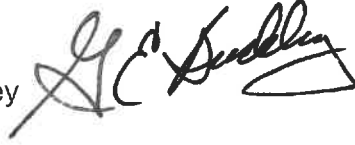


MEMORANDUM

TO: City Council

FROM: Gregory E. Buckley  
City Manager



DATE: November 1, 2024

SUBJECT: Notice of Receipt of Final Plat for Sandy Bay Highlands Subdivision No. 3

At Monday night's meeting, the City Clerk will provide notification to the City Council that the City has received the final plat for Sandy Bay Highlands Subdivision Phase 3 from the WI Department of Administration (DOA), indicating that the plat has been reviewed and there are no objections or required changes from either the DOA or Manitowoc County Planning and Zoning. A copy of the DOA's "no conditions, no objections" letter regarding this plat is attached for your information, along with a copy of the plat.

The next step in the plat approval process is for the Council to then refer the final plat to the City Engineer and the Plan Commission, for their review and comments/recommendation. Staff will ask you to do that on Monday night.

We expect that feedback from the City Engineer and the Plan Commission will be communicated to the City Council with the agenda for your November 18 meeting, at which time final approval for the plat can be given.

If all goes well, I expect to also ask the Council, at that November 18 meeting, to authorize conveying the Phase 3 lots to the City's Community Development Authority (as was done with Phases 1 and 2) for final pricing and marketing

With a little luck, that means that the CDA should be in a position to start selling lots in Phase 3 by Thanksgiving.



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

October 25, 2024

Douglas Woelz  
MC MAHON ASSOCIATES INC  
[dwoelz@mcmgrp.com](mailto:dwoelz@mcmgrp.com)

FILE NO. 122028  
Sandy Bay Highlands Subdivision No. 3  
City of Two Rivers, Manitowoc County

Dear Douglas Woelz:

You have submitted Sandy Bay Highlands Subdivision No. 3 for review. The Department of Administration does not object to the final plat dated September 17, 2024. 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.

Note to all: The surveyor indicated that all exterior monuments have been set and that the City of Two Rivers has temporarily waived placing the interior monuments per s. 236.15 (1) (h), Wis. Stats.

**COUNTY PLANNING AGENCY:**

The Manitowoc County Planning Agency is an objecting agency on this plat. On 09/20/2024 we transmitted copies to them for review. On 09/20/2024, we were notified that they do not object to this plat.

The plat shall be presented to the City of Two Rivers for final approval and signing. The City of Two Rivers, 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 sewerred;
- 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,



Don Sime, PLS  
Plat Review

Enc: Recordable Document

cc: City of Two Rivers attn Matthew Heckenlaible, Owner  
Clerk, City of Two Rivers  
Manitowoc County Planning Agency  
Register of Deeds  
BLRPC

PLAT RECEIVED FROM SURVEYOR ON 09/18/2024; REVIEWED ON 10/22/2024

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

**OWNERS & SUBDIVISORS:**  
 CENTER OF ADMINISTRATION  
 2775 EAST PARK STREET  
 TWO RIVERS, WI 53181

**LAND SURVEYORS:**  
 DOUGLAS E. WELLS  
 1600 W. WISCONSIN DRIVE  
 MANITOWOC, WI 53120  
 PHONE: 920-754-4200

**RECORDING AGENCIES:**  
 MANITOWOC COUNTY, WISCONSIN

**DATE:**  
 08/07/2024

**NOTES:**  
 1. THIS SUBDIVISION IS ALL OF "A" PARCEL NUMBER 141905-001-001-00000001 OUTLIEF B, BLOCK 13, AS CREAMED FOR THE CITY OF TWO RIVERS.  
 2. TO BE CREAMED AND MAINTAINED ON THE CITY OF TWO RIVERS.  
 3. SEE SHEET 2 FOR DETAILS OF THE CITY OF TWO RIVERS WETLAND CONSERVATION ELEMENT RECORDED AS DOCUMENT NO. 5914021

**BEARINGS AND DISTANCES TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 25 EAST, CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN AS SHOWN ON CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NO. 5914021**

