

CITY OF MANITOWOC

WISCONSIN, USA www.manitowoc.org

December 21, 2023

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 3-2023: East Point Land Development / Howe, Review of Final Plat

for The Preserves at Lincoln Park Subdivision.

At the December 20, 2023 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

Recommend approval of the Final Plat for The Preserve at Lincoln Park authorizing City Officials to sign the plat after all subdivision conditions have been completed to the satisfaction of the Community Development Department.

Eastpoint Land Development Attn: Mike Howe 1013 Viebahn Street Manitowoc, Wi 54220

Granicus #: 23-1100

Attachments: map and conditions

THE PRESERVE AT LINCOLN PARK

A PLANNED UNIT DEVELOPMENT

9641 SQ. FT.

0.22 ACRES

N 89°46'29" [

7475 SQ. FT.

0.17 ACRES

7475 SQ. FT.

0.17 ACRES

N 89°46'29" E

7475 SQ. FT.

0.17 ACRES

8735 SQ. FT.

0.20 ACRES

65.00'

7410 SQ. FT.

65.00'

2 0.17 ACRES 2 0.17 ACRES 2 0.17 ACRES

65.00'

7410 SQ. FT.

65.00°

Eastpoint Land Development LLC, 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

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. Eastpoint Land Development, LLC,

represented on this plat of The Preserve At Lincoln Park and that we shall comply with the established drainage plan on file at the

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:

In Witness Whereof, the said _____, has caused these presents to be signed by

_____, its _____, on this ____ day of _____, 2024.

Personally came before me this _____ day of _____, 2024 the above named officer of said corporation and acknowledged that he executed the foregoing instrument as such officer as the deed of said

My Commision Expires _____

85.54

9349 SQ. FT.

0.21 ACRES

7369 SQ. FT.

0.17 ACRES

BLOCK 1

<u>LOT 3</u>

7470 SQ. FT.

0.17 ACRES

N 89°46'29" E

<u>LOT 4</u>

7577 SQ. FT.

0.17 ACRES

N 89°46'29" E

8922 SQ. FT.

0.20 ACRES

N 89°46'29" E 648.65'

65.00'

<u>LOT 10</u>

65.00'

CITY OF MANITOWOC

LINCOLN PARK ZOO

AND CONSERVANCY

∾ 7410 SQ. FT.

65.00'

<u>LOT 11</u>

65.00'

CORPORATE OWNER'S CERTIFICATE

WISCONSIN DEPARTMENT OF ADMINISTRATION

CITY OF MANITOWOC

STATE OF WISCONSIN

COUNTY OF MANITOWOC

corporation, by its authority.

Manitowoc County, Wisconsin

უ 7410 SQ. FT.

↑ 0.17 ACRES

S 89°46'29" W 696.21'

40' ACCESS EASEMENT

CENTERED ON LOT LINE PER CSM 31-227 TO BE REMOVED FROM RECORD

10991 SQ. FT.

0.25 ACRES

65.00**'**

ත්ල 7410 SQ. FT.

0.17 ACRES

65.00'

N 89°46'29" Ē 211.68'

7410 SQ. FT.

0.17 ACRES

LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 31 ON PAGE 227 PLUS ADDITIONAL LAND, BEING PART OF LOT 4 OF THE SUBDIVISION OF THE SW 1/4 AND THE SE 1/4 OF SECTION 17, TOWN 19 NORTH, RANGE 24 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

REED AVENUE

N 89'46'29" E 507.85'

90.00'

96401 SQ. FT.

0.22 ACRES

S 89°46'29" W

7475 SQ. FT.

0.17 ACRES

<u>LOT 3</u> 7475 SQ. FT.

0.17 ACRES

S 89°46'29" W

7475 SQ. FT.

0.17 ACRES

8543 SQ. FT.

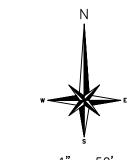
0.20 ACRES

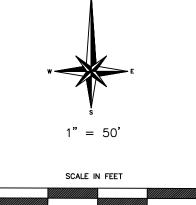
63.65

9916 SQ. FT.

0.23 ACRES

97.82'





ALL MEASUREMENTS HAVE BEEN MADE TO HUNDREDTHS OF A FOOT ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM (PER THE COUNTY PUBLISHED SECTION SUMMARY)

> A = 308520.916 E = 235419.077 \mathbb{B} $\begin{cases} N = 308519.680 \\ E = 235104.579 \end{cases}$

