

Jan 2-20-17

Document Number

QUIT CLAIM DEED

17-0167

By this Deed, Woodland Shadows, LLC, a Wisconsin limited liability company, Grantor, quit claims to the City of Manitowoc, Wisconsin, a municipal corporation, Grantee, for no money but other valuable consideration, all their interest in the following described real estate in Manitowoc County, State of Wisconsin:

That part of the SE¼ of the SW¼ of Section 12, T.19 N., R.23 E., City of Manitowoc, Manitowoc County, Wisconsin described as follows. Commencing at the South ¼ Corner of said Section 12; thence S 88° 50' 36" W along the South Line of said SW ¼ (recorded as S 88° 30' 31" W) a distance of 680.52 feet to the SW Corner of Hidden Acres Subdivision No. 2; thence N 45° 39' 55" W along the Southwesterly Line of Lot 2 of Block 4 of Hidden Acres Subdivision No. 2 (recorded as N 45° 00' 00" W) a distance of 291.29 feet to the southeasterly line of Virginia Drive, the Point of Real Beginning; thence continue N 45° 39' 55" W along the southwesterly line of said Hidden Acres Subdivision No. 2 a distance of 60.00 feet to the northwesterly line of Virginia Drive; thence S 44° 20' 05" W along said northwesterly line of said Virginia Drive extended (recorded as S 44° 00' 00" W) a distance of 90.00 feet; thence S 45° 39' 55" E a distance of 60.00 feet to the extension of the southeasterly line of Virginia Drive; thence N 44° 20' 05" E along said southeasterly line of Virginia Drive (recorded as N 44° 00' 00" E) a distance of 90.00 feet to the Point of Real Beginning. Said parcel contains 5,400 Square Feet of Land.

Name and Return Address:
Jennifer Hudon, City Clerk/Deputy Treasurer
City Hall
900 Quay Street
Manitowoc, WI 54220-4543

812-304-101
Parcel Identification Number

The above described real estate is referenced on a Certified Survey Recorded in Volume _____, Page _____ as "R/W Dedicated by Other Instrument".

It is the intention to provide a deed and dedicate the aforementioned description for street purposes, the description includes any and all previously dedicated street area.

Name of the street covered by the aforementioned description: **VIRGINIA DRIVE**

This is not homestead property.

Carl A. Knutson
Carl A. Knutson - Woodland Shadows, LLC

1-9-17
Date

Dennis Zutz
Dennis Zutz - Woodland Shadows, LLC

1/9/17
Date

STATE OF WISCONSIN)
) ss.
MANITOWOC COUNTY)

Personally came before me this 9th day of January, 2017, the above named Carl A. Knutson and Dennis Zutz, Woodland Shadows, LLC and to me known to be the persons who executed the foregoing instrument and acknowledged the same.

