

## **Report to the Manitowoc Plan Commission**

**Meeting Date:** September 9, 2025

**Request:** PC 1-2025: Michigan Avenue Street Dedications

**Report:** The 6 quit claim deeds are related to the recent reconstruction of Michigan Avenue between Indian Bluff Drive and N. Rapids Road. During the design phase of the reconstruction process it was discovered that there were multiple areas in which additional dedication was required to have an 80' wide right-of-way.

**Recommendation:** Instruct City staff to move forward with all facets of acquiring the additional Michigan Avenue right-of-way.

NW CORNER  
SEC. 24-19-23  
(EXISTING CHISELED "X")  
MTWC. CO. COORD.  
N: 307349.856  
E: 222400.041

S 00°59'56" W 1272.25'  
W. LINE, NW 1/4, SEC. 24-19-23

N. 40TH ST.

- LEGEND**
- = 3/4"x 18" IRON REBAR SET WEIGHING 1.13 LBS/FT
  - ⊙ = EXISTING 1/4" IRON PIPE
  - = EXISTING 2" IRON PIPE
  - (000) = "RECORDED AS" DIMENSIONS

UNPLATTED LANDS

EXISTING PARCEL  
PER WARRANTY DEED  
VOL. 929, PG. 10

PIPE IS  
0.3' W. OF  
CORNER

UNPLATTED LANDS

N 00°59'56" E 1382.69'

W CORNER  
SEC. 24-19-23  
(EXISTING 1-1/4" ROD)  
MTWC. CO. COORD.  
N: 304695.317  
E: 222353.757

(N 0°04' W)  
N 01°00'22" E 59.65'

(N 0°04' W)  
N 01°00'22" E 15.35'

R-W

(N 0°04' W)  
N 01°00'22" E 59.65'

S 76°44'01" E 880.97'

15'

40'

MICHIGAN AVE.

N 76°44'01" W 108.07'  
(N 77°49'30" W 108.45')

S 76°44'01" E 108.10'

PARCEL 1  
1,621 Sq. Ft.  
0.037 Acres

S 01°07'44" W 82.65'  
(S 0°04' E)

15.34'  
S 01°07'44" W  
(S 0°04' E)

R-W 70.69'

**DESCRIPTION:**

**PARCEL 1**

Part of the SW 1/4 of the NW 1/4 of Section 24, Town 19 North, Range 23 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the NW Corner of said Section 24; Thence S 00°59'56" W, 1272.25 feet coincident with the west line of said NW 1/4; Thence S 76°44'01" E, 880.97 feet coincident with the north right-of-way of Michigan Avenue to the west line of an existing parcel recorded in volume 929, page 10, document #679107, being the point of beginning; Thence continue S 76°44'01" E, 108.10 feet to the east line of said existing parcel; Thence S 01°07'44" W, 15.34 feet (recorded as S 0°04' E) coincident with said east line to the southeast corner of said parcel; Thence N 76°44'01" W, 108.07 feet (recorded as N 77°49'30" W, 108.45') to the southwest corner of said parcel; Thence N 01°00'22" E, 15.35 feet (recorded as N 0°04' W) to the point of beginning.

Said parcel contains 1,621 Square Feet (0.037 Acres) of land.

**SURVEY NOTE:**

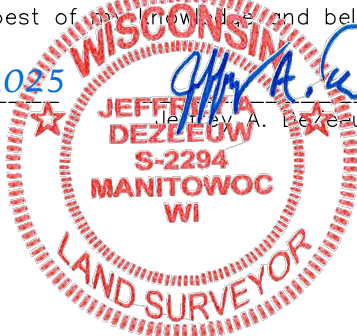
The centerline of Michigan Avenue was established from existing monuments found on the north and south sides on the street, between N. Rapids Road and Indian Bluff Drive.

**SURVEYORS CERTIFICATE:**

I, Jeffrey A. DeZeeuw of Corner Point, do hereby certify that this survey was made under the direction of the client shown hereon by the undersigned of the described property on the date shown below and that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

7/22/2025

DATE



Jeffrey A. DeZeeuw, PLS #2294

NORTH IS REFERENCED TO THE  
MANITOWOC COUNTY COORDINATE  
SYSTEM. (PER THE COUNTY PUBLISHED  
SECTION SUMMARY)

0 10 20  
SCALE 1" = 20'