SETBACK WIDTH SHOWN ON PLAT

● - 1" X 18" IRON PIPE SET

WEIGHING 1.13 lbs./ft O - IRON PIPE OR ROD FOUND

TYPICAL LOT MAXIMUM BUILDING AREA

12' UTILITY EASEMENT FOR

15' ACCESS EASEMENT TO THE CITY OF MANITOWOC

MPU, WPS & AT&T

CITY OF MANITOWOC

LINCOLN PARK ZOO AND CONSERVANCY

—X— —X— — X EXISTING FENCE

APPROXIMATE LOCATION

<u>LOT 1</u>

N 89°46'29" E 115.00'

<u>LOT 2</u>

7467 SQ. FT.

0.17 ACRES

BLOCK 3

<u>LOT 3</u>

7452 SQ. FT.

0.17 ACRES

S 89°46'29" W 114.53'

7437 SQ. FT.

0.17 ACRES

S 89°46'29" W 114.29'

<u>LOT 5</u>

10647 SQ. FT.

0.24 ACRES

<u>LOT 6</u> 11540 SQ. FT.

0.26 ACRES

9654 SQ. FT.

0.22 ACRES 15

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.

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.

PROJECT LOCATION

LOCATION SKETCH

Home Owners Association

There is a Home Owners Association associated with this plat recorded via a seperate instrument.

<u>Planned Unit Development</u>

A Planned Unit Development district overlays this property recorded via a seperate instrument.

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27	35.36'	S 45°13'31" E	90'00'00"
C2	25.00'	39.27	35.36'	S 44°46'29" W	90'00'00"
C3	25.00'	39.27	35.36'	N 45°13'31" W	90°00'00"
C4	25.00'	39.27	35.36'	S 44°46'29" W	90°00'00"
C5	65.00'	12.26'	12.25'	S 84°22'11" W	10°48'35"
C6	65.00'	61.18'	58.95'	S 51°59'59" W	53°55'50"
C7	65.00'	28.66'	28.42'	S 12°24'17" W	25°15'35"
C8	25.00'	39.27	35.36'	N 44°46'29" E	90'00'00"
C9	25.00'	39.27	35.36'	S 45°13'31" E	90'00'00"
C10	25.00'	39.27'	35.36'	N 44°46'29" E	90'00'00"
C11	25.00'	39.27	35.36'	N 45°13'31" W	90.00,00,
C12	39.00'	61.26'	55.15'	S 44°46'29" W	90°00'00"

TYPICAL STREET CROSS SECTION

SURVEYOR'S CERTIFICATE

I, James C. Belongia, Professional Land Surveyor, PLS S-2342, do 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 directions of the owners listed hereon, I have surveyed, divided and mapped "The Preserve At Lincoln Park", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and further described as follows:

Commencing at the West 1/4 corner of Section 17; thence S 00°17'59" E along the section line a distance of 1247.28 feet; thence N 89°46'29" E along the southerly right of way of Reed Avenue a distance of 2428.75 feet to the northwesterly corner of Lot 2 of a Certified Survey Map recorded in Volume 31 on Page 227 and the point of real beginning; thence continue N 89°46'29" E along said right of way a distance of 507.85 feet; thence S 00°01'04" E a distance of 371.44 feet; thence S 45°58'46" W a distance of 181.39 feet; thence S 89°46'29" W a distance of 696.21 feet; thence N 00°22'54" W a distance of 217.12 feet; thence N 89°46'29" E a distance of 314.50 feet; thence N 01°09'11" E a distance of 280.08 feet to the point of real beginning.

Parcel contains 314,450 square feet or 7.22 acres of land more or less.

The above description is subject to any and all easements and restrictions of record.

BELONGIA S - 2342MANITOWOC

Dated 12-8-2023

COMMON COUNCIL RESOLUTION

WHEREAS the Final Plat of The Preserve At Lincoln Park 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 establisheddrainage 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 December 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, THEREFOR BE IT RESOLVED by the Mayor and Common Councel that the Final Plat of The Preserve At Lincoln Park be accepted, based upon compliance with the aforementioned conditions.

INTRODUCED _____ APPROVED _____ Justin M. Nickels, Mayor

Dated this _____, 2024.

DEED

VOL. 271, PG. 633

OWNER: LAKESHORE UNITED METHODIST CHURCH

- W 1/4 CORNER

SEĆTION 17

T 19 N, R 24 E

E 232989.456

SW CORNER

SECTION 17 T 19 N, R 24 E

N 307400.498 E 233003.257

(EXISTING "X" IN STREET) N 310038.653

N 89°46'29" E 2428.75'

CSM V31 P227

OWNER: HOLY FAMILY MEMORIAL INC.

N 89°46'29" E 314.50'

65.00'

7410 SQ. FT.

O.17 ACRES

65.00'

CERTIFICATE OF FINANCE DIRECTOR - TREASURER I, _____, being the 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 _____, 2024, on any land included in this plat of The Preserve At Lincoln Park.

