

Report to the Manitowoc Plan Commission

Meeting Date: April 23, 2025

Request: PC 17-2025 Abbey Ridge LLC; Review of Preliminary Plat for Abbey Ridge Subdivision No. 2.

Report: Mammoth Construction and Corner Point surveying on behalf of John Lukas and Abbey Ridge LLC are requesting the review and approval of the Preliminary Plat for Abbey Ridge Subdivision No. 2. Mammoth Construction is responsible for the civil engineering portion of the development and Corner Point will be responsible for the platting portion of the subdivision.

Abbey Ridge Subdivision No. 2 is located at the intersections of Abbey Ridge Lane, Ebony Avenue and Ravenswood Lane. The 7 lots in the subdivision are a continuation of Abbey Ridge Subdivision No. 1 which was a 6 lot subdivision.

The property is zoned R-5 Low Density Multiple Family which allows for single, two and multiple family residential units. The developer is planning to sell the lots for single family houses. The subdivision encompasses 5.282 acres of land.

The preliminary subdivision plat and certified survey map are currently out for review by all the reviewing entities (City Departments, County, and Utilities).

Recommendation: Approve the preliminary plat and certified survey subject to the conditions of the reviewing entities.

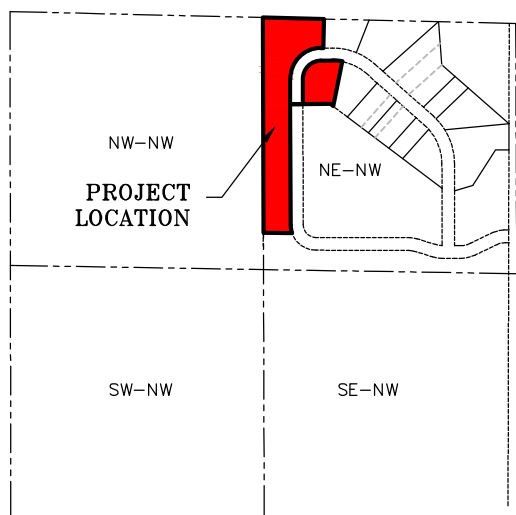
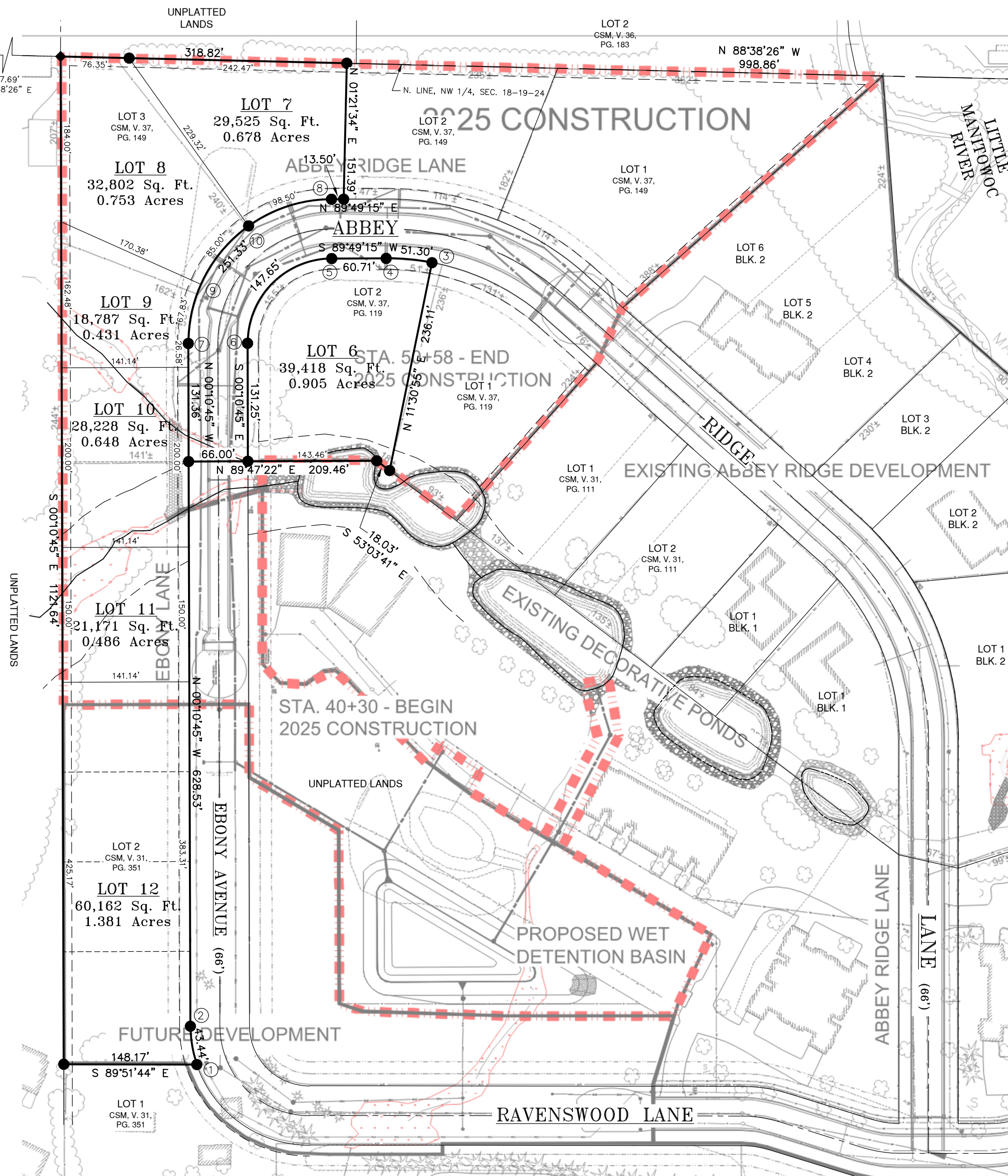
PRELIMINARY PLAT

