

## Report to the Manitowoc Plan Commission

**Meeting Date:** Wednesday, October 26, 2022

**Request:** PC 10-2022: Creekwood Estates Subdivision - Final Plat, TLG Holdings LLC, Albert Drive (Parcel # 756-000-210)

**Existing Zoning for Subject Property:** R-4 Single and Two Family Residential

**Report:** Creekwood Estates Subdivision plat, which is located off of Albert Drive, is at the final plat stage. City Departments and utilities have completed their final review of the plat and a list of items to be completed has been compiled. The Mayor, Clerk and Finance Director will not sign the plat until all plat review conditions have been completed.

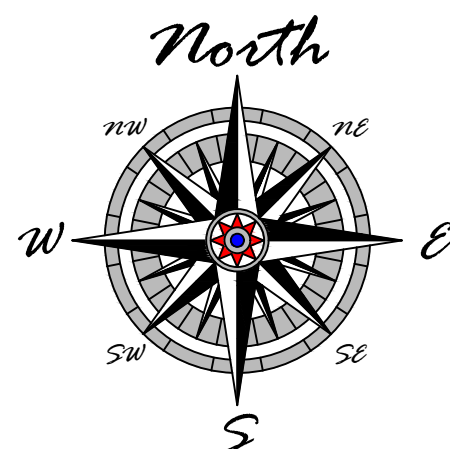
The subdivision has 9 lots, 8 are building sites and one out lot is for the private drive and stormwater facilities.

**Recommendation:** Approve the Final Plat for Creekwood Estates authorizing individuals to sign the plat after all subdivision plat items have been completed to the satisfaction of the Community Development Department.

# Creekwood Estates

Lot 21 of the recorded plat of "Replat of Venture Estates" (Cabinet D, Plats, Jacket 15, Document No. 963415), located in the Southeast 1/4 of the Southwest 1/4 of Section 8, T19N-R24E, City of Manitowoc, Manitowoc County, Wisconsin

Graphic Scale



Owner: James R. & Janice A. Decker IRREV Trust

Units 401 & 403 Hidden Hollow Condominiums II

Lot 15

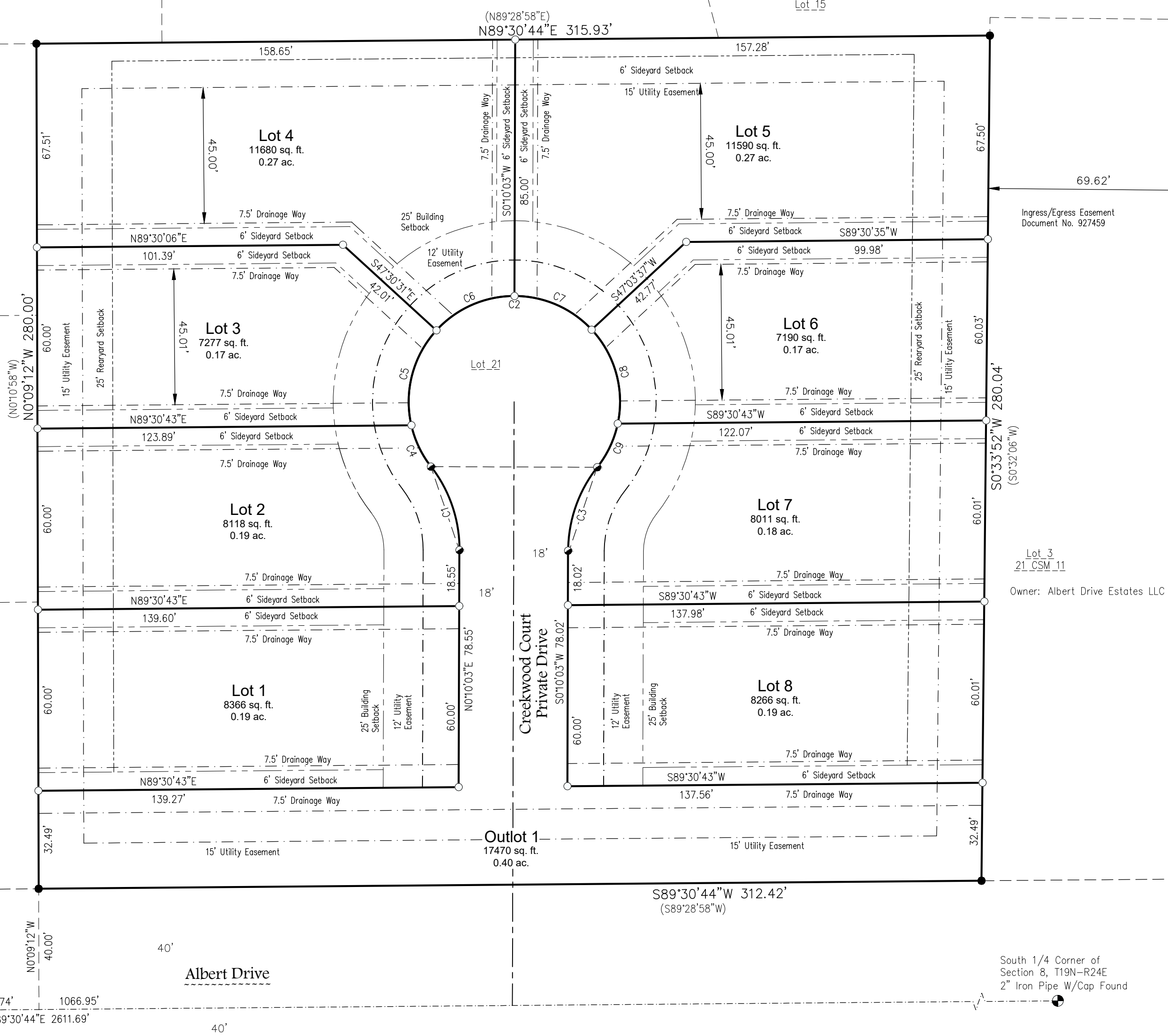
Lot 16  
Replat of Venture Estates  
Owner: Hidden Hollow Condominiums LLC

