

Report to the Manitowoc Plan Commission

Meeting Date: September 9, 2025

Request: PC 21-2025 Community Development Authority (CDA) of the City of Manitowoc; Review of Final Plat for River Point Subdivision.

Report: The River Point Subdivision is the last step in subdividing the former CN Railroad property. River Point Subdivision is a 3 - lot subdivision. A subdivision plat is required because the maximum number of lots created by a certified survey has been reached, triggering the subdivision platting process.

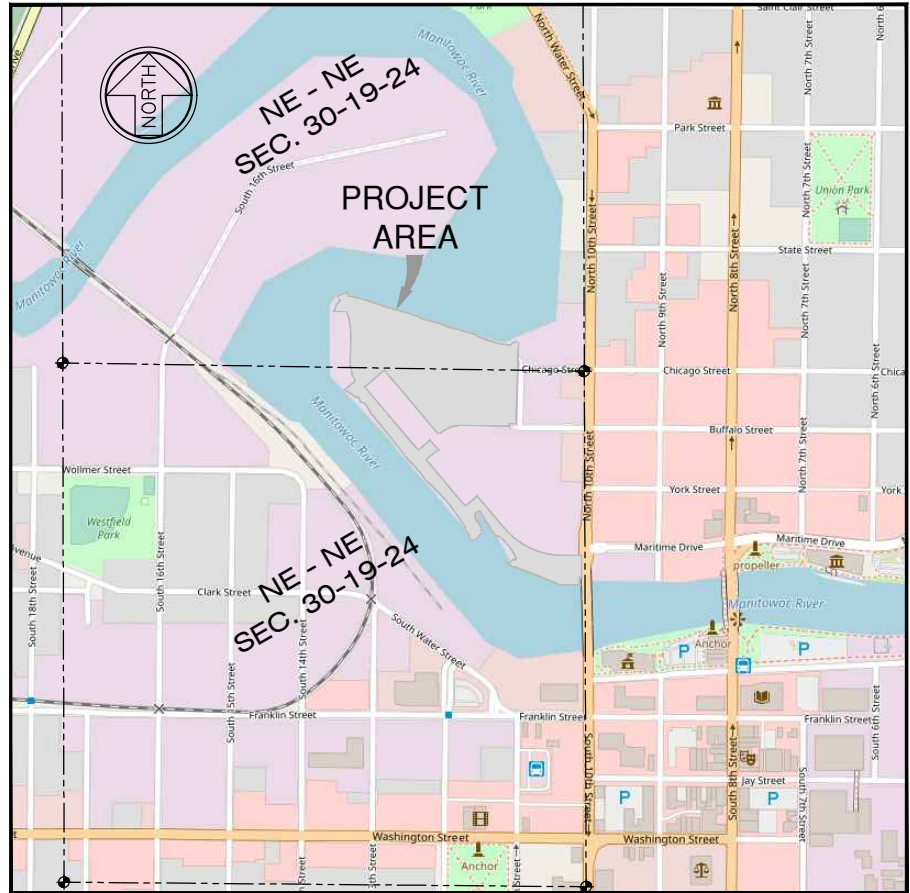
Lot 1 is 4.099 acres, lot 2 is 1.007 acres and lot 3 is 3.981 acres. Lot 1 will be retained by the City and will be the location for the bike and pedestrian trail that runs along the perimeter of the River Point peninsula providing public access to the Manitowoc River. Lot 2 is proposed to be sold to a developer who plans on constructing townhouses. Lot 3 is planned to be mixed use development with residential and commercial uses.

Installation of utilities and streets for Chicago Street and a portion of N. 11th Street will be completed in 2026.

