

Report to the Manitowoc Plan Commission

Date: September 23, 2015

Request: PC 29 - 2015 Lakeside Foods Inc. ; Request for a Change in Zoning From I-2 Heavy Industrial to R-6 Multiple Family for property located at 1801 S. 30th Street.

Reason for Request: Lakeside Foods would like to construct a multi – tenant housing structure which would provide seasonal housing for approximately 6 months of the year for some of their employees. The building would provide housing for up to 48 individuals. Currently Lakeside is busing on a daily basis some of their employees from Racine. The building would have a common kitchen, dining and restroom facility, there would be 12 sleeping quarters with four individuals per sleeping quarters.

Existing Zoning: The property is currently zoned I-2 Heavy Industrial which does not allow multi-family uses so Lakeside is requesting a rezone to R-6 Multi-family. The proposed building does not provide private bathrooms and kitchens and would technically be defined by the Zoning Code as a Rooming House. The definition of a rooming house in the Zoning Code is “any building or part thereof other than a hotel, motel or bed and breakfast facility, with sleeping rooms for lodgers which do not contain private bathroom facilities, are rented for compensation, and where meals may or may not be provided for the lodgers.” In an “R-6” multi-family zoning district rooming houses are permitted uses.

The existing zoning adjacent to the subject area is: I-2 Heavy Industrial to the north, east and south; I-1 Light Industrial to the southwest and R-6 multiple-family to the northwest. The proposed use is located on a separate lot than Lakeside’s existing plant on S. 30th Street but the use could arguably be considered an accessory use to Lakeside’s primary use of processing and distributing vegetables. the housing will only be for Lakeside Food employees and is not available to the general public, so it is not a traditional apartment use open to the public. If the housing use was located on the same lot as the distribution facility it could possibly considered “incidental” to the principal use and allowed without the zoning.

The Zoning Code defines “Accessory use” as a use of land or a portion of the building customarily incidental to the actual principal use of the land or building and located on the same parcel of property with such principal use.

Staff felt that the rezoning process was the best process to insure that there were no land use issues in the future.

Existing Land Use: Currently the area to be rezoned is a vacant open grass area with a small wooded area and Kinzel Wood Products to the southwest and Lakeside’s existing distribution facility located at 1615 S. 30th Street to the north. To the west and across S. 30th Street Manitowoc Public School District has their kitchen facility and north of the school’s property there is an apartment complex. To the east the Canadian National rail road switch yard and offices are located.

Comprehensive Plan: The current 20 year Comprehensive Plan land use map shows the subject area as Office / Industrial which does not recommend multiple-family zoning districts in the Office / Industrial land use. The subject area is located on the edge of the Office / Industrial land use and adjacent to the Multi-Family residential land use. Pursuant to the University of Wisconsin – Stevens Point Center for Land Use Education’s comprehensive plan land use guide the 20 year land use map is not intended to have “hard lines” between categories like a zoning map but it is intended to have “soft boundary lines” or “wiggly lines”.

In Chapter 7 the Economic Development chapter of the City’s Comprehensive Plan one of the goals and objectives is to support the retention and growth of existing businesses, the retention and expansion of businesses contributes to the local economy.

Additional Information: The proposed area to be rezoned is approximately 1.1 acres in size measuring roughly 250’ x 210’.(see map) and is located on a separate but adjacent lot south of Lakesides’ distribution facility.

Lakeside has stated that they have had to shut down production lines due to a lack of workers and it is imperative to have the housing facility constructed in order to prevent moving production to other locations outside of Manitowoc.

Lakeside would like to begin construction this fall and have the building open by the beginning of June 2016.

Lakeside is experienced in operating these types of housing operations, they have these facilities in other locations in Eden, Reedsburg, New Richmond and Belgium, Wisconsin. Employee’s would be using the facility approximately 6 months of the year, the remainder of the year the facility will be vacant. A copy of Lakeside’s Housing Rules and Regulations were provided in the application packet.

Public Comments: The public informational notices were sent out to the neighbors on September 16th.

Staff Recommendation: Recommend to Plan Commission the approval of the rezoning request from I-2 Heavy Industrial to R-6 Multiple-Family. Plan Commission recommends to Council the approval of the rezoning request and instructs the City Clerk to call for the Statutorily required public hearing to be scheduled for the October 19th Council meeting.



