



16-0899

Standing Committee: Plan Commission

Document Name: Unanimous Consent Annexation (100% Direct Annexation) pursuant to §66.0217(2). Tax Parcel # 010-026-012-001.00 PC 28-2016 South Rapids No 2 Donald J. Cisler and Kristine M. Cisler.

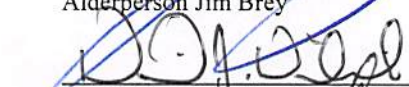
Consent

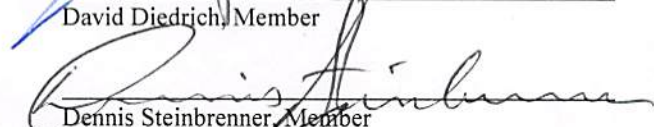
Non-Consent

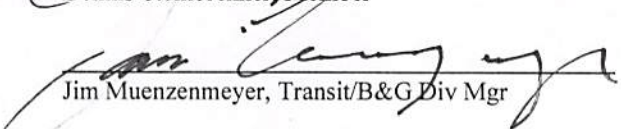
Recommendation: Approve the annexation petition as presented and to place a temporary zoning designation of R-4 Single and Two Family Residential on the subject parcel.

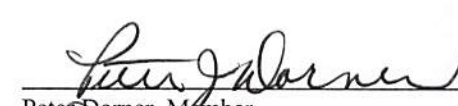
Attest:

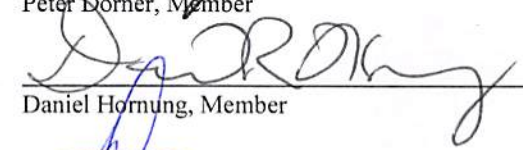

Aldersperson Jim Brey

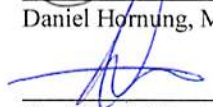

David Diedrich, Member


Dennis Steinbrenner, Member


Jim Muenzenmeyer, Transit/B&G Div Mgr


Peter Dorner, Member


Daniel Hornung, Member


Dan Koski, Director of Public Infrastructure


Rick Schwarz, Building Inspector (Alternate)

Approved:

Justin M. Nickels
Mayor

Date

Report to the Manitowoc Plan Commission

Meeting Date: September 28, 2016

Report Print Date: September 21, 2016; 3:38 PM

Request: PC 28-2016 South Rapids No 2 – Donald J. Cisler and Kristine M. Cisler for a Unanimous Consent Annexation (100% Direct Annexation) pursuant to §66.0217(2)
Tax Parcel # 010-026-012-001.00

Reason for Request: Direct annexation from the Town of Manitowoc Rapids to the City of Manitowoc.

Existing Land Use for Subject Property: Vacant land. Proposed use is Residential.

Existing Zoning for Subject Property: Currently zoned "HD" High-Density Residential under County Zoning. The proposed City zoning classification after annexation is R-4 Single and Two Family Residential.

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
South & East	Residential & Railroad Right of Way	R-4 Single and Two Family - City Zoning
North & West	Vacant & Residential	"HD" High-Density Residential - County Zoning

Comprehensive Plan: The 20 Year Future Land Use Map shows the area as "Single-family - Exurban"

Consistency Analysis

The proposed annexation and use are consistent with the Comprehensive Plan.

Report: The Unanimous Consent Annexation petition and map were prepared by the Salutz & Salutz on behalf of the Mr. and Mrs. Cisler; pursuant to § 66.0217(2) a valid petition for this type of annexation requires a signed petition by 100% of the electors and 100% of the land owners. The petition meets both criteria.

- The annexation area is 0.12 acre, measuring 207.06' along current property line.
- Number of Electors: 0
- Sanitary Sewer, Storm and Water are all available from Springhill Drive.
- 2015 Land Value \$3,200.00. 2015 Taxes \$53.06. Per Statute the City must pay the Town the Town's share of the tax bill for the next 5 years. Town of Manitowoc Rapids' portion is \$7.32 which is \$36.59 over the next 5 years.

- Additional street dedication not needed.

