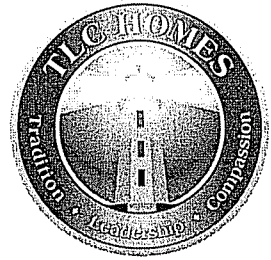


LPT
8-18-14

14-1630

\$200 Pd.

Tradition • Leadership • Compassion



Disability Services, Elder Services, & Vocational Services

August 7, 2014


Jennifer Hudon
City Clerk
900 Quay Street
Manitowoc, WI 54220

RECEIVED
AUG 11 2014
CITY CLERKS OFFICE

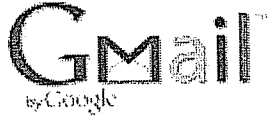
Dear Ms. Hudon,

Enclosed is a copy of the July 26, 2014 email (& attachments) to Mayor Nickels requesting a variance to the 2,500' rule for a planned CBRF on Cappaert Road and a \$200 check for the fees from J&T REI, LLC. We are hopeful our project will be discussed at the August 18th Council Meeting & September 3rd Plan Commission Meeting. We will provide Paul Braun with applicable information on the Cappaert CBRF as soon as possible.

Please feel free to email or call me with any questions.

Thank you,

Tim Frey, President & CEO
(920) 694-1102
timfrey@tlchomes.net

Enclosures (4)



Tim Frey <timfrey@tlchomes.net>

TLC Homes 8 Bed CBRF

1 message

Tim Frey <timfrey@tlchomes.net>

Sat, Jul 26, 2014 at 2:52 PM

To: Justin Nickels <jnickels@manitowoc.org>, Jason Sladky <jsladky@manitowoc.org>

Cc: Dave Less <dless@manitowoc.org>, PBraun@manitowoc.org, Steve Hendrikse <stevhendrikse@tlchomes.net>


Hi Mayor Nickels & Alderman Sladky,

I'm closing on vacant land located on Cappaert Road in Manitowoc on Monday. Our plans are to develop this in to an 8 Bed CBRF with the same floor plan & elevations of TLC Homes - Paul Road. Attached is the letter requesting a variance to the 2500' rule & the tax records for the vacant land.

Please contact me to discuss this project or anything regarding TLC Homes.

Thank you,

Tim Frey
633 St. Clair Avenue
Sheboygan, WI 53081
(920) 694-1102 - Phone
(920) 694-4685 - Private Fax

2 attachments **Cappaert Road Tax Record.pdf**
95K **Cappaert Road Exception to 2500 foot rule.pdf**
22K

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Disability Services, Elder Services, & Vocational Services

July 26, 2014

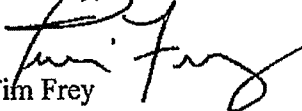
City of Manitowoc
900 Quay Street
Manitowoc, WI 54221

Dear Mayor Nickels & Common Council,

I'm the owner of TLC Homes, Inc. and have an accepted offer to purchase vacant land on Cappaert. I'm also the managing member of J&T REI, LLC which will own the real estate. Enclosed is a tax record detail identifying the of the parcel number. Our plan is to apply for a license with Wisconsin Department of Health Services to serve developmentally disabled, traumatic brain injury, and physically disabled adults. We are working with Lakeland Care District to close one of our existing CBRF's which is not wheel chair accessible. This new home would be fully wheel chair accessible and better serve the individuals as they age.

TLC Homes is requesting an exception to the 2500' rule for CBRF's. Please contact me if you have any questions.

Sincerely,


Tim Frey

Enclosure

Manitowoc County, Wisconsin

Tax Record Detail

Print Report 

(Click 'back' on your browser to return to your listing.)
Updated 7/25/2014

Tax Detail For Parcel Number 052-811-403-250.00

 [Click Here For Current Year City Of Manitowoc Assessors & Tax Listing](#)

Location Information

Assessment Information

Note: Fair Market Value is not shown for Agricultural Land because of Use Value Assessment per State law.

Parcel Number 052-811-403-250.00
Municipality CITY OF MANITOWOC
Owner(s) Name DOMINIC P CILIBERTO

Location Address CAPPAERT RD
Mailing Address 17232 LIMEKILN RD

City, State, Zip REEDSVILLE WI 54230-0000

	<u>2011</u>	<u>2012</u>
Assessed Acres	0.000	0.000
Land Value	\$34,700.00	\$34,700.00
Improvement Value	\$0.00	\$0.00
Total Value	\$34,700.00	\$34,700.00
Fair Market Value	\$34,480.00	\$33,450.00
Fair Market Ratio	1.0064	1.0372

Property Description

Tax Information

(As of last tax bill issued)
Legal Description 2236 0326 TR 4 OF CS V 10 P
Please refer to original source 81 BEING P ART OF SW 1/4 SE
document for actual legal 1/4 SEC 11 T 19N R 23E
description.
(The first line of the legal
description contains the volume
& page numbers for recorded
documents in the Register of
Deeds Office.)

	<u>2011</u>	<u>2012</u>
Original Tax	\$751.30	\$752.42
Lottery Credit	\$0.00	\$0.00
Net Tax	\$751.30	\$752.42
Special Assessments	\$0.00	\$0.00
Total Amount Due	\$751.30	\$752.42
Total Payments	\$0.00	\$0.00
Balance Due...	\$751.30	\$752.42

* Green = postponed

* Red = delinquent (subject to interest).

Please refer to the 'TAXES DUE' table below for payoff amounts.

Section, Town, Range S.0, T.0, R.0
Total Acres 0.000
Volume
Page
Document Number

Taxing District Information

School District MANITOWOC SCHOOL
Vocational School District LTC

TAXES DUE					
Tax Year	Bill Number	Total Taxes	Interest	Special Charges	Total Due
2011	05212154	\$751.30	\$225.39	\$0.00	\$976.69
2012	05212138	\$752.42	\$135.44	\$0.00	\$887.86
Totals...		\$1,503.72	\$360.83	\$0.00	\$1,864.55

NO TAX PAYMENTS RECORDED