

Greg Minikel

From: Lee Kummer - D5
Sent: Monday, August 07, 2017 4:17 PM
To: Greg Minikel
Cc: Dan Koski; Matt Smits; Mike Zimmer; Paul Braun; Sonja Birr
Subject: Re: Chad Stelzer - Vacant Land on W. Custer St. East of S. Alverno Rd.

Hi. I just spoke with Chad Stelzer. I told him I did not think this was a city problem, I assumed he inspected the parcel before buying it. I told him the city would notify him of the date for the Sept. PI committee meeting (we may be changing the meeting date/time). I do not see a reason for the city to invest anymore time into this until the committee provides direction. I suggested he deal directly with the DNR.

On Aug 7, 2017, at 3:05 PM, Greg Minikel <gminikel@manitowoc.org> wrote:

Chad Stelzer (681-0911) stopped in the office late this morning regarding his property on W. Custer St. just east of Knox's property. Parcel No. 827-303-141.

He was being rather accusing of the City of Manitowoc causing his lot to be a wetland because the City built the road (W. Custer St.) too high and blocked drainage.

I told him that this was a County project and built by the DOT in 2005. The City only paid a small portion of the project, but then took over maintenance of the former county roadway.

I believe what he wanted was to have the City help him tell the DNR that this is what happened and help him get the wetlands reduced or eliminated so more of his property is buildable. I do not see that happening as the DNR will not care how the wetlands were created.

He wants to develop 100 plus storage units on this site.

I told him that I was not sure how much time I should be spending on this issue. It could take several hours to several days to look up old information in the basement on this project from 12-14 years ago. It seems to be somewhat of a private property issue.

I suggested that he call you to discuss it and perhaps bring the issue to the September PI Committee meeting.

I would like the Committee to give us some direction on this. It is potentially a legal issue I suppose, so perhaps Kathleen needs to be involved as well.

I looked up some information on the Assessor page and he just bought this property in May 2016 from Investors Community Bank.

I believe that this issue was discussed at a Plan Commission meeting back in 2013.

FYI: This is the same area where Jerry Knox was heavily fined by the Dept. of Justice for filling wetlands. <Mail Attachment.eml>

Greg Minikel

From: Janet Sosnosky
Sent: Friday, June 05, 2009 10:02 AM
To: File Only; Allen Boruch; Greg Minikel; Jill Erickson; Kim Lynch; Kurt Wilker; Matt Smits; Mike Zimmer; Richard Young; Sherrie Thorpe; Sonja Birr; Steve Herzog; Steve Kipping; Valerie Mellon
Cc: Paul Braun; Jim Muenzenmeyer
Subject: Knox Property Wetland
Attachments: Knox Wetland.pdf

Jerry Knox (323-3989) stopped in on Wednesday, 6/3/09, regarding the removing of fill from the wetlands on his property located on the northeast corner of W. Custer Street and Alverno Road. The wetlands have been delineated on this property and there is a need to remove the fill that was placed within the wetland boundaries. Jerry wanted to know if we were ok with where he was going to place the fill after it is removed and also if he needed any permits. I told him I would check with Greg/Allen and get back to him. I talked with both Greg and Allen about this and Allen and I both went out to the site. Attached is a map of the site with the wetlands and the area of fill to be removed. I called Jerry back this morning, Friday, 6/5/09, to tell him the following:

- We have no problems with the location of where he wanted to place the removed fill as long as he doesn't block drainage and also doesn't place fill in the ditch area.
- I told him he would need to take out an erosion control permit as he is excavating 200 cubic yards of material. Along with this, I requested that he put stone bags in front of the culvert to protect any sediment from entering the culvert and that he puts up silt fence to protect the wetlands in the areas where he is placing the fill.

Jerry also brought up that he may be looking at putting up a 40 unit hotel in the area (I assume not in the wetlands). I told him he would need to talk with Paul Braun about any site plan requirements. I also mentioned our stormwater management ordinance and that if he was going to increase the impervious by 20,000 sq ft, he would need to comply with that ordinance.

Janet

Janet Sosnosky
Stormwater Aide
City of Manitowoc Engineering Dept
900 Quay Street
Manitowoc, WI 54220
Ph: (920) 686-6910 / Fax: (920) 686-6906



Map Legend

- Wetland Boundary
- Delineation Transects
- Test Plot

Base Map - 2005 Aerial

Approximate Map Scale
1" = 80'

Note: This map is intended for advisory purposes only. Areas shown on the map have been approximated and not surveyed.

