

Report to the Manitowoc Plan Commission

Meeting Date: May 25, 2022

Request: PC 16-2022: Wisconsin Aluminum Foundry: Petition to Rezone Property from R-6 Multiple Family to I-2 Heavy Industrial located at the southwest corner of S 16th Street and Clark Street.

Existing Land Use for Subject Property: Vacant undeveloped property

Existing Zoning for Subject Property: R-6 Multiple Family

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
West, South, East	Industrial	I-2 Heavy Industrial
North	Residential	R-6 Multiple Family

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

Consistency Analysis

One of the General Policy statements in the Comprehensive Plan is to *“Actively promote infill development, adaptive reuse, and redevelopment of blighted and/or brownfield sites, where opportunities exist as a means to improve neighborhood conditions, increase local economic and shopping opportunities, and make use of existing infrastructure investments.”*

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.

Report:

Wisconsin Aluminum Foundry (WAF) is planning a 45,000 s.f. building expansion to meet customer and business needs. The I-2 zoning designation is needed to allow for the expansion of the building and industrial use.

The subject area is located at the southwest corner of Clark and S. 16th Streets being approximately 0.68 acres, with 250' +/- of frontage along Clark Street and 120' +/- of frontage along S. 16th Street. Currently the property is vacant and not being used by WAF. The property is bordered by a fence with a landscaped border.

Historically the subject property was used for single and two family residential but over the past 10 to 20 years WAF has purchased many of the adjacent properties allowing them the option of expanding their business.

Public Comments: Notices were mailed out to property owners within 200' of the subject property on May 18 and at the time of this writing no comments have been received.

Timeline

- Application Received: May 13, 2022
- Notification Sent: May 18, 2022
- Plan Commission Public Informational Hearing: May 25, 2022
- Common Council Public Hearing: June 20, 2022

Recommendation: Approve the petition to rezone the subject property from R-6 Multiple Family Residential to I-2 Heavy Industrial.



LAND USE APPLICATION

APPLICANT Wisconsin Aluminum Foundry Company, Inc. PHONE 920-682-8286

MAILING ADDRESS 838 S 16th Street, Manitowoc, WI 54220 EMAIL jbrown@wafco.com

PROPERTY OWNER Same as applicant PHONE Same

MAILING ADDRESS Same as applicant EMAIL Same

REQUEST FOR:

- | | |
|--|---|
| <input type="checkbox"/> Conditional Use Permit (CUP) \$350* | <input checked="" type="checkbox"/> Zoning District Change/Map Amendment \$350* |
| <input type="checkbox"/> Site Plan Review \$350 | <input type="checkbox"/> Request for Annexation \$350* |
| <input type="checkbox"/> Certified Survey Map (CSM) \$100 | <input type="checkbox"/> Planned Unit Development (PUD) \$350* |
| <input type="checkbox"/> Official Map Review \$350* | <input type="checkbox"/> Street/Alley Vacation \$350* |

**Publication of legal notice fees additional.*

STATUS OF APPLICANT: Owner Agent Other

PROJECT LOCATION ADDRESS 838 S 16th Street, Manitowoc, WI 54220

PARCEL ID# 052-000-208-180 CURRENT ZONING I-2

CURRENT USE OF PROPERTY Industrial/Manufacturing

PROPOSED USE OF PROPERTY Industrial/Manufacturing

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 Joshua Guay Date 04/29/2022
(Property Owner)

For Office Use Only	
Date Received: <u>5/17/2022</u>	PC #: <u>16-2022</u>
Fee Paid: <u>\$350 JB</u>	Check#: <u>198770</u>
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.



WISCONSIN ALUMINUM FOUNDRY CO., INC.