64.54

65.00'

<u>LOT 16</u>

BLOCK 4 <u>LOT 1</u>

10971 SQ. FT.

0.25 ACRES

65.00'

ଲି**ଲ 7410 SQ. FT**.

65.00

 $0.17 \ ACRES \stackrel{\frown}{\leftarrow} 0.17 \ ACRES$

S 89°46'29" W

Finance Director — Treasurer

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN

COUNTY OF MANITOWOC]

____, 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 ______, 2024, affecting the lands included in the plat of The Preserve At Lincoln Park.

Dated _____ County Treasurer

<u>CERTIFICATE</u>

STATE OF WISCONSIN

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 _____, 2024

Mackenzie Reed

City Clerk

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DATE

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BELONGIA LAND SURVEYING, 1117 PHILIPPEN STREET MANITOWOC, WI. 54220-31

DATE: DECEMBER 2023 DRAWN BY: JAMES C. BELONGIA APPROVED BY:

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JOB NO.: 202211 CAD FILE: DRAWINGS/202211.DWG SCALE: 1" = 50

SHEET: 1 OF 1



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

Final Plat Conditions The Preserves at Lincoln Park

PC 3-2023 January 8, 2024

ENGINEERING

- a. The developer shall provide an Irrevocable Letter of Credit to the City of Manitowoc in the amount of \$7,500 pursuant to the Manitowoc Municipal Code (MMC) Section 21.080(8). This is for assurance that the new stormwater pond functions as designed and that all restorations are completed to the satisfaction of the City.
- b. As built drawings for the stormwater pond are to submitted to the Engineering Department. Contact the Engineering Department to see if they require hard copy and/or digital copies. 920-686-6910.
- c. Winter Stabilization shall be required for all disturbed areas within 14 calendar days.
- d. Two trees that were knocked down during the pond construction that need to be removed on the east side of the pond.
- e. Pond outfall structure grate needs to be bolted down.
- f. Grass growth and stabilization around the pond.
- g. Verify that the plat has closure. Contact Mike Zimmer, City Surveyor with questions. 686-6910

COMMUNITY DEVELOPMENT

- a. Payment in Lieu of Parkland dedication fee shall be paid before the final plat is signed. The fee is \$21,732 and shall be made payable to the City of Manitowoc.
- b. Show acres and square footage of Outlot 1 on the plat.
- c. Revise the title of the plat to reflect the prior Certified Survey Map.
- d. Label the four Certified Survey lots on the plat.
- e. Delete the reference to "- Kadow" in the City Clerk's certificate.
- f. Add the following text to the end of the Planned Unit Development note "recorded in Volume 3549, Page 579, Document #1260680."
- g. If the Home Association by-laws have been recorded then the recording information should be added to the note on the plat.
- h. In the Surveyor's Certificate replace Manitowoc "County" Planning Commission with Manitowoc "City" Planning Commission.
- i. In the Surveyor's Certificate replace " ... to the northwesterly corner of Lot 2 of a Certified Survey Map recorded in Volume 31, Page 227 ..." with "to the northwesterly corner of Lot 1 of a Certified Survey Map recorded in Volume 36, Page 207".
- In the Common Council Resolution item 1 place a space in between the word established and drainage.
- k. In the Common Council Resolution item 2 update the date from December 21, 2009 to April 17, 2023.
- Any easement shown to be released on the Plat shall need to be formally released by the Plan Commission and Common Council.



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

MPU-WATER

- a. Possible fees may be due for watermain inspection. MPU Water is closing out the work order in December 2023, and will determine if any inspection fees are due. Contact Rob Michaelson at 920-686-4354.
- b. MPU Water requires a schedule of values of the watermain assets that were installed, along with the Contractor installation pricing. This is required for our accounting records. MPU has requested this from Mike Howe and Mammoth Construction. Nothing has been provided, so until then, MPU Water does not approve of the final plat.

MPU-ELECTRICAL

a. MPU electrical equipment has been installed in easements along back of lots. Contact MPU regarding electric service requirements for new services. Contact Justin Hoffmann (920)686-4347.

WPS-GAS

a. Natural gas main extension install completed on 11/12/2023.

FIRE, BUILDING INSPECTION, LIFE SAFETY

- a. Pursuant to Chapter 21.060(1)9 a Drainage plan shall be submitted to the City. Copies of the Drainage and Engineering plans for the property are required prior to releasing the final plat.
- b. Possible concern with fire hydrant location at west T intersection; contact Fire Chief Todd Blaser or Bill Nichols, Building Inspector to discuss. 920-686-6940.