

Report to the Manitowoc Plan Commission

Meeting Date: October 22, 2025

Request: PC 28-2025: The Lodel Group / TLG Homes LLC; Review of a Subdivision Concept Plan located off of Deerbrook Lane and Kellner Street.

Report: Brian Lodel, from TLG Homes is in negotiations with Stanleas III LLC to purchase approximately 29 acres of vacant property with the plan to develop a residential subdivision. Mr. Lodel is looking for support from the Plan Commission and Council on the concept plan so that he is confident enough to move forward with purchasing the property. Of the 29 acres approximately 23 acres are in the City and remaining acreage is in the Town of Manitowoc Rapids. The 23 acres is shown in the solid black line and the acreage in the Town is shown in a dashed black line on the first attached map.

The property in the City is either zoned B-1 Office – Residential, R-4 Single and Two Family Residential or P-1 Conservancy. B-1 permits single, two and multi-family uses and R-4 permits single and two family residential. There is a ribbon of P-1 zoning which encompasses the existing drainage swale which is unbuildable. No zone changes would be needed for this development. The Future Land Use Map shows the property as Planned Neighborhood so the proposed development is consistent with the Comprehensive Plan.

On the first attached map the shaded red area is the existing Official Map street pattern; the shaded blue area on Deerbrook Lane indicates the existing right-of-way that is planned to be relocated northerly 10 to 15 feet allowing for deeper lots on the south side of Deerbrook Lane. The shaded orange is existing dedicated, but unimproved right of way which runs through Vinton Construction's property.

The second attached map overlays the concept subdivision map with the existing Official Map street pattern (dashed red lines). The existing Official Map street pattern will need to be amended to be consistent with the proposed development. This amendment would include removing Homestead Road from connecting with N. Rapids Road / CTH R / CTH P and vacating the existing right-of-way that runs through Vinton's yard.

Community Development and Engineering are supportive of the vacation and Official Map amendment of Homestead Road. The rationale is that Homestead Road 1) is not a major east - west connector street because it would have to terminate at Herman Road on the west side of the airport, 2) it would need to go through a delineated wetland, 3) it would bisect through Vinton's yard and 4) if constructed Homestead Road would be off-set with CTH P at the intersection of N. Rapids Road.

Currently Mr. Lodel is planning to annex the roughly 5 acres of property that is in the Town of Manitowoc Rapids. The property is mostly unbuildable due to the wetlands and would be combined with some of the buildable lots.

If the Plan Commission and Council are supportive of this concept plan and report they would then also be supportive of the future following actions:

1. Street vacation of Homestead Road.
2. Partial street vacation and realignment of Deerbrook Lane.
3. Amendment of the Official Map.
4. Support of the annexation petition.

All of the actions listed above would still have to follow the proper processes described in the Municipal Code and Statutes.

List of maps attached:

1. Location map showing subject property, existing official map pattern, area of street vacation.
2. Location map overlaying the subdivision concept plan, existing official map pattern and property lines.
3. Existing Zoning Map
4. Subdivision Concept Plan

Recommendation: Approve the concept plan and instruct staff to work with TLG Homes on initiating the Street Vacation, Official Map Amendment and Annexation Petition.



LAND USE APPLICATION

APPLICANT Brad Rymer - Agent - Vierbicher PHONE 920-434-9670

MAILING ADDRESS 400 Security Blvd, STE 1, Green Bay, WI 54313 EMAIL brym@vierbicher.com

PROPERTY OWNER TLG Homes LLC - Brian Lodel PHONE 920-973-6296

MAILING ADDRESS 1701 Washington St, Manitowoc, WI 54220 EMAIL BRIAN@thelodelgroup.com

REQUEST FOR:

☐ Conditional Use Permit (CUP) \$350* ☐ Zoning District Change/Map Amendment \$350*
☐ Site Plan Review \$350 ☐ Request for Annexation \$350*
☐ Certified Survey Map (CSM) \$100 ☐ Planned Unit Development (PUD) \$350*
☐ Official Map Review \$350* ☐ Street/Alley Vacation \$350*

**Publication of legal notice fees additional.*

STATUS OF APPLICANT: ☐ Owner ☒ Agent ☐ Other

PROJECT LOCATION ADDRESS DEERBROOK LN & KELLNER ST

PARCEL ID# 052- SEE SITE SURVEY CURRENT ZONING SEE SITE SURVEY

CURRENT USE OF PROPERTY Vacant Land/Farming/Agricultural

PROPOSED USE OF PROPERTY Residential for Single Family Homes

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.

