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IMPLEMENTATION PLAN FOR PLANNED  
UNIT DEVELOPMENT (PUD)

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**IMPLEMENTATION PLAN FOR PLANNED  
UNIT DEVELOPMENT (PUD)**

**CITY OF MANITOWOC, WISCONSIN**

This Planned Unit Development (PUD), to be known as **Harbor Town Center PUD** is approved this 7<sup>th</sup> day of October, 2002 by the Common Council of the City of Manitowoc, Wisconsin, a Wisconsin Municipal Corporation, (hereinafter referred to as the "City") for certain real property located in the City of Manitowoc, Manitowoc County, WI and described in Exhibit "A" which is attached and incorporated herein by reference (hereinafter referred to as the "PROPERTY"). This Implementation Plan (hereinafter referred to as the "PLAN") for the Harbor Town Center PUD is made and entered into by and between Dewey Properties, LLC, a Wisconsin Limited Liability Company (hereinafter referred to as the "Owner/Developer") and the City of Manitowoc, WI, a municipal corporation.

WHEREAS, the City has approved a General Development Plan (GDP) on July 15, 2002 (Report #2002-523), and approved a Conditional Use Permit (Report #2002-447) pursuant to Section 15.75(4) for the Harbor Town Center PUD; and

WHEREAS, the City has approved a final site plan and Final Development Plan (FDP) on September 3, 2002 (Report #2002-630) pursuant to Section 15.75(16) for Harbor Town Center PUD, and

WHEREAS, the City has authorized the preparation, execution and recording of the PLAN pursuant to Section 15.75(17) for Harbor Town Center PUD; and

WHEREAS, the City and Owner/Developer have executed a Tax Incremental Financing Performance Agreement (hereinafter referred to as the "AGREEMENT") dated October 7, 2002 to implement the Owner/Developer Harbor Town Center PUD, the terms and conditions of said AGREEMENT being incorporated herein by reference; and

WHEREAS, the parties hereto wish to notify all interested parties of the existence of said PLAN;

NOW, THEREFORE, in consideration of the foregoing recitals, the Owner/Developer and the City hereby notify all interested parties as follows:

1. **Existence of the PLAN for Harbor Town Center PUD (#PC15-2002).**

The parties hereto have entered into a mutually agreeable AGREEMENT and PLAN for the PROPERTY. The AGREEMENT and PLAN designate and establish the general land uses which shall be permitted on the PROPERTY; provide detailed development guidelines and conditions which must be complied with by the Owner/Developer and all subsequent PROPERTY owners or agents of the PROPERTY Owner/Developer; and provide a specific implementation plan. The AGREEMENT and PLAN designate and specify improvements that must be made, and conditions that must be fulfilled by the Owner/Developer and the City, in conjunction with the PUD designation.

2. **Location of PLAN and AGREEMENT.** The PLAN and AGREEMENT for Harbor Town Center PUD #PC15-2002 is on file with the City of Manitowoc Planning Department (hereinafter referred to as the "DEPARTMENT") at 900 Quay Street, Manitowoc WI 54220-4543, and is subject to review and reproduction by all interested parties upon request. The PROPERTY shall be developed substantially in accordance with the most current and City-approved PROPERTY development plans prepared by McMahon Associates, Inc., and entitled "Harbor Town Center - Sewer, Water & Street Construction, City of Manitowoc, Manitowoc County, Wisconsin" on file in the City's Engineer office (hereinafter referred to as "MCMAHON PLANS"); said MCMAHON PLANS are incorporated herein by reference.

3. **Subsequent Purchasers.** A PUD is a zoning overlay district under Section 15.75. This PLAN is a covenant that shall run with the PROPERTY. Accordingly, all future purchasers of the PROPERTY should become familiarized with the PLAN, the AGREEMENT, and the "B-3" General Business District Zoning Regulations (Section 15.27).

4. **Amendments to PLAN.** Pursuant to Section 15.75(20), major changes in the PLAN require approval by the City and subsequent recording of a written amendment to the PLAN. Minor changes to the PLAN (Section 15.75(20)(a)) require the approval of the City's Planner or City's Engineer (Section 15.75(20)(b)).

5. **Development Guidelines and Conditions.** The development guidelines contained herein shall limit and control the location and use of the PROPERTY, including the internal use of buildings and structures. Lot numbers referenced in this section are identified in Exhibit "B" and the geographic area of the depicted lots in Exhibit "B" shall govern development in these same geographic areas, regardless of whether lot numbers are modified after October 7, 2002 by any land division pursuant to Wis. Stats. Ch. 236 and Chapter 21 of the Manitowoc Municipal Code. Any new Certified Survey Map (CSM) created and approved by the City after October 7, 2002 shall include a reference to "Harbor Town Center PUD #15-2002" and underlying lot numbers identified in Exhibit "B".

A. **DEVELOPMENT STANDARDS**

1. LAND USES

- (a) The permitted uses and conditional uses at the PROPERTY shall include multiple family dwellings including homes for the elderly in accordance with the City's "R-5" (Section 15.17) and "R-6" (Section 15.19) zoning district regulations, plus all uses identified in the City's "B-1" (Section 15.23), "B-2" (Section 15.25) and "B-3" (Section 15.27) zoning districts, subject to the restrictions set forth at Article II, Section 2 of the AGREEMENT. Residential land uses shall not be permitted on Lots 1-7 and 12-14 of Exhibit "B" which is attached and incorporated herein by reference.

2. BUILDING DESIGN STANDARDS

- (a) All buildings and structures within the PROPERTY shall be designed so as to create a unified design theme. All buildings and structures within the PROPERTY shall comply with the following design standards:
1. Any building or structure over two hundred (200) feet in length shall be designed so as to stagger the front facades (and rear facades when adjacent to a public right-of-way "R/W") to break up the visual expanse of the structure. Staggering the facade shall be attained by incorporating recesses and projections, and variations in roof lines.
  2. All roof top mechanical equipment shall be completely screened from public view by a continuous, permanent and sound absorbant screen of the same color as the principal structure. Whenever possible, the screen shall be designed as an architectural component of the structure in the form of a parapet wall.
  3. All sides of all buildings and structures abutting Calumet Avenue/USH151 (Lots 1-7 and 12-14), and the building sides of Lots 8 and 9 facing Harbor Town Lane or Dewey Street shall be constructed of primary materials defined as face brick or comparable material as approved by the DEPARTMENT. In all cases, the acceptable primary materials will be brick, or of a brick pattern on tilt up panels, or a split face decorative block, wood, sandstone and other native stone, and stucco (ie. Drivit or comparable system). The use of pre-fabricated metal panels or untextured concrete block exterior siding shall not be permitted as the primary building material on the exterior wall of any structure visible from a public R/W. Additional architectural specific materials will be reviewed on a case-by-case basis by the DEPARTMENT. Excepting those lots referenced above, all building sides facing a public R/W shall meet the primary materials requirement defined above. The following lots are permitted to utilize a rough cut or smooth face block with a related accent block or stripe on the rear facade of buildings - Lots 15 - 17, 19 and 20-22.
- (b) Buildings and structures located on Lots 1-8 and 12-14 shall be required to create both a front side and back side facade.

- (c) Gasoline stations with or without a convenience store and car wash and all under single ownership; and full service, free standing car wash business operations at the PROPERTY shall not be permitted to display banners, temporary signs or advertisements on the exterior of any building or structure on the PROPERTY. The primary materials under A.2(a)3. shall be used to construct canopy structures including roof and support members for these uses, and shall be designed to match the design materials used on principal and accessory buildings and structures on the site.
- (d) All buildings and structures at the PROPERTY shall have at least sixty (60) per cent of the area of its exterior wall(s) which is / are visible from a public R/W, comprised of acceptable building materials under A.2(a)3. In computing the facade surface area of an exterior wall, awnings, glass windows and door openings shall be excluded from the facade surface area calculations. Uses identified under A.2(c) shall have at least seventy (70) per cent of all exterior walls comprised of acceptable building materials under A.2(a)3.
- (e) All electric meters, transformers, downspouts and other appurtenances shall either be incorporated internally into a building or structure, or be of the same or a similar color approved by the DEPARTMENT, so as to match or be unobtrusive at the site and be fully site screened as much as legally permissible.
- (f) All buildings and structures shall have primary earthtone colors or variations of brown, grey, rust or tan that are consistent with the tone and / or hue of the colors of the other buildings and structures on the PROPERTY. Secondary colors shall feature complementary earthtones. Each individual building and structure on the PROPERTY will be allowed business specific colors that will be reviewed on a case-by-case basis by the DEPARTMENT, within the context of the color scheme described above. All building colors and materials will coordinate with the primary colors and materials of all existing buildings and structures to provide a unified development.
- (g) Building and structure height shall not exceed twenty-five (25) feet for Lots 1-8, and 12-14, and shall not exceed forty (40) feet for all other lots on the PROPERTY as measured from the finished grade to the average highest point of the building or structure, with the exception of a single building feature such as a tower, a parapet wall used to shield roof top mechanical equipment and vents, and other communication structures approved by the DEPARTMENT.
- (h) All buildings and structures on a particular lot shall relate to other buildings on the PROPERTY, so that the development as a whole presents a unified appearance. However, monotony of design shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest.
- (i) Architectural design is not restricted. Evaluation of the appearance of a building or structure shall be based on the quality of its design and relationship to surroundings.
- (j) Landscape design shall be used to enhance and complement architectural features.

