

Report to the Manitowoc Plan Commission

Meeting Date: August 25, 2021

Request: PC 39-2021: Popp Enterprises LLC: Amendment to the Official Map; East of S. 35th Street North of Dewey Street.

Reason for Request: Section 62.23(6) of the Wisconsin Statutes requires that all requests to amend the Official Map be referred to the City Plan Commission, in addition a public hearing is required in front of the Common Council before an amendment can occur.

Report: Randy Popp, from Popp Enterprises LLC is requesting an amendment to the official map to remove a cul-de-sac bulb that interferes with the construction of a storage building.

Popp's currently own the two lots that are served by the official map cul-de-sac. The northerly lot was purchased by Popp in 2017. Popp's have no intentions or need to construct the cul-de-sac because they have access over the dedicated but unimproved right-of-way that extends off of S. 35th Street.

The southern half of the proposed cul-de-sac may also be impacted by wetlands.

Notices were mailed out to affected property owners.

Timeline

- Plan Commission Meeting: August 25, 2021
- Public Hearing before the Common Council will be September 20th, 2021.

Recommendation: Approval of the Amendment to the Official Map.



LAND USE APPLICATION

APPLICANT Popp Enterprises, LLC. PHONE 920-860-1253
 MAILING ADDRESS 2711 So. 10th Street EMAIL rpopp@lakefield.net
 PROPERTY OWNER SAME PHONE _____
 MAILING ADDRESS _____ EMAIL _____

REQUEST FOR:

- | | |
|--|--|
| <input type="checkbox"/> Conditional Use Permit (CUP) \$350* | <input type="checkbox"/> Zoning District Change/Map Amendment \$350* |
| <input type="checkbox"/> Site Plan Review \$350 | <input type="checkbox"/> Request for Annexation \$350* |
| <input type="checkbox"/> Certified Survey Map (CSM) \$100 | <input type="checkbox"/> Planned Unit Development (PUD) \$350* |
| <input checked="" type="checkbox"/> Official Map Review \$350* | <input type="checkbox"/> Street/Alley Vacation \$350* |

**Publication of legal notice fees additional.*

STATUS OF APPLICANT: Owner Agent Other

PROJECT LOCATION ADDRESS 1929 So. 235th St.

PARCEL ID# 052-836-103-010 CURRENT ZONING I-1

CURRENT USE OF PROPERTY Vacant

PROPOSED USE OF PROPERTY Storage Building

REQUIRED: Attach a detailed written description of your proposal or request.
 Include as much information as possible including planned use, maps, project renderings or drawings, etc.

The undersigned hereby certifies that the information contained in this application is true and correct.

Signed [Signature] Date 7-29-21
 (Property Owner)

For Office Use Only	
Date Received: <u>7/30/21</u>	PC #: <u>39-2021</u>
Fee Paid: <u>\$350</u>	Check#: <u>2415</u>
Plan Commission Date: <u>8/25/2021</u>	

The City of Manitowoc Plan Commission meets the fourth Wednesday of each month at 6pm.
Deadline for submission is the Friday two weeks prior to the meeting.

Please contact the Community Development Department at 920-686-6930 if you have any questions.

