



CONSENT

23-0618

Standing Committee: Public Infrastructure Committee

Document Name: New sidewalk request for Knuell Street and Red Fox Lane

Action:

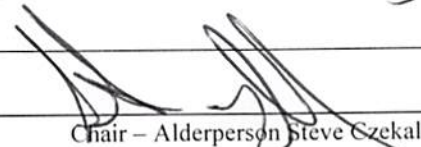
- Place on File - No Council action needed  
 Refer to:

- Refer to Council       Consent       Non-Consent

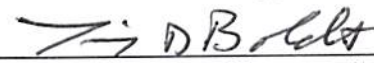
Committee Recommendation:

NO SIDEWALKS

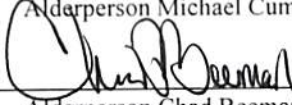
Attest:


  
Chair – Alderperson Steve Czekala

02 AUG 23  
Date

  
Vice-Chair – Alderperson Tim Boldt

  
Alderperson Michael Cummings

  
Alderperson Chad Beeman

  
Alderperson Todd Reckelberg

Approved:

  
Justin M. Nickels  
Mayor

Date

**Sonja Birr**

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**From:** Greg Minikel  
**Sent:** Wednesday, June 14, 2023 2:31 PM  
**To:** Lynn Hoffman; Dan Koski; Sandy Ronski  
**Cc:** Mike Zimmer; Brad Busse; Matt Smits; Amy Deringer; Jill Erickson; Karen Dorow; Sonja Birr; Sophia Walkner; Justin Nickels; Haelee Bauer; Todd Reckelberg  
**Subject:** RE: City Sidewalk Request - Knuell St & Fox Court

Ald. Reckelberg,

We are planning to add this request for new sidewalks to the August 2nd PI Committee Meeting agenda. Thanks.

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

**From:** Lynn Hoffman <lhoffman@manitowoc.org>  
**Sent:** Wednesday, June 14, 2023 10:17 AM  
**To:** Dan Koski <dkoski@manitowoc.org>; Greg Minikel <gminikel@manitowoc.org>; Sandy Ronski <sronski@manitowoc.org>  
**Cc:** Mike Zimmer <mzimmer@manitowoc.org>; Brad Busse <bbusse@manitowoc.org>; Matt Smits <msmits@manitowoc.org>; Amy Deringer <ADeringer@manitowoc.org>; Jill Erickson <jerickson@manitowoc.org>; Karen Dorow <kdorow@manitowoc.org>; Sonja Birr <sbirr@manitowoc.org>; Sophia Walkner <SWalkner@manitowoc.org>; Justin Nickels <jnickels@manitowoc.org>; Haelee Bauer <HBauer@manitowoc.org>; Todd Reckelberg <treckelberg@manitowoc.org>  
**Subject:** RE: City Sidewalk Request - Knuell St & Fox Court

Greg/Dan,

Ald. Todd Reckelberg would like to confirm that the issue with sidewalks at Knuell St/Fox Ct will be addressed at the next PI meeting August 2, 2023.

Thank you,

Lynn  
 Lynn Hoffman  
 City of Manitowoc  
 Department of Engineering  
 Administrative Support Specialist  
 920-686-6910  
 Hours: Monday – Thursday: 8:00 a.m. to noon  
 Friday: 7:30 a.m. to 11:30 a.m.