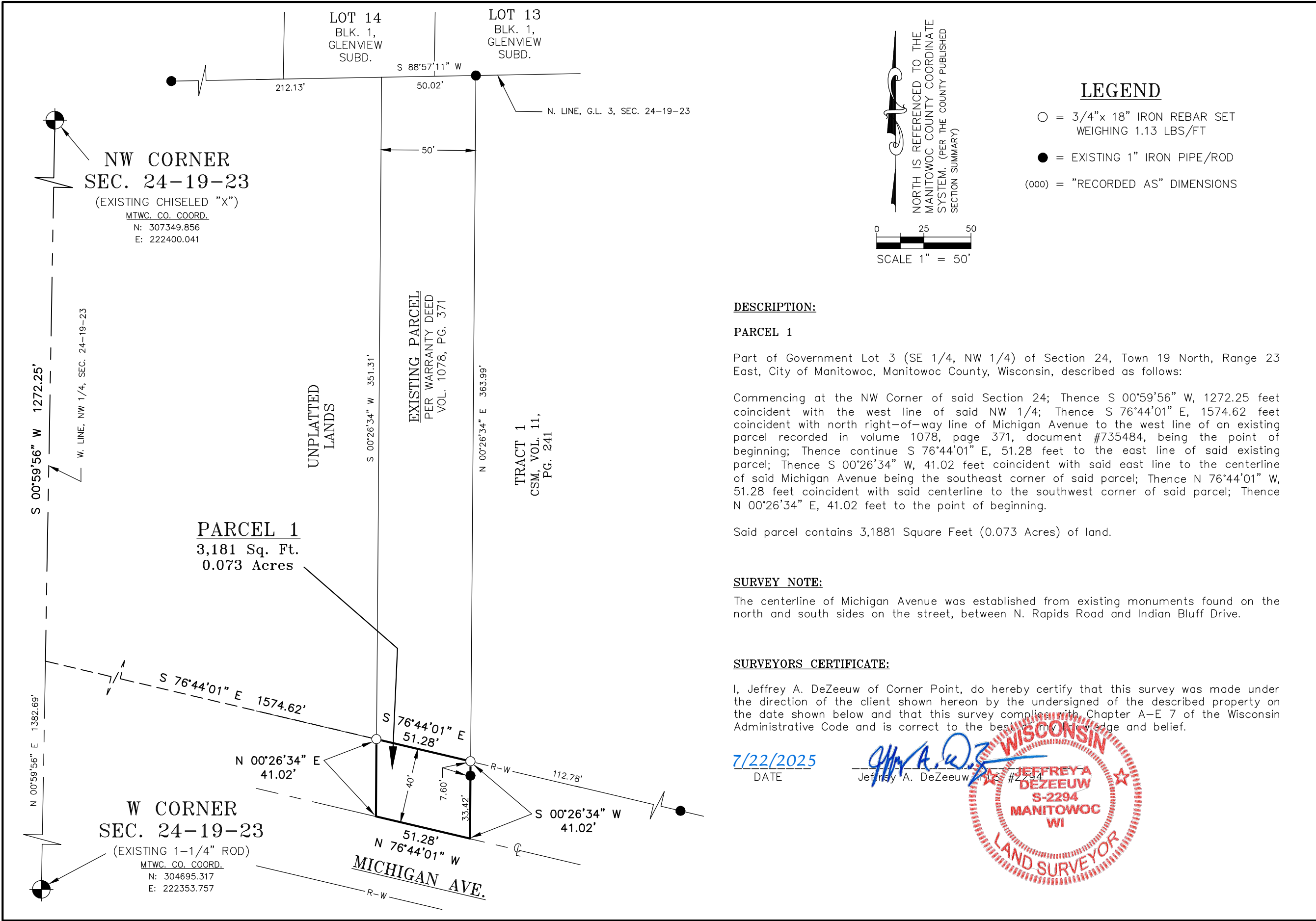
PLAT OF SURVEY  
LOCATED IN THE SW 1/4 OF THE NW 1/4, SECTION 24, TOWN 19 NORTH,  
RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

FIELD WORK COMPLETION DATE:	7/14/2025
DRAWN BY:	JAD\BLB
JOB NO.:	S255025
CAD FILE:	DWG\CITY\MTWC\CITY\S255025
SCALE:	1" = 20'

PAGE NO.  
1 OF 1

CITY OF MANITOWOC  
900 QUAY ST.  
MANITOWOC, WI 54220





DESCRIPTION:

PARCEL 1

Part of Government Lot 3 (SE 1/4, NW 1/4) of Section 24, Town 19 North, Range 23 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the NW Corner of said Section 24; Thence S 00°59'56" W, 1272.25 feet coincident with the west line of said NW 1/4; Thence S 76°44'01" E, 1574.62 feet coincident with north right-of-way line of Michigan Avenue to the west line of an existing parcel recorded in volume 1078, page 371, document #735484, being the point of beginning; Thence continue S 76°44'01" E, 51.28 feet to the east line of said existing parcel; Thence S 00°26'34" W, 41.02 feet coincident with said east line to the centerline of said Michigan Avenue being the southeast corner of said parcel; Thence N 76°44'01" W, 51.28 feet coincident with said centerline to the southwest corner of said parcel; Thence N 00°26'34" E, 41.02 feet to the point of beginning.