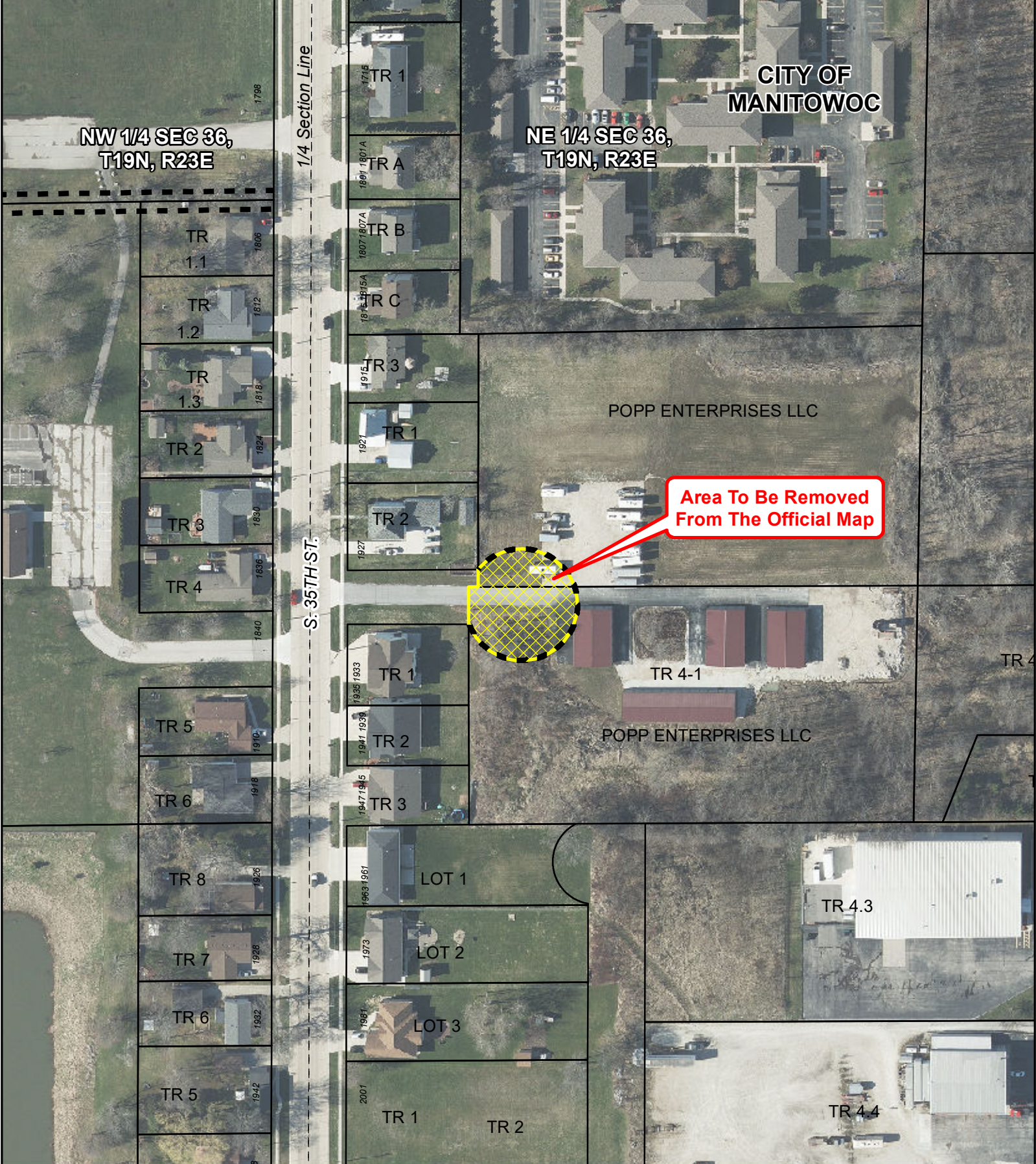
**CITY OF
MANITOWOC**

**NW 1/4 SEC 36,
T19N, R23E**

**NE 1/4 SEC 36,
T19N, R23E**

1/4 Section Line

S- 35TH ST.



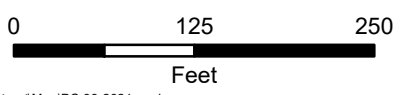
**Area To Be Removed
From The Official Map**



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.

