

Report to the Manitowoc Plan Commission

Meeting Date: June 15, 2026

Request: PC 7-2026: Lodel / TLG Homes – City Initiated Street Vacation and Official Map Amendment – Deerbrook Lane, Homestead Road & Kellner Street.

Report: The Street Vacation and Amendment to the Official Map are being initiated by the City of Manitowoc. City initiated street vacations are initiated with the introduction of a resolution at the Council; the resolution was introduced at the June 15th Council meeting. The statutorily required public hearing in front of the Common Council cannot occur any sooner than 40 days after the resolution was introduced.

This vacation and official map amendment are related to the Plan Commission's recommendation at their October 22nd 2025 meeting supporting the platting of Deerbrook Crossing Subdivision, the street vacation and official map amendments for Deerbrook Lane, Homestead Road and Kellner Street.

Deerbrook Lane is being relocated to allow for deeper lots on the south side of the street. In order for this relocation a portion of dedicated street must be vacated; any additional right-of-way needed for Deerbrook Lane will be dedicated as part of the subdivision platting process. The Deerbrook Crossing Subdivision will create 16 new residential lots. The area will be subdivided in multiple phases.

The dedicated portion of Homestead Road which bisects the property owned by Vinton Construction will be run through its own process after a request and application have been received.

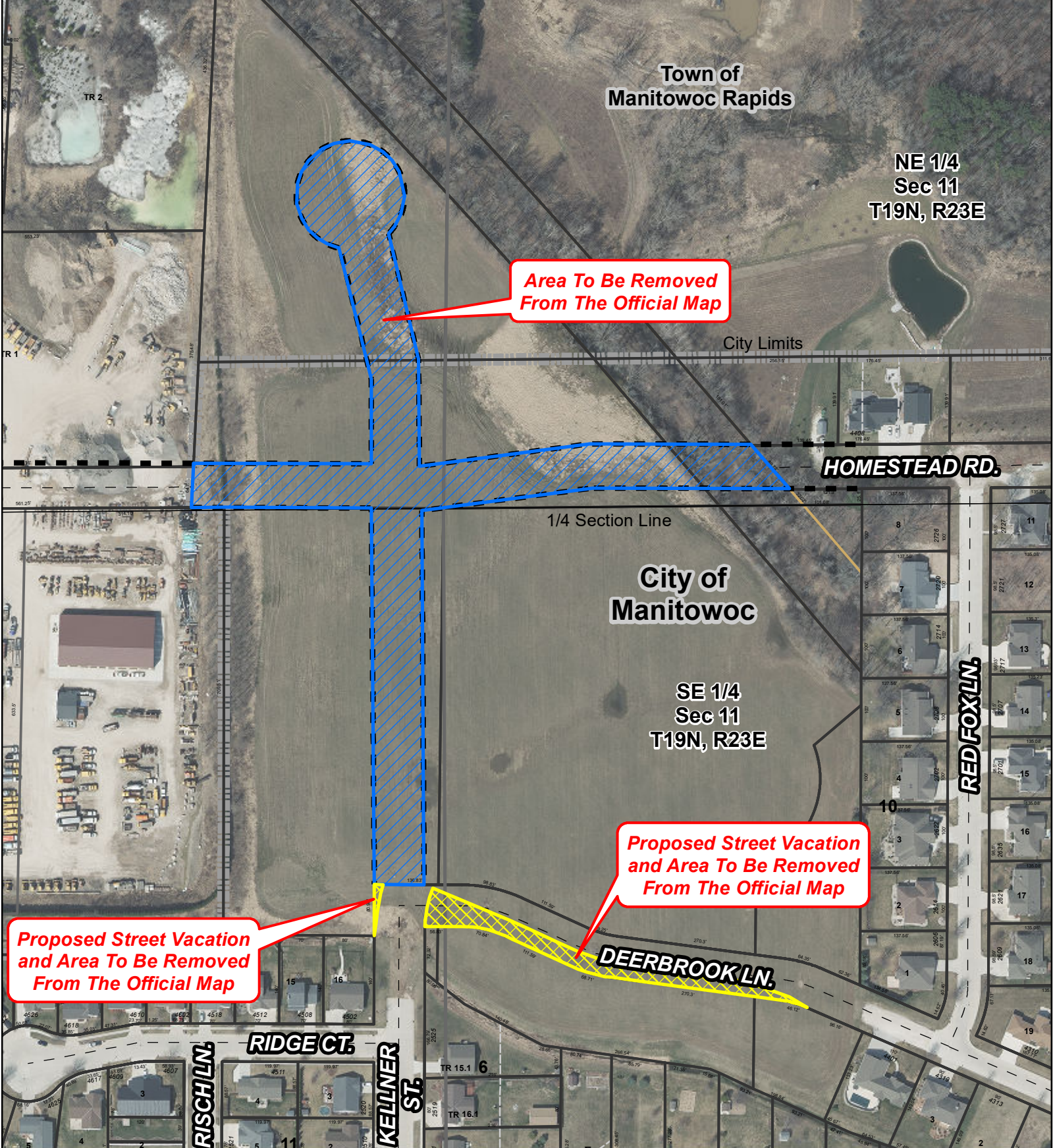
Pursuant to §66.1005 *"Reversion of Title (1) When any highway or public ground acquired or held for highway purposes is discontinued, the land where the highway or public ground is located shall belong to the owner or owners of the adjoining lands. If the highway or public ground is located between the lands of different owners, it shall be annexed to the lots to which it originally belonged if that can be ascertained. If the lots to which the land originally belonged cannot be ascertained, the land shall be equally divided between the owners of the lands on each side of the highway or public ground."*

Public Comments: Public Notices to property owners affected by the proposal were mailed out June 16th. No comments were received at the time of this writing.

Timeline

- Resolution introduced at the June 15th Council Meeting
- Plan Commission public informational hearing - ~~June 24th~~ Rescheduled to July 7th
- Public Hearing at the August 17th Council meeting (Statute requires the hearing not less 40 days after the resolution is introduced at the Council Meeting).

Recommendation: Approve the Street Vacation and Amendment to the Official Map.



0 100 200 Feet

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: 6/15/2026

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Street Vacation and Change to the Official Map

City of Manitowoc, WI

PC 7-2026

Legend



Area To Be Removed
From the Official Map



Area of Street Vacation
and Official Map
Amendment

R/W Vacation Exhibit

Part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 11, T19N-R23E, City of Manitowoc, Manitowoc County, Wisconsin.

DEDICATED TO THE PUBLIC (KELLNER STREET) PER DOC. #977820

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, MANITOWOC COUNTY, THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 11, T19N-R23E, ASSUMED TO BE S89°29'36"W.



LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" $\varnothing$ IRON PIPE
- FOUND 1 1/4" $\varnothing$ IRON ROD
- FOUND 3/4" $\varnothing$ IRON ROD
- SEE NOTE FOR EACH LOCATION
- "COMPUTED" POINT OF RECORD

