

Greg Minikel

From: Eric Nycz
Sent: Tuesday, July 25, 2023 12:20 PM
To: Murray, Sean; Jill Erickson; Greg Minikel
Cc: Zentmeyer, Chuck; Mike Zimmer; Dan Koski; Brock Wetenkamp; Curtis Hall; Billy Hutterer; Mark DeZeeuw; Adam Tegen; Jeff Rice (jrice@mi-tech.us); Smith, Tim (Appleton-College)
Subject: RE: External: Manitowoc/TDS Easement

Follow Up Flag: Follow up
Flag Status: Flagged

I approve of the corrected version – it can go through plan commission.

From: Murray, Sean <Sean.Murray@tdstelecom.com>
Sent: Thursday, July 20, 2023 7:58 AM
To: Jill Erickson <jerickson@manitowoc.org>; Greg Minikel <gminikel@manitowoc.org>; Eric Nycz <ENycz@manitowoc.org>
Cc: Zentmeyer, Chuck <chuck.zentmeyer@tdsmetro.com>; Mike Zimmer <mzimmer@manitowoc.org>; Dan Koski <dkoski@manitowoc.org>; Brock Wetenkamp <bwetenkamp@manitowoc.org>; Curtis Hall <chall@manitowoc.org>; Billy Hutterer <bhutterer@manitowoc.org>; Mark DeZeeuw <mdezeeuw@manitowoc.org>; Adam Tegen <ategen@manitowoc.org>; Jeff Rice (jrice@mi-tech.us) <jrice@mi-tech.us>; Smith, Tim (Appleton-College) <Tim.Smith@tdstelecom.com>
Subject: RE: External: Manitowoc/TDS Easement

Jill,

I corrected the third paragraph to the dimension on the exhibit.
Sorry for that mistake.

Sean R. Murray
Manager OOT, Permitting/Easements
TDS Telecom
Sean.murray@tdstelecom.com
W-608-664-4606
C-608-886-5207



From: Jill Erickson <jerickson@manitowoc.org>
Sent: Thursday, July 20, 2023 7:50 AM
To: Murray, Sean <Sean.Murray@tdstelecom.com>; Greg Minikel <gminikel@manitowoc.org>; Eric Nycz <ENycz@manitowoc.org>
Cc: Zentmeyer, Chuck <chuck.zentmeyer@tdsmetro.com>; Mike Zimmer <mzimmer@manitowoc.org>; Dan Koski

<dkoski@manitowoc.org>; Brock Wetenkamp <bwetenkamp@manitowoc.org>; Curtis Hall <chall@manitowoc.org>; Billy Hutterer <bhutterer@manitowoc.org>; Mark DeZeeuw <mdezeeuw@manitowoc.org>; Adam Tegen <ategen@manitowoc.org>; Jeff Rice (jrice@mi-tech.us) <jrice@mi-tech.us>; Smith, Tim (Appleton-College) <Tim.Smith@tdstelecom.com>

Subject: RE: External: Manitowoc/TDS Easement

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Sean,
It does show the easement portion as being a 10x10 more than a 10x5, so can you change that in the 3rd paragraph on the easement document?

Eric,
The description is correct on the document.
Thanks
Jill

From: Murray, Sean <Sean.Murray@tdstelecom.com>

Sent: Wednesday, July 19, 2023 3:30 PM

To: Jill Erickson <jerickson@manitowoc.org>; Greg Minikel <gminikel@manitowoc.org>; Eric Nycz <ENycz@manitowoc.org>

Cc: Zentmeyer, Chuck <chuck.zentmeyer@tdsmetro.com>; Mike Zimmer <mzimmer@manitowoc.org>; Dan Koski <dkoski@manitowoc.org>; Brock Wetenkamp <bwetenkamp@manitowoc.org>; Curtis Hall <chall@manitowoc.org>; Billy Hutterer <bhutterer@manitowoc.org>; Mark DeZeeuw <mdezeeuw@manitowoc.org>; Adam Tegen <ategen@manitowoc.org>; Jeff Rice (jrice@mi-tech.us) <jrice@mi-tech.us>; Smith, Tim (Appleton-College) <Tim.Smith@tdstelecom.com>

Subject: RE: External: Manitowoc/TDS Easement

Here you go Jill.
Please let me know if you need anything else.