CITY OF MANITOWOC

WISCONSIN, USA
www.manitowoc.org



September 16, 2015

NOTICE

As a property owner within 200 feet of a proposed zone change in the City of Manitowoc, you are being notified that the Manitowoc City Plan Commission will, on **Wednesday, September 23rd, 2015** at its regular **6:00 o'clock P.M.** meeting in the Council Chambers, First Floor, City Hall, 900 Quay Street, hold a public informational hearing to consider a petition to amend the Zoning District Map as noted on the attached map. The existing zoning is "I-2" Heavy Industrial and the proposed zoning is "R-6" Multiple-Family District.

Petitioners are: **PC 29-2015: Lakeside Foods: Request to Rezone**
Approximately 1.1 acres of land at 1801 S. 30th Street,
from "I-2" Heavy Industrial to "R-6" Multiple-
Family.

It would be advisable to attend this informational meeting in order to voice your opinions on the proposed zone change.

If you wish, you can call (920) 686-6930 or visit the office of Community Development, City Hall, and we will be glad to discuss the proposed development with you.

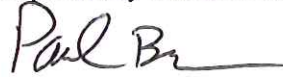
Some Uses Permitted in Existing I-2 Zone

Any Use in the "I-1"
Boiler Works
Heavy Equipment Manufacturing
Iron, Steel or Copper Works
Paper and Pulp manufacture

Some Uses Permitted in Proposed R-6 Zone

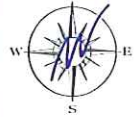
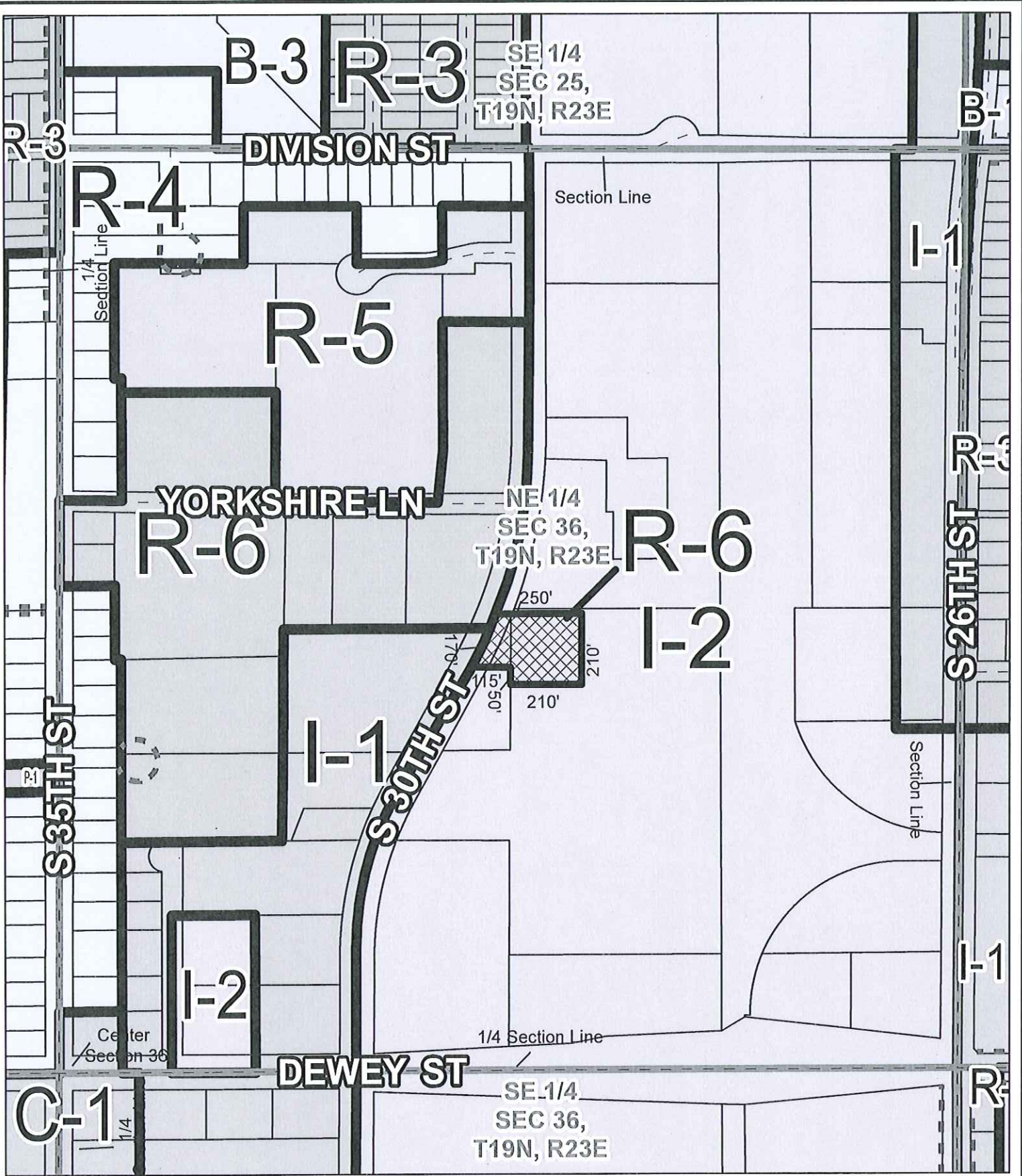
Single and Two Family
Multiple Family Dwellings
Rooming Houses
Community Living Arrangements

