

Report to the Manitowoc Plan Commission

Meeting Date: May 22, 2019

Request: PC 21-2019: Strharsky, Discussion and Possible Action for a Change in Zoning from R-1 Residential - Agricultural to R-4 Single and Two Family Residential located south of Homestead Road and east of Knuell Street

Existing Land Use for Subject Property: Vacant - 20' x 164' strip of land

Existing Zoning for Subject Property: Temporary zoning of R-1 Residential - Agricultural

Surrounding Property Land Uses and Zoning

| Direction | Existing Land Use | Existing Zoning |
|--------------------|---------------------------|--|
| North, West, South | Residential, Agricultural | R-4 Single and Two Family |
| East | Agricultural | EA Exclusive Agriculture – County Zoning |
| | | |
| | | |

Comprehensive Plan: Consistency Analysis

The future land use map classifies the area as Planned Neighborhood. The amendment to the zoning map from R-1 Residential – Agricultural to R-4 Single and Two Family is consistent with the Comprehensive Plan.

Report: The zone change amendment is related to an annexation petition submitted by Gerard & Louise Strharsky that was approved at the April Plan Commission meeting. Chapter 15.050(5) of the Municipal Code places a temporary zoning classification of R-1 on the annexed property the current rezoning process will place a permanent zoning classification of R-4 Single and Two Family Residential on the annexed portion of land. The R-4 district is the same as the adjacent properties that are in the City.

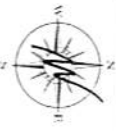
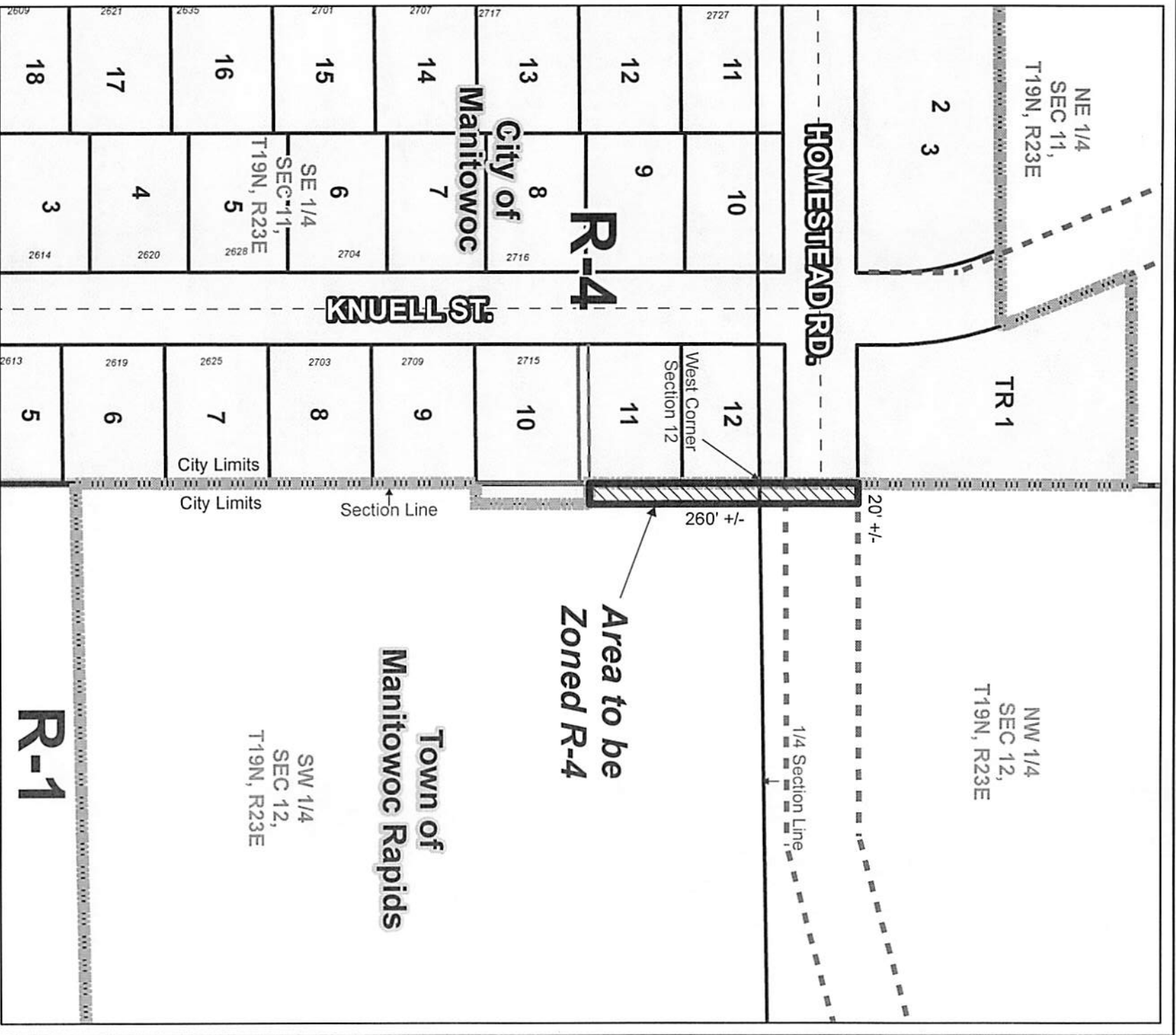
The Strharsky's currently live at 2715 Knuell Street which is described as Lot 10, and the South 10' of Lot 11 all in Block 8 in Royal Oaks Subdivision No. 3. In November 2015, the Strharsky's purchased and then annexed a 20' x 110' (0.051 acre) strip of land to allow them to build a detached garage. In December 2018, the Strharsky's purchased a second strip of land that is in the Town of Manitowoc Rapids which provides easier access to the recently constructed detached garage. The second strip is 20' x 164' (0.12 acres) and provides access to the garage off of Homestead Road. The second strip of land is the property that the Strharsky's are in the process of annexing into the City.

