

Report to the Manitowoc Plan Commission

Date: October 28, 2015

Request: PC 33-2015 Gerard and Louise Strharsky – Petition for Unanimous Annexation: Northwest #19

Reason for Request: The Strharsky's would like to annex a strip of land they recently purchased from the adjacent property.

Existing Land Use: Residential

Existing Zoning: Adjacent City zoning is R-4 Single and Two Family

Comprehensive Plan: 20 Year Land Use Map indicates the subject area to be Planned Neighborhood

Consistency Analysis The proposed annexation and proposed zoning of R-4 Single and Two Family is consistent with the Comprehensive Plan

Report: The Strharsky's currently live at 2715 Knuell Street which is described as Lot 10, and the South 10' of Lot 11 all in Block 8 in Royal Oaks Subdivision No. 3. The Strharsky's, on September 1, 2015; purchased a 20' x 110' (0.051 acre) strip of land from the adjacent property Soaring Eagle Dairy, LLC that is in the Town of Manitowoc Rapids. The Strharsky's intend to join the 20' x 110' strip with their existing lot to enlarge their yard.

Unanimous or Direct annexations are governed by § 66.0217(2) which require that 100% of all land owners sign an annexation petition. The petition submitted is signed by all the property owners that own the annexation area.

The proposed zoning for the subject area will be R-4 Single and Two Family which is consistent with the adjacent properties.

The subject area has a population of zero and will become Ward 27 and part of Aldermanic District #10.

Pursuant to Statute the City must pay the Town the lost taxes for the next 5 years.

Recommendation: Staff recommends to the Plan Commission to accept the annexation petition as presented and to place a temporary zoning classification of R-4 Single and Two Family District on the property.

\$300 fee paid

15-1116

PETITION FOR DIRECT ANNEXATION

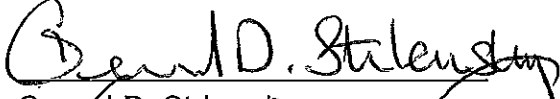
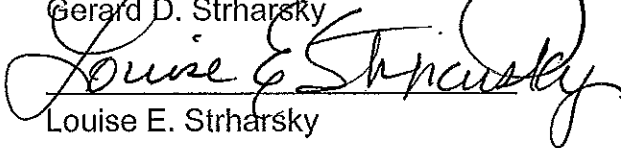
1. The purpose of this petition is to request, pursuant to Wis. Stat. §66.0217(2), direct annexation to the City of Manitowoc from the Town of Manitowoc Rapids, the real estate described in the attached Exhibit A to this petition. Petitioners request the annexation in order to connect to and utilize the municipal utilities and facilities of the City of Manitowoc.
2. A scale map of the property described in Exhibit A, showing its boundaries and its current relationship to the City of Manitowoc and the Town of Manitowoc Rapids is attached hereto as Exhibit B.
3. The land to be annexed, described in Exhibit A, has a population of zero (0).
4. The undersigned persons, who represent all of the owners of the real property located within the proposed annexed property, described in Exhibit A, hereby petition to the City of Manitowoc for the direct annexation of all of the property described in Exhibit A.
5. The assessed value of the property is \$645.00 per the tax roll which is attached hereto as Exhibit C.
6. The address of the real estate described in Exhibit A is 2715 Knuell Street, Manitowoc, Wisconsin, 54220. The owner of the real property is Gerard D. Strharsky and Louise E. Strharsky

Dated this 16 day of October, 2015

RECEIVED

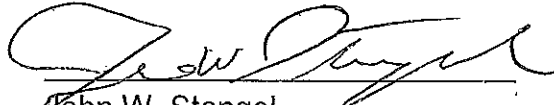
OCT 19 2015

CITY CLERK'S OFFICE


Gerard D. Strharsky

Louise E. Strharsky

STATE OF WISCONSIN)
)SS
MANITOWOC COUNTY)

Personally came before me this 14 day of October, 2015, the above-named Gerard D. Strharsky and Louise E. Strharsky, to me known to be the persons who executed the foregoing instrument and acknowledged the same.