ABBEE RIDGE SUBDIVISION NO. 2

LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 31, PAGE 351; LOT 2 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 37, PAGE 119; LOT 3 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 37, PAGE 149, ALL 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

NW CORNER
SEC 18-19-24
(EXISTING 2" IRON PIPE)
MTWC CO. COORDS.
N: 312731.054
E: 227699.489

N 1/4 CORNER
SEC 18-19-24
(EXISTING 1" IRON PIPE)
MTWC CO. COORDS.
N: 312668.526
E: 230334.115



NW 1/4 OF SECTION 18, T19N, R24E
LOCATION SKETCH
SCALE: 1" = 1000'



0 25 50 100
SCALE 1" = 100'

SURVEYOR'S CERTIFICATE

I, Jeffrey A. DeZeeuw, Professional Land Surveyor with Corner Point, do hereby certify that I have surveyed and mapped the following preliminary plat of Abbey Ridge Subdivision No. 2, described parcel:

Lot 2 of a Certified Survey Map recorded in Volume 31, Page 351; Lot 2 of a Certified Survey Map recorded in Volume 37, Page 119; Lot 3 of a Certified Survey Map recorded in Volume 37, Page 149, all 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 Section 18; Thence N 88°38'26" W, 998.86 feet coincident with the north line of said NW 1/4, to the point of beginning; Thence N 88°38'26" W, 318.82 feet; Thence S 00°10'45" E, 1121.64 feet; Thence S 89°51'44" E, 148.17 feet; Thence Northerly, 43.44 feet coincident with the arc of a 133.00 foot radius curve to the right, the chord of which bears N 09°32'12" W, 43.25 feet; Thence N 00°10'45" W, 628.53 feet; Thence N 89°43'18" E, 66.00 feet; Thence N 89°49'15" E, 143.46 feet; Thence S 53°03'41" E, 18.03 feet; Thence N 11°30'55" E, 236.11 feet; Thence Northwesterly, 51.30 feet coincident with the arc of a 267.00 foot radius curve to the left, the chord of which bears N 84°40'30" W, 51.22 feet; Thence S 89°49'15" W, 60.71 feet; Thence Southwesterly, 147.65 feet coincident with the arc of a 94.00 foot radius curve to the left, the chord of which bears S 44°49'15" W, 132.94 feet; Thence S 00°10'45" E, 131.25 feet; Thence S 89°43'18" W, 66.00 feet; Thence N 00°10'45" W, 131.36 feet; 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; Thence N 89°49'15" E, 13.50 feet; Thence N 01°21'34" E, 151.39 feet to the point of beginning.

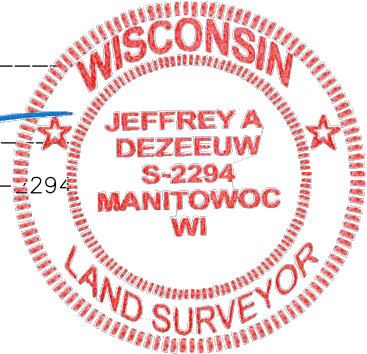
Said parcel contains 230,093 Square Feet (5.282 Acres) of land.

That I have made such survey, land division and map at the direction of John Lukas.

I further certify that the map hereon is a correct representation of the exterior boundaries of the lands surveyed and the division thereof. Also that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 21 of the City of Manitowoc Subdivision Regulations.