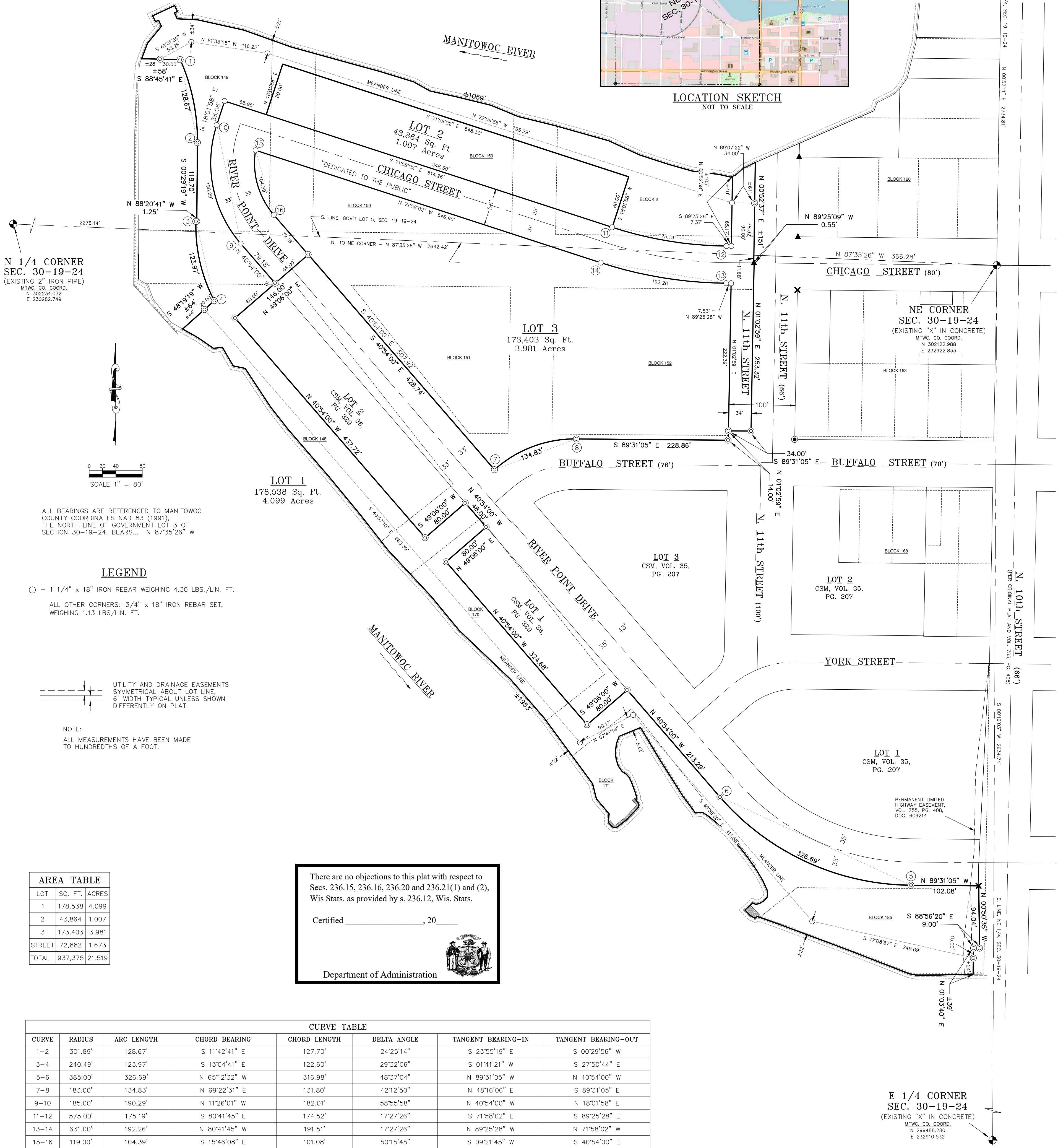
Recommendation: Approve the final plat for River Point Subdivision and instruct City staff to proceed with all items related to the platting process.

