



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

March 24, 2020

To: Mayor and Common Council

From: Paul Braun, City Planner

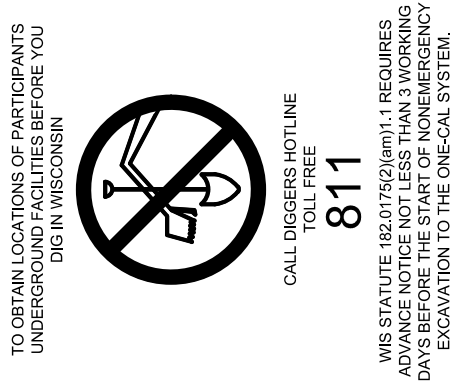
Subject: PC 10-2022: TLG Holdings LLC: Review of Subdivision Concept Plan off of Albert Drive; parcel # 756-000-210 (To be Named) Subdivision

At the March 23, 2022 meeting of the Manitowoc City Plan Commission, the Commission recommended to the Common Council the following action:

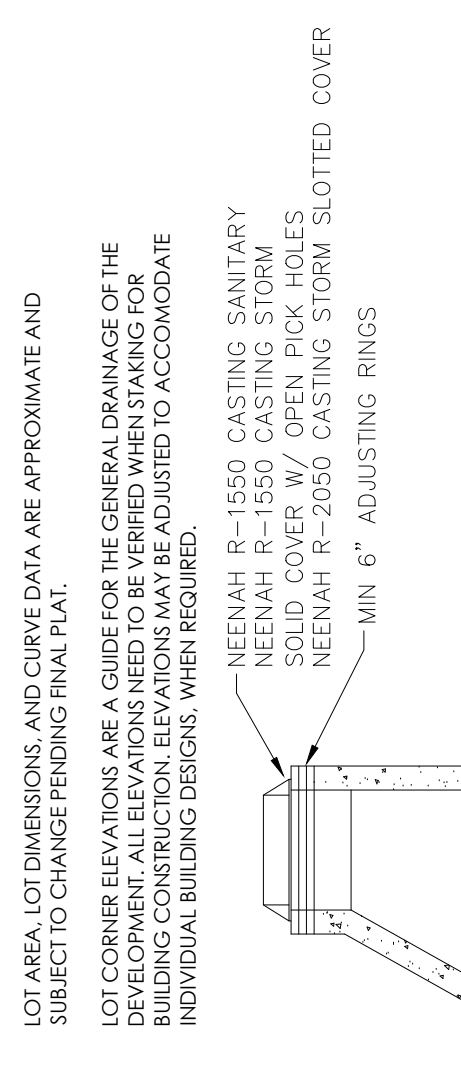
Approve the Concept Plan and Preliminary Plat for the Proposed Subdivision.

TLG Holdings, LLC
Brian Lodel
1701 Washington Street Suite 200
Manitowoc, WI 54220

Granicus #: 22-0230
Attachments: Preliminary Plat



LOT AREA, LOT DIMENSIONS, AND CURVE DATA ARE APPROXIMATE AND SUBJECT TO CHANGE PENDING FINAL PLAT.
LOT CORNER ELEVATIONS ARE A GUIDE FOR THE GENERAL DRAINAGE OF THE DEVELOPMENT. ALL ELEVATIONS NEED TO BE VERIFIED WHEN STAKING FOR BUILDING CONSTRUCTION. ELEVATIONS MAY BE ADJUSTED TO ACCOMMODATE INDIVIDUAL BUILDING DESIGNS, WHEN REQUIRED.



NEW SIM MECHANICAL SEPARATOR
STA: 5+35.13 / 159.0L
RIM: 608.84
INV IN: 595.95 E NEW
INV OUT: 595.83 W
SUMP: 595.83
DN: 13.01

