

Report to the Manitowoc Plan Commission

Meeting Date: Wednesday, February 22, 2023

Request: PC 8-2023: City-Initiated Amendment to the Future Land Use Map for Property located at Calumet Avenue, Dewey Street and S. 42nd Street, from Institutional and Public Parks & Open Space to General Business

Existing Land Use for Subject Property: The area is the location of the former Visitor Information Center, 4221 Calumet Ave.

Existing Zoning for Subject Property: P-1 Conservancy

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, West, East	Commercial, Retail, Restaurant	B-3 General Business
South	Commercial, Retail, Multi-Family	B-3 General Business, Multi-Family

Comprehensive Plan: Per Statute amendments to the Zoning Map and the Comprehensive Plan's 20 Year Land Use Map shall be consistent. The amendment to the Future Land Use Map is the first step being taken in order to rezone the property.

Report: This amendment to the future land use map is being initiated by the City which is the current owner of the subject property. The City has entered into a sale agreement with a buyer that have intentions of constructing two structures and a stormwater pond. One of the structures will be for a car wash and the second will be for undetermined drive thru restaurant use according to submitted concept plan.

In order to amend the 20 Year Future Land Use Map the Plan Commission shall pass a resolution (attached) and the Common Council shall adopt an ordinance making the Comprehensive Plan amendment. The Comprehensive Plan Amendment process follows a Public Participation Plan; the plan details the process, timing and notice requirements for any amendment.

Currently the property is over laid with two land use categories; Institutional and Public Parks & Open Space; both land use categories are not consistent with the proposed zoning district and land uses.

The property is the former location of the Visitor Information Center. The parcel is 4.82 acres and is currently zoned P-1 Conservancy. In order to rezone the property from P-1, Conservancy to C-1, Commercial the Future Land Use Map must be amended. The property is bounded by Calumet Avenue, Dewey Street, S. 42nd Street and S. Frontage Road. The property used to be owned by Wisconsin Department of Transportation being remnant land from when the Calumet Avenue and Dewey Street intersection was reconstructed. The City has received authorization from WisDOT to sell the property.

Public Comments Per the public participation plan notices were mailed out to property owners within 200 feet of the subject property. No comments have been received as of the time of this writing.

Timeline

- Notifications Sent: February 15th, 2023
- Plan Commission Informational Hearing February 22, 2023.
- Common Council Public Hearing March 20, 2023

Recommendation: Approve the Amendment to the 20 Year Future Land Use Map as depicted on the attached map and instruct the Mayor and Secretary to the Plan Commission to sign the Plan Commission Resolution.

PLAN COMMISSION OF THE CITY OF MANITOWOC
RESOLUTION RECOMMENDING ADOPTION OF AMENDMENTS
TO THE CITY OF MANITOWOC COMPREHENSIVE PLAN

WHEREAS, community development and change necessitate amendments to the Comprehensive Plan from time to time; and

WHEREAS, the City's Public Participation Plan for Periodic Comprehensive Plan Amendments is being followed in order to provide broad public notice, opportunities for public comment, and informed decision making by the Plan Commission and Common Council; and

