

Jennifer Swokowski

From: Greg Minikel
Sent: Thursday, May 11, 2023 2:58 PM
To: Steven Czekala - D9
Cc: Dan Koski; Sonja Birr; Mackenzie Reed; Jennifer Swokowski
Subject: PI Comm. Document #23-0387 - 631 N. Water St. - Request for City to Pay for Driveway Due to Change to 2-Way Traffic
Attachments: IMG_1753.JPG; IMG_1755.JPG; 631 N. Water St. - Driveway Cost Estimate from Brandon's Concrete Services.pdf; 20230510113908860.pdf; 20230510113244565.pdf

Ald. Czekala,

We have looked at the driveway and driveway approach request for 631 N. Water St. and we have several concerns after receiving new information:

At the PI Committee meeting, the property owner provided a cost estimate that he received from Brandon's Concrete Services. See attached.

The existing private driveway from the back of the sidewalk to the garage is in horrendous condition. See attached photos.

We were expecting a request for the City to pay for the cost of widening the driveway approach between the curb and sidewalk, which staff thought may be a reasonable request. We did not anticipate a request for the entire private driveway (or even a portion thereof), so we were unable to properly assess that request prior to the meeting.

Further, we learned that it appears that the property owner purchased this property earlier this year, which was after the street was converted to two-way traffic in August 2022.

After reviewing this new information, staff feels strongly that if we were to do something, it would only involve the delta in order to better accommodate the new northbound right turn movement into the private driveway.

We do not feel that the City should be paying for any portion of the private, dilapidated driveway that currently exists.

I created some drawings/maps that shows the portions (or the delta) that would have to be constructed in order to allow better access from the south (northbound movement).

Finally, we are normally required to obtain 2 quotes for all work we do unless it is being bid. The property owner or City should obtain a 2nd quote if we are still planning to pay for a portion of this project.

In the event the City would like to move forward with helping with the delta, then we would recommend the Property Owner obtain a new revised quote from Brandon's Concrete Services and also obtain a 2nd quote from another concrete contractor. Upon receiving the 2 new quotes, then the City would draft an agreement stating that the City will reimburse the property owner for the cost of the delta upon completion of the work.

Mackenzie,

We should probably upload this information into Granicus for the Council Meeting. Thanks.





 Sign

 Print

 Download

ESTIMATE

Brandon's Concrete Services

Estimate #

16001171718

135

Manitowish, Wisconsin 54241

Date

(920) 973-6602

03/31/2023

(920) 973-6602 (tel:(920) 973-6602)

Email: brandonkarl6602@gmail.com (mailto:brandonkarl6602@gmail.com)

Description	Total
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concrete	\$10,230.00
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*prep and pour about 500 sq ft of driveway. (figuring 8 yards of concrete) 5" thick with 4" thick gravel base with 1/2" rebar or #3 gator bar 2' on center cut and sealed.

utilizing skid steer/excavator for dirt removal. (get rid of drastic transition landscaping, making the driveway more gradual)
total cost=\$9487.00

*widen out approach 5'x4' pouring at 7" thick no rebar with curb.
total cost=\$743.00

*payment is 50% the day we start and the rest when project is complete and all concrete has soft cuts placed.

*any question's or concern's don't hesitate to ask, thank you!

Subtotal	\$10,230.00
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Total	\$10,230.00
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By signing this document, the customer agrees to the services and conditions outlined in this document.

