

Report to the Manitowoc Plan Commission

Meeting Date: March 28, 2018

Report Print Date: March 22, 2018; 3:14 PM

Request: PC 7-2018: Laugin Enterprises / Wergin, Request for a Conditional Use Permit (CUP) for the Establishment of Mini-Warehouses in a C-1 Commercial District pursuant to 15.310(3)b located at 2625 Hamilton Street.

Reason for Request: Mini-warehouses in the C-1 Commercial Zoning District are permitted after the issuance of a Conditional Use Permit (CUP).

Existing Land Use for Subject Property: North half of lot is vacant, south half is partially developed with one mini-warehouse constructed and two others to be constructed in 2018.

Existing Zoning for Subject Property: The property is Split Zoned. The Southern portion is zoned I-2 Heavy Industrial and the northern portion is zoned C-1 Commercial.

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North and East	Commercial / business	C-1 Commercial
South and West	Industrial, Rail Road R.O.W.	I-2 Heavy Industrial

Comprehensive Plan: General Business

Consistency Analysis: Conditional Use Permits do not have to be consistent with the future land use map but the proposed project would be in scale with the surrounding properties and it would be consistent with the Future Land Use Map and Comprehensive Plan.

Report: Laugin Enterprises would like to construct 3 structures on a portion of their property that is zoned C-1 Commercial. Two of the structures would be mini-warehouses which are permitted in the C-1 district only after the issuance of a conditional use permit. The third structure will be a garage for the property owners' use. The mini-warehouse structures will be 20' x 40' and 20' x 100'.

The property has split zoning with approximately the north 60 feet zoned C-1 Commercial and the remainder of the 1.97 acre lot zoned I-2 Heavy Industrial. Currently there is an existing 40' x 100' mini-warehouse constructed and two additional structures planned to be constructed in 2018 in the portion of the I-2 zoned property. A site plan has been approved for the structures in the I-2 zoned property and a site plan will be submitted for review after the CUP has been issued for the structures in the C-1 area.

The area of the CUP is approximately 278 feet X 60 feet or 16,680 square feet.

Site Assessment: The site is located at the west end of Hamilton Street and south of Calumet Avenue adjacent to the CN Rail Road right of way. The property is relatively hidden or isolated behind the building located at 2719 Calumet Avenue and is not in direct eye sight of any right of way.

Compliance Analysis: Under a Conditional Use Permit pursuant to Section 15.370(27), the Commission and Council must determine if the proposed use:

- A. is reasonably necessary for the convenience and welfare of the public.
- B. Is in harmony with the character of the surrounding area.
- C. Will have a minimal effect or no effect on the surrounding property values.

