



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

July 29, 2021

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: **PC 20-2021: Phelps; Petition for Direct Annexation pursuant to §66.0217(2) from the Town of Manitowoc Rapids, West Custer Street.**

At the July 28, 2021 meeting of the Manitowoc City Plan Commission, the Commission recommended to the Common Council the following action:

Acceptance of the annexation petition as presented for the Phelps - Custer #7 Annexation area.

Address of applicant
Jason and Kelly Phelps
5005 Thimbleberry Lane
Two Rivers, WI 54241

Granicus #: 21-0693

Attachments: Ordinance, Resolution, Maps

Aldermanic District 9

Ward 36

Town of
Manitowoc Rapids

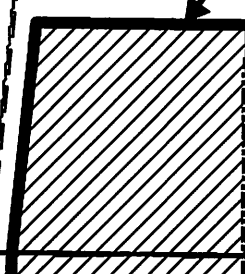
SW 1/4
SEC 26,
T19N, R23E

1/4 Section Line

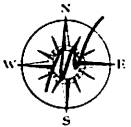
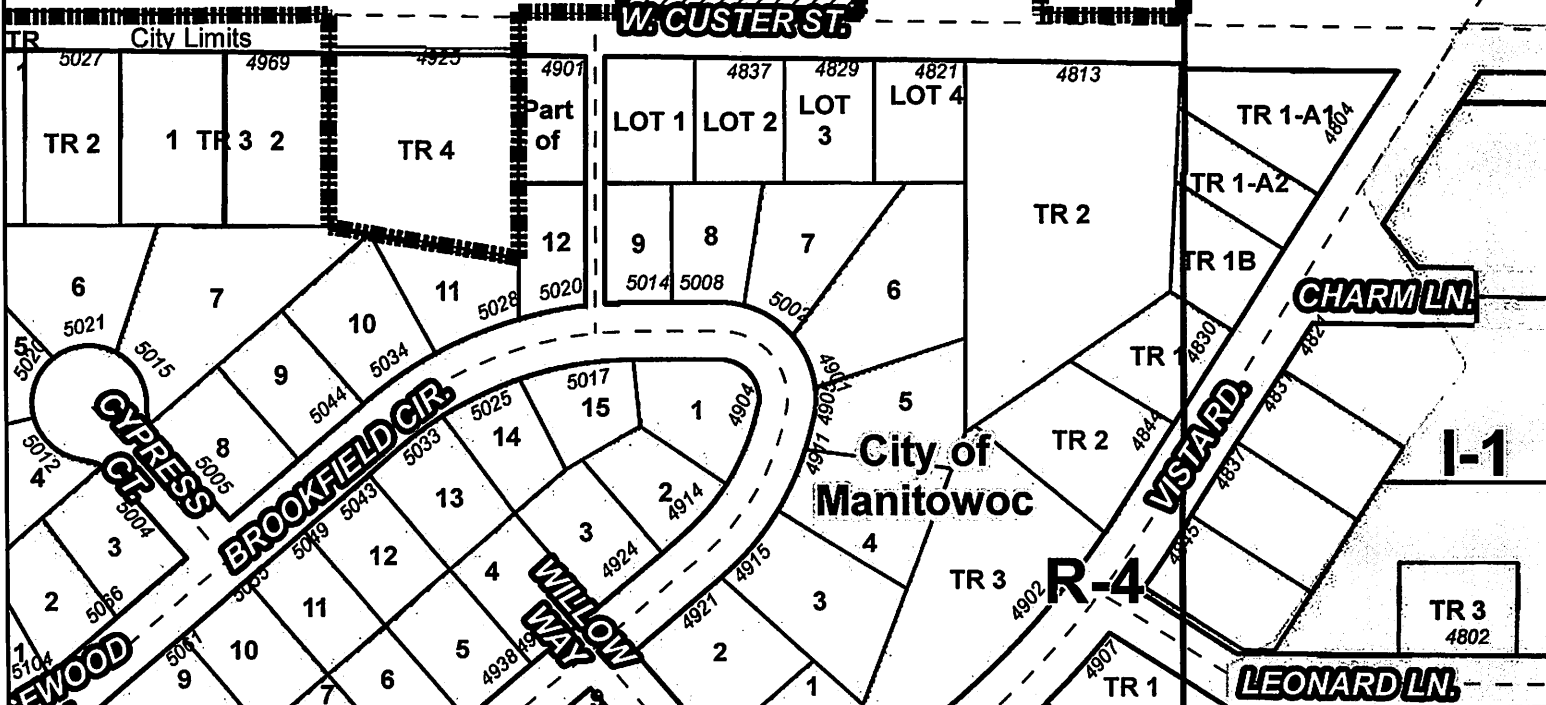
TR 1
SE 1/4
SEC 26,
T19N, R23E

