



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

11/30/2023

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 26-2023: Popp Subdivision No. 4, Concept Plan Review, S. 19th and Summit Streets.

At the November 29, 2023 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

Approve the Concept Plan subject to the conditions for Popp Subdivision No. 4

Popp Enterprises
Attn: Robert Popp
2711 S. 10th Street
Manitowoc, WI 54220

Granicus #: 23-0976
Attachments: Concept Plan and Conditions


CONCEPT PLAN

Preliminary Plat of Popp Subdivision No. 4

All of Tract 2, Volume 28, Certified Survey Maps, Page 381, Document Number 1081223, Manitowoc County Records, all of Tract 3, Volume 28, Certified Survey Maps, Page 383, Document Number 1081224, Manitowoc County Records, all of Tract 7, Volume 26, Certified Survey Maps, Page 197, Document Number 1018738, and parts of Lots 85, 88 and 89 of Hinckley's Subdivision of Section 31, all being located in the Southwest 1/4 of Section 31, T19N-R24E, City of Manitowoc, Manitowoc County, Wisconsin.

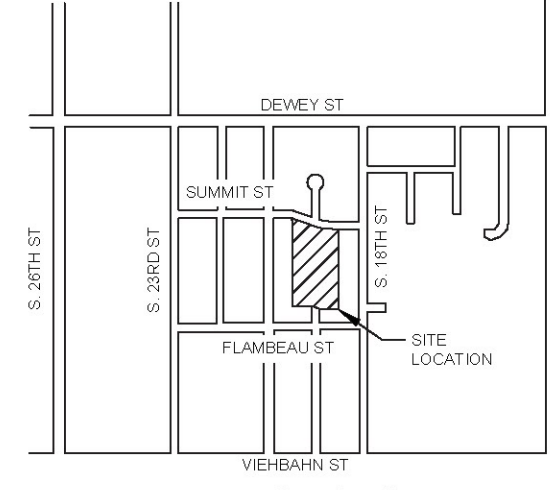
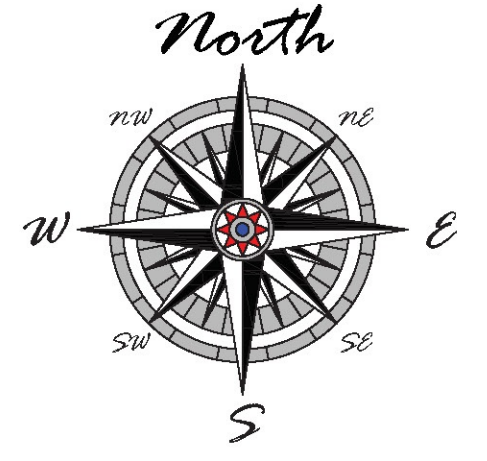
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