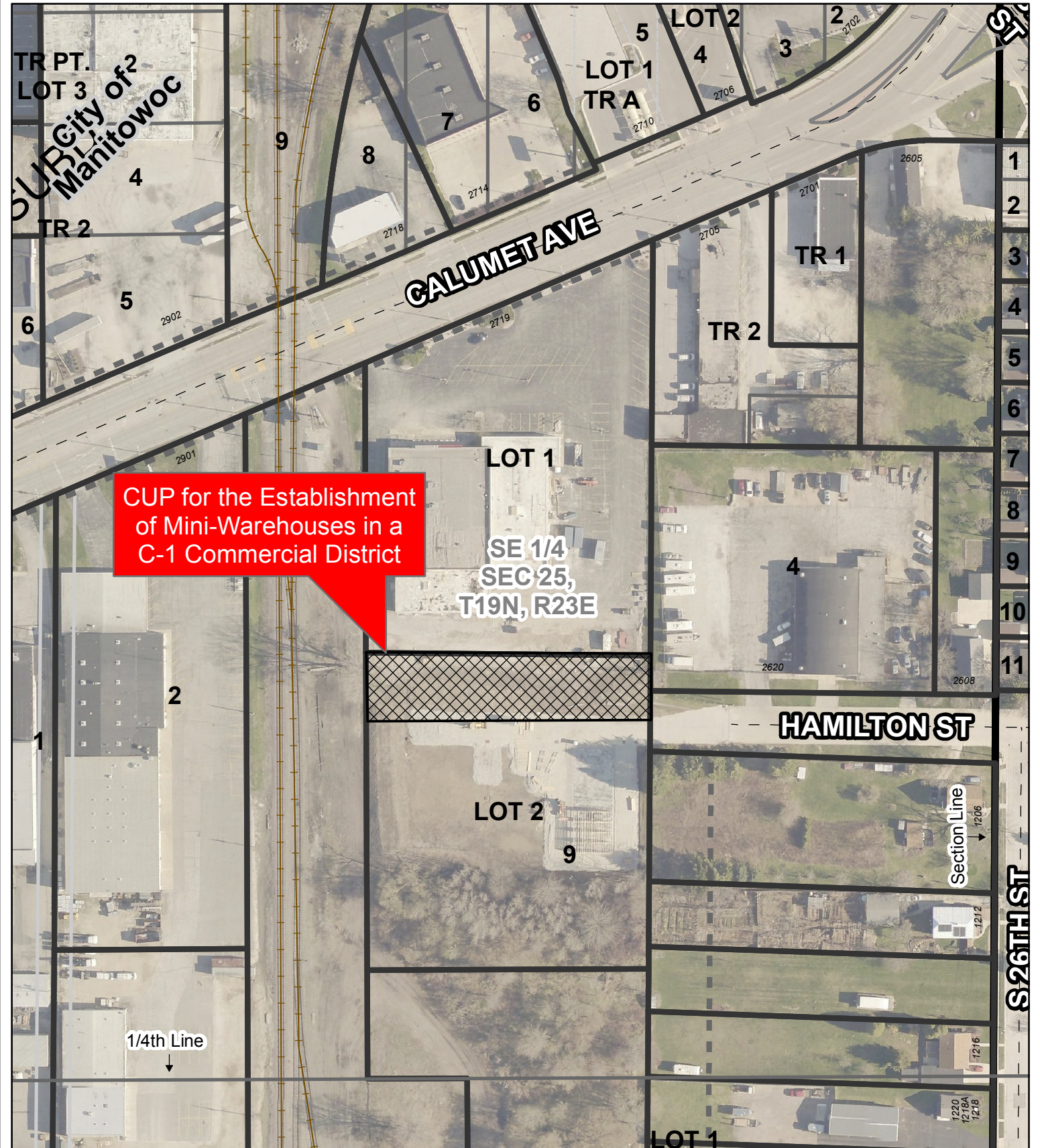
The Commission and Council can affix conditions to the CUP to provide assurances that the proposed use will remain in conformity with the criteria under subsection (27)c as well as compliance with regulations of the particular zoning district which the conditional use would be located.

Public Comments: Notices were mailed out to property owners within 200 feet of the property and as of the time of this writing no comments were received.

Recommendation: The Community Development Department recommends approval of the Conditional Use Permit for the development of the Mini-Warehouse structures pursuant to the following conditions:

REQUIREMENTS FOR
CONDITIONAL USE PERMIT (CUP) APPROVAL FOR
LAUGIN ENTERPRISES GENERAL PARTNERSHIP (LAUGIN)
LOCATED AT 2625 HAMILTON STREET
3/28/2018

- A. The CUP shall require compliance with all applicable local and state regulations including any site plan approval conditions.
- B. Gravel areas on the site shall either be asphalt or concrete.
- C. The site shall be cleaned of any trash and garbage prior to issuance of a site plan final occupancy permit.
- D. Any disturbed areas on the site shall be restored with grass or other vegetative cover meeting erosion control standards.
- E. Non-compliance with the terms of the CUP may result in the modification of the terms and conditions of the CUP, issuance of citations and financial penalties, or immediate revocation of the CUP.



