



# CITY OF MANITOWOC

WISCONSIN, USA

[www.manitowoc.org](http://www.manitowoc.org)

6/27/2024

To: Mayor and Common Council

From: Paul Braun, City Planner

**Subject: PC 15-2024: City of Manitowoc / Abbey Ridge LLC / John Lukas;  
Potential Land Swap, Abbey Ridge Lane and Ebony Lane.**

At the June 26, 2024 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

***Approve the Request for the City of Manitowoc to enter into a land swap arrangement with Abbey Ridge LLC and John Lukas; also instruct City Staff to complete all aspects of the land swap.***

Granicus #: 24-1633  
Attachments: Request & Map

NW CORNER  
SEC. 18-19-24  
(EXISTING 2" IRON PIPE)

MTWC CO. COORD.  
N: 312731.054  
E: 227699.489

NORTH IS REFERENCED TO THE  
MANITOWOC COUNTY COORDINATE  
SYSTEM. (PER THE COUNTY PUBLISHED  
SECTION SUMMARY)

SCALE 1" = 120'

**PARCEL 1**  
5,494 Sq. Ft.  
0.126 Acres

LOT 3  
CSM, VOL. 31,  
PG. 351

**PARCEL 2**  
1,896 Sq. Ft.  
0.044 Acres

LOT 2  
CSM, VOL. 37,  
PG. 119

LOT 1  
CSM, VOL. 37,  
PG. 119

LOT 1  
CSM VOL. 31,  
PG. 111

LOT 2  
CSM VOL. 31,  
PG. 111

N 1/4 CORNER  
SEC. 18-19-24  
(EXISTING 1" IRON PIPE)

MTWC CO. COORD.  
N: 312668.526  
E: 230334.115

**DESCRIPTION:**

**PARCEL 1 - City of Manitowoc to Abbey Ridge, LLC**

Part of Ebony Avenue and Abbey Ridge Lane, being located in the NE 1/4 of the NW 1/4 of Section 18, Town 19 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the N 1/4 Corner of said Section 18; Thence N 88°38'26" W, 1176.49 feet coincident with the north line of said NW 1/4; Thence S 00°10'45" E, 156.10 feet to the northwest corner of the intersection of Ebony Avenue and Abbey Ridge Lane, being the point of beginning; Thence continuing S 00°10'45" E, 160.00 feet coincident with the west line of Ebony Avenue; Thence Northeasterly, 251.33 feet coincident with the arc of a 160.00 foot radius curve to the right, the chord of which bears N 44°49'15" E, 226.27 feet to the north line of said Abbey Ridge Lane; Thence S 89°49'15" W, 160.00 feet to the point of beginning.

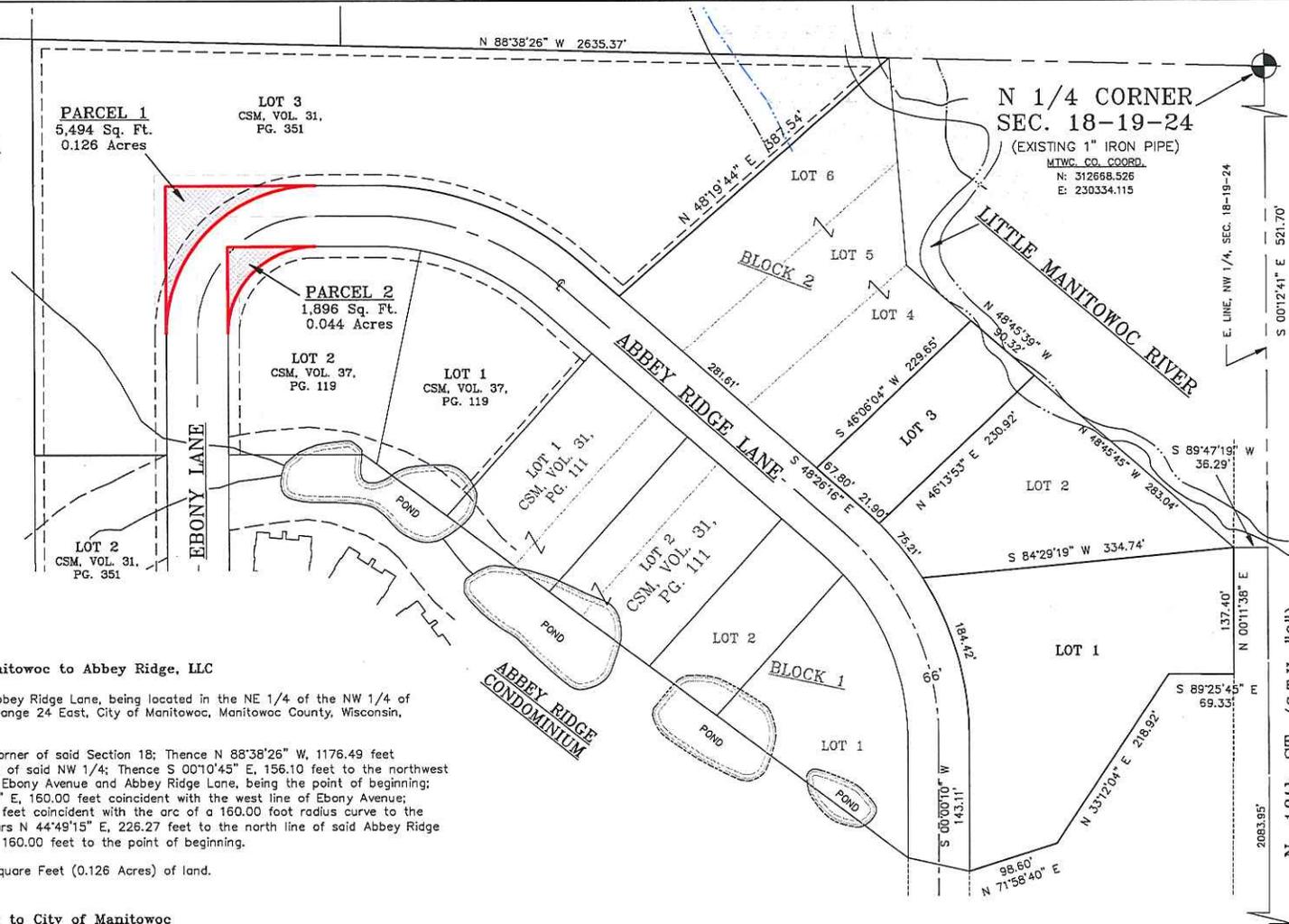
Said parcel contains 5,494 Square Feet (0.126 Acres) of land.

