

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE
CONVEYANCE OF SANDY BAY HIGHLANDS SUBDIVISION PHASE 3
TO THE COMMUNITY DEVELOPMENT AUTHORITY**

WHEREAS, the development of new, single family housing in the community is, and for many years has been, a high priority goal for the City of Two Rivers, as the lack of available single family development lots has impaired the sound growth of the community; and

WHEREAS, the City has sought to achieve its goal by pursuing development of the Sandy Bay Highlands Conservation Subdivision, which is on City-owned property on Two Rivers' east side, through the zoning and platting of this property for single family residential use and the extension of municipal streets and utility infrastructure to enable residential development; and

WHEREAS, the City Council on this date has approved the final plat for the Sandy Bay Highlands Subdivision Phase 3, which creates 32 new residential lots (the "Property") that will soon be available for sale for new home construction; and

WHEREAS, construction is already underway on the street and utility infrastructure to serve 26 of these lots, under a contract awarded by the City Council earlier this year; and

WHEREAS, the City Council wishes to convey the residential lots in Phase 3 to the Community Development Authority of the City of Two Rivers ("CDA") and to assign to that body the responsibility for marketing and sale of the Phase 3 lots, consistent with past Council actions that assigned such responsibilities to the CDA; and

WHEREAS, such action is consistent with the intent of the City in the creation and operation of the Community Development Authority, per City of Two Rivers Code of Ordinances § 2-5-7;

[Continued on the Following Page]

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council finds that transferring the Property to the CDA will further the City's goal of increasing the availability of lots zoned for single family residential development.

2. The City Council finds that the CDA is in the best position to sell lots and otherwise develop the Property on behalf of the City and that transferring the Property to the CDA is in the best interest of the City.

3. The City Council hereby directs the City Attorney to prepare a deed and to prepare, assist in preparing, or arrange for the drafting and execution of other necessary closing documents for the conveyance to the Community Development Authority, for the sum of One Dollar (\$1.00), of the 32 parcels identified on the Sandy Bay Highlands Subdivision No. 3 Plat Map, attached hereto as Exhibit 1 and as listed on Exhibit 2.

4. The City Council authorizes the City Manager and City Clerk to execute such deed and the necessary related documents on behalf of the City to complete said conveyance.

Approved this 18th day of November, 2024.

Scott Stechmesser
City Council President

Gregory E. Buckley
City Manager

Approved as to form:

