

Report to the Manitowoc Plan Commission

Meeting Date: May 22, 2024

Request: PC 13-2024: Abbey Ridge LLC, Amendment to the Official Map; Ebony Avenue (Portion of Parcel #818-201-014).

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, the Common Council shall have a public hearing and adopt an Ordinance before an Official Map Amendment can occur.

Report: John Lukas, from Abbey Ridge LLC is requesting to remove a 155' length of official map street that is located at the northerly end of Ebony Avenue. Currently, Ebony Avenue is a dedicated but unimproved street which connects Abbey Ridge and Ravenswood Lanes. Abbey Ridge LLC wants to eliminate the official map street to allow them an additional residential lot. The official map street would have been an additional means of access for two other property owners that are located to the north of the Abbey Ridge LLC property. The two property owners, Thomas Hartman and Hans Dramm have signed a letter indicating their support in removing the Official Map Street. Hartman and Dramm would still have access to their property from either C.T.H. "Q" or Nagle Avenue.

Notices were mailed out to affected property owners and no calls were received at the time of this writing.

Timeline

- Plan Commission Meeting: May 22, 2024
- Public Hearing before the Common Council will be June 17th.

Recommendation: Approve the Amendment to the Official Map.



LAND USE APPLICATION

APPLICANT John Lukas PHONE 920-901-2451

MAILING ADDRESS 4820 MORGAN DR. EMAIL jslukas@yahoo.com

PROPERTY OWNER ABBHEY RIDGE LLC PHONE 920-901-2451

MAILING ADDRESS 4820 MORGAN DR. EMAIL jslukas@yahoo.com

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 1997 Ebony Lane

PARCEL ID# 052-818-201-014.00 CURRENT ZONING R-5

CURRENT USE OF PROPERTY Vacant

PROPOSED USE OF PROPERTY Residential

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 represents and warrants that it has the authority to enter into this Contract. If the party entering into this Contract is not an individual, the person(s) signing on behalf of the entity represents and warrants that they have been duly authorized to bind the entity and sign this Contract on the entity's behalf.

Signature John S Lukas Date 5/7/24

(Property Owner)

Print Name John Lukas

For Office Use Only

Date Received: 5-8-24

PC/SP #: 13-2024

Fee Paid: \$350

Check#: 1851

Plan Commission Date: _____

The City of Manitowoc Plan Commission meets the fourth Wednesday of each month at 6pm.