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 08/16/2021

**Official Map Amendment
City of Manitowoc**



- Legend**
- Official Map Street
 - ▨ Area Removed from Official Map

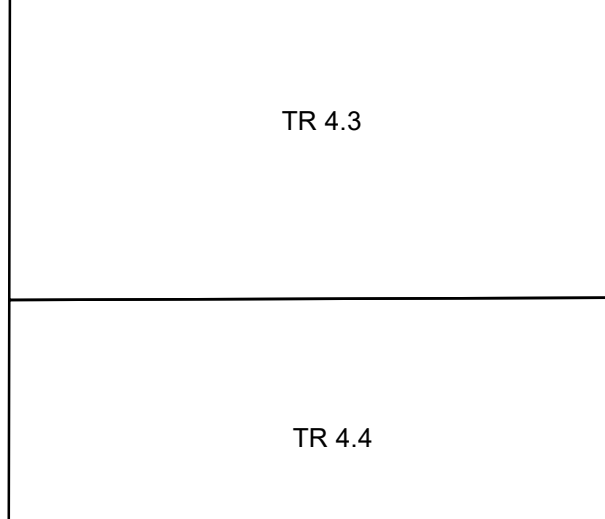
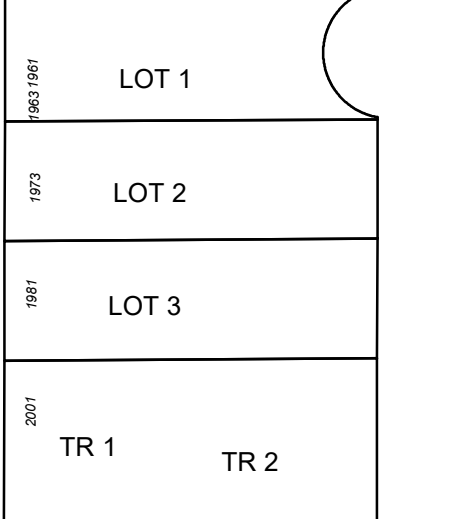
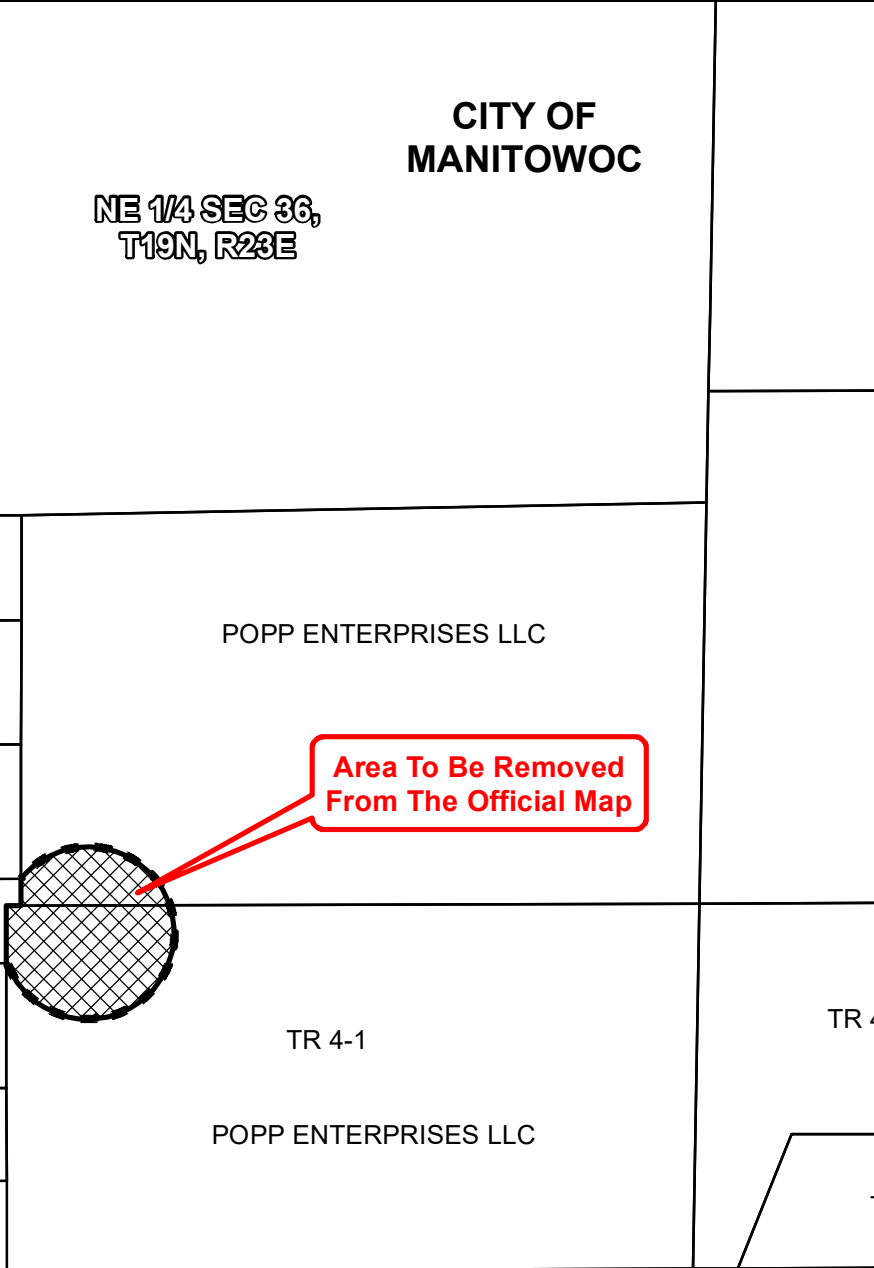
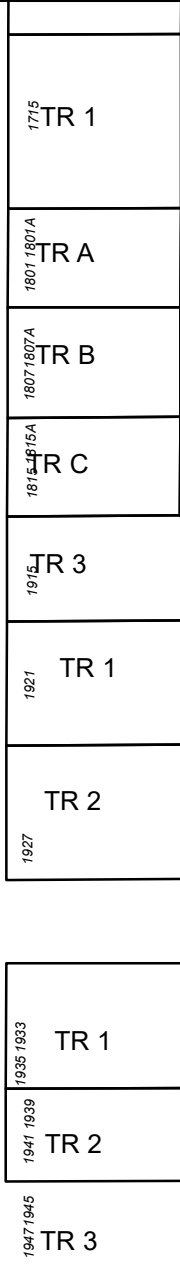
