

Report to the Manitowoc Plan Commission

Meeting Date: October 27, 2021

Request: PC 42-2021: Community Development Authority of the City of Manitowoc, Rezone from I-2 Heavy Industrial to R-6 Multiple Family and B-3 General Business, Block 246 of the Original Plat.

Existing Land Use for Subject Property: Currently Vacant. Former Mirro / Newell Rubbermaid facility

Existing Zoning for Subject Property: I-2 Heavy Industrial

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
West, North, East	Industrial, Vacant	I-2 heavy Industrial
South	Retail, Commercial	B-3 General Business

Comprehensive Plan: The Future Land Use Map depicts the area as Planned Mixed Use. This land use category is intended to facilitate a carefully controlled mix of commercial and residential uses on public sewer, public water, and other urban services and infrastructure. The Comprehensive Plan also encourages the reuse of underutilized, vacant properties.

Consistency Analysis

The proposed rezoning is consistent with the future land use map.

Report:

Block 246 of the Original Plat of the City is the former location of the Mirro Plant located at 1512 Washington Street. The block is in between Franklin & Washington Streets and between S15th and S 16th Streets. The block is 4.72 acres according to the Assessor Records. The north 275' x 300' (1.72 acres) would be zoned R-6 Multiple Family, the remainder of the block would be zoned B-3 General Business.

The City has been in discussions with a developer who is investigating a workforce housing project on the north 275 feet of the Block adjacent to Franklin Street. The developer would be applying for housing tax credits and a requirement for the tax credits is that the property must be appropriately zoned. The workforce housing would be located in walkable distance to businesses providing employment and shopping opportunities. The site is also located near downtown and is located on a transit corridor.

The initial conceptual plans show a mix of stacked flats and an apartment building with a mix of below building parking and surface parking. The stacked flats would have a mix of 2 & 3 bedroom units and the apartment would have a mix of one and two bedroom units. The total number of units shown on the concept are 39.

The remainder of the Block would be rezoned to B-3 General Business which would allow a variety of professional and business offices, retail, philanthropic, non-profit and other eleemosynary institutions. The current I-2 Heavy Industrial zoning category does not allow residential uses.

Testing and investigation into the environmental status of the site continues; and the CDA and City are moving closer to remediation and cleanup activities. The long-term development plans and highest and best reuse of the property typically dictate the level of cleanup that is required on the site. As a result, it is important to have the proper zoning in place reflecting the City's long-range plan for the property.

If the project continues to move forward the City and developer would enter into a Developer's Agreement to address any issues or conditions of the land sale and development.

Timeline

- November 15 Common Council Public Hearing

Recommendation: Approve the change in zoning from I-2 to Heavy Industrial to R-6 Multiple Family Residential and B-3 General Business.

City of
Manitowoc

NE 1/4
SEC 30
T19N R24E

FRANKLIN ST.

S. 16TH ST.

S. 15TH ST.

I-2

275' +/-

Proposed
Rezone to R-6

Proposed
Rezone to B-3

246

WASHINGTON ST.

S. 16TH ST.

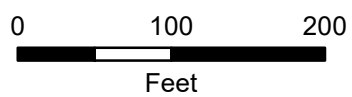
B-3

C-1




Proposed Rezone Property from I-2, Heavy Industrial District to R-6, Multiple-Family District and B-3, General Business District

