



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

October 28, 2022

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 10-2022: Creekwood Estates Subdivision – Final Plat, TLG Holdings LLC, off of Albert Drive (Parcel # 756-000-210)

At the October 27, 2022 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 Creekwood Estates authorizing City Staff to sign the plat after all subdivision conditions have been completed to the satisfaction of the Community Development Department.

TLG Holdings, LLC
Attn: Brian Lodel
1701 Washington St. Suite 200
Manitowoc, WI 54220

Mau & Associates
Attn: Steven Bieda
400 Security Blvd Suite 1
Green Bay WI 54313

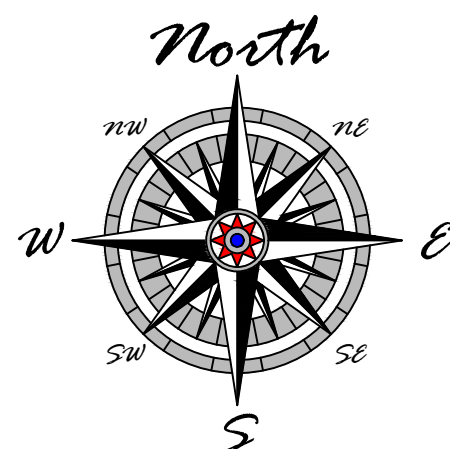
Mammoth Construction
Attn: Andrew Sorenson
1616 Wollmer Street
Manitowoc, WI 54220

Granicus #: 22-0886
Attachments: map and conditions

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 Condominium II

Lot 15

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

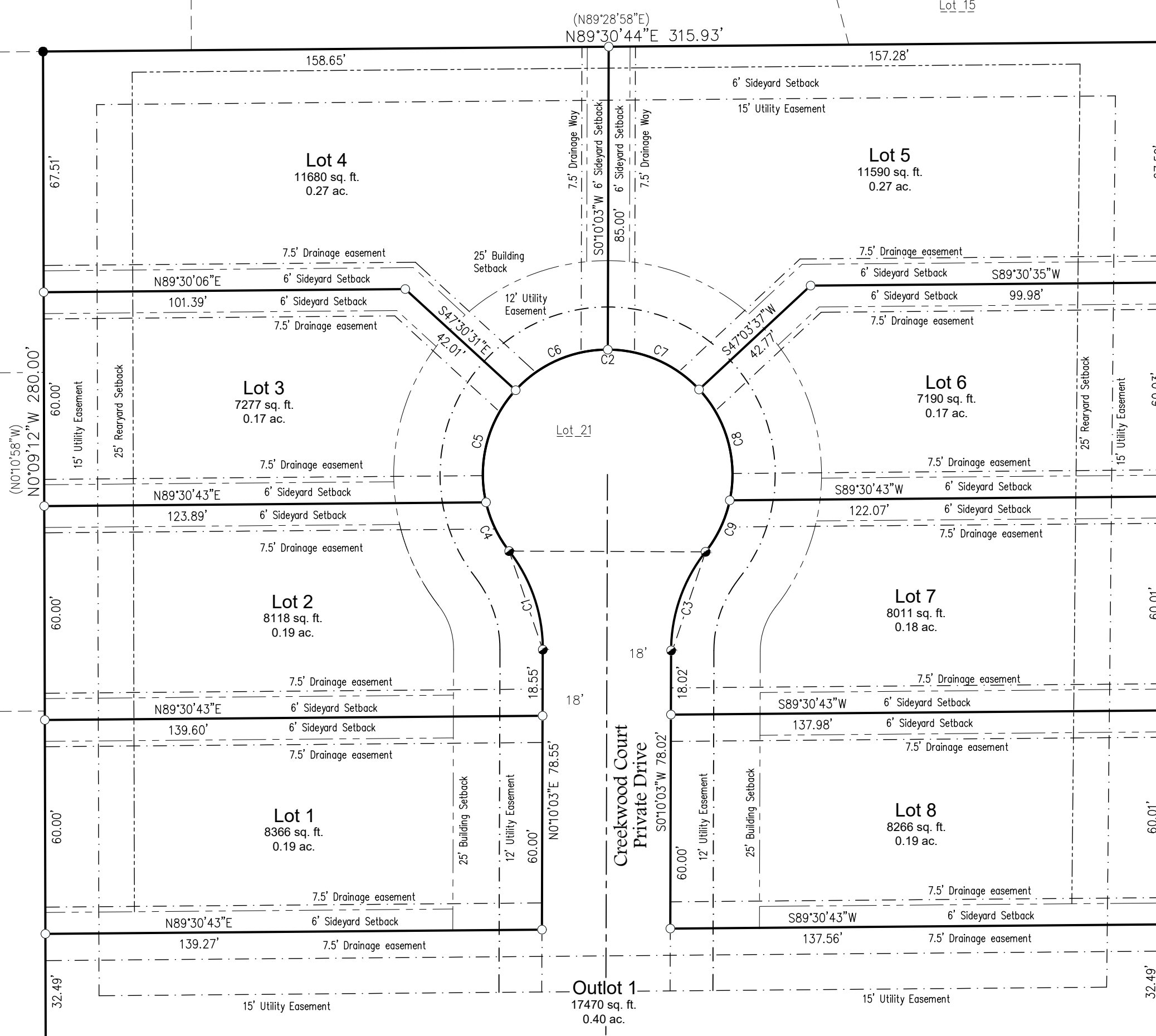
Lot 17
Owner: Hidden Hollow Condominiums LLC

