



# CITY OF MANITOWOC

WISCONSIN, USA

[www.manitowoc.org](http://www.manitowoc.org)

April 24, 2025

To: Mayor and Common Council

From: Paul Braun, City Planner

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

At the April 23 2025 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

**Approve the Preliminary Plat for Abbey Ridge Subdivision No. 2 pursuant to the conditions which are attached.**

John Lukas  
1871 Nagle Avenue  
Manitowoc, WI 54220

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

Granicus #: 25-0332  
Attachments: Resolution, Conditions & Map

**RESOLUTION**

**WHEREAS** the Preliminary Plat of the Abbey Ridge No. 2 Subdivision has been reviewed by the City Plan Commission at its meeting held April 23rd, 2025, and

**WHEREAS** the City Plan Commission did recommend the acceptance of the Preliminary Plat with the following conditions:

- 1) That all development improvements prerequisite to approval of the final plat (Section 21.060) are fulfilled before final plat approval is sought.
- 2) That the final plat shall meet all requirements of the City of Manitowoc Subdivision Code and Chapter 236 of the Statutes of the State of Wisconsin.
- 3) That the final plat approval be sought within 36 months after preliminary plat approval by the Common Council.
- 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.
- 5) That the conditions of the City Plan Commission's report number 25-0332 (PC17-2025) be complied with as accepted by the Manitowoc Common Council.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council that the Preliminary Plat of the Abbey Ridge No. 2 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:



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## PRELIMINARY PLAT CONDITIONS

Abbey Ridge Subdivision No. 2

PC 17-2025

4/28/2025

**NOTE:** The conditions are based on the preliminary plat submitted by Corner Point and infrastructure plans submitted by Mammoth Construction.

**Zoning:** R-5 Low Density Multiple Family and P-1 Conservancy

**Lots:** 7

### CONDITIONS FOR APPROVAL OF THE PRELIMINARY PLAT:

#### **ENGINEERING**

1. All work within the Right-of-Way (ROW) of Abby Ridge, Ebony Ave and Ravenswood Ln. shall be constructed in accordance with the City of Manitowoc Standard Specifications for Public Works Construction and the Engineering Design Manual. Both of these documents can be found on the City of Manitowoc's website at [www.manitowoc.org](http://www.manitowoc.org).
2. A preconstruction meeting shall take place with the contractor and the city prior to any road or sewer construction located within the City ROW. The Engineering Department shall be notified a minimum of 24 hours prior to the start of any construction work.
3. 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) of Abby Ridge, Ebony Ave and Ravenswood Ln. The current maximum inspection fee is \$5.00 per lineal foot of roadway or easement area.
4. An Erosion Control Permit and Plan shall 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 shall be submitted to the Engineering Department when final restoration has been completed.
5. A Department of Natural Resources Notice of Intent (NOI) permit will also be required.
6. The owner/Engineer shall obtain both the sanitary sewer and watermain extension permits from the Wisconsin Department of Natural Resources.



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7. A Stormwater Management Plan and Permit shall be required for this site/project.
8. 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 construction. For further information contact Brad Busse, City of Manitowoc Engineering/Stormwater Technician, at 920-686-6910.
9. 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).
10. All new concrete pavement shall be constructed with integral curb as per 511.12 of Manitowoc Standard Specifications for Public Works Construction.
11. We will require this project to use the same type of castings and structures that the City normally uses. See forms for the sewer work located in the City of Manitowoc Standard Specifications for Public Works Construction. (Form #401, 403, 405, 406, 407, 409, 410).
12. Sanitary and Storm Manhole & Inlet numbers that are consistent with the City's district numbering system should be added to the plans. The City will work with you to get the structures numbered correctly.
13. Low Pressure Air Testing of all sanitary main and laterals shall be required to ensure proper construction and prevent infiltration of ground water. Televising & Deflection Testing shall also be required for the public portion of sewer main. The City shall be given copies of the television inspection reports and video as well as the reports for the Air Test and Deflection Test.
14. The City will red-line the plan and profile drawings of the sewer and paving work to verify that they meet the City of Manitowoc Standard Specifications for Public Works Construction and Engineering Design Manual.
15. The City of Manitowoc will require the submittal of MicroStation Drawings or drawings compatible with MicroStation V8i for the plan and profile drawings of Abby Ridge, Ebony Ave and Ravenswood Ln.
16. Watermain comments will have to come from Zach Pethan at MPU. Phone 920-686-4244.
17. All plan sheets shall show lot and Block numbers for each parcel.