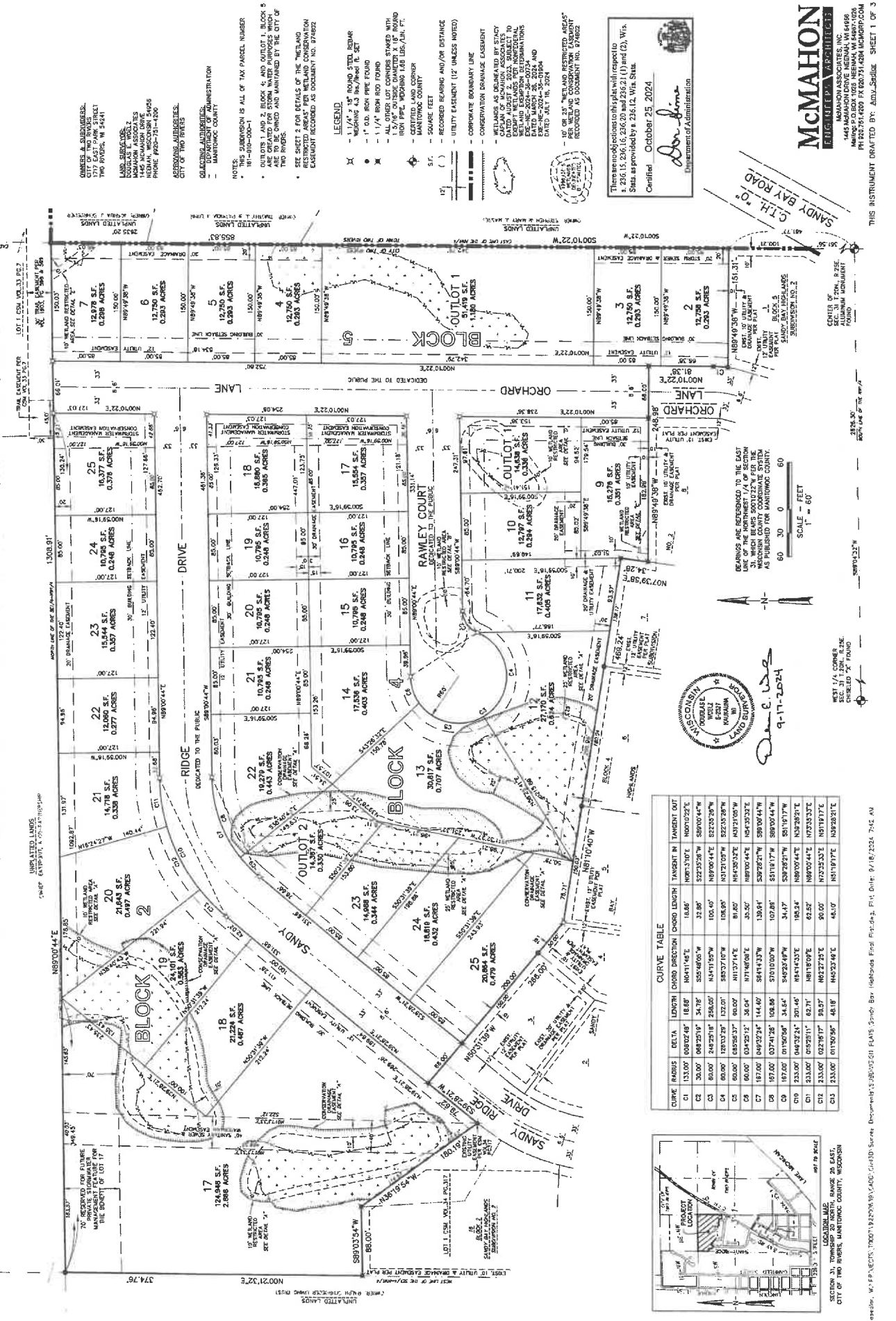
Andrew J. Adams
City Attorney

EXHIBIT 1

Sandy Bay Highlands Subdivision, Phase 3 Final Plat

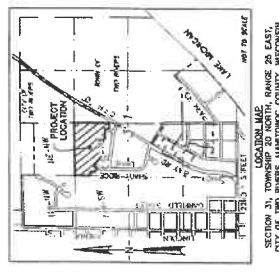
SANDY BAY HIGHLANDS SUBDIVISION NO. 3

ALL OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MANITOWOC COUNTY, WISCONSIN ON DECEMBER 17, 2020 IN VOLUME 35 OF MAPS ON PAGES 19-20, AS DOCUMENT NO. 1229222, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 31, TOWNSHIP 20 NORTH, RANGE 25 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	DIRECTION	TANGENT IN	TANGENT OUT
C1	133.00'	089°32'46"	18.88'	164°11'46"E	N89°33'10"E	N89°33'10"E	N89°33'10"E
C2	30.00'	089°25'18"	34.78'	335°48'05"W	S22°25'28"W	S22°25'28"W	S22°25'28"W
C3	60.00'	182°32'18"	132.01'	106.80'	N87°10'59"W	S22°25'28"W	S22°25'28"W
C4	60.00'	089°38'37"	60.00'	111°37'14"E	N87°10'59"W	S22°25'28"W	S22°25'28"W
C5	60.00'	089°32'17"	36.04'	117°48'08"E	N87°10'59"W	S22°25'28"W	S22°25'28"W
C6	17.00'	049°32'24"	144.40'	84°14'33"W	S22°25'28"W	S22°25'28"W	S22°25'28"W
C7	17.00'	07°41'28"	108.95'	57°01'00"W	S22°25'28"W	S22°25'28"W	S22°25'28"W
C8	17.00'	01°50'58"	34.64'	84°23'49"W	S22°25'28"W	S22°25'28"W	S22°25'28"W
C9	33.00'	043°32'24"	30.44'	108.24'	N87°10'59"W	S22°25'28"W	S22°25'28"W
C10	33.00'	072°31'11"	63.31'	181°18'09"E	N87°10'59"W	S22°25'28"W	S22°25'28"W
C11	33.00'	02°18'17"	20.37'	182°27'25"E	N87°10'59"W	S22°25'28"W	S22°25'28"W
C12	33.00'	01°50'58"	48.18'	145°23'49"E	N87°10'59"W	S22°25'28"W	S22°25'28"W



