



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

March 2, 2026

To: Mayor and Common Council

From: Paul Braun, City Planner

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

At the September 9, 2025 meeting of the Manitowoc City Plan Commission, the Commission unanimously voted to recommend to the Common Council the following action:

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

Final Plat
Resolution
Granicus #: 25-0622

RESOLUTION

WHEREAS, the Community Development Authority of the City of Manitowoc owns the property within the River Point Final Plat and wishes to subdivide the property for redevelopment and public spaces; and

WHEREAS, the Concept of River Point Subdivision has been reviewed by the City Plan Commission on December 16, 2020; and

WHEREAS, the City Plan Commission did recommend the acceptance of the Final Plat without conditions on September 9, 2025; and

WHEREAS, the Final Plat has been reviewed and approved by the Wisconsin Department of Administration Plat Review on February 25, 2026; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council that the Final Plat of River Point Subdivision be accepted, with staff completing the necessary steps for completion of the platting process.

INTRODUCED _____ ADOPTED _____

Justin M. Nickels, Mayor

APPROVED _____

Fiscal Impact:
Funding Source:
Finance Director Approval: /
Approved as to Form: /

This resolution was drafted by Paul Braun, City Planner



TONY EVERS
GOVERNOR
KATHY BLUMENFELD
SECRETARY
Plat Review
PO Box 1645, Madison WI 53701
E-mail: plat.review@wi.gov
<https://doa.wi.gov/platreview>

February 25, 2026

Jeffrey A. Dezeeuw
Corner Point
jdezeeuw@acebuildingservice.com

FILE NO. 122392
River Point Subdivision
City of Manitowoc, Manitowoc County

Dear Jeffrey A. Dezeeuw:

You have submitted River Point Subdivision for review. The Department of Administration does not object to the final plat bearing the 02/18/2026 revision date. We certify that it complies with: s. 236.15, s. 236.16, s. 236.20, and s. 236.21, Wis. Stats.; and the Manitowoc County Planning Agency.

DEPARTMENT OF ADMINISTRATION COMMENTS:

The Department of Administration has no conditions for this plat.

s. 236.16 (3) It appears that there is existing public access to the Manitowoc River that meets the requirements of this section.

COUNTY PLANNING AGENCY:

The Manitowoc County Planning Agency is an objecting agency on this plat. On 11/21/2025 we transmitted copies to them for review. On 02/16/2026, we were notified that they do not object to this plat.

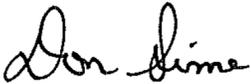
The plat shall be presented to the City of Manitowoc for final approval and signing. The City of Manitowoc, during its review of the plat, will have resolved when applicable that the plat:

- complies with local ordinances;
- conforms with areawide water quality management plans, if sewerage;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- is served by public sewer or private sewage systems;
- includes service or is serviceable by necessary utilities.

Any changes to the plat involving details checked by this Department; or the Manitowoc County Planning Agency will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the recordable document with the copy of the certified plat furnished with this letter.

If there are any questions concerning this review, please contact our office as listed above.

Regards,

A handwritten signature in black ink that reads "Don Sime". The signature is written in a cursive, flowing style.

Don Sime, PLS
Plat Review

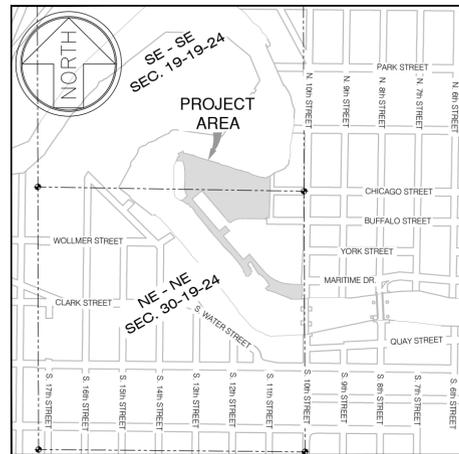
Enc: Recordable Document

cc: Community Development Authority of the City of Manitowoc, Owner
Clerk, City of Manitowoc
Manitowoc County Planning Agency
Register of Deeds
BLRPC

