

LPI
10-20-14

CITY OF MANITOWOC

WISCONSIN, USA
www.manitowoc.org

14-2142



October 9, 2014

To: Mayor and Common Council
From: Manitowoc City Plan Commission
Subject: **PC23-2014 Keil: Proposed Official Map Amendment under Wis. Stat. § 62.23(6) – S. 36th & S. 37th Streets**

Dear Mayor and Common Council:

At the regular October 8, 2014 meeting of the Manitowoc City Plan Commission, the Commission held a public informational hearing related to a request from Kent and Sara Keil who are owners of two vacant parcels of land at the southeast end of S. 36th Street adjacent to land owned by the Manitowoc Public School District. The Keil's vacant parcels are encumbered by an existing Official Map cul-de-sac and prevent them from constructing a new residence due to front yard setback issues related to the Official Map Street. The amendment of the Official Map occurs pursuant to Wis. Stats. § 62.23(6). The impacted area is identified on the attached map.

The Commission notes that there is an existing dedicated but unimproved east/west right of way that connects the southerly ends of S. 36th and S. 37th Streets that could provide future egress and ingress to the area. The Keil's request was only for the removal the Official Map cul-de-sac at the end of S. 36th Street but the Commission expanded the areas to be removed to include a similar Official Map cul-de-sac at the southwest end of S. 37th Street, which also encumbers an existing residence.

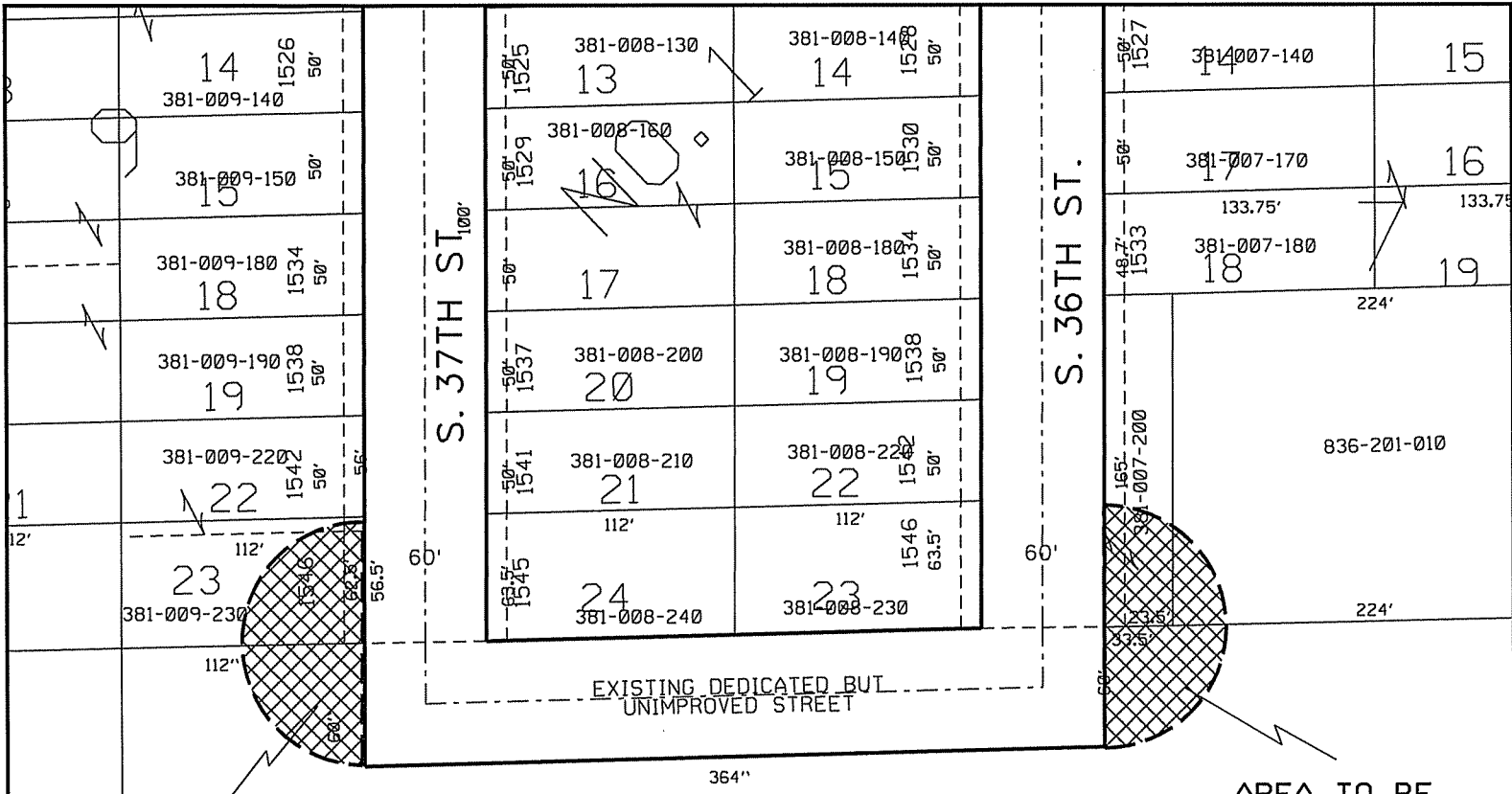
The Commission notes that there was no public comment offered at the informational hearing, and as such, recommended that Council: (i) instruct the Clerk to call for a public hearing to be scheduled for November 17th; (ii) publish the required legal notices; and (iii) gave their final recommendation to approve.

