

Report to the Manitowoc Plan Commission

Meeting Date: January 25, 2023

Request: PC 5-2023: Empire Estates LLC / Kyle Root; Rezone from B-3 General Business District to R-7 Central Resident District for property located at 1210 South 9th Street

Existing Land Use for Subject Property: Residential

Existing Zoning for Subject Property: B-3 General Business

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
East	Residential	R-7 Central Residence
North, West, South	Residential	B-3 General Business

Comprehensive Plan: The 20 Year Future Land Use Map shows the subject area as Urban Neighborhood.

Consistency Analysis

The rezoning is consistent with the future land use map.

Report: Kyle Root d.b.a. Empire Estates LLC is requesting to rezone his property located at 1210 S. 9th Street. Mr. Root recently purchased the property and discovered that the property was zoned B-3 General Business which makes the property a legal non-conforming use. Mr. Root wanted to convert the residence from a 2 family to a 3 family but non-conforming uses “may not be expanded, enlarged, extended, reconstructed, moved or structurally altered”. Rezoning the property to R-7, Central Residence allows for multiple family dwellings.

The property is 60’ x 150’ and 9,000 s.f.. The assessed land value is \$14,500; improved value \$11,100 for a total assessed value of \$25,600.

After reviewing the zoning request Community Development staff is recommending expanding the area to be rezoned. The expanded zoning area would include residential properties in the block facing S. 9th, Madison and Hamilton Streets totaling 12 additional lots in the block. All of the additional lots are currently residential uses and they also have building characteristics similar to a traditional neighborhood such as front yard setbacks and grass terrace areas between the sidewalk and curb. Properties on the east side of S. 10th Street are not included in the expanded area because this area feels and looks more commercial and retail rather than residential even though there are 7 residences along S. 10th Street. Traffic counts along S. 10th St are also higher than the counts along S. 9th Street.

Public Comments: Notices were mailed out to property owners within 200’ of the enlarged area of rezone on January 18th and at the time of this writing no comments have been received.

Timeline

- Application Received: January 11, 2023
- Notification Sent: January 18, 2023
- Plan Commission Public Informational Hearing: January 25, 2023
- Common Council Public Hearing scheduled for: February 20, 2023

Recommendation: Approve the petition and expanded area, rezoning the properties from B-3 General Business to R-7 Central Residence.



LAND USE APPLICATION

APPLICANT Kyle Root PHONE 9203815934

MAILING ADDRESS 2480 Marina Circ #316 Green Bay WI 54304 EMAIL rootkyle94@gmail.com

PROPERTY OWNER Empire Estates LLC PHONE above

MAILING ADDRESS above EMAIL above

REQUEST FOR:

- Conditional Use Permit (CUP) \$350*
- Zoning District Change/Map Amendment \$350*
- Site Plan Review \$350
- Request for Annexation \$350*
- Certified Survey Map (CSM) \$100
- Planned Unit Development (PUD) \$350*
- Official Map Review \$350*
- Street/Alley Vacation \$350*

**Publication of legal notice fees additional.*

STATUS OF APPLICANT: Owner Agent Other

PROJECT LOCATION ADDRESS 1210 S 9th St Manitowoc WI

PARCEL ID# 052-000317050 CURRENT ZONING _____

CURRENT USE OF PROPERTY B-3

PROPOSED USE OF PROPERTY _____

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.

Turn into a tri-plex - residential living - I believe currently set up for single family and b3 doesnt allow multi-family

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

Signed Kyle J Root Date 01/11/23
(Property Owner)

For Office Use Only	
Date Received: _____	PC #: _____
Fee Paid: _____	Check#: _____
Plan Commission Date: _____	