Respectfully Submitted,



Paul Braun
City Planner



Attachment



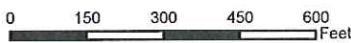
Lakeside Foods Rezone
City of Manitowoc, WI

PC29-2015 Lakeside Foods Rezone;
S. 30th St.

**Change in Zoning from I-2 Heavy Industrial
to R-6 Multiple Family**

-  Official Map Street
-  Lakeside Foods

Prepared by City of Manitowoc
Planning Department
www.manitowoc.org
Map Plotted: 09/14/2015
Y:\Planning\PC Plan Commission\Actions 2015\PC29-2015 LakesideFoods\LakeFoods_Rezone2.mxd
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.



APPLICATION FOR AMENDMENT TO
ZONING ORDINANCE DISTRICT MAP

City of Manitowoc, Wisconsin
(REV. 1/11)

Date: September 11, 2015

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 Commercial District to the R6 District the following described property.

I. LOCATION OF PROPERTY

- A. Street Address: will need an address next to 1601 S. 30th Street which is our Distribution Center
- B. Legal Description of Property: Parcel 836-104-040 PT. SE 1/4 NE 1/4 DES. V. 408 P. 578 For ST. 1/4 PT. SW 1/4 NE 1/4 DES
- C. Small Scaled Map of Property (attached to this application).

II. REASON FOR ZONE CHANGE REQUEST

Would like rezoned to build a housing unit on 1.1 acres.

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: 12 Rooms w/4 people EACH
 - (ii) Non-residential-Square feet of building(s): _____
 - (iii) Non-residential-Type of Development: _____
 - (iv) Number of parking spaces to be provided: 14
 - (v) Number of Employees: 48

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) No. "Future Land Use Map" would need to be amended.
- C. Impacts upon surrounding properties (please specify) Minimal if any impact on surrounding as unit would be in grove of trees to west with entrance to north. Vacant areas to east and south. A line of trees divide our SE corner to Kinzie Wood Products
- D. Estimated cost of construction/rehabilitation and net increase in real estate taxes (please specify) \$600,000 construction costs
- V. ESTIMATED TIMING OF PROPOSED USE/RE-USE OF PROPERTY (please specify)
Completion date 6/1/2016
Occupancy 7/1/2016

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:

Joe Yeh
808 HAMILTON
MANITOWOC, WI 54221

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



September 10, 2015

Honorable Mayor and Common Council

With this narrative of proposed plan and view of benefits to the City of Manitowoc we respectfully submit our application for Amendment to Zoning Ordinance District Map.

Lakeside Foods, Inc of Manitowoc, a business of good standing and long term community dedication since 1864, would like to obtain rezoning for 1.1 acres of Parcel 836-104-040, currently zoned Commercial and vacant to R6

We have been searching for housing throughout our community for five years which would have easy access to our facility and within our limits to retrofit as needed by the State of Wisconsin for Seasonal Employment Housing. Lakeside Foods, Inc has been very proud that we were able to hire all local employees but the last three years have seen a drastic drop in applications which has put us in a position of need for employees to complete work on a seasonal basis. We are currently bussing 14 employees per night from Racine. These employees do not contribute monies to our community as they receive their checks and return to spend the earnings in their localities. There are times when our production suffers from lack of employees and we find that shutting down lines/freezers is our only alternative for those days. It is imperative we keep the production at our location and not transfer it to our other facilities. For every case we are unable to produce it is estimated the city loses out on money from our utilities, so far this year it has calculated to almost \$20,000 and the possible effect on our local farmers due to not being able to harvest mature crops can limit their income approximately \$30/acre. We feel when this housing unit is completed our need for outside bussing could be eliminated and we could have the staff needed to keep our current production needs keeping the money in our community to be able to spend in our community.

