



16-0981

CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



September 29, 2016

To: Mayor and Common Council

From: Manitowoc City Plan Commission

Subject: **PC 28-2016 South Rapids No 2 – Donald 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**

Dear Mayor and Common Council:

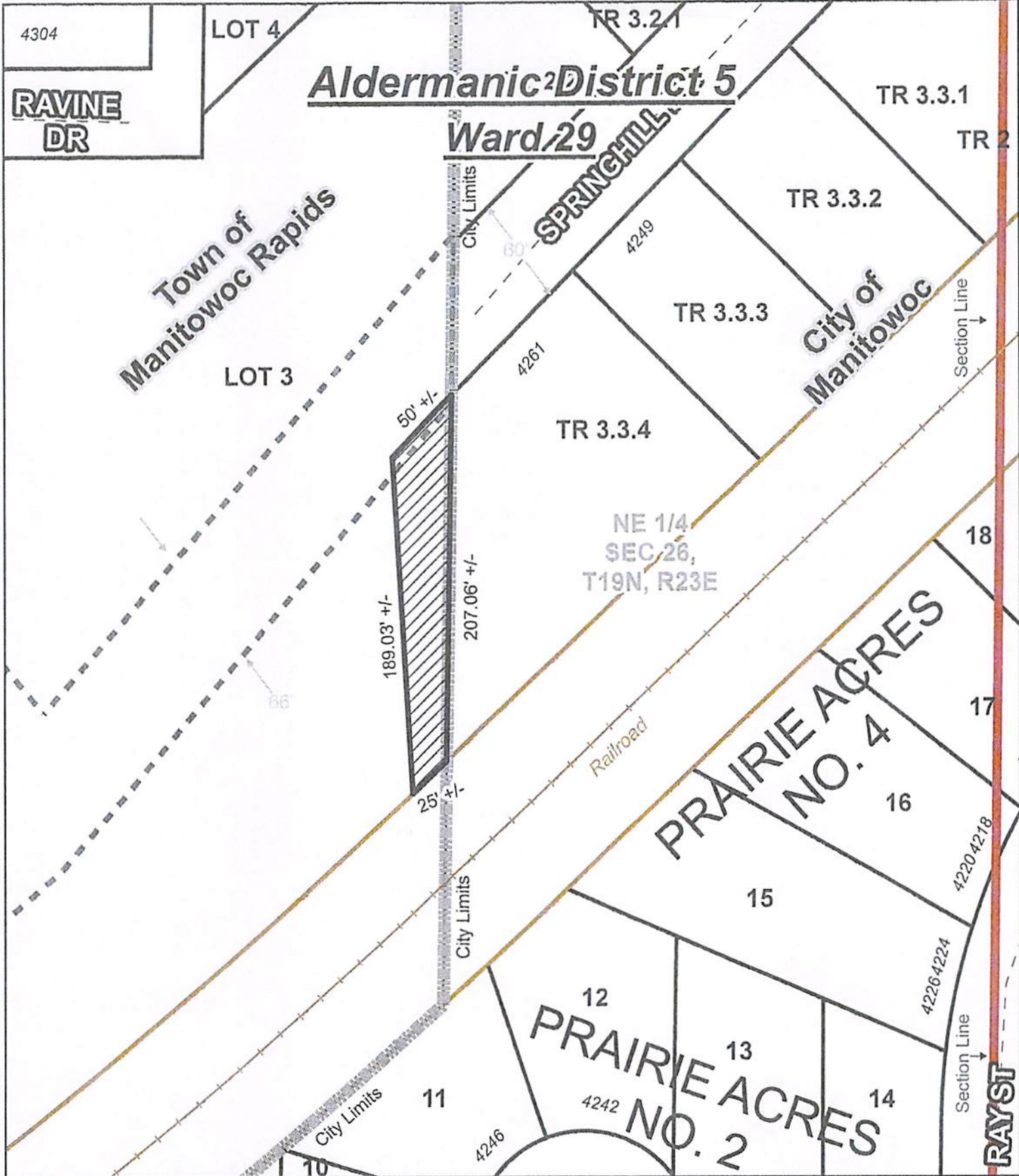
At the September 28, 2016 meeting of the Manitowoc City Plan Commission, the Commission considered all items on its agenda, including the item identified above, and wishes to report and recommend to the Common Council the following action: to approve the annexation petition as presented and place a temporary zoning designation of R-4 Single and Two-Family Residential on the subject parcel.

