



CITY OF
MANITOWOC

David Less
City Planner

April 9, 2014

NOTICE

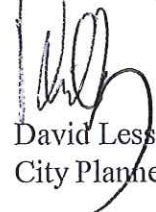
As a property owner within 200 feet of a proposed Community Based Residential Facility (CBRF) at 2213 Paul Road, you are being notified that the Manitowoc City Plan Commission will, on **Wednesday, April 16, 2014** at its regular **6:30 P.M.** meeting in the Conference Room of the City Plan Commission, First Floor, City Hall, 900 Quay Street, hold a public informational hearing to consider a request to establish an 8-Person CBRF within 2,500 feet of existing Community Living Arrangements pursuant to Wis. Stat. § 62.23(7)(i)1. as noted on the attached map.

Petitioner is: PC13-2014: JHA Properties, LLC; Request for Exception to 2,500' Separation Requirement Pursuant to Wis. Stat. § 62.23(7)(i)1. for Establishment of an 8-person Community Based Residential Facility (CBRF) at 2213 Paul Road

It would be advisable to attend this informational session in order to voice your opinions on the proposed establishment of a CBRF at this location.

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,

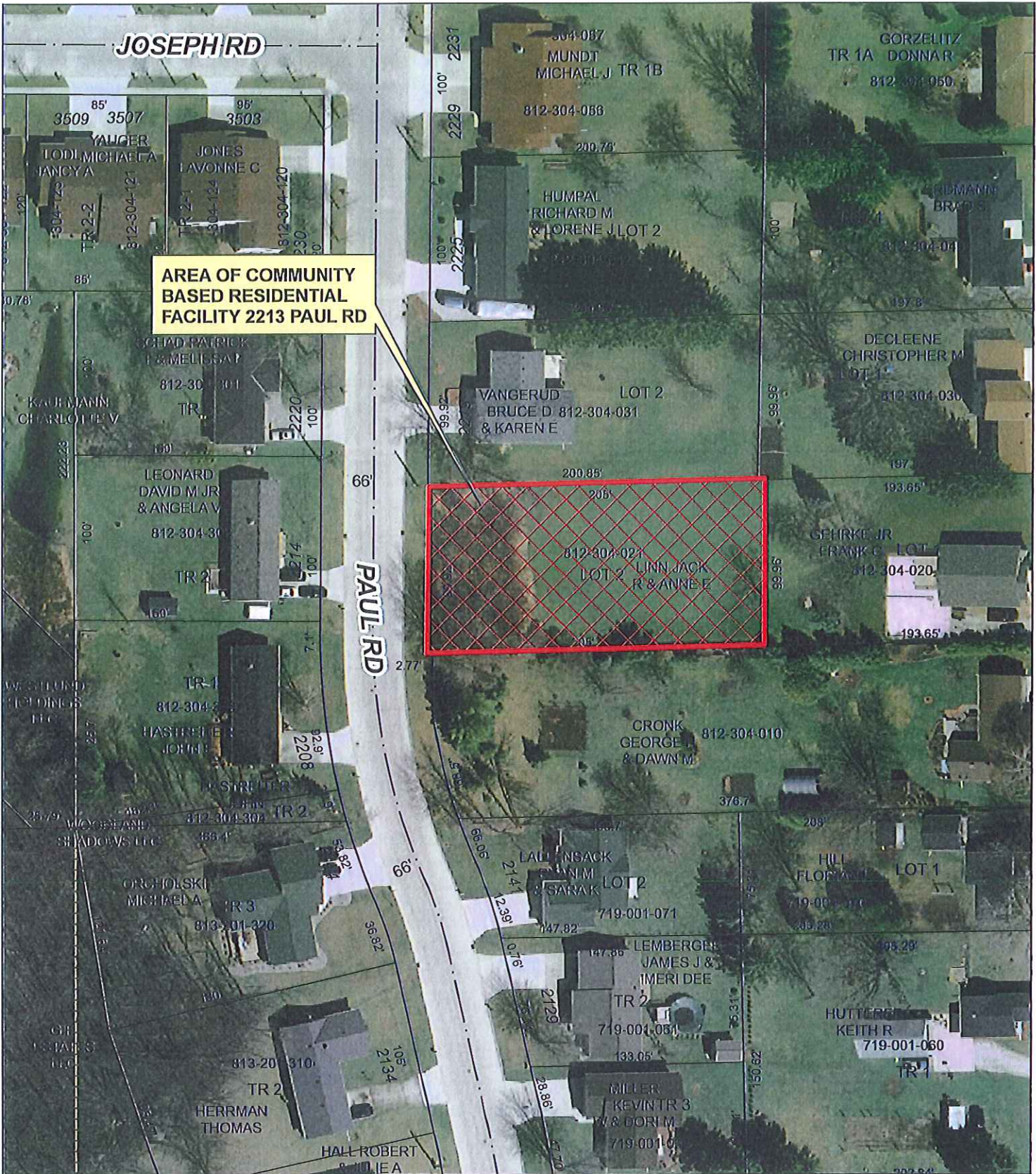

David Less
City Planner

Attachment



OFFICE OF CITY PLANNING,
CITY PLAN COMMISSION





**AREA OF COMMUNITY
BASED RESIDENTIAL
FACILITY 2213 PAUL RD**



2500' Rule Exception

City of Manitowoc, WI

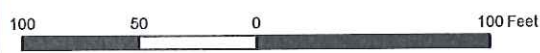
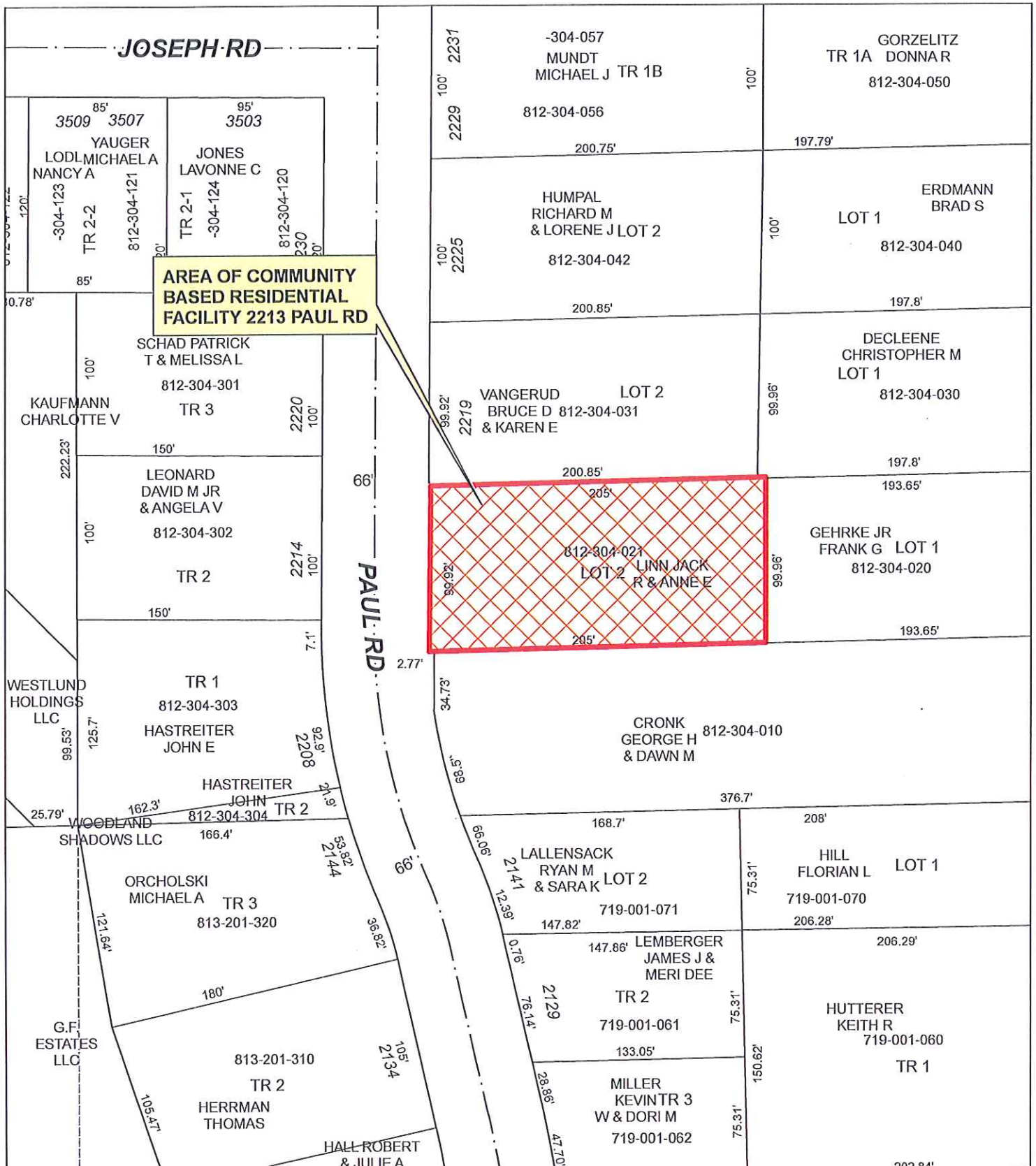


