

## Report to the Manitowoc Plan Commission

**Meeting Date:** April 24, 2024

**Request:** PC 9-2024: Kapsch: Request to Purchase City-Owned Property Located on Riverview Drive. (Parcel # 615-000-010)

**Report:**

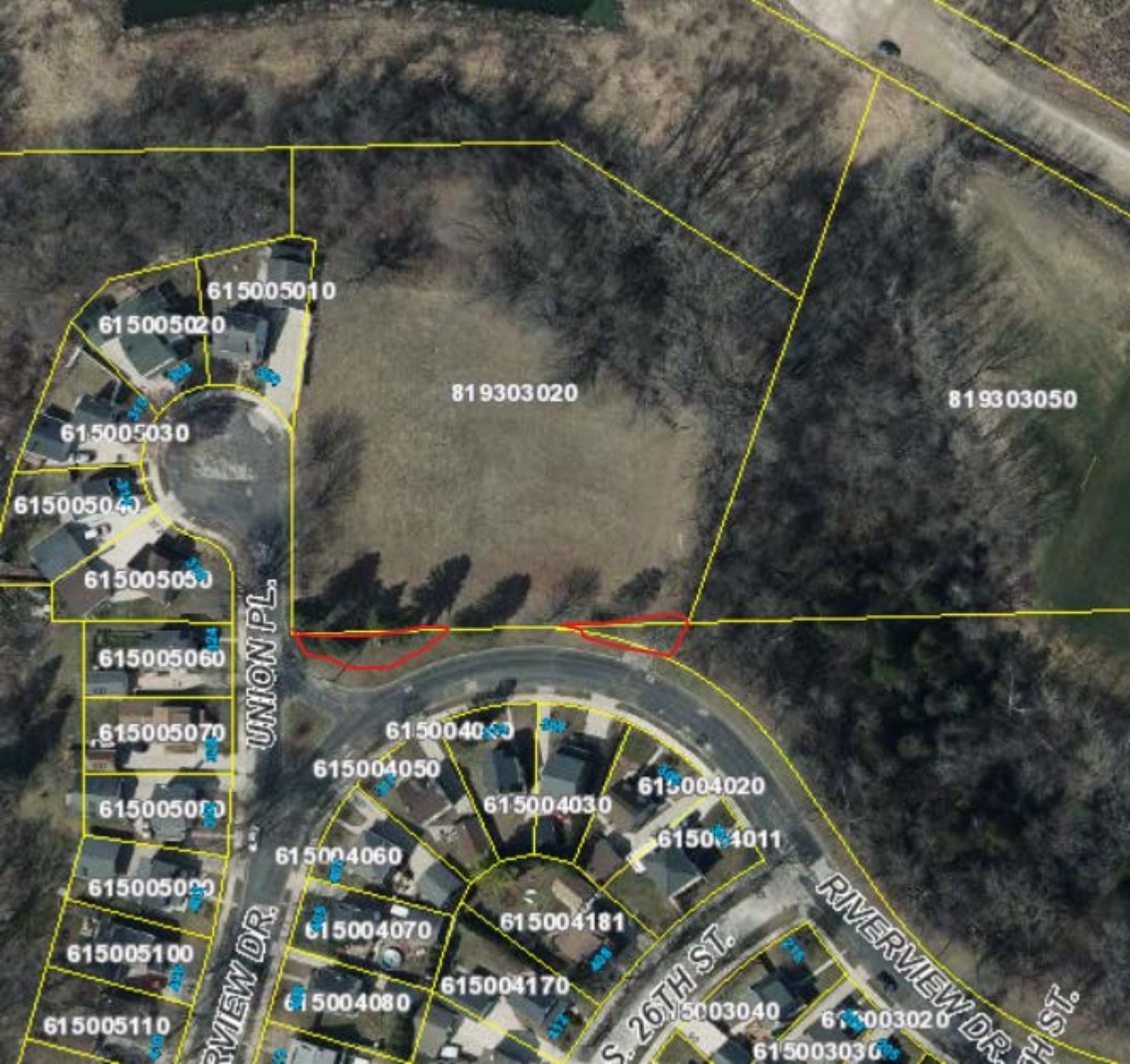
On February 22, 2024 Brian and Carolyn Kapsch acquired a 2.08 acre +/- parcel of property from Manitowoc County that is located at the northeast corner of Riverview Drive and Union Place. The parcel was formerly the location of the Riverview Apartments which were condemned and razed in 2018 due to multiple building code and life safety violations. In 2019, the property was rezoned from R-6 Multiple Family to R-3 Single Family.