NEW SAN SA1
48\"/>

NEW SAN SA2
48\"/>

NEW SAN SA1
48\"/>

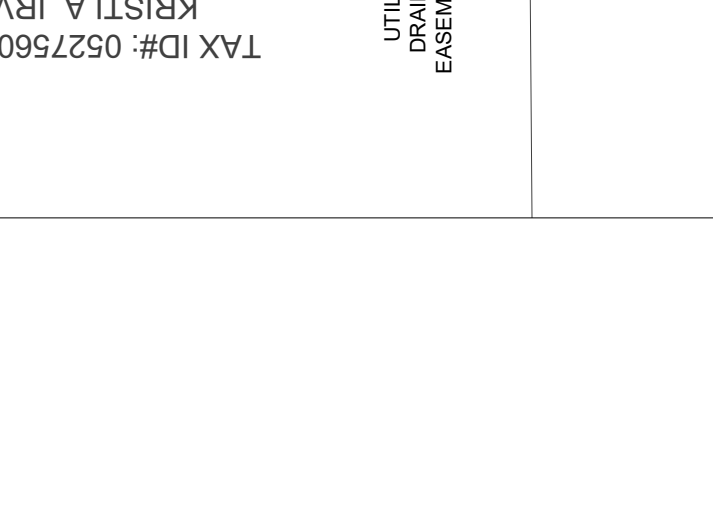
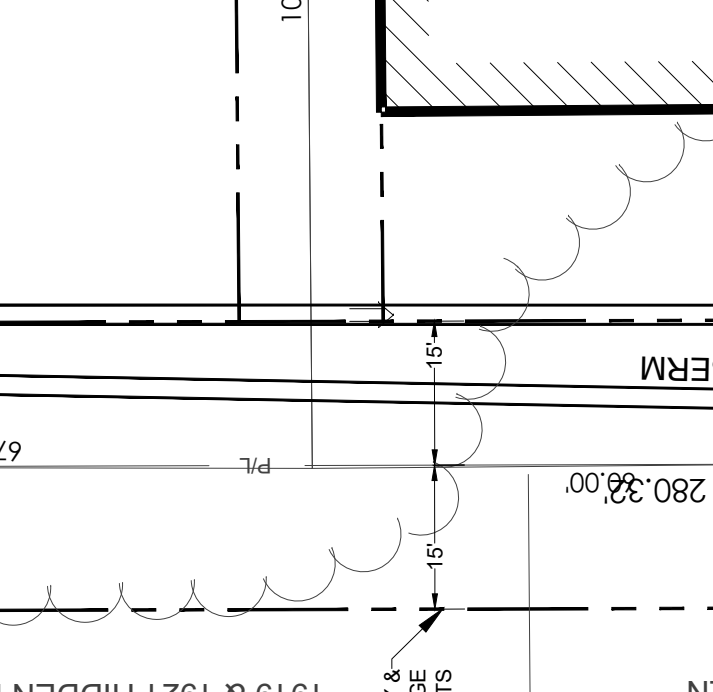
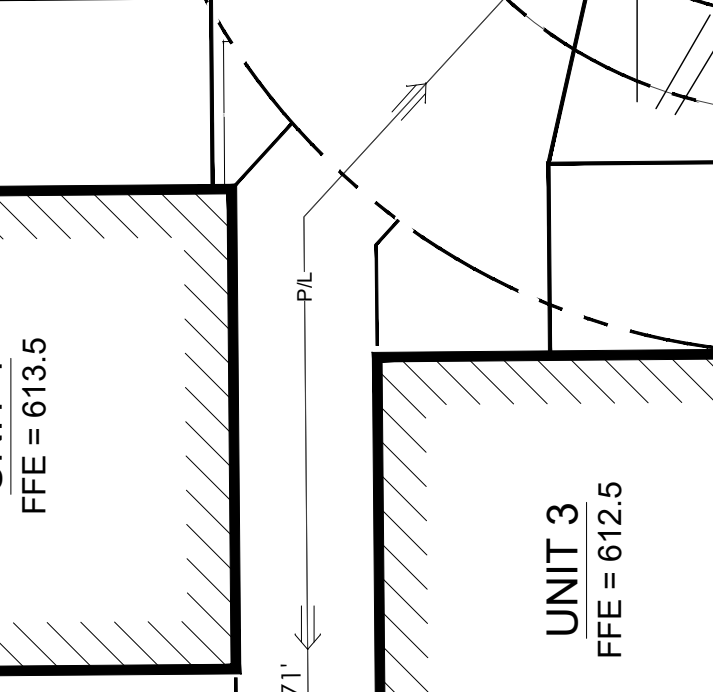
