

Report to the Manitowoc Plan Commission

Meeting Date: May 24, 2017

Report Print Date: May 19, 2017; 7:58 AM

Request: PC 14-2017: City Initiated Official Map Amendment; N. 5th, N. 8th and Huron Streets pursuant to § 62.23(6).

Reason for Request: The existing official map street pattern along the 3 street corridors creates non-conforming structures due to the required 25' front yard setback. Per the Zoning Code, setbacks are measured from the official map street or if no official map exists the setback is measured from the existing street line.

Existing Land Use for Subject Area: Area is predominately residential with some retail and business mixed in.

Existing Zoning for Subject Area: The zoning is a mix of R-3 Single Family Residential, R-4 Single and Two Family Residential, R-6 Multiple-Family Residential, B-1 Office – Residential, B-2 Neighborhood Business, B-3 General Business or P-1 Conservancy.

Comprehensive Plan: These amendments do not conflict with the comprehensive plan, they don't change the traffic patterns and traffic flow in the area. The existing official map pattern creates setback issues creating some non-conforming properties. The amendment will remove many of those setback issues and encourage re-investment into the properties.

Consistency Analysis

The proposed amendment is consistent with the Comprehensive Plan.

Report: While working with a property owner that is proposing to build an addition onto an existing building along N. 8th Street, it was discovered that the existing 100' Official Map street pattern along N. 8th Street makes almost all of the existing structures non-conforming. Front yard setbacks are required to be measured from the Official Map street line, and if no Official Map is present, then the setback is measured from the street line (i.e., the actual right-of-way line).

A vast majority of the structures along N. 5th, N. 8th, and Huron Streets are residential, which requires a 25 foot front yard setback. Currently, a vast majority of the existing residences do not have the 25 foot front yard setback from the existing 66' street line much less the 100' Official Map street line. In some cases the Official Map street runs through the existing structures.

The 3 corridors which are being recommended to have the Official Map street removed are:

- N 8th Street: existing ROW 66' existing Official Map 100'. Recommend eliminating the Official Map completely from Park Street to Reed Avenue.

- N 5th Street: existing ROW 66' existing Official Map 80'. Recommend eliminating the Official Map completely from Buffalo Street to Cleveland Avenue.
- Huron Street: existing ROW 80' existing Official Map 90'. Recommend eliminating the Official Map completely from N. 8th Street to Michigan Avenue / Spring Street.

The Public Infrastructure department supports the recommended amendments.

The existing Official Map street patterns date back to 1974 and most likely have been on the Official Map prior to that the date. The Official Map widths were placed on the map prior to the development of I-43 and made more sense at that time because the roads (mainly N. 8th Street) were the major corridors through the City. It is not expected that future traffic counts and patterns for these streets will increase significantly over current conditions to warrant a major street widening project. These corridors are almost fully developed with no large vacant parcels, so the existing traffic counts should remain similar to today's numbers. The existing street widths are functioning without any major issues.

An Official Map street is important in areas where there is little or no development. In these cases, the City can require street dedication as new lots are created with subdivisions or certified surveys. In the case of N 5th, N 8th, and Huron Streets a vast majority if not all of the adjacent lots are developed, so it is highly unlikely a subdivision or certified survey will occur along the corridors. If the City or State would widen any of these corridors in the future, the required right-of-way would have to be purchased at that time.

David Nielsen, WisDOT Northeast Region Access Management Engineer, was contacted to get his input on the elimination of the Official Map along N. 8th Street which is also S.T.H. 10. At the time of this writing, Mr. Nielsen has not returned a call.

Public Comments: No public notice has been provided at this time. Pursuant § 62.23(c) a class two notice will be published prior to the Common Council public hearing on this matter. It was determined that the elimination of the official map street is removing a property restriction, so a mailing to every property owner is not necessary.

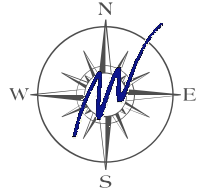
Timeline

- Initial Meeting: Plan Commission May 24, 2017
- Public Hearing at Common Council June 19, 2017. Notices in newspaper June 5th and 12th.

Recommendation: The Community Development Department recommends approval of the Official Map Amendment and instructing the City Clerk to schedule a public hearing before the Common Council.