Kapsch's are planning to create four residential lots by Certified Survey. One of the proposed lots (lot 3) would not have access to Riverview Drive unless the City of Manitowoc would sell them the property; the property is not right-of-way. The Kapsch's are asking to acquire the 844 s.f. triangular shaped piece of property.

The Kapsch's are also interested in acquiring a second triangular shaped piece of right of way that is 1,443 s.f.; this piece is adjacent to Lot 4 that is shown on the proposed certified survey. Wis. Statutes 66.1003(5) allows Cities to deed portions of right-of-way if the main travel way isn't affected. *"66.1003 (5) For the purpose of this section, the narrowing, widening, extending or other alteration of any road, street, lane or alley does not constitute a discontinuance of any part of the former road, street, lane or alley, including any right-of-way, which is included within the right-of-way for the new road, street, lane or alley."* The formal discontinuance or street vacation process is not needed because the main travel way is not being affected; the triangle piece is excess right-of-way.

Community Development and Public Infrastructure staff are supportive of the request.

**Recommendation:** Approve the request to purchase the City-owned property and instruct City staff to complete all facets of the transaction.



615005010

615005020

819303020

819303050

615005030

615005040

61500505J

UNION PL.

615005060

615005070

615005080

615005090

615005100

615005110

RIVERVIEW DR.

615004000

615004050

615004030

615004020

615004011

615004060

615004070

615004181

615004170

615004080

S. 26TH ST.

615003040

615003020

615003030

RIVERVIEW DR.

TH ST.



# Corner Point

A DIVISION OF  BUILDING SERVICE

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MAYOR AND PLAN COMMISSION  
900 QUAY STREET  
MANITOWOC WI 54220

April 12, 2024

Dear Mayor and Plan Commission:

As a representative of Brian and Carolyn Kapsch, owners of Parcel ID: 05281930302000 on Riverview Drive, we are here by requesting to purchase approximately 0.019 acres of land currently owned by the City of Manitowoc located on Riverview Drive as part of Parcel ID: 05261500001000. This parcel will be combined with their existing property to provide them with street frontage. This area has been used by previous owners of the Kapsch parcel.

Please see the attached map.

