

Report to the Manitowoc Plan Commission

Meeting Date: August 24, 2022

Request: PC 19-2022: Seehafer Broadcasting Corporation, Request to Rezone Property from R-1 Residential – Agricultural to I-1 Light Industrial located at 4009 Viebahn Street.

Existing Land Use for Subject Property: Vacant undeveloped property

Existing Zoning for Subject Property: R-1 Residential - Agricultural

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
East	Vacant / Undeveloped	R-6 Multiple Family
North	Industrial	I-1 Light Industrial
South	Vacant / Undeveloped	Town of Newton Zoning R2
West	Industrial, Business	I-1 Light Industrial

Comprehensive Plan: The 20 Year Future Land Use Map shows the subject area as Planned Neighborhood. The property directly north and adjacent to the subject property is shown as Office/Industrial on the map.

Consistency Analysis

The rezoning is consistent with the future land use map. The “Land Use” resource guide book published by the Center for Land Use Education, University of Wisconsin-Stevens Point / Extension states that future land use map lines do not have to be “hard lines”; they can be “soft” lines. The subject property is directly adjacent to Office/Industrial land use property and a portion of the lot adjacent is currently zoned light industrial.

Report:

Seehafer Broadcasting Corporation is requesting to rezone a strip of land from R-1 Residential – Agricultural to I-1 Light Industrial. The strip of land is approximately 150’ wide by 1,200’ deep and measuring roughly 4.1 acres in size. The subject area to be rezoned is part of a larger 26.45 acre parcel, of which approximately 22 acres is currently zoned I-1 Light Industrial. Access to the property is off of Viebahn Street. The property is surrounded on the east, south and west by the Town of Newton.

In 1980 the property was annexed into the City and zoned to its current zoning classification. At that time, the area was zoned light industrial to allow for the construction of 4 radio antennas for WCUB radio. The notes in the old file suggest that the strip of R-1 zoning was created to address some concerns of the neighboring properties.

The petitioner is requesting the change in zoning with plans of constructing a 100’ x 300’ commercial warehouse which is a permitted use in the I-1 Light industrial zoning district.

Public Comments: Notices were mailed out to property owners (City and Town) within 200' of the subject property on August 17 and at the time of this writing no comments have been received.

Timeline

- Application Received: August 12, 2022
- Notification Sent: August 17, 2022
- Plan Commission Public Informational Hearing: August 24, 2022
- Common Council Public Hearing: September 19, 2022

Recommendation: Approve the petition to rezone the subject property from R-1 Residential - Agricultural Multiple Family Residential to I-1 Light Industrial.



LAND USE APPLICATION

Mark Seehufner

APPLICANT Seehufner Broadcasting PHONE 682.0351
 MAILING ADDRESS PO Box 1385 EMAIL MarkSeehufner@Wompradio.com
 PROPERTY OWNER Seehufner Broadcasting PHONE 682.0351
 MAILING ADDRESS PO Box 1385 EMAIL _____

REQUEST FOR:

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

*Publication of legal notice fees additional.

STATUS OF APPLICANT: Owner Agent Other
 PROJECT LOCATION ADDRESS 4009 Viebahn St.
 PARCEL ID# 052- _____ CURRENT ZONING 1-1
 CURRENT USE OF PROPERTY R-1
 PROPOSED USE OF PROPERTY 1-1

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.

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

Signed Mark Seehufner Date 8-12-22
 (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.



SEEHAFER BROADCASTING CORP.

Mark Seehafer, President
Phone: (920) 682-0351 Fax: (920) 682-1008
PO Box 1385 Manitowoc, WI, 54220-1385

