

## Report to the Manitowoc Plan Commission

**Meeting Date:** August 30, 2017

**Report Print Date:** August 25, 2017; 10:31 AM

**Request:** PC 23-2017: Wisconsin Aluminum Foundry (WAF); Petition to Rezone from “R-4” Single and Two Family Residential to “I-2” Heavy Industrial for properties along the east side of the 800 hundred block of S. 18th Street and the south side of the 1700 hundred block of Clark Street.

**Reason for Request:** In preparation for a future business expansion WAF needs to rezone some or their recently purchased residential properties.

**Existing Land Use for Subject Property:** Properties are currently vacant but historically were used for residential purposes.

**Existing Zoning for Subject Property:** “R-4” Single and Two Family Residential.

### Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
East & South	Industrial	I-2 Heavy Industrial
West	Residential	R-4 Single and Two Family
North	Residential	R-4 Single and Two Family, B-2 Neighborhood Business

**Comprehensive Plan:** The Future Land Use map classifies the northerly 4 lots of the rezoning area as Urban Neighborhood and the southerly 3 lots as Office/Industrial. If the lines on the Future Land Use map were strictly followed the Urban Neighborhood classification would not encourage industrial uses; residential, institutional and commercial uses are considered most appropriate for the Urban Neighborhood category. The southerly 3 lots are consistent with the Future Land Map. The lots categorized as Urban Neighborhood are directly adjacent to Office/Industrial uses to the east and are not an isolated island or pocket in the middle of a conflicting land use.

According to the Land Use Resource Guide written by the Center for Land Use Education University of Wisconsin – Stevens Point Extension; Future Land Use category lines “may be used to show soft boundary lines; for example the line maybe drawn as a squiggly line or colors may be blurred together.”

**Consistency Analysis:**

The proposal can be considered consistent with the Comprehensive Plan because future land use maps are not “hard” or precise. The subject area being rezoned is directly adjacent to and in the same block to similarly zoned industrial zoning. The proposed rezoning and business expansion plans is also consistent with other goals and objectives in the Comprehensive Plan such as: i) prioritizing development in areas with existing utilities, and ii) promote infill development and redevelopment of blighted properties.

