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15-860



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



August 3, 2015

To: Mayor and Common Council
From: Manitowoc City Plan Commission
Subject: **PC 49-2010: Saunders Annual Review of Special Permit for a Parking Lot in a Residential District**

Dear Mayor and Common Council:

At the regular July 29th, 2015 meeting of the Manitowoc City Plan Commission, the Commission reviewed the extension of a Special Permit for a Parking Lot in a Residential District. The Commission considered the status of a Special Permit originally issued in January, 2011 to Jonathan and Cheryl Saunders for establishment of a parking lot in a residential zoning district pursuant to Section 15.430(11) of the Municipal Code. Subsequent to the January, 2011 action, an extension to the completion date was authorized in October, 2011 which extended the completion date of the parking lot improvement to November 15, 2012. A further extension was granted in December, 2012 to November 15, 2013 and another extension was then granted to November, 2014.

After the November, 2014 Plan Commission meeting an extension was extended to July 1st, 2015 and a letter was issued to the property stating a citation will be issued pursuant to Section 15.630(2). As of the July 29th Plan Commission meeting, the lot has not yet been completed to code. Since the 2014 extension half of the lot was concrete and according to an email from Mr. Saunders he stated the parking lot will be completed, to standard, in two months. As such, the Commission added a two month grace period to the Special Permit.

The Commission unanimously recommended that the Council: (i) Extend permit to Sept. 30th, 2015. (ii) if upgrades are not made to the parking lot to appease the code a citation will be sent after Sept. 30th.

Respectfully Submitted,
Paul Braun
Paul Braun, City Planner

15-777

Paul Braun

From: Saunders Pressure Washing <Saunderspw@tds.net>
Sent: Wednesday, July 29, 2015 3:51 PM
To: Paul Braun
Subject: RE: Parking Lot

Good afternoon Paul just to let you know we have started the parking lot, as of right now we have had half of the lot black topped, and the remainder will be done within the next 2 months and the striping will be done also. As for the landscaping that was completed but needs to get redone due to vandalism hope you can understand thank you Jon Saunders.

Sent from my U.S. Cellular® Smartphone

----- Original message -----

From: Paul Braun <PBraun@manitowoc.org>
Date: 07/29/2015 3:38 PM (GMT-06:00)
To: "saunderspw@tds.net" <saunderspw@tds.net>
Subject: Parking Lot

Jonathon,

Here is my email address.

Paul Braun

City Planner

Community Development - City of Manitowoc

900 Quay Street

Manitowoc, WI 54220

920.686.6930 ph

920.686.6939 fax

pbraun@manitowoc.org

B-2
B-1

Area of Request for Special Permit
for Parking Lot in Residential District

HAMILTON ST

S 12TH ST

S 13TH ST

LINDEMANN
CHRISTOPHER
D & KERYLL

ANHALT OWEN J

KOLB CHRIS

R-7

SAUNDERS
JONATHAN R
& CHERYL T

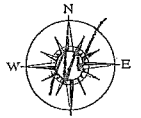
HANG
XIONG

HORD
JAMES J

RAKOCZ
BOGDAN &
DIANA

SIERACKI
JAMES J

REICHWALDT DARREN E




Request for Special Permit for Parking Lot City of Manitowoc, WI



PC49-2010 Saunders;
1205 So. 13th Street

Legend

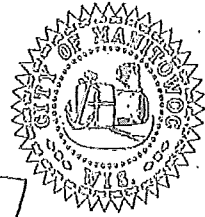
 Area of Request for Special Permit

Prepared by City of Manitowoc
 Planning Department
 www.manitowoc.org
 Map Plotted: 11/3/2010
 Orthophotography flown: 4/11/2010
 X:\maps\Plan_Commission\misc_maps\PC49-2010_Saunders_SpecialPermit.mxd
 DISCLAIMER: Maps and associated data are believed to be accurate, but are not
 guaranteed for any other use.

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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

Plan Comm
15-777





January 20, 2011



Plan

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:



OFFICE OF CITY CLERK

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

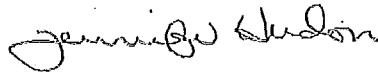
Page 2

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.

