

Report to the Manitowoc Plan Commission

Meeting Date: February 27, 2019

Request: PC 35-2018: Keil; Archer Street - Proposed Street Vacation under §66.1003(4) and Official Map Amendment under §62.23(6)

Existing Land Use for Subject Property: Unimproved Street Right of Way

Existing Zoning for Subject Property: R-4 Single and Two Family Residential, R-2 Single Family and P-1 Conservancy

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Residential	R-4 Single and Two Family
South	Undeveloped	P-1 Conservancy
West	Residential	R-2 Single Family
East	Undeveloped, Residential	P-1 Conservancy and R-4 Single and Two Family

Comprehensive Plan: The proposed Street Vacation and Official Map Amendment is consistent with the Comprehensive Plan.

Report: Greg Keil, Thomas Keil and Deborah Keil are co-owners of multiple properties in the 4400 block of Archer Street and Broadway Street. The Keil's would like to raze two existing residences that are on the properties and then resubdivide the properties into new buildable lots of record. The Keil's properties are divided by a dedicated, but unimproved Archer Street. They would like the street vacated and removed from the Official Map so the right of way can be incorporated into their other properties.

Archer Street is dedicated but unimproved. It was originally dedicated as part of the plat of Manitowoc Rapids in 1836 when the area was in the "Territory of Michigan in the County of Brown." A map of the Manitowoc Rapids subdivision is attached.

The area to be vacated is approximately 30,056 s.f. or 0.69 acres. It is 60' wide by an average of 500' in length. The westerly portion of the proposed vacated area is zoned R-4 Single and Two Family Residential and R-2 Single Family Residential with the remaining area zoned P-1 Conservancy. The elevation at the west end of Archer Street is 660' and the elevation at the east end is 586'. Between the change in elevation of 74' and the conservancy zoning the street was never improved.

The street vacation will not create any landlocked parcels. There is a parcel further south of the area to be vacated that is owned by a Joshua Mrotek that will still have access off of the dedicated but unimproved N. 44th Street to the east.

Pursuant to §66.1005 "Reversion of Title (1) When any highway or public ground acquired or held for highway purposes is discontinued, the land where the highway or public ground is located shall belong to the owner or owners of the adjoining lands. If the highway or public ground is located between the lands of different owners, it shall be annexed to the lots to which it originally belonged if that can be ascertained. If the lots to which the land originally belonged cannot be ascertained, the land shall be equally divided between the owners of the lands on each side of the highway or public ground."

The Keil's are abutting property owners so the vacated Archer Street will revert back to them.