Area for Proposed Community
Living Arrangement for Community
Based Residential Facility at
2213 Paul Road



Prepared by City of Manitowoc
Planning Department
www.manitowoc.org
Aerial Photo: 4/11/2010
Map Printed: 4/2/2014
X:\Maps\Plan_Commission\Conditional_Use\PC13-2014_2213_Paul_Road_CBRF_smallmap.mxd

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.



Prepared by City of Manitowoc
 Planning Department
 www.manitowoc.org
 Aerial Photo: 4/11/2010
 Map Printed: 4/2/2014
 X:\Map\Plan_Commission\Conditional_use\PC13-2014_2213_Paul_Road_CBRF_small\map.mxd

Area for Proposed Community Living Arrangement for Community Based Residential Facility at 2213 Paul Road

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Tradition • Leadership • Compassion

Disability Services, Elder Services, & Vocational Services



March 20, 2014

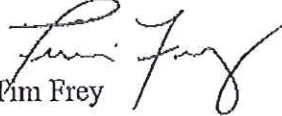
City of Manitowoc
900 Quay Street
Manitowoc, WI 54221.

Dear Mayor Nickels & Common Council,

I'm the owner of TLC Homes, Inc. and have an accepted offer to purchase vacant land on Paul Road. 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 within the City of Manitowoc which is not wheel chair accessible. This new home would be fully wheel chair accessible and better serve the individuals as they age.

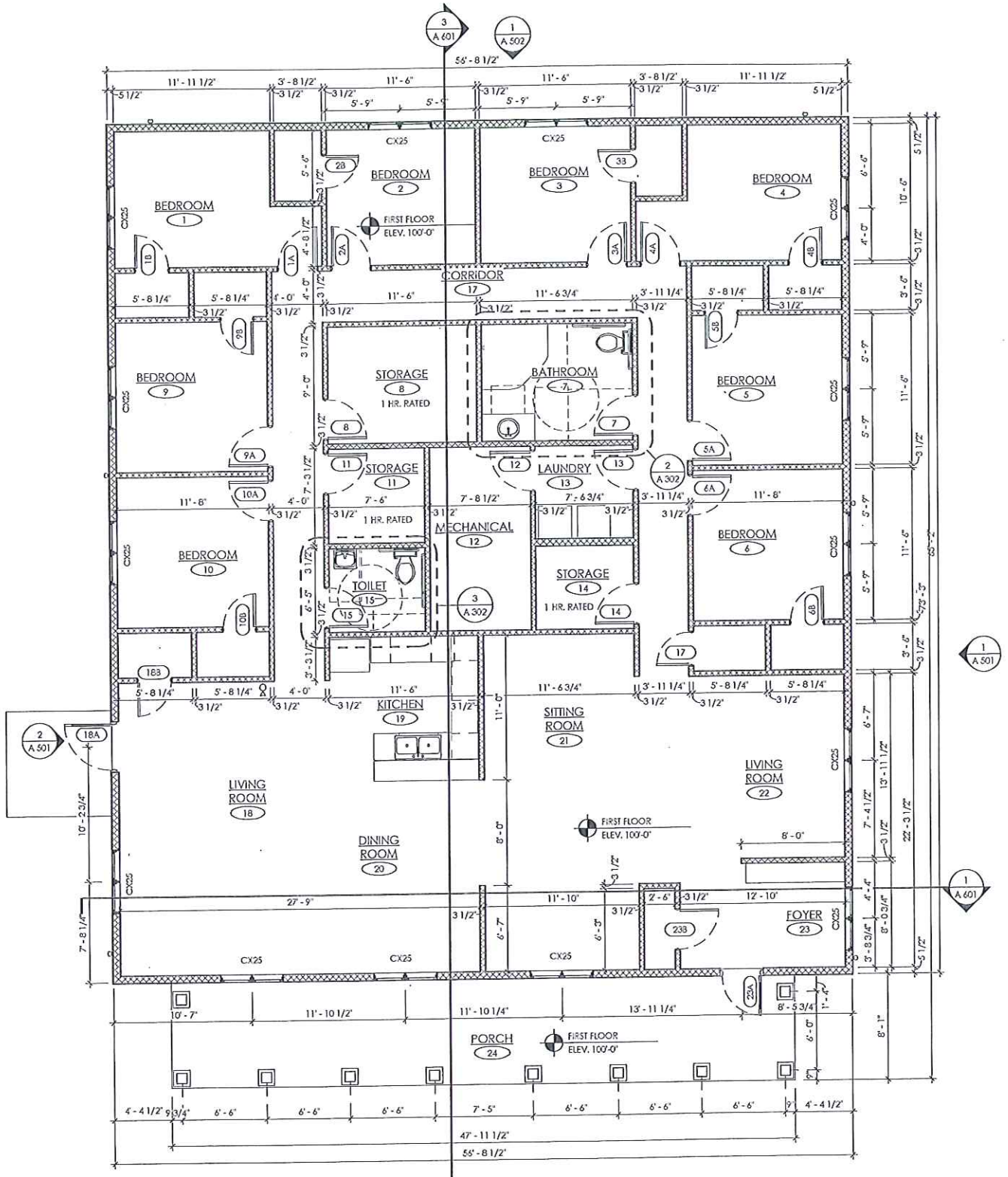
TLC Homes is requesting an exception to the 2500' rule for CBRF's. Please contact me if you have any questions.