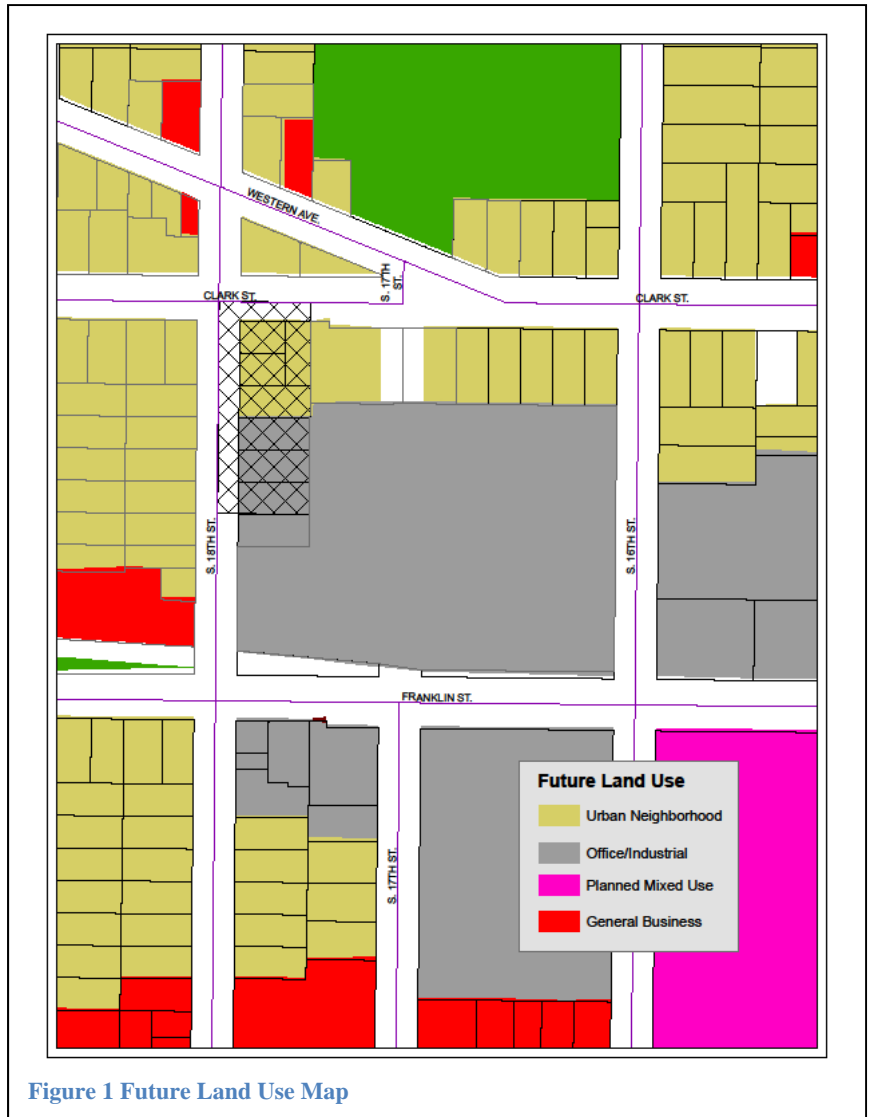


Figure 1 Future Land Use Map

**Report:** WAF is moving forward with its business plan of acquiring neighboring properties to allow for future business expansion. The business plans include building expansions, outside storage areas and additional off-street parking.

Over the past 3 to 4 years WAF has purchased 6 properties along S. 18<sup>th</sup> Street (801, 807, 809, 813, 821 and vacant lot) and one property along Clark Street (1709). The total area of the properties to be rezoned is approximately 32,800 square feet or 0.75 acres. All of the properties were former single or two family residential properties zoned “R-4” Single and Two Family. WAF would like to have all of the dwellings razed by the end of 2017. To allow for WAF’s expansion plans, they are petitioning to rezone the properties to “I-2” Heavy Industrial which is the same zoning classification as the existing building.

Conceptually, the northerly portion of the area to be rezoned is planned to be future outside storage and the southerly portion will be used for a future building expansion. WAF has had some issues with security so they are planning to erect fencing and install cameras around the property.

As part of WAF's long term plans they have also purchased or are in negotiations to purchase other properties along Clark Street. Any zone changes or other zoning compliance issues with these properties will be addressed at a later time if needed.

Case History: Over the past 20 years WAF has presented multiple items to the Plan Commission such as; rezones, conditional use permits, street vacations and official map amendments; and in those early meetings there were a lot of concerns raised by the neighbors regarding vibrations, noise, smell and dust. Over the years WAF has incrementally made large investments in different technologies to address the concerns of the neighbors. The Building Inspection and Police Departments were contacted in search of complaints from citizens regarding any disturbances from WAF over the last three years. Both departments stated that no complaints had been made over that time period.

Site Assessment: Historically the neighborhood has been a mix of residential and industrial uses since the late 1800 to early 1900's. Mirro, Manitowoc Ship Building and Manitowoc Cranes, Gaterman Manufacturing, Northern Wisconsin Produce (Cold Storage) and Heresite are some of the industrial uses that were or are currently in the neighborhood. The neighborhood has always been an area in transition trying to find a balance of potentially conflicting land uses. Over the past few years WAF has invested in technologies and property enhancements to help remedy their items that may cause conflicts for the neighbors.

Public Comments: There have been no public comments at the time this report was written.

**Recommendation:** The Community Development Department recommends approval of the rezoning request from "R-4" Single and Two Family Residential District to the "I-2" Heavy Industrial District and instructs the City Clerk to call for a public hearing before the Common Council.

**APPLICATION FOR AMENDMENT TO  
ZONING ORDINANCE DISTRICT MAP  
City of Manitowoc, Wisconsin  
(REV. 1/11)**

Date: 18 AUGUST 2017

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 R-4 District to the I-2 District the following described property.

