



CITY OF
MANITOWOC

David Less
City Planner

May 7, 2014

NOTICE

As a property owner within 200' of a portion of a property owned by Manitowoc Lutheran High School, you are being notified that the Manitowoc City Plan Commission will, on **Wednesday, May 14, 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 regarding a request by the Petitioner for the rezoning of the property identified on the attached map to "I-1" Light Industrial District, to facilitate the redevelopment of this area of the property into future multi-tenant telecommunication facilities to include a 130' tall monopole within the rezoning area identified.

Petitioner is: PC23-2013: Manitowoc Lutheran High School; Request to Rezone a Portion of Property at 4045 Lancer Circle from "R-2" Single-Family District to "I-1" Light Industrial District for a Future Telecommunication Facility Pursuant to Section 15.330 of the Manitowoc Municipal Code



OFFICE OF CITY PLANNING,
CITY PLAN COMMISSION

It would be advisable to attend this informational session in order to voice your opinions on the proposed rezoning request.

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

Attachments

Typical Permitted Uses in:
"R-2" General Business District
Single family dwellings
Community living arrangements and day care centers for not more than 8
Churches and schools (conditional use permitted)

"I-1" Light Industrial District
All retail and commercial land uses
Various light industrial land uses
Television and radio towers, antennas and transmission facilities (conditional use permitted)



Plan

Fee Paid
\$350.00

17-709

LPT
4-21-14



APPLICATION FOR AMENDMENT TO (W15014)
ZONING ORDINANCE DISTRICT MAP
City of Manitowoc, Wisconsin
(REV. 1/11)

Date: 4-1-2014

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 RZ District to the I-1 District the following described property.

Per Sect. 15.710(3)(b) 80' x 100' Lease area w/AT&T

I. LOCATION OF PROPERTY

A. Street Address: 4045 LANCER CIRCHE, MANITOWOC, WI 54220

B. Legal Description of Property: A PART OF SW 1/4, SW 1/4 Sec 13, T19, R23
CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN
PID # 052-813-303-010.00

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

II. REASON FOR ZONE CHANGE REQUEST

To allow for construction of a multi-tenant communication facility to include 136' mono-pole with a 60' x 80' fenced Compound Area.

III. PROPOSED USE OF PROPERTY

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

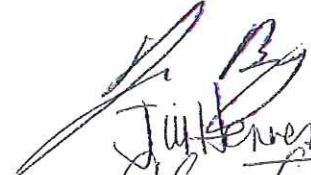

B. Specifics of proposed use of the subject site are:

- (i) Residential-Number of living units: 0
- (ii) Non-residential-Square feet of building(s): (AT&T Shelter 12' x 28') Room for 13 additional shelters
- (iii) Non-residential-Type of Development: Communication facility - Multi-tenant
- (iv) Number of parking spaces to be provided: 1
- (v) Number of Employees: 0

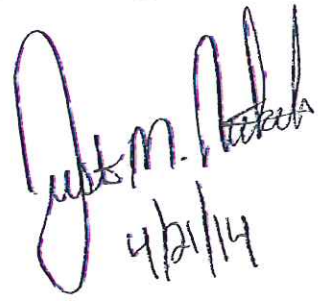
IV. IMPACTS UPON CITY - This will result in better Cellular Coverage in the City in a area that has poor coverage and increase \$911 for those relying on cellular technology as their main source of communication.

4-21-14

Committee recommends referral to Plan
Commission


Jill Perry

Christopher




Justin M. [unclear]
4/21/14

5-2-14

- A. Any need for traffic or street changes, utility or street extensions, signalization, etc. (please specify) NO will not have effect.
- B. Conformance with City Comprehensive Plans (please specify) Comprehensive Plan states There are numerous towers in the city providing good coverage but in this area there is very poor coverage and no suitable colocatable Existing Structures. This is a Institutional & Community facility.
- C. Impacts upon surrounding properties (please specify) Do to location will not impact any surrounding properties other than visual and this will be limited by Natural Screening and additional landscaping as well as galvanized tower to blend in with the skyline as much as possible.
- D. Estimated cost of construction/rehabilitation and net increase in real estate taxes (please specify) Estimated cost of construction is about \$148,000.00

- V. **ESTIMATED TIMING OF PROPOSED USE/RE-USE OF PROPERTY** (please specify) Construction is set to begin 6-1-14 or Sooner AT&T has been working on project with Property Owner since 2012 to find a suitable location that meets both AT&T's and Property owners Needs as well as less impact to community.

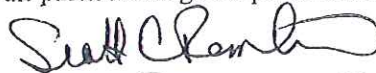
VI. **FILING FEE AND COST OF LEGAL NOTICES**

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:



SCOTT REINHARD, DEVELOPMENT DIR.

