



TWO RIVERS
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT Douglas E. Woelz - McMahon Associates TELEPHONE 920-751-4200

MAILING ADDRESS 1445 McMahon Drive Neenah Wisconsin 54956
(Street) (City) (State) (Zip)

PROPERTY OWNER City of Two Rivers TELEPHONE _____

MAILING ADDRESS 1717 East Park Street Two Rivers WI 54241
(Street) (City) (State) (Zip)

REQUEST FOR:

- | | |
|--|--|
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Site/Architectural Plan Approval | <input type="checkbox"/> Annexation Request |
| <input checked="" type="checkbox"/> Subdivision Plat or CSM Review | <input type="checkbox"/> Variance/Board of Appeals |
| <input type="checkbox"/> Zoning District Change | <input type="checkbox"/> Other |

STATUS OF APPLICANT: Owner Agent Buyer Other

PROJECT LOCATION Part of the SE1/4 NW1/4 Sec 31, T20N, R25E TYPE OF STRUCTURE Single Family Residential Development

PRESENT ZONING R-1 1-Family Residential District REQUESTED ZONING R-1 1-Family Res Dist/Conservation Sub

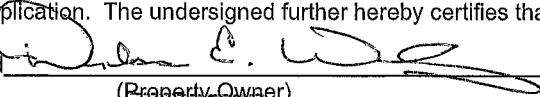
PROPOSED LAND USE Single Family Residential

PARCEL # 161-010-000-1 ACREAGE 19.344 Acres

LEGAL DESCRIPTION Lot 1 CSM Vol 35 of Maps Pages 19-20, Being Part of the SE 1/4 NW 1/4 of Sec 31, T20N, R25E, City of Two Rivers

NOTE: Attach a one-page written description of your proposal or request.

The undersigned certifies that he/she has familiarized himself/herself with the state and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct.

Signed  Date 10-30-2023
(Property Owner)
Agent

Fee Required

- \$ 350 Comprehensive Plan Amendment
- \$ t/b/d Site/Architectural Plan Approval (Listed in Sec 1-2-1)
- \$ t/b/d CSM Review (\$10 lot/\$30 min)
- Subdivision Plat (fee to be determined)
- \$ 350 Zoning District Change
- \$ 350 Conditional Use
- \$ t/b/d Annexation Request (State Processing Fees Apply)
- \$ 350 Variance/Board of Appeals
- \$ t/b/d Other

Schedule

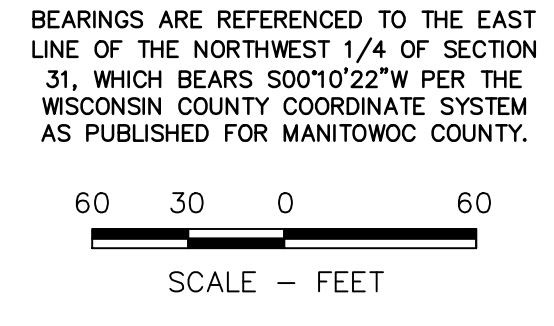
- Application Submittal Date _____
- Date Fee(s) Paid _____
- Plan(s) Submittal Date _____
- Plan Comm Appearance _____

\$ _____ TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____

PRELIMINARY PLAT SANDY BAY HIGHLANDS SUBDIVISION NO. 3 AND NO. 4

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 SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 31, TOWNSHIP 20 NORTH, RANGE 25 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN

NORTH 1/4 CORNER
SEC. 31 T.20N., R.25E.
1" IRON PIPE FOUND



PROPERTY DESCRIPTION:
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 PAGE 19-20, AS DOCUMENT NO. 1229222, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 31, TOWNSHIP 20 NORTH, RANGE 25 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN CONTAINING 842,270 SQUARE FEET (19.34 ACRES) OF LAND MORE OR LESS.

NOTES:
THIS PROPERTY IS CURRENTLY ZONED: R-1 1-FAMILY RESIDENTIAL DISTRICT
PROPOSED ZONING: R-1 1-FAMILY RESIDENTIAL DISTRICT/CONSERVATION SUBDIVISION DISTRICT
FRONT YARD BUILDING SETBACKS TO BE 30 FEET
TOTAL AREA OF DEVELOPMENT = 19.344 ACRES
DEDICATED STREET AREA = 3.293 ACRES
NET SUBDIVIDED AREA = 16.051 ACRES
TOTAL NUMBER OF LOTS = 32 LOTS/6 OUTLOTS
AVERAGE LOT SIZE = 19,389 S.F. 0.445 ACRES
SMALLEST LOT SIZE = 10,795 S.F. 0.248 ACRES
LINEAL FEET OF NEW STREETS = 2,126 LIN. FT.
THIS SUBDIVISION IS ALL OF TAX PARCEL NO. 161-010-000-1
ALL ROADS ARE DEDICATED TO THE PUBLIC.
OUTLOTS TO BE OWNED AND MAINTAINED BY THE CITY OF TWO RIVERS.
UTILITY EASEMENTS TO BE SHOWN ON THE FINAL PLAT.
WETLAND CONSERVATION EASEMENT AREAS ARE SHOWN PER DOCUMENT NO. 974802.
ALL LOTS TO BE SERVICED BY PUBLIC SEWER AND WATER FROM THE CITY OF TWO RIVERS
PLANNED MUNICIPAL IMPROVEMENTS TO INCLUDE UTILITIES SUCH AS STORM SEWER, SANITARY SEWER, WATER MAIN, ASPHALT STREETS WITH CONCRETE CURB & GUTTER.
SEE UTILITY PLANS FOR EXISTING AND PROPOSED UTILITIES.
ELEVATIONS AS SHOWN ON THIS PLAN ARE REFERENCED TO PREVIOUS PROJECTS WITHIN THIS AREA. NAVD 88 DATUM (07 ADJUSTMENT).

THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK" (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE TOWN HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.
THE WDNR SURFACE WATER VIEWER MAP IDENTIFIES WETLAND INDICATOR SOIL TYPES WITHIN THE SUBJECT PROPERTY. DUE TO WETLANDS INDICATOR SOILS, AND/OR WATERWAYS WITHIN THE SUBJECT PROPERTY, COORDINATE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGARDING POTENTIAL PROTECTIVE AREAS.
PER US ARMY REGULATORY GUIDANCE LETTER NO. 05-02, DATED JUNE 14, 2005: ALL APPROVED WETLAND DETERMINATIONS COMPLETED AND/OR VERIFIED BY THE US ARMY CORPS OF ENGINEERS MUST BE IN WRITING AND WILL REMAIN VALID FOR A PERIOD OF FIVE YEARS, UNLESS NEW INFORMATION WARRANTS REVISION OF THE DETERMINATION BEFORE THE EXPIRATION DATE, OR A DISTRICT ENGINEER IDENTIFIES SPECIFIC GEOGRAPHIC AREAS WITH RAPIDLY CHANGING ENVIRONMENTAL CONDITIONS THAT MERIT RE-VERIFICATION ON A MORE FREQUENT BASIS.

WDR NOTES:
THE PARCEL HAS MAPPED WETLANDS AND/OR WETLAND INDICATOR SOILS PRESENT. IF THE CURRENT OR FUTURE LANDOWNER HAS PLANS FOR LAND DISTURBANCE, CONSTRUCTION WORK, GRADING/FILLING, ETC., THE FIRST STEP IS FOR THE LANDOWNER TO HIRE A WETLAND PROFESSIONAL TO REVIEW THE AREA FOR THE PRESENCE OF WETLANDS. A PROJECT THAT RESULTS IN FILLING OF WETLANDS (THROUGH LAND DISTURBING ACTIVITIES) WILL NEED TO COMPLY WITH WETLAND REGULATIONS. FOR MORE INFORMATION ON WETLANDS, PLEASE VISIT [HTTP://DNR.WI.GOV/TOPI/WATERWAYS/CONSTRUCTION/WETLANDS.HTML](http://DNR.WI.GOV/TOPI/WATERWAYS/CONSTRUCTION/WETLANDS.HTML).
A PUBLIC (NAVIGABLE) WATERWAY MAY EXIST ON/WITHIN 500 FT OF THE PROPERTY. PERMITS MAY BE REQUIRED FOR PROPOSED PROJECTS IN/AROUND A PUBLIC WATERWAY. FOR MORE INFORMATION ON WATERWAY ACTIVITIES, PLEASE VISIT THE DEPARTMENT'S HOMEPAGE ON WETLAND/WATERWAY ACTIVITIES AT [HTTP://DNR.WI.GOV/TOPI/WATERWAYS/](http://DNR.WI.GOV/TOPI/WATERWAYS/).

FOR PLANNED LAND DISTURBANCES OVER 1 ACRE, PLEASE VISIT [HTTP://DNR.WI.GOV/TOPI/STORMWATER/](http://DNR.WI.GOV/TOPI/STORMWATER/) TO LEARN IF YOU NEED A STORM WATER CONSTRUCTION SITE PERMIT.
FOR FEDERAL WETLAND REGULATIONS, PLEASE CONTACT THE ARMY CORPS OF ENGINEERS AT 920-448-2824 TO LEARN IF A FEDERAL WETLAND APPROVAL IS REQUIRED FOR SITE DEVELOPMENT.
LOT DRAINAGE RESTRICTIVE COVENANT:
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.

