



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

July 8, 2026

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: **PC 8-2026: Lodel / TLG Homes LLC Review of the Preliminary Plat for Deerbrook Crossing Subdivision No. 1**

At the July 7, 2026 special meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

Approve the Preliminary Plat with Conditions, for the Deerbrook Crossing Subdivision.

Granicus #: 26-0555
Attachments: Maps, Conditions & Resolution

LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" Ø IRON PIPE
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- SEE NOTE FOR EACH LOCATION
- 2.38" (O.D.) X 18" IRON PIPE WEIGHING 3.65 LBS/LIN. FOOT SET
- () INDICATES RECORDED AS
- 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.
- 25' BUILDING SETBACK (UNLESS NOTED)
- 12' UTILITY EASEMENT (UNLESS NOTED)
- DELINEATED WETLANDS PER EVERGREEN CONSULTANTS, LLC. WETLAND DELINEATION FILE: MAN25-051-01, DATED SEPTEMBER 3, 2025.
- ENVIRONMENTALLY SENSITIVE AREA (ESA)

Deerbrook Crossing

PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, T19N-R23E, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN.

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, MANITOWOC COUNTY, THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 11, T19N-R23E, ASSUMED TO BE S89°29'36"W.

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.



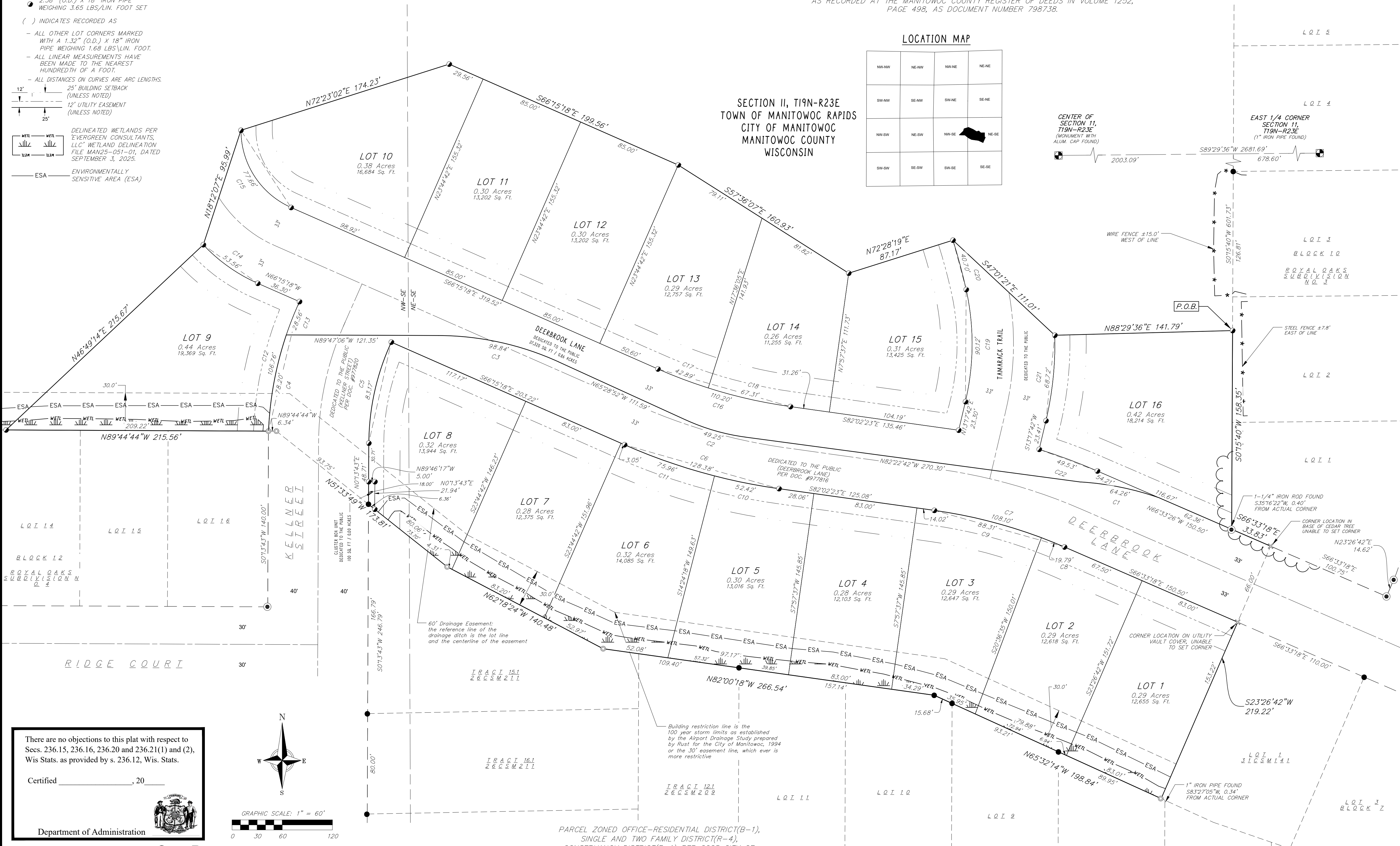
STEVEN M. BIEDA
PLS-2275
MAY 28TH, 2026

LOCATION MAP

NW-NW	NE-NW	NW-NE	NE-NE
SW-NW	SE-NW	SW-NE	SE-NE
NW-SW	NE-SW	NW-SE	NE-SE
SW-SW	SE-SW	SW-SE	SE-SE

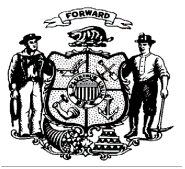
CENTER OF SECTION 11, T19N-R23E (MONUMENT WITH ALUM. CAP FOUND)

EAST 1/4 CORNER SECTION 11, T19N-R23E (1" IRON PIPE FOUND)



