

Report to the Manitowoc Plan Commission

Meeting Date: Wednesday, July 28, 2021

Request: PC 29-2021: Retzak; 812 S. 8th Street, Request to purchase a portion of City Owned Property – City Hall Parking Lot.

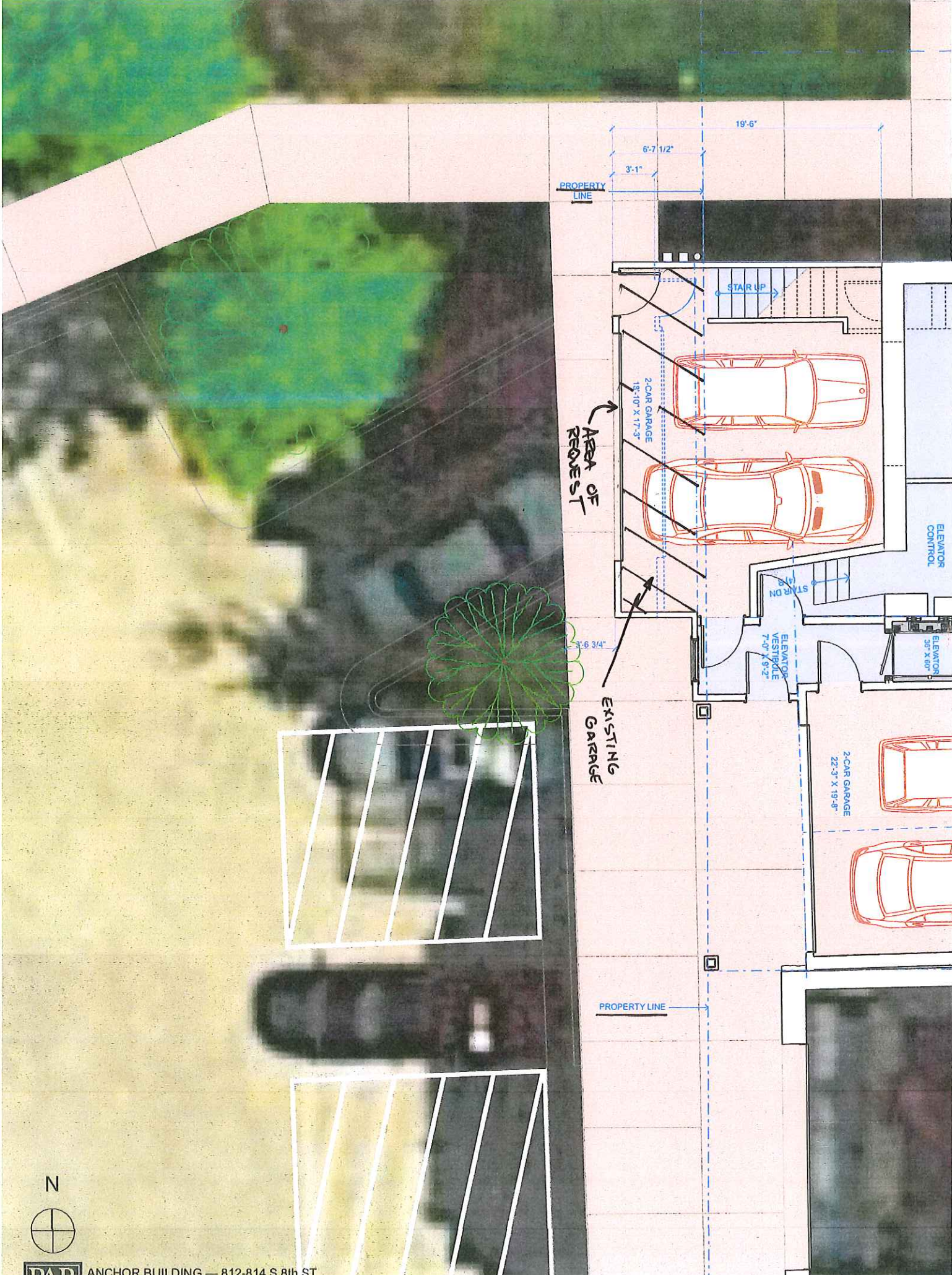
Report: Scott Retzak is requesting to purchase a strip of city owned land adjacent to his garage. The additional land will give him more room to expand the garage to park his car in. Currently there is a hole punched in an inside wall of the building providing just enough room for a car to fit in the garage. Mr. Retzak has been renovating the exterior and interior of the building over the past year.