August 12, 2022

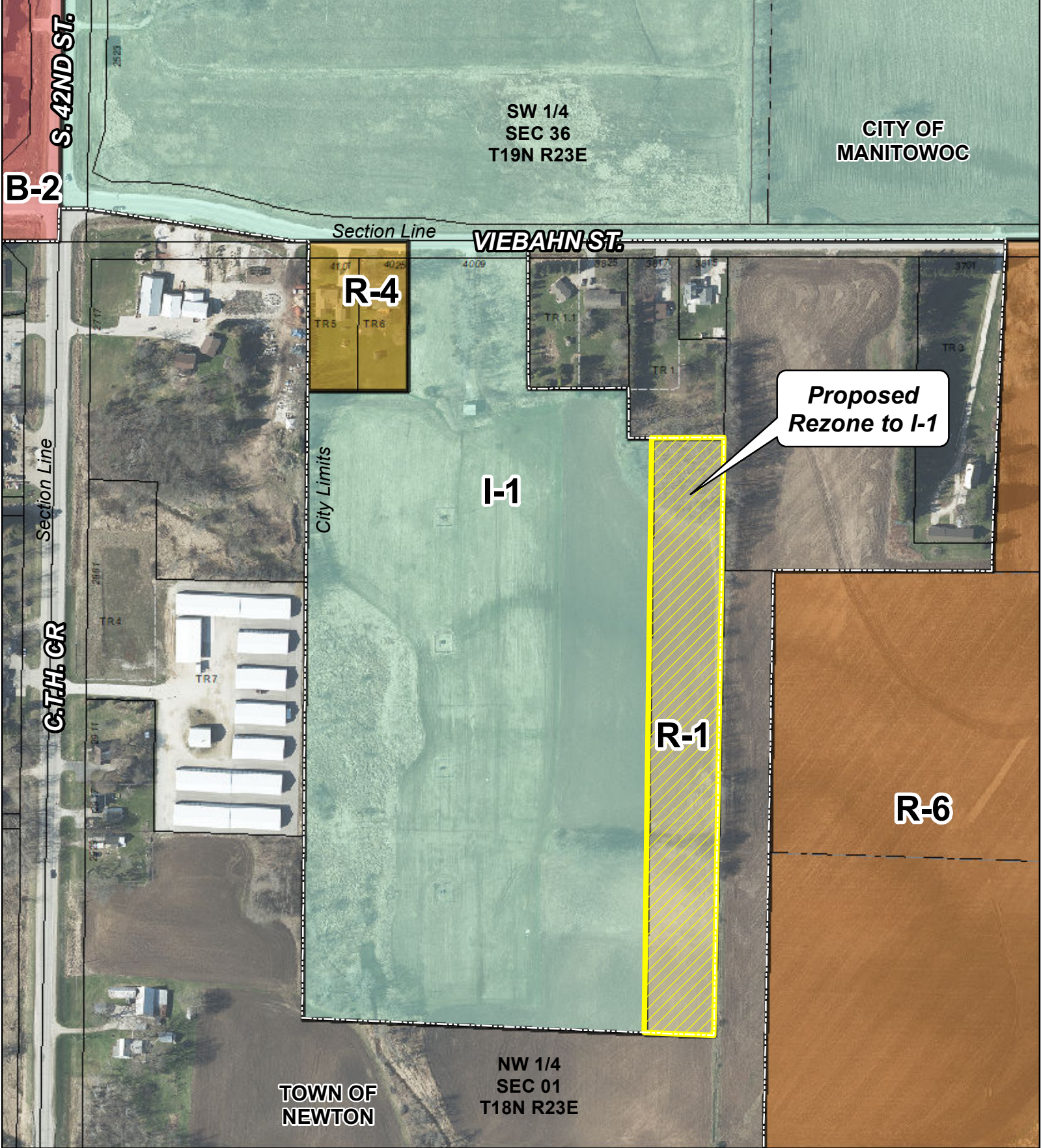
Mark Seehafer, Owner/President of Seehafer Broadcasting, is planning to develop the I-1 section of 18 acres of the 26 acres that we currently own. The planned use of the current acreage will be commercial warehousing at the size of 100'x300' feet. We are proposing to re-zone the R-1 to I-1, which we own.

Site plan is in the hands of our surveyor and will be completed by October 31, 2022.

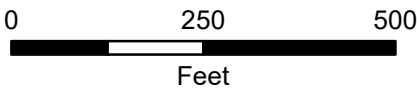
Very truly yours,
SEEHAFER BROADCASTING CORP.

A handwritten signature in black ink that reads "Mark Seehafer". The signature is written in a cursive, flowing style.

Mark Seehafer
President



Proposed Rezone Property from R-1 Residential-Agricultural District
to I-1 Light Industrial District




PC 19-2022

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: 8/17/2022
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Legend

 Proposed Rezone

CITY OF
MANITOWOC

SW 1/4
SEC 36
T19N R23E

B-2

S. 42ND ST.

Section Line

VIEBAHN ST.

R-4

TR5 TR6

TR 1.1

TR 1

TR 3

Proposed
Rezone to I-1

I-1

City Limits

R-1

R-6

TOWN OF
NEWTON

NW 1/4
SEC 01
T18N R23E

Section Line

C-TILL CR

TR4

TR7

20011

29111

29117

2929

2523

2717

4107 4025

4009

3825

3817

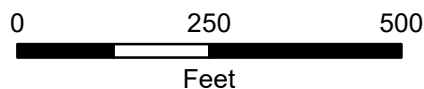
3815

3701



Proposed Rezone Property from R-1 Residential-Agricultural District to I-1 Light Industrial District

PC 19-2022




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Legend

 Proposed Rezone