



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

6/27/2024

To: Mayor and Common Council

From: Paul Braun, City Planner

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

At the June 26, 2024 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

Approve the Request for the City of Manitowoc to enter into a land swap arrangement with Abbey Ridge LLC and John Lukas; also instruct City Staff to complete all aspects of the land swap.

Granicus #: 24-1633
Attachments: Request & Map

NW CORNER
SEC. 18-19-24
(EXISTING 2" IRON PIPE)

MTWC CO. COORD.
N: 312731.054
E: 227699.489

NORTH IS REFERENCED TO THE
MANITOWOC COUNTY COORDINATE
SYSTEM. (PER THE COUNTY PUBLISHED
SECTION SUMMARY)

SCALE 1" = 120'

PARCEL 1
5,494 Sq. Ft.
0.126 Acres

LOT 3
CSM, VOL. 31,
PG. 351

PARCEL 2
1,896 Sq. Ft.
0.044 Acres

LOT 2
CSM, VOL. 37,
PG. 119

LOT 1
CSM, VOL. 37,
PG. 119

LOT 2
CSM, VOL. 31,
PG. 351

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.

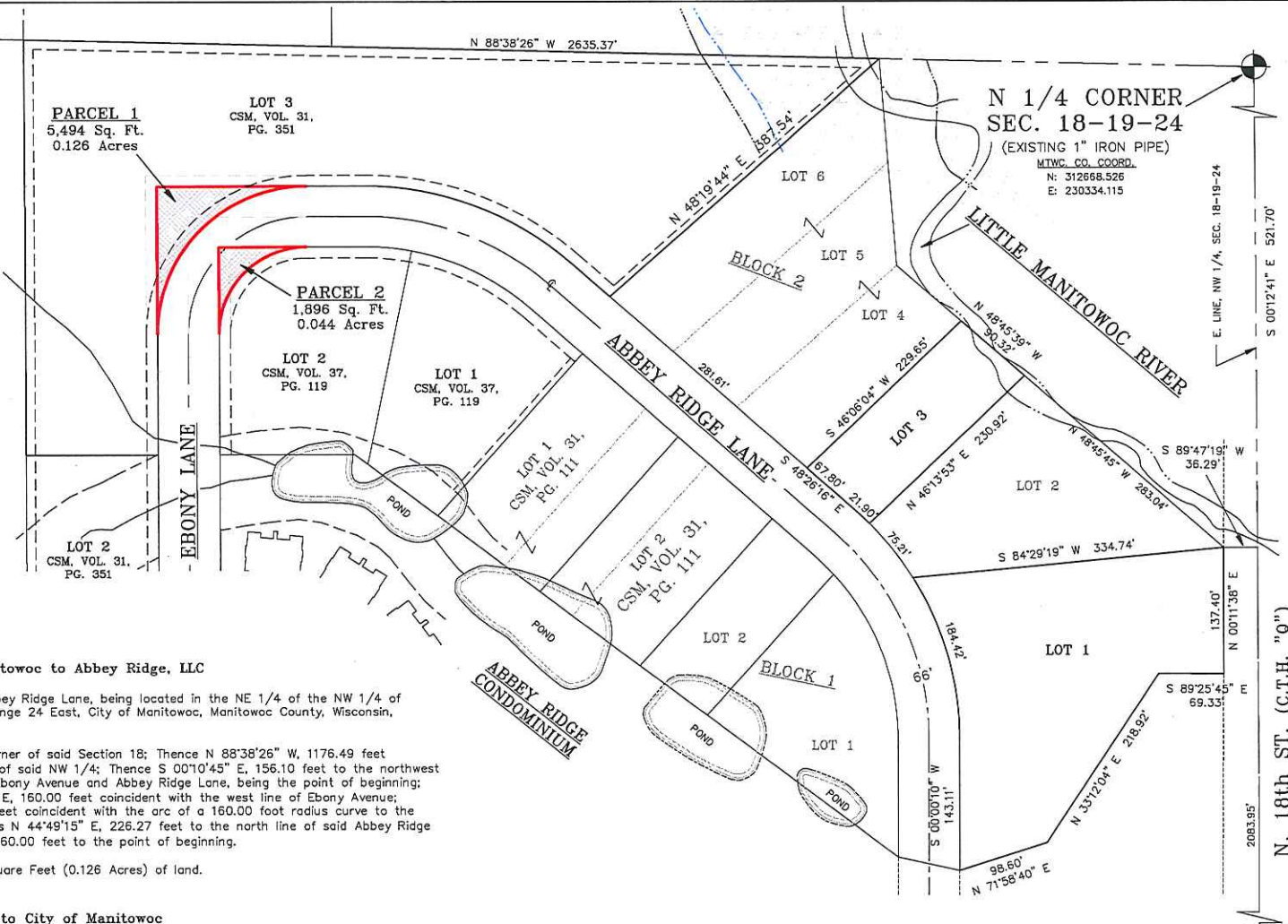
Said parcel contains 5,494 Square Feet (0.126 Acres) of land.