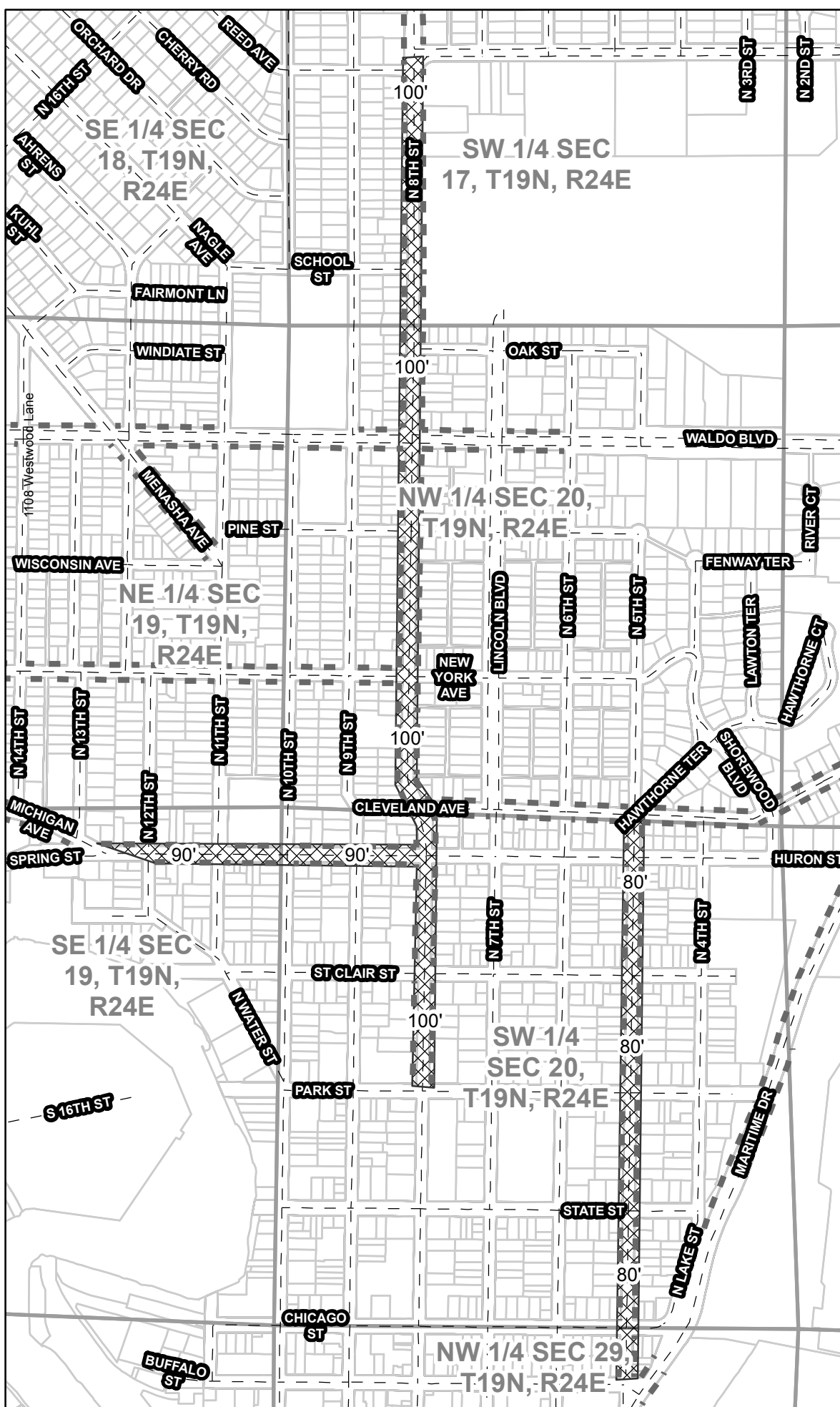
OFFICIAL MAP AMENDMENT

CITY OF MANITOWOC
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Legend

-  Official Map Street Removal
 -  Official Map Street
- Manitowoc City Plan Commission
May 2017



Prepared by City of Manitowoc
Planning Department
www.manitowoc.org
Map Plotted: 05/19/2017
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