Wetland Delineation Field Sketch
Knox Property
City of Manitowoc
Manitowoc County, Wisconsin

Jerry Knox
323-3989



Greg Minikel

From: Dave Less
Sent: Wednesday, September 04, 2013 2:30 PM
To: Dan Koski; Greg Minikel
Subject: PC24-2013: ICB Property on West Custer
Attachments: 201309041419.pdf

Dan/Greg: Dan Lalko from Investors Community Bank contacted me last week to determine if the City had any interest in taking title to the former Knox property that is outlined on the attached map. As you can see, it is mostly wetland, and didn't know if there might be a long term benefit to the City to own such a parcel ie. wetland compensatory mitigation under 2011 Wisconsin Act 118. I'll be placing this item for discussion at our September 11th Plan Commission meeting, so please give this some thought, and be prepared to offer some comments. Thanks.

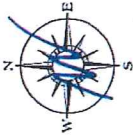
From: Dave Less
Sent: Wednesday, September 04, 2013 1:58 PM
To: Dan Lalko (dlalko@investorscommunitybank.com)
Subject: PC24-2013: ICB Property on West Custer

Dan, as a follow up to our conversation a few weeks ago regarding the Bank property on the north side of West Custer, east of Alverno, I'll put this item on our City Plan Commission agenda for discussion at our September 11th meeting. Not sure if it will go anywhere, but will at least talk about it. If you have any environmental or wetland reports on the property, please email them to me so have complete information. Thanks.

If you choose to respond to this email, in order to comply with the open meetings laws, please reply only to the sender and not to any of the other parties copied to this email.

David Less, City Planner
City of Manitowoc Planning Department
900 Quay Street
Manitowoc WI 54220-4543
P: (920)686-6931
F: (920)686-6939
dless@manitowoc.org
www.manitowoc.org

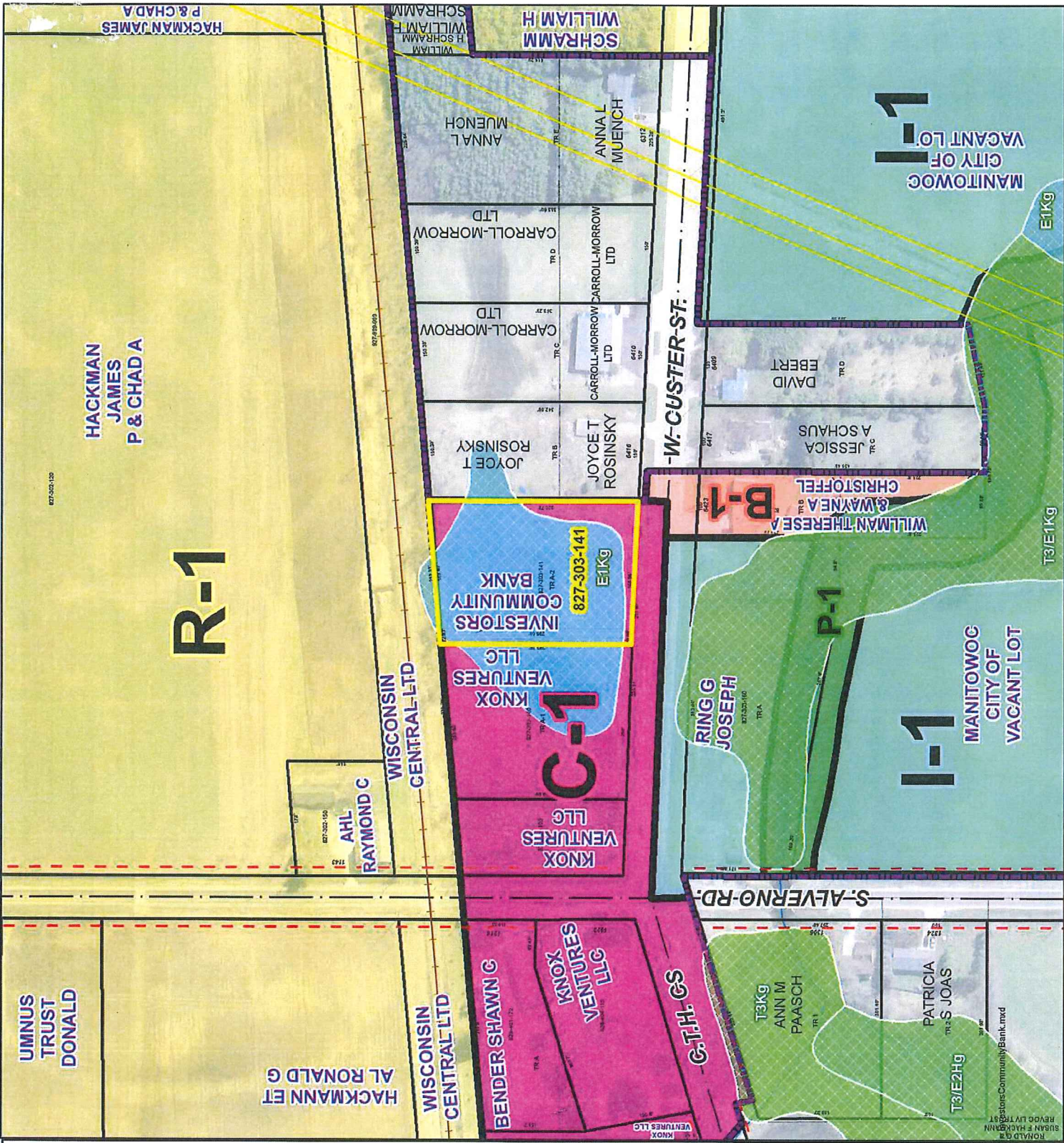
CITY OF MANITOWOC, WISCONSIN Zoning District Map