Lot 17  
Owner: Hidden Hollow Condominiums LLC

Lot 18  
Owner: J. Sha's Properties LLC

Lot 19  
Owner: Wallander, Scott J.

Lot 20  
Owner: Hidden Hollow Condominiums LLC



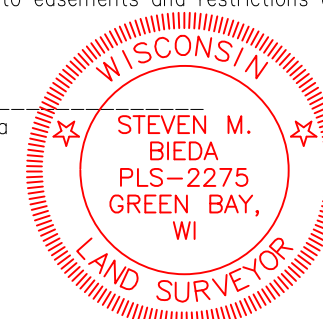
### SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the City of Manitowoc and the Manitowoc County Planning Commission and under the direction of the owners listed herein, I have surveyed, divided and mapped "Creekwood Estates", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of Lot 21 of the recorded plat of "Replat of Venture Estates" (Cabinet D, Plats, Jacket 15, Document No. 963415), located in the Southeast 1/4 of the Southwest 1/4 of Section 8, T19N-R24E, City of Manitowoc, Manitowoc County, Wisconsin.

Parcel contains 87,968 square feet / 2.02 acres more or less.  
Parcel subject to easements and restrictions of record.

Steven M. Bieda  
PLS-2275  
5/10/2022



### NOTES

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the City has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

### RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

### NOTES

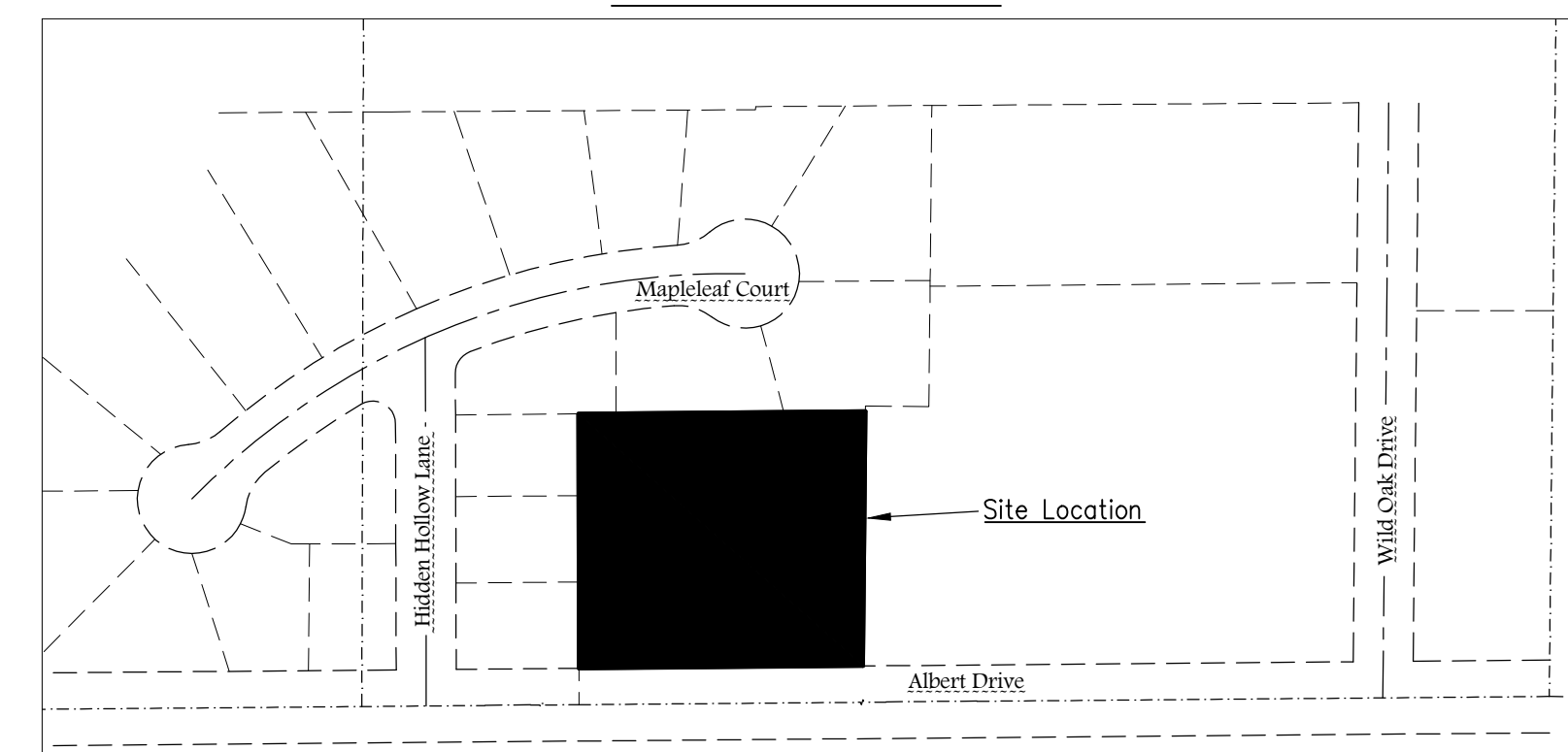
Bearings referenced to the South line of the Southwest 1/4 of Section 8, T19N-R24E, assumed to be N89°30'44"E.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Manitowoc County Planning and Land Services has been notified of any discrepancies.

### Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	29.75	44.82	29.21	N18°50'58"W	38°02'03"	N01°03'03"E, N37°52'00"W
C2	156.49	35.00	55.09	S89°46'32"E	256°10'56"	S38°18'56"W, N37°52'00"W
C3	29.84	44.82	29.30	S19°14'29"W	38°08'53"	S38°18'56"W, S01°03'03"W
C4	15.25	35.00	15.13	N25°22'54"W	24°58'12"	-
C5	33.84	35.00	32.53	N14°47'53"E	55°23'21"	-
C6	29.07	35.00	28.25	N66°17'24"E	47°35'41"	-
C7	28.89	35.00	27.90	S66°25'34"E	46°58'23"	-
C8	33.51	35.00	32.25	S15°30'34"E	54°51'37"	-
C9	16.13	35.00	15.88	S25°07'05"W	26°23'42"	-

### Location Sketch



### Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/in ft set
- 1" iron pipe found
- Manitowoc County monument - type noted
- 2" iron pipe set
- ( ) recorded as bearing / distance

Owner

(Brian Lodel)  
The Lodel Group

SCALE  
1"=30'

DRAWN BY  
Tyler

TAX/PARCEL NO. 06275600021000

Final Plat

Fieldwork Completed: xx/xx/xx

Data File: L-3322.bst

**Mau & Associates, LLP**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Website: www.mau-associates.com  
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

**The Lodel Group**

File: L-3322Pre Plat 05/03/22.dwg

PROJECT NO.  
L-3322

SHEET NO.  
1 of 2

DRAWING NO.  
P-2522

# Creekwood Estates

Lot 21 of the recorded plat of "Replat of Venture Estates" (Cabinet D, Plats, Jacket 15, Document No. 963415), located in the Southeast 1/4 of the Southwest 1/4 of Section 8, T19N-R24E, City of Manitowoc, Manitowoc County, Wisconsin

**CERTIFICATE OF THE FINANCE DIRECTOR-TREASURER**

I, \_\_\_\_\_ being duly appointed and acting Finance Director-Treasurer of the City of Manitowoc, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of \_\_\_\_\_, 2022 on any land included in this plat of Creekwood Estates.

