

Report to the Manitowoc Plan Commission

Meeting Date: August 25, 2021

Request: PC 36-2021: Community Development Authority of the City of Manitowoc: Amendment to the Zoning Map from I-2 Heavy Industrial to B-4 Central Business - River Point .

Existing Land Use for Subject Property: Vacant form CN Railroad Property

Existing Zoning for Subject Property: I-2 Heavy Industrial

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, South, West	Heavy Industrial	I-2 Heavy Industrial
East	Industrial, Commercial, Retail	I-2 Heavy Industrial, Commercial

Comprehensive Plan: The 20 Year Future Land Use Map indicates the area as Planned Mixed Use. The Planned Mix Use advises a blend of business, mixed residential, office, light industrial and institutional and community service land uses. The Comprehensive Plan recommends a Planned Mixed Use under a Planned Unit Development (PUD)

Consistency Analysis

The proposed B-4 zoning district is consistent with the comprehensive plan.

Report: The area to be rezoned is owned by the Community Development Authority of the City of Manitowoc (CDA). The CDA has previously recommended the change in zoning and creation of the PUD. The change in zoning from I-2 to B-4 is the first step to the creation of a (PUD). The PUD discussion will occur later in the Plan Commission meeting.

The City is only rezoning the property that is owned by the Community Development Authority of the City of Manitowoc which will be the future PUD area to avoid any confusion or conflicts with the other property owners. The City will address any neighboring property owner’s zoning districts in the future.

One of the reasons for the change in zoning is that a PUD requires *“The predominant land use in a PUD shall be a permitted use or conditional use permitted in the underlying zoning district.”* The anticipated predominant land use in the redevelopment site will be residential, which is not permitted in the current I-2 Heavy Industrial zoning district. Also, if there are regulations or restrictions not specifically detailed in the PUD document the underlying zoning would then rule. The B-4 Central Business district is more consistent and complimentary with the other adjacent downtown properties.