John W. Stangel

My Commission is permanent

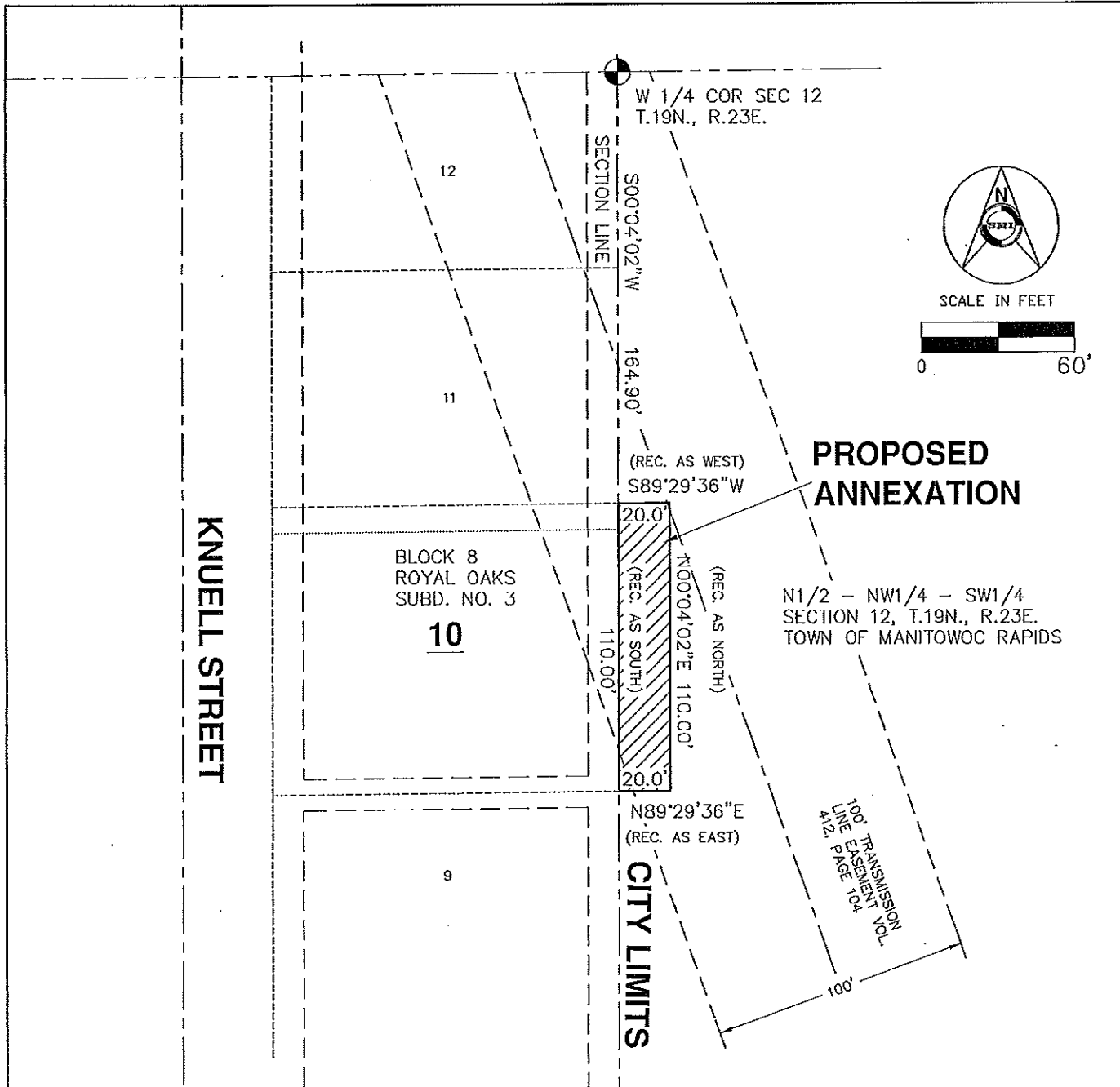
This document drafted by:
Salutz & Salutz LLP- Attorney John W. Stangel
P.O. Box 187, 823 Marshall Street
Manitowoc, WI 54221-0187

EXHIBIT A

A tract of land located in the North One-half (N1/2) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Numbered Twelve (12), Township Numbered Nineteen (19) North, Range Numbered Twenty-three (23) East, Town of Manitowoc Rapids, Manitowoc County, Wisconsin and described as follows:

Commencing at the West 1/4 corner of said Section 12, thence S. 00°04'02" W. along the section line 164.90 feet to the northwest corner of Lot 10, Block 8, Royal Oaks Subdivision No. 3, the point of real beginning, thence continue S. 00°04'02" W. (recorded as South) along said section line and lot line 110.0 feet to the southeast corner of said Lot 10, thence N. 89°29'36" E. (recorded as East) 20.0 feet, thence N. 00°04'02" E. (recorded as North) 110.0 feet, thence S. 89°29'36" W. (recorded as West) 20.0 feet to the point of real beginning.

