



16-0819

Standing Committee: Plan Commission

Document Name: Amendment to the Official Map for a portion of Unimproved Edgewood Road pursuant to § 62.23(6). PC 27-2016.

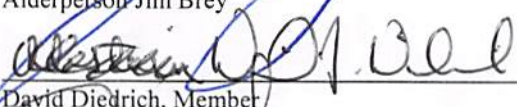
Consent

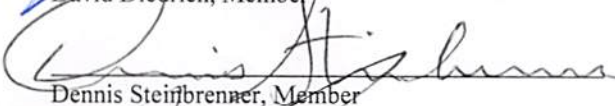
Non-Consent

Recommendation: Approval of the Official Map Amendment.

Attest:

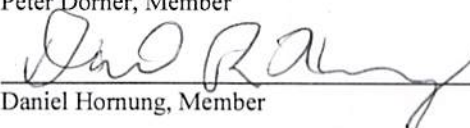

Alderperson Jim Brey


David Diedrich, Member


Dennis Steinfrenner, Member


Jim Muenzenmeyer, Transit/B&G Div Mgr


Peter Dorner, Member


Daniel Hornung, Member

ABSTAIN
Dan Koski, Director of Public Infrastructure

Rick Schwarz, Building Inspector (Alternate)

Approved:

Justin M. Nickels
Mayor

Date

Report to the Manitowoc Plan Commission

Meeting Date: September 28, 2016

Report Print Date: September 21, 2016; 3:08 PM

Request: PC 27 - 2016: Amendment to the Official Map for a portion of Un-Improved Edgewood Road Pursuant to § 62.23(6).

Reason for Request: Section 62.23(6) of the Wisconsin Statutes requires that all requests to amend the Official Map be referred to the City Plan Commission, in addition a public hearing is required in front of the Common Council before an amendment can occur.

Existing Land Use for Subject Property: The subject property is dedicated but unimproved right of way for west end of Edgewood Road. Adjacent property land uses are residential.

Existing Zoning for Subject Property: R-2 Single Family

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, South, West, East	Residential	R-2 Single Family

Comprehensive Plan: The street vacation and official map amendment are consistent with Comprehensive Plan and do not cause any negative impacts to traffic circulation.

Report: The street vacation and official map amendment were discussed at the August Plan Commission meeting; the Commission authorized staff to move forward with the vacation and official map amendment processes.

Dan Koski recently purchased the residence at 1130 Tanglewood Road from Bruce Turcotte and would like to construct a detached garage in the area of the official map road. The existing driveway also runs over the dedicated street and official map area.

The proposed area to be removed from the official map is located at the west end of Edgewood Road and is approximately 4,400 square feet in area. The right of way runs the depth of the Koski property approximately 150 feet.

The subject area was dedicated in 1960 when Forest Estates Subdivision No. 1 was platted; all of the area to be amended was dedicated by the owner of the Subdivision. The adjacent properties to the south and west of the subject property did not dedicate any lands towards the subject area. Staff is assuming that Edgewood Road was planned to go to the west and connect with Westwood Lane but when Forest Estates Subdivision No. 2 was platted Westwood Lane was terminated with a cul de sac eliminating the need for the street.

The street vacation process was started on August 26th when the Lis Pendens notice was recorded at the Courthouse. Mr. Koski is in the process of receiving letters from the utilities stating that there are no utilities in the subject area. The utility and drainage easement will be retained along the western 10' of the subject parcel.

Public Comments Notices were mailed out to the abutting property owners and at the time of this writing no comments were received.

Timeline

August 24: Plan Commission recommended to Council to instruct staff to begin the City-initiated vacation and official map amendment.

August 26: City recorded a Notice of Lis Pendens for vacation the street vacation at the Courthouse.

Sept 19: Vacation resolution and official map ordinance are introduced to the Council; per statute no action can be taken on the items. Note: Council cannot act on the vacation resolution until 40 days have past after the resolution was introduced.

Sept 28: Public Informational hearing before the Plan Commission for the official map and vacation. Plan Commission makes final recommendation to Council.

Week of October 17 – 21 or earlier: Street vacation resolution shall be served on abutting residents of the subject area at least 30 days prior to date that Council acts on the vacation resolution.

Oct 31: Street Vacation notice. First of 3 required notices placed in newspaper. A Class 3 notice is required for vacations and a Class 2 notice is required for official map proceedings.

Nov 7: Second vacation notice placed in newspaper, first official map notice placed in newspaper; notices are combined into one.

Nov 14: Third vacation notice placed in newspaper, second official map notice placed in newspaper; notices are combined into one.

November 21: Official Map Hearing before the Council, Council adopts the vacation resolution and official map ordinance.

Recommendation: The Community Development Department recommends approval of the Official Map Amendment.



CITY OF MANITOWOC

WISCONSIN, USA
www.manitowoc.org



September 20, 2016

NOTICE OF PUBLIC INFORMATIONAL HEARING

As a property owner abutting or adjacent to an area of a proposed amendment to the City's Official Map pursuant to §62.23(6) Wis. Stats., you are being notified that the Manitowoc City Plan Commission will meet on: **Wednesday, September 28, 2016, at 6:00 o'clock P.M.** in the Council Chambers, Main Floor, City Hall, 900 Quay Street, and hold a public informational hearing to consider the attached request to amend the Official Map. The area of the Official Map change is identified on the attached map.