- (k) In locations where plants are susceptible to injury by pedestrian or motor traffic, protection shall be provided with appropriate curbs, fences, tree guards or other devices. All parking lots shall be curbed including internal landscaping islands to protect the landscaping areas and to aid in traffic flow.
- (l) The minimum horizontal distance between freestanding buildings shall be thirty (30) feet, except that no spacing between buildings will be required if a single building spanning two (2) lots is constructed on Lots 10, 11, 16, or 18-21.

### 3. SIGNS

- (a) Signs shall be part of the architectural concept for the PROPERTY, and shall complement the architectural style and scale of buildings and structures, and shall be designed as an integral architectural element of all buildings and sites to which it principally relates.
- (b) Size, color, lettering, location and arrangement shall be harmonious with the principal building design. Sign size and height shall be reviewed and approved on a case-by-case basis by the City's Director of Building Inspection. This exception to the sign ordinance is intended to allow a greater use of signage in particular circumstances. No individual lot shall be permitted to have signage in excess of area requirements under Section 15.45.
- (c) Every sign shall have a good scale in its design, and in its visual relationship to buildings and surroundings.
- (d) The Harbor Town Center PUD includes express authorization for the construction of one (1) interstate-oriented off-premise shopping center directory sign to promote the Harbor Town Center PUD. The sign shall be located within one-half (½) mile of the center line of I-43, and shall be located adjacent (exclusive of R/W) to the PROPERTY. The sign shall be expressly for the identification of the Harbor Town Center development, and may identify at any point in time, not more than four (4) tenants or occupants at the Harbor Town Center. The sign shall be a single pylon sign located on property owned by Manitowoc County abutting I-43, pursuant to an easement agreement between Manitowoc County and Dewey Properties, LLC. The sign height shall not exceed seventy-five (75) feet above grade, and the sign portion of the structure shall not exceed five hundred (500) square feet in area per sign face. The sign structure shall be set back at least one hundred (100) feet from the I-43 R/W, and shall not be located more than six hundred and sixty (660) feet from the I-43 R/W, and not less than twenty-five (25) feet from any other R/W.
- (e) No off-premise signs shall be permitted on the PROPERTY.
- (f) The development of Lots 8 and 9 shall meet the requirements of A.3(h), except that the identification sign under Section 15.43(14)(h)5. shall not exceed thirty (30) feet in height, and the setback requirements under Section 15.43(14)(h)6. shall be determined by the City's Director of Building Inspection and City's Planner. Lots 8

and 9 have unique characteristics that may require a less restrictive sign requirement than appears in the PLAN.

- (g) For all lots on the PROPERTY, permitted signs shall include one (1) monument sign per lot (defined herein as a low profile, free standing ground mounted sign with a solid base on the ground, and landscaping around the perimeter of the sign at least three (3) feet on all sides of the sign base) not to exceed thirty (30) square feet in area on each face, and a maximum height of twelve (12) feet above final grade, and constructed of the same or other materials complementary to the principal building and structures on the same lot, plus wall signs limited in total area to six (6) square feet per lineal foot of building frontage up to a maximum of two hundred (200) square feet of wall mounted signs per building side, to a maximum of four hundred (400) square feet. Roof and marquee signs shall not be permitted at the PROPERTY. A comprehensive sign plan at Exhibit "C", is attached and incorporated herein by reference.
- (h) For all lots on the PROPERTY, the total square footage of all signs on a lot, excluding freeway-oriented, on premise signs and shopping center identification signs, shall not exceed four hundred and sixty (460) square feet in area , except Lots 9, 15 and 22, for which the total permitted sign square footage shall be determined and approved by the City's Director of Building Inspection and City's Planner. Lots 15 and 22 have unique characteristics that may require a less restrictive sign requirement than appears in the PLAN.
- (i) For the PROPERTY, each individual business occupying at least 60,000 square feet of gross building area shall be allowed one (1) freeway-oriented, on premise sign under Section 15.45(15). A maximum of three (3) freeway-oriented, on premise signs shall be permitted on the PROPERTY.
- (j) For the PROPERTY, no more than three (3) shopping center identification signs shall be permitted. The height of each sign shall not exceed forty (40) feet above grade, and each sign shall not exceed five hundred (500) square feet in area on each face.
- (k) All monument signs shall be located outside of designated easement areas, unless approval to locate within an easement area is expressly provided by the City's Director of Building Inspection and City's Planner.

#### 4. OFF-STREET PARKING LOTS / LOADING AREAS

- (a) Off-street parking requirements for each building and structure constructed at the PROPERTY shall be determined and calculated at each site plan review under

Section 15.37(2), and to the fullest extent possible, shall comply with requirements under Section 15.43(4). The PROPERTY, at full development, shall provide minimum off-street parking at 4.0 spaces per 1,000 square feet of floor area as defined under Section 15.43(3)(a). Snow storage in parking areas shall be kept to a minimum.

- (b) Large off-street parking areas shall be broken up, at regular intervals, with perimeter landscaping and interior lot "green" islands pursuant to Section 15.69. All site plans for the PROPERTY shall meet the requirements under Section 15.37(2) and Section 15.69. All parking lots shall be curbed including internal landscaping islands to protect the landscaping areas and aid in traffic flow. Cart corals shall be integrated into the landscaping islands for efficiency of parking areas, and to provide a greater aesthetic impact, unless this requirement is waived by the DEPARTMENT.
- (c) Trees shall be selected for ultimate height, breadth of crown, type of shading, color and hardiness. Shrubs and ground cover shall be selected for year round appearance, texture, color, ultimate height and hardiness.
- (d) Snow storage areas that are not part of the landscape tree islands shall be designated on site plans under Section 15.37(2).
- (e) All off-street parking lot access drives shall be located as far as possible from any adjoining residentially zoned property, if any. Access into Lots 18 and 19 shall be via a shared access located directly across from the R/W separating Lots 16 & 17 with accompanying cross access easements, unless this requirement is waived by the City's Engineer. A copy of the easement shall be reviewed by the DEPARTMENT prior to its execution. A copy of the executed and recorded easement shall be provided to the DEPARTMENT. A shared right turn only exit shall be permitted on Lot 18 to service both Lots 18 and 19. No part of the shared ingress and egress points shall be located within one hundred (100) feet from the west R/W line of Lot 18, unless this requirement is waived by the City's Engineer.
- (f) All commercial trash dumpsters or other trash disposal areas shall be sight screened by a wall or fence on three (3) sides which shall be constructed of design materials complementary to the principal building on a lot, and a fourth side with a lockable access gate facing a service drive, with the height of the screen structure extending at least one (1) foot above the top of the dumpster or trash receptacle, but not more than eight (8) feet in height as measured from grade. If shrubs are used as the sight screen, they shall form an immediate, solid, opaque and continuous sight screen.
- (g) All roof top and ground level mechanical equipment shall be screened from view on all sides.
- (h) All new utility distribution installations, excluding transformers and telephone boxes, shall be located underground to meet standards established by the Manitowoc Public Utilities (MPU). Transformers and associated structures shall be recessed into the ground wherever possible, to maximize the aesthetics of the area.



- (a) Appropriate detention and retention of storm water shall be provided by the Owner/Developer outside of R/W areas. All lots on the PROPERTY are required to have positive drainage, and shall not be permitted to drain to any adjacent lot or parcel, unless approved by the City's Engineer.
- (b) All storm water detention/retention facilities shall be designed so that during nonevent periods there will be permanent vegetation cover. The plant materials installed in detention/retention facilities must be able to withstand periodic flooding.
- (c) Storm water detention/retention facilities shall be designed and landscaped so that they provide an aesthetic amenity, as well as, provide storm water storage capacity. The detention/retention facilities abutting Calumet Avenue/USH151 shall be developed substantially in accordance with the MCMAHON PLANS.
- (d) The location depicted for storm water detention/retention facilities at Lots 10 and 11 in Exhibit "B" are for representation purposes only. The final location and design of these facilities shall first require the approval of the City's Engineer before construction.

## 7. EXTERIOR LIGHTING

- (a) For all lots on the PROPERTY, exterior lighting shall be shaded, recessed, or inwardly directed in such a manner so that no direct light or glare is cast upon adjoining lots, or upon adjoining R/W's.
- (b) New light standards shall be no higher than is necessary to provide sufficient security lighting for the PROPERTY or lot on which such lighting is located. In most situations, light standards should not be taller than twenty-five (25) feet above final grade. Lots 15 and 22 have unique characteristics that may require a higher lighting standard of not more than thirty five (35) feet above final grade.
- (c) Exterior lighting components such as fixtures, standards and exposed accessories should be harmonious with the overall PROPERTY design and thematic improvements.
- (d) The style and design of all non-building lighting fixtures shall require the approval of the City's Engineer and City's Planner.