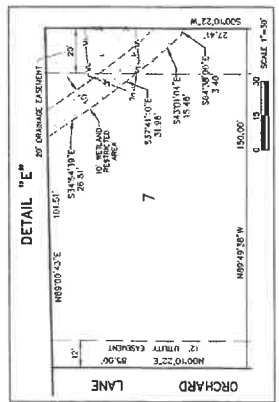
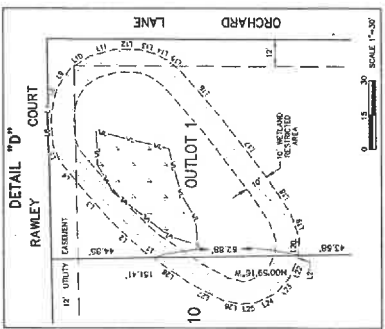
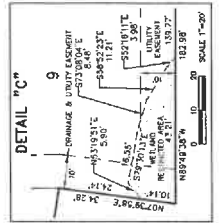
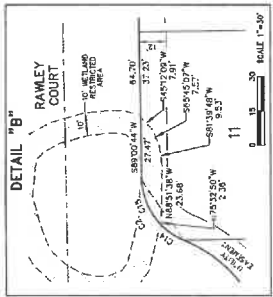
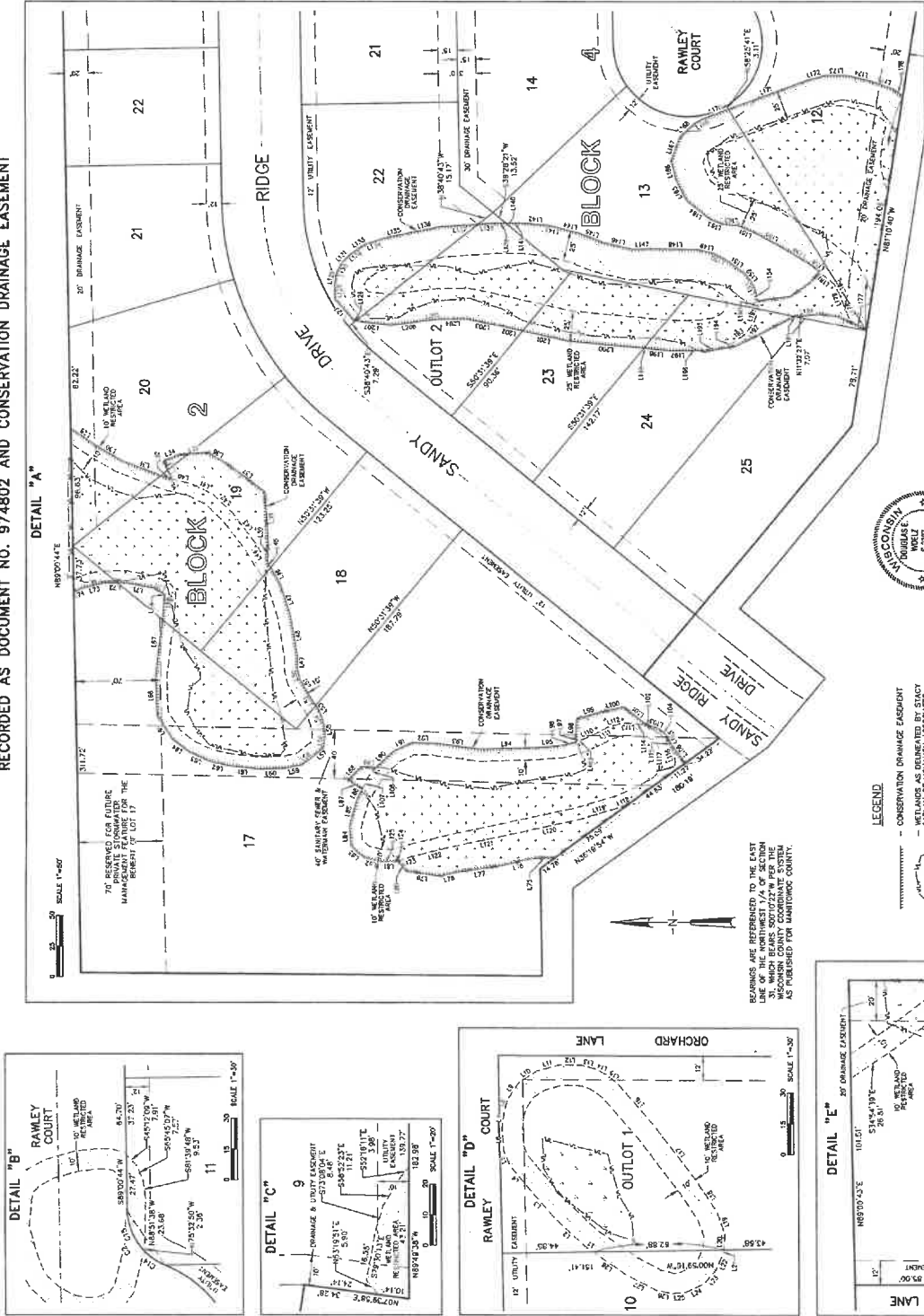
There are no objections to this plat with respect to:
 1. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by § 236.12, Wis. Stat.
 Certified: October 25, 2024
 Department of Administration