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

**From:** Dan Koski <dkoski@manitowoc.org>  
**Sent:** Wednesday, June 7, 2023 10:11 AM  
**To:** Greg Minikel <gminikel@manitowoc.org>; Sandy Ronski <sronski@manitowoc.org>  
**Cc:** Mike Zimmer <mzimmer@manitowoc.org>; Brad Busse <bbusse@manitowoc.org>; Matt Smits <msmits@manitowoc.org>; Amy Deringer <ADeringer@manitowoc.org>; Jill Erickson <jerickson@manitowoc.org>; Karen Dorow <kdorow@manitowoc.org>; Lynn Hoffman <lhoffman@manitowoc.org>; Sonja Birr

<sbirr@manitowoc.org>; Sophia Walkner <SWalkner@manitowoc.org>; Justin Nickels <jnickels@manitowoc.org>;  
Haelee Bauer <HBauer@manitowoc.org>  
Subject: RE: City Sidewalk Request

Yes,

He also reached out to Alder Reckleberg who then emailed Adam and me. We will be talking about it at 11:00 as well

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

From: Greg Minikel <gminikel@manitowoc.org>  
Sent: Wednesday, June 7, 2023 9:20 AM  
To: Sandy Ronski <sronski@manitowoc.org>; Dan Koski <dkoski@manitowoc.org>  
Cc: Mike Zimmer <mzimmer@manitowoc.org>; Brad Busse <bbusse@manitowoc.org>; Matt Smits <msmits@manitowoc.org>; Amy Deringer <ADeringer@manitowoc.org>; Jill Erickson <jerickson@manitowoc.org>; Karen Dorow <kdorow@manitowoc.org>; Lynn Hoffman <lhoffman@manitowoc.org>; Sonja Birr <sbirr@manitowoc.org>; Sophia Walkner <SWalkner@manitowoc.org>; Justin Nickels <jnickels@manitowoc.org>; Haelee Bauer <HBauer@manitowoc.org>  
Subject: RE: City Sidewalk Request

Dan,

Should we be taking this request to the PI Committee sometime this summer??

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

From: Sandy Ronski <sronski@manitowoc.org>  
Sent: Wednesday, June 7, 2023 8:58 AM  
To: Greg Minikel <gminikel@manitowoc.org>; Dan Koski <dkoski@manitowoc.org>  
Cc: Mike Zimmer <mzimmer@manitowoc.org>; Brad Busse <bbusse@manitowoc.org>; Matt Smits <msmits@manitowoc.org>; Amy Deringer <ADeringer@manitowoc.org>; Jill Erickson <jerickson@manitowoc.org>; Karen Dorow <kdorow@manitowoc.org>; Lynn Hoffman <lhoffman@manitowoc.org>; Sonja Birr <sbirr@manitowoc.org>; Sophia Walkner <SWalkner@manitowoc.org>  
Subject: FW: City Sidewalk Request

FYI

Sandy Ronski  
Operations Clerk II  
Transit, Cemetery, Parks, & Forestry  
City of Manitowoc  
900 Quay St.  
Manitowoc, WI 54220  
920-686-6518  
920-686-6525 fax

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

From: Jerry Strharsky <jerrystrharsky@gmail.com>

Sent: Tuesday, June 6, 2023 6:46 PM  
To: Todd Reckelberg <treckelberg@manitowoc.org>  
Cc: StreetsAdmin <StreetsAdmin@manitowoc.org>  
Subject: External: City Sidewalk Request

Todd,

My wife and I live in district ten at 2715 Knuell Street. Our home is located in the Royal Oaks Subdivision No. 3. We have lived in the subdivision for twelve years and I believe the subdivision was originally developed around 2005. It was our understanding that at some point in time homeowners would be required to install sidewalks at their property. The developer told us that, that time would be when the subdivision was 80% developed. There are 42 original lots of which 5 (~12%) remain to be developed. 88% complete. I am not aware of the significance of the number requirement, only that it what we were told. Several home owners had sidewalks installed during initial home construction but the majority have yet to undertake this initiative. Please note that Royal Oaks No. 1 & 2 do have sidewalks throughout.

All that aside, our concern has now become the need for sidewalks for public safety in our neighborhood. Walkers (parents with strollers, young children and others) are forced to walk on the street that has become increasingly more busy. Additionally the street is even less safe in the winter due to snow and ice buildup. This neighborhood receives little attention in the winter months unless heavy snow fall occurs. One of our retired neighbors has fallen three time while out walking in the winter. In addition to the safety concerns there is a level concern for the aesthetics and the impact on property value that the current status has in the neighborhood.

