



CITY OF
MANITOWOC

David Less
City Planner

March 5, 2014

NOTICE

As a property owner within 200' of a property owned by the Red Arrow Products Company LLC, and formerly owned by I & S Holding, LLC d/b/a "The Club", located north of Waldo Boulevard and west of Memorial Drive, you are being notified that the Manitowoc City Plan Commission will, on **Wednesday, March 12, 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 to "C-1" Commercial District, to facilitate the redevelopment of the property into corporate offices including on-site laboratory functions. This proposed rezoning does not impact that portion of the larger property that is currently zoned "P-1" Conservancy District.

Petitioner is: PC8-2014: Red Arrow Products Company LLC; Request to Rezone Property Located at 200 East Waldo from "B-3" General Business District to "C-1" Commercial District.



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,

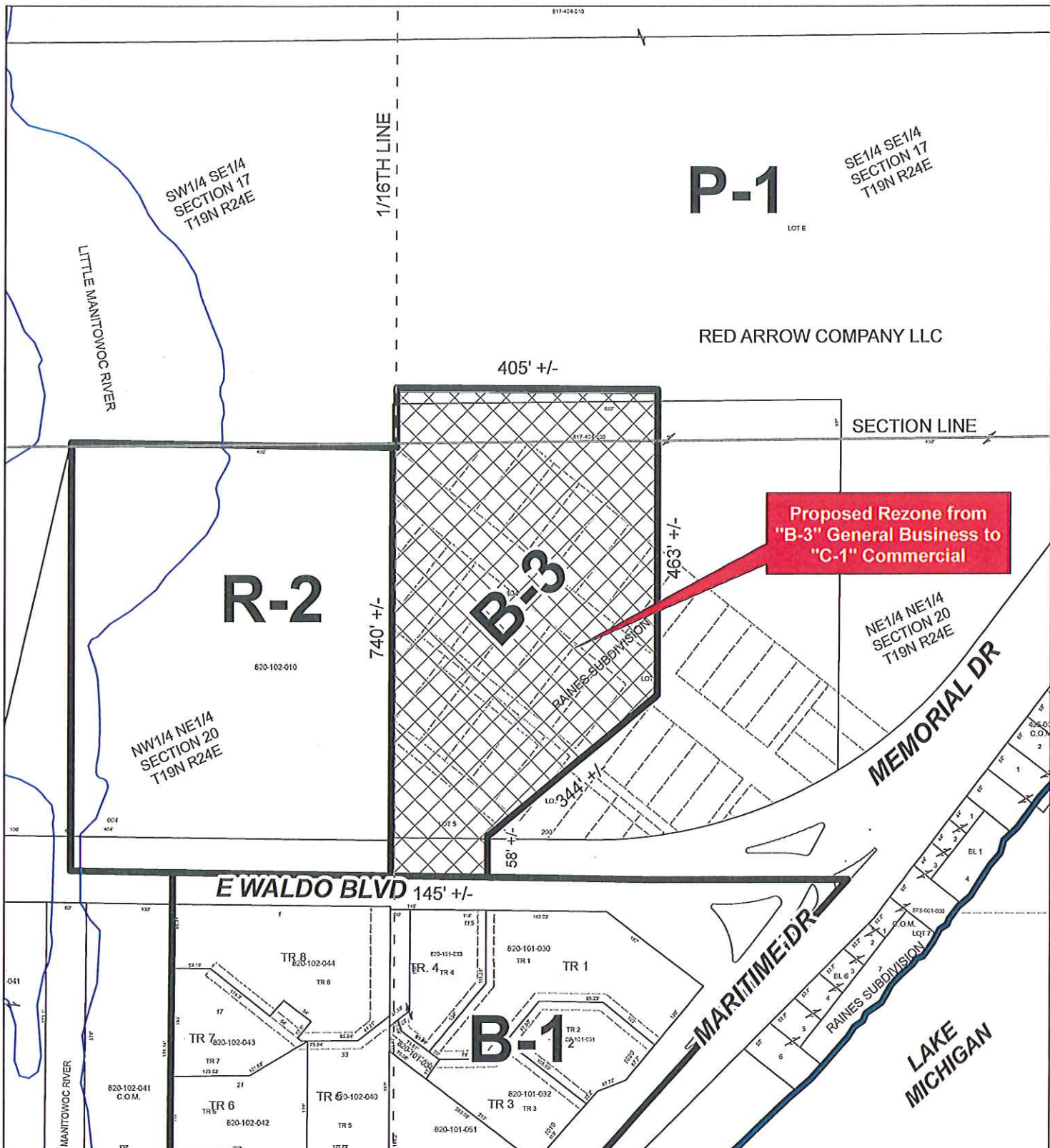
David Less
City Planner

Attachments

Typical Permitted Uses in:
"B-3" General Business District
Uses Permitted in "B-2" District
All Retail Business Operations
Office and Professional Uses
Restaurants, All Types