Our intent for the acreage requested is to build a housing unit to provide 48 employees residence over a period of approximately 6 months, from July through mid-December. It is our belief this would also be beneficial to the City of Manitowoc by bringing in additional monies not currently available.

These employees would be contributing to the district grocery markets, bus services, parks, gas stations, movie houses, museums and even the farmer's market held during the summer months, along with social activities the city is famous for providing it's citizens. If we are unsuccessful in hiring employees on premise it may be necessary to use additional staffing services in future years from outside this area.

Location of this unit will be secure on our property in an area surrounded in part by trees and limited view of traffic on 30th Street next to our Distribution Center. It would have parking for the tenants and a yard for their use and also have picnic areas for their pleasure and relaxation; ensuring them a quality of life while maintaining our workforce is important to us. We feel it would have very limited impact on the adjacent business of Kinzel Wood Products because of having the trees block the view and the entrance facing our Distribution Center.

Lakeside Foods, Inc. is secure in the handling of housing units as a number of our facilities already have managed these for years with current units in Belgium, Eden, Reedsburg and New Richmond WI along with three locations in Minnesota. We are attaching our "Rules & Regulations" which each of our facilities have established for living arrangements. These will be monitored at all times by our onsite caretaker with additional watch from the Distribution Center employees.

It is our hope you will find our application acceptable and complete in order to pass on to the City Planning Commission and the Committee for the Comprehensive Long Term Planning team.

Respectfully Submitted,

Lakeside Foods, Inc.



Manitowoc, WI
Housing Unit Rules & Regulations

Anyone found not following these Rules & Regulations will be subject to corrective action up to and including immediate discharge

- **No smoking** inside of housing unit. When smoking outside, dispose of your butts safely in an outside butt collector
- Proper clothing must be worn at all times in and around the housing unit
- Radios and televisions are allowed with limitations. If there are complaints about noise you will be asked to turn off the equipment and store it
- All visitors must sign in at the Lakeside Foods, Inc. Plant (508 Jay Street) office and have permission to visit prior to entering premises
- Visitors are not allowed to sleep overnight in the housing unit. If disturbances are reported, the visitor(s) will be removed from grounds
- You are responsible for any housing damages and will be charged for repair costs
- You are responsible for the cleanliness of your sleeping area and for cleaning up after yourself
- Use clothes washers and dryers properly. Do not overload machines and do not wash plastic items
- One locker is provided for each person. It is your responsibility to provide a lock
- The company will not be responsible for the loss or damage of your personal belongings and reserves the right to inspect lockers at any time

Please adhere to the following rules when using the kitchen area:

- You **MUST** clean up after your food preparations are complete. This includes the table(s), stove, dishes and refrigerator inside
- Any dishes left in the kitchen longer than 12 hours will be thrown away
- Non-perishable food items are not allowed on top of the refrigerators or cabinets
- If using outside grounds you **MUST** clean the area when leaving
- When your employment ends, clean refrigerator, stove, and dispose of all garbage properly

The following actions will result in immediate discharge from Lakeside employment and from housing unit:

- Possession and/or use of any controlled substances
- Fighting and/or disorderly conduct
- Theft of company property or other's
- Possession of fire arms and/or other weapons on company premises. This includes knives with blades exceeding 3"

Drinking or possession of alcohol beverages in the unit or on the premises will result in immediate discharge



Manitowoc County Advanced Access GIS Viewer

Developed by Headwaters Resources



Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, a search icon, and a vertical list of map layers.

