

**Report to the
Manitowoc Plan Commission**

Meeting Date: May 22, 2019

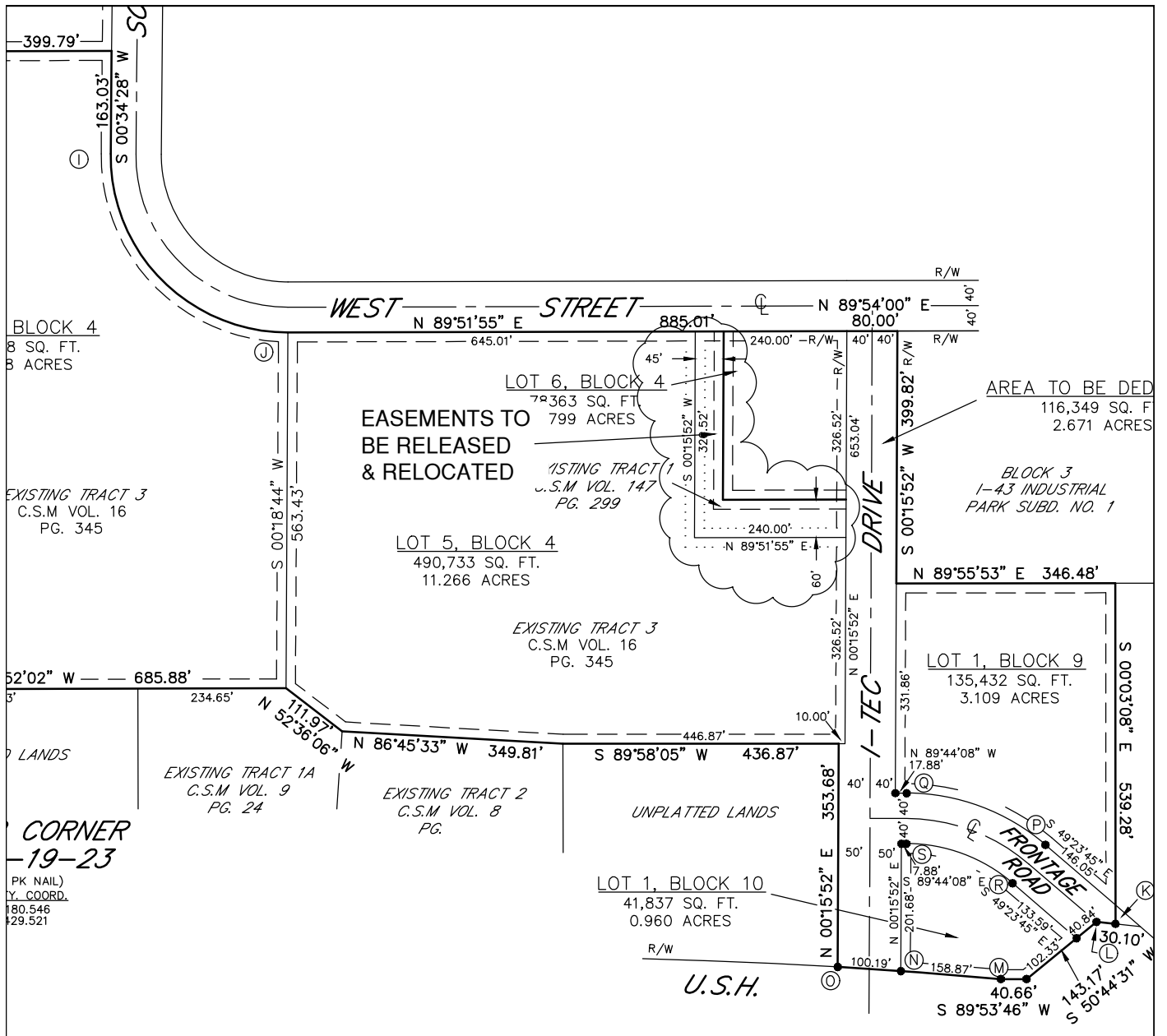
Request: PC 20-2019: SMI, Request for Release of an Easement, between Lots 5 & 6, Block 4, Manitowoc I-43 Industrial Park No. 3

Reason for Request: Plan Commission must recommend to Council any release of easements that occur in a subdivision.