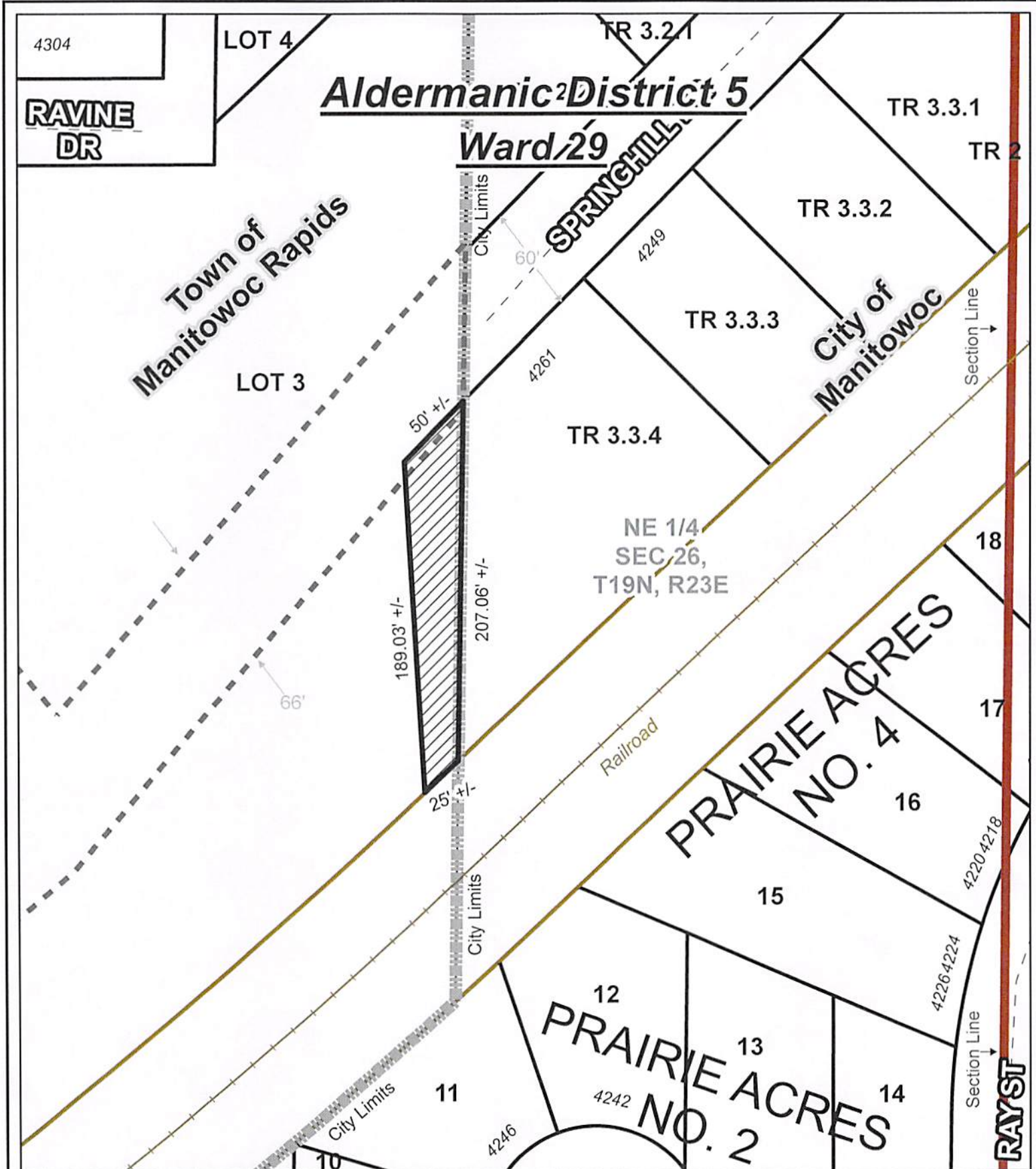
Currently, the Cislars own a City lot and a small parcel of land in the Town of Manitowoc Rapids. The Cislars purchased the Town parcel to enlarge their existing City lot. The Cislars are now planning on constructing a storage shed on their property; however the current construction plan places the shed directly on the corporate boundary. Annexation into the City would allow the Cislars to have all of their property in the City and it would also eliminate any setback or jurisdictional issues.

The proposed zoning classification for the subject property is R-4 Single and Two Family Residential.

Per statute the petition was mailed to the Department of Administration – Boundary Review; the DOA has 20 days to review and to determine if the annexation is in the public interest; the Common Council cannot adopt the ordinance until the City receives the letter from the DOA. The petition was also mailed to the Clerk of the Town of Manitowoc Rapids and the Manitowoc Public School District.

Per statute the annexation ordinance must be adopted by a 2/3 vote of the Common Council.

