

**Report to the  
Manitowoc Plan Commission**

**Meeting Date:** August 24, 2022

**Request:** PC 1-2022: Setzer; Quit Claim Deed for S. 39<sup>th</sup>, Viebahn and an Un-Named Street

**Report:** The quit claim deed is related to the Fed Ex building that is being constructed at the northeast corner of Viebahn and S. 42<sup>nd</sup> Streets. S. 39<sup>th</sup> will be dedicated from Dewey Street to Viebahn Street

**Recommendation:** Accept the quit claim deed for S. 39<sup>th</sup> Street, Viebahn Street and an Un-Named east/west street.

# QUIT CLAIM DEED

Document Number

By this Deed, Setzer Properties ZGBY, LLC quit claims to the City of Manitowoc, Wisconsin, a municipal corporation, Grantee, for no money but other valuable consideration, all their interest in the following described real estate in Manitowoc County, State of Wisconsin:

A parcel of land located in the SW ¼ of the SW ¼ and the SE ¼ of the SW ¼ of Section 36 Township 19 North, Range 23 East, City of Manitowoc, Manitowoc County, Wisconsin more particularly described as follows:

Lands to be dedicated to the public for road purposes, situated in the City of Manitowoc, County of Manitowoc, State of Wisconsin, and described as follows:

The West 35 feet, of the Southeast quarter of the Southwest quarter of Section 36, The East 35 feet, and North 40 feet of the Southwest quarter of the Southwest quarter of Section 36, Town 19 North, Range 23 East. More particularly described as follows:

Commencing at the Southwest Quarter corner of Section 36, Town 19 North, Range 23 East; Thence N 01° 09' 55" E, along the west line of the Southwest quarter of the Southwest Quarter of said section, 1273.62 feet to THE POINT OF BEGINNING;

Thence continuing along said line, N 01° 09' 55" E, 40.01 feet to the North line of said quarter-quarter; Thence along said North line, N 89° 43' 32" E, 1353.24 feet to a point 35 feet East of the East line of the said quarter-quarter; Thence, S 00° 48' 51" W and parallel to said line, 1284.19 feet to the North line of Viebahn Street; Thence along said line, S 89° 52' 59" W, 35.00 feet; Thence, N 00° 48' 35" E, 2.00 feet; Thence, S 89° 52' 59" W, 620.50.00 feet; Thence, N 00° 02' 56" W, 10.00 feet; Thence N 89° 52' 59" E, 585.64 feet to a point 35 feet West of said East line; Thence along and parallel to said East line, N 00° 48' 51" E, 1231.98 feet to a point 40 feet South of the North line of the Southwest quarter of the Southwest quarter; Thence along and parallel to said North line S 89° 43' 32" W, 1283.48 feet to THE POINT OF BEGINNING.

Said lands contain 147,009 square feet, or 3.37 acres more or less.

It is the intention to provide a deed and dedicate the aforementioned description for street purposes, the description includes any and all previously dedicated street area.

Name of the streets covered by the aforementioned description are: Viebahn Street, S. 39<sup>th</sup> Street and an Un-Named Street

This ~~is~~ is not homestead property.

Fee exempt under Section 77.25(2r)

Brett Setzer  
Grantee, Brett Setzer, Setzer Properties ZGBY, LLC

7-18-2022  
Date

STATE OF Kentucky )  
) ss. Fayette COUNTY)

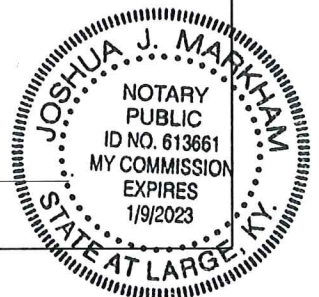
Personally came before me this 18<sup>th</sup> day of July, 2022, the above named Brett Setzer, Vice President, Setzer Properties ZGBY, LLC to me known to be the person who executed the foregoing instrument and acknowledged the same.

