

**Report to the  
Manitowoc Plan Commission**

**Meeting Date:** November 29, 2023

**Request:** PC 26-2023 Popp Subdivision No. 4; Popp Enterprises, LLC. Review of Concept Plan S. 19<sup>th</sup> Street.

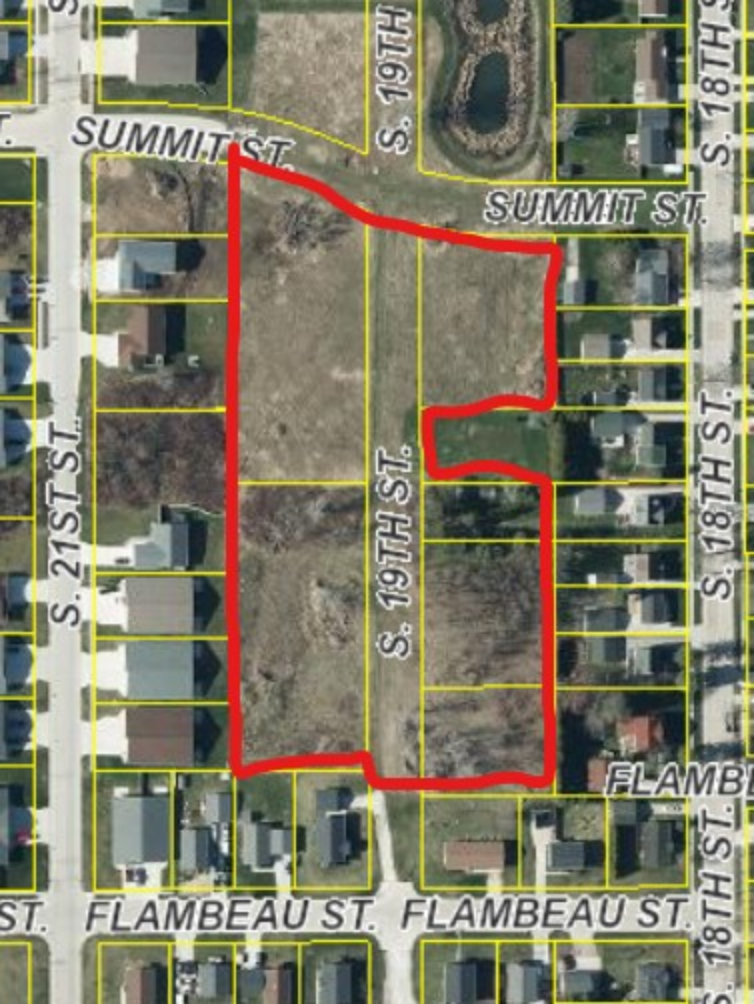
**Existing Land Use for Subject Property:** Vacant

**Existing Zoning for Subject Property:** R-4 Single and Two Family Residential

**Report:** Popp Enterprises is proposing an 18 lot subdivision along S. 19<sup>th</sup> Street south of Summit Street and north of Flambeau Street. The lots would range in size from 9,178 to 14,525 square feet.

Pursuant to Chapter 21.040 of the subdivision code subdivision concept plans shall be submitted to the Plan Commission. The detailed engineering, utility and street design plans have not been completed to date and are part of the preliminary plat stage of the subdivision plat process. The storm sewers and stormwater pond were installed during a previous phase.

**Recommendation:** Approve the concept plan as presented.



SUMMIT ST.

S. 19TH ST.

S. 18TH ST.

SUMMIT ST.

S. 21ST ST.

S. 19TH ST.

S. 18TH ST.

FLAMBEAU ST.

ST.

FLAMBEAU ST.

FLAMBEAU ST.

S. 18TH ST.



# 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.

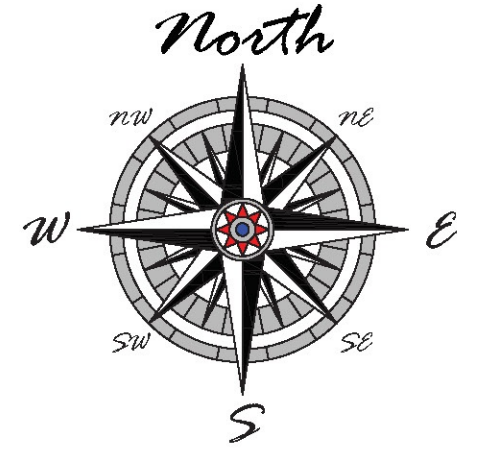
Certified \_\_\_\_\_, 20\_\_



Department of Administration

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

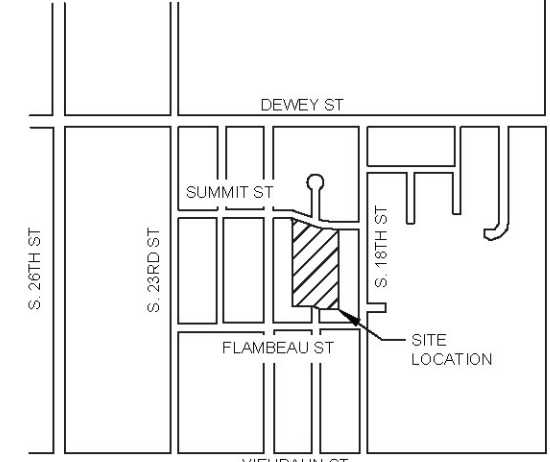
Graphic Scale: 1" = 80'



