

Report to the Manitowoc Plan Commission

Meeting Date: January 25, 2023

Request: PC 3-2023: EastPoint Land Development / Howe; Review of Subdivision Preliminary Plat for The Preserves at Lincoln Park Parcel # 817-304-010.

Existing Land Use for Subject Property: Vacant, Former Memorial Hospital Location

Existing Zoning for Subject Property: B-1 Office - Residential

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Residential	R-4 Single and Two Family Residential
East, South	Park / Conservancy (Lincoln Park)	P-1 Conservancy
West	Institutional, Office	B-1 Office - Residential

Report: Eastpoint Land Development LLC (Eastpoint) is submitting a preliminary plat for the development of 7.22 acres of land. The property was the former location of Memorial Hospital located at 333 Reed Avenue. This request is related to an earlier item on the Plan Commission agenda.

The subdivision will create 34 lots, 33 being residential lots and one being an outlot for the private drives. All the access drives and utilities will be privately installed with any future maintenance costs being paid for by the developer or the future Home Owner's Association.

A Planned Unit Development (PUD) will overlay the development. The PUD's main purpose is to provide flexibility with the property line setbacks.

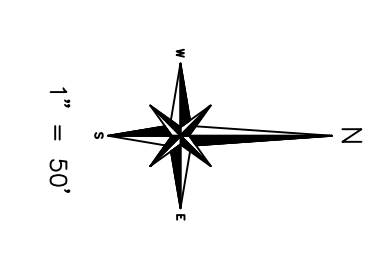
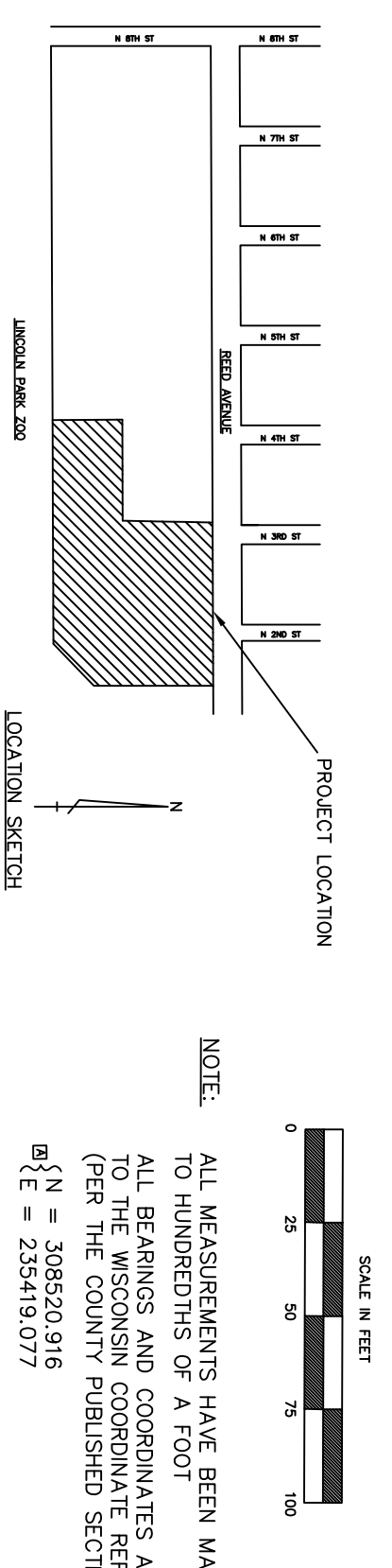
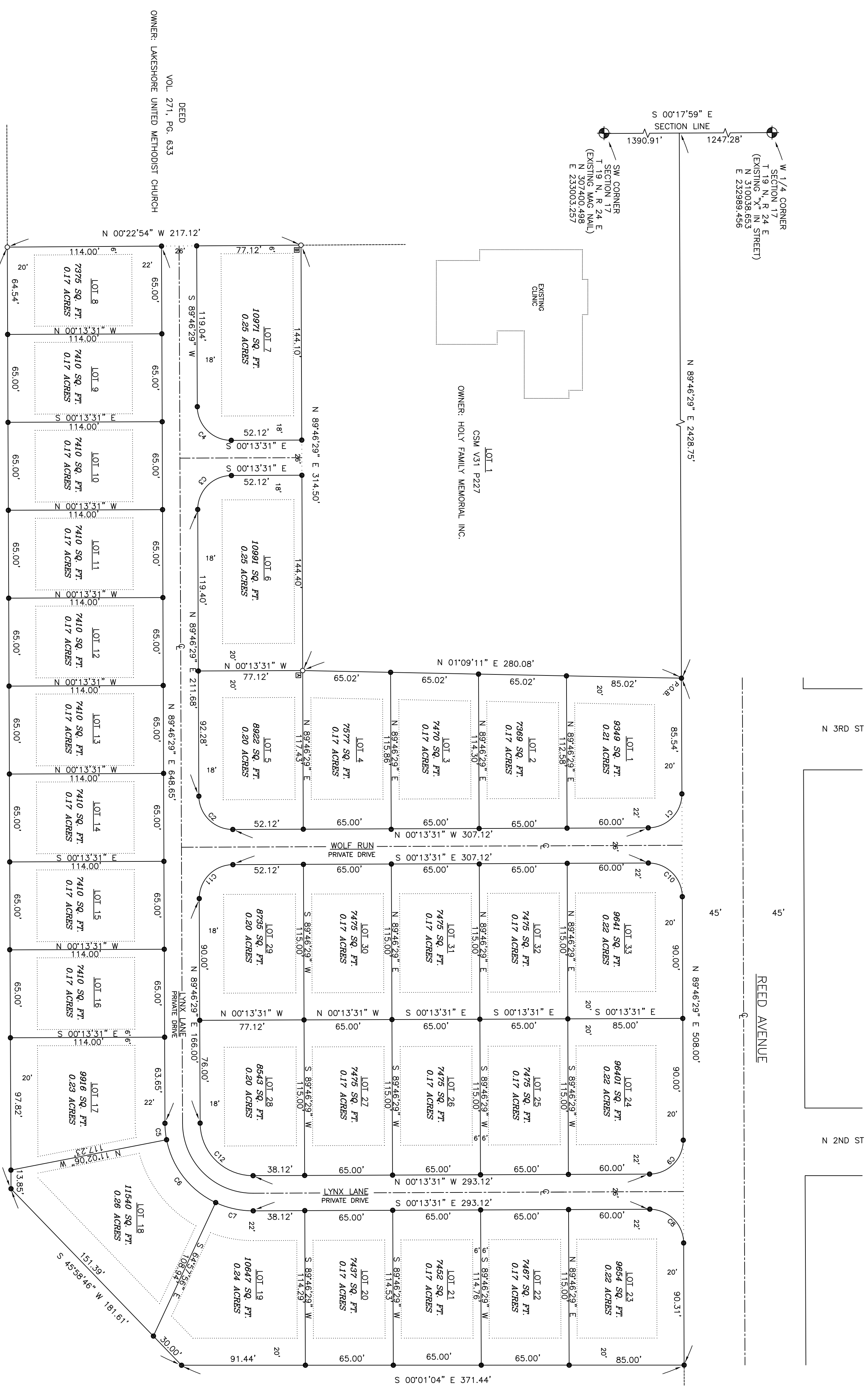
The area is zoned B-1 Office – Residential. Minimum lot sizes are 5,500 s.f. for single family and 6,600 square feet for two family. All of the lots in the development are larger than the minimum lot sizes.

The plat was sent out to other departments and utilities with their comments attached below.

The final plat will be submitted for review after all the utility and other construction costs in the right of way is completed to city standards.

Recommendation: Approve the Preliminary Plat, subject to the plat review conditions for The Preserve at Lincoln Park.

