



16-0901

Standing Committee: Plan Commission

Document Name: Certified Survey Approval and Dedication of Dewey Street and Meijer Drive.
PC 29 – 2016: Manitowoc County / Meijer Street.

Consent

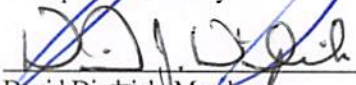
Non-Consent

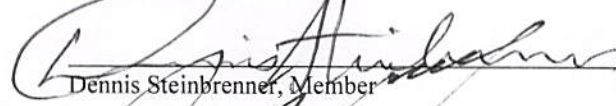
Recommendation: Approve the Certified Survey Map and accept the dedication for Dewey Street and Meijer Drive or another street name after discussion with the Commission.

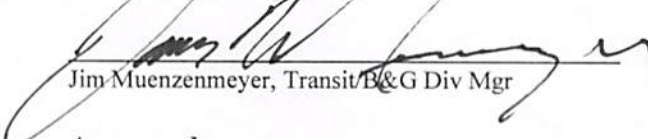
Plan Commission recommends changing Meijer Drive to Meijer Lane.

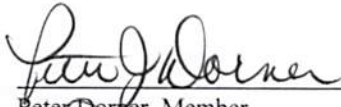
Attest:



Alderson Jim Brey



David Diedrich, Member

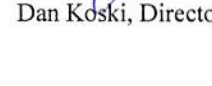

Dennis Steinbrenner, Member


Jim Muenzenmeyer, Transit/B&G Div Mgr


Peter Dornier, Member


Daniel Hornung, Member


Dan Koski, Director of Public Infrastructure


Rick Schwarz, Building Inspector (Alternate)

Approved:

Justin M. Nickels
Mayor

Date

1944



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LIBRARY

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Report to the Manitowoc Plan Commission

Meeting Date: September 28, 2016

Report Print Date: September 21, 2016; 3:51 PM

Request: PC 29 – 2016: Manitowoc County / Meijer Street Certified Survey Approval and Dedication of Dewey Street and Meijer Drive

Reason for Request: Meijer would like to have Dewey Street and Meijer Drive dedicated prior to purchasing the land from the County.

Existing Land Use for Subject Property: County Expo and Fair Grounds

Existing Zoning for Subject Property: C-1 Commercial

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North & West	County Fairgrounds	R-1 Residential Agricultural
East	Commercial / Retail	B-3 General Business
South	Residential / Business	B-3 General Business & B-1 Office Residential

Comprehensive Plan: The Future Land Use Map shows the area as Planned Mixed Use.

Consistency Analysis

The CSM and street dedications are consistent with the Comprehensive Plan.

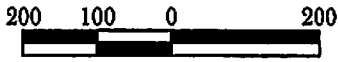
Report: Prior to Meijer purchasing the 24 +/- acres of land from the County, Meijer wants to be 100% certain that they will have access to dedicated streets. In lieu of the City accepting street dedications (Dewey Street and Meijer Drive) via quit claim deeds the City will accept the dedication via the Certified Survey Map. The County is the owner that is preparing the CSM, Meijer will purchase the Lots after the CSM is recorded. Per statute, if a municipality accepts street dedication by a CSM the Plan Commission and Council must approve the CSM and it must be signed by the Mayor and Clerk. The CSM must be approved by both the Council and Plan Commission. After the CSM is recorded at the Courthouse the streets will be dedicated and the quit claim deed is not needed. Meijer will purchase Lots 1, 2 and 3 as shown on the CSM.

Historically the City would accept dedication of streets by a quit claim deed and not CSM. The reason for this is that then the CSM could be recorded without Common Council action, saving time in the process. After the CSM was recorded the quit claim deed would be routed to the

Plan Commission and finally the Council, the quit claim deed would eventually get recorded 1 to 2 months later than the CSM.

On the CSM the southerly road is currently being referred to as Meijer Drive, the Plan Commission should make a recommendation regarding the naming of the street. The County and Meijer have not been adamant for or against the Meijer Drive street name. The "Drive" descriptor may not be appropriate either; Lane, Court, Way maybe more appropriate for the short length of the street. The only other suggested street name that has been mentioned was "Midway".