## 8. MAINTENANCE

- (a) Landscape materials which have deteriorated or have been damaged or defaced, shall be properly and promptly repaired or replaced.

- (b) Planting materials which have deteriorated or died shall be replaced with healthy plantings, or the area redesigned with other landscape treatments to provide an attractive appearance.
- (c) Planting areas should be kept watered, fertilized, cultivated and pruned as required to give a healthy and well groomed appearance during all seasons.
- (d) Off-street parking areas shall be kept in good repair, properly marked and clear of litter and debris.
- (e) Buildings and structures, including signs, shall be cleaned, painted and repaired as required.
- (f) Lawns and other landscaped areas shall be kept mowed and trimmed.
- (g) Owner/Developer is expressly responsible for maintaining vacant lots on the PROPERTY in a refuse and debris-free state, and shall have the vegetation cut periodically during the growing season.

9. PHASED DEVELOPMENT

- (a) Each development phase of Harbor Town Center PUD as identified in Exhibit "E", attached and incorporated herein by reference, must meet all applicable standards and requirements contained in the Manitowoc Municipal Code unless such standards and requirements are specifically waived or modified by the terms of this PLAN.
- (b) Except as provided by law, or as expressly provided in this PLAN, no vested right in connection with this PROJECT shall inure to the Owner/Developer until the date a building permit is first issued by the CITY's Director of Building Inspection for each and every phase of development. Nor does the CITY warrant by this PLAN that the Owner/Developer is entitled to any other approvals required.

10. DEVELOPMENT REGULATIONS

- (a) The following development regulations represent the minimum allowable restrictions on lots within the Harbor Town Center PUD:
  - 1. Minimum lot size - One-half (½) acre in gross area.
  - 2. Minimum lot width and frontage - One hundred and fifty (150) feet.
  - 3. Maximum building height – Building height shall not exceed twenty-five (25) feet above final grade for Lots 1-8, and 12-14, and shall not exceed forty (40) feet for all other lots on the PROPERTY as measured from the finished grade to the average highest point of the structure, with the exception of a single

building feature such as a tower, a parapet wall used to shield roof top mechanical equipment and vents, and other communication structures approved by the DEPARTMENT.

4. Access - minimum twenty-five (25) foot wide permanent public access via easement or R/W dedication for all lots. Sufficient access to all lots for emergency vehicles shall be required and shall be depicted on site plans prepared pursuant to Section 15.37(2).
5. Maximum building lot coverage - Fifty (50) per cent of gross lot area for all lots, except Lots 1-7 and 12-14, which shall not exceed 8,000 square feet of building area per lot, unless this requirement is waived by the DEPARTMENT.
6. Building and parking setback – Subject to vision clearance requirements under Section 15.39(7), buildings and structures shall be setback a minimum of twenty-five (25) feet from all R/W lines; and setback a minimum of twenty-five (25) feet in the rear and interior side yard areas, unless specified otherwise by the State of Wisconsin. Related structures ie. bank drive thru, and parking lots shall be at a minimum setback of ten (10) feet from all R/W lines; and a minimum setback of ten (10) feet in rear and interior side yard areas, unless specified otherwise by the State of Wisconsin. Setback areas shall be fully graded, sodded and landscaped, or treated with a thematic improvement which shall require the approval of the City’s Engineer and City’s Planner, except in setback areas designated for parking. For Lots 8 and 12-14, all lot sides shall maintain a minimum setback of ten (10) feet. For Lots 5-6 and 16-17, there shall be a minimum twenty-five (25) feet building setback from all R/W lines.
7. Sidewalks - Minimum five (5) foot wide sidewalks shall be located on both sides of Dewey Street and Harbor Town Lane. Sidewalks extending the full length of the building must be provided along any facade featuring a customer entrance and along any facade abutting public parking areas. Such sidewalks shall be located at least four (4) feet from the facade of the building to provide planting beds for foundation landscaping.
8. Site Plan Requirements - All buildings, additions and parking lots constructed at the PROPERTY shall be required to comply with Section 15.37(2). The DEPARTMENT shall be granted site plan review and approval authority for the PUD. Site plan approval by the DEPARTMENT and compliance with letter of credit and performance agreement requirements under Section 15.37(2)(h) shall be required before a project on the PROPERTY can proceed.
9. Off-Street Parking Requirements and Maintenance - Loading requirements shall meet the requirements under Section 15.43(10), except that for lots

abutting Calumet Avenue/USH151, loading activities shall be conducted only in the rear or interior side yard areas. Parking lot maintenance and repair shall be required pursuant to Section 15.43(12). Outside storage of materials not intended for sale to the public, storage containers and storage trailers shall not be permitted at the PROPERTY.

10. Landscaping - All site plan landscaping requirements shall be met within twelve (12) consecutive calendar months of the date a certificate of occupancy is issued, subject to an approved site plan under Section 15.37(2). The landscape and thematic improvements established for Dewey Street and Harbor Town Lane R/W's and as depicted in Exhibit "B" shall, to the fullest extent possible, be replicated on all lots at the PROPERTY. Re-vegetation of all disturbed areas shall be required in accordance with approved site plans under Section 15.37(2). All landscaping shall be maintained and kept viable.
11. Utilities - All new electric, telephone, cable and other communication lines and services, both main and service connections, shall be provided by underground wiring within easements or within dedicated R/W. All new utility lines shall be installed in full accordance with the standards of each utility provider.
12. Development Schedule - See Exhibit "D", attached and incorporated herein by reference.

## **B. GENERAL PROVISIONS**

1. Breach of PLAN. If at any time any provision or requirement stated in the PLAN have been breached by the Owner/Developer, the City may withhold approval of any or all land division approvals, site plan approvals, or the issuance of any or all grading or building permits or occupancy permits applied for on the PROPERTY, until such breach has been remedied.
2. Binding Effect. This PLAN shall run with the PROPERTY and be binding upon the Owner/Developer, their respective successors, representatives and assigns, and all persons who may hereafter acquire an interest in the PROPERTY or any part thereof, with the exception that provisions of this PLAN may be modified through an amendment in accordance with the procedure specified in the PLAN.
3. Recordation. This PLAN and any subsequent modifications thereof or additions thereto shall be, upon being duly executed, recorded by the CITY at the Owner/Developer's sole expense, at the Register of Deeds for Manitowoc County, Wisconsin, and shall be deemed to be and interpreted as a covenant running with the PROPERTY.

4. Approvals in Writing. Whenever under this PLAN approvals, authorizations, determinations, satisfactions or waivers are authorized or required, such approvals, authorizations, determinations, satisfactions or waivers shall be effective and valid only when given in writing, signed by the duly authorized officer of the CITY, and delivered to the party to whom it is directed at the address specified in Section B.6. Wherever any approval is required by this PLAN, and request or application for such approval is duly made, such approval shall not be unreasonably withheld.
5. Inspection of Records. The City shall have the right to inspect any and all records, contracts, financial statements, ledgers or written documents which relate to and are generated by the responsibilities and obligations of the Owner/Developer under the terms of this PLAN.
6. Notices and Demands. A notice, demand or other communication under this PLAN by any party to any other party shall be sufficiently given or delivered if it is dispatched by facsimile transmission, or by first class mail, or by registered or certified mail, postage prepaid, return receipt requested, or delivered personally and:
  - (a) In the case of the Owner/Developer, addressed to or delivered personally to 500 AMS Court, P.O. Box 12057, Green Bay, WI 54307-2057 ; and
  - (b) In the case of the CITY, addressed to or delivered personally to the CITY Clerk's Office, City Hall, 900 Quay Street, Manitowoc, WI 54220-4543.

The above addresses may be changed at any time by the parties by notice given in the manner provided above.

The parties further agree that electronically reproduced signatures such as by facsimile transmission are valid for execution or amendment of this PLAN, and that electronic transmission/facsimile is an authorized form of notice as that term is used in this PLAN.

7. Severability. If any provisions of this PLAN is deemed by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this PLAN shall not be affected thereby, and such remainder would then continue to conform to the requirements of applicable laws and the AGREEMENT.
8. Amendments. This PLAN can only be modified or changed in writing executed by all parties.
9. Successors and Assigns. The terms of this PLAN shall be binding upon and inure to the benefit of the parties hereto, as well as their respective successors, transferees and assigns. Any transfer of any party's interest

under this PLAN shall not release the transferor from his or its obligations hereunder.

