

Report to the Manitowoc Plan Commission

Meeting Date: September 9, 2025

Request: PC 20-2025: Schmidt / Daron; City Initiated Partial Street Vacation and Official Map Amendment of an Un-Named Street between Paul Road and Herman Road.

Report: The Street Vacation and Amendment to the Official Map are being initiated by the City of Manitowoc. City initiated street vacations begin with the introduction of a resolution at the Council; the resolution was introduced at the July 21st Council meeting.

The entire 56' wide unimproved right-of-way was dedicated by Jerome and Elizabeth Schuette in 1986 by a quit claim deed recorded in Volume 779, Page 94. The Schuette's also owned the property to the north of the right-of-way which was later subdivided into 3 lots by a certified survey in 1989 recorded in Volume 12, Page 25 of CSMs. The area to be vacated is just the northerly 30', the southerly 26' +/- will be retained as right-of-way to allow for the possibility of a future pedestrian connection between Paul Road and Herman Road. The pedestrian connection is approximately midblock between Menasha Avenue and the northernmost section of Paul Road; the block is roughly a half-mile long which isn't conducive for pedestrian connectivity. Community Development, Parks and Engineering staff discussed the vacation and agreed that retaining the ability to connect Paul Road and Herman Road with a pedestrian way is important.

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."*

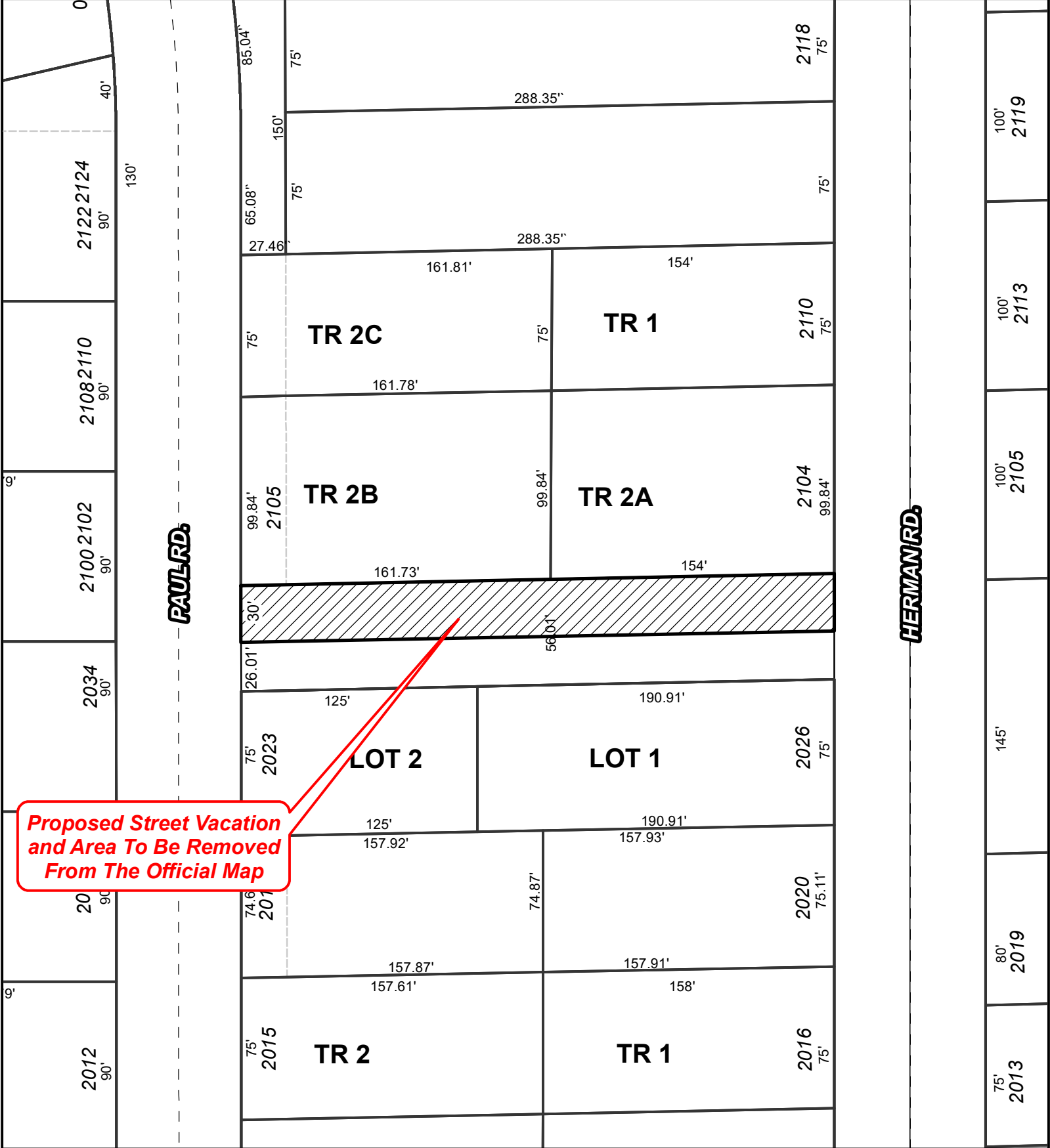
Public Comments: Tyler and Danyelle Schmidt 2105 Paul Road and Joseph and Angela Daron 2104 Herman Road submitted a letter requesting that the City initiate the vacation process.

