



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

January 23, 2025

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 20-2024: Whispering Meadows MHC LLC; Request to Amend a Conditional Use Permit for the expansion of an existing Manufactured Home Park.

At the January 22, 2025 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

Approve Whispering Meadows MHC LLC's request for a boundary amendment of Conditional Use Permit that was previously issued in 2022.

Eric Flood
N7559 N. Pioneer Road
Fond Du Lac, WI 54937

Granicus #: 25-0042
Attachments: Conditions & Map

REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR
WHISPERING MEADOWS MHC, LLC
LOCATED AT 3307 KINGLET DRIVE
TAX PARCEL # 801-102-040 & 801-102-061
2/17/2025

NOTE: THIS CONDITIONAL USE PERMIT REPLACES A 1996 PERMIT ISSUED TO LCR DEVELOPMENT LLC (SEE PC 33-1996). THIS PERMIT COVERS AN 8.92 ACRE PARCEL – TAX ID # 801-102-040 AND A 0.74 ACRE PARCEL TAX ID # 801-102-061 WHICH ARE OWNED BY WHISPERING MEADOWS MHC, LLC. THE 1996 CUP ISSUED TO LCR DEVELOPMENT LLC FOR THE REMAINDER OF THEIR PROPERTY IS STILL VALID AND UNAFFECTED BY THIS PERMIT.

- A. Grant the CUP to Whispering Meadows MHC, LLC for an 8.92 acre area and a 0.74 acre area located south of Viebahn Street.
- B. The CUP shall not be assignable or transferrable without the written approval of the City Plan Commission and Common Council.
- C. The CUP shall require compliance with all applicable local, state and federal regulations.
- D. Non-compliance with the terms of the CUP may result in the modification of the terms and conditions of the CUP, issuance of citations and financial penalties, or immediate revocation of the CUP.
- E. Whispering Meadows MHC, LLC shall follow section 15.510(5) of the Municipal Code which requires an up to date site plan of the park.

SW 1/4
Sec 36
T19N, R23E

SE 1/4
Sec 36
T19N, R23E

S. 30TH ST.

Area to be Added to
4/18/2022 Conditional Use Permit

VIEBAHN ST. Township Line

Existing Conditional Use
Permit Area - PC 13-2022

Existing Conditional Use
Permit Area - PC 33-1996

City Limits

S. 35TH ST.

NW 1/4
Sec 1
T18N, R23E

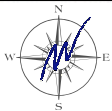
Town of
Newton

1/4 Section Line

NE 1/4
Sec 1
T18N, R23E

City Limits

ORCHARD LN.



0 400 800 Feet

CONDITIONAL USE PERMIT

City of Manitowoc, WI

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
www.manitowoc.org

Map Plotted: 1/8/2025
O:\Committees\PC Plan Commission\PC_CUP\2024\PC 20-2024 Whispering Meadows Viebahn Street\Maps\PC 20-2024 CUP.mxd



Conditional Use Permit Area
to be Assigned

Existing Conditional Use Permit
Areas - PC 33-1996 & PC 13-2022

PC 20-2022
Viebahn St.

Manitowoc City Plan Commission