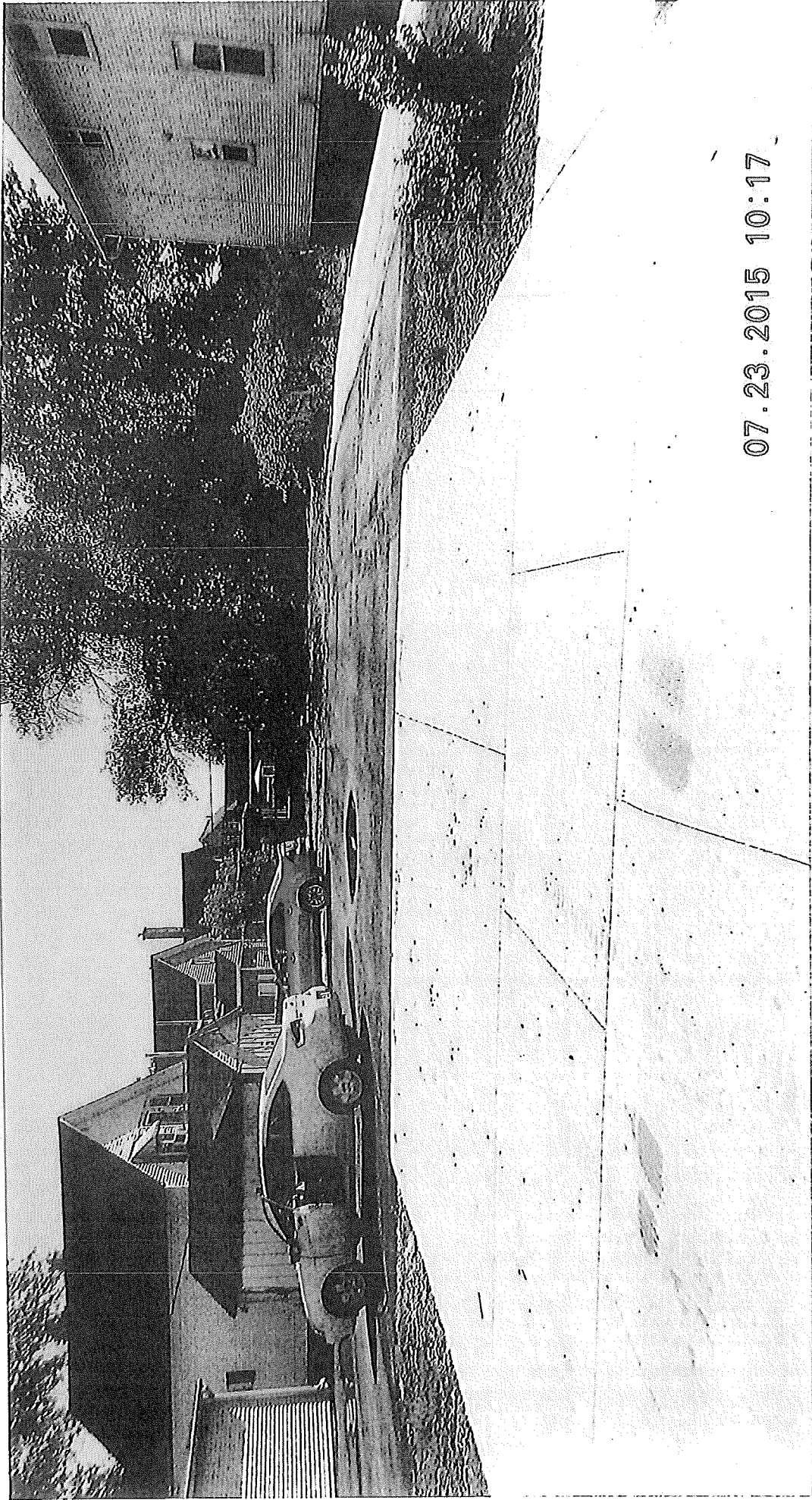
cc: Dir. of Public Works and City Engr. Valerie Mellon
City Planner David J. Less
Dir. of Building Inspection Jim Muenzenmeyer

Photo July 23, 2015



07.23.2015 10:17

Photo July 23, 2015



07.23.2015 10:17