



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



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 be 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” .
- j. 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.
- l. Any easement shown to be released on the Plat shall need to be formally released by the Planning 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.