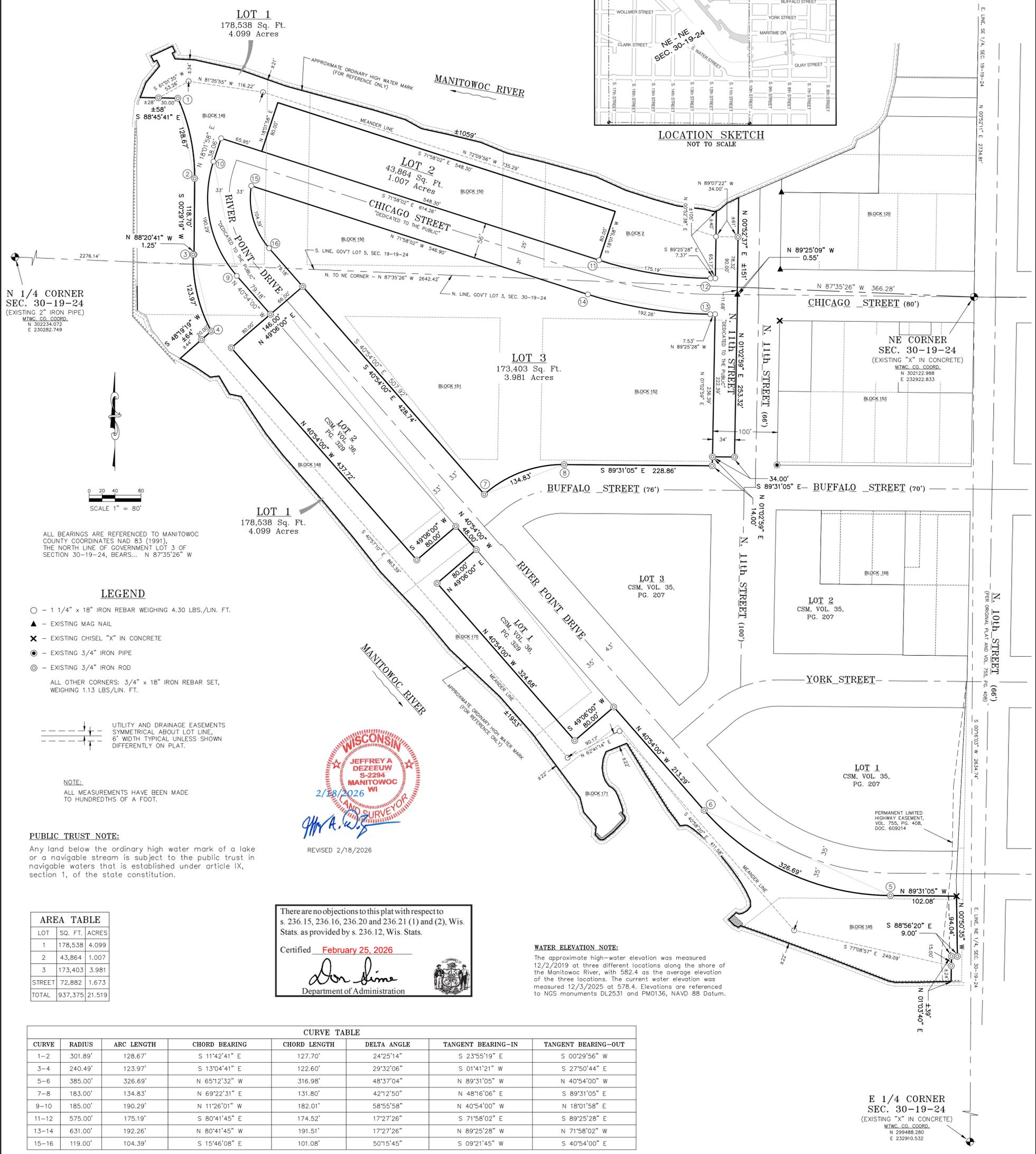
PLAT RECEIVED FROM SURVEYOR ON 11/21/2025; REVIEWED ON 01/13/2026
REVISED PLAT RECEIVED FROM SURVEYOR ON 02/20/2026

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)
M.T.W.C. CO. COORD.
N 304857.486
E 232964.346



N 1/4 CORNER
SEC. 30-19-24
(EXISTING 2" IRON PIPE)
M.T.W.C. CO. COORD.
N 302924.079
E 230282.749

NE CORNER
SEC. 30-19-24
(EXISTING "X" IN CONCRETE)
M.T.W.C. CO. COORD.
N 302122.988
E 232922.833

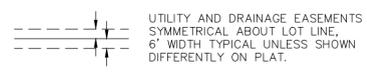


ALL BEARINGS ARE REFERENCED TO MANITOWOC COUNTY COORDINATES NAD 83 (1991), THE NORTH LINE OF GOVERNMENT LOT 3 OF SECTION 30-19-24, BEARS... N 87°35'26" W

LEGEND

- - 1 1/4" x 18" IRON REBAR WEIGHING 4.30 LBS./LIN. FT.
- ▲ - EXISTING MAG NAIL
- ✕ - EXISTING CHISEL "X" IN CONCRETE
- - EXISTING 3/4" IRON PIPE
- ⊙ - EXISTING 3/4" IRON ROD

ALL OTHER CORNERS: 3/4" x 18" IRON REBAR SET, WEIGHING 1.13 LBS./LIN. FT.