CUP for the Establishment of Mini-Warehouses in a C-1 Commercial District

LOT 1
SE 1/4
SEC 25,
T19N, R23E

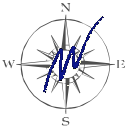


LOT 2
9

HAMILTON ST

1/4th Line

Section Line



CONDITIONAL USE PERMIT

City of Manitowoc, WI

Prepared by City of Manitowoc
 Planning Department
 www.manitowoc.org
 Map Plotted: 02/21/2018
 Y:\Planning\PC Plan Commission\Actions 2018\
 PC7-2018 Laugin Enterprises CUP Mini Warehouse

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.

Area of Conditional Use Permit for Establishment of Mini-Warehouses

0 60 120 180 Feet

PC7-2018 Laugin Enterprises CUP
 Hamilton Street



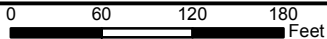
CUP for the Establishment of Mini-Warehouses in a C-1 Commercial District

**SE 1/4
SEC 25,
T19N, R23E**

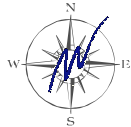
CONDITIONAL USE PERMIT

City of Manitowoc, WI

Area of Conditional Use Permit for Establishment of Mini-Warehouses

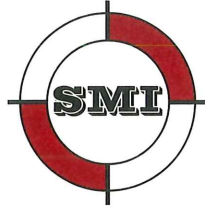


PC7-2018 Laugin Enterprises CUP
Hamilton Street



Prepared by City of Manitowoc
Planning Department
www.manitowoc.org
Map Plotted: 02/21/2018
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SMI

CIVIL AND STRUCTURAL ENGINEERS
102 REVERE DRIVE
MANITOWOC WI 54220-3147
PHONE 920-684-5583 • FAX 920-684-5584
WEB SITE: www.smanitowoc.com

February 23, 2018

MAYOR AND CITY COUNCIL
900 QUAY STREET
MANITOWOC WI 54220

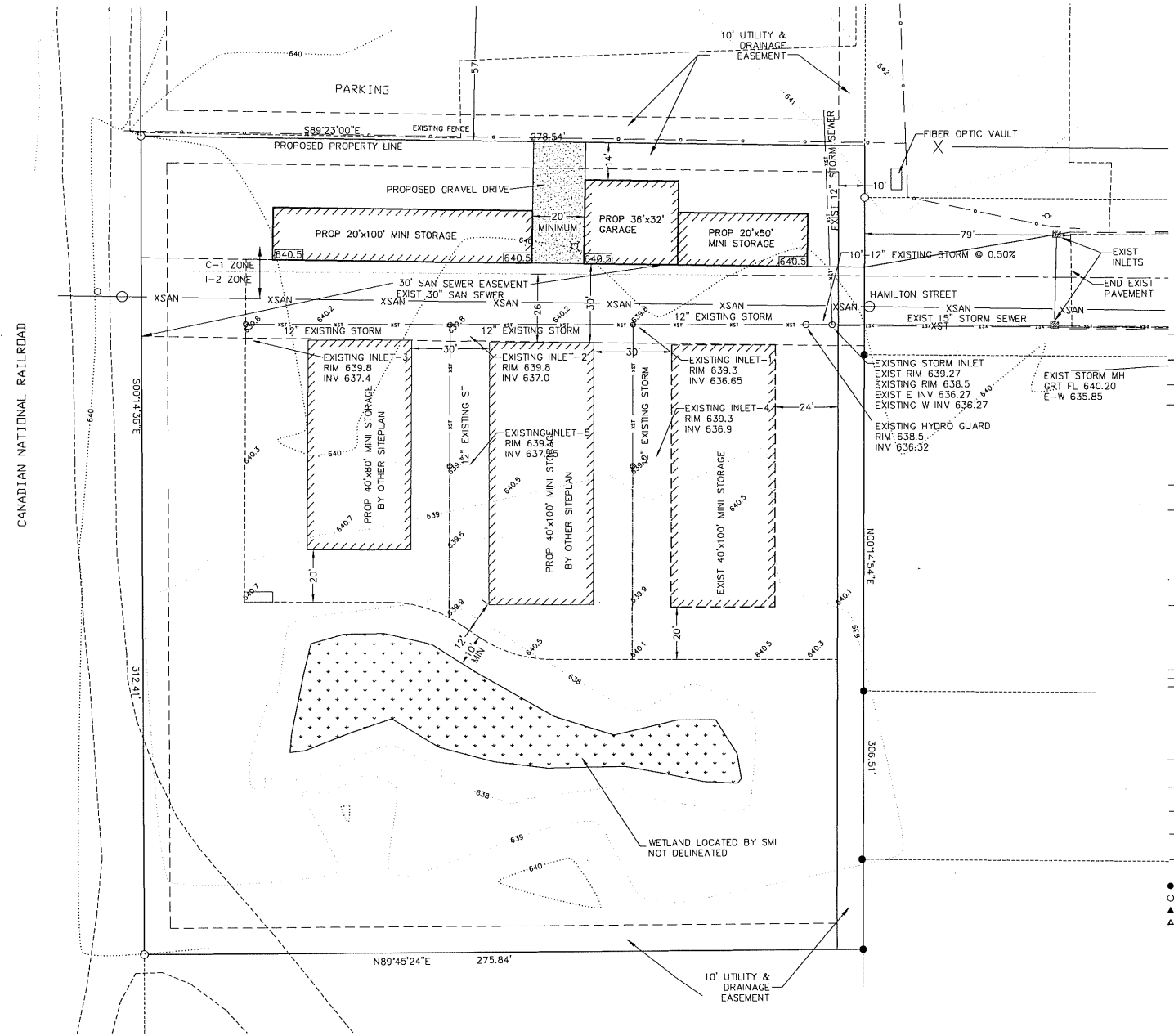
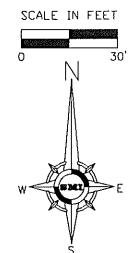
Dear Mayor and City Council:

As representatives Laugin Enterprises owner of a mini storage complex on Hamilton Street west of So. 26th Street we are here by requesting a conditional use permit for mini storage in a C-1 zone. The existing mini storage building and 2 future buildings are in an I-2 zone. This request is for 2 more mini storage buildings and one garage north of and adjacent to the existing buildings. The new buildings in the C-1 zone would be served by the same access point as the existing building.

Very truly yours,
SMI, INC.

Paul M. Steinbrecher, P.E.

REVISIONS		
NO.	DATE	BY
1	9/21/17	PS



ADDRESS: 2719 CALUMET AVENUE
TAX ID NO. 72500032

BENCHMARK
SANITARY MANHOLE RIM ON HAMILTON STREET
78' WEST OF THE END OF THE EXISTING PAVEMENT
ELEVATION 640.46

LEGEND

- EXISTING SAN SEWER W/WH
- PROPOSED SAN SEWER W/WH
- EXISTING STORM SEWER W/WH
- PROPOSED STORM SEWER
- EXISTING STORM INLETS
- PROPOSED STORM INLETS
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PROPOSED HYDRANT
- EXISTING HYDRANT
- EXISTING ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- UTILITY & DRAINAGE EASEMENT
- EXISTING GASMAIN
- EXISTING TELEPHONE
- EXISTING FIBER OPTIC TELEPHONE
- EXISTING CABLE TV
- EXISTING OVERHEAD LINES
- EXISTING IRON
- IRON ROD SET
- EXISTING PK NAIL
- PK NAIL SET

PERMITS
ALL REQUIRED CITY OF MANITOWOC PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO A BUILDING PERMIT BEING ISSUED.