Thank you,

Sean R. Murray
Manager OOT, Permitting/Easements
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Sean.murray@tdstelecom.com
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C-608-886-5207



From: Jill Erickson <jerickson@manitowoc.org>

Sent: Wednesday, July 19, 2023 3:11 PM

To: Murray, Sean <Sean.Murray@tdstelecom.com>; Greg Minikel <gminikel@manitowoc.org>; Eric Nycz <ENycz@manitowoc.org>

Cc: Zentmeyer, Chuck <chuck.zentmeyer@tdsmetro.com>; Mike Zimmer <mzimmer@manitowoc.org>; Dan Koski <dkoski@manitowoc.org>; Brock Wetenkamp <bwetenkamp@manitowoc.org>; Curtis Hall <chall@manitowoc.org>; Billy Hutterer <bhutterer@manitowoc.org>; Mark DeZeeuw <mdezeeuw@manitowoc.org>; Adam Tegen <ategen@manitowoc.org>; Jeff Rice (jrice@mi-tech.us) <jrice@mi-tech.us>; Smith, Tim (Appleton-College) <Tim.Smith@tdstelecom.com>

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Sean,

The next step would be updating the easement exhibit that you had sent back on June 19th, to include the revised legal description of property and map. I did include our City Attorney into this email as once the easement exhibit is updated it would go to the Attorney's office for their review.

Thanks

Jill

From: Murray, Sean <Sean.Murray@tdstelecom.com>

Sent: Wednesday, July 19, 2023 10:20 AM

To: Jill Erickson <jerickson@manitowoc.org>; Greg Minikel <gminikel@manitowoc.org>

Cc: Zentmeyer, Chuck <chuck.zentmeyer@tdsmetro.com>; Mike Zimmer <mzimmer@manitowoc.org>; Dan Koski <dkoski@manitowoc.org>; Brock Wetenkamp <bwetenkamp@manitowoc.org>; Curtis Hall <chall@manitowoc.org>; Billy Hutterer <bhutterer@manitowoc.org>; Mark DeZeeuw <mdezeeuw@manitowoc.org>; Adam Tegen <ategen@manitowoc.org>; Jeff Rice (jrice@mi-tech.us) <jrice@mi-tech.us>; Smith, Tim (Appleton-College) <Tim.Smith@tdstelecom.com>

Subject: RE: External: Manitowoc/TDS Easement

Jill,

Is the next step for it to go through your council meetings?

Sean R. Murray

Manager OOT, Permitting/Easements

TDS Telecom

Sean.murray@tdstelecom.com

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From: Jill Erickson <jerickson@manitowoc.org>

Sent: Wednesday, July 19, 2023 10:15 AM

To: Murray, Sean <Sean.Murray@tdstelecom.com>; Greg Minikel <gminikel@manitowoc.org>

Cc: Zentmeyer, Chuck <chuck.zentmeyer@tdsmetro.com>; Mike Zimmer <mzimmer@manitowoc.org>; Dan Koski <dkoski@manitowoc.org>; Brock Wetenkamp <bwetenkamp@manitowoc.org>; Curtis Hall <chall@manitowoc.org>;

Billy Hutterer <bhutterer@manitowoc.org>; Mark DeZeeuw <mdezeeuw@manitowoc.org>; Adam Tegen <ategen@manitowoc.org>; Jeff Rice (jrice@mi-tech.us) <jrice@mi-tech.us>; Smith, Tim (Appleton-College) <Tim.Smith@tdstelecom.com>

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Sean,
I have reviewed the below easement description and drawing. It is good to use for recording purposes.
Thanks

Jill Erickson / GIS/Land Records Analyst

City of Manitowoc – Engineering Dept.
920.686.6908

www.manitowoc.org



From: Murray, Sean <Sean.Murray@tdstelecom.com>

Sent: Monday, July 17, 2023 9:33 AM

To: Greg Minikel <gminikel@manitowoc.org>

Cc: Zentmeyer, Chuck <chuck.zentmeyer@tdsmetro.com>; Jill Erickson <jerickson@manitowoc.org>; Mike Zimmer <mzimmer@manitowoc.org>; Dan Koski <dkoski@manitowoc.org>; Brock Wetenkamp <bwetenkamp@manitowoc.org>; Curtis Hall <chall@manitowoc.org>; Billy Hutterer <bhutterer@manitowoc.org>; Mark DeZeeuw <mdezeeuw@manitowoc.org>; Adam Tegen <ategen@manitowoc.org>; Jeff Rice (jrice@mi-tech.us) <jrice@mi-tech.us>; Smith, Tim (Appleton-College) <Tim.Smith@tdstelecom.com>

Subject: RE: External: Manitowoc/TDS Easement

Morning Greg,

Here is the easement exhibit, legal description, and survey pictures of the strip easement on Clermont Street.
Please let me know if you need anything else.

