and the landscape costs to restore the yards. Then we also have the plumbing costs of digging up pipes that can't be cleaned. That also results in tree, roadway, and driveway restoration costs.

We have borne the costs, the messes, and the inconveniences for over 25 years. What makes this whole water problem so untenable for us is that this water problem is caused by springs and runoff surface water from city owned land. The entire schoolyard, for example, paved playground and all = are sloped and grated to dump the rain and snowmelt directly to our storm drain. That overwhelms our system and we end up with a "lake" in our yards. That water surplus naturally raised the water table and our sump pumps (22 each) really get a workout.

Now the city is finally sharing our water woes with a daily ice buildup on Cedar Avenue. That poses a substantial liability risk to the city.

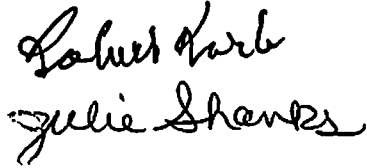
Our entire membership is hereby presenting a petition to the City of Manitowoc requesting

prompt remedial action to correct the problem.

Please see our suggested possible solution in our letter of 02/18/22.

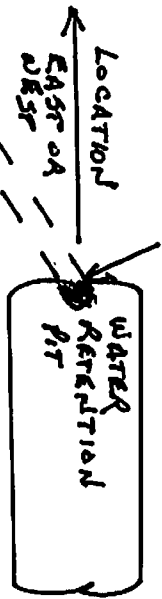
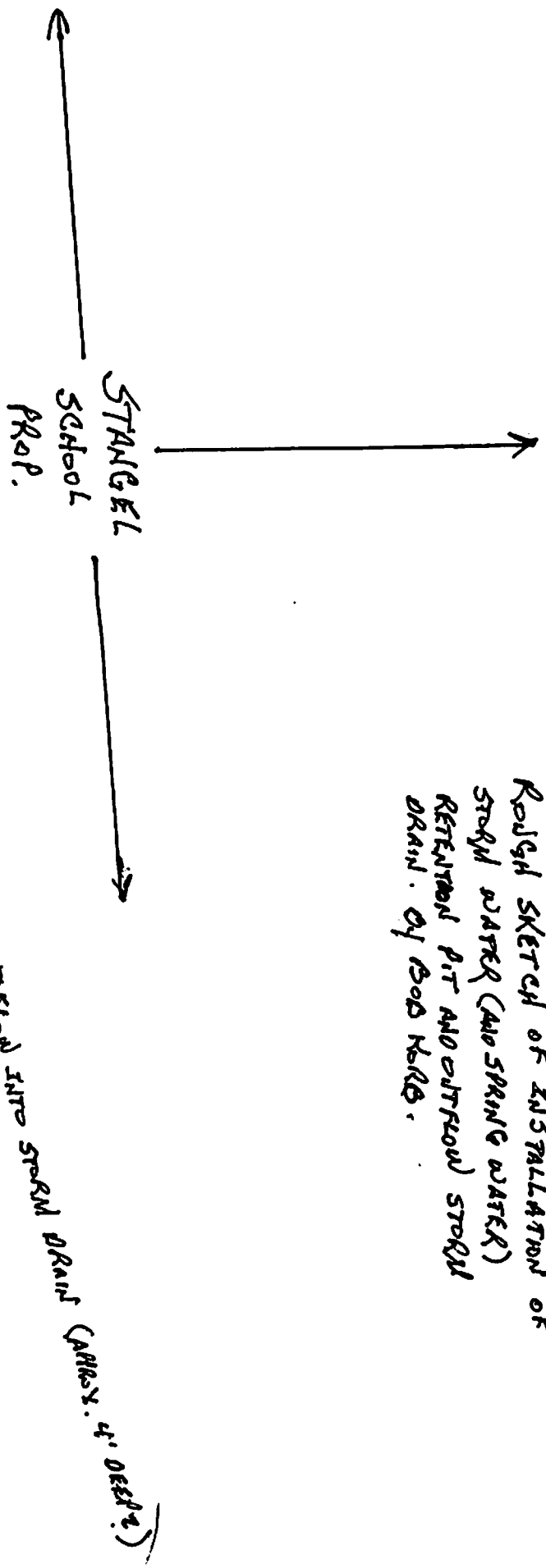
Sincerely,

Robert Korb
Julie Shanks

Handwritten signatures of Robert Korb and Julie Shanks. The signature for Robert Korb is written above the signature for Julie Shanks.