Dated 4/15/2025

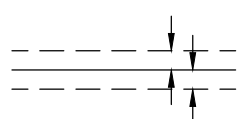
Jeffrey A. DeZeeuw
Professional Land Surveyor, S-2294



ALL BEARINGS ARE REFERENCED TO THE CITY OF MANITOWOC GPS GRID BEARINGS, MANITOWOC COUNTY COORDINATES NAD 83 (1991), THE NORTH LINE OF THE NW 1/4 OF SECTION 18 BEARS N88°38'26"W (RECORDED AS N88°39'45"W) AS RELATED TO THESE GRID POINTS

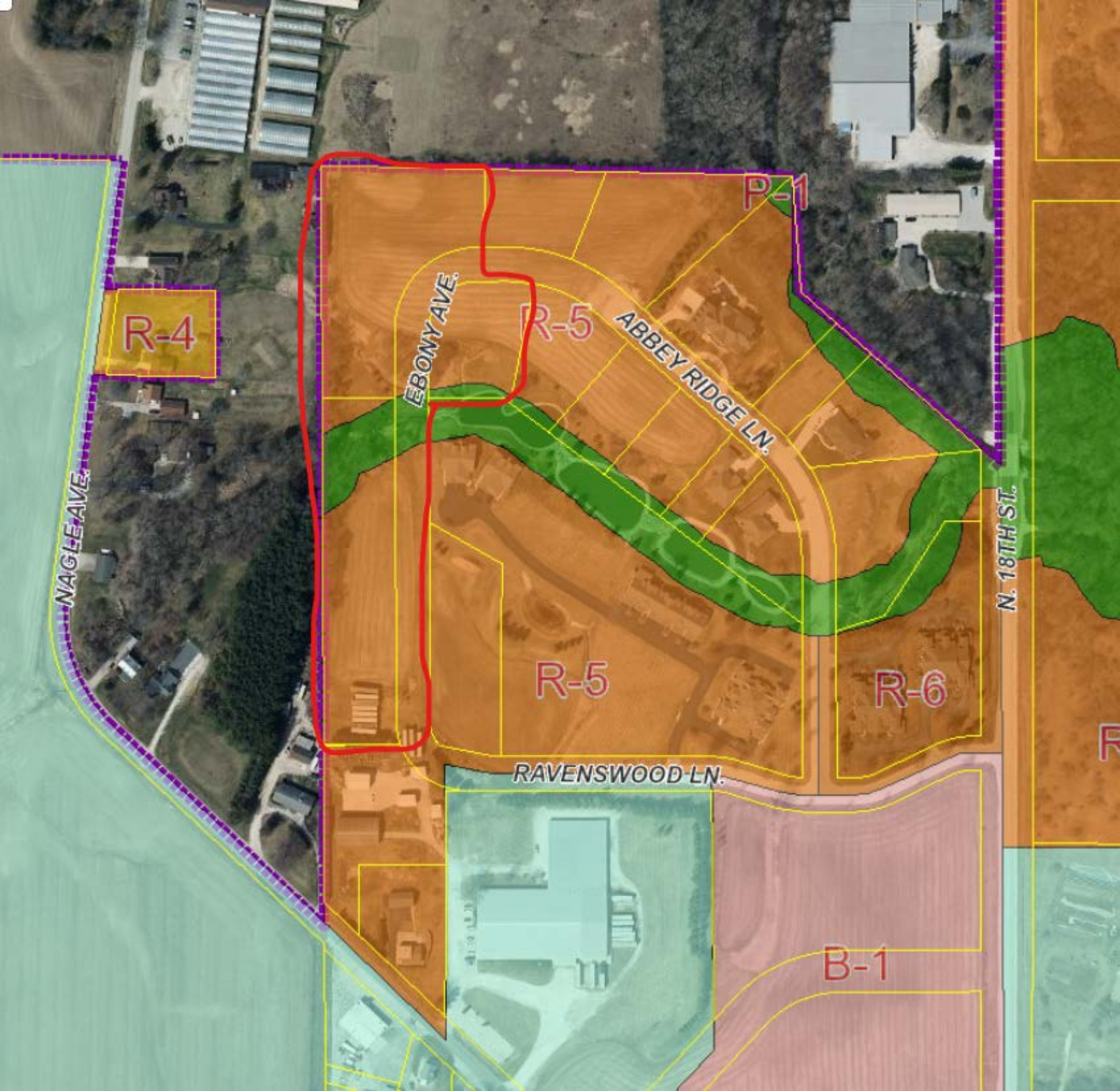
LEGEND

○ - 1 1/4"x18" IRON ROD WEIGHING 4.17 LBS./LIN. FT.
ALL OTHER CORNERS 3/4"x18" IRON RODS SET WEIGHING 1.13 LBS./LIN. FT.



UTILITY AND DRAINAGE EASEMENTS
SYMMETRICAL ABOUT LOT LINE,
6' WIDTH TYPICAL UNLESS SHOWN
DIFFERENTLY ON PLAT.

NOTE:
ALL MEASUREMENTS HAVE BEEN MADE
TO HUNDREDTHS OF A FOOT.



R-4

EBONY AVE.

R-5

ABBNEY RIDGE LN.

P-1

R-5

R-6

RAVENSWOOD LN.

N. 18TH ST.

B-1