

Report to the Manitowoc Plan Commission

Meeting Date: May 27, 2020

Request: PC 16-2020: City of Manitowoc; Resolution for Direct Annexation for Property located at Viebahn Street and Hecker Road – Hecker #3 Annexation Area.

Existing Land Use for Subject Property: Undeveloped farm land

Existing Zoning for Subject Property: Currently in the Town of Newton – Zoned A2 General Agricultural.

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Undeveloped	I-1 Light Industrial City RR Rural Residential Town of Manitowoc Rapids
East	Farm Land	R-2 Residential Town of Newton
South	City of Manitowoc Gravel Pit Rural Residential, Farm Land	I-2 Heavy Industrial A2 General Agricultural Town of Newton
West	Mix of Farm Land, Residential and Quarry Operation	RCC Rural Character Conservation Town of Newton

Comprehensive Plan: The Future 20 Year Land Use Map shows the area as General Business and Planned Neighborhood.

Consistency Analysis

When the update to the Comprehensive Plan is taking place in 2021 the Future Land Use Map will be amended to reflect the City’s plans for the property.

Report: On March 24, 2020 the City of Manitowoc purchased approximately 87.2 acres from Manitowoc County (quit claim deed Volume 3282 Page 373). The actual area to be annexed will be 92.91 acres which includes the right-of-way areas in Hecker Road, Viebahn and W. Viebahn Streets. The City’s general goal with the property is for a future business and industrial park. The property is located south of Viebahn and West Viebahn Streets, and east and west of Hecker Road. There are 51.25 acres east of Hecker Road and 35.95 acres west of Hecker Road. The property abuts the west right-of-way line of I-43. Wetlands are located at the southeast corner of the property east of Hecker Road and along the east property line of the property that is west of Hecker Road.

Pursuant to Wis. § 62.0223 “Annexation of territory owned by a City or Village”, a City, by adoption of an Ordinance can annex property under their ownership. No public hearings or annexation petition is required under § 62.0223. Pursuant to Municipal Code 15.050(5) the

property will be classified at R-1 Residential-Agricultural District. In the future the City will go through a formal rezoning process and amendment to the Future Land Use Map to reflect the future development for the property.

This annexation will connect the current city limits with the City of Manitowoc gravel pit area, which is currently not contiguous with the City Limits proper. The City will not have to pay the Town of Newton 5 years of property taxes because the property was tax exempt because it was under County ownership. In addition the City does not need to pay any Wis. Department of Administration review fees.

Currently the City does not have any concept plans for the property but generally purchased the property for future industrial and business uses. At this time no utility or street plans have been developed. The City will also dedicate, to itself the right-of-ways for Hecker Road, Viebahn and W. Viebahn Streets.

Timeline

- May 27, 2020 Plan Commission Recommendation.
- June 15, Council Adoption of the Ordinance and Resolution.
- June 23rd Effective Date of the Annexation.

Recommendation: Recommend approval of the Annexation Ordinance and Resolution.

ORDINANCE

An Ordinance to annex certain territory from the Town of Newton to the City of Manitowoc as part of the 9th Aldermanic District and the 17th, 18th, 21st, 23rd, 24th, 25th, 26th and 28th Wards of the City.

WHEREAS, the petition to annex the territory described below has been filed with the City of Manitowoc; and

WHEREAS, the petition meets the requirements of Wisconsin Statute Section 66.0223; 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

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 66.0223, the following described territory in the Town of Newton, Manitowoc County, Wisconsin is hereby annexed to the City of Manitowoc:

DESCRIPTION

A tract of land located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, T. 18N., R. 23E., Town of Newton, Manitowoc County, Wisconsin described as follows:

Commencing at the North $\frac{1}{4}$ corner of said Section 2, the point of real beginning, thence N89°43'17"E (recorded as N88°26'27"E) along the section line 70.30 feet to the South $\frac{1}{4}$ corner of Section 35, T.19N., R.23E., thence N89°53'18"E (recorded as N88°26'27"E) along the section line 1005.13 feet to the west right of way of I-43, thence S30°28'55"E (recorded as S32°09'53"E) along said right of way 87.90 feet to a point on a 3629.72 foot radius right of way curve to the right, thence southeasterly along the arc of said curve 1067.77 feet (chord S10°34'57"E 1063.93 feet (recorded as S12°15'55"E)) to the east line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ also being the west right of way of I-43, thence S00°57'04"W (recorded as S00°43'51"E) 708.21 feet, thence S87°43'33"W 1332.78 feet to the $\frac{1}{4}$ section line, thence N00°51'15"E along said $\frac{1}{4}$ section line 633.90 feet to the south line of said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, thence S88°30'34"W along said south line 1322.16 feet to the west line of said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, thence N00°36'42"E along said west line 1278.40 feet to said section line, thence N89°43'17"E along said section line 1326.72 feet to the point of real beginning.

Said tract contains 92.91 acres (4,047,020 square feet).

SECTION 2. Aldermanic District and Ward. The territory herein described is made part of the 9th Aldermanic District and 32nd Ward of the City of Manitowoc:

SECTION 3. Zone District Classification. The territory annexed is classified as "R-1" Residential - Agricultural, all according to the attached map.

SECTION 4. Effective Date. This Ordinance shall take effect on the day after its publication.

INTRODUCED _____

ADOPTED _____

APPROVED _____

JUSTIN M. NICKELS, MAYOR

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

Drafted by: Paul Braun, City Planner
O:\Planning\PC Plan Commission\PC_Annexation\2020\PC 16-2020 Annexation Hecker & Viebahn\Ordinance
Resolution Hecker #3.doc

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 (Hecker #3 Annexation Area), and

WHEREAS an 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 32, population zero (0), for the Hecker #3 Annexation Area and provides the following boundary description:

DESCRIPTION

A tract of land located in the NW ¼ of the NE ¼, in the SW ¼ of the NE ¼ and in the NE ¼ of the NW ¼ of Section 2, T. 18N., R. 23E., Town of Newton, Manitowoc County, Wisconsin described as follows:

Commencing at the North ¼ corner of said Section 2, the point of real beginning, thence N89°43'17"E (recorded as N88°26'27"E) along the section line 70.30 feet to the South ¼ corner of Section 35, T.19N., R.23E., thence N89°53'18"E (recorded as N88°26'27"E) along the section line 1005.13 feet to the west right of way of I-43, thence S30°28'55"E (recorded as S32°09'53"E) along said right of way 87.90 feet to a point on a 3629.72 foot radius right of way curve to the right, thence southeasterly along the arc of said curve 1067.77 feet (chord S10°34'57"E 1063.93 feet (recorded as S12°15'55"E)) to the east line of said NW ¼ of the NE ¼ and the SW ¼ of the SW ¼ of the NE ¼ also being the west right of way of I-43, thence S00°57'04"W (recorded as S00°43'51"E) 708.21 feet, thence S87°43'33"W 1332.78 feet to the ¼ section line, thence N00°51'15"E along said ¼ section line 633.90 feet to the south line of said NE ¼ of the NW ¼, thence S88°30'34"W along said south line 1322.16 feet to the west line of said NE ¼ of the NW ¼, thence N00°36'42"E along said west line 1278.40 feet to said section line, thence N89°43'17"E along said section line 1326.72 feet to the point of real beginning.

Said tract contains 92.91 acres (4,047,020 square feet).

NOW, THEREFORE, BE IT RESOLVED that Ward Number 32 is combined with the 17th, 18th, 21st, 23rd, 24th, 25th, 26th and 28th 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.