EXHIBIT B



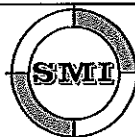
ANNEXATION DESCRIPTION:

A tract of land located in the North 1/2 of the NW 1/4 of the SW 1/4 of Section 12, T.19N., R.23E., Town of Manitowoc Rapids, Manitowoc County, Wisconsin and described as follows:
Commencing at the West 1/4 corner of said Section 12, thence S00°04'02"W along the section line 164.90 feet to the northwest corner of Lot 10, Block 8, Royal Oaks Subdivision No. 3, the point of real beginning, thence continue S00°04'02"W (recorded as South) along said section line and lot line 110.0 feet to the southeast corner of said Lot 10, thence N89°29'36"E (recorded as East) 20.0 feet, thence N00°04'02"E (recorded as North) 110.0 feet, thence S89°29'36"W (recorded as West) 20.0 feet to the point of real beginning.
Said tract contains 0.05 acres.

STRHARSKY ANNEXATION SECTION 12, TOWN OF MANITOWOC RAPIDS, MANITOWOC COUNTY, WISCONSIN

CLIENT: GERARD AND LOUISE STRHARSKY
ADDRESS: 2715 KNUELL STREET
MANITOWOC WI 54220
DATE: 10/06/15 JOB NO.: 15312MS

CLIENT: SALUTZ AND SALUTZ
JOHN STANGEL
ADDRESS: 823 MARSHALL STREET
MANITOWOC WI 54220
DATE: 10/06/15 JOB NO.: 15312MS



SMI
CIVIL AND STRUCTURAL ENGINEERS
102 REVERE DRIVE
MANITOWOC, WISCONSIN 54220-3147
PHONE 920-684-5583 FAX 920-684-5584

EXHIBIT C

Manitowoc County, Wisconsin

Tax Record Detail

Print Report 

Click here to return to the main system
Updated 10/12/2015

Tax Detail For Parcel Number 010-012-010-001.00

Location Information

Parcel Number 010-012-010-001.00
Municipality TOWN OF MANITOWOC
RAPIDS
Owner(s) Name GERALD G & MARY JEANNE
CENSKY LIVING TR
Location Address
Mailing Address % GERALD & MARY CENSKY
1626 S 18 STREET
City, State, Zip MANITOWOC WI 54220-0000

Assessment Information

Note: Fair Market Value is not shown for Agricultural Land because of Use Value Assessment per State law.

	<u>2013</u>	<u>2014</u>
Assessed Acres	20.000	20.000
Land Value	\$8,200.00	\$12,900.00
Improvement Value	\$0.00	\$0.00
Total Value	\$8,200.00	\$12,900.00
Fair Market Value	\$0.00	\$0.00
Fair Market Ratio	0.9909	0.9927

Property Description

(As of last tax bill issued)

Legal Description 388-16 1970-708 N1/2 NW1/4
Please refer to original source SW1/4 S.12 T19N R23E
document for actual legal description.
(The first line of the legal description contains the volume & page numbers for recorded documents in the Register of Deeds Office.)

Section, Town, Range S.12, T.19, R.23
Total Acres 20.000
Volume 1970
Page 708
Document Number

Tax Information

	<u>2013</u>	<u>2014</u>
Original Tax	\$139.73	\$212.02
Lottery Credit	\$0.00	\$0.00
Net Tax	\$139.73	\$212.02
Special Assessments	\$0.00	\$0.00
Total Amount Due	\$139.73	\$212.02
Total Payments	\$139.73	\$212.02
Balance Due...	\$0.00	\$0.00

*Green = postponed

*Red = delinquent (subject to interest).

Please refer to the 'TAXES DUE' table below for payoff amounts.