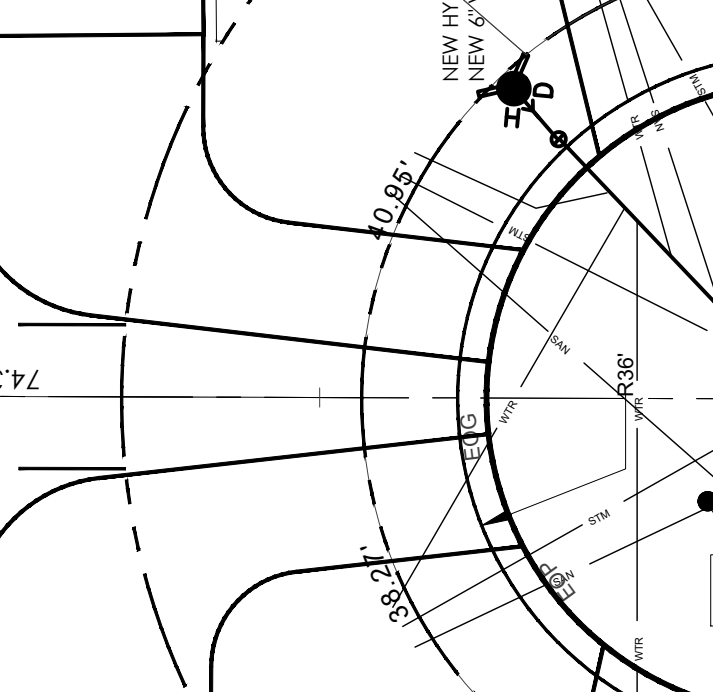
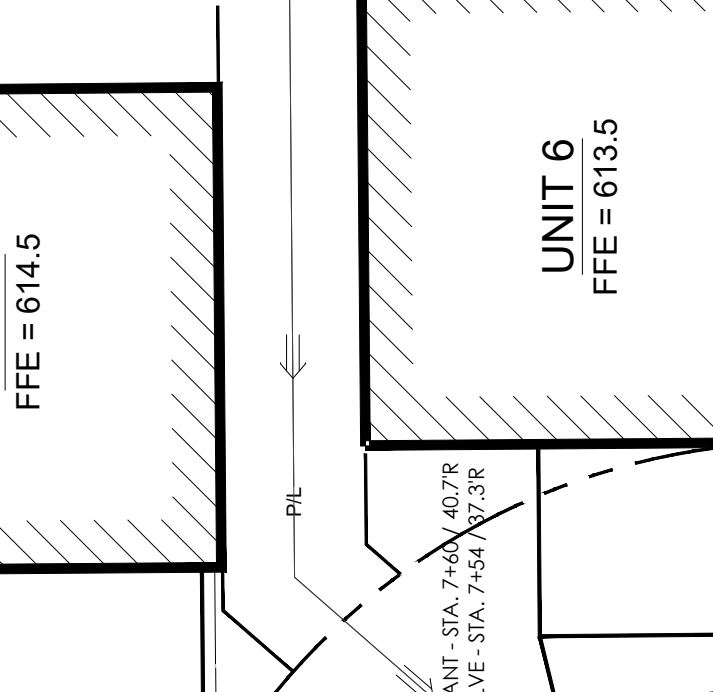
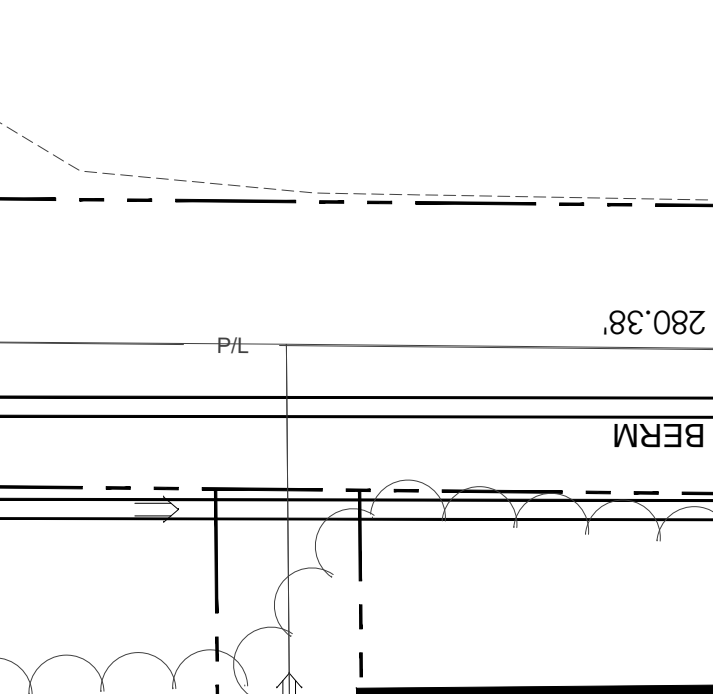
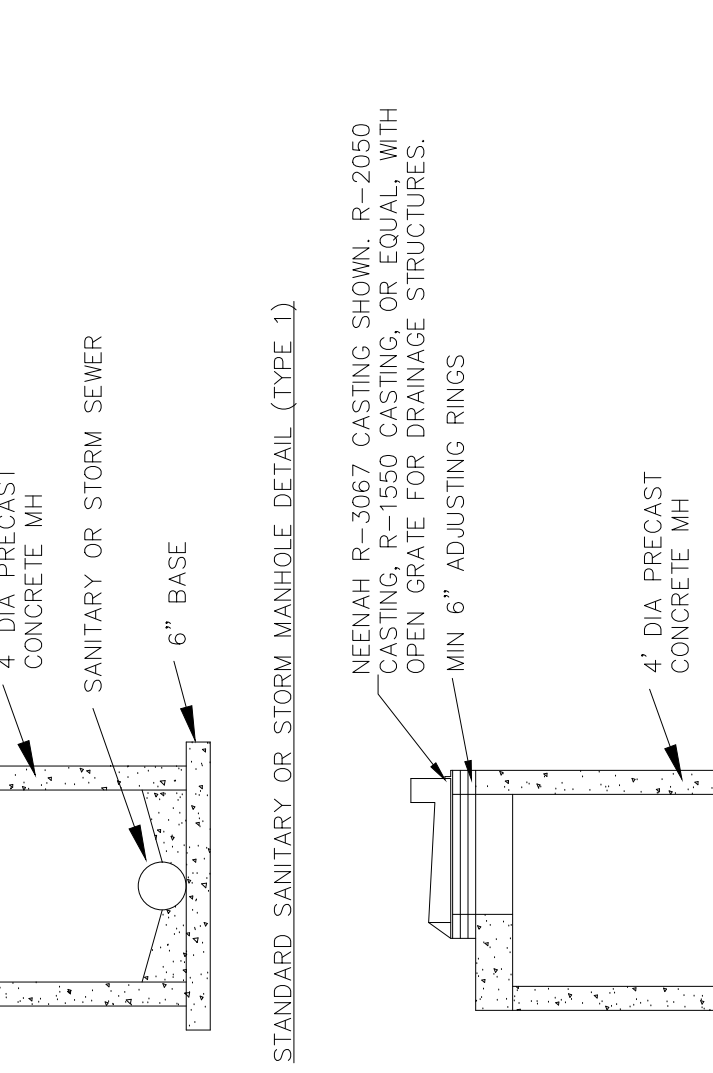
NEW SAN SA1
48\"/>

