



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

July 8, 2026

To: Mayor and Common Council

From: Paul Braun, City Planner

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

At the special July 7, 2026 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

Approve the Street Vacation and Amendment to the Official Map.

Granicus #: 26-0552

Attachments: Resolution and Map

RESOLUTION

A RESOLUTION APPROVING THE DISCONTINUANCE OF A PORTION OF DEERBROOK LANE, IN THE INTEREST OF THE PUBLIC, PURSUANT TO WIS. STAT. 66.1003(4).

WHEREAS, it is in the public interest to vacate two portions of Deerbrook Lane more particularly described as follows:

DEERBROOK LANE VACATION #1

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, more fully described as follows:

Commencing at the East 1/4 of Section 11, T19N-R23E; thence S89°29'36"W, 678.60 feet along the North line of the Northeast 1/4 of the Southeast 1/4 of said Section 11 to a point on the West line of Lot 8, Block 10 of the recorded "Royal Oaks Subdivision No. 3", (Cabinet D, Plats, Jacket 19, Doc. No. 982939, Manitowoc County Records); thence S0°15'40"W, 760.08 feet along said West line and its extension to the Southwest Corner of Lot 1, Block 10 of said "Royal Oaks Subdivision No. 3", also being the Northerly right of way of Deerbrook Lane; thence S66°33'18"E, 33.83 feet along said Southerly line; thence S23°26'42"W, 66.00 feet to the Southerly right of way of Deerbrook Lane; thence N66°33'18"W, 93.70 feet along said Southerly line to the point of beginning; thence 46.12 feet along said Southerly right of way being the arc of 167.00 foot radius curve to the left whose long chord bears N79°12'41"W, 45.97 feet; thence N82°22'42"W, 272.81 feet along said Southerly right of way; thence 68.71 feet along said Southerly right of way being the arc of 233.00 foot radius curve to the right whose long chord bears N73°55'47"W, 68.46 feet; thence N65°28'52"W, 111.59 feet along said Southerly right of way; thence 70.84 feet along said Southerly right of way being the arc of 167.00 foot radius curve to the left whose long chord bears N77°37'59"W, 70.31 feet; thence N89°47'06"W, 54.17 feet along said Southerly right of way; thence 20.02 feet along the arc of 193.00 foot radius curve to the left whose long chord bears S03°12'01"W, 20.01 feet; thence N00°13'43"E, 19.98 feet along the East right of way of Kellner Street; thence S89°47'06"E, 1.04 feet along said Southerly right of way of Deerbrook Lane; thence 63.15 feet along the arc of 193.00 foot radius curve to the right whose long chord bears N15°32'44"E, 62.87 feet; thence S66°15'18"E, 203.22 feet; thence 128.38 feet along the arc of 466.00 foot radius curve to the left whose long chord bears S74°08'50"E, 127.98 feet; thence S82°02'23"E, 125.08 feet; thence 108.10 feet along the arc of 400.00 foot radius curve to the right whose long chord bears S74°17'51"E, 107.78 feet; thence S66°33'18"E, 56.80 feet along the extension of said Southerly right of way of Deerbrook Lane to the point of beginning;

Parcel contains 17,407 square feet / 0.40 acres more or less.

Parcel subject to easements and restrictions of record.

DEERBROOK LANE VACATION #2

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, more fully described as follows:

Commencing at the East 1/4 of Section 11, T19N-R23E; thence S89°29'36"W, 678.60 feet along the North line of the Northeast 1/4 of the Southeast 1/4 of said Section 11 to a point on the West line of Lot 8, Block 10 of the recorded "Royal Oaks Subdivision No. 3", (Cabinet D, Plats, Jacket 19, Doc. No. 982939, Manitowoc County Records); thence S0°15'40"W, 760.08 feet along said West line and its extension to the Southwest corner of Lot 1, Block 10 of said "Royal Oaks Subdivision No. 3", also being the Northerly right of way of Deerbrook Lane; thence S66°33'18"E, 33.83 feet along said Southerly line; thence S23°26'42"W, 219.22 feet to the Southwest corner of Lot 1, Vol. 31, Certified Survey Maps, Page 141, Doc. No. 1144687, Manitowoc County Records, also being a point on the Northerly line of Lot 8, Block 6 of the recorded "Royal Oaks Subdivision No. 2", (Cabinet D, Plats, Jacket 14, Doc. No. 939102, Manitowoc County Records); thence N65°32'14"W, 198.84 feet along said Northerly line and its extension to a point on the Northerly

line of Lot 10, Block 6 of said "Royal Oaks Subdivision No. 2"; thence N82°00'18"W, 266.54 feet along a Northerly line of said Lot 10 and its extension to a point on the Northerly line of Tract 15.1, Vol. 26, Certified Survey Maps, Pg. 211, Doc. No. 1019028, Manitowoc County Records; thence N62°18'24"W, 140.48 feet along a Northerly line of said Tract 15.1 to a point on the Northerly line of said Tract 15.1; thence N51°33'49"W, 173.81 feet along said Northerly line and its extension; thence N89°44'44"W, 6.34 feet to the Northeast corner of Lot 16, Block 12 of the recorded "Royal Oaks Subdivision No. 4", (Cabinet D, Plats, Jacket 18, Doc. No. 979951, Manitowoc County Records), also being the West right of way of Kellner Street and the point of beginning; thence N00°06'38"E, 76.68 feet along said West right of way; thence S89°47'06"E, 13.89 feet along said Northerly right of way of Deerbrook Lane; thence 78.17 feet along the arc of 273.00 foot radius curve to the left whose long chord bears S10°22'49"W, 77.91 feet to the point of beginning;

Parcel contains 387 square feet / 0.01 acres more or less.
Parcel subject to easements and restrictions of record.

