



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org



April 20, 2016

NOTICE

As a property owner within 200' of property currently owned by the Doneff Holdings, LLC and proposed to be purchased by David and Melanie Kadlec d.b.a. Fluffy Investments, LLC (Petitioner) and being generally located west of Mirro Drive and south of E. Albert Drive you are being notified that the Manitowoc City Plan Commission will, on **Wednesday, April 27, 2016** at its regular **6:00 P.M.** meeting in the Council Chambers, City Hall, 900 Quay Street, hold a public informational hearing to consider a request by the Petitioner for the issuance of a Conditional Use Permit (CUP) and an Exception to the 2,500' rule to establish up to a 25-bed Community Based Residential Facility (CBRF) as noted on the attached map.

Petitioner is: PC16-2016 David and Melanie Kadlec; d.b.a. Fluffy Investments, LLC for a CUP and exception to the 2,500 separation and density rules for the establishment of up to a 25 bed CBRF in the "R-4" Single and Two Family Residential pursuant to 15.150(3)f.

Actions of the Plan Commission and Common Council shall be consistent with all rules and regulations of the federal Americans with Disabilities Act (ADA) and the federal Fair Housing Act when in regard to Community Based Residential Facilities.

It would be advisable to attend this informational session in order to voice your opinions on the proposed CBRF request.

If you wish, you can call or visit the office of the City Plan Commission, City Hall, and we will be glad to discuss the proposed development with you.

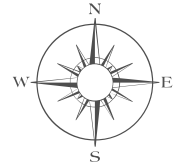
Respectfully Submitted,

Paul Braun
City Planner

Attachments
PC 16-2016

**REQUEST FOR
CONDITIONAL
USE PERMIT (CUP)**

CITY OF MANITOWOC, WI



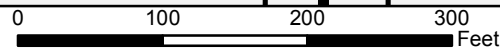
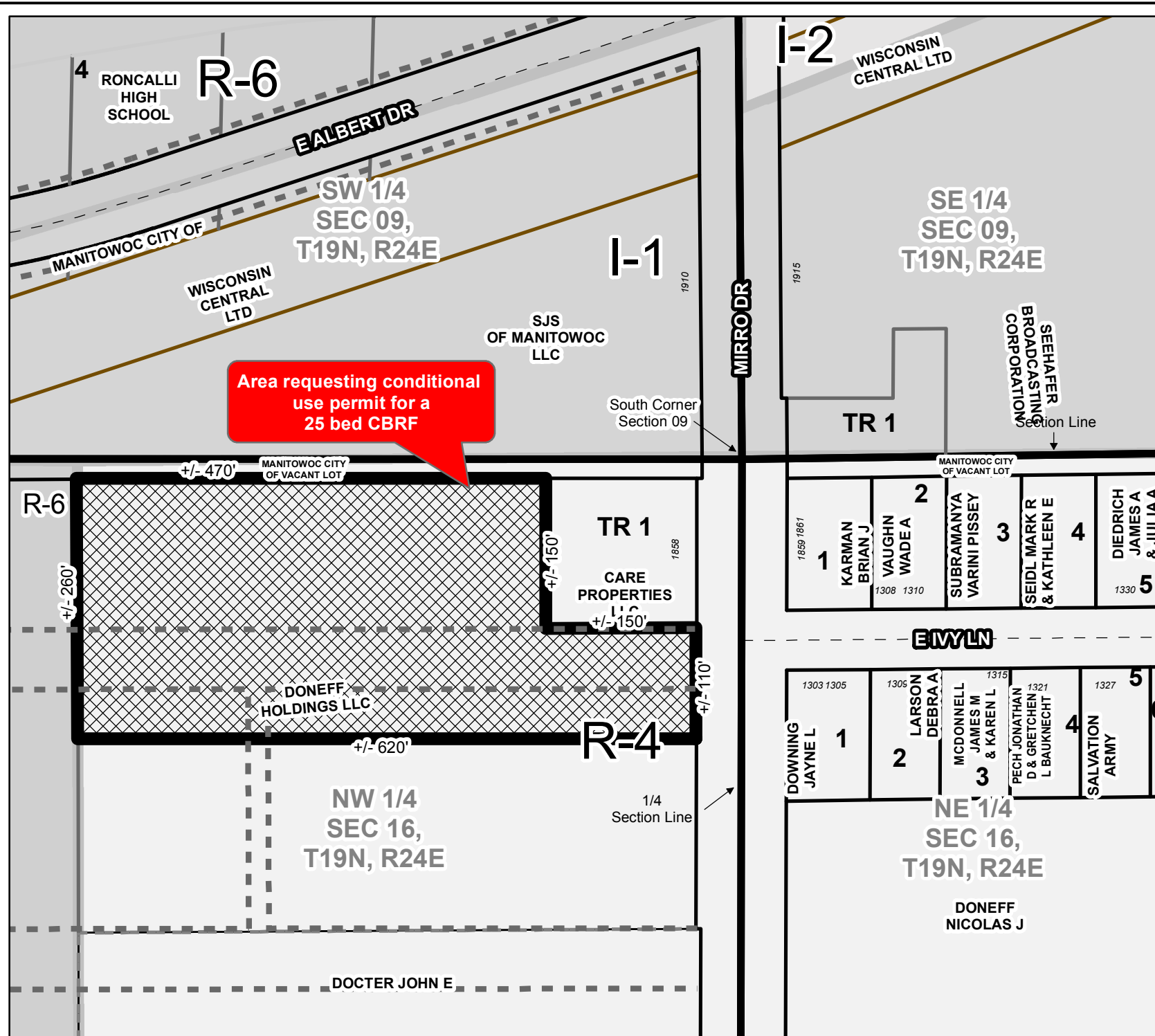
P. C. 16-2016

