

#2

PC 10-2014
Miller CUP



CITY OF
MANITOWOC

David Less
City Planner

April 9, 2014

NOTICE

As a property owner within 200 feet of a proposed Conditional Use Permit (CUP) for conducting a home occupation in an accessory building (garage) at 954 So. 29th Street, you are being notified that the Manitowoc City Plan Commission will, on **Wednesday, April 16, 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 to consider a request to allow a small engine repair and parts sale business to be conducted in an accessory building as noted on the attached map.

Petitioner is: PC10-2014: Miller Conditional Use Permit for Home Occupation-Accessory Building at 954 S. 29th Street Pursuant to Section 15.030(1) of Manitowoc Municipal Code

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

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

Attachment



OFFICE OF CITY PLANNING,
CITY PLAN COMMISSION






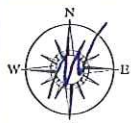
**Area of Request for
Conditional Use Permit
For Home Occupation Accessory
Building at - 954 S. 29th Street**

**Request for
Conditional Use Permit
City of Manitowoc, WI**

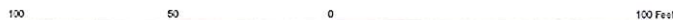
PC10-2014 Miller;
954 S. 29th Street

Legend

 Area of Request for
Conditional Use Permit



Prepared by City of Manitowoc
Planning Department
www.manitowoc.org
Map Plotted: 4/2/2014



Orthophotography flown: 4/11/2010
X:\maps\Plan_Commission\Conditional_use\PC10-2014_Miller_CUP_homeoccupation.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.



**Area of Request for
Conditional Use Permit
For Home Occupation Accessory
Building at - 954 S. 29th Street**

CUSTER ST

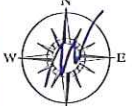
CUSTER ST

S 30TH ST

S 29TH ST

**Request for
Conditional Use Permit
City of Manitowoc, WI**


PC10-2014 Miller;
954 S. 29th Street



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

 Area of Request for
Conditional Use Permit

LPI
3-17-14

CITY OF
MANITOWOC

Plan
14-317

Home Occupation-Accessory Building (HOAB)
Application
City of Manitowoc – 2/20/2014

David Less City Planner *NOTE: THIS IS NOT AN APPLICATION FOR A HOME OCCUPATION TO BE CONDUCTED IN A PRINCIPAL RESIDENCE. IT IS AN APPLICATION FOR A HOME OCCUPATION TO BE CONDUCTED IN AN ATTACHED OR DETACHED GARAGE ONLY.*

Please complete the following and return it to the City Clerk's Office, 900 Quay Street, Manitowoc WI 54220-4543 (920-686-6950) along with the required information below (to be attached), original signatures, and the \$250 application fee:

1. Scaled site plan drawing showing the property lines and dimensions, locating all existing building/structures on the property, location of any driveways, and the number of off-street parking spaces for customers, employee and residence vehicles, and identifying the location of the HOAB.
2. Scaled floor plan for the attached or detached garage that describes the area to be occupied by the proposed business.



OFFICE OF CITY PLANNING
CITY PLAN COMMISSION

Applicant Name Michael Miller Date 2-28-14
Property Address 954 South 29th St.
Home Phone 920 682-7298 Business Phone _____
E Mail Address manitowoc small engine@yahoo.com Property Zoning Classification R-4/B-2
Property Tax # 625-001-321
Location of HOAB attached garage detached garage
Name of Business Manitowoc Small Engine

Listing of products for sale and/or offered for rental as part of the business, list materials, equipment kept on-site and used for this business; list mechanical equipment and hand tools used on-site as part of the business, and list type and quantity of solvents, paints or other hazardous chemicals used on-site as part of the business (*may be attached as separate sheet*).

Total square footage of garage 720
Total square footage to be used for the HOAB 650 90%
Estimated number of clients visiting the HOAB per day 1 To 3
Business hours of operation Monday - FRZ 9am - 5pm

If the applicant is not the property owner, the following must be completed as part of this application:

Property Owner (if different from Applicant) _____
Address: _____
Signature: _____

3-17-14
Committee recommends ² referral to Plan Commission



Please answer the following questions:

	Yes	No
1. Will the merchandise or services that are for sale be produced from or made in the garage	___	<u>X</u>
2. Will the HOAB generate vehicular traffic in excess of that normally associated with single family residential use?	___	<u>X</u>
3. Will the HOAB be located entirely within the garage, and not in the principal residence?	<u>X</u>	___
4. Will there be any exterior indication of the HOAB?	___	<u>X</u>
5. Are there any signs advertising the HOAB proposed?	___	<u>X</u>
6. Will the HOAB create any adverse noise, odor, dust, Fumes, vibrations, smoke etc., or otherwise interfere with the residential use of adjacent properties?	___	<u>X</u>
7. Will the HOAB be operated by anyone other than the residents on the same property?	___	<u>X</u>
8. Will the garage be modified to accommodate the proposed business?	___	<u>X</u>

I have read and understand the requirements for operation of a HOAB stated above. I agree to remain in compliance with the above stated requirements and standards. I hereby certify under penalty of perjury that the above information is true and correct to the best of my knowledge. I understand that at any date and time, 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.