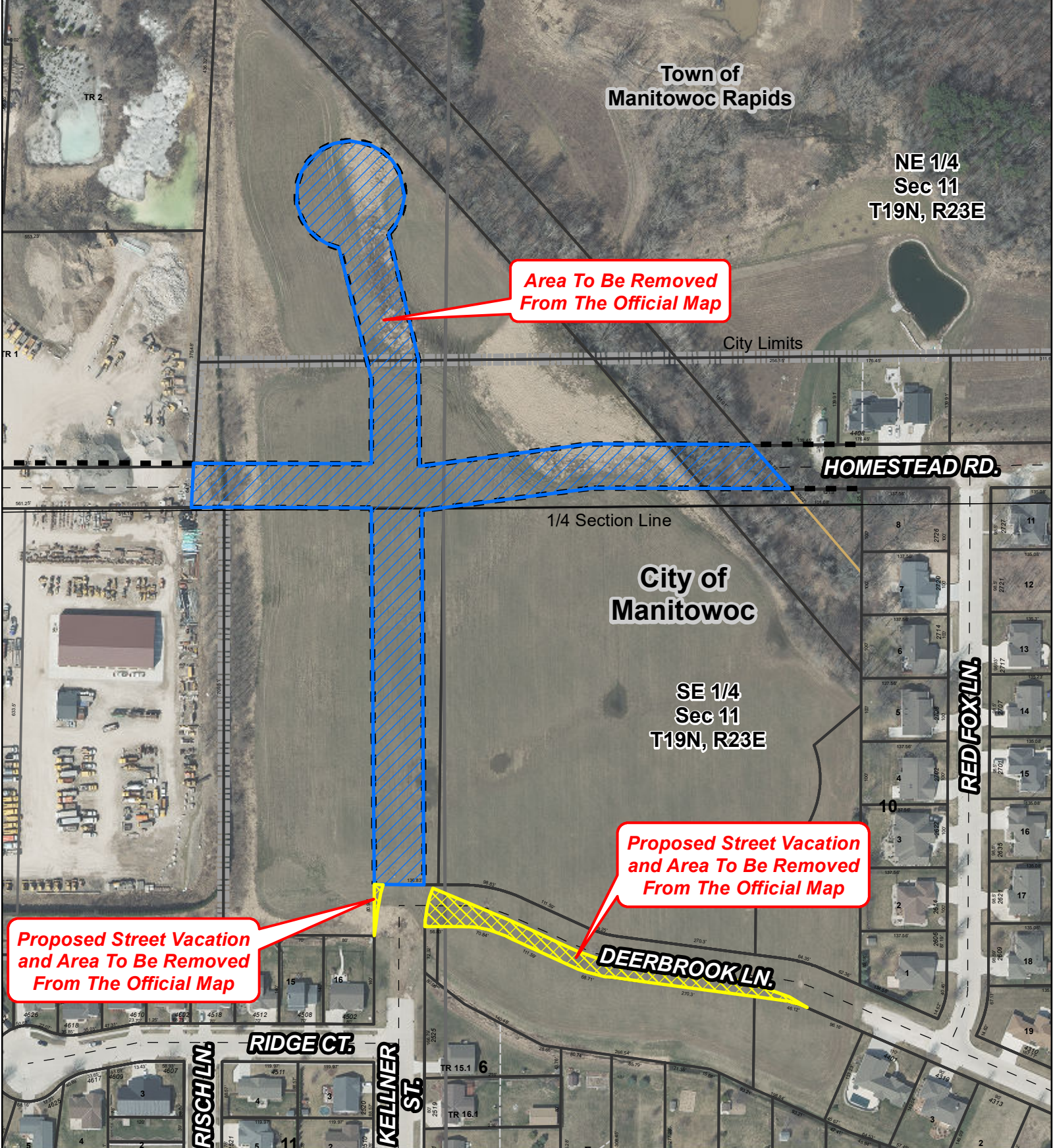
NOW, THEREFORE BE IT RESOLVED by the Mayor and Common Council of the City of Manitowoc, that the above-described portions of Deerbrook Lane is hereby discontinued in conformance with Wis. Stat. 66.1003(4) and the City Clerk is directed to give notice of public hearing thereon by Class 3 notice under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

INTRODUCED _____ADOPTED _____

Justin M. Nickels, Mayor

Fiscal Impact:	Anticipated minimal. Costs related to public hearing, newspaper publication, and online code updates reduced by \$350.00 Street/Alley Vacation
Funding Source:	General Fund – 1100-61100 1100-15100
Finance Director Approval:	/SMA
Approved as to form:	/EGN

Drafted by Paul Braun, City Planner



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

Town of
Manitowoc Rapids

NE 1/4
Sec 11
T19N, R23E

Area To Be Removed
From The Official Map

City Limits

HOMESTEAD RD.

1/4 Section Line

City of
Manitowoc

SE 1/4
Sec 11
T19N, R23E

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

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

DEERBROOK LN.

RIDGE CT.

RISCH LN.

KELLNER ST.

REDFOX LN.



0 100 200
Feet

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Street Vacation and Change to the Official Map

City of Manitowoc, WI

PC 7-2026

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 Area To Be Removed
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 Area of Street Vacation
and Official Map
Amendment