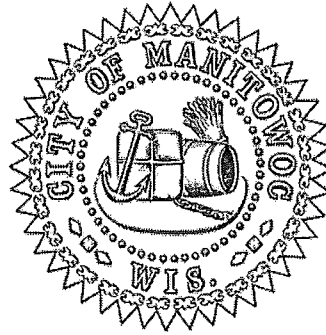


15-433

# CONSENT



**Standing Committee:** Public Infrastructure Committee

**Document Name:** PC 8-2015: Gulseth Revocable Trust / KNM LLC Request for Release of Easement

**Consent**

**Non-Consent**

**Chairman Recommend**

**Recommendation:**

The Plan Commission unanimously recommends that the Council: (i) authorize the release of the easement area; (ii) authorize the Mayor and Clerk to sign the document at the call of the City Planner; and (iii) authorize the Clerk to record the document, with the owners to pay for any recording costs.

**Attest:**

\_\_\_\_\_  
Chairperson – Alderperson Dave Soeldner Date

\_\_\_\_\_  
Vice-Chairperson – Alderperson Jim Brey

\_\_\_\_\_  
Alderperson Jason Sladky

\_\_\_\_\_  
Alderperson Jill Hennessey

\_\_\_\_\_  
Alderperson Al Schema

**Approved:**

\_\_\_\_\_  
Justin M. Nickels Date  
Mayor



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



April 9, 2015

To: Mayor and Common Council  
From: Manitowoc City Plan Commission  
Subject: **PC8-2015: Gulseth Revocable Trust / KNM LLC Request for Release of Easement**

Dear Mayor and Common Council:

At the regular April 8, 2015 meeting of the Manitowoc City Plan Commission, the Commission reviewed a request from S.M.I. on behalf of Gulseth Revocable Trust (Gulseth) and KNM LLC (KNM). The request is for the release of an existing 12 foot utility and drainage easement that was created via Certified Survey being recorded in Volume 26, Page 219, Document #1019262. The easement is located along the common property line of Tract 1 and 2 of said survey. The release of easement will allow KNM to purchase some additional land from Gulseth on which KNM plans to construct a building expansion.

The Commission unanimously recommended that the Council: (i) authorize the release of the easement area; (ii) authorize the Mayor and Clerk to sign the document at the call of the City Planner; and (iii) authorize the Clerk to record the document, with the owners to pay for any recording costs.

Respectfully Submitted,

Paul Braun, City Planner

Granicus # 15-408

Document Number

**CORRECTION INSTRUMENT**

TRACT 2 OF A CERTIFIED SURVEY MAP  
RECORDED IN VOLUME 26, PAGE 219

Pursuant to s.239.293 and s.236.295(1)(a), Wis. Stats. I Paul M. Steinbrecher, Professional Land Surveyor, S-1608, with SMI, Inc. hereby certify that the City of Manitowoc and all applicable utilities have approved the changes to the easements shown on Exhibit "A" attached to this "Correction Instrument". The changes in utility and drainage easements are located on Tract 2 of a Certified Survey recorded in Volume 26, Page 219.

Dated March 23, 2015

Signed Paul M. Steinbrecher  
Paul M. Steinbrecher, P.L.S. 1608

Name and Return Address

Paul Steinbrecher  
SMI  
102 Revere Drive  
Manitowoc Wi 54220

**CERTIFICATE OF PLANNING AGENCY**

This Correction Instrument has been submitted to and approved by the City of Manitowoc Plan Commission.