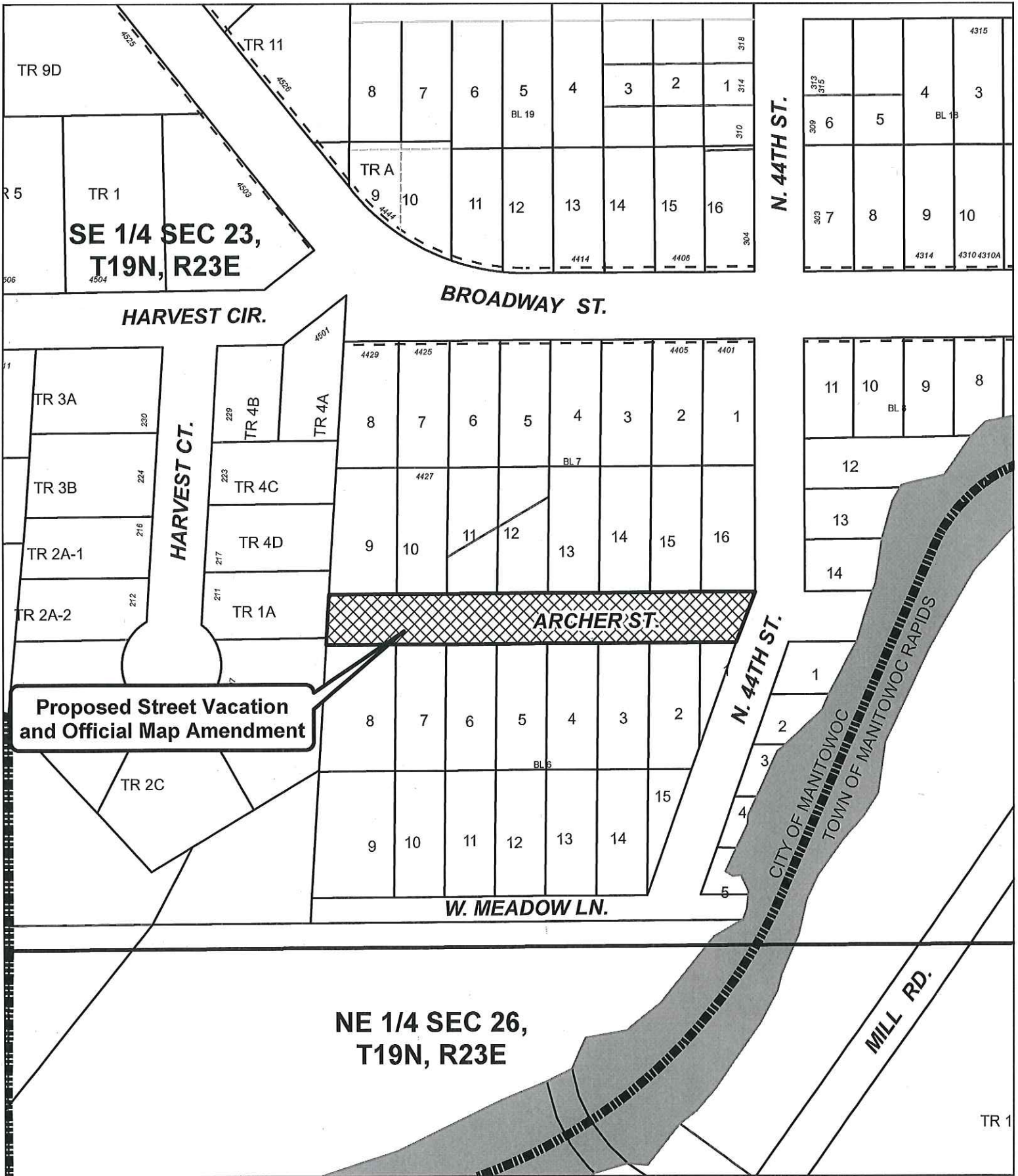
Site Assessment Due to the steep grade and conservancy zoning the construction of the street is impractical; the street vacation and amendment to the Official Map would allow for the subdivision of the Keil property for redevelopment.

Public Comments Notices were mailed out to property owners on February 20th and no comments were received at the time this report written.

Timeline

- Common Council Public Hearing - March 18.

Recommendation: The Plan Commission recommends i) approval of the Street Vacation and Amendment to the Official Map and ii) instruct the City Clerk to schedule the necessary public hearings for the March 18th Council meeting.



Street Vacation of Archer Street
and Change to the Official Map
City of Manitowoc