Recommendation: Community Development recommends to approve the annexation petition as presented and to place a temporary zoning designation of R-4 Single and Two Family Residential on the subject parcel.






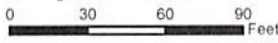
S. Rapids No. 2 Annexation Map

PC28-2016 Annexation;
South Rapids No. 2

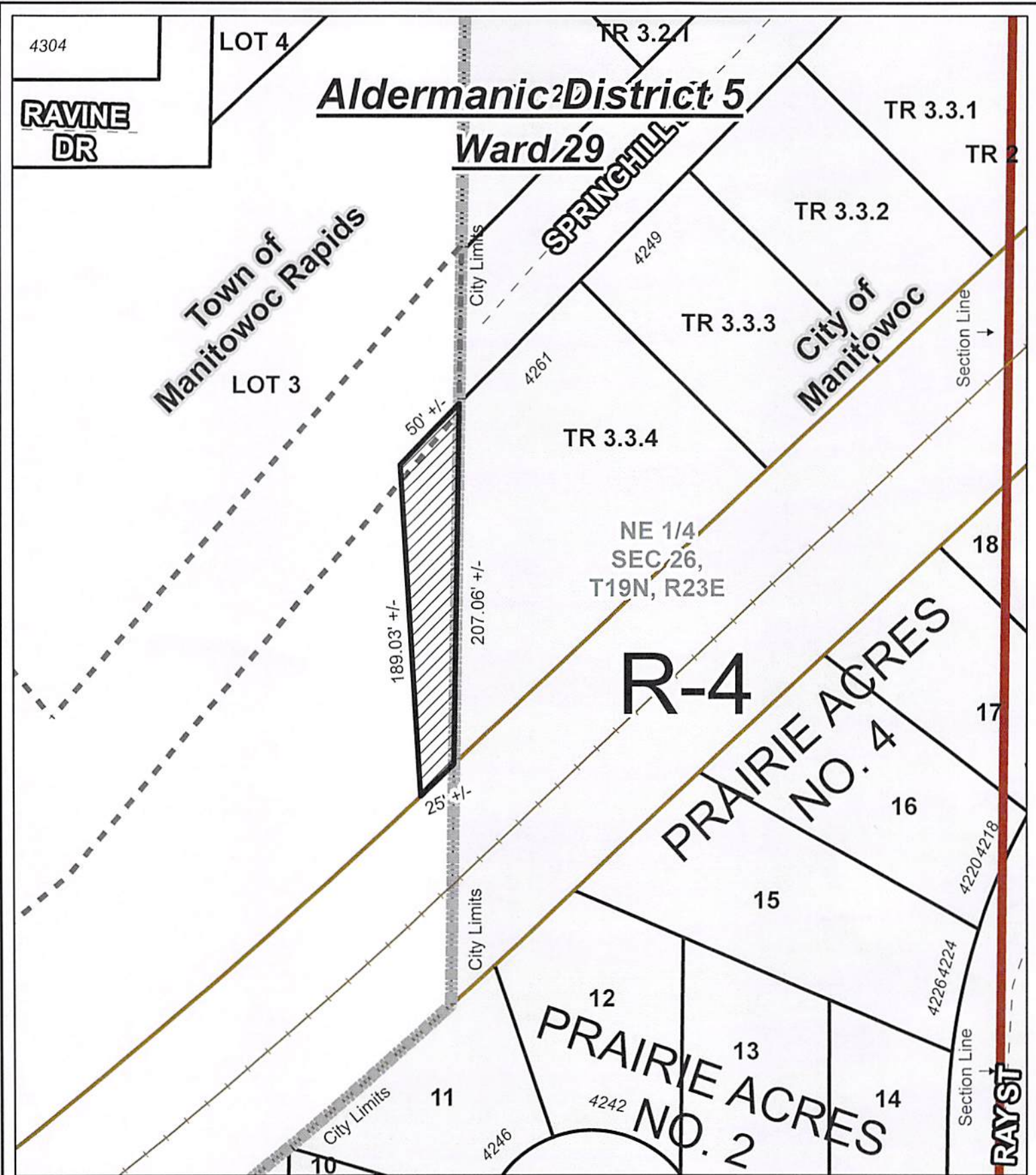
City of Manitowoc, WI

Ward = 29
Population = 0

-  South Rapids No 2
-  Official Map Street
-  Corporate Limits



Prepared by City of Manitowoc
Planning Department
www.manitowoc.org
Map Plotted: 9/12/2016
Y:\Planning\PC Plan Commission\Actions 2016\PC28-2016 S. Rapids #2 Annexation Ward
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.






