

Report to the Manitowoc Plan Commission

Meeting Date: Monday, June 23, 2021

Request: PC 21-2021: Phelps; Rezone from R-1 Residential-Agricultural District to R-4 Single- and Two-Family District; Zoning is related to Petition for Direct Annexation for property located on West Custer Street

Existing Land Use for Subject Property: Vacant Lot

Existing Zoning for Subject Property: Currently under Town Zoning "RR" Rural Residential, after annexation temporary R-1

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
East, South	Residential	R-4 Single and Two Family
North, West	Vacant, Agricultural	Town Zoning RR Rural Residential

Comprehensive Plan: The general area on the Future Land Use Map is categorized as Single and Two Family Residential – Urban. The zoning and associated annexation petition are consistent with the Comprehensive Plan.

Report: This rezoning is related to an Annexation Petition that will be discussed later during the Plan Commission meeting.

Jason and Kelly Phelps, purchased a 1.31 acre parcel from Woodland Dunes with intentions of annexing into the City and constructing a single family residence. The adjacent properties in the City are currently zoned R-4 Single and Two Family Residential which is consistent with the area.

When a property is annexed 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 Residential. The current residence will be a permitted use in the R-4 zoning district.

The Common Council will hold their public hearing at the August 16th 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 July 21st, 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.

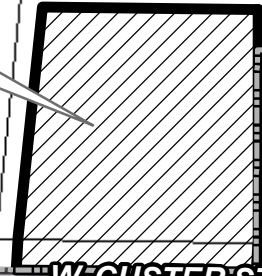
**Town of
Manitowoc Rapids**

**SW 1/4
SEC 26
T19N R23E**

**SE 1/4
SEC 26
T19N R23E**

1/4 Section Line

**Proposed
Rezone to R-4**



P-1

R-4

I-1

City Limits

W. CUSTER ST.

V. STARD.

CHARM LN.

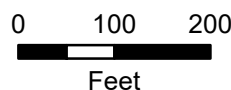
BROOKFIELD CR.

**City of
Manitowoc**


LEONARD LN.

**Proposed Rezone Property from R-1 Residential-Agricultural
to R-4, Single- and Two-Family District**

PC 20-2021
W. Custer St.



Legend

 Proposed Rezone

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: 6/14/2021

O:\Planning\PC Plan Commission\PC_Annexation\2021\PC 20-2021 Phelps Annexation_W Custer Street\Maps\PC 20-2021 Rezone B&W.mxd

Town of
Manitowoc Rapids

SW 1/4
SEC 26
T19N R23E

SE 1/4
SEC 26
T19N R23E

1/4 Section Line

Proposed
Rezone to R-4



P-1

W. CUSTER ST.

City Limits

R-4

VISTARD.

CHARM LN.

City of
Manitowoc

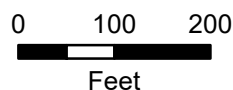
BROOKFIELD CR.

I-1

LEONARD LN.

Proposed Rezone Property from R-1 Residential-Agricultural to R-4, Single- and Two-Family District

PC 20-2021
W. Custer 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: 6/14/2021

O:\Planning\PC Plan Commission\PC_Annexation\2021\PC 20-2021 Phelps Annexation_W Custer Street\Maps\PC 20-2021 Rezone.mxd

Legend

 Proposed Rezone