**I. LOCATION OF PROPERTY**

A. Street Address: 821, 813, 809, 807, 801 SOUTH 18<sup>TH</sup> STREET AND  
1709 CLARK STREET

B. Legal Description of Property: LOTS 2, 3, 6, 7, 10, 11 BLOCK 207  
OF THE ORIGINAL PLAT OF THE CITY OF MANITOWOC

C. Small Scaled Map of Property (attached to this application).

**II. REASON FOR ZONE CHANGE REQUEST**  
FUTURE PLANNING,

**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: \_\_\_\_\_
  - (ii) Non-residential-Square feet of building(s): \_\_\_\_\_
  - (iii) Non-residential-Type of Development: INDUSTRIAL
  - (iv) Number of parking spaces to be provided: \_\_\_\_\_
  - (v) Number of Employees: \_\_\_\_\_

**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) YES, IT IS AN EXTENSION OF AN EXISTING INDUSTRIAL FACILITY.
- 
- C. Impacts upon surrounding properties (please specify) NONE
- 
- D. Estimated cost of construction/rehabilitation and net increase in real estate taxes (please specify) \_\_\_\_\_
- 
- V. **ESTIMATED TIMING OF PROPOSED USE/RE-USE OF PROPERTY** (please specify) \_\_\_\_\_
- 

**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:

KJ Anderson  
838 SOUTH 16TH STREET  
MANITOWOC, WI 54220

Contract Purchaser's Signature (if applicable):\*\* \_\_\_\_\_

Mailing address: \_\_\_\_\_

\*\*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



W I S C O N S I N A L U M I N U M F O U N D R Y  
ALUMINUM AND BRASS CASTINGS ■ SAND CAST ■ PERMANENT MOLD ■ HEAT TREATING

August 18th, 2017

Mr. Paul Braun  
City Planner  
City Hall  
900 Quay Street  
Manitowoc, WI 54220-4543

Good morning Paul,

In executing Wisconsin Aluminum Foundry's (WAF) near and long-term strategies, WAF has acquired 13 family and multi-family properties that border our campus in the City of Manitowoc. These properties lie within the general area of our campus, that being from 15th to 18th St S (east to west), and from Clark St to Franklin St (north to south).

In executing our near and long-term strategies, WAF has acquired these properties in our efforts to expand and secure the company footprint in support of future expansion. WAF has expanded twice in the last 5 years, with a 33,000 sf addition in 2012, and a 17,000 sf replacement and expansion in 2015. We anticipate the next expansion to be in the 18th St S vicinity, which would involve S 18th St addresses 821, 817, 813, 809, and 801. 1709 Clark St would also be involved in this expansion.

Also included in our near-term strategy is improving the security of our campus. WAF will be adding additional security measures to our campus in order to improve safety and security for our employees. These improvements will include fencing, gating, and security cameras, as well as robust procedures for entering and exiting our campus knowingly and safely.

