

Report to the Manitowoc Plan Commission

Meeting Date: Wednesday, July 28, 2021

Request: PC 32-2021: Bay Area Holdings LLC / Schaffer; Petition to Rezone from B-1 Office – Residential to B-3 General Business, 2102 Marshall Street.

Existing Land Use for Subject Property: Currently vacant, former Dentist Office

Existing Zoning for Subject Property: B-1 Office - Residential

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Parking Lot for the Dentist Office	R-4 Single and Two Family Residential
West	Residential, Business	B-1 Office – Residential & B-3 General Business
South	Church & School	R-4 Single and Two Family Residential
East	Multi-family upper floors former bar in basement	B-2 Neighborhood Business

Comprehensive Plan: The 20 year future land use map shows the lot as Urban Neighborhood. The Urban Neighborhood category has been mapped in established neighborhoods surrounding the downtown which are characterized by a mix of housing-unit types, as well as small public, institutional, and commercial uses. A policy statement in the Urban Neighborhood category states that a goal is to “maintain the urban character of areas mapped I this future land use category by supporting existing non-residential uses which do not negatively impact the surrounding neighborhood.”

The proposed change in zoning is consistent with the Comprehensive Plan.

Report: Brian Lodel, Bay Area Holdings LLC (Bay Area) has an accepted offer from Kenneth Schafer for property located at 2102 Marshall Street. The sale is contingent on the property being rezoned from B-1 Office-Residential to B-3 General Business. Bay Area also owns the parking lot that is to the north of the subject property but that property is not part of the area to be rezoned; that lot will remain R-4 Single and Two Family Residential. (Plan Commission approved a special permit for the parking lot in a residential zoning district in 2010). The parking lot provides 13 off-street parking spaces; on street parking is also available on Marshall Street in front of the building.

The property was most recently used as a dental office and Mr. Schafer wants to open a virtual reality arcade. Mr. Schafer is not planning to make any major changes to the building other than some minor interior alterations. Arcades are not specifically listed in the entire zoning code but they are similar to other uses listed in the B-3 General Business zoning district. It’s

anticipated that there will be 2 employees when the business is planned to open in November 2021.

The legal description of the lot is Lot 19, Block 259 of the Original Plat. The lot has 50' of frontage along Marshall Street and 100' along S. 21st Street, for approximately 0.1148 acres. The building was built in 1900 and is 4,624 s.f. in area. The first floor most recently was used as a dental office with a residential use on the second floor. The Improved Value of the building is \$122,100, Land Value \$25,000 for a Total Assessed Value of \$147,000 with an Estimated Fair Market Value of \$153,000.

The building is located in the middle of a 3 block corridor along Marshall Street that has a mix of uses and zoning districts consisting of R-7, Central Residence, R-4 Single and Two Family, B-1 Office – Residential, B-2 Neighborhood Business, B-3 General Business and C-1 Commercial. The uses are single and two family residential, multi-family, dental office, school, church, bar, bowling alley, restaurant, contractors shop and auto repair facility. Historically this area has always been a variety of uses that serve the neighborhood.

Notices were sent out on July 21st to property owners within 200 feet and at the time of this writing no comments have been received.

Timeline

- Application Received: July 16, 2021
- Notifications Sent: July 21, 2021
- Plan Commission Meeting: July 28, 2021
- Common Council public hearing August 16, 2021

Recommendation: Approve the Request to Rezone the property at 2102 Marshall Street from B-1 Office – Residential to B-3 General Business.

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

07/15/2021

Date: _____

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 b-1 District to the b-3 District the following described property.

I. LOCATION OF PROPERTY

A. Street Address: 2102 marshall street, Manitowoc , WI 54220

B. Legal Description of Property: Lot 19, Block 259, according to the Recorded Plat known as the Original Plat of the City of Manitowoc, Manitowoc County, Wisconsin

C. Small Scaled Map of Property (attached to this application).

II. REASON FOR ZONE CHANGE REQUEST

Looking to open a virtual reality arcade in this location.

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): 4000

(iii) Non-residential-Type of Development: Virtual Reality Arcade

(iv) Number of parking spaces to be provided: 8

(v) Number of Employees: 2

Ken: 920-334-2222

IV. IMPACTS UPON CITY

- A. Any need for traffic or street changes, utility or street extensions, signalization, etc. (please specify) n/a
- B. Conformance with City Comprehensive Plans (please specify) n/a
- C. Impacts upon surrounding properties (please specify) n/a
- D. Estimated cost of construction/rehabilitation and net increase in real estate taxes (please specify) approximately \$10,000 worth of rehab and construction.
- V. **ESTIMATED TIMING OF PROPOSED USE/RE-USE OF PROPERTY** (please specify) We are looking to have our business operational by November 1st 2021

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:

<i>Brian Lodel</i>	dotloop verified 07/16/21 7:57 AM CDT QXEK-OKRH-CYKJ-BGCK
Brian Lodel - MM Bay Area Holdings, LLC	
1701 Washington St Ste 200 Manitowoc WI 54220	

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

Authentisign <i>Kenneth Schafer</i>	
7/15/2021 2:25:26 AM GMT	
2200 12th street, Two Rivers, WI 54241	

**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

pd ck # 636697

Paul Braun

From: Brian Lodel <brian@thelodelgroup.com>
Sent: Friday, July 16, 2021 12:04 PM
To: Paul Braun
Subject: External: 2102 Marshall St Manitowoc

Paul,

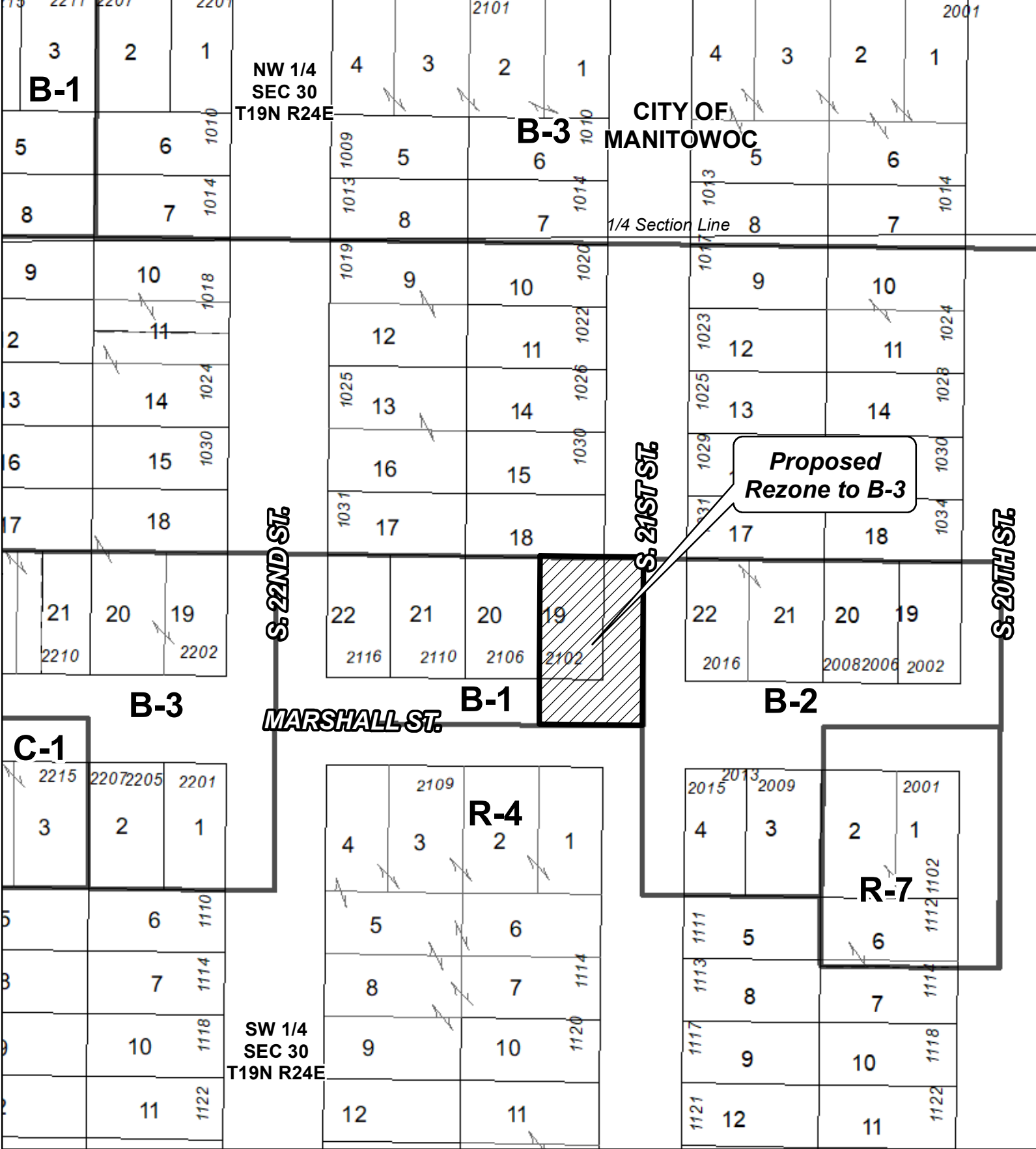
I am the owner and registered agent of Bay Area Holdings, LLC. On 7/15/2021 Kenneth Schafer petitioned for a rezone of our property as we do have a purchase contract with Ken and his business. We approve of Ken's request to have the building rezoned from B1 to B3 to allow Ken to successfully purchase the building and operate his new business here in the City of Manitowoc. The parking lot that is being sold with the business which is defined as Lot 18 and is a separate parcel shall not be part of the rezone and shall remain R4 as it is currently zoned.

