

Greg Minikel

From: Mackenzie Reed-Kadow
Sent: Thursday, September 9, 2021 2:26 PM
To: Greg Minikel; Amanda Baryenbruch; Dan Koski; Sonja Birr
Cc: Bill Nichols; Lisa Mueller; Jill Erickson; Mike Zimmer
Subject: RE: External: Detached garage permit rough draft

Good afternoon,

I'm not sure if this has happened before either, but I would think through BPW and then on to Council for final approval would be the way to go since that's usually how new no street access agreements get implemented. Thanks for the heads up on watching for the letter. I imagine we will need a termination agreement to be executed and recorded with the ROD if the request is approved – when we get to that point we can coordinate with the attorney's office for drafting of the termination agreement to go to Council...sound like a plan?



Mackenzie Reed-Kadow (she/her)
City Clerk, City of Manitowoc
Email: mreedkadow@manitowoc.org
Phone: 920-686-6951 | Fax: 920-686-6959
City Hall | 900 Quay St. | Manitowoc, WI 54220
www.manitowoc.org

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From: Greg Minikel <gminikel@manitowoc.org>
Sent: Thursday, September 9, 2021 11:32 AM
To: Mackenzie Reed-Kadow <mreedkadow@manitowoc.org>; Amanda Baryenbruch <abaryenbruch@manitowoc.org>; Dan Koski <dkoski@manitowoc.org>; Sonja Birr <sbirr@manitowoc.org>
Cc: Bill Nichols <bnichols@manitowoc.org>; Lisa Mueller <lmueller@manitowoc.org>; Jill Erickson <jerickson@manitowoc.org>; Mike Zimmer <mzimmer@manitowoc.org>
Subject: FW: External: Detached garage permit rough draft

Mackenzie,

I guess I do not remember if this has happened before, so I am not sure if this is a BPW's issue or a PI Committee Issue. The BPW's usually handles special assessments, which this was a waiver of special assessments for concrete paving on S. 41st St. in exchange for no access to the street.

See the attached document that is recorded.

Jon Zuelke stated that he would be writing a letter requesting the release of the agreement and paying the back assessment.

Just wanted all to be on the lookout for the letter.

If approved, we will need to make sure that this document is removed or rescinded from the Register of Deeds Office.

From: Jon Zuelke <jonzlk020@gmail.com>

Sent: Thursday, September 2, 2021 8:11 PM

To: Greg Minikel <gminikel@manitowoc.org>

Subject: Re: External: Detached garage permit rough draft

Hi Greg thanks for the reply! I'm thinking we may just pay the money and do it so I'll send in a request to the place you mentioned thank you. What do you think about running the driveway past the house from the current driveway and adding a second garage? It's not really the route I want to go as I'd rather have an access on 41st st, but I could at least make a turn around in the back then so there is no backing out onto Custer. I realize it would be two garages but the one we have just isn't working I can't even fit my wife's car in it I have to figure something out. Or we could close off the front garage if we aren't allowed to have two garages. Let me know what you think. I can draw up some plans for you if you think that may work.

As far as the safety concerns it's a lot worse than you think. I have a security camera up solely for the purpose of WHEN we get hit we have proof for the city that this driveway is not in a safe place by the intersection. People don't know I'm turning in a driveway and assume I'm continuing straight, so they gun it as they are looking left not looking to the right and then there I am, still pulling in my driveway. Then they glare at me, cuss me out or give me the middle finger. Maybe the previous people didn't drive much, they seemed pretty old, but I'm in and out all day, busy times and not and it's bad. Plus when I have to back a trailer in, it shuts down the whole intersection.

Thanks, Jon.

On Thu, Sep 2, 2021 at 10:22 AM Greg Minikel <gminikel@manitowoc.org> wrote:

Hi Jon,

Unfortunately, I do not have good news for you.

When S. 41st St. was constructed in 1990, it was met with a bit of contention from the abutting property owners.