Notices were mailed to the adjacent property owners north and south of the unimproved right-of-way.

Timeline

- Resolution introduced at the July 21st Council Meeting
- Notices to sent to neighbors on August 27, 2025
- Plan Commission public informational hearing September 9th Special Meeting
- Public Hearing at the September 15 Council meeting

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



**Proposed Street Vacation
and Area To Be Removed
From The Official Map**

Street Vacation and Change to the Official Map

PC 20-2025

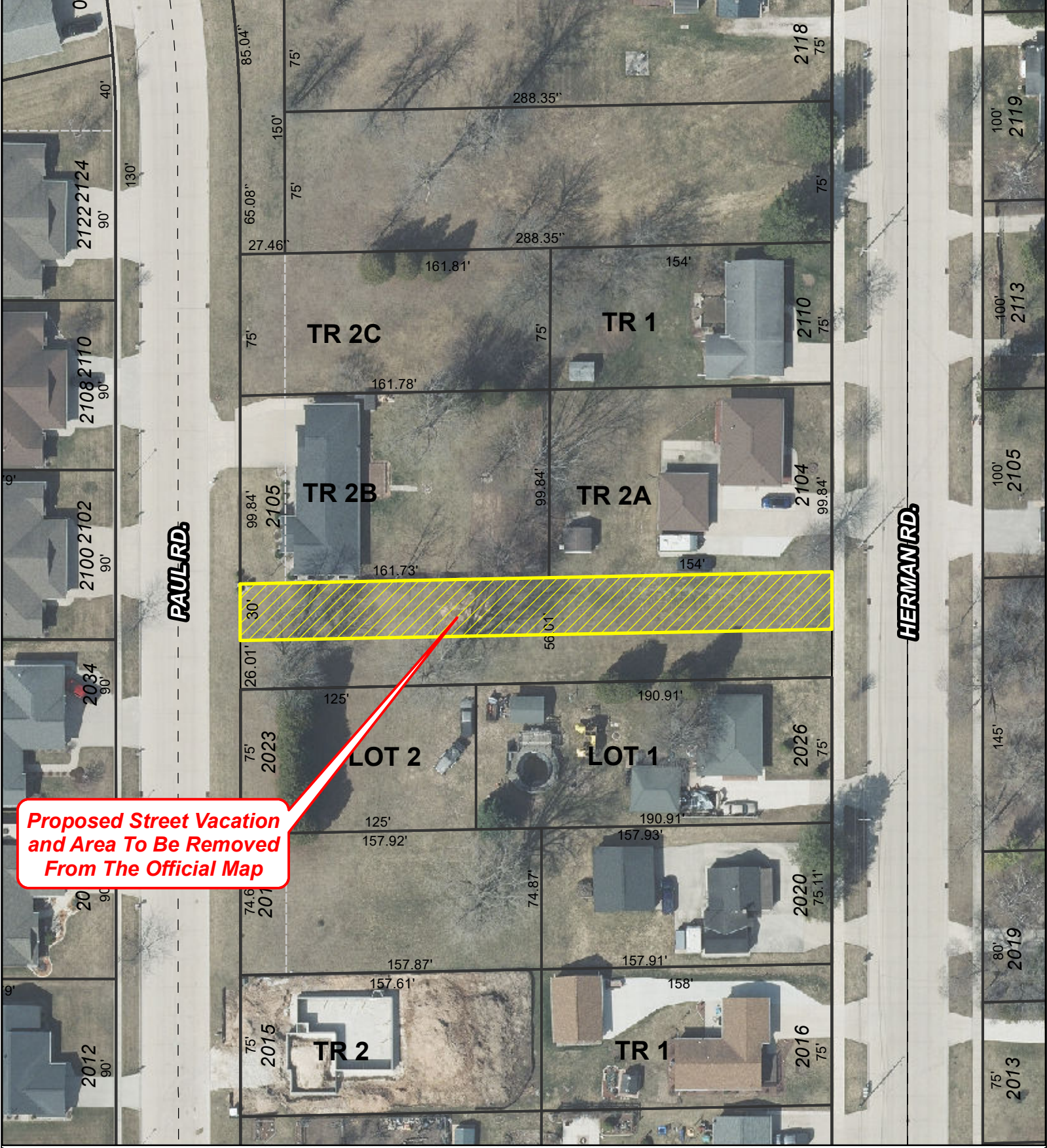
City of Manitowoc, WI

Legend

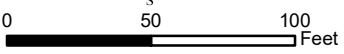
Area of Street Vacation
and Official Map
Amendment