Michael Miller
Applicant Signature

2-28-14
Date

Listing of Products for Sale (No rentals of any kind)

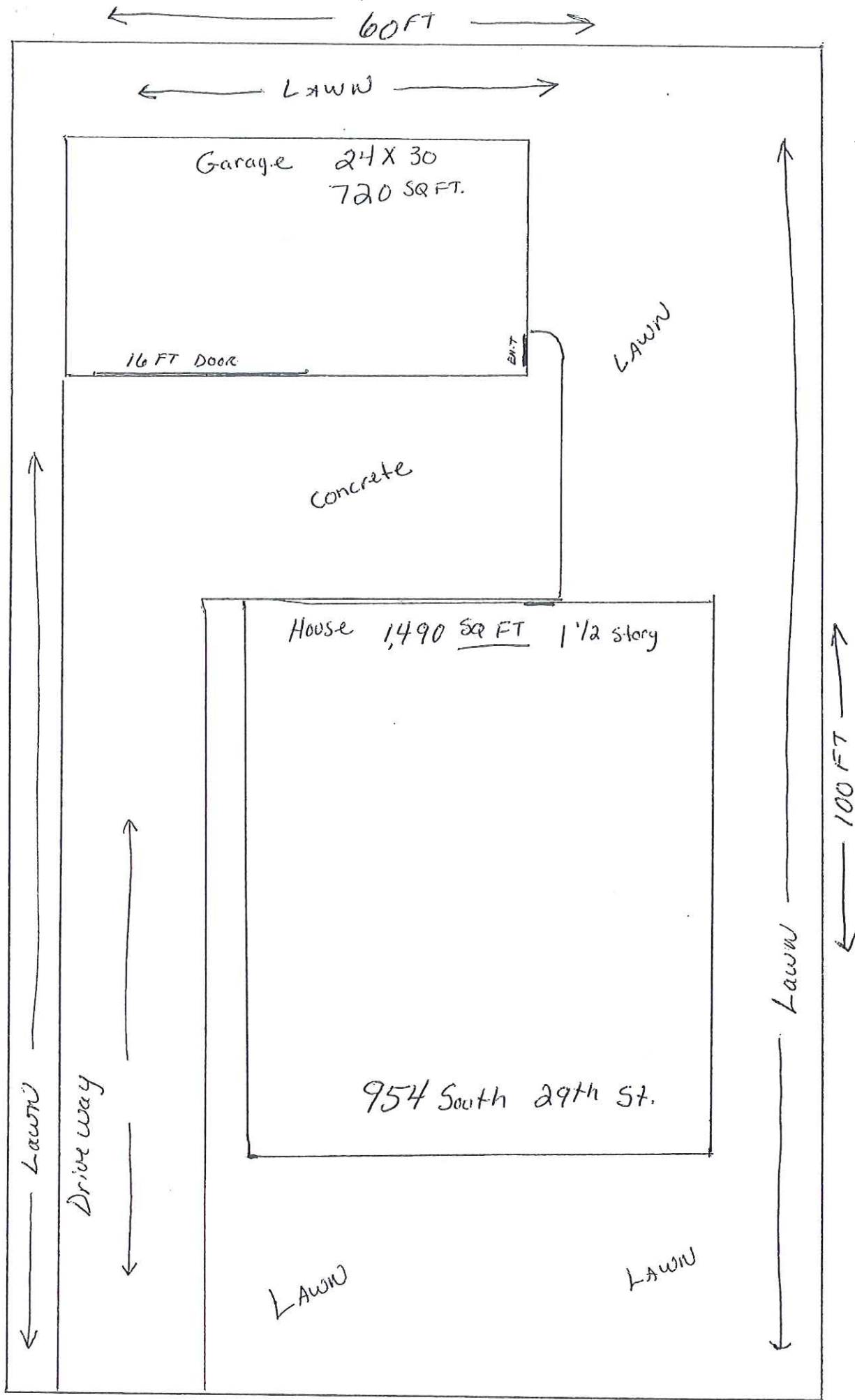
Spark plugs/Mower blades/Scraper bars/Gasket kits/Carburetor parts/Pull starter rope/Mufflers/ Skid shoes/Air filters/Oil filters/Fuel filters/ Oil/Fuel lines/Clamps/Trimmer string/Belts/ Tubing/Bearings/ Hardware/Shear bolts/Bushings/Gears/ Ice auger parts/ Fuel caps/ Gaskets/ Cotter pins/ Retaining rings/ Roll pins

