

Greg Minikel

From: Greg Minikel
Sent: Thursday, September 5, 2024 5:11 PM
To: 'Jordan Shaline'
Cc: John Shaline; James Shaline; Adam Tegen; Paul Braun; Brad Busse; Dan Koski ; Jill Erickson; Lynn Hoffman; Matt Smits; Mike Zimmer; Sonja Birr
Subject: RE: External: Zimmer Dr Cul-de-Sac
Attachments: Aerial Map Showing Proposed Cul-de-Sac Turnaround on Zimmer Dr..pdf

Follow Up Flag: Follow up
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Jordan,

There is no existing dedicated ROW to the north of the development/turnaround at this time. I believe there is only an official map street. Therefore, I think it will be a long time before something more permanent would go here, so an asphalt turnaround would be warranted/recommended.

I took our aerial map and quickly sketched a turnaround. I am getting about 300 Square Yard plus or minus.

I am coming up with roughly 60 tons of asphalt, but with this being a very small project I would guess the tonnage cost will be around \$175/ton. So, we are looking at well over \$10,000 and maybe closer to \$20,000 with fine grading, mobilization, & lawn restorations, etc.

The Budget for 2025 is not completely done, but I would highly doubt that the Committee/Council would add this project into the 2025 Budget.

The other possibility would be for us to submit an unbudgeted request to the Finance Committee next year to see if they would approve it via that route.

The areas in red would certainly be a cost to be borne by you or the homeowner. The City does not pay for the cost of new driveways.

We can take this request to the next Public Infrastructure (PI) Committee which is scheduled for Wednesday, October 2nd at either 6:30 pm or 5:30 pm. The Chairman changed the meeting time to 6:30 pm for summer and I am not sure when that ends.

As I mentioned on the phone last time, the Committee may ask if you are willing to contribute to the cost of the turnaround.

I would recommend sending me a letter or email requesting the City to pave the turnaround with asphalt and if you are willing to fund any portion of the work and if so how much. I will forward that letter to the Committee

It would also be beneficial for you or someone from Total Service Development to be at the Committee meeting to speak about it. Thanks.

From: Jordan Shaline <jordan@tsdllc.net>
Sent: Thursday, September 5, 2024 4:26 PM
To: Greg Minikel <gminikel@manitowoc.org>
Cc: John Shaline <john@tsdllc.net>; James Shaline <james@tsdllc.net>
Subject: External: Zimmer Dr Cul-de-Sac

Hi Greg,

I spoke to my partners about the conversation we had regarding the gravel turn around at the end of Zimmer Dr. After discussing the options we discussed we thought something temporary in asphalt would probably be the best option until something is decided with the end of the street and whether it will continue on further into the field or not. Let us know what we should do next to get it on the city's radar as we are about to start construction on a side by side condo at 2132/2134 Zimmer Dr and want to have a plan for the street that we can tell to buyers.

Jordan Shaline

Total Service Development

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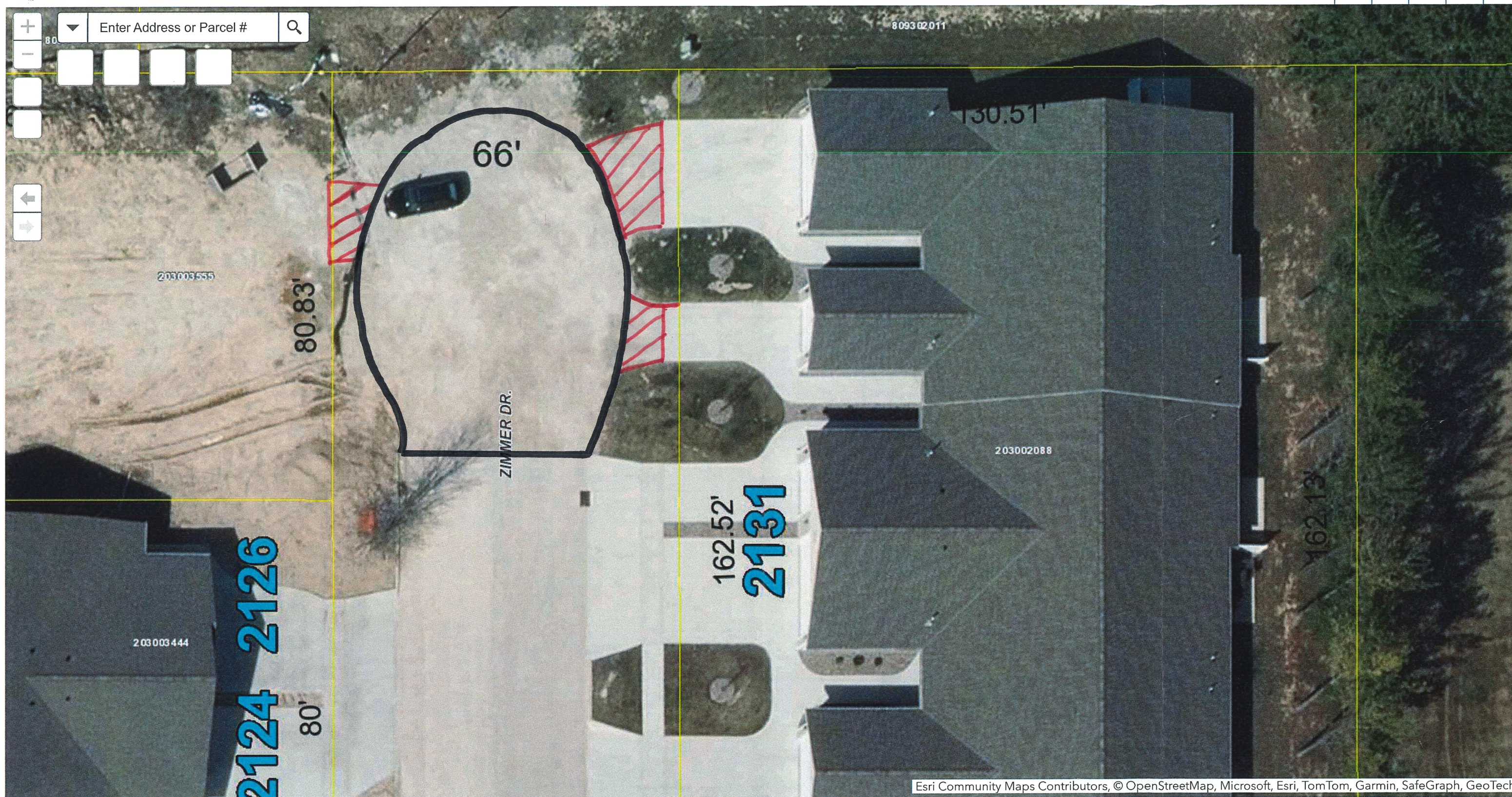
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9/5/24
G.M.