



# CITY OF MANITOWOC

WISCONSIN, USA  
www.manitowoc.org



May 27, 2015

## NOTICE

As a property owner within 200 feet of a proposed zone change in the City of Manitowoc, you are being notified that the Manitowoc City Plan Commission will, on **Wednesday, June 3rd, 2015** at its regular **6:00 o'clock P.M.** meeting in the Council Chambers, First Floor, City Hall, 900 Quay Street, hold a public informational hearing to consider a petition to amend the Zoning District Map as noted on the attached map. The existing zoning is "B-2" Neighborhood Business and the proposed zoning is "R-7" Central Residence District.

**Petitioners are:**      **PC 15-2015: Jacob & Cassie Wenzel, d.b.a Wenzel Properties, LLC and Donald Sprang: Request to Rezone Lot 1 and Lot 2, Block 297 of the Original Plat, from "B-2" Neighborhood Business District to the "R-7" Central Residence District**

It would be advisable to attend this informational meeting in order to voice your opinions on the proposed zone change.

If you wish, you can call (920) 686-6930 or visit the office of the City Plan Commission, City Hall, and we will be glad to discuss the proposed development with you.

Some Uses Permitted in Existing B-2 Zone

Automobile Service Station  
Bakery, Barber Shop, Book Store  
Delicatessen Store  
Drug Store, Dress Making  
Floral Store, Liquor Store  
Community Living Arrangements

Some Uses Permitted in Proposed R-7 Zone

Single and Two Family  
Multiple Family Dwellings  
Rooming Houses  
Community Living Arrangements

Respectfully Submitted,



Paul Braun  
City Planner

Attachment



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

Date: May 17, 2015

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-2 (Neighborhood Business) District to the R-7 (Central Residence) District the following described property.

**I. LOCATION OF PROPERTY**

A. Street Address: 2003 Marshall St., Manitowoc

B. Legal Description of Property: Lots 1 + <sup>SW</sup> E 20' of Lot 2, Blk 297, orig plat.

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

**II. REASON FOR ZONE CHANGE REQUEST**

Change from vacant commercial space to residential space  
(see attached plans)

**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: 6
- (ii) Non-residential-Square feet of building(s): 0
- (iii) Non-residential-Type of Development: n/a
- (iv) Number of parking spaces to be provided: 15
- (v) Number of Employees: 0

**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) full compliance - re.purposes unused commercial space to quality housing.
- C. Impacts upon surrounding properties (please specify) none (plenty of parking lot space, so street parking will not be an issue).
- D. Estimated cost of construction/rehabilitation and net increase in real estate taxes (please specify) \$15,000 for rehabilitation; due to current assessed value, little to no increase in real estate taxes.
- V. **ESTIMATED TIMING OF PROPOSED USE/RE-USE OF PROPERTY** (please specify) Begin renovations in August for completion this fall.

**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):

[Signature] OWNER LOT 1 1/2 E 20' LOT 2  
3714 Branch River Rd.  
Manitowoc, WI 54220

