

Report to the Manitowoc Plan Commission

Meeting Date: April 28, 2021

Request: PC 10-2021: Schmitz; Rezone from R-1 Residential-Agricultural District to R-4 Single- and Two-Family Residential District for property located at 3201 Packer Lane.

Existing Land Use for Subject Property: Residential[Click here and enter]

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Residential	R-4 Single and Two Family
South	Residential	R-1 Residential - Agricultural
West	Residential	R-4 Single and Two Family
East	Conservancy	P-1 Conservancy

Comprehensive Plan:

Consistency Analysis: The request is consistent with the 20 Year Future Land Use Map. The area is shown as Single & Two Family Residential – Urban.

Report: Chris and Amber Schmitz, 3201 Packer Lane would like to rezone a portion of their property from R-1 to R-4 in order to construct a detached garage. The R-1 zoning district requires a larger setback than the R-4 district and with the larger setback the proposed garage will not fit in the location they want to place it.

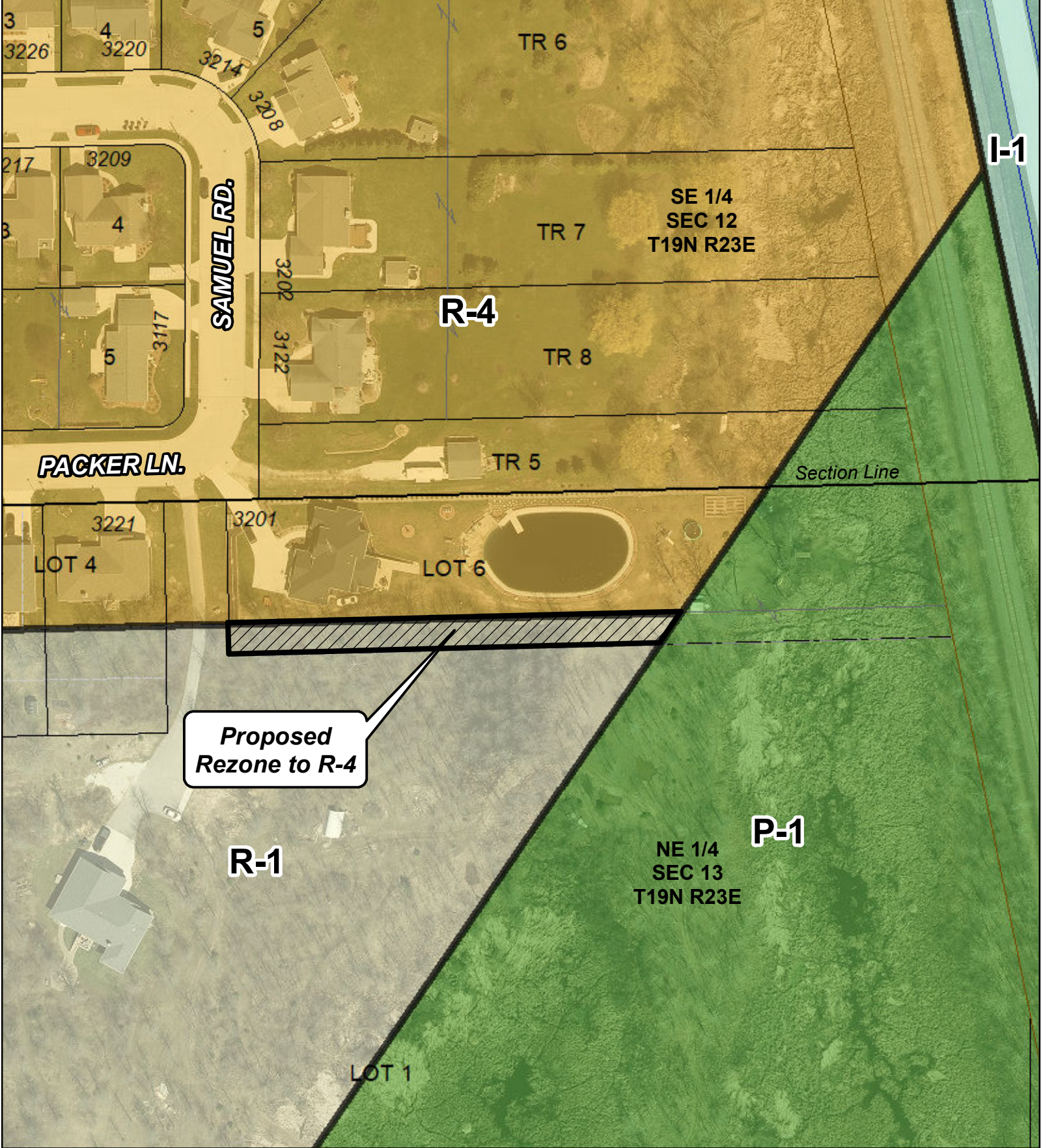
In order to build the garage, the Schmitz's purchased a 25' strip from the adjacent property owner, the strip of land was zoned R-1. The Schmitz's original lot was zoned R-4.


