

## Greg Minikel

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**From:** Greg Minikel  
**Sent:** Monday, October 2, 2023 4:00 PM  
**To:** Sonja Birr; Dan Koski  
**Cc:** Eric Nycz; Jessica Blahnik; Mackenzie Reed; Jennifer Swokowski; Paul Braun; Brad Busse; Dan Koski ; Jill Erickson; Lynn Hoffman; Matt Smits; Mike Zimmer; Sonja Birr  
**Subject:** Request for Temporary Access Easement Agreement over Unimproved ROW on South 12th Street - South of Viebahn St.  
**Attachments:** 1121 Viebahn Street.pdf

Sonja,

The property owner Ken Noskowiak is looking to possibly pave the driveway area in the ROW with asphalt depending upon the cost.

Regardless of what he decides to do, we should probably still execute the temporary access easement agreement over unimproved ROW as he has gravel in the ROW for access to his garage and property. Paul Braun and I were not able to find any agreements regarding this access.

This one has been around for so long that I did not even remember or realize the we had this situation here.

I suppose we can put this request on the November PI Committee agenda. I am not sure that it is urgent enough to take directly to Council.

I told Ken that if any of the other lots ever want to develop, then the City would likely require the utilities and street to be extended. I told him that this would most likely be developer driven and not City driven.

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**From:** Paul Braun <PBraun@manitowoc.org>  
**Sent:** Monday, October 2, 2023 2:14 PM  
**To:** Greg Minikel <gminikel@manitowoc.org>  
**Cc:** Adam Tegen <ategen@manitowoc.org>; Jennifer Bartz <jbartz@manitowoc.org>; Dan Koski <dkoski@manitowoc.org>; Jill Erickson <jerickson@manitowoc.org>; Mike Zimmer <mzimmer@manitowoc.org>  
**Subject:** RE: S. 12th Street - South of Viebahn

I couldn't find anything in our Plan Commission table. Dedicated 12<sup>th</sup> street connects up with an official map street that turns east and hooks up with S. 10<sup>th</sup> Street. I don't have an issue with they are asking for once we get the agreement.

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**From:** Greg Minikel <gminikel@manitowoc.org>  
**Sent:** Monday, October 2, 2023 12:07 PM  
**To:** Paul Braun <PBraun@manitowoc.org>  
**Cc:** Adam Tegen <ategen@manitowoc.org>; Jennifer Bartz <jbartz@manitowoc.org>; Dan Koski <dkoski@manitowoc.org>; Jill Erickson <jerickson@manitowoc.org>; Mike Zimmer <mzimmer@manitowoc.org>  
**Subject:** FW: S. 12th Street - South of Viebahn

Paul,

Do you have any history on these two properties?? I did not realize we had dedicated and unimproved ROW down here.

I cannot seem to find a Temp. Access Easement Agreement over Unopened Street for S. 12<sup>th</sup> St. in our files.

I do not have a problem with what they want to do, but we should execute an agreement if one does not exist.

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**From:** Lynn Hoffman <[lhoffman@manitowoc.org](mailto:lhoffman@manitowoc.org)>

**Sent:** Monday, October 2, 2023 9:54 AM

**To:** Greg Minikel <[gminikel@manitowoc.org](mailto:gminikel@manitowoc.org)>

**Subject:** S. 12th Street - South of Viebahn

Greg,

Ken Noskowiak, 920-684-1595, has a property at 1121 Viebahn Street. There is currently a gravel area just to the west of his property, that the city at one point talked about paving. It is still just gravel. He is looking to do some improvements on his property and would like to possibly put asphalt on the street part between his property (1121 Viebahn) and the property to his west (1203 Viebahn). The other property owner would split the cost.

Can you please contact Ken and speak with regarding his options. I have attached a map of the area in question.

Thank you,

Lynn

*Lynn Hoffman*

*City of Manitowoc*

*Department of Engineering*

*Administrative Support Specialist*

*920-686-6910*

*Hours: Monday - Thursday: 8:00 a.m. to noon*

*Friday: 7:30 a.m. to 11:30 a.m.*



# City of Manitowoc



10/2/2023, 9:52:20 AM

Parcels