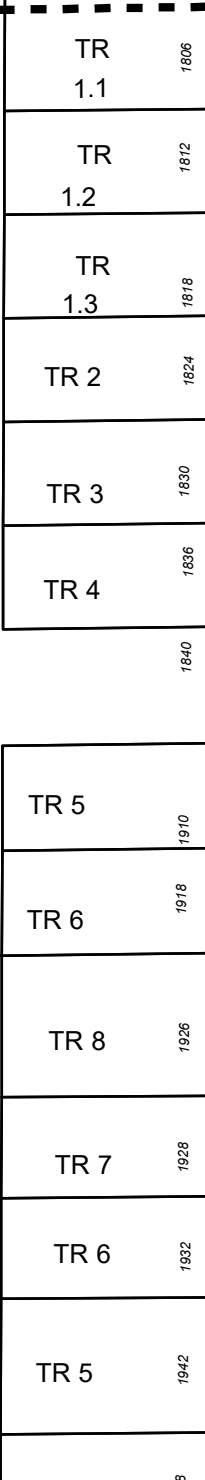
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CITY OF
MANITOWOC

1/4 Section Line

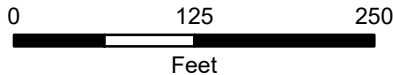
S: 35TH ST.



Official Map Amendment City of Manitowoc

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- Legend**
- Official Map
 - Street
 - Area Removed from Official Map

PC 39-2021