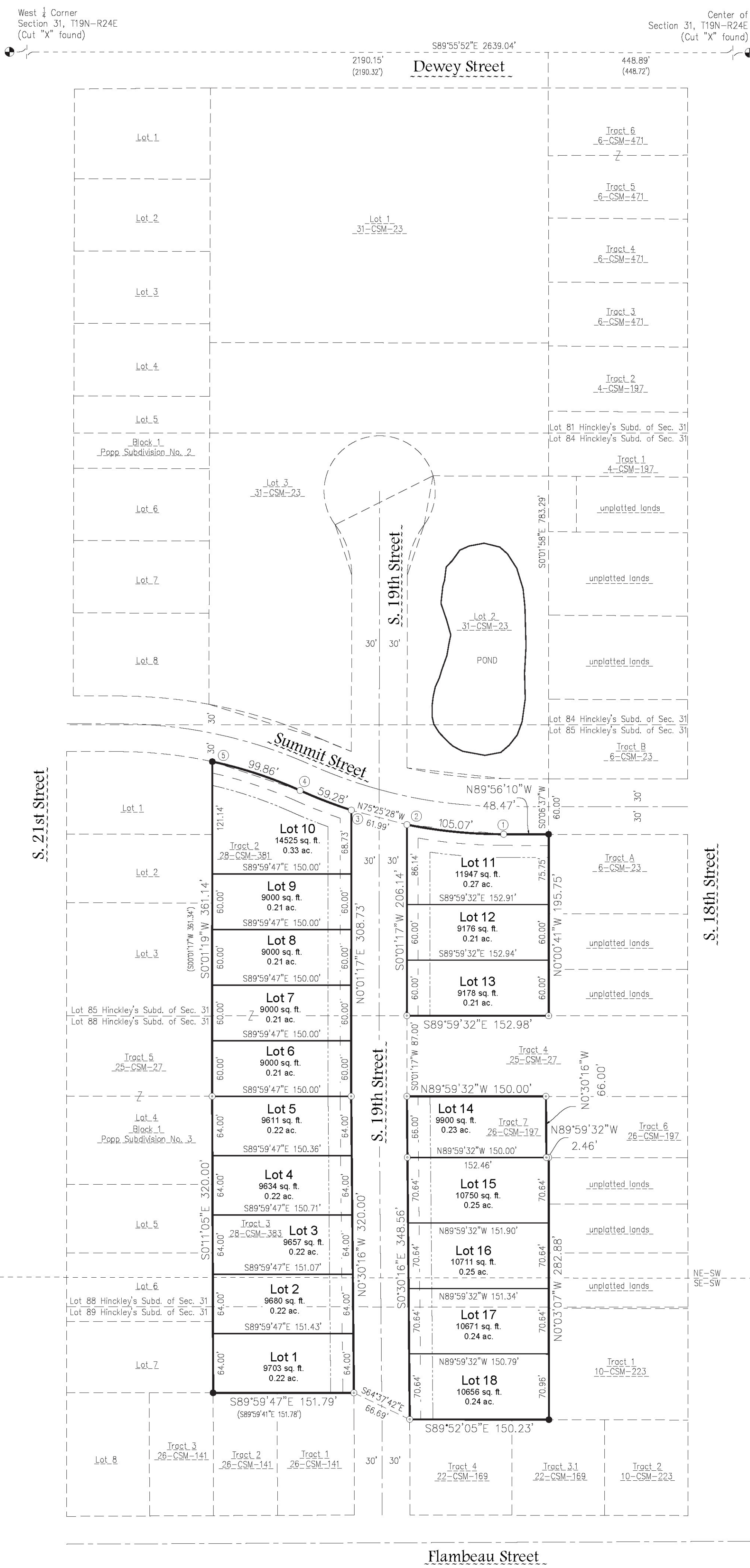


Department of Administration

Developer:
Popp Enterprises, LLC
2711 S. 10th St.
Manitowoc, WI. 54220
(920) 860-1185



- Legend**
- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs./lin. foot set
 - 1" iron pipe found
 - 3/4" iron rod found
 - ⊙ Manitowoc County monument - type noted
 - all other lot corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs./lin. foot.
 - all linear measurements have been made to the nearest hundredth of a foot.
 - all distances on curves are arc lengths.
 - () recorded as bearing / distance
 - 12' building setback (unless noted)
 - 12' utility easement (unless noted)



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 and Zoning Department and under the direction of the owners listed herein, I have surveyed, divided and mapped "Popp Subdivision No. 4", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of Tract 2, Volume 28, Certified Survey Maps, Page 381, Document Number 1081223, Manitowoc County Records, all of Tract 3, Volume 28, Certified Survey Maps, Page 383, Document Number 1081224, Manitowoc County Records, all of Tract 7, Volume 26, Certified Survey Maps, Page 197, Document Number 1018738, and parts of Lots 85, 88 and 89 of Hinckley's Subdivision of Section 31, all being located in the Southwest 1/4 of Section 31, T19N-R24E, City of Manitowoc, Manitowoc County, Wisconsin, more fully described as follows:

Beginning at the Northwest corner of Tract 2, Vol. 28, Certified Survey Maps, Pg. 381, Doc. No. 1081223, Manitowoc County Records; thence S0°01'19"W, 361.14 feet along the West line of said Tract 2 to the North line of Tract 3, Vol. 28, Certified Survey Maps, Pg. 383, Doc. No. 1081224, Manitowoc County Records; thence S0°11'05"E, 320.00 feet along the West line of said Tract 3 to the North line of Tract 2, Vol. 26, Certified Survey Maps, Pg. 141, Doc. No. 1015312, Manitowoc County Records; thence S89°59'47"E, 151.79 feet along the North line of Tracts 1 and 2, Vol. 26, Certified Survey Maps, Pg. 141, Doc. No. 1015312, Manitowoc County Records to the West right of way of S. 19th Street; thence N0°30'16"W, 320.00 feet along said West right of way to the North line of said Tract 3; thence N0°01'17"E, 308.73 feet along said West right of way to the South right of way of Summit Street; thence S75°25'28"E, 61.99 feet to the East right of way of S. 19th Street; thence S0°01'17"W, 293.14 feet along said East right of way to the South line of Tract 4, Vol. 25, Certified Survey Maps, Pg. 27, Doc. No. 986814; thence S0°30'16"E, 348.56 feet along said East right of way to the North line of Tract 4, Vol. 22, Certified Survey Maps, Pg. 169, Doc. No. 920113; thence S89°52'05"E, 150.23 feet along said North line and its extension to the West line of Tract 1, Vol. 10, Certified Survey Maps, Pg. 223, Doc. No. 581818, Manitowoc County Records; thence N0°03'07"W, 282.88 feet along said West line and its extension to the South line of Tract 6, Vol. 26, Certified Survey Maps, Pg. 197, Doc. No. 1018738, Manitowoc County Records; thence N89°59'32"W, 2.46 feet along said South line to the West line of said Tract 6; thence N0°30'16"W, 66.00 feet along said West line to the South line of Tract 4, Vol. 25, Certified Survey Maps, Pg. 27, Doc. No. 986814, Manitowoc County Records; thence N89°59'32"W, 150.00 feet along said South line to said East right of way; thence N0°01'17"E, 67.00 feet along said East right of way to the North line of said Tract 4; thence S89°59'32"E, 152.98 feet along said North line; thence N0°04'14"W, 195.75 feet to the South right of way of Summit Street; thence N89°56'10"W, 48.47 feet along said South right of way; thence 105.07 feet along the arc of a 537.24 foot radius curve to the right whose long chord bears N84°20'00"W, 104.90 feet along said South right of way to said East right of way; thence N75°25'28"W, 61.99 feet to said West right of way; thence 59.28 feet along the arc of a 537.65 foot radius curve to the right whose long chord bears N68°48'08"W, 59.25 feet along the South right of way of Summit Street; thence 99.86 feet along the arc of a 477.29 radius curve to the left whose long chord bears N71°47'05"W, 99.67 feet along said South right of way to the Northwest corner of Tract 2, Vol. 28, Certified Survey Maps, Pg. 381, Doc. No. 1081223, Manitowoc County Records and the point of beginning.

