

CITY OF MANITOWOC

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15-646

June 4, 2015

To: Mayor and Common Council

From: Manitowoc City Plan Commission

Subject: PC15-2015: Wenzel Properties, LLC; Request to Rezone Property at 2003 Marshall and 1112 S. 20th Streets from "B-2" Neighborhood Business District and "R-4" Single and Two Family Residential to "R-7" Central Residence District

Dear Mayor and Common Council:

At the regular June 3rd, 2015 meeting of the City Plan Commission, the Commission held a public informational hearing regarding a request from Jacob and Cassie Wenzel, d.b.a. Wenzel Properties, LLC and Donald Sprang. The petitioners are requesting to rezone their property from B-2 Neighborhood Business to R-7 Central Residence District. The reason for the rezoning request is to allow the Wenzel's to have multi-family dwelling units on the first floor of the building located at 2003 Marshall Street.

Wenzel Properties, LLC owns the property which is described as all of Lot 1 and the East 20 feet of Lot 2, Block 297 of the Original Plat. Mr. Sprang owns the west 40 feet of Lot 2, Block 297 which is a vacant lot; the Wenzel's have subsequently purchased Mr. Sprang's 40 foot lot. With the Wenzel's recent purchase of the vacant lot to the west there will be a total of 15 off - street parking spaces available, 10 in the lot to the west and 5 to the rear of the building. Code requires a minimum of 12 spaces.

The Plan Commission notes that Mary Mikeal, 1112 S. 20th Street, has submitted a signed letter stating that she would also like to join in on the rezoning; the Plan Commission has gone on record recommending to expand the area to be rezoned to include the property at 1112. S. 20th Street.

The Commission notes that since 1973 the building at 2003 Marshall Street was used as a dental Office on the first floor with 3 - 1 bedroom apartments on the second floor. According to Building Inspection files the use prior to the dental office was a butcher shop or other type of store with one apartment on the first floor and 3 apartments on the second floor. The Wenzel's would like to keep the 3 existing apartments on the second floor and convert the first floor to 3 additional apartments; 1 - 1 bedroom, 1 - 2 bedroom, and 1 - 3 bedroom for a total of 6 apartments.



The current B-2 Neighborhood Business district allows multiple family uses but the uses must follow the R-5 Low Density Multiple Family District regulations which requires more lot area than the what Wenzel's own; the main reason for the rezoning is not a question regarding the multiple family use but it is the lot coverage requirement. The current B-2 Neighborhood Business District would require 19,500 square feet of lot coverage. (3,000 s.f./1 bed; 3,500s.f./2 bed; 4,000s.f./3 bed). In the proposed R-7 Central Residence District the minimum lot coverage is 600 square feet per dwelling unit. There are 6 proposed dwelling units which require 3,600 square feet of lot coverage. The property owned by the Wenzel's totals 11,000 square feet.

The surrounding land uses to the south and east are predominately single and two family residential uses being a mix of owner occupied and rental properties; to the north it's a mix of office, retail, and residential and to the west it's a mix of retail, office, residential and church/school uses.

The Plan Commission notes that with the Wenzel's recent purchase of the Sprang property and the inclusion of the Mikeal property there are no concerns with any spot zoning issues. The Commission states that the City's 20 year future land use map indicates the area as Urban Neighborhood. The goal of this category is intended to stabilize the land uses, densities, and character of existing neighborhoods. This category has been mapped in established neighborhoods, surrounding the downtown area which is characterized by a mix of housing-unit types as well as small public, institutional, and commercial uses. Per the Comprehensive Plan the recommended zoning districts that would fit into this land use category would be R-4 Single and Two Family and R-7 Central Residence. Based on the Commission's and staff review, it appears that the proposed rezoning is consistent with the comprehensive plan.