P-1

Annexation
Area






4816 4808 4814

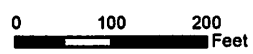


Custer #7
City of Manitowoc, WI
Aldermanic District #9
Ward 36
Population: 0

PC 20-2021 Annexation
W. Custer St.

Legend

-  Annexation Area
-  Official Map Street
-  Corporate Limits



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.

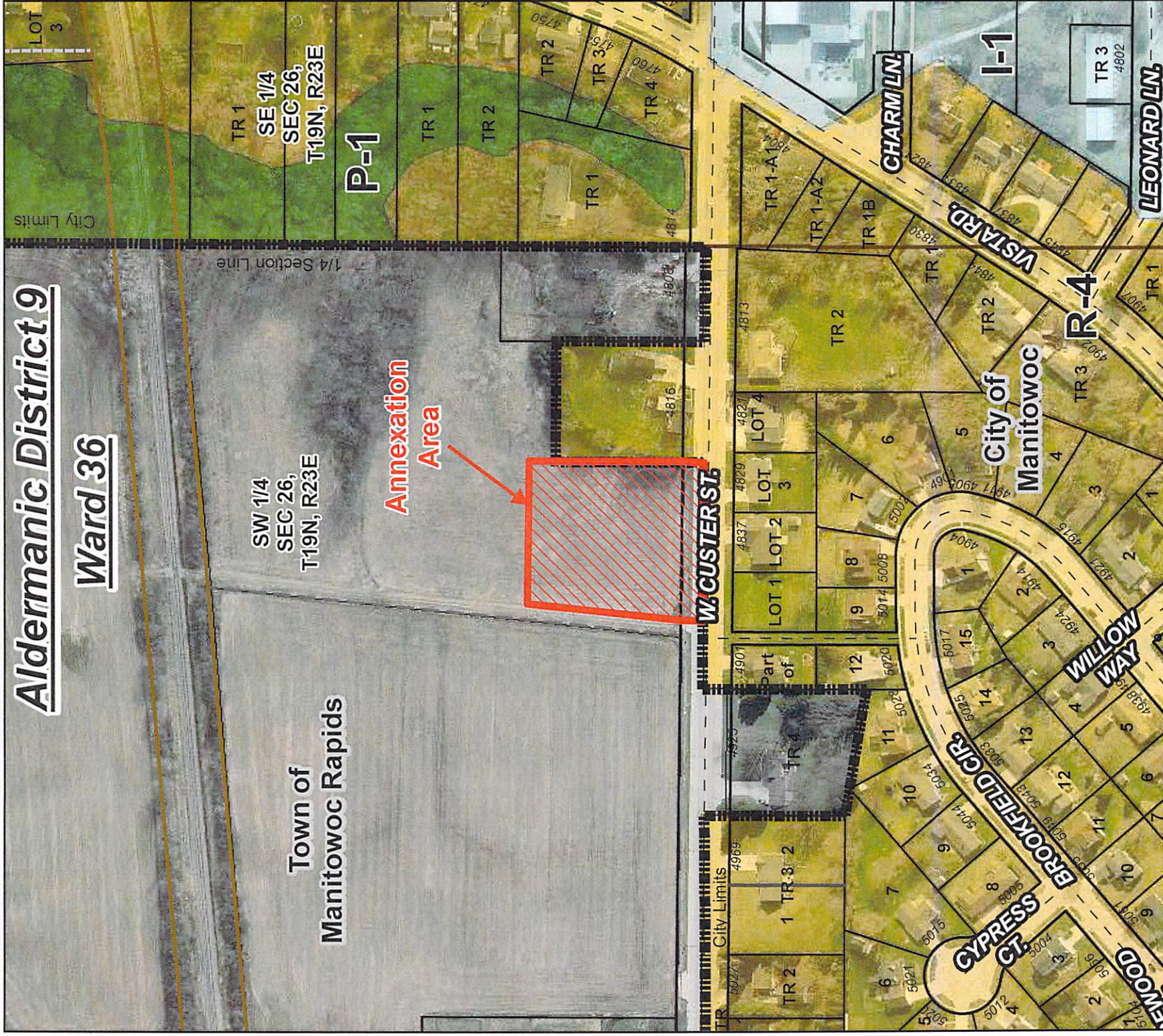
Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 8/2/2021