Public Comments: Notices of the May 22nd Plan Commission meeting were mailed out to property owners within 200' of the subject property and no responses have been received at the time of this writing.

Timeline

- Public Hearing scheduled for the June 17th Common Council Meeting.

Recommendation: Approve the Amendment to the Zoning Map from R-1 Residential – Agricultural to R-4 Single and Two Family Residential.



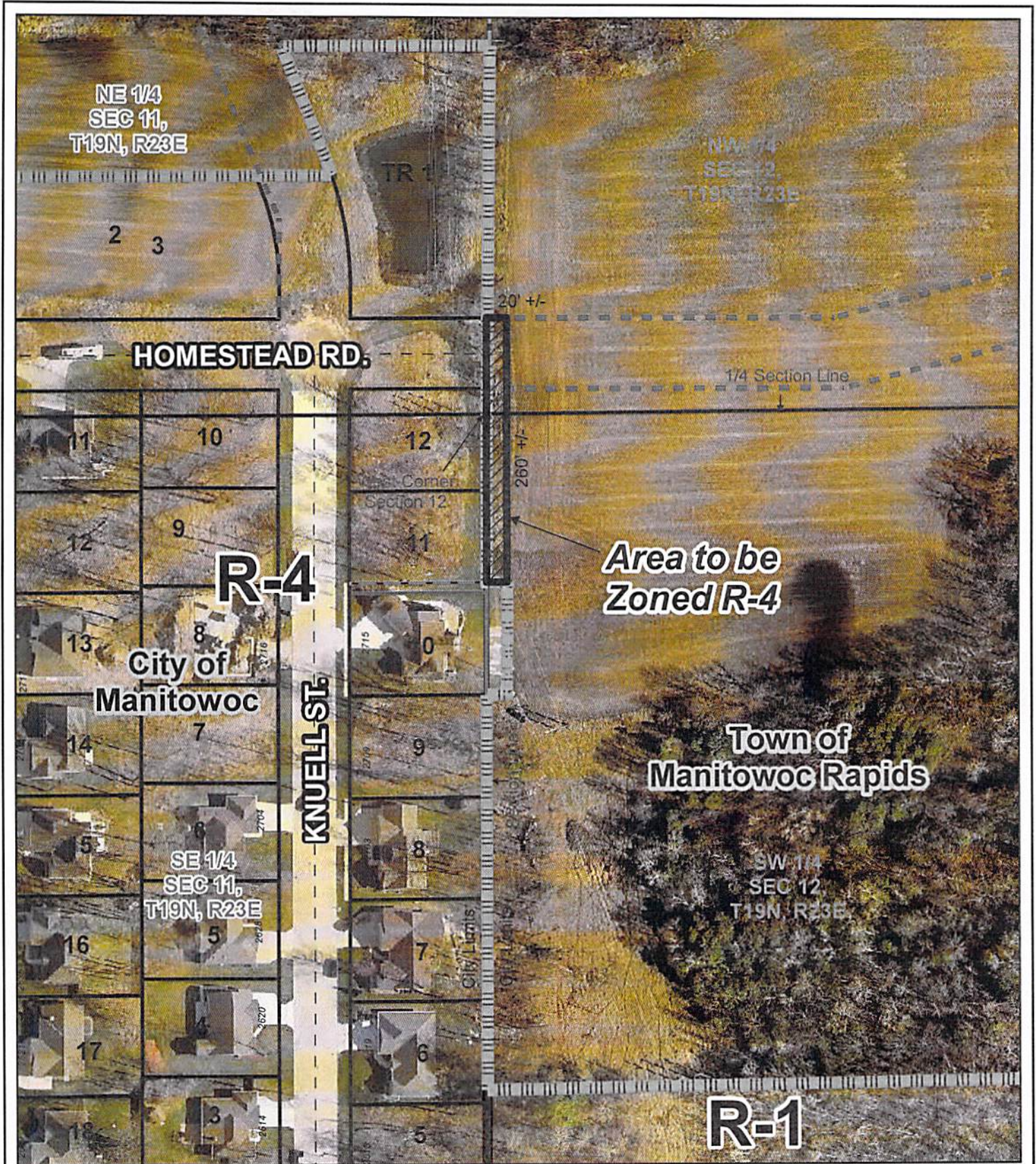
DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information. Prepared by City of Manitowoc Community Development Department www.manitowoc.org Map Printed: 05/20/2019 Document Path: \\Planning\PC Plan Commission\PC Plan Commission\PC_21-2019 Secondary Annexation\Resone R-1 to R-4\Map\PC 21-2019 Resone.mxd

Change in Zoning
 City of Manitowoc, WI
 Area To Be Zoned From R-1
 Residential - Agriculture to
 R-4 Single & Two-Family



- Annexation Area
- Official Map Street
- Corporate Limits

PC 21-2019 Annexation

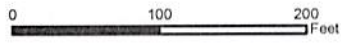


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Prepared by City of Manitowoc
Community Development Department
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Map Plotted: 5/15/2019

Document Path: Y:\Planning\PC Plan Commission\PC_Rezone\PC 21-2019 Strharsky Annexation Rezone R-1 to R-4\Maps\PC 21-2019 RezoneAerial.mxd

Change in Zoning
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PC 21-2019 Annexation

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Manitowoc City Plan Commission