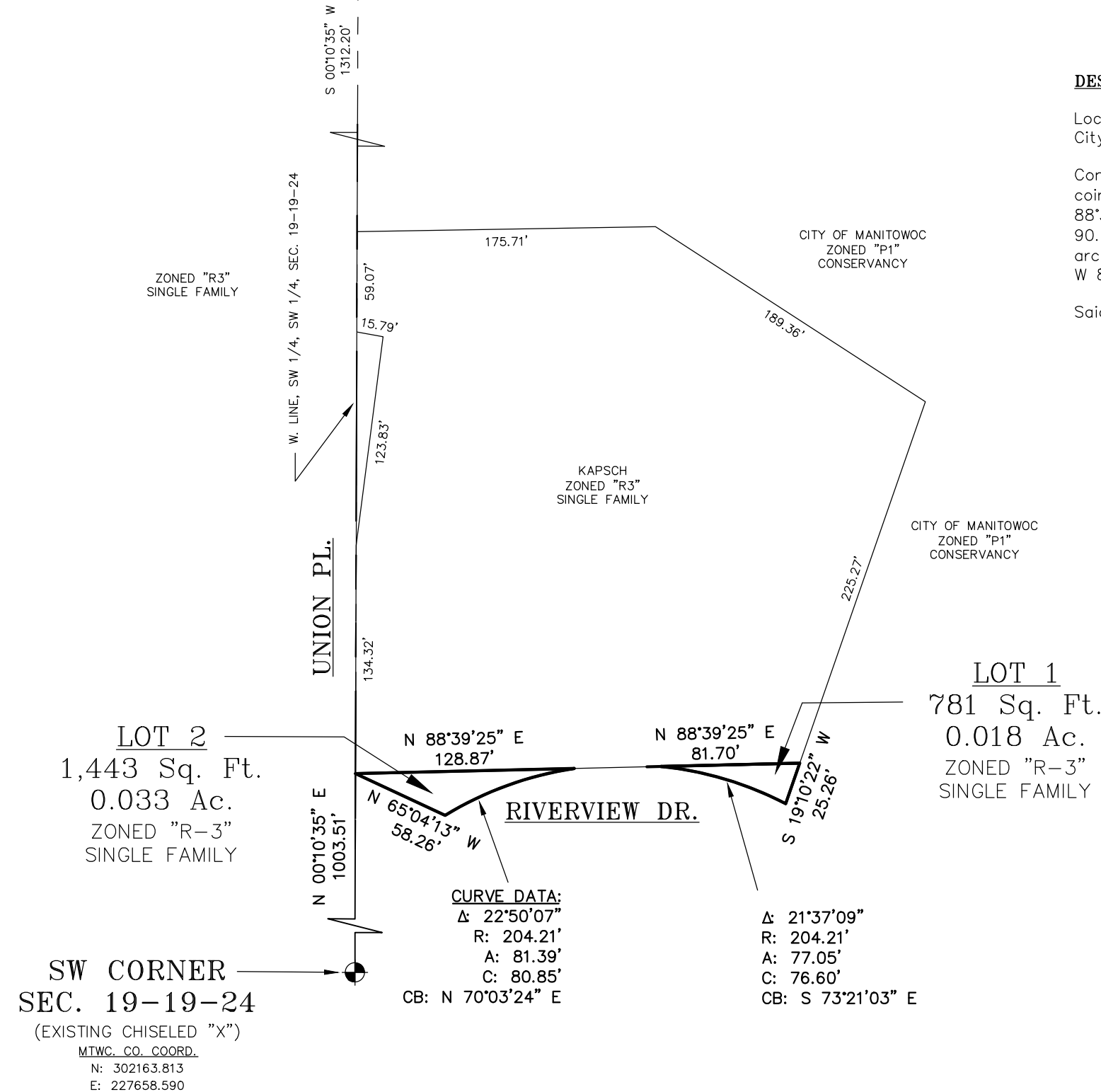
Very truly yours,  
CORNER POINT



Brooke L. Bastian, Survey Technician

**MEANDER CORNER  
SEC. 19-19-24**

(EXISTING 2" IRON PIPE)  
MTWC. CO. COORD.  
N: 303968.106  
E: 227664.140



**DESCRIPTION:**

Located in the SW 1/4 of the SW 1/4 of Section 19, Town 19 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the SW Corner of Section 19; Thence N 00°10'35" E, 1003.51 feet coincident with the west line of the SW 1/4 of the SW 1/4 of said Section; Thence N 88°39'25" E, 171.63 feet to the point of beginning; Thence continuing N 88°39'25" E, 90.00 feet; Thence S 19°10'22" W, 25.95 feet; Thence Westerly, 85.10 feet along the arc of a 203.80 foot radius curve to the left the chord of which bears N 74°37'13" W 84.48 feet; to the point of beginning.

Said parcel contains 844 Square Feet (0.019 Acres) of land.



**PRELIMINARY PLAT OF SURVEY**  
 LOCATED IN THE SW 1/4 OF SECTION 19, TOWN 19 NORTH, RANGE 24 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

FIELD WORK COMPLETION DATE:	4/12/2024
DRAWN BY:	JAD/BLB
JOB NO.:	S822024
CAD FILE:	DWG\CITY\MTWC\MECCA\S822024
SCALE:	1" = 80'

**BRIAN & CAROLYN KAPSCH**  
 113 NOWAK ST.  
 WAUSAU, WI 54401





# CERTIFIED SURVEY MAP

TRACT A OF A CERTIFIED SURVEY MAP, VOLUME 1, PAGE 149 AND PART OF GOVERNMENT LOT 7 ALL LOCATED IN THE NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 19, TOWN 19 NORTH, RANGE 24 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