Search Tools

Selected Features: 1

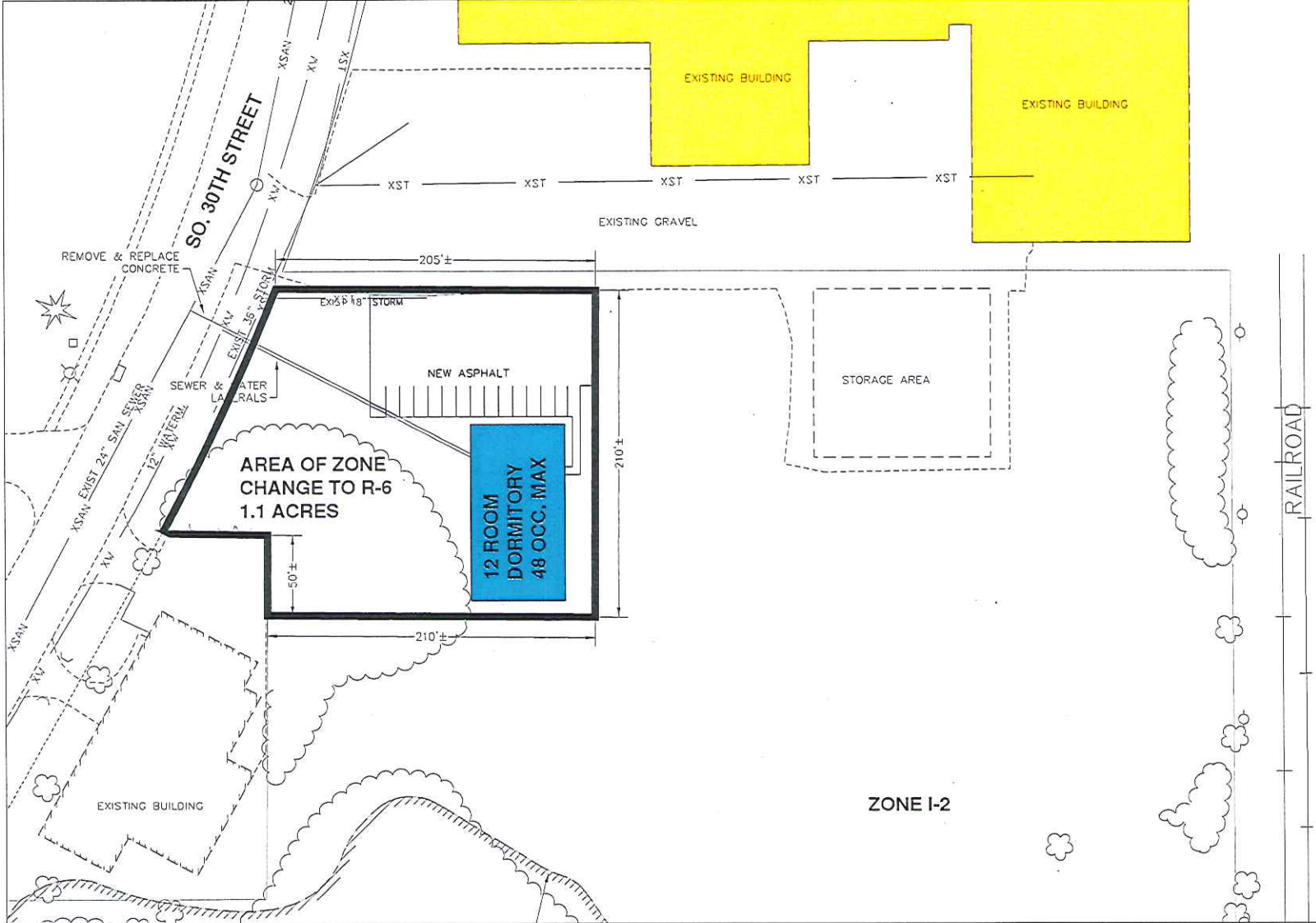
Zoom Clear

05283610404000
 Municipality: *CITY OF MANITOWOC*
 Sec-Twn-Rng: -
 Volume Page:
 Document:
 Primary Owner: *LAKESIDE FOODS INC*
 Secondary Owner:
 Mailing Address: *PO BOX 1327*
 Mailing Address2:
 City/State/Zip: *MANITOWOC WI 54221*
 Site Address: *VACANT LAND*
 School District: *MANITOWOC*
 Vocational District: *LTC*
 Legal Description: *PT. SE1/4 NE1/4 DES. V.408 P.674 EX. V.518 P.578 FOR ST. & PT. SW1/4 NE1/4 DESC. V.607 P.75 S.36 T.19 R.23 15.75 AC+*
 Property Exempt:
 Acres: *15.75*
 Imp. Value: *\$0.00*
 Land Value: *\$208,600.00*
 Total Value: *\$208,600.00*
 Forest Crop: *0*
 Fair Market Value: *\$198,190.00*
 Fair Market Ratio: *1.0525*
 Assessment Rate: *\$0.00*
 Lottery Credit: *\$0.00*
 Special Assessments: *\$0.00*
 Tax Year: *2015*
 Total Taxes: *\$4,358.94*



Search Results
Relate(s)