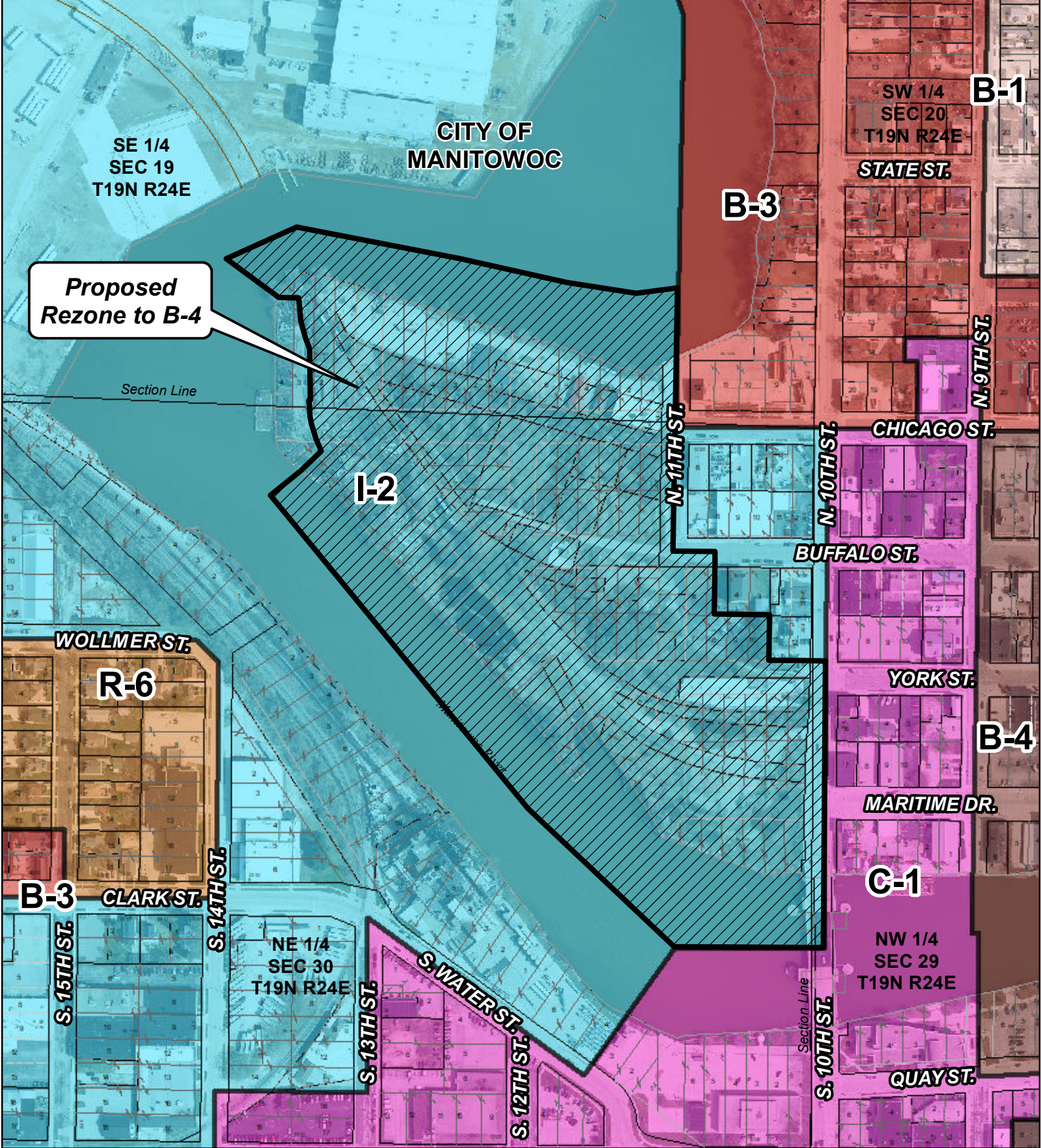
Prior to CDA ownership the property has historically been under railroad ownership and was used for a myriad of heavy industrial uses. The original 1930 zoning map for the City zoned the area as "F" which was defined as Heavy Industrial.

Public Comments: Notices were mailed out on August 18th to property owners within 200 feet, excluding right-of-way, and as of the date of this writing no comments have been received.

Timeline

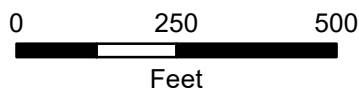
- August 25 Plan Commission Meeting
- September 20 Common Council Public Hearing.

Recommendation: Approve the Amendment to the Zoning Map from I-2 Heavy Industrial to B-4 Central Business.



Proposed Rezone Property from I-2 Heavy Industrial District
to B-4 Central Business District


PC 36-2021
River Point District



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: 8/17/2021
O:\Planning\PC Plan Commission\PC_Rezone\2021\PC 36-2021 I-2 to B-4_River Point\Maps\PC 36-2021 Rezone.mxd

Legend

 Proposed Rezone

CITY OF MANITOWOC

SE 1/4
SEC 19
T19N R24E

SW 1/4
SEC 20
T19N R24E

B-1

B-3

Proposed
Rezone to B-4

Section Line

I-2

CHICAGO ST

BUFFALO ST

WOLLMER ST

R-6

YORK ST

B-4

MARITIME DR

B-3

CLARK ST

C-1

NE 1/4
SEC 30
T19N R24E

NW 1/4
SEC 29
T19N R24E

S WATER ST

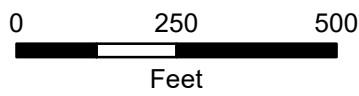
Section Line

QUAY ST




Proposed Rezone Property from I-2 Heavy Industrial District
to B-4 Central Business District

PC 36-2021
River Point District



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: 8/17/2021
O:\Planning\PC Plan Commission\PC_Rezone\2021\PC 36-2021 I-2 to B-4_River Point\Maps\PC 36-2021 Rezone B&W.mxd