Equipment on site

Pneumatic lift table/Large toolbox of hand tools/Inspection lights/Chainsaw electric sharpener/Hand blade sharpener/10gal. parts cleaner tank/Bench grinder/Bench drill press/Hardware bins.

Chemicals used

3-cans of parts cleaner
1-case of oil, in quarts
1-spray can each: wd40/silicone/brake cleaner/starting fluid.
1-grease gun
1-32oz. tub of grease



60 FT

LAWN

Garage 24 X 30
720 SQ FT.

16 FT Door

EXIT

LAWN

Concrete

House 1,490 SQ FT 1 1/2 story

100 FT

LAWN

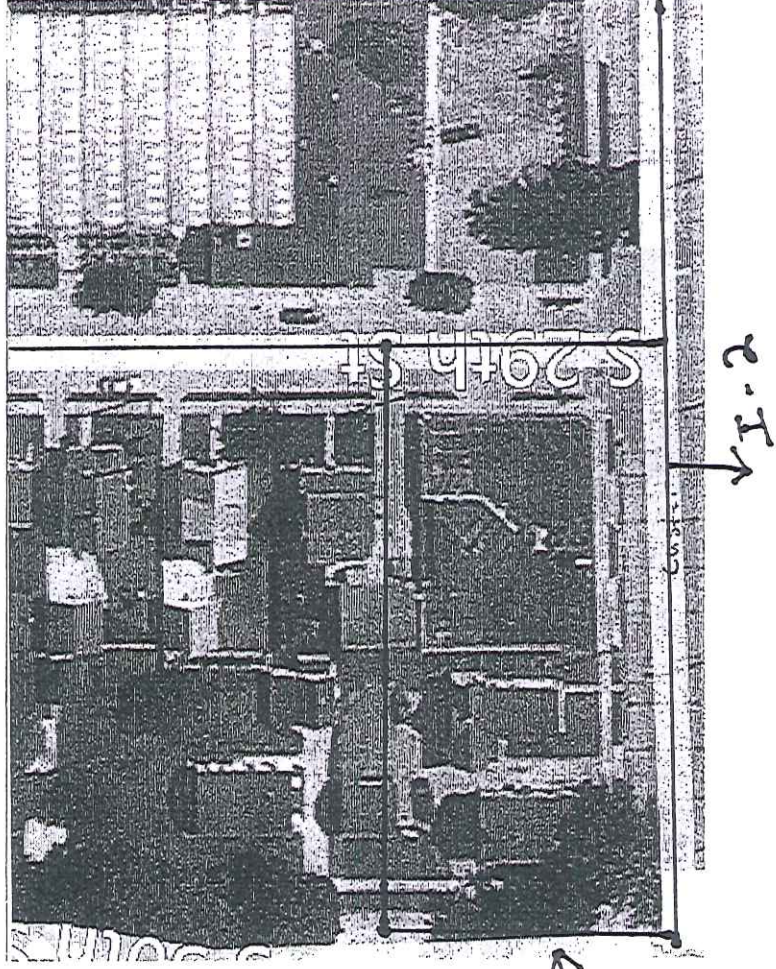
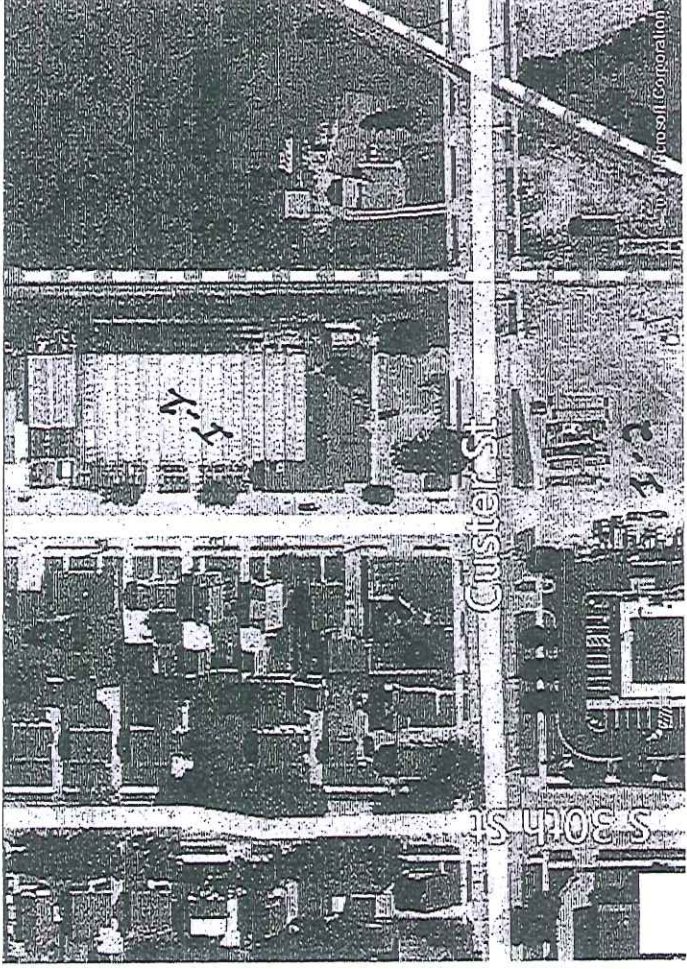
Driveway

