

Report to the Manitowoc Plan Commission

Meeting Date: October 27, 2021

Request: PC 43-2021: Schwalbe; Request to Purchase City-Owned Property, Corner of Cleveland Avenue and Maritime Drive.

Existing Land Use for Subject Property: Residential

Existing Zoning for Subject Property: R-3 Single Family - Schwalbe Property, P-1 Conservancy for the City owned parcel.

Report: Doug and Jodi Schwalbe, 123 Cleveland Avenue are interested in purchasing some City owned property that is to the east of them. The materials provided by the Schwalbe's and attached to this report explain their request in detail.

The Schwalbe's request is to acquire a 20' x 150' strip (3,000 s.f.) east of their residence which is an area that they currently maintain. During the discussion with staff the idea was brought up if it was beneficial for the City to sell a larger area which is approximately 5,150 s.f.. The larger area would be a triangular shaped piece which is too small for development and is also encumbered with the utilities running through it. Currently the City cuts the grass and shovels the sidewalk along Cleveland Avenue.

A 24" sanitary sewer and an underground electric line are located in the subject parcel; the utilities also cut through a portion of the Schwalbe's current lot.

Steve Bacalzo from MPU was contacted to see if they had any concerns with the City selling the property, staff has not heard back from MPU at the time of this report.

Community Development, Engineering and Parks discussed the request and none of the department's voiced any concerns with selling either the strip of land or selling to the west right of way line of Maritime Drive. Easements would need to be acquired or updated as a contingency to any sale. A 15' easement symmetrical on the sanitary would be required in case the line has to be reconstructed. Staff is waiting for a response from MPU for their input.

Recommendation: Approve i) the request to sell the City-owned property to the west right-of-way line of Maritime Drive, ii) buyer, at their cost, to provide any easements and descriptions as required for the existing utilities, iii) instruct the City Attorney's Office to complete all items related to the sale.

October 13, 2021

Members of the Manitowoc Plan Commission and Planning Dept. Staff

RE: Property at 123 Cleveland Ave

Ladies and Gentlemen,

Request: We'd like to discuss the possibility of acquiring City-owned property adjacent to our home at 123 Cleveland Ave. Approx. 20' x 150' area.

Reason: We would like to construct a retaining wall at the top of hill to stabilize our property, make grass cutting easier, and improve the overall appearance of landscaped area. We are also putting considerable time and effort into improving the plantings on the hill and would like to continue to do so.

History: This hill was maintained in the past by several Cleveland Avenue neighbors. They have not been able to work on that hillside in approx. 10 years due to health reasons. We contacted City arborist, Al Rehme, to ask about maintaining that sloped property. He said the City does not have any plans for that and welcomed us to take on the task. He asked us to sign a waiver to "volunteer" on that hill, which we did in 2019.

We reached out to Dan Koski, Paul Braun, and Adam Tegan in August of this year regarding the prospect of formally adopting this hillside. No major objections were mentioned, but the possibility of added easements were mentioned and the fact that this would start at the Plan Commission Level.

An idea to discuss was brought about by Paul Braun. He asked if extending our property line to the Memorial Drive R.O.W. is something we would consider, therefore eliminating the need for City grass cutting and snow removal in that area. We would like to better understand what that would mean for us. Added tax impact, possible upcoming assessments, road projects, etc....

