

Report to the Manitowoc Plan Commission

Meeting Date: June 27, 2018

Report Print Date: 6/22/2018 7:53 AM

Request: PC 20-2018: Matte / Marcelle, Request for a Change in Zoning from I-1 Light Industrial to R-4 Single and Two Family located 1912 S. 9th Street.

Reason for Request: In order to build a residence the property needs to be rezoned to a residential district from the current industrial zoning district.

Existing Land Use for Subject Property: storage building on the property.

Existing Zoning for Subject Property: I-1 Light Industrial

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, West	Single and two family residential	R-4 Single and Two Family
South	Late's restaurant	I-1 Light Industrial
East	Former Richter Vinegar Building, Red Arrow Park	I-2 Heavy Industrial and P-1 Conservancy

Comprehensive Plan: Future Land Use Map shows the area as a mix of single and two family residential and Office / Industrial.

Consistency Analysis

The proposed rezoning is more compatible with the surrounding neighborhood. The proposed R-4 Residential District is more restrictive than the current I-1 Light Industrial District and it will be more complimentary to the adjacent neighbors.

Report: Gene and Dawn Matte currently own the .371 acre parcel located at 1912 S. 9th Street. The parcel is zoned I-1 Light Industrial and has a 1,000 s.f +/- storage building on it. The current building is setback approximately 105' from S. 9th Street. The parcel has 56 feet of frontage on S. 9th Street and approximately 185 feet of frontage along the Wisconsin Central R.R. tracks to the south.

Ted Marcelle would like to purchase the property, rezone it, and construct his residence on the property. He is planning on keeping the existing building and constructing his residence east of the building.

The proposed use would be more compatible with the existing residential uses to the north and west compared to the uses that could possibly be developed in the existing I-1 Light Industrial District.

If the rezoning is approved by the Common Council there will be an interim time where technically the storage building would be non-conforming because garages cannot be constructed on a residential lot unless there is a residence associated with it. As an option, the rezoning ordinance could be held and not published in the newspaper until the owner submits a building permit for construction of his house. The newspaper publication date is the official date of when an ordinance takes affect.

Public Comments Public notices were mailed out to neighbors within 200 feet of the subject property and to date no comments have been received.

Timeline

- Application Received: June 8, 2018
- Notification Sent: June 18, 2018
- Consultation: First week of June Mr. Marcelle met with staff.
- Neighborhood Meeting Held: June 27, 2018
- Council hearing August 20th

Recommendation: The Community Development Department recommends approval of the rezoning request from "I-1" Light Industrial to "R-4" Single and Two Family Residential District and instructs the City Clerk to call for a public hearing before the Common Council.

Ted Marcello
973-9955

**APPLICATION FOR AMENDMENT TO
ZONING ORDINANCE DISTRICT MAP**
City of Manitowoc, Wisconsin
(REV. 1/11)

Date: 6-8-18

Honorable Mayor and Common Council
Manitowoc Municipal Building
900 Quay Street
Manitowoc, Wisconsin 54220-4543

Attention: City Clerk

The undersigned owner (contract owner) of property described herein petitions your Honorable Body to amend the Zoning Ordinance District Map of the City of Manitowoc by reclassifying from the I 1 District to the R 4 District the following described property.

I. LOCATION OF PROPERTY

- A. Street Address: 1912 S 9TH MANITOWOC WI 54220
- B. Legal Description of Property: PITZ & PANKRATZ SUBD LOT 5 BLK 4
- C. Small Scaled Map of Property (attached to this application).

II. REASON FOR ZONE CHANGE REQUEST

TO Build a house on property

III. PROPOSED USE OF PROPERTY

- A. Preliminary site plan or sketch subdivision drawn to scale (see attached map).
- B. Specifics of proposed use of the subject site are:
- (i) Residential-Number of living units: _____
 - (ii) Non-residential-Square feet of building(s): _____
 - (iii) Non-residential-Type of Development: _____
 - (iv) Number of parking spaces to be provided: _____
 - (v) Number of Employees: _____

IV. IMPACTS UPON CITY

- A. Any need for traffic or street changes, utility or street extensions, signalization, etc. (please specify) NO
- B. Conformance with City Comprehensive Plans (please specify) Yes, properties to the North are consistent
- C. Impacts upon surrounding properties (please specify) N/A
- D. Estimated cost of construction/rehabilitation and net increase in real estate taxes (please specify) \$12000.00
- V. ESTIMATED TIMING OF PROPOSED USE/RE-USE OF PROPERTY (please specify) 6 months

VI. FILING FEE AND COST OF LEGAL NOTICES

The required \$350.00 filing fee is enclosed. Furthermore, I understand I am responsible for the prompt payment of the actual cost of published legal notices required to process this application.

Kindly inform me of the times and dates of the public meetings and public hearings at which this request will be discussed and possibly taken action on.