954 South 29th St.

LAWN

LAWN

29th ST.



GRAFF ROBERT J
342 S 29TH ST
MANITOWOC WI 54220

GOSWITZ PAUL F
1121A S 8TH ST
MANITOWOC WI 54220

MILLER MICHAEL J & JENNY L
954 S 29TH ST
MANITOWOC WI 54220

IELINEK JOSH J & ERICA A
329 S 30TH ST
MANITOWOC WI 54220

REICHARDT PAMELA
940 S 30TH ST
MANITOWOC WI 54220

OUM SAMNANG
944 S 30TH ST
MANITOWOC WI 54220

RYNEK JENNIFER L
350 S 30TH ST
MANITOWOC WI 54220

GOEKE MATHILDA
3006 CUSTER ST
MANITOWOC WI 54220

KNUTSON CARL A
1735 CROSS ST
MANITOWOC WI 54220

FIRST MTWC BANKCORP
PO BOX 10
MANITOWOC WI 54221

NORTHLAND ASSOCIATES LLC
100 MARITIME DR SUITE 3C
MANITOWOC WI 54220

DONDLINGER STACEY N
725 N 11TH ST
MANITOWOC WI 54220

SHERASKI MILDRED
343 S 30TH ST
MANITOWOC WI 54220

WISCONSIN CENTRAL LTD
1 ADMINISTRATION RD FLOOR 1
CONCORD ON L4K

PENNYMAC CORP
6101 CONDOR DR
MOORPARK CA 93021

SCHMITT BETTY LOU
355 S 30TH ST
MANITOWOC WI 54220

GAY ADRIAN J
936 S 29TH ST
MANITOWOC WI 54220

WISCONSIN CENTRAL LTD
1 ADMINISTRATION RD FLOOR 1
CONCORD ON L4K

OLSON CLAIRE A
11932 NAGEL RD
MANITOWOC WI 54220

GATEWAY JACKSON INC
420 LEXINGTON AVE SUITE 900
NEW YORK NY 10170

WYROBECK RITA B
950 S 29TH ST
MANITOWOC WI 54220

MOLLER ET AL STEVEN
334 S 29TH ST
MANITOWOC WI 54220

KRIZEK JENNELL L
935 S 30TH ST
MANITOWOC WI 54220

WISCONSIN CENTRAL LTD
1 ADMINISTRATION RD FLOOR 1
CONCORD ON L4K

DE NOYER JOHN
935 S 29TH ST
MANITOWOC WI 54220

RHEIN MARK G & DEBORAH A
2904 CUSTER ST
MANITOWOC WI 54220

NESLER ET AL KASI R
2914 CUSTER ST
MANITOWOC WI 54220

ADD alder, zig, airport, buckley

KAREN SZYMAN
C/O CHAMBER OF COMMERCE
1515 MEMORIAL DRIVE
MANITOWOC, WI 54220

MANITOWOC COUNTY AIRPORT
1815 FREEDOM WAY
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

Kieth Shaw
4220 Ray Street
Manitowoc WI 54220