Andy Holzinger

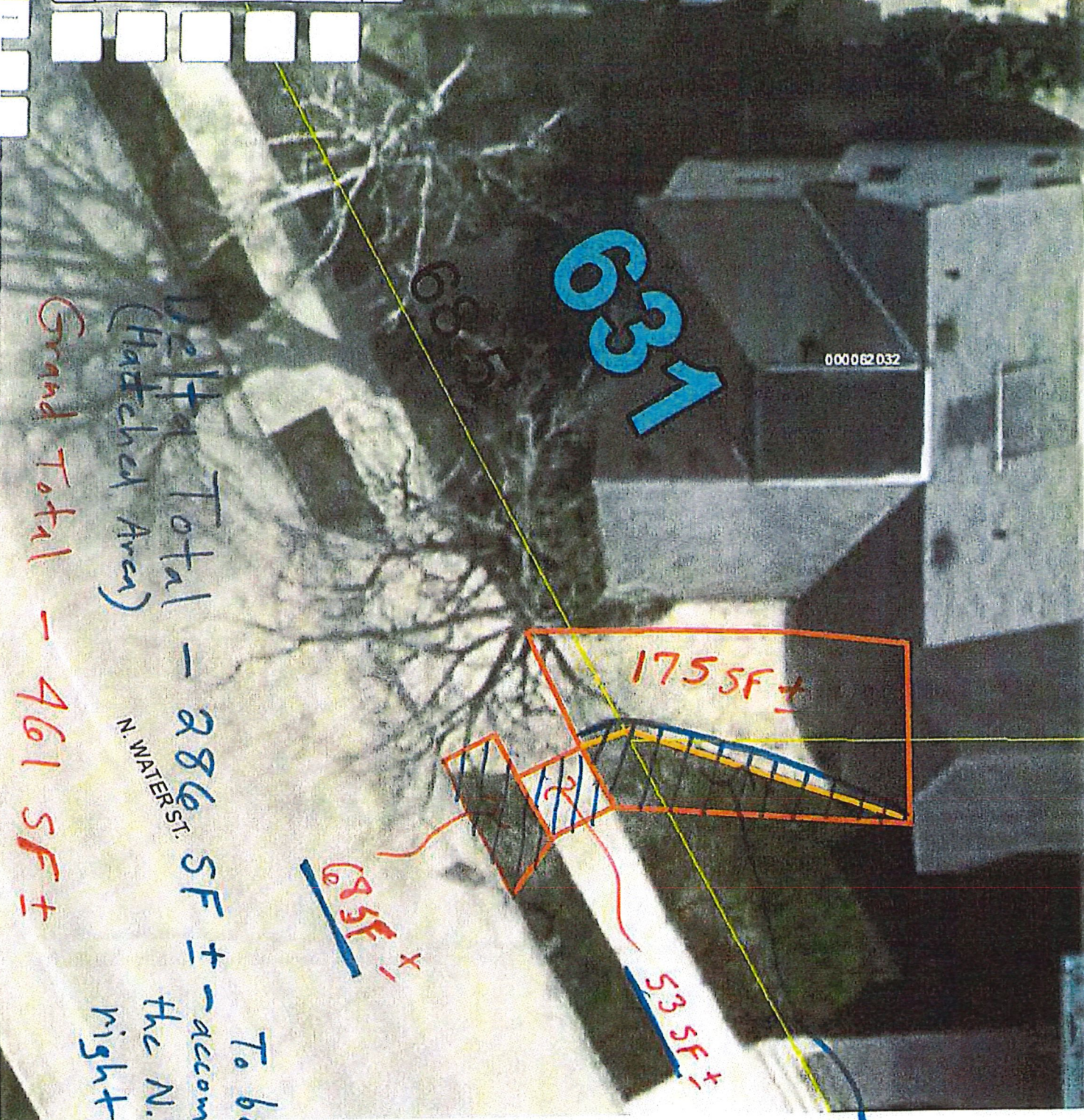
Finance your Home Project

View a list of financing options that best suit your budget.

View Financing Options

Clicking "View Financing Options" won't affect your credit score.