PC 42-2021
Block 246 Original Plat



Legend

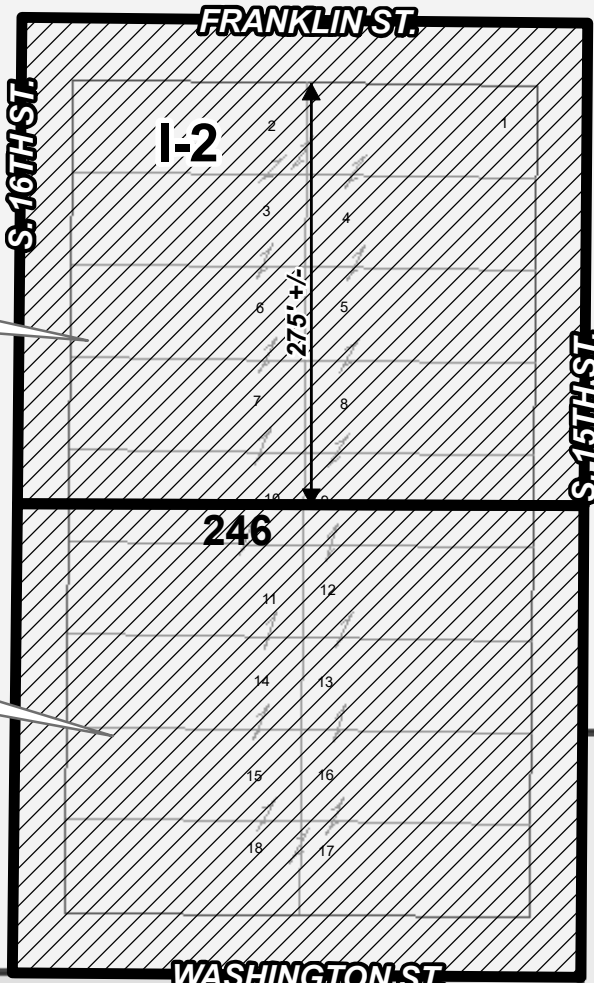
 Proposed Rezone

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: 10/18/2021
O:\Planning\PC Plan Commission\PC_Rezone\2021\PC 42-2021 I-2 to R-6 and B-3 - Block 246 Original Plat Fmr Mirro Site\Maps\PC 42-2021 Rezone.mxd

**City of
Manitowoc**

**NE 1/4
SEC 30
T19N R24E**



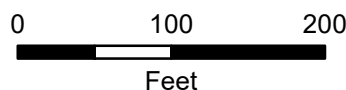
**Proposed
Rezone to R-6**

**Proposed
Rezone to B-3**



**Proposed Rezone Property from I-2, Heavy Industrial District
to R-6, Multiple-Family District and B-3, General Business District**