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18. The owner/engineer shall forward a copy of the WDNR wetland disturbance or elimination permit.

## COMMUNITY DEVELOPMENT

1. Subdivision review fee of \$105 is due to Community Development. The check can be made out to the City of Manitowoc.
2. Per Chapter 21.030(4)f of the Subdivision Code a Payment in Lieu of Parkland Dedication fee of \$21,021.00 is due to the City of Manitowoc prior to approval of the final plat.
3. The owner's engineer shall provide a drainage plan for the subdivision prior to completion of the final plat.
4. All signature certificates will need to be incorporated onto the final plat.

## MPU WATER

1. MPU Water prefers that the proposed watermain shown underneath the reinforced storm culvert (approx. STA 43+00 to 43+60) be installed at approximately 18" below the bottom of the storm culvert. Insulation should be installed between the storm culvert and watermain to prevent frost from affecting watermain. Additionally, If the road is not going to be constructed in 2025, Mammoth will have to provide 6' of cover in this area to ensure we have no frost issues prior to the road construction.

## MPU ELECTRICAL

1. No site conflicts for electrical. Contact MPU regarding electric service requirements and street lighting needs. Contact Brandon Davitz at 920-686-4352 or [bdavitz@mpu.org](mailto:bdavitz@mpu.org)

## WPS GAS

1. No issues with proposed plan. Contact WPS New Service Installation (800-242-9772) to apply for gas service.
2. WPS has easement for facilities north of proposed wet detention basin.

