



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



June 17, 2019

To: Mayor and Common Council

From: April Kroner, Community Development Director

Subject: **PC 23-2019:** Jenruss LLC / Riverview Apartments: Discussion and Possible Action to Amend the Comprehensive Plan’s Future Land Use Map from Multi-Family Residential to Single & Two Family Residential – Urban located 314 & 316 Riverview Drive

At its April 15, 2019 meeting, the Manitowoc Common Council initiated a Rezoning of the former Riverview Apartments site from R-6 Multiple Family District to R-3 Single Family District, and referred the item to the Plan Commission. However prior to a rezoning occurring, staff must first review the City’s existing Comprehensive Plan Future Land Use Map for consistency with the proposed action per Wisconsin State Statute.

Upon review of the Comprehensive Plan Future Land Use Map, it was identified that the subject property is classified for future land use of “Multi-Family”. This future land use category is intended for a variety of residential units focused on multi-family housing (3+ unit buildings), usually developed at densities that exceed six units per acre, and are served by public sanitary sewer and water systems. Single-family detached housing, attached single-family residences with individual entries (e.g., townhouses, rowhouses), and small public and institutional uses—such as parks, schools, churches, and stormwater facilities—may also be within lands mapped in this category. If the Council’s desire is to rezone the subject site to the R-3 Single-Family district (which does not allow dwellings that contain two or more units), the Comprehensive Plan Future Land Use Map must first be amended to indicate the City’s desire for single-family land use. As a result, the comprehensive plan future land use map would need to be amended to “Single & Two-Family Residential – Urban”. That land use category is intended for existing and planned groupings of single-family detached residences, duplexes, and groupings of attached single-family residences with individual entries (e.g., townhouses, rowhouses, and condominiums) that are served by public sanitary sewer and water systems.

At the May 22, 2019 Plan Commission meeting, amendment of the Future Land Use Map from Multi-Family Residential to Single & Two-Family Residential – Urban. City staff brought up the discussion of the City’s comprehensive plan goals, along with some development considerations for the subject site. More specifically, the comprehensive plan recommends that a mix of housing types in neighborhoods be encouraged, and that infill and redevelopment should take advantage of the existing utility and community facility infrastructure. In addition, the location and shape of the subject site greatly limits the ability of the property to be split into single-family lots, and basements are not able to be supported on this site. Staff encouraged the Plan Commission to consider that the future land use of this site is better suited to low-density multi-family, such as duplexes, condominiums, townhouses or multi-family buildings that house a minimal number of units to better align with the goals of the comprehensive plan.

After significant discussion (see minutes from 5-22-19 PC meeting), the Plan Commission recommended the Future Land Use Map be amended from the “Multi-Family” category to “Single & Two-Family Residential – Urban”, which would allow the site to be considered for rezoning to R-3 Single-family District or R-4 Single & Two-Family District (which allows for two-family uses).