Respectfully Submitted,

Paul Braun
Plan Commission Secretary

Attachment: Ward and Zoning Map
Granicus # 16-0899

Donald & Kristine Cisler
4261 Springhill Dr.
Manitowoc, WI 54220



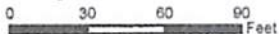
S. Rapids No. 2 Annexation Map

PC28-2016 Annexation;
South Rapids No. 2

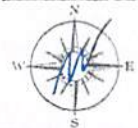
City of Manitowoc, WI

Ward = 29
Population = 0

	South Rapids No 2
	Official Map Street
	Corporate Limits

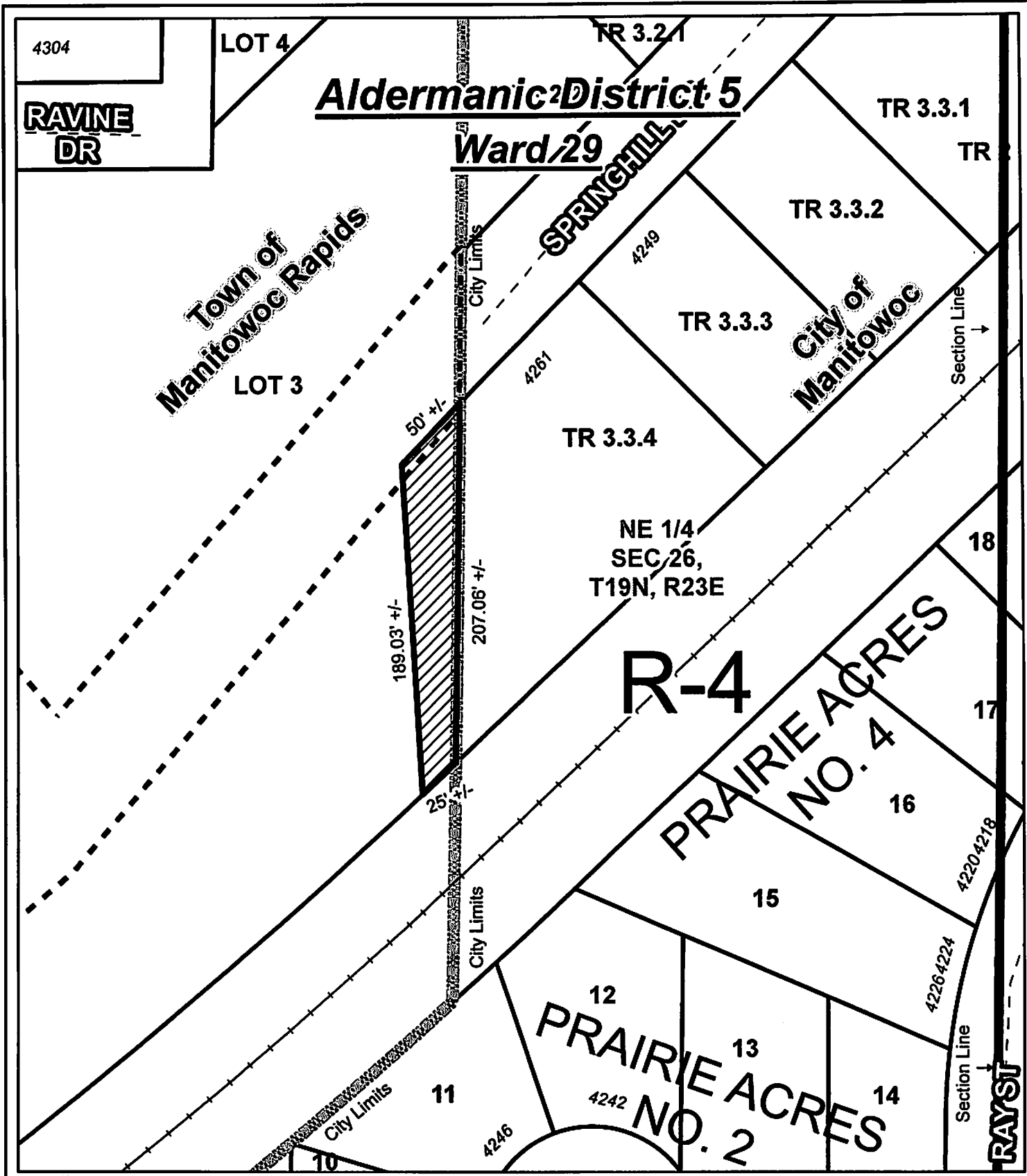


Manitowoc City Plan Commission



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

Y:\Planning\PC Plan Commission\Actions 2016\PC25-2016 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.



4304

LOT 4

TR 3.2

Aldermanic District 5

TR 3.3.1

RAVINE DR

Ward 29

TR

Town of Manitowoc Rapids

SPRINGHILLS

TR 3.3.2

LOT 3

4249

TR 3.3.3

City of Manitowoc

Section Line

TR 3.3.4

NE 1/4
SEC 26,
T19N, R23E

18

189.03' +/-

207.06' +/-

R-4

PRAIRIE ACRES NO. 4

17

City Limits

25' +/-

PRAIRIE ACRES NO. 2

16

15

4220 4218

4226 4224

12

13

14

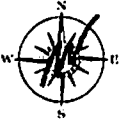
11

4246

4242

Section Line

TRAY ST



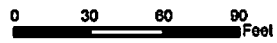
S. Rapids #2 Annexation Zoning

PC28-2016 Annexation;
South Rapids No. 2

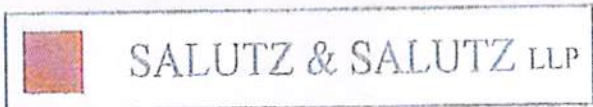
City of Manitowoc, WI

**R-4 Single and
Two-Family Residential District**

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

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

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

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

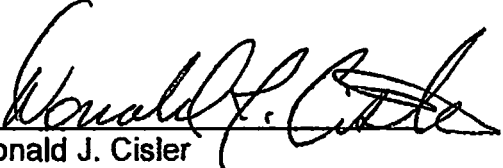
MLO:cms
Enclosures
Cc: Mr. Donald J. Cisler

