

## Report to the Manitowoc Plan Commission

**Meeting Date:** October 27, 2021

**Request:** PC 41-2021: Fager; Rezone from R-1 Residential-Agricultural District to R-4 Single- and Two-Family District; related to a Petition for Direct Annexation for property located on South 15th Street.

**Existing Land Use for Subject Property:** Residential & a Vacant Lot

**Existing Zoning for Subject Property:** Town of Manitowoc RR Rural Residential

### Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North & East	Residential & Vacant Lane	R-4 Single and Two Family
South & West	Residential	RR Rural Residential County Zoning

**Comprehensive Plan:** The Future Land Use Map shows the area as Planned Neighborhood

#### Consistency Analysis

The proposed R-4 Single and Two Family Residential zoning classification is consistent with the Planned Neighborhood Land Use Category

**Report:** This rezoning is related to an Annexation Petition that will be discussed later during the Plan Commission meeting.

Bryan Fager, 2815 S. 15<sup>th</sup> Street acquired the subject property on November 18, 2020. The area purchased consists of two lots; a residence on one lot and the second lot is vacant. Due to septic issues Mr. Fager has submitted a petition for annexation with intentions to hook up to city services.

When a property is annexed Section 15.050(5) of the Zoning Code addresses zoning for newly annexed property.

*“(5) Classification of Annexed Lands. All new territory annexed to the City shall automatically be classified as “R-1,” Residential-Agricultural District, unless designated otherwise by the Common Council, until definite boundaries and regulations for such territory are recommended by the City Plan Commission and adopted by the Common Council; provided, however, that the Common Council shall adopt, upon recommendation by the City Plan Commission, definite zone regulations for such districts within 120 days from the date of its annexation to the City.”*

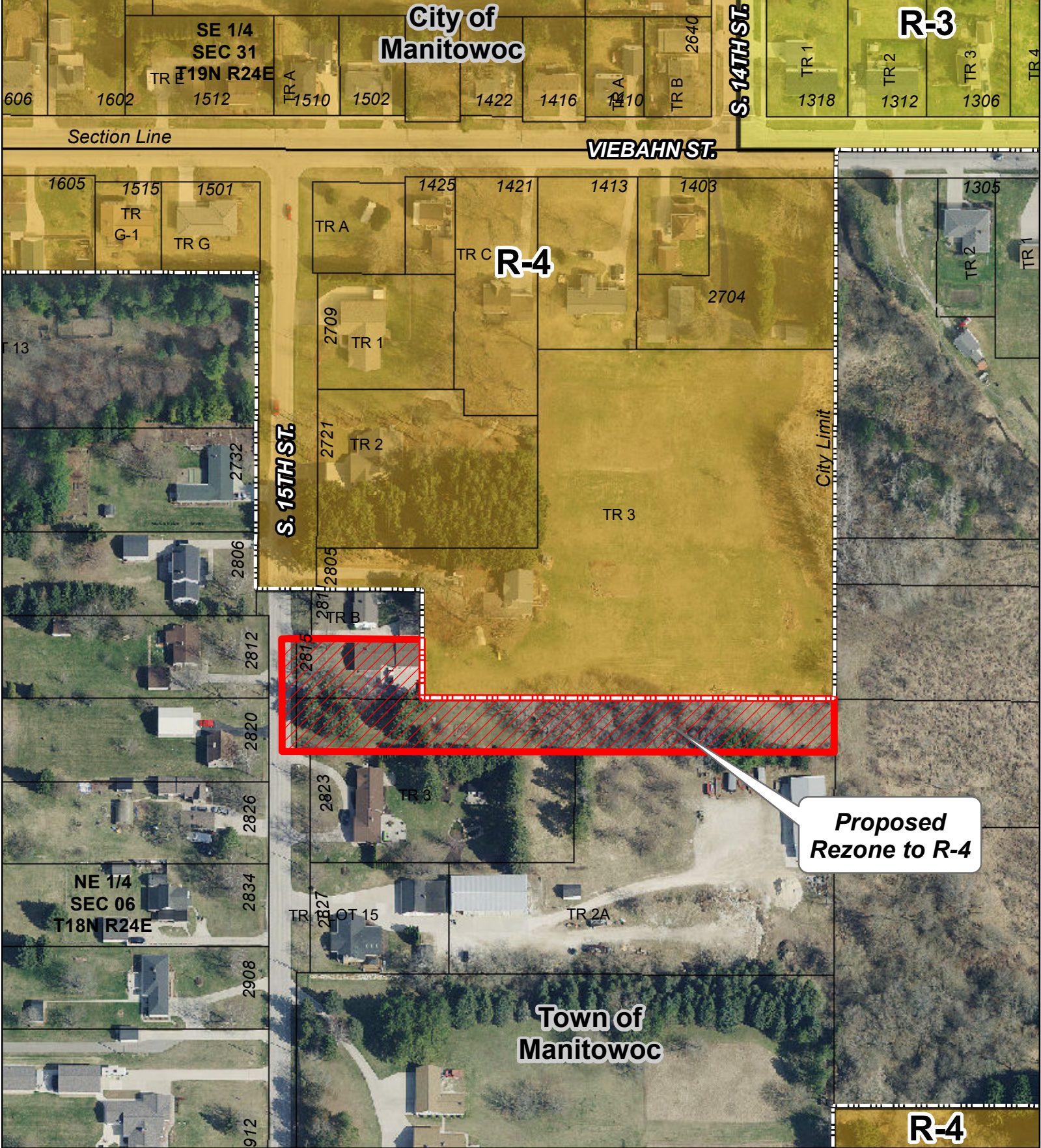
After the public hearing at Council and the zone change ordinance is adopted the property will be classified as R-4 Single and Two Family Residential. The current residence will be a permitted use in the R-4 zoning district.

