

**Report to the
Manitowoc Plan Commission**

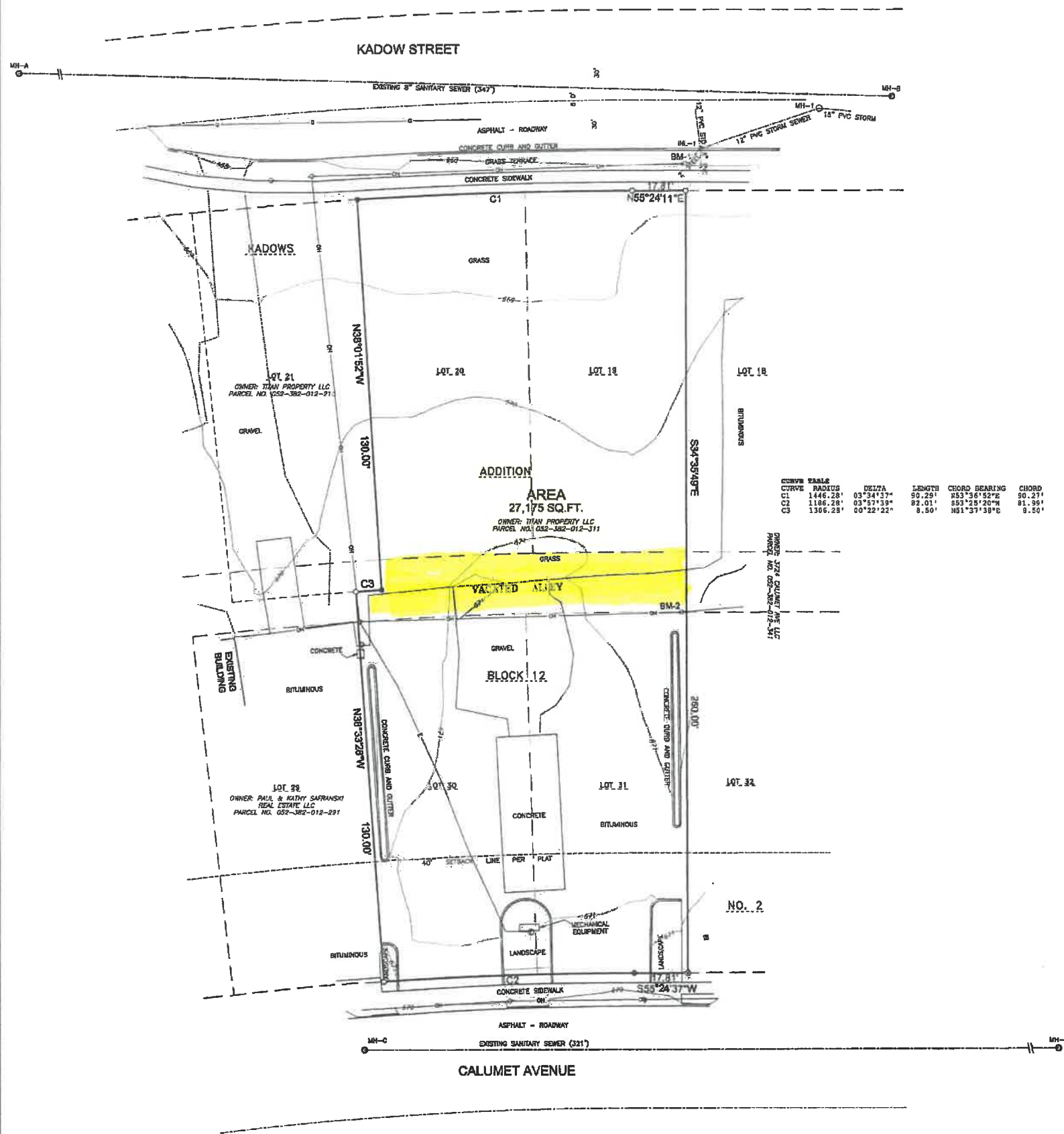
Meeting Date: February 22, 2023

Request: PC 17-2023: Titan Property LLC, Release of Easement, 3810 Calumet Avenue

Report: Jeff Schultz, from Martenson & Eisele, on behalf of Titan Property LLC is requesting the release of an easement that runs through the middle of the property at 3810 Calumet Ave. The easement conflicts with a proposed development of a retail center. There are no utilities located in the easement and to date no utility has expressed any need to retain the easement.