MANITOWOC LUTHERAN HIGH SCHOOL FEDERATION INC

4045 LANCER CIR.

MANITOWOC, WI 54220

AT&T - Agent
Contract Purchaser's Signature (if applicable):**

Mailing address:

PAUL BGG - Agent AT&T

14114 S. Country Cir

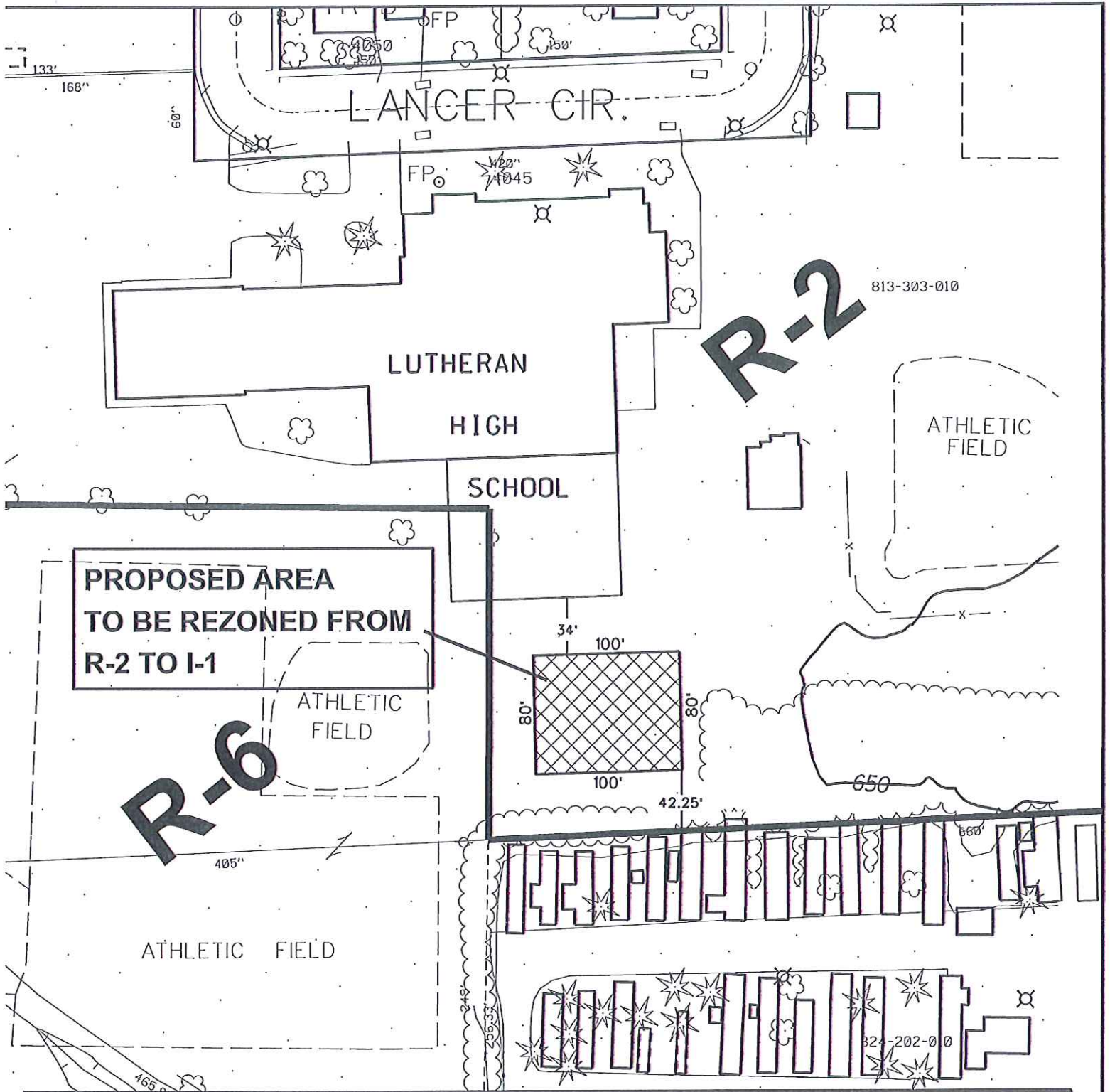
Gordon, WI 54838

**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

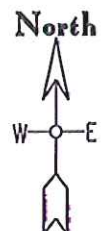


CHANGE IN ZONING

CITY OF MANITOWOC, WI



**TO BE REZONED FROM "R-2"
SINGLE FAMILY RESIDENTIAL
TO "I-1" LIGHT INDUSTRIAL**



LAKELAND MANOR, LLC
3910 WALDO BLVD
MANITOWOC, WI 54220

MANITOWOC LUTHERAN HIGH
SCHOOL
4045 LANCER CIRCLE
MANITOWOC, WI 54220

BWCS
ATT: SHANE BAGLEY
14114 S COUNTRY CIRCLE
GORDON, WI 54838

KAREN SZYMAN
C/O CHAMBER OF COMMERCE
1515 MEMORIAL DRIVE
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

MANITOWOC COUNTY AIRPORT
1815 FREEDOM WAY
MANITOWOC, WI 54220

JASON SLADKY
1417 LEE CIRCLE
MANITOWOC, WI 54220