

Report to the Manitowoc Plan Commission

Meeting Date: Wednesday, February 23, 2022

Request: PC 9-2022: Resolution Regarding a Comprehensive Plan Amendment to Modify the Map of Future Land Use for property generally located south of Viebahn and W. Viebahn Streets and being east and west of Hecker Road.

Existing Land Use for Subject Property: The area is undeveloped farm land currently

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

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Rural residential, vacant industrial	R-4 Single and Two Family & I-1 Light Industrial
East	I-43, rural undeveloped land	R2 Town of Newton Zoning
South	Rural residential undeveloped farm land	A2 Town of Newton Zoning
West	Rural residential & farm land	A2 Town of Newton Zoning

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 owner of the subject property. 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.

On March 24, 2020 the City of Manitowoc purchased approximately 87.2 acres from Manitowoc County (quit claim deed Volume 3282 Page 373); the property was then annexed into the City on June 23, 2020. Pursuant to Municipal Code 15.050(5) annexed property is temporarily zoned R-1 Residential-Agricultural District until permanent zoning can be placed on the property. The City purchased the property to create additional acreage for light industrial or office uses.

The property is located south of Viebahn and West Viebahn Streets, and east and west of Hecker Road. There are 51.25 acres east of Hecker Road and 35.95 acres west of Hecker Road. The property abuts the west right-of-way line of I-43. Wetlands are located at the southeast corner of the property east of Hecker Road and along the west right of way line of Hecker Road.

The current future land use map shows the area west of Hecker Road as Planned Neighborhood and the area east of Hecker Road as General Business. The amendment to the future land use

map would change the land use category to Office/Industrial, prepping the area for future light industrial development. The Comprehensive Plan described the Office/Industrial land use as a *“future land use category intended for office, laboratory, research and development, technology, business park, industrial, indoor manufacturing, warehousing, and distribution, and office-support land uses (e.g., day care, hotel, health club, bank, etc.).*

Development will include generous landscaping, screened storage areas, modest lighting, and limited sign-age. Development will be served by public sewer, public water, and other urban services and infrastructure.” The recommended zoning for properties in this land use category are B-3, I-1 and I-2. (General Business, Light Industrial and Heavy Industrial)

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

Timeline

- Notifications Sent: February 16th, 2022
- Plan Commission Informational Hearing February 23, 2022.
- Common Council Public Hearing March 21, 2022

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

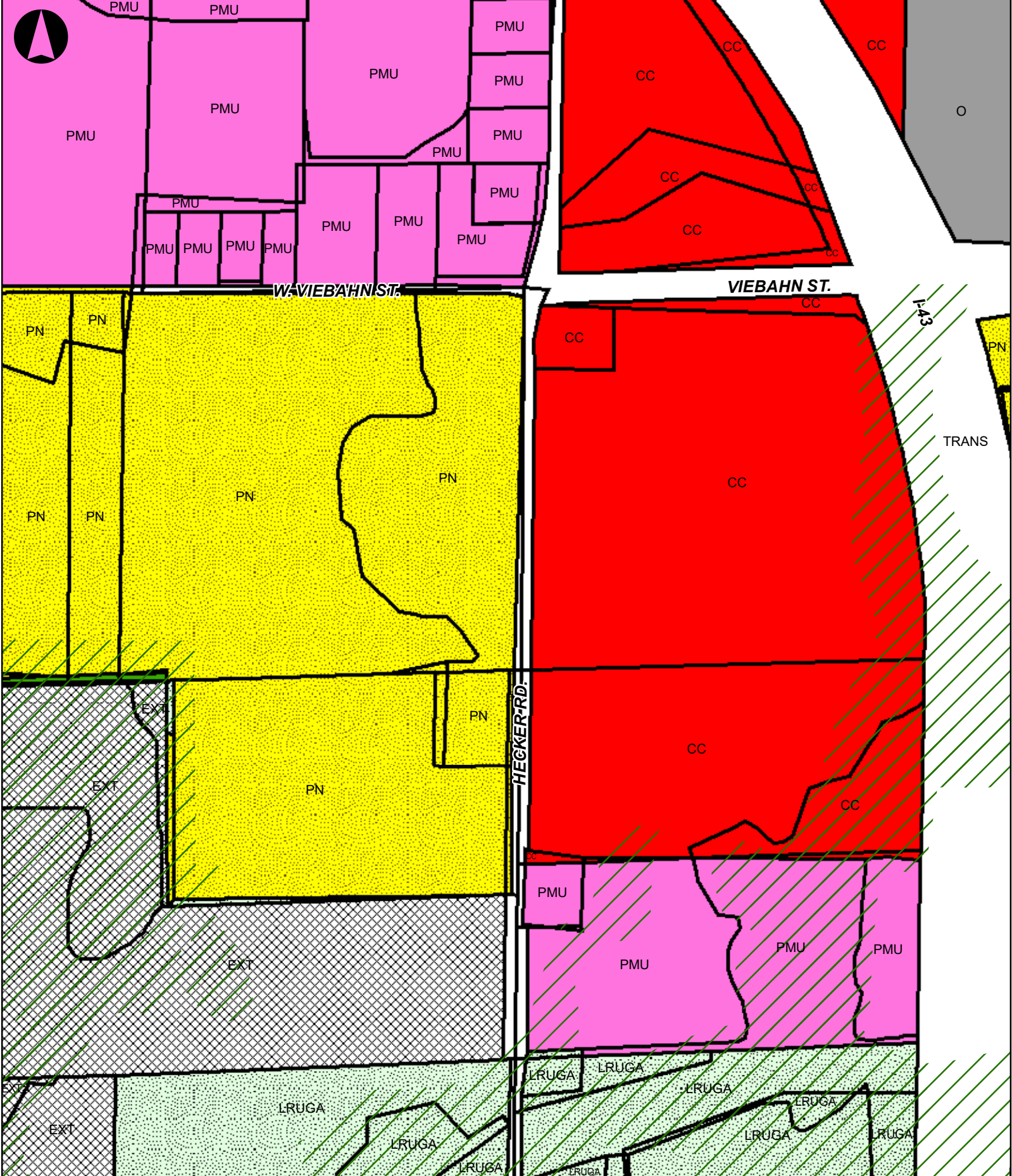
WHEREAS, the Plan Commission finds that the proposed Comprehensive Plan Amendment (PC 9-2022, attached) is consistent with the related components of the City of Manitowoc Comprehensive Plan.