Recommendation: Approve the Release of the Easement.

TOPOGRAPHIC SURVEY



BENCHMARK DATA		
I.D.	DESCRIPTION:	ELEVATION:
1	MAG NAIL SET IN POWERPOLE	669.34
2	MAG NAIL SET IN POWERPOLE	672.17

TOPOGRAPHIC SURVEY NOTES

- UTILITY AND LATERAL LOCATIONS SHOWN ARE BASED ON FIELD MARKINGS BY LOCATING COMPANIES AND THE CITY OF MANITOWOC, AND/OR MAPPING FROM THE RESPECTIVE UTILITY. THEREFORE THE LOCATIONS SHOWN ON THIS DRAWING CANNOT BE GUARANTEED. CONTACT DIGGERS HOTLINE AND THE CITY OF MANITOWOC PRIOR TO CONSTRUCTION.
- BASE SURVEY WAS PREPARED BY M&E, JULY 2021. UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND AVOID DAMAGE THERETO.
- HORIZONTAL DATUM IS BASED MANITOWOC COUNTY, WISCONSIN COUNTY COORDINATE SYSTEM.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

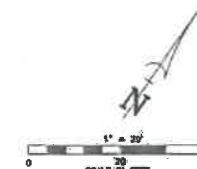
CALL 811 or
Toll Free 1-800-242-8511
(262)432-7910
Emergency Only (877) 500-9592
FAX 1-800-338-3880
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289

WS. STATUTE 182.075 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

EXISTING UTILITY SCHEDULE (SANITARY SEWER)			
STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)
MH-A	867.73	657.68 E	10.05 E
MH-B	667.84	659.14 W	6.50 W
MH-C	670.24	UNKOWN	UNKNOWN
MH-D	669.48	UNKOWN	UNKNOWN

EXISTING UTILITY SCHEDULE (STORM SEWER)			
STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)
MH-1	667.53	661.38 SW,NE	6.15 SW,NE
INL-1	666.93	662.73 NE,NW 663.63 SE	4.20 NE,NW 3.30 SE

TOPOGRAPHIC LEGEND		
1" x 16" IRON PIPE SET	OVERHEAD POWER LINES	WATER STOP BOX
1" IRON PIPE FOUND	UNDERGROUND ELECTRIC	GAS VALVE
3/4" IRON PIPE FOUND	UNDERGROUND TELEPHONE	STORM MANHOLE
1/2" IRON PIPE FOUND	UNDERGROUND FIBER/OPTIC	STORM INLET
1/4" IRON PIPE FOUND	UNDERGROUND GAS	YARD DRAP
CONCRETE POST FOUND	UNDERGROUND CABLE TV	SEWER MANHOLE
2" IRON PIPE FOUND	EXIST. FENCE LINE	LITTLE LIBRARY
GOVERNMENT CORNER	POWER POLE	DIST. SAN. SEWER
RECORDED AS	SAWNEY NEST	DIST. STD. SEWER
CONCRETE TREE	LIGHT POLE	DIST. WATER MAIN
CONCRETE TREE	TELEPHONE PEDestal	DIST. SPOT ELEVATION
EXIST. WOODS LINE	ELECTRIC MANHOLE	CONTOUR W/ ELEVATION
WETLANDS	CABLE PEDestal	DIST. TOP OF CURB BLK.
DOWNPOUT	FLAG POLE	DIST. FLOW LINE ELV.
	DIST. HYDRANT	FF = 000.00 FIRST FLOOR = 000.00
	WATER VALVE	DB TOPSOIL DEPTH



Martenson & Eisele, Inc.
 Planning
 1377 Midway Road
 Menasha, WI 54952
 Environmental
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0361 1.800.256.0361
 Surveying
 Engineering
 Architecture