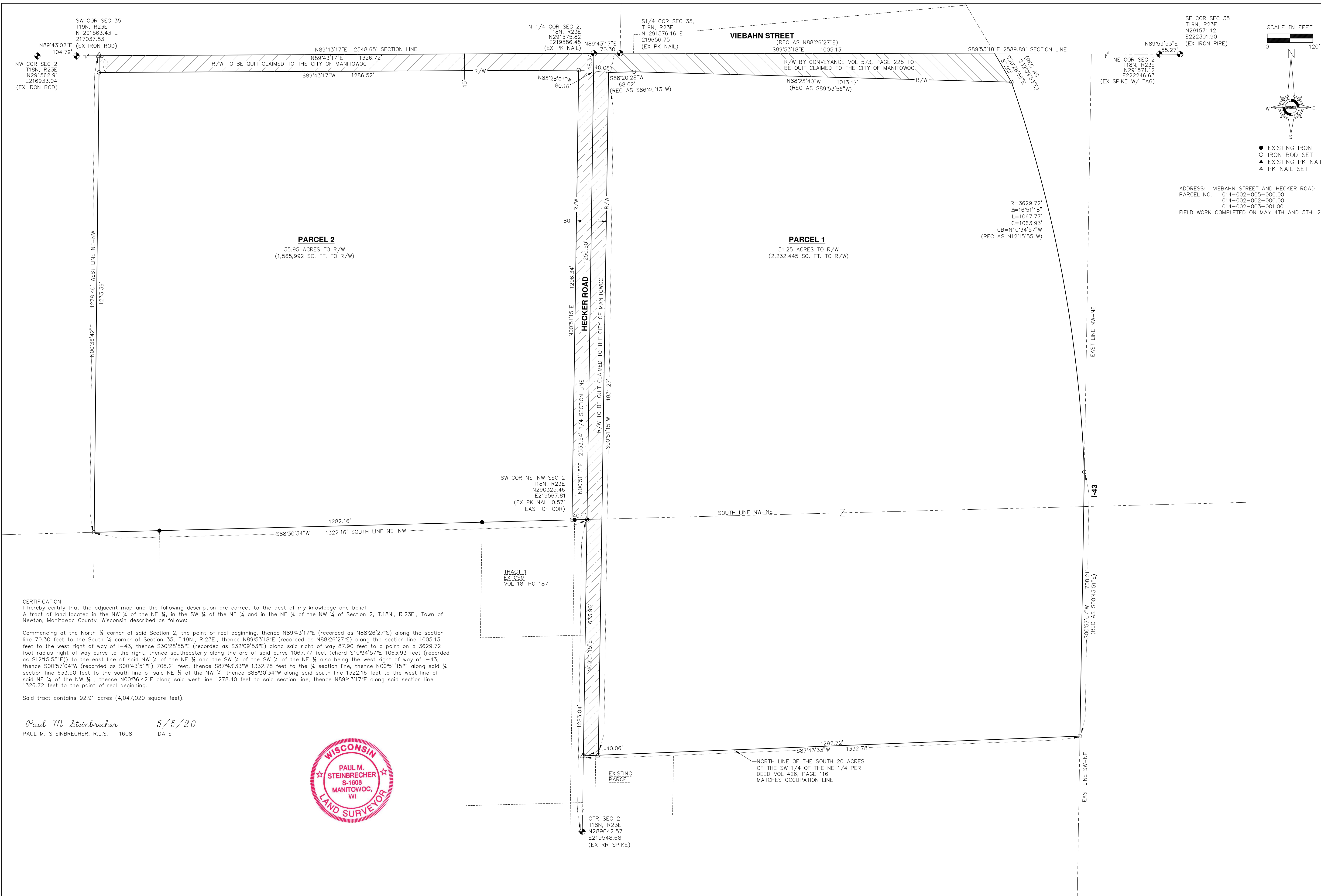
INTRODUCED _____

ADOPTED _____

APPROVED _____

JUSTIN M. NICKELS, MAYOR

Fiscal Impact: N.A.
Funding Source: N.A.
Finance Director Approval:
Approved as to form:
Drafted by: Paul Braun, City Planner
O:\Planning\PC Plan Commission\PC_Annexation\2020\PC 16-2020 Annexation Hecker & Viebahn\Ordinance Resolution Hecker #3.doc



SCALE IN FEET
0 120'

● EXISTING IRON
○ IRON ROD SET
▲ EXISTING PK NAIL
▲ PK NAIL SET

ADDRESS: VIEBAHN STREET AND HECKER ROAD
PARCEL NO.: 014-002-005-000.00
014-002-002-000.00
014-002-003-001.00
FIELD WORK COMPLETED ON MAY 4TH AND 5TH, 2020