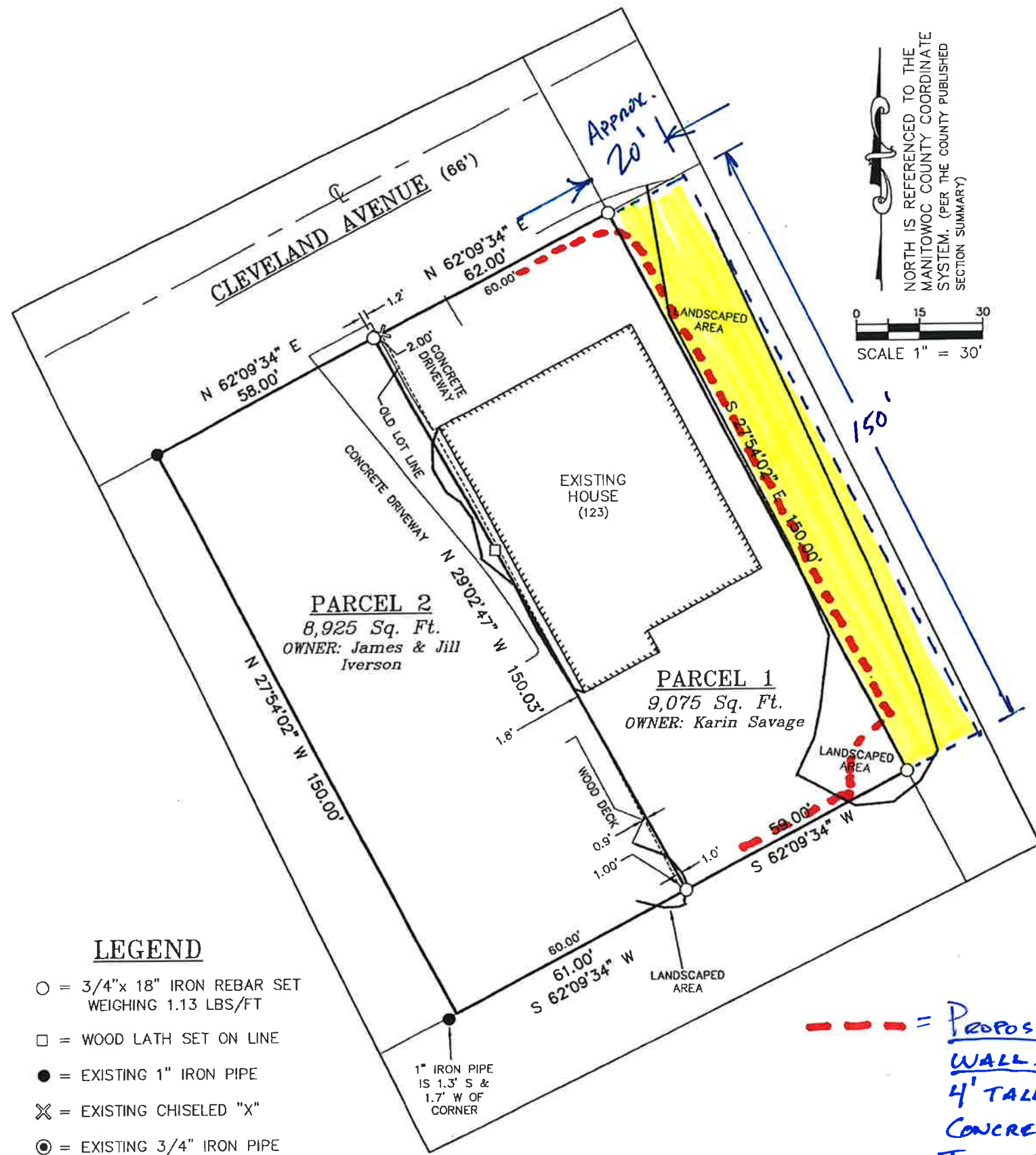
We are looking forward to our discussion.

Thank You Sincerely,



Doug and Jodi Schwalbe: (Resident/owners of 123 Cleveland Ave.)

Enclosures: Survey Map with Retaining wall sketch, City Utilities map, photographs.



DESCRIPTION:

PARCEL 1

Part of Lot 7 of The Subdivision of Government Lot 2 of Section 20, Town 19 North, Range 24 East, City of Manitowoc, Manitowoc, Wisconsin, described as follows:

Commencing at the N 1/4 Corner of said Section 20; Thence S 00°20'53" W, 1623.98 feet coincident with the west line of the NE 1/4 of said Section 20; Thence S 27°54'02" E, 823.54 feet to a point on the easterly line of said Lot 7 where it intersects the southerly line of Cleveland Avenue, being the point of beginning; Thence continuing S 27°54'02" E, 150.00 feet coincident with said easterly line of Lot 7; Thence S 62°09'34" W, 59.00 feet parallel with said southerly line of Cleveland Avenue; Thence N 29°02'47" W, 150.03 feet to said southerly line of Cleveland Avenue; Thence N 62°09'34" E, 62.00 feet to the point of beginning.