Sincerely,


Tim Frey

Enclosure





NOTE: WINDOW TAGS BASED ON ANDERSEN WINDOWS.

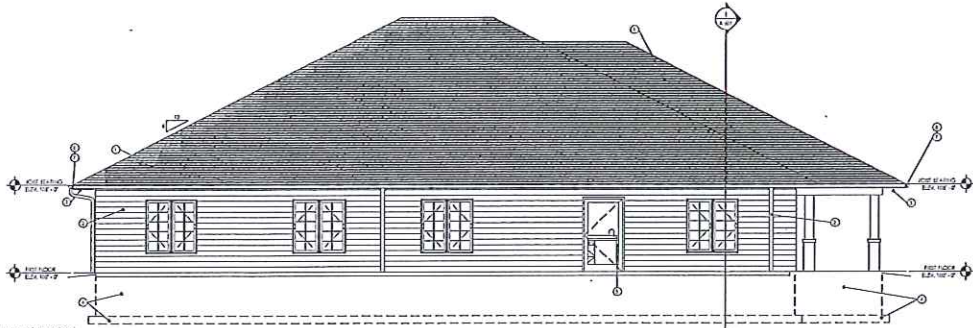
REVISIONS:

NO. DATE
1 10/14/14

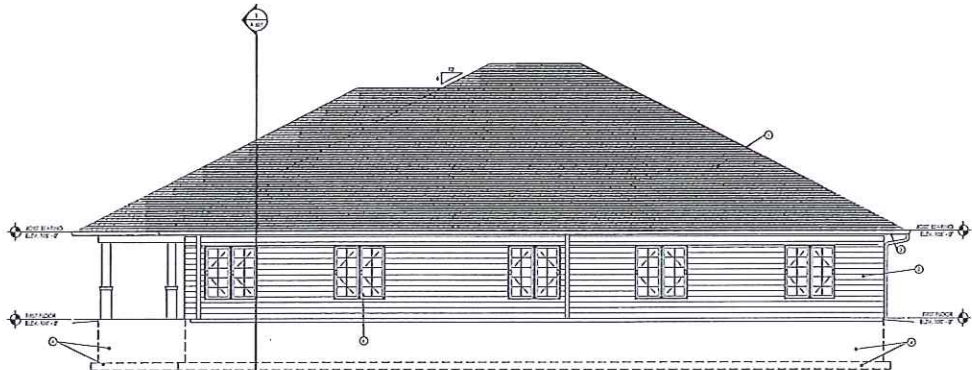
TLC HOMES - PAUL ROAD CBRF
MANITOWOC, WI
ABACUS ARCHITECTS, INC., 1324 A MICHIGAN AVENUE, SUITE 200, MANITOWOC, WI 54221