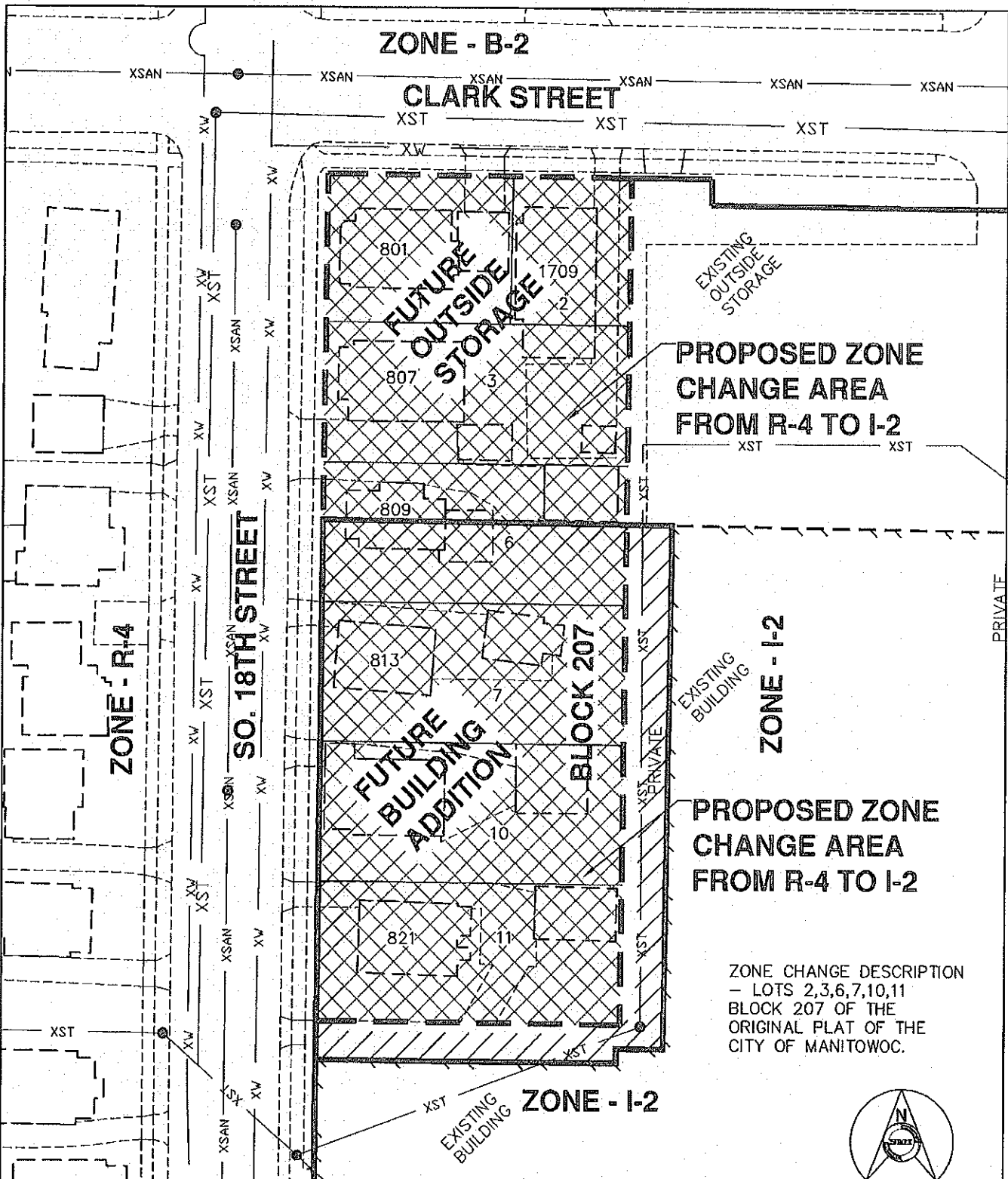
I look forward to working with you and your team at City Hall as we partner with you on these zoning change requests.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kory J Brockman', written over a white background.

Kory J Brockman  
SVP, CFO, Director

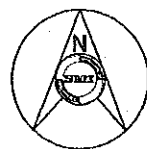
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**PROPOSED ZONE CHANGE AREA FROM R-4 TO I-2**

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**ZONE CHANGE DESCRIPTION**  
 - LOTS 2,3,6,7,10,11  
 BLOCK 207 OF THE ORIGINAL PLAT OF THE CITY OF MANITOWOC.