SURVEYOR'S CERTIFICATE
THE PROPERTY AS SHOWN AND DESCRIBED ON THIS MAP WAS SURVEYED UNDER MY DIRECTION AND CONTROL ACCORDING TO THE WISCONSIN ADMINISTRATIVE CODE, CHAPTER A-7 OF MINIMUM STANDARDS FOR PROPERTY SURVEYS, AND IS A CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DOUGLAS E. WOELZ
DOUGLAS E. WOELZ
WI PROFESSIONAL LAND SURVEYOR S-2327
DATE 10-30-23



OBJECTING AUTHORITIES:
- DEPARTMENT OF ADMINISTRATION
- MANITOWOC COUNTY
APPROVING AUTHORITIES:
- CITY OF TWO RIVERS
OWNERS & SUBDIVIDERS:
CITY OF TWO RIVERS
1717 EAST PARK STREET
TWO RIVERS, WI 54241
LAND SURVEYOR:
DOUGLAS E. WOELZ
MCMAHON ASSOCIATES
1445 MCMAHON DRIVE
NEENAH, WISCONSIN 54956
PHONE #920-751-4200



CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT IN / TANGENT OUT
C1	133.00'	008°02'48"	18.68'	N04°11'46"E	18.66'	N08°31'0"E / N00°10'22"E

LEGEND

- 1.315" O.D. IRON PIPE FOUND
- 1 1/4" STEEL REBAR FOUND
- CERTIFIED LAND CORNER MANITOWOC COUNTY
- S.F. - SQUARE FEET
- TREE OR BRUSH LINE
- EXISTING FLAG POLE
- EXISTING LIGHT POLE
- SOIL BORING LOCATION
- EXISTING SIGN
- EXISTING UTILITY PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC LINE - BURIED
- FO - FIBER OPTIC CABLE - BURIED
- EXISTING GAS MAIN
- EXISTING FENCE LINE
- EXISTING CURB & GUTTER
- EXISTING CULVERT
- EXISTING SANITARY/STORM SEWER MANHOLE
- EXISTING STORM INLET
- STO - EXISTING STORM SEWER PIPE
- 8" - EXISTING SANITARY SEWER PIPE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER MAIN PIPE
- EXISTING CONTOURS
- 12' UTILITY EASEMENT
- EXISTING 12' UTILITY EASEMENT
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- SECTION LINE
- BUILDING SETBACK LINE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING GRAVEL
- 10'/25' WETLAND CONSERVATION EASEMENT PER DOCUMENT NO. 974802
- WETLANDS AS DELINEATED BY STACY CAPLAN OF MCMAHON ASSOCIATES, DATED AUGUST 2, 2023

caddr. W:\PROJECTS\10007\92200639\CADD\Civil3D\Survey Documents\SUBDIVISION PLATS\Sandy Bay Highlands Preliminary Plat.dwg, Plat Date: 10/30/2023 4:57 PM

PRELIMINARY PLAT

SANDY BAY HIGHLANDS SUBDIVISION NO. 3 AND NO. 4

CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

DESIGNED
DEW

DRAWN
AMS

PROJECT NO.
T0007 09-22-00639

DATE
OCT 2023

01



PLAN COMMISSION

**Preliminary Plat Review: Sandy Bay Highland (SBH) Phase 3
Completed by McMahon Associates**

The City of Two Rivers owns the SBH land. The lots within Phases 1 and 2 are almost completely sold. The need for all types of housing within the City is a priority identified within the Comprehensive plan and identified by the City's elected officials and funds were allocated to McMahon to complete the design for this next phase of development.

A summary information about the proposed Phases 3 (and 4) of the addition to SBH:

- Zoned: Single Family Residential and Conservation Subdivision District
- Creating 32 new lots and 6 outlots
- Total Area of Development is 19,389 square feet
- Involves the extension of Sandy Ridge Drive, Orchard Lane with a cul de sac extending west off of Orchard Lane- these will all be public streets adding up to be 2,126 lineal feet.
- All lots will be served by public infrastructure

Staff has reviewed the criteria identified in the check list contained in **Sec. 12-1-7** for the preliminary plat and the action is identified below.

Per Section 12-1-10:

The City engineer is to identify any of the plat requirements that are not yet fulfilled per section 12-1-7. Any modifications deemed necessary are to be recommended to the Plan Commission and reported to the City Council about the preliminary plat.

Summary of Next Steps:

The City Engineer will report to the City Council, as noted above, his report along with the preliminary plat. This is to be done within 40 days of filing this preliminary plat.

City Council when reviewing and taking action is to indicate what improvements of infrastructure (streets, sewer, water, drainage facilities) are to be installed and when, as a condition of the plat approval.

The survey is done as a final step along with the preliminary plat completed within the parameters of the platting act. When the survey and the land division is completed, the final plat is to be the final plan of all the improvements to be installed with final grades and profiles for the approved improvements, the grades and profiles of which were required with the preliminary plat.





**TWO
RIVERS**
WISCONSIN

COMMUNITY DEVELOPMENT

1717 E. Park Street
P.O. BOX 87
Two Rivers, WI 54241-0087



Recommended Action:

Approve the Preliminary Plat based any modifications identified by the City Engineer based on Section 12-1-10.



www.two-rivers.org



920.793.5564



920.793.5512