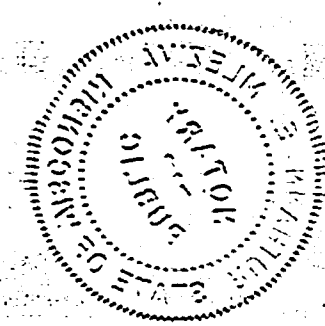


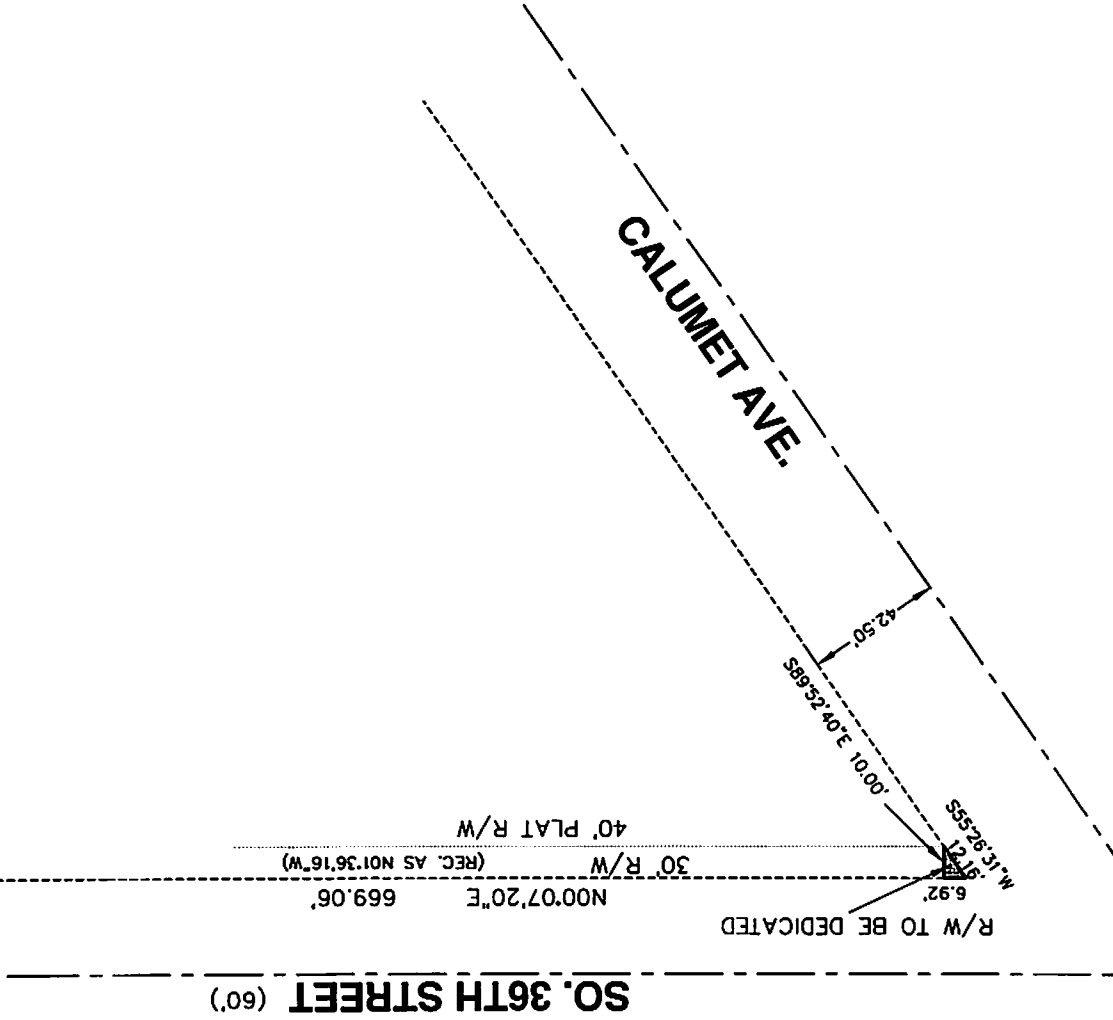


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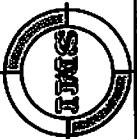
*[Handwritten signature]*





R/W DEDICATION SO. 36TH STREET AND CALUMET AVE.

