



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



August 24, 2018

To: Mayor and Common Council

From: Manitowoc City Plan Commission

Subject: PC 29-2018: Popp Enterprises, LLC: Request to Rezone Property from "R-6" Multiple Family to "I-1" Light Industrial for an area east of S. 35th Street and north of Dewey Street.

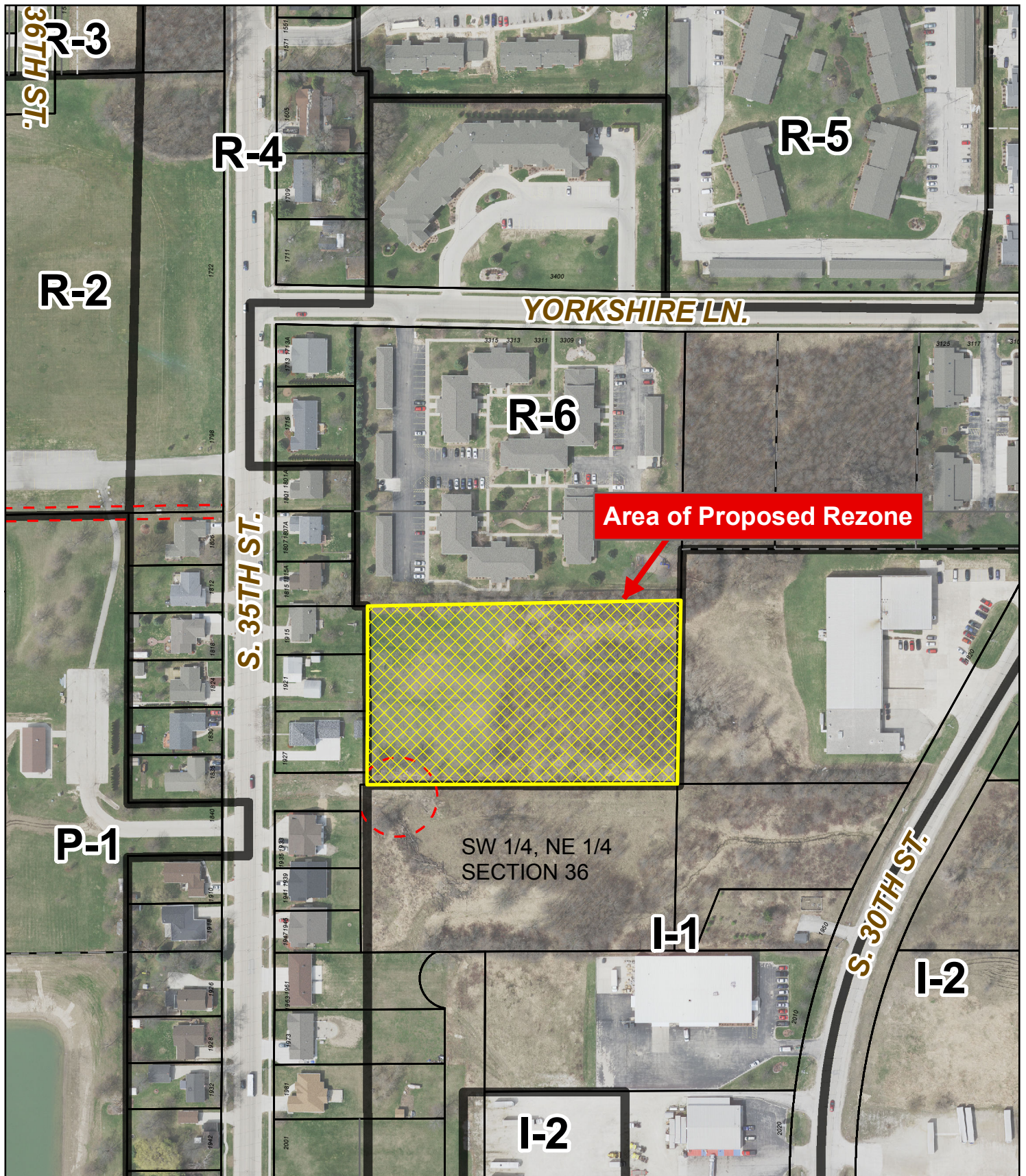
Dear Mayor and Common Council:

At the August 22, 2018 meeting of the Manitowoc City Plan Commission, the Commission considered all items on its agenda, including the item identified above, and wishes to report and recommend to the Common Council the following actions: to approve a change in zoning from the "R-6" Multiple Family District to the "I-1" Light Industrial District for the area shown on the attached map and instruct the City Clerk to schedule a public hearing for the September 17, 2018 Common Council meeting.

Respectfully Submitted,
Paul Braun
Plan Commission Secretary

Attachment: Map as applicable
Granicus # 18-0867

Popp Enterprises, LLC
Robert Popp
6008 C.T.H. LS
Manitowoc, WI 54220



Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org

Map Plotted: 08/06/2018

Y:\Planning\PC Plan Commission\Actions 2018\PC 29-2018 Popp rezone R-6 to I-1 S 35th St\Maps

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.

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

PC 29-2018

0 100 200 400
Feet

Legend

 Area of Request for Rezone

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

Date: 8-6-18

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 R-6 District to the I-1 District the following described property.

I. LOCATION OF PROPERTY

- A. Street Address: 35th ST.
- B. Legal Description of Property: 05283610301000
- C. Small Scaled Map of Property (attached to this application).

II. REASON FOR ZONE CHANGE REQUEST

To Build 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:
 - (ii) Non-residential-Square feet of building(s):
 - (iii) Non-residential-Type of Development:
 - (iv) Number of parking spaces to be provided:
 - (v) Number of Employees:

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) yes
- C. Impacts upon surrounding properties (please specify) None
- D. Estimated cost of construction/rehabilitation and net increase in real estate taxes (please specify) Not sure
- V. **ESTIMATED TIMING OF PROPOSED USE/RE-USE OF PROPERTY** (please specify) 2019 - 2021

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:

Robert J. Popp
6008 Co. HS
Manitowoc, WI 54220

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

Y:\Dave\WPFILES\zoning application 1-11.wpd

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