



CITY OF MANITOWOC

WISCONSIN, USA
www.manitowoc.org



August 27, 2014

NOTICE

As a property owner within 200' of a property owned by J&T REI, LLC d/b/a TLC Homes at 2233 Cappaert Road, you are being notified that the Manitowoc City Plan Commission will, on **Wednesday, September 3, 2014** at its regular **6:30 P.M.** meeting in the Council Chambers, First Floor, City Hall, 900 Quay Street, hold a public informational hearing to consider a request by the Petitioner for the granting of an exception by the City to establish an 8-Person Community Based Residential Facility (CBRF) within 2,500 feet of an existing Community Living Arrangement pursuant to Wis. Stat. § 62.23(7)(i)2r.a. as noted on the attached map.

Petitioner is: PC22-2014: J&T REI, LLC/ TLC Homes; Request for Exception to 2,500' Separation Requirement Pursuant to Wis. Stat. § 62.23(7)(i)2r.a. for Establishment of an 8-Person Community Based Residential Facility (CBRF) at 2233 Cappaert Road.

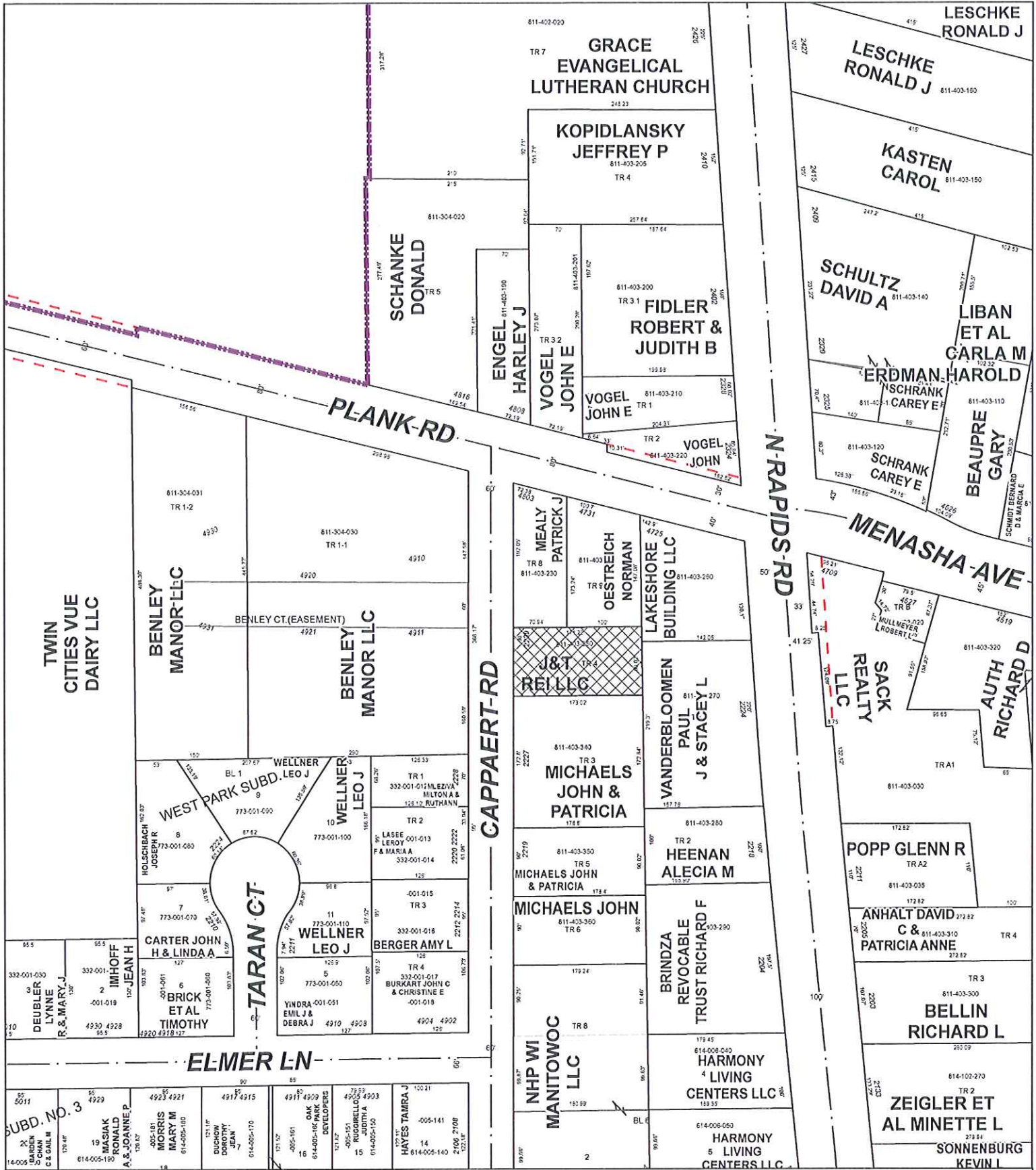
It would be advisable to attend this informational session in order to voice your opinions on the proposed CBRF request.

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



2500' Rule Exception

City of Manitowoc, WI

170 85 0 170 Feet

Prepared by City of Manitowoc
 Engineering Department
 www.manitowoc.org
 Aerial Photo: 4/11/2010
 Map Printed: 8/28/2014
 X:\Maps\Plan_Commission\Conditional_Use\PC22-2014_2233_Cappaert_CBRF_smallmap.mxd



Area for Proposed Community
 Living Arrangement for Community Based
 Residential Facility at 2233 Cappaert Road



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.