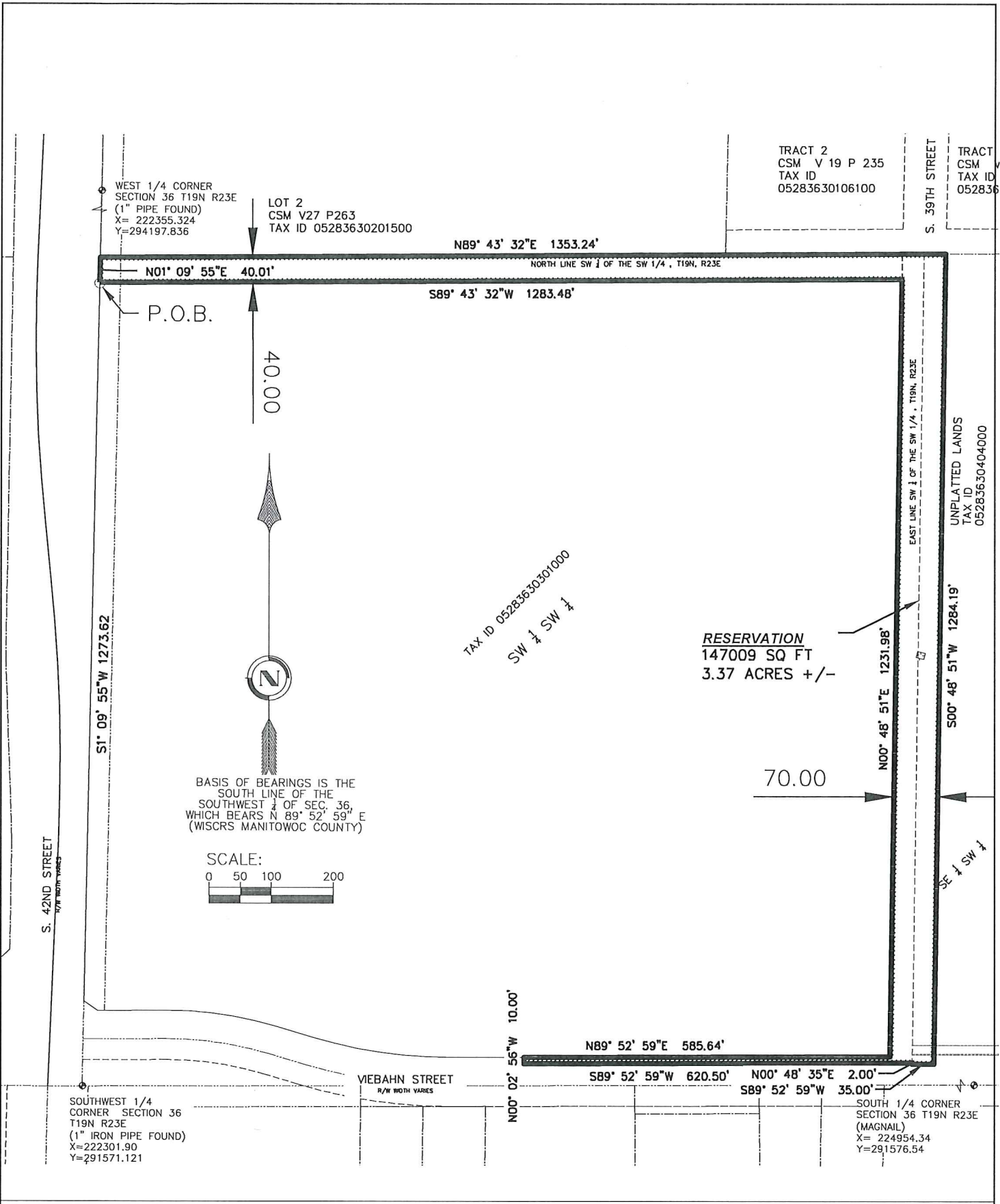
This instrument drafted by:  
Paul Braun, City Planner  
Authorized by the City of Manitowoc

[Signature]  
Notary Public Kentucky Manitowoc County, WI.  
My commission expires 1-9-2023

Name and Return Address:  
City Clerk  
City Hall  
900 Quay Street  
Manitowoc, WI 54220-4543

part of 052-836-303-010.00  
Parcel Identification Number





DRAWN BY MJR
DATE JUNE 2022
REFERENCE FILE
DRAWING FILE

**EXHIBIT "A"**

PARCEL ID 05283630301000

LANDS TO BE DEDICATED TO THE PUBLIC

CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

**Cedar**  
corporation

W61 N497 Washington Avenue  
Cedarburg, Wisconsin 53012  
262-204-2360  
800-472-7372  
FAX 262-375-2688  
www.cedarcorp.com

engineers • architects • planners • environmental specialists  
land surveyors • landscape architects • interior designers

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JOB NO. 4675-014
SHEET 2