Enter Address or Parcel # 000062031 000062030



6331

000062032

175 SF ±

68 SF ±

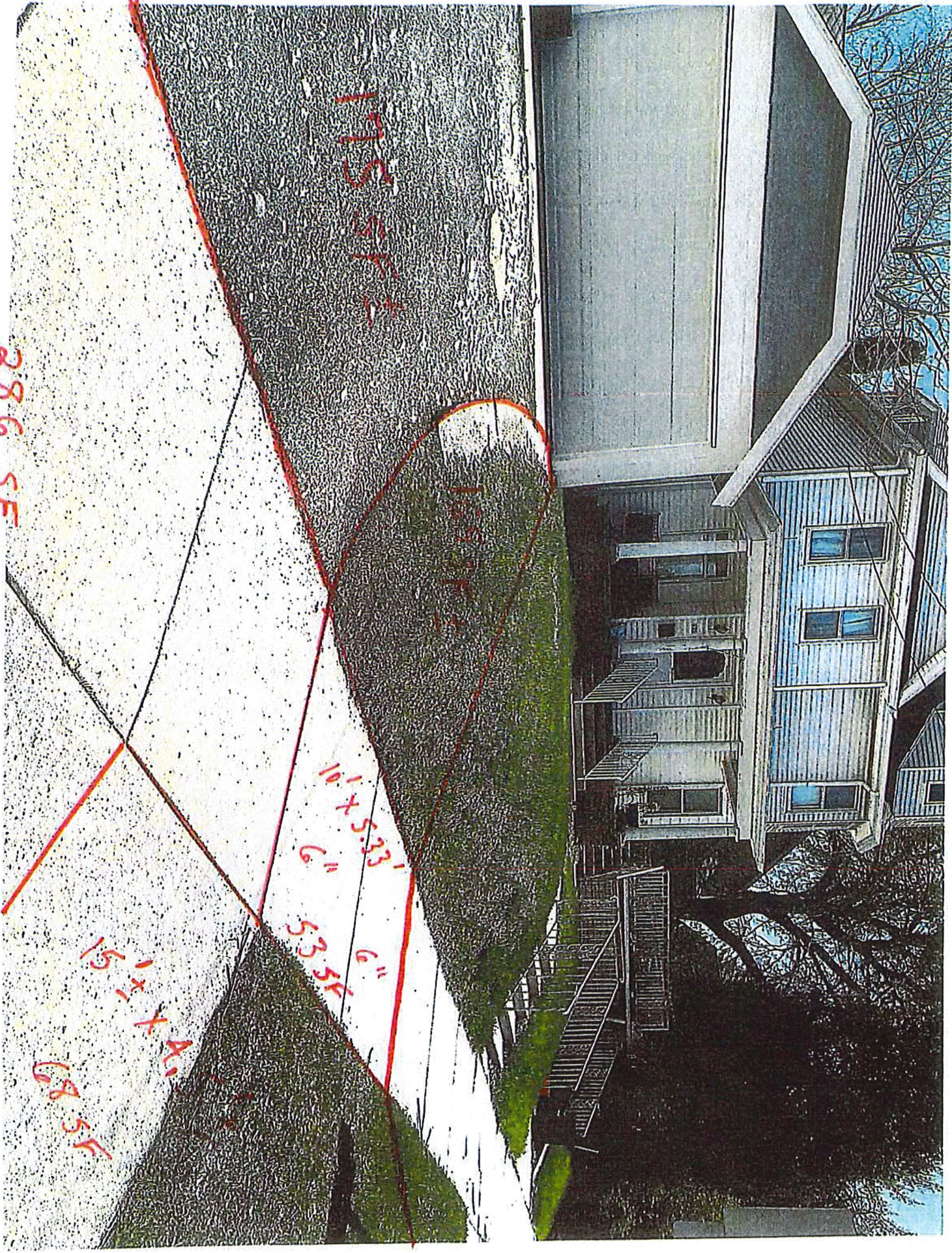
53 SF ±

165 SF ±

Delta Total - 286 SF ±
(Hatched Area)
Grand Total - 461 SF ±

N. WATER ST.

To better accommodate the N.B. right turn



175 SF

286 SF

10' x 5.33'
6"

5.33' x 5.33'
6"

15' x 15'
6"

18 SF