

Report to the Manitowoc Plan Commission

Meeting Date: Wednesday, April 27, 2022

Request: PC 14-2022: Briese Properties LLC, Petition to Rezone from R-4 Single and Two Family Residential to B-3 General Business. 2500 Washington Street and 900 Block of S. 25th & 26th Streets

Existing Land Use for Subject Property: Vacant / Undeveloped

Existing Zoning for Subject Property: R-4 Single and Two Family Residential

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North East West	Residential	R-4 Single and Two Family
South	Business / Commercial / Office	B-3 General Business

Comprehensive Plan: The 20 Year Future Land Use Map shows the subject area as Single & Two Family Residential but the adjacent property to the south is shown as General Business which is consistent with the future land use 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 adjacent to the Washington Street corridor which is shown as General Business on the future land use map. The B-3 zoning district is a recommended zoning district in the General Business Land Use category.

Report: Manitowoc Family Dental, LLC/Briese Properties, LLC currently owns two vacant lots that are zoned R-4 Single and Two Family Residential. One lot (Lot 18, Block H, Original Plat) is off of S. 25th Street and is directly north of their existing dental clinic building; the second lot (Lot 17, Block H, Original Plat) is off of S. 26th Street. Family Dental is planning to expand their clinic and parking lot into the lot to the north; additionally, they want to construct an employee parking lot on the property off of S. 26th Street. The proposed zoning district is B-3 General Business which permits the clinic and parking.

The concept plan shows 11 new parking spaces in the lot off of S. 26th Street and 12 new spaces in the lot off of S. 25th Street. Once complete the clinic will have 35 off-street parking spaces available. The landscaping plan will be reviewed during the site plan approval process. A landscape buffer will be placed in between the clinic and the residences to the north.

Notices were mailed out on April 20th to neighbors within 200 feet, excluding right of way and no comments or concerns were received by staff at the time of this writing.

Plan Commission public informational hearing – April 27, 2022

Common Council public hearing – May 16, 2022

Recommendation: Approve the change in zoning from R-4 Single and Two Family Residential to B-3 General Business.



LAND USE APPLICATION

APPLICANT _____ PHONE _____

MAILING ADDRESS _____ EMAIL _____

PROPERTY OWNER _____ PHONE _____

MAILING ADDRESS _____ EMAIL _____

REQUEST FOR:

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

**Publication of legal notice fees additional.*

STATUS OF APPLICANT: _____ Owner _____ Agent _____ Other

PROJECT LOCATION ADDRESS _____

PARCEL ID# 052- _____ CURRENT ZONING _____

CURRENT USE OF PROPERTY _____

PROPOSED USE OF PROPERTY _____

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 _____ Date 4/8/2022
(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.

April 12, 2022

City of Manitowoc
900 Quay Street
Manitowoc, WI 54220

RE: Rezone of Parcels 05200036517000 and 05200036520100

To Whom It May Concern:

Manitowoc Family Dental LLC, owned by Dr. Jacob Briese would like to expand his practice into his two adjacent owned properties to the North. Those properties are currently zoned R4 (residential). The portion of his property that his exiting clinic building is located on is zoned B3 (business). Jacob Briese and the Dental practice own all of the property being mentioned.

The reason for the building expansion is to accommodate his growing business to include hiring another Dentist to help serve the community. Upon completion Manitowoc Family Dental will employ 2 dentists and 8 + additional staff. Manitowoc Family Dental provides the following types of dentistry: Preventative, Cosmetic, Restorative, Root Canals, & Extractions.

