

Report to the Manitowoc Plan Commission

Meeting Date: August 24, 2022

Request: PC 21-2022: Amendment to Zoning Code Chapter 15.390(14) Setbacks from Major Streets.

Report: The streets to be added to Section 15.390(14) are Expo Drive, S. 41st Street, Clipper Drive, and Bayshore Drive.

To be consistent with the intent of the covenants of the original “Manitowoc Industrial Park” the Community Development Department is recommending the following amendment to the Zoning Code. The “Manitowoc Industrial Park” is located in the general area of Clipper Drive, Expo Drive, S. 41st Street and Custer Street. MTM, K.I., Oil-Rite, Dowco, Kerry, Heiden are some of the businesses in the park.

The original covenants, which expired in 1995, required a 25-foot building setback from the street lines. During the site plan review of a recent business expansion the setback topic was discussed by staff. The proposed text amendment would require a building setback only along Expo Drive, S. 41st Street and Clipper Drive. Since the covenants are dissolved, the industrial park must follow the Zoning Code and under the current I-1 Light Industrial zoning district there are no required building setbacks. The original covenants intended to have some open space and building setbacks. The 25-foot setback is consistent with the I-43 Technology and Enterprise Campus covenants.

Bayshore Drive is a new street that is not currently listed in section 15.390(14). A portion of Bayshore Drive used to be Johnston Drive. Johnston Drive is listed in section 15.390(14) having a 25’ building and parking lot setback. Bayshore Drive runs from E. Reed Avenue to Waldo Boulevard and it is proposed to have a 25’ building setback only.

Below is the text from section 15.390(14) “Setbacks from Major Streets”. The text in yellow are the proposed text changes.

***(14) Setbacks from Major Streets.** A building and parking setback shall be provided along the following named major streets. Said setbacks shall be measured from the street line as established by the Official Map, and if said street line is not established on the Official Map, the setback shall be measured from the existing street line. These building setback areas shall be landscaped with grass, trees and/or shrubs and other acceptable landscaping materials, and shall only be used for walkways, identification signs, flagpoles, and driveways perpendicular, or nearly so, to the lot line. The setback area shall be entirely graded, seeded and/or sodded in a manner that will produce an acceptable lawn, along with other landscape elements. Parking or storage of vehicles, parking space access drives or aisles, material storage, products or equipment shall be prohibited within said setback areas, except as noted.*

Twenty-five-foot setbacks:

Add Expo Drive. Beginning at S. 41st Street to Vista Road (building setback only)

Add 41st Street (South). Beginning at Harbor Town Lane to Custer Street (building setback only)

Add Clipper Drive. Beginning at S. 41st Street to Custer Street (building setback only)

Add Bayshore Drive. Beginning at E. Waldo Boulevard to E. Reed Avenue (building setback only)

Albert Drive. Beginning at Johnston Drive to North 18th Street;

Broadway Street. Beginning at the railroad tracks to the west City limits;

Calumet Avenue. Beginning at South 26th Street to South 41st Street (building setback only). From South 41st Street west to City limits, building and parking setbacks shall apply;

Custer Street. Beginning at 26th Street to the City limits (building setback only);

Dewey Street. Beginning at South 10th Street to South 42nd Street;

Johnston Drive. Beginning at Memorial Drive to the City limits;

Magnolia Avenue. Beginning at Memorial Drive to Menasha Avenue;

Maritime Drive. Beginning at Buffalo Street to Memorial Drive;

Memorial Drive. From Waldo Boulevard to City limits (building setback only);

Menasha Avenue. Beginning at Wisconsin Avenue to the City limits (building setback only);

Mirro Drive. Beginning at Memorial Drive to City limits;

Rapids Road (North and South). From City limits to City limits (building setback only);

Viebahn Street. Beginning at 10th Street to City limits;

Waldo Boulevard. Beginning at Memorial Drive to the west City limits;

8th Street (North). Beginning at Park Street to Reed Avenue (building setback only). From Reed Avenue to City limits building and parking setbacks shall apply;

11th Street (North). Beginning at St. Clair Street to Waldo Boulevard;

10th Street (South). Beginning at Division Street to the south City limits;

14th Street (South). Beginning at Dewey Street to Grand Avenue;

18th Street (North). Beginning at Revere Drive North to City limits;

21st Street (South) and Revere Drive. Beginning at Marshall Street to North 18th Street;

24th Street (North). Beginning at Fairmont Street to Menasha Avenue;

26th Street (South). Beginning at Western Avenue to City limits;