Said parcel contains 3,1881 Square Feet (0.073 Acres) of land.

SURVEY NOTE:

The centerline of Michigan Avenue was established from existing monuments found on the north and south sides on the street, between N. Rapids Road and Indian Bluff Drive.

SURVEYORS CERTIFICATE:

I, Jeffrey A. DeZeeuw of Corner Point, do hereby certify that this survey was made under the direction of the client shown hereon by the undersigned of the described property on the date shown below and that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

7/22/2025  
DATE

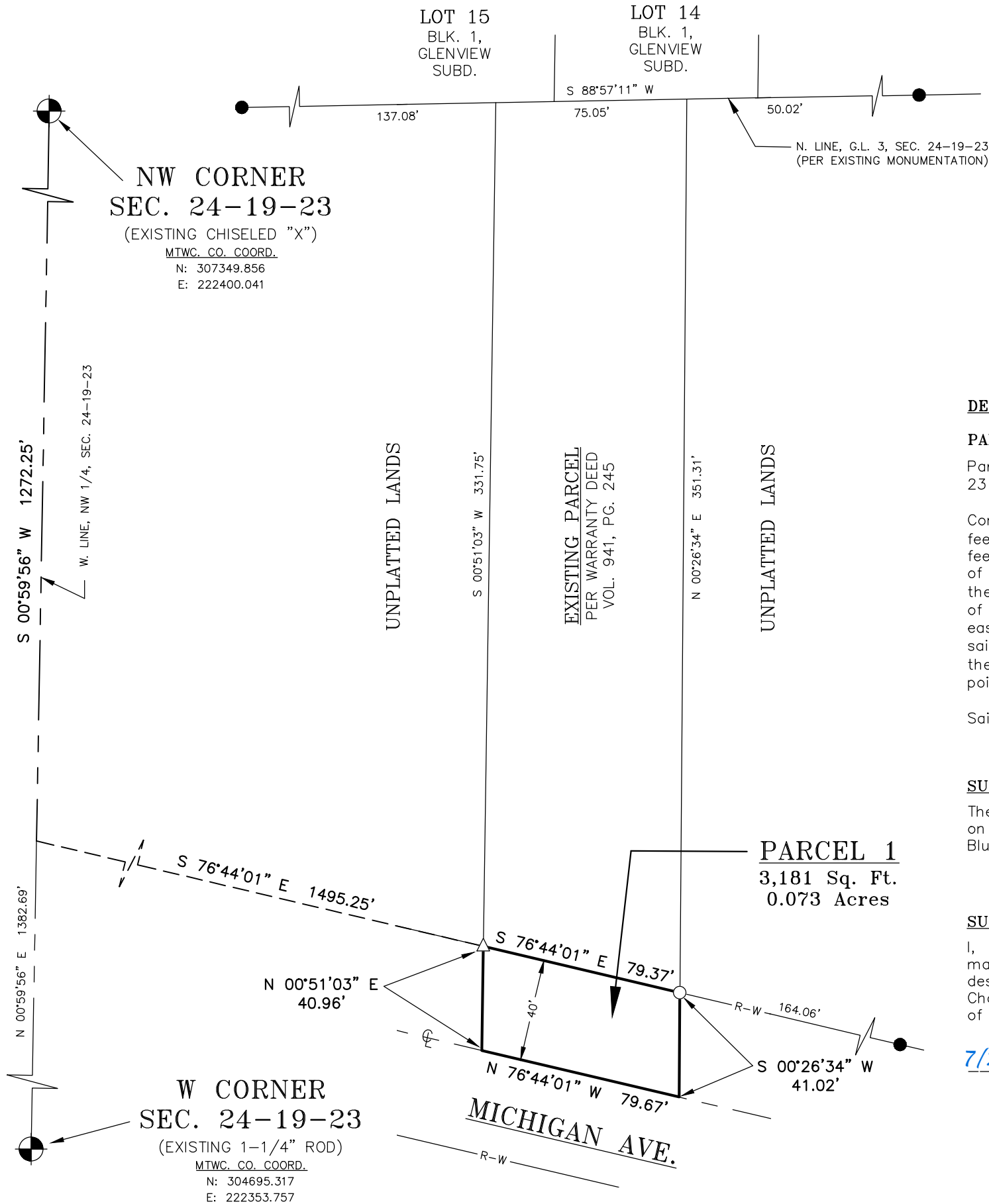


PLAT OF SURVEY  
LOCATED IN GOVERNMENT LOT 3 (SE 1/4 OF THE NW 1/4), SECTION 24, TOWN 19 NORTH,  
RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