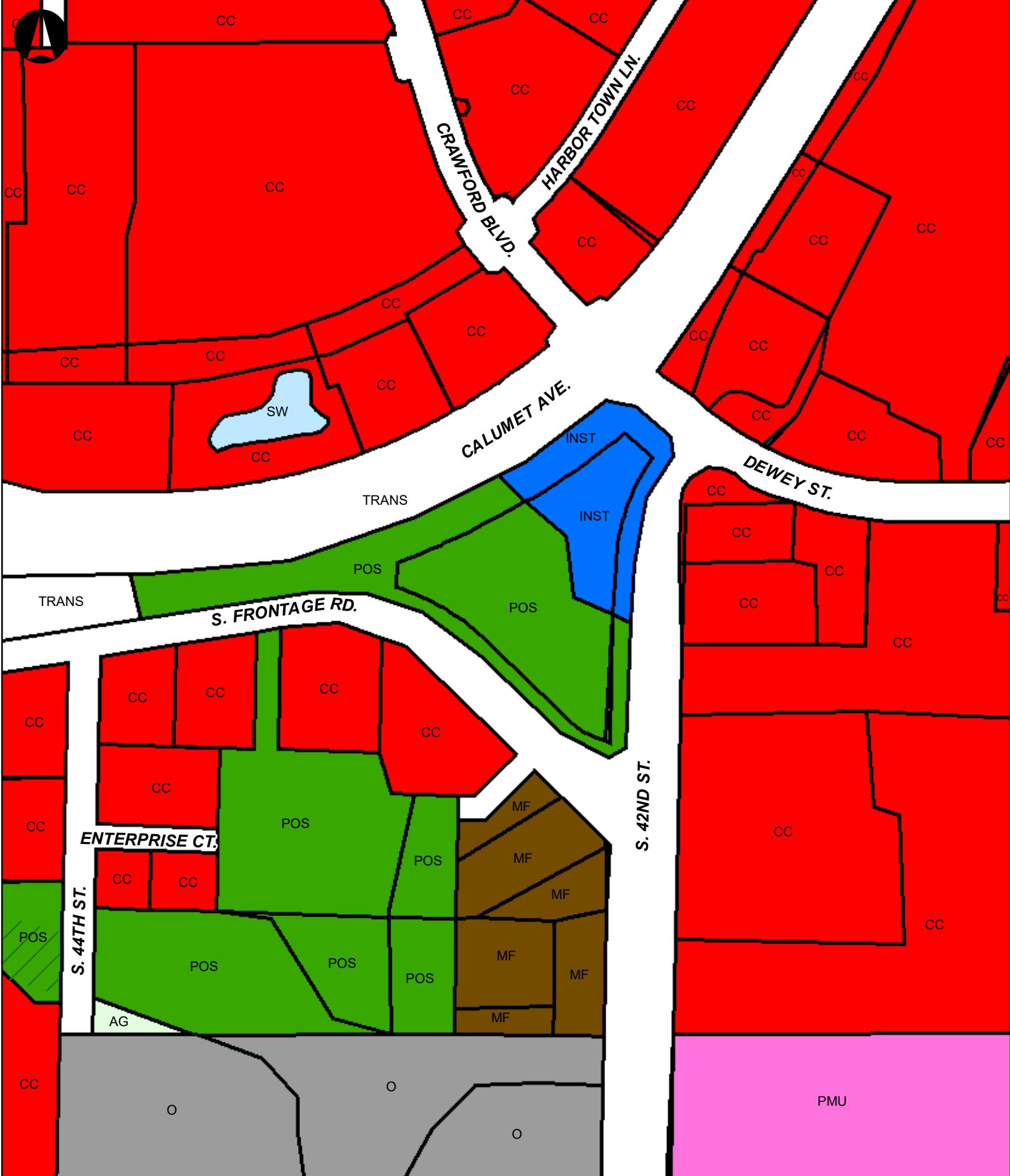
WHEREAS, the Plan Commission finds that the proposed Comprehensive Plan Amendment (PC 8-2023, attached) is consistent with the related components of the City of Manitowoc Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to §66.1001(4), Wis. Stats., the City of Manitowoc Plan Commission recommends the adoption by the Common Council of Comprehensive Plan Amendment PC 8-2023 by enacting an appropriate adoption ordinance.

ADOPTED this ____ day of _____, 2023.