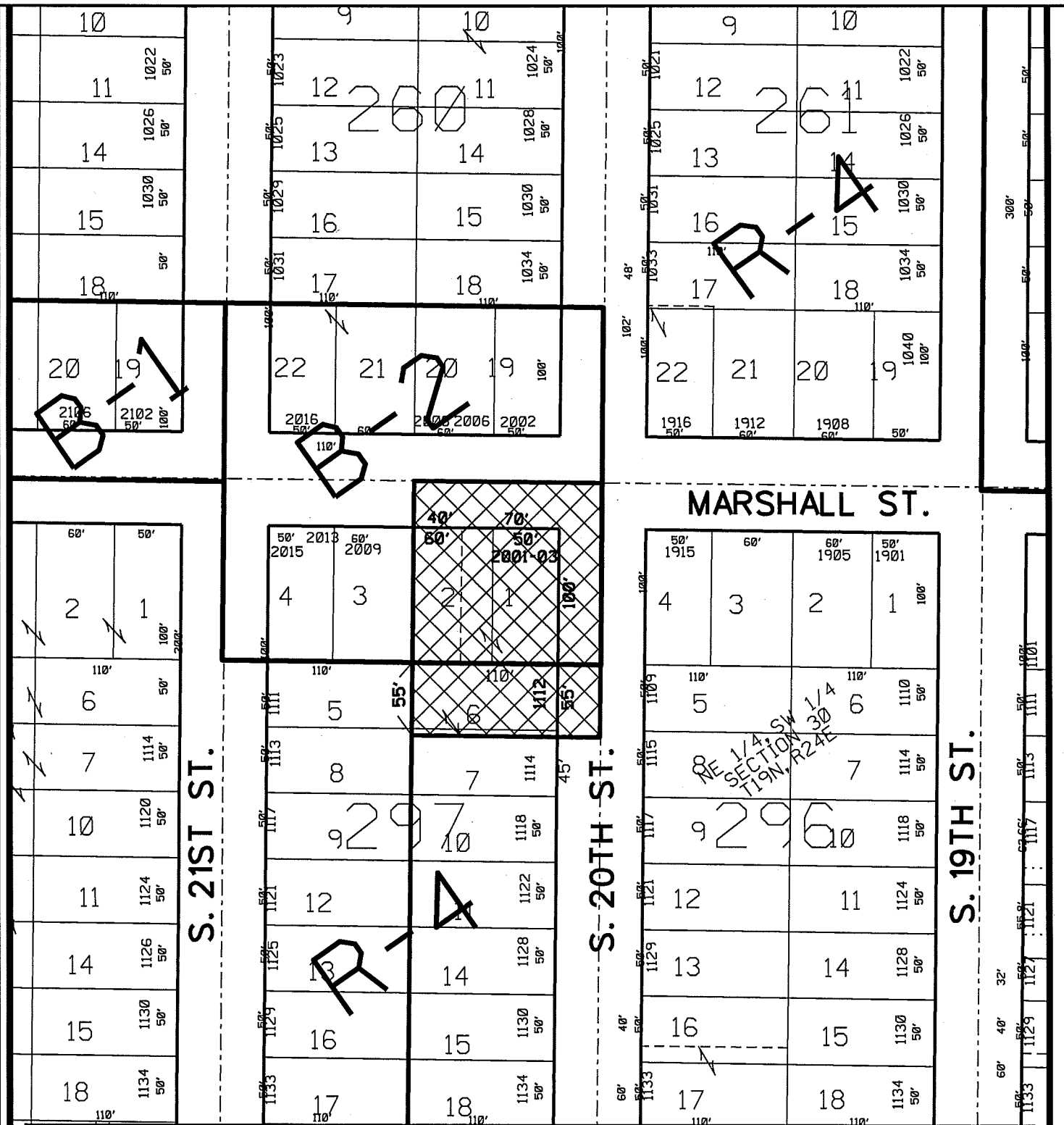
The Commission notes that there was no opposition present at the informational hearing, and as such, unanimously recommended to Council that the Clerk be instructed to call for a public hearing on this matter to be scheduled for July 20th and that the Commission further recommend final approval of the zoning ordinance amendment upon completion of the public hearing.

Respectfully Submitted,



Paul Braun
City Planner

Attachment



PROPOSED ZONING CHANGE

CITY OF MANITOWOC, WI



PROPOSED REZONING FROM "B-2"
 NEIGHBORHOOD BUSINESS & "R-4"
 SINGLE & TWO FAMILY TO "R-7"
 CENTRAL RESIDENCE DISTRICT

