

16-0475

CITY OF MANITOWOC

WISCONSIN, USA
www.manitowoc.org



April 28, 2016

To: Mayor and Common Council

From: Manitowoc City Plan Commission

Subject: **PC13-2016: Doneff Holdings LLC; Offer of Land Donation to the City of Manitowoc, West of Mirro Drive and South of E. Albert Drive.**

Dear Mayor and Common Council:

At the regular April 27, 2016 meeting of the Manitowoc City Plan Commission, the Commission reviewed and considered a request for an offer of land donation to the city of Manitowoc. The area in question is a 12.5 (+/-) acre lot located to the west of Mirro Drive and south of E. Albert Drive. Stangel Elementary School is located directly south of the subject property.

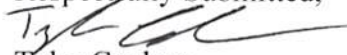
Anton Doneff from Doneff Holdings, LLC is offering to donate some property to the City. Doneff owns approximately 15.7 acres of which 3.2 acres will be sold for the establishment of a 25 bed Community Based Residential Facility. The land is currently undeveloped.

The 2010 Wis. DNR wetland mapping shows that there are wetlands located in the northwest corner of the parcel. The wetlands may also cover more of the property once a wetland delineation study occurs. The presence of the wetlands is an obstacle to potential development on the property. With the limited potential of development the Plan Commission determined the city has little to gain from acquiring the parcel.

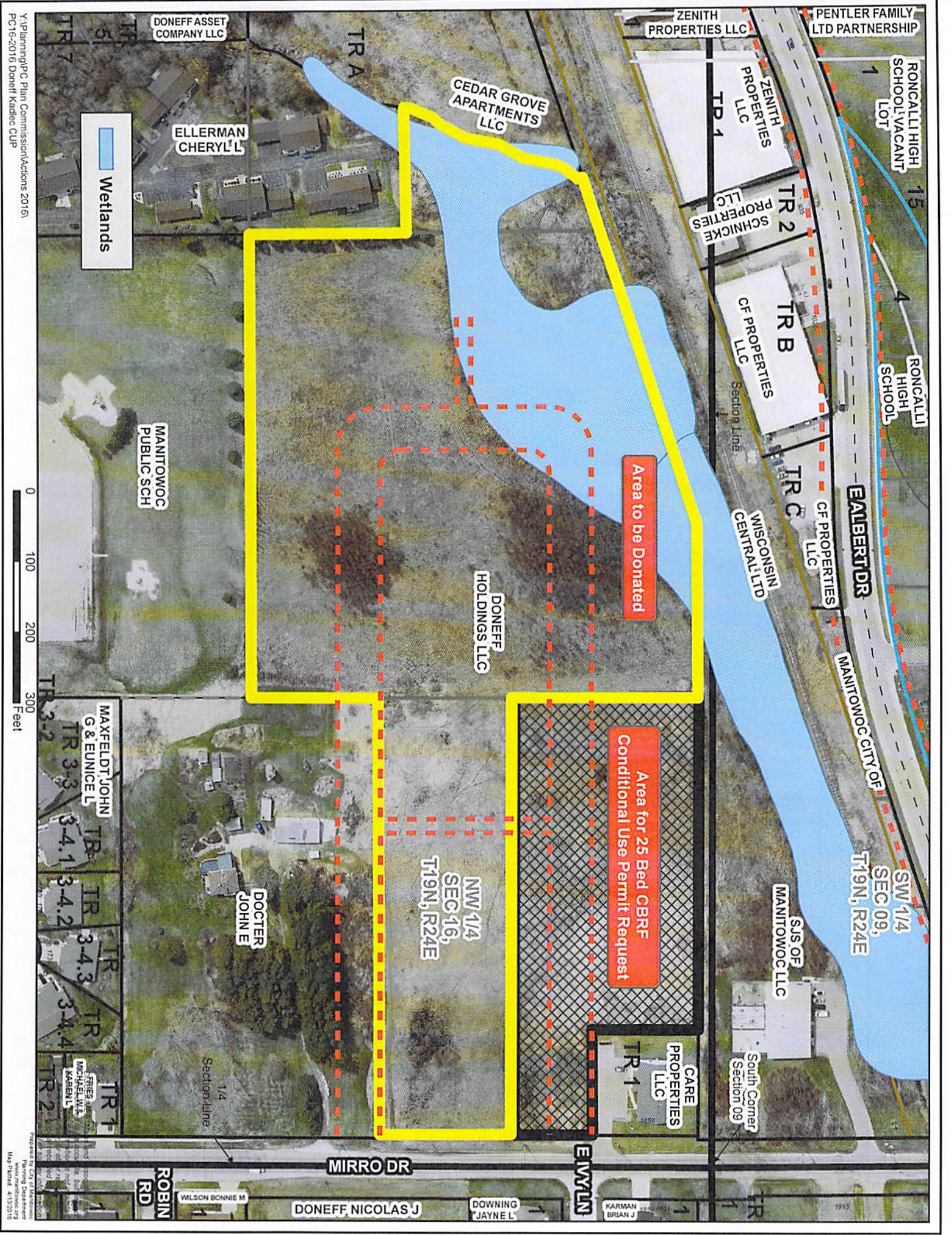
Due to the proximity of Stangel Elementary School the Manitowoc Public School District (MPSD) has expressed interest in the property. A private residence, also touching a boundary of the parcel, has expressed interest in the remaining property that MPSD is not interested in.

The Commission unanimously decided to receive and place on file the offer and recommended that the Manitowoc Public School District and adjacent neighbor communicate directly with Doneff Holdings regarding the land donation.

Respectfully Submitted,


Tyler Caulum,
Associate City Planner

Attachment
Granicus 16-0364



Area to be Donated

Area for 25 Bed CBRF
Conditionally Use Permit Request

Wetlands

Y:\Planning\PC Plan Commission\Actions 2016\PC16-2016 Doneff Kadlec CUP

0 100 200 300 Feet

Prepared by City of Manitowoc
www.manitowoc.org
Map #16-2016 4/13/2016

DONEFF ASSET COMPANY LLC

ELLERMAN CHERYL L

MANTOWOC PUBLIC SCH

CEDAR GROVE APARTMENTS LLC

DONEFF HOLDINGS LLC

MAXFELDT JOHN G & EUNICE L

DOCTER JOHN E

NW 1/4 SEC 16, T19N, R24E

ZENITH PROPERTIES LLC

ZENITH PROPERTIES LLC

SCHNICK PROPERTIES LLC

CF PROPERTIES LLC

WISCONSIN CENTRAL LTD

PENTLER FAMILY LTD PARTNERSHIP

RONCALLI HIGH SCHOOL VACANT LOT

RONCALLI HIGH SCHOOL

EALBERT DR

MANTOWOC CITY OF

SW 1/4 SEC 09, T19N, R24E

S/S OF MANTOWOC LLC

CARE PROPERTIES LLC

South Corner Section 09

MIRRO DR

ROBIN RD

DONEFF NICOLAS J

DOWNING JAYNE L

EYVLN

KARMAN BRIAN J

WILSON BONNIE M

TR 5

TR 7

TRA

TR 2

TR B

TR C

TR 3-2

TR 3-3

TR 3-4.1

TR 3-4.2

TR 3-4.3

TR 3-4.4

TR 1

TR 1

TR 1

TR 1

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TR 1

Section Line 1/4

Section Line