S. Rapids #5 Annexation Zoning

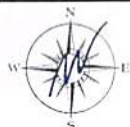
City of Manitowoc, WI

PC28-2016 Annexation;
South Rapids No. 2

R-4 Single and Two-Family Residential District

-  South Rapids No 2
-  Official Map Street
-  Corporate Limits

0 30 60 90 Feet



Prepared by City of Manitowoc
Planning Department
www.manitowoc.org
Map Plotted: 9/12/2016

Y:\Planning\PC Plan Commission\Actions 2016\PC28-2016 S. Rapids #2 Annexation Ward
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.



SALUTZ & SALUTZ LLP

ATTORNEYS AT LAW

823 MARSHALL STREET
P.O. BOX 187
MANITOWOC, WISCONSIN 54221-0187

TELEPHONE 920-682-4644
FACSIMILE 920-682-3205

LAWRENCE V. SALUTZ (1926-2016)
TIMOTHY M. SALUTZ
DAVID J. PAWLOWSKI
JOHN W. STANGEL
KEVIN P. STANGEL
MITCHEL L. OLSON

DARRYL W. DEETS, OF COUNSEL

September 7, 2016

Ms. Jennifer Hudon
City of Manitowoc
900 Quay Street
Manitowoc, WI 54220

Re: Our Client: Donald J. Cisler and Kristine M. Cisler
Request for Annexation Review

Dear Ms. Hudon:

Please be advised that our office has been retained to represent Donald J. Cisler and Kristine M. Cisler with regard to a request for annexation review. Enclosed please find a Petition for Direct Annexation together with a check in the amount of \$300.00 representing the filing fee. Please return a receipt for the same in the enclosed self-addressed, stamped envelope.

If you have any questions, please feel free to contact me.

Very truly yours,

SALUTZ & SALUTZ LLP

Mitchel L. Olson
Direct Line: (920) 482-1702

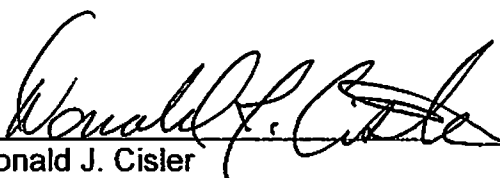
MLO:cms
Enclosures
Cc: Mr. Donald J. Cisler

RECEIVED
SEP 07 2016
CITY CLERKS OFFICE

PETITION FOR DIRECT ANNEXATION

1. The purpose of this petition is to request, pursuant to Wis. Stat. §66.0217(2), direct annexation to the City of Manitowoc from the Town of Manitowoc Rapids, the real estate described in the attached Exhibit A to this petition. Petitioners request the annexation in order to connect to and utilize the municipal utilities and facilities of the City of Manitowoc.
2. A scale map of the property described in Exhibit A, showing its boundaries and its current relationship to the City of Manitowoc and the Town of Manitowoc Rapids is attached hereto as Exhibit B.
3. The land to be annexed, described in Exhibit A, has a population of zero (0).
4. The undersigned persons, who represent all of the owners of the real property located within the proposed annexed property described in Exhibit A, hereby petition to the City of Manitowoc for the direct annexation of all of the property described in Exhibit A.
5. The assessed value of the property is \$3,200.00 per tax roll which is attached hereto as Exhibit C.
6. The parcel described in Exhibit A does not have an address. The address of the parcel to which the real estate described in Exhibit A is attached is 4261 Springhill Drive, Manitowoc, Wisconsin 54220. The owner of the real property described in Exhibit A is Donald J. Cisler and Kristine M. Cisler.

Dated this 7th day of September, 2016.


