



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

July 8, 2026

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 10-2025: Tycore Built, LLC; Review of the Final Plat for Mariner Lux Subdivision.

At the July 7, 2026 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

Approve the Final Plat with Conditions for the Mariner Lux Subdivision.

Granicus #: 26-0567

Attachments: Maps, Conditions & Resolution

RESOLUTION

WHEREAS, the Preliminary Plat of Mariner Lux has been reviewed by the City Plan Commission on March 17, 2025; and

WHEREAS, the Final Plat has been reviewed and approved by the Wisconsin Department of Administration Plat Review on July 2, 2026; and

WHEREAS, the City Plan Commission did recommend the acceptance of the Final Plat with the following conditions:

- 1) That the Developer 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 April 17, 2023 in accordance with 66.1001 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 Mariner Lux Subdivision be accepted, based upon compliance with the aforementioned conditions.

INTRODUCED _____

ADOPTED _____

Justin M. Nickels, Mayor

APPROVED _____

Fiscal Impact:
Funding Source:
Finance Director Approval: /
Approved as to Form: /



CITY OF MANITOWOC

WISCONSIN, USA

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FINAL PLAT CONDITIONS

Mariner Lux / Tycore

PC 10-2025

7/7/2026

NOTE: The conditions are based on the March 6, 2026 sheet 1 and July 17, 2026 sheet 2 dated plans from JT Engineering.

Zoning: R-4 Single and Two Family Residential and R-6 Multiple Family

Lots: 42

CONDITIONS FOR APPROVAL OF THE FINAL PLAT:

ENGINEERING ATTACH ALL OF ENGINEERINGS DRAWINGS.

- a. Engineering has no issues with the final plat but Tycore and JT Engineering shall continue to work with City Engineering on street, utility, erosion and stormwater items such as testing, as-builts and other infrastructure related items. 920-686-6910
- b. The City of Manitowoc shall inspect all of the construction work within the ROW of City streets and all easements. The City shall charge Inspection Fees to the developer for all sewer and road construction work located within the Right-of-Way (ROW) or Easement Areas (Johnston Drive, E. Magnolia Ave., Fern Dr., Galax Court, and Holly Drive). The current maximum inspection fee is \$5.00 per lineal foot of roadway or easement area.
- c. The owner/applicant is required to submit a certificate of completion (as-built plans for the stormwater pond), stating the completion of the permitted work is in accordance with the plans, City, Federal, State and local laws and regulations for the stormwater facility. The owner/developer, contractor, and the design engineer shall sign the certificate of completion per the Manitowoc Municipal Code (MMC) Section 28.070(d).
- d. The City will take ownership of the stormwater detention pond and parcel when it is complete. We will require plan and profile drawings of the pond at a 1" = 20' scale with structure details and pond cross sections. Final pond as-builts will also be required when the pond is complete and grass growth is sufficient to prevent erosion.
- e. Since, the concrete paving is planned to be completed later this year, the City has significant concerns about potential compaction/settlement issues where new utilities will be installed. Trench backfill and/or compaction testing shall be required to be completed throughout all sanitary, storm, and watermain trenches that will be below future pavement in the Right-of-Way.



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COMMUNITY DEVELOPMENT

- a. A Payment in Lieu of Parkland Dedication fee of \$49,595 is due by the developer prior to the City signing the final plat.

CITY CLERK

- a. There are no taxes or assessments due on the property.

WATER / ELECTRIC / GAS / PHONE / CABLE

- a. AT&T has no issues with the final plat.
- b. WPS: No issues with the Final Plat. Contact WPS New Installation Team (800-242-9772) for any Gas Service issues.
- c. MPU Water: No issues with the Final Plat. The developer shall continue to work with MPU Water on any water related issues.

BUILDING INSPECTION / LIFE SAFETY

- a. No Issues from Building Inspection and Life Safety – Fire.

MANITOWOC COUNTY

- a. No issues with the proposed subdivision.