**PARCEL 2 - John Lukas to City of Manitowoc**

Part of Lot 2 of a Certified Survey Map recorded in volume 37, page 119, Document No. 1272212, being located in the NE 1/4 of the NW 1/4 of Section 18, Town 19 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the N 1/4 Corner of said Section 18; Thence N 88°38'26" W, 1110.47 feet coincident with the north line of said NW 1/4; Thence S 00°10'45" E, 220.33 feet to the southeast corner of the intersection of Ebony Avenue and Abbey Ridge Lane, being the point of beginning; Thence continuing S 00°10'45" E, 94.00 feet coincident with the east line of Ebony Avenue; Thence Northeasterly, 147.65 feet coincident with the arc of a 94.00 foot radius curve to the right, the chord of which bears N 44°49'15" E, 132.94 feet to the south line of said Abbey Ridge Lane; Thence S 89°49'15" W, 94.00 feet to the point of beginning.

Said parcel contains 1,896 Square Feet (0.044 Acres) of land.



CENTER CORNER  
SEC. 18-19-24  
(EXISTING MAG NAIL W/TAG)

MTWC CO. COORD.  
N: 310062.889  
E: 230343.733

**PROPOSED STREET CHANGE - ABBEY RIDGE DEVELOPMENT**

LOT 3 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 31, PAGE 351 AND LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 37, PAGE 119, BEING LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 18, TOWN 19 NORTH, RANGE 24 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

**Corner Point**  
A DIVISION OF ACE ENGINEERING SERVICE  
3505 26th Street  
Manitowoc, WI 54220  
PH 920.682.6103

JOHN LUKAS  
4820 MORGAN DRIVE  
MANITOWOC, WI 54220

|  |
|--|
| FIELD WORK COMPLETION DATE: 10/19/2023 |
| DRAWN BY: JAD/BLB                      |
| JOB NO.: S724023                       |
| CAD FILE: DWG\CITY\MTWC\LUKAS\S724023  |
| SCALE: 1" = 120'                       |
| PAGE NO. 1 OF 1                        |

## Paul Braun

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**From:** Jeff DeZeeuw <jdezeeuw@acebuildingservice.com>  
**Sent:** Thursday, June 13, 2024 8:35 AM  
**To:** Paul Braun  
**Subject:** FW: External: LUKAS CSM 2 pre.pdf  
**Attachments:** LUKAS STREET CHANGE MAP.pdf

Hi Paul,

Attached is the street change map and below are the descriptions.

### **DESCRIPTION:**

#### **PARCEL 1 - City of Manitowoc to Abbey Ridge, LLC**

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#### **PARCEL 2 - John Lukas to City of Manitowoc**

Part of Lot 2 of a Certified Survey Map recorded in volume 37, page 119, Document No. 1272212, being located in the NE 1/4 of the NW 1/4 of Section 18, Town 19 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

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Said parcel contains 1,896 Square Feet (0.044 Acres) of land.

Please let me know if you have any questions.