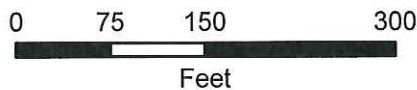
PC 35-2018



DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

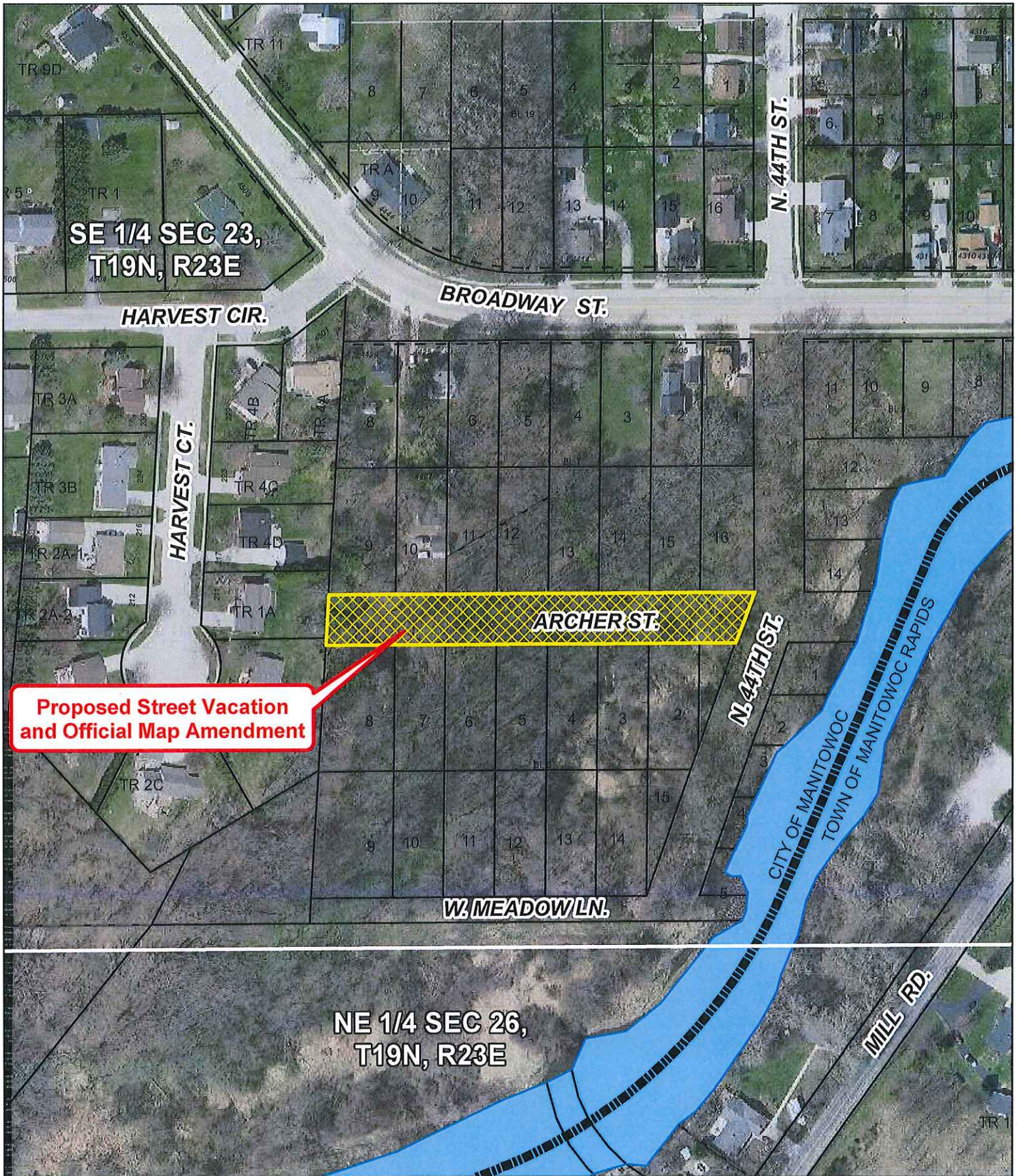
Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 01/16/2019