NEW SAN SA1
48\"/>

No.	Date	Description

Water	Storm	Sanitary
1	1\"/>	1\"/>
2	1\"/>	1\"/>
3	1\"/>	1\"/>
4	1\"/>	1\"/>
5	1\"/>	1\"/>
6	1\"/>	1\"/>
7	1\"/>	1\"/>
8	1\"/>	1\"/>

Material	Size	Length	Valves	Hyd	Other
PVC	6"	208'	6" (QTY:2)	1	12"x12" RCP Tee (QTY:1)



LOT 21
TAX ID#: 05275600017000
HIDDEN HOLLOW CONDOMINIUMS, LLC

LOT 21
TAX ID#: 05275600021000
KRISTI A. IRVING
1919 & 1921 HIDDEN HOLLOW LN

LOT 21
TAX ID#: 05275600019000
SCOTT J. WMLANDER
1907 & 1909 HIDDEN HOLLOW LN

LOT 21
TAX ID#: 05275600020000
HIDDEN HOLLOW CONDOMINIUMS, LLC

LOT 21
TAX ID#: 052756000110300
ALBERT DRIVE ESTATES, LLC
310 ALBERT DR

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Project Number: 220055P
Project Description and Location: TLG - Albert Drive Development
TLG
Albert Drive
Manitowoc, WI 54220