DRAWN BY: JEB
CHECKED BY: FDM
A
501
PROJ. NO. 2014-27

ELEVATION NOTES	
NO.	DESCRIPTION
1	GENERAL NOTES
2	EXTERIOR FINISHES
3	ROOF FINISHES
4	SCREENING
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9	SCREENING
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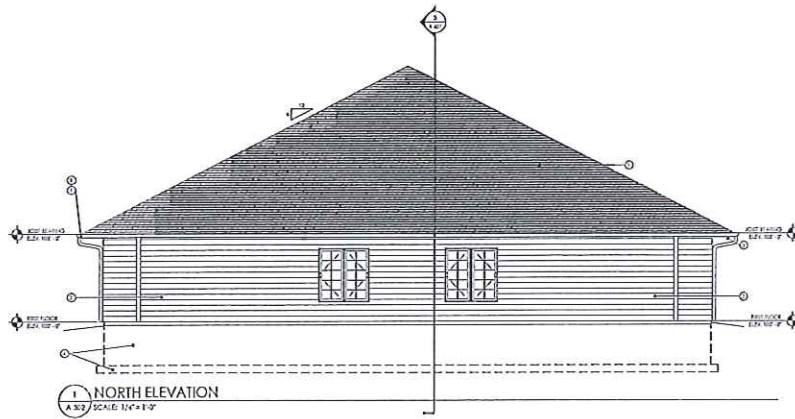
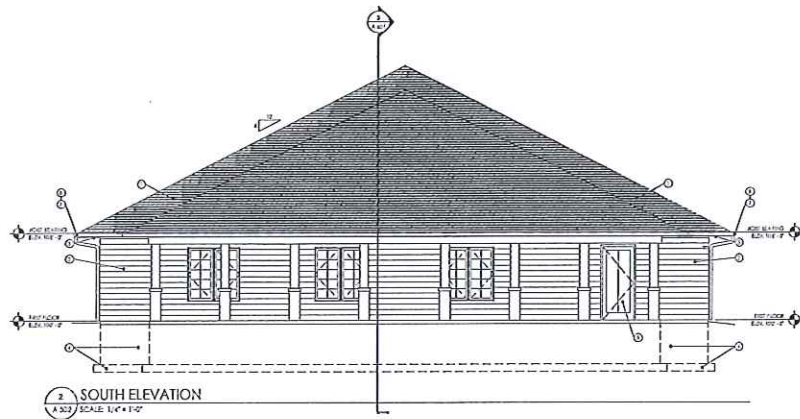


2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES	
NO.	DESCRIPTION
1	APPLY FINISH
2	SEE PLAN
3	SEE SECTION
4	SEE DETAIL
5	SEE SECTION
6	SEE SECTION
7	SEE SECTION
8	SEE SECTION
9	SEE SECTION
10	SEE SECTION



ABACUS
ARCHITECTS, INC.

REVISIONS:

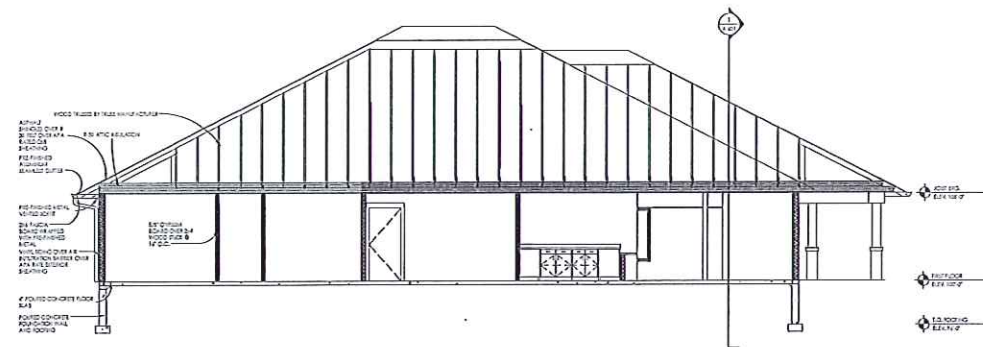
APPROVED FOR CONSTRUCTION BY THE ARCHITECT
DATE: 10/14/14
PROJECT NO. 2014-27

TLC HOMES - PAUL ROAD CBRF
MANTOWOC, WI

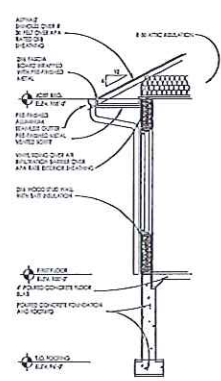
DRAWN BY: AEB
CHECKED BY: FGM

A
502

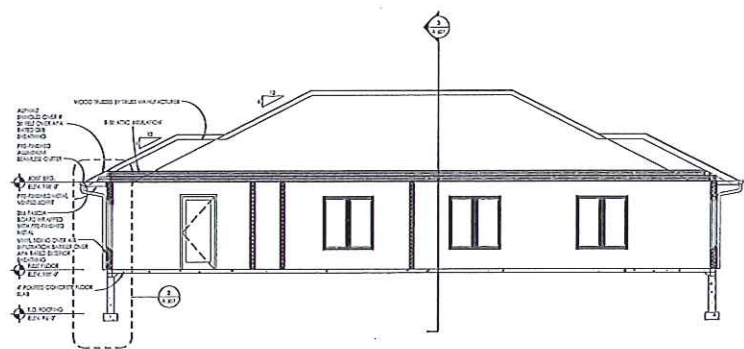
PROJ. NO. 2014-27



1 BUILDING SECTION
A-A SCALE: 1/4" = 1'-0"



2 WALL SECTION
A-A SCALE: 1/2" = 1'-0"



1 BUILDING SECTION
A-A SCALE: 1/4" = 1'-0"

ABACUS
ARCHITECTS, INC.

REVISIONS:

DESIGNED BY: JRM
DRAWN BY: JRM
CHECKED BY: PCM

TLC HOMES - PAUL ROAD CBRF
MANITOWOC, WI
ABACUS ARCHITECTS, INC., 1334 MIDLAND AVENUE, SUITE 200, MANITOWOC, WI 53232-4444

PROJ. NO. 2014-27

INN JACK R & ANNE E
1623 NAGLE AVE
MANITOWOC WI 54220

CRONK GEORGE H & DAWN M
2204 HERMAN RD
MANITOWOC WI 54220

GEHRKE JR FRANK G
2208 HERMAN RD
MANITOWOC WI 54220

DECLEENE CHRISTOPHER M
1218 HERMAN RD
MANITOWOC WI 54220

ERDMANN BRAD S
2226 HERMAN RD
MANITOWOC WI 54220

WESTLUND HOLDINGS LLC
10002 HIDDEN VALLEY RD
MARIBEL WI 54227

S.F. ESTATES LLC
1218 86TH ST
PLEASANT PRAIRIE WI 53158

MUNDT MICHAEL J
8061 ORCHARD VALLEY RD
WEST BEND WI 53090

JONES LAVONNE C
2014 LEXINGTON DR
MANITOWOC WI 54220

HUMPAL RICHARD M & LORENE J
1225 PAUL RD
MANITOWOC WI 54220

VANGERUD BRUCE D & KAREN E
2219 PAUL RD
MANITOWOC WI 54220

ORCHOLSKI MICHAEL A
2144 PAUL RD
MANITOWOC WI 54220

EMBERGER JAMES J & MERI DEE
1129 PAUL RD
MANITOWOC WI 54220

HASTREITER JOHN
2208 PAUL RD
MANITOWOC WI 54220

HASTREITER JOHN E
2208 PAUL RD
MANITOWOC WI 54220

LEONARD DAVID M JR & ANGELA V
1214 PAUL RD
MANITOWOC WI 54220

SCHAD PATRICK T & MELISSA L
2220 PAUL RD
MANITOWOC WI 54220

LALLENSACK RYAN M & SARA K
2141 PAUL RD
MANITOWOC WI 54220

AUFMANN CHARLOTTE V
1209 VIRGINIA DR
MANITOWOC WI 54220

HILL FLORIAN L
2140 HERMAN RD
MANITOWOC WI 54220

HUTTERER KEITH R
2130 HERMAN RD
MANITOWOC WI 54220

ADD ALDERMAN, COUNTY, TR AND
AIRPORT

KAREN SZYMAN
C/O CHAMBER OF COMMERCE
1515 MEMORIAL DRIVE
MANITOWOC, WI 54220

MANITOWOC COUNTY AIRPORT
1815 FREEDOM WAY
MANITOWOC, WI 54220

Lieth Shaw
220 Ray Street
Manitowoc WI 54220

BOB ZIEGELBAUER
C/O COUNTY OF MANITOWOC
1010 S 8TH STREET
MANITOWOC, WI 54220

GREG BUCKLEY
C/O CITY OF TWO RIVERS
PO BOX 0087
TWO RIVERS, WI 54241

JASON SLADKY
1417 LEE CIRCLE
MANITOWOC, WI 54220