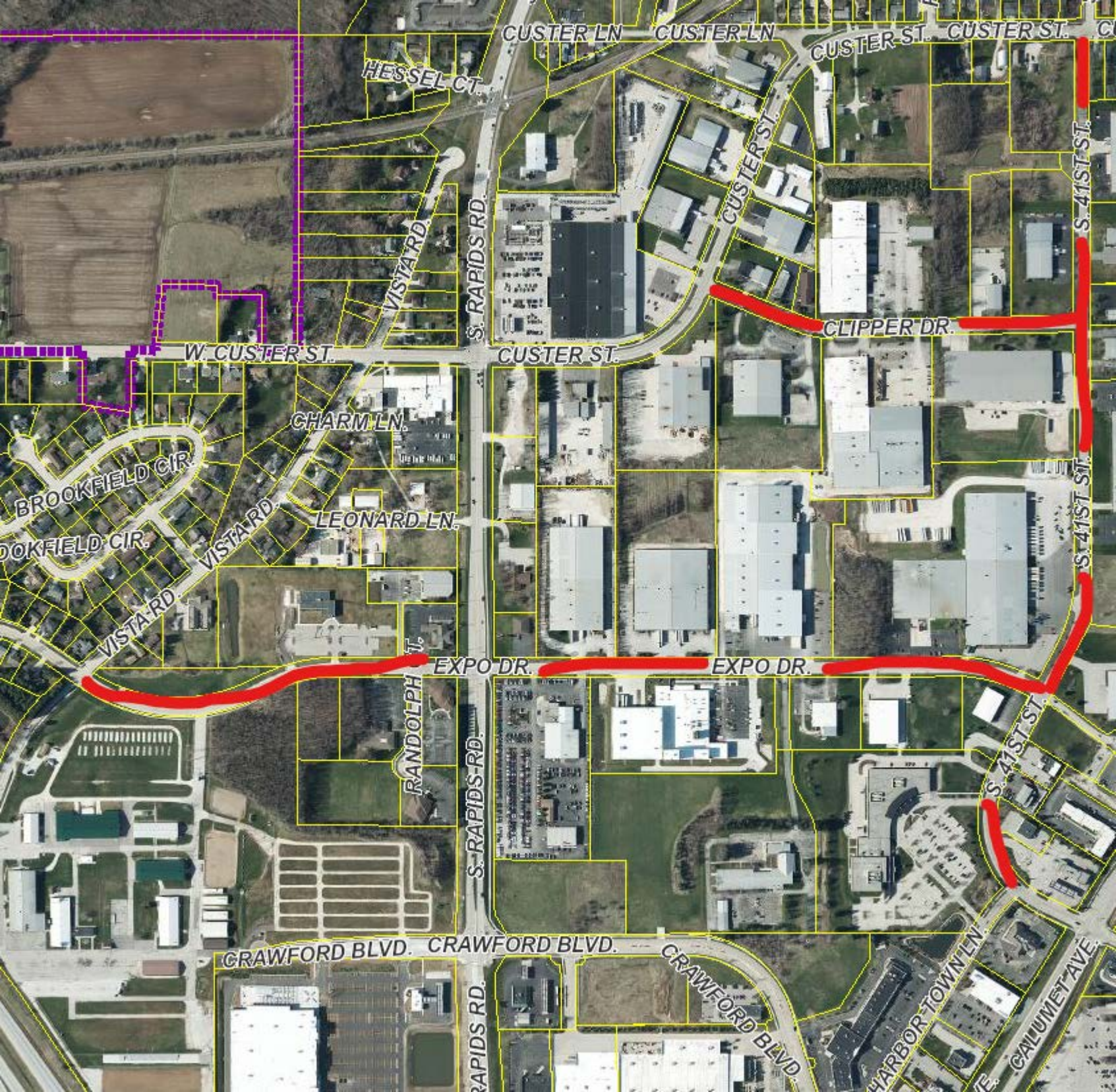
30th Street (South). Beginning at Custer Street to City limits;

35th Street (South). Beginning at Meadow Lane to City limits; and

South 42nd Street (South). Beginning at Dewey Street to Viebahn Street (building setback only).

After recommendation from the Plan Commission this item will be referred to the Common Council for a public hearing at their September 19, 2022 meeting.

Recommendation: Approve the text amendments to the Zoning Code - Section 15.390(14) Setbacks from Major Streets.



CUSTER LN CUSTER LN

CUSTER ST. CUSTER ST.

HESSEL CT.

VISTA RD.

S. RAPIDS RD.

CUSTER ST.

CLIPPER DR.

W. CUSTER ST.

CUSTER ST.

CHARM LN.

LEONARD LN.

BROOKFIELD CIR.

BROOKFIELD CIR.

VISTA RD.