NOTE:
ALL MEASUREMENTS HAVE BEEN MADE TO HUNDREDTHS OF A FOOT.

PUBLIC TRUST NOTE:

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.



REVISED 2/18/2026

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

Certified **February 25, 2026**

Don Jime
Department of Administration

WATER ELEVATION NOTE:
The approximate high-water elevation was measured 12/2/2019 at three different locations along the shore of the Manitowoc River, with 582.4 as the average elevation of the three locations. The current water elevation was measured 12/3/2025 at 578.4. Elevations are referenced to NGS monuments DL2531 and PM0136, NAVD 88 Datum.

LOT	SQ. FT.	ACRES
1	178,538	4.099
2	43,864	1.007
3	173,403	3.981
STREET	72,882	1.673
TOTAL	937,375	21.519

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT BEARING-IN	TANGENT BEARING-OUT
1-2	301.89'	128.67'	S 11°42'41" E	127.70'	24°25'14"	S 23°55'19" E	S 00°29'56" W
3-4	240.49'	123.97'	S 13°04'41" E	122.60'	29°32'06"	S 01°41'21" W	S 27°50'44" E
5-6	385.00'	326.69'	N 65°12'32" W	316.98'	48°37'04"	N 89°31'05" W	N 40°54'00" W
7-8	183.00'	134.83'	N 69°22'31" E	131.80'	42°12'50"	N 48°16'06" E	S 89°31'05" E
9-10	185.00'	190.29'	N 11°26'01" W	182.01'	58°55'58"	N 40°54'00" W	N 18°01'58" E
11-12	575.00'	175.19'	S 80°41'45" E	174.52'	17°27'26"	S 71°58'02" E	S 89°25'28" E
13-14	631.00'	192.26'	N 80°41'45" W	191.51'	17°27'26"	N 89°25'28" W	N 71°58'02" W
15-16	119.00'	104.39'	S 15°46'08" E	101.08'	50°15'45"	S 09°21'45" W	S 40°54'00" E

E 1/4 CORNER
SEC. 30-19-24
(EXISTING "X" IN CONCRETE)
M.T.W.C. CO. COORD.
N 299488.280
E 232910.532

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 City owns the property within the River Point Final Plat and wishes to subdivide the property for redevelopment and public spaces; and

WHEREAS, the Concept of River Point Subdivision has been reviewed by the City Plan Commission on December 16, 2020; and

WHEREAS, the Final Plat has been reviewed and approved by the Wisconsin Department of Administration Plat Review on _____; and

WHEREAS, the City Plan Commission did recommend the acceptance of the Final Plat without conditions on September 9, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council that the Final Plat of River Point Subdivision be accepted, with staff completing the necessary steps for completion of the platting process.

INTRODUCED _____ ADOPTED _____

APPROVED _____
Justin M. Nickels, Mayor

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 Adam Tegen.

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 of the Wisconsin Statutes and Chapter 21 of the City of Manitowoc Subdivision Regulations.

Dated 2/18/2026


Jeffrey A. DeZeeuw
Professional Land Surveyor, S-2294


REVISED 2/18/2026

OWNER'S CERTIFICATE OF DEDICATION

STATE OF WISCONSIN
COUNTY OF MANITOWOC

COMMUNITY DEVELOPMENT 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 DEVELOPMENT 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 DEVELOPMENT 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 _____, 2026, 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 _____, 2026 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, Melissa McCulley, 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 _____, 2026, affecting the lands included in the plat of RIVER POINT SUBDIVISION.

Dated _____
Melissa McCulley
County Treasurer

CERTIFICATE

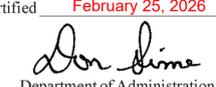
STATE OF WISCONSIN }
CITY OF MANITOWOC } SS

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 _____, 2026.

Mackenzie Reed
City Clerk

seal

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified February 25, 2026

Department of Administration 