"C-1" Commercial District
Permitted and Conditionally Permitted Uses in "B-3" District
Laboratories, Except a Physical Testing Laboratory
Motor Vehicle Sales of New or Used Vehicles
Tire Sales and Repairs





PC 8 - 2014

CHANGE IN ZONING

CITY OF MANITOWOC - WISCONSIN

PROPOSED REZONING FROM
"B-3" GENERAL BUSINESS TO "C-1" COMMERCIAL

Prepared by City of Manitowoc
 Planning Department
 For Plan Commission
www.manitowoc.org
 Map Printed: 3/5/2014



x:\maps\plan_commission\rezones\PC8-2014_Red_Arrow_Elks.mxd
 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.





PC 8 - 2014



CHANGE IN ZONING

CITY OF MANITOWOC - WISCONSIN

**PROPOSED REZONING FROM
"B-3" GENERAL BUSINESS TO "C-1" COMMERCIAL**



Prepared by City of Manitowoc
Planning Department
For Plan Commission
www.manitowoc.org
Map Printed: 3/5/2014

x:\maps\plan_commission\rezones\PC8-2014_Red_Arrow_Elks.mxd
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 records/documents for legal or survey information.



File permits
& Drop
3-3-14

Plan

**APPLICATION FOR AMENDMENT TO
ZONING ORDINANCE DISTRICT MAP**
City of Manitowoc, Wisconsin
(REV. 1/11) 14-208

RECEIVED
FEB 27 2014
CITY CLERKS OFFICE

Date: February 26, 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 B-3, General Business District to the C-1, Commercial District the following described property.

I. LOCATION OF PROPERTY

- A. Street Address: 200 East Waldo Boulevard, Manitowoc, WI 54220; Change in zoning is requested on the B-3 portion of the property only.
- B. Legal Description of Property: See attached Exhibit A for legal description of entire parcel.
- C. Small Scaled Map of Property (attached to this application).

II. REASON FOR ZONE CHANGE REQUEST

Addition to building which will incorporate laboratory space at less than ten percent (10%) of total building. B-3 does not appear to include laboratory activities.

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:
 - (ii) Non-residential-Square feet of building(s):
 - (iii) Non-residential-Type of Development: Corporate Headquarters
 - (iv) Number of parking spaces to be provided: 110
 - (v) Number of Employees: 65

IV. IMPACTS UPON CITY

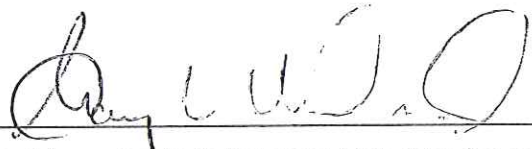
- A. Any need for traffic or street changes, utility or street extensions, signalization, etc. (please specify) No
- B. Conformance with City Comprehensive Plans (please specify) No change to P-1 portion of parcel is anticipated, with the exception of a narrow (less than 100 feet) extension to the North of the current B-3 portion to accommodate Company traffic.
- C. Impacts upon surrounding properties (please specify) None anticipated. Only one (1) neighbor close to two hundred (200) feet from building.
- D. Estimated cost of construction/rehabilitation and net increase in real estate taxes (please specify) Estimated cost of construction is \$4 million to \$5 million.
Net increase in real estate taxes to be determined.
- V. **ESTIMATED TIMING OF PROPOSED USE/RE-USE OF PROPERTY** (please specify) May 2014 - Demolition of Boiler Room and Excavation. Occupancy by November 2014.

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:

Red Arrow Products Company LLC; Attn: James Wallner
PO Box 1537, Manitowoc, WI 54221-1537

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

Mailing address:

**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

Exhibit A
to
Application for Amendment to Zoning Ordinance District Map

Legal Description:

A parcel of land located in Lots Lettered "D" and "E" of the Subdivision of the Southeast Quarter (SE1/4) of Section Numbered Seventeen (17), Township Numbered Nineteen (19) North, Range Numbered Twenty-four (24) East; and also in Lots Numbered Five (5), Six (6), Eight (8) and Nine (9) of the Subdivision of Government Lot Numbered One (1) of Section Numbered Twenty (20), Township Numbered Nineteen (19) North, Range Numbered Twenty-four (24) East, said Lots Numbered Six (6) and Eight (8) were formerly part of Raine's Subdivision of Lots 6, 7, and 8 of the Subdivision of said Government Lot 1 which is now vacated; all being in the City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