Dated \_\_\_\_\_

\_\_\_\_\_  
Paul Braun, City Planner

052-808-404-024.00

Parcel Identification Number (PIN)



STATE OF WISCONSIN )  
                                  ) ss.  
MANITOWOC COUNTY )

Personally came before me, this 23rd day of March, 2015, the above named Paul M. Steinbrecher, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Ruthann E. Mleziva  
Notary Public, Manitowoc County. RUTHANN E. MLEZIVA

1-4-2019  
My Commission (is) (expires)

This instrument was drafted by Paul M. Steinbrecher, SMI

**CORRECTION INSTRUMENT**

DOC# 1019262

CERTIFIED SURVEY MAP



VOL 26 PG 219

PART OF TRACT "A" OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 10, PAGE 611, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 8, TOWN 19 NORTH, RANGE 24 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

E 1/4 CORNER  
SEC. 8-19-24  
(EXISTING IRON PIPE)  
MTC CO. CORR.  
N 31279.00  
E 230224.923

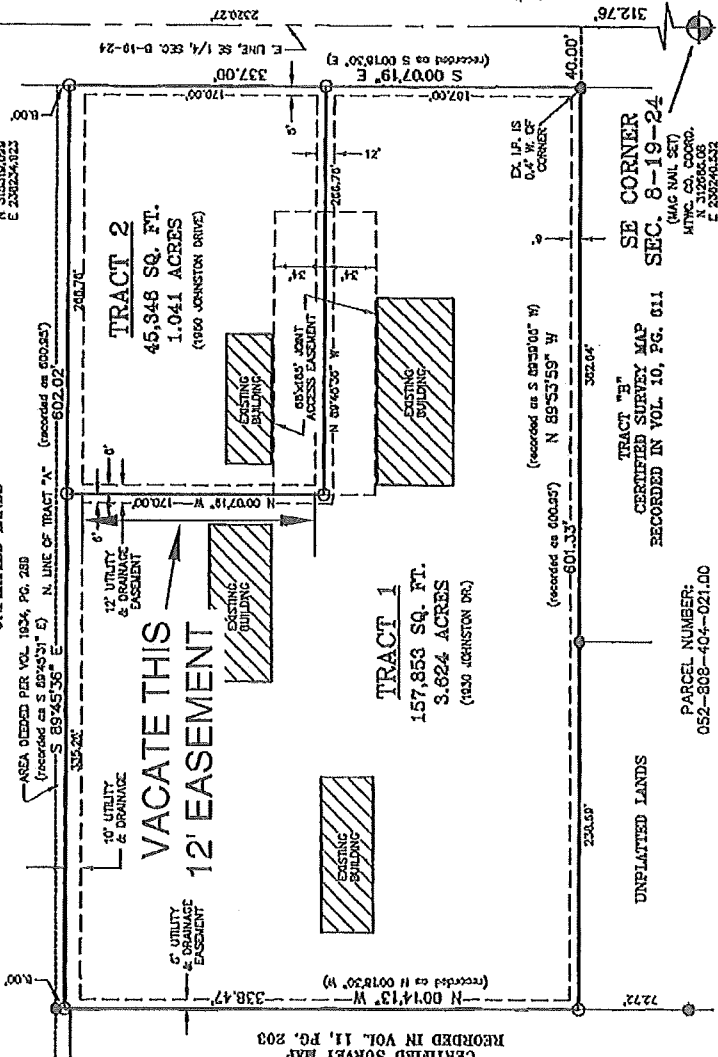
UNPLATTED LANDS

AREA DEDED PER VOL. 1924, PG. 289  
(recorded as S 89°45'36" E N. LINE OF TRACT "A" (recorded as 802.02  
S 89°45'36" E

**VACATE THIS  
12' EASEMENT**

**TRACT 2**  
45,948 SQ. FT.  
1.041 ACRES  
(1930 JOHNSTON DRIVE)

**TRACT 1**  
157,853 SQ. FT.  
3.624 ACRES  
(1930 JOHNSTON DR.)



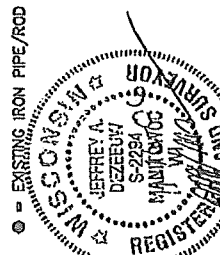
JOHNSTON DRIVE

**TOTAL AREA**  
209,201 SQ. FT.  
4.665 ACRES

**LEGEND**

○ = 5/4" x 18" IRON ROD SET  
WEIGHING 1.13 LBS/FT

⊙ = EXISTING IRON PIPE/ROD



REGISTERED LAND SURVEYOR SHEET 1 OF 2

TRACT "B"  
CERTIFIED SURVEY MAP  
RECORDED IN VOL. 10, PG. 611  
SEC. 8-19-24  
(MTC VAL SET)  
MTC CO. CORR.  
N 31279.00  
E 230224.923

PARCEL NUMBER:  
052-808-404-021.00

THIS INSTRUMENT WAS DRAFTED BY: Jeffrey A. DeZeeuw, RLS of S.M.