The Common Council will hold their public hearing at the November 15<sup>th</sup> Council meeting but the zone change ordinance will not be effective until the property is officially in the City limits.

Public Comments: Notices were mailed out to property owners within 200' of the subject property on October 20th and as of the time of this writing no comments have been received.

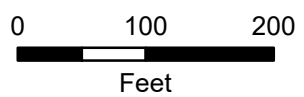
**Recommendation:** Approve the proposed zoning classification of R-4 Single and Two Family Residential.





Proposed Rezone Property from R-1 Residential-Agricultural to R-4, Single- and Two-Family District


PC 40-2021  
PC 41-2021  
2815 S. 15th St.



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: 10/18/2021

**Legend**

 Proposed Rezone



City of Manitowoc

R-3

SE 1/4  
SEC 31

TR E 19N R24E

606 1602 1512 1510 1502 1422 1416 1410 2640

TR 1 1318 TR 2 1312 TR 3 1306 TR 4

S 14TH ST

Section Line

VIEBAHN ST

1605 1515 1501

TR G-1 TR G

1425 1421 1413 1403

TRA TR C R-4

1305

TR 2 TR 1

13

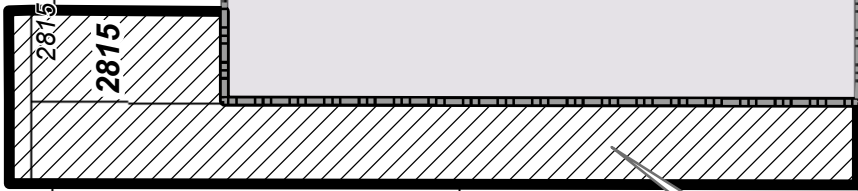
2709 TR 1 2704

S 15TH ST

2721 TR 2 TR 3 City Limit

2732 2806

2805 TR B



2815

2815

Proposed Rezone to R-4

2820

2826

2823 TR 3

NE 1/4  
SEC 06  
T18N R24E

2834

TR LOT 15 TR 2A

2908

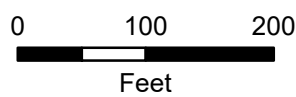
Town of Manitowoc

R-4

912

Proposed Rezone Property from R-1 Residential-Agricultural to R-4, Single- and Two-Family District

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Legend  
 Proposed Rezone

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