Petitioner is: PC 27-2016 Bruce Turcotte / Dan Koski; Request to Amend the Official Map Under §62.23(6) Wis. Stats. in an area on the west end of Edgewood Road

You are invited to attend this informational meeting in order to voice your opinion on the proposed amendment to the Official Map.

If you wish, you can call (920-686-6930) or visit the office of the City Plan Commission, Main Floor, City Hall, and we will be glad to discuss the proposed amendment with you.

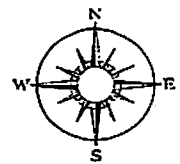
Respectfully Submitted,

Paul Braun
City Planner

Enclosure

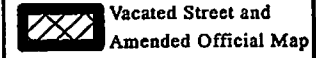
**STREET VACATION
AND OFFICIAL MAP**

CITY OF MANITOWOC, WI



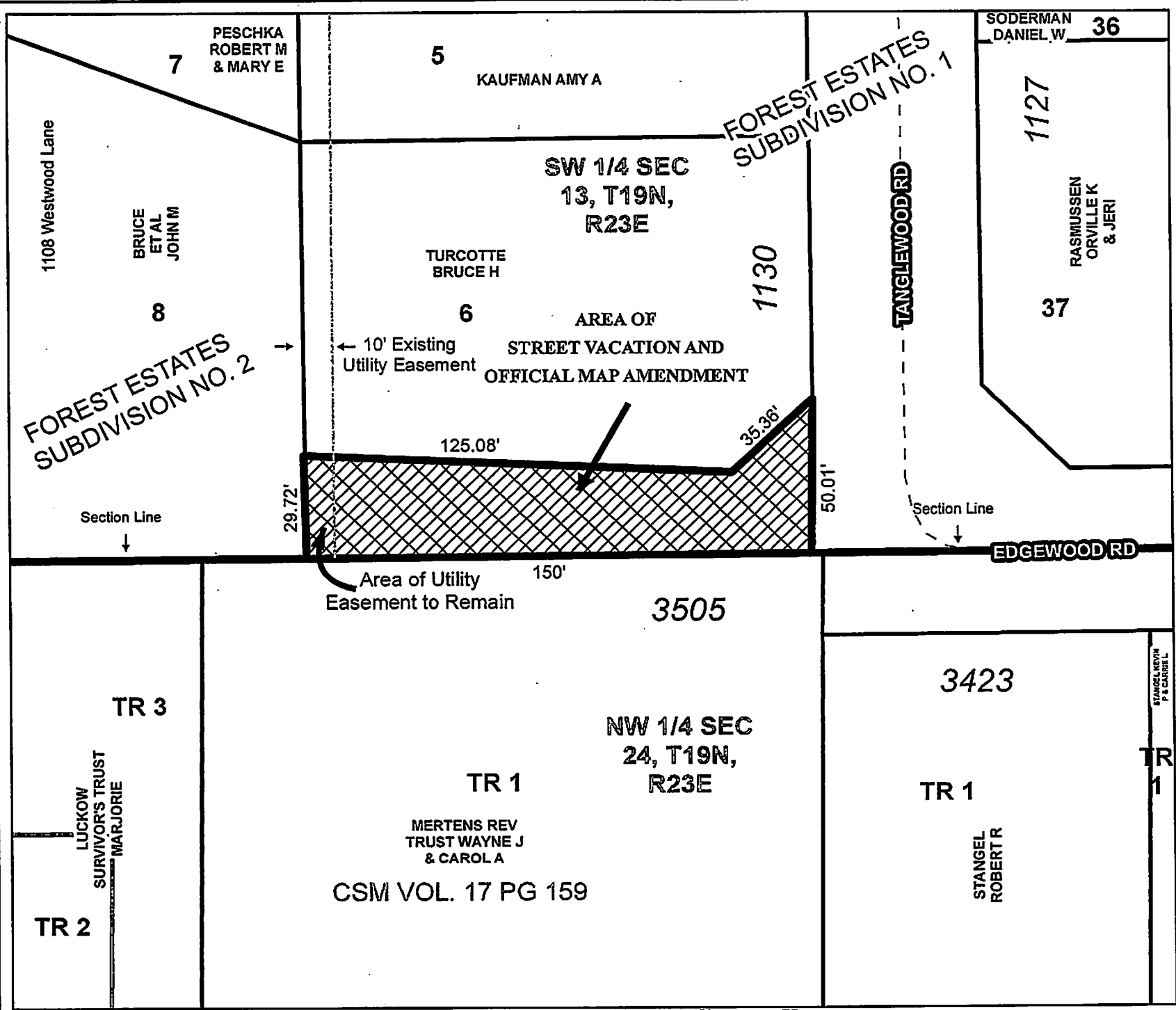
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Legend



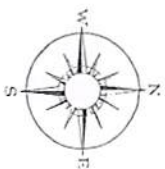
Vacated Street and
Amended Official Map

Manitowoc City Plan Commission
August 2016



**STREET VACATION
AND OFFICIAL MAP**

CITY OF MANTOWOC, WI



P. C. 27-2016

Legend

-  Vacated Street and Amended Official Map

Mantowoc City Plan Commission
August 2016

Prepared by: City of Manitowoc
Planning Department
www.manitowoc.org
Map Pictad: 8192016

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.

