



CITY OF MANITOWOC

WISCONSIN, USA
www.manitowoc.org



April 19, 2016

NOTICE

As a property owner within 200 feet of a proposed zone change in the City of Manitowoc, you are being notified that the Manitowoc City Plan Commission will, on **Wednesday, April 27th, 2016** at its regular **6:00 o'clock P.M.** meeting in the Council Chambers, First Floor, City Hall, 900 Quay Street, hold a public informational hearing to consider a petition to amend the Zoning District Map as noted on the attached map. The existing zoning is "R-1" Residential-Agricultural and "B-1" Office – Residential and the proposed zoning is "C-1" Commercial District.

Petitioners are: PC 14-2016: Manitowoc County / Meijer: Request to Rezone property on the Expo Grounds west of S. Rapids Road and south of Dewey Street extended, from "R-1" Residential Agricultural and "B-1" Office – Residential Districts to the "C-1" Commercial District.

You are invited to attend this informational meeting in order to voice your opinions on the proposed zone change. If you wish, you can call (920) 686-6930 or visit the office of the City Plan Commission, City Hall, and we will be glad to discuss the proposed development with you.

Some Uses Permitted in Existing R-1 Zone

Single and two Family Dwellings
Multiple Family Dwellings
Adult and Child Day Care
Community Living Arrangements

Some Uses Permitted in Proposed C-1 Zone

Retail, Department Stores
Shopping Centers
Restaurants

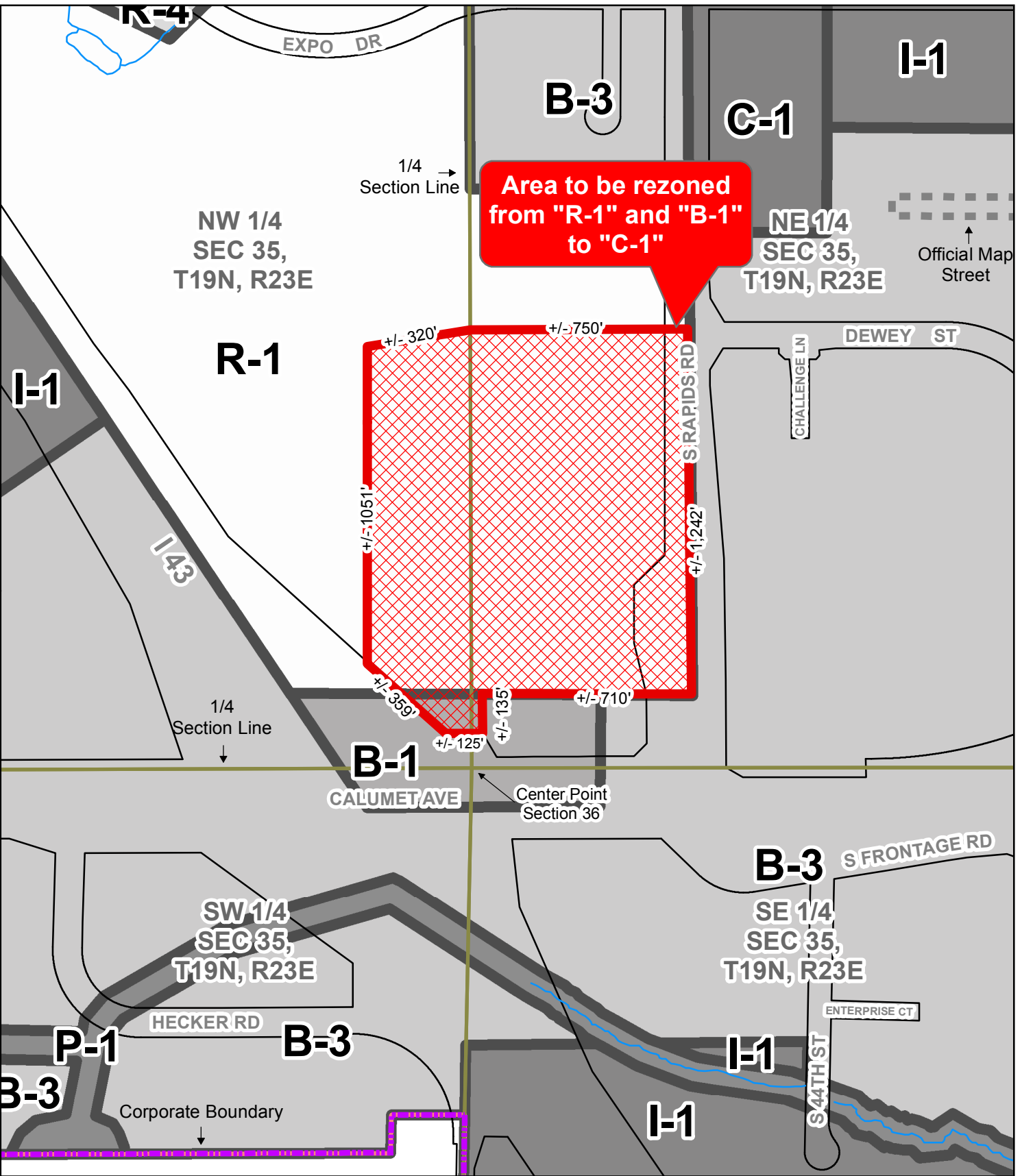
Some Uses Permitted in Existing R-1 Zone