THE PRESERVE AT LINCOLN PARK
A PLANNED UNIT DEVELOPMENT
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



NOTES:
ALL MEASUREMENTS HAVE BEEN MADE TO HUNDRETHS OF A FOOT.
ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE COUNTY PUBLISHED SECTION SUMMARY.
B₁N = 30950.916
B₁E = 235419.077
B₂N = 309519.680
B₂E = 235104.579

SETBACK WIDTH SHOWN ON PLOT
● - 1" X 18" IRON PIPE SET
○ - IRON PIPE OR ROD FOUND

WEIGHING 113 lbs./ft.

NOTES:
The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the National Resource Conservation Service (NRCS) Plan No. 530 (Revised 11/01) as approved by the City of Manitowoc. If the time of construction is delayed, the property owner shall be responsible for the cost of any additional erosion control measures. It shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

NOTES:
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.

Home Owners Association:
There is a Home Owners Association associated with this plot recorded via a separate instrument.

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 45°13'51" E	90°00'00"
C2	25.00'	39.27'	35.36'	N 45°13'51" W	90°00'00"
C3	25.00'	39.27'	35.36'	S 44°46'29" W	90°00'00"
C4	25.00'	12.26'	12.25'	S 84°22'11" W	10°48'55"
C5	65.00'	17.28'	17.25'	S 51°58'59" W	53°55'50"
C6	65.00'	61.18'	58.92'	S 17°24'17" W	25°15'55"
C7	65.00'	28.66'	28.42'	S 17°24'17" W	25°15'55"
C8	25.00'	39.27'	35.36'	N 45°13'51" E	90°00'00"
C9	25.00'	39.27'	35.36'	N 44°46'29" E	90°00'00"
C10	25.00'	39.27'	35.36'	N 45°13'51" E	90°00'00"
C11	25.00'	39.27'	35.36'	N 45°13'51" W	90°00'00"
C12	39.00'	61.26'	55.15'	S 44°46'29" W	90°00'00"

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 herein, I have surveyed, divided and mapped The Preserve At Lincoln Park, and that such plot correctly represents all exterior boundaries and the subdivision of the land survey map recorded in Volume 31 on Page 227 and the point of real beginning, thereon, S 45°58'46" W, 151.36', thence N 00°13'31" E, a distance of 314.450 feet, to the northwestern corner of Lot 2 of a Certified Survey Map recorded in Volume 31 on Page 227 and the point of real beginning, thereon, S 45°58'46" W, 151.36', thence N 00°13'31" 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, thereon, 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.

Dated: _____
James C. Belongia, PLS S-2342

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 _____ 2022, on any land included in this plot of The Preserve At Lincoln Park.

Dated: _____
Finance Director - Treasurer _____

CERTIFICATE OF COUNTY TREASURER
I, _____, being the duly appointed and acting County Treasurer of the County of Manitowoc, do hereby certify that the records in my office show no unremitted tax sales and no unpaid taxes or special assessments as of _____ 2022, affecting the lands included in the plot of The Preserve At Lincoln Park.

Dated: _____
County Treasurer _____

CERTIFICATE
STATE OF WISCONSIN)
COUNTY OF MANITOWOC)

I, Madeline Reed-Kiddow, City Clerk of said City of Manitowoc, do hereby certify that I have compared the resolution on this plot 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 _____ day of _____ 2022.

WITNESS MY HAND, and seal this _____ day of _____ 2022.

Madeline Reed-Kiddow
City Clerk

CORPORATE OWNERS' CERTIFICATE
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 Plot to be surveyed, divided, mapped and dedicated as represented on this plot of The Preserve At Lincoln Park and that we shall comply with the established drainage plan on file of the City of Manitowoc and the Manitowoc County Planning Commission and under the directions of the owners listed herein, I have surveyed, divided and mapped The Preserve At Lincoln Park, and that such plot correctly represents all exterior boundaries and the subdivision of the land survey map recorded in Volume 31 on Page 227 and the point of real beginning, thereon, S 45°58'46" W, 151.36', thence N 00°13'31" E, a distance of 314.450 feet, to the northwestern corner of Lot 2 of a Certified Survey Map recorded in Volume 31 on Page 227 and the point of real beginning, thereon, S 45°58'46" W, 151.36', thence N 00°13'31" 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, thereon, 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.