Taxing District Information

School District MANITOWOC SCHOOL
Vocational School District LTC

<u>TAX PAYMENTS</u>				
<u>Tax Year</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Interest</u>	<u>Receipt Number</u>
2014	12/31/2014	\$212.02	\$0.00	864
2013	1/19/2014	\$139.73	\$0.00	1093

Aldermanic District 10

TR 1 Ward 27

NE 1/4
SEC 11,
T19N, R23E

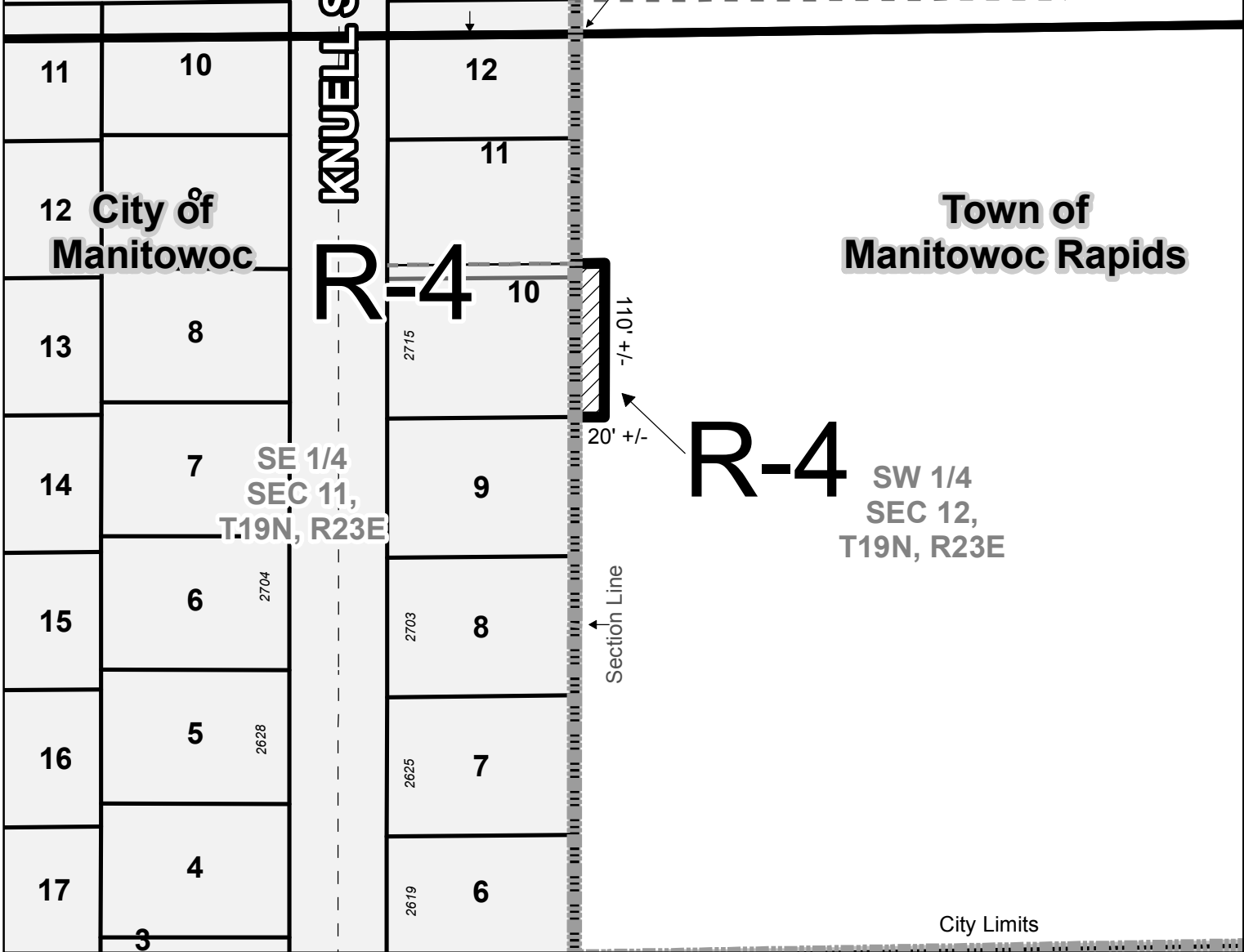
NW 1/4
SEC 12,
T19N, R23E

**HOMESTEAD
RD**

KNUELL ST

West Corner
Section 12

1/4 Section Line



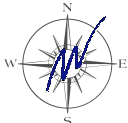
Northwest #19 Annexation Map

City of Manitowoc, WI

Ward = 27

Population = 0

PC33-2015 Annexation;
2715 Knuell St.