The undersigned hereby represents and warrants that it has the authority to enter into this Contract. If the party entering into this Contract is not an individual, the person(s) signing on behalf of the entity represents and warrants that they have been duly authorized to bind the entity and sign this Contract on the entity's behalf.

Signature [Signature] Date 10-11-25

(Property Owner)

Print Name Brian Lodel

For Office Use Only

Date Received: _____

PC/SP #: _____

Fee Paid: _____

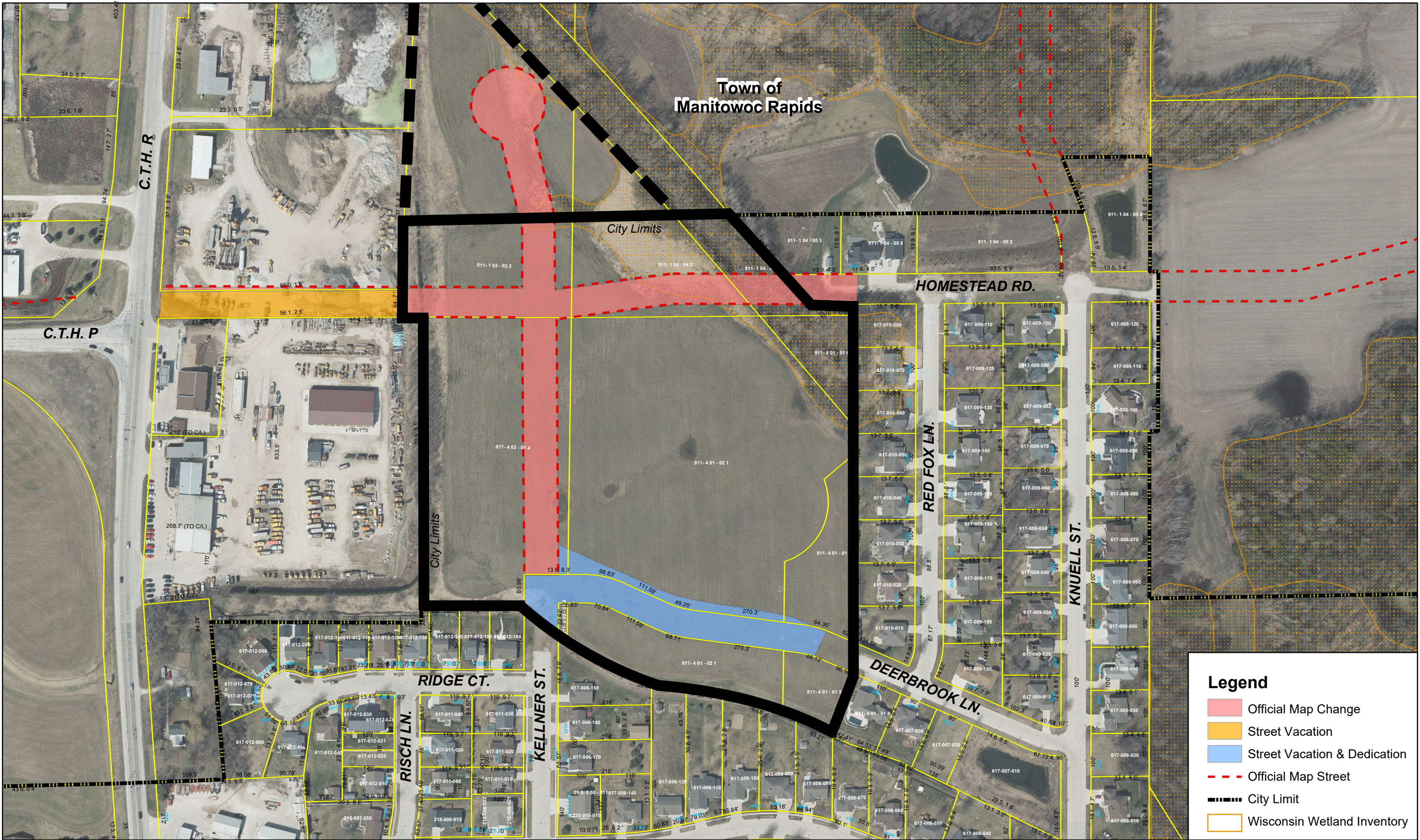
Check#: _____

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.