Dated: _____
CITY OF MANITOWOC
WISCONSIN DEPARTMENT OF ADMINISTRATION
In Witness Whereof, the said _____ has caused these presents to be signed by _____ on this _____ day of _____ 2022.

CITY OF MANITOWOC
CITY OF MANITOWOC
LINCOLN PARK ZOO
AND CONSERVANCY

COMMON COUNCIL RESOLUTION
WHEREAS The Final Plat of The Preserve At Lincoln Park has been reviewed by the City Plan Commission on _____ and _____ and the City Plan Commission did recommend the adoption of this Final Plat with the following conditions:
1) That the subdivision and lot lines be shown in compliance with the subdivision regulations of the City of Manitowoc and the Manitowoc County Planning Commission and under the directions of the owners listed herein, I have surveyed, divided and mapped The Preserve At Lincoln Park, and that such plot correctly represents all exterior boundaries and the subdivision of the land survey map recorded in Volume 31 on Page 227 and the point of real beginning, thereon, S 45°58'46" W, 151.36', thence N 00°13'31" E, a distance of 314.450 feet, to the northwestern corner of Lot 2 of a Certified Survey Map recorded in Volume 31 on Page 227 and the point of real beginning, thereon, S 45°58'46" W, 151.36', thence N 00°13'31" 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, thereon, 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.
2) That the subdivision and lot lines be shown in compliance with the subdivision regulations of the City of Manitowoc and the Manitowoc County Planning Commission and under the directions of the owners listed herein, I have surveyed, divided and mapped The Preserve At Lincoln Park, and that such plot correctly represents all exterior boundaries and the subdivision of the land survey map recorded in Volume 31 on Page 227 and the point of real beginning, thereon, S 45°58'46" W, 151.36', thence N 00°13'31" E, a distance of 314.450 feet, to the northwestern corner of Lot 2 of a Certified Survey Map recorded in Volume 31 on Page 227 and the point of real beginning, thereon, S 45°58'46" W, 151.36', thence N 00°13'31" 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, thereon, 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.
3) That the subdivision and lot lines be shown in compliance with the subdivision regulations of the City of Manitowoc and the Manitowoc County Planning Commission and under the directions of the owners listed herein, I have surveyed, divided and mapped The Preserve At Lincoln Park, and that such plot correctly represents all exterior boundaries and the subdivision of the land survey map recorded in Volume 31 on Page 227 and the point of real beginning, thereon, S 45°58'46" W, 151.36', thence N 00°13'31" E, a distance of 314.450 feet, to the northwestern corner of Lot 2 of a Certified Survey Map recorded in Volume 31 on Page 227 and the point of real beginning, thereon, S 45°58'46" W, 151.36', thence N 00°13'31" 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, thereon, 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.
4) That the subdivision and lot lines be shown in compliance with the subdivision regulations of the City of Manitowoc and the Manitowoc County Planning Commission and under the directions of the owners listed herein, I have surveyed, divided and mapped The Preserve At Lincoln Park, and that such plot correctly represents all exterior boundaries and the subdivision of the land survey map recorded in Volume 31 on Page 227 and the point of real beginning, thereon, S 45°58'46" W, 151.36', thence N 00°13'31" E, a distance of 314.450 feet, to the northwestern corner of Lot 2 of a Certified Survey Map recorded in Volume 31 on Page 227 and the point of real beginning, thereon, S 45°58'46" W, 151.36', thence N 00°13'31" 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, thereon, 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.
NOW, THEREFORE BE IT RESOLVED by the Mayor and Common Council that the Final Plat of The Preserve At Lincoln Park be accepted, based upon compliance with the stipulated conditions.

INTRODUCED _____
ADOPTED _____
APPROVED _____
MAJOR _____
Justin M. Nickless, Mayor

Dated this _____ day of _____ 2022.

NO.	DATE	BY	REVISIONS

THE PRESERVE AT LINCOLN PARK

PRELIMINARY PLAT

MIKE HOWE BUILDERS, INC.