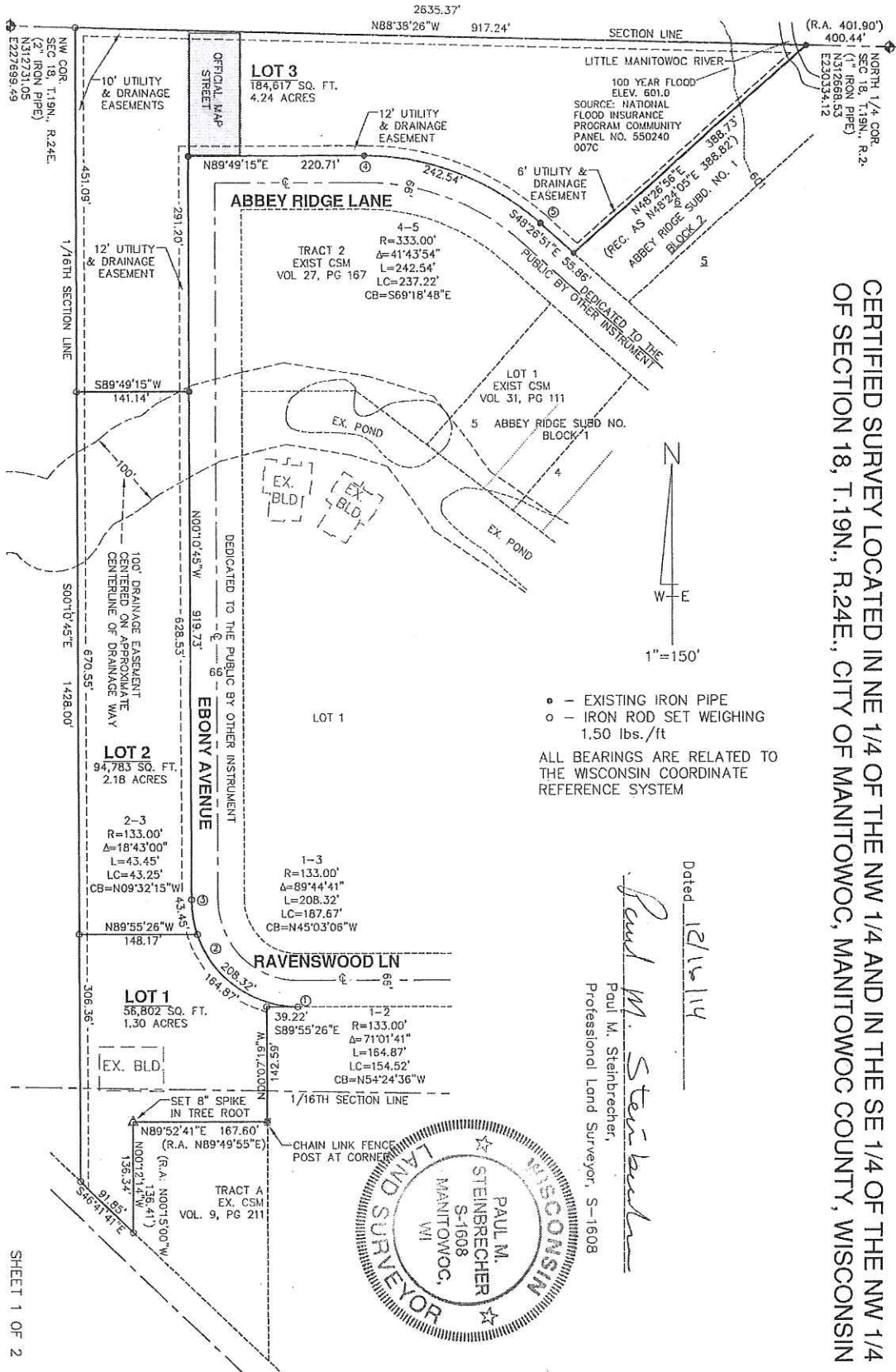
Deadline for submission is the Friday two weeks prior to the meeting.

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

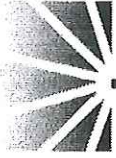


SMI
 CIVIL & STRUCTURAL ENGINEERS
 102 REVERE DRIVE
 MANITOWOC, WI. 54220-3147
 PHONE 684-5583 FAX 684-5584

13215CS(A)



CERTIFIED SURVEY LOCATED IN NE 1/4 OF THE NW 1/4 AND IN THE SE 1/4 OF THE NW 1/4
 OF SECTION 18, T.19N., R.24E., CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN



April 9, 2024

LAND USE APPLICATION

As the owner of Lot 3 of a Certified Survey Map recorded in volume 31, page 351 (see attached), I'm requesting the removal of the 155 foot long Official Map Street that crosses the Lot and was intended for the future extension of Ebony Lane. With the current plans to complete the development of lots in this area and the existing terrain of the adjacent property, this street would be of little benefit. A survey of the adjacent property owners found that they have no desire to have access to this future street.

To conclude, we believe that the public interest in this land would be better served as part of the proposed lots in this area. Therefore, we request the removal of this street from the Official Map.

Removal Request by

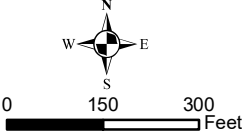
John S Lukas

THOMAS N. HARTMAN

HANS DRAMM



Area To Be Removed From The Official Map



Official Map Amendment



City of Manitowoc, WI

PC 12-2024

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: 5/13/2024
O:\Committees\PC Plan Commission\PC_Official Map Amendment\2024\PC 13-2024 Abbey Ridge LLC_Ebony Lane\Maps\IPC 13-2024.mxd

Legend

-  Official Map Street
-  Area Removed from Official Map