

Report to the Manitowoc Plan Commission

Meeting Date: June 26, 2024

Request: PC 15-2024: City of Manitowoc / Abbey Ridge LLC / John Lukas; Potential Land Swap, Abbey Ridge Lane and Ebony Lane.

Report: The land swap request is related to the recently approved official map street amendment which removed a 150' section off official map street at the north end of Ebony Lane. The land swap would eliminate the 90° intersection and replace it with a radius.

In the area of the land swap both Abbey Ridge and Ebony Lanes are dedicated but unimproved street sections.

Wis. Statutes 66.1003(5) allows Cities to deed portions of right-of-way if the main travel way isn't affected. *"66.1003 (5) For the purpose of this section, the narrowing, widening, extending or other alteration of any road, street, lane or alley does not constitute a discontinuance of any part of the former road, street, lane or alley, including any right-of-way, which is included within the right-of-way for the new road, street, lane or alley."* The formal discontinuance or street vacation process is not needed because the main travel way is not being affected.

Recommendation: Approve the proposed land swap with the requestor preparing and covering all the costs associated with the land swap.



NAGLE AVE

EBONY AVE

ABBNEY RIDGE LN

818201014

818202020

100003022

100003021

10022201

100001050

100001030

100001020

10022204

10022102

100222134

100002040

Paul Braun

From: Jeff DeZeeuw <jdezeeuw@acebuildingservice.com>
Sent: Thursday, June 13, 2024 8:35 AM
To: Paul Braun
Subject: FW: External: LUKAS CSM 2 pre.pdf
Attachments: LUKAS STREET CHANGE MAP.pdf

Hi Paul,

Attached is the street change map and below are the descriptions.

DESCRIPTION:

PARCEL 1 - City of Manitowoc to Abbey Ridge, LLC

Part of Ebony Avenue and Abbey Ridge Lane, being located in the NE 1/4 of the NW 1/4 of Section 18, Town 19 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the N 1/4 Corner of said Section 18; Thence N 88°38'26" W, 1176.49 feet coincident with the north line of said NW 1/4; Thence S 00°10'45" E, 156.10 feet to the northwest corner of the intersection of Ebony Avenue and Abbey Ridge Lane, being the point of beginning; Thence continuing S 00°10'45" E, 160.00 feet coincident with the west line of Ebony Avenue; Thence Northeasterly, 251.33 feet coincident with the arc of a 160.00 foot radius curve to the right, the chord of which bears N 44°49'15" E, 226.27 feet to the north line of said Abbey Ridge Lane; Thence S 89°49'15" W, 160.00 feet to the point of beginning.

Said parcel contains 5,494 Square Feet (0.126 Acres) of land.

PARCEL 2 - John Lukas to City of Manitowoc

Part of Lot 2 of a Certified Survey Map recorded in volume 37, page 119, Document No. 1272212, being located in the NE 1/4 of the NW 1/4 of Section 18, Town 19 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the N 1/4 Corner of said Section 18; Thence N 88°38'26" W, 1110.47 feet coincident with the north line of said NW 1/4; Thence S 00°10'45" E, 220.33 feet to the southeast corner of the intersection of Ebony Avenue and Abbey Ridge Lane, being the point of beginning; Thence continuing S 00°10'45" E, 94.00 feet coincident with the east line of Ebony Avenue; Thence Northeasterly, 147.65 feet coincident with the arc of a 94.00 foot radius curve to the right, the chord of which bears N 44°49'15" E, 132.94 feet to the south line of said Abbey Ridge Lane; Thence S 89°49'15" W, 94.00 feet to the point of beginning.

Said parcel contains 1,896 Square Feet (0.044 Acres) of land.

Please let me know if you have any questions.

Thanks,

Jeff DeZeeuw, PLS

Corner Point

A division of A.C.E. Building Service, Inc.
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From: Paul Braun <PBraun@manitowoc.org>
Sent: Thursday, June 13, 2024 7:17 AM
To: Jeff DeZeeuw <jdezeeuw@acebuildingservice.com>
Subject: RE: External: LUKAS CSM 2 pre.pdf

Hi Jeff, bring in the original csm and I can sign it.

If you have a map showing the land swap areas forward it to me and I can put it on the Plan Commission agenda so we can get that process started at the June 26th meeting.

Paul

From: Mike Zimmer <mzimmer@manitowoc.org>
Sent: Thursday, June 13, 2024 4:56 AM
To: Jeff DeZeeuw <jdezeeuw@acebuildingservice.com>; Paul Braun <PBraun@manitowoc.org>
Subject: RE: External: LUKAS CSM 2 pre.pdf

The CSM looks good 😊

From: Jeff DeZeeuw <jdezeeuw@acebuildingservice.com>
Sent: Wednesday, June 12, 2024 8:11 AM
To: Mike Zimmer <mzimmer@manitowoc.org>; Paul Braun <PBraun@manitowoc.org>
Subject: RE: External: LUKAS CSM 2 pre.pdf

Mike,

I'm sorry for my terrible review on this one, it should be good now. I know your busy, I really appreciate the time you put into reviewing these maps.

Please let me know if see anything else that I've overlooked.

Thanks,

Jeff DeZeeuw, PLS

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