

Report to the Manitowoc Plan Commission

Date: August 26, 2015

Request: PC 28-2015 Estate of Arland Lawrence: Petition for Direct Annexation, 2410 Hecker Road

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

Existing Land Use: Single Family Residential

Existing Zoning: Currently under Town Zoning. Proposed rezoning for the property would be B-2 Neighborhood Business. This zoning district allows for single family uses if they were constructed prior to August 1, 1987. The Lawrence residence was in existence prior to the 1987 date so it is a permitted use. B-2 would also allow uses such as: bakery, barber shop, banks, florist shop liquor store, and other retail stores. The zoning to the east is I-1 Light Industrial (Stocks Harley Davidson), the zoning for the property in the City which is 200' to the north is B-3 General Business, the Town zoning for the two adjacent properties north of the subject property is residential. The land to the west is currently vacant farm field under Town Zoning.

Comprehensive Plan: 20 Year Land Use Plan shows the area as Planned Mixed Use. The land use plan states that the Planned Mixed Use should be a blend of community business, mixed residential, office, light industrial and institutional and community facilities. The proposed B-2 Neighborhood Business District permits the existing residential use but also is consistent with the proposed 20 year land use map.

Consistency Analysis

The proposed Annexation is consistent with the Comprehensive Plan.

Report: Unanimous Consent Annexation (100% direct annexation) petition was prepared by Attorney Terry Fox on behalf of the Arland Lawrence Estate. 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 those two criteria.

- The annexation area is 0.57 acres, measuring 100' along Hecker Road and 250' in depth from the centerline.
- Electors : 0
- Sanitary sewer main and laterals are currently in Hecker Road.
- 2014 taxes 1,812.67. Per Statute the City must pay the Town the Town's share of the tax bill for the next 5 years. Town share was \$271.85/year.
- Lawrence residence is currently vacant.
- Assessments due:
 - Sanitary Main Line \$2,400
 - Sanitary Connection fee \$ 1,000 flat fee
 - MPU Water Main \$2,000
- Street dedication 40' Hecker Road

- Public Works Petition
- MPU Water Petition

Jaeger (2402 Hecker Road) is interested in annexing and Volz (2332 Hecker Road) is not interested. The petition could not include the Jaeger residence because it would then create a town island parcel with the Volz property which is not allowed by statute. The Volz property has a majority of electors so an annexation by one-half approval would not work.

The property would be part of the 9th Aldermanic District.

Recommendation: Community Development recommends to approve the annexation petition as presented and to place a temporary zoning designation of B-2 - Neighborhood Business on the property.

\$300 rec'd

KUMMER, LAMBERT, FOX & GLANDT, LLP

Attorneys at Law

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P.O. Box 1180
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August 17, 2015

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison, WI 53703

RECEIVED
AUG 19 2015
CITY CLERKS OFFICE

RE: Request for Annexation Review

Dear Concerned:

Enclosed is our Request for Annexation Review, together with our check in the amount of \$400 as the review fee. By copy of this letter, I am serving the original Petition for Direct Annexation on the City of Manitowoc.

Thank you for your attention to this matter.

Very truly yours,
KUMMER, LAMBERT, FOX & GLANDT, LLP

BY: Terence P. Fox

TPF/smh
Enclosure

cc: Ms. Jennifer Hudon, City Clerk (with Petition for Direct Annexation and check in the amount of \$300 from the Estate of Arland Lawrence)

COPY

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 one (1).

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 petitions 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 per the tax roll is attached hereto as Exhibit C.

6. The address of the real estate described in Exhibit A is 2410 Hecker Road, Manitowoc, Wisconsin, 54220. The owner of the real property is the Estate of Arland J. Lawrence, c/o Ruth Ann Camomilli, Personal Representative.

[Signature Page to Follow]


Dated this 27th day of May, 2015.


ESTATE OF ARLAND J. LAWRENCE

Ruth Ann Camomilli
Ruth Ann Camomilli, Personal Rep.

STATE OF WISCONSIN)
)SS
MANITOWOC COUNTY)

Personally came before me this 27th day of May,
the above-named Ruth Ann Camomilli, to me known to be the person who executed the
foregoing instrument and acknowledged the same.


Terence P. Fox, Member, State Bar of Wisconsin
My Commission is Permanent.