Mayor Justin M. Nickels, Chair

Paul Braun, Secretary



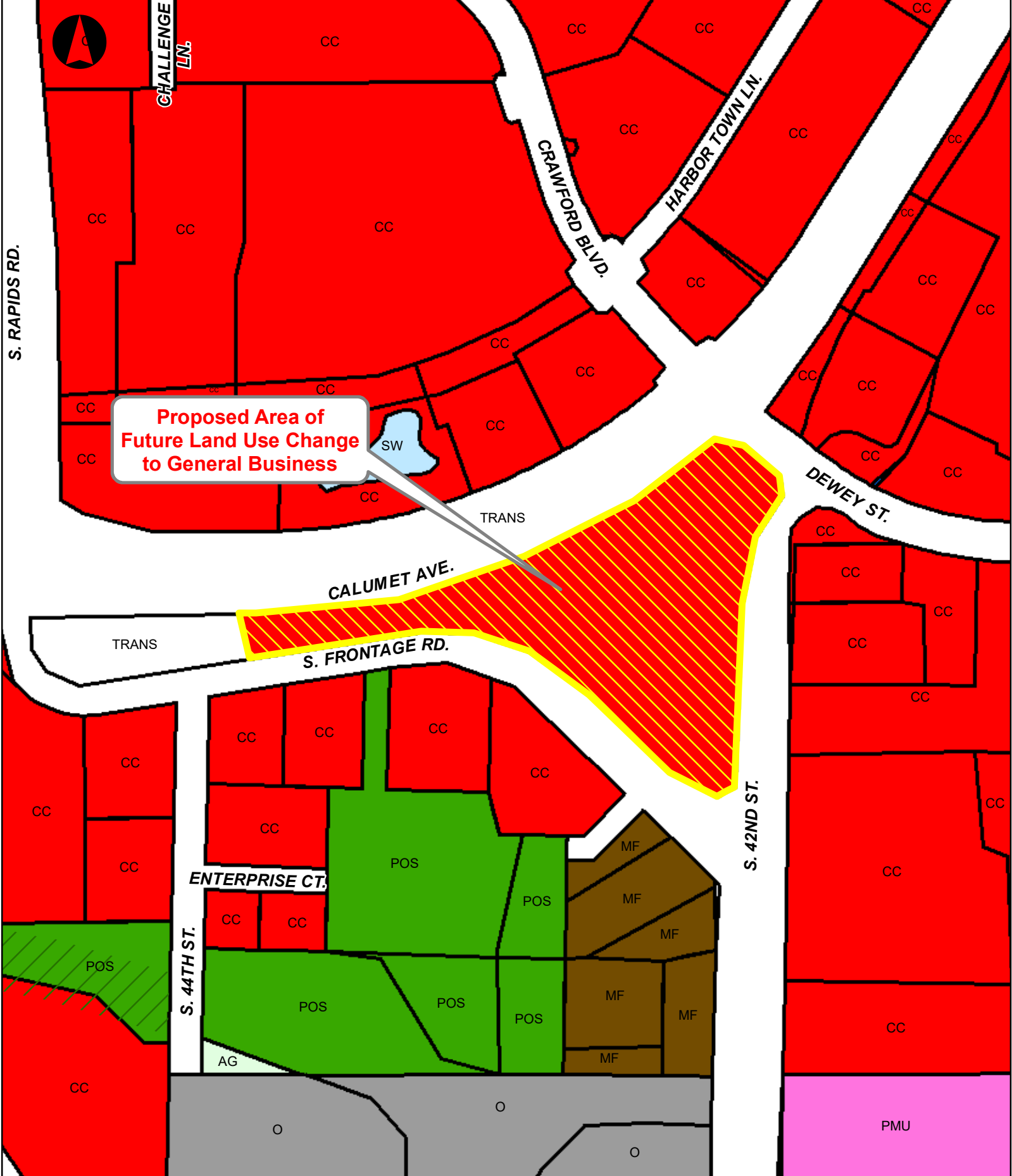
Future Land Use Categories

- Multi-Family Residential
- Public Parks & Open Space
- Right of Way
- Surface Water
- Agriculture
- Planned Mixed Use
- General Business
- Institutional & Community Facilities
- Office/Industrial

Existing Future Land Use

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: 2/13/2023



Proposed Area of Future Land Use Change to General Business

Future Land Use Categories

- Multi-Family Residential
- Public Parks & Open Space
- Right of Way
- Surface Water
- Agriculture
- Planned Mixed Use
- General Business
- Institutional & Community Facilities
- Office/Industrial
- Proposed Future Land Use

Proposed Future Land Use

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