10. Time of Essence. Time is of the essence of this PLAN and of every term, covenant, condition, warranty or promise to be performed by the parties.
11. Assignment. The Owner/Developer shall not assign this PLAN, or any part of it, without the prior written consent of the City, which consent shall not be unreasonably withheld.
12. Applicable Law. This PLAN shall be deemed to have been made in Manitowoc County, Wisconsin, and shall be governed by, construed under, and enforced in accordance with, the law of the State of Wisconsin, except as otherwise provided herein. All actions or proceedings relating directly or indirectly to this PLAN, whether sounding in contract or tort, shall be litigated only in the circuit court located in Manitowoc County, Wisconsin. All parties to this PLAN hereby subject themselves to the jurisdiction of the circuit court for Manitowoc County, Wisconsin.
13. Headings. The section titles have been inserted in this PLAN primarily for convenience, and do not define, limit or construe the contents of such paragraphs. If headings conflict with the text, the text shall control.
14. Pronouns. Pronouns in this PLAN (including, but not limited to, those referring to the Owner/Developer and the City), importing any specific gender shall be interpreted to refer to limited liability companies, corporations, partnerships, men and women, as the identity of the parties hereto, or the parties herein referred to, may require. Pronouns, verbs, and/or other words in this PLAN importing the singular number shall be interpreted as plural, and plural words as singular, as the identity of the parties hereto, or the parties or objects herein referred to, may require.
15. Relationship of Parties. Nothing in this PLAN nor any act of the Owner/Developer or the City shall be deemed or construed to create any relationship of third party beneficiary, of principal or agent, of limited or general partners, of joint venture, or of any association whatsoever between the parties hereto.
16. Survival of Warranties, Representations and Agreements. Any warranty, representation or agreement herein contained shall survive the date of this PLAN.
17. Construction. All parties have contributed to the drafting of this PLAN. In the event of a controversy, dispute or contest over the meaning, interpretation, validity or enforceability of this PLAN or any of its terms or conditions, there shall be no inference, presumption or conclusion drawn whatsoever against any party hereunder by virtue of that party having drafted this PLAN or any portion thereof.



Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2002, the  
abovesigned \_\_\_\_\_, to me  
known who executed the foregoing instrument and to me known to be  
such \_\_\_\_\_  
of Dewey Properties, LLC, and acknowledged that they executed the foregoing instrument as  
such Members of said limited liability company, by its authority.

\_\_\_\_\_  
Notary Public  
County, Wisconsin  
My commission (expires)(is):  
\_\_\_\_\_

CITY OF MANITOWOC

By: \_\_\_\_\_  
Kevin M. Crawford, Mayor

Date \_\_\_\_\_

By: \_\_\_\_\_  
Jennifer Hudon, City Clerk

Date \_\_\_\_\_

STATE OF WISCONSIN)

)ss.

MANITOWOC COUNTY

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2002, the  
abovesigned \_\_\_\_\_

\_\_\_\_\_, to me  
known who executed the foregoing instrument and to me known to be  
such \_\_\_\_\_

of the City of Manitowoc, WI, a Wisconsin Municipal Corporation, and acknowledged that they  
executed the foregoing instrument as such Officers of said City, by its authority.

\_\_\_\_\_  
Notary Public  
Manitowoc County, Wisconsin  
My commission (expires)(is):  
\_\_\_\_\_

This instrument was drafted by:  
David Less, City Planner  
Filename: Y:dave\wpfiles\PUD-implementationplan10-01-02.wpd  
RunDate: 10/1/02

September 27, 2002

**DESCRIPTION:** Harbor Town Center owned by Dewey Properties, LLC

Tract 5 of a Certified Survey Map recorded in Volume 21, Page 259, excepting that portion deeded to the City of Manitowoc for street purposes recorded in volume 1684, page 335; also part of the NE  $\frac{1}{4}$  of Section 35 lying south of said Tract 5, north of Calumet Avenue and east of South Rapids Road, all being located in the NE  $\frac{1}{4}$  of Section 35 and the NW  $\frac{1}{4}$  of Section 36, Town 19 North, Range 23 East, City of Manitowoc, Manitowoc County, Wisconsin.

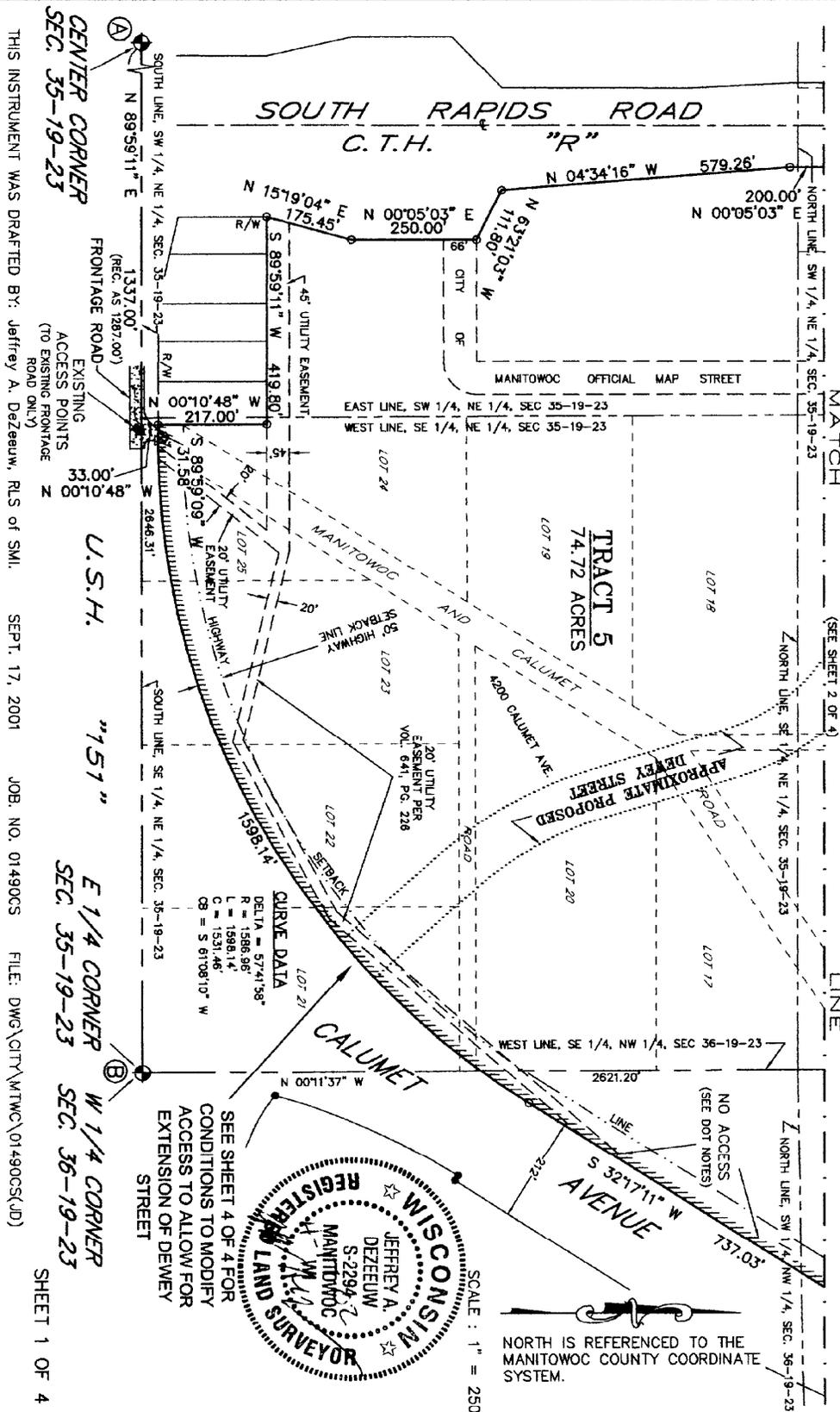
file: 02313cs(jd)

903075

259

CERTIFIED SURVEY MAP LOCATED IN PART OR ALL OF LOTS 4, 6-10, 13-25 OF THE SUBDIVISION OF THE E 1/2 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 35, ALONG WITH PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 35 AND PART OF THE W 1/2 OF THE NW 1/4 OF SECTION 36, TOWN 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

STATE OF WISCONSIN  
MANITOWOC COUNTY  
JEFFREY A. DEZEJEW  
REGISTERED LAND SURVEYOR  
RECEIVED FOR RECORD  
V21-GSM-PG259  
17 APR 2002 2:37:27 PM