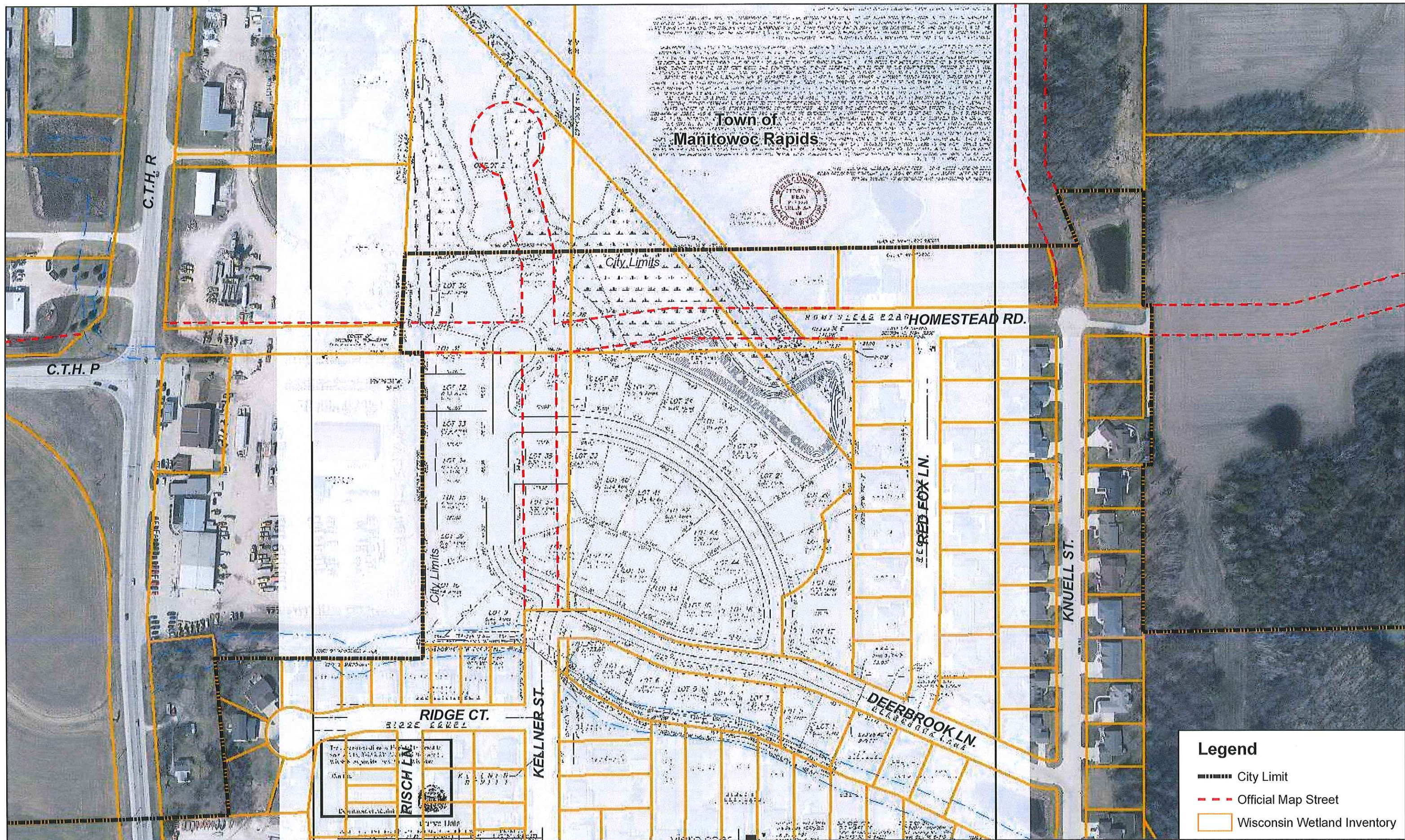
- Legend**
- Official Map Change
 - Street Vacation
 - Street Vacation & Dedication
 - Official Map Street
 - City Limit
 - Wisconsin Wetland Inventory