OWNER: EASTPOINT LAND DEVELOPMENT, LLC
P O BOX 132
MANITOWOC WI 54221
CONTACT: MIKE HOWE 920-242-3111
TAX ID NO. 05281730401000

BELONGIA LAND SURVEYING, LLC
1117 PHILIPEN STREET
MANITOWOC, WI. 54220-3147
PHONE 920-684-4237

DRAWING:	DATE: DECEMBER 2022	DRAWN BY: JAMES C. BELONGIA	APPROVED BY:
JOB NO.: 202211	CAD FILE: DRAWINGS/202211.DWG	SCALE: 1" = 50'	SHEET: 1 OF 1

**The Preserve at Lincoln Park
Eastpoint Land Development, LLC.**

**Mike Howe
PC 3-2023
1/25/2023**

Zoning: B-1 Office - Residential

Lots: 34 (33 buildable lots, 1 outlot for the access drives)

Misc: All access drives and utilities will be private. Construction costs and all future maintenance and repair costs will be at the Owner/Developers or Home Owner Association's expense.

CONDITIONS FOR APPROVAL OF THE PRELIMINARY PLAT:

1. ENGINEERING:

- a. An Erosion Control Permit and Plan will be required for this site. All temporary erosion control measures shall be placed prior to any land disturbing activities and maintained until final restoration with 70 percent growth of all vegetative areas. A Notice of Termination as well as Copies of your weekly and rain event inspections shall be submitted to the Engineering Department when final restoration has been completed.
- b. A Stormwater Management Plan and Permit will be required for this site.
- c. 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) and Section 21.080(6).
- d. The City will require a plan of the stormwater pond at a scale of 1-inch equals 20 feet as well as detailed cross sections. A clay liner is recommended as the pond needs to hold water at the permanent pool level. Cut off walls are also recommended to prevent water from moving through the stone bedding around the outfall storm pipe. The outfall pipe shall be connected to the City's storm sewer at Reed Ave. As part of the Reed Ave. reconstruction project, the City will upsize the existing inlet lead to accommodate the stormwater pond discharge. It cannot be discharged to flow over the gravel parking lot to the east. Is there a plan sheet that shows the outfall structure details and the trash rack details?

Please submit entire stormwater management plan report, pond plan and details for review and comments to the Engineering Dept.

- e. New Sidewalk/Driveway Permit (\$40) shall be obtained from the Engineering Office for the sidewalk work in the right of way.
- f. In accordance with Chapter 7.276 (2)(b) of the Manitowoc Municipal Code the Storm Sewer connection charge of \$500 will be waived for this site due to on-site stormwater treatment.
- g. 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 residential unit.
- h. A Right-of-Way (ROW) Excavation Permit (\$90) shall be required for the utility connections in the Right-of-Way.
- i. All new sanitary sewers shall be required to have a low-pressure air test completed to ensure the prevention of clear water into the sewer system. The City shall receive a copy of the air test results.
- j. All pipe material on City property and within all Right-of-Ways shall be PVC or RCP. Please indicate the pipe sizes on the plan for city to review.
- k. The developer shall provide an Irrevocable Letter of Credit to the City of Manitowoc in the amount of \$5,000 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.
- l. Winter Stabilization shall be required for all disturbed areas within 14 calendar days.
- m. The new sanitary sewer crossing Reed Ave. from Wolf Run shall be installed closer to a 90-degree angle. This will require a new manhole to be installed over the existing 10-inch sanitary sewer on the north side of Reed Ave. The location of the sanitary sewer as shown on the current plan is not acceptable. As a result of the realignment, the proposed sanitary manhole at the ROW line of Wolf Run could be eliminated. Therefore, there would be 270 feet of 8-inch pipe in lieu of 200 feet.
- n. All trenches on Reed Ave. shall be required to be backfilled with slurry material. The slurry shall be installed from the top of the pipe to the existing pavement surface or to within 18 inches of the existing pavement surface.

- o. All disturbed pavement areas on Reed Ave. shall be restored with a temporary asphalt pavement prior to reopening the roadway to traffic.
- p. It is anticipated that the City of Manitowoc will be reconstructing Reed Ave. from N. 8th St. to about 300 feet east of North 2nd Street during the 2023 construction season. Assuming that the new sewer and water from this development are installed prior to the paving on Reed Ave., the City will absorb the cost of the permanent pavement patching.
- q. The City intends to bulkhead the existing inactive sanitary laterals and main stubs that serve the property during the Reed Ave reconstruction work. The pipes being bulkheaded are currently not in use and extend south of Sanitary manholes 17-34A, 17-33A and 17-34.
- r. The existing and new sanitary manholes shall be labeled on the plans.
- s. Both of the new private roads (Wolf Run & Lynx Lane) shall have curb returns.
- t. The new private sanitary manholes shall be located outside of the new 10-foot-wide asphalt trail.
- u. The existing storm inlet at the northeast property line (location of the stormwater pond discharge) on Reed Ave. has the wrong elevations. The elevations shown are for the sanitary sewer and not the storm sewer inlet.

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 \$21,732 +/- . Final fee will be calculated after Accurate Appraisal provides assessed value information.
- 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 plat shall be in conformance with the Planned Unit Development for The Preserve at Lincoln Park.
- d. Block labels shall be shown on the plat.
- e. All existing and proposed easements shall be shown on the plat. Easements intended to be no longer used shall be released by the Plan Commission and Common Council with the proper release of easement documents being recorded at the Register of Deeds Office.
- f. Add a note on the plat stating that a Planned Unit Development district overlays the property. Include recording information in the note.
- g. Correct the location of N. 3rd and N. 2nd Streets on the plat, they are not shown accurately.
- h. Correct Mayor Nickel's and Mackenzie Reed's signature lines.
- j. Clarify in the legend what the dotted line work represents in each lot.
- k. Label the access drives as OUTLOT.

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

- a. MPU Water will need to see the detailed watermain plan and profile drawings for the watermain installation. Contact Rob Michaelson at 920-686-4354
- b. *Profiles & Extensions:* Not shown...will need a profile drawing of the watermain design. Contact Rob Michaelson at 920-686-4354
- c. MPU Water will need to see the detailed watermain plan and profile drawings for the watermain installation.
- d. Per PSC Rules, the watermain will need to be a publicly owned watermain that meets WDNR design and construction standards. MPU will need a signed watermain petition from the developer for the extension of the watermain.
- e. The project will need WDNR construction approval, which requires the submittal of the Water System Approval Request Form 3300-260, Water Main Submittal Checklist Form 3300-066, and plan and profile design drawings. MPU will perform a review of the watermain drawings and provide an approval letter for submittal to the WDNR. The developer's engineer is responsible for this complete submittal to the WDNR.
- f. AT&T. Please provide a 12' utility easement to allow AT&T to place fiber optic cable to serve addresses. AT&T intends to place in same trench as MPU to service lots. Contact Kari Jensen for more details 920-227-8902 cell, 920-433-4112 office.
- g. WPS. A 12' utility easement reviewed by the WPS Real Estate Dept would be necessary to install natural gas facilities through the proposed development. Developer can contact our call center (877-444-0888, Monday – Friday: 8 a.m. – 5 p.m.) to apply for gas facility extension

4. EASEMENTS / OTHER:

- a. Place a 10' utility easement along south side of Reed Ave on the final plat. Location of utility easements along back/front lot lines of subdivision will need to be finalized. Please contact Manitowoc Public Utilities: Justin Hoffmann at (920)686-4347.
- b. Show access easement for the stormwater pond along lots 23, 22, 21, 20, and 19.
- c. See easement requests in other sections of this list of conditions sheet.
- d. All stated conditions to be satisfied to City satisfaction prior to City signatures being affixed to the certifications on the final plat.

5. FIRE

- a. Fire Rescue will want to see final plan for location and placement of hydrants. Fire Rescue assumes a private road would require placement of private hydrants.