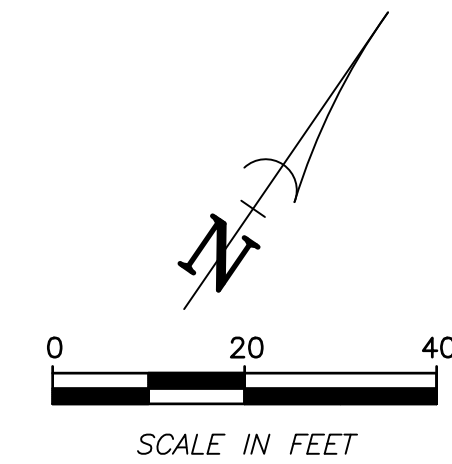
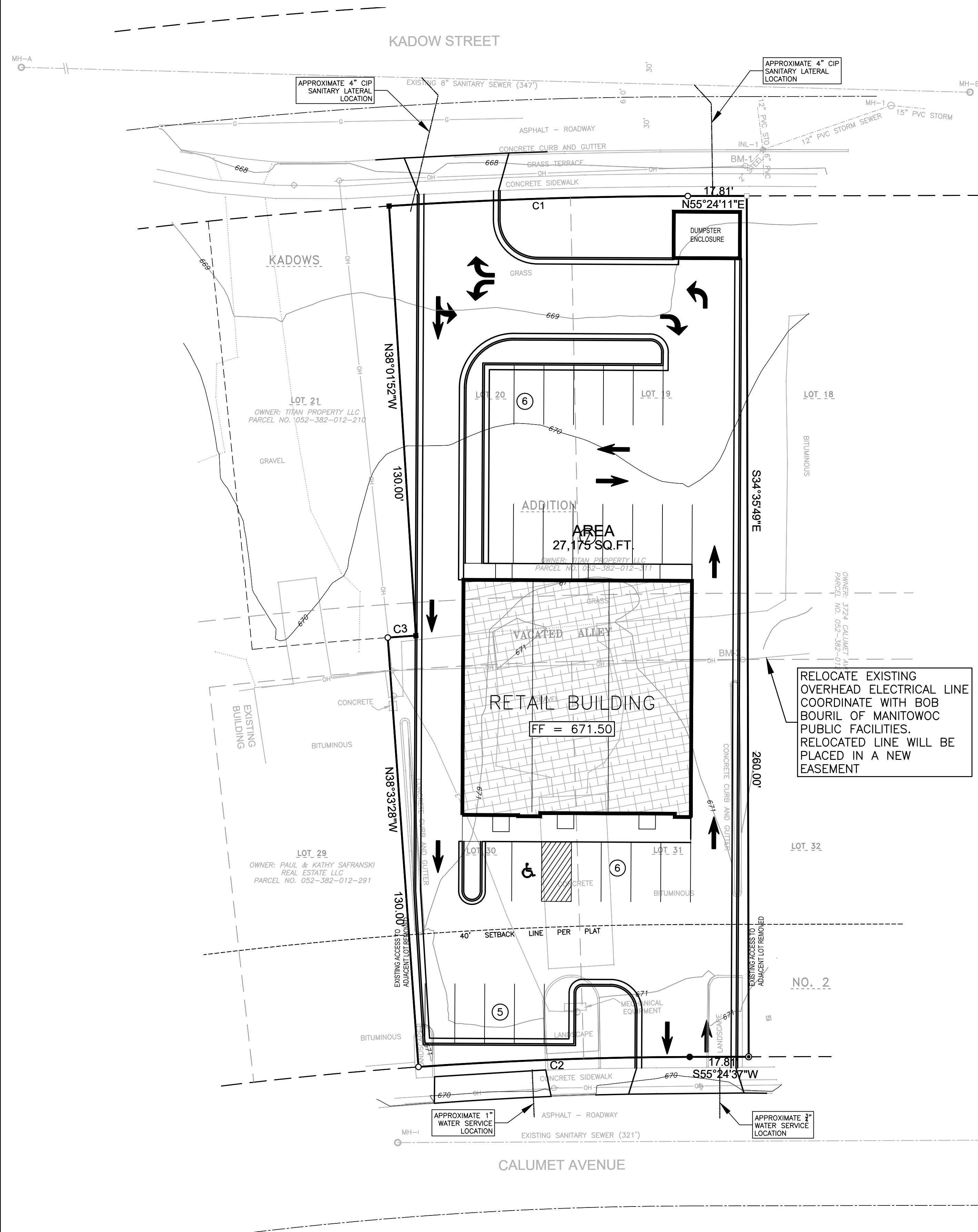
DRAWN BY	DATE	CHECKED	APPROVED	FIELDWORK	
				MLR	REVISION
LWL		MLR	GAZ	NO.	DATE