L.P.I.
8-18-14

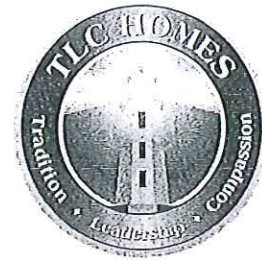
Plan

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)

8-18-14
Committee recommends referral to Plan
Commission

Tradition • Leadership • Compassion

Disability Services, Elder Services, & Vocational Services



July 26, 2014

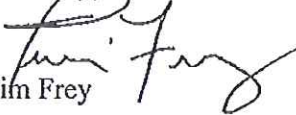
City of Manitowoc
900 Quay Street
Manitowoc, WI 54221

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.

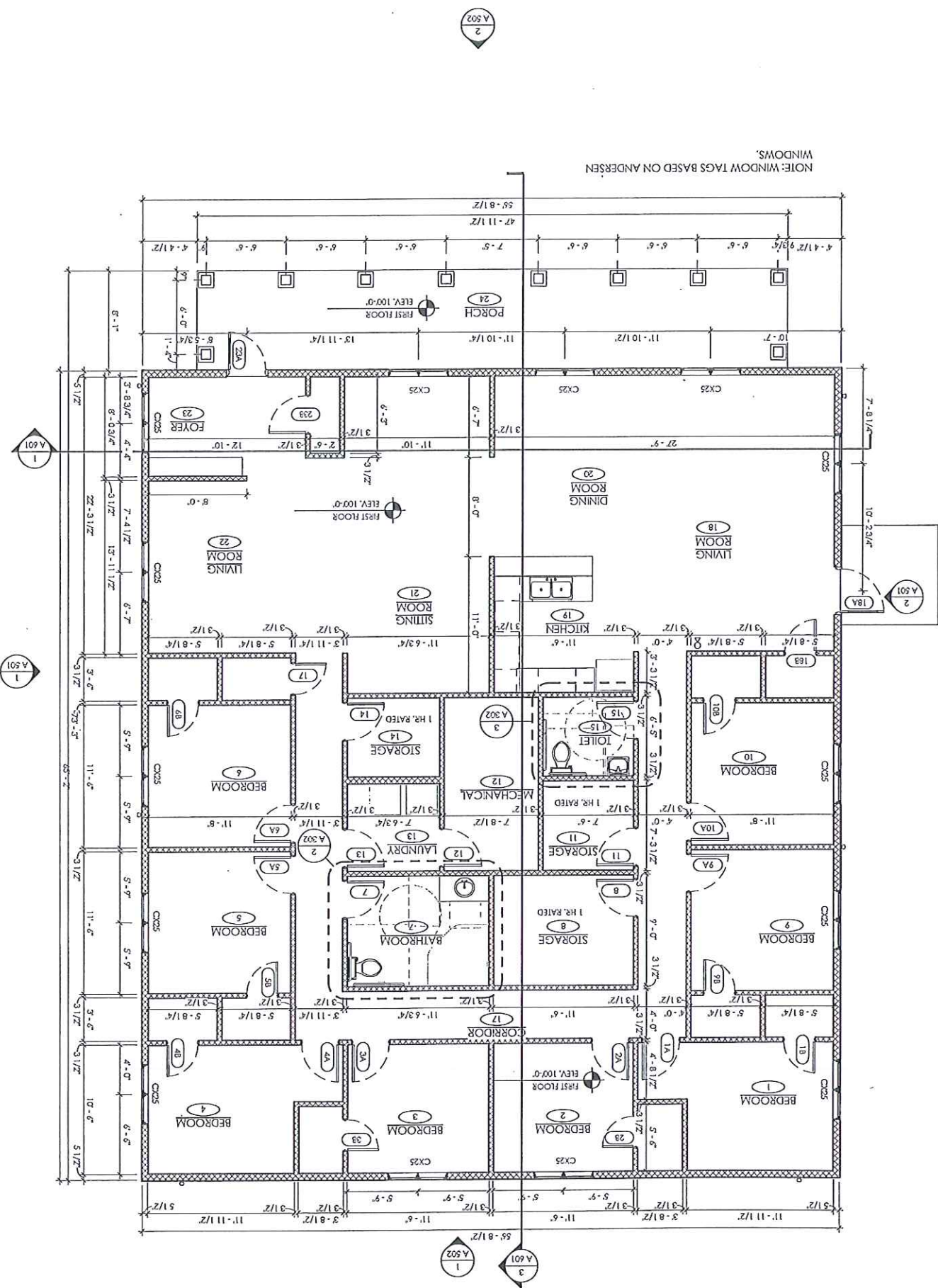
Sincerely,


Tim Frey

Enclosure



NOTE: WINDOW TAGS BASED ON ANDERSEN WINDOWS.



MEALY PATRICK J
4803 PLANK RD
MANITOWOC WI 54220

MICHAELS JOHN & PATRICIA
2227 CAPPAERT RD
MANITOWOC WI 54220

HEENAN ALECIA M
2218 N RAPIDS RD
MANITOWOC WI 54220

BENLEY MANOR LLC
1537 MONROE SUITE 300
DEARBORN MI 48124

CILIBERTO DOMINIC P
17232 LIMEKILN RD
REEDSVILLE WI 54230

MICHAELS JOHN & PATRICIA
2227 CAPPAERT RD
MANITOWOC WI 54220

OESTREICH NORMAN
4731 PLANK RD
MANITOWOC WI 54220

LAKESHORE BUILDING LLC
4725 PLANK RD
MANITOWOC WI 54220

MLEZIVA MILTON A & RUTHANN
2228 CAPPAERT RD
MANITOWOC WI 54220

LASEE LEROY F & MARIA A
2220 CAPPAERT RD
MANITOWOC WI 54220

VANDEBLOOMEN PAUL J & STACEY L
2224 N RAPIDS RD
MANITOWOC WI 54220