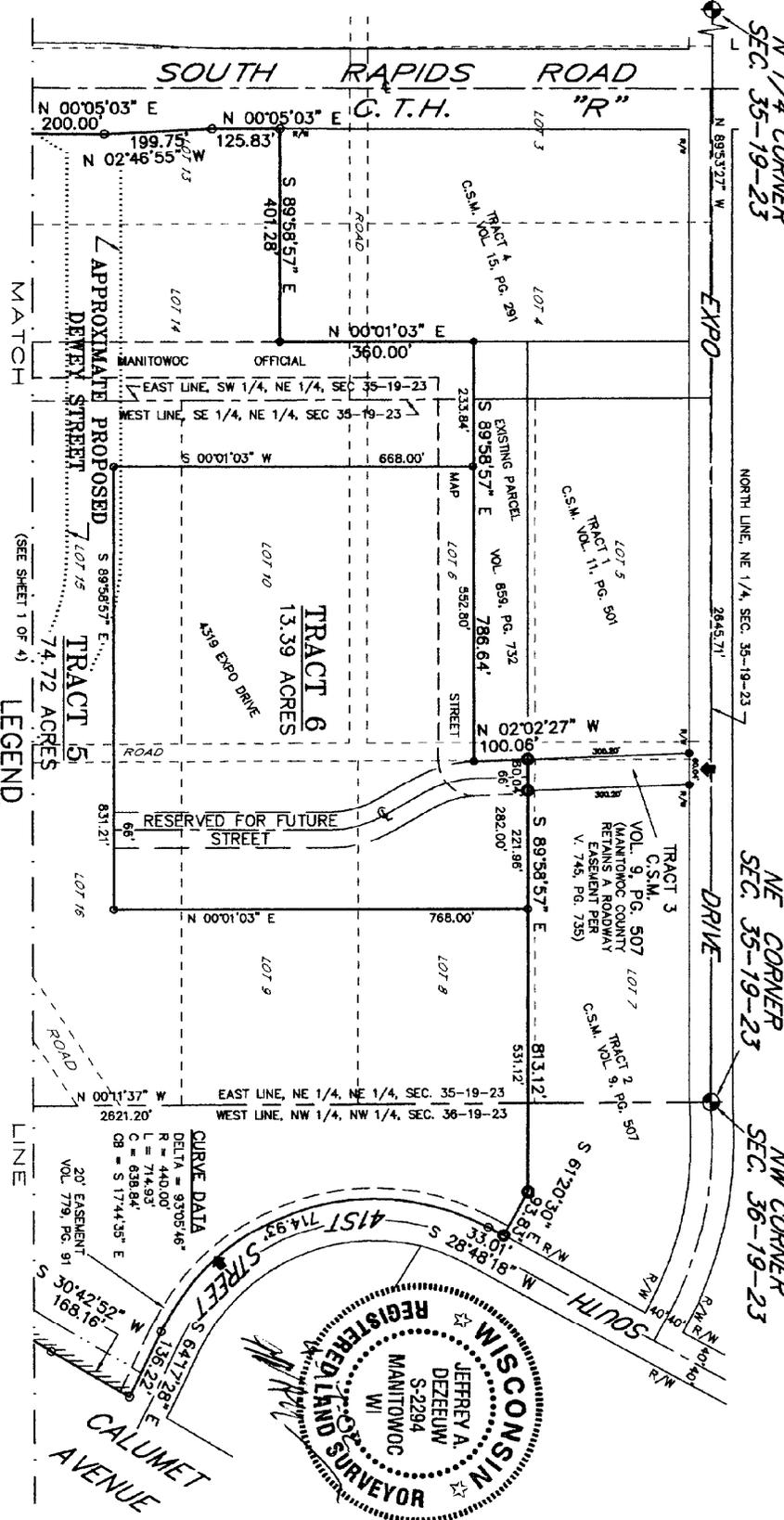
SCALE: 1" = 250'

NORTH IS REFERENCED TO THE MANITOWOC COUNTY COORDINATE SYSTEM.

THIS INSTRUMENT WAS DRAFTED BY: Jeffrey A. Dezejew, RLS of S.M.I. SEPT. 17, 2001 JOB. NO. 01490CS FILE: DWG\CITY\MNTWC\01490CS(JD)

CERTIFIED SURVEY MAP LOCATED IN PART OR ALL OF LOTS 4, 6-10, 13-25 OF THE SUBDIVISION OF THE E 1/2 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 35, ALONG WITH PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 35 AND PART OF THE W 1/2 OF THE NW 1/4 OF SECTION 36, TOWN 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

STATE OF WISCONSIN  
MANITOWOC COUNTY  
REGISTERED LAND SURVEYORS  
RECEIVED FOR RECORD  
V21-C5M-PC259  
17 APR 2002 2:37:27 PM



THIS INSTRUMENT WAS DRAFTED BY: Jeffrey A. Dezeuw, RLS of SMI. SEPT. 17, 2001 JOB. NO. 01490CS FILE: DWG\CITY\MNTWC\01490CS(JD)

- LEGEND
- - 3/4" x 24" IRON ROD SET
  - - EXISTING 2" IRON PIPE
  - - EXISTING IRON ROD/PIPE
  - ▲ - P-K NAIL SET

903075

261

CERTIFIED SURVEY MAP LOCATED IN PART OR ALL OF LOTS 4, 6-10, 13-25 OF THE SUBDIVISION OF THE E 1/2 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 35, ALONG WITH PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 35 AND PART OF THE W 1/2 OF THE NW 1/4 OF SECTION 36, TOWN 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Jeffrey A. DeZeeuw, Registered Land Surveyor with Steinbrecher & Meneau, Inc. do hereby certify that I have surveyed and mapped the following described tract:

A parcel of land located in part or all of Lots 4, 6-10, 13-25 of the Subdivision of the E 1/2 and NW 1/4 of the NE 1/4 of Section 35 along with part of the SW 1/4 of the NE 1/4 of Section 35 and part of the W 1/2 of the NW 1/4 of Section 36, Town 19 North, Range 23 East, City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the Center Corner of said Section 35; Thence N 89°59'11" E, 1377.00 feet (rec. as 1287.00') along the south line of said NE 1/4 to the extension of the east line of an existing parcel; Thence N 00°10'48" W, 33.00 feet along said line extension to the southeast corner of said parcel, being the point of beginning; Thence continuing N 00°10'48" W, 217.00 feet to the northeast corner of said parcel; Thence S 89°59'11" W, 419.80 feet along the north line of existing parcel to the east R/W line of South Rapids Road (S.T.H., "R"); Thence N 151°04' E, 175.45 feet along said R/W line; Thence N 00°05'03" E, 250.00 feet; Thence N 63°21'03" W, 111.80' along said R/W line; Thence N 04°34'16" W, 579.26 feet along said R/W line; Thence N 00°05'03" E, 200.00 feet; Thence N 02°46'55" W, 199.75 feet along said R/W line; Thence N 00°05'03" E, 125.83 feet along said R/W line to the southwest corner of Tract 4 of a Certified Survey Map recorded in Volume 15, Page 291; Thence S 89°58'57" E, 401.28 feet to the southeast corner of said Tract 4; Thence N 00°01'03" E, 360.00 feet along the east line of said Tract 4 to the southwest corner of an existing parcel recorded in Volume 889, Page 732; Thence S 89°58'57" E, 786.64 feet along the south line of said parcel to the southeast corner of said parcel; Thence N 02°02'27" W, 100.06 feet to the southwest corner of Tract 3 of a Certified Survey Map recorded in Volume 9, Page 507; Thence S 89°58'57" E, 813.12 feet along the south line of Tract 2 of said Certified Survey Map; Thence S 61°20'30" E, 93.83 feet to the west R/W line of S. 41st Street; Thence S 28°48'18" W, 33.01 feet along said R/W line; Thence Southeastery, 714.93 feet along the arc of a 440.00 foot radius curve to the left, the chord of which bears S 17°44'35" E, 638.84 feet along said R/W line, Thence S 64°17'28" E, 136.22 feet along said R/W line to the west R/W line of Columet Avenue (U.S.H., "151"); Thence S 30°42'52" W, 168.16 feet along said R/W line; Thence S 32°17'11" W, 737.03 feet; Thence Southwesterly, 1598.14 feet along the arc of a 1536.96 radius curve to the right, the chord of which bears S 61°08'10" W, 1531.46 feet along said R/W line; Thence S 89°59'09" W, 31.58 feet to the point of beginning.

Said parcel contains 88.11 acres of land.

THIS INSTRUMENT WAS DRAFTED BY: Jeffrey A. DeZeeuw, RLS of SMI. SEPT. 17, 2001

JOB. NO. 01490CS FILE: DWG\CITY\MANTWC\01490CS(JD)

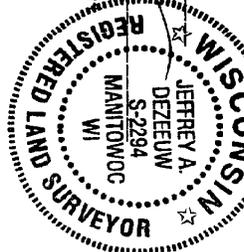
SHEET 3 OF 4

STATE OF WISCONSIN  
MANITOWOC COUNTY  
REGISTER OF DEEDS  
RECEIVED FOR RECORD  
V21-GSM-PC259  
17 APR 2002 2:37:27 PM

I further certify that the adjacent map is a true representation of said property and correctly shows the exterior boundary lines and correct measurements thereof. Also that I have fully complied with the requirements of Chapter 236.34 of the Wisconsin Statutes and Chapter 19.03 Municipal Code of the City of Manitowoc

Dated 4-17-02

Jeffrey A. DeZeeuw  
Reg. Land Surveyor, S-2294



OWNER'S CERTIFICATE

As owners we hereby certify that we caused the land described on this map to be surveyed, mapped, divided and dedicated as represented on this map, and that we shall comply with the established drainage plan on file at the Manitowoc City Hall and with the "Standard Utility Easement Conditions" as recorded in Volume 1252, Page 498 of Manitowoc County Register of Deeds Office. We hereby consent to the granting of utility and drainage easement to the Manitowoc Public Utilities, City of Manitowoc, the Telephone Company and the Cable TV Company as noted on the map of this Certified Survey for the purpose of granting to the applicable firm the right to access, to place, repair and maintain applicable utilities. Said compliance with the drainage and plan easements granted shall run with the land and be binding upon the owners, their successors and assigns.