Commencing at the East Quarter Corner of said Section 17; thence S.00°04'40"E. along the east line of said Section 17, 1484.21 feet to the south right-of-way line of E. Parkview Lane extended east; thence S.89°40'35"W. along said south right-of-way line extension, 33.48 feet to the west right-of-way line of Johnston Drive and the point of beginning; thence continue S.89°40'35"W. along the south right-of-way line of E. Parkview Lane, 1411.76 feet to a point being the beginning of a meander line, said point being 94 feet more or less east of the official high water mark of the Little Manitowoc River; thence S.62°00'00"W. along said meander line, 336.12 feet; thence S.03°30'00"W. along said meander line, 50.00 feet; thence S.22°30'00"E. along said meander line, 700.00 feet; thence S.06°00'00"E. along said meander line, 170.00 feet; thence S.28°00'00"W. along said meander line, 90.00 feet; thence S.05°00'00"W. along said meander line, 37.63 feet to a point on the south line of said Section 17, said point being 114 feet more or less east of the official high water mark of the Little Manitowoc River and the termination point of said meander line; thence N.89°27'56"E. along the south line of Section 17, 153.29 feet to the monumented and recorded west line of Government Lot 1; thence S.00°39'40"W. along said west line, 600.40 feet to the north right-of-way line of E. Waldo Boulevard.; thence S.89°20'29"E. along said north right-of-way line, 203.43 feet; thence N.51°35'53"W. along said north right-of-way line, 9.80 feet; thence S.89°20'29"E. along said north right-of-way line, 123.53 feet to the point of curvature of a 683.70 foot radius curve to the left; thence northeasterly along the arc of said curve, 631.78 feet, the chord of which bears N.64°11'10"E., 609.54 feet to the northwesterly right-of-way line of Memorial Drive; thence N.37°42'49"E. along said northwesterly right-of-way line, 749.00 feet to the west right-of-way line of Johnston Drive; thence N.00°04'05"W. along said west right-of-way line, 887.07 feet to the point of beginning.

Said parcel includes all that land lying between the meander line and the official high water mark of the Little Manitowoc River.

Grantors also grant to grantees, their heirs, successors and assigns a perpetual easement for roadway purposes and for ingress to and egress from the real estate first above described, through and over that part of the NW ¼ of the NE ¼, Section 20, Township 19 North, Range 24 East, described as follows: Commencing in the North line of Waldo Boulevard where it intersects the one-sixteenth section line of Section 20, Township 19 North, Range 24 East; running thence N.89°20'29"W., recorded as S.89°47'W., along the North line of Waldo Boulevard, 15.00 feet; thence N.00°39'40"E., recorded as N.00°15'W., 70.00 feet; thence N.13°26'41"E., 67.79 feet, recorded as N.12°26'E., 68.32 feet to a point in the said one-sixteenth section line; thence S.00°39'40"W., recorded as S.00°15'E., 136.11 feet to the point of beginning.

Property address: (for reference only) 200 E. Waldo Boulevard
Tax Parcel Nos. 52-817-404-010 & 52-817-404-020