PC 42-2021
Block 246 Original Plat



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

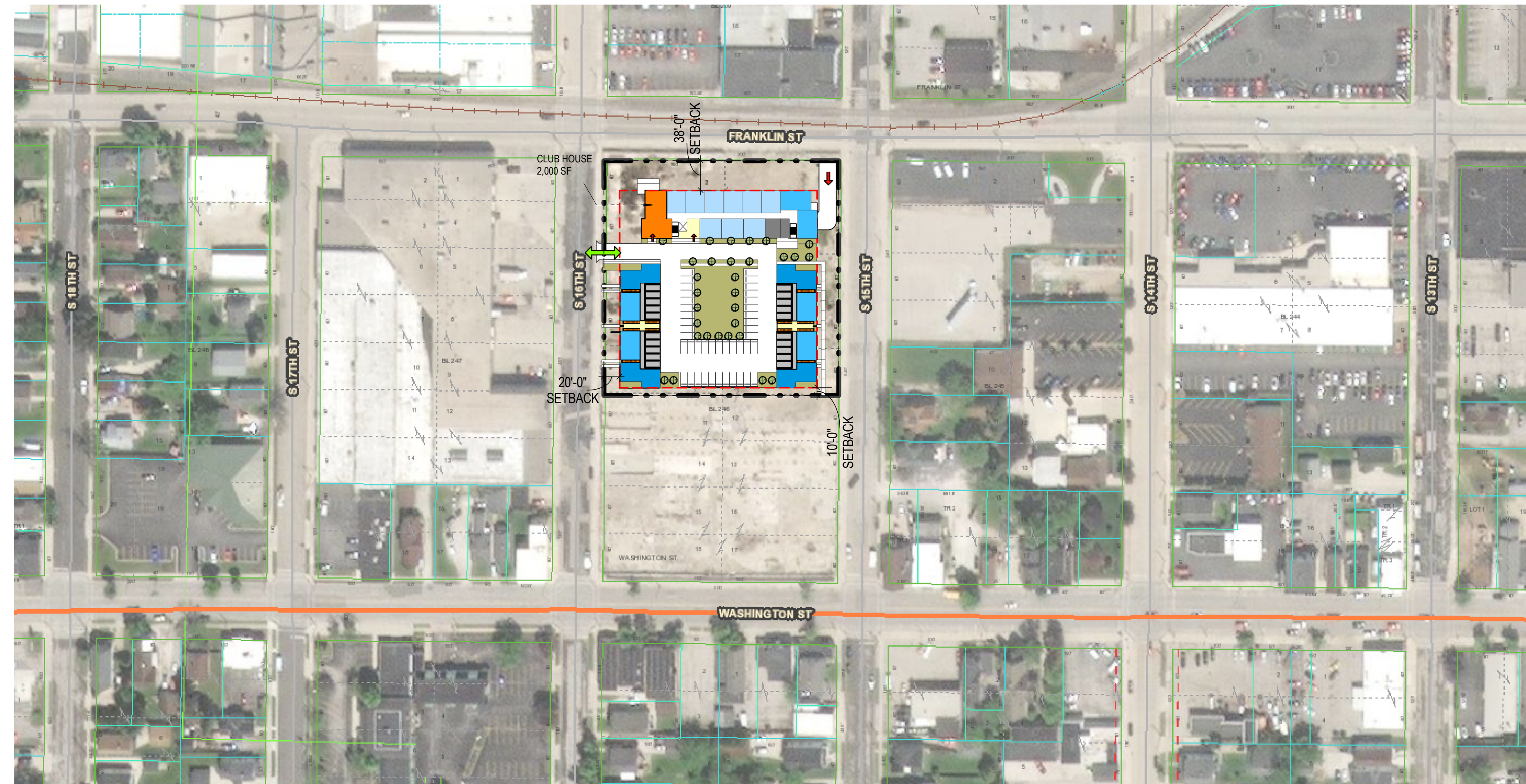
Map Plotted: 10/18/2021

O:\Planning\PC Plan Commission\PC_Rezone\2021\PC 42-2021 I-2 to R-6 and B-3 - Block 246 Original Plat Fmr Mirro Site\Maps\PC 42-2021 Rezone B&W.mxd

UNIT MATRIX					
STACKED FLATS	UNIT SF	L1	L2		TOTAL
TWO BEDROOM	900 SF	2	4		6
THREE BEDROOM	1,200 SF	2	2		4
TOTAL		4	6		10
PARKING 10 SPACES					
APARMENT	UNIT SF	L1	L2	L3	TOTAL
ONE BEDROOM	700 SF	9	10	10	29
TWO BEDROOM	900 SF	2	4	4	10
TOTAL		11	14	14	39
PARKING 41 SPACES					