REVISIONS		
NO.	DATE	BY

CERTIFICATION
I hereby certify that the adjacent map and the following description are correct to the best of my knowledge and belief
A tract of land located in the NW 1/4 of the NE 1/4, in the SW 1/4 of the NE 1/4 and in the NE 1/4 of the NW 1/4 of Section 2, T.18N., R.23E., Town of Newton, Manitowoc County, Wisconsin described as follows:
Commencing at the North 1/4 corner of said Section 2, the point of real beginning, thence N89°43'17"E (recorded as N88°26'27"E) along the section line 70.30 feet to the South 1/4 corner of Section 35, T.19N., R.23E., thence N89°53'18"E (recorded as N88°26'27"E) along the section line 1005.13 feet to the west right of way of I-43, thence S30°28'55"E (recorded as S32°09'53"E) along said right of way 87.90 feet to a point on a 3629.72 foot radius right of way curve to the right, thence southeasterly along the arc of said curve 1067.77 feet (chord S10°34'57"E 1063.93 feet (recorded as S12°15'55"E)) to the east line of said NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4 also being the west right of way of I-43, thence S00°57'04"W (recorded as S00°43'51"E) 708.21 feet, thence S87°43'33"W 1332.78 feet to the 1/4 section line, thence N00°51'15"E along said 1/4 section line 633.90 feet to the south line of said NE 1/4 of the NW 1/4, thence S88°30'34"W along said south line 1322.16 feet to the west line of said NE 1/4 of the NW 1/4, thence N00°56'42"E along said west line 1278.40 feet to said section line, thence N89°43'17"E along said section line 1326.72 feet to the point of real beginning.
Said tract contains 92.91 acres (4,047,020 square feet).

