

Greg Minikel

From: Greg Minikel
Sent: Thursday, July 09, 2020 3:03 PM
To: Dave Last (morainebuilders@gmail.com)
Cc: Dan Koski; Steve Herzog; Sonja Birr; Lynn Hoffman
Subject: FW: 2728 Knuell St Questions
Attachments: 20200702_081144.jpg; Proposed Curb Cut.pdf

Dave,

Chapter 7 of the Manitowoc Municipal Code (MMC) states that the max. driveway width for residential driveways is 25 ft.

Since you are requesting a 32.5 foot wide opening (at the sidewalk), we will need to get this approved by the Public Infrastructure (PI) Committee.

The next scheduled PI Comm. meeting will be on Wednesday, August 5th at 5:30 pm in the Council Chambers at City Hall.

It is best if you or the property owner could be there to support their request for the wider driveway. Thanks.

Greg Minikel, P.E.
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City of Manitowoc
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Manitowoc, WI 54220
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E-mail: gminikel@manitowoc.org

From: Dan Koski
Sent: Monday, July 06, 2020 8:19 AM
To: Greg Minikel
Subject: FW: 2728 Knuell St Questions

Can you please respond?

Thanks

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

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From: David Last [mailto:morainebuilders@gmail.com]
Sent: Monday, July 06, 2020 5:42 AM
To: Dan Koski
Subject: 2728 Knuell St Questions

Dan,

A week or so ago I spoke with someone in your office regarding two questions for a new home build we have going at 2728 Knuell St.

The first question was the timeframe for public sidewalks being installed. The owner was leaning toward putting the full sidewalk in right away if this was something that was planned for install in the near future. I was informed that there has been movement regarding beginning to install public walkways and that this area would likely be towards the top of the list if things moved forward. It sounds like the owner has decided to do the full sidewalk, so I think this item is resolved.

The second question was regarding having a 32'6" curb cut (plus 3' flares on each side) for a total of 38'6". The home has a 3 car attached garage, and the owner intends to use the 3rd stall for his truck and backing trailers up to. He would like to have a straight shot in if possible. The lady I discussed this with said that I should submit pictures and a drawing of what was planned. I have attached both to this email. Please review and get back to me with any questions or other information you may need.

Thank you for your time
Dave Last

Moraine Builders

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2728 KNUELL STREET
LOCATED AT
BUILDING PERMIT SITE PLAN

DATE:	03/17/20
DRAWN BY:	P. STEINRECHER
JOB NO.:	201430P
CAD FILE:	BPM17201430P(7)
SCALE:	1" = 30'
SHEET:	1 OF 1

DESCRIPTION: LOT 10, BLOCK 9 ROYAL OAKS SUBD. NO. 3
BENCHMARK: TOP OF CURB AT INLET 664.0
LOT AREA = 12984 SQ. FT. TAX NO. = 617-009-100
EXISTING GRADES PROPOSED GRADES
WATER DRAINAGE DIRECTION
EXISTING CONTOURS

LEGEND:
 ○ - IRON ROD SET
 ● - IRON ROD FOUND
 ▲ - 8" SPIKE
 △ - P.K. NAIL
 □ - WOOD STAKE SET

HEREBY CERTIFY THAT WE HAVE CHECKED LOT CORNERS, SET BACKS, AND GRADES.

DATED: 3/23/20
PAUL M. STEINRECHER RLS #1608

EROSION CONTROL NOTES

INSTALL A GRAVEL ACCESS DRIVE USING 3 TO 6 INCH AGGREGATE 12 INCHES DEEP AND 15 FEET WIDE. THE DRIVE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. TRACKING DIRT ONTO THE ROAD BY ALL VEHICLES AND SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

ALL OFF-SITE SEDIMENT DEPOSITION OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP AT THE END OF EACH WORK DAY AND ALL CLEANED UP AT THE NEXT WORK DAY.

ALL DOWNSLOPE INLETS SHALL BE PROTECTED PER DNR TECHNICAL STANDARDS. STODPOOLED TOPSOIL SHALL BE SEEDED, COVERED OR ENCLOSED IN SILT FENCE. SITE TO BE TOPSOILED, SEEDED AND MULCHED OR SOODED BY OWNER AT THE COMPLETION OF CONSTRUCTION.

FOR COMPLETE EROSION MEASURES REFER TO THE DNR TECHNICAL STANDARDS. <http://www.dnr.state.wi.gov/topic/water/water/tpm/tpm/tpmwater/tpmwater.html>



