

**Sonja Birr**

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**From:** Greg Minikel  
**Sent:** Wednesday, August 05, 2015 10:51 AM  
**To:** Dan Koski; Randy Junk; Chad Scheinoha; Karen Dorow; Sonja Birr  
**Subject:** RE: Plank Road - Closure Update - New Gate  
**Attachments:** Plank Rd. Gates - Copy of Invoices from Jim Lepich.pdf

Dan,

Here is a copy of the invoices that Jim Lepich brought in today for the gates on Plank Rd.

I have not received any response from Soeldner or Sladky on this issue as of yet.

I am assuming that we will put this issue on the Sept. PI Comm. agenda.

-----Original Message-----

**From:** Greg Minikel  
**Sent:** Thursday, July 30, 2015 3:07 PM  
**To:** Randy Junk; Chad Scheinoha; Karen Dorow; Sue Reilly; Sandy Ronski; Dan Koski ; Jill Erickson; Liza Rezach (lrezach@manitowoc.org); Matt Smits; Mike Zimmer; Sonja Birr; Steve Herzog  
**Cc:** Paul Braun; Nicolas Sparacio; Kathleen McDaniel; Justin Nickels; Heather Sohlden  
**Subject:** FW: Plank Road - Closure Update - New Gate

FYI:

-----Original Message-----

**From:** Greg Minikel  
**Sent:** Thursday, July 30, 2015 3:02 PM  
**To:** David Soeldner; Jason Sladky  
**Cc:** Greg Minikel; Dan Koski  
**Subject:** FW: Plank Road - Closure Update - New Gate

Dave & Jason,

We are writing to inform you about the new gate that is on Plank Rd. in the City's ROW to the west of Cappaert Rd.

Mr. Lepich installed the gate without our permission. See the two e-mail strings below.

Dan and I called Mr. Lepich yesterday and discussed it with him. We told him that he did not have our permission to order and/or install the gate.

He said that he misunderstood us. He thought that we wanted the gate installed, but we just did not know if we had the money to pay for it.

We feel that the gate was installed in an acceptable location, which is at the west property line of Benley Manor and just west of the last fire hydrant on the road.

However, we still have some questions and we need your input and direction.

1. Should the City pay for the gate and the installation? Mr. Lepich said that the gate he installed on the City's Plank Rd. ROW cost him \$1,665.
2. Do we want it modified to make bike access/accommodation easier?
3. We feel that we need to have a pad lock on the gate and not bolted down as it is currently (emergency and utility access). See photo.
4. We spoke with Attorney McDaniel regarding the City's liability to allow pedestrians and bikes on our ROW, when we are not planning to maintain the road. She recommends putting up a road closed to pedestrian and bicyclists sign to limit our exposure. We believe that we would still have recreational immunity protection, but this would be considered a best practice.
5. Since, Mr. Lepich owns all of the land on both sides of Plank Rd. to the west of Benley Manor, does the City have any interest in vacating the ROW-?
6. Do you want this issue put on the next PI Committee Agenda and invite Mr. Lepich to the meeting??

Please let us know your thoughts. Thanks.

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From: Greg Minikel  
Sent: Wednesday, July 22, 2015 11:01 AM  
To: Randy Junk; Dan Koski; Chad Scheinoha  
Cc: Dan Koski; Jill Erickson; Liza Rezach; Matt Smits; Mike Zimmer; Sonja Birr; Steve Herzog; Chad Scheinoha; Karen Dorow; Randy Junk; Sandy Ronski; Sue Reilly  
Subject: RE: Plank Road - Closure Update - New Gate

Dan/Randy/Chad:

I happened to notice last night that the farmer on Plank Rd. (Jim Lepich) was working on installing new gates not only on his property off of Homestead Rd. but also on the City's ROW to the west of Cappaert Rd.

I stopped out there this morning and took some photos of the gate. See attached photos.

The City never gave Jim Lepich approval to install this gate. We had only requested that he get us a price for the same type of gate that he was going to install on his property.

I talked to Lepich at a County meeting in May and asked him about the gate. He stated he did not have a price yet.

The neighbor Mr. Donald Schanke talked to me about the gate and some concerns he had.

He would like the City to take care of cutting the weeds. I told him that I noticed the weeds and I was going to discuss it with Chad and Dan. I think that we at least have to cut the weeds from west of Schanke's property to the new gate at a minimum or within 250 feet of the apartments, right??

He also wants to make sure that in winter the City Plows the roadway all the way up to the new gate so that the Fire Dept. has access to the existing hydrant just east of the gate. You can see the hydrant in photo #773. I told him that I would bring this up to Dan and Randy.

We need to remove the existing barricades and clean up the pea stone on the road.

We also need to install new signage and reflectors on the new gate. Probably should install the Road Closed Sign and the Red Diamond on the new gate. We may also want some additional reflectors??

We should probably remove the 35 mph speed limit signs and any other regulatory signs on our portion of the roadway.

We still need to call Jim Lepich and discuss whether or not the City is going to pay for the gate or not.

From: Greg Minikel

Sent: Thursday, March 19, 2015 10:59 AM

To: Randy Junk

Cc: Greg Minikel; Dan Koski; Jill Erickson; Liza Rezach; Matt Smits; Mike Zimmer; Sonja Birr; Steve Herzog; Chad Scheinoha; Karen Dorow; Randy Junk; Sandy Ronski; Sue Reilly

Subject: Plank Road - Closure Update

Jim Lepich (901-8984) stopped in the office on Wed. 3/18 and talked to Dan and I about the closure of Plank Rd. He is the owner (farmer) of the land on both sides of Plank Rd. and owner of the Town's portion that was vacated last year.