RIVER POINT SUBDIVISION

LOCATED IN BLOCKS 2, 148, 149, 150, 151, 152, 169, 170, 171, AND 185 OF THE ORIGINAL PLAT OF THE CITY OF MANITOWOC AND ADJACENT VACATED STREETS, BEING PART OF GOVERNMENT LOT 5 OF SECTION 19 AND GOVERNMENT LOT 3 OF SECTION 30, TOWN 19 NORTH, RANGE 24 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN



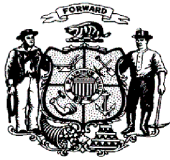
E 1/4 CORNER
SEC. 19-19-24
(EXISTING "X" IN CONCRETE)
MTWC CO. COORD.
N 304857.486
E 232964.346



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



RIVER POINT SUBDIVISION

LOCATED IN BLOCKS 2, 148, 149, 150, 151, 152, 169, 170, 171, AND 185 OF THE ORIGINAL PLAT OF THE CITY OF MANITOWOC AND ADJACENT VACATED STREETS, BEING PART OF GOVERNMENT LOT 5 OF SECTION 19 AND GOVERNMENT LOT 3 OF SECTION 30, TOWN 19 NORTH, RANGE 24 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

COMMON COUNCIL RESOLUTION

WHEREAS the Preliminary and Final Plat of RIVER POINT SUBDIVISION 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 the requirements of the City of Manitowoc Subdivision Code and Chapter 236 and the City's Comprehensive Plan adopted June 21, 1999 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 Works and City Engineer.
- 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 Works.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council that the Final Plat of RIVER POINT SUBDIVISION be accepted, based upon compliance with the aforementioned conditions.

INTRODUCED _____

ADOPTED _____

APPROVED _____

MAYOR _____
Justin M. Nickels

SURVEYOR'S CERTIFICATE

I, Jeffrey A. DeZeeuw, Professional Land Surveyor with Corner Point, do hereby certify that I have surveyed and mapped the following plat of River Point Subdivision, described parcel:

Located in blocks 2, 148, 149, 150, 151, 152, 169, 170, 171, and 185 of the Original Plat of the City of Manitowoc and adjacent vacated streets, being part of Government Lot 5 of Section 19 and Government Lot 3 of Section 30, Town 19 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin described as follows:

Commencing at the NE Corner of said Section 30; Thence N 87°35'26" W, 366.28 feet coincident with the north line of said Government Lot 3 to the west line of N. 11th Street, being the point of beginning; Thence N 00°52'37" E, 78.32 feet coincident with said west line to a meander corner being S 00°52'37" W, ±61' from the Ordinary High Water Mark (OHWM) of the Manitowoc River; Thence N 89°07'22" W, 34.00 feet coincident with a meander line to the new west line of N. 11th Street; Thence N 72°09'56" W, 735.29 feet; Thence N 81°35'55" W, 116.22 feet; Thence S 61°01'35" W, 53.26 feet all coincident with said Meander line to a point on the north line of an existing parcel, being S 88°45'41" E, ±28' from said OHWM; Thence S 88°45'41" E, 30.00 feet; Thence Southeasterly, 128.67 feet coincident with the arc of a 302.14 foot radius curve to the right, the chord of which bears S 11°42'41" E, 127.70 feet; Thence S 00°29'19" W, 118.70 feet; Thence N 88°20'41" W, 1.25 feet; Thence Southeasterly, 123.97 feet coincident with the arc of a 240.49 foot radius curve to the left, the chord of which bears S 13°04'41" E, 122.60 feet; Thence S 48°19'19" W, 20.00 feet all coincident with the easterly lines of said existing parcel to a meander corner being N 48°19'19" E, ±44' from said OHWM of the Manitowoc River; Thence S 40°57'10" E, 863.39 feet; Thence N 62°41'14" E, 90.17 feet; Thence S 40°58'20" E, 411.58 feet; Thence S 77°08'57" E, 249.09 feet all coincident with a Meander line to a point on the west line of N. 10th Street, being N 01°03'40" E, ±24' from said OHWM; Thence N 01°03'40" E, 15.00 feet; Thence S 88°56'20" E, 9.00 feet; Thence N 00°50'35" W, 94.04 feet all coincident with said west line of N. 10th Street to the south line of River Point Drive; Thence N 89°31'05" W, 102.08 feet; Thence Northwesterly, 326.69 feet coincident with the arc of a 385.00 foot radius curve to the right, the chord of which bears N 65°12'32" W, 316.98 feet; Thence N 40°54'00" W, 213.29 feet all coincident with said south and southwest line of River Point Drive to the southeast corner of Lot 1 of a Certified Survey Map recorded in volume 36, page 329; Thence S 49°06'00" W, 80.00 feet; Thence N 40°54'00" W, 324.68 feet; Thence N 49°06'00" E, 80.00 feet all coincident with the south, west and north lines said Lot 1 to the southwest line of said River Point Drive; Thence N 40°54'00" W, 48.00 feet coincident with said southwest line to the southeast corner of Lot 2 of said Certified Survey Map; Thence S 49°06'00" W, 80.00 feet; Thence N 40°54'00" W, 437.72 feet; Thence N 49°06'00" E, 146.00 feet all coincident with the south, west and north lines said Lot 2 to the northeast line of said River Point Drive; Thence S 40°54'00" E, 428.74 feet coincident with said northeast line to its intersection with the north line of Buffalo Street; Thence Northeasterly, 134.83 feet coincident with the arc of a 183.00 foot radius curve to the right, the chord of which bears N 69°22'31" E, 131.80 feet; Thence S 89°31'05" E, 228.86 feet all coincident with said north line of Buffalo Street to the west line of N. 11th Street; Thence N 01°02'59" E (recorded as S 01°05'23" W), 14.00 feet; Thence S 89°31'05" E, 34.00 feet (recorded as 34.15') to the current west line of N. 11th Street; Thence N 01°02'59" E, 253.32 feet; Thence N 89°25'09" W, 0.55 feet; Thence N 00°52'37" E, 11.68 feet all coincident with said current west line of N. 11th Street to the point of beginning. Said parcel includes all of the land lying between the meander line and the ordinary high water mark of the Manitowoc River.