CITY OF MANITOWOC  
900 QUAY ST.  
MANITOWOC, WI 54220

FIELD WORK COMPLETION DATE: 7/14/2025  
DRAWN BY: JAD\BLB  
JOB NO.: S255025  
CAD FILE: DWG\CITY\MTWC\CITY\S255025  
SCALE: 1" = 50'





LEGEND

- = 3/4"x 18" IRON REBAR SET  
WEIGHING 1.13 LBS/FT
- △ = MAG NAIL SET
- = EXISTING 1" IRON PIPE



DESCRIPTION:

PARCEL 1

Part of Government Lot 3 (SE 1/4, NW 1/4) of Section 24, Town 19 North, Range 23 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the NW Corner of said Section 24; Thence S 00°59'56" W, 1272.25 feet coincident with the west line of said NW 1/4; Thence S 76°44'01" E, 1495.25 feet coincident with the north right-of-way of Michigan Avenue to the west line of an existing parcel recorded in volume 941, page 245, document #684269, being the point of beginning; Thence continue S 76°44'01" E, 79.37 feet to the east line of said existing parcel; Thence S 00°26'34" W, 41.02 feet coincident with said east line to the centerline of said Michigan Avenue, being the southeast corner of said parcel; Thence N 76°44'01" W, 79.67 feet coincident with said centerline to the southwest corner of said parcel; Thence N 00°51'03" E, 40.96 feet to the point of beginning.

Said parcel contains 3,181 Square Feet (0.073 Acres) of land.

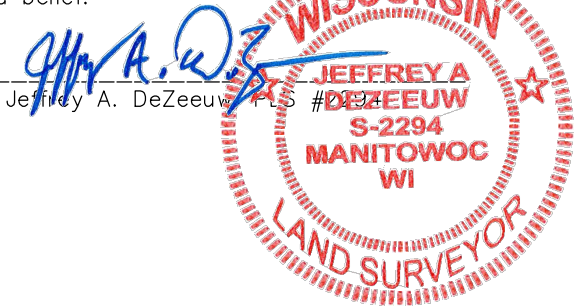
SURVEY NOTE:

The centerline of Michigan Avenue was established from existing monuments found on the north and south sides on the street, between N. Rapids Road and Indian Bluff Drive.

SURVEYORS CERTIFICATE:

I, Jeffrey A. DeZeeuw of Corner Point, do hereby certify that this survey was made under the direction of the client shown hereon by the undersigned of the described property on the date shown below and that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