Said parcel contains 9,075 Square Feet (0.208 Acres) of land.

PARCEL 2

Part of Lot 7 of The Subdivision of Government Lot 2 of Section 20, Town 19 North, Range 24 East, City of Manitowoc, Manitowoc, Wisconsin, described as follows:

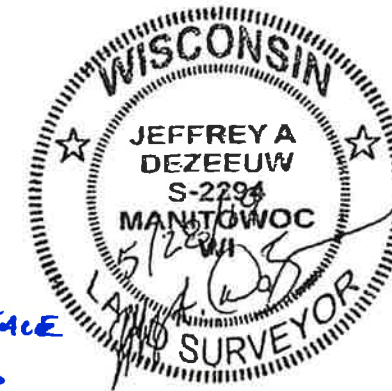
Commencing at the N 1/4 Corner of said Section 20; Thence S 00°20'53" W, 1623.98 feet coincident with the west line of the NE 1/4 of said Section 20; Thence S 27°54'02" E, 973.54 feet to a point on the easterly line of said Lot 7, 150 feet southerly of its intersection with the southerly line of Cleveland Avenue; Thence S 62°09'34" W, 59.00 feet parallel with said southerly line of Cleveland Avenue to the point of beginning; Thence continuing S 62°09'34" W, 61.00 feet; Thence N 27°54'02" W, 150.00 feet parallel with said easterly line of Lot 7; Thence N 62°09'34" E, 58.00 feet coincident with said southerly line of Cleveland Avenue; Thence S 29°02'47" E, 150.03 feet to the point of beginning.

Said parcel contains 8,925 Square Feet (0.205 Acres) of land.

SURVEY NOTE:

This survey is based on existing monumentation within Lot 7. The existing monuments are believed to be from previous Plat of Surveys that were not filed with the County.

The purpose of this survey was to identify encroachments between this parcel and the adjacent parcel to the west and revise the line location between the parcels to lessen those title issues.



--- = PROPOSED RETAINING WALL BETWEEN 2' & 4' TALL. STONE, SPLIT-FACE CONCRETE BLOCK, OR WOOD TIMBER.

LEGEND

- = 3/4" x 18" IRON REBAR SET WEIGHING 1.13 LBS/FT
- = WOOD LATH SET ON LINE
- = EXISTING 1" IRON PIPE
- ✕ = EXISTING CHISELED "X"
- ⊙ = EXISTING 3/4" IRON PIPE
- (000) = "RECORDED AS" DIMENSION

