



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

March 24, 2020

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 13-2022: Assignment of 1996 Conditional Use Permit to Whispering Meadows MHC LLC for the Continued Operation of a Manufactured Home Park located in the 3100 Block of Viebahn Street.

At the March 23, 2022 meeting of the Manitowoc City Plan Commission, the Commission recommended to the Common Council the following action:

Approve the Assignment of the 1996 Conditional Use Permit to Whispering Meadows MHC LLC with Changes as Shown in the attached Conditions.

Whispering Meadows MHC LLC
Ken Meyers
N7559 N. Pioneer Road
Fond du Lac, WI 54937

Granicus #: 22-0231
Attachments: Map and Conditions

REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR
WHISPERING MEADOWS MHC, LLC
LOCATED AT 3307 KINGLET DRIVE
TAX PARCEL # 801-102-040
4/18/2022

NOTE: THIS CONDITIONAL USE PERMIT REPLACES A 1996 PERMIT ISSUED TO LCR DEVELOPMENT LLC (SEE PC 33-1996). THIS PERMIT COVERS AN 8.92 ACRE PARCEL – TAX ID # 801-102-040 OWNED BY WHISPERING MEADOWS MHC, LLC. THE 1996 CUP ISSUED TO LCR DEVELOPMENT LLC FOR THE REMAINDER OF THEIR PROPERTY IS STILL VALID AND UNAFFECTED BY THIS PERMIT.

- A. Grant the CUP to Whispering Meadows MHC, LLC for an 8.92 acre area located south of Viebahn Street.
- B. The CUP shall not be assignable or transferrable without the written approval of the City Plan Commission and Common Council.
- C. The CUP shall require compliance with all applicable local, state and federal regulations.
- D. Non-compliance with the terms of the CUP may result in the modification of the terms and conditions of the CUP, issuance of citations and financial penalties, or immediate revocation of the CUP.
- E. Whispering Meadows shall follow section 15.510(5) of the Municipal Code which requires an up to date site plan of the park.

City of
Manitowoc

SW 1/4
Sec 36
T19N, R23E

SE 1/4
Sec 36
T19N, R23E

S-35TH ST

S-30TH ST

Conditional Use Permit
Area to be Assigned

VIEBAHN ST. Township Line

City Limits

Existing Conditional Use
Permit Area - PC 33-1996

ORCHARD LN.

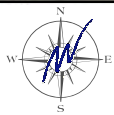
City Limits

NW 1/4
Sec 1
T18N, R23E

Town of
Newton

1/4 Section Line

NE 1/4
Sec 1
T18N, R23E



CONDITIONAL USE PERMIT

City of Manitowoc, WI



0 400 800 Feet

DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org

Map Plotted: 3/21/2022

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|---|---|
|  | Conditional Use Permit Area to be Assigned |
|  | Existing Conditional Use Permit Area - PC 33-1996 |

PC 13-2022
3307 Kinglet Dr.

Manitowoc City Plan Commission