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 9-2022 by enacting an appropriate adoption ordinance.

ADOPTED this ____ day of _____, 2022.

Mayor Justin M. Nickels, Chair

Paul Braun, Secretary



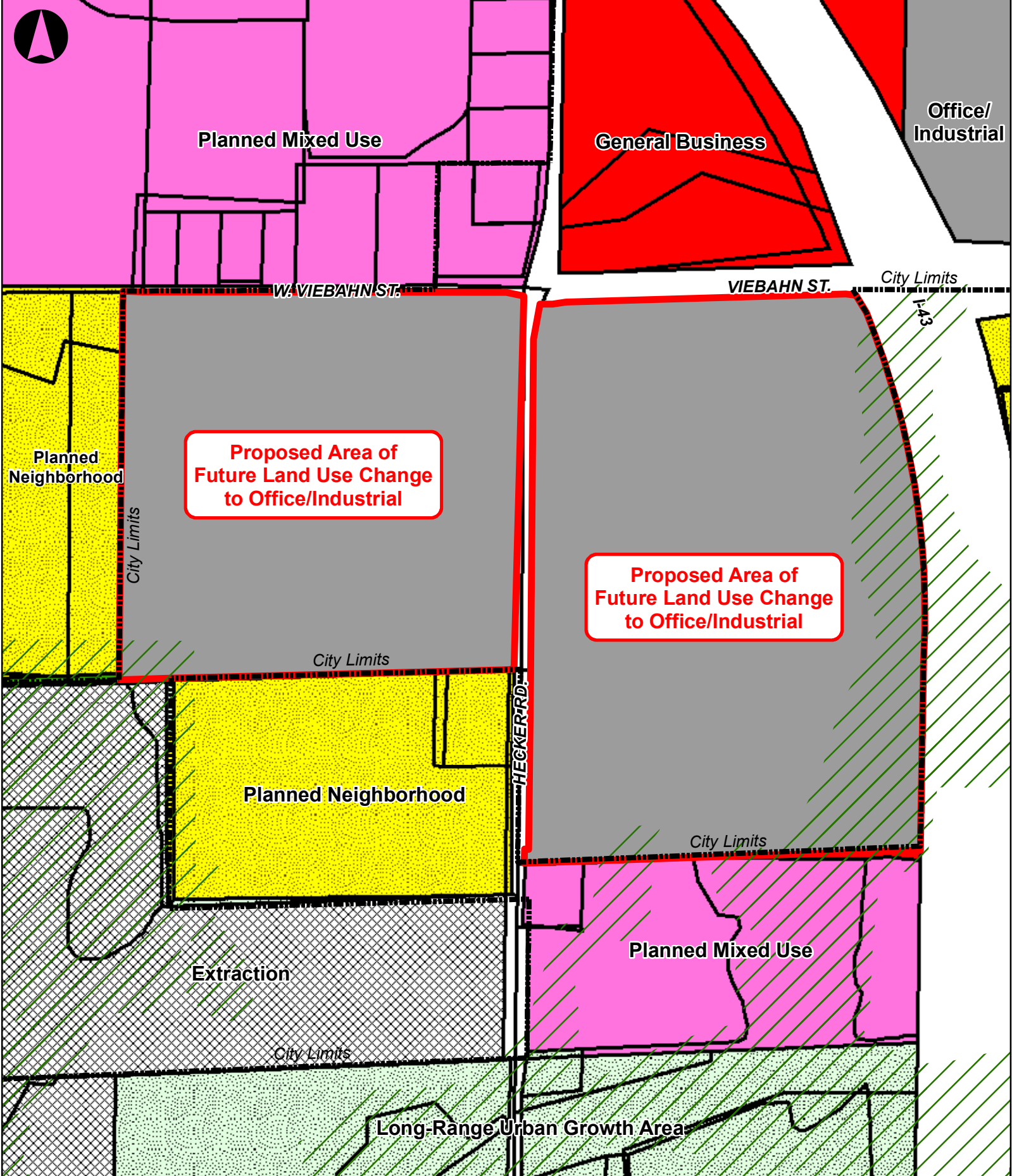
Future Land Use Categories

- Public Parks & Open Space
- Right of Way
- Planned Neighborhood
- Planned Mixed Use
- General Business
- Office/Industrial
- Long-Range Urban Growth Area
- Extraction

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: 2/15/2022



Proposed Area of Future Land Use Change to Office/Industrial

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Proposed Future Land Use

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