The existing garage currently extends onto city owned property by roughly 3' 6", and the addition to the garage would extend another 3' +/-; see attached rendering. Mr. Retzak is requesting to purchase approximately an area 6' 7 ½" x 25' 3" +/- which is roughly 164 s.f. +/- .

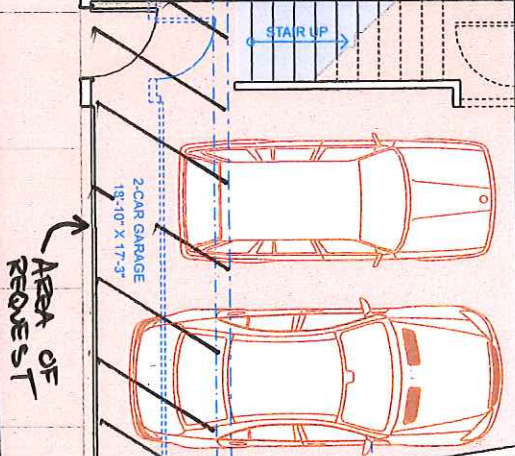
There are some utilities that run in the area of the proposed garage expansion; Mr. Retzak has reached out to MPU – Electric and AT&T and both utilities have not expressed any concerns with proposal.

A north - south sidewalk runs along the west side of the buildings, the area is not right-of-way it's main purpose is providing a walk way for residents and building owners. Mr. Retzak is planning to retain a 42" wide walkway way after the garage addition is complete.

Recommendation: Approve the request to purchase the city owned property pursuant to the following: i) City Attorney's Department to negotiate and complete the land sale transaction, and ii) Mr. Retzak to pay for any title work, recording costs, legal descriptions, survey work, easements or other items related to the sale.



19'-6"
6'-7 1/2"
3'-1"
PROPERTY LINE



ELEVATOR CONTROL

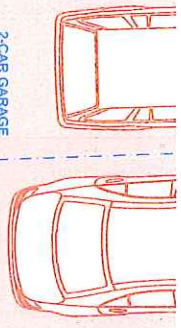


ELEVATOR 3'-0" X 6'-0"