McMAHON
 ENGINEERING & ARCHITECTS
 445 MADISON DRIVE, NEENAH, WI 54956
 PH: 920.761.4200 FX: 920.761.6884 MCMOPR.COM

THIS INSTRUMENT DRAFTED BY: ADAM SPADLO, SHEET 1 OF 3

SANDY BAY HIGHLANDS SUBDIVISION NO. 3

ALL OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MANITOWOC COUNTY, WISCONSIN ON DECEMBER 17, 2020 IN VOLUME 35 OF MAPS ON PAGES 19-20, AS DOCUMENT NO. 1229222, BEING PART OF THE SOUTH-EAST 1/4 OF THE NORTHWEST 1/4, SECTION 31, TOWNSHIP 20 NORTH, RANGE 25 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN
 DETAILS OF THE "WETLAND RESTRICTED AREAS" PER WETLAND CONSERVATION EASEMENT RECORDED AS DOCUMENT NO. 974802 AND CONSERVATION DRAINAGE EASEMENT



LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N89°46'47"E	8.97	L70	N89°46'47"E	8.97	L136	S00°11'02"W	8.31
L2	N40°07'37"E	26.07	L71	N40°07'37"E	26.07	L137	S00°11'02"W	11.00
L3	N89°46'47"E	18.82	L72	N89°46'47"E	18.82	L138	S00°11'02"W	11.00
L4	N43°23'57"W	18.87	L73	N43°23'57"W	18.87	L139	S41°43'57"W	11.87
L5	N89°46'47"E	17.65	L74	N89°46'47"E	17.65	L140	S41°43'57"W	11.87
L6	N89°46'47"E	11.03	L75	N89°46'47"E	11.03	L141	S41°43'57"W	11.87
L7	N43°23'57"W	18.87	L76	N43°23'57"W	18.87	L142	S41°43'57"W	11.87
L8	N89°46'47"E	17.65	L77	N89°46'47"E	17.65	L143	S41°43'57"W	11.87
L9	N89°46'47"E	11.03	L78	N89°46'47"E	11.03	L144	S41°43'57"W	11.87
L10	N43°23'57"W	18.87	L79	N43°23'57"W	18.87	L145	S41°43'57"W	11.87
L11	N89°46'47"E	17.65	L80	N89°46'47"E	17.65	L146	S41°43'57"W	11.87
L12	N43°23'57"W	18.87	L81	N43°23'57"W	18.87	L147	S41°43'57"W	11.87
L13	N89°46'47"E	17.65	L82	N89°46'47"E	17.65	L148	S41°43'57"W	11.87
L14	N89°46'47"E	11.03	L83	N89°46'47"E	11.03	L149	S41°43'57"W	11.87
L15	N43°23'57"W	18.87	L84	N43°23'57"W	18.87	L150	S41°43'57"W	11.87
L16	N89°46'47"E	17.65	L85	N89°46'47"E	17.65	L151	S41°43'57"W	11.87
L17	N43°23'57"W	18.87	L86	N43°23'57"W	18.87	L152	S41°43'57"W	11.87
L18	N89°46'47"E	17.65	L87	N89°46'47"E	17.65	L153	S41°43'57"W	11.87
L19	N89°46'47"E	11.03	L88	N89°46'47"E	11.03	L154	S41°43'57"W	11.87
L20	N43°23'57"W	18.87	L89	N43°23'57"W	18.87	L155	S41°43'57"W	11.87
L21	N89°46'47"E	17.65	L90	N89°46'47"E	17.65	L156	S41°43'57"W	11.87
L22	N43°23'57"W	18.87	L91	N43°23'57"W	18.87	L157	S41°43'57"W	11.87