**MEANDER CORNER  
SEC. 19-19-24**

(EXISTING 2" IRON PIPE)  
MTWC. CO. COORD.  
 N: 303968.106  
 E: 227664.140

W. LINE, SW 1/4, SEC. 19-19-24



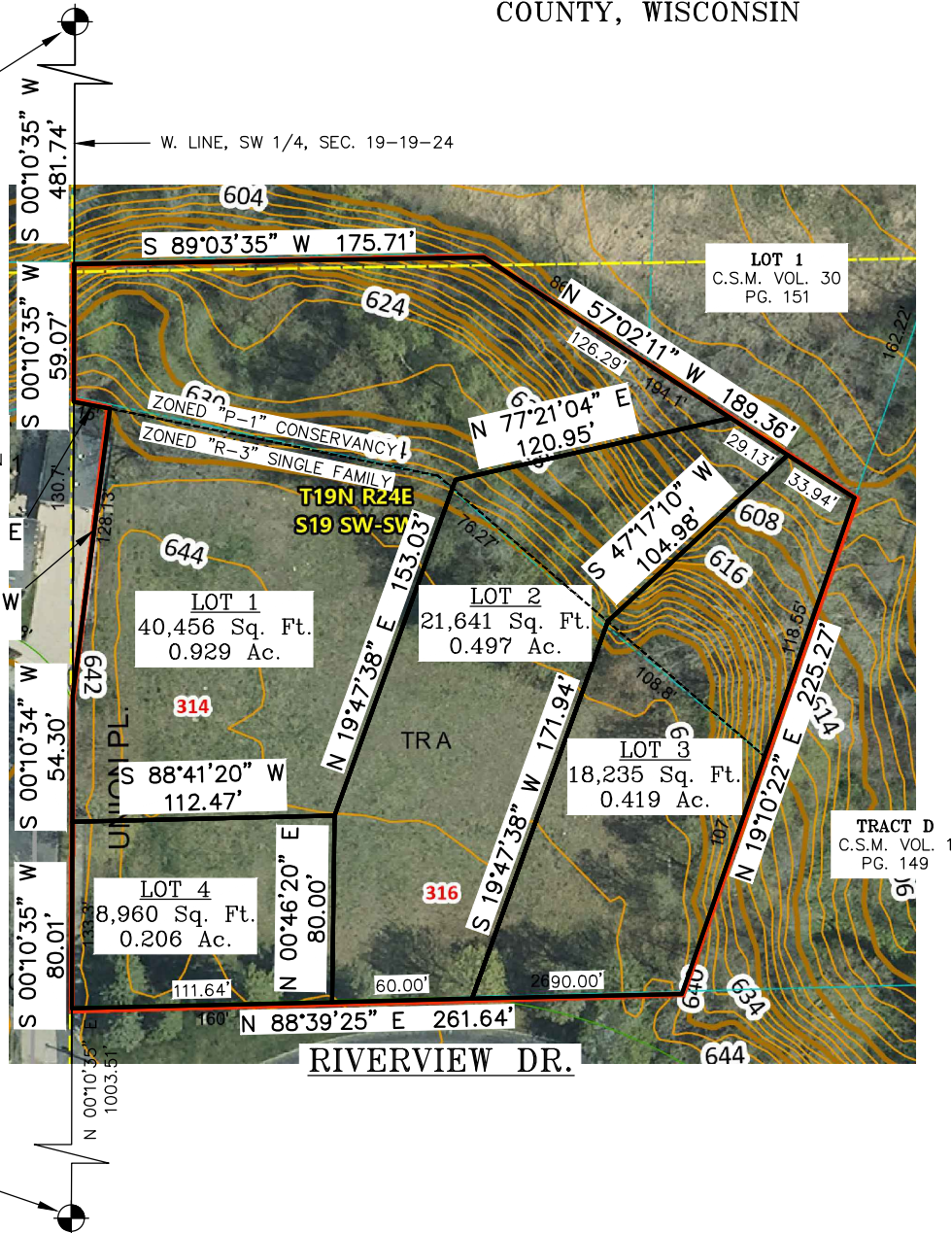
LOT 1  
RIVERVIEW ADDITION  
BLK. 5

S 79°30'42" E 15.79'  
 S 07°23'08" W 123.8'

UNION PL.

**SW CORNER  
SEC. 19-19-24**

(EXISTING CHISELED "X")  
MTWC. CO. COORD.  
 N: 302163.813  
 E: 227658.590



## LEGEND

- = 3/4"x 18" IRON REBAR SET WEIGHING 1.13 LBS/FT
- △ = MAG NAIL SET
- = EXISTING IRON PIPE/ROD
- ▲ = EXISTING MAG/P-K NAIL