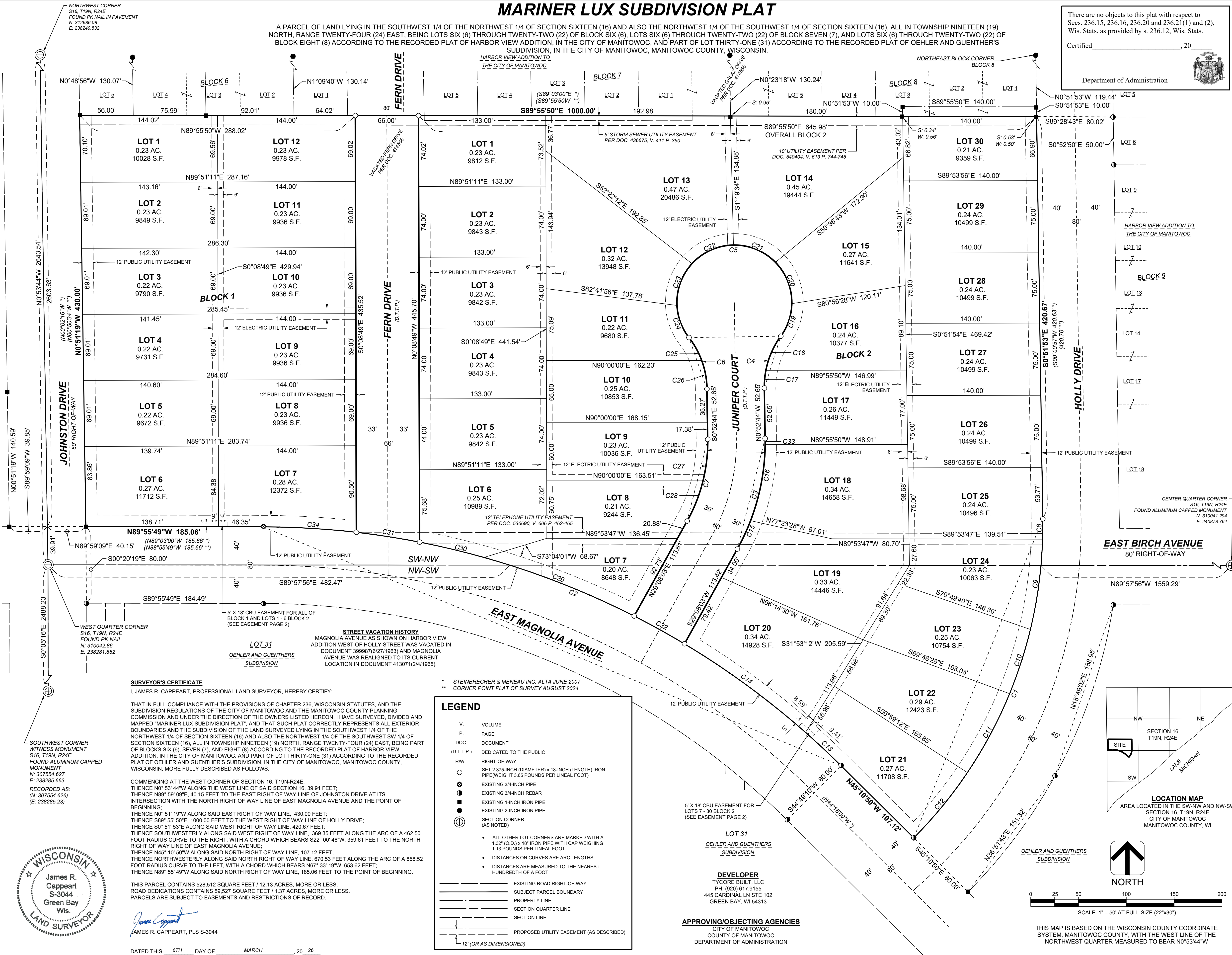
MARINER LUX SUBDIVISION PLAT

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION SIXTEEN (16) AND ALSO THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION SIXTEEN (16), ALL IN TOWNSHIP NINETEEN (19) NORTH, RANGE TWENTY-FOUR (24) EAST, BEING LOTS SIX (6) THROUGH TWENTY-TWO (22) OF BLOCK SIX (6), LOTS SIX (6) THROUGH TWENTY-TWO (22) OF BLOCK SEVEN (7), AND LOTS SIX (6) THROUGH TWENTY-TWO (22) OF BLOCK EIGHT (8) ACCORDING TO THE RECORDED PLAT OF HARBOR VIEW ADDITION, IN THE CITY OF MANITOWOC, AND PART OF LOT THIRTY-ONE (31) ACCORDING TO THE RECORDED PLAT OF OEHLER AND GUENTHER'S SUBDIVISION, IN THE CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN.