SCALE IN FEET



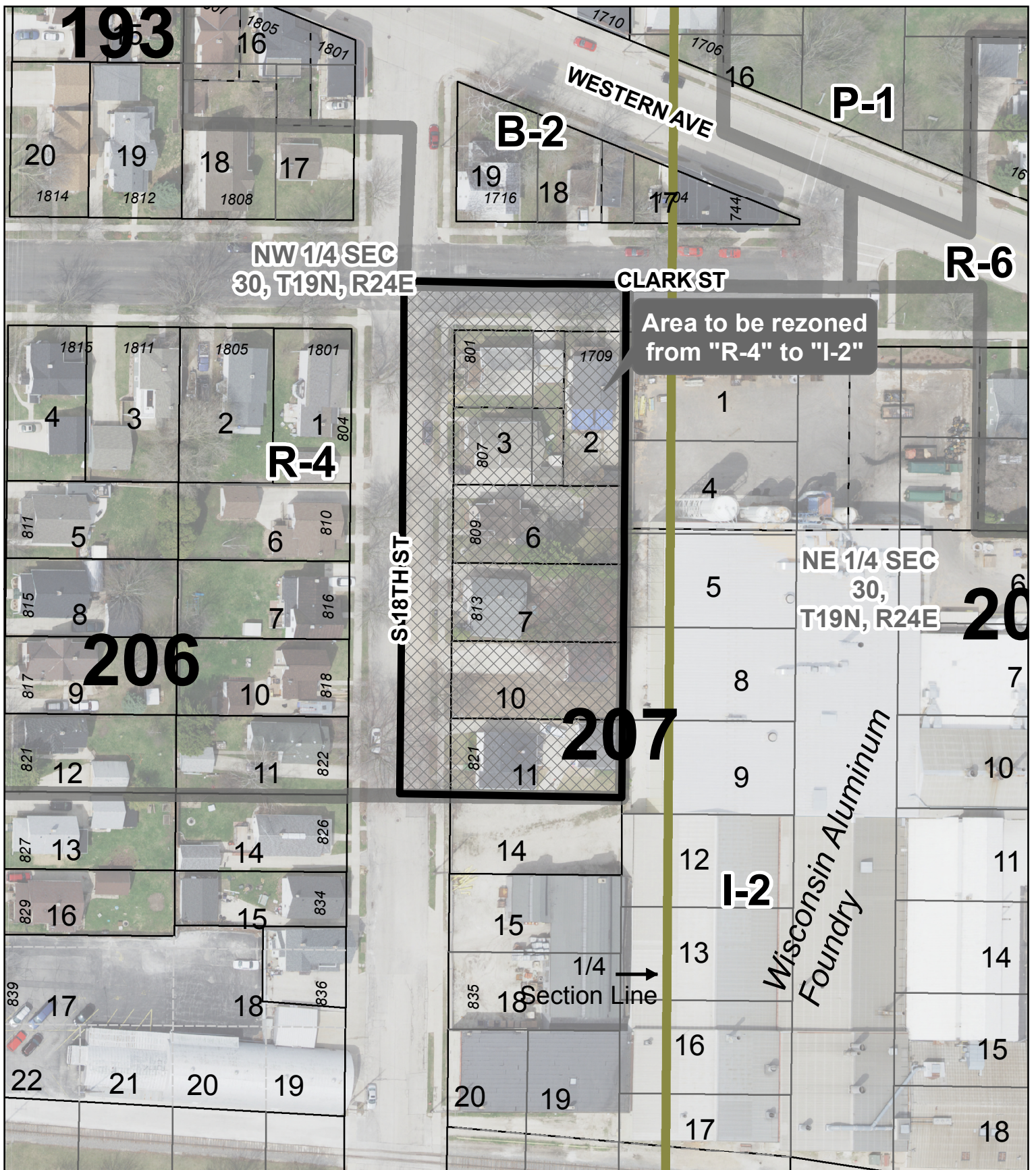
**PROPOSED ZONE CHANGE FOR WISCONSIN ALUMINUM FOUNDRY**

CONTACT:  
 NAME: KORY BROCKMAN  
 COMPANY: WAF  
 ADDRESS: 838 SO. 16TH STREET  
 MANITOWOC WI 54220  
 920-682-8286

DATE: 8/16/17 JOB NO.: 17286SP



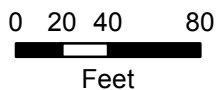
SMI  
 CIVIL AND STRUCTURAL ENGINEERS  
 102 REVERE DRIVE  
 MANITOWOC, WISCONSIN 54220-3147  
 PHONE 920-684-5583 FAX 920-684-5584