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.



CENTER CORNER
SEC. 18-19-24
(EXISTING MAG NAIL W/TAG)

MTWC CO. COORD.
N: 310062.889
E: 230343.733

PROPOSED STREET CHANGE - ABBEY RIDGE DEVELOPMENT
LOT 3 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 31, PAGE 351 AND LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 37, PAGE 119, 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



JOHN LUKAS
4820 MORGAN DRIVE
MANITOWOC, WI 54220

FIELD WORK COMPLETION DATE: 10/19/2023
DRAWN BY: JAD/BLB
JOB NO.: S724023
CAD FILE: DWG\CITY\MTWC\LUKAS\S724023
SCALE: 1" = 120'
PAGE NO. 1 OF 1

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

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

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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.
3510 S 26th Street, Manitowoc, WI 54220
o 920.682.6105 | m 920.323.5250
www.acebuildingservice.com



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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3510 S 26th Street, Manitowoc, WI 54220
o 920.682.6105 | m 920.323.5250



From: Mike Zimmer <mzimmer@manitowoc.org>
Sent: Wednesday, June 12, 2024 5:53 AM
To: Jeff DeZeeuw <jdezeeuw@acebuildingservice.com>; Paul Braun <PBraun@manitowoc.org>
Subject: RE: External: LUKAS CSM 2 pre.pdf

Jeff,

Can you check Lot 3? It does not close, Revise SQ FT for lots 2 & 3.

Mike

From: Jeff DeZeeuw <jdezeeuw@acebuildingservice.com>
Sent: Tuesday, June 11, 2024 4:17 PM
To: Mike Zimmer <mzimmer@manitowoc.org>; Paul Braun <PBraun@manitowoc.org>
Subject: RE: External: LUKAS CSM 2 pre.pdf

Hi Mike,

Good catch! Attached is the revised map for your review that includes some notations that Paul suggested. Please let me know if you see anything else.

Thanks,

Jeff DeZeeuw, PLS

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From: Mike Zimmer <mzimmer@manitowoc.org>
Sent: Tuesday, June 11, 2024 10:05 AM
To: Jeff DeZeeuw <jdezeeuw@acebuildingservice.com>; Paul Braun <PBraun@manitowoc.org>
Subject: RE: External: LUKAS CSM 2 pre.pdf

Jeff,

Check the property lines on both sides of Lot 2.

Thanks Mike

From: Jeff DeZeeuw <jdezeeuw@acebuildingservice.com>
Sent: Monday, June 10, 2024 3:29 PM
To: Paul Braun <PBraun@manitowoc.org>
Cc: Mike Zimmer <mzimmer@manitowoc.org>
Subject: External: LUKAS CSM 2 pre.pdf
Importance: High

Hi Paul,

Attached is the next Certified Survey Map for the Abbey Ridge project. Lot 3 on this map will be further divided once the Official Map Street is removed and the street location is changed. They intend to close on Lot 1 before the end of June.

Please let me know if you have any questions.

Thank You,

Jeffrey A. DeZeeuw, PLS

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