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

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	324.66'	11509.16'	324.65'	S43°50'09"E	1°36'58"	S43°01'39"E, S44°38'38"E
C2	348.25'	11409.16'	348.24'	S41°37'34"E	1°44'56"	S40°45'06"E, S42°30'02"E
C3	270.71'	11509.16'	270.70'	S39°39'28"E	1°20'52"	S38°59'03"E, S40°19'54"E
C4	181.01'	11509.16'	181.01'	S39°52'52"E	0°54'04"	S39°25'50"E, S40°19'54"E
C5	89.70'	11509.16'	89.69'	S39°12'26"E	0°26'48"	S38°59'03"E, S39°25'50"E

TAX PARCEL: 05281140102100,
05281140101300, 05281140201400
FIELDWORK COMPLETED: 09/26/2025

PARCEL ZONED OFFICE-RESIDENTIAL DISTRICT(B-1), SINGLE AND TWO FAMILY DISTRICT(R-4), CONSERVANCY DISTRICT(P-1) PER 2025 CITY OF MANITOWOC ZONING MAP FOR THOSE PARTS OF THE PARCEL LOCATED IN THE CITY OF MANITOWOC, & RURAL RESIDENTIAL(RR), COMMERCIAL/BUSINESS(CB), INDUSTRIAL(ID) PER MANITOWOC COUNTY ZONING MAP FOR THOSE PARTS OF THE PARCEL LOCATED IN THE TOWN OF MANITOWOC RAPIDS.



Drafted by: NKOV/BRYM
Checked by: MLON/SDIS
Job #: 250456
Date: 05/28/2026
Rev: _____
Rev: _____
Rev: _____

SURVEYED FOR:
TLG HOMES LLC
1701 WASHINGTON STREET
MANITOWOC, WI 54220
DRAWING NO. P-2712

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

SHEET
1 OF 2

Deerbrook Crossing

PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11,
T19N-R23E, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN.

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 under the direction of the owners listed hereon, I have surveyed, divided and mapped Deerbrook Crossing and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and is part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 11, T19N-R23E, City of Manitowoc, Manitowoc County, Wisconsin, more fully described as follows;