Review Documents

Drawing Date: 3/21/2022
Sheet Title: C1

Sheet # 2
Scale AS NOTED

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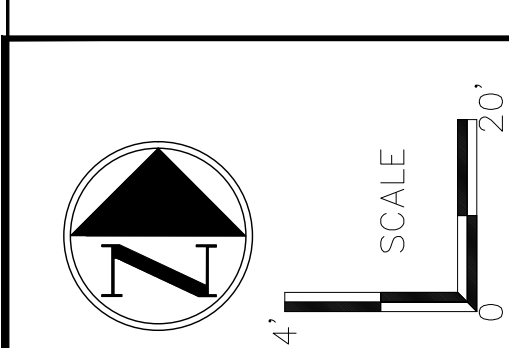
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Review Documents



Lateral Schedule			
Water	Storm	Sanitary	
UNIT	Size	Type	Length
1	1" x 1/8"	HDPE 38"	6'
2	1" x 1/8"	HDPE 38"	6'
3	1" x 1/8"	HDPE 82"	6'
4	1" x 1/8"	HDPE 80"	6'
5	1" x 1/8"	HDPE 28"	6'
6	1" x 1/8"	HDPE 20"	6'
7	1" x 1/8"	HDPE 18"	6'
8	1" x 1/8"	HDPE 18"	6'