Legend

- City Limits
- P-1 Conservancy
- R-1 Residential - Agricultural
- R-2 Single Family
- R-3 Single Family
- R-4 Single and Two Family
- R-5 Low Density Multiple Family
- R-6 Multiple Family
- R-7 Central Residence
- B-1 Office - Residential
- B-2 Neighborhood Business
- B-3 General Business
- B-4 Central Business
- C-1 Commercial
- I-1 Light Industrial
- I-2 Heavy Industrial
- 2010 Ortho Rectified Wetland
- WDNR Wetland Inventory
- Deep water lake
- Emergent/wet meadow
- Emergent/wet meadow, Open Water
- Filled/drained wetland, Emergent/wet meadow
- Filled/drained wetland, Forested
- Flats/unvegetated wet soil
- Forested
- Forested, Emergent/wet meadow
- Forested, Open Water
- Forested, Scrub/shrub
- Open Water
- Scrub/shrub
- Scrub/shrub, Emergent/wet meadow
- Upland

Prepared by City of Manitowoc
 Planning Department
 www.manitowoc.org
 Aerial Photography: 04/11/2010
 Map Printed: 3/4/2013
 X:\Maps\Plan_Commission\Wisc_Maps\PC00-2013_WestCust
 City of Manitowoc Planning Department
 Aerial Photography: 04/11/2010
 Map Printed: 3/4/2013
 X:\Maps\Plan_Commission\Wisc_Maps\PC00-2013_WestCust
 City of Manitowoc Planning Department
 Aerial Photography: 04/11/2010
 Map Printed: 3/4/2013
 X:\Maps\Plan_Commission\Wisc_Maps\PC00-2013_WestCust



Note to File:

Re: Meeting to Discuss Status of 1222 So. Alverno Road Property - 3/27/08

3/31/08

Present: See attached sign in sheet.

This was a meeting requested by Pat Dewane on behalf of his clients, Bob and Jerry Knox.

The following items were discussed at the meeting:

1. Dewane stated that DNR has told his clients that they can't use the property they acquired, as it was a wetland.
2. Dewane noted that the former owner wanted to rezone the property to residential, but that the City denied the change.
3. Less noted that no rezoning petition had ever been filed with the City.
4. Minikel noted that the reconstruction of West Custer was a County project.
5. Minikel noted that Bill Handlos had to him to install laterals to the subject parcel in 2003.
6. Dewane requested a copy of whatever file(s) the City might have regarding the installation of the laterals.
7. Dewane stated that DNR had told him that any property owner planning to sell or acquire property should contact DNR to confirm whether or not a wetland was present on their property.
8. Dewane advised that both the City and County had told him that no wetlands were identified on the Wisconsin Wetland Inventory Maps, and that neither party told him that the maps were not reliable. Dewane stated that the DNR had told him that the maps were for reference only.
9. Less stated that in Planning, regardless of what the maps showed, they always recommend to a property owner or purchaser of lands that they have an expert field verify whether or not there were any wetland impacts on a property.
10. Dewane stated that he was told that the Extrutech property was draining into his clients lands, and might be a causal factor in the wetland discussion.
11. Sosnosky stated that Extrutech has a pond, and water on their property drains into their pond.
12. Minikel stated that when Silver Creek backs up, it backed up into areas on the north side of West Custer. Culvert crossing West Custer is in place.