Donald J. Cisler


Kristine M. Cisler

EXHIBIT A



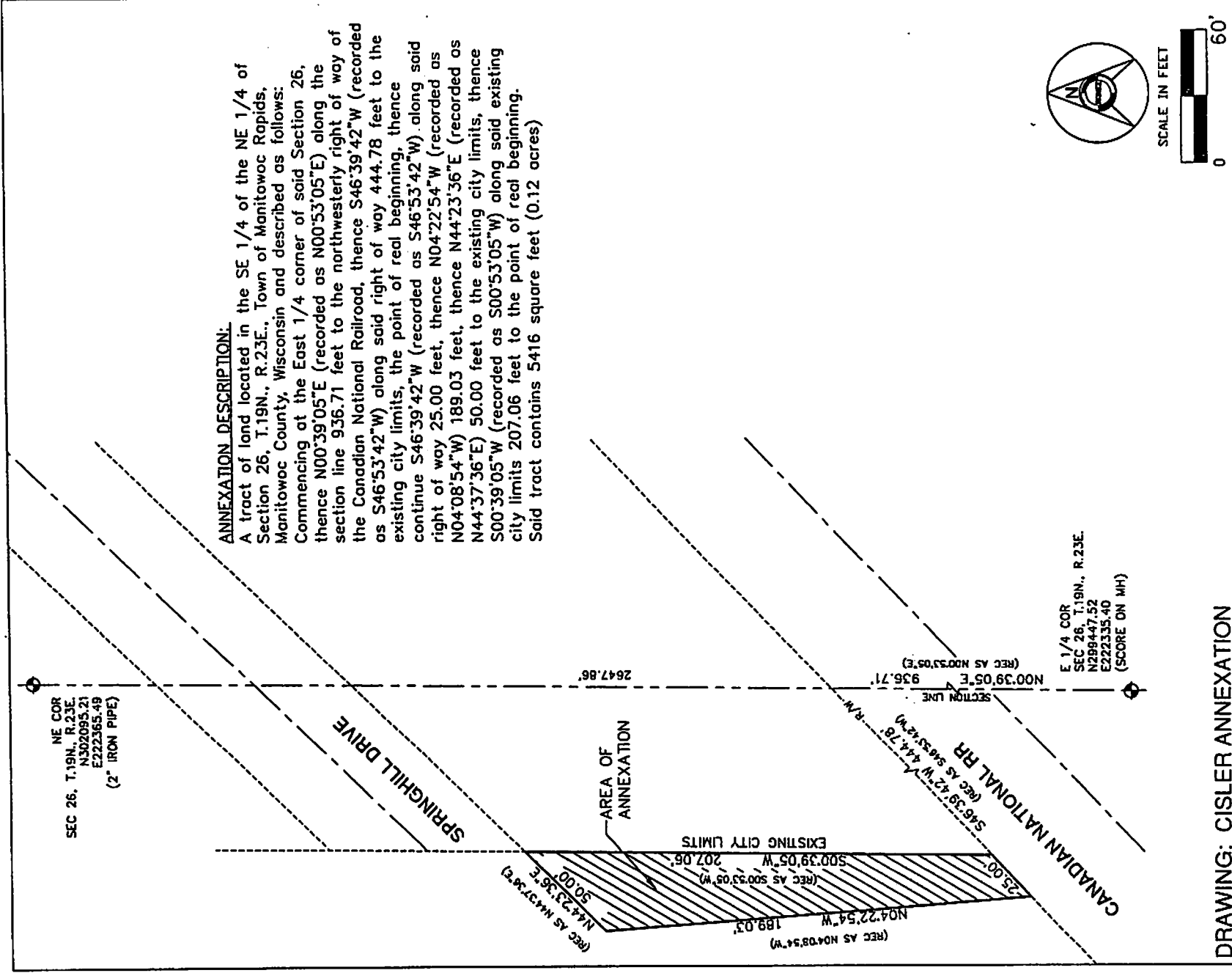
VOL 1993 PG 381

BUDNIK TO CISLER LEGAL DESCRIPTION:

A parcel of land in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Numbered Twenty-six (26); Township Numbered Nineteen (19) North, Range Numbered Twenty-three (23) East, in the Town of Manitowoc Rapids, Manitowoc County, Wisconsin, described as follows:

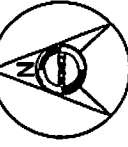
Commencing at the East 1/4 corner of said Section 26; thence N. 00° 53' 05" E. along the section line 936.71 feet to the Northwesternly right-of-way line of the Canadian National Railroad; thence S. 46° 53' 42" W. along said Northwesternly right-of-way line 444.78 feet to the Southwest corner of Tract 3.3.4 of a Certified Survey Map recorded in Volume 18, page 365, being the point of real beginning; thence continue S: 46° 53' 42" W. along said Northwesternly right-of-way line 25.00 feet; thence N. 04° 08' 54" W. 189.03 feet; thence N. 44° 37' 36" E. 50.00 feet to the Northwest corner of said Tract 3.3.4; thence S. 00° 53' 05" W. along the West line of said Tract 3.3.4 207.06 feet to the point of real beginning.

