

Report to the Manitowoc Plan Commission

Meeting Date: March 26, 2025

Request: PC 13-2025: C. Brey; Petition to Rezone from B-1 Office-Residential to B-3 General Business District for property located at 601 Reed Avenue (Tax Parcel# 817-304-040)

Existing Land Use for Subject Property: Vacant Former Office location for Energy Bank

Existing Zoning for Subject Property: B-1 Office – Residential

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Residential	R-4 Single and Two Family
West	Medical, retail	B-3 General Business
South	Lincoln Park	P-1 Conservancy
East	Institutional, Medical, Office	B-1 Office - Residential

Comprehensive Plan: The Future Land Use Map shows the area as “General Business Use”. “General Business is primarily for existing auto-oriented corridors/areas within the city but still incorporates design elements that facilitate a pedestrian-friendly environment. The City’s “B-1”, “B-2” B-3” and “C-1” zoning districts are most appropriate for areas mapped in this future land use category, depending on scale.”

Consistency Analysis

The proposed change in zoning is consistent with the Comprehensive Plan and Future Land Use Map.

Report: Curt Brey is in the process of purchasing the 601 Reed Property from N&O Development LLC; Mr. Brey is planning to convert the building into a mix of uses ranging from office to interior climate-controlled storage. The climate-controlled storage is currently not allowed in the B-1 zoning district which is the reason for the request to rezone to B-3 General Business. The B-3 General Business district does not allow any exterior storage such as portable storage containers or mini-warehouses; all storage activities must take place internally. Mr. Brey feels that the B-3 zoning district will allow him to attract a mix of office spaces, flexible workspaces and mixed uses.

The building was most recently the location of offices for Energy Bank. It was originally constructed in 1956 as a medical clinic. The lot is 5.47 acres with 479.56’ of frontage along Reed Avenue. The building consists of two floors and is 45,904 s.f. in total area; half of the square

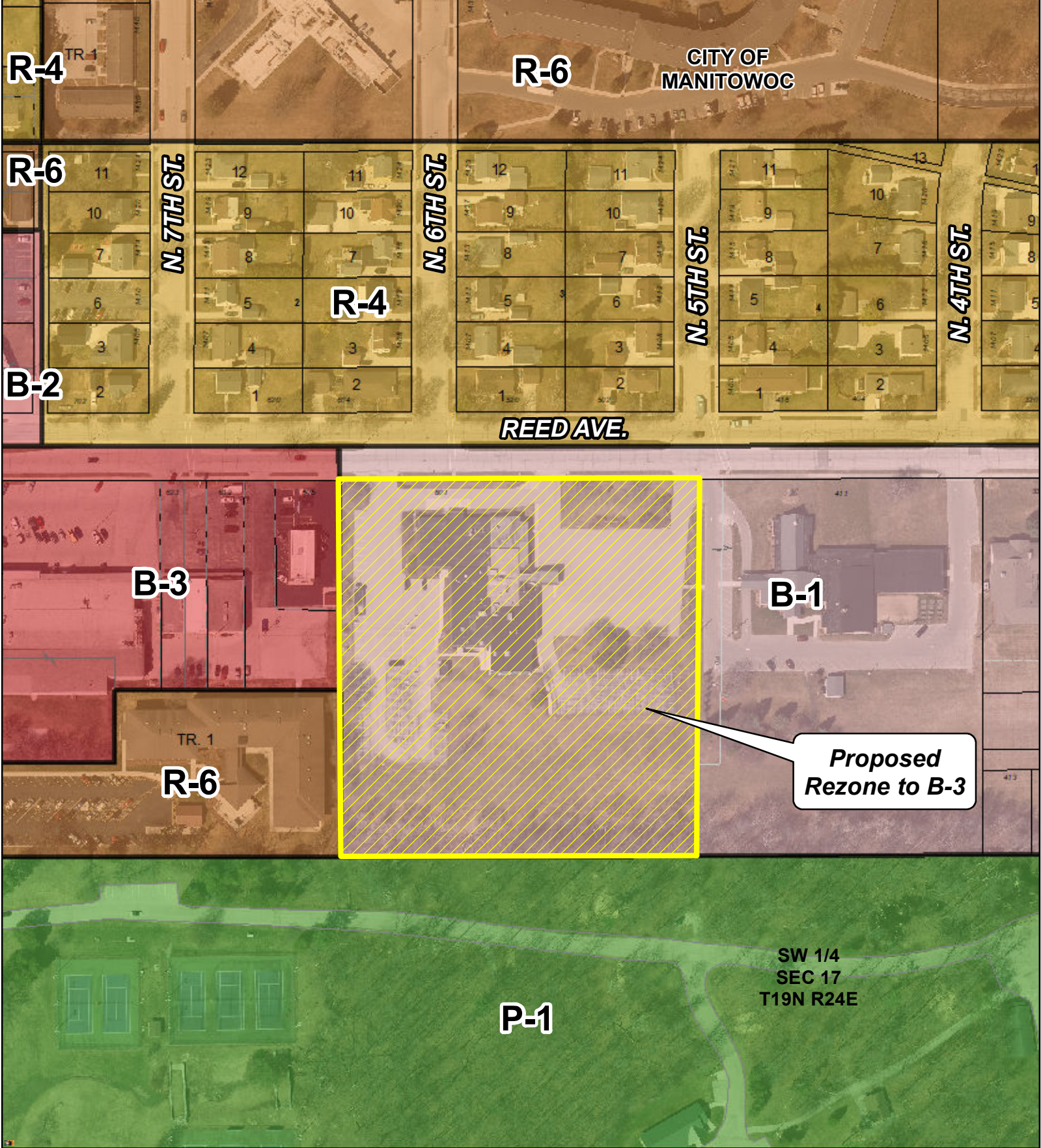
footage is in the basement/lower level and the remainder is at ground level. The total assessed value is \$646,400 with an estimated fair market value of \$708,800.