13. Ruenzel stated that it appeared that Mr. Dewane's issue was between his clients and the DNR.
14. Less stated that historic aerial photos of the area would identify how far back in time his clients property was wet.
15. Dewane asked for copies of historic aerials.
16. Minikel explained that West Custer reconstruction was a State contract. Minikel will provide a copy of contract to Dewane.
17. Dewane requested that Minikel highlight the portion of the contract dealing with disposing of debris. Dewane asked who owned the materials?
18. Minikel stated that the contractor owned the material.
19. Muenzenmeyer commented that he often found drainage problems were created with the railroad raised their track beds.
20. Jerry Knox stated that when West Custer was reconstructed, contractor put in between 90-110' of fill to the tracks, and that this fill was strictly from the road project. Knox stated that they had granted the contractor permission to dump/fill the site.
21. DNR has actually staked the wetland on the property. Dewane stated that DNR has not yet given them an actual wetland delineation yet. DNR had just told them that the subject property was a wetland.
22. Sosnosky questioned how DNR could delineate a wetland which had been buried under fill?
23. Dewane stated that the County had told him that .65-acres of the area were soils indicative of wetlands.
24. Jerry Knox stated that when they purchased the property, there was no sign of wetlands. Knox added that the Town of Manitowoc Rapids provided them with a letter stating that there was no wetland on the property.
25. Less questioned if the subject property was covered under the County's farmland preservation program. Less explained that lands acquired by Extrutech to originally build their plant had been covered under the County's farmland preservation program, and that there was a recapture change that emerged some time after the sale had been completed.

26. Dewane asked if there was a notice or a bill for the recapture? Less stated that he would look back into his file to see if he had any information on that, and would forward it to Dewane.
27. Braun will search Plan Commission minutes to find references to the subject property, and will provide copies to Dewane.
28. Jerry Knox asked if there was a difference in the size of laterals installed for residential vs. commercial development?
29. Minikel stated that there was a difference in the size of laterals based upon land use. Minikel will provide Dewane with a copy of sanitary and storm sewer lateral maps.
30. Braun commented that as the entire parcel measured around 3-acres in total, if the County identified .65-acres as wetland, how could DNR state that the entire property was a wetland?

RunDate: 3/31/08

Filename: Y:\Dave\WPFILES\knoxmeeting-32708.wpd

SGN IN
1222 So. ALVERNO
3.27.08

NAME TELEPHONE

David Iess 920.686.6930

PAUL BRAUN 920-686-6930

Jim Muedzenmeyer 686-6940

Jerry Knox 684-7500

Bob Knox 684-1191

Pat Dewane 682-7732

Valerie Mellon 686-6910

Juliana Ruenzel 686-6990

Janet Sosnosky 686-6910

Greg Minikel 686-6910

City of Manitowoc 2017 Property Record

Parcel Number: 827-303-141 Current acres: 1.3339
 Current owner: STELZER CHAD M TRACT A-2 OF CS IN VOL 23 PG 361 INCL W 22.84' BY V.2443 P.377, BEING PART OF A



Ownership	
Name:	STELZER CHAD M
Mailing Address:	1119 HAMILTON ST MANITOWOC, WI 54220
Property Description	
Location:	W CUSTER ST
Conveyance Date:	05/11/2016
Date Recorded:	05/13/2016
Value/Sale Price:	
Deed Vol & Page:	V3006 P0314.. DOC. #
County Doc #.	1168088
Legal Description:	TRACT A-2 OF CS IN VOL 23 PG 361 INCL W 22.84' BY V.2443 P.377, BEING PART OF A RESURVEY OF TRACT A OF CS IN VOL3 PG 619, BEING PART OF W 1/2 SW 14 SEC 27 T 19N R 23E
Notes	
Conveyance Instrument: 20	
Assessment Value	
Valuation Date	
Assessment Type	Acres Land Value Improved Value Total Value
Totals -->	
Payments	
Date	Receipt Number Amount
Special Assessment Projects	
Project	Delayed Assessment? Balance Due

Building Information		Bldg 1
Height:		
Year Built:		
Living Units:		
1st Floor Square Footage:		
2nd Floor Square Footage/Attic:		
Total Square Footage (SFLA):		
Bedrooms:		
Full/Half Baths:		
Fireplaces:		
Total rooms:		
Finished Basement Living Area sqft:		
Basement Rec room sqft:		
Basement:		
Unfinished Area sqft:		
Parcel Information		
Property Class:		Commercial
Roll Type:		REAL
Other		
Fair Market Value		
Assessment Ratio		
Tax Detail		
Category	Tax Detail	Tax Amount