Dated April 17, 2002

Charlene M. Peterson  
Manitowoc County - Charlene M. Peterson, County Clerk

903075

262

CERTIFIED SURVEY MAP LOCATED IN PART OR ALL OF LOTS 4, 6-10, 13-25 OF THE SUBDIVISION OF THE E 1/2 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 35, ALONG WITH PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 35 AND PART OF THE W 1/2 OF THE NW 1/4 OF SECTION 36, TOWN 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

DOT NOTES:

No improvements or structures are allowed between the right of way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

The lots of this land division may experience noise at levels exceeding the levels in s. trons.403.04, table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of USH 151, it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

The approval to modify existing access on USH 151 to allow for the extension of Dewey Street was approved by John Haverberg, Central Office DOT and Rogert Szudera, FHWA, subject to the following conditions:

- a. The City of Manitowoc agree to extend the connecting highway limits to east ramps of IH-43.
- b. The City agree to maintain the signals at USH 151 and STH 42: Rapide Road, Dewey Street, Grand Avenue and the future signals at the east and west on-off ramps to IH-43.
- c. The TIA will need to be reworked and all improvements associated with the development and access change be performed by the City.
- d. The existing access controls along USH 151 will remain in place other than this change.

WDOT FILE NO.: 36-151-0733-01

THIS INSTRUMENT WAS DRAFTED BY: Jeffrey A. DeZeew, RLS of SMI. SEPT. 17, 2001

JOB. NO. 01490CS FILE: DWG\CITY\MANTWC\01490CS(JD)

SHEET 4 OF 4

STATE OF WISCONSIN  
MANITOWOC COUNTY  
REGISTRAR OF DEEDS  
REGISTERED FOR RECORD  
V21-GSM-PC259  
17 APR 2002 2:37:27 PM

CERTIFICATE OF PLANNING AGENCY

This certified survey map has been submitted and approved by the City of Manitowoc Plan Commission.

Dated 4/19/2002

*Nicholas B. Leventusky*  
Nicholas B. Leventusky

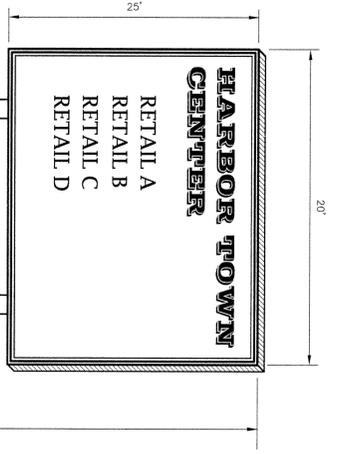
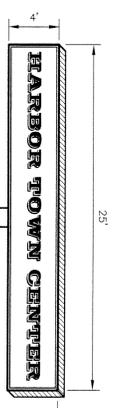
MANITOWOC COUNTY COORDINATE SYSTEM			
POINT	NORTHING	EASTING	
A	294197.208	219709.018	
B	294197.837	222355.325	

TAX NO.: 835-101-010

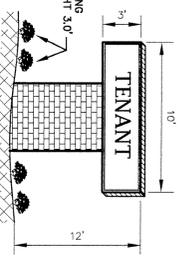




EXHIBIT "C"  
 Not to scale. A copy of the final sign plan is available from City Planner's Office, 900 Bay Street, Manitowoc, WI 54220-4583

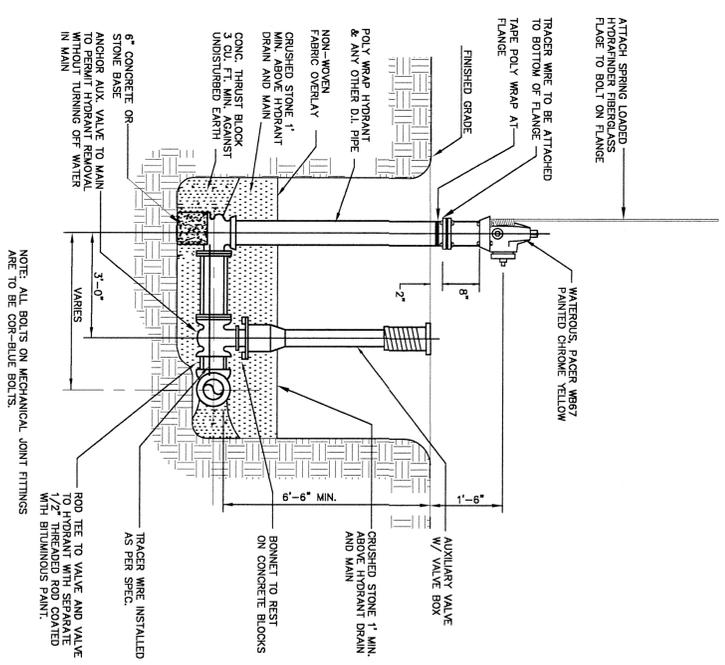


SIGNS FOR THE PROPERTY  
 2 FACES - MAX. 500 SQ. FT. EACH  
**SIGN B DETAIL**  
 NOT TO SCALE

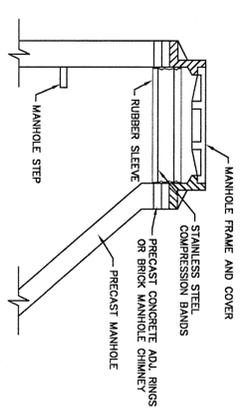


SIGNS FOR LOTS ABUTTING CALUMET AVENUE, S. RAPIDS ROAD, S. 41ST STREET & HARBOR TOWN LANE  
**SIGN C DETAIL**  
 NOT TO SCALE

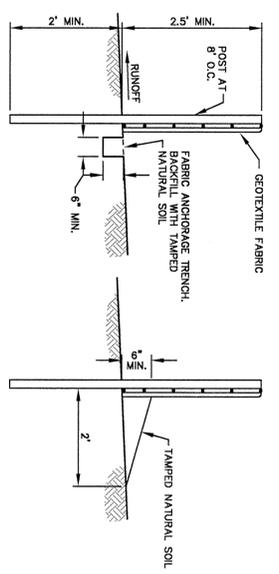
OFF PREMISE SIGN  
 2 FACES - MAX. 500 SQ. FT. EACH  
**SIGN A DETAIL**  
 NOT TO SCALE



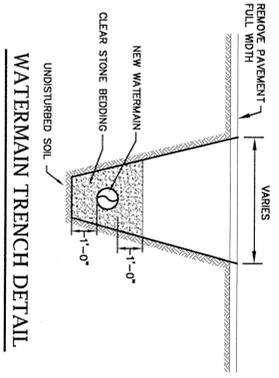
**HYDRANT & VALVE INSTALLATION DETAIL**



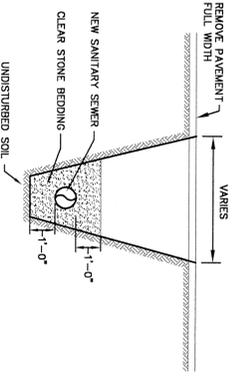
**INTERNAL RUBBER SLEEVE FRAME / CHIMNEY SEAL**



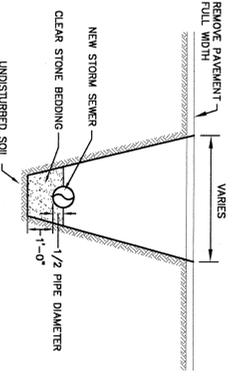
**SILT FENCE - INSTALLATION DETAIL**



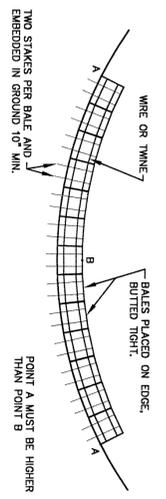
**WATERMAIN TRENCH DETAIL**



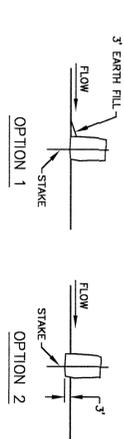
**SANITARY TRENCH DETAIL**



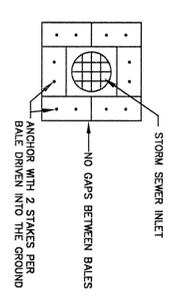
**STORM SEWER TRENCH DETAIL**



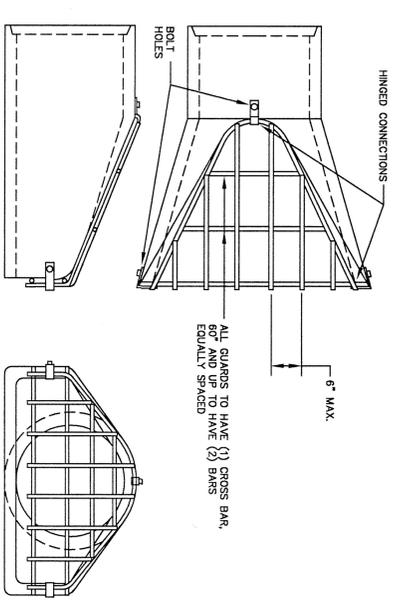
**SECTION THRU DITCH**



**HAY OR STRAW BALE DITCH CHECK**



**STORM SEWER INLET PROTECTION**



**HOT DIP GALVANIZED PER ASTM-A153**

STANDARD DESIGN		HEAVY DESIGN	
PIPE SIZE	HOLE DIA. REQ'D.	PIPE SIZE	HOLE DIA. REQ'D.
12"-24"	3/4"	5/8"	5/8"
27"-48"	7/8"	3/4"	3/4"
54"-90"	1 1/8"	1"	1"
72"-90"	1 1/8"	1 1/8"	1 1/8"
27"-29"	3/4"	5/8"	5/8"
36"-58"	7/8"	3/4"	3/4"
65"-88"	1 1/8"	1"	1"