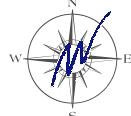
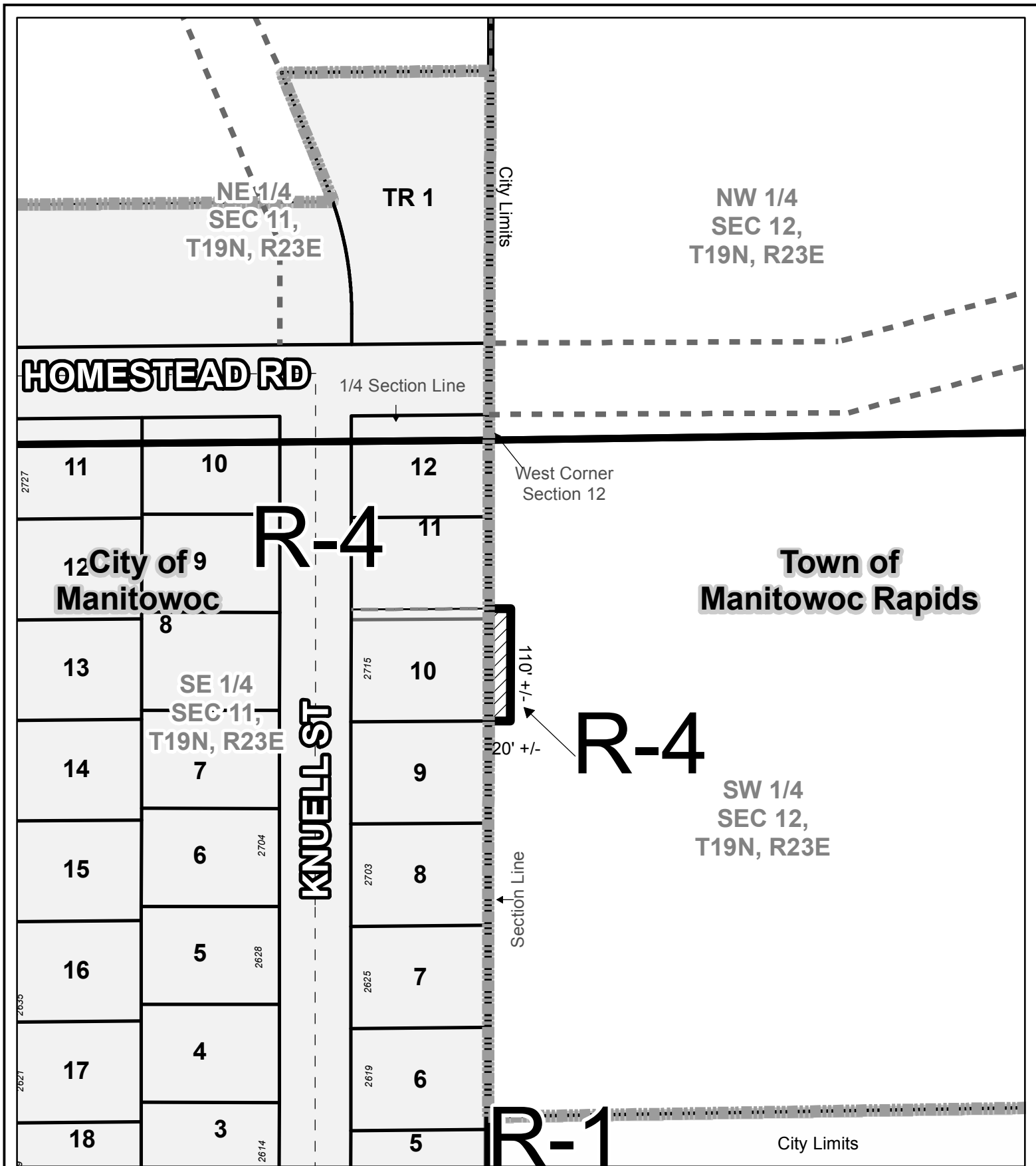


Prepared by City of Manitowoc
Planning Department
www.manitowoc.org
Map Plotted: 10/21/2015

Y:\Planning\PC Plan Commission\Actions 2015\PC33-2015 Northwest #19 Strharsky Annexation
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.



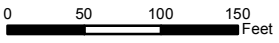
- Official Map Street
- Corporate Limits
- Annexation Property



Prepared by City of Manitowoc
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 www.manitowoc.org
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 Y:\Planning\PC Plan Commission\Actions 2015\PC33-2015 Northwest #19 Strharsky Annexation
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Northwest #19 Annexation Map
 City of Manitowoc, WI
Area To Be Zoned "R-4"
Single and Two Family District

PC33-2015 Annexation;
 2715 Knuell St.



- Official Map Street
- Corporate Limits
- Annexation Property