October 15, 2005

Job No.: 06436CS File: DWG\CITY\MTC\06436CS(JD)

STEINBRECHER & MENEAU, INC.  
ENGINEERS & SURVEYORS  
MANITOWOC, WI



STATE OF WI - MTC CO  
RECEIVED FOR RECORD  
11/28/2005 1:08:00 PM

13 CLK  
SALUTE

Document Number

**CORRECTION INSTRUMENT**

TRACT 2 OF A CERTIFIED SURVEY MAP  
RECORDED IN VOLUME 26, PAGE 219

Pursuant to s.239.293 and s.236.295(1)(a), Wis. Stats. I Paul M. Steinbrecher, Professional Land Surveyor, S-1608, with SMI, Inc. hereby certify that the City of Manitowoc and all applicable utilities have approved the changes to the easements shown on Exhibit "A" attached to this "Correction Instrument". The changes in utility and drainage easements are located on Tract 2 of a Certified Survey recorded in Volume 26, Page 219.

Dated 4/13, 2015

Signed Paul M Steinbrecher  
Paul M. Steinbrecher, P.L.S. 1608

Name and Return Address

Paul Steinbrecher  
SMI  
102 Revere Drive  
Manitowoc Wi 54220

052-808-404-024.00

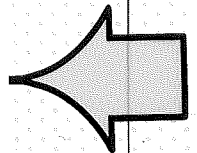
Parcel Identification Number (PIN)

CERTIFICATE OF PLANNING AGENCY

This Correction Instrument has been submitted to and approved by the City of Manitowoc Plan Commission.

Dated \_\_\_\_\_

\_\_\_\_\_  
Justin M. Nickels, Mayor



STATE OF WISCONSIN )  
                                  ) ss.  
MANITOWOC COUNTY )

Personally came before me, this 13<sup>th</sup> day of APRIL, 20 15, the above named Paul M. Steinbrecher, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Ruthann E. Mleziva  
Notary Public, Manitowoc County. RUTHANN E. MLEZIVA

1-4-2019  
My Commission (~~is~~) (expires)