TOPOGRAPHIC SURVEY
JAMES J CALMES & SONS INC.
 3810 CALUMET AVENUE
 CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

SCALE: 1"=20'
 DATE: July 2021
 COMPUTER FILE: 1-0301-022.dwg

DRAWING NO. C1.1

UTILITY LAYOUT PLAN



DIGGERS HOTLINE

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL 811 or Toll Free 1-800-242-8511 (262)432-7910
 Emergency Only (877) 500-9592
 FAX 1-800-338-3660
 FAX (414) 259-0947
 Hearing Impaired TDD 1-800-542-2289

WS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

EXISTING UTILITY SCHEDULE (SANITARY SEWER)			
STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)
MH-A	667.73	657.68 E	10.05 E
MH-B	667.64	659.14 W	8.50 W
MH-C	670.24	UNKOWN	UNKNOWN
MH-D	669.48	UNKOWN	UNKNOWN

EXISTING UTILITY SCHEDULE (STORM SEWER)			
STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)
MH-1	667.53	661.38 SW,NE	6.15 SW,NE
INL-1	666.93	662.73 NE,NW 663.63 SE	4.20 NE,NW 3.30 SE

- UTILITY PLAN NOTES**
- THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
 - ALL UTILITY CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION, 6TH EDITION" AND THE CITY OF MANITOWOC STANDARD SPECIFICATIONS.
 - ALL WORK SHALL COMPLY WITH O.S.H.A. STANDARDS.
 - THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
 - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
 - THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
 - CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.
 - PLUMBING SUBCONSULTANT TO DESIGN WATER SERVICE AND SANITARY LATERAL TO ACCOMMODATE PROPOSED BUILDING USAGE.
 - ELECTRICAL SERVICE TO BE RELOCATED UNDERGROUND IN EASEMENT TO BE DETERMINED.

UTILITY LAYOUT PLAN LEGEND

EXISTING CONTOUR	STORM MANHOLE
PROPOSED CONTOUR	STORM INLET
STORM MAIN	SANITARY MANHOLE
WATER MAIN	HYDRANT
SANITARY MAIN	WATER VALVE
UTILITY LATERAL	

TOPOGRAPHIC LEGEND

1" x 18" IRON PIPE SET	OVERHEAD POWER LINES	WATER STOP BOX
1-1/4" x 30" REBAR SET	UNDERGROUND ELECTRIC	GAS VALVE
CHASED "X" SET	UNDERGROUND TELEPHONE	STORM MANHOLE
3/4" REBAR FOUND	FIBER - UNDERGROUND FIBEROPTIC	STORM INLET
1" IRON PIPE FOUND	UNDERGROUND GAS	YARD DRAIN
CONCRETE POST FOUND	CATV - UNDERGROUND CABLE TV	SANITARY MANHOLE
2" IRON PIPE FOUND	EXIST. FENCE LINE	LITTLE LIBRARY
GOVERNMENT CORNER	POWER POLE	EXIST. SAN. SEWER
RECORDED AS	SANITARY VENT	EXIST. STO. SEWER
CONIFEROUS TREE	LIGHT POLE	EXIST. WATER MAIN
DECIDUOUS TREE	TELEPHONE PEDESTAL	EXIST. SPOT ELEVATION
EXIST. WOODS LINE	TELEPHONE MANHOLE	LITTLE LIBRARY
WETLANDS	ELECTRIC PEDESTAL	CONTOUR W/ ELEVATION
DOWNSPOUT	CABLE PEDESTAL	EXIST. TOP OF CURB ELEV.
GUARD POST (UNLESS NOTED)	FLAG POLE	EXIST. FLOW LINE ELEV.
	EXIST. HYDRANT	FF = 000.00 FIRST FLOOR = 000.00
	WATER VALVE	TOPSOIL DEPTH

NOT FOR CONSTRUCTION

Martenson & Eisele, Inc.
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 920.731.0381 1.800.236.0381

Planning
 Environmental
 Surveying
 Engineering
 Architecture

UTILITY LAYOUT PLAN
MANITOWOC RETAIL CENTER
 CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

DRAWN BY	CHECKED	APPROVED	FIELDWORK
GRG	JRR	JWS	MLR

SCALE: BAR SCALE
 DATE: 2022-11-14
 COMPUTER FILE: 1-0301-028de.dwg
 DRAWING NO.: C2.1