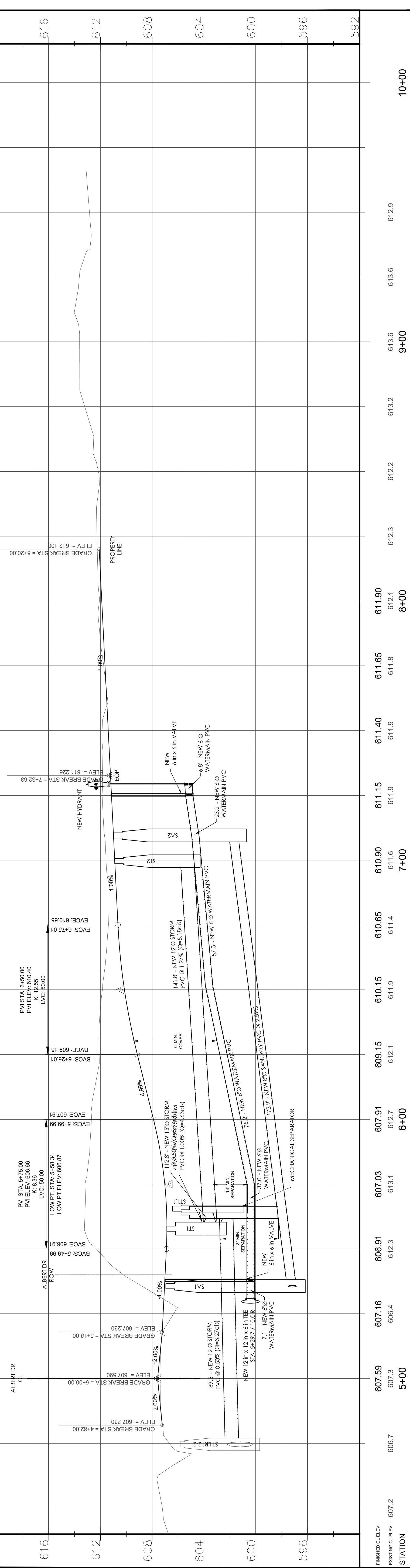
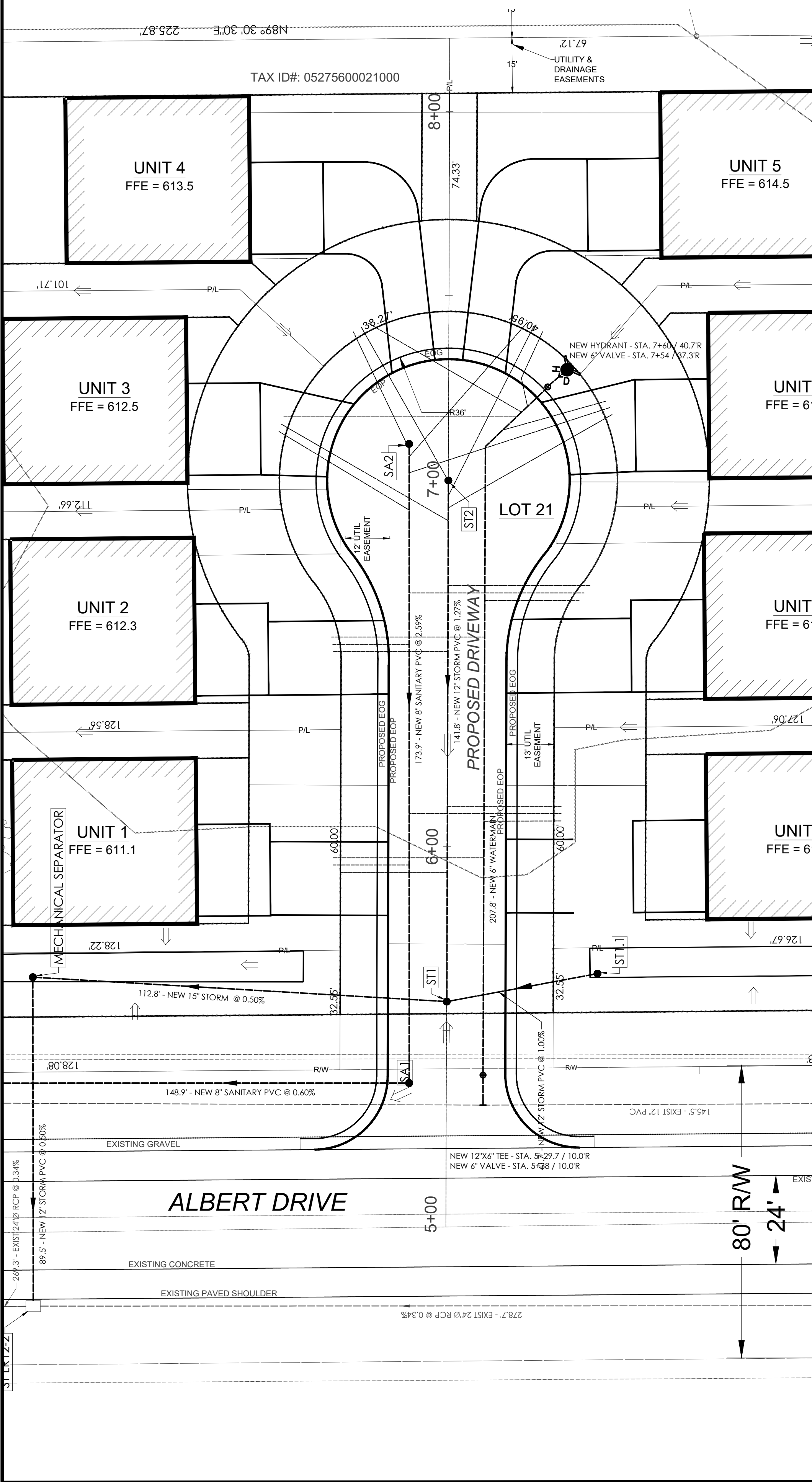
Watermain Schedule			
Material	Size	Length	Values
PVC	8"	288'	5' (GTY.2)

Storm Pipe Schedule			
Label	Description	Size	Length
ESTM1	EXIST	24"	269'
ESTM2	EXIST	24"	279'
STM1	NEW	12"	89'
STM2	NEW	15"	113'
STM2.2	NEW	12"	42'
STM3	NEW	12"	142'

Sanitary Pipe Schedule			
Label	Description	Size	Length
ESAN1	8 INCH PVC	8"	275'
Pipe-(4)	8 INCH PVC	8"	41'
SAN1	8 INCH PVC	8"	174'
SAN2	NEW	8"	149'

Sanitary MH Structures Schedule			
Name	New / Exist	Sta. / Offset	Type
SA 27-03	EXISTING	5+35.1 / 159L	48" CONCRETE
SA1	NEW	5+36.6 / 10L	48" CONCRETE
SA2	NEW	7+09.5 / 11L	48" CONCRETE

Storm MH & IML-MH Structures Schedule			
Name	New / Exist	Sta. / Offset	Type
ST LR12-2	EXISTING	4+74.6 / 112L	48" CONCRETE
ST1	NEW	5+57.6 / 0R	48" CONCRETE
MECHANICAL SEPARATOR	NEW	5+44.1 / 113L	MECHANICAL SEPARATOR
ST1.1	NEW	5+65.6 / 41R	24" CONCRETE
ST2	NEW	6+59.6 / 0R	48" CONCRETE