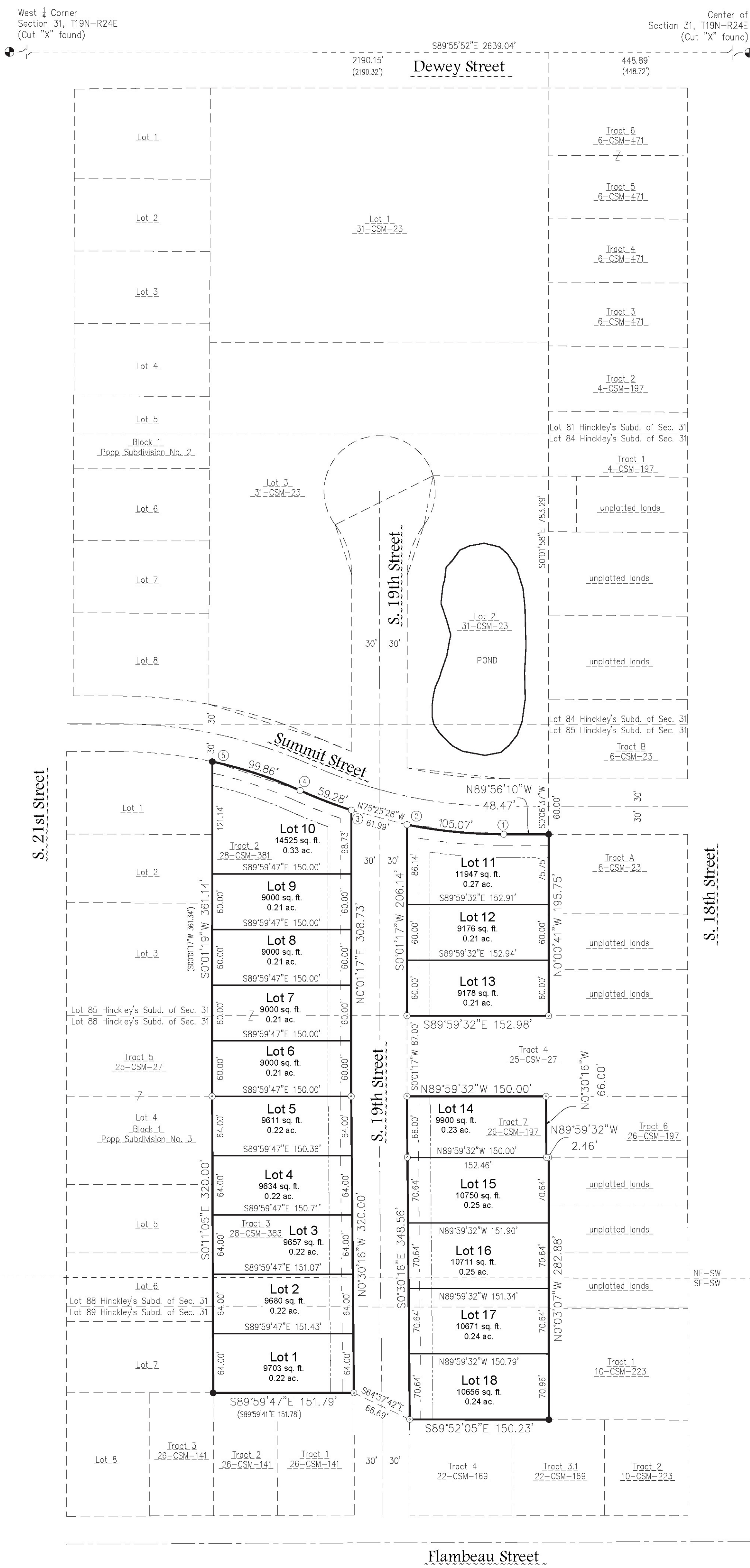
### Legend

- 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' --- 25' building setback (unless noted)
- 12' --- 25' utility easement (unless noted)



Location Sketch Not to Scale



### SURVEYOR'S CERTIFICATE

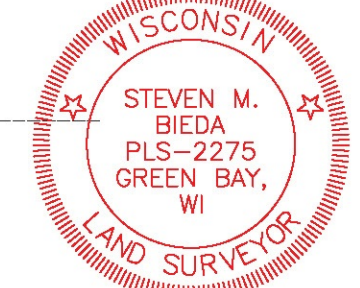
I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, hereby certify:

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  
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



TAX PARCEL NO. Multiple Parcels  
Popp Subdivision No. 4  
Preliminary Plat

SCALE 1"=80'  
DRAWN BY CPM





# CITY OF MANITOWOC

WISCONSIN, USA

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

## 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. 19<sup>th</sup> 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.19<sup>th</sup> St has no 12' utility easement.



# CITY OF MANITOWOC

WISCONSIN, USA

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

- 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. 19<sup>th</sup> 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 19<sup>th</sup> Street, TBD