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
Community Development Department
Map Plotted: 11/10/2025
O:\Committees\PC Plan Commission\PC_Subdivisions\2025\PC 28-2025 TLG Homes Lodel Deerbrook & Kellner\Maps\PC 28-2025.mxd

PC 28-2025
Deerbrook & Kellner Subdivision

1 inch = 200 feet
0 100 200 Feet



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
Community Development Department
Map Plotted: 10/14/2025
O:\Committees\PC Plan Commission\PC_Subdivisions\2025\PC 28-2025 TLG Homes Lodel Deerbrook & Kellner\Maps\Deerbrook_Kellner_Subdivision_Georeference.mxd

Deerbrook & Kellner Subdivision

Legend

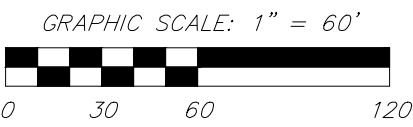
- City Limit
- Official Map Street
- Wisconsin Wetland Inventory



1 inch = 200 feet 0 100 200 Feet

CONCEPT PLAN

PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, T19N-R23E, CITY OF MANITOWOC AND TOWN OF MANITOWOC RAPIDS, MANITOWOC COUNTY, WISCONSIN.



SURVEYOR'S CERTIFICATE

I, STEVEN M. BIEDA, PROFESSIONAL LAND SURVEYOR, PLS-2275, HEREBY CERTIFY:

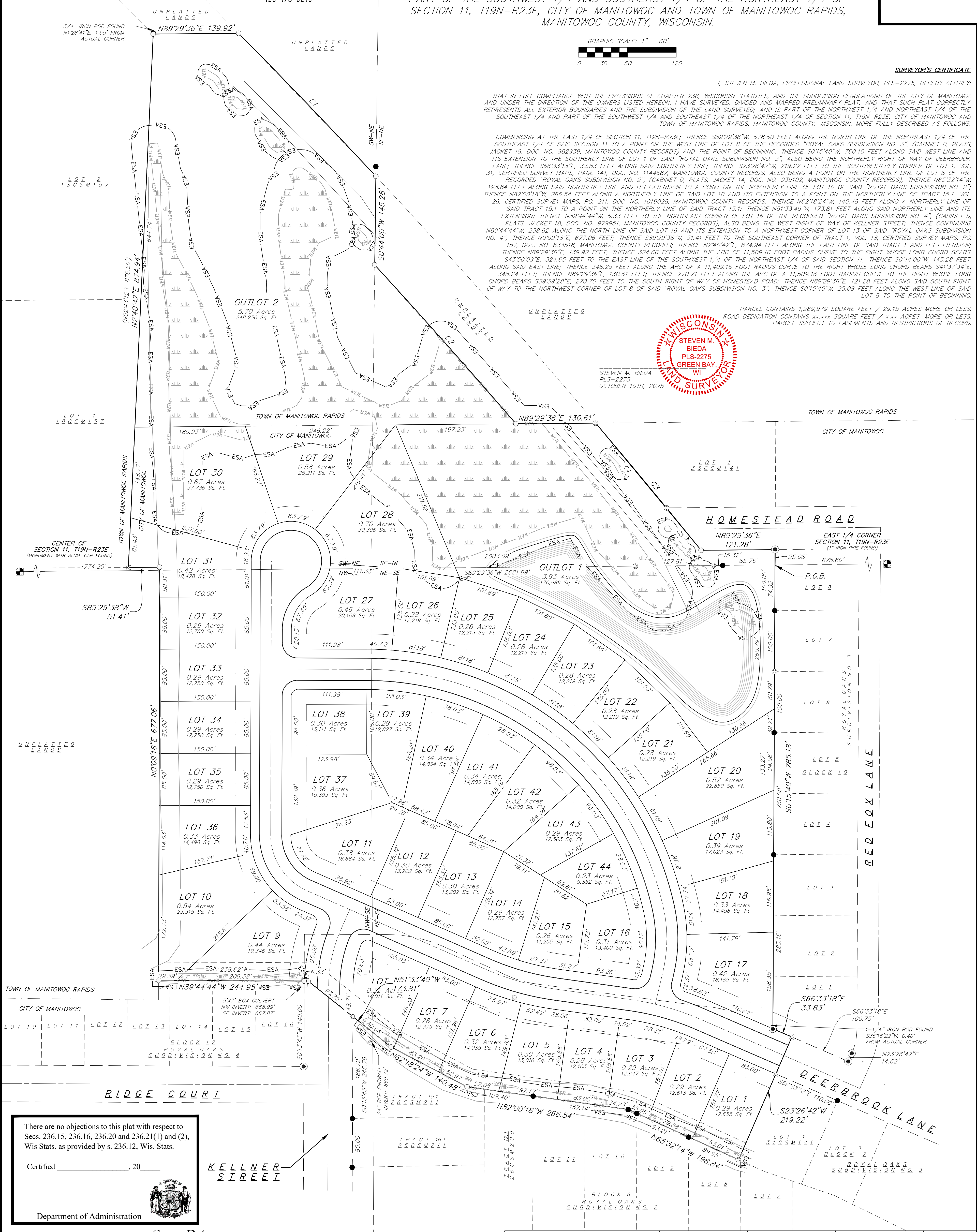
THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236, WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF THE CITY OF MANITOWOC AND UNDER THE DIRECTION OF THE OWNERS LISTED HEREON, I HAVE SURVEYED, DIVIDED AND MAPPED PRELIMINARY PLAT; AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND IS PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, T19N-R23E, CITY OF MANITOWOC AND TOWN OF MANITOWOC RAPIDS, MANITOWOC COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 OF SECTION 11, T19N-R23E; THENCE S89°29'36"W, 678.60 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11 TO A POINT ON THE WEST LINE OF LOT 8 OF THE RECORDED "ROYAL OAKS SUBDIVISION NO. 3"; (CABINET D, PLATS, JACKET 18, DOC. NO. 982939, MANITOWOC COUNTY RECORDS); THENCE S01°54'00"W, 760.10 FEET ALONG SAID WEST LINE AND ITS EXTENSION TO THE SOUTHERLY LINE OF LOT 1 OF SAID "ROYAL OAKS SUBDIVISION NO. 3"; ALSO BEING THE NORTHERLY RIGHT OF WAY OF DEERBROOK LANE; THENCE S66°33'18"E, 33.83 FEET ALONG SAID SOUTHERLY LINE; THENCE S23°26'42"W, 219.22 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1, VOL. 31, CERTIFIED SURVEY MAPS, PAGE 141, DOC. NO. 1144687, MANITOWOC COUNTY RECORDS, ALSO BEING A POINT ON THE NORTHERLY LINE OF LOT 8 OF THE RECORDED "ROYAL OAKS SUBDIVISION NO. 2"; (CABINET D, PLATS, JACKET 14, DOC. NO. 939102, MANITOWOC COUNTY RECORDS); THENCE N65°32'14"W, 198.84 FEET ALONG SAID NORTHERLY LINE AND ITS EXTENSION TO A POINT ON THE NORTHERLY LINE OF LOT 10 OF SAID "ROYAL OAKS SUBDIVISION NO. 2"; THENCE N82°00'18"W, 266.54 FEET ALONG A NORTHERLY LINE OF SAID LOT 10 AND ITS EXTENSION TO A POINT ON THE NORTHERLY LINE OF TRACT 15.1, VOL. 26, CERTIFIED SURVEY MAPS, PG. 211, DOC. NO. 1019028, MANITOWOC COUNTY RECORDS; THENCE N62°18'24"W, 140.48 FEET ALONG A NORTHERLY LINE OF SAID TRACT 15.1 TO A POINT ON THE NORTHERLY LINE OF SAID TRACT 15.1; THENCE N51°33'49"W, 173.81 FEET ALONG SAID NORTHERLY LINE AND ITS EXTENSION; THENCE N89°44'44"W, 6.33 FEET TO THE NORTHEAST CORNER OF LOT 16 OF THE RECORDED "ROYAL OAKS SUBDIVISION NO. 4"; (CABINET D, PLATS, JACKET 15, DOC. NO. 979951, MANITOWOC COUNTY RECORDS); ALSO BEING THE WEST RIGHT OF WAY OF KELLNER STREET; THENCE CONTINUING N89°44'44"W, 238.62 FEET ALONG THE NORTH LINE OF SAID LOT 16 AND ITS EXTENSION TO A NORTHWEST CORNER OF LOT 13 OF SAID "ROYAL OAKS SUBDIVISION NO. 4"; THENCE N0°09'18"E, 677.06 FEET; THENCE S89°29'38"W, 51.41 FEET TO THE SOUTHEAST CORNER OF TRACT 1, VOL. 18, CERTIFIED SURVEY MAPS, PG. 157, DOC. NO. 833518, MANITOWOC COUNTY RECORDS; THENCE N2°40'42"E, 874.94 FEET ALONG THE EAST LINE OF SAID TRACT 1 AND ITS EXTENSION; THENCE N89°29'36"E, 139.92 FEET; THENCE 324.66 FEET ALONG THE ARC OF A 11,509.16 FOOT RADIUS CURVE TO THE RIGHT WHOSE LONG CHORD BEARS S43°50'09"E, 324.65 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE S0°44'00"W, 145.28 FEET ALONG SAID EAST LINE, THENCE 348.25 FEET ALONG THE ARC OF A 11,409.16 FOOT RADIUS CURVE TO THE RIGHT WHOSE LONG CHORD BEARS S41°37'34"E, 348.24 FEET; THENCE N89°29'36"E, 130.61 FEET; THENCE 270.71 FEET ALONG THE ARC OF A 11,509.16 FOOT RADIUS CURVE TO THE RIGHT WHOSE LONG CHORD BEARS S39°39'28"E, 270.70 FEET TO THE SOUTH RIGHT OF WAY OF HOMESTEAD ROAD; THENCE N89°29'36"E, 121.28 FEET ALONG SAID SOUTH RIGHT OF WAY TO THE NORTHWEST CORNER OF LOT 8 OF SAID "ROYAL OAKS SUBDIVISION NO. 3"; THENCE S01°54'00"W, 25.08 FEET ALONG THE WEST LINE OF SAID LOT 8 TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,269,979 SQUARE FEET / 29.15 ACRES MORE OR LESS. ROAD DEDICATION CONTAINS xx,xxx SQUARE FEET / x.xx ACRES, MORE OR LESS. PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