Legend

 REQUEST FOR 25 BED
CBRF CUP IN A R-4

Manitowoc City Plan Commission
April 2016

Prepared by City of Manitowoc
Planning Department
www.manitowoc.org
Map Plotted: 4/13/2016
*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.*





SMI

CIVIL AND STRUCTURAL ENGINEERS
102 REVERE DRIVE
MANITOWOC WI 54220-3147
PHONE 920-684-5583 • FAX 920-684-5584
WEB SITE: www.smimanitowoc.com

April 15, 2016

MAYOR AND CITY COUNCIL
900 QUAY STREET
MANITOWOC WI 54220

Dear Mayor and City Council:

As representatives Doneff Companies (seller) and Dave Kadlec (buyer/developer) we are hereby requesting a Conditional Use Permit for a CBRF located on the east side of Mirro Drive approximately 550 feet south of Albert Drive. The developers are proposing to construct a 25 bed CBRF. The attached sketch shows a schematic of the required building sizes and required parking. Final plans are in the process of being developed.

Very truly yours,
STEINBRECHER & MENEAU, INC.

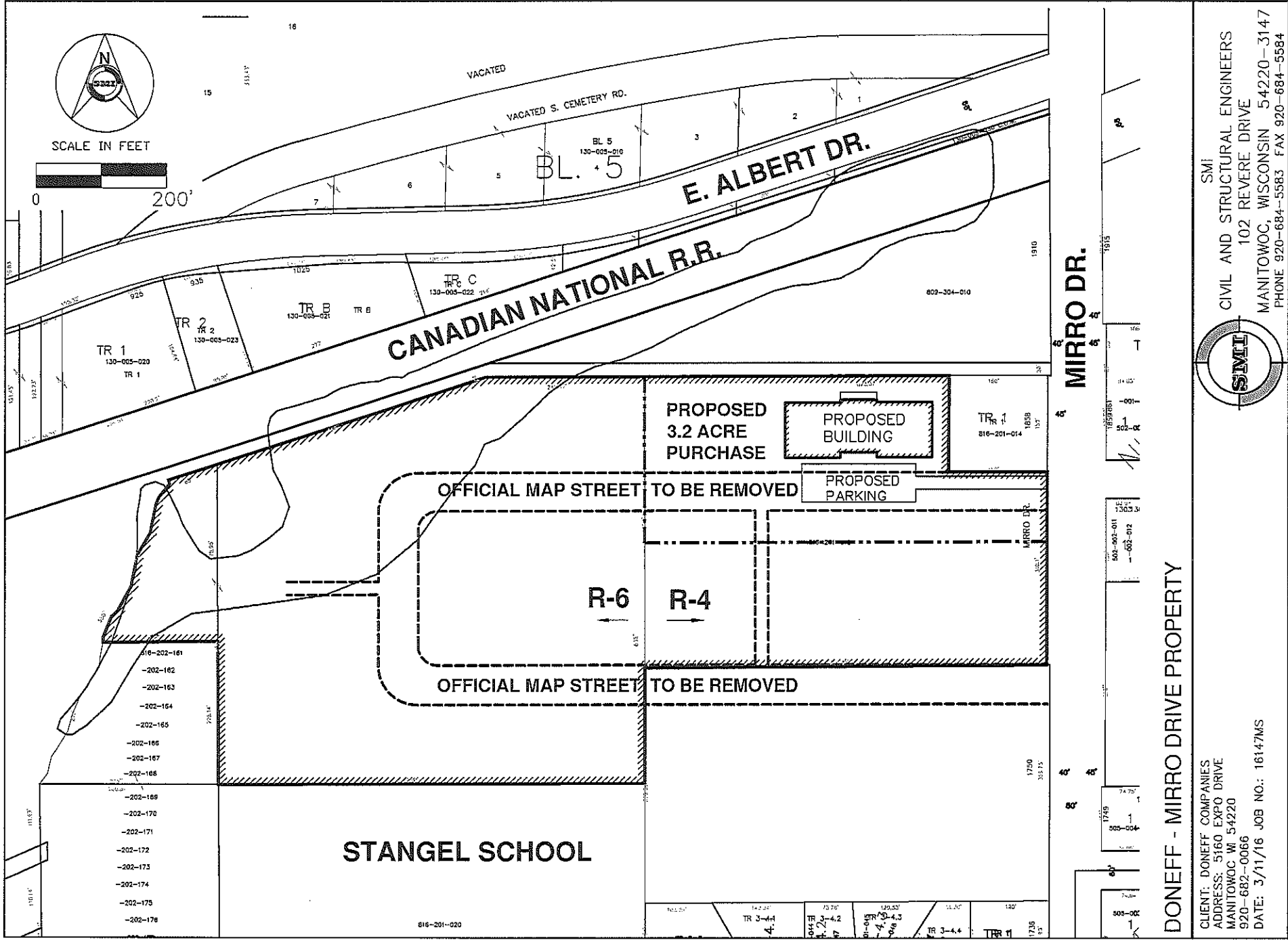
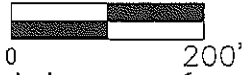
Paul M. Steinbrecher, P.E.

cc: City Planner, City Engineer, Owner, Developer

ESTABLISHED IN 1947



SCALE IN FEET



DONEFF - MIRRO DRIVE PROPERTY

CLIENT: DONEFF COMPANIES
ADDRESS: 5160 EXPO DRIVE
MANITOWOC WI 54220
920-682-0066
DATE: 3/11/16 JOB NO.: 16147MS



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