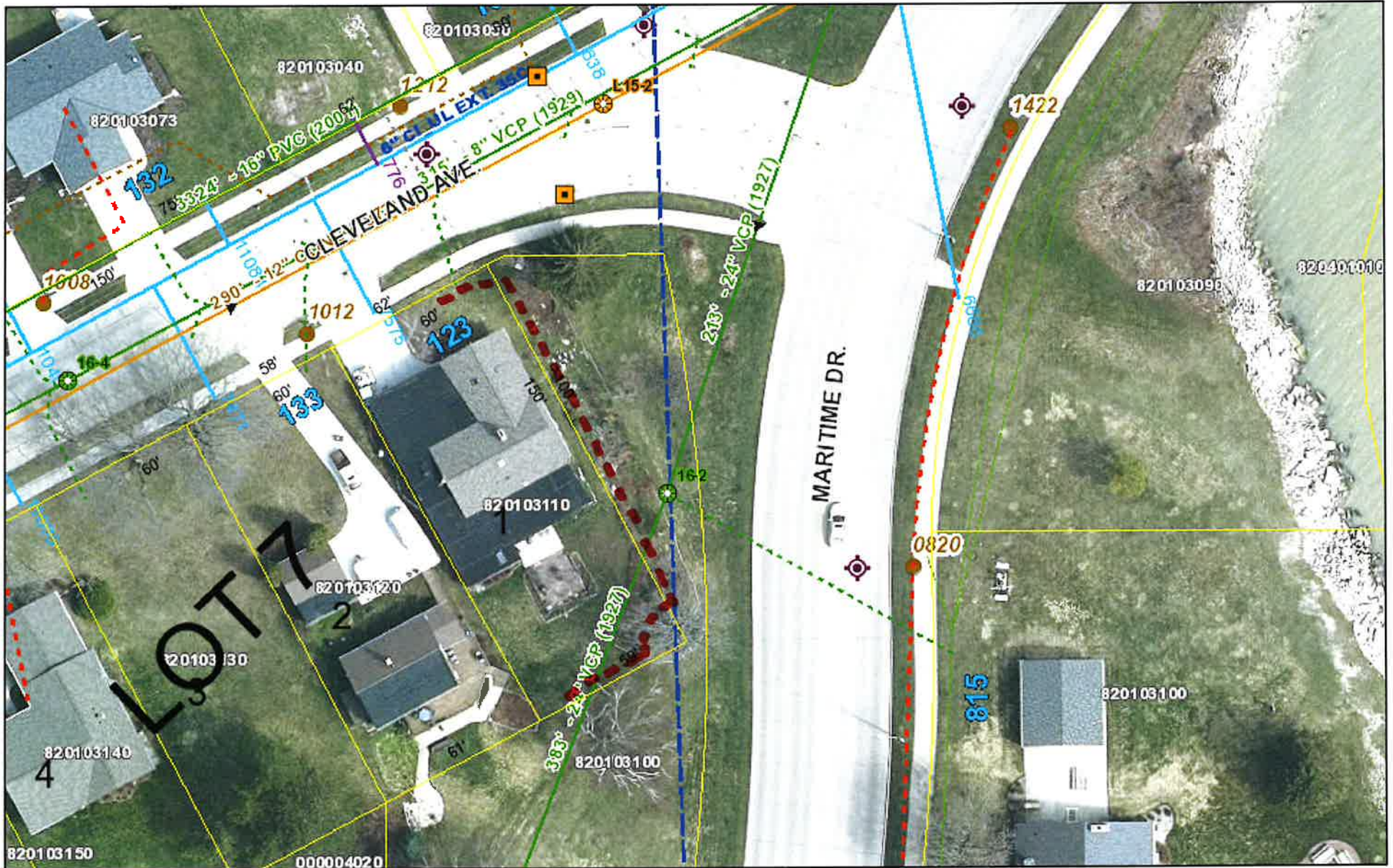
PLAT OF SURVEY
PART OF LOT 7 OF THE SUBDIVISION OF GOVERNMENT LOT 2 OF SECTION 20,
TOWN 19 NORTH, RANGE 24 EAST, CITY OF MANITOWOC, MANITOWOC, WISCONSIN



KARIN SAVAGE
 c/o ELLEN VANDERBLOOMEN
 PO BOX 54
 KELLNERSVILLE, WI 54215

FIELD WORK COMPLETION DATE: 5/21/2019
DRAWN BY: JAD
JOB NO.: S134019
CAD FILE: DWG\CITY\MTCV\ANDERBLOOMEN\S134019
SCALE: 1" = 30'
PAGE NO. 2 OF 2

City of Manitowoc

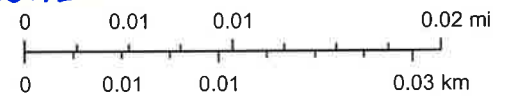


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--- = PROPOSED RETAINING WALL

1:813

- | | | | |
|-------------------------|-----------------|-------------------|--------------------------|
| — Lot Dimension Leaders | — Storm Main | --- Storm Lateral | ● Storm Manhole |
| ■ Storm Pond | — Pipe (Active) | ▲ Storm Outfall | □ Inlet, any style (100) |
| --- Rem/Abandoned Pipes | | | ■ Inlet/Manhole (100) |



City of Naperville, Illinois, Esri, Inc.

Untitled Map

Write a description for your map.

Legend

Steep overgrown
hillside

Google Earth

200 ft