EXPO DR.

EXPO DR.

RANDOLPH ST.

S. RAPIDS RD.

S. 41ST ST.

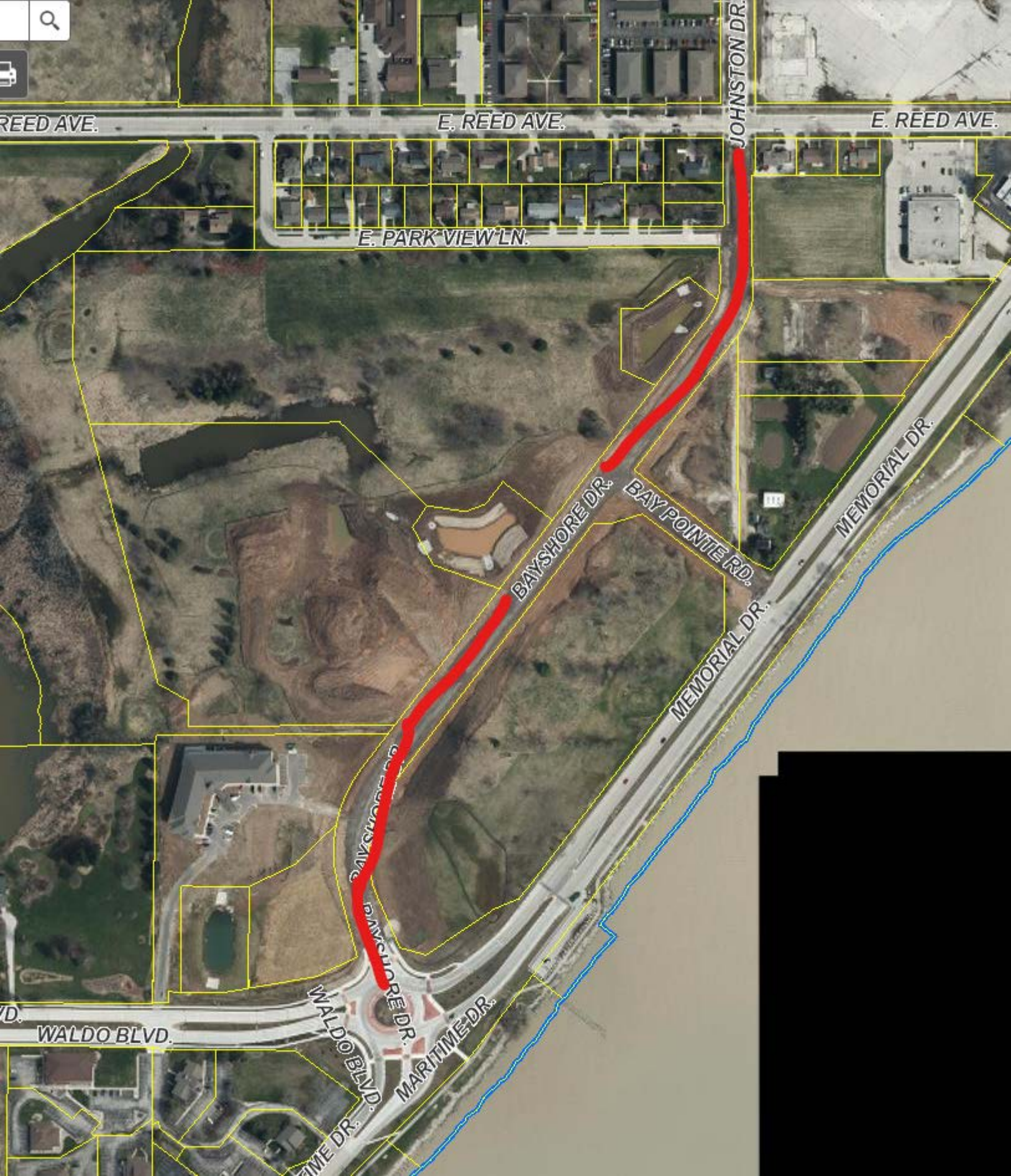
CRAWFORD BLVD. CRAWFORD BLVD.

S. RAPIDS RD.

CRAWFORD BLVD.

HARBOR TOWN LN.

E. CALUMET AVE.



REED AVE.

E. REED AVE.

E. REED AVE.

E. PARK VIEW LN.

JOHNSTON DR.

BAYSHORE DR.

BAYPOINTE RD.

MEMORIAL DR.

MEMORIAL DR.

BAYSHORE DR.

BAYSHORE DR.

WALDO BLVD.

WALDO BLVD.

MARITIME DR.

MARITIME DR.

VD.

ME DR.