L23	N89°46'47"E	17.65	L92	N89°46'47"E	17.65	L158	S41°43'57"W	11.87
L24	N89°46'47"E	11.03	L93	N89°46'47"E	11.03	L159	S41°43'57"W	11.87
L25	N43°23'57"W	18.87	L94	N43°23'57"W	18.87	L160	S41°43'57"W	11.87
L26	N89°46'47"E	17.65	L95	N89°46'47"E	17.65	L161	S41°43'57"W	11.87
L27	N43°23'57"W	18.87	L96	N43°23'57"W	18.87	L162	S41°43'57"W	11.87
L28	N89°46'47"E	17.65	L97	N89°46'47"E	17.65	L163	S41°43'57"W	11.87
L29	N89°46'47"E	11.03	L98	N89°46'47"E	11.03	L164	S41°43'57"W	11.87
L30	N43°23'57"W	18.87	L99	N43°23'57"W	18.87	L165	S41°43'57"W	11.87
L31	N89°46'47"E	17.65	L100	N89°46'47"E	17.65	L166	S41°43'57"W	11.87
L32	N43°23'57"W	18.87	L101	N43°23'57"W	18.87	L167	S41°43'57"W	11.87
L33	N89°46'47"E	17.65	L102	N89°46'47"E	17.65	L168	S41°43'57"W	11.87
L34	N89°46'47"E	11.03	L103	N89°46'47"E	11.03	L169	S41°43'57"W	11.87
L35	N43°23'57"W	18.87	L104	N43°23'57"W	18.87	L170	S41°43'57"W	11.87
L36	N89°46'47"E	17.65	L105	N89°46'47"E	17.65	L171	S41°43'57"W	11.87
L37	N89°46'47"E	11.03	L106	N89°46'47"E	11.03	L172	S41°43'57"W	11.87
L38	N43°23'57"W	18.87	L107	N43°23'57"W	18.87	L173	S41°43'57"W	11.87
L39	N89°46'47"E	17.65	L108	N89°46'47"E	17.65	L174	S41°43'57"W	11.87
L40	N89°46'47"E	11.03	L109	N89°46'47"E	11.03	L175	S41°43'57"W	11.87
L41	N43°23'57"W	18.87	L110	N43°23'57"W	18.87	L176	S41°43'57"W	11.87
L42	N89°46'47"E	17.65	L111	N89°46'47"E	17.65	L177	S41°43'57"W	11.87
L43	N89°46'47"E	11.03	L112	N89°46'47"E	11.03	L178	S41°43'57"W	11.87
L44	N43°23'57"W	18.87	L113	N43°23'57"W	18.87	L179	S41°43'57"W	11.87
L45	N89°46'47"E	17.65	L114	N89°46'47"E	17.65	L180	S41°43'57"W	11.87
L46	N89°46'47"E	11.03	L115	N89°46'47"E	11.03	L181	S41°43'57"W	11.87
L47	N43°23'57"W	18.87	L116	N43°23'57"W	18.87	L182	S41°43'57"W	11.87
L48	N89°46'47"E	17.65	L117	N89°46'47"E	17.65	L183	S41°43'57"W	11.87
L49	N89°46'47"E	11.03	L118	N89°46'47"E	11.03	L184	S41°43'57"W	11.87
L50	N43°23'57"W	18.87	L119	N43°23'57"W	18.87	L185	S41°43'57"W	11.87
L51	N89°46'47"E	17.65	L120	N89°46'47"E	17.65	L186	S41°43'57"W	11.87
L52	N89°46'47"E	11.03	L121	N89°46'47"E	11.03	L187	S41°43'57"W	11.87
L53	N43°23'57"W	18.87	L122	N43°23'57"W	18.87	L188	S41°43'57"W	11.87
L54	N89°46'47"E	17.65	L123	N89°46'47"E	17.65	L189	S41°43'57"W	11.87
L55	N89°46'47"E	11.03	L124	N89°46'47"E	11.03	L190	S41°43'57"W	11.87