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: 7/21/2025
O:\Committees\PC Plan Commission\PC_Official Map Amendment\2025\PC 20-2025 Schmidt-Daron 30' Strip Herman & Paul Rd\Maps\PC 20-2025 B&W.mxd



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Street Vacation and Change to the Official Map

PC 20-2025

City of Manitowoc, WI

Legend

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O:\Committees\PC Plan Commission\PC_Official Map Amendment\2025\PC 20-2025 Schmidt-Daron 30' Strip Herman & Paul Rd\Maps\PC 20-2025.mxd

Dear Plan Commission,

We are requesting a vacation of the north 30' strip of the city easement abutting to 2105 Paul Rd and 2104 Herman Rd. It is our understanding that the city would like to keep the south 26' strip for a potential future sidewalk to connect Paul and Herman roads, but that the remaining lots would be available to go back to the original landowners. We look forward to your response to our request.

2104 Herman Rd. Property Owners: Angela and Joseph Daron

Signature:

Angela Daron

Phone: 920-242-7889

Email: angela.doran@gmail.com
daron

2105 Paul Rd. Property Owner: Danyelle and Tyler Schmidt

Signature:

Joseph F. Daron

Danyelle Schmidt
Tyler Schmidt

Phone: 920-901-9545

Email: tyschmidty33@gmail.com

RECEIVED

JUL 10 2025

CITY PLAN COMMISSION
MANITOWOC, WI



25-0530

Standing Committee: Plan Commission

Document Name:

Resolution Approving the Discontinuance of a Portion of an Un-Named Street, in the Interest of the Public, Pursuant to Wis. Stat. 66.1003(4)

Consent

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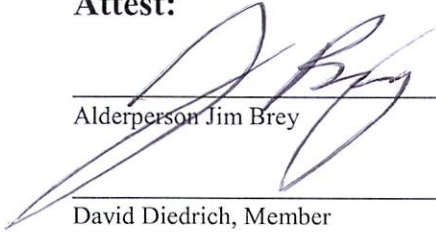
Non-Consent

☒

Recommendation:

Introduce the resolution and refer to Plan Commission

Attest:


Alderperson Jim Brey

Greg Jagemann, Member

David Diedrich, Member

Daniel Hornung, Member

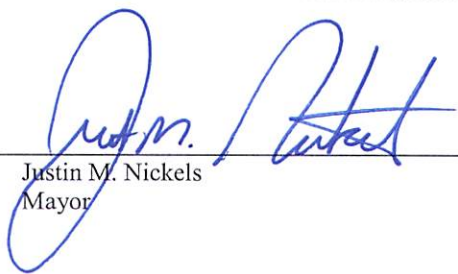
Dennis Steinbrenner, Member

Dan Koski, Director of Public Infrastructure

Mayor Justin M. Nickels

Curt Hall, Member

Approved:


Justin M. Nickels
Mayor

7-22-25

Date

RESOLUTION

**A RESOLUTION APPROVING THE DISCONTINUANCE OF A PORTION OF
AN UN-NAMED STREET, IN THE INTEREST OF THE PUBLIC, PURSUANT
TO WIS. STAT. 66.1003(4)**

WHEREAS, it is in the public interest to vacate a portion of an Un-Named street between Paul Road and Herman Road particularly described as follows:

Part of an Un-Named street, being located in the NE 1/4 of the NW 1/4 of Section 13, Town 19 North, Range 23 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the N 1/4 Corner of said Section 13; thence S. 00° 00' 12" E. along said quarter section line, also being the centerline of Herman Road a distance of 551.04 feet; thence S. 88° 42' 43" W. a distance of 40.00 feet to the west right-of-way line of Herman Road (80' road) also being the southeast corner of tract 2A of certified survey record in Volume 12, Page 25; thence continuing S. 88° 42' 43" W. a distance of 315.91 feet to the east right-of-way line of Paul Road; thence S. 00° 02' 49" E. along said right-of-way line a distance of 30 feet; thence N. 88° 42' 43" E. a distance of 315.91 feet to the west right-of-way line of Herman Road; thence N. 00° 00' 12" W. along said right-of-way line a distance of 30 feet to the point of beginning.

Said parcel contains 9,477.3 Square Feet (0.217 Acres) more or less of land.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Manitowoc, that the above-described portion of the Un-Named street is hereby discontinued in conformance with Wis. Stat. 66.1003(4) and the City Clerk is directed to give notice of public hearing thereon by Class 3 notice under Chapter 985 Wis. Stats., for which the hearing must be at least 40 days after the date of introduction of this Resolution.

JUL 21 2025

INTRODUCED _____ **ADOPTED** _____

Justin M. Nickels, Mayor

Fiscal Impact:	Anticipated minimal. Costs related to public hearing, newspaper publication, and code online update offset by \$350.00 Street/Alley Vacation fee previously charged to resident and future invoicing. No additional tax levy or 2025 budget amendment(s) needed.
Funding Source:	General Fund – 1100-61100 1100-15100
Finance Director Approval:	/SMA
Approved as to form:	/EGN

This resolution was drafted by Paul Braun, City Planner