

Greg Minikel

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
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