

## Report to the Manitowoc Plan Commission

**Meeting Date:** May 26, 2021

**Request:** PC 16-2021: Manitowoc Public Utilities; Rezone from R-1, Residential- Agricultural (Pending Annexation) to I-2, Heavy Industrial for property located at 5624 Custer Street.

**Reason for Request:** The applicant is requesting to annex the subject property into the City. Upon annexation the property is zoned R-1 by default. The requested I-2 District is consistent with the adjoining property owned by the applicant.

**Existing Land Use for Subject Property:** Undeveloped

### Surrounding Property Land Uses and Zoning

| Direction    | Existing Land Use              | Existing Zoning                   |
|--------------|--------------------------------|-----------------------------------|
| North        | Interstate 43 and Agricultural | NA, Natural Agricultural – County |
| East & South | Residential                    | RR, Rural Residential - County    |
| West         | Utility                        | I-2, Heavy Industrial             |

**Comprehensive Plan:** The subject property is shown as “Single Family Residential Exurban”. This land use category is intended to facilitate single-family detached residences not served by City services.

#### Consistency Analysis

The land use category shown on the Plan is likely tied to the property being located outside of the City versus being intended for a future use as residential. The property has been owned by the applicant since 1999 and likely should have been shown consistent with the adjacent property also owned by the applicant. The adjacent property is shown as “Institutional and Community Facilities”. This land use category is intended to facilitate large-scale public buildings, schools, religious institutions, power plants and substations, hospitals, airports, and special care facilities.

As has been noted in previous reports, the lines on a future land use map are not intended to be finite, they are rough or “soft” requiring interpretation when analyzed on a parcel by parcel basis. Based upon the historical ownership of the property and the land uses located in the City nearby, staff feels the requested I-2 District is consistent with the Plan.

**Report:** As noted previously, Manitowoc Public Utilities has owned by subject property since 1999 but unlike the adjacent property, it has remained in the Town of Manitowoc Rapids. As a result of ongoing facility and master planning, the owner wishes to annex the property into the City and zone the parcel consistent with the adjoining property. This will allow them the flexibility necessary to fully utilize the property for utility purposes.

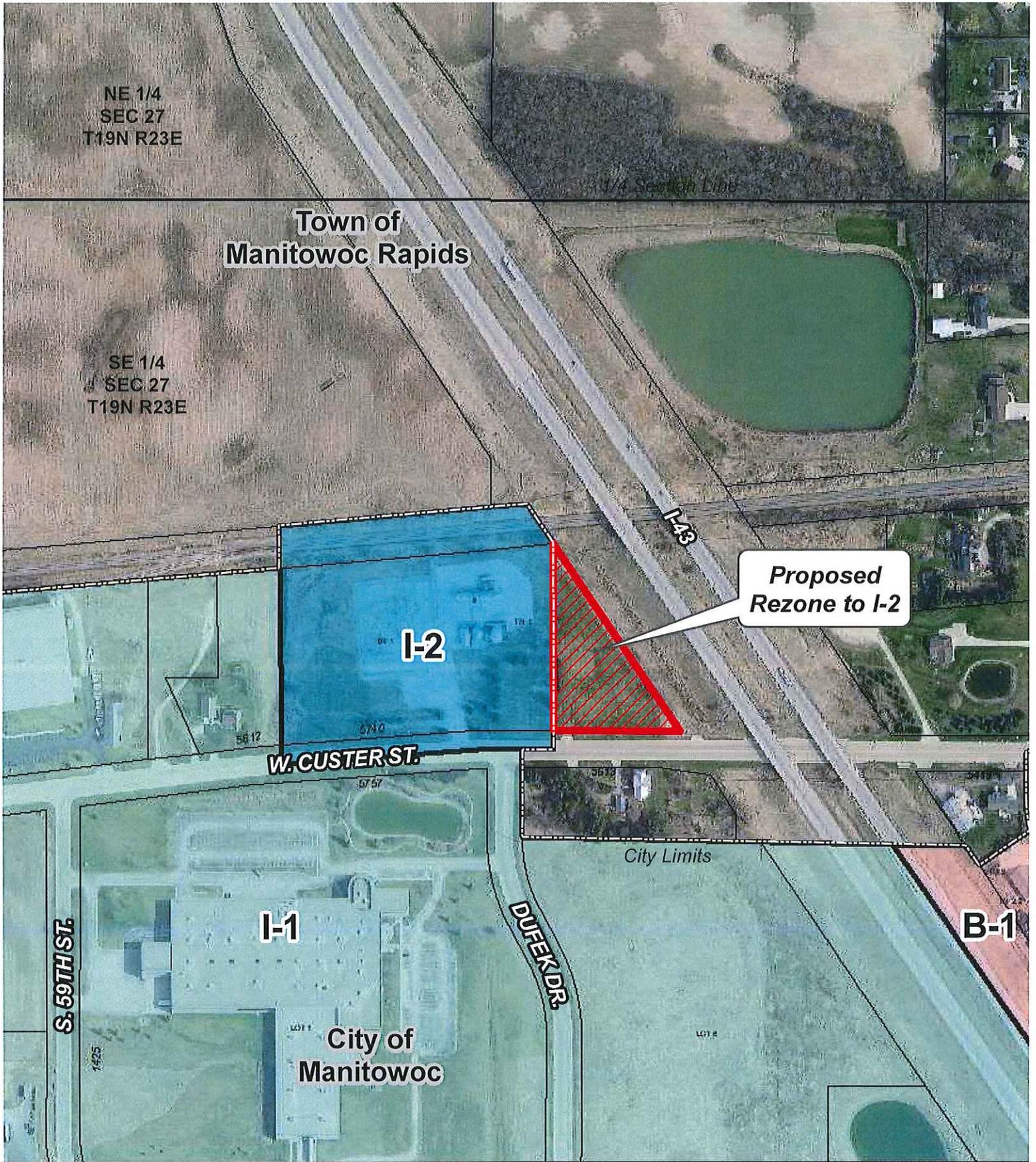
However, it should be noted that by rezoning the property to the I-2 District, it will allow for any of the permitted uses that comply with the I-2 standards to locate on the property. In general, the I-2 District is the most wide ranging district in the City allowing uses ranging from commercial and institution to light and heavy industrial.

**Public Comments:** Notices for the Plan Commission informational hearing were mailed out per MMC 15.530(5) to property owners within 200' excluding right-of-way on May 20<sup>th</sup>; at the time of this writing no comments have been received.

**Timeline:**

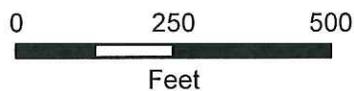
- Public Hearing at the Common Council is planned for Monday, June 21<sup>st</sup>, 2021.

**Recommendation:** Approve the request to rezone the property located at 5624 Custer Street from R-1, Residential - Agricultural (Pending Annexation) to I-2, Heavy Industrial.



Proposed Rezone Property from R-1 Residential-Agricultural  
to I-2 Heavy Industrial District

PC 16-2021  
5624 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: 5/17/2021

C:\Planning\PC Plan Commission\PC: Annexation\2021\PC 16-2021 MPII Request - 5624 Custer Street\Mani\PC 16-2021 Rezone.mxd

**Legend**

Proposed Rezone



## MANITOWOC PUBLIC UTILITIES

1303 South 8<sup>th</sup> Street P.O. Box 1090 Manitowoc, WI 54221-1090 920-683-4600 FAX 920-686-4348 [www.mpu.org](http://www.mpu.org)

April 27, 2021

City of Manitowoc  
Community Development Department  
900 Quay St.  
Manitowoc, WI 54220

**RE: PETITION FOR DIRECT ANNEXATION – 5624 CUSTER ST.:**

Manitowoc Public Utilities (MPU) is requesting the annexation of an MPU owned parcel to the City of Manitowoc. The parcel is located at 5624 Custer Street and the current parcel number of the property is 01002701300500. The parcel was purchased by MPU in 1999 and has remained part of the Town of Manitowoc Rapids since then. It abuts another parcel that is owned by MPU that currently has an electrical substation and a combustion turbine on the property. The abutting MPU parcel has already been annexed to the City of Manitowoc. The \$350 Request for Annexation fee is enclosed as well as a copy of the Petition for Direct Annexation and drawings of the property.

Sincerely,

Becky Olson  
Engineering Technician

Enclosure

## PETITION FOR DIRECT ANNEXATION

1. The purpose of this petition is to request, pursuant to Wisconsin Statute Section 66.0217(2), direct annexation to the City of Manitowoc and detachment from the Town of Manitowoc Rapids of the following described real estate:

### DESCRIPTION

A tract of land located in the NE 1/4 of the SE 1/4 of Section 27, T.19N., R.23E., Town of Manitowoc Rapids, Manitowoc County, Wisconsin described as follows:

Commencing at the Southeast corner of said Section 27, thence N89°49'45"W (recorded as N89°48'08"W) along the section line 1312.27 feet to the north-south 1/16th section line, thence N00°12'52"E (recorded as N00°14'31"E) along said 1/16th section line 1326.43 feet to the east-west 1/16th section line, also being the centerline of West Custer Street, thence S89°44'10"E (recorded as S89°42'31"E) along said 1/16th section line 150.08 feet to the point of real beginning, thence continue S89°44'10"E (recorded as S89°42'31"E) along said 1/16th section line 332.91 feet to the westerly right of way of I-43, thence N34°20'21"W (recorded as N35°56'58"W) along said right of way 591.08 feet to the south right of way of the Wisconsin Central Railroad, thence S85°05'42"W (recorded as S83°23'45"W) along said right of way 0.20 feet, thence S00°04'48"E (recorded as S01°34'38"E) 486.51 feet to the point of real beginning.

Said tract contains 1.86 acres (81,041 Square feet)

2. A scaled map of the above described property showing its boundaries and its current relationship to the City of Manitowoc and the Town of Manitowoc Rapids is attached hereto.

3. The current population of the above described property in accordance with the definition given in Wisconsin Statute Section 66.0217(5)(a) is 0.

4. The undersigned, representing all of the electors residing in the above described property and the owners of all the real property located therein, hereby petition for the direct annexation to the City of Manitowoc of the above described property.

Dated this 20<sup>th</sup> day of May, 2021.

### ANNEXATION AREA

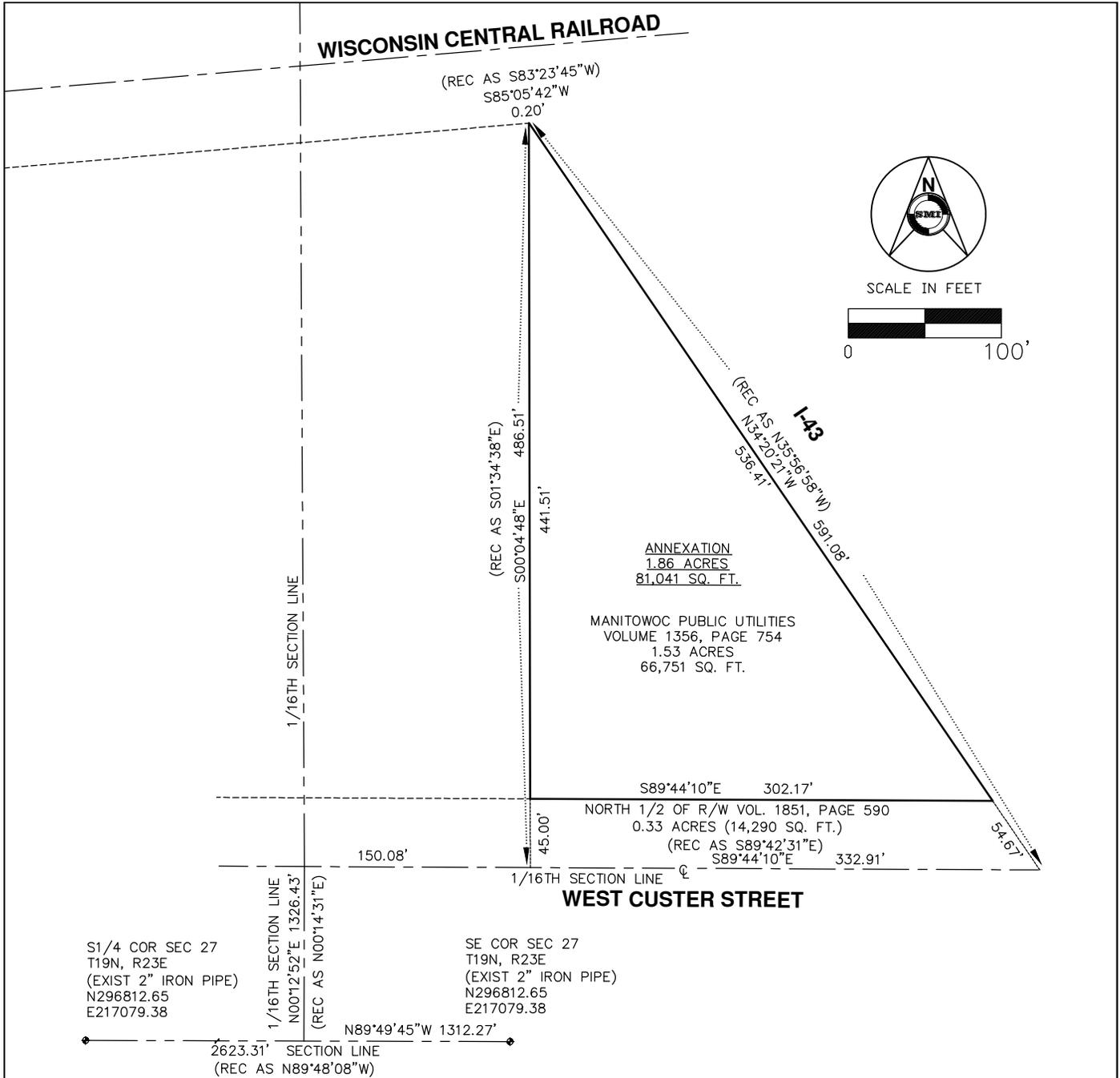
**NAME:**



Troy Adams, P.E. – General Manager  
Manitowoc Public Utilities

**ADDRESS:**

5624 Custer St. Manitowoc



**ANNEXATION DESCRIPTION**

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**ANNEXATION - MANITOWOC PUBLIC UTILITIES, CITY OF MANITOWOC**

CLIENT: MANITOWOC PUBLIC UTILITIES  
 ADDRESS: PO BOX 1090  
 MANITOWOC WI 54221-1090  
 920-686-4900  
 DATE: 4/7/21 JOB NO.: 21143AL  
 REVISED 4/8/21, 5/20/21



SMT  
 CIVIL AND STRUCTURAL ENGINEERS  
 102 REVERE DRIVE  
 MANITOWOC, WISCONSIN 54220-3147  
 PHONE 920-684-5583 FAX 920-684-5584



NW 1/4  
SE 1/4  
SEC 27,  
T19N, R23E

NE 1/4  
SE 1/4  
SEC 27,  
T19N, R23E

ANNEXATION AREA

I-43

TOWN OF  
MANITOWOC RAPIDS

1/16 SECTION LINE

5812

5740

1/16 SECTION LINE

W. CUSTER ST.

5613

5757

MANITOWOC CITY LIMITS

DUFEK  
DR.

CITY OF MANITOWOC

0 50 100 200  
Feet