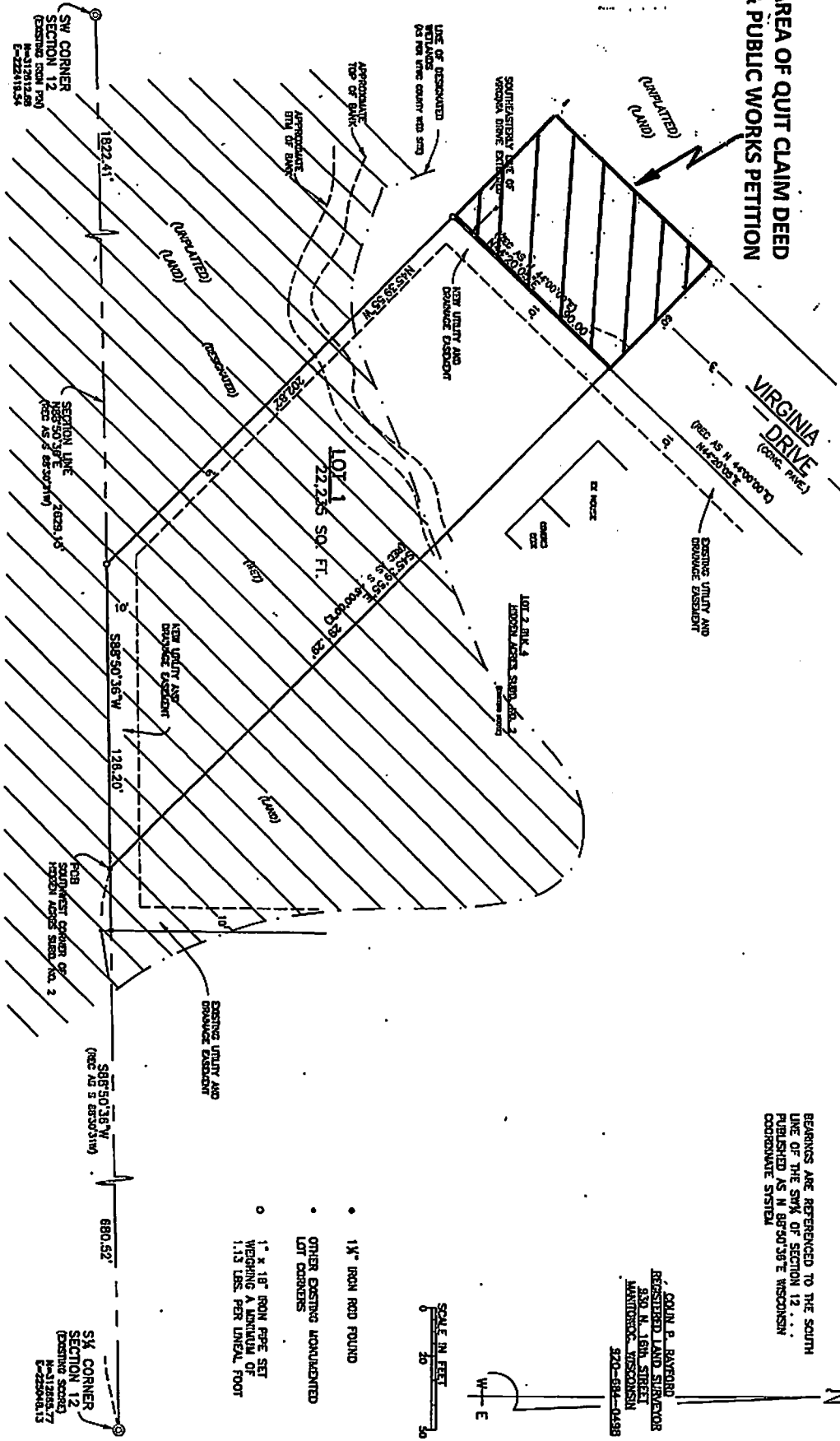
Lisa M. Mueller
Lisa M. Mueller

Notary Public Manitowoc County, WI.
My commission expires 9-8-2019.

This instrument drafted by:
Paul Braun, City Planner
Authorized by the City of Manitowoc

MAP LOCATED IN THE SW¼ OF THE SW¼ OF SECTION 12, T.19 N., R.23 E., CITY OF MANTOWOC,
 MANTOWOC COUNTY, WISCONSIN

AREA OF QUIT CLAIM DEED
 & PUBLIC WORKS PETITION



BEARINGS ARE REFERENCED TO THE SOUTH
 LINE OF THE SW¼ OF SECTION 12...
 PUBLISHED AS N 89°50'38\"/>

COLIN B. BAYBARD
 REGISTERED LAND SURVEYOR
 830 N. 16th STREET
 MANTOWOC, WISCONSIN
 920-884-0498

- 1½" IRON ROD FOUND
- OTHER EXISTING UNMOUNTED LOT CORNERS
- 1" x 18" IRON PIPE SET WEIGHING A MINIMUM OF 1.13 LBS. PER LINEAL FOOT



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



January 26, 2017

To: Mayor and Common Council
From: Manitowoc City Plan Commission
Subject: **PC1-2017: Deeds and Easements**

Dear Mayor and Common Council:

At the regular January 25, 2017 meeting of the City Plan Commission, the Commission reviewed the attached Quit Claim Deed:

1. PC1-2017: Woodland Shadows, LLC; Quit Claim Deed to the City of Manitowoc for 5,400 square feet for Virginia Drive Street Purposes.

The Commission unanimously recommended that: (i) the Council approve and accept the Quit Claim Deed; and (ii) the Clerk, after confirmation from the Community Development Department, record the document, at the Manitowoc County Register of Deeds Office.

Respectfully submitted,

Paul Braun
City Planner

Granicus # 17-0080
Attachments



17-0080

Standing Committee: Plan Commission

Document Name: Virginia Drive Dedication. PC 1-2016 Quit Claim Deed – Woodland Shadows, LLC (Carl A. Knutson and Dennis Zutz).

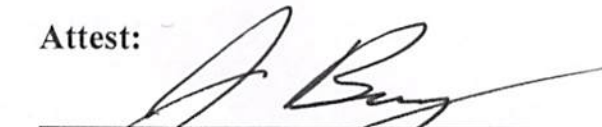
Consent


Non-Consent

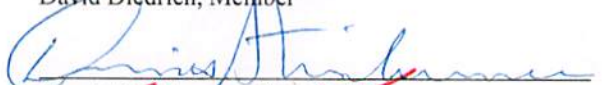
Recommendation:

Approve the Quit Claim Deed for the dedication of the Virginia Drive right of way and instruct the City Clerk to record the deed at the Courthouse after the Council has accepted said deed.


Attest:

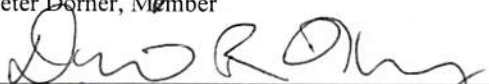

Aldersperson Jim Brey

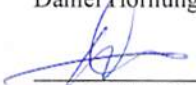

David Diedrich, Member



Dennis Steimbrenner, Member


Jim Muenzenmeyer, Transit/B&G Div Mgr


Peter Dorner, Member


Daniel Hornung, Member


Dan Koski, Director of Public Infrastructure


Rick Schwarz, Building Inspector (Alternate)

Approved:

Justin M. Nickels
Mayor

Date

**Report to the
Manitowoc Plan Commission**

Meeting Date: January 25, 2017

Report Print Date: January 19, 2017; 2:23 PM

Request: PC 1-2016 Quit Claim Deed – Woodland Shadows, LLC (Carl A. Knutson and Dennis Zutz) : Virginia Drive Dedication.

Reason for Request: The dedication is related to a Certified Survey that the owner's surveyor has prepared. The dedication and public works petition is for Virginia Drive, the right of way width will be 60'.

Existing Land Use: Undeveloped lands with residential adjacent.

Existing Zoning: R-4 Single and Two Family Residential District.

Comprehensive Plan: Virginia Road dedication is consistent with the Comprehensive Plan and Official Map.

Report: The quit claim deed for Virginia Drive is related to a Certified Survey which is pending approval from the City. The Certified Survey is creating a buildable lot of record from the larger parcel that is owned by Woodland Shadows, LLC. The owner has also provided a public works petition; petitions are not referred to the Plan Commission but they are referred to the Public Infrastructure Committee.

Recommendation: Staff recommends to the Plan Commission to approve the Quit Claim Deed for the dedication of the Virginia Drive right of way and instruct the City Clerk to record the deed at the Courthouse after the Council has accepted said deed.