



CITY OF MANITOWOC

WISCONSIN, USA

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MEMO

TO: Public Infrastructure Committee
FROM: Greg Minikel, PE, Engineering Division Manager
DATE: October 31, 2025
RE: Subdivision Streets – Request to Pave Streets with Asphalt Pavement

Members of the Public Infrastructure Committee:

There are a few proposed subdivisions that are looking to be developed in the next year or so.

A question being asked by the developers is, will the City allow the installation of asphalt pavement in lieu of the normal City constructed concrete pavement 2-3 years after the subdivision plat is recorded. The asphalt pavement installation cost would be borne by the developer at 100%.

Current policy is when the City paves new subdivision streets with concrete the abutting property owners are specially assessed at 80% of the cost and the City pays for 20% of the cost.

The Engineering Design Manual states that, “The City of Manitowoc constructs and accepts only concrete streets. Exceptions are very rare”.

MMC Section 21.060 Plat Specifications & Requirements (for Subdivisions) currently states that the developer is responsible for grading and graveling the streets in order to get final plat approval.

In addition, another current requirement in the code is for the developer to sign a public works petition requesting permanent street paving, sidewalk and street lighting installation on all streets within the subdivision which may take place within 3 years from the date of final plat approval by Council, or recorded at the County Register of Deeds Office or when the Council deems appropriate. The installation of sidewalks shall occur concurrent with the installation of permanent street paving, unless this requirement is waived or modified.

Developers are saying that prospective buyers like to see pavement in place before they buy or build. Therefore, the developers would like to be able to get the binder or lower layer of asphalt (1-1/2” or so) in place immediately following the installation of the utilities and the grading and graveling. Then, the developers will pave the remaining 1-1/2” to 2” surface or final mat of

asphalt 1-2 years later. We should have a developer's agreement in place to assure they are still in business when it is time to pave the final surface or have money reserved for this work. There is currently no language in the code for this.

Staff believes the elected officials are supportive of installing asphalt on residential subdivision streets.

City Staff is supportive of the change providing that the gravel bases and asphalt thicknesses meet the requirements that the City will mandate.

The main issue right now is that the Engineering Design Manual specifically states that all subdivision streets will be concrete and the Subdivision Code only has the developer responsible for grading and graveling only (no paving).

Therefore, if the City goes this direction, we need to update and modify our Engineering Design Manual, Subdivision Codes and Developer Agreement Language in the MMC to permit what they are asking the City to allow and approve.

If the Committee and Council agree to move forward with this change, they should make a motion to approve the installation of asphalt pavements in subdivisions and have City Staff and the City Attorney draft the appropriate changes to the Municipal Code and Engineering Design Manual