EXISTING GARAGE

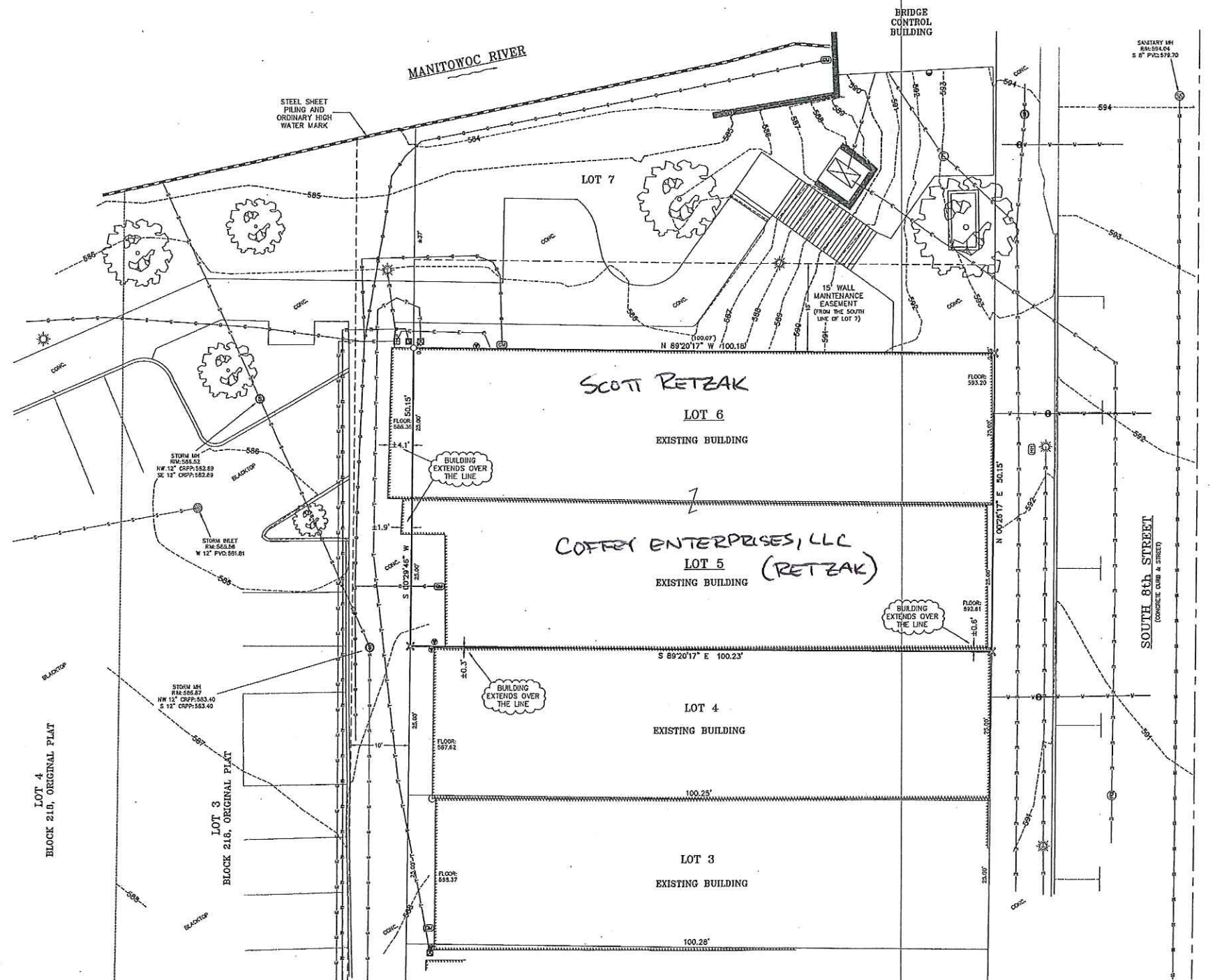
3'-6 3/4"

2-CAR GARAGE 22'-3" X 19'-8"



PROPERTY LINE





NORTH IS REFERENCED TO THE
MANITOWOC COUNTY COORDINATE
SYSTEM (NAD83)
SCALE 1" = 10'

TOTAL AREA
5,025 Sq. Ft.
0.115 Ac.

SITE ADDRESS:
812 & 814 S. 8th Street
Manitowoc, WI 54220

LEGEND

- = 3/4" x 10" IRON REBAR SET WEIGHING 1.13 LBS/FT
- ✕ = SET CHISELED "X"
- ⊙ = EXISTING DOWN SPOUT
- ⊞ = EXISTING ELECTRIC PEDESTAL
- ⊞ = EXISTING TRANSFORMER
- ⊙ = EXISTING WATER VALVE
- ⊞ = EXISTING FIRE HYDRANT
- ⊞ = EXISTING SANITARY MANHOLE
- ⊞ = EXISTING GAS METER
- ⊞ = EXISTING TELEPHONE PEDESTAL
- ⊞ = EXISTING CABLE TV PEDESTAL
- ⊞ = EXISTING ELECTRIC MANHOLE
- ⊞ = EXISTING HANDHOLE
- ⊞ = EXISTING STORM MANHOLE
- ⊞ = EXISTING STORM INLET
- ⊞ = EXISTING CLEANOUT
- ⊞ = DECIDUOUS TREE
- — — — — = TELEPHONE LINE
- — — — — = GAS LINE
- — — — — = WATER LINE
- — — — — = STORM SEWER LINE
- — — — — = ELECTRIC LINE
- — — — — = SANITARY SEWER LINE
- — — — — = CABLE TV LINE
- - - - -600- - - = EXISTING CONTOUR LINE W/ELEVATION

SURVEY NOTE:

This survey is based on the retracement of a previous survey in the adjacent block to the south and information from the 1954, 8th Street bridge project. The individual lots are based on a pro-rata of the overall block dimensions. Lot 6 is subject to a condominium plat, "Park River Condominium", which is to be dissolved.