Thanks,

**Jeff DeZeeuw, PLS**

**Corner Point**

A division of A.C.E. Building Service, Inc.  
3510 S 26<sup>th</sup> Street, Manitowoc, WI 54220  
o 920.682.6105 | m 920.323.5250  
[www.acebuildingsservice.com](http://www.acebuildingsservice.com)



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**From:** Paul Braun <[PBraun@manitowoc.org](mailto:PBraun@manitowoc.org)>  
**Sent:** Thursday, June 13, 2024 7:17 AM  
**To:** Jeff DeZeeuw <[jdezeeuw@acebuildingsservice.com](mailto:jdezeeuw@acebuildingsservice.com)>  
**Subject:** RE: External: LUKAS CSM 2 pre.pdf

Hi Jeff, bring in the original csm and I can sign it.

If you have a map showing the land swap areas forward it to me and I can put it on the Plan Commission agenda so we can get that process started at the June 26<sup>th</sup> meeting.

Paul

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**From:** Mike Zimmer <[mzimmer@manitowoc.org](mailto:mzimmer@manitowoc.org)>  
**Sent:** Thursday, June 13, 2024 4:56 AM  
**To:** Jeff DeZeeuw <[jdezeeuw@acebuildingsservice.com](mailto:jdezeeuw@acebuildingsservice.com)>; Paul Braun <[PBraun@manitowoc.org](mailto:PBraun@manitowoc.org)>  
**Subject:** RE: External: LUKAS CSM 2 pre.pdf

The CSM looks good 😊

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**From:** Jeff DeZeeuw <[jdezeeuw@acebuildingsservice.com](mailto:jdezeeuw@acebuildingsservice.com)>  
**Sent:** Wednesday, June 12, 2024 8:11 AM  
**To:** Mike Zimmer <[mzimmer@manitowoc.org](mailto:mzimmer@manitowoc.org)>; Paul Braun <[PBraun@manitowoc.org](mailto:PBraun@manitowoc.org)>  
**Subject:** RE: External: LUKAS CSM 2 pre.pdf

Mike,

I'm sorry for my terrible review on this one, it should be good now. I know your busy, I really appreciate the time you put into reviewing these maps.

Please let me know if see anything else that I've overlooked.

Thanks,

**Jeff DeZeeuw, PLS**

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o 920.682.6105 | m 920.323.5250



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**From:** Mike Zimmer <[mzimmer@manitowoc.org](mailto:mzimmer@manitowoc.org)>  
**Sent:** Wednesday, June 12, 2024 5:53 AM  
**To:** Jeff DeZeeuw <[jdezeeuw@acebuildingservice.com](mailto:jdezeeuw@acebuildingservice.com)>; Paul Braun <[PBraun@manitowoc.org](mailto:PBraun@manitowoc.org)>  
**Subject:** RE: External: LUKAS CSM 2 pre.pdf

Jeff,

Can you check Lot 3? It does not close, Revise SQ FT for lots 2 & 3.

Mike

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**From:** Jeff DeZeeuw <[jdezeeuw@acebuildingservice.com](mailto:jdezeeuw@acebuildingservice.com)>  
**Sent:** Tuesday, June 11, 2024 4:17 PM  
**To:** Mike Zimmer <[mzimmer@manitowoc.org](mailto:mzimmer@manitowoc.org)>; Paul Braun <[PBraun@manitowoc.org](mailto:PBraun@manitowoc.org)>  
**Subject:** RE: External: LUKAS CSM 2 pre.pdf

Hi Mike,

Good catch! Attached is the revised map for your review that includes some notations that Paul suggested. Please let me know if you see anything else.

Thanks,

**Jeff DeZeeuw, PLS**

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o 920.682.6105 | m 920.323.5250  
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**From:** Mike Zimmer <[mzimmer@manitowoc.org](mailto:mzimmer@manitowoc.org)>  
**Sent:** Tuesday, June 11, 2024 10:05 AM  
**To:** Jeff DeZeeuw <[jdezeeuw@acebuildingservice.com](mailto:jdezeeuw@acebuildingservice.com)>; Paul Braun <[PBraun@manitowoc.org](mailto:PBraun@manitowoc.org)>  
**Subject:** RE: External: LUKAS CSM 2 pre.pdf

Jeff,

Check the property lines on both sides of Lot 2.

Thanks Mike

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**From:** Jeff DeZeeuw <[jdezeeuw@acebuildingservice.com](mailto:jdezeeuw@acebuildingservice.com)>  
**Sent:** Monday, June 10, 2024 3:29 PM  
**To:** Paul Braun <[PBraun@manitowoc.org](mailto:PBraun@manitowoc.org)>  
**Cc:** Mike Zimmer <[mzimmer@manitowoc.org](mailto:mzimmer@manitowoc.org)>  
**Subject:** External: LUKAS CSM 2 pre.pdf  
**Importance:** High

Hi Paul,

Attached is the next Certified Survey Map for the Abbey Ridge project. Lot 3 on this map will be further divided once the Official Map Street is removed and the street location is changed. They intend to close on Lot 1 before the end of June.

Please let me know if you have any questions.

Thank You,

**Jeffrey A. DeZeeuw, PLS**

**Corner Point**

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