Single and two Family Dwellings
Office, Medical, Multiple Family

Respectfully Submitted,

Paul Braun
City Planner

Attachment



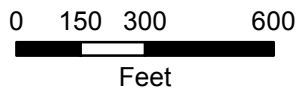
Request to Rezone Property from "R-1"
Residential Agricultural and "B-1" Office-Residential
to "C-1" Commercial

PC 14-2016

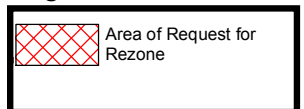
Prepared by City of Manitowoc
Planning Department
www.manitowoc.org

Map Plotted: 04/14/2016
Y:\Planning\PC Plan Commission\Actions 2016\PC 14-2016\Meijer Rezone

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.



Legend



**APPLICATION FOR AMENDMENT TO
ZONING ORDINANCE DISTRICT MAP
City of Manitowoc, Wisconsin
(REV. 1/11)**

Date: April 8, 2016

Honorable Mayor and Common Council
Manitowoc Municipal Building
900 Quay Street
Manitowoc, Wisconsin 54220-4543

Attention: City Clerk

The undersigned owner (contract owner) of property described herein petitions your Honorable Body to amend the Zoning Ordinance District Map of the City of Manitowoc by reclassifying from the Residential - Agriculture (R-1) District to the Commercial (C-1) District the following described property.

I. LOCATION OF PROPERTY

A. Street Address: TBD. SWQ of South Rapids Road and Dewey Street.

B. Legal Description of Property: See attached Legal Description.

C. Small Scaled Map of Property (attached to this application).

II. REASON FOR ZONE CHANGE REQUEST

The rezoning is required to accommodate a proposed Meijer store.

III. PROPOSED USE OF PROPERTY

A. Preliminary site plan or sketch subdivision drawn to scale (see attached map).

B. Specifics of proposed use of the subject site are:

- (i) Residential-Number of living units: N/A
- (ii) Non-residential-Square feet of building(s): Main Store: 194,392 SF / Convenience Store: 2,509 SF
- (iii) Non-residential-Type of Development: Retail Shopping Center and Convenience Store
- (iv) Number of parking spaces to be provided: 792 Spaces
- (v) Number of Employees: 300-350 employees

IV. IMPACTS UPON CITY

- A. Any need for traffic or street changes, utility or street extensions, signalization, etc. (please specify) Yes, Dewey Street west of S. Rapids Road including signal adjustments; Meijer west of S. Rapids Road, and sanitary sewer and water main extensions.
- B. Conformance with City Comprehensive Plans (please specify) The Future Land Use Plan shows this site as Planned Mixed Use. This zoning change is in conformance with the City Comprehensive Plans.
- C. Impacts upon surrounding properties (please specify) No adverse impacts are anticipated.
- D. Estimated cost of construction/rehabilitation and net increase in real estate taxes (please specify) 715 M
- V. **ESTIMATED TIMING OF PROPOSED USE/RE-USE OF PROPERTY** (please specify) It is anticipated construction will begin in the spring of 2017, with an anticipated store opening in spring of 2018.

VI. FILING FEE AND COST OF LEGAL NOTICES

The required \$350.00 filing fee is enclosed. Furthermore, I understand I am responsible for the prompt payment of the actual cost of published legal notices required to process this application.
 Kindly inform me of the times and dates of the public meetings and public hearings at which this request will be discussed and possibly taken action on.

Sincerely,
 Property Owner's Signature (required):
 Mailing address:

Bob Egan Lois McKiel
 1010 S. 8th Street
 Manitowoc, WI 54220

Contract Purchaser's Signature (if applicable):**
 Mailing address:

Jim Ostrowski
 2350 3 Mile Rd. NW
 Grand Rapids, MI 49544

**Please provide a copy of an executed "Offer to Purchase" to the City Planning Department under separate cover.

Attachments
 *Map of property to be changed in zone
 *Preliminary site plan
 *Filing fee
 Y:\Dave\WPFILES\zoning application 1-11.wpd