**Request to Rezone Property from  
"R-4" Single and Two Family Residential  
to "I-2" Heavy Industrial**

**PC 23-2017**

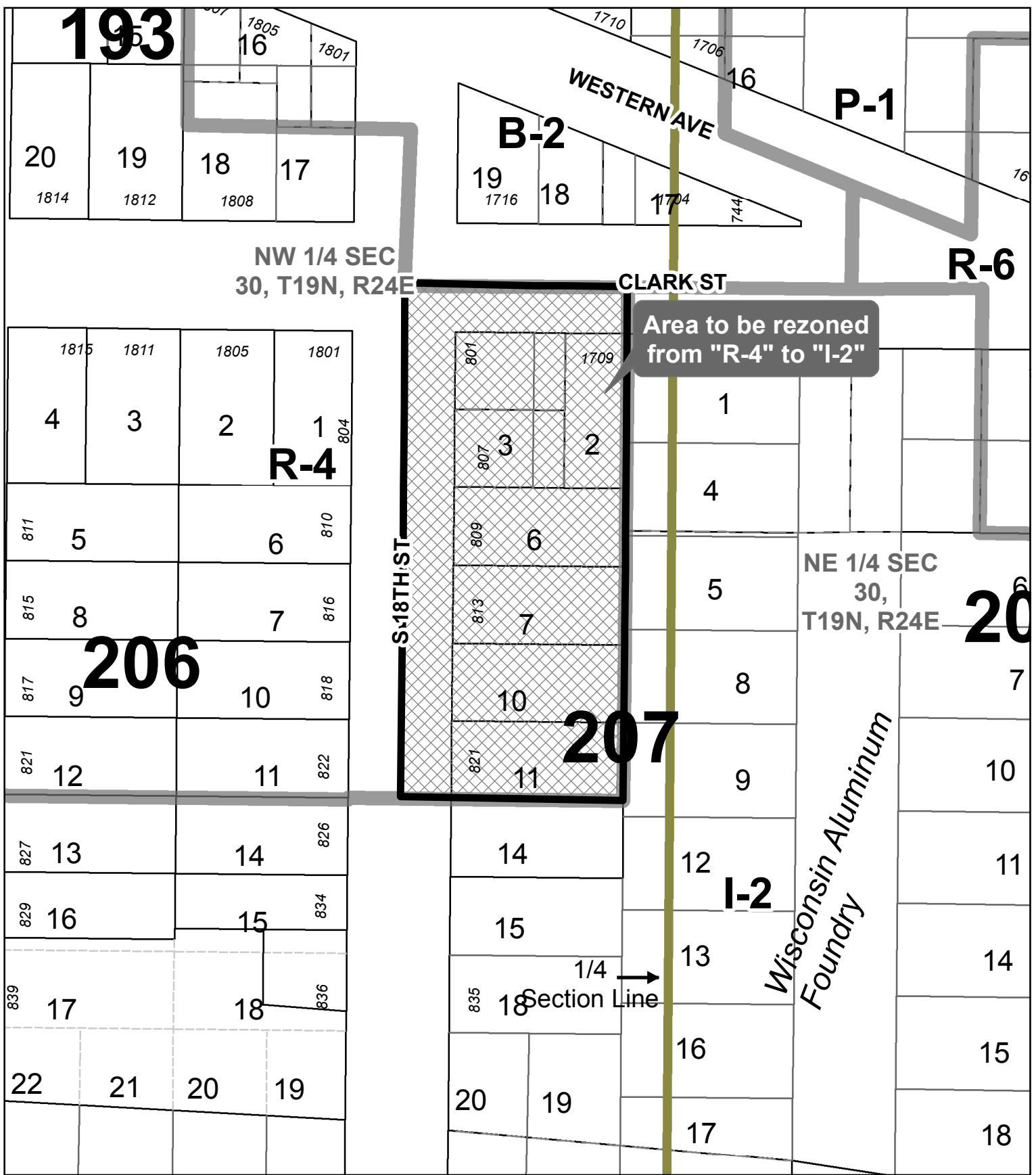
Prepared by City of Manitowoc  
Planning Department  
www.manitowoc.org  
Map Plotted: 08/23/2017  
Y:\Planning\PC Plan Commission\Actions 2017\PC 23-2017 WAF Rezone R-4 to I-2



Legend	
	Area of Request for 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.





Request to Rezone Property from  
 "R-4" Single and Two Family Residential  
 to "I-2" Heavy Industrial

PC 23-2017

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0 20 40 80



Feet

Legend



Area of Request for  
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