Parcel contains 181,799 square feet / 4.18 acres more or less.
Parcel subject to easements and restrictions of record.

Steven M. Bieda
Steven M. Bieda
PLS-2275
September 20, 2023



NOTES

Bearings referenced to the North line of the Southwest 1/4 of Section 31, T19N-R24E, assumed to be S89°55'52"E.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Manitowoc County Planning and Zoning Department has been notified of any discrepancies.

All easements are subject to "Standard Utility Easement Conditions" as recorded at the Manitowoc County Register of Deeds in Volume 1252, Page 498, as document number 798738.

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	105.07	537.24	104.90	N84°20'00"W	111°2'20"	N78°43'50"W, N89°56'10"W
3-4	59.28	537.65	59.25	N68°48'08"W	67°9'00"	N68°58'08"W, N72°07'48"W
4-5	99.86	477.29	99.67	N71°47'05"W	11°59'14"	N65°47'28"W, N77°46'42"W

DRAWING NO. P-2576
SHEET NO. 1 of 1
PROJECT NO. P-12123

Popp Enterprises, LLC

vierbicher
planners | engineers | advisors
400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

TAX PARCEL NO. Multiple Parcels
Popp Subdivision No. 4
Preliminary Plat
Data File: P-12123.txt Fieldwork Completed: xxx/xxx/xx

SCALE 1"=80'
DRAWN BY CPM



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CONCEPT PLAN CONDITIONS

Popp Subdivision No. 4

Popp Enterprises LLC

PC 26-2023

11/13/2023

Zoning: R-4 Single and Two Family Residential

Lots: 18

Location: S. 19th Street

CONDITIONS FOR APPROVAL OF THE CONCEPT PLAN:

ENGINEERING

- a. At the present time, we do not know if the City will approve the request from Popp for the City to complete the design work and construction of the project or if Popp will be required to complete everything by themselves. If the City constructs this project then all of the abutting property owners will be special assessed for all of the work in accordance with the City and MPU policies.
- b. A drainage Plat will need to be developed.
- c. The sanitary sewer needs to be designed and plans created.
- d. The watermain needs to be designed and plans created.
- e. Centerline grades and other pavement grades need to be engineered and plans drawn.
- f. Cross Section plans will need to be drawn to determine the amount of cut and fill.
- g. The disturbed area will be greater than one acre and therefore a DNR Notice of Intent Permit will be required. This will also require a wetland delineation to be completed. This cannot be completed until the growing season begins in 2024 (probably May).
- h. The DNR may require updated calculations for the existing stormwater detention pond since it was originally built in 2005, but to our knowledge it did include all of the drainage area that is being added with this project.
- i. We would also like to obtain better or more accurate as-built information for the pond.
- j. Tract 4 on the east side of S.19th St has no 12' utility easement.



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- k. Label Manitowoc County coordinates. Reference to, and place the northing and easting on the plat for the corner ties; W $\frac{1}{4}$ corner of Section 31 and Center of Section 31.
- l. The west side of S. 19th St does not close. See attached redline.

COMMUNITY DEVELOPMENT

- a. Submittal of a Preliminary Plat will be required once all the engineering drawings are completed for the street design and utilities.
- b. 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).
- c. 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.

WATER / ELECTRIC / GAS / PHONE / CABLE

- a. AT&T will place duct in joint trench with MPU. Any questions please contact Kari Jensen @ 920-227-8902
- b. MPU has received a water petition for this plat. All abutting properties will be assessed for new watermain, at a rate of \$27/ft/side.
- c. No proposed watermain is shown on the site survey or concept plan.
- d. 12' wide utility easement required if the developer wishes to extend natural gas through the proposed subdivision
- e. No issues with proposed development. If the developer wishes to extend natural gas facilities through the new subdivision, they will need to contact our call center (877-444-0888, Monday – Friday: 8 a.m. – 5 p.m.)

FIRE / POLICE

- a. Fire hydrant required to be located on 19th Street, TBD