

Report to the Manitowoc Plan Commission

Date: December 17, 2015

Request: PC 34 –2015: Schuette; Request for an Amendment to the Official Map for Lone Oak Lane pursuant to § 62.23(6).

Reason for Request: Section 62.23(6) of the Wisconsin Statutes require that all requests to amend the Official Map be referred to the City Plan Commission, in addition a public hearing is required in front of the Common Council before an amendment can occur.

Existing Land Use: Mix of vacant lands and single or two family residential.

Existing Zoning: Property is located in the Town of Manitowoc which follows Manitowoc County's zoning Code. Current County zoning is "RR" Rural Residential. "RR" requires the following:

- i) minimum lot size 1 acre
- ii) minimum lot width 150
- iii) setback for principal structures 25 feet
- iv) setback for accessory buildings 10 feet

The largest of the 6 lots impacted by the official map street is 3109 S. 19th Street and it is 4.73 acres and has an existing residence centered on the parcel. With a 1 acre minimum lot size the most lots they could create would be 4 lots which is not practical due to the placement of existing house; so removal of the official map street does not negatively affect the long range ability to create additional lots. 2 new lots could be created off of a private drive.

Comprehensive Plan: 20 Year Land Use Map shows the area as Single and Two Family Residential Urban.

Consistency Analysis

The removal of the existing Official Map does not prevent the development of the area as Single and Two Family Residential which the area is proposed to be on the 20 year future land use map. The area will be able to develop as residential with access provided by the current dedicated streets or access off of private drives. The County's Subdivision ordinance allows up to 2 lots or parcels to be created off of a private road. The proposal is deemed consistent with the Comprehensive Plan and Future Land Use Map. Minimum lot sizes are 1 acre.

Lone Oak Lane is not an arterial or collector street it serves as a local street for the residents living in the immediate area. Lissa Lane which is located just south provides an east west connection between S 15th Street and S 19th Street.

Report: Matt and Tonya Schuette recently purchased a 2.25 acre parcel just to the north of existing north end of the dedicated Lone Oak Lane. The Schuette's would like to construct a residence and detached garage on the west half of the lot in the location of the existing official map street.

The Schuette's have provided signed letters supporting the removal of the official map street from all the property owners directly impacted.

The proposal is showing a 60' radius official map cul de sac at the terminus of Lone Oak Lane to provide in the future the ability for emergency vehicles, snow plows and other vehicles to turn around without entering onto private driveways.

Case History The existing official map pattern was established in 1994 as part of a comprehensive long range mapping project the extended from S. 10th to S. 26th Streets and Viebahn Street to Silver Creek Road.

Public Comments

Signed letters supporting the removal of the official map street were provided to the Commission by Mr. Schuette. All property owners that are impacted by the proposed street signed a letter.

Recommendation: Staff recommends to the Plan Commission the Commission's final approval of the Official Map amendment and instruct the Clerk to call for a public hearing and publish the required notices.



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



December 9, 2015

NOTICE OF PUBLIC INFORMATIONAL HEARING

As a property owner abutting or adjacent to an area of a proposed amendment to the City's Official Map pursuant to §62.23(6) Wis. Stats., you are being notified that the Manitowoc City Plan Commission will meet on: **Thursday, December 17, 2015, at 6:00 o'clock P.M.** in the Council Chambers, Main Floor, City Hall, 900 Quay Street, and hold a public informational hearing to consider the attached request to amend the Official Map. The area of the Official Map change is identified on the attached map.

Petitioner is: PC 34-2015 Matt & Tonya Schuette; Request to Amend the Official Map Under §62.23(6) Wis. Stats. Along Lone Oak Lane which is west of S. 15th Street and East of S. 19th Street.

You are invited to attend this informational meeting in order to voice your opinion on the proposed amendment to the Official Map.

If you wish, you can call (920-686-6930) or visit the office of the City Plan Commission, Main Floor, City Hall, and we will be glad to discuss the proposed amendment with you.

Respectfully Submitted,

Paul Braun
City Planner

Enclosure

11-20-15

Mayor and Common Council,

My name is Matt Schuette and am writing you to inform you that my wife Tonya and I have purchased 2.25 acres (*parcel #00951000601701*) at the end of Lone Oak Ln. The reason I am informing you of this is that in purchasing this property, we learned that the city of Manitowoc has a proposed road that would run through our land and it would take 60+ ft along our property. This would affect our future plans to build our home and garage. We want to take the right steps in having this proposed road removed from the future plans. This has been brought to the attention of the surrounding land owners which the proposed road would affect. I have four of the five letters signed and returned agreeing that they *do not* want the road to go through their property. I am waiting on two more to be returned. I have met with Paul Braun who has been a great help in guiding us through the right steps needed to get this process going.