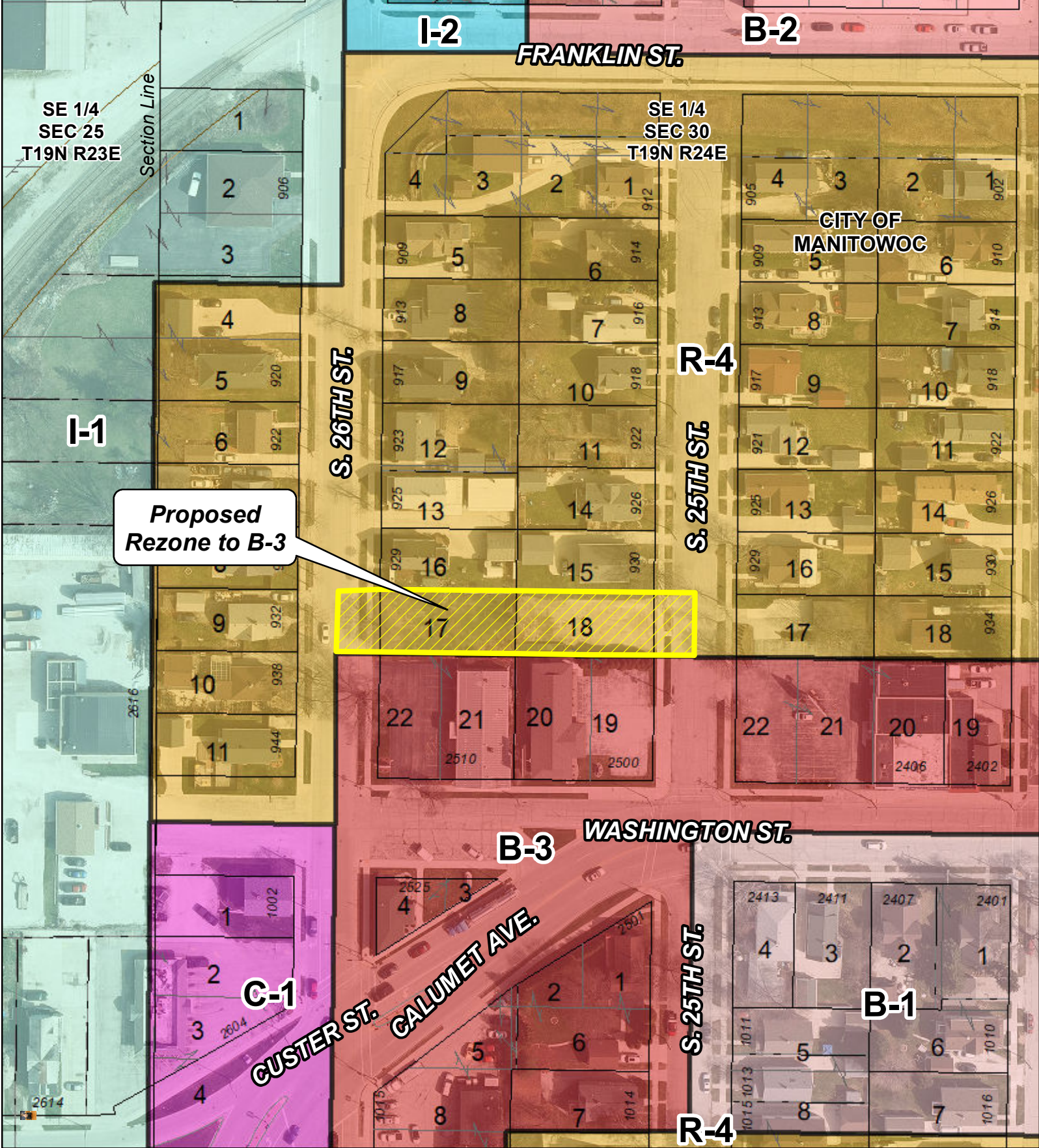
The building materials are going to be consistent with the existing building and include an addition of natural stone accents in strategic areas. The existing building materials are brick, siding, and asphalt shingles.

These additions will provide additional care for the community along with a better overall experience for patients and staff. Parking is currently extremely difficult in the current configuration for patients, staff, and handicapped persons. The new addition and its relationship to a newly configured site will help in the overall safety of the persons accessing the site.

Sincerely,

Brad Trembl
ROBERT E. LEE & ASSOCIATES, INC.

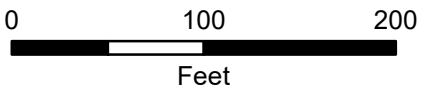
Ian Wilson AIA
NOLANCARTER – Architectural Design



Proposed Rezone to B-3

Proposed Rezone Property from R-4 Single- and Two-Family District to B-3 General Business District


PC 14-2022
2500 Washington St.