EXHIBIT A



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

DATE: 7/5/16 JOB NO.: 162195P



CITY OF MANITOWOC  
WISCONSIN, USA  
[www.manitowoc.org](http://www.manitowoc.org)



October 27, 2016

To: Mayor and Common Council  
From: Manitowoc City Plan Commission  
Subject: **PC1-2016: Deeds and Easements**

Dear Mayor and Common Council:

At the regular October 26, 2016 meeting of the City Plan Commission, the Commission reviewed the attached Quit Claim Deed and proposed street name:

1. PC1-2016: Plenty O Suds, LLC; Quit Claim Deed to the City of Manitowoc for 35 square feet for Calumet Avenue and S. 36<sup>th</sup> Street Purposes.

The Commission unanimously recommended that: (i) the Council approve and accept the Quit Claim Deed; and (ii) the Clerk subsequently record the document at the Register of Deeds Office.

Respectfully submitted,

Paul Braun  
City Planner

Granicus # 16-1008  
Attachments



# 16-1008

**Standing Committee:** Plan Commission


**Document Name:** Quit Claim Deed – Plenty O Suds, LLC. Steve Benish; Deed for Calumet Avenue and S. 36th Street. PC 1-2016.

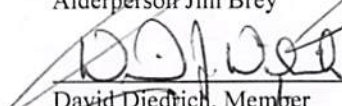
Consent

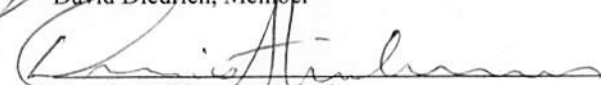
Non-Consent

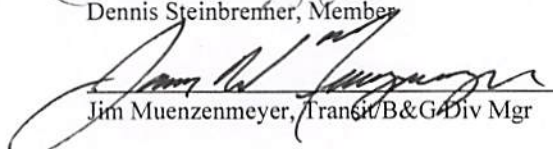
**Recommendation:** Approve the Quit Claim Deed for the dedication of Calumet Avenue and S. 36th Street and instruct the City Clerk to record the deed at the Courthouse after the Council has accepted said deeds.

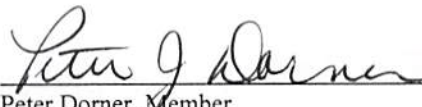
**Attest:**

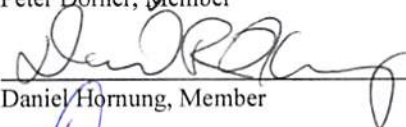
  
Aldersperson Jim Brey

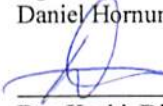
  
David Diedrich, Member


  
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**

**Date:** October 26, 2016

**Report Print Date:** October 21, 2016; 2:46 PM

**Request:** PC 1-2016 Quit Claim Deed – Plenty O Suds, LLC. Steve Benish; Deed for Calumet Avenue and S. 36<sup>th</sup> Street.

**Reason for Request:** The dedication is related to a Certified Survey and site plan submittal for the construction of a car wash business. During the CSM and site plan process it was discovered that a 35 square foot triangular shaped area was needed for right-of-way purposes for a portion of either Calumet Avenue or S. 36<sup>th</sup> Street.