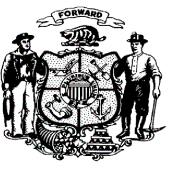
STEVEN M. BIEDA
PLS-2275
OCTOBER 10TH, 2025



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

KELLNER
SIREEI



Department of Administration

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	324.66'	11509.16'	324.65'	S43°50'09"E	1°36'58"	S43°01'39"E, S44°38'38"E
C2	348.25'	11409.16'	348.24'	S41°37'34"E	1°44'56"	S40°45'06"E, S42°30'02"E
C3	270.71'	11509.16'	270.70'	S39°39'28"E	1°20'52"	S38°59'03"E, S40°19'54"E
C4	181.01'	11509.16'	181.01'	S39°52'52"E	0°54'04"	S39°25'50"E, S40°19'54"E
C5	89.70'	11509.16'	89.69'	S39°12'26"E	0°26'48"	S38°59'03"E, S39°25'50"E

planners | engineers | advisors

Drafted by: NKOV/BRYM
Checked by: MLAN/SDIS
Job #: 250294
Drawing No.: P-2679

Rev: _____
Rev: _____
Rev: _____

SURVEYED FOR:
TLG HOMES LLC
1701 WASHINGTON STREET
MANITOWOC, WI 54220

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

SHEET
1 OF 1

