



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



May 27, 2021

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 16-2021: Manitowoc Public Utilities; Petition for Direct Annexation, 5624 W. Custer Street.

At the May 26, 2021 meeting of the Manitowoc City Plan Commission, the Commission recommended to the Common Council the following action:

Accept the annexation petition as presented and recommend a zoning classification of I-2, Heavy Industrial.

Note: Pursuant to Wis. Statute the Common Council must adopt the Annexation Ordinance by a 2/3 majority.

Granicus #: 21-0499
Attachments: Ordinance
Resolution
Maps

ORDINANCE

An Ordinance to annex certain territory from the Town of Manitowoc Rapids to the City of Manitowoc as part of the 9th Aldermanic District and the 34th Ward of the City.

WHEREAS, the petition to annex the territory (Interstate #16) described below has been filed with the City of Manitowoc; and

WHEREAS, the petition meets the requirements of Wisconsin Statute Section 66.0217(2) Unanimous Approval Annexation; and

WHEREAS, the Manitowoc Common Council has determined that the City has reasonable need for the property and it is in the best interest of the petitioners, the residents and owners of property in the area to be annexed and the City of Manitowoc to annex the property to the City; and

WHEREAS, the Common Council has reviewed the recommendations of the Wisconsin Department of Administration pursuant to Wisconsin Statute Section 66.0217(6)(a); and

NOW, THEREFORE, the Mayor and Common Council of the City of Manitowoc do ordain as follows:

SECTION 1. Territory Annexed. Pursuant to Wisconsin Statute Section 66.0217(8), the following described territory in the Town of Manitowoc Rapids, Manitowoc County, Wisconsin is hereby annexed to the City of Manitowoc:

DESCRIPTION

A tract of land located in the NE 1/4 of the SE 1/4 of Section 27, T.19N., R.23E., Town of Manitowoc Rapids, Manitowoc County, Wisconsin described as follows:

Commencing at the Southeast corner of said Section 27, thence N89°49'45"W (recorded as N89°48'08"W) along the section line 1312.27 feet to the north-south 1/16th section line, thence N00°12'52"E (recorded as N00°14'31"E) along said 1/16th section line 1326.43 feet to the east-west 1/16th section line, also being the centerline of West Custer Street, thence S89°44'10"E (recorded as S89°42'31"E) along said 1/16th section line 150.08 feet to the point of real beginning, thence continue S89°44'10"E (recorded as S89°42'31"E) along said 1/16th section line 332.91 feet to the westerly right of way of I-43, thence N34°20'21"W (recorded as N35°56'58"W) along said right of way 591.08 feet to the south right of way of the Wisconsin Central Railroad, thence S85°05'42"W (recorded as S83°23'45"W) along said right of way 0.20 feet, thence S00°04'48"E (recorded as S01°34'38"E) 486.51 feet to the point of real beginning.

Said tract contains 1.86 acres (81,041 Square feet).
(County parcel # 010-027-013-005.00)

SECTION 2. Aldermanic District, Ward and Population. The territory herein described has a population of zero (0), is made part of the 9th Aldermanic District and 35th Ward of the City of Manitowoc:

SECTION 3. Zone District Classification. The temporary zoning classification is R-1 Residential – Agricultural the territory's proposed permanent zoning classification will be "I-2" Heavy Industrial, all according to the attached map.

SECTION 4. Two Thirds Vote. Passage of this Ordinance requires a two-thirds vote of the elected members of the Common Council.

SECTION 5. Effective Date. This Ordinance shall take effect on the day after its publication.

SECTION 6. The Wisconsin Department of Administration Municipal Boundary Review Number is 14391.

INTRODUCED _____

ADOPTED _____

Justin M. Nickels, Mayor

APPROVED _____

Fiscal Impact: Minimal
Funding Source: N.A.
Finance Director Approval: /sa
Approved as to form:

Drafted by: Paul Braun, City Planner
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NE 1/4
SEC 27
T19N R23E

TR 3 832
TR 4 914

1/4 Section Line

Town of Manitowoc Rapids

SE 1/4
SEC 27
T19N R23E

TR 3
TR 2 1124

**Proposed
Rezone to I-2**

TR 1
I-2

5812 5740
W. CUSTER ST.

City Limits

I-1

DUFENBERG DR.

B-1

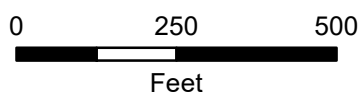
LOT 1
**City of
Manitowoc**

S. 59TH ST.




Proposed Rezone Property from R-1 Residential-Agricultural to I-2 Heavy Industrial District

PC 16-2021
5624 Custer St.