Document Path: O:\Planning\PC Plan Commission\PC_Annexation\2021\PC 20-2021 Phelps Annexation_W Custer Street\Mapa\PC 20-2021 Annexation B&W.mxd

Manitowoc City Plan Commission

Aldermanic District 9

Ward 36



SW 1/4
SEC 26,
T19N, R23E

1/4 Section Line

Town of
Manitowoc Rapids

Annexation
Area

P-1

TR 1
SE 1/4
SEC 26,
T19N, R23E

W. CUSTER ST.

CHARM LN.

LEONARD LN.

VISTARD

WILLOW WAY

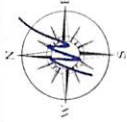
CYPRUS CT.

GOMEROD

City of
Manitowoc

R-4

I-1



Custer #7

City of Manitowoc, WI

Aldermanic District #9

Ward 36

Population: 0



PC 20-2021 Annexation
W. Custer St.

Legend

- Annexation Area
- Official Map Street
- Corporate Limits

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
Map Plotted: 8/2/2021
Document Path: C:\Planning\PC Plan Commission\2021\PC 20-2021 Phelps Annexation_W Custer Street\Maps\PC 20-2021 Annexation.mxd

**Town of
Manitowoc Rapids**

SW 1/4
SEC 26
T19N R23E

SE 1/4
SEC 26
T19N R23E

**Proposed
Rezone to R-4**

1/4 Section Line

P-1

W. CUSTER ST.

R-4

V. STARD.

CHARM LN.

**City of
Manitowoc**

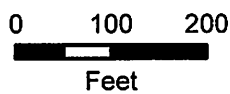
BROOKFIELD CR.

LEONARD LN.

