

Report to the Manitowoc Plan Commission

Meeting Date: December 18, 2019

Request: PC 40-2019: Koenig; Proposed Rezoning to R-4 Single and Two Family Residential for property located at 1803 Viebahn Street.

Existing Land Use for Subject Property: Single family residence

Existing Zoning for Subject Property: Currently the property is in the Town of Manitowoc and is zoned "RR" Rural Residential. The property owner submitted a petition for direct annexation into the City.

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, South, East, West	Residential	R-4 single & two family residential, R-3 single family

Comprehensive Plan: The Future Land Use map shows the property as "Planned Neighborhood". The proposed R-4 Zoning District is consistent with the "Planned Neighborhood" land use category.

Report: This rezoning is related to a petition for direct annexation that the property owner (Laura Koenig, f.k.a. Laura Gamble) has submitted to the City on November 12, 2019. The annexation discussion will occur later at the December 18th Plan Commission meeting.

The property is 0.45 acres with a frontage of 66 feet along Viebahn Street and a depth of 330 feet.

Section 15.050(5) of the Zoning Code addresses zoning for newly annexed property.

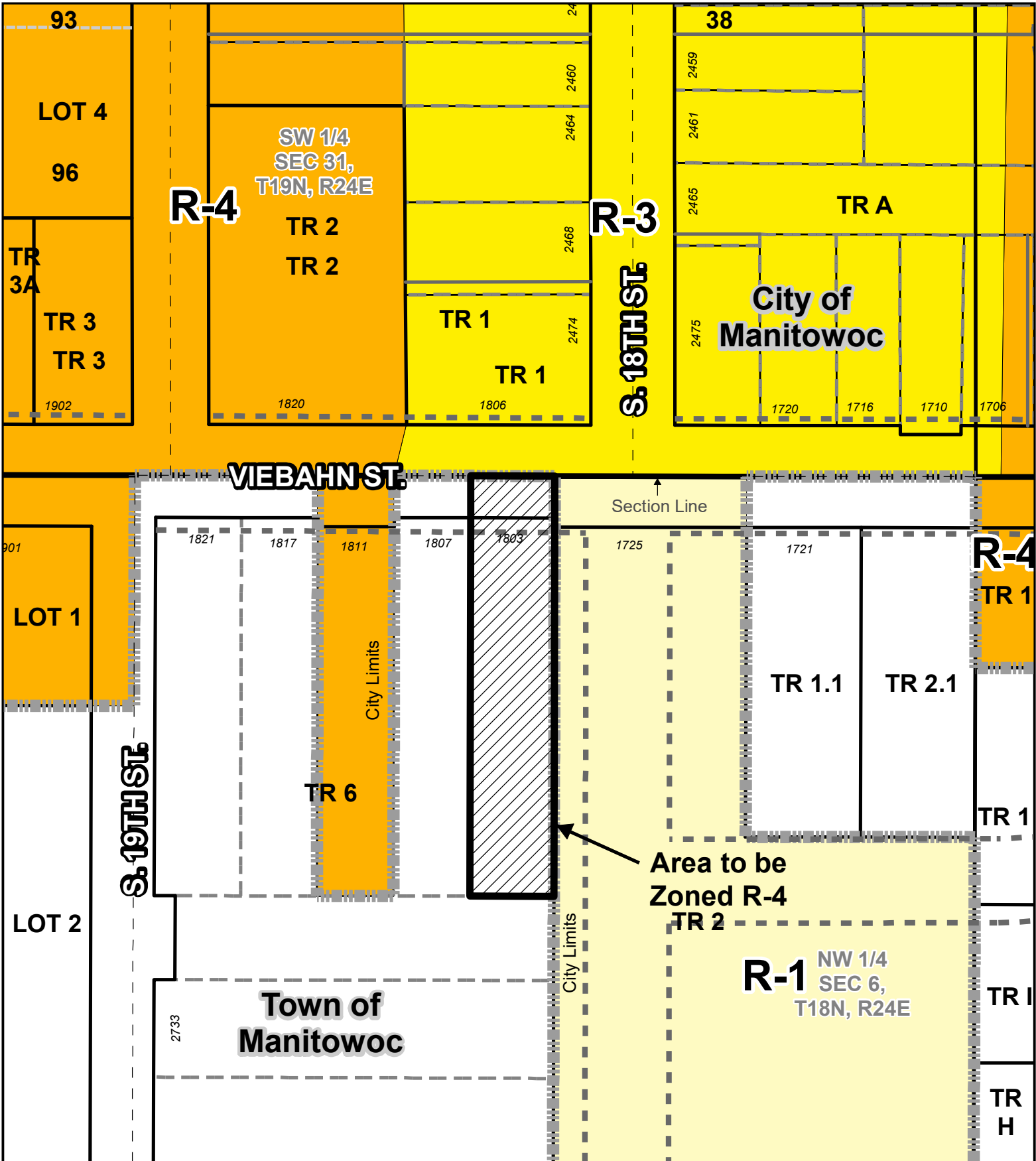
"(5) Classification of Annexed Lands. All new territory annexed to the City shall automatically be classified as "R-1," Residential-Agricultural District, unless designated otherwise by the Common Council, until definite boundaries and regulations for such territory are recommended by the City Plan Commission and adopted by the Common Council; provided, however, that the Common Council shall adopt, upon recommendation by the City Plan Commission, definite zone regulations for such districts within 120 days from the date of its annexation to the City."