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Legend

 Street Vacation & Amended Official Map



**Proposed Street Vacation
and Official Map Amendment**

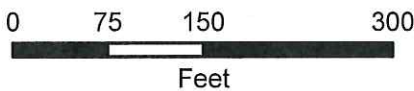


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PC 35-2018

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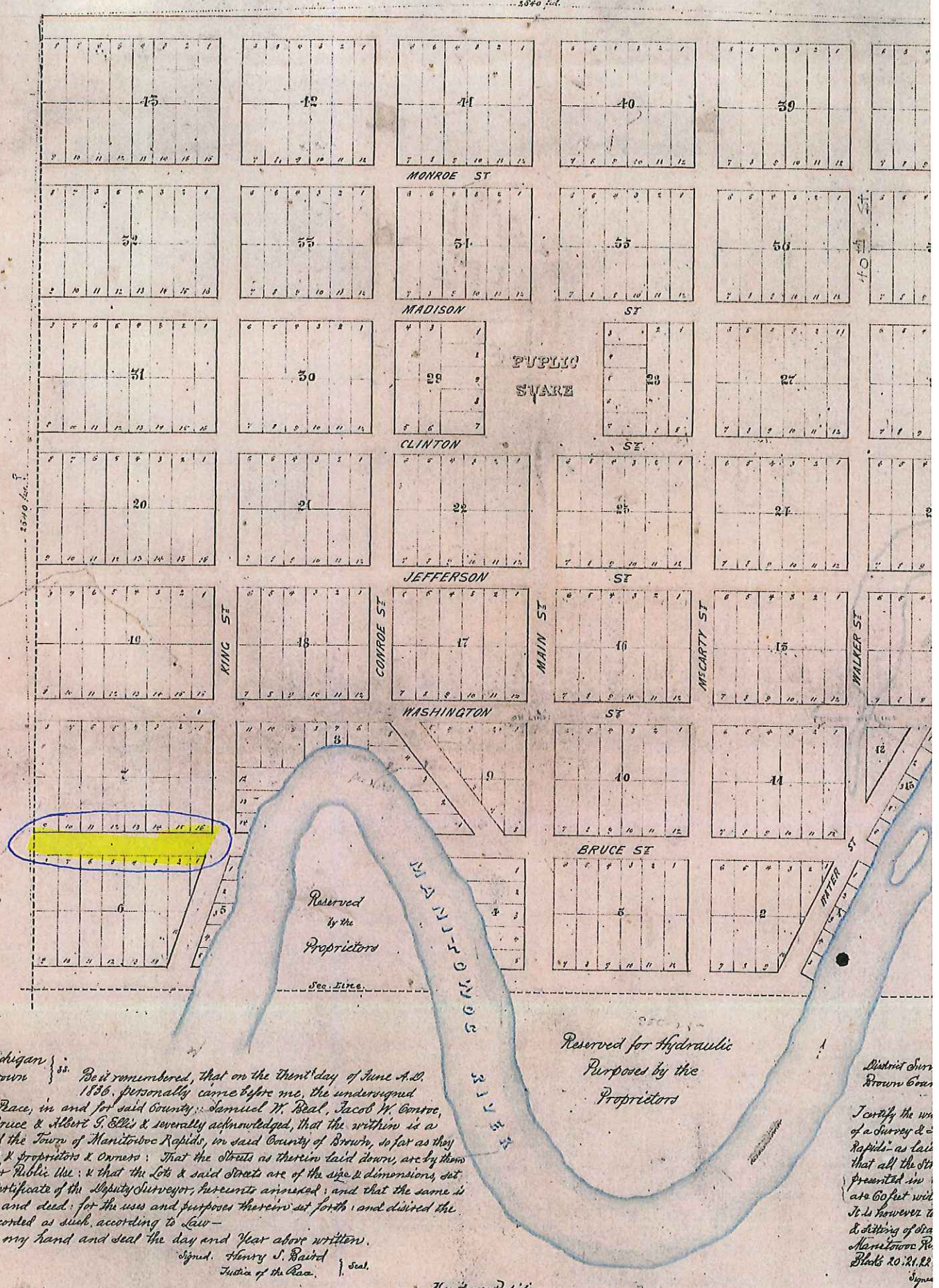
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Legend

 Street Vacation & Amended Official Map

MANITOWOC RAPIDS.



Territory of Michigan }
 County of Brown }

Be it remembered, that on the thirtieth day of June A.D. 1836, personally came before me, the undersigned Justice of the Peace, in and for said County, Samuel W. Beal, Jacob W. Conroe, William H. Bruce & Albert S. Ellis & severally acknowledged, that the within is a true survey of the Town of Manitowoc Rapids, in said County of Brown, so far as they are interested & proprietors & owners: That the streets as therein laid down, are by them appropriated for Public Use: & that the Lots & said Streets are of the size & dimensions, set forth in the Certificate of the Deputy Surveyor, hereunto annexed; and that the same is their free act and deed: for the uses and purposes therein set forth; and desired the same to be recorded as such, according to Law—

Given under my hand and seal the day and Year above written.
 Signed, Henry S. Baird } Seal.
 Justice of the Peace.