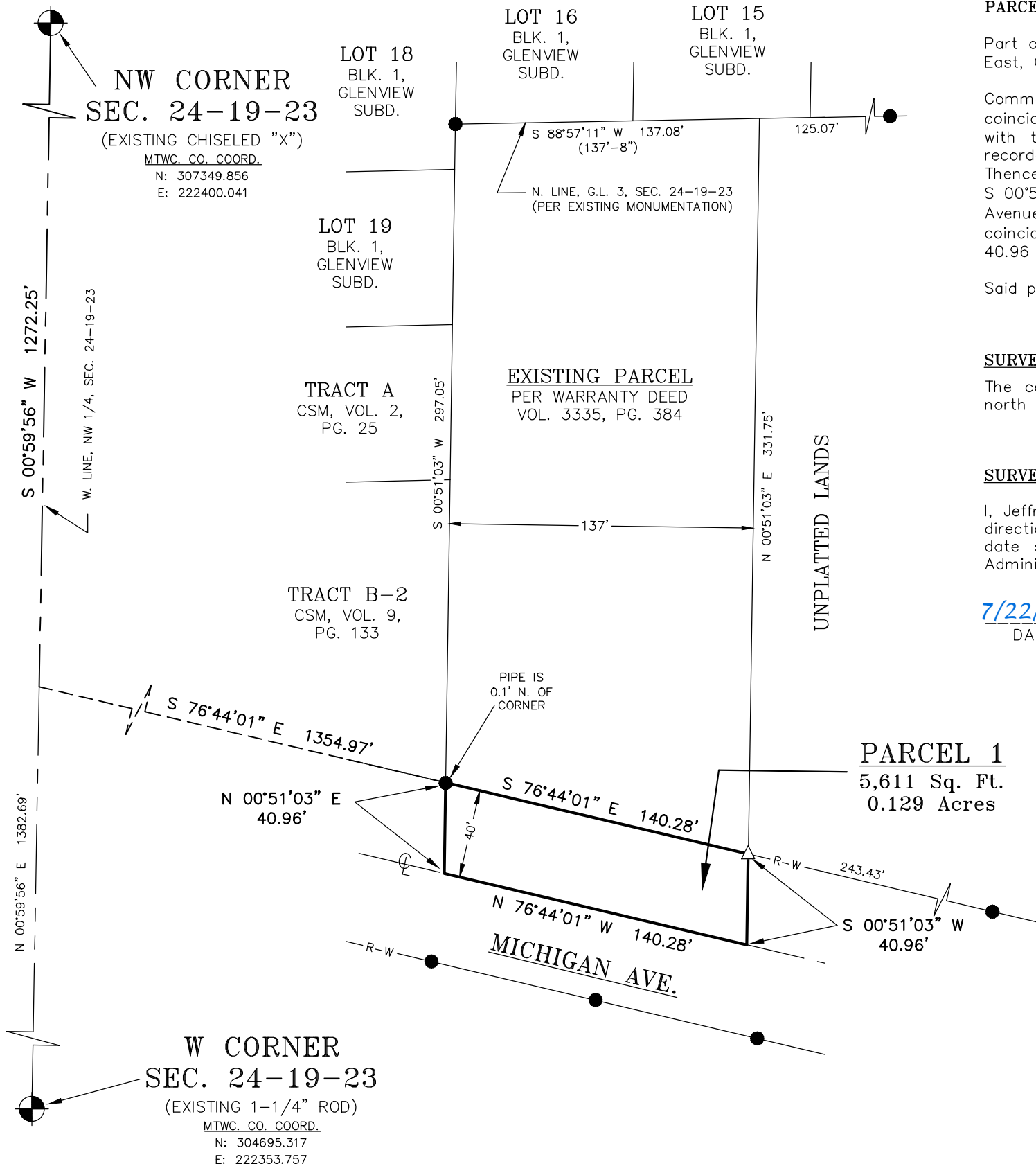
7/22/2025  
DATE



PLAT OF SURVEY  
LOCATED IN GOVERNMENT LOT 3 (SE 1/4 OF THE NW 1/4), SECTION 24, TOWN 19 NORTH,  
RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

CITY OF MANITOWOC  
900 QUAY ST.  
MANITOWOC, WI 54220

FIELD WORK COMPLETION DATE:	7/14/2025
DRAWN BY:	JAD/BLB
JOB NO.:	S255025
CAD FILE:	DWG\CITY\MTWC\CITY\S255025
SCALE:	1" = 50'



DESCRIPTION:

PARCEL 1

Part of Government Lot 3 (SE 1/4 of the NW 1/4) of Section 24, Town 19 North, Range 23 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the NW Corner of said Section 24; Thence S 00°59'56" W, 1272.25 feet coincident with the west line of said NW 1/4; Thence S 76°44'01" E, 1354.97 feet coincident with the north right-of-way of Michigan Avenue to the west line of an existing parcel recorded in volume 3335, page 384, document #1224969, being the point of beginning; Thence continue S 76°44'01" E, 140.28 feet to the east line of said existing parcel; Thence S 00°51'03" W, 40.96 feet coincident with said east line to the centerline of said Michigan Avenue, being the southeast corner of said parcel; Thence N 76°44'01" W, 140.28 feet coincident with said centerline to the southwest corner of said parcel; Thence N 00°51'03" E, 40.96 feet to the point of beginning.

Said parcel contains 5,611 Square Feet (0.129 Acres) of land.

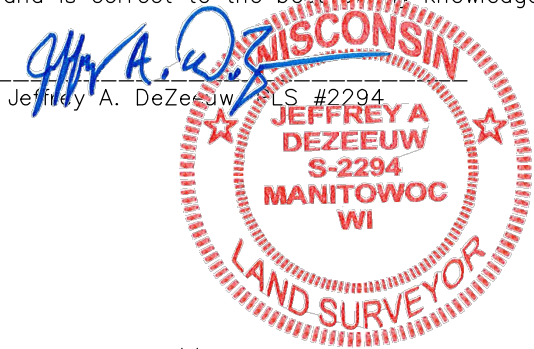
SURVEY NOTE:

The centerline of Michigan Avenue was established from existing monuments found on the north and south sides on the street, between N. Rapids Road and Indian Bluff Drive.