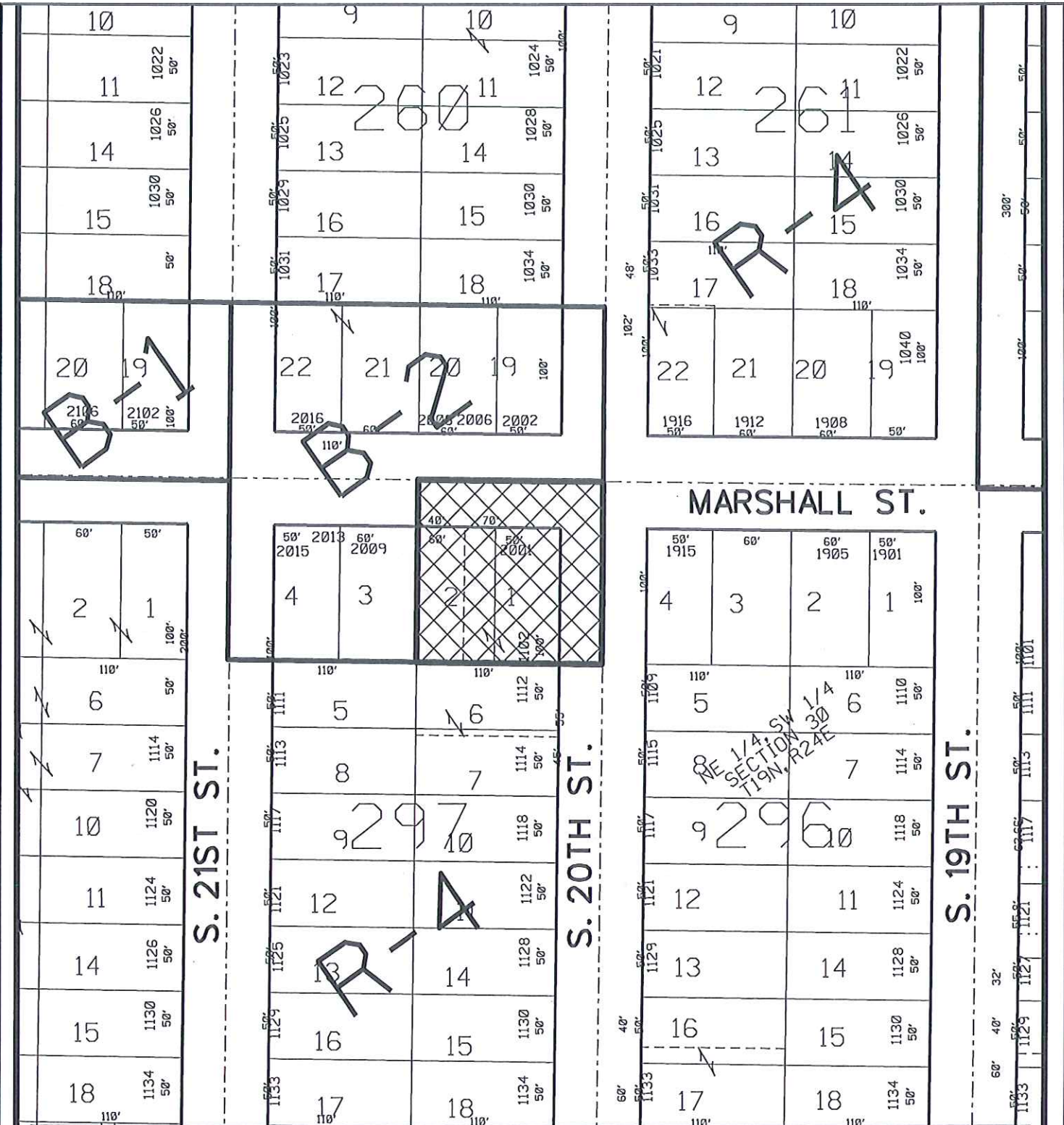
Mailing address:

Donald Sprang OWNER W/ 30' LOT 2  
1135 25th St  
Manitowoc WI 54220

\*\*Please provide a copy of an executed "Offer to Purchase" to the City Planning Department under separate cover.

**Attachments**

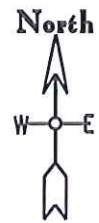
- \*Map of property to be changed in zone
- \*Preliminary site plan
- \*Filing fee