LAND USE APPLICATION

APPLICANT TLG Holdings, LLC PHONE (920)973-6296

MAILING ADDRESS 1701 Washington St Ste 200 Manitowoc WI 54220 EMAIL Brian@thelodelgroup.com

PROPERTY OWNER TLG Holdings, LLC PHONE 920-973-6296

MAILING ADDRESS 1701 Washington st Ste 200 EMAIL Brian@thelodelgroup.com
Manitowoc WI 54220

REQUEST FOR: subdivision Review

- | | |
|--|--|
| <input type="checkbox"/> Conditional Use Permit (CUP) \$350* | <input type="checkbox"/> Zoning District Change/Map Amendment \$350* |
| <input type="checkbox"/> Site Plan Review \$350 | <input type="checkbox"/> Request for Annexation \$350* |
| <input type="checkbox"/> Certified Survey Map (CSM) \$100 | <input type="checkbox"/> Planned Unit Development (PUD) \$350* |
| <input type="checkbox"/> Official Map Review \$350* | <input type="checkbox"/> Street/Alley Vacation \$350* |

**Publication of legal notice fees additional.*

STATUS OF APPLICANT: Owner Agent Other

PROJECT LOCATION ADDRESS Albert Dr Manitowoc WI

PARCEL ID# 052-756000210 CURRENT ZONING R4

CURRENT USE OF PROPERTY Vacant Land

PROPOSED USE OF PROPERTY Residential Condo Development

REQUIRED: Attach a detailed written description of your proposal or request.

Include as much information as possible including planned use, maps, project renderings or drawings, etc.

Private stand alone condo development

The undersigned hereby certifies that the information contained in this application is true and correct.

Signed  Date 3/2/2022
(Property Owner)

For Office Use Only	
Date Received: _____	PC #: _____
Fee Paid: _____	Check#: _____
Plan Commission Date: _____	

**The City of Manitowoc Plan Commission meets the fourth Wednesday of each month at 6pm.
Deadline for submission is the Friday two weeks prior to the meeting.**

Please contact the Community Development Department at 920-686-6930 if you have any questions.

TLG Homes, LLC Planned Condo Development Request

Parcel: 756000210

Legal Description: REPLAT OF VENTURE ESTATES LOT 21, ALSO BEING
LOT 4 OF CS VOL 21 PG 109, BEING PART OF S 1/2 S 1/2 SW 1/4 SEC
8-19-24

Stand Alone Condo Development Pre Approval Request

January 24th 2022

Table of Contents:

3) Statement Describing/outlining project

4) Map of Current Land

5) Preliminary drawing of lot/road layout.

Developer Narrative:

Brian Lodel of TLG Holdings, LLC (TLG Homes, LLC) is proposing a private stand alone residential condominium development located on a 2 acre vacant lot on Albert Dr just east of N 8th St. The lot is surrounded by Hidden Hollow Condominium Association and Multi Family residential buildings to the east. The lot is located directly across from the City owned Indian Creek Park. The site is zoned R-4 and the development will conform with the R-4 zoning code. No age restrictions will be placed on the development or within the association documents.

The lot is a square shaped lot that is 312 ft wide by 280 ft deep. The intent is to split this lot into 8 residential building sites that are 60 ft wide by 144 ft deep for an avg lot size of 0.2 acres. The proposed drive would be privately owned and be at a min 24 ft wide with a turnaround of 30 ft radius at the end. The material for the road surface will be asphalt. The first two lots on each side of the drive would be 100 ft wide and include "common area". This common area would be for a privacy berm or plantings. It would be the responsibility of the condominium association to maintain this area. (SEE PAGE 5).

All costs associated with the development will be the responsibility of the developer. The developer is not seeking any funding from the municipality.

The building structures themselves will be set by the developer and will allow the owner to choose from our select plans. A model home will be constructed upon completion of the infrastructure. The plans available will range from 1400 - 2,000 sq ft. Each unit will have a min 2 car attached garage. The units will be built to conform to the developers standards and be governed by the association documents. Landscaping and all improvements will be included in the cost of the units and installed by the developer. The target price for the development is \$315,000 per building with base options ranging from \$289,000 and above. This will be a builder exclusive development for TLG Homes, LLC.

