

# DONEFF COMPANIES

LLC

PROPERTY MANAGEMENT & DEVELOPMENT

20-0115



January 2, 2020

Mr. Dan Koski, PE  
Director of Public Infrastructure  
900 Quay Street  
Manitowoc, WI 54220

Re: Storm Water Draining from Northwinds into Southbrook Apartments Causing Hazardous Conditions

Dear Mr. Koski,

I recently met with Mr. Jindra of your office to, once again, request the City of Manitowoc's assistance in resolving the problem referenced above. Storm water pools in a large unpaved area in the rear section of the Northwinds property (1569 S 35th St.) and drains into our Southbrook Apartments' parking lot and storm water sewer (3131 Southbrook Court). In winter, the storm water freezes in our parking lot, creating a very dangerous slipping hazard for our residents (see Attachment A). In summer, there is often a pool of ankle-deep water in that same section of the parking lot, making it impossible for residents to access their vehicles.

Mr. Jindra stated that he was aware this problem since it has come to the department's attention in the past. However, he said your department's position has not changed; that is, because the problem is not on public land, it was the property owners' responsibility to work out an agreement between themselves, and that in any event, the City has no budget to assist in the remediation of the problem.

I would like to bring to your attention a similar situation that arose in the 2007-2009 time frame regarding another Manitowoc property we represent. At that time, Mr. Leo Kroll, a homeowner whose property was adjacent to our Custer Village apartments, complained to the City that Custer Village was plowing snow to the edge of its property line, resulting in snow melt water to flow into his yard. In his complaint, Mr. Kroll did not describe or present any evidence of being harmed by the snow melt water, nor did he or the City indicate Custer Village had violated any city ordinance. Despite Custer Village's removal of the plowed snow and decision to subsequently plow the snow across the street, the City – under Mr. Rick Schwarz's direction -- required the owners of Custer Village LLC to design and implement a drainage plan to divert any flow of water from Custer Village into Mr. Kroll's back yard. Custer Village complied with the City's order and constructed a drainage system consisting of trenches and earthen berms. The project was completed in 2010 at a considerable cost to the owners of Custer Village.

It is very clear to us that our complaint is not unlike that of Mr. Kroll's, and therefore, we would expect the City to take similar action with the owners of Northwinds.

I would appreciate the opportunity to discuss this matter with you at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Ulmer".

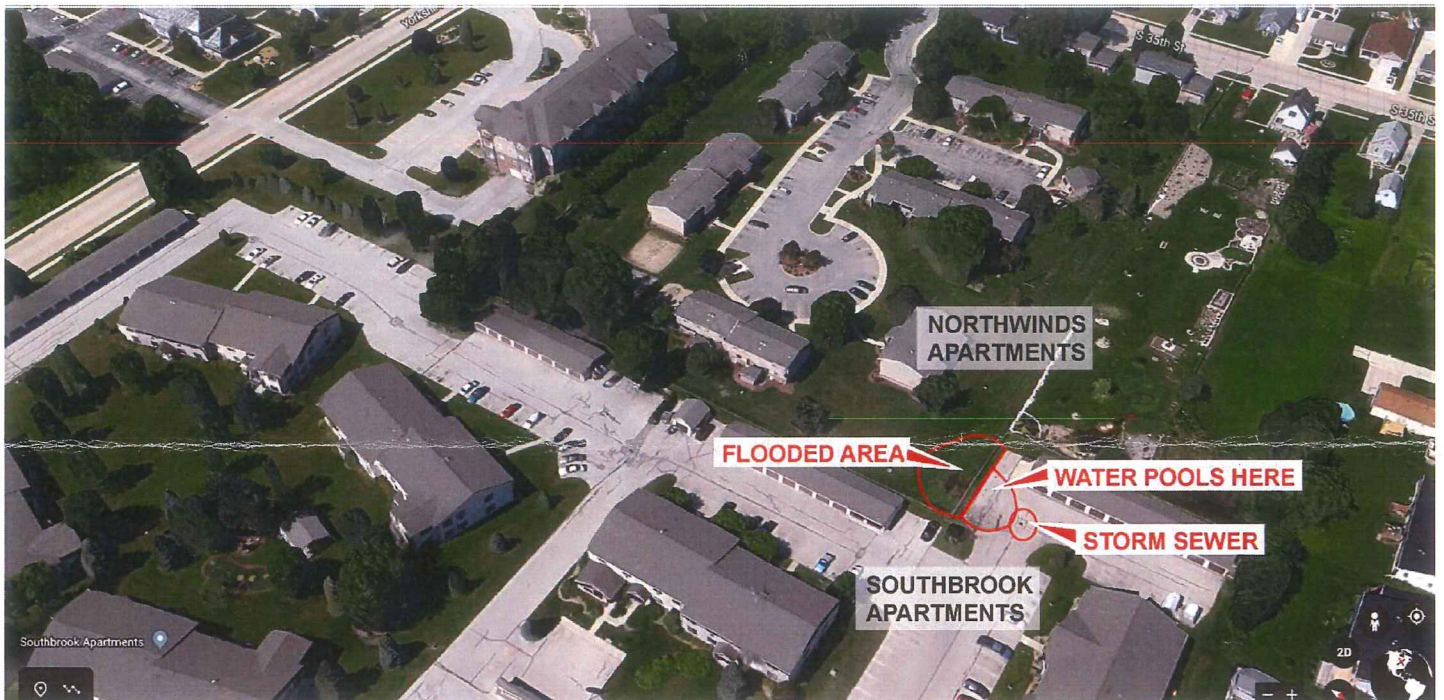
Robert R. Ulmer  
Managing Director

Cc: Anton Doneff

Attachment



Aerial View



Large icy areas result from storm water flowing into Southbrook Apartment's parking lot present a serious safety hazard for residents.



## Greg Minikel

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**From:** Dan Koski  
**Sent:** Tuesday, January 21, 2020 11:32 AM  
**To:** 'Robert Ulmer'  
**Cc:** Anton Doneff; Jeremiah Novak; Greg Minikel; Bill Jindra  
**Subject:** RE: Meeting

Mr. Ulmer,

I apologize for the delay in getting back to you. This clearly appears to me, and other staff members I have consulted with, to be a private drainage matter and therefore not within our jurisdiction.

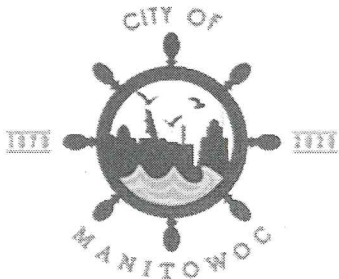
You can certainly appeal to the Public Infrastructure Committee if you choose. The chairperson is Jeremiah Novak, whom I have cc'd on this email.

Thank you,  
Dan Koski

Dan Koski, PE  
Director of Public Infrastructure  
City of Manitowoc  
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**From:** Robert Ulmer [<mailto:robert@doneff.com>]  
**Sent:** Tuesday, January 21, 2020 8:11 AM  
**To:** Dan Koski  
**Cc:** Anton Doneff  
**Subject:** Meeting

Hello Mr. Koski,

Per my letter to you dated January 2, 2020 (attached), I would appreciate the opportunity to meet with you to discuss the matter of runoff water from the Northwinds property. Would you be available either Thursday, January 23 or Tuesday, January 28? Anytime you choose would work for me.

Thank you for your attention to this matter.

Robert R. Ulmer  
Managing Director

**DONEFF COMPANIES**

LLC

PROPERTY MANAGEMENT & DEVELOPMENT

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