Thank you for your consideration and time on this matter.

Matt and Tonya Schuette

A handwritten signature in black ink, appearing to read "Matt Schuette", written in a cursive style.

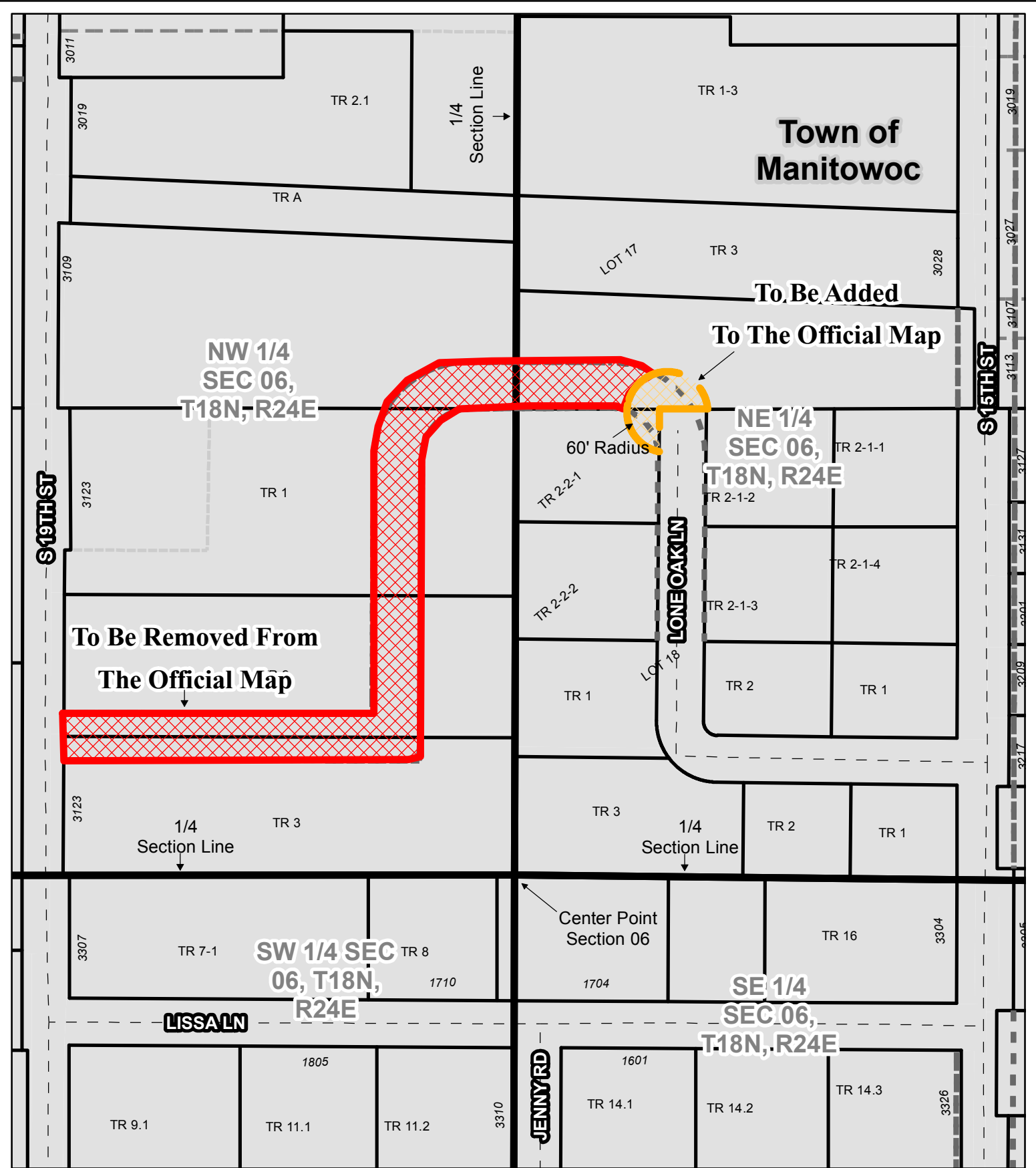
Thank you

Matt and Tonya Schuette


1514 Lone Oak Ln.

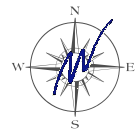
Manitowoc, WI. 54220

920-973-7841



**OFFICIAL MAP AMENDMENT
CITY OF MANITOWOC, WI**

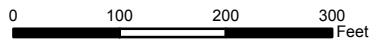
	ADDITION TO THE OFFICIAL MAP
	REMOVE FROM THE OFFICIAL MAP



Prepared by City of Manitowoc
Planning Department
www.manitowoc.org
Map Plotted: 12/07/2015

