

**Granicus Item #09-0464 & 19-00465**

**Report to the  
Manitowoc Plan Commission**

**Meeting Date:** April 24, 2019

**Request:** PC 17-2019: Jenruss LLC / Riverview Apartments; 314 & 316 Riverview Drive. Common Council Initiated Rezoning from "R-6" Multiple Family to "R-3" Single Family Residential pursuant to MMC 15.530(2)b

**Reason for Request:** The Common Council at their April 15<sup>th</sup> initiated the change in zoning, recommending the topic be referred to the Plan Commission.

**Existing Land Use for Subject Property:** Vacant, former location of the Riverview Apartments

**Existing Zoning for Subject Property:** R-6 Multiple Family

**Surrounding Property Land Uses and Zoning**

<b>Direction</b>	<b>Existing Land Use</b>	<b>Existing Zoning</b>
North, East	Open space / park land	P-1 Conservancy
South, West	Single Family	R-3 Single Family

**Comprehensive Plan:** Future Land Use Map classifies the property as Multi-Family Residential.

Consistency Analysis

If the zoning for the property is proposed to be changed from the R-6 Multiple Family District to the R-3 Single Family District an Amendment to the Future Land Use Map will also need to occur.

**Report:** This is a Common Council initiated change in zoning request from R-6 Multiple Family to R-3 Single Family. Community Development staff would like to discuss with the Plan Commission the rationale of either keeping a multiple family zoning classification (R-5 or R-6), a two family zoning classification (R-4) or a single family district (R-3). Any zoning classification not being multiple family, would require a change to the Future Land Use Map.

The property is currently owned by Jenruss LLC, and it used to be the location of the Riverview Apartments which were two buildings each with 16 units. (12 – 2 bedroom units and 4 - 1 bedroom units in each building). There was a total of 24 – 2 bedroom units and 8 – 1 bedroom units.

The property is approximately 2.07 acres (90,170 s.f. +/-) with roughly half the lot being developable due to the steep slope along the northerly portion of the lot. Any development in the erosion hazard area would need to have approval from the Plan Commission.

Following is the formula for the number of units per lot area in the R-5 Low Density Multiple Family Zoning District. *“Multiple-family dwellings shall provide a minimum of 3,000 square feet of lot area for each one-bedroom dwelling unit; a minimum of 3,500 square feet of lot area for each two-bedroom dwelling unit; a minimum of 4,000 square feet of lot area for each three-bedroom dwelling unit.”*

Following is the formula for the number of units per lot area in the R-6 Multiple Family Zoning District. *“Efficiency and one-bedroom apartments: 1,100 square feet of lot area per dwelling unit; two-bedroom apartments: 1,300 square feet of lot area per dwelling unit; three-bedroom and over apartments: 1,500 square feet of lot area per dwelling unit. ....”*

Due to many building codes violations and property maintenance concerns the City ordered the buildings razed. The costs to raze the buildings was approximately \$95,000 which will be placed as a special assessment on the property. As of now it is not known if the Jenruss, LLC entity will pay the special assessments. The 2018 taxes have not been paid to date.

Public Comments Notices were mailed out to property owners within 200 feet of the property, no comments were received to date.

**Recommendation:** Community Development staff is not recommending any formal action or recommendation at this time. Based on the Plan Commission discussion the next steps will be determined. If a change in zoning to a single or two family residential district is recommended then staff will begin the future land use map amendment and change in zoning process.



19-0427

**Standing Committee:** Finance Committee

**Document Name:** Council Initiated Rezoning for the former Riverview Apartments pursuant to MMC 15.530(2)b.


Consent

Non-Consent

Chairman Recommend

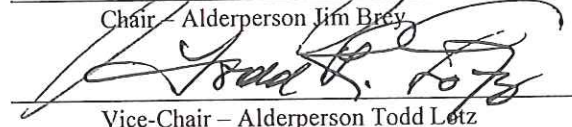
**Recommendation:** Recommending to refer to Plan Commission

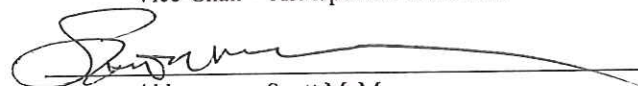
**Attest:**

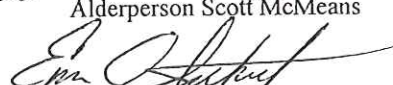
  
Chair - Alderperson Jim Brey

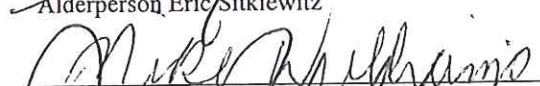
4-15-19

Date

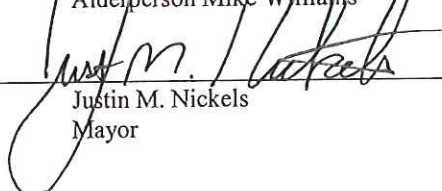
  
Vice-Chair - Alderperson Todd Lotz

  
Alderperson Scott McMeans

  
Alderperson Eric Sitkiewitz

  
Alderperson Mike Williams

**Approved:**

  
Justin M. Nickels  
Mayor

4-17-19

Date



CITY OF MANITOWOC  
WISCONSIN, USA  
[www.manitowoc.org](http://www.manitowoc.org)



April 11, 2019

**Memo**

To: Alderman Lee Kummer

From: Paul Braun, City Planner

Re: **Council Initiated Rezoning for the former Riverview Apartments pursuant to MMC 15.530(2)b.**

Alderman Kummer:

Per your request, attached are two maps showing the potential area to be rezoned from "R-6" Multiple Family to "R-3" Single Family Residential for the former Riverview Apartments located at 314 & 316 Riverview Drive. The Council has authority to initiate a change in zoning for any property in the City.