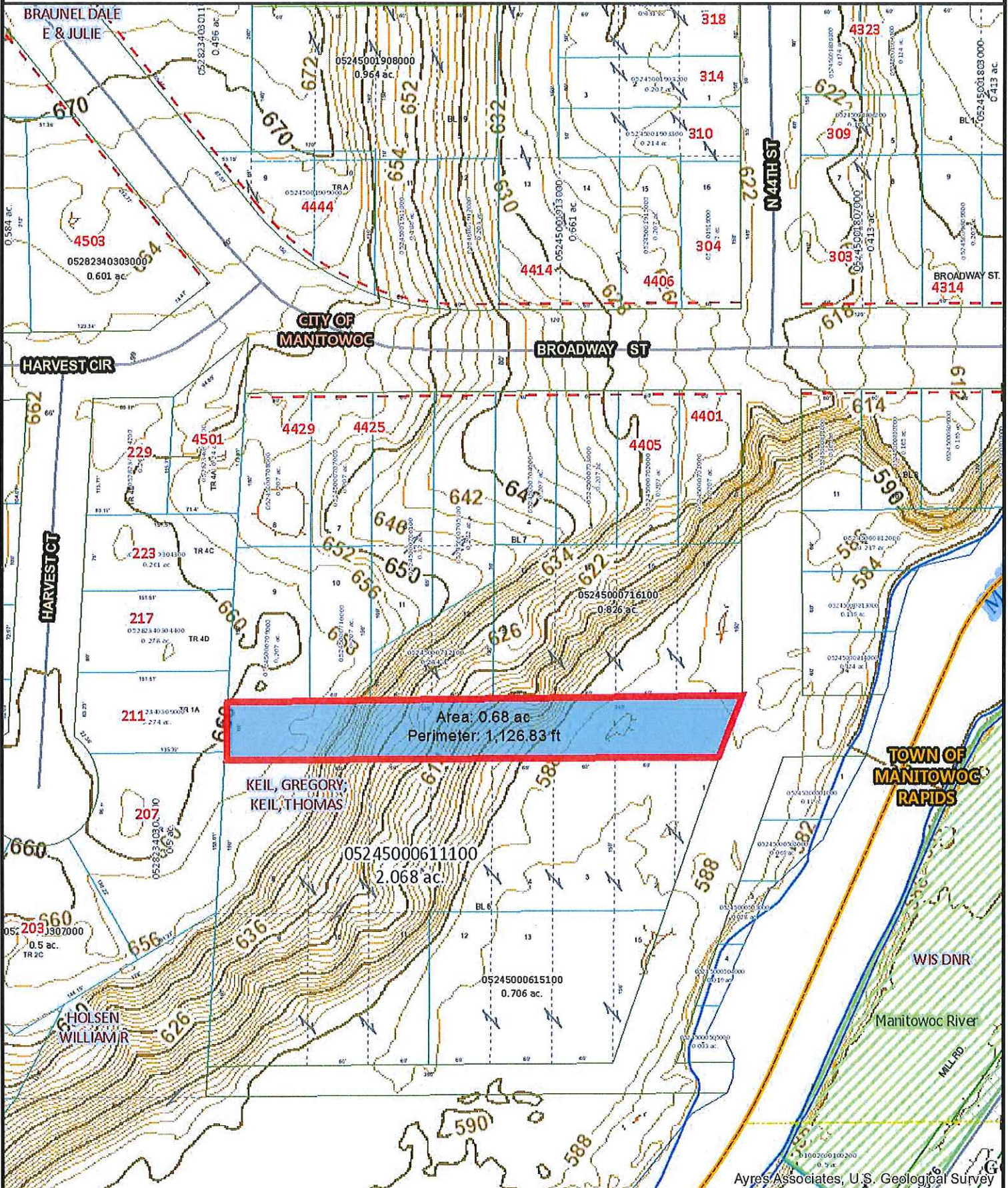
Reserved for Hydraulic Purposes by the Proprietors

District Court
 Brown County
 I certify the within of a Survey of the Rapids as laid out that all the streets presented in are 60 feet wide. It is however to be sitting of the Manitowoc Rapids Blocks 20, 21, 22.
 Signed

Manitowoc Rapids
 - Five N. 15. -

Received for Record on the 26th day of March

Archer Street Contours



Author:
Date Printed: 2/22/2019



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Archer Street Zoning

