

Report to the Manitowoc Plan Commission

Meeting Date: January 23, 2019

Report Print Date: January 18, 2019; 9:07 AM

Request: PC 3-2019: East Point Rentals, LLC / Mike Howe: Request to Rezone the Property at 1013 Viebahn Street from "R-5" Low Density Multiple Family District and "C-1" Commercial District to the "I-1" Light Industrial District.

Reason for Request: The petitioner would like to construct some mini-warehouse buildings on the property but the current zoning does not permit that land use.

Existing Land Use for Subject Property: Contractor's shop & vacant land.

Existing Zoning for Subject Property: 3 different districts overlay the property. "C-1" Commercial, "R-5" Low Density Multiple Family, and "I-1" Light Industrial.

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Cemetery	R-3 Single Family
South	Vacant, undeveloped lands in the Town of Manitowoc	Town of Manitowoc RR Rural Residential
East	Car Wash, Upholstery shop, residential	C-1 Commercial, R-5 Low Density Multiple Family
West	Residential	I-1 Light Industrial

Comprehensive Plan: Currently the proposed light industrial zoning district is not consistent with the future land use map. Currently the owner is in the process of amending the future land use map and if the amendment is approved the proposed light industrial zoning classification would then be consistent with the future land use map.

Report: Currently the property is covered by 3 different zoning districts; "I-1" Light Industrial, "R-5" Low Density Multiple Family and "C-1" Commercial. The owner would like to construct mini-warehouse units on the undeveloped portions of the lot but the "R-5" and "C-1" zoning districts do not allow that use. The owner has petitioned the City to rezone all the property to "I-1" light industrial. An existing contractors shop is located in the "I-1" zoned portion of the property.

The property is 1.143 acres with 115' of frontage along Viebahn Street and approximately 433 feet in depth. The property is currently being used as a contractor's shop and storage yard for Mike Howe Builders and was the former location of Stephani monuments.

There are two mini-warehouse buildings being proposed. They would be located in the rear half of the lot. One building would be 40' x 170' (6,800.s.f) and the second building would be 40' x 200'(8,000 s.f.). Site plan approval is required prior to construction of the buildings.

The neighboring uses are a mix of a car wash, upholstery shop, cemetery, apartment, convenience store, houses and undeveloped land in the Town of Manitowoc. In addition, the following zoning districts are located near the property: industrial, commercial, general business, residential and low density multiple family.

Site Assessment

The area has historically been a mix of different land uses and zoning districts since the properties were annexed in 1961 and 1980. Over the years the uses have been made up of homes, bar, restaurant and retail activities. The area has been trending away from residential uses to more business and commercial uses.

The property south of the subject property is in the Town of Manitowoc and is zoned "RR" Rural Residential. It is currently vacant and has some physical constraints for development. The lot has some grade issues and also is constrained by some wetlands. An official map street runs east / west along the common property line of the subject property and property in the Town of Manitowoc. The proposed street would be a buffer between any development and the proposed mini-warehouses.

With the mix of uses and zoning districts the mini-warehouse development is felt to be a use which will be compatible with the neighboring business uses and will not create any conflicts with the two residences to the east of the property. The development would improve the existing vacant portion of the lot which currently is a mix of gravel and grass.

Public Comments

Notices were mailed out to property owners within 200 feet of the subject property and as of the time of this writing no comments were received by staff.

Timeline

- After the January 23rd Plan Commission meeting regarding the future land use map and change in zoning petition a formal public hearing will be held at the February 18th Council meeting.

Recommendation: The Community Development Department recommends: i) approval of the rezoning request from "R-5" Low Density Multiple Family and "C-1" Commercial to "I-1" Light Industrial and ii) instruct the City Clerk to call for a public hearing at the Common Council's February 18th meeting.