Twn-Rng	Volume	Page	Document	Primary Owner	Secondary Owner	Mailing Address



REVISIONS		
NO.	DATE	BY
1	7/16/15	PS

CURRENT ZONING I-2

DRAWING: SITE PLAN FOR A PROPOSED DORMITORY FOR LAKESIDE FOODS

DATE: 08/26/15

DRAWN BY: PS

APPROVED BY: 1029SP

JOB NO: 1029SP

CAO FILE: 1" = 30'

SHEET: 02

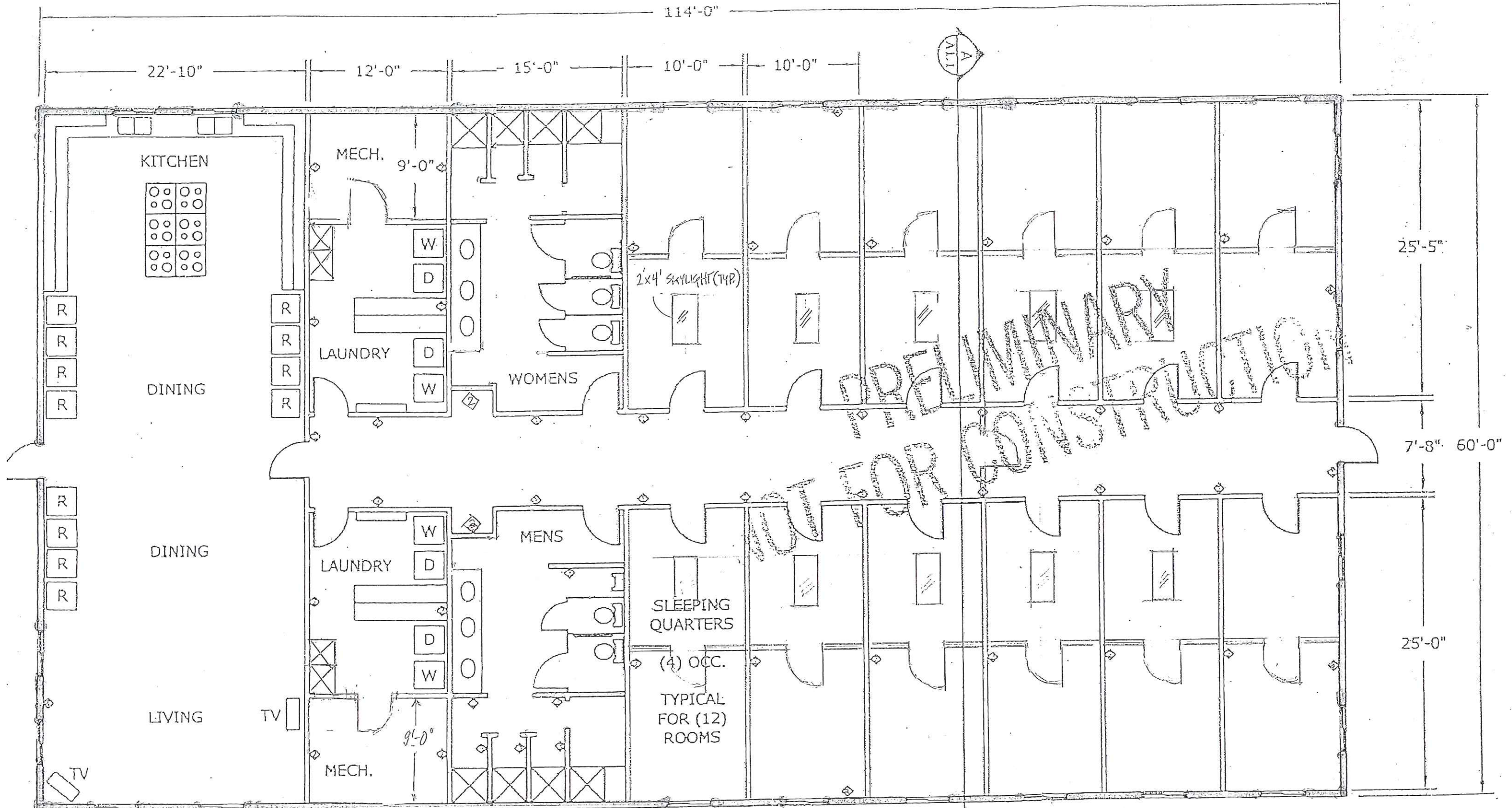
SAMI

CIVIL AND STRUCTURAL ENGINEERS

MANASSAS, VA 54223-3147

571-261-5533

CLIENT: _____



FLOOR PLAN

SCALE: 1/8" = 1'-0"