SURVEYORS CERTIFICATE:

I, Jeffrey A. DeZeeuw of Corner Point, do hereby certify that this survey was made under the direction of the client shown hereon by the undersigned of the described property on the date shown below and that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

7/22/2025  
DATE



LEGEND

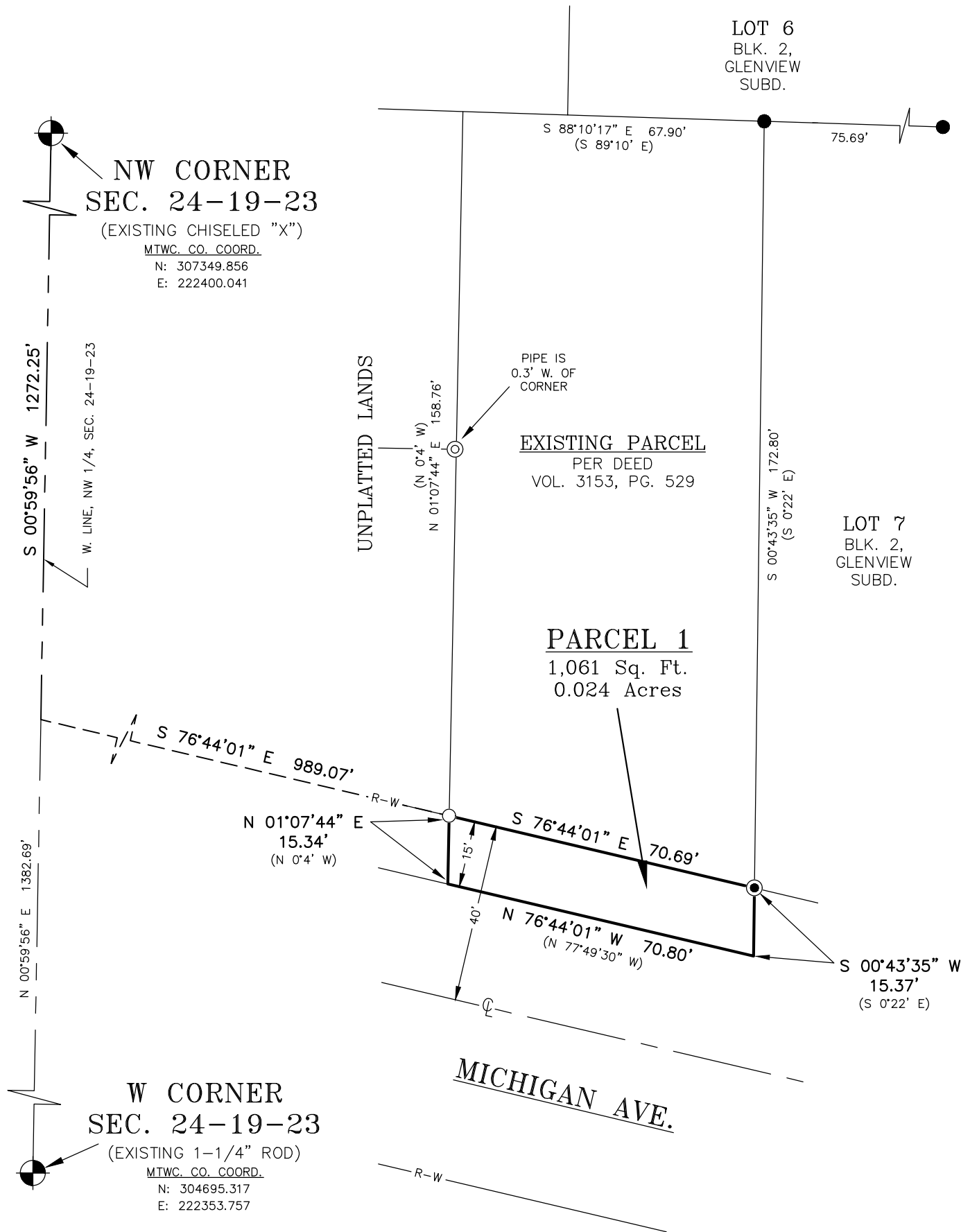
- = 3/4"x 18" IRON REBAR SET  
WEIGHING 1.13 LBS/FT
- △ = MAG NAIL SET
- = EXISTING 1" IRON PIPE

PLAT OF SURVEY  
LOCATED IN GOVERNMENT LOT 3 (SE 1/4 OF THE NW 1/4), SECTION 24, TOWN 19 NORTH,  
RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

FIELD WORK COMPLETION DATE:	7/14/2025
DRAWN BY:	JAD\BLB
JOB NO.:	S255025
CAD FILE:	DWG\CITY\MTWC\CITY\S255025
SCALE:	1" = 60'



CITY OF MANITOWOC  
900 QUAY ST.  
MANITOWOC, WI 54220



**DESCRIPTION:**

Part of the SW 1/4 of the NW 1/4 of Section 24, Town 19 North, Range 23 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the NW Corner of said Section 24; Thence S 00°59'56" W, 1272.25 feet coincident with the west line of said NW 1/4; Thence S 76°44'01" E, 989.07 feet coincident with the north right-of-way of Michigan Avenue to the west line of an existing parcel recorded in volume 3153, page 529, document #1194489, being the point of beginning; Thence continue S 76°44'01" E, 70.69 feet to the east line of said existing parcel; Thence S 00°43'35" W, 15.37 feet (recorded as S 0°22' E) coincident with said east line to the southeast corner of said parcel; Thence N 76°44'01" W, 70.80 feet (recorded as N 77°49'30" W) coincident with said east line to the southwest corner of said parcel; Thence N 01°07'44" E, 15.34 feet (recorded as N 0°4' W) to the point of beginning.