# PROPOSED ZONING CHANGE

## CITY OF MANITOWOC, WI

PROPOSED REZONING FROM "B-2"  
 NEIGHBORHOOD BUSINESS  
 DISTRICT TO "R-7" CENTRAL  
 RESIDENCE DISTRICT



SHEET  
SITE-100

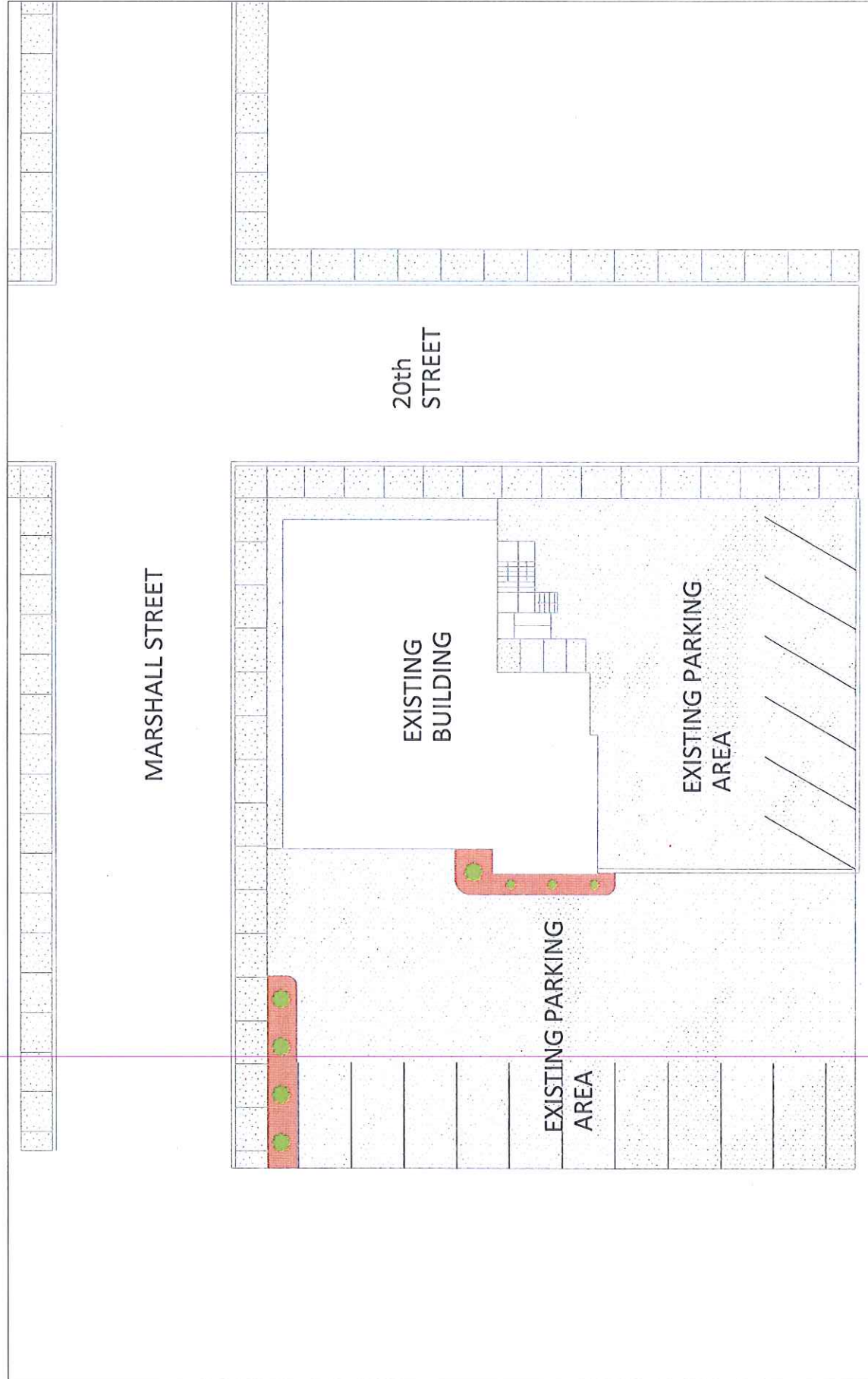
DRAWN BY:  
DESIGNED BY:  
APPROVED BY:  
DATE: 3/10/15  
SCALE:

PROJECT NUMBER

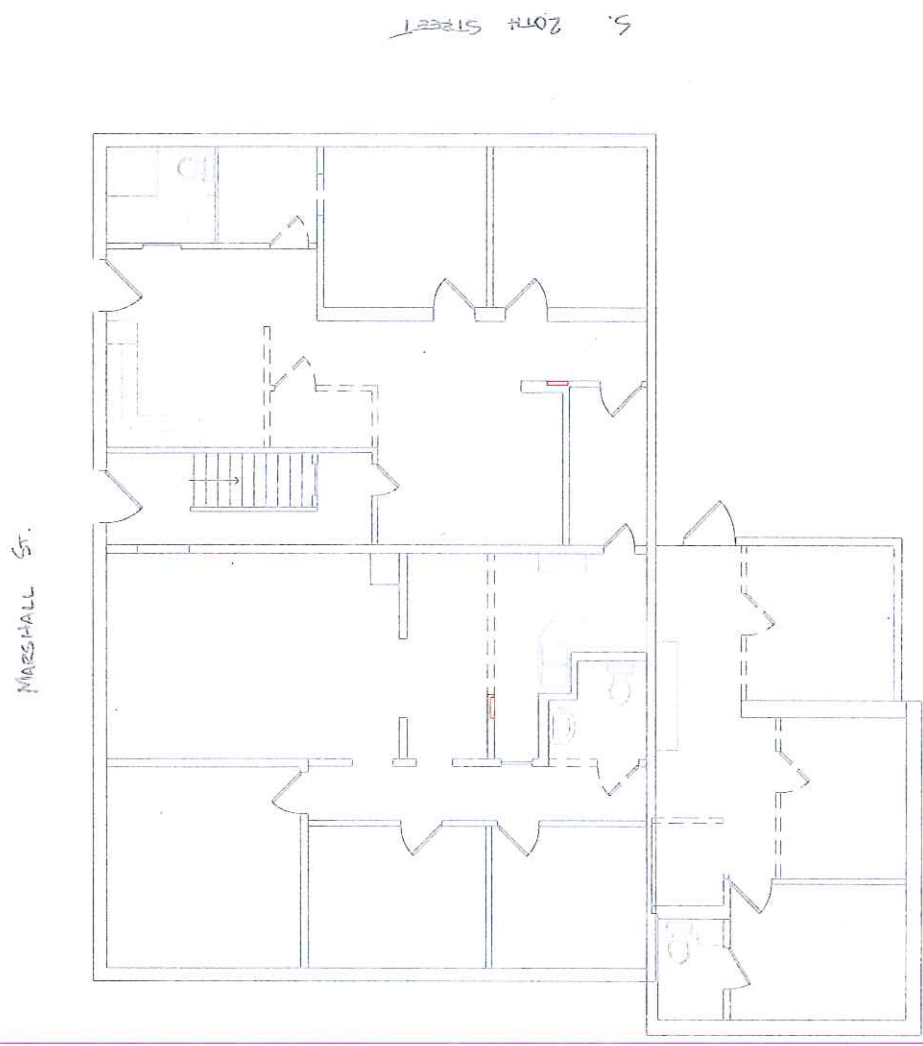
DATE	NO	REVISIONS

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WENZEL PROPERTIES LLC  
2003 MARSHALL ST  
MANTOWOC, WI  
SITE PLAN



# EXISTING/DEMO PLAN



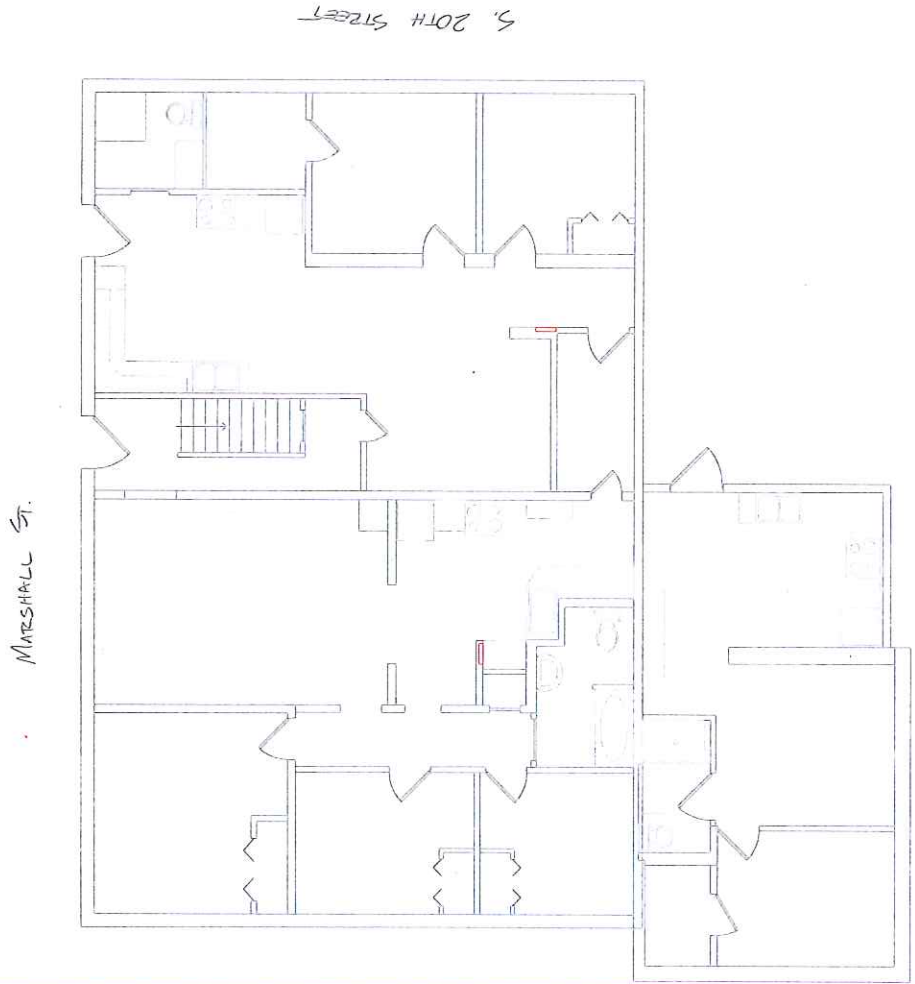
DATE	NO	REVISIONS	FILE

WENZEL PROPERTIES LLC  
 2003 MARSHALL ST  
 MANTOWOC, WI  
 DEMO FLOOR PLAN

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PROJECT NUMBER: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SCALE: 1/8"=1'-0"  
 SHEET  
 D-100

# NEW FLOOR PLAN



MARSHALL ST.

S. 20TH STREET

DATE:	NO.	REVISIONS




WENZEL PROPERTIES LLC  
 2003 MARSHALL ST  
 MANTOWOC, WI  
 NEW FLOOR PLAN

PROJECT NUMBER

DRAWN BY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SCALE: 3/8"=1'