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

STATE OF WISCONSIN)
) SS
MANITOWOC COUNTY)

Personally came before me on this 7th day of September, 2016, the above named Donald J. Cisler and Kristine M. Cisler, to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Mitchel L. Olson
My Commission is permanent

Drafted by:

Attorney Mitchel L. Olson
State Bar ID No. 1095407
SALUTZ & SALUTZ LLP
Post Office Box 187
823 Marshall Street
Manitowoc, Wisconsin 54221-0187
(920) 682-4644

EXHIBIT A



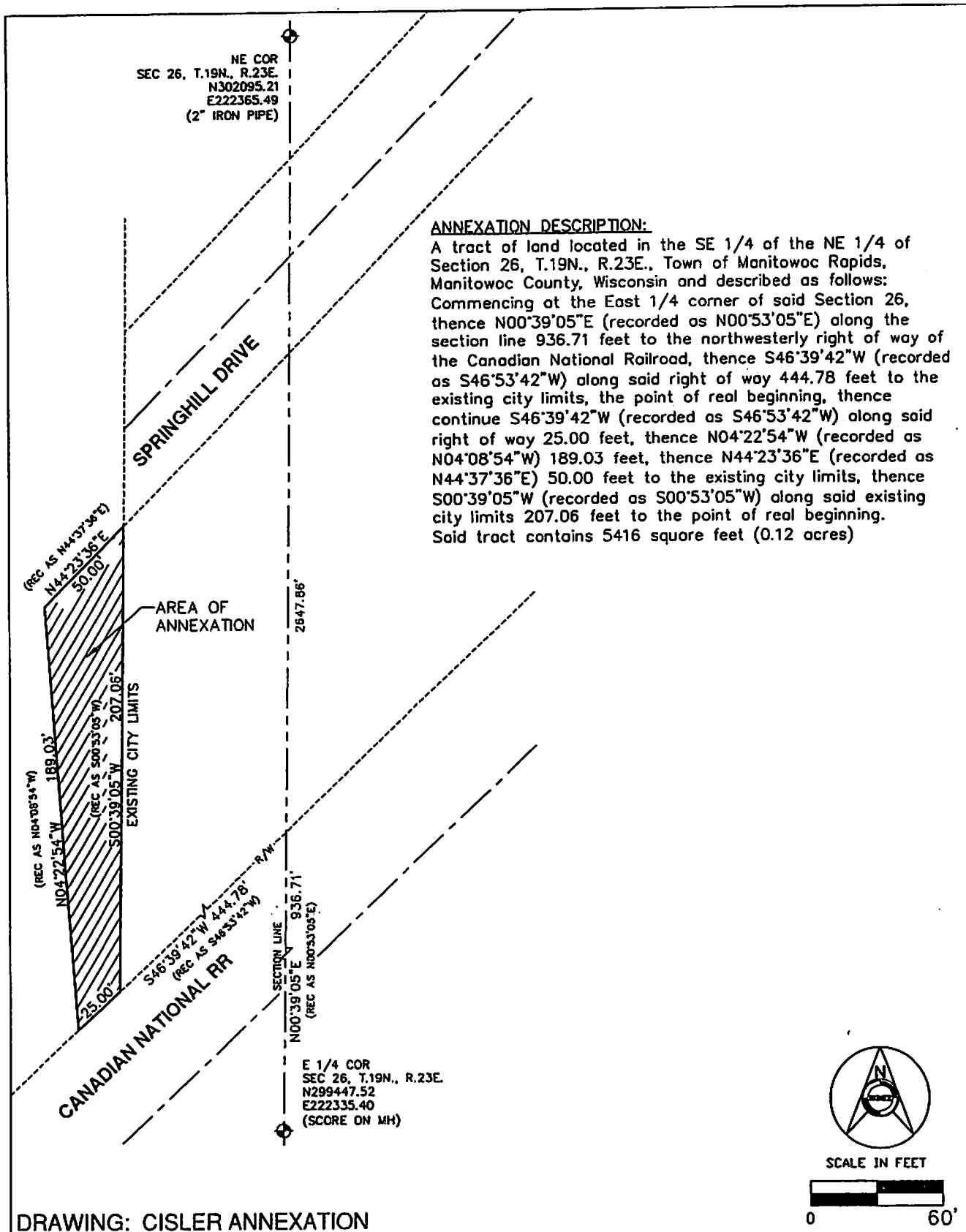
VOL 1993 PG 381

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 Northwesterly right-of-way line of the Canadian National Railroad; thence S. 46° 53' 42" W. along said Northwesterly 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 Northwesterly 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



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.: 1627OMS



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

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](#)