Said parcel contains 1,061 Square Feet (0.024 Acres) of land.

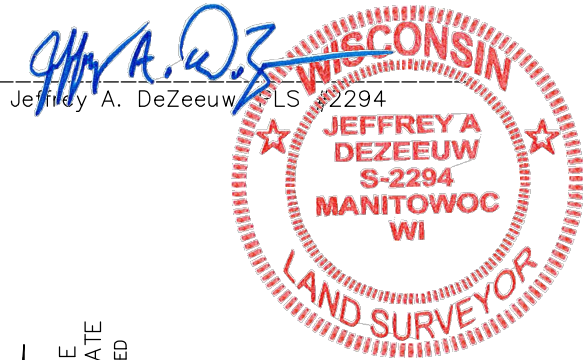
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**SURVEYORS CERTIFICATE:**

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7/22/2025  
DATE



**LEGEND**

- = 3/4"x 18" IRON REBAR SET WEIGHING 1.13 LBS/FT
- = EXISTING 2" IRON PIPE
- ⊙ = EXISTING 1/4" IRON PIPE
- (000) = "RECORDED AS" DIMENSIONS

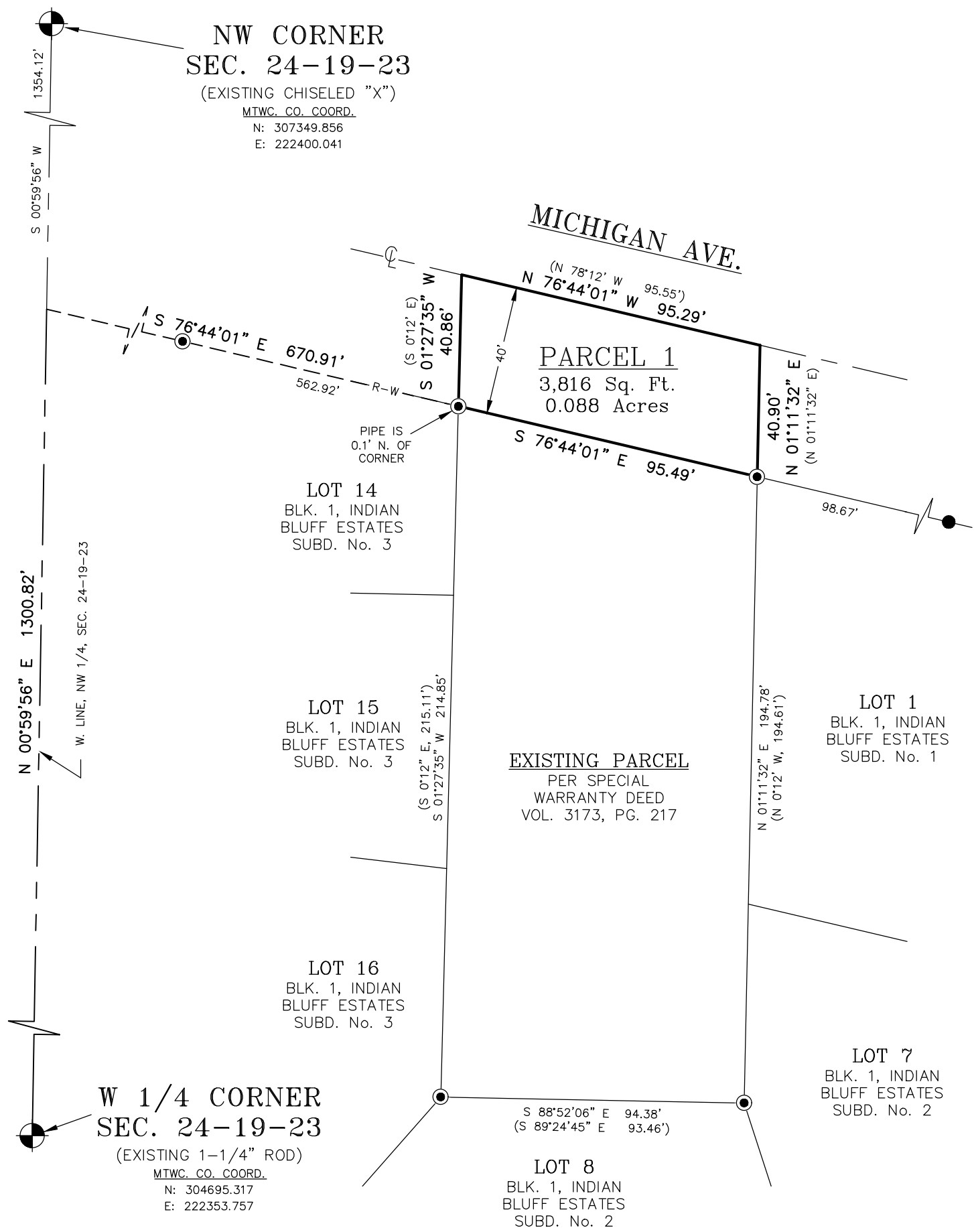


PLAT OF SURVEY  
LOCATED IN THE SW 1/4 OF THE NW 1/4, SECTION 24, TOWN 19 NORTH,  
RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

FIELD WORK COMPLETION DATE:	7/14/2025
DRAWN BY:	JAD\BLB
JOB NO.:	S255025
CAD FILE:	DWG\CITY\MTWC\CITY\S255025
SCALE:	1" = 30'



CITY OF MANITOWOC  
900 QUAY ST.  
MANITOWOC, WI 54220



**LEGEND**

● = EXISTING 2" IRON PIPE  
● = EXISTING 1" IRON PIPE  
(000) = "RECORDED AS" DIMENSIONS

**DESCRIPTION:**

**PARCEL 1**

Part of the SW 1/4 of the NW 1/4 of Section 24, Town 19 North, Range 23 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the W 1/4 Corner of said Section 24; Thence N 00°59'56" E, 1300.82 feet coincident with the west line of said NW 1/4; Thence S 76°44'01" E, 670.91 feet coincident with the south right-of-way of Michigan Avenue to the west line of an existing parcel recorded in volume 33173, page 217, document #1197967, being point of beginning; Thence continue S 76°44'01" E, 95.49 feet to the east line of said existing parcel; Thence N 01°11'32" E, 40.90 feet (recorded as N 01°11'32" E) coincident with said east line to the centerline of said Michigan Avenue, being the northeast corner of said parcel; Thence N 76°44'01" W, 95.29 feet (recorded as N 78°12' W, 95.55') coincident with said centerline to the northwest corner of said parcel; Thence S 01°27'35" W, 40.86 feet (recorded as S 0°12' E) to the point of beginning.