Report: The release of easement is related to a recent land sale between Manitowoc Public Utilities and Apex Leasing. MPU sold a portion of their property adjacent to the water tower in the Industrial Park to Apex Leasing. Apex Leasing is currently constructing a warehouse facility on the adjacent lot and the former MPU land was needed to allow the building construction. The easement was originally created when the Manitowoc I-43 Industrial Park No. 3 subdivision plat was created.

All of the utilities have been contacted by SMI and there are no utilities in the area to be released.

Recommendation: Approve the release of the easement and instruct city staff to sign and record the release documents at the Manitowoc County Register of Deeds Office.



EASEMENT RELEASE LOTS 5 AND 26 BLOCK 4, MANITOWOC I43 INDUSTRIAL PARK SUBDIVISION NO. 3

CLIENT: APEX LEASING
 ADDRESS: P.O. BOX 245
 MANITOWOC WI 54221-0245
 920-682-8282
 DATE: 5/24/19 JOB NO.: 18258SP



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



SCALE IN FEET



Paul Steinbrecher

MPU Water

From: Rob Michaelson <rmichaelson@mpu.org>
Sent: Thursday, April 25, 2019 9:35 AM
To: Paul Steinbrecher; Robert Peronto; Braun, Jacob L; Jerry Peot; Greg Minikel; Kari Jensen; Steve Bacalzo
Cc: Paul Braun
Subject: RE: Easement vacation I-43 Industrial Park

Hi Paul-
MPU Water has no objection with the vacation and relocation of the easement.

Rob Michaelson P.E. | Water Systems Manager
Manitowoc Public Utilities
(920) 686-4354 | Direct Line

1303 S. 8th Street | P.O. Box 1090 | Manitowoc, WI 54221
(920) 686-4376 fax | www.mpu.org

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From: Paul Steinbrecher [mailto:paul@smimanitowoc.comcastbiz.net]
Sent: Wednesday, April 24, 2019 4:22 PM
To: Robert Peronto; Braun, Jacob L; Jerry Peot; Greg Minikel; Kari Jensen; Rob Michaelson; Steve Bacalzo
Cc: Paul Braun
Subject: Easement vacation I-43 Industrial Park

Utilities

I am working with the City of Manitowoc Planning Department and Apex Leasing on a new lot split in the Manitowoc I43 Industrial park Subdivision No. 3. The new split will require an easement vacation and relocation. This easement is between Lots 5 and 6 of Block 4 at the southwest corner of West Drive and I-Tec Drive. It doesn't appear that there are any utilities in this easement but that will need to be verified by you. Please respond to this email before May 1st, 2019 to tell me if you are able to vacate this easement.

Paul M. Steinbrecher, PE, PLS
SMI
102 Revere Drive
Manitowoc Wi 54220
920-684-5583 ext. 102 Cell 920-374-0379
www.smimanitowoc.com

Paul Steinbrecher

ATT

From: JENSEN, KARI J <kj2897@att.com>
Sent: Thursday, April 25, 2019 9:14 AM
To: Paul Steinbrecher
Subject: RE: Easement vacation I-43 Industrial Park

Hi Paul,

Based on our records I do not see any of our cable in the easement. That said, AT&T authorizes the vacation of the easement.

Thanks,

Kari Jensen

Engineer/TCS – OSP Planning and Engineering Design
AT&T Technology Operations, Construction & Engineering - MW

AT&T

205 S Jefferson ST, Green Bay, WI 54301
offc 920-433-4112 | cel 920-227-8902 | kj2897@att.com
MOBILIZING YOUR WORLD

From: Paul Steinbrecher [mailto:paul@smimanitowoc.comcastbiz.net]
Sent: Wednesday, April 24, 2019 4:22 PM
To: Bob Peronto <robert_peronto@cable.comcast.com>; Braun, Jacob L <JLBraun@integrysgroup.com>; Gerry Peot <gjpeot@wisconsinpublicservice.com>; Greg Minikel <gminikel@manitowoc.org>; JENSEN, KARI J <kj2897@att.com>; Rob Michaelson <rmichaelson@mpu.org>; Steve Balcalzo <sbacalzo@mpu.org>
Cc: Paul Braun <pbraun@manitowoc.org>
Subject: Easement vacation I-43 Industrial Park

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920-684-5583 ext. 102 Cell 920-374-0379
www.smimanitowoc.com

From: Steve Bacalzo <sbacalzo@mpu.org>
Sent: Thursday, April 25, 2019 12:28 PM
To: Paul Steinbrecher
Cc: Paul Braun; Justin Hoffmann; Robert Peronto; Braun, Jacob L; Greg Minikel; Jerry Peot; Kari Jensen; Rob Michaelson
Subject: RE: Easement vacation I-43 Industrial Park

Paul,
MPU Electric and Broadband have no issue with vacating the existing easement in favor of relocating the property line and a new easement along the new lot line. Please advise when this is complete so that we may proceed with electric installation to the affected property.
Steve

Steve Bacalzo P.E. | Distribution Operations Manager
Manitowoc Public Utilities
(920) 686-4310 | Direct Line

1303 S. 8th Street | P.O. Box 1090 | Manitowoc, WI 54221
(920) 686-4348 fax | www.mpu.org

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From: Paul Steinbrecher [mailto:paul@smimanitowoc.comcastbiz.net]
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Paul Steinbrecher

KIPS

From: Braun, Jacob L <jacob.braun@wisconsinpublicservice.com>
Sent: Friday, April 26, 2019 10:33 AM
To: Paul Steinbrecher; Bob Peronto; Peot, Gerald J; Greg Minikel; Kari Jensen; Rob Michaelson; Steve Balcalzo
Cc: Paul Braun; Schaub, Martin F
Subject: RE: Easement vacation I-43 Industrial Park

Paul,

Wisconsin Public Service has no objection to the proposed easement vacation.

Thank you!

Jacob L. Braun, PLS

Right of Way Agent – Distribution Right of Way

WEC Energy Group

Office: 920-433-1675

jacob.braun@wisconsinpublicservice.com

Serving WEC Energy Group, Wisconsin Public Service, Wisconsin River Power, Michigan Gas Utilities, Minnesota Energy Resources, Peoples Gas and North Shore Gas

From: Paul Steinbrecher [<mailto:paul@smimanitowoc.comcastbiz.net>]
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SMI

102 Revere Drive

Manitowoc WI 54220

920-684-5583 ext. 102 Cell 920-374-0379

www.smimanitowoc.com

WARNING: This email was sent from an external address. Exercise caution when opening links or attachments.

Paul Steinbrecher

CITY

From: Greg Minikel <gminikel@manitowoc.org>
Sent: Friday, April 26, 2019 9:24 AM
To: Paul Steinbrecher; Robert Peronto; Braun, Jacob L; Jerry Peot; Kari Jensen; Rob Michaelson; Steve Bacalzo
Cc: Paul Braun; Dan Koski; Jill Erickson; Mike Zimmer
Subject: RE: Easement vacation I-43 Industrial Park

Paul,

The City does not have an objections to the proposed easement vacation. We are not aware of any existing or proposed utilities (sanitary or storm sewers) for these easements.

From: Paul Steinbrecher [mailto:paul@smimanitowoc.comcastbiz.net]
Sent: Wednesday, April 24, 2019 4:22 PM
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Paul Steinbrecher

COMCAST

From: Howarth, David <David_Howarth@comcast.com>
Sent: Thursday, April 25, 2019 4:06 PM
To: Paul Steinbrecher
Subject: RE: Easement vacation I-43 Industrial Park

Hi Paul,

It is okay for us to vacate this easement.
We currently do not have any facilities where shown on the attached map that you had sent along.

Thanks,
Dave

David Howarth

David Howarth
Comcast Cable
1614 Washington St.
Manitowoc, WI. 54220

Cell: (920) 629-6935

-MAINTENANCE TECHNICIAN
-HEADEND TECHNICIAN
-SERVICE TECHNICIAN

From: Paul Steinbrecher <paul@smimanitowoc.comcastbiz.net>
Sent: Thursday, April 25, 2019 8:47 AM
To: Howarth, David <David_Howarth@cable.comcast.com>
Subject: [EXTERNAL] FW: Easement vacation I-43 Industrial Park

Paul

From: Paul Steinbrecher
Sent: Thursday, April 25, 2019 8:12 AM
To: Braun, Jacob L <jacob.braun@wisconsinpublicservice.com>; Bob Peronto <robert_peronto@cable.comcast.com>; Peot, Gerald J <gerald.peot@wisconsinpublicservice.com>; Greg Minikel <gminikel@manitowoc.org>; Kari Jensen <kj2897@att.com>; Rob Michaelson <rmichaelson@mpu.org>; Steve Balcalzo <sbacalzo@mpu.org>
Cc: Paul Braun <pbraun@manitowoc.org>
Subject: RE: Easement vacation I-43 Industrial Park

The Manitowoc I-43 Industrial Park Subd. No. 3.

Paul