**TRASH GUARD FOR FLARED ENDS**

II. General Outline of the Organizational Structure of Dewey Properties, LLC.  
 The incorporation documents of Dewey Properties, LLC have been submitted to the City of Manitowoc Planning. The operational part of Harbor Town Center will be set up when the first major tenant is identified. Each owner of a Big Box has their own specific requirements.  
 Although there are no commitments by developers, at this time, the land use for the 79,033-acre site is anticipated to have the same trip generating characteristics as the following: Two large free-standing discount retailers, four sit-down restaurants, an auto parts store, a tire store, two banks, two apparel stores, a specialty retail center, a pharmacy with drive-through service, a convenience store/gas station, a video rental store, a car wash, and an office park.  
 A land use for each lot is listed below. This Table 3-2 is from the Traffic Impact Analysis for the Extension of Dewey Street prepared by McMahon Associates, Inc. Job Number M0022-9201688

**Table 3-2**

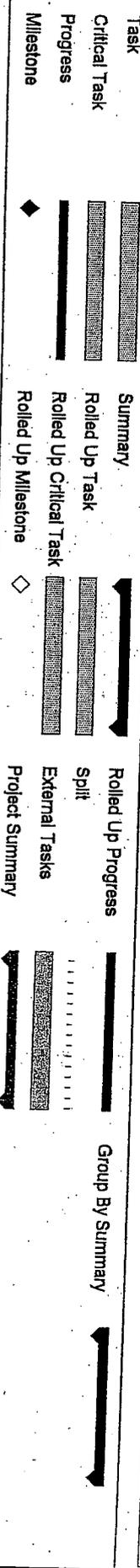
Lot No.	Lot Size (sq. ft.)	Assigned Land Use	ITE Code	Assigned Building Size	Weekly Evening Peak Hour Trips	
					In	Out
1	65,206	Drive-In Bank	912	3,000 sq. ft.	82	164
2	66,710	Auto-Parts Store	843	8,000 sq. ft.	24	48
3	66,710	Tire Store	848	5,000 sq. ft.	10	20
4	68,941	Apparel Store	870	5,000 sq. ft.	10	20
5	76,016	High-Turnover (Sit-Down) Restaurant	822	6,000 sq. ft.	33	66
6	77,010	Drive-In Bank	912	3,000 sq. ft.	82	164
7	66,027	Quality Restaurant	831	6,000 sq. ft.	23	46
8	39,248	Apparel Store	870	5,000 sq. ft.	10	20
9	281,756	Specialty Retail Center	814	48,562 sq. ft.	54	126
10	218,229	Office Park	750	9.6-acres	41	231
11	199,632	Office Park	750	9.6-acres	41	231
12	54,982	High-Turnover (Sit-Down) Restaurant	822	6,000 sq. ft.	33	66
13	55,000	Restaurant (assume two constructed over 3-lots)	832	6,000 sq. ft.	33	66
14	53,750	Restaurant	832	6,000 sq. ft.	33	66
15	702,021	Free-Standing Discount Store	815	118,082 sq. ft.	250	500
16	66,375	Pharmacy With Drive-Through	881	13,000 sq. ft.	66	136
17	80,749	Gas Station / Convenience Store	845	10-fueling stations	67	134
18	60,050	Video Rental Store	845	5,000 sq. ft.	31	67
19	61,929	Self-Service Car Wash	847	7-stalls	20	41
20	66,375	Office Park	750	3.3-acres	14	80
21	79,267	Office Park	750	3.3-acres	14	80
22	420,302	Free-Standing Discount Store	815	86,594 sq. ft.	184	368
Total Trips					1,058	2,419
Minus Linked Trips (estimated at 15%)					-160	-203
<b>Total Driveway Trips</b>					<b>908</b>	<b>2,056</b>

\* Or other unit of independent variable.

The estimated number of employees will vary based on the actual land use, but with the land use from Table #3-2 of the Traffic Impact Analysis we estimate between 500 to 1,000 employees.  
 The Traffic Impact Analysis also estimates truck traffic at 2% of the total trips or 40 trips per day. Most of the truck traffic will be fixed body delivery type trucks with a few semis.

HARBOR TOWN CENTER - PHASE I  
 Manitowoc, WI  
 Preliminary Construction Schedule

ID	Task Name	Duration	Start	Finish	October	November	Dec
1	Bidding & Procurement	7 days	Mon 9/30/02	Tue 10/8/02	9/22	9/29	10/6
2	Bids Due	0 days	Mon 9/30/02	Mon 9/30/02	10/6	10/13	10/20
3	Review Bids	5 days	Mon 9/30/02	Fri 10/4/02	10/20	10/27	11/3
4	City Approvals	1 day	Mon 10/7/02	Mon 10/7/02	10/27	11/3	11/10
5	Building Permit	1 day	Tue 10/8/02	Tue 10/8/02	11/10	11/17	11/24
6	Preconstruction Meeting	0 days	Tue 10/8/02	Tue 10/8/02	11/24	12/1	
7							
8	Construction Phase I	35 days	Tue 10/8/02	Tue 11/26/02			
9	Phase I (Outlots 1 thru 9)	35 days	Tue 10/8/02	Tue 11/26/02			
10	Start Construction	0 days	Tue 10/8/02	Tue 10/8/02			
11	Grading & Excavation	30 days	Wed 10/9/02	Tue 11/19/02			
12	Public Utilities	15 days	Wed 10/30/02	Tue 11/19/02			
13	Street Lights	5 days	Wed 11/20/02	Tue 11/26/02			
14							
15	Dewey Street	20 days	Wed 10/9/02	Tue 11/16/02			
16	Erosion Control	5 days	Wed 10/9/02	Tue 10/15/02			
17	Barricades - Moving Work Zone	20 days	Wed 10/9/02	Tue 11/15/02			
18	Temporary Traffic Signals	3 days	Wed 10/9/02	Fri 10/11/02			
19	Strip Topsoil - Dewey Sta. 20+00 to Sta. 23+00	1 day	Wed 10/9/02	Wed 10/9/02			
20	Watermain - Dewey Sta. 182+30 to Sta. 20+00	3 days	Thu 10/10/02	Mon 10/14/02			
21	Sanitary Sewer - Dewey Sta. 18+80 to Sta. 22+50	3 days	Thu 10/10/02	Mon 10/14/02			
22	Storm Sewer In Hwy 151 & Dewey St. Intersection	3 days	Tue 10/15/02	Thu 10/17/02			
23	Storm Sewer - Dewey Sta. 19+50 to Sta. 23+00	3 days	Tue 10/15/02	Thu 10/17/02			



Task Legend:

- Summary
- Rolled Up Task
- Rolled Up Critical Task
- Rolled Up Milestone
- Rolled Up Progress
- Split
- External Tasks
- Project Summary
- Group By Summary

HARBOR TOWN CENTER - PHASE I  
 Manitowoc, WI  
 Preliminary Construction Schedule