## TDS TELECOM

1. TDS would like to go Joint with Power to keep all utilities together.



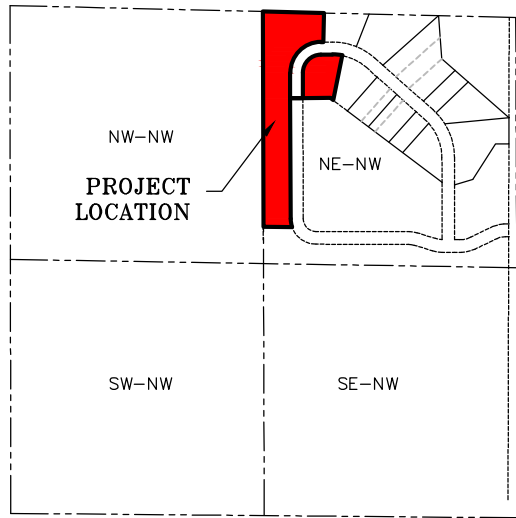
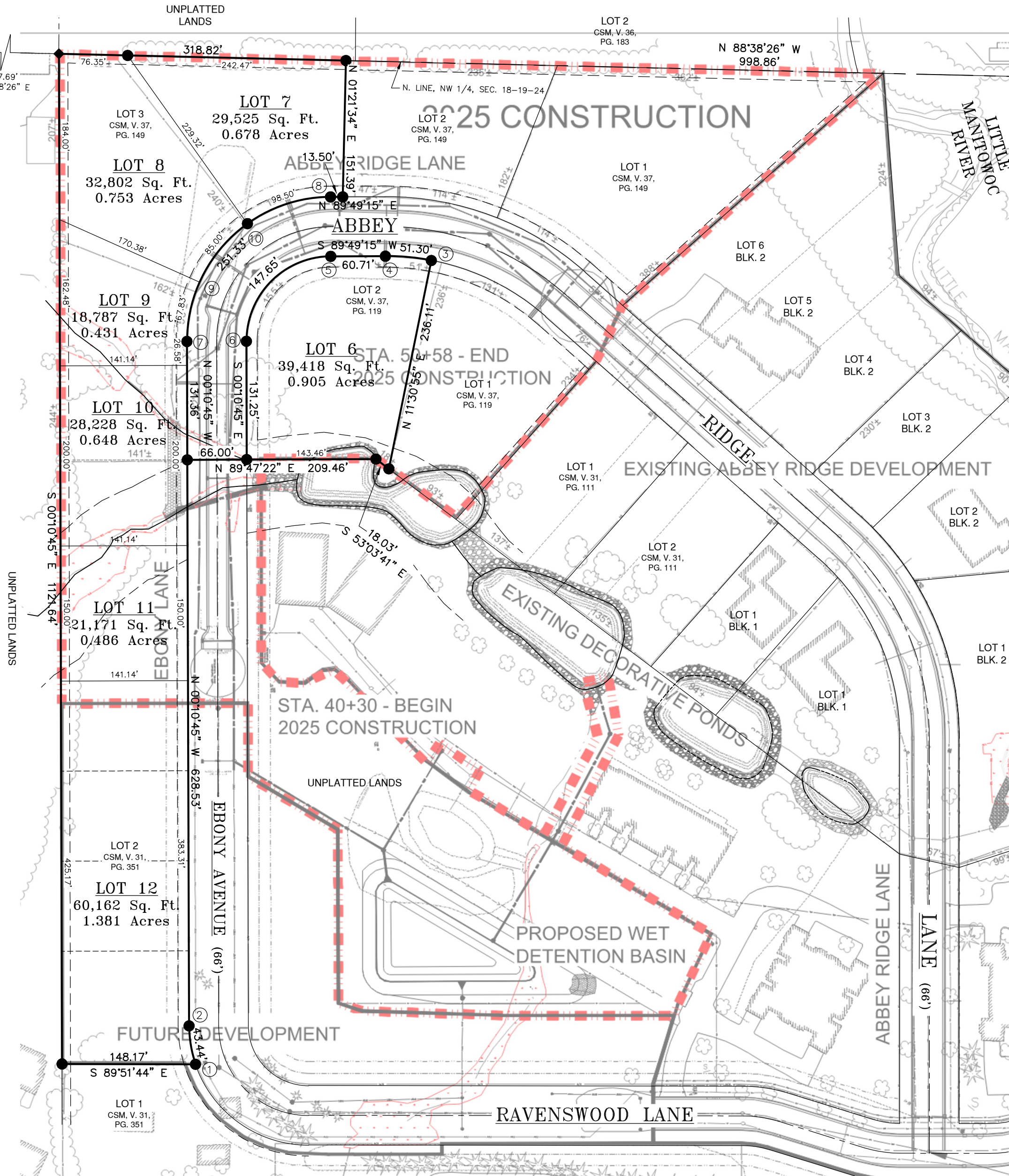
PRELIMINARY PLAT

ABBAY 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.

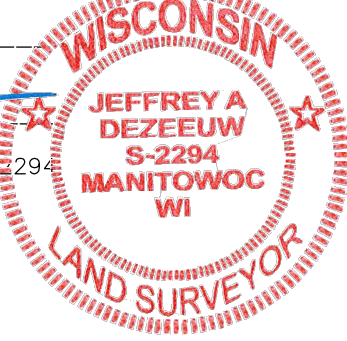
Said parcel contains 230,093 Square Feet (5.282 Acres) of land.

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

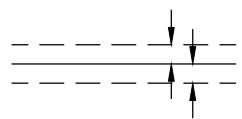
Jeffrey A. DeZeeuw  
Professional Land Surveyor, S-2294



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.