There are no objects 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



SURVEYOR'S CERTIFICATE

I, JAMES R. CAPPEART, PROFESSIONAL LAND SURVEYOR, 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 HEREON, I HAVE SURVEYED, DIVIDED AND MAPPED "MARINER LUX SUBDIVISION PLAT", AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED LYING IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION SIXTEEN (16) AND ALSO THE NORTHWEST 1/4 OF THE SOUTHWEST SW 1/4 OF SECTION SIXTEEN (16), ALL IN TOWNSHIP NINETEEN (19) NORTH, RANGE TWENTY-FOUR (24) EAST, BEING PART OF BLOCKS SIX (6), SEVEN (7), AND EIGHT (8) ACCORDING TO THE RECORDED PLAT OF HARBOR VIEW ADDITION, IN THE CITY OF MANITOWOC, AND PART OF LOT THIRTY-ONE (31) ACCORDING TO THE RECORDED PLAT OF OEHLER AND GUENTHER'S SUBDIVISION, IN THE CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF SECTION 16, T19N-R24E; THENCE N0° 53' 44"W ALONG THE WEST LINE OF SAID SECTION 16, 39.91 FEET; THENCE N89° 59' 09"E, 40.15 FEET TO THE EAST RIGHT OF WAY LINE OF JOHNSTON DRIVE AT ITS INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF EAST MAGNOLIA AVENUE AND THE POINT OF BEGINNING; THENCE N0° 51' 19"W ALONG SAID EAST RIGHT OF WAY LINE, 430.00 FEET; THENCE S89° 55' 50"E, 1000.00 FEET TO THE WEST RIGHT OF WAY LINE OF HOLLY DRIVE; THENCE S0° 51' 53"E ALONG SAID WEST RIGHT OF WAY LINE, 420.67 FEET; THENCE SOUTHWESTERLY ALONG SAID WEST RIGHT OF WAY LINE, 369.35 FEET ALONG THE ARC OF A 462.50 FOOT RADIUS CURVE TO THE RIGHT, WITH A CHORD WHICH BEARS S22° 00' 46"W, 359.61 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST MAGNOLIA AVENUE; THENCE N45° 10' 50"W ALONG SAID NORTH RIGHT OF WAY LINE, 107.12 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE, 670.53 FEET ALONG THE ARC OF A 858.52 FOOT RADIUS CURVE TO THE LEFT, WITH A CHORD WHICH BEARS N67° 33' 19"W, 653.62 FEET; THENCE N89° 55' 49"W ALONG SAID NORTH RIGHT OF WAY LINE, 185.06 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 528,512 SQUARE FEET / 12.13 ACRES, MORE OR LESS. ROAD DEDICATIONS CONTAINS 59,527 SQUARE FEET / 1.37 ACRES, MORE OR LESS. PARCELS ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

James R. Cappeart
JAMES R. CAPPEART, PLS S-3044

LEGEND

V.	VOLUME
P.	PAGE
DOC.	DOCUMENT
(D.T.T.P.)	DEDICATED TO THE PUBLIC
R/W	RIGHT-OF-WAY
○	SET 2.375-INCH (DIAMETER) x 18-INCH (LENGTH) IRON PIPE (WEIGHT 3.65 POUNDS PER LINEAL FOOT)
●	EXISTING 3/4-INCH PIPE
●	EXISTING 3/4-INCH REBAR
●	EXISTING 1-INCH IRON PIPE
●	EXISTING 2-INCH IRON PIPE
⊕	SECTION CORNER (AS NOTED)
—	EXISTING ROAD RIGHT-OF-WAY
—	SUBJECT PARCEL BOUNDARY
—	PROPERTY LINE
—	SECTION QUARTER LINE
—	SECTION LINE
—	PROPOSED UTILITY EASEMENT (AS DESCRIBED)
—	12" (OR AS DIMENSIONED)