Recommendation: Staff recommends that the Plan Commission approve the Certified Survey Map and accept the dedication for Dewey Street and Meijer Drive or another street name after discussion with the Commission.



Graphic Scale

CERTIFIED SURVEY MAP

NORTH IS REFERENCED TO NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 35, T19N-R23E, RECORDED TO BEAR N89°45'02"E.

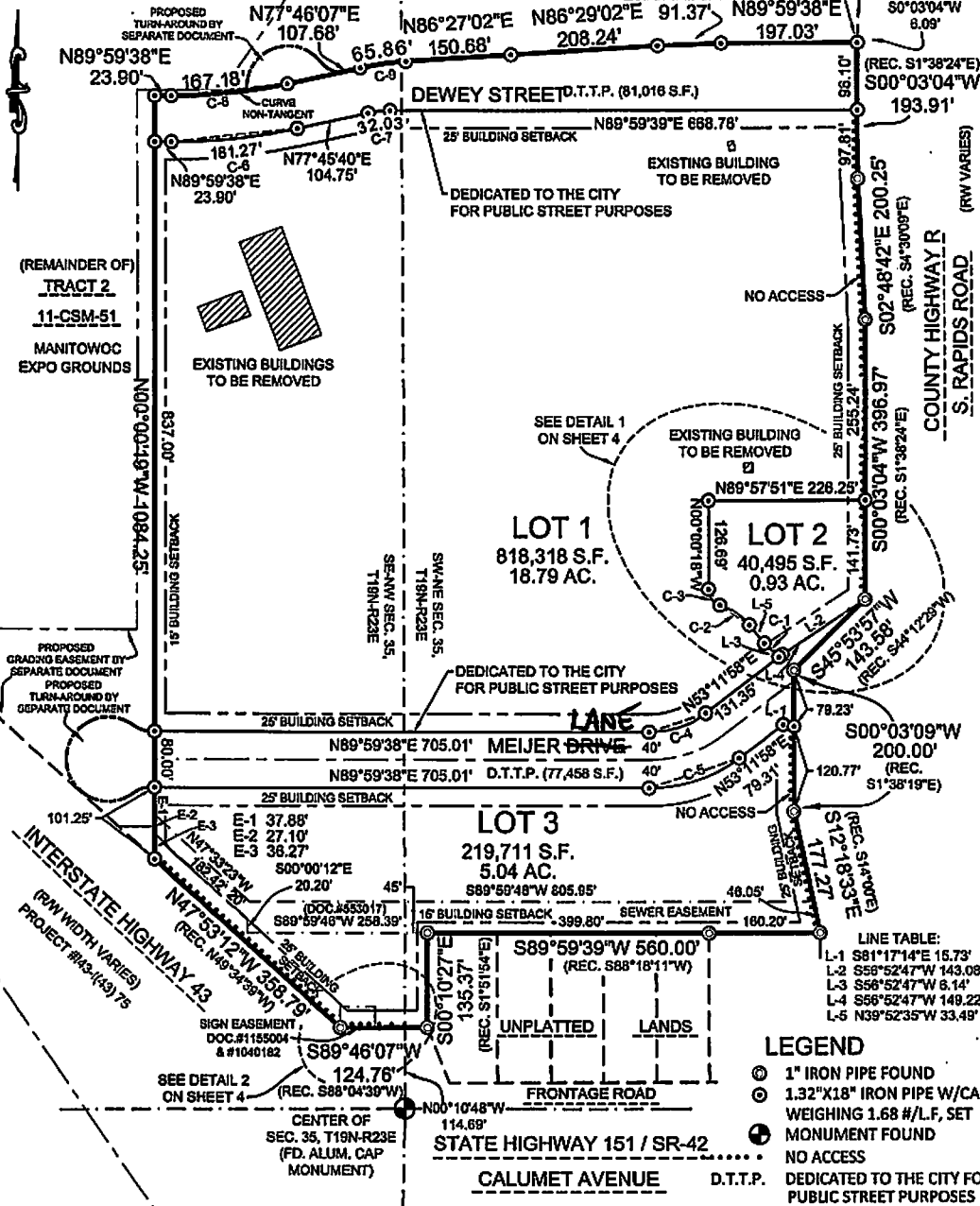
PART OF TRACT 2 OF VOLUME 11, CERTIFIED SURVEY MAPS, PAGE 51, DOCUMENT NUMBER 809244, MANITOWOC COUNTY RECORDS, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN.