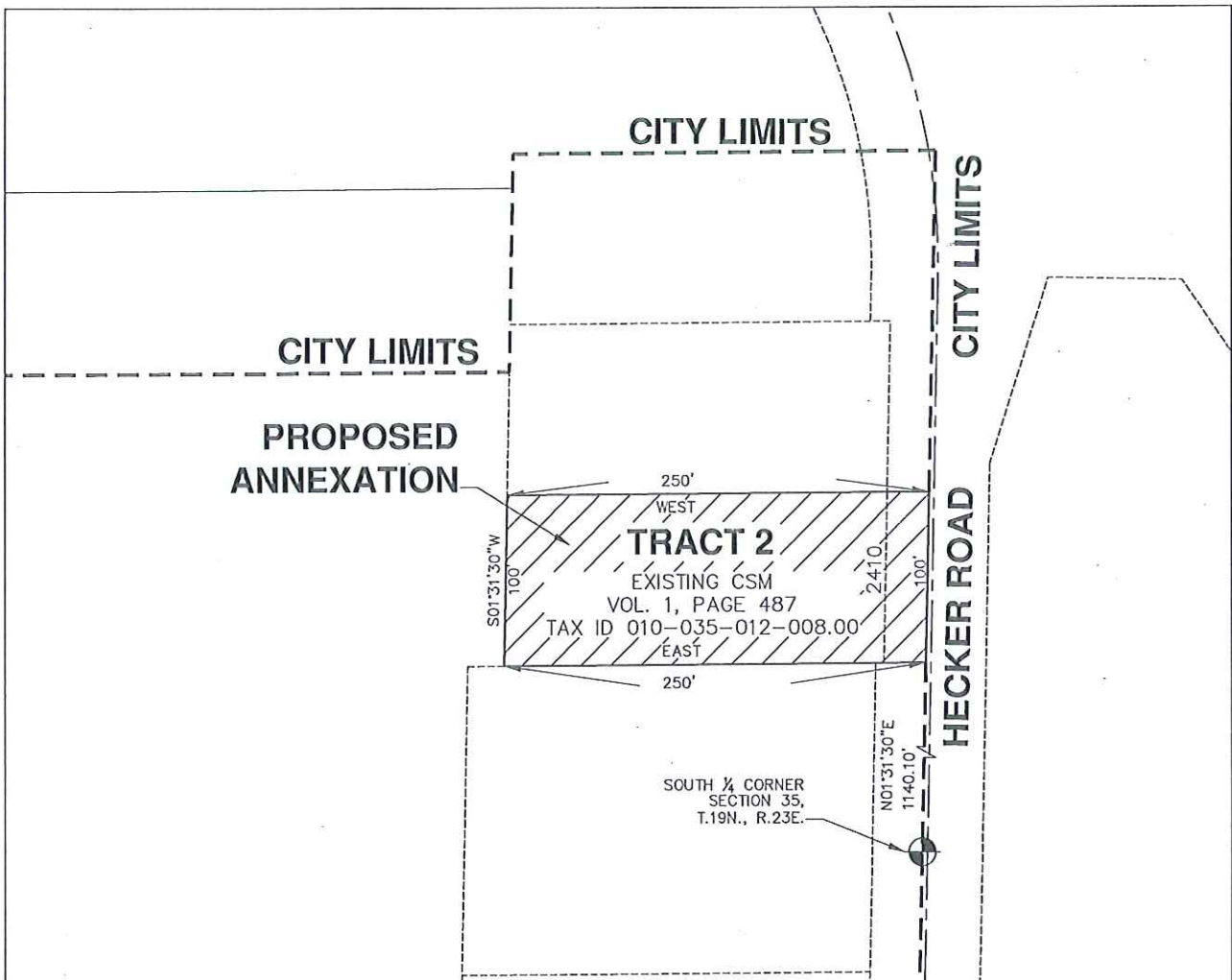


DRAFTED BY:
Attorney Terence P. Fox
Kummer, Lambert, Fox & Glandt, LLP
P. O. Box 1180
Manitowoc, WI 54221-1180
(920) 683-5499

EXHIBIT A

Tract 2 as shown on Certified Survey recorded in Volume 1 of Certified Survey Maps, on Page 487, Document No. 410948, and being more particularly described as follows:

A tract of land in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Thirty-five (35), Township Nineteen (19) North, Range Twenty-three (23) East, described as follows: Commencing at the South $\frac{1}{4}$ corner of Section 35, T.19N., R.23E., thence N. 1°31'30" E. along the $\frac{1}{4}$ section line a distance of 1140.1 feet to the point of real beginning, thence continuing N. 1°31'30" E. along the $\frac{1}{4}$ section line a distance of 100 feet, thence due West a distance of 250 feet, thence S. 1°31'30" W. a distance of 100 feet, thence due East a distance of 250 feet to the point of real beginning.