DESCRIPTION:

Lot 5 and 6 of the Subdivision of Lots 1 and 2 of Block 218 of the Original Plat of the City of Manitowoc, Manitowoc County, Wisconsin. Said parcel contains 5,025 Square Feet (0.115 Acres) of land.

WARNING:

DIGGERS HOTLINE WAS CONTACTED TO MARK UNDERGROUND UTILITIES. (DIGGER'S HOTLINE DOES NOT MARK PRIVATE SEWER AND WATER LATERALS, A MARKING COMPANY MUST BE HIRED TO MARK LATERALS). THOSE UTILITIES SHOWN HEREON ARE BASED ON THE MARKINGS FROM DIGGERS HOTLINE, INFORMATION PROVIDED BY THE CITY OF MANITOWOC AND FIELD OBSERVATIONS. CONTACT DIGGERS HOTLINE AND VERIFY ALL UTILITY LOCATIONS BEFORE DIGGING.

SURVEYORS CERTIFICATE:

I, Jeffrey A. DeZeeuw of Corner Point, do hereby certify that this survey was made under the direction of the client shown herein by the undersigned of the described property on the date shown below and that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

5/24/19
DATE



EXISTING SITE CONDITIONS

REVISION DESCRIPTION	DATE	REV. BY

 OUR REPUTATION IS OUR FOUNDATION 3010 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220 PHONE: 920-655-135 • WWW.ACEBUILDINGSERVICE.COM SUPERVISING PROFESSIONAL	COFFEY ENTERPRISES, LLC PO BOX 1412 MANITOWOC, WI 54221-1412
	PROJECT INFORMATION: SHEET INFORMATION A.C.E. JOB NO. 757/19 DATE: 5/20/2019 DRAWN BY: JAD SCALE: 1" = 20' SHEET

April 26, 2021

Planning Department Director
Planning Department
City of Manitowoc
900 Quay Street
Manitowoc, WI 54220

Subj: 812 S. 8th Street West Garage

Dear Adam:

Our present northly garage configuration results in an interior east-west dimension of 15'-9". a Standard garage depth dimensions are eighteen feet (18') or more. As built, this garage is marginally effective.

In order to expand the garage to a desired (18'-10") interior east-west depth, we would be extending a westerly garage encroachment over the property line by an additional 3'-1".

Additionally, in order to provide a new south garage parking for a proposed 2nd floor luxury condominium unit remodeling, a new southly garage would be proposed new encroachment over the property line by 4'-6" to 5'-3"

The above north and sound proposed encroachment dimensions are measured from the exterior face of the wall.

The proposed expansion would leave a minimum forty-two inch (42") clear public north-south walkway.

We request the above building encroachments onto City property; as further illustrated on attached floor plans.

Sincerely



Scott Retzak
619-954-9452

CC:

Justin Nickels, Manitowoc City Mayor
Adam Tegan, Community Development Director
Jeremiah Novak, City Alderperson District

Att'd:

Aerial representation of planned garage construction
Ground floor, First floor & Second floor plans (showing property lines and proposed westerly encroachment into City parking lot, dated 4-22-21

Paul Braun

From: Scott Retzak <sretzak@yahoo.com>
Sent: Monday, July 12, 2021 8:15 AM
To: Paul Braun
Cc: Keith Spruce; Mike Check
Subject: External: West Property Lines at 814 S 8th Street

Paul
We previously requested an extension of our west property line at lot 5 and 6, addressed as 814 S. 8th Street. We have had a slight change in construction planning due to costs.

-Lot 6 remains the same, where we will extend our existing garage approximately three feet (3') to the west from its existing location.

-Lot 5 will no longer have a garage extension. However, we would like to build a balcony at the second floor that will extend over the property line by approximately eighteen inches (18"). Any supports needed will be contained within the footprint of the existing property. I believe we will need city approval to effect this construction.

On a second note:

AT&T, below grade, cable: We met with a representative of AT&T. They looked at the site and plans. They do not have an issue with our suggested issues, regarding the garage extension. However, they do not issue letters to support such thing. We have provided the phone number and contact to your office for your convenience to confirm this point. We will work toward retrieving that contact name and number for you.

Scott Retzak

Be Alert !

This is External or System generated Email. Please verify before opening any links or attachments.