**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.

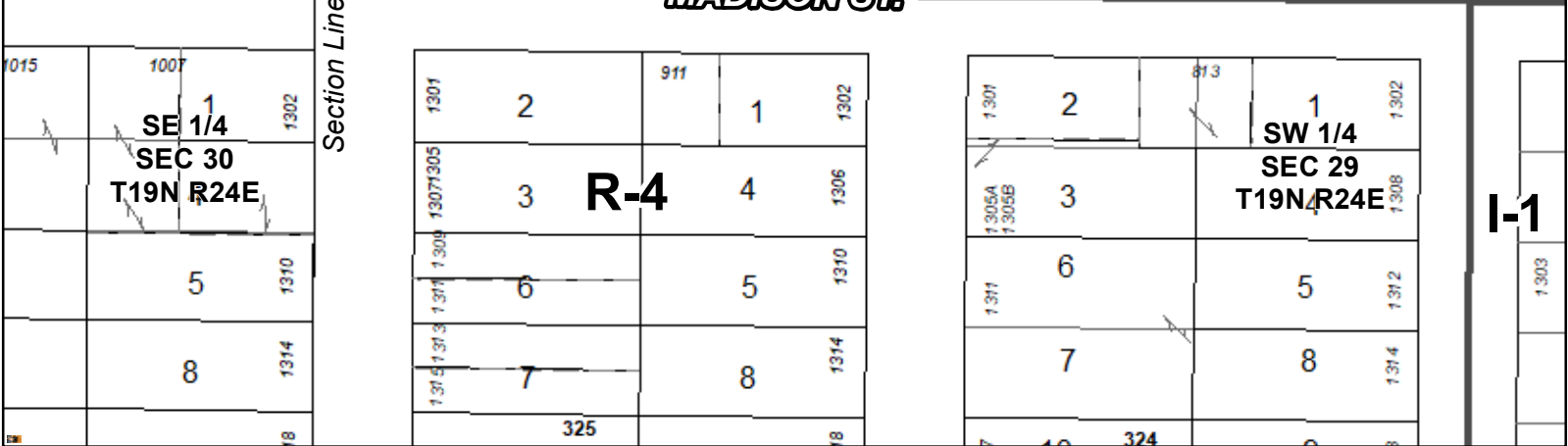
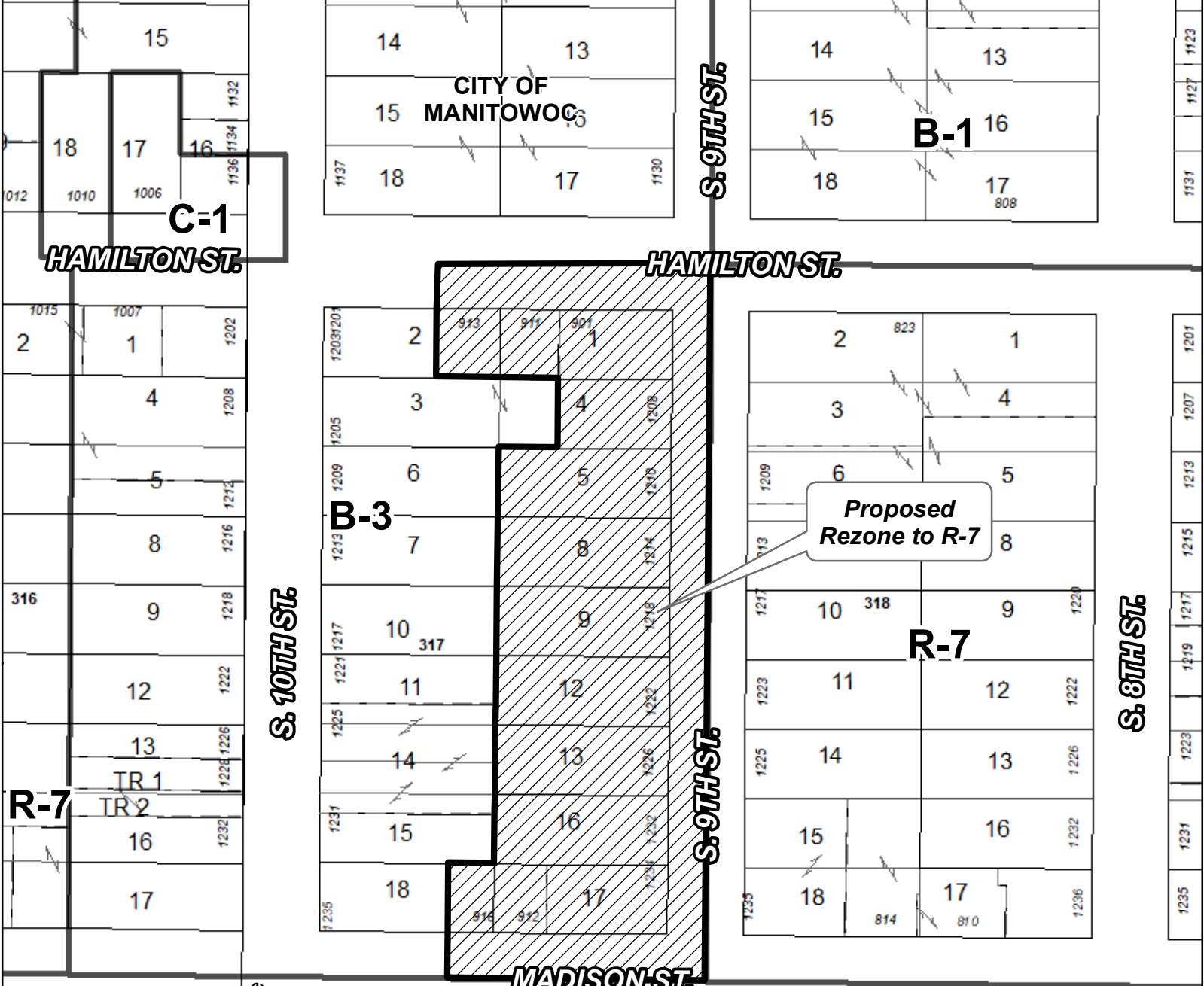
Kyle J Root
2480 Marina Circ #316
Green Bay WI 54304

Re-zoning Proposal

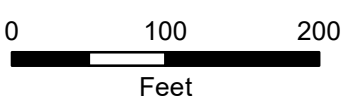
To whom this may concern, I am requesting a zoning change at my property, 1210 S 9th St in the City of Manitowoc. Its currently zoned b3 and I would like a re-zone to a residential living for multifamily, 3 units. I was notified on the final building inspection that this needed to be rezoned. We remodeled this property as a 3 unit property.