I-1

**Proposed Rezone Property from R-1 Residential-Agricultural
to R-4, Single- and Two-Family District**

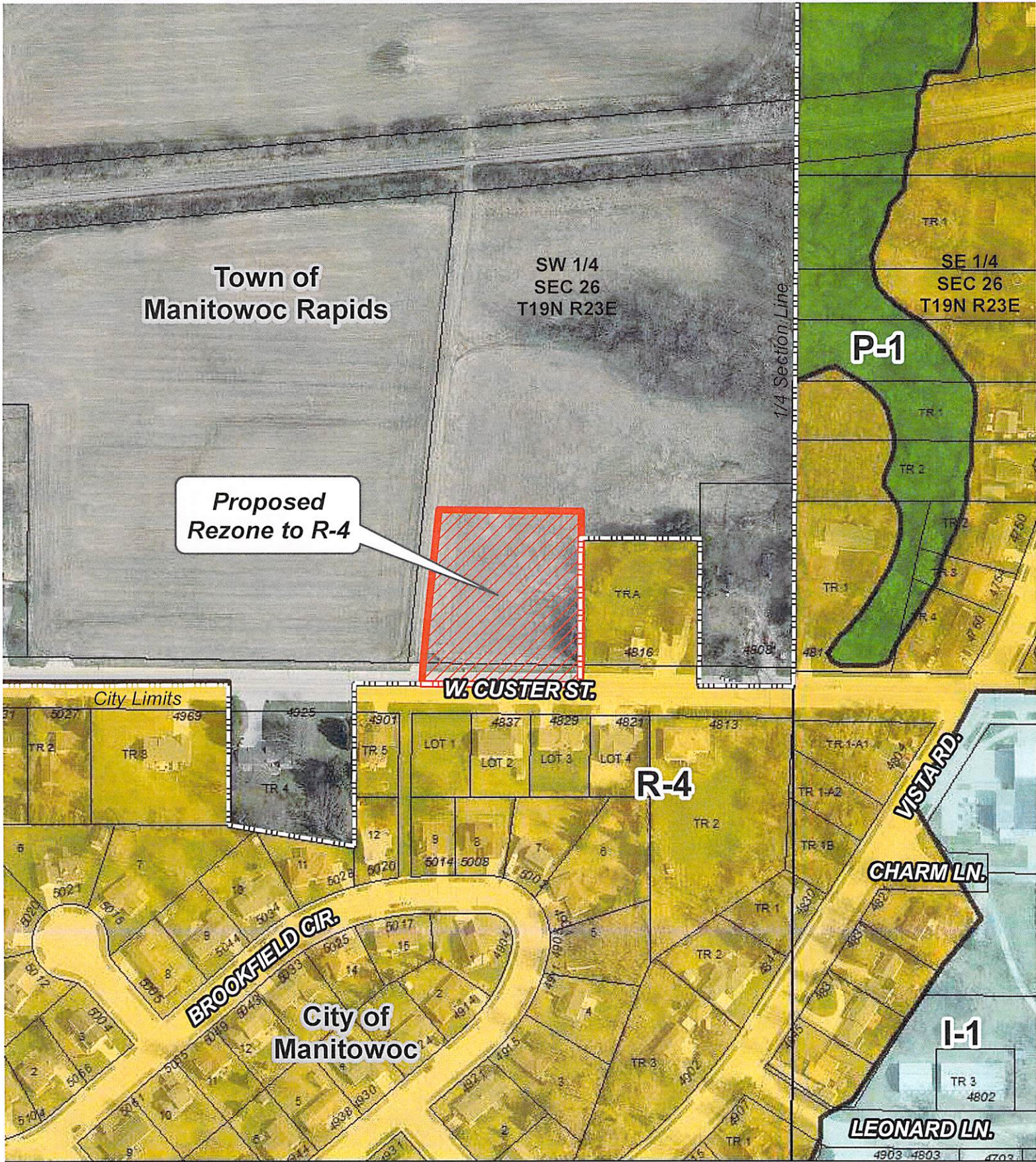
PC 20-2021
W. Custer St.



Legend
 Proposed Rezone

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: 6/14/2021
C:\Planning\PC Plan Commission\PC Application\2021\PC 20-2021 Photo Annotation - W Custer Street\Map\PC 20-2021 Rezone RAW.mxd



Town of
Manitowoc Rapids

SW 1/4
SEC 26
T19N R23E

SE 1/4
SEC 26
T19N R23E

Proposed
Rezone to R-4

W. CUSTER ST.

R-4

P-1

CHARM LN.

I-1

LEONARD LN.

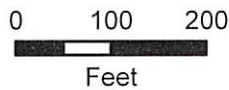
City of
Manitowoc

BROOKFIELD CIR.

VISTARD.

Proposed Rezone Property from R-1 Residential-Agricultural
to R-4, Single- and Two-Family District

PC 20-2021
W. Custer St.



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: 6/14/2021
Q:\Planning\PC Plan Commission\PC. Annexation\2021\PC 20.2021 Phelps Annexation - W Custer Street\Maps\PC 20.2021 Rezone.mxd

Legend

Proposed Rezone