The previous owner (1991) signed the attached agreement in which they gave up their access rights to the street (on S. 41st St.) in lieu of paying the special assessment for the concrete paving. This document is recorded at the Manitowoc County Courthouse, so it should have or could have been found during the title search for the property sale.

At this point, I believe that you would need to submit a written request to the City requesting the agreement to be rescinded. I believe that either the Board of Public Works (BPW's) and/or the City Council would need to make a decision as to whether or not they would allow this agreement to be rescinded.

If they were to approve rescinding the agreement, then you would be required to pay the **\$5,689.86** in order to regain the street access rights. In addition, I believe you would also be responsible for any recording fees, etc.

On a side note, I have been with the City since 1988 and I do not ever remember hearing about serious safety issues at this driveway location. The intersection is off-set or misaligned from south to north that does cause some operational issues for motorists.

The other issue we dealt with in the past was some flooding in the existing driveway as it is lower than the curbs. When we repaved Custer St. in 2009 we changed and improved the grades in the street in this area in order to minimize the stormwater issues.

If you choose to move forward with this request and it is approved, we would also very likely require the existing driveway approach on Custer St. to be closed off with concrete curb. This work may also need to be paid by the property owner. This would also be a BPW's or Council decision.

Sorry that this is probably not what you wanted to hear.

Please feel free to contact me if you have any more questions or you are interested in pursuing the request further. Thanks.

Greg Minikel, P.E.

Engineering Division Manager

Dept. of Public Infrastructure

[City of Manitowoc](#)

[900 Quay Street](#)

[Manitowoc, WI 54220](#)

[Ph. \(920\) 686-6910](#)

e-mail: gminikel@manitowoc.org

From: Lisa Mueller
Sent: Monday, August 30, 2021 8:10 AM
To: 'Jon Zuelke' <jonzlk020@gmail.com>; Greg Minikel <gminikel@manitowoc.org>
Cc: Bill Nichols <bnichols@manitowoc.org>
Subject: RE: External: Detached garage permit rough draft

Good Morning Jon,

Thank you for contacting the City of Manitowoc Building Inspection department. With this email your inquiry has been forwarded to Greg Minikel, Engineering Division Manager, for a response to your driveway question – this is the first step in the process. Once you receive Greg’s response and if you choose to proceed with the garage construction project, please contact the building inspection department, Lisa



Lisa Mueller | Administrative Assistant
Inspection Division | Life Safety & Neighborhood Services
P: 920.686.6940 | F: 920.686.6949
lmuellet@manitowoc.org
[City of Manitowoc](http://www.cityofmanitowoc.org) | 900 Quay Street, Manitowoc, Wisconsin
www.manitowoc.org

From: Jon Zuelke <jonzlk020@gmail.com>
Sent: Sunday, August 29, 2021 7:24 PM
To: Building Inspection <buildinginspection@manitowoc.org>
Subject: External: Detached garage permit rough draft

Hi there. We just moved in on 41st and Custer (4023 Custer st) and our current driveway situation is terrible. It is right on the intersection of Custer and So. 41st, which is basically a hub for Manitowoc drivers. My wife and kids and I have almost been hit on numerous occasions/week by people not looking our way or careless driving. I would like to propose to move our driveway off the intersection on South 41st. Attached are the rough plans and application. I’m really just trying to see if I will be allowed to go through with this project before I reach out to subs as I will be contracting the project as the homeowner. I own a local drywall company and will be doing most of the building with some guidance from the contractors I work with.