UNIT MATRIX	
ONE BEDROOM	29
TWO BEDROOM	22
THREE BEDROOM	8
TOTAL UNITS:	59

PARKING MATRIX	
APARTMENT PARKING	41
STACKED FLAT PARKING	20
OUTSIDE SURFACE PARKING	42
TOTAL PARKING:	103



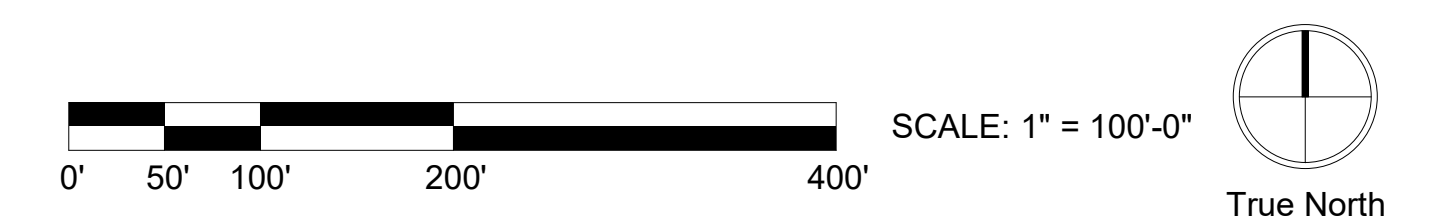
MANITOWOC HOUSING

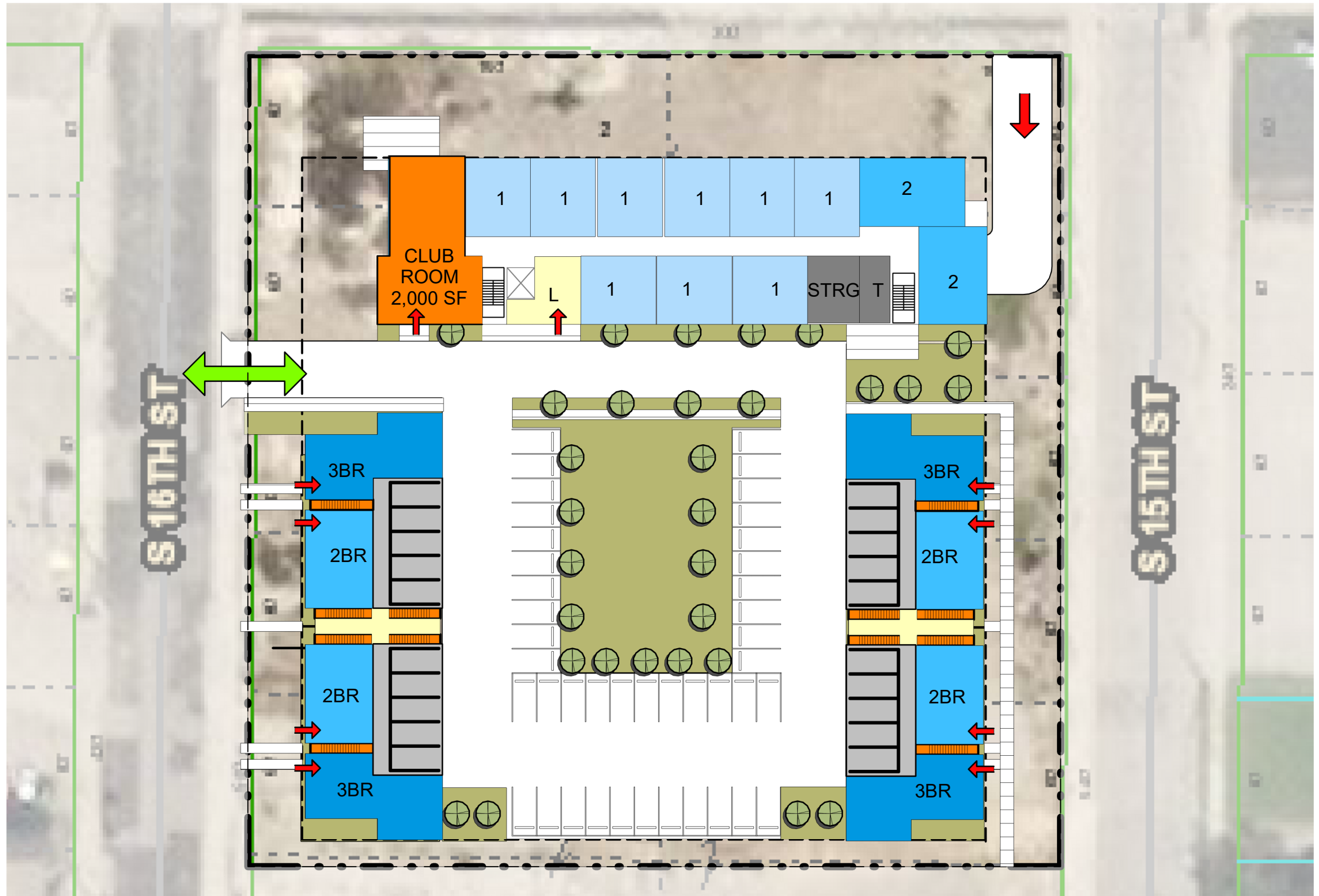
SITE PLAN
SCALE: 1" = 100'-0"