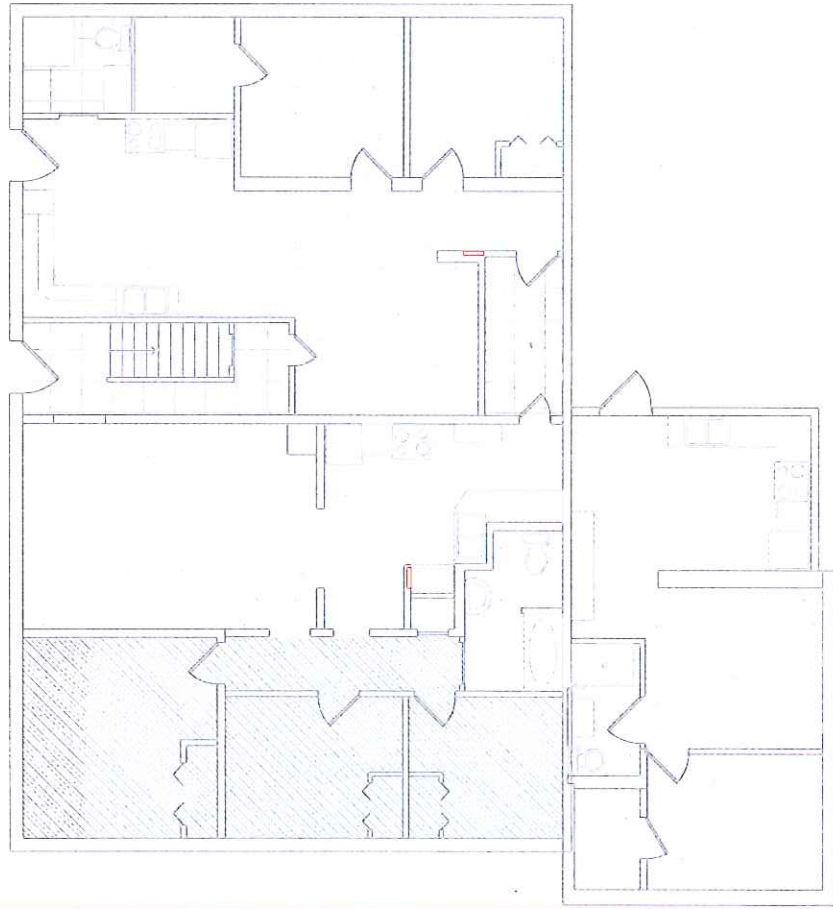
SHEET  
 A-100

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	NEW DRYWALL CEILING
	EXISTING PLASTER CEILING TO REMAIN
	EXISTING 2X2 CEILING TO REMAIN

Marshall St.

S. 20TH STREET



# REFLECTED CEILING PLAN

DESIGNED BY:	APPROVED BY:
DATE:	SCALE:
PROJECT NUMBER:	
SHEET	
A-110	

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WENZEL PROPERTIES LLC  
2003 MARSHALL ST  
MANTOWOC, WI  
NEW FLOOR PLAN  
REFLECTED CEILING PLAN

DATE:	NO.	REVISIONS:



ACOSTA JR GUSTAVO & CLAUDIA  
1028 S 20TH ST  
MANITOWOC WI 54220

BERO DDS SC WILLIAM J  
2102 MARSHALL ST  
MANITOWOC WI 54220

BERTSCHY JEFFREY  
1121 S 21ST ST  
MANITOWOC WI 54220

BREY CURTIS J & NICOLE R  
1124 N RAPIDS RD  
MANITOWOC WI 54220

CARPENTER RODNEY D & WENDY J  
1031 S 20TH ST  
MANITOWOC WI 54220

CHUDGAR SANJAY A  
3119 STOKES LN  
MANITOWOC WI 54220

DEHNE SARAH E & MARK A  
1025 S 20TH ST  
MANITOWOC WI 54220

DENK JAMES & ROBERT  
1117 S 20TH ST  
MANITOWOC WI 54220

DONALDSON JR ROBERT  
14 GREEN VALLEY DR  
CHELMSFORD MA 18240

DUENO PATRICIA D  
1025 S 21ST ST  
MANITOWOC WI 54220

ELLIOTT PAUL E  
1111 S 21ST ST  
MANITOWOC WI 54220

FREE ET AL SCOTT D  
1115 S 20TH ST  
MANITOWOC WI 54220

GOSZ LLOYD J & RUTH  
1901 MARSHALL ST  
MANITOWOC WI 54220

HANSEN LAURA L  
1118 S 20TH ST  
MANITOWOC WI 54220

HEINZEN REAL ESTATE HOLDINGS LLC  
2002 MARSHALL ST  
MANITOWOC WI 54220

HYNEK PAUL A  
1124 S 19TH ST  
MANITOWOC WI 54220

JADOWSKI ROMAN  
4721 W WHITETAIL CT  
MANITOWOC WI 54220

K B BROS CORP  
3406 MIRRO DR  
MANITOWOC WI 54220

KADOW R ROGER & MARILYN M  
1033 S 20TH ST  
MANITOWOC WI 54220

KLEIN BRIAN L  
1030 S 20TH ST  
MANITOWOC WI 54220

KNIPP ET AL FRANCIS R  
2009 MARSHALL ST  
MANITOWOC WI 54220

~~KNIPP ET AL FRANCIS R  
2009 MARSHALL ST  
MANITOWOC WI 54220~~

KOHLMAN ROBERT J & MARLO L  
3817 N RAPIDS RD  
MANITOWOC WI 54220

KRUEGER WILLIAM A  
1905 MARSHALL ST  
MANITOWOC WI 54220

LUCKOW DAVID  
1911 MARSHALL ST  
MANITOWOC WI 54220

MANITOWOC CNTY DOMESTIC  
VIOLENCE CENTER  
1127 S 22ND ST  
MANITOWOC WI 54220

MIKEAL ET AL MARY C  
1112 S 20TH ST  
MANITOWOC WI 54220

PETERMAN CAROL L  
1908 MARSHALL ST  
MANITOWOC WI 54220

POSVIC ANTHONY J  
1114 S 19TH ST  
MANITOWOC WI 54220

SAARI MATT A  
1019 S 19TH ST  
MANITOWOC WI 54220

SCHLEI JOEL L  
1110 S 19TH ST  
MANITOWOC WI 54220

SENN PAUL C  
4823 S 26TH ST  
MANITOWOC WI 54220

SMITH KEITH A  
418 E PARKVIEW LN  
MANITOWOC WI 54220

SPRANG DONALD  
1135 S 25TH ST  
MANITOWOC WI 54220

ST FRANCIS OF ASSISI  
601 N 8TH ST  
MANITOWOC WI 54220

SWADNER FRED M  
1117 S 21ST ST  
MANITOWOC WI 54220

TADYCH TERRANCE  
1120 S 21ST ST  
MANITOWOC WI 54220

~~TADYCH TERRANCE T  
1120 S 21ST ST  
MANITOWOC WI 54220~~

TIUTA RENTALS LLC  
927A S 8TH ST  
MANITOWOC WI 54220

VANDEBLOOMEN PAUL J  
2224 N RAPIDS RD  
MANITOWOC WI 54220

VODKA STRAIGHTS LLC  
1804 JENNY RD  
MANITOWOC WI 54220

WEBER DAVID L  
1916 MARSHALL ST  
MANITOWOC WI 54220

WELCOME HOME OF WISCONSIN LLC  
13230 ENGLISH LAKE RD  
VALDERS WI 54245

WENZEL PROPERTIES LLC  
3714 BRANCH RIVER RD  
MANITOWOC WI 54220

WINCEK SHERRY F  
1040 S 19TH ST  
MANITOWOC WI 54220

WRIGHT JENNIFER  
1030 S 21ST ST  
MANITOWOC WI 54220

XIONG TONG & PA LOR  
2106 MARSHALL ST  
MANITOWOC WI 54220

ZIARNIK HELEN  
1034 S 20TH ST  
MANITOWOC WI 54220

DATE MAY 8 2015  
ADD ALDERMAN, COUNTY ETC

MANITOWOC COUNTY AIRPORT  
1815 FREEDOM WAY  
MANITOWOC, WI 54220

ALD. JIM BREY  
809 S 25<sup>TH</sup> ST  
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 8<sup>TH</sup> STREET  
MANITOWOC, WI 54220

GREG BUCKLEY  
C/O CITY OF TWO RIVERS  
PO BOX 0087  
TWO RIVERS, WI 54241