Public Comments: Notices were mailed out to property owners on April 21st and no comments were received at the time of this writing.

Timeline

- Notices mailed out to neighbors April 21st
- Plan Commission Informational Hearing April 28th
- Common Council Public Hearing May 17th.

Recommendation: Approve the request to rezone the strip of land located at 3201 Packer Lane from R-1 Residential - Agricultural to R-4 single and Two Family Residential.





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Proposed Rezone Property from R-1 Residential-Agricultural District to R-4 Single- and Two-Family District

PC 10-2021
3201 Packer Ln.

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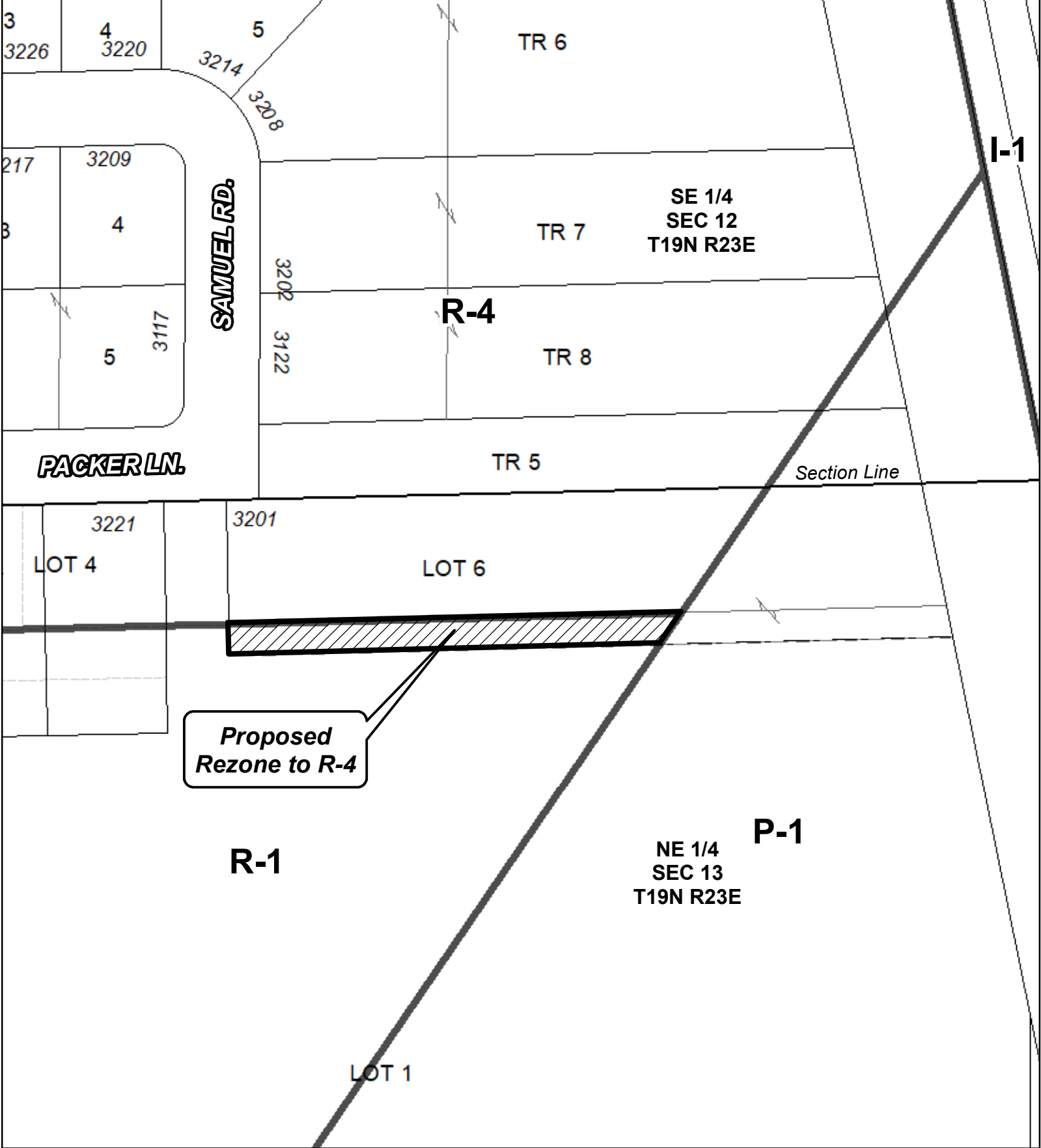
Feet

