

Jim  
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CITY OF MANITOWOC  
WISCONSIN, USA  
[www.manitowoc.org](http://www.manitowoc.org)



April 28, 2016

To: Mayor and Common Council

From: Manitowoc City Plan Commission

Subject: **PC12-2016: Doneff Holdings LLC; Request for an Amendment to the Official Map West of Mirro Drive and South of E. Albert pursuant to Wis. Stat. § 62.23(6)**

Dear Mayor and Common Council:

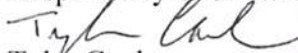
At the regular April 27, 2016 meeting of the Manitowoc City Plan Commission, the Commission held a public informational hearing related to a request from Doneff Holdings LLC, to remove an official map street, the majority of which is located on a 15.73 acre parcel owned by Doneff Holdings, LLC.

Dave and Melanie Kadlec have submitted an offer to purchase 3.2 acres from a larger 15.73 acre parcel owned by Doneff Holdings, LLC. They are interested in developing a 25 bed Community Based Residential Facility. The current Official Street Map is in conflict with the proposed location of the CBRF building and parking lot and needs to be removed to allow for the development to occur.

The 2010 Wis. DNR wetland mapping shows that there are wetlands located in the northwest corner of the parcel which also makes the current Official Map street pattern unrealistic. The current proposed street pattern does not include collector or arterial streets, and removing it from the Official Map does not have a negative impact on any of the surrounding properties.

The Commission notes that all the comments received were in support of removing the official map street, and as such, the Commission has given their final recommendation to the Council to (i) approve the requested Official Map amendment, (ii) instruct the Clerk to call for a public hearing in front of the Common Council to be scheduled for June 20, 2016, (iii) instruct the Clerk to publish the required legal notices; and (iv) bill the petitioner for all required notices and recording costs.

Respectfully Submitted,

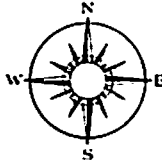
  
Tyler Caulum  
Associate City Planner

Attachment  
Granicus 16-0362

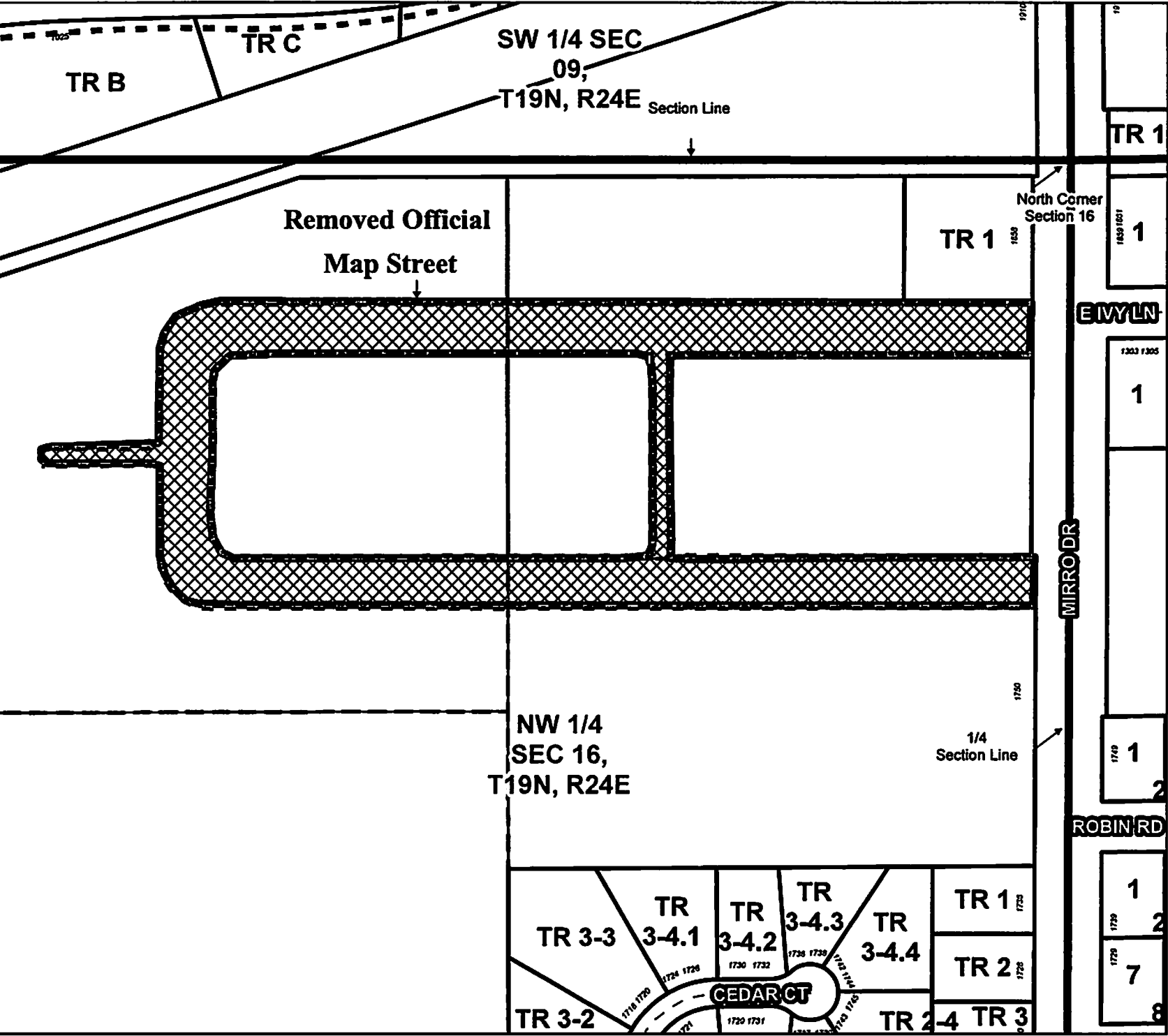
**OFFICIAL MAP**

**AMENDMENT**

CITY OF MANITOWOC, WI



P. C. 12-2016



**Legend**

REMOVED FROM THE OFFICIAL MAP

Manitowoc City Plan Commission  
April 2016

Prepared by City of Manitowoc Planning Department  
www.manitowoc.org  
Map Plotted: 4/13/2016

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.