Public Comments: Notices were mailed out to property owners within 200 feet, excluding right-of-way on March 18th. At the time of this writing no comments were received.

Timeline

- Notification Sent: March 18th.
- Plan Commission meeting: March 26th.
- Common Council meeting: April 21st.

Recommendation: Approve the Change in Zoning from B-1 Office – Residential to B-3 General Business.



Proposed Rezone Property from B-1 Office-Residential District to B-3 General Business District

PC 13-2025

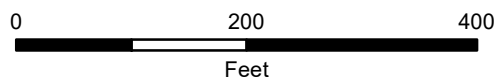


DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.


Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org

Map Plotted: 3/13/2025

O:\Committees\PC Plan Commission\PC_Rezone\2025\PC 13-2025 601 Reed Ave B-1 to B-3\Maps\PC 13-2025 Rezone.mxd



Legend

 Proposed Rezone





LAND USE APPLICATION

APPLICANT Curt Brey PHONE 920-323-7697
MAILING ADDRESS 1124 N Rapids Rd EMAIL Brey Property@yahoo.com
PROPERTY OWNER N+O Development, LLC PHONE 920-470-1867
MAILING ADDRESS PO Box 4, Little Chute, WI 54140 EMAIL phelande@htginc.net

REQUEST FOR:

☐ Conditional Use Permit (CUP) \$350* ☒ Zoning District Change/Map Amendment \$350*
☐ Site Plan Review \$350 ☐ Request for Annexation \$350*
☐ Certified Survey Map (CSM) \$100 ☐ Planned Unit Development (PUD) \$350*
☐ Official Map Review \$350* ☐ Street/Alley Vacation \$350*
*Publication of legal notice fees additional.

STATUS OF APPLICANT: ☐ Owner ☐ Agent ☒ Other

PROJECT LOCATION ADDRESS 601 Reed Ave.

PARCEL ID# 052-817-304-040.00 CURRENT ZONING B1

CURRENT USE OF PROPERTY Empty office space

PROPOSED USE OF PROPERTY Mixed use office / Flex space, storage

REQUIRED: Attach a detailed written description of your proposal or request.
Include as much information as possible including planned use, maps, project renderings or drawings, etc.

The undersigned hereby represents and warrants that it has the authority to enter into this Contract. If the party entering into this Contract is not an individual, the person(s) signing on behalf of the entity represents and warrants that they have been duly authorized to bind the entity and sign this Contract on the entity's behalf.

Signature Peter E. Helander Date 3-7-2025
(Property Owner)

Print Name Peter E. Helander

*Applicant is purchasing property. Property owner requests that rezoning does not occur until Title has been passed to Applicant.

Pay Once Fee Only	PO/SP # <u>13-2025</u>
Date Received	Check#
City of Manitowoc	
City Submission Date	

The City of Manitowoc Plan Commission meets the fourth Wednesday of each month at 6pm.
Deadline for submission is the Friday two weeks prior to the meeting.
Please contact the Community Development Department at 920-686-6930 if you have any questions.

PA
3-12-25

3/11/25

City of Manitowoc Planning Dept
Neighbors & Community members

I was born & raised in Manitowoc, having lived & worked here for over 45 years. I am looking forward to offering opportunities within the community that I know & love.

I am writing to formally request a zoning change for the property located at 601 Reed Ave, Manitowoc, WI, from the currently zoned B-1(Office-Residential) to B-3 (General Business). I believe this change will allow for greater and more productive use of the building, benefiting the surrounding community and supporting local business needs.

The property in question has the potential to be significantly better utilized by incorporating a mix of office spaces, flexible workspaces, and climate-controlled storage areas. The B-3 zoning would allow me to transform the building into a more versatile and functional property that would serve the growing demand for a combination of business & community uses, which is increasingly sought after by individuals & companies both within our area & also those considering a move to Manitowoc. In particular, the climate-controlled storage areas would provide much-needed space for businesses and residents requiring safe, secure storage for sensitive items.

The proposed change will also support the city's goals of encouraging a diverse and dynamic mix of commercial activities while improving the overall appeal and accessibility of the property. I am confident that the new zoning designation will result in an enhanced property that benefits both the immediate neighborhood and the broader local community by providing high-quality, flexible space options for a variety of uses.

I am committed to ensuring that any improvements made to the property align with the city's standards and contribute positively to the local environment. I would welcome the opportunity to meet with you and further discuss the details of the proposal.

Thank you for considering this request. I look forward to your response and the opportunity to move forward with this exciting development project.

Sincerely,

Curt Brey
1124 N. Rapids Rd
Manitowoc WI 54220
Breyproperty@yahoo.com
920-323-7627

Attachment: Illustration of planned indoor storage space example.

