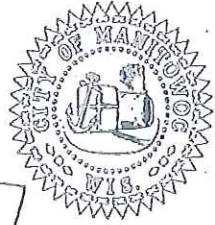


CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org



LETTER SENT TO PROPERTY OWNER
AFTER 2014 PLAN COMMISSION MEETING

November 14, 2014

Jon & Cheryl Saunders
19420 Carstens Lake Road
Valders, WI 54245

Jon & Cheryl

I want to inform you that at the November 5, 2014 Plan Commission meeting the Commission reviewed the special permit compliance conditions for the parking lot (1205 S. 13th Street) in a residential zoning district. The permit was originally issued in January, 2011 with subsequent extensions authorized in October of 2011 and also in November of 2012 and 2013.

The Commission unanimously approved extending the special permit to July 1, 2015 but they also went on record stating that if the parking lot is not completed per the conditions of the July 27, 2011 approved site plan the area will not be allowed to be used for the parking of any vehicles. The Commission also stated that if the lot is not covered with blacktop, concrete, or topsoil and grass before July 1, 2015 citations will be issued pursuant to Section 15.630(2). The code section reads as follows:

"(2) Penalty. Violation of any provision of this chapter, including failure to comply with any regulatory measures or conditions of the Plan Commission, Board of Appeals, or other governmental body or official exercising authority under this chapter, shall be subject to a forfeiture not to exceed \$2,000. Each day such violation continues shall be deemed a separate offense."

The Commission felt that they have been very accommodating regarding the project and that there have been enough extensions granted and the project needs to be completed. This item will be placed on the July, 2015 Plan Commission agenda for their review. If you have any comments or questions feel free to contact me at (920) 686-6930.

Respectfully

Paul Braun
City Planner





CITY OF
MANITOWOC

Jennifer Hudon, MPA
City Clerk/Deputy Treasurer

January 20, 2011



Jonathan & Cheryl Saunders
c/o Lake Breeze Salon
1201 S. 13th St.
Manitowoc, WI 54220

RE: Special Permit Under Section 15.43(11)
Creation of Parking Lot in Residential Zoning District
1205 So. 13th Street

Dear Mr. & Mrs. Saunders:

Your request for establishment of an off-street parking lot on residentially zoned land pursuant to Section 15.43(11) of the Manitowoc Municipal Code for property located at the southeast corner of Hamilton and S. 13th Streets, was approved by the Plan Commission at their meeting of January 12, 2011.

In a related matter, the Common Council unanimously accepted the report of the City Plan Commission, copy of which is enclosed. This report notes the Commission acted affirmatively and unanimously and approved the Special Permit under 15.43(11) to Jonathan and Cheryl Saunders for the construction of the parking lot upon Lot 3, Block 314, Original Plat (tax parcel number 000-314-030), plus the South 2' of the west 56' of Lot 2, Block 314, Original Plat (tax parcel number 000-314-022), subject to:

1) The construction of the parking lot shall be subject to compliance with (i) all conditions under 15.37(2), 15.43(11), 15.43(12) and 15.69 of the Code; and (ii) conditions of a formal site plan to be filed, reviewed and approved by the City that is substantially consistent with the plan authorized and attached to this Special Permit.

2) Authorize the construction of not more than two (2) of the parking spaces as parking stalls of not less than 8' in width, as long as they are appropriately signed for compact vehicles.



Jonathan & Cheryl Saunders
c/o Lake Breeze Salon
1201 S. 13th St.
Manitowoc, WI 54220

Page 2

3) Completion of the construction project in total, and including all landscaping, on or before November 15, 2011.

You may consider this communication and attachment your Special Permit to allow for a parking lot to be located and constructed in a residentially zoned area, when the parking lot is used in connection with an adjoining "B", "C", or "I" zoning district, subject to the conditions detailed in the attached Plan Commission Report dated January 17, 2011.

If you need any additional information, please contact City Planner David Less at 920.686.6930.

Very truly yours,



Jennifer Hudon
City Clerk/Deputy Treasurer

JH:dan

Enc.

cc: Dir. of Public Works and City Engr. Valerie Mellon
City Planner David J. Less
Dir. of Building Inspection Jim Muenzenmeyer

PHOTO JULY 23, 2015



07.23.2015 10:17

PHOTO JULY 23, 2015



07.23.2015 10:17