Said parcel contains 3,816 Square Feet (0.088 Acres) of land.

**SURVEY NOTE:**

The centerline of Michigan Avenue was established from existing monuments found on the north and south sides on the street, between N. Rapids Road and Indian Bluff Drive.

**SURVEYORS CERTIFICATE:**

I, Jeffrey A. DeZeeuw of Corner Point, do hereby certify that this survey was made under the direction of the client shown hereon by the undersigned of the described property on the date shown below and that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

7/22/2025  
DATE

Jeffrey A. DeZeeuw, PLS #2284

**WISCONSIN LAND SURVEYOR**  
JEFFREY A. DEZEEUW  
S-2294  
MANITOWOC WI

**DESCRIPTION:**

**PARCEL 1**

Part of the SW 1/4 of the NW 1/4 of Section 24, Town 19 North, Range 23 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

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Said parcel contains 3,816 Square Feet (0.088 Acres) of land.

**SURVEY NOTE:**

The centerline of Michigan Avenue was established from existing monuments found on the north and south sides on the street, between N. Rapids Road and Indian Bluff Drive.

**SURVEYORS CERTIFICATE:**

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7/22/2025  
DATE

Jeffrey A. DeZeeuw, PLS #2284

**WISCONSIN LAND SURVEYOR**  
JEFFREY A. DEZEEUW  
S-2294  
MANITOWOC WI



PLAT OF SURVEY

LOCATED IN THE SW 1/4 OF THE NW 1/4, SECTION 24, TOWN 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

**Corner Point**  
A DIVISION OF ACE BUILDING SERVICE  
3510 S. 26th Street  
Manitowoc, WI 54220  
Ph 920.682.6105

CITY OF MANITOWOC  
900 QUAY ST.  
MANITOWOC, WI 54220

FIELD WORK COMPLETION DATE: 7/14/2025
DRAWN BY: JAD/BLB
JOB NO.: S255025
CAD FILE: DWG\CITY\MTWC\CITY\S255025
SCALE: 1" = 40'

PAGE NO.

1 OF 1