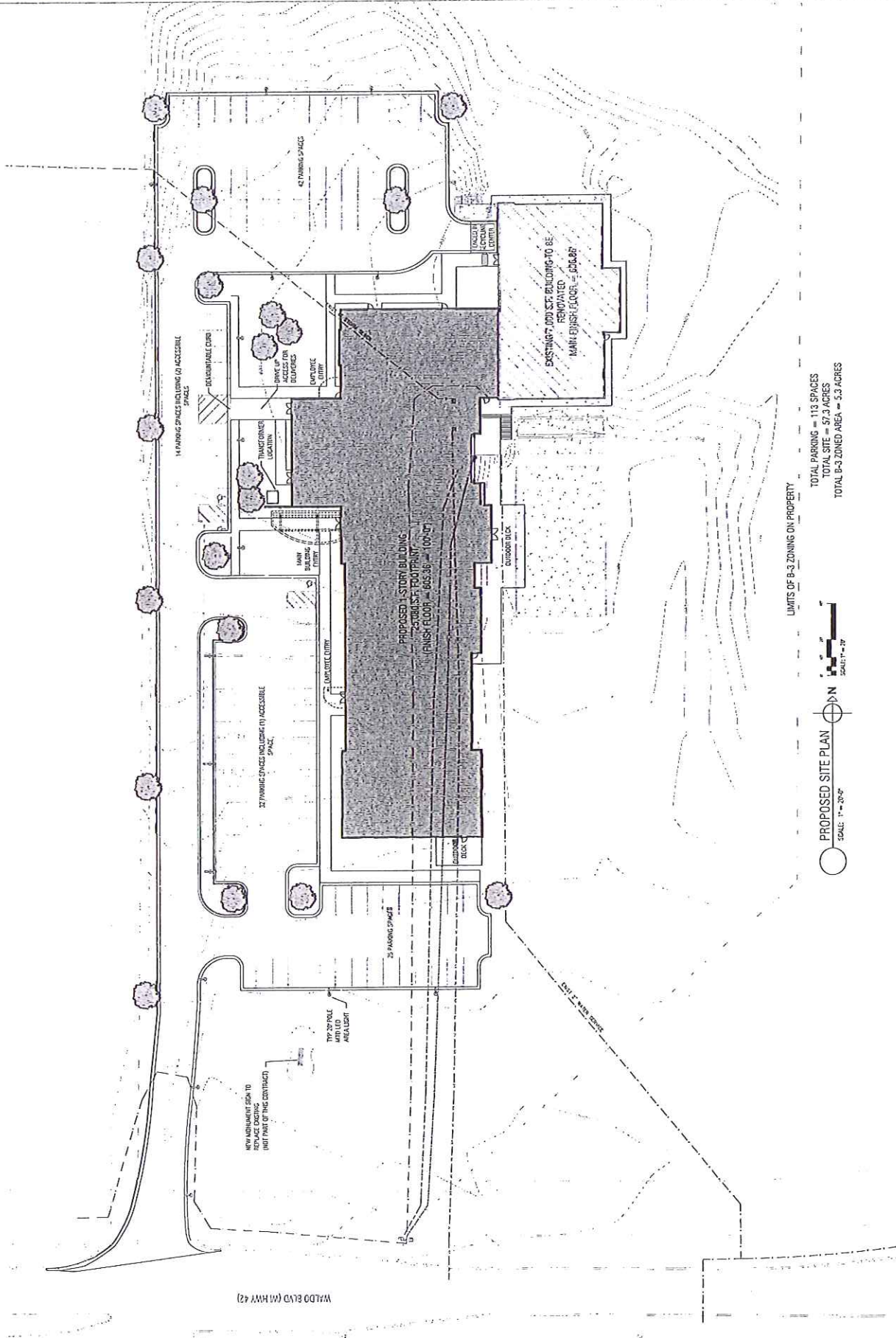
RED ARROW

MILWAUKEE, WI 53220

PROPOSED SITE PLAN

Project Name:	1310002.D00
Project No.:	1310002.D00
Date:	02-13-2014
Scale:	1" = 20'-0"
Author:	JL
Check:	ML
Drawn:	ML
Reviewed:	ML
Approved:	ML
Client:	
Site:	
Sheet:	

AS.01



WALDO BLVD (M1 HWY 42)

200 Waldo Blvd, Manitowoc, WI 54220

Explore this area



Directions from here
 Directions to here
 What's here?

201 WALDO LLC
100 MARITIME DR 3C
MANITOWOC WI 54220

21 EAST WALDO LLC
100 MARITIME DR STE 3C
MANITOWOC WI 54220

33 EAST WALDO LLC
100 MARITIME DR 3C
MANITOWOC WI 54220

ALLIE FAMILY PARTNER LLC
CHRISTOPHER C
100 MARITIME DR #3
MANITOWOC WI 54220

AMATO STEVEN M
526 CANDLELIGHT CT
MANITOWOC WI 54220

BREAKAWAY PROPERTY
INVESTMENTS LLC
1020 MARITIME DR
MANITOWOC WI 54220

LEFKY MICHAEL A
PO BOX 981
MANITOWOC WI 54221

~~MANITOWOC CITY OF
900 QUAY ST
MANITOWOC WI 54220~~

~~MANITOWOC CITY OF
900 QUAY ST
MANITOWOC WI 54220~~

~~MANITOWOC CITY OF VACANT
LAND
900 QUAY ST
MANITOWOC WI 54220~~

~~MANITOWOC CITY OF VACANT
LAND
900 QUAY ST
MANITOWOC WI 54220~~

ONE EAST WALDO PARTNERS
LLP
1 E WALDO BLVD STE 5
MANITOWOC WI 54220

RED ARROW PRODUCTS
COMPANY LLC
633 S 20TH ST
MANITOWOC WI 54220

~~RED ARROW PRODUCTS
COMPANY LLC
633 S 20TH ST
MANITOWOC WI 54220~~

TJR INVESTMENTS
1000 MARITIME DR
MANITOWOC WI 54220

WALDO PARTNERSHIP
INVESTMENTS LLC
100 MARITIME DR, SUITE
3C
MANITOWOC WI 54220

WALDO PARTNERSHIP
INVESTMENTS LLC
100 MARITIME DR
SUITE 3C
MANITOWOC WI 54220

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
3500 STATE HWY 310
MANITOWOC, WI 54220

ALD. SCOTT MCMEANS
602 WILD OAK DRIVE
MANITOWOC, WI 54220

ALD. CHRISTOPHER ABLE
715 N 5TH STREET
MANITOWOC, WI 54220