EXHIBIT B



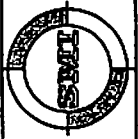
ANNEXATION DESCRIPTION:

A tract of land located in the SE 1/4 of the NE 1/4 of Section 26, T.19N., R.23E., Town of Manitowoc Rapids, Manitowoc County, Wisconsin and described as follows: Commencing at the East 1/4 corner of said Section 26, thence N00°39'05"E (recorded as N00°53'05"E) along the section line 936.71 feet to the northwesterly right of way of the Canadian National Railroad, thence S46°39'42"W (recorded as S46°53'42"W) along said right of way 444.78 feet to the existing city limits, thence continue S46°39'42"W (recorded as S46°53'42"W) along said right of way 25.00 feet, thence N04°22'54"W (recorded as N04°08'54"W) 189.03 feet, thence N44°23'36"E (recorded as N44°37'36"E) 50.00 feet to the existing city limits, thence S00°39'05"W (recorded as S00°53'05"W) along said existing city limits 207.06 feet to the point of real beginning. Said tract contains 5416 square feet (0.12 acres)



DRAWING: CISLER ANNEXATION

CLIENT: SALUTZ & SALUTZ, LLP -
 MITCHEL OLSON
 ADDRESS: 823 MARSHALL STREET
 MANITOWOC WI 54220
 920-682-4644
 DATE: 9/7/16 JOB NO.: 16270MS



SMI
 CIVIL AND STRUCTURAL ENGINEERS
 102 REVERE DRIVE
 MANITOWOC, WISCONSIN 54220-3147
 PHONE 920-684-5583 FAX 920-684-5584

E 1/4 COR
 SEC 26, T.19N., R.23E.
 N298447.52
 E222335.40
 (SCORE ON MP)

View Real Estate

EXHIBIT C

Updated:
9/1/2016

Tax Detail For Parcel Number:
010-026-004-021.00

Location Information

- Parcel Number: 010-026-004-021.00
- Municipality: TOWN OF MANITOWOC RAPIDS
- Owner(s) Name: DONALD J & KRISTINE M CISLER
- Location Address:
- Mailing Address: 4261 SPRINGHILL DRIVE
- City, State, Zip: MANITOWOC WI 54220-0000

Property Description

(As of last tax bill issued)

Legal Description:

Please refer to original source document for actual legal description

- 1993-380 COM E 1/4 COR N936.71'S46D 53M42SW 444.78'TO SW COR TR 3.3.4 TO POB CONT S46DW 25'N4D8M54SW 189.03'N44D 37M36SE 50'S207.06'TO BEG SE1/4 NE1/4 S.26 T19N R23E
- Section, Town, Range: S. 26, T. 19, R. 23
- Total Acres: .12
- Volume: 1993
- Page: 380
- Document Number:

Assessment Information

Note: Fair Market Value is not shown for Agricultural Land because of Use Value Assessment per State law.

	2014	2015
Assessed Acres	.12	.12
Land Value	\$3,200.00	\$3,200.00
Improvement Value	\$0.00	\$0.00
Total Value	\$3,200.00	\$3,200.00
Fair Market Value	\$3,200.00	\$3,200.00
Fair Market Ratio	0.9927	0.9872

Tax Information

Note: Fair Market Value is not shown for Agricultural Land because of Use Value Assessment per State law.

	2014	2015
Original Tax	\$52.59	\$53.06
Lottery Credit	\$0.00	\$0.00
Net Tax	\$52.59	\$53.06
Special Assessments	\$0.00	\$0.00
Total Amount Due	\$52.59	\$53.06
Installment 1	\$52.59	\$53.06
Installment 2	\$0.00	\$0.00
Total Payments	\$52.59	\$53.06
Balance Due...	\$0.00	\$0.00

* postponed | * delinquent (subject to interest) | Please refer to TAXES DUE table for payoff amounts.

Taxing District Information

- School District: MANITOWOC SCHOOL
- Vocational School District: LTC

Tax Payments

Tax Year	Payment Date	Payment Amount	Interest	Receipt Number
2015	1/24/2016	\$53.06	\$0.00	1231
2014	1/18/2015	\$52.59	\$0.00	1040

[BACK TO SEARCH](#)