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: 4/19/2021
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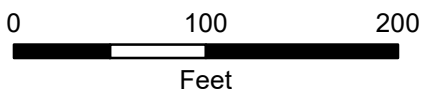


Proposed Rezone Property from R-1 Residential-Agricultural District
to R-4 Single- and Two-Family District


PC 10-2021
3201 Packer Ln.

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Legend

 Proposed Rezone



LAND USE APPLICATION

APPLICANT Chris and Amber Schmitz PHONE 920-629-1856
MAILING ADDRESS 3201 Packer Lane EMAIL amber.schmitz39@gmail.com
PROPERTY OWNER Chris and Amber Schmitz PHONE 920-629-1856
MAILING ADDRESS 3201 Packer Lane EMAIL --

REQUEST FOR:

- | | |
|--|---|
| <input type="checkbox"/> Conditional Use Permit (CUP) \$350* | <input checked="" type="checkbox"/> Zoning District Change/Map Amendment \$350* |
| <input type="checkbox"/> Site Plan Review \$350 | <input type="checkbox"/> Request for Annexation \$350* |
| <input type="checkbox"/> Certified Survey Map (CSM) \$100 | <input type="checkbox"/> Planned Unit Development (PUD) \$350* |
| <input type="checkbox"/> Official Map Review \$350* | <input type="checkbox"/> Street/Alley Vacation \$350* |

**Publication of legal notice fees additional.*

STATUS OF APPLICANT: ☒ Owner ☐ Agent ☐ Other

PROJECT LOCATION ADDRESS 3201 Packer Lane

PARCEL ID# 052-718001071 CURRENT ZONING R1

CURRENT USE OF PROPERTY Residential

PROPOSED USE OF PROPERTY Residential

REQUIRED: Attach a detailed written description of your proposal or request.

Include as much information as possible including planned use, maps, project renderings or drawings, etc.

Would like to change R1 zone to R4 zone to the Southwest corner of property. Plan to build a 24'x24' 2 stall garage.

The undersigned hereby certifies that the information contained in this application is true and correct.

Signed CS SA [Signature] Date 03/22/2021
(Property Owner)

For Office Use Only

Date Received: 3/23/2021

PC #: 10-2021

Fee Paid: \$350 ck #2717

Check#: 2717

Plan Commission Date: _____

**The City of Manitowoc Plan Commission meets the fourth Wednesday of each month at 6pm.
Deadline for submission is the Friday two weeks prior to the meeting.**

Please contact the Community Development Department at 920-686-6930 if you have any questions.

**APPLICATION FOR AMENDMENT TO
ZONING ORDINANCE DISTRICT MAP**

City of Manitowoc, Wisconsin

(REV. 1/11)

Date: 03/22/2021

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 R1 District to the R4 District the following described property.

I. LOCATION OF PROPERTY

- A. Street Address: 3201 PACKER LANE
MANITOWOC, WI 54220
- B. Legal Description of Property: Lot 6 of CSM V26 P399 and Part Desc
IN V3373 P684
- C. Small Scaled Map of Property (attached to this application).

II. REASON FOR ZONE CHANGE REQUEST

Would like to build a 24'x24' 2 stall garage on the south-
west corner of property.

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: 1
 - (ii) Non-residential-Square feet of building(s):
 - (iii) Non-residential-Type of Development:
 - (iv) Number of parking spaces to be provided:
 - (v) Number of Employees:

IV. IMPACTS UPON CITY

- A. Any need for traffic or street changes, utility or street extensions, signalization, etc. (please specify) NO
- B. Conformance with City Comprehensive Plans (please specify) N/A: private use for home owner
- C. Impacts upon surrounding properties (please specify) NO
- D. Estimated cost of construction/rehabilitation and net increase in real estate taxes (please specify) \$15K for construction / concrete
- V. **ESTIMATED TIMING OF PROPOSED USE/RE-USE OF PROPERTY** (please specify) Plan to grade and level area Summer 2021 and build garage Spring 2022.

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:

Chris and Amber Schmitz
3201 PACKER LANE ; Manitowoc, WI

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

Mailing address:

N/A

**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