Y:\Planning\PC Plan Commission\Actions 2015\PC34-2015 Schuette Official Map Amendment

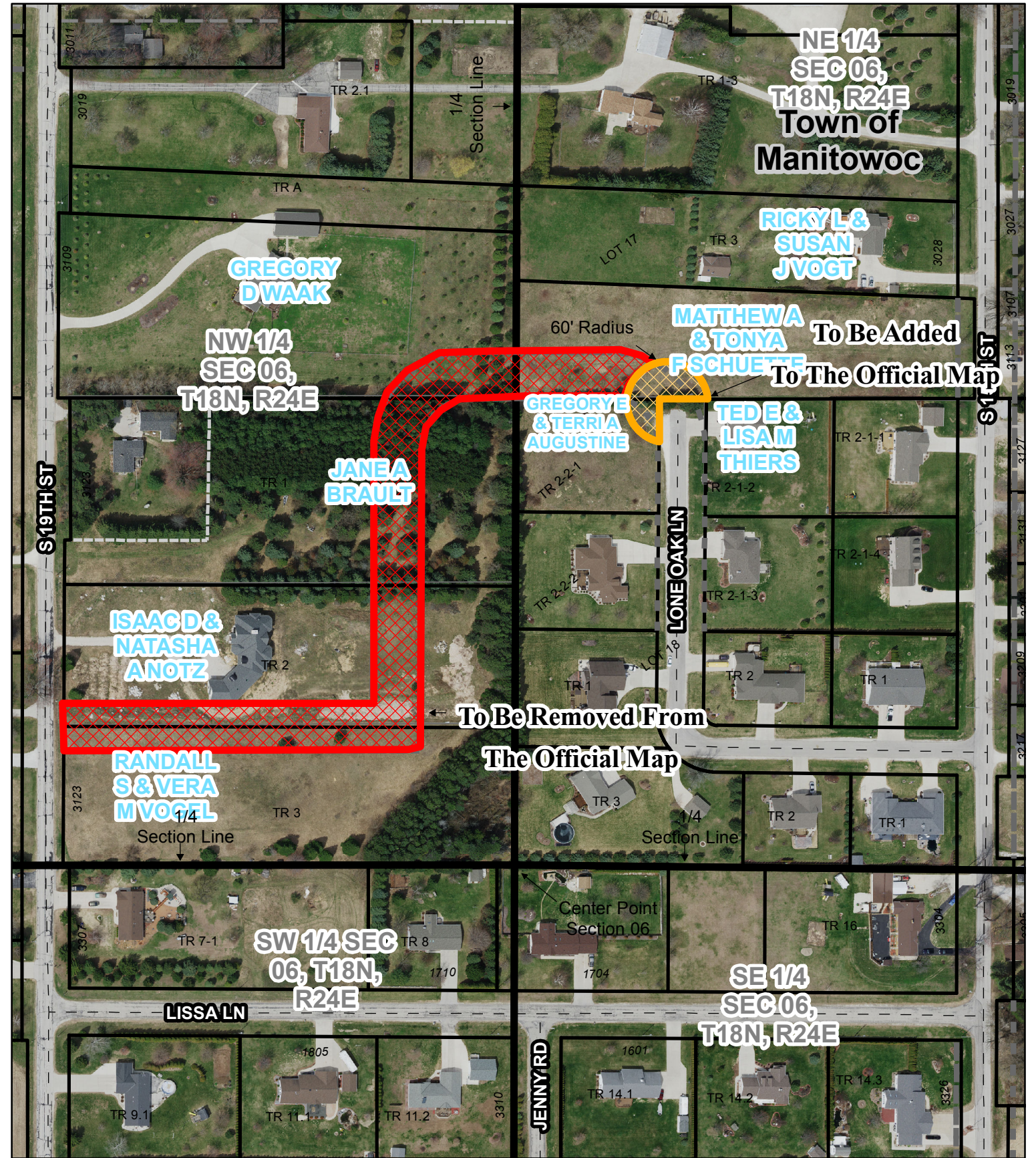
DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.





P. C. 34-2015

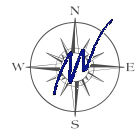
Manitowoc City Plan Commission

December 2015



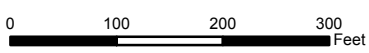
OFFICIAL MAP AMENDMENT CITY OF MANITOWOC, WI

	ADDITION TO THE OFFICIAL MAP
	REMOVE FROM THE OFFICIAL MAP



Prepared by City of Manitowoc
Planning Department
www.manitowoc.org
Map Plotted: 12/07/2015

Y:\Planning\PC Plan Commission\Actions 2015\PC34-2015 Schuette Official Map Amendment
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.



P. C. 34-2015

Manitowoc City Plan Commission
December 2015