

Report to the Manitowoc Plan Commission

Meeting Date: April 28, 2021

Request: PC 12-2021: Soaring Eagle Dairy LLC / Mike Check: Request to Amend the Official Map. Kellner Street, South of Goodwin Road and North of Homestead Road.

Report: Mike Check is acting as agent for Soaring Eagle Dairy LLC who is requesting an amendment to the Official Map. Soaring Eagle has an interested buyer of a 9.84 acre parcel but the parcel has an Official Map Street (Kellner Street extended) running down the middle of the property. The buyer and current owner want the Official Map Street removed. The buyer intends on constructing a residence on the lot.

Wetlands are an issue in the area which may make the current official map street location impracticable. An email from Allison Willman, from the DNR details their stance on any development in a wetland area.

Mike Check will be present at the meeting to discuss the request. Notices were mailed out to other affected property owners.

Timeline

- Neighborhood Meeting Held: Plan Commission April 28, 2021
- Based on the Plan Commission Discussion the formal Public Hearing before the Common Council could be May 17th.

Recommendation: To be provided after Plan Commission Discussion.



LAND USE APPLICATION

APPLICANT MICHAEL CHECK PHONE 920-374-0663
 MAILING ADDRESS 9140-A HILTOP RD CATO, WI. 54230 EMAIL mcb@lakefield.net
 PROPERTY OWNER Soaring Eagle Dairy LLC PHONE 920-323-1698
 MAILING ADDRESS 10219 County Rd F, Newton WI 53063 EMAIL soaringeagle@lakefield.net

REQUEST FOR:

- Conditional Use Permit (CUP) \$350*
- Zoning District Change/Map Amendment \$350*
- Site Plan Review \$350
- Request for Annexation \$350*
- Certified Survey Map (CSM) \$100
- Planned Unit Development (PUD) \$350*
- Official Map Review \$350*
- Street/Alley Vacation \$350*

**Publication of legal notice fees additional.*

STATUS OF APPLICANT: Owner Agent Other

PROJECT LOCATION ADDRESS SOUTH SIDE OF GOODWIN RD
 PARCEL ID# 052-01001100200100 CURRENT ZONING EXCLUSIVE AG.
 CURRENT USE OF PROPERTY FARMLAND
 PROPOSED USE OF PROPERTY BUILD ONE (1) SINGLE

REQUIRED: Attach a detailed written description of your proposal or request. Include as much information as possible including planned use, maps, project renderings or drawings, etc.

The undersigned hereby certifies that the information contained in this application is true and correct.

Signed Jmaurer (Property Owner) Date 4-16-2021

For Office Use Only	
Date Received: <u>4/16/2021</u>	PC #: <u>12-2021</u>
Fee Paid: <u>\$350</u>	Check#: <u>107</u>
Plan Commission Date: _____	

**The City of Manitowoc Plan Commission meets the fourth Wednesday of each month at 6pm.
 Deadline for submission is the Friday two weeks prior to the meeting.**

Please contact the Community Development Department at 920-686-6930 if you have any questions.

MICHAEL CHECK

CELL - 920-374-0663

EMAIL mcb@lakefield.net

9140 HILLTOP RD
CATO, WI. 54230

AGENT REPRESENTING:

SOARING EAGLE DAIRY, LLC

To: Manitowoc City Planning Department

From: Soaring Eagle Dairy LLC (Property Owner)

Date: 4/15/2021

Re: Goodwin Road Parcel # 01001100200100

As the owner of the above mentioned 9.84-acre parcel, we are requesting that the City of Manitowoc abandon the proposed official mapped street that crosses my property. I assume the street name will be Kellner as it appears to be a continuation of the existing Kellner Street.

When this official mapped street was established, it probably was just assumed that development would continue in this area as it previously had done. Today both streets in this area, Kellner and Knuehl, have issues obstructing their continuation to the North. The main obstruction to their continuation is that both must cross extremely large wetland areas as designated by the WDNR in their most recent update of wetlands mapping. (See attached map)

Additionally, in today's economic environment in which we operate any individual that would choose to develop this area will have to be very creative in what they develop for sale because to develop a typical City lot would have a selling price of \$75k to \$80k.

