

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 R2 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 CIRCLE, 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 135' 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'x28' Room for 3 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 call for those relying on cellular technology as their main source of communication.

- 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

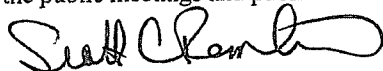
- V. ESTIMATED TIMING OF PROPOSED USE/RE-USE OF PROPERTY (please specify) Construction is set to begin 6-1-14 or Sooner AT&T has been working on project with Property Owner since 2012 to find a suitable location that meets both AT&T's and Property owners Needs as well as less impact to community.
- VI.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

Pradeep - Agent AT&T
1414 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

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