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



January 16, 2019

NOTICE - PUBLIC INFORMATIONAL HEARING

As a property owner within 200 feet of a proposed zone change in the City of Manitowoc, you are being notified that the Manitowoc City Plan Commission will, on **Wednesday, January 23rd, 2019** at its regular **6:00 o'clock P.M.** meeting in the Council Chambers, First Floor, City Hall, 900 Quay Street, hold a public informational hearing to consider a petition to amend the Zoning District Map as noted on the attached map. The existing zoning is "R-5" Low Density Multiple-Family Residential and "C-1" Commercial and the proposed zoning is "I-1" Light Industrial District.

Petitioners are: PC 9-2018: Eastpoint Rentals, Inc.: Request to Rezone property located at 1013 Viebahn St., from "R-5" Low Density Multiple-Family District and "C-1" Commercial to the "I-1" Light Industrial District.

You are invited to attend this informational meeting in order to voice your opinions on the proposed zone change. If you wish, you can call (920) 686-6930 or visit the office of the City Plan Commission, City Hall, and we will be glad to discuss the proposed zone change with you.

Some Uses Permitted in Existing R-5 & C-1 Zones

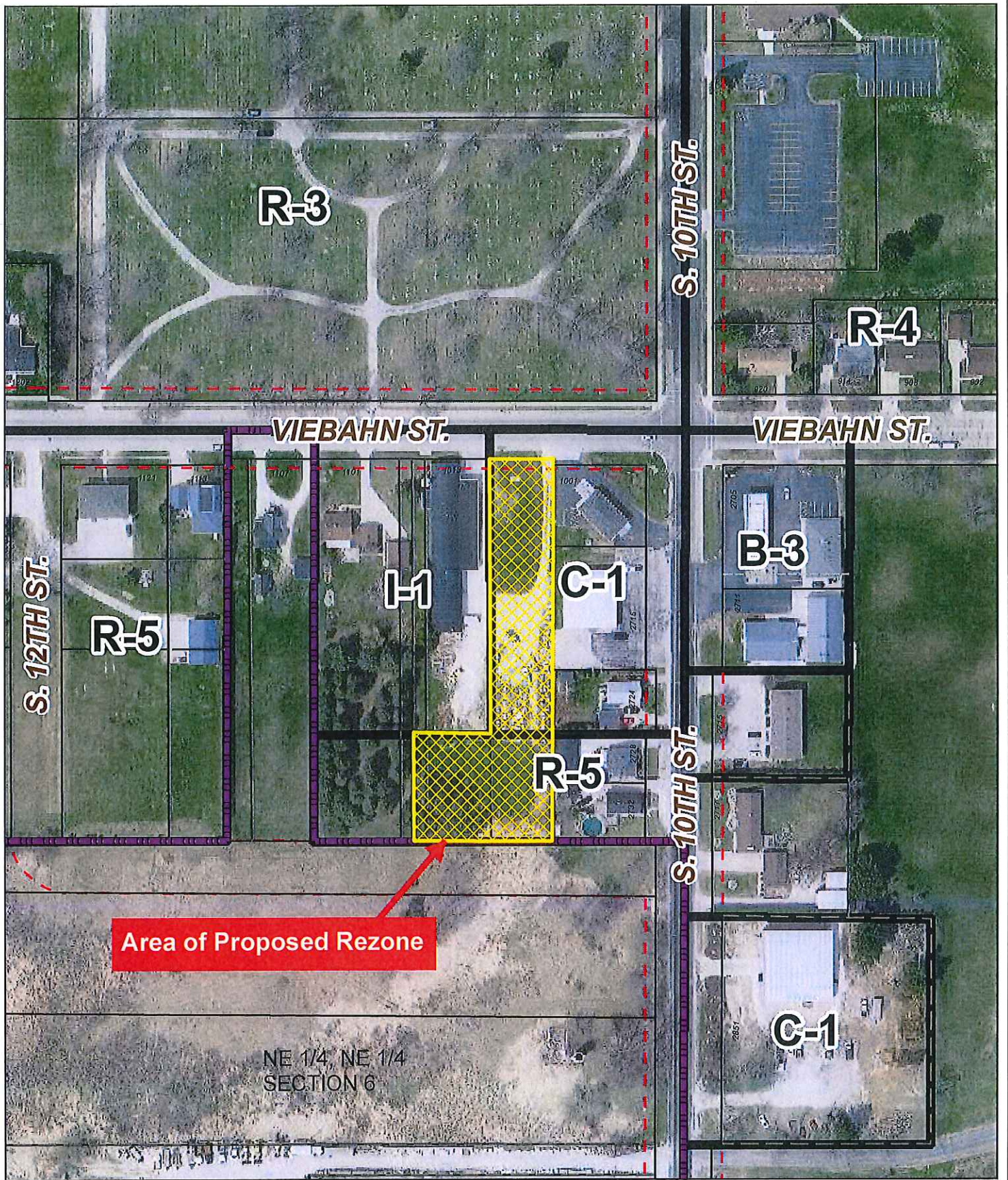
Single-family Dwellings
Two-family Dwellings
Multiple-family Dwellings
Public Parks
Adult and Child Day Care for not more than 8 individuals
Community Living Arrangements for not more than 15 individuals
Contractor Shops, Car Wash, Restaurants,
Retail and Commercial Uses

