

Report to the Manitowoc Plan Commission

Meeting Date: Special Meeting Wednesday, September 16, 2020, Continued discussion from the Sept 26, 2020 Plan Commission meeting.

Request: PC 28-2020: Seehafer / True Endeavors LLC; 606 Quay Street; request rezone property from I-2 Heavy Industrial to B-4 Central Business District pursuant to MMC 15.530(2)a.

Existing Land Use for Subject Property: Commercial – Temporary Outdoor Bar

Existing Zoning for Subject Property: I-2 Heavy Industrial

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Institutional, Commercial	B-3 General Business
East, South	Industrial	I-2 Heavy Industrial
West	Vacant, Parking Lot	I-2 Heavy Industrial

Comprehensive Plan: The Future Land Use Map shows the property as Office / Industrial but the properties directly to the west are shown as Central Business District. The current and proposed use would be allowed in the Office / Industrial and Central Business District land use categories. Future land use lines are not “hard lines” they are intended to be general in nature. The current and proposed use is consistent with other Central Business District uses such as restaurants and bars that are commonly located in a downtown area.

Report:

UPDATE: At the August 26th meeting of the Plan Commission the Commission voted to table the rezoning petition to allow Seehafer and Briess time to discuss further options. A meeting was held between the two parties on August 28th. The Director of Community Development, City Attorney, Fire Chief and Mayor were present at the meeting.

Brennan Seehafer, True Endeavors LLC, is requesting to rezone his property from I-2 Heavy Industrial to B-4 Central Business. One of main reasons for the request to be zoned B-4 is to gain some flexibility from the off-street parking regulations. Below is text from the Zoning Code describing the intent of the B-4 Zoning District. One of the intents in the B-4 district is to encourage greater flexibility of off-street parking requirements.

“(1) Intent. This district is intended to offer greater flexibility in area requirements, height regulations and off-street parking requirements than other districts in order to encourage new construction or re-use of real estate in the Central Business District and immediately surrounding areas. The Central Business District Zone is intended to promote the viability of the Central Business District as the single most important concentration of business, professional, governmental and financial services in the City of Manitowoc.”

The B-4 Central Business District does not require any off-street parking unless buildings contain dwelling units or lodging rooms. The proposed use is a bar restaurant. The current and proposed uses are allowed in the I-2 district; the B-4 district also allows the use but the B-4 zoning is more compatible with other similar downtown uses that are along 8th Street, Quay Street and other downtown streets. The B-4 district is more restrictive than the I-2 Heavy Industrial district which is also more compatible to long range plans for the downtown in general.

The lot is roughly 100' x 90' with 100 feet of frontage along Quay Street. The lot is approximately 9,000 s.f. in area. The proposed building is 3,120 s.f. with a majority of the rest of the lot being used for open outdoor space for customers.

Currently the parking available for the business is located on the Briess lot, Library lot or on-street parking, mainly on Quay Street.

Timeline

- Application Received: August 14, 2020
- Notification Sent: August 18, 2020
- Staff Consultation: August 12, 2020
- Neighborhood Meeting Held: Plan Commission August 26, 2020
- Common Council Public Hearing planned for September 21, 2020.

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