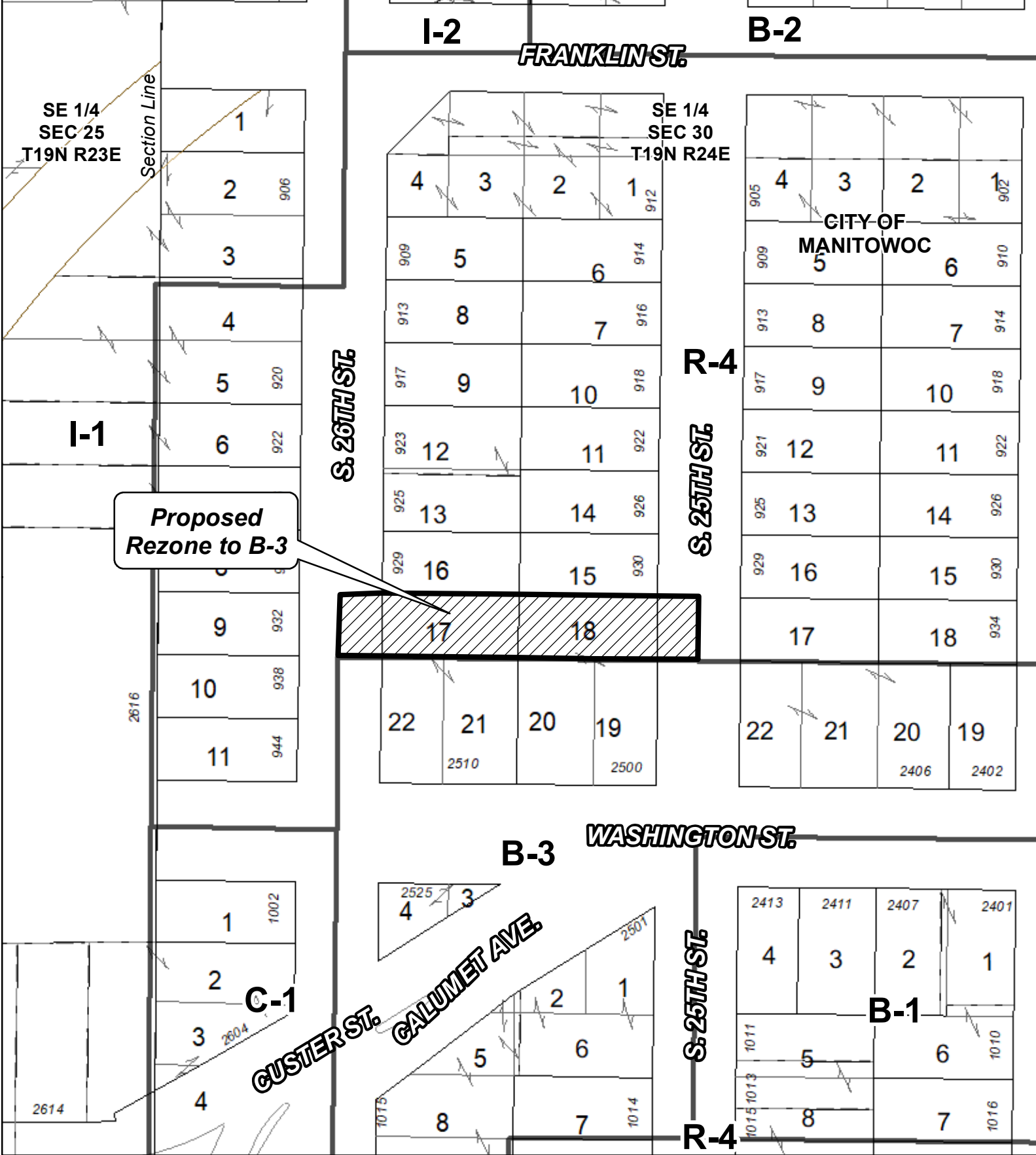


DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 4/18/2022
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Legend

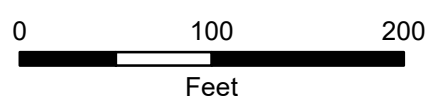
 **Proposed Rezone**



Proposed Rezone to B-3

Proposed Rezone Property from R-4 Single- and Two-Family District to B-3 General Business District

PC 14-2022
2500 Washington St.



Legend

Proposed Rezone

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