ANNEXATION DESCRIPTION:

A tract of land located in the SE 1/4 of the SW 1/4 of Section 35, T.19N., R.23E., Town of Manitowoc Rapids, Manitowoc County, Wisconsin being Tract 2 of a Certified Survey Recorded in Volume 1, Page 487 and described as follows:

Commencing at the South 1/4 corner of said Section 35, thence N01°31'30"E along the 1/4 section line 1,140.10 feet to the point of real beginning, thence continue N01°31'30"E along said 1/4 section line 100.0 feet, thence West 250.0 feet, thence S01°31'30"W 100.0 feet, thence East 250.0 feet to the point of real beginning.

Said tract contains 0.57 acres

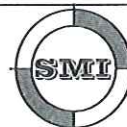
LAWRENCE ANNEXATION SECTION 35, TOWN OF MANITOWOC RAPIDS, MANITOWOC COUNTY, WISCONSIN



SCALE IN FEET



CLIENT: ARLAND LAWRENCE
 ADDRESS: 2410 HECKER ROAD
 MANITOWOC WI 54220
 DATE: 8/14/15 JOB NO.: 15276MS



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

Manitowoc County, Wisconsin

Tax Record Detail

Print Report 

(Click 'back' on your browser to return to your listing.)
Updated 8/11/2015

Tax Detail For Parcel Number 010-035-012-008.00

Location Information

Parcel Number 010-035-012-008.00
Municipality TOWN OF MANITOWOC RAPIDS
Owner(s) Name ARLAND LAWRENCE
Location Address 2410 HECKER RD
Mailing Address 2410 HECKER ROAD
City, State, Zip MANITOWOC WI 54220-0000

Assessment Information

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

	<u>2013</u>	<u>2014</u>
Assessed Acres	0.570	0.570
Land Value	\$12,000.00	\$12,000.00
Improvement Value	\$106,600.00	\$106,600.00
Total Value	\$118,600.00	\$118,600.00
Fair Market Value	\$119,700.00	\$119,500.00
Fair Market Ratio	0.9909	0.9927

Property Description

(As of last tax bill issued)

Legal Description 338-59 TRACT 2 OF
Please refer to original source CERTIFIED SURVEY IN SE1/4
document for actual legal SW1/4 V.1 P.487 S.35 T.19
description. R.23

(The first line of the legal description contains the volume & page numbers for recorded documents in the Register of Deeds Office.)

Section, Town, Range S.35, T.19, R.23
Total Acres 0.570
Volume 338
Page 59
Document Number

Tax Information

	<u>2013</u>	<u>2014</u>
Original Tax	\$1,969.02	\$1,894.81
Lottery Credit	\$88.77	\$92.14
Net Tax	\$1,880.25	\$1,802.67
Special Assessments	\$10.00	\$10.00
Total Amount Due	\$1,890.25	\$1,812.67
Total Payments	\$1,890.25	\$1,812.67
Balance Due...	\$0.00	\$0.00

*Green = postponed

*Red = delinquent (subject to interest).