* STEINBRECHER & MENEAU INC. ALTA JUNE 2007
** CORNER POINT PLAT OF SURVEY AUGUST 2024

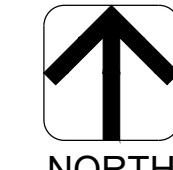
APPROVING/OBJECTING AGENCIES

CITY OF MANITOWOC
COUNTY OF MANITOWOC
DEPARTMENT OF ADMINISTRATION

DEVELOPER
TYCORE BUILT, LLC
PH. (920) 617-9155
445 CARDINAL LN, STE. 102
GREEN BAY, WI 54313

LOT 31
OEHLER AND GUENTHER'S
SUBDIVISION

5' X 18" CBU EASEMENT FOR LOTS 7 - 30 BLOCK 2 (SEE EASEMENT PAGE 2)



THIS MAP IS BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, MANITOWOC COUNTY, WITH THE WEST LINE OF THE NORTHWEST QUARTER MEASURED TO BEAR N0°53'44"W

SURVEY PREPARED BY:

ENGINEERING
REAL TRUSTED PROVEN
1077 CENTENNIAL CENTRE BLVD
HOBART, WI 54155

- FINAL PLAT OF - MARINER LUX SUBDIVISION PLAT TYCORE BUILT

SURVEY PREPARED FOR:

TYCORE BUILT
BUILDING A BETTER WORLD, YOUNGS.

TYCORE BUILT
445 CARDINAL LN, STE. 102
GREEN BAY, WI 54313

DRAWN BY:

SMR

CHECKED BY:

JRC

JT NUMBER:

240134

DATE:

MARCH 6, 2026

SHEET:

1

OF 2

MARINER LUX SUBDIVISION PLAT

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION SIXTEEN (16) AND ALSO THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION SIXTEEN (16), ALL IN TOWNSHIP NINETEEN (19) NORTH, RANGE TWENTY-FOUR (24) EAST, BEING LOTS SIX (6) THROUGH TWENTY-TWO (22) OF BLOCK SIX (6), LOTS SIX (6) THROUGH TWENTY-TWO (22) OF BLOCK SEVEN (7), AND LOTS SIX (6) THROUGH TWENTY-TWO (22) OF BLOCK EIGHT (8) ACCORDING TO THE RECORDED PLAT OF HARBOR VIEW ADDITION, IN THE CITY OF MANITOWOC, AND PART OF LOT THIRTY-ONE (31) ACCORDING TO THE RECORDED PLAT OF OEHLER AND GUENTHER'S SUBDIVISION, IN THE CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN.