Manitowoc County Parcel Viewer



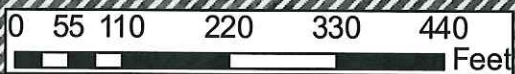
CITY OF MANITOWOC

T19N R24E S17 NW-NW

T19N R24E S17 NE-NW

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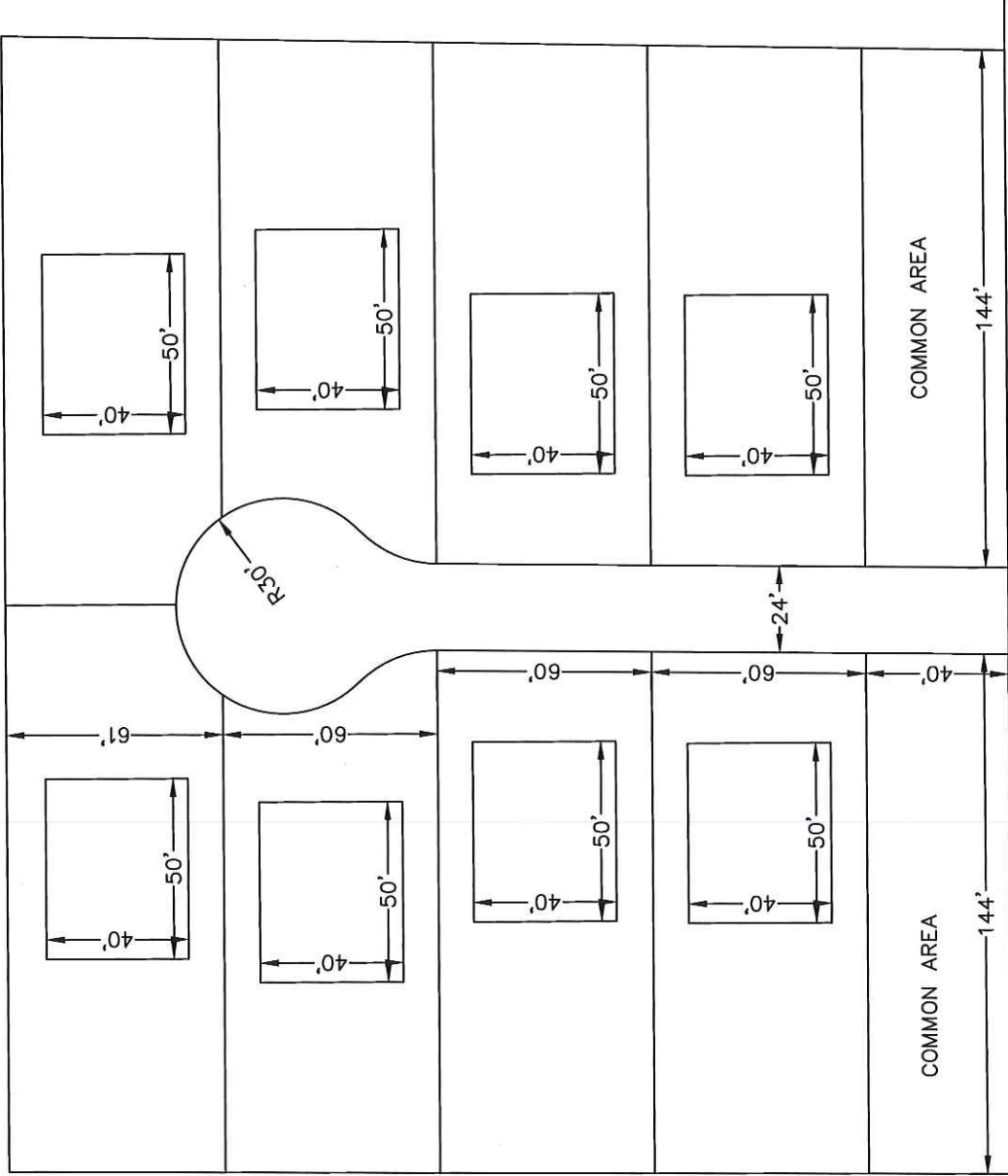
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Author: Public
Date Printed: 1/24/2022



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ALBERT DRIVE