He is planning to have Schuette Mfg. build a gate that he will install on Plank Rd. just off of Homestead Rd.

We told him to get a quote for us from Schuette for the same or similar gate that he is going to install.

For consistency, it would probably be a good idea to have the same type of closure/gates on both ends.

He said that there has been a lot of illegal dumping going on out there and also several motorcycles are using the road.

We both want to install gates one on each end, so that pedestrian and bicyclists can use the road, but we do not want motorcycles or cars on there.

We also need to have something that can be opened wider to allow the utilities or emergency service vehicles to access this area when needed.

I do not think that my proposed posts with red diamonds would work that well.

We want to see how much the gates will cost and then may take the issue back to the Committee for their concurrence/approval.

We would still need to put some reflective signage on the gates. Perhaps, red diamonds or whatever appropriately (MUTCD) signifies the end of the road.

Lepich stated that he was also going to talk to abutting property owner on Plank Rd. (Schanke) to discuss where we would like the gates to be.

We want the gate near the end of the concrete pavement where there is more room (width) to turn around, but we also need to leave enough room for snow storage, so that we do not block Schanke's westerly driveway approach with snow.

Stay tuned. More to come I am sure.

GATES PLANK Rd

JAMES T. LEPICH

3416 STONE Rd,  
MANITOWOC, WI. 54220

SCHUETTE MFG

1872.74

CITY

1/2

936.37

SEILER BROS. CONSTRUCT LLC

TOTAL

\$3402.74

1530.00

765.00

CITY GATE = \$ 1701.37





# SCHUETTE MFG. & STEEL SALES, INC.

Manufacturer of  
**KNOWLES**  
Wagons & Tillage Equipment

5028 Highway 42 • Manitowoc, Wisconsin 54220-9199 • Phone 920-758-2491 • Fax 920-758-2599

TO Jim Lepich

DATE 7-06-15

ORDER NO. 951-8984

*Called 7-06*

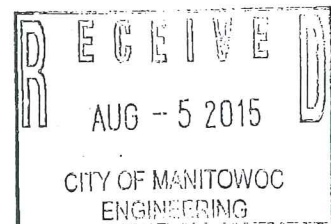
TERMS: 1-1/2% service charge per month on accounts after 30 days

Cash	Check <u>9218</u>	Charge	(Tax Ex.)
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Inv. No. 177735 F

Quantity	Description	Unit Price	Total Price
4	Build 2-sets (4-gates & post) security gates 3 1/2 sch 40 pipe 120"	89.10	356.40
4	2" sch 40 pipe 168"	73.92	295.68
4	3/16" 3 FRB 3"	.37	1.48
4	1 1/4 sch 40 pipe 136 1/4"	22.48	89.92
8	4" sch 40 pipe 2 1/2"	2.06	16.48
8	3/16 plate 7" x 7"	.35	2.80
4	5/8 Rebar 48"	2.29	9.16
4	4" sch 40 pipe 1/2"	.41	1.64
	Labor, priming & paint yellow		1010.00
			1783.56
		tax	89.18
			1872.74

PLEASE PAY FROM THIS INVOICE



**Seiler Bros Construction, Inc.**

4511 E. Whitetail Ct  
Manitowoc WI 54220

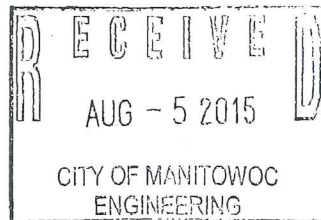
**Invoice**

DATE	INVOICE NO.
7/24/2015	14126

BILL TO
JAMES LEPICH 3416 STONE ROAD MANITOWOC WI 54220

P.O. NO.

ITEM	DESCRIPTION	AMOUNT
SERVICES	INSTALL 4 SECTIONS OF FENCE GATE, DIGGING AND CONCRETE HOLES	1,530.00



<b>Total</b>	<b>\$1,530.00.</b>
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Balance due upon completion of work. Unpaid balance after 30 days, 1.5% finance charge per month.

Phone #	Fax #
920-682-4726	920-682-2191











GATES PLANK Rd

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3416 Stone Rd,  
MANITOWOC, WI. 54220

SCHVETTE MFG

1872.74

City  
1/2

936.37

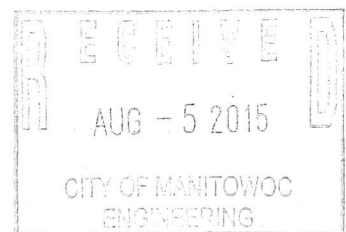
SEILER BROS. CONSTRUCT LLC

TOTAL  
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765.00

City GATE = \$ 1701.37



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Manufacturer of  
**KNOWLES**  
Wagons & Tillage Equipment

5028 Highway 42 • Manitowoc, Wisconsin 54220-9199 • Phone 920-758-2491 • Fax 920-758-2599

TO Jim Lepich

DATE 7-06-15

ORDER NO. 081-9984

called 7-06

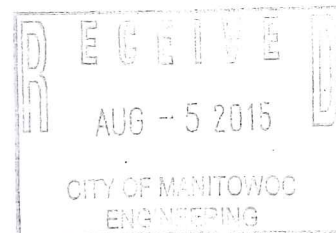
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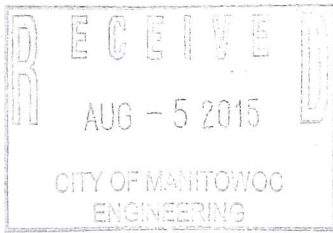
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