Thank you,

Sean R. Murray
Manager OOT, Permitting/Easements
TDS Telecom
Sean.murray@tdstelecom.com
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C-608-886-5207



From: Greg Minikel <gminikel@manitowoc.org>
Sent: Thursday, June 22, 2023 2:16 PM
To: Murray, Sean <Sean.Murray@tdstelecom.com>
Cc: Zentmeyer, Chuck <chuck.zentmeyer@tdsmetro.com>; Jill Erickson <jerickson@manitowoc.org>; Mike Zimmer <mzimmer@manitowoc.org>; Dan Koski <dkoski@manitowoc.org>; Brock Wetenkamp <bwetenkamp@manitowoc.org>; Curtis Hall <chall@manitowoc.org>; Billy Hutterer <bhutterer@manitowoc.org>; Mark DeZeeuw <mdezeeuw@manitowoc.org>; Adam Tegen <ategen@manitowoc.org>
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Hi Sean,

We will need Exhibit A which should include a legal description, preferably a metes and bound description for the easement area. This is usually prepared by a Registered Land Surveyor (RLS).

I have also forwarded the proposed easement document to our City Attorney for his review and/or comments.

From: Murray, Sean <Sean.Murray@tdstelecom.com>
Sent: Monday, June 19, 2023 12:35 PM
To: Greg Minikel <gminikel@manitowoc.org>
Cc: Zentmeyer, Chuck <chuck.zentmeyer@tdsmetro.com>; Jill Erickson <jerickson@manitowoc.org>; Mike Zimmer <mzimmer@manitowoc.org>; Dan Koski <dkoski@manitowoc.org>; Brock Wetenkamp <bwetenkamp@manitowoc.org>; Curtis Hall <chall@manitowoc.org>; Billy Hutterer <bhutterer@manitowoc.org>; Mark DeZeeuw <mdezeeuw@manitowoc.org>; Adam Tegen <ategen@manitowoc.org>
Subject: RE: External: Manitowoc/TDS Easement

Greg,

Here is the easement with the updated easement exhibit. Please let me know if you need anything else from me.

Thank you,

Sean R. Murray
Manager OOT, Permitting/Easements
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Sean.murray@tdstelecom.com
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C-608-886-5207



From: Greg Minikel <gminikel@manitowoc.org>

Sent: Monday, June 19, 2023 11:11 AM

To: Murray, Sean <Sean.Murray@tdstelecom.com>

Cc: Zentmeyer, Chuck <chuck.zentmeyer@tdsmetro.com>; Jill Erickson <jerickson@manitowoc.org>; Mike Zimmer <mzimmer@manitowoc.org>; Dan Koski <dkoski@manitowoc.org>; Brock Wetenkamp <bwetenkamp@manitowoc.org>; Curtis Hall <chall@manitowoc.org>; Billy Hutterer <bhutterer@manitowoc.org>; Mark DeZeeuw <mdezeeuw@manitowoc.org>; Adam Tegen <ategen@manitowoc.org>

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Hi Sean,

I have drawn what I understood the TDS fiber new proposed location to be (purple line).

I do not believe that this is an outlot. I do not believe that there is any address associated with it.

I have attached the information we have from our property records page.

Easements always go through the Plan Commission and Common Council. Ultimately, I believe that the Mayor and City Clerk sign the easement.

To be safe, I think that the easement width should be 10 feet.

To City Staff:

I feel that this is a win-win.

The original plan was to run the TDS fiber past the traffic signal controller for N. 18th and Waldo Blvd. (northwest corner). There is only about 18 inches between the back of the sidewalk and the face of the concrete pad for the signal cabinet.

This will avoid crossing all of our signal wires and electric power wires.

From: Murray, Sean <Sean.Murray@tdstelecom.com>

Sent: Wednesday, June 14, 2023 10:54 AM

To: Greg Minikel <gminikel@manitowoc.org>

Cc: Zentmeyer, Chuck <chuck.zentmeyer@tdsmetro.com>

Subject: External: Manitowoc/TDS Easement

Morning Greg,

I am working with Chuck on putting together an easement off of the cul-de-sac of Clermont Street. See picture for what we are thinking.

Does a 3' foot wide & 5' foot long strip easement work for you?

Is this an OUTLOT and if so what is the number? I assume it does not have an address.
Who will be signing the easement?

Thank you,

Sean R. Murray
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