SMI
CIVIL AND STRUCTURAL ENGINEERS
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CONTACT: ERIN WERGIN
LAUGIN ENTERPRISES
100 MARITIME DRIVE
MANITOWOC, WI. 54220
920-682-0307

CLIENT: LAUGIN ENTERPRISES

DRAWING: HAMILTON STREET MINI STORAGE - 2018 CONSTRUCTION
1 - 36'x32' GARAGE, 1-20'x30' MINI STORAGE AND 1 - 20'x100' MINI STORAGE

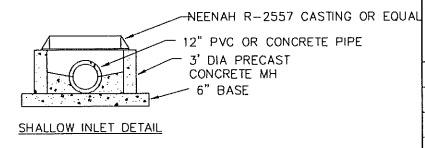
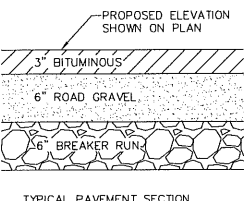
DATE: 8/15/17
DRAWN BY: PS
APPROVED BY:
JOB NO.: 18106SP
CAD FILE: (path to file)
SCALE: 1" = 30'
SHEET: 1 OF 1

THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE FROM EXISTING RECORDS AND/OR FIELD LOCATIONS AND MAY NOT BE COMPLETE OR ACCURATE. THE CONTRACTOR(S) SHALL CONTACT DIGGER'S HOTLINE AT (800) 242-8511, AS WELL AS OTHER UTILITIES NOT SERVED BY DIGGER'S HOTLINE, BUT HAVING FACILITIES IN THE WORK AREA, AT LEAST THREE (3) FULL BUSINESS DAYS PRIOR TO CONSTRUCTION TO NOTIFY THE UTILITIES TO LOCATE THEIR UNDERGROUND FACILITIES.

EROSION CONTROL NOTES:
DISTURBED AREA = 1,200 SQ. FT. EROSION CONTROL PLAN NOT REQUIRED
INCREASE IN IMPERVIOUS AREA = 1,200 AC. STORMWATER MANAGEMENT PLAN NOT REQUIRED
EROSION CONTROL TO BE IN ACCORDANCE WITH THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT HANDBOOK

CERTIFICATION
I HEREBY CERTIFY THAT THE ADJACENT MAP AND THE FOLLOWING DESCRIPTION ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF
A tract of land in the NE 1/4 of the SE 1/4 of Section 25, T. 19 N., R. 23 E., City of Manitowoc, Manitowoc County, Wisconsin, being part of Lot 3 of the Subdivision of said SE 1/4 of Section 25 and described as follows:
Commencing at a point on the east line of said Lot 3 where it intersects the south right of way of Calumet Avenue, the point of real beginning, thence S01°15'45"E along said east line 727.38 feet, thence S88°16'15"W 275.75 feet to the east right of way of the Canadian National Railroad, thence N01°43'45"W along said right of way 609.20 feet to said Calumet Avenue right of way, thence N65°31'00"E along said right of way 305.50 feet to the point of real beginning.
Said tract contains 4.23 acres.

NOTE:
ALL UTILITY AND DRAINAGE EASEMENT AREAS ON THE PLAN SHALL COMPLY WITH THE "STANDARD UTILITY EASEMENT CONDITIONS" ADOPTED BY THE COMMON COUNCIL ON NOVEMBER 3, 1997, AND RECORDED AT THE MANITOWOC COUNTY REGISTER OF DEEDS ON NOVEMBER 7, 1997 AT VOLUME 1252, PAGE 498 OF RECORDS, AS DOCUMENT #798738.



PARKING FEATURE
CITY OF MANITOWOC COMPREHENSIVE ZONING ORDINANCE
MINI STORAGE - NO PARKING REQUIRED

LANDSCAPE REQUIREMENTS WITHIN 10' OF PARKING
NO PARKING RELATED LANDSCAPING REQUIRED
4' TALL LANDSCAPE SCREEN REQUIRED ALONG EAST LINE

ALL DRIVEWAY APPROACHES ARE TO BE CONCRETE
UNLESS OTHERWISE NOTED

PAUL M. STEINBRECHER, R.L.S. - 1608
P.E. - 21484