L56	N43°23'57"W	18.87	L125	N43°23'57"W	18.87	L191	S41°43'57"W	11.87
L57	N89°46'47"E	17.65	L126	N89°46'47"E	17.65	L192	S41°43'57"W	11.87
L58	N89°46'47"E	11.03	L127	N89°46'47"E	11.03	L193	S41°43'57"W	11.87
L59	N43°23'57"W	18.87	L128	N43°23'57"W	18.87	L194	S41°43'57"W	11.87
L60	N89°46'47"E	17.65	L129	N89°46'47"E	17.65	L195	S41°43'57"W	11.87
L61	N89°46'47"E	11.03	L130	N89°46'47"E	11.03	L196	S41°43'57"W	11.87
L62	N43°23'57"W	18.87	L131	N43°23'57"W	18.87	L197	S41°43'57"W	11.87
L63	N89°46'47"E	17.65	L132	N89°46'47"E	17.65	L198	S41°43'57"W	11.87
L64	N89°46'47"E	11.03	L133	N89°46'47"E	11.03	L199	S41°43'57"W	11.87
L65	N43°23'57"W	18.87	L134	N43°23'57"W	18.87	L200	S41°43'57"W	11.87
L66	N89°46'47"E	17.65	L135	N89°46'47"E	17.65	L201	S41°43'57"W	11.87
L67	N89°46'47"E	11.03	L136	N89°46'47"E	11.03	L202	S41°43'57"W	11.87
L68	N43°23'57"W	18.87	L137	N43°23'57"W	18.87	L203	S41°43'57"W	11.87
L69	N89°46'47"E	17.65	L138	N89°46'47"E	17.65	L204	S41°43'57"W	11.87
L70	N89°46'47"E	11.03	L139	N89°46'47"E	11.03	L205	S41°43'57"W	11.87
L71	N43°23'57"W	18.87	L140	N43°23'57"W	18.87	L206	S41°43'57"W	11.87
L72	N89°46'47"E	17.65	L141	N89°46'47"E	17.65	L207	S41°43'57"W	11.87
L73	N89°46'47"E	11.03	L142	N89°46'47"E	11.03	L208	S41°43'57"W	11.87
L74	N43°23'57"W	18.87	L143	N43°23'57"W	18.87	L209	S41°43'57"W	11.87
L75	N89°46'47"E	17.65	L144	N89°46'47"E	17.65	L210	S41°43'57"W	11.87
L76	N89°46'47"E	11.03	L145	N89°46'47"E	11.03	L211	S41°43'57"W	11.87
L77	N43°23'57"W	18.87	L146	N43°23'57"W	18.87	L212	S41°43'57"W	11.87
L78	N89°46'47"E	17.65	L147	N89°46'47"E	17.65	L213	S41°43'57"W	11.87
L79	N89°46'47"E	11.03	L148	N89°46'47"E	11.03	L214	S41°43'57"W	11.87
L80	N43°23'57"W	18.87	L149	N43°23'57"W	18.87	L215	S41°43'57"W	11.87
L81	N89°46'47"E	17.65	L150	N89°46'47"E	17.65	L216	S41°43'57"W	11.87
L82	N89°46'47"E	11.03	L151	N89°46'47"E	11.03	L217	S41°43'57"W	11.87
L83	N43°23'57"W	18.87	L152	N43°23'57"W	18.87	L218	S41°43'57"W	11.87
L84	N89°46'47"E	17.65	L153	N89°46'47"E	17.65	L219	S41°43'57"W	11.87
L85	N89°46'47"E	11.03	L154	N89°46'47"E	11.03	L220	S41°43'57"W	11.87
L86	N43°23'57"W	18.87	L155	N43°23'57"W	18.87	L221	S41°43'57"W	11.87
L87	N89°46'47"E	17.65	L156	N89°46'47"E	17.65	L222	S41°43'57"W	11.87