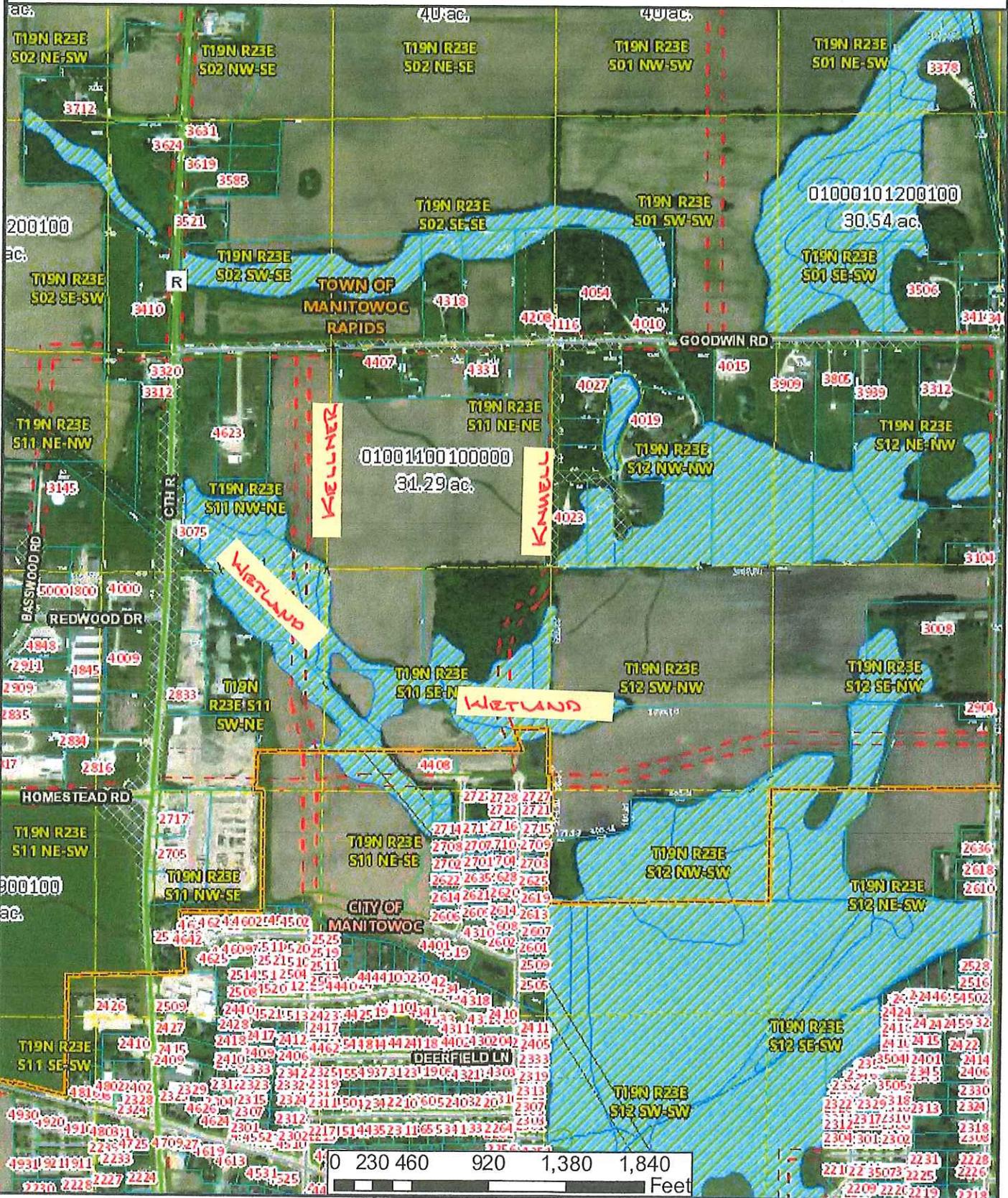
Removing Kellner Street as it is mapped allows the developer to start with a clean slate to develop lots that are attractive, saleable, and affordable.

Respectfully Submitted

A handwritten signature in blue ink that reads "Michael E. Check". The signature is written in a cursive style and is positioned above a horizontal line.

Michael Check, Agent

Manitowoc County Parcel Viewer



Author: Public
Date Printed: 4/15/2021



The burden for determining fitness for use rests entirely upon the user of this website. Manitowoc County and its co-producers will not be liable in any way for accuracy of the data and they assume no responsibility for direct, indirect, consequential, or other damages.