Please let me know if I can be of further assistance.



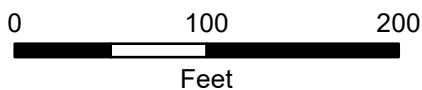
Be Alert !

This is External or System generated Email. Please verify before opening any links or attachments.



Proposed Rezone Property from B-1 Office-Residential District
to B-3 General Business District

PC 32-2021
2102 Marshall St.




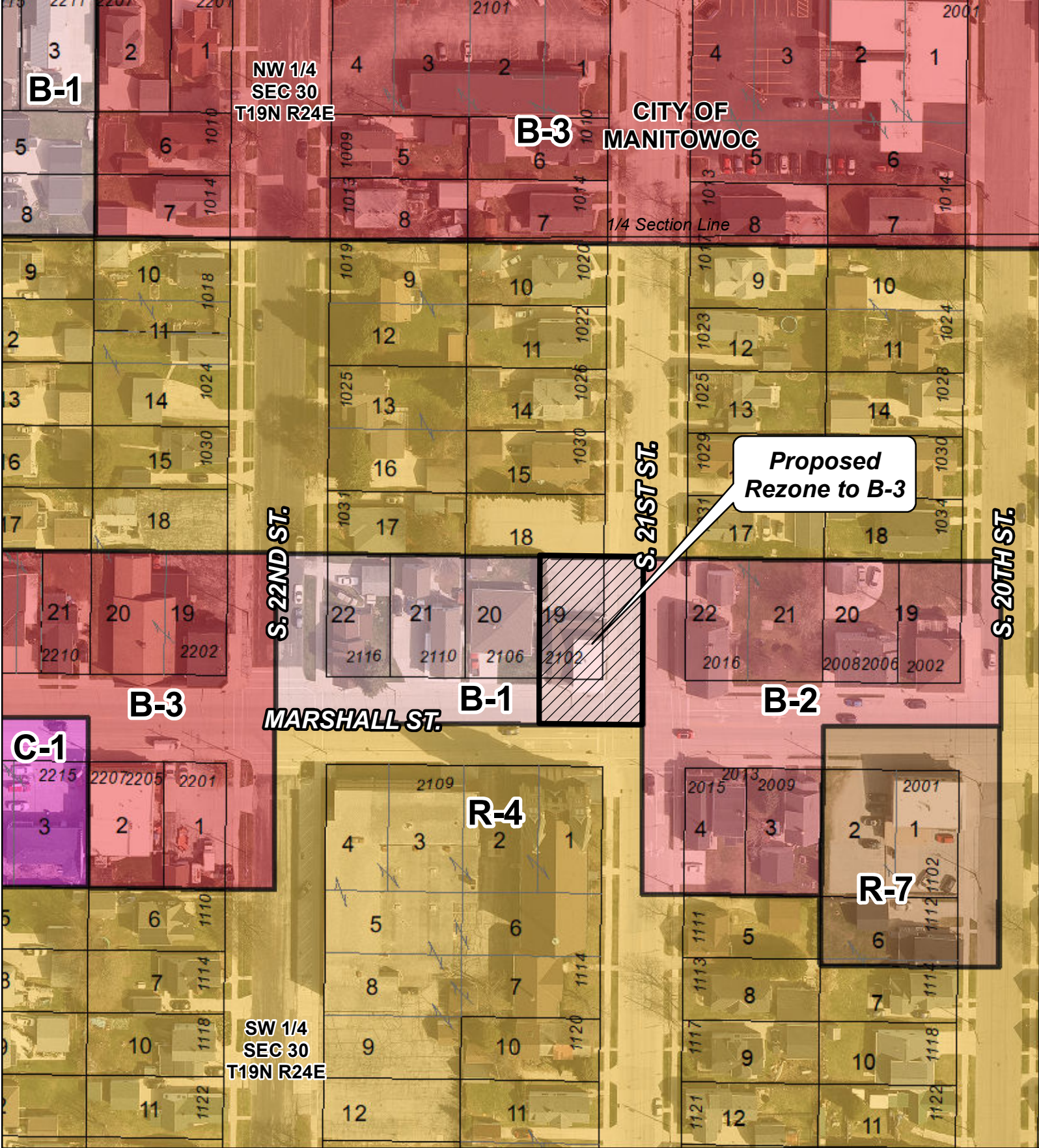
DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 7/19/2021

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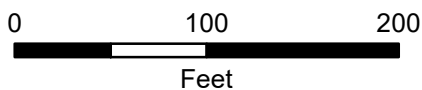
Legend

 Proposed Rezone



Proposed Rezone Property from B-1 Office-Residential District
to B-3 General Business District

PC 32-2021
2102 Marshall St.



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Legend

 Proposed Rezone