L88	N89°46'47"E	11.03	L157	N89°46'47"E	11.03	L223	S41°43'57"W	11.87
L89	N43°23'57"W	18.87	L158	N43°23'57"W	18.87	L224	S41°43'57"W	11.87
L90	N89°46'47"E	17.65	L159	N89°46'47"E	17.65	L225	S41°43'57"W	11.87
L91	N89°46'47"E	11.03	L160	N89°46'47"E	11.03	L226	S41°43'57"W	11.87
L92	N43°23'57"W	18.87	L161	N43°23'57"W	18.87	L227	S41°43'57"W	11.87
L93	N89°46'47"E	17.65	L162	N89°46'47"E	17.65	L228	S41°43'57"W	11.87
L94	N89°46'47"E	11.03	L163	N89°46'47"E	11.03	L229	S41°43'57"W	11.87
L95	N43°23'57"W	18.87	L164	N43°23'57"W	18.87	L230	S41°43'57"W	11.87
L96	N89°46'47"E	17.65	L165	N89°46'47"E	17.65	L231	S41°43'57"W	11.87
L97	N89°46'47"E	11.03	L166	N89°46'47"E	11.03	L232	S41°43'57"W	11.87
L98	N43°23'57"W	18.87	L167	N43°23'57"W	18.87	L233	S41°43'57"W	11.87
L99	N89°46'47"E	17.65	L168	N89°46'47"E	17.65	L234	S41°43'57"W	11.87
L100	N89°46'47"E	11.03	L169	N89°46'47"E	11.03	L235	S41°43'57"W	11.87
L101	N43°23'57"W	18.87	L170	N43°23'57"W	18.87	L236	S41°43'57"W	11.87
L102	N89°46'47"E	17.65	L171	N89°46'47"E	17.65	L237	S41°43'57"W	11.87
L103	N89°46'47"E	11.03	L172	N89°46'47"E	11.03	L238	S41°43'57"W	11.87
L104	N43°23'57"W	18.87	L173	N43°23'57"W	18.87	L239	S41°43'57"W	11.87
L105	N89°46'47"E	17.65	L174	N89°46'47"E	17.65	L240	S41°43'57"W	11.87
L106	N89°46'47"E	11.03	L175	N89°46'47"E	11.03	L241	S41°43'57"W	11.87
L107	N43°23'57"W	18.87	L176	N43°23'57"W	18.87	L242	S41°43'57"W	11.87
L108	N89°46'47"E	17.65	L177	N89°46'47"E	17.65	L243	S41°43'57"W	11.87
L109	N89°46'47"E	11.03	L178	N89°46'47"E	11.03	L244	S41°43'57"W	11.87
L110	N43°23'57"W	18.87	L179	N43°23'57"W	18.87	L245	S41°43'57"W	11.87
L111	N89°46'47"E	17.65	L180	N89°46'47"E	17.65	L246	S41°43'57"W	11.87
L112	N89°46'47"E	11.03	L181	N89°46'47"E	11.03	L247	S41°43'57"W	11.87
L113	N43°23'57"W	18.87	L182	N43°23'57"W	18.87	L248	S41°43'57"W	11.87
L114	N89°46'47"E	17.65	L183	N89°46'47"E	17.65			

EXHIBIT 2

Lots Authorized for Conveyance to Community Development Authority by City Council
Resolution Dated November 18, 2024

In the Sandy Bay Highlands Subdivision, Phase 3 Plat as approved by City Council on
November 18, 2024:

Lots 17-25, Block 2

Lots 9-25, Block 4

Lots 2-7, block 5

Excluding any outlots identified in said plat, which shall remain the property of the
City of Two Rivers.