



CITY OF MANITOWOC

WISCONSIN, USA

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MEMO

TO: Public Infrastructure Committee
FROM: Greg Minikel, PE, Engineering Division Manager
DATE: February 22, 2023
RE: Proposed Construction of South 19th St. – Summit to Flambeau St. and Summit St. – South 18th St. to 150 feet west of South 19th St.

Members of the Public Infrastructure Committee:

Bob Popp on behalf of Popp Enterprises has submitted a letter requesting the City of Manitowoc to construct the remainder of South 19th Street between Summit St. and Flambeau St. and also Summit St. from South 18th St. to approximately 150 feet west of South 19th St. in 2024.

We believe that this would be a very good in-fill project to complete this neighborhood. If not now, then when will this area ever get built.

It is our understanding that Popp Enterprises will be purchasing 3 parcels from Habitat for Humanity in the very near future. Therefore, Popp Enterprises will own approximately 75% of the abutting frontage.

We already have existing Public Works Petitions from 2006 that were signed by Bob Popp and Habitat for Humanity requesting the utilities and street to be installed when deemed necessary by the Common Council.

The storm sewer and stormwater pond that would be required for these streets has already been constructed. Bob Popp was gracious enough back in 2006 to allow the City's portion of Flambeau St. to drain into this stormwater pond at no cost to the City. The fact that we already have this infrastructure in place is a huge plus for everyone.

The proposed work for 2024 would include the installation of sanitary sewers on Summit St. from South 18th to South 19th St. and along South 19th St. from Summit St. to Flambeau St., watermain construction over the same street area and grading and graveling of these 2 streets. The concrete paving would occur about 1-3 years later, just like we normally used to do for most subdivision developments.

I have run some quick cost estimates for this work. I have the sanitary sewer cost estimated to be \$275,000. I have the grading and graveling cost estimated to be \$250,000.

All of the work included in this project would be special assessed back to the abutting property owners in accordance with Chapter 7 of the Manitowoc Municipal Code.

There will be 5 other property owners that will be impacted by these assessments. However, the 4 corner lots that are involved will not have any assessment for the sanitary and storm sewer. They will only have assessments for the grading and graveling and the future concrete paving.

In most cases, their grading and graveling and paving assessments will have a corner lot reduction, so that they will not be required to pay the full frontage.

We are recommending the PI Committee and Council to approve this request and recommend including funding in the 2024 Capital Improvement Plan Budget.