BEARINGS REFERENCED TO THE CURRENT MANITOWOC COUNTY COORDINATE SYSTEM OF RECORD.

PROPOSED TURN-AROUND BY SEPARATE DOCUMENT

PROPOSED GRADING EASEMENT BY SEPARATE DOCUMENT

POINT OF BEGINNING (SEE PAGE TWO FOR TIES TO SECTION CORNERS)



(REMAINDER OF) TRACT 2 11-CSM-51 MANITOWOC EXPO GROUNDS

EXISTING BUILDINGS TO BE REMOVED

DEDICATED TO THE CITY FOR PUBLIC STREET PURPOSES

EXISTING BUILDING TO BE REMOVED

NO ACCESS

SEE DETAIL 1 ON SHEET 4

EXISTING BUILDING TO BE REMOVED

LOT 1 818,318 S.F. 18.79 AC.

LOT 2 40,495 S.F. 0.93 AC.

DEDICATED TO THE CITY FOR PUBLIC STREET PURPOSES

LOT 3 219,711 S.F. 5.04 AC.

INTERSTATE HIGHWAY 43 (RW WIDTH VARIES) PROJECT #A2-(43) 75

LINE TABLE:

L-1	S81°17'14"E	15.73'
L-2	S58°52'47"W	143.08'
L-3	S56°52'47"W	6.14'
L-4	S56°52'47"W	149.22'
L-5	N39°52'35"W	33.49'

LEGEND

- 1" IRON PIPE FOUND
- 1.32"X18" IRON PIPE W/CAP, WEIGHING 1.68 #/L.F, SET MONUMENT FOUND
- ☉ NO ACCESS
- DEDICATED TO THE CITY FOR PUBLIC STREET PURPOSES

Mach IV

Engineering & Surveying LLC
211 N. Broadway, Suite 214, Green Bay, WI 54303
PH: 920-569-5765 Fax: 920-569-5767

CLIENT: GREENBERG FARROW

DRAFTED BY: RJO
TAX PARCEL NO.: PART OF 052-835-201-010.00

SCALE:

1"=200'