Lot 18
Owner: J. Sha's Properties LLC

Lot 19
Owner: Wallander, Scott J.

Lot 20
Owner: Hidden Hollow Condominiums LLC

Units 1907 & 1909 Hidden Hollow Condominium II



Ingress/Egress Easement Document No. 927459

Lot 3
21 CSM 11
Owner: Albert Drive Estates LLC

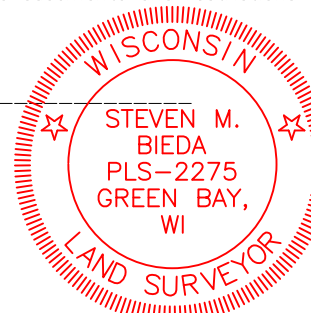
SURVEYOR'S CERTIFICATE

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
09/28/2022



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.

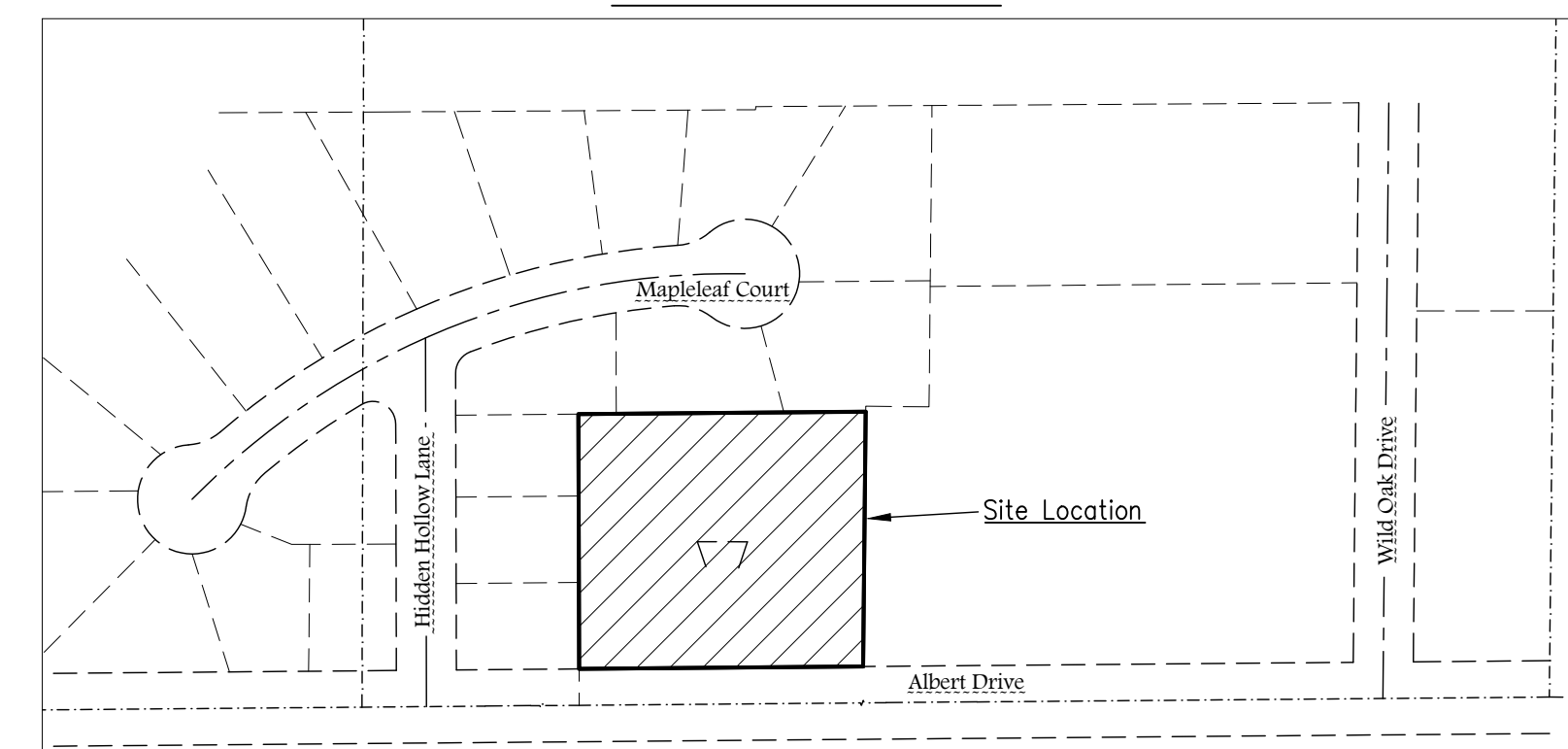
Home Owners Association

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

Curve Data

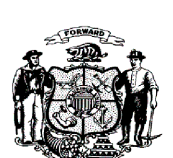
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	29.75	44.82	29.21	N18°50'58"W	38°02'03"	N01°03'03"E, N37°52'00"W
C2	156.49	35.00	55.09	S89°46'32"E	256°10'56"	S38°18'56"W, N37°52'00"W
C3	29.84	44.82	29.30	S19°14'29"W	38°08'53"	S38°18'56"W, S01°03'03"W
C4	15.25	35.00	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	28.69	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



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____



Department of Administration

Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊙ Manitowoc County monument - type noted
- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- () recorded as bearing / distance

SCALE
1"=30'

DRAWN BY
Tyler

TAX PARCEL NO. 0627560021000

Final Plat

Data File: L-3322.plt
Fieldwork Completed: 09/27/2022

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

PROJECT NO.
L-3322

SHEET NO.
1 of 2

DRAWING NO.
P-2543

File: L-3322P.plt 09/27/22.dwg

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

SCALE
1"=30'

DRAWN BY
Tyler

TAX PARCEL NO. 06275600021000

Final Plat

Data File: L-3322.txt Fieldwork Completed: 09/27/2022

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

PROJECT NO.
L-3322

SHEET NO.
2 of 2

DRAWING NO.
P-2543

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

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

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.

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

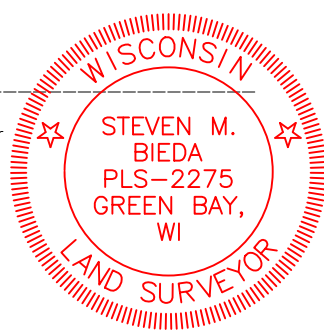
In Witness Whereof, the said _____ has caused these presents to be signed by _____ it's _____ on this _____ day of _____, 20____

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]

Steven M. Bieda
Professional Land Surveyor
PLS-2275
09/28/2022



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____



Department of Administration

File: L-3322Patt.092722.dwg

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.