Commencing at the East 1/4 of Section 11, T19N-R23E; thence S89°29'36"W, 678.60 feet along the North line of the Northeast 1/4 of the Southeast 1/4 of said Section 11 to a point on the West line of Lot 8, Block 10 of the recorded "Royal Oaks Subdivision No. 3", (Cabinet D, Plats, Jacket 19, Doc. No. 982939, Manitowoc County Records); thence S0°15'40"W, 601.73 feet along said West line and its extension to the Point of Beginning; thence continuing S0°15'40"W, 158.35 feet along said West line and its extension to the Southwest corner of Lot 1, Block 10 of said "Royal Oaks Subdivision No. 3", also being the Northerly right of way of Deerbrook Lane; thence N66°33'18"W, 62.36 feet along said Northerly right of way; thence 64.26 feet along said Northerly right of way being the arc of 233.00 foot radius curve to the left whose long chord bears N78°29'39"W, 64.05 feet; thence N82°22'42"W, 270.30 feet along said Northerly right of way; thence 49.25 feet along said Northerly right of way being the arc of 167.00 foot radius curve to the right whose long chord bears N73°55'47"W, 49.07 feet; thence N65°28'52"W, 111.59 feet along said Northerly right of way; thence 98.84 feet along said Northerly right of way being the arc of 233.00 foot radius curve to the left whose long chord bears N77°37'59"W, 98.10 feet; thence N89°47'06"W, 121.35 feet along said Northerly right of way; thence 78.20 feet along West right of way of Kellner Street being the arc of 273.00 foot radius curve to the left whose long chord bears S10°28'22"W, 77.93 feet; thence S89°44'44"E, 6.34 feet; thence S51°33'49"E, 93.75 feet; thence N00°13'43"E, 48.71' feet along East right of way of Kellner Street; thence 78.20 feet along said East right of way being the arc of 193.00 foot radius curve to the right whose long chord bears N12°34'27"E, 82.53 feet; thence S66°15'18"E, 203.22 feet along the South right of way of Deerbrook Lane; thence 128.38 feet along said South right of way being the arc of 466.00 foot radius curve to the left whose long chord bears S74°08'50"E, 127.98 feet; thence S82°02'23"E, 125.08 feet along said South right of way; thence 108.10 feet said South right of way being the arc of 400.00 foot radius curve to the right whose long chord bears S74°17'51"E, 107.78 feet; thence S66°33'18"E, 150.50 feet along said South right of way; thence S23°26'42"W, 153.22 feet to the Southwest corner of Lot 1, Vol. 31, Certified Survey Maps, Page 141, Doc. No. 1144687, Manitowoc County Records, also being a point on the Northerly line of Lot 8, Block 6 of the recorded "Royal Oaks Subdivision No. 2", (Cabinet D, Plats, Jacket 14, Doc. No. 939102, Manitowoc County Records); thence N65°32'14"W, 198.84 feet along said Northerly line and its extension to a point on the Northerly line of Lot 10, Block 6 of said "Royal Oaks Subdivision No. 2"; thence N82°00'18"W, 266.54 feet along a Northerly line of said Lot 10 and its extension to a point on the Northerly line of Tract 15.1, Vol. 26, Certified Survey Maps, Pg. 211, Doc. No. 1019028, Manitowoc County Records; thence N62°18'24"W, 140.48 feet along a Northerly line of said Tract 15.1 to a point on the Northerly line of said Tract 15.1; thence N51°33'49"W, 173.81 feet along said Northerly line and its extension; thence N89°44'44"W, 215.26 feet to the Northeast corner of Lot 16, Block 12 of the recorded "Royal Oaks Subdivision No. 4", (Cabinet D, Plats, Jacket 18, Doc. No. 979951, Manitowoc County Records); thence N89°44'44"W, 6.34 feet to the Northeast corner of Lot 16 of the recorded "Royal Oaks Subdivision No. 4", (Cabinet D, Plats, Jacket 18, Doc. No. 979951, Manitowoc County Records), also being said West right of way of Kellner Street; thence continuing N89°44'44"W, 238.61 along the North line of said Lot 16 and its extension; thence N46°49'14"E, 215.67 feet; thence N18°12'07"E, 95.99 feet; thence N72°23'02"E, 174.23 feet; thence S66°15'18"E, 199.56 feet; thence S57°36'07"E, 160.93 feet; thence N72°28'19"E, 87.17 feet; thence S47°01'21"E, 111.01 feet; thence N88°29'36"E, 141.79 feet to the point of beginning;

Parcel contains 258,970 square feet / 5.95 acres more or less.
Road dedication contains 37,420 square feet / 0.86 acres, more or less.
Parcel subject to easements and restrictions of record.



STEVEN M. BIEDA
PLS-2275
MAY 28TH, 2026

CERTIFICATE OF THE FINANCE DIRECTOR-TREASURER

I, _____ being 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 _____, 20__ on any land included in this plat of Deerbrook Crossing.

Dated _____ Finance Director-Treasurer

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN]
] SS
COUNTY OF MANITOWOC]

I, _____, being duly elected and acting Treasurer 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 _____, 20__, affecting the lands included in the plat of Deerbrook Crossing.

Dated _____ County Treasurer

CERTIFICATE

STATE OF WISCONSIN]
] SS
COUNTY OF MANITOWOC]

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 _____

WITNESS MY HAND, and seal this _____ day of _____, 20__

Mackenzie Reed
City Clerk

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

TLG Holdings LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that we caused the land described on Deerbrook Crossing to be surveyed, divided, mapped and dedicated as represented hereon. TLG Holdings LLC also certifies that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

TOWN OF MANITOWOC RAPIDS
CITY OF MANITOWOC
MANITOWOC COUNTY
DEPT. OF ADMINISTRATION

In Witness Whereof, the said TLG Holdings LLC has caused these presents to be signed by _____, its Member, on this ____ day of _____, 20__.

Member

Personally came before me this ____ day of _____, 20__, the above named Member of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such Member as the deed of said Limited Liability Company, by its authority.