Engberg Anderson Project No. 00000.00

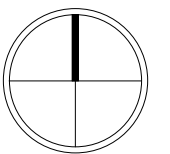


MILWAUKEE | MADISON | TUCSON | CHICAGO





ENLARGED SITE PLAN

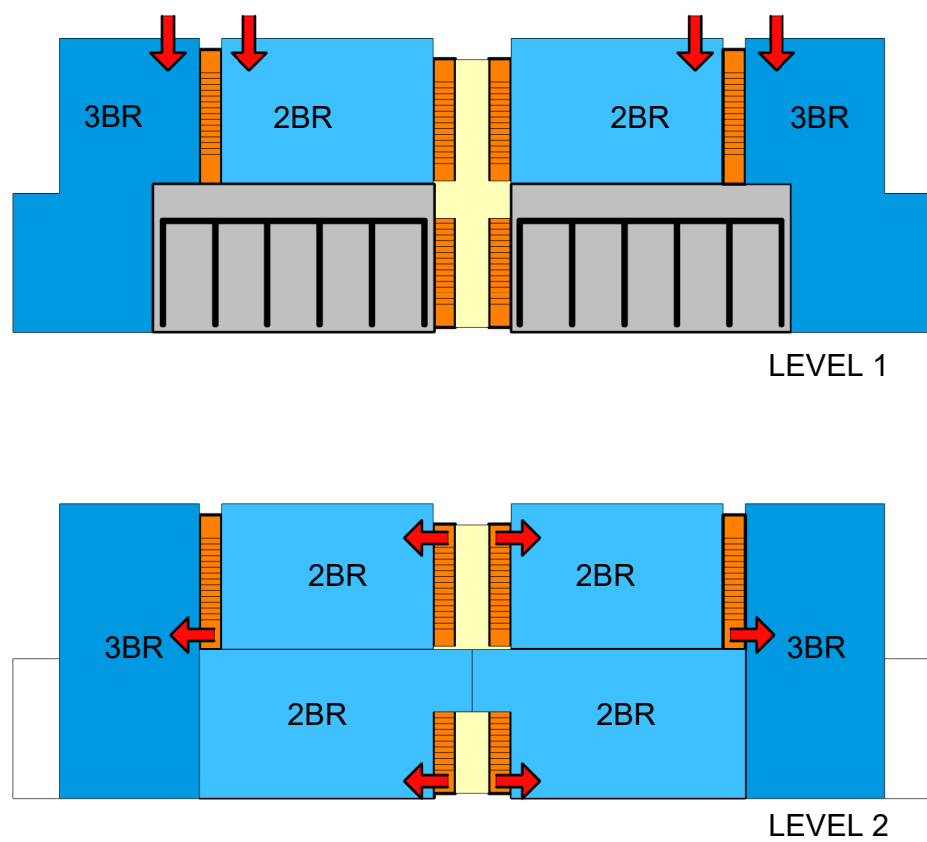


True North

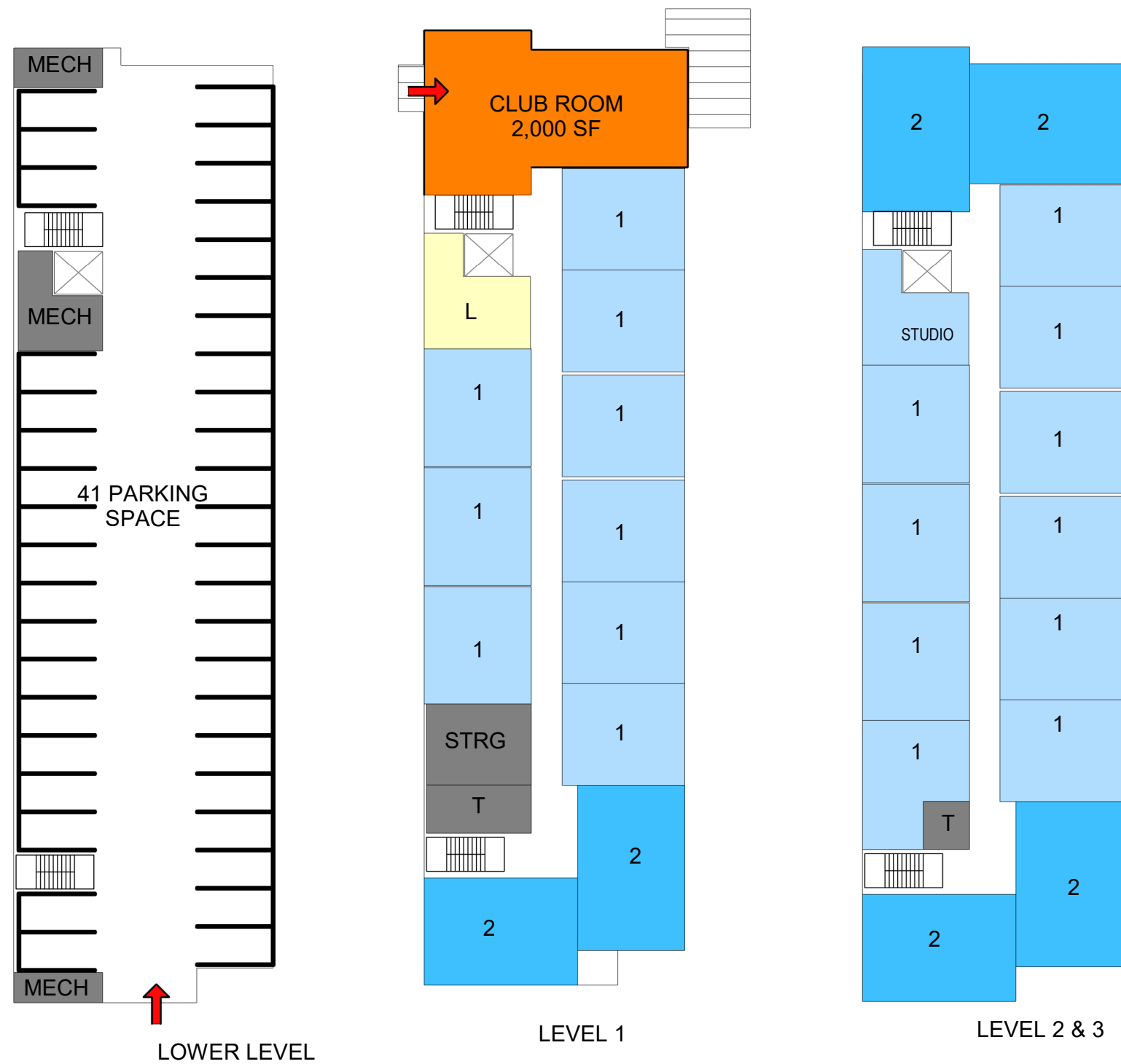
MANITOWOC HOUSING

ENLARGED SITE PLAN
SCALE: 1" = 40'-0"

Engberg Anderson Project No. 00000.00



STACKED FLOOR PLAN



APARMENT FLOOR PLAN



MANITOWOC HOUSING

FLOOR PLANS
SCALE: 1" = 30'-0"

Engberg Anderson Project No. 00000.00



MANITOWOC HOUSING