After the public hearing at Council and the zone change ordinance is adopted the property will be classified as R-4 Single and Two Family. The R-4 Single and Two Family classification will have no negative impacts on the property, the current residence will be a permitted use.

The Common Council will hold their public hearing at the January 20th Council meeting but the zone change ordinance will not be effective until the property is officially in the City limits.

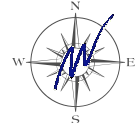
Public Comments Notices were mailed out to property owners within 200' of the subject property on December 9th, and as of the time of this writing no comments have been received.

Recommendation: Approve the proposed zoning classification of R-4 Single and Two Family Residential.



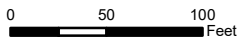
1803 Viebahn St. Rezone Map
 City of Manitowoc, WI
Area to Be Zoned R-4
Single and Two Family District




PC 40-2019 Annexation;
 1803 Viebahn St.

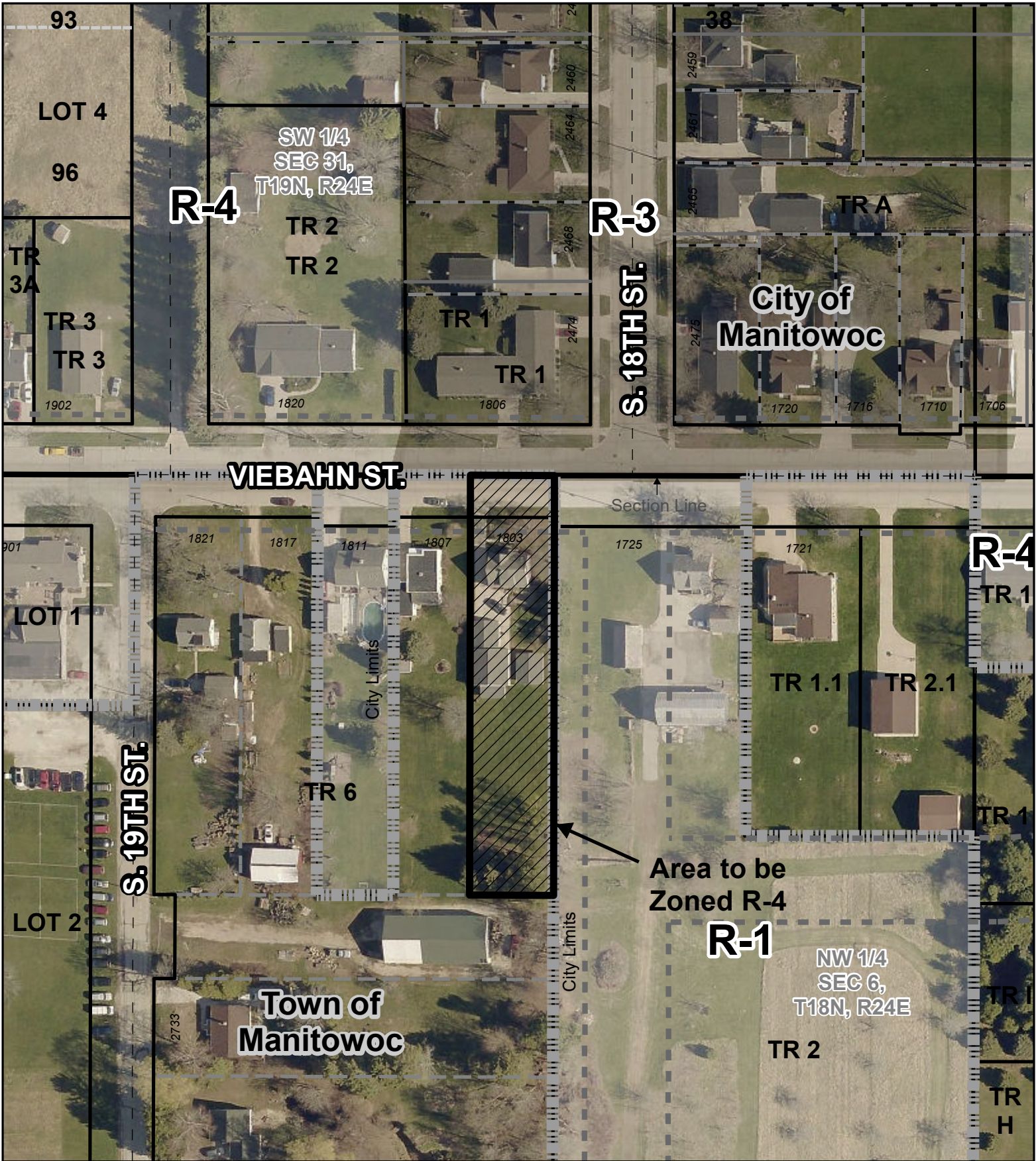


DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Prepared by City of Manitowoc
 Community Development Department
 www.manitowoc.org
 Map Plotted: 12/5/2019
 Document Path: O:\Planning\PC Plan Commission\PC_Rezone\PC 40-2019 Koenig Rezone 1803 Viebahn Street\Maps\PC 40-2019 Rezone.mxd

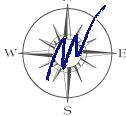


-  Rezoning Area
-  Official Map Street
-  Corporate Limits



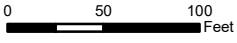
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Prepared by City of Manitowoc
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 Map Plotted: 12/9/2019



	Resizing Area
	Official Map Street
	Corporate Limits