Notary Public My Commission Expires _____
County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF]

COMMON COUNCIL RESOLUTION

WHEREAS the Final Plat of Deerbrook Crossing 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:

That the subdivider and future owners covenant to comply with the established drainage plan.
That the Final Plat meet all of the requirements of the City of Manitowoc Subdivision Code, Chapter 236 of the Statutes of the State of Wisconsin and the City's Comprehensive Plan adopted Dec. 21, 2009 in accordance with 62.23(3) of the Statutes of the State of Wisconsin, as amended.
That all minimum required improvements be approved by the City of Manitowoc's Director of Public Infrastructure. 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, and City Engineer.

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

INTRODUCED _____

ADOPTED _____

APPROVED _____

MAYOR _____
Justin M. Nickels, Mayor

Dated this _____ day of _____, 20__.

NOTES

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town and City has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

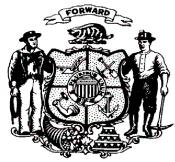
RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adapted sidewalk grade elevation and maintain said elevation for future sidewalks.

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



Drafted by: NKOV/BRYM
Checked by: MLQN/SDIS
Job #: 250456
Date: 05/28/2026
Rev: _____
Rev: _____
Rev: _____

SURVEYED FOR:
TLG HOMES LLC
1701 WASHINGTON STREET
MANITOWOC, WI 54220
DRAWING NO. P-2712

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

SHEET
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CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

PRELIMINARY PLAT CONDITIONS
Deerbrook Crossing Subdivision No. 1
PC 8-2026
6/11/2025

NOTE: The conditions are based on the preliminary plat submitted by Vierbicher dated 5/28/2026.

Zoning: R-4 Single- and Two-Family Family District
B-1 Office - Residential

Lots: 16

CONDITIONS FOR APPROVAL OF THE PRELIMINARY PLAT:

WISCONSIN PUBLIC SERVICE

1. No issues with proposed subdivision. Please reach out to the WPS New Service Installation team to begin application process for natural gas service.

A T & T

1. No additional comments or concerns on out end. If there are any questions for AT&T they can call or email me. We will place cable joint with MPU .

MPU Electric

1. No site conflicts. May need additional easements behind lots 17, 18, 19, and 20 for easier electric utility installation. Please reach out to MPU electric for electric service requirement needs at 920-686-4352 or bdavitz@mpu.org.

MPU Water

1. No comments.

COMMUNITY DEVELOPMENT

1. Subdivision review fee of \$240 is due to Community Development. The check can be made out to the City of Manitowoc.
2. A drainage plan for the subdivision shall be submitted to the City of Manitowoc prior to final plat approval. If needed drainage easements shall be shown on the plat based on the drainage plan.
3. The owner or engineer shall work with the US Postal Office and the City of Manitowoc on cluster box mail locations, aesthetics, access, maintenance and any other matter related to them.
4. Per Chapter 21.030(4)f of the Subdivision Code a Payment in Lieu of Parkland Dedication in the amount of \$26,239.50 is due to the City of Manitowoc prior to approval of the final plat. This fee is based on the 16-lot subdivision.



CITY OF MANITOWOC

WISCONSIN, USA

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5. The owner or engineer can work with the Community Development Department to finalize all signature certificates on the final plat. 920-686-6930. See the June 11th, 2026 email from Paul Braun regarding comments.
6. Lots 1-8 should be a part of a separate block. Lot 9 should be a separate block, Lot 16 should be a separate block and lots 10 -15 should be a separate block.
7. Title of subdivision, Deerbrook Crossing, should be changed to Deerbrook Crossing Subdivision No. 1.
8. See City Planner Paul Braun's comments which were emailed to Brad Rymer on 6/11/2026. Contact Paul with any questions regarding his comments. 920-686-6930 or pbraun@manitowocwi.gov

ENGINEERING

1. See City Surveyor Mike Zimmer's comments which were emailed to Brad Rymer on 6/10/2026. Contact Mike with any questions regarding his comments. 920-686-6910 or mzimmer@manitowocwi.gov
2. Continue to work with City Engineering on items related to the utilities, street and stormwater improvements.

TDS TELECOM

1. TDS would like to go joint trench for Phase 1 of this project. Contact Chris Faircloth at 615-517-6303 or chris.faircloth@tdstelecom.com.

DRAFT

RESOLUTION

WHEREAS the Preliminary Plat of the Deerbrook Crossing Subdivision has been reviewed by the City Plan Commission at its meeting held July 7, 2026, 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 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 comply with the Manitowoc Public Utilities requirements regarding water services. Also, provide all utility easements as necessary. Provide positive surface drainage and comply with the approved drainage plan. Provide minimum elevations at building setback and sidewalk locations on the final plat.
- 6) That the conditions of the City Plan Commission's report number 26-0555 (PC8-2026) 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 Deerbrook Crossing 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: