

## Report to the Manitowoc Plan Commission

**Date:** August 26, 2015

**Request:** PC 1-2015 Willow Spruce Trust Request for a Release of Easement (held over from last month)

**Reason for Request:** Release of Easement

**Existing Land Use:** Residential

**Report:** This item was tabled from the July Plan Commission meeting per a request from the surveyor (Bruce Robley). The surveyor was planning to meet with MPU Electric and Comcast to field verify the location of utilities to determine if the easement could be relocated. If utilities are in the way of development the owner will need to decide if they want to pay for relocation costs. As of Aug 21, 2015 the surveyor has not responded back to staff.

**Recommendation:** No recommendation at this time, staff is waiting for action from the surveyor.

**Paul Braun**

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**From:** Paul Braun  
**Sent:** Wednesday, July 15, 2015 2:00 PM  
**To:** Robert Peronto; Jerry Peot; Grég Minikel; Kari Jensen; Rob Michaelson; Steve Bacalzo; Becky Olson; David Howrath - Comcast (David\_Howrath@cable.comcast.net)  
**Cc:** Nicolas Sparacio; robleylandsurveying@hotmail.com  
**Subject:** Easement Release 2211 N. 8th Street  
**Attachments:** 2211 n 8th\_201507151352.pdf

Bruce Robley, Robley Land Surveying on behalf of his client is requesting a release of easement for an existing lot at 2211 N. 8<sup>th</sup> Street. Please respond to me by Wednesday July 22 if there are any concerns with releasing this easement. See the attachments.

thanks

**Paul Braun**  
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# 2211 N. 8th Street



July 15, 2015

Manitowoc Area Utilities

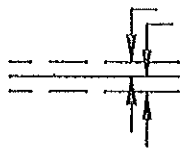
The Willow Spruce Trust, owner of Tract 4 of Certified Survey Map recorded in Volume 9 Page 681, address being 2211 N. 8<sup>th</sup> Street, Manitowoc, wish to subdivide said Tract 4 into two lots, the north 143.5 feet and the south 251.04 feet. In subdividing said Tract 4, we desire to remove or replace the existing 12 foot wide utility easement in the easterly 56 feet of said Tract 4. A 10 foot wide utility and drainage, see Woodridge Estate Subdivision # 4, could replace said 12 wide easement, along the south, east and north lines of said Tract 4.

Sincerely  
Willow Spruce Trust



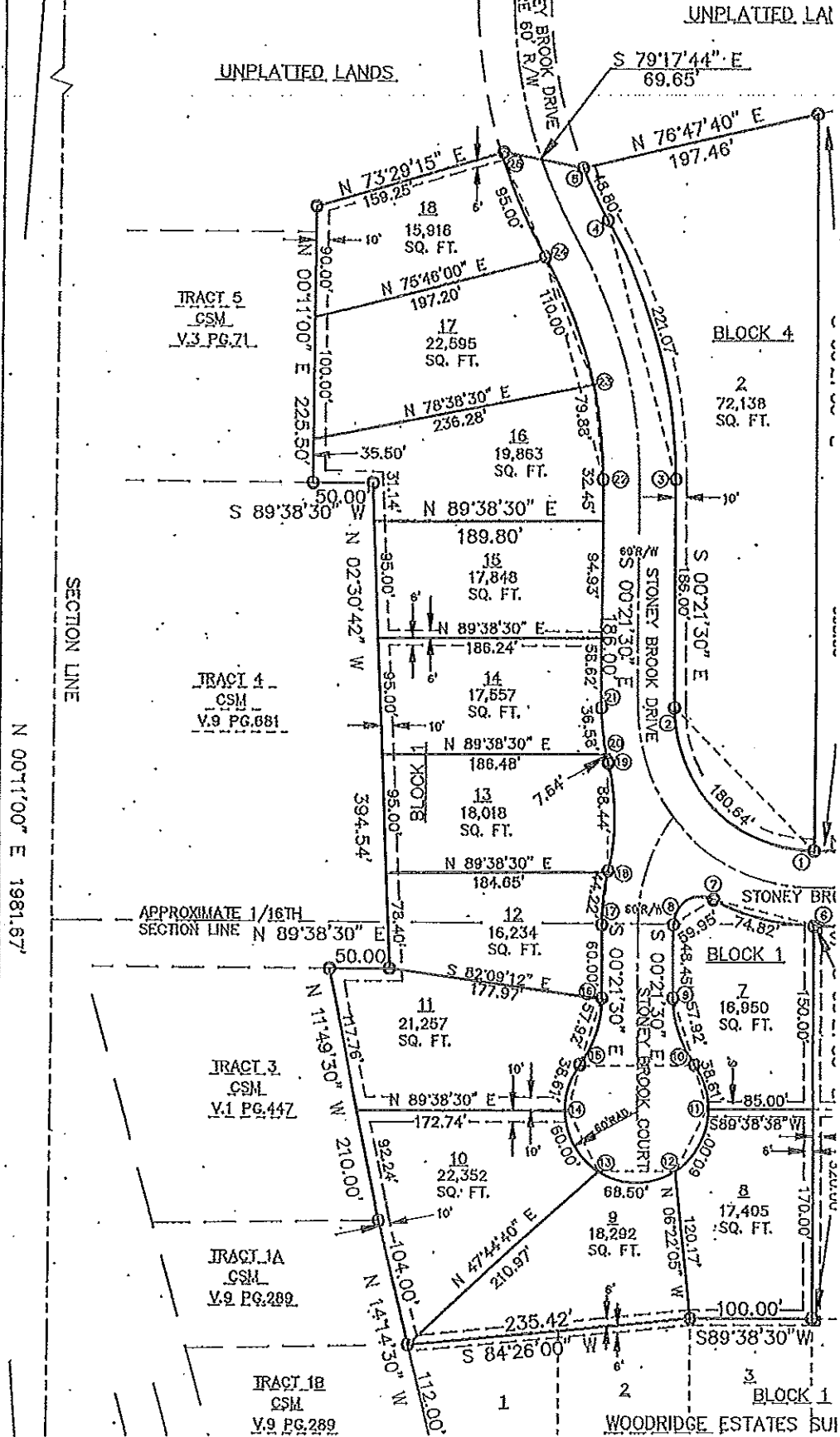
1.50LBS/LI

UTILITY AN  
SYMMETRIC  
WIDTH SHC



W1/4 CORNER  
SECTION 8  
T.19N.,R.24E.  
IRON SPIKE

WOODRIDGE ESTATES SUBD. #4



SECTION LINE

N 00°11'00" E 1981.87'

APPROXIMATE 1/16TH  
SECTION LINE N 89°38'30" E

TRACT 5  
CSM  
V.3 PG.71

TRACT 4  
CSM  
V.9 PG.881

TRACT 3  
CSM  
V.1 PG.447

TRACT 1A  
CSM  
V.9 PG.289

TRACT 1B  
CSM  
V.9 PG.289

UNPLATTED LAND

UNPLATTED LANDS

BLOCK 4

BLOCK 1

BLOCK 1

WOODRIDGE ESTATES SUB