Regards,

Kyle J Root



Proposed Rezone Property from B-3 General Business District to R-7 Central Residence District




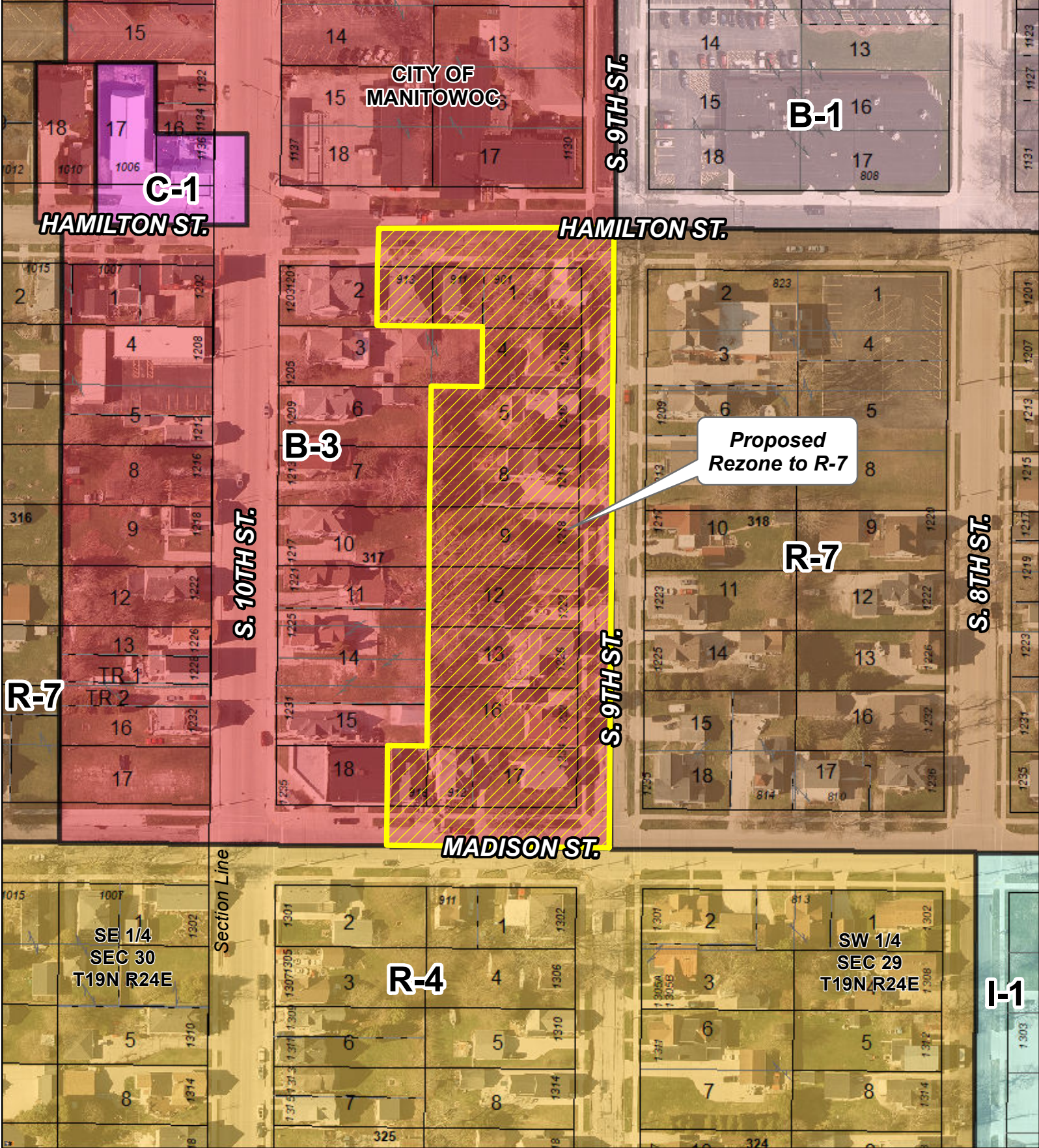
PC 06-2023

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.

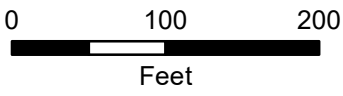
Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 1/17/2023
O:\Planning\PC Plan Commission\PC_Rezone\2023\PC 6-2023 Root B-3 to R-6 Block 317\Maps\PC 06-2023 Rezone B&W.mxd

Legend

 **Proposed Rezone**




Proposed Rezone Property from B-3 General Business District
to R-7 Central Residence District



PC 06-2023

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Legend

 Proposed Rezone

910 Hamilton St
Manitowoc, Wisconsin



Street View - Nov 2022



TRIP #627

S 11th St

S 12th St

Fraternal Order

Manitowoc Public Util

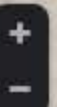






MADISON ST

Mem Hwy





S. 10TH ST.

County Road