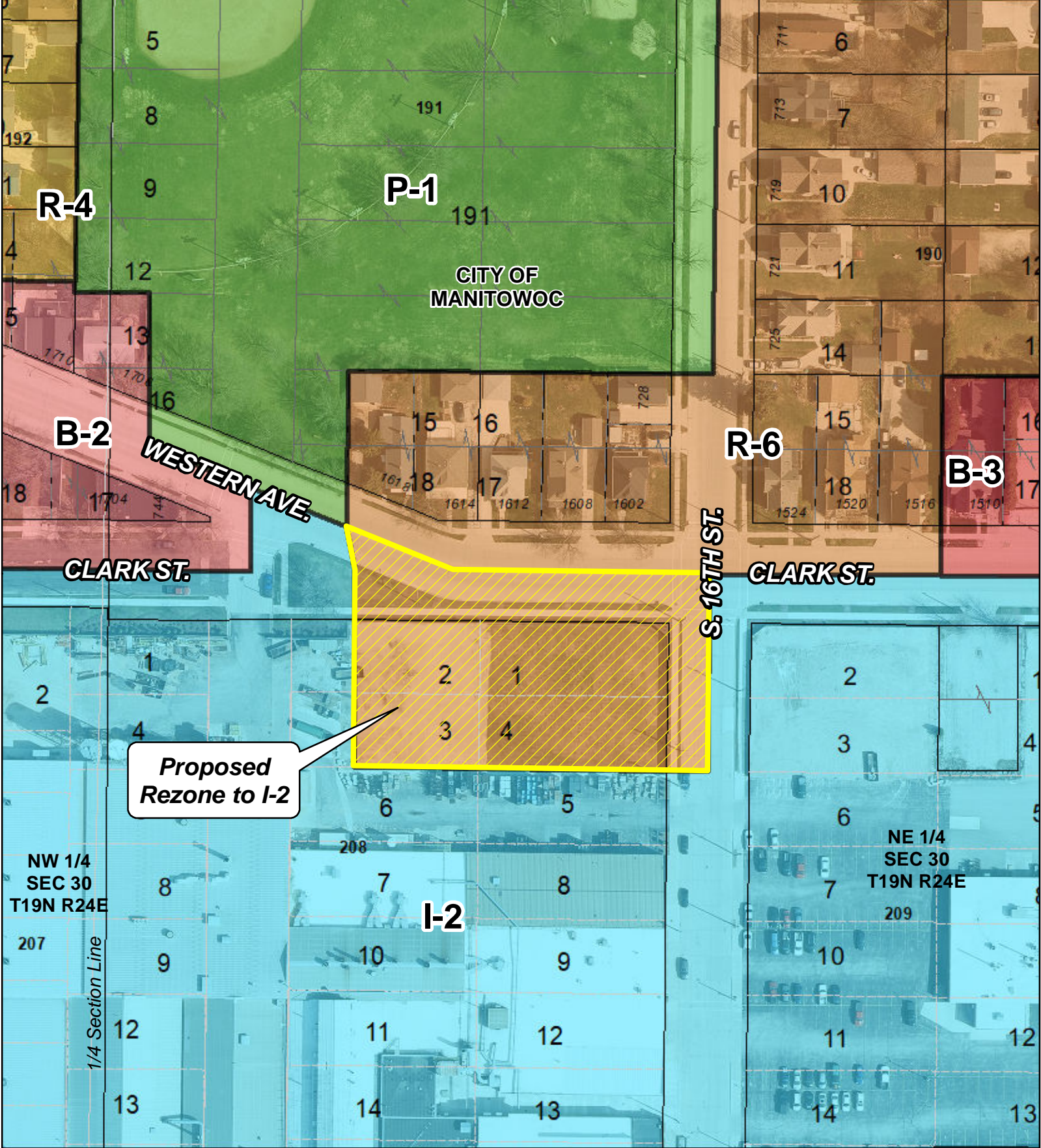
▫ 838 SOUTH 16TH ST. ▫ MANITOWOC, WISCONSIN 54221-0246 U.S.A. ▫ 920/682-8286 ▫ FAX 920/682-7285

Due to strong business conditions now and in the future, Wisconsin Aluminum Foundry is seeking to add a new 45,000 sq. ft. addition to its existing campus at 838 S 16th St, Manitowoc, bordering Western Ave. and S 16th St.

The new building allows the foundry to restructure its current sand casting and no-bake plant layout creating greater efficiencies while adding required space for the expansion of its low pressure, tilt pour, and finishing operations. Additionally, this expansion creates about thirty new jobs for the community.

Throughout our 112-year history, Wisconsin Aluminum Foundry prides itself on being a model steward to our neighbors and community. It is our intention with this proposed expansion to continue this tradition. We are aware adding new equipment closer to neighbors demands sound mitigation and bordering Western Ave. an aesthetic front is required to maintain neighborhood values. Furthermore, all current loading dock configuration is adequate for growth so no additional truck traffic will occur on Western Ave.

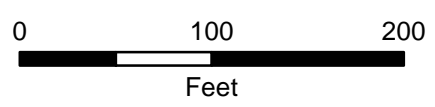
Wisconsin Aluminum Foundry growth is unparalleled in today's foundry competitive landscape. We are excited to continue our tradition in Manitowoc of building a better business and community.



**Proposed
Rezone to I-2**

**Proposed Rezone Property from R-6 Multiple-Family District
to I-2 Heavy Industrial District**


PC 16-2022



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: 5/17/2022

Legend

 **Proposed Rezone**



S. 16th Street

Clark Street



Clark Street



←

17th St

Clark Street