Dated \_\_\_\_\_  
Finance Director-Treasurer

**COMMON COUNCIL RESOLUTION**

WHEREAS the Final Plat of Creekwood Estates has been reviewed by the City Plan Commission on \_\_\_\_\_ and WHEREAS the City Plan Commission did recommend the acceptance of the Final Plat with the following conditions:

- 1) That the subdivider and future owners covenant to comply with the established drainage plan.
- 2) That the Final Plat meet all of the requirements of the City of Manitowoc Subdivision Code, Chapter 236 of the Statutes of the State of Wisconsin and the City's Comprehensive Plan adopted Dec. 21, 2009 in accordance with 62.23(3) of the Statutes of the State of Wisconsin, as amended.
- 3) That all minimum required improvements be approved by the City of Manitowoc's Director of Public Infrastructure.
- 4) That the subdivider's engineer certify that all improvements have been installed as per plans and specifications to the satisfaction of the City and the Director of Public Infrastructure, and City Engineer.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Common Council that the Final Plat of Creekwood Estates be accepted, based upon compliance with the aforementioned conditions.

INTRODUCED \_\_\_\_\_

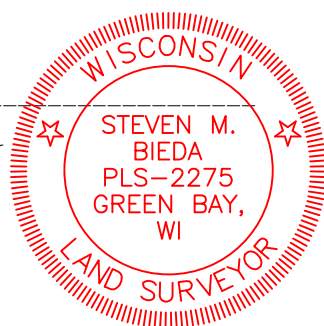
ADOPTED \_\_\_\_\_

APPROVED \_\_\_\_\_

MAYOR  
Justin M. Nickels, Mayor

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Steven M. Bieda  
Professional Land Surveyor  
PLS-2275



Approving/Objecting Agencies

City of Manitowoc  
Wisconsin Department of Administration

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_



**CERTIFICATE OF COUNTY TREASURER**

STATE OF WISCONSIN ]  
] SS  
COUNTY OF MANITOWOC ]

I, \_\_\_\_\_ being duly elected and acting Treasurer of the County of Manitowoc, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of \_\_\_\_\_, 2022, affecting the lands included in the plat of Creekwood Estates

Dated \_\_\_\_\_  
County Treasurer

**CERTIFICATE**

STATE OF WISCONSIN ]  
] SS  
COUNTY OF MANITOWOC ]

I, Mackenzie Reed-Kadow, City Clerk of and for the City of Manitowoc of the State of Wisconsin, do hereby certify that I have compared the resolution on this plat with the original of said resolution on file in my office, and that said resolution is a true and correct copy of such original resolution duly and regularly adopted by the Common Council of the City of Manitowoc, Wisconsin, at a meeting held on \_\_\_\_\_

WITNESS MY HAND, and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Mackenzie Reed-Kadow  
City Clerk

**CORPORATE OWNER'S CERTIFICATE**

The Lodel Group, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that I caused the land described and easements granted on this Plat to be surveyed, divided, mapped and dedicated as represented on this plat of Creekwood Estates and that we shall comply with the established drainage plan on file at the Manitowoc City Hall and with the "Standard Utility Easement Conditions" recorded at the Manitowoc County Register of Deeds on November 7, 1997 in Volume 1252, page 498 of Records, Document No. 798738, and as may be amended from time to time. The Lodel Group, also certifies that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

CITY OF MANITOWOC  
WISCONSIN DEPARTMENT OF ADMINISTRATION

In Witness Whereof, the said \_\_\_\_\_ has caused these presents to be signed by \_\_\_\_\_ it's \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named officer of said corporation and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_  
Brown County, Wisconsin

STATE OF WISCONSIN ]  
] SS  
COUNTY OF BROWN ]

SCALE  
1"=30'