If the Council approves, I recommend that they refer the matter to the Plan Commission who will then begin the rezoning process at their next meeting scheduled for April 24<sup>th</sup>. Feel free to contact me if you have any questions.

Sincerely,

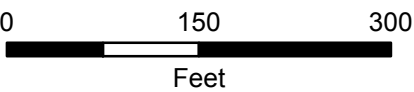
Paul Braun  
City Planner

Attachments: maps




**Area of Proposed Rezone**

**Proposed Rezone Property from "R-6" Multiple Family  
to "R-3" Single-Family**

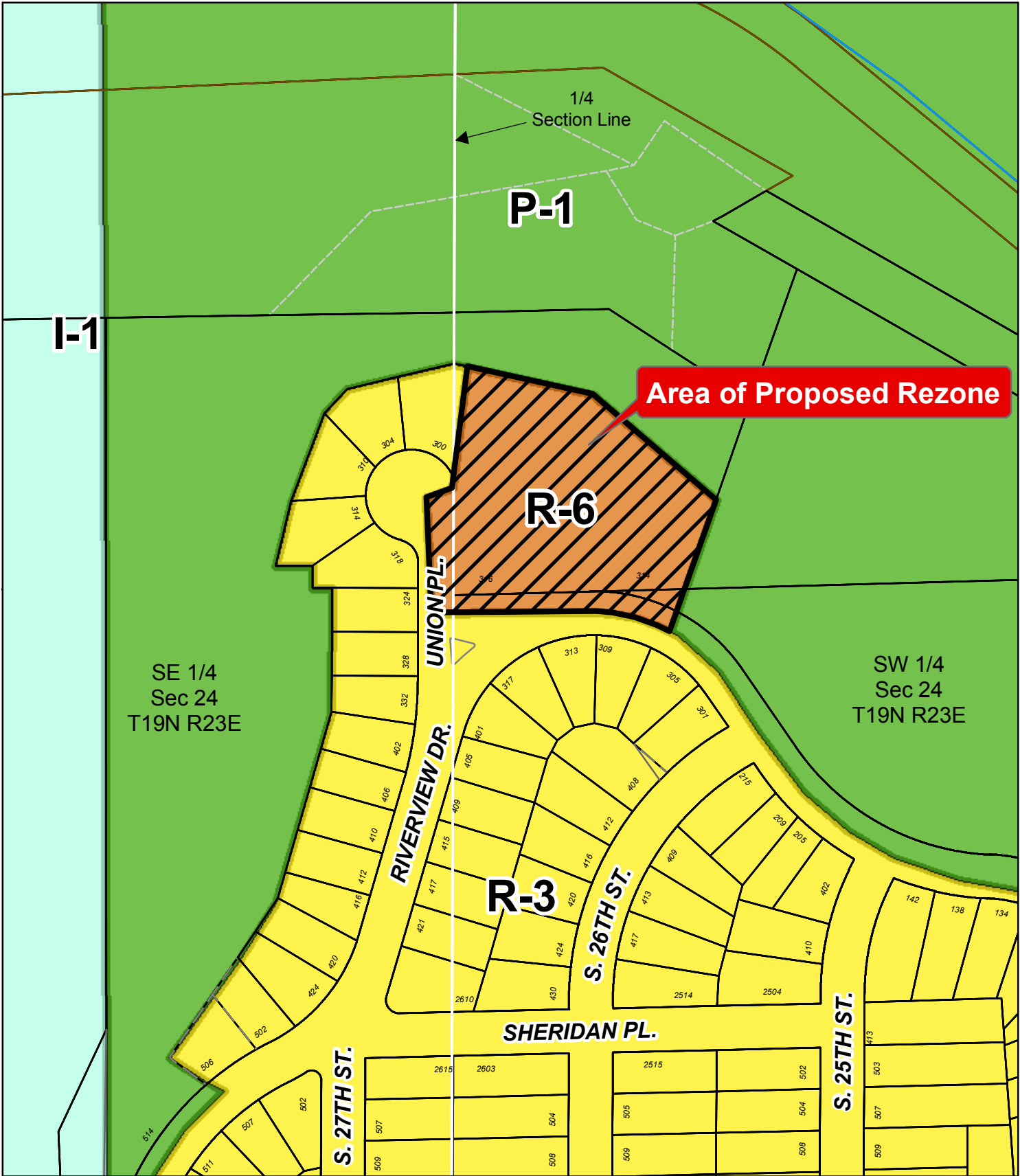


**Legend**

 Proposed Rezone

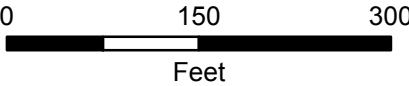
DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Prepared by City of Manitowoc  
Community Development Department  
www.manitowoc.org  
Map Plotted: 4/8/2019  
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**Area of Proposed Rezone**

**Proposed Rezone Property from "R-6" Multiple Family  
to "R-3" Single-Family**



**Legend**

 Proposed Rezone

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Y:\Planning\PC Plan Commission\PC\_Rezone\PC 17-2019 Riverview Apartments Rezone R-6 to R-3\Maps\PC17-2019 RiverviewApt\_Zoning.mxd

# 314 316 Riverview Dr



Ayres Associates, U.S. Geological Survey

Author:  
Date Printed: 4/23/2019



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