Some Uses Permitted in Proposed I-1 Zone

Agricultural Implement and equipment manufacture
Bottling beverages
Cabinet making and interior woodwork manufacture
Carpenter and pattern shops
Die casting Foundry
Furniture manufacture
Heat treatment and tempering of metals

Respectfully Submitted,
Paul Braun
City Planner

Attachment



Area of Proposed Rezone

NE 1/4, NE 1/4
SECTION 6

Request to Rezone Property from "R-5" Multiple Family Residential
and "C-1" Commercial to "I-1" Light Industrial

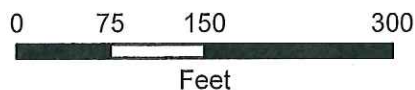
PC 3-2019



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: 01/16/2019

Y:\Planning\PC Plan Commission\PC_Rezone\PC 3-2019 Mike Howe Zone Change C-1 R-5 to I-1\Maps\PC 3-2019 Howe Rezone.mxd



Legend

 Area of Request for Rezone

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

Date: 10-4-18

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 C-1 AND R-5 District to the I-1 District the following described property.

I. LOCATION OF PROPERTY

A. Street Address: 1013 VIEBAHN STREET

B. Legal Description of Property: THE WEST 163 FEET OF THE EAST 283 FEET OF LOT 1 OF THE SUBDIVISION OF THE EAST E1/2 OF SECTION 6, T.19N., R.24E., CITY OF MANITOWOC

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

II. REASON FOR ZONE CHANGE REQUEST

THE WEST HALF OF THIS PROPERTY IS IN THE I-1 DISTRICT. THE PROPOSED ZONE CHANGE WOULD MAKE THE ENTIRE LOT I-1 AND WILL ALLOW MINI WAREHOUSES

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): 17,000 SQUARE FEET
- (iii) Non-residential-Type of Development: MINI WAREHOUSE
- (iv) Number of parking spaces to be provided: 0
- (v) Number of Employees: 0


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) NO. THIS AREA IS SHOWN AS RESIDENTIAL ON THE COMPREHENSIVE PLAN
- C. Impacts upon surrounding properties (please specify) NONE. THIS PROPERTY ALREADY HAS AN INDUSTRIAL USE. THE ADJACENT PROPERTIES ARE EITHER COMMERCIAL OR ARE SCREENED FROM THE SITE
- 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) CONSTRUCTION TO START IN THE SPRING OF 2019

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):

 M. K. E. Howe
818 S. 8th
Maitland FL 32720

Mailing address:

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