OFFICIAL MAP STREET

KELLNER STREET OFFICIAL MAP
CHANGE REQUEST

Manitowoc County Parcel Viewer



PROPOSED NEW LAYOUT WHICH SHOWS CULDESAC JUST SOUTH OF THE OLD RAILROAD BED. ALL OF KELLNER NORTH OF RAILROAD BED TO BE VACATED FROM OFFICIAL MAPPED STREET PLAN.

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4-21-21

PHONE CONVERSATION WITH ALLISON WILLMAN
DNR WATER SPECIALIST

2:20 P.M.

- FOCUS OF DISCUSSION WETLAND AREA WHERE KELLNER ST. PASSES THROUGH
- NEED A WETLAND FILL PERMIT TO DO ANYTHING
- THERE MUST BE A TRUE NEED FOR FILL PERMIT TO BE CONSIDERED
- NEED DELINEATION BEFORE ANY CONSIDERATION
- NEED A DEFINITE PLAN OF PROPOSED AREA DEVELOPMENT
- WETLAND DETERMINATION CAN BE PERFORMED BY DNR WETLAND ID. SERVICE
\$300.⁰⁰/ACRE TO DETERMINE
LIMIT 5 ACRES
THIS IS A FIRST STEP ONLY, EVEN IF PERFORMED A DELINEATION IS STILL REQUIRED FOR ANY FINAL PROJECT APPROVAL
- RYAN PAPPAS IS THE DNR LOCAL REPRESENTATIVE
- ALLISON TO FORWARD E-MAIL SENT TO CITY OF MANITOWOC LAST YEAR IN REGARD TO KELLNER ST. CROSSING THE WETLAND

Mike Check Builders

From: Willman, Allison P - DNR [Allison.Willman@wisconsin.gov]
Sent: Wednesday, April 21, 2021 2:32 PM
To: Mike Check Builders
Cc: Pappas, Ryan J - DNR
Subject: FW: Manitowoc Wetland Question
Attachments: Scan0195.pdf

Hi Mike,

It was nice to speak to you on the phone today. Please see the below email from last year responding to the wetland questions on the proposed Kellner Road site. For more specific questions on wetland permitting for Manitowoc County moving forward, I encourage you to work with Ryan Pappas, copied above, as Ryan is the DNR Water Management Specialist who issues wetland fill permits for the area.

Thanks again for reaching out to me and let us know if you have any additional questions.

Sincerely,
Allison Willman

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Allison Willman
Phone: 608-235-2057
Allison.Willman@wisconsin.gov

From: Willman, Allison P - DNR
Sent: Monday, March 2, 2020 3:55 PM
To: 'Paul Braun' <PBraun@manitowoc.org>
Cc: Jeremy DuChateau <jduchateau@manitowoc.org>
Subject: RE: Manitowoc Wetland Question

Hi Paul,

Thank you for reaching out to me. To re-cap our conversation, unless there is an explicit purpose and need for the project, and because there are more upland alternatives to the current path for Kellner Street, it is highly unlikely that DNR would issue a permit for wetland fill in the mapped wetland areas on the Soaring Eagle Dairy and Zigelbauer parcels. In order to be sure of where the exact wetland boundaries are located and what potential permits or exemptions may be allowable, a wetland delineation should be completed on the parcels in question. This delineation would be an important step forward to develop more tangible plans out at this site.

Let me know if you have any other questions.

Allison Willman

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Allison Willman
Phone: 608-235-2057
Allison.Willman@wisconsin.gov

From: Paul Braun <PBraun@manitowoc.org>
Sent: Monday, February 17, 2020 1:38 PM
To: Willman, Allison P - DNR <Allison.Willman@wisconsin.gov>
Cc: Jeremy DuChateau <jduchateau@manitowoc.org>
Subject: Manitowoc Wetland Question

Hi Allison, here is the follow-up email from our phone conversation a couple of weeks ago regarding wetlands, future streets and lots for the northwest portion of Manitowoc. See the attached map.

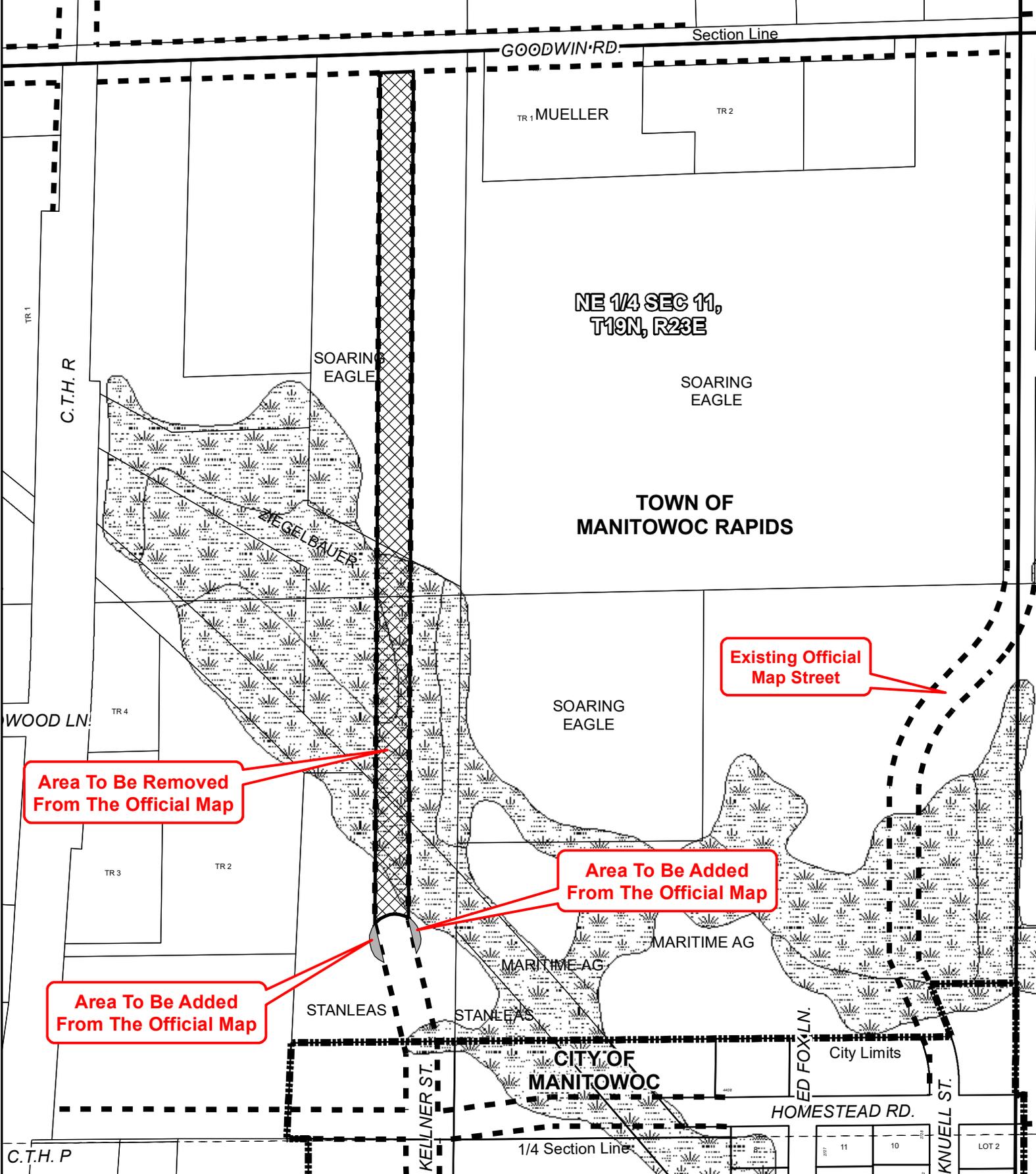
My main question is whether the DNR would allow the Official Map Streets to be constructed through the wetlands as shown.

Please give me a call when you have a chance so we can discuss further.

Thanks
Paul

Paul Braun
City Planner – Community Development
City of Manitowoc
900 Quay Street
Manitowoc, WI 54220
920-686-6930
pbraun@manitowoc.org





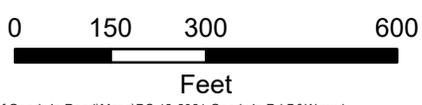
Area To Be Removed From The Official Map

Area To Be Added From The Official Map

Area To Be Added From The Official Map

Existing Official Map Street

Official Map Amendment City of Manitowoc



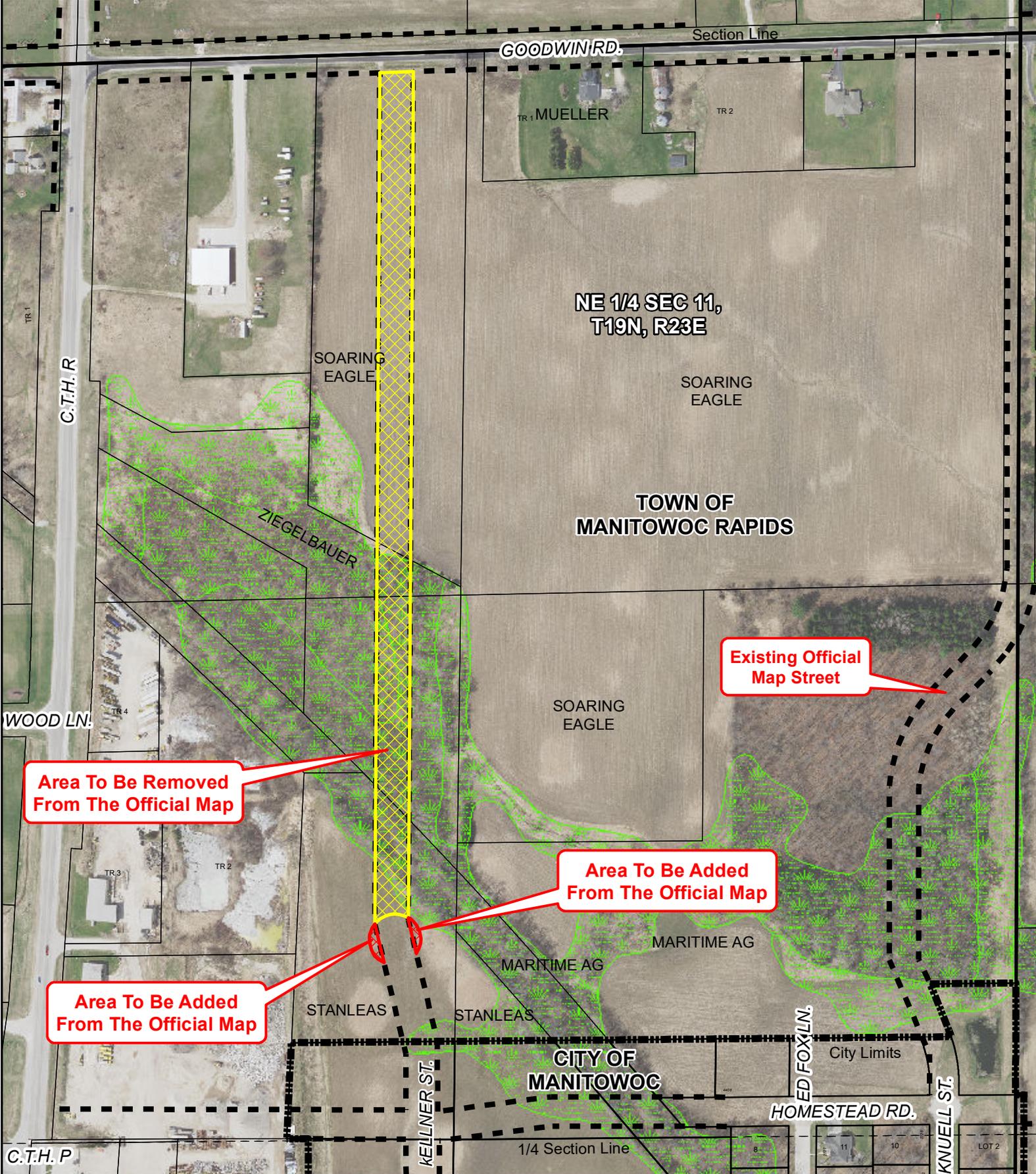
- Official Map Street
- Area Removed from Official Map
- Area Added to the Official Map
- DNR Wetlands

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.

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 04/21/2021

O:\Planning\PC Plan Commission\PC_Official Map Amendment\2021\PC 12-2021 Mike Check_South of Goodwin Rd\Maps\PC 12-2021 Goodwin Rd B&W.mxd

PC 12-2021



Area To Be Removed From The Official Map

Area To Be Added From The Official Map

Area To Be Added From The Official Map

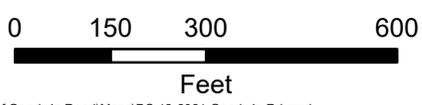
Existing Official Map Street



Official Map Amendment City of Manitowoc

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Map Plotted: 04/21/2021



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