



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



January 20, 2016

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, January 27th, 2016** 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 "R-6" Multiple Family Residential and the proposed zoning is "I-1" Light Industrial District.

Petitioners are: PC 6-2016: Robert Popp: Request to Rezone property north of Dewey Street and between S. 30th and S. 35th Streets, from "R-6" Multiple Family District to the "I-1" Light Industrial District. The petitioner would like to construct Mini-Warehouse buildings on the property.

You are invited 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 R-6 Zone

Single and two Family Dwellings
Multiple Family Dwellings
Adult and Child Day Care
Community Living Arrangements

Some Uses Permitted in Proposed I-1 Zone

Mini-Warehouse
Cabinet Making
Engraving
Machine Shop and assembling
Manufacturing / Industrial businesses

Respectfully Submitted,

Paul Braun
City Planner

Attachment

APPLICATION FOR AMENDMENT TO
ZONING ORDINANCE DISTRICT MAP

City of Manitowoc, Wisconsin

(REV. 1/11)

Date: 1-12-16

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 R6 District to the I-2 District the following described property.

I. LOCATION OF PROPERTY

- A. Street Address: South 35th Street 1900 Block
- B. Legal Description of Property: Tract 4-2 CSM Vol. 24 Page 385
- C. Small Scaled Map of Property (attached to this application).

II. REASON FOR ZONE CHANGE REQUEST

We would like to build Mini Storage Units

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): 8,400 Sq. Ft. plus or minus
 - (iii) Non-residential-Type of Development: Mini Storage Units
 - (iv) Number of parking spaces to be provided: See Site Plan
 - (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) Access over dedicated unimproved right of way
Official Map
- B. Conformance with City Comprehensive Plans (please specify) Proposed Plan Mix USE
- C. Impacts upon surrounding properties (please specify) NONE
- D. Estimated cost of construction/rehabilitation and net increase in real estate taxes (please specify)
\$ 125,000.00 plus or minus
- V. ESTIMATED TIMING OF PROPOSED USE/RE-USE OF PROPERTY (please specify)
2016

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):

Robert J. Popp
6008 CAY LS
Manitowish, WI 54220

Mailing address:

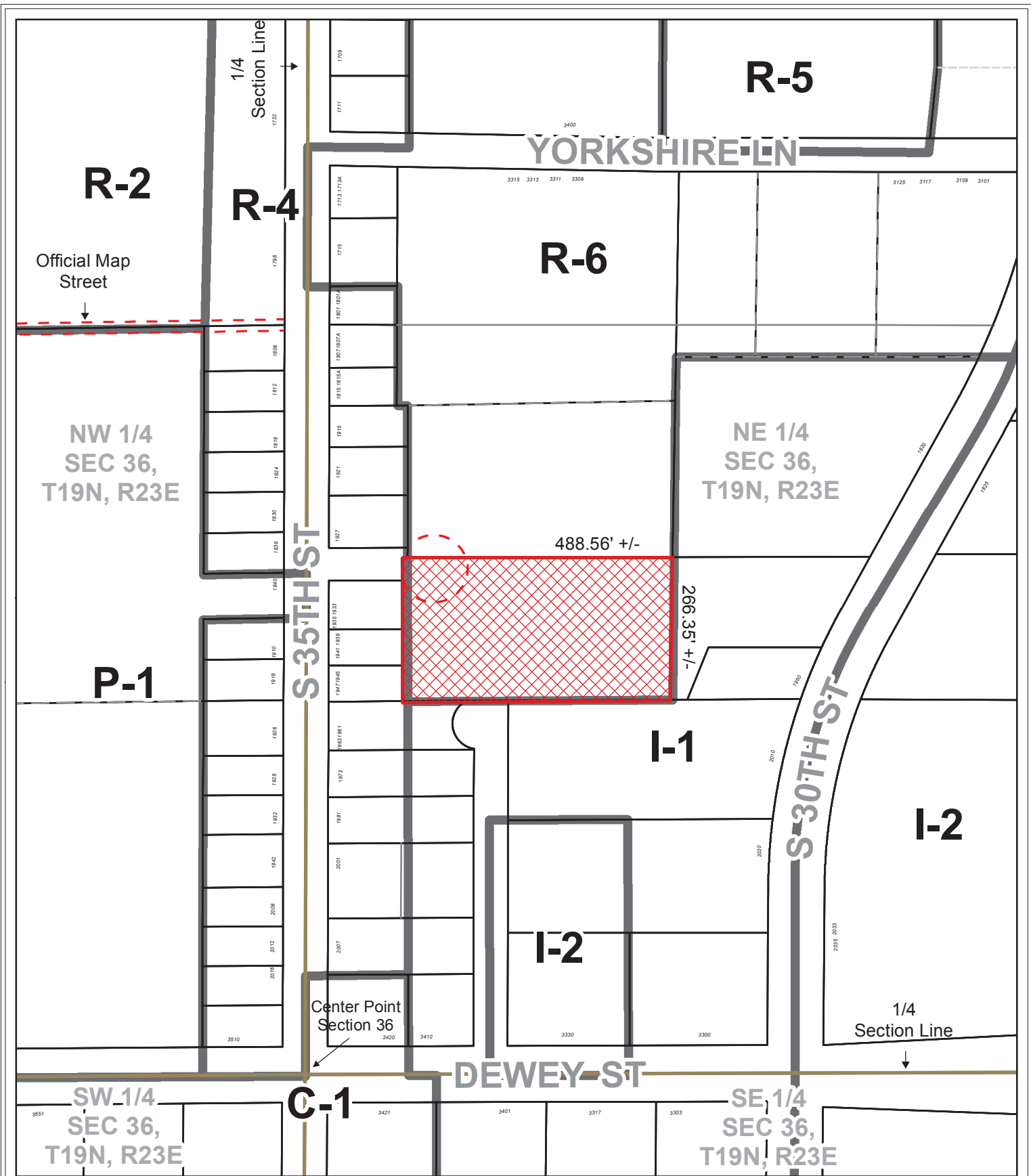
Contract Purchaser's Signature (if applicable):**

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

rpopp@lakefield.net
rjppopp@lakefield.net



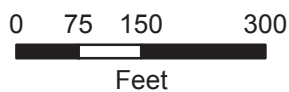
Request to Rezone Property of from "R-6"
Multiple Family Residential to "I-1" Light Industrial

PC 6-2016




Prepared by City of Manitowoc
Planning Department
www.manitowoc.org
Map Plotted: 01/19/2015

Y:\Planning\PC Plan Commission\Actions 2016\PC 6-2016 Popp rezone R-6 to I-1
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.



Legend

 Area of Request for Rezone