Legend

 **Proposed Rezone**

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.

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 6/8/2021
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Aldermanic District 9

Ward 35

NE 1/4
SEC 27,
T19N, R23E

1/4 Section Line

**Town of
Manitowoc Rapids**

SE 1/4
SEC 27,
T19N, R23E

TR 1

TR 1 **I-2**

TR 1

**Annexation
Area**

W. CUSTER ST.

City Limits

1
1

TR 1.1

I-1

LOT 1

LOT 8

TR 1.1

B-1

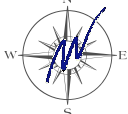
TR 2.1
LOT 1

**City of
Manitowoc**

DUFEK DR.

TR 1.2

LOT 9



Interstate #16

City of Manitowoc, WI

Aldermanic District #9

Ward 35

Population: 0




PC 16-2021 Annexation
5624 Custer St.

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Map Plotted: 6/8/2021

0 200 400
Feet

Legend

-  Annexation Area
-  Official Map Street
-  Corporate Limits

Manitowoc City Plan Commission

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RESOLUTION

WHEREAS Section 5.15 of the Wisconsin State Statutes (as amended by Chapter 4 of the Laws of 1981) requires cities to create Wards, and

WHEREAS the Manitowoc Common Council did annex territory (Interstate #16 Area), and

WHEREAS a recent Attorney General's opinion has indicated that districts set by reapportionment are not changed by annexation in regards to voting,

NOW, THEREFORE, be it resolved that the City of Manitowoc creates Ward Number 35, population zero (0), for the Interstate # 16 Annexation Area and provides the following boundary description:

DESCRIPTION

A tract of land located in the NE 1/4 of the SE 1/4 of Section 27, T.19N., R.23E., Town of Manitowoc Rapids, Manitowoc County, Wisconsin described as follows:

Commencing at the Southeast corner of said Section 27, thence N89°49'45"W (recorded as N89°48'08"W) along the section line 1312.27 feet to the north-south 1/16th section line, thence N00°12'52"E (recorded as N00°14'31"E) along said 1/16th section line 1326.43 feet to the east-west 1/16th section line, also being the centerline of West Custer Street, thence S89°44'10"E (recorded as S89°42'31"E) along said 1/16th section line 150.08 feet to the point of real beginning, thence continue S89°44'10"E (recorded as S89°42'31"E) along said 1/16th section line 332.91 feet to the westerly right of way of I-43, thence N34°20'21"W (recorded as N35°56'58"W) along said right of way 591.08 feet to the south right of way of the Wisconsin Central Railroad, thence S85°05'42"W (recorded as S83°23'45"W) along said right of way 0.20 feet, thence S00°04'48"E (recorded as S01°34'38"E) 486.51 feet to the point of real beginning.

Said tract contains 1.86 acres (81,041 Square feet).
(County parcel # 010-027-013-005.00)

NOW, THEREFORE, BE IT RESOLVED that Ward Number 35 is combined with the 17th, 18th, 21st, 23rd, 24th, 25th, 26th, 28th, 32nd and 33rd Wards for voting purposes and use a common polling place as established for the 9th Aldermanic District, however, separate returns shall be maintained as necessary for the applicable elected offices that require separate returns.

INTRODUCED _____

ADOPTED _____

Justin M. Nickels, Mayor

APPROVED _____

Fiscal Impact: Minimal
Funding Source: N.A.
Finance Director Approval: /sa
Approved as to form: /

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Aldermanic District 9

Ward 35

NE 1/4
SEC 27,
T19N, R23E

1/4 Section Line

Town of
Manitowoc Rapids

SE 1/4
SEC 27,
T19N, R23E

TR 1

TR 1

I-2

TR 1

I-43

**Annexation
Area**

W. CUSTER ST.

City Limits

TR 1.1

B-1

TR 2.1
LOT 1

1
1

TR 1.1

I-1

LOT 1

LOT 8

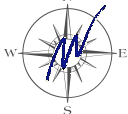
City of
Manitowoc

DUFEK DR.

LOT 9

LOT 3
2-2

TR 1.2



Interstate #16

City of Manitowoc, WI




Aldermanic District #9

Ward 35

Population: 0

PC 16-2021 Annexation
5624 Custer St.

Legend

-  Annexation Area
-  Official Map Street
-  Corporate Limits

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0 200 400
Feet

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Manitowoc City Plan Commission