Sincerely,

Property Owner's Signature (required):

Mailing address:

Danny M. John-Mallory
3306 Samuel Rd
Manitowoc, WI 54220

Contract Purchaser's Signature (if applicable):**

Mailing address:

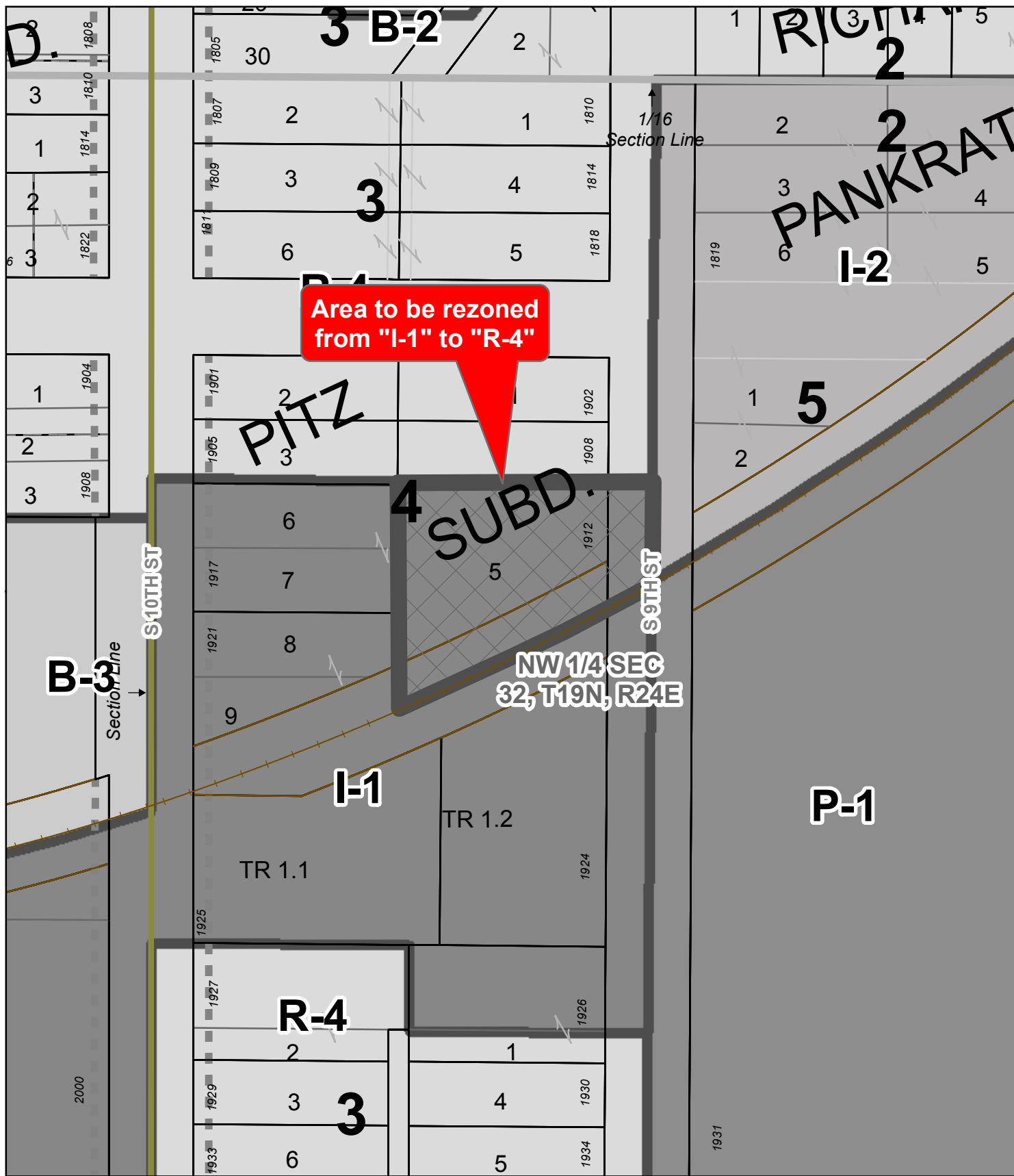
TD Mauch
1412 S 31st Street
Manitowoc WI 54220

**Please provide a copy of an executed "Offer to Purchase" to the City Planning Department under separate cover.

Attachments

- *Map of property to be changed in zone
- *Preliminary site plan
- *Filing fee

Y:\Dave\WPFILES\zoning application 1-11.wpd



Prepared by City of Manitowoc

Planning Department

www.manitowoc.org

Map Plotted: 06/12/2018

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1912 S9th St, PC 20 2018 1912 S9TH Rezono

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.

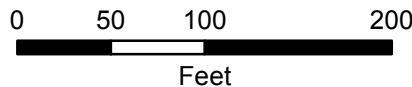
Request to Rezone Property from "I-1"
Light Industrial District to
"R-4" Single and Two-Family

PC 20-2018
1912 S. 9th St.

Legend



Area of Request for
Rezono






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 Planning Department
 www.manitowoc.org
 Map Plotted: 06/12/2018
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 1912 S9th St. PC 20 2018 1912 S9TH Rezoning

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 "R-4" Single and Two-Family

PC 20-2018
 1912 S. 9th St.

Legend

 Area of Request for Rezone

0 50 100 200
 Feet



BECKER
FENCE INC.
1000 10th Ave S.E.
Grand Rapids, MI 49506



06.21.2018 10:16



06.21.2018 10:16