Thank you! Jon Zuelke

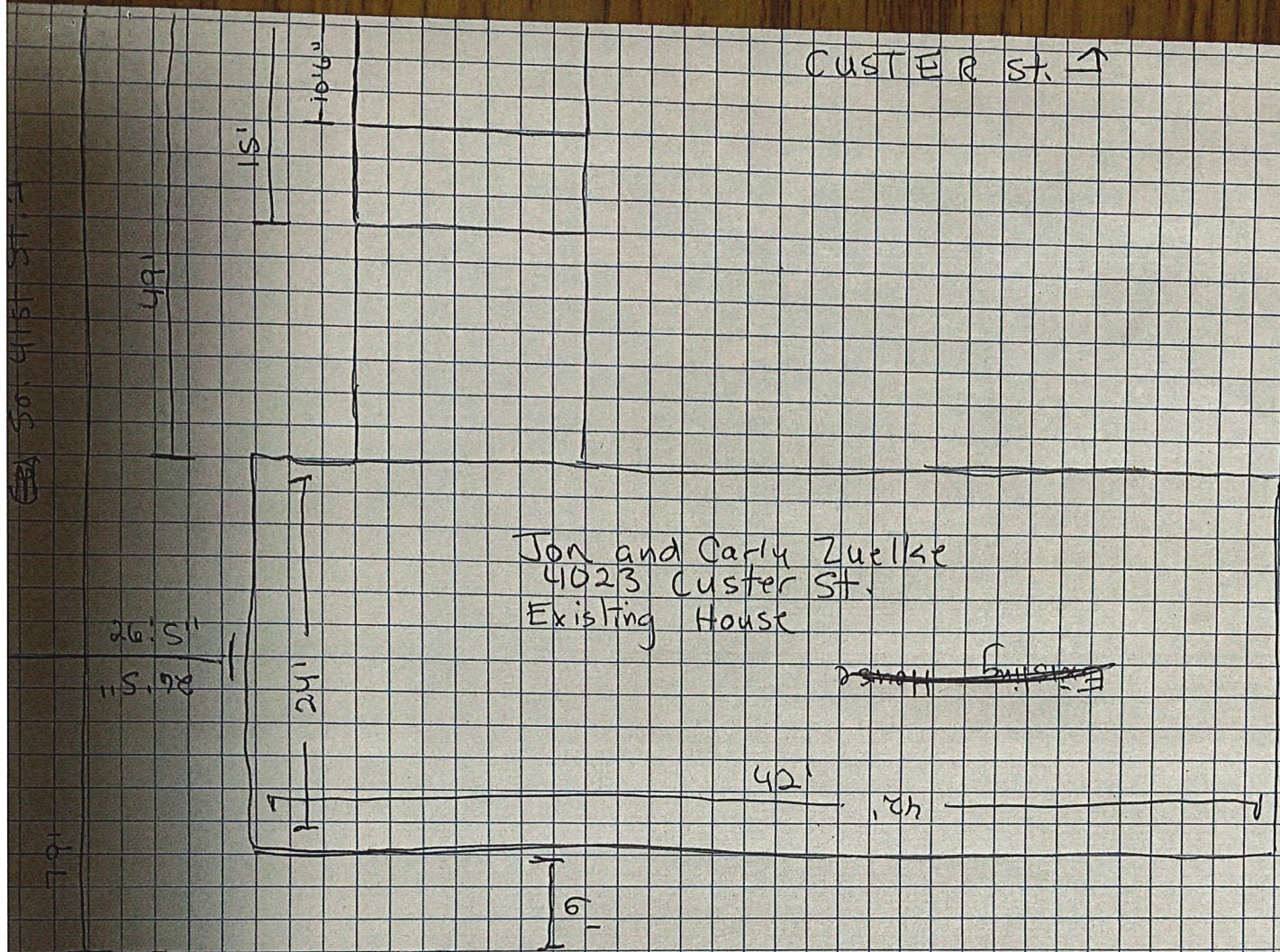
Be Alert !

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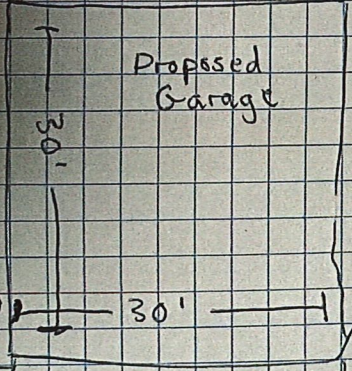
CUSTER ST. ↑

Jon and Carly Zuelle
4023 Custer St.
Existing House

~~Existing House~~



Proposed Garage



Proposed Driveway

Easement

300'

76'