Respectfully Submitted,

Paul Braun
City Planner

Attachment
COUNCIL # 14-2028





AREA TO BE REMOVED FROM THE OFFICIAL MAP

AREA TO BE REMOVED FROM THE OFFICIAL MAP

MPSD
SOCCER FIELDS

NE 1/4, NW 1/4,
SECTION 36, T19N, R23E

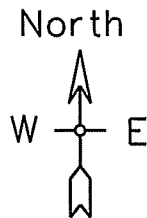
MANITOWOC PUBLIC
SCHOOL DISTRICT

CHANGE IN THE OFFICIAL MAP

CITY OF MANITOWOC, WI



AREA TO BE REMOVED FROM THE OFFICIAL MAP



MANITOWOC CITY PLAN COMMISSION

P.C. 23-2014

OCTOBER 2014

Flam

Kent and Sara Keil
1517 South 36th Street
Manitowoc, WI 54220

September 3, 2014

Mayor Nickels and Common Counsel
City of Manitowoc
900 Quay Street
Manitowoc, WI 54220

RECEIVED
SEP 9 - 2014
CITY CLERKS OFFICE

RE: Request for Change of the Official City Map

Dear Mayor and Common Counsel:

We are writing to request a change in the official city map. We have recently purchased two parcels of property located on South 35th and South 36th Streets in Manitowoc. The parcel numbers are 052-836-201-010.00 and 052-381-007-200.00. We are planning to build a home on the South 36th Street side next year. We are in the process of getting these two parcels resurveyed to make them more proportionate.

Our future neighbor, Brian Matthies, who resides at 1533 South 36th Street in Manitowoc, would like to purchase 20 feet from us, so that he has more yard on his property.

There is a cul du sac that has been mapped out for on the South 36th Street side, which extends over a great portion of our property on South 36th Street and will restrict our building plans. It would also limit the amount of land that Mr. Matthies can purchase from us. There is not enough room for our building plans and Mr. Matthies' land purchase as the cul du sac sits now on the official map.

We believe that this property was once mapped out for a cul du sac being more of a "light bulb" shape into the soccer field, rather than extending through almost half of our property. We are unsure why this has changed over the years.

We would respectfully ask that the Mayor and Common Counsel consider removing the cul du sac entirely from the official map or changing the map position of the cul du sac, perhaps being more into the soccer field as was planned in the earlier years.

We have enclosed a check in the amount of \$350.00 which represents the fee for changing the official map.

If you have any questions or concerns, please do not hesitate to contact us. We appreciate your time and consideration of this matter.

Thank you.

Sincerely,

Kent & Sara Keil

Kent and Sara Keil
(920) 374-0507 or (920) 242-5279