

Report to the Manitowoc Plan Commission

Meeting Date: May 27, 2020

Request: PC 13-2020: Repeal Section 15.290 & Amend Section 15.650 and create Section 15.790 of the Municipal Code Regarding the Downtown Design Review Area and Historic Preservation.

Report: The goal of the proposed amendment is to expand the Downtown Design Review Area. Any commercial structure or commercial building that is constructed, reconstructed, moved, expanded, or has their exterior altered will need to obtain a Certificate of Approval from the Community Development Authority (CDA). New signs in the Design Review area would also require issuance of the Certificate of Approval but sign review and approval is done by only the Community Development Department.

A benefit for a property owner in the Design Review area is that they would be eligible for Downtown Façade Grant funds. The grant dollars assist building owners with renovations to their building facades or for improved signage. Interior building changes do not require a Certificate of Approval from CDA, only exterior changes require approval.

The old Design Review area is approximately 46.7 acres with 161 tax parcels; the proposed Design Review area is 181.6 acres with 418 tax parcels.

