

DRAFT COMMUNITY SURVEY

Paul Braun

From: Paul Braun
Sent: Monday, August 19, 2024 10:43 AM
To: Curtis Hall; Dan Hornung-Roydan; Dan Koski; 'Dave Diedrich - Home (ddiedrich1445@att.net)'; Dennis Steinbrenner - Plan Commission (wciv@hotmail.com); Greg Jagemann Property at 1015 Franklin Street; James Brey - D4; Justin Nickels
Cc: Adam Tegen; Lisa Mueller; Bill Nichols; Kaitlin Piazza
Subject: FW: External: Updated Community Survey and Stakeholder Interview Summary
Attachments: 2024-08-15 Manitowoc Zoning Survey Questions DRAFT02.pdf; 2024-08-15 Stakeholder Interview Summary.pdf

Commissioners,

- Do you have any comments, edits or questions regarding the ~~attachments?~~ **COMMUNITY SURVEY?**
- The first pdf is a draft of the survey questions that will be available for the public to get their input on the zoning code re-write.

The second attachment is a summary of the Stakeholder interviews.

Let me know by September 4th if you have any suggestions or changes to the zoning survey questions.

Thanks Paul



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Subject: External: Updated Community Survey and Stakeholder Interview Summary

Paul –

City of Manitowoc Code Rewrite

August, 2024 DRAFT 02

Subject: Community Survey Questions

Purpose: Survey the public on key themes and potential changes to the zoning code.

Summary and Overview:

The City of Manitowoc wants to hear from community members about what they would like to see explored in the zoning code update. The recent Comprehensive Plan Update included the following vision statement:

Vision: *The City of Manitowoc will support, encourage, and integrate residential, manufacturing, commercial, cultural, and recreational communities for our citizens and visitors, with a special emphasis on our lakefront, river corridor, and downtown. Manitowoc strives to be a welcoming, well-connected, culturally diverse, and economically vibrant lakefront community that values its irreplaceable natural resources; prioritizes high quality and equity in its life, work, and economic opportunities; builds on its solid foundation of legacy corporations and innovative green businesses; embraces our arts, culture, waterfronts, recreation, and maritime history to enhance living and tourism; and emphasizes the health, wellness, and safety of all who live and visit here.*

The Comprehensive Plan will provide a vision for future growth and development in and around the city and recommend appropriate types of land use for specific areas in and around the City.

This survey is intended to build on the vision in the Comprehensive Plan and implement the vision in the future development of the City. Zoning determines what is allowed to be developed on all properties within the City. It determines what can happen, where, and how big or small buildings and land uses can be. The zoning code organizes the city into neighborhoods, downtown, commercial corridors, industrial areas, and more. The code determines what is allowed to mix and what must stay separate.

Please take 8-10 minutes to consider the questions in this survey and provide your input. Most questions are optional, and you can skip questions you don't want to provide an answer for.

Questions:

1. What is your relationship to the City of Manitowoc? (select all that apply)
 - a. I live in Manitowoc
 - b. I am employed in Manitowoc
 - c. I do business in Manitowoc
 - d. I visit Manitowoc frequently
 - e. Other (specify)
2. How long have you lived in Manitowoc? (*logic: skip if "I live in Manitowoc" is not selected*)
3. Do you own or rent property in Manitowoc?
 - a. I own my residence in Manitowoc
 - b. I rent my residence in Manitowoc
 - c. I own a commercial property in Manitowoc (*including industrial, vacant, or rental properties*)

- d. I rent a commercial property in Manitowoc (*including industrial or vacant properties*)
 - e. Other (specify)
4. How familiar are you with zoning in general?
- a. Very familiar
 - b. I have a general understanding
 - c. I am new to zoning
5. How familiar are you with the City of Manitowoc's zoning code?
- a. I interact with the code on a regular basis
 - b. I have used or interacted with the code on occasion
 - c. I have been to a public meeting for a development that made mention of the code
 - d. I am not familiar with the city's zoning code
6. How important are the following issues to you in Manitowoc? (Rate each on 5-point scale)
- a. Architectural design
 - b. Attracting new businesses and industries
 - c. Climate change/resiliency
 - d. Environmental protection
 - e. Housing affordability
 - f. Increasing the property tax base through new development/redevelopment
 - g. Landscaping
 - h. Local businesses
 - i. Parking
 - j. Property maintenance
 - k. Public access to the lakefront, parks, and river
 - l. Public transportation
 - m. Public safety
 - n. Revitalizing downtown
 - o. Walking and biking
 - p. Other issue(s) that are important to you (specify)
7. Thinking of your neighborhood, which of the following land uses would you add?
- a. Daycare/childcare facility
 - b. Dog park
 - c. Non-emergency medical services (*clinic, dentist, optometrist, etc.*)
 - d. Small-scale neighborhood retail (*café, bookstore, convenience store, bike shop, etc.*)
 - e. Parks/open space
 - f. Urban agriculture and/or community gardens
 - g. Small single family homes (*under 900 square feet*)
 - h. Medium single family homes (*900-1,800 square feet*)
 - i. Large single family homes (*1,800+ square feet*)
 - j. Senior housing
 - k. Accessory dwelling units (*definition to be included*)
 - l. Townhomes
 - m. Duplexes
 - n. Small condos or apartments (*3-4 units*)
 - o. Medium condos or apartments (*5-9 units*)
 - p. Large condos or apartments (*10+ units*)
 - q. Condos or apartments above ground-level retail in the same building (*mixed use*)
 - r. Other (specify)
8. Construction costs (land, materials, interest rates, etc.) are making new homes more expensive and reducing the availability of homes. Which of the following reforms would you like Manitowoc to explore to **make new housing more affordable**?
- a. Allow a mix of single-family homes and duplexes in new neighborhoods

- b. Allow a reduced amount of required parking
 - c. Allow accessory dwelling units to be built on lots with existing single family homes
 - d. Allow homes to be built closer together side-by-side (i.e., *reduced setbacks*)
 - e. Allow increased building heights
 - f. Allow smaller homes
 - g. Allow smaller lots to build homes on
 - h. Allow some single-family homes to be converted into duplexes
 - i. Reduce the number of public hearings required for new housing development
 - j. None of the above
 - k. Not sure
 - l. Other (specify)
9. New development is not always designed to be compatible with the existing neighborhood. Which of the following reforms would you like Manitowoc to explore to improve the design of new, **neighborhood-compatible** construction?
- a. Limit the amount of parking to prevent large expanses of parking lots that sit empty most of the time
 - b. Require a detailed architectural review of new building designs in high-visibility locations (*Downtown, Calumet Avenue, Memorial Drive, etc.*)
 - c. Require enhanced building materials such as brick, stone, masonry, and other highly durable materials in high-visibility locations (*Downtown, Calumet Avenue, Memorial Drive, etc.*)
 - d. Require high-quality landscaping on new large developments and parking lots
 - e. Require new buildings to match some of the design (*style, massing, setbacks, etc.*) of surrounding buildings in high-visibility locations (*Downtown, Calumet Avenue, Memorial Drive, etc.*)
 - f. None of the above
 - g. Not sure
 - h. Other (specify)
10. As the **economy** evolves, new businesses are facing challenges to stay successful. Which of the following reforms would you like Manitowoc to explore to promote economic development and address vacant commercial spaces?
- a. Allow ground-floor residential uses in commercial spaces
 - b. Allow shared parking lots between compatible uses
 - c. Allow small, low-impact businesses in residential neighborhoods
 - d. None of the above
 - e. Not sure
 - f. Other (specify)
11. As older **industrial areas** are redeveloped and newer industrial areas grow, which of the following reforms would you like Manitowoc to explore?
- a. Allow for larger and taller industrial buildings
 - b. Allow multifamily housing nearby industrial areas
 - c. Limit the visual/noise impacts of trucking, loading, logistics, and outdoor storage
 - d. Require detailed architectural review of new building designs
 - e. Require increased environmental protection standards for protecting mature trees and wetlands
 - f. Require increased landscaping and buffering from non-industrial uses
 - g. Require industrial employers to provide walking and biking paths that connect to their facilities
 - h. None of the above
 - i. Not sure
 - j. Other (specify)

12. As the **Downtown** evolves, which of the following uses and features would you like Manitowoc to explore?
- Allow increased density
 - Allow reduced parking requirements for new residential developments Downtown (*non-residential development Downtown currently requires no parking*)
 - Allow sidewalk sales and outdoor merchandise sales
 - Allow small-scale, light manufacturing and production Downtown
 - Allow taller buildings
 - Encourage more outdoor dining
 - Encourage dog-friendly establishments
 - Grant height/density bonuses to incentivize affordable housing and equitable development
 - Grant height/density bonuses to incentivize historic preservation, improved architectural design, and public way improvements
 - Grant height/density bonuses to incentivize sustainability improvements (*green roofs, energy efficient buildings, solar power, green stormwater infrastructure, etc.*)
 - Require public space as part of new large-scale developments and redevelopments
 - Require waterfront development to provide public access to the waterfront (*boardwalks, riverwalks, parks, piers, docks, etc.*)
 - None of the above
 - Not sure
 - Other (specify)
13. **Calumet Avenue** (HWY 42) is planned to be reconstructed in the next few years. Which of the following would you like to Manitowoc to explore along Calumet Avenue?
- Allow houses and apartments/condos directly on Calumet Avenue
 - Allow houses and apartments/condos on side streets connecting to Calumet Avenue
 - Allow residential apartments/condos above retail buildings (mixed-use buildings)
 - Allow small-scale, light manufacturing and production along Calumet Avenue
 - Allow taller buildings
 - Encourage dog-friendly establishments
 - Encourage more bicycle parking at stores
 - Improve the design, maintenance, and aesthetic quality of parking lots
 - Improved streetscaping (decorative streetlights, seating areas, trash cans, decorative paving, etc.)
 - More trees and landscaping
 - More open space/green space
 - Reduce the size of large parking lot expanses
 - Require public space as part of new large-scale developments and redevelopments
 - Safer sidewalks and pathways separated from the roadway
 - None of the above
 - Not sure
 - Other (specify)
14. Is there anything else you would like to **allow more of** in Manitowoc?
15. Do you have any specific changes or recommendations you would like to make for the zoning code rewrite? (*link to zoning code*)
16. Do you have any **questions** about the existing zoning code, the update, or other relevant issues for the project team? We may address these questions at a future public meeting.

Tell us about yourself (Your responses will remain anonymous and cannot be used to identify you. All responses are optional)

17. What is your age group? (*10-year brackets*)

18. Describe your household:
 - a. Family household, no dependent children
 - b. Family household, with dependent children
 - c. 1-person household (*Live alone*)
 - d. 2-person non-family household (*roommates, co-housing, or similar*)
 - e. 3+-person non-family household (*roommates, co-housing, or similar*)
 - f. Institutional, dormitory, or similar housing
 - g. Other (specify)
19. If you indicated you live with dependent children, how many children (under 18) are present in your household? (*number*)