Paul M. Steinbrecher 5/5/20
PAUL M. STEINBRECHER, R.L.S. - 1608 DATE

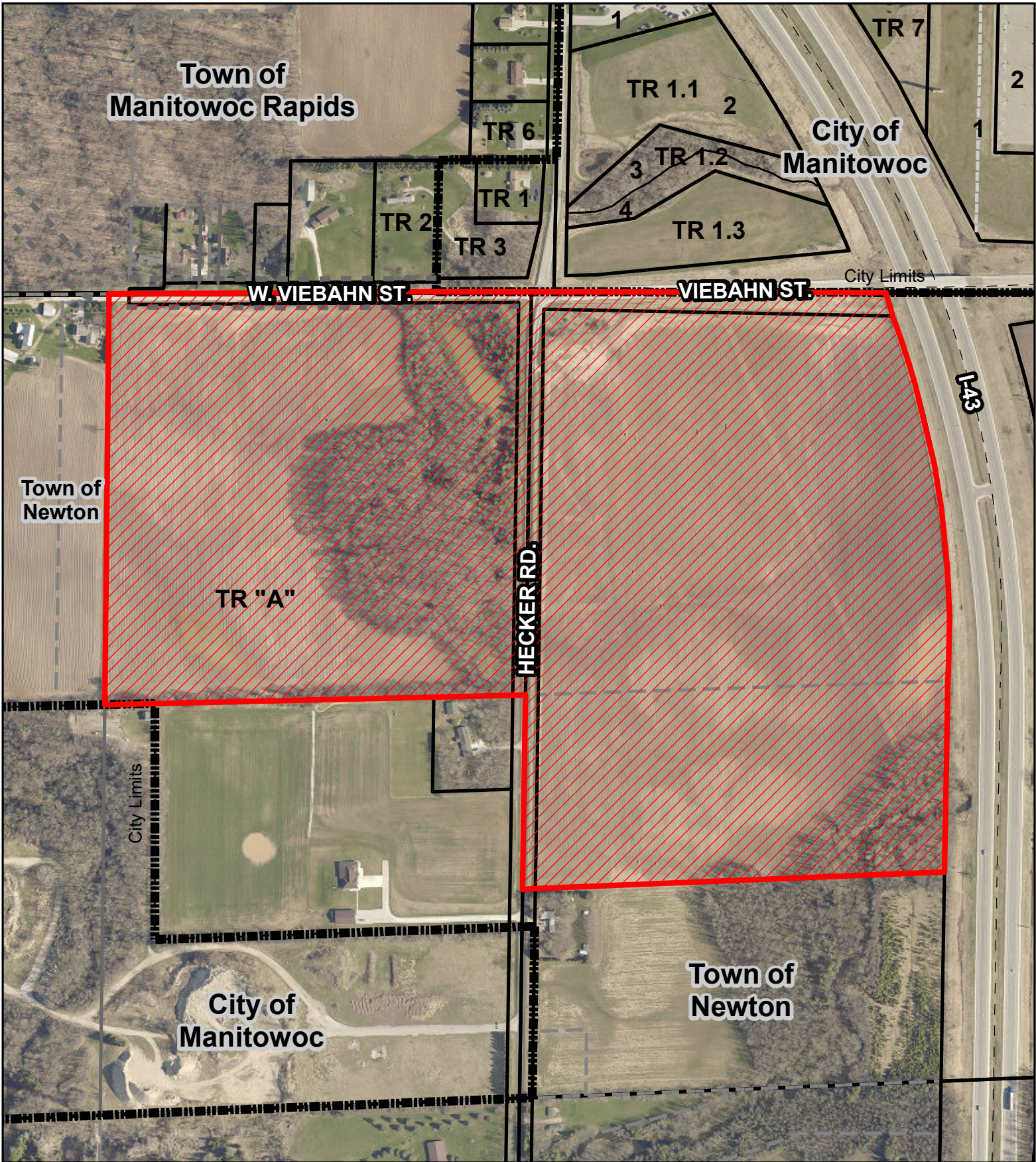


SMI
CIVIL AND STRUCTURAL ENGINEERS
102 REVERE DRIVE
MANITOWOC, WI 54220-3147
920-684-5583 www.smi-manitowoc.com

CONTACT: PAUL BRAUN, CITY PLANNER
NAME: PAUL BRAUN, CITY PLANNER
ADDRESS: 900 QUAY STREET
MANITOWOC, WI 54220
920-686-6930

DRAWING:
CLIENT: CITY OF MANITOWOC

DATE: 5/5/20
DRAWN BY: PS
APPROVED BY:
JOB NO.: 20177LS
CAD FILE: MANITOWOC\2017\2017
SCALE: SEE GRAPHIC SCALE
SHEET: 1 OF 1



Town of Manitowoc Rapids

City of Manitowoc

Town of Newton

City of Manitowoc

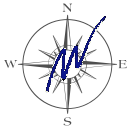
Town of Newton

TR "A"

Annexation Hecker #3

City of Manitowoc, WI

PC 16-2020 Annexation Hecker Rd. & Viebahn St.



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: 5/18/2020



	Annexation
	Official Map Street
	Corporate Limits

Town of Manitowoc Rapids

City of Manitowoc

Town of Newton

Town of Newton




City of Manitowoc

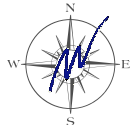
Hecker #3 Annexation

City of Manitowoc, WI

Area To Be Zoned R-1 Residential - Agricultural

PC 16-2020 Annexation
Hecker Rd. & Viebahn St.

	Annexation
	Official Map Street
	Corporate Limits



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: 5/18/2020



Document Path: O:\Planning\PC Plan Commission\PC Annexation\2020\PC 16-2020 Annexation Hecker & Viebahn\Maps\PC 16-2020 Annexation Zoning.mxd

Manitowoc City Plan Commission

TR 6
TR 1
R-4
TR 2
TR 3

TR 7
TR 1.1
TR 1.2
TR 1.3
I-1

W. VIEBAHN ST.

VIEBAHN ST.

City Limits

TR "A"

HECKER RD.

City Limits

I-2

I-43

Town of Manitowoc Rapids

City of Manitowoc

Town of Newton

Town of Newton

City of Manitowoc

Hecker #3 Annexation

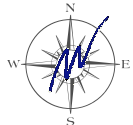
City of Manitowoc, WI

Aldermanic District 9

Ward 32

Population: 0

PC 16-2020 Annexation
Hecker Rd. & Viebahn St.



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: 5/19/2020



	Annexation
	Official Map Street
	Corporate Limits

