

**Greg Minikel**

14-2092

**From:** Greg Minikel  
**Sent:** Tuesday, October 07, 2014 11:08 AM  
**To:** David Soeldner  
**Cc:** Dan Koski; Steve Herzog; Sonja Birr; Greg Minikel  
**Subject:** RE: Sidewalks for Harborside Restaurant - York and N. 7th St.

Hi Dave,

I talked to Shannon Paquette on Monday afternoon and she said that it was her understanding that she was going to have to pay for all of the sidewalks abutting her property and she is willing to do that. She said that she was just waiting for the City to decide when we would replace the curb and gutter. That is not really how I remember it, but if she is willing to pay for all of the sidewalks then we have a very different discussion in my opinion and a significantly less cost to the City.

She realizes that the streetscaping ideas that Mainly Manitowoc (Jamie Zastrow) were working on are likely dead and will not happen, but she would still like to take care of the unsafe sidewalk sooner than later. She wishes it could be done right now as they are doing some remodeling and repairs (Jamie indicated that a vehicle hit and damaged the building recently).

She said that Jim Paquette was at one of the meetings (May 13, 2013), but she said that it was confusing and the City did not really know what they were going to do. We also discussed this at the Committee meetings again in June, July, & August 2013 and the Paquette's were not at any of those meetings according to the minutes/sign-in sheet.

If all the City needs to do is to remove and replace the curb and gutter (including asphalt transition from new curb to blend into the existing pavement) on the south side of York St. for approx. 150 feet and on the west side of N. 7th St. for approx. 100 feet, then we are looking at an estimated City project cost of \$21,000. This is less than half of the \$45,000 project that we discussed at the Committee last August.

If we move forward with this project, Shannon did request that it be completed ASAP in 2015 and that she would need access at all times.

Our intent is to fund this project (estimated at \$21,000) out of the 2015 Concrete Sidewalk (Remove & Replace) Program Budget. We need to know if this project is moving forward in 2015 as it will impact how much sidewalk we can mark (green dot) for the 2015 R&R Sidewalk program. Therefore, we are requesting that the Committee make a final decision on Monday night. Thanks.

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

**From:** David Soeldner  
**Sent:** Friday, September 19, 2014 1:35 PM  
**To:** Greg Minikel  
**Cc:** Dan Koski; Steve Herzog; Sonja Birr  
**Subject:** RE: Sidewalks for Harborside Restaurant - York and N. 7th St.

Hi Greg,

Thanks for the email. Before adding it to the agenda, can we (or maybe Jamie, up to you) get a feeling from Harborside as to what they may be looking at doing, and what they might be planning for from a cost perspective? That would help frame a discussion.

Thanks,

Dave Soeldner | Alderman, District 8 | City of Manitowoc | 920-629-6444 | www.manitowoc.org

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From: Greg Minikel  
Sent: Friday, September 19, 2014 12:23 PM  
To: Jamie Zastrow; David Soeldner  
Cc: Greg Minikel; Dan Koski; Steve Herzog; Sonja Birr  
Subject: Sidewalks for Harborside Restaurant - York and N. 7th St.

Hi Jamie,

I wanted to touch base with you to see if you had any new information on this issue.

In September 2013, the City basically granted Harborside a delay for their sidewalk repairs and suggested that we wait until the street was repaved, which was tentatively scheduled for 2015. (See the attached letter that was sent to the Paquette's).

However, we have reviewed the Capital Projects for 2015 and the paving, curb and gutter and sidewalk project for York St. from N. 7th to N. 9th St. did not make the cut. Unfortunately, I do not see this project ranking high enough to make the cut in the upcoming years as well.

So, now we are left with the question of how we handle the sidewalk that is in poor condition.

I am thinking about bringing this issue back to the PI Committee in October.

Here are the following options as I see it:

1. Do Nothing. I do not recommend this option.
2. Patch Only Defective Sidewalk and do not replace any curb. They could do this privately and would be responsible for 100% of the cost. I do not recommend this option as it will not help to improve the look of the area.
3. Replace All Curb and All Sidewalks abutting the Paquette's property. We would propose to assess them for the defective walk, which is currently estimated to be approx. \$6,500. (See the attached sheet). The City would fund the remaining amount of the project.
4. Same as Option 3, but we would install a bump-out on the southwest corner of N. 7th and York St. However, this option would likely require a new storm inlet to pick up the water just west of the bump out.

The cost for Option 4 is approx. \$15,000 for the N. 7th St. side of the property and approx. \$30,000 for the York St. side of the property or a total cost of \$45,000. Option 3 would be about \$5,000 to \$7,000 less than Option 4.

This one project would use \$45,000 out of the entire 2015 Sidewalk Budget of \$100,000. This would leave only \$55,000 for other green dot sidewalk replacement work.

Hi Dave,

Please let me know if you would like to have this item added to the PI Committee agenda for October. Thanks and have a great weekend.

10/31/2013

SAH

**"FINAL QUANTITIES"**

**FOR**

**REMOVE AND REPLACE OF EXISTING SIDEWALKS**

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**CITY OF MANITOWOC PROJECT NO. WS-13-3**

ITEM NO.	ITEM DESCRIPTION	UNITS	FINAL QUANTITY
1.	4" Concrete Sidewalk (Rem. & Repl.)	SF	2,236.6
2.	6" Concrete Sidewalk/Driveway (Rem. & Repl.)	SF	13,743.5
3.	4" Concrete Sidewalk, Window Pane (Rem. & Repl.)	SF	0
4.	6" Concrete Sidewalk/Driveway, Window Pane (Rem. & Repl.)	SF	1,808.8
5.	30" Concrete Curb & Gutter, Type "A" (Rem. & Repl.)	LF	213.5
6.	6" Concrete Curb, Type "A" (Rem. & Repl.)	LF	332
7.	Install Detectable Warning Fields	EA	21
8.	3/4" Epoxy Coated Tie Bars (Incl. Drilling)	EA	17
9.	1/2" Tie Bars (Incl. Drilling)	EA	52
10.	Grubbing Stumps & Roots	ID	51
11.	Sawing Concrete Pavement (Full Depth)	LF	374
12.	Removing Concrete Sidewalk	SF	208
13.	Furnish and Install 3" Pulverized Topsoil	SY	10
14.	Seeding (Mixture #40)	SY	10
<b>TOTAL FOR PROJECT WS-13-3</b>			