DRAWN BY  
Tyler

TAX PARCEL NO. 06275600021000

**Final Plat**

Data File: L-3322.bt Fieldwork Completed: xx/xx/xx

**Mau & Associates, LLP**

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**The Lodel Group**

File: L-3322Pre Plat 050322.dwg

PROJECT NO.  
L-3322

SHEET NO.  
**2 of 2**

DRAWING NO.  
**P-2522**

**FINAL PLAT CONDITIONS**  
**Creekwood Estates Subdivision**  
**TLG Holdings LLC, Brian Lodel**  
**PC 10-2022**  
**10/17/2022**

**Zoning: R-4 Single and Two Family Residential**  
**Lots: 8 plus 1 outlot for the private drive**  
**Misc: Private drive and private utilities.**

CONDITIONS FOR APPROVAL OF FINAL PLAT:

**1. ENGINEERING:**

- a. All new sanitary sewers shall be air tested to ensure the prevention of clear water into the system. The new sanitary sewers in the Albert Drive right of way shall be deflection tested. Copies of air test and deflection test shall be submitted to the City.
- b. In accordance with the Manitowoc Municipal Code (MMC) Section 28.090, a Maintenance Agreement between the Owner and the City of Manitowoc must be executed for the stormwater treatment prior to the issuance of the building permit. For further information contact Matt Smits, City of Manitowoc Stormwater Tech, at 920-686-6910.
- c. The Engineering Department needs as-built drawings for the stormwater facilities.
- d. 70% grass growth is required prior to release of the final plat.
- e. The owner/applicant shall be required to submit a certificate of completion (as-built plans), stating the completion of the permitted work is in accordance with the plans, City, Federal, State and local laws and regulations for the stormwater facilities. The owner/developer, contractor, and the designer engineer shall sign the certificate per the Manitowoc Municipal Code (MMC) Section 28.070(d). entrance Albert Drive.
- f. In accordance with Chapter 17.060(3) of the Manitowoc Municipal Code a Sanitary sewer connection fee of \$1,000 will be required for each single-family home. This fee is invoiced by Waste Water Treatment Plant after the plumbing contractor receives the plumbing permit requesting sanitary connection.
- g. The City will take ownership of the sanitary main within the right of way from MH 27-63 to MH 1 on the current plans. An inspector from the Engineering Department shall be on site and Inspection Fees for all sewer construction work located within the Right-of-Way (ROW) will be charged to the owner.
- h. The City of Manitowoc will require the submittal of Microstation Drawings or drawings compatible with Microstation V8i for the plan and profile drawings of the sanitary sewer on Albert Drive.

**2. COMMUNITY DEVELOPMENT:**

- a. Prior to Final Plat Approval the developer shall make payment to the City for the Payment in Lieu of Parkland Dedication pursuant to Section 21.030(4). Based on the submitted plans the payment in lieu of fee is \$7,817.40.
- b. Final plat to meet all requirements of Chapters 21, 28, and 29 of the Municipal Code and Chapter 236 of Wisconsin Statutes. The Final Plat shall be prepared and stamped by a Registered Land Surveyor.
- c. The 12' utility easement that borders Creekwood Court shall be extended southerly to meet up with the east/west running 15' utility easement adjacent to Albert Drive.
- d. Provide a copy of the Home Owner's Association documents.
- e. Place the northing and easting on the plat for the corner ties; SW corner of Section 8 (N. 312670.079, E. 232971.939) & South ¼ Corner Section (N. 312692.318, E. 235583.533).
- f. Label the 7.5' drainage way as drainage easement, if that is the intention.
- g. Recommend placing a note on the face of the plat stating that there is a Home Owners Association associated with the plat, note the Volume and Page of HOA if applicable.

**3. WATER / ELECTRIC / GAS / PHONE / CABLE:**

- a. Utility easement required for gas installation. Easement paperwork has been sent to developer. (M. Schaub, WPS Gas)
- b. Developer has contacted MPU to provide electric utilities for this updated site plan. MPU is providing an updated cost estimate package. (S. Bacalzo, MPU)
- c. Private roadways such as this do not require street lighting. (S. Bacalzo, MPU)

**4. EASEMENTS / OTHER:**

- a. Prior to Final Plat approval the developer shall provide a draft copy of the access and utility easement to the City, Manitowoc Public Utilities and Wisconsin Public Service to insure all entities needs are addressed.