SHEET: 1 OF 4

PROJECT NO. 1055-02-16

DRAWING NO. 1201

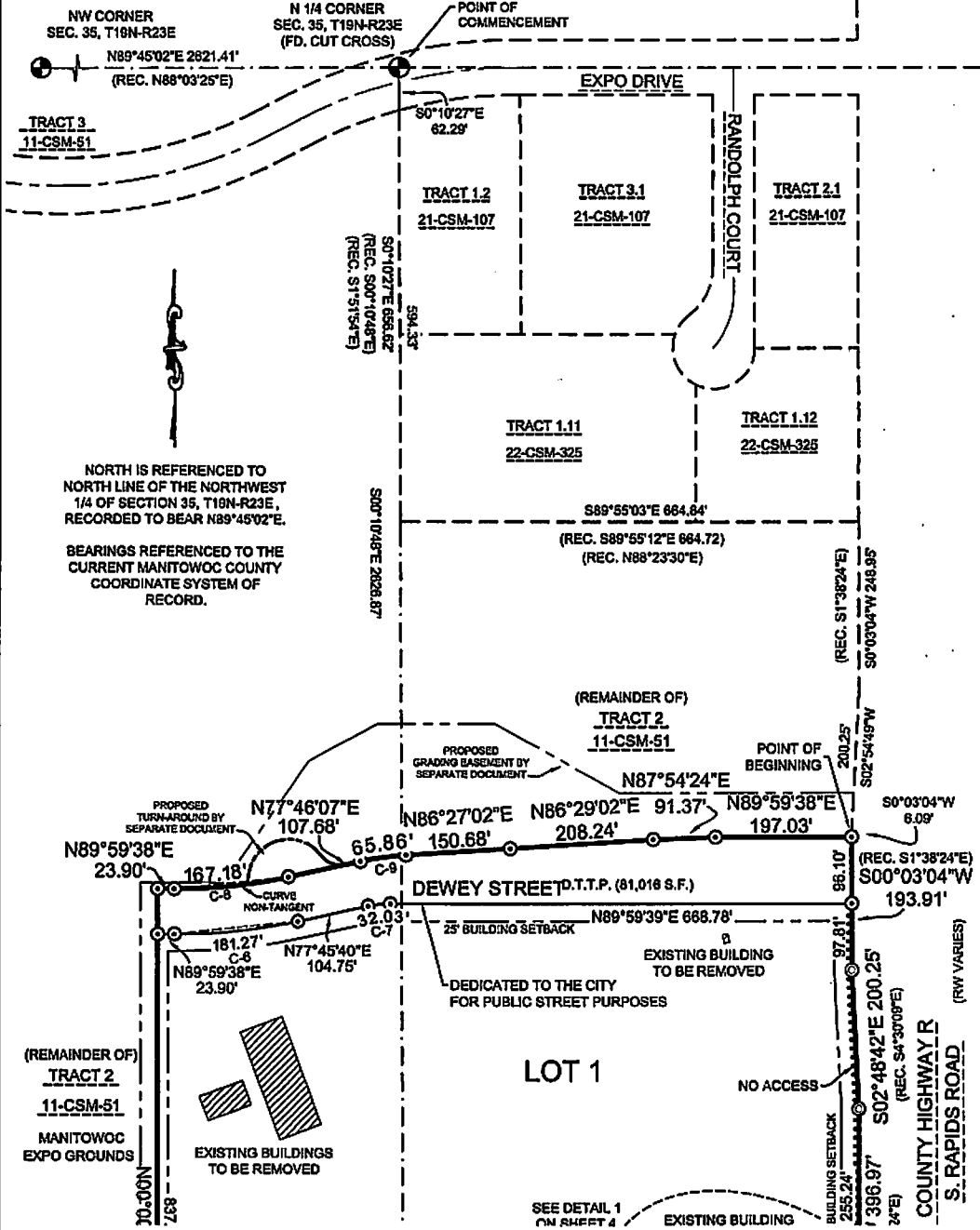
CERTIFIED SURVEY MAP

PART OF TRACT 2 OF VOLUME 11, CERTIFIED SURVEY MAPS, PAGE 51, DOCUMENT NUMBER 608244, MANITOWOC COUNTY RECORDS, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN.

200 100 0 200



Graphic Scale



Mach IV

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PH: 920-359-3763 Fax: 920-359-3767

CLIENT: GREENBERG FARROW

DRAFTED BY: RJO

TAX PARCEL NO.: PART OF 052-835-201-010.00

SCALE:

1"=200'