Said parcel contains ±468,687 Square Feet (±10.760 Acres) of land.

That I have made such survey, land division and map at the direction of John Lukas.

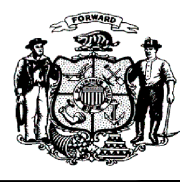
I further certify that the map hereon is a correct representation of the exterior boundaries of the lands surveyed and the division thereof. Also that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 21 of the City of Manitowoc Subdivision Regulations.

Dated _____

Jeffrey A. DeZeeuw
Professional Land Surveyor, S-2294

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

OWNER'S CERTIFICATE OF DEDICATION

STATE OF WISCONSIN
COUNTY OF MANITOWOC

COMMUNITY DEVELOP AUTHORITY OF THE CITY OF MANITOWOC as owner does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat of RIVER POINT SUBDIVISION 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

COMMUNITY DEVELOP AUTHORITY OF THE CITY OF MANITOWOC, does further certify 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; Manitowoc County Planning and Park Commission and Department of Administration.

IN WITNESS WHEREOF, said COMMUNITY DEVELOP AUTHORITY OF THE CITY OF MANITOWOC, has caused these presents to be signed by _____ in Manitowoc, Wisconsin

In the presence of: _____ Signed: _____

STATE OF WISCONSIN }
MANITOWOC COUNTY } SS

Personally came before me this _____ day of _____, 2025, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public. Manitowoc Co., Wisconsin

My commission expires _____.

CERTIFICATE OF FINANCE DIRECTOR-TREASURER

I, Shawn Alfred, 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 _____, 2025 on any land included in this plat of RIVER POINT SUBDIVISION.

Dated _____
Shawn Alfred
Finance Director-Treasurer

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN }
CITY OF MANITOWOC } SS

I, JJ Gutman, being duly elected and acting Finance Director 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 _____, 2025, affecting the lands included in the plat of RIVER POINT SUBDIVISION.

Dated _____
JJ Gutman
Finance Director

CERTIFICATE

STATE OF WISCONSIN }
CITY OF MANITOWOC } SS

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, Wisconsin, at a meeting held on _____.

WITNESSED MY HAND, and seal this _____ day of _____, 2025.

Mackenzie Reed
City Clerk

seal