The city has very enthusiastically taken on new development projects throughout downtown and some maintenance projects around the city but has not taken the time to ensure older projects such as Royal Oaks Subdivision have been properly and safely completed. It is our understanding that the city has not undertaken new sidewalk construction for a number of years and I suspect there are other neighborhoods that are in a similar situation. I can not speak for homeowners in any other neighborhood, only our own. For the above reasons we are asking that the city seriously consider, plan, budget and install sidewalks in Royal Oaks Subdivision No. 3. Thank you for your time in addressing our concerns and request.

Sincerely,  
Jerry and Louise Strharsky  
Be Alert |

This is External or System generated Email. Please verify before opening any links or attachments.

**Greg Minikel**

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**From:** Greg Minikel  
**Sent:** Monday, June 19, 2023 1:18 PM  
**To:** Todd Reckelberg; Amy Deringer; Dan Koski  
**Cc:** Amy Deringer; Brad Busse; Dan Koski ; Jill Erickson; Lynn Hoffman; Matt Smits; Mike Zimmer; Sonja Birr  
**Subject:** RE: Royal Oaks Subdivision #3 New Sidewalk Request

Ald. Reckelberg,

Here is some additional information about possible new sidewalks for the Royal Oaks Subdivision #3.

Normally, about 10-15% of the residents will hire a contractor privately to do the work.

We believe that the price per square foot for this new sidewalk would be about \$10.00/SF.

Therefore, we are looking at about \$150,000 - \$160,000 as a budget estimate to install new sidewalks in this subdivision.

For 5'-4" sidewalk width, the rough estimated special assessment cost for the new sidewalks would be on the order of \$50 - \$55/LF

For 4'-0" sidewalk width, the rough estimated special assessment cost for the new sidewalks would be on the order of \$40/LF.

Hope this helps.

**From:** Amy Deringer <ADeringer@manitowoc.org>  
**Sent:** Monday, June 19, 2023 9:37 AM  
**To:** Greg Minikel <gminikel@manitowoc.org>; Dan Koski <dkoski@manitowoc.org>  
**Subject:** Royal Oaks Subdivision #3 New Sidewalk Request

Greg and Dan,

I looked into this sidewalk request and took the interns out to this subdivision last Friday (6/16) to measure all the existing sidewalk. Then following Matt's suggestion, I subtracted the existing sidewalk length from the lot line length for each lot to find the total lineal feet of sidewalk needed. Initially we said Deerbrook lane would be the limits, but I included 2505 Knuell street and 2411 Knuell street as well to link the sidewalk with Royal Oaks subdivision #2.

The existing sidewalk widths vary from street to street for the subdivision and are listed below. These were used to calculate the square feet of sidewalk needed.

- Knuell Street north of Deerbrook Lane has all existing sidewalk at a width of 5' 4".
- Red Fox Lane has existing sidewalk at a width of 4" wide except for the property at 2720 which has 26' of sidewalk at a width of 5' 4"
- Deerbrook lane has all existing sidewalk at a width of 4"
- Knuell Street south of Deerbrook Lane has existing sidewalk at a width of 4"

Per your request, I've found the following:

Total lots in the subdivision: 42

Total number of undeveloped lots = 5 (12% undeveloped)

Total number of developed lots = 37 (88% developed)  
Total lineal feet of sidewalk needed = 3610 LF  
Total square feet of sidewalk needed = 16012.56 SF  
Pedestrian curb cuts = up to 10

Matt mentioned that if this request would get approved by council, some homeowners may decide to install the sidewalks for their property on their own. Therefore, I didn't put together a cost estimate for this subdivision yet. If you'd like to start one or if you would like any additional information, please let me know.

Thank you,  
Amy Deringer  
City of Manitowoc – Staff Engineer  
Office: (920) 686-6918  
Mobile: (920) 323-4470