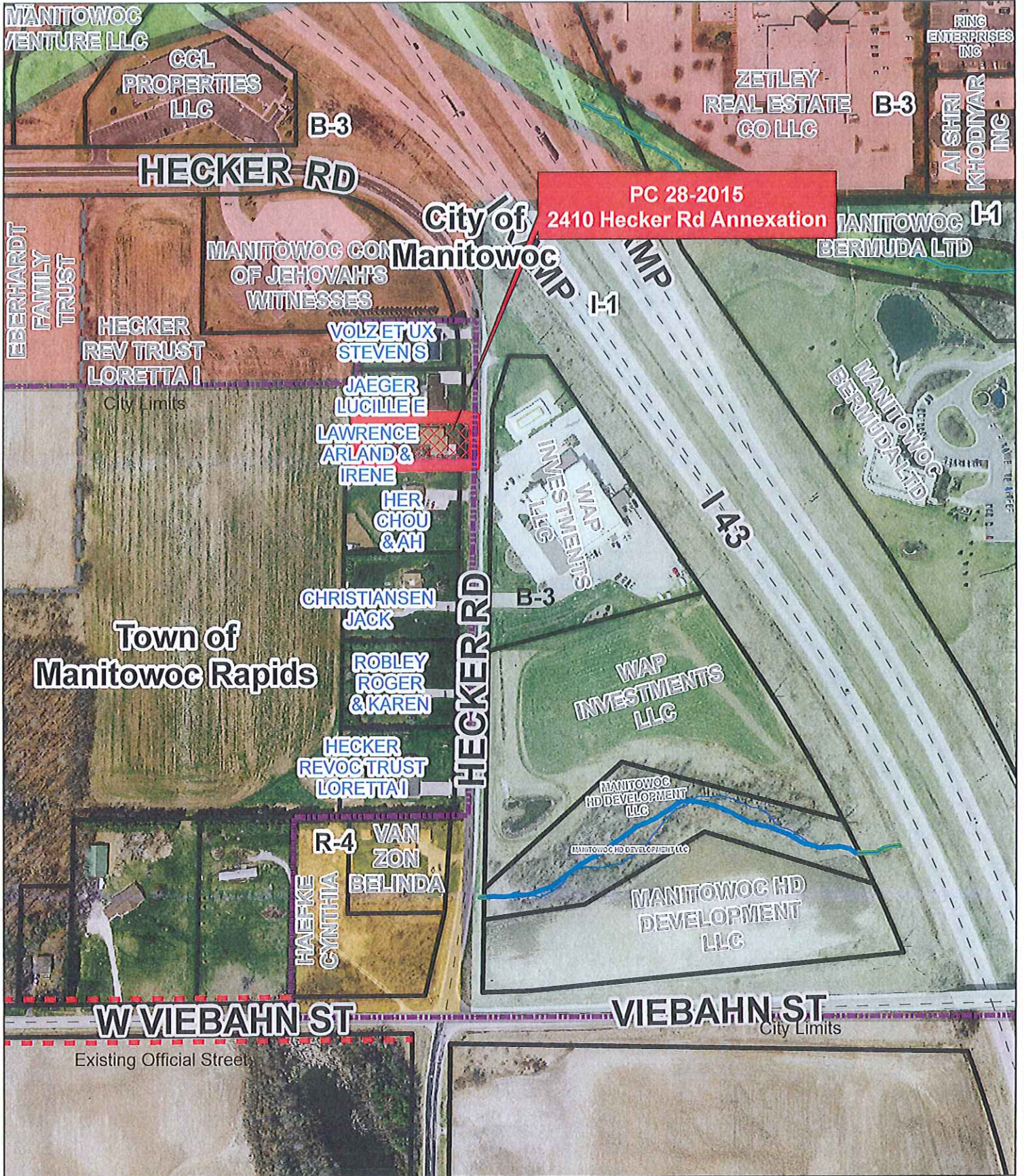
Please refer to the 'TAXES DUE' table below for payoff amounts.

Taxing District Information

School District MANITOWOC SCHOOL
Vocational School District LTC

TAX PAYMENTS				
Tax Year	Payment Date	Payment Amount	Interest	Receipt Number
2014	1/31/2015	\$1,812.67	\$0.00	1603
2014	12/1/2014	\$92.14	\$0.00	0
2013	1/7/2014	\$1,890.25	\$0.00	967
2013	12/1/2013	\$88.77	\$0.00	0

EXHIBIT C



PC 28-2015
2410 Hecker Rd Annexation

City of Manitowoc

Town of Manitowoc Rapids

HECKER RD

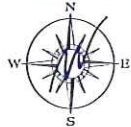
W VIEBAHN ST

VIEBAHN ST

Existing Official Streets

Request for Annexation
2410 Hecker Rd.
City of Manitowoc, WI

PC28-2015 Annexation;
 2410 Hecker Rd.



Prepared by City of Manitowoc
 Planning Department
 www.manitowoc.org
 Map Plotted: 03/18/2015
 Y:\Planning\PC Plan Commission\Actions 2015\PC28-2015 Annexation Lawrence 2410 Hecker Rd\Annexation\Lawrence
 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.



	Annexation Property
	Corporate Limits
	Official Map Street