**Existing Land Use:** Currently vacant, formerly the location for a used car sales lot.

**Existing Zoning:** C-1 Commercial

**Comprehensive Plan:** Road dedication is consistent with the Comprehensive Plan and Official Map.

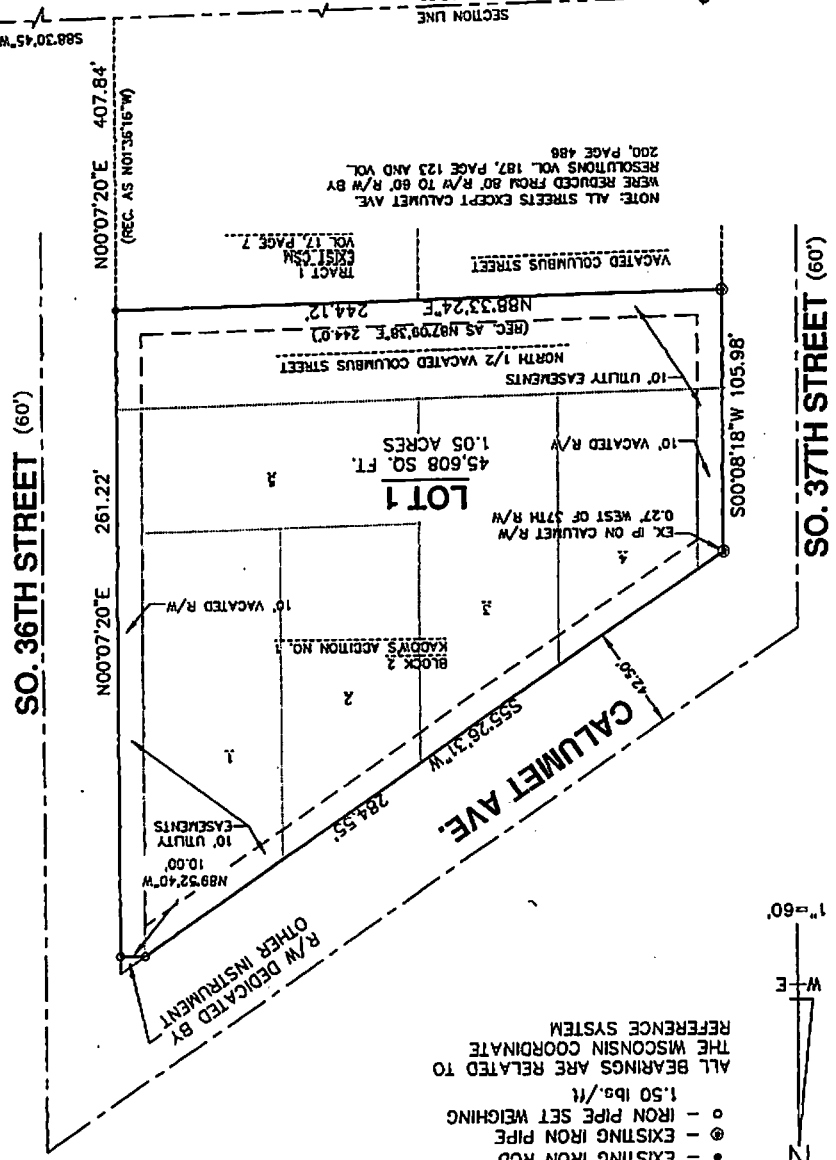
**Report:** The quit claim deed is related to a Certified Survey and Site Plan submittal for the construction of a car wash facility.

**Recommendation:** Staff recommends to the Plan Commission to approve the Quit Claim Deed for the dedication of Calumet Avenue and S. 36<sup>th</sup> Street and instruct the City Clerk to record the deed at the Courthouse after the Council has accepted said deeds.

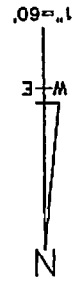
CERTIFIED SURVEY MAP LOCATED IN THE SE 1/4 OF SECTION 25, T.19N., R.23E., CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN BEING A RESURVEY OF LOTS 1-5, BLOCK 2 OF KADOW'S ADDITION NO. 1 AND ADJACENT VACATED PORTIONS OF SO. 36TH STREET, SO. 37TH STREET AND COLUMBUS STREET



SEC. 25, T.19N., R.23E.  
 (CHISELED "X")  
 N 298887.49  
 E 224982.97



ALL BEARINGS ARE RELATED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM  
 1.50 lbs./ft.  
 • - EXISTING IRON ROD  
 ⊙ - EXISTING IRON PIPE  
 ○ - IRON PIPE SET WEIGHING



CERTIFICATE OF PLANNING AGENCY  
 This certified survey map has been submitted and approved by the City of Manitowoc Plan Commission.  
 Dated 9/27/2016  
 Paul Braun, City Planner

SE CORNER  
 SEC. 25, T.19N., R.23E.  
 (CHISELED "X")  
 N 298819.03  
 E 222348.47

NOTE: ALL STREETS EXCEPT CALUMET AVE. WERE REDUCED FROM 80' R/W TO 60' R/W BY RESOLUTIONS VOL. 187, PAGE 123 AND VOL. 200, PAGE 488  
 (REC. AS NOT'3516" W)

SO. 36TH STREET (60')

SO. 37TH STREET (60')

LOT 1  
 45,608 SQ. FT.  
 1.05 ACRES

CALUMET AVE.  
 555'26"31" W  
 284.55'

S.M.I.  
 CIVIL & STRUCTURAL ENGINEERS  
 102 REVERE DRIVE  
 MANITOWOC, WI. 54220-3147  
 PHONE 984-5583 FAX 984-5584