**DEPARTMENT OF
BUILDING INSPECTION**

CITY HALL

900 QUAY STREET

Manitowoc, WI 54220

(920) 686-6940

buildinginspection@manitowoc.org

Application - Building Permit

DATE APPLICATION RECEIVED

APPLICATION NUMBER ASSIGNED

APPROVED

DENIED

PERMIT FEE

BY:

(\$)

APPLICANT PROPERTY OWNER

BUILDING CONTRACTOR

EMAIL: jonzlk020@gmail.com

PROJECT ADDRESS

4023 Custer St.

PROPERTY OWNER NAME

Jon & Carly Zuelke

BUILDING CONTRACTOR

Home Owner

TELEPHONE NO.

920-629-0222

ADDRESS

4023 Custer St.

WIS. DWELLING CONTRACTOR CREDENTIAL

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WIS. DWELLING QUALIFIER CREDENTIAL

#

- All contractors shall possess the appropriate contractor credential(s) issued by the Wisconsin Department of Safety and Professional Services for the project work described and shall include the required contractor credential number(s) with this application.
- Permit and Plan Review applications are processed on a first come, first served basis. Review times are based on the complexity of the project and current workload volume of the department. Approvals and permit fees will be confirmed by email notification.
- At the discretion of the Building Inspector, plans, data, specifications and surveys need not be submitted with an application to permit minor alterations to a structure provided the proposed project is sufficiently described on the permit application.

PROJECT DESCRIPTION

add - 30' x 30' garage (detached)
- 30' x 15' driveway + easement
off of So. 41st St.

ESTIMATED COST (Construction labor & material cost only)

(\$) 80,000

Electrical Contractor:
(Separate Permit)

HVAC Contractor:
(Separate Permit)

Plumbing Contractor:
(Separate Permit)

Fire Sprinkler Contractor:
(Separate Permit)

ADDITION

- Site Plan
- Footing / Foundation Plan
- Exterior Elevation
- Floor Plan
- Framing Detail
- Cross Section

DETACHED GARAGE / SHED

- Site Plan
- Footing / Foundation Plan
- Framing Detail
- Cross Section

EXTERIOR ALTERATION

- Roof Install / Replacement
- Siding Install / Replacement
- Window Install / Replacement
- Door Install / Replacement

INTERIOR ALTERATION

- Floor Plan
- Framing Detail
- Cross Section
- Stair Detail

SITE PLAN SHALL INCLUDE. 1. Property lines and dimensions of the lot. 2. Location and dimensions of all buildings on the lot both existing and proposed. 3. Setbacks in feet and inches to all buildings and the front, rear and side yard property lines. 4. Street names and easements.

FOOTING / FOUNDATION PLAN SHALL INCLUDE. 1. All footings, foundations, piers etc. Detail size, reinforcement and bolting.

EXTERIOR ELEVATION PLAN SHALL INCLUDE. 1. Exterior elevations. Front, rear and side.

FLOOR PLAN SHALL INCLUDE. 1. Layout with dimensions of existing areas, proposed areas and demolition. 2. Label all rooms as to use. 3. Fire separation and fire rated doors. 4. Stair locations. 5. Smoke detector location. 6. Door sizes, direction of swing. 7. Window sizes, types.

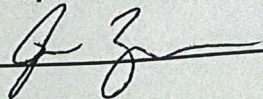
FRAMING DETAIL SHALL INCLUDE. 1. Floor framing details, joist type and size, beam and header sizes. 2. Roof framing details, roof framing materials, roof sheathing materials, girder locations, and beam and header sizes.

CROSS SECTION SHALL INCLUDE. 1. Wall framing details, stud size, spacing, height of walls.

STAIR DETAIL SHALL INCLUDE. 1. Rise, run and landing dimensions. 2. Width of stairway. 3. Handrail, guardrail and balusters. 4. Head height.

I hereby certify that the information set forth on this form is complete and accurate and do hereby agree to comply with all applicable codes and inspection requirements of the City of Manitowoc and the State of Wisconsin and with any conditions attached here to.

X Signature



X Dated

8/29/2021