ID	Task Name	Duration	Start	Finish	October												November												December																																														
					9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	10/27	11/3	11/10	11/17	11/24	12/1	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	2/30	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26
24	Install Blacktop in all intersection trenches	2 days	Wed 10/4/02	Thu 10/17/02	[Gantt bar]												[Gantt bar]												[Gantt bar]																																														
26	HWY 151 & Dewey	11 days	Fri 10/18/02	Fri 11/1/02	[Gantt bar]												[Gantt bar]												[Gantt bar]																																														
27	Establish traffic pattern on Hwy 151	1 day	Fri 10/18/02	Fri 10/18/02	[Gantt bar]												[Gantt bar]												[Gantt bar]																																														
28	Strip Topsoil in Hwy 151 Medians	1 day	Mon 10/21/02	Mon 10/21/02	[Gantt bar]												[Gantt bar]												[Gantt bar]																																														
29	Excavation in the Hwy 151 Median Areas	3 days	Tue 10/22/02	Thu 10/24/02	[Gantt bar]												[Gantt bar]												[Gantt bar]																																														
30	Breaker Run in the Hwy 151 median areas	3 days	Tue 10/22/02	Thu 10/24/02	[Gantt bar]												[Gantt bar]												[Gantt bar]																																														
31	Gravel in the Hwy 151 Median Areas	3 days	Tue 10/22/02	Thu 10/24/02	[Gantt bar]												[Gantt bar]												[Gantt bar]																																														
32	Install Concrete Pavement	1 day	Fri 10/25/02	Fri 10/25/02	[Gantt bar]												[Gantt bar]												[Gantt bar]																																														
33	Install Curb & Gutter	1 day	Wed 10/30/02	Wed 10/30/02	[Gantt bar]												[Gantt bar]												[Gantt bar]																																														
34	Backfill Curb & Gutter	1 day	Thu 10/31/02	Thu 10/31/02	[Gantt bar]												[Gantt bar]												[Gantt bar]																																														
35	Re-establish traffic in the intersection	1 day	Fri 11/1/02	Fri 11/1/02	[Gantt bar]												[Gantt bar]												[Gantt bar]																																														
36	Harbor Town Road	16 days	Wed 10/16/02	Wed 11/6/02	[Gantt bar]												[Gantt bar]												[Gantt bar]																																														
37	Sewer in the Harbor town Road Area	7 days	Wed 10/16/02	Thu 10/24/02	[Gantt bar]												[Gantt bar]												[Gantt bar]																																														
38	Grade Harbor Town Road	1 day	Mon 10/21/02	Mon 10/21/02	[Gantt bar]												[Gantt bar]												[Gantt bar]																																														
39	Place Borrow on Harbor Town Road	2 days	Mon 10/21/02	Tue 10/22/02	[Gantt bar]												[Gantt bar]												[Gantt bar]																																														
40	Place Gravel on Harbor Town Road	4 days	Mon 10/21/02	Thu 10/24/02	[Gantt bar]												[Gantt bar]												[Gantt bar]																																														
41	Place Concrete Pavement on Harbor Town Road	2 days	Fri 10/25/02	Mon 10/28/02	[Gantt bar]												[Gantt bar]												[Gantt bar]																																														
42	Place Curb & Gutter on Harbor Town Road	2 days	Thu 10/31/02	Fri 11/1/02	[Gantt bar]												[Gantt bar]												[Gantt bar]																																														
43	Place Plain Concrete Sidewalk (Weather Permitting)	3 days	Mon 11/4/02	Wed 11/6/02	[Gantt bar]												[Gantt bar]												[Gantt bar]																																														
44	Phase I Complete	0 days	Tue 11/26/02	Tue 11/26/02	[Gantt bar]												[Gantt bar]												[Gantt bar]																																														

Task Summary

Critical Task

Progress

Milestone

Rolled Up Task

Rolled Up Critical Task

Rolled Up Milestone

Rolled Up Progress

Split

External Tasks

Project Summary

Group By Summary

**HARBOR TOWN CENTER - PHASE II**  
 Manitowoc, WI  
 Preliminary Construction Schedule

ID	Task Name	Duration	Start	Finish	August							September							October						
					7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/1	10/1	10/2							
1	Construction Phase II	66 days	Wed 7/30/03	Tue 10/28/03																					
2	Mental Health Center	26 days	Wed 7/30/03	Tue 9/2/03																					
3	Vacate Health Center (To Be Determined)	0 days	Wed 7/30/03	Wed 7/30/03																					
4	Raze Building	25 days	Wed 7/30/03	Tue 9/2/03																					
5	Balance of Dewey Street	40 days	Tue 9/2/03	Tue 10/28/03																					
6	Start Construction	0 days	Tue 9/2/03	Tue 9/2/03																					
7	Grading & Excavation	25 days	Wed 9/3/03	Tue 10/7/03																					
8	Public Utilities	15 days	Wed 9/17/03	Tue 10/7/03																					
9	Roads	20 days	Wed 10/1/03	Tue 10/28/03																					
10	Street Lights	5 days	Wed 10/22/03	Tue 10/28/03																					
11	Phase Complete	0 days	Tue 10/28/03	Tue 10/28/03																					
12	Phase III - Lots 10 - 22	0 days	Tue 9/2/03	Tue 9/2/03																					
13	Start Date To Be Determined	0 days	Tue 9/2/03	Tue 9/2/03																					
14																									
15																									

**Task** Summary Rolled Up Progress Group By Summary

**Critical Task** Rolled Up Task Split External Tasks

**Progress** Rolled Up Critical Task

**Milestone** Rolled Up Milestone Project Summary

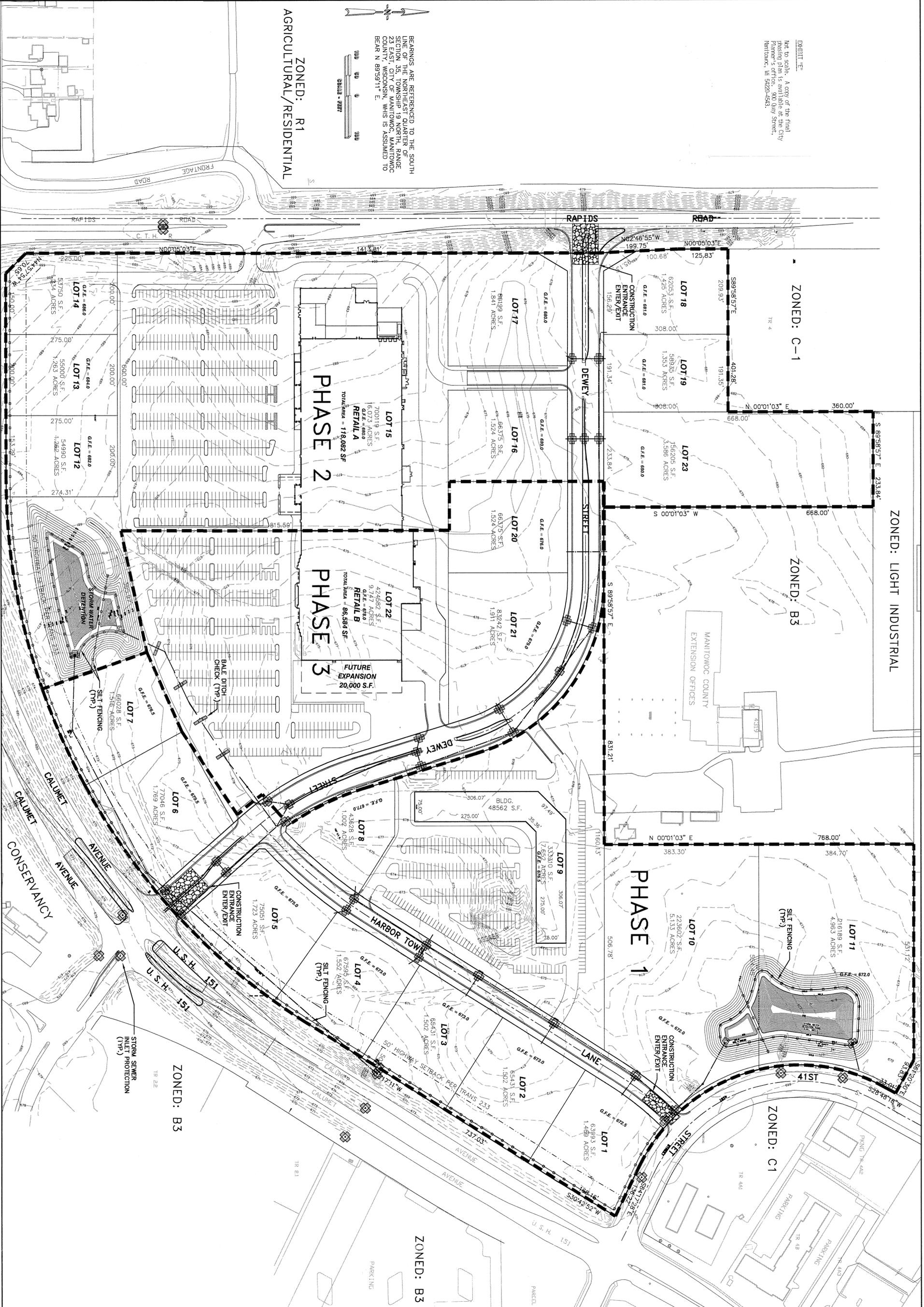


EXHIBIT "E"  
 Not to scale. A copy of the final plan for this project is available at the City Planning Office, 900 Quay Street, Manitowoc, WI 54220-4543.

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN, WHICH IS ASSUMED TO BEAR N 89°59'11" E.

ZONED: R1  
 AGRICULTURAL/RESIDENTIAL

ZONED: LIGHT INDUSTRIAL

ZONED: C-1

ZONED: B3

ZONED: C1

ZONED: B3

ZONED: B3

**EROSION CONTROL PLAN**  
**HARBOR TOWN CENTER**  
**CITY OF MANITOWOC**

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DRAWN	JMK
CHECKED	

**McMAHON ASSOCIATES, INC.** ENGINEERS ARCHITECTS SCIENTISTS SURVEYORS  
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 Mailing Address: P.O. Box 1025 Neenah, WI 54957-1025  
 TEL: 920-751-4200 FAX: 920-751-4284

NO.	DATE	REVISION

SCALE	1" = 100'
DATE	AUG., 2002
PROJECT NO.	CU923 91-0597

W1

FILE NO. CAD

EXHIBIT "E"