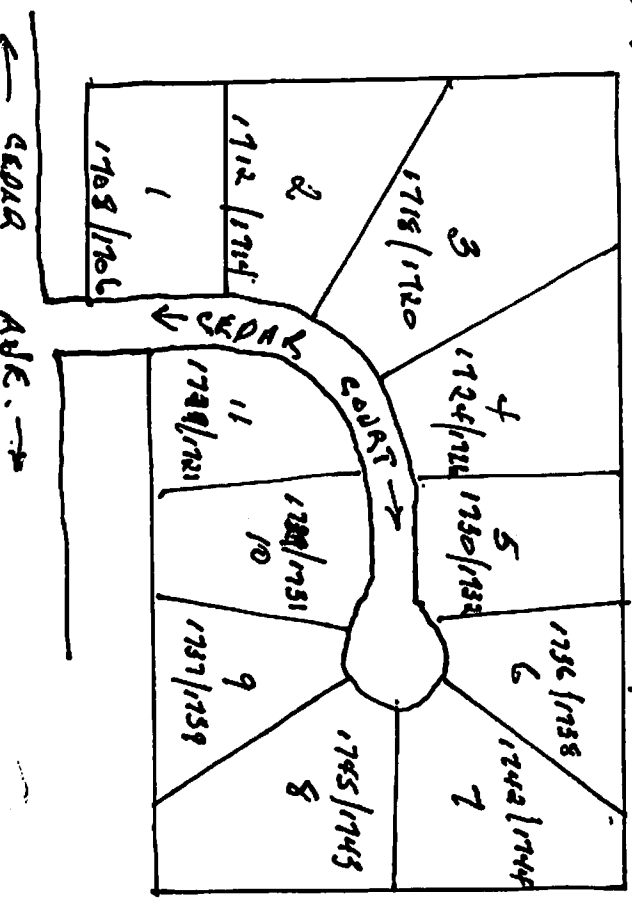
1. Petition attached:
2. Schematic sketch of problem area attached:

ROUGH SKETCH OF INSTALLATION OF
STORM WATER (AND SPRING WATER)
RETENTION PIT AND OUTFLOW STORM
DRAIN. BY BOB HARRIS.



OUTFLOW INTO STORM DRAIN (APPROX. 4' DEPTH)

TO BE DETERMINED BY APPROPRIATE ENGINEERING STUDY.



SCHEMATIC - NOT TO SCALE.

We, the current owners/residents of Cedar Estates Condominiums % Julie Shanks, President, (715) 790-4377, 1737 Cedar Court, Manitowoc, WI 54220 do hereby present this petition to the City of Manitowoc requesting prompt remedial action to correct the aforementioned water problem:

- 1706 Eugene Leindecker *Eugene Leindecker*
- 1708 Rayanne Wiltgen *Ray Ann Wiltgen*
- 1712 Caroline Curtis *Caroline Curtis*
- 1714 Daryl Pfaff *Daryl Pfaff*
- 1718 Robert Korb *Robert Korb*
- 1719 Ellen Voigt *Ellen Voigt*
- 1720 Jim & Marcia Toerpe *Marcia Toerpe*
Jim Toerpe
- 1721 Judy Lavicka
- 1724 Eunice Maxfeldt *Eunice Maxfeldt*
- 1726 Connie Steffen *Connie Steffen*
- 1729 Boyd and Linda Krueger *Boyd Krueger* *Linda Krueger*
- 1730 Karen and Mike Fries *Mike Fries*
Karen Fries
- 1731 Susan Marland *Susan Marland*
- 1732 Barb Schiesl *Barbara Schiesl*
- 1736 Betty DeGodt *Betty DeGodt*
- 1737 Julie Shanks *Julie Shanks*
- 1738 Debbie Cartwright *Debbie Cartwright*
- 1739 Jerry and Joanie Champeau *Jerry Champeau* *Joanie Champeau*
- 1742 Paul & Dorris Waack *Dorris B. Waack* *Paul J. Waack*

- 1743 Marie Richards *Marie Richards*
- 1744 Mike & Sharon Laughrin *Sharon Laughrin, Michael Laughrin*
- 1745 Doris Rhine *Doris Rhine* (S)