This instrument was drafted by Paul M. Steinbrecher, SMI

STATE OF WI - MTWC CO  
 PRESTON JONES REG/DEEDS  
 RECEIVED FOR RECORD  
 11/28/2006 1:08:00 PM



**STEINBRECHER & MENEAU, INC.**  
 ENGINEERS & SURVEYORS  
 MANTOWOC, WI.  
 PHONE: (920) 684-5583 FAX: (920) 684-5584

13 dte  
 5/14/12

**CORRECTION INSTRUMENT**

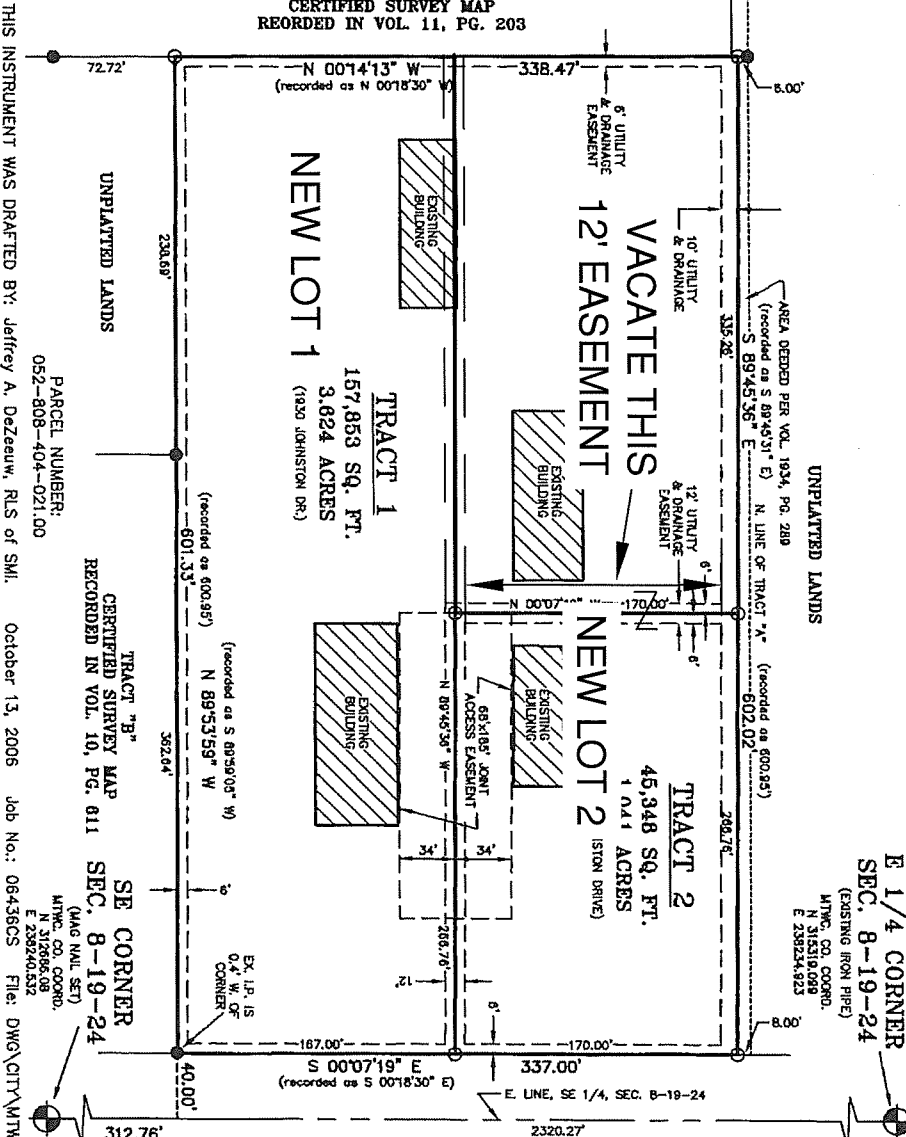
Doc # 1019262 CERTIFIED SURVEY MAP

PART OF TRACT "A" OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 10, PAGE 611, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 8, TOWN 19 NORTH, RANGE 24 EAST, CITY OF MANTOWOC, MANITOWOC COUNTY, WISCONSIN

E 1/4 CORNER  
 SEC. 8-19-24

(EXISTING IRON PIPE)  
 MTWC. CO. COORD.  
 N 316319.089  
 E 239234.923

TRACT "1"  
 CERTIFIED SURVEY MAP  
 RECORDED IN VOL. 11, PG. 203



THIS INSTRUMENT WAS DRAFTED BY: Jeffrey A. DeZeeuw, RLS of SMI. October 13, 2006 Job No.: 064358CS File: DWG\CITY\MITWC\064358CS(DP)



VOL 26 PG 219

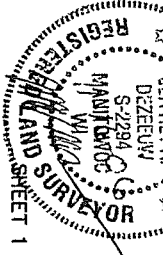
**JOHNSTON DRIVE**



NORTH IS REFERENCED TO THE  
 MANITOWOC COUNTY COORDINATE  
 SYSTEM.

**TOTAL AREA**  
 203,201 SQ. FT.  
 4.665 ACRES

**LEGEND**  
 ○ = 3/4" x 18" IRON ROD SET  
 WEIGHING 1.13 LBS/FT



**EXHIBIT A**