Attachments: Maps & Ordinance



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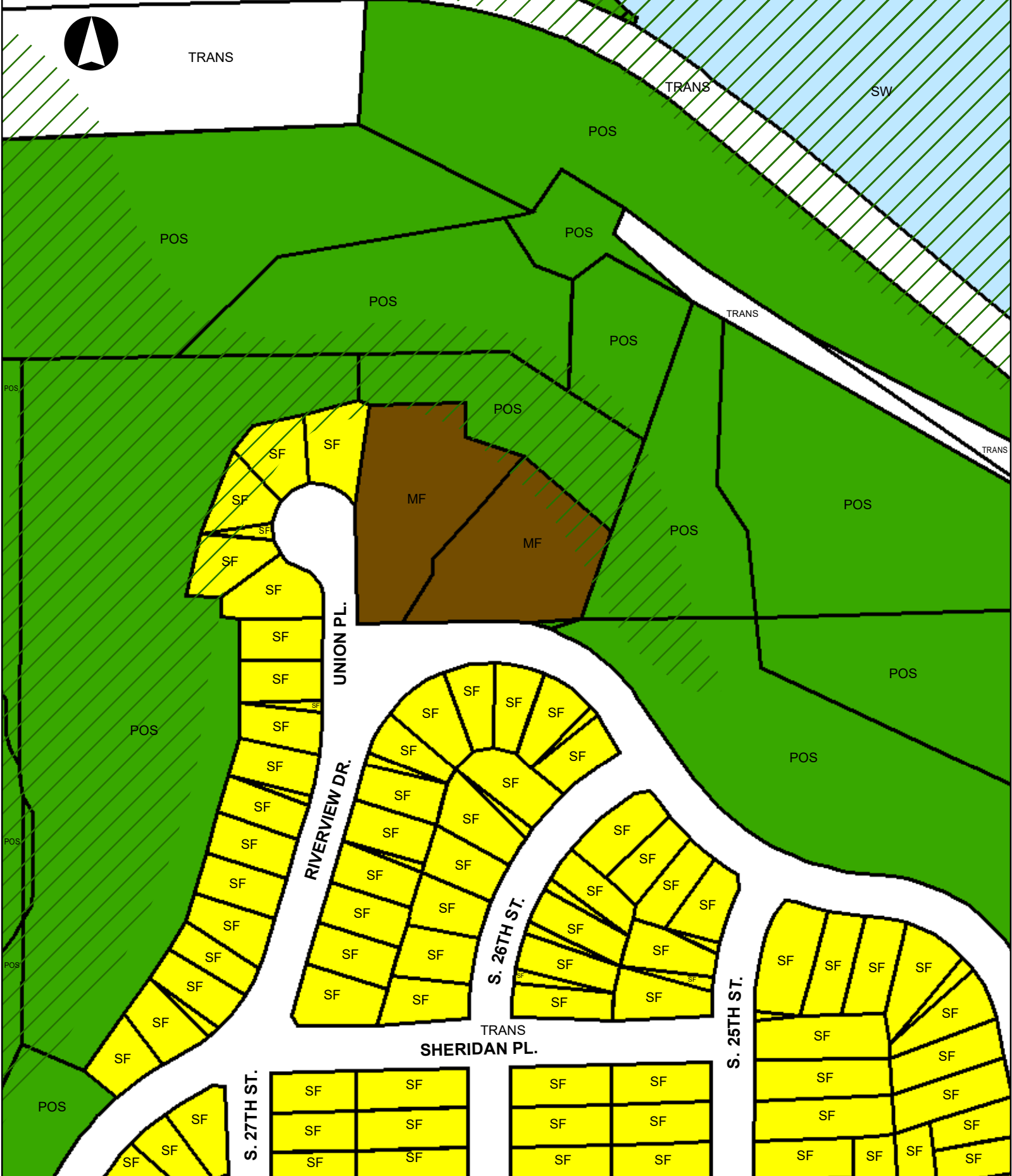
RIVERVIEW DR.

S. 26TH ST.






S. 25TH ST.

SHERIDAN PL.

S. 27TH ST.



Future Land Use Categories

-  Multi-Family Residential
-  Single & Two-Family Residential - Urban
-  Public Parks & Open Space
-  Right of Way
-  Surface Water

Existing Future Land Use Categories

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: 5/13/2019



Public Open Space

Proposed Area of Future Land Use Change

Single & Two-Family Residential

S. 27TH ST.

RIVERVIEW DR.






UNION PL.

SHERIDAN PL.

S. 26TH ST.

S. 25TH ST.

Future Land Use Categories

-  Multi-Family Residential
-  Single & Two-Family Residential - Urban
-  Public Parks & Open Space
-  Right of Way
-  Surface Water

Proposed Future Land Use Categories

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Map Plotted: 5/13/2019

ORDINANCE

An Ordinance to Amend the City of Manitowoc Comprehensive Plan.

The Mayor and Common Council of the City of Manitowoc do ordain as follows:

Section 1. The following ordinance is created to read as follows:

1. **Authority.** Pursuant to §§62.23(2) and (3), Wis. Stats., the City of Manitowoc is authorized to prepare, adopt, and amend a comprehensive plan as defined in §66.1001(4)(a), Wis. Stats.
2. **Public Participation.** The Common Council of the City of Manitowoc has adopted written procedures (known as the Public Participation Plan for Periodic Comprehensive Plan Amendments) designed to foster public participation in every stage of the preparation of periodic comprehensive plan amendments required by §66.1001(4)(a), Wis. Stats.
3. **Plan Commission Action.** The Plan Commission of the City of Manitowoc, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution dated May 22nd, 2019 recommending the Common Council adopt Comprehensive Plan Amendment PC 23-2019.
4. **Need for Periodic Amendments.** The Common Council has adopted the City of Manitowoc Comprehensive Plan for the purpose of guiding future land use decision making, but recognizes that from time to time amendments may be necessary to reflect changes in the land use and planning needs of the community.
5. **Amendment Adopted.** The Common Council does hereby enact this ordinance to formally adopt Comprehensive Plan Amendment PC 23-2019 pursuant to §66.1001(4)(c), Wis. Stats. A copy of the comprehensive plan amendment is attached to this ordinance.

Section 2. This ordinance shall take effect the day after publication.

Introduced _____

Adopted _____

Approved _____

Justin M. Nickels, Mayor

Fiscal Impact:	\$0
Funding Source:	Not applicable
Finance Director Approval:	scc
Approved as to form:	kmm

Drafted by Paul Braun, City Planner