SHEET: 2 OF 4

PROJECT NO. 1055-02-16

DRAWING NO. 1201

CERTIFIED SURVEY MAP

PART OF TRACT 2 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 11, PAGE 51, DOCUMENT NUMBER 609244, MANITOWOC COUNTY RECORDS, LOCATED IN PART OF THE NE 1/4, SE 1/4 AND NW 1/4 OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, ANDREW S. CLEVELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED PART OF TRACT 2 OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MANITOWOC COUNTY, WISCONSIN, ON DECEMBER 11, 1985 IN VOLUME 11 OF CERTIFIED SURVEY MAPS, AT PAGE 51, AS DOCUMENT NO. 609244, BEING PART OF THE NORTH 1/2 OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 23 EAST, SAID LAND BEING IN THE CITY OF MANITOWOC, COUNTY OF MANITOWOC, STATE OF WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 23 EAST; THENCE S00°10'27"E, 62.29 FEET ALONG THE NORTHERLY EXTENSION OF AN EAST LINE OF SAID TRACT 2 TO THE SOUTH RIGHT OF WAY LINE OF EXPO DRIVE AND A NORTHEAST CORNER OF SAID TRACT 2; THENCE CONTINUING S00°10'27"E, 594.33 FEET ALONG AN EAST LINE OF SAID TRACT 2 TO A NORTH LINE OF SAID TRACT 2; THENCE S89°55'03"E, 684.84 FEET ALONG SAID NORTH LINE TO THE WEST RIGHT OF WAY OF COUNTY HIGHWAY "R" AND AN EAST LINE OF SAID TRACT 2; THENCE S00°03'04"W, 248.95 FEET ALONG SAID RIGHT OF WAY AND SAID EAST LINE; THENCE S02°54'49"W, 200.25 FEET ALONG SAID RIGHT OF WAY AND SAID EAST LINE; THENCE S00°03'04"W, 6.09 FEET ALONG SAID RIGHT OF WAY AND SAID EAST LINE TO THE POINT OF BEGINNING; THENCE CONTINUING S00°03'04"W, 193.91 FEET ALONG SAID RIGHT OF WAY AND SAID EAST LINE; THENCE S02°48'42"E, 200.25 FEET ALONG SAID RIGHT OF WAY AND SAID EAST LINE; THENCE S00°03'04"W, 396.97 FEET ALONG SAID RIGHT OF WAY AND SAID EAST LINE; THENCE S45°53'57"W, 143.58 FEET ALONG SAID RIGHT OF WAY AND SAID EAST LINE; THENCE S00°03'09"W, 200.00 FEET ALONG SAID RIGHT OF WAY AND SAID EAST LINE; THENCE S12°18'33"E, 177.27 FEET ALONG SAID RIGHT OF WAY AND SAID EAST LINE TO A SOUTH LINE OF SAID TRACT 2; THENCE S89°59'39"W, 560.00 FEET ALONG SAID SOUTH LINE TO AN EAST LINE OF SAID TRACT 2; THENCE S00°10'27"E, 135.37 FEET ALONG SAID EAST LINE TO A SOUTH LINE OF SAID TRACT 2; THENCE S89°48'07"W, 124.76 FEET ALONG SAID SOUTH LINE TO A SOUTHWEST LINE OF SAID TRACT 2 AND THE EAST RIGHT OF WAY LINE OF INTERSTATE "43"; THENCE N47°53'12"W, 358.79 FEET ALONG SAID RIGHT OF WAY AND SAID SOUTHWEST LINE; THENCE N00°00'19"W, 1084.25 FEET TO THE NORTH LINE OF FUTURE DEWEY STREET EXTENSION; THENCE N89°59'38"E, 23.90 FEET ALONG SAID LINE; THENCE 187.18 FEET ALONG THE ARC OF A 783.00 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS N83°52'38"E, 166.88 FEET ALONG SAID LINE; THENCE N77°46'07"E, 107.88 FEET ALONG SAID LINE; THENCE 65.86 FEET ALONG THE ARC OF A 433.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE LONG CHORD BEARS N82°07'34.5"E, 65.80 FEET ALONG SAID LINE; THENCE N86°27'02"E, 150.68 FEET ALONG SAID LINE; THENCE N86°29'02"E, 208.24 FEET ALONG SAID LINE; THENCE N87°54'24"E, 91.37 FEET ALONG SAID LINE; THENCE N89°59'38"E, 197.03 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,236,988 SQUARE FEET / 28.40 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
ROAD DEDICATION CONTAINS 158,474 S.F. / 3.64 ACRES, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEY AND THE DIVISION OF THAT LAND. THAT I HAVE MADE SUCH A SURVEY, AND PLAT BY THE DIRECTION OF THE OWNERS LISTED HEREON. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236, SECTION 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 21 OF THE CITY OF MANITOWOC MUNICIPAL CODE IN SURVEYING AND MAPPING THE SAME.

ANDREW S. CLEVELAND PLS-2787
MAY 10, 2016
REVISED JUNE 16, 2016 (ADDED DEWEY STREET DEDICATION)
REVISED JUNE 30, 2016 (CLIENT COMMENTS)
REVISED AUGUST 29, 2016 (ADD PROPOSED TEMP TURN
AROUNDS/GRADING EASEMENT)

Curve Data

Curve No.	Arc	Radius	Chord	Chord Bearing	Central Angle	Tangent Bearing
C-1	31.21'	49.00'	30.68'	N58°07'19.5"W	36°29'29"	N76°22'04"W
C-2	51.39'	91.00'	50.71'	N56°03'19.5"W	32°21'29"	N72°14'04"W
C-3	30.26'	24.00'	28.29'	N36°07'11"W	72°13'46"	N72°14'04"W
C-4	88.70'	135.00'	85.21'	S71°35'48"W	36°47'40"	
C-5	138.07'	215.00'	135.71'	N71°35'48"E	36°47'40"	
C-6	181.27'	849.00'	180.92'	N83°52'39"E	12°13'58"	
C-7	32.03'	150.00'	31.97'	N83°52'39.5"E	12°13'59"	
C-8	167.18'	783.00'	166.86'	N83°52'38"E	12°14'00"	N77°45'38"E
C-9	65.86'	433.00'	65.80'	N82°07'34.5"E	08°42'55"	

Mach IV

Engineering & Surveying LLC
311 N. Broadway, Suite 114, Green Bay, WI 54203
PH: 920-329-3783 Fax: 920-329-3787

CLIENT: GREENBERG FARROW

DRAFTED BY: RJO
TAX PARCEL NO.: PART OF 052-835-201-010.00

SCALE:

SHEET: 3 OF 4

PROJECT NO. 1055-02-16

DRAWING NO. 1201

CERTIFIED SURVEY MAP

PART OF TRACT 2 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 11, PAGE 51, DOCUMENT NUMBER 609244, MANITOWOC COUNTY RECORDS, LOCATED IN PART OF THE NE 1/4, SE 1/4 AND NW 1/4 OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

AS OWNERS, WE HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE CITY OF MANITOWOC FOR APPROVAL OR OBJECTION.

MANITOWOC COUNTY BOARD _____ DATED _____

MANITOWOC COUNTY CLERK _____ DATED _____

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
 COUNTY, WISCONSIN _____

STATE OF WISCONSIN]
 COUNTY OF _____] SS

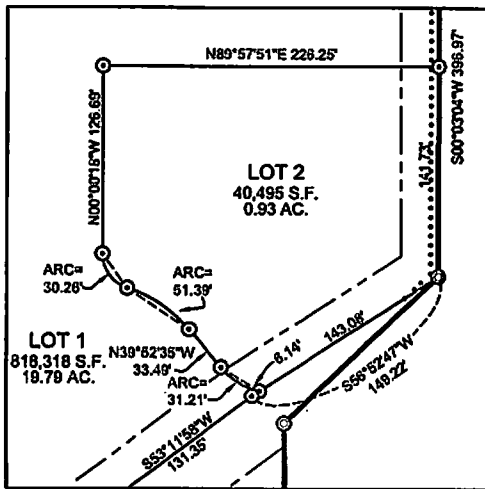
CERTIFICATE FOR THE CITY OF MANITOWOC PLANNING DEPARTMENT

THIS CERTIFIED SURVEY MAP HAS BEEN SUBMITTED AND APPROVED BY THE CITY OF MANITOWOC PLAN COMMISSION THIS _____ DAY OF _____, 20____.

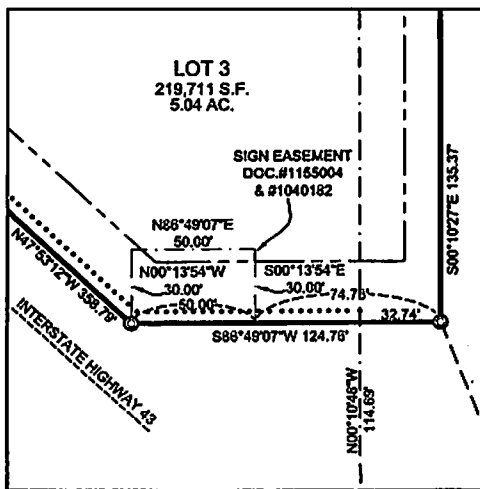
SIGNATURE _____ SIGNATURE _____

PRINT NAME _____ PRINT NAME _____

DETAIL ONE
SCALE: 1"=100'



DETAIL TWO
SCALE: 1"=80'



Mach IV

Engineering & Surveying LLC
 211 N. Broadway, Suite 114, Green Bay, WI 54303
 PH: 920-309-5163 Fax: 920-345-5167

CLIENT: GREENBERG FARROW

DRAFTED BY: RJO
 TAX PARCEL NO.: PART OF 052-835-201-010.00

SCALE:

SHEET: 4 OF 4
 PROJECT NO. 1055-02-16
 DRAWING NO. 1201

Mach IV

CLIENT: GREENBERG FARROW
 DRAFTED BY: RJO
 TAX PARCEL NO.:
 PART OF 052-835-201-010.00

SCALE: 1"=200'

SHEET ONE OF TWO
 PROJECT NO. 1055-02-16
 DRAWING NO.