UNLIMITED LANS

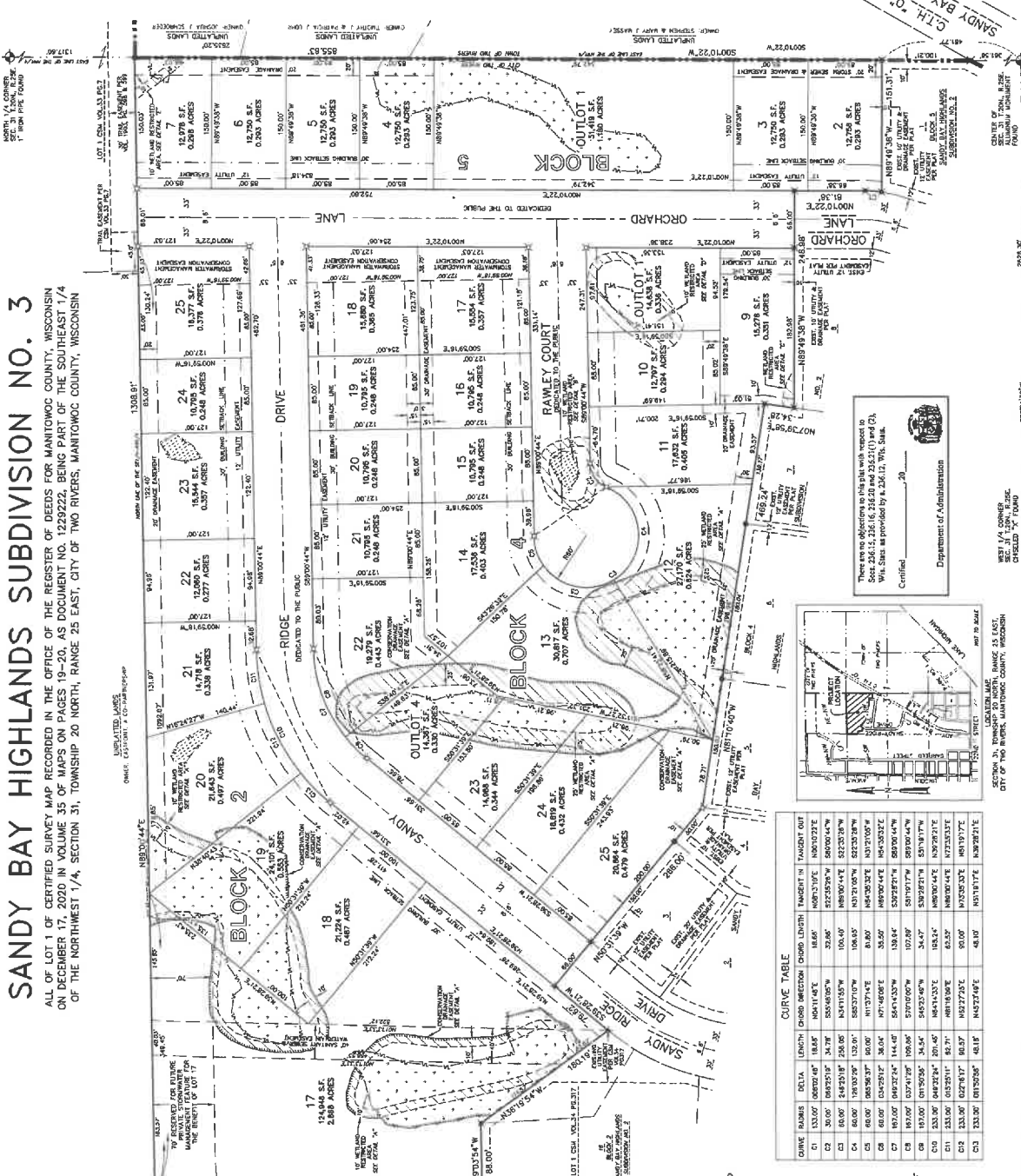
UNLIMITED LANS

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UNLIMITED LANS

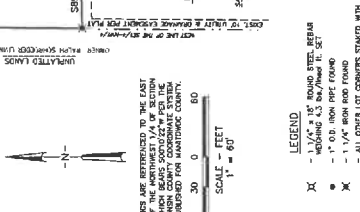
UNLIMITED LANS

UNLIMITED LANS



**CURVE TABLE**

| CURVE | RADIUS  | CHORD    | CHORD MIDDLE | CHORD LENGTH | TANGENT IN | TANGENT OUT |
|-------|---------|----------|--------------|--------------|------------|-------------|
| C1    | 133.00' | 6022.96' | 18.68'       | 6031.16'     | 16.85'     | 6022.22'    |
| C2    | 30.00'  | 6822.51' | 31.78'       | 5222.59'     | 32.86'     | 6822.51'    |
| C3    | 60.00'  | 2482.01' | 228.06'      | 1671.05'     | 108.53'    | 2482.01'    |
| C4    | 60.00'  | 9822.51' | 122.91'      | 5822.51'     | 122.91'    | 9822.51'    |
| C5    | 60.00'  | 9822.51' | 122.91'      | 5822.51'     | 122.91'    | 9822.51'    |
| C6    | 60.00'  | 9822.51' | 122.91'      | 5822.51'     | 122.91'    | 9822.51'    |
| C7    | 150.00' | 6822.51' | 198.88'      | 5822.51'     | 198.88'    | 6822.51'    |
| C8    | 150.00' | 6822.51' | 198.88'      | 5822.51'     | 198.88'    | 6822.51'    |
| C9    | 225.00' | 6822.51' | 298.32'      | 5822.51'     | 298.32'    | 6822.51'    |
| C10   | 225.00' | 6822.51' | 298.32'      | 5822.51'     | 298.32'    | 6822.51'    |
| C11   | 225.00' | 6822.51' | 298.32'      | 5822.51'     | 298.32'    | 6822.51'    |
| C12   | 225.00' | 6822.51' | 298.32'      | 5822.51'     | 298.32'    | 6822.51'    |
| C13   | 225.00' | 6822.51' | 298.32'      | 5822.51'     | 298.32'    | 6822.51'    |



**LEGEND**

WETLANDS AS DELINEATED BY SLAY 04/16/2024  
 UNLIM. CORNER MARKER 1/4" DIA. IRON PIPE, WITHING 1/8" DIA. (1/4" FT.)

WETLANDS AS DELINEATED BY SLAY 04/16/2024  
 UNLIM. CORNER MARKER 1/4" DIA. IRON PIPE, WITHING 1/8" DIA. (1/4" FT.)

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UNLIM. CORNER MARKER 1/4" DIA. IRON PIPE, WITHING 1/8" DIA. (1/4" FT.)

**McMAHON**  
 ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.  
 1600 W. WISCONSIN DRIVE  
 MANITOWOC, WI 53120  
 PHONE: 920-754-4200

PH: 920-754-4200 FAX: 920-754-4201  
 WWW.MCM.ASOCIATES.COM

There are no objections to this plan being subject to the provisions of Section 90.01, Wis. Stat., which shall be provided by a 2024 WI 53181, 11-C3-M

Certified \_\_\_\_\_  
 Department of Administration

REC'D BY: J. J. SCHNEIDER  
 CHIEF CLERK  
 DEPT. OF ADMINISTRATION  
 300 STATE ST.  
 MADISON, WI 53703