CURVE TABLE					
CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	45° 45' 20"	462.50'	369.35'	359.61'	S22° 00' 46"W
	45° 44' 29" *		369.23' *	359.49' *	S22° 53' 12"W *
	45° 45' 03" **		369.31' **	359.57' **	S22° 00' 39"W **
C2	44° 44' 59"	858.52'	670.53'	653.62'	N67° 33' 19"W
	44° 42' 59" *		670.03' *	653.16' *	N67° 32' 20"W *
	44° 42' 59" **		670.60' **	653.16' **	N67° 33' 19"W **
C3	30° 00' 48"	230.00'	120.48'	119.11'	N14° 07' 39"E
C4	36° 52' 12"	90.00'	57.92'	56.92'	N17° 33' 21"E
C5	253° 44' 23"	60.00'	265.72'	96.00'	S89° 07' 16"W
C6	36° 52' 12"	90.00'	57.92'	56.92'	S19° 18' 50"E
C7	30° 00' 48"	170.00'	89.05'	88.04'	S14° 07' 39"W
C8	02° 37' 51"	462.50'	21.24'	21.23'	S00° 27' 01"W
C9	11° 48' 54"	462.50'	95.37'	95.20'	S07° 40' 24"W
C10	08° 44' 41"	462.50'	70.59'	70.52'	S17° 57' 11"W
C11	11° 36' 09"	462.50'	93.66'	93.50'	S28° 07' 36"W
C12	10° 57' 46"	462.50'	88.49'	88.36'	S39° 24' 33"W
C13	3° 23' 33"	858.52'	50.83'	50.83'	N46° 52' 36"W
C14	10° 28' 35"	858.52'	156.98'	156.76'	N53° 48' 41"W
C15	08° 10' 02"	230.00'	32.79'	32.76'	N25° 03' 02"E
C16	20° 19' 21"	230.00'	81.58'	81.15'	N10° 48' 21"E
C17	11° 40' 06"	90.00'	18.33'	18.30'	N04° 57' 19"E
C18	25° 12' 05"	90.00'	39.59'	39.27'	N23° 23' 25"E
C19	34° 45' 06"	60.00'	36.39'	35.84'	N18° 36' 54"E
C20	45° 31' 35"	60.00'	47.68'	46.43'	N21° 31' 26"W
C21	46° 36' 51"	60.00'	48.81'	47.48'	N67° 35' 39"W
C22	46° 34' 10"	60.00'	48.77'	47.44'	S65° 48' 50"W
C23	45° 31' 35"	60.00'	47.68'	46.43'	S19° 45' 57"W
C24	34° 45' 06"	60.00'	36.39'	35.84'	S20° 22' 23"E
C25	17° 31' 16"	90.00'	27.52'	27.42'	S28° 59' 18"E
C26	19° 20' 55"	90.00'	30.39'	30.25'	S10° 33' 12"E
C27	14° 29' 28"	170.00'	43.00'	42.88'	S06° 22' 00"W
C28	15° 31' 19"	170.00'	46.05'	45.91'	S21° 22' 23"W
C29	11° 15' 53"	858.52'	168.79'	168.52'	N68° 41' 13"W
C30	04° 37' 05"	858.52'	69.20'	69.18'	N76° 37' 42"W
C31	4° 27' 38"	858.52'	66.84'	66.82'	N81° 10' 03"W
C32	4° 00' 18"	858.52'	60.01'	60.00'	N61° 03' 08"W
C33	01° 31' 25"	230.00'	6.12'	6.12'	N00° 07' 02"W
C34	06° 31' 57"	858.52'	97.88'	97.83'	N86° 39' 50"W

OWNER'S CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON "MARINER LUX SUBDIVISION PLAT" TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY §236.10 OR §236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF MANITOWOC, COUNTY OF MANITOWOC, AND THE DEPARTMENT OF ADMINISTRATION

TYCORE BUILT, LLC
WADE T. MICOLEY - PRESIDENT

PERSONALLY CAME BEFORE ME THIS DAY OF , 20 THE ABOVE NAMED OWNER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES

COUNTY,

STATE OF WISCONSIN]

COUNTY OF] SS

COMMON COUNCIL RESOLUTION

WHEREAS THE FINAL PLAT OF MARINER LUX SUBDIVISION PLAT 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:

- THAT THE SUBDIVIDER AND FUTURE OWNERS COVENANT TO COMPLY WITH THE ESTABLISHED DRAINAGE PLAN.
- 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 APRIL 17, 2023 IN ACCORDANCE WITH 62.23(3) OF THE STATUTES OF THE STATE OF WISCONSIN, AS AMENDED.
- THAT ALL MINIMUM REQUIRED IMPROVEMENTS BE APPROVED BY THE CITY OF MANITOWOC'S DIRECTOR OF PUBLIC INFRASTRUCTURE.
- 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 MARINER LUX SUBDIVISION PLAT BE ACCEPTED, BASED UPON COMPLIANCE WITH THE AFOREMENTIONED CONDITIONS.

INTRODUCED

ADOPTED

APPROVED

MAYOR

JUSTIN M. NICKELS, MAYOR

DATED THIS DAY OF , 20

CITY OF MANITOWOC PLANNING COMMISSION

APPROVED FOR THE CITY OF MANITOWOC PLANNING COMMISSION THIS DAY OF , 20

PAUL BRAUN
CITY PLANNER

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 , 20 ON ANY LAND INCLUDED IN THIS PLAT OF MARINER LUX SUBDIVISION PLAT.

DATED:

FINANCE DIRECTOR - TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN]
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 , 20 AFFECTING THE LANDS INCLUDED IN THIS PLAT OF MARINER LUX SUBDIVISION PLAT.

DATED:

COUNTY TREASURER

CERTIFICATE OF CITY CLERK'S

STATE OF WISCONSIN]
COUNTY OF MANITOWOC]

I, MACKENZIE REED, 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.

WITNESS MY HAND, AND SEAL THIS DAY OF , 20

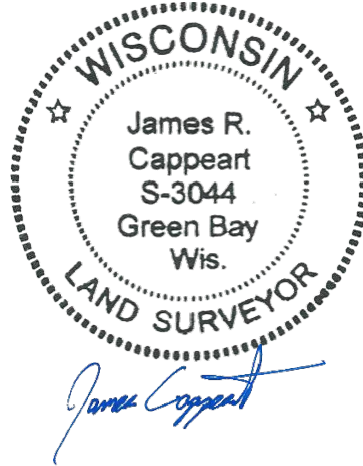
MACKENZIE REED

CITY CLERK - DEPUTY TREASURER

There are no objects 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



12' PUBLIC UTILITY EASEMENT

A NON-EXCLUSIVE EASEMENT GRANTED TO PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO ELECTRIC, NATURAL GAS, COMMUNICATIONS, WATER DISTRIBUTION, SEWER COLLECTION, DRAINAGE, ETC., IS HEREBY GRANTED BY

TYCORE BUILT, LLC, GRANTOR.

GRANTED TO THE CITY OF MANITOWOC, MANITOWOC PUBLIC UTILITIES(MPU), AND WISCONSIN PUBLIC SERVICE CORPORATION, GRANTEE(S), TO THEIR RESPECTIVE HEIRS, AGENTS, AND ASSIGNS.

TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN, AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND PUBLIC UTILITIES FOR SUCH PURPOSES AS IS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, UNDER, ACROSS, ALONG, AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS DESIGNATED ON THE PLAT, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN, AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS.

ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH, AND/OR ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEEES OR THEIR AGENTS.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS, AND ASSIGNS OF ALL PARTIES HERETO.

5' X 18' USPS CLUSTER BOX UNITS EASEMENT

A NON-EXCLUSIVE EASEMENT GRANTED TO THE UNITED STATES POSTAL SERVICE (USPS), IS HEREBY GRANTED BY

TYCORE BUILT, LLC, GRANTOR.

GRANTED TO THE UNITED STATES POSTAL SERVICE, GRANTEE, AND TO THEIR RESPECTIVE HEIRS, AGENTS, AND ASSIGNS.

THE UNITED STATES POSTAL SERVICE ("USPS") REQUIRES THAT THE LOTS WITHIN THE PLAT (THE "PROPERTY") RECEIVE MAIL SERVICE THROUGH THE USE OF CLUSTER BOX UNITS (EACH A "CBU"); AND

TO FACILITATE THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE CBUS IT IS REQUIRED AND NECESSARY TO HAVE THIS USPS CLUSTER BOX EASEMENT AND INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT EASEMENT (THE "CBU EASEMENT") RECORDED AGAINST AND BINDING UPON THE THE LOTS.

NOW, THEREFORE, THE DECLARANT DOES HEREBY DECLARE, SUBJECT, AND BIND THE LOTS TO THE FOLLOWING TERMS, CONDITIONS, AND COVENANTS AS FOLLOWS:

THE DECLARANT DOES HEREBY GRANT A NONEXCLUSIVE, PERPETUAL EASEMENT ON AND OVER LOTS 6 AND 7 BLOCK 1 AND LOTS 20 AND 21, AS DESCRIBED AND SHOWN ON THIS PLAT FOR THE INSTALLATION, MAINTENANCE, REPLACEMENT, AND ACCESS OF CBUS. LOTS 1-12, BLOCK 1 AND LOTS 1-6, BLOCK 2 SHALL BE ASSIGNED TO CBU EASEMENT 1. LOTS 7-30, BLOCK 2 SHALL BE ASSIGNED TO CBU EASEMENT 2.

THE CBU ASSIGNED TO EACH LOT IS SET FORTH ON THIS PLAT. THE USPS AND THE LOT OWNERS SHALL USE THE CBU FOR THE DELIVERY AND PICKUP OF MAIL AND PACKAGES. NO LOT OWNER SHALL INTERFERE WITH THE USE OF THE EASEMENT AREA IF THE USPS REQUIRES A CHANGE OF THE LOTS TO BE SERVED BY A CBU. A COPY OF THE CHANGE ORDER SHALL BE RECORDED AT THE MANITOWOC COUNTY REGISTER OF DEEDS OFFICE, AND THIS EASEMENT SHALL BE DEEMED AMENDED ACCORDINGLY.

THE GRANTOR SHALL BE RESPONSIBLE FOR THE INITIAL INSTALLATION OF THE CBUS IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE USPS.

AFTER THE INITIAL INSTALLATION OF THE CBUS, THE OWNERS OF THOSE LOT ASSIGNED TO THE CBUS SHALL BE THE OWNERS OF THE CBUS AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT, AS NECESSARY, OF THE CBUS IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE USPS. SUCH COST SHALL BE A GENERAL EXPENSE OF THE ASSIGNED LOT OWNERS. SUCH COSTS SHALL BE DIVIDED EQUALLY AMONG THE LOTS SERVED BY THE CBU. ANY LOT OWNER WHO INTENTIONALLY DAMAGES A CBU OR WHOSE TENANT OR OCCUPANT DAMAGES A CBU SHALL BE RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT AS NECESSARY.

NOTICE IS HEREBY GIVEN THAT IF A CBU IS NOT ADEQUATELY MAINTAINED, REPAIRED, OR REPLACED, THE USPS MAY REFUSE MAIL DELIVERY SERVICES THERETO.

THE DECLARANT OR ANY LOT OWNER MAY ENFORCE THIS AGREEMENT. THE SUCCESSFUL PARTY IN SUCH ENFORCEMENT ACTION SHALL BE ENTITLED TO RECOVER ALL COSTS OF SUIT, INCLUDING REASONABLE AND NECESSARY ATTORNEYS' FEES.

THE CITY OF MANITOWOC SHALL NOT BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF THE CBUS. IF THE CITY DECIDES TO MAINTAIN OR REPLACE A CBU, THE LOTS SERVED BY THE CBU SHALL BE RESPONSIBLE TO REIMBURSE THE CITY FOR SUCH MAINTENANCE OR REPLACEMENT COSTS. IF THE LOT OWNERS FAIL TO REIMBURSE THE CITY, THE CITY MAY SPECIALLY CHARGE THE NON-REIMBURSING LOT OWNERS, AS PROVIDED BY STATE STATUTE AND CITY ORDINANCES.

THE RIGHTS AND OBLIGATIONS UNDER THIS AGREEMENT SHALL RUN WITH THE LAND AND BE BINDING UPON AND INURE TO THE BENEFIT OF THE DECLARANT, THE LOT OWNERS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS. THIS AGREEMENT MAY BE AMENDED BY THE UNANIMOUS CONSENT OF THE LOT OWNERS, BUT ONLY WITH THE APPROVAL OF THE CITY OF MANITOWOC. SUCH AMENDMENT SHALL BE IN WRITING, EXECUTED IN RECORDABLE FORM, AND RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE.

ENGINEERING
REAL TRUSTED PROVEN
1077 CENTENNIAL CENTRE BLVD
HOBART, WI 54155

- FINAL PLAT OF -
MARINER LUX SUBDIVISION PLAT
TYCORE BUILT



TYCORE BUILT
445 CARDINAL LN, STE. 102
GREEN BAY, WI 54313

SURVEY PREPARED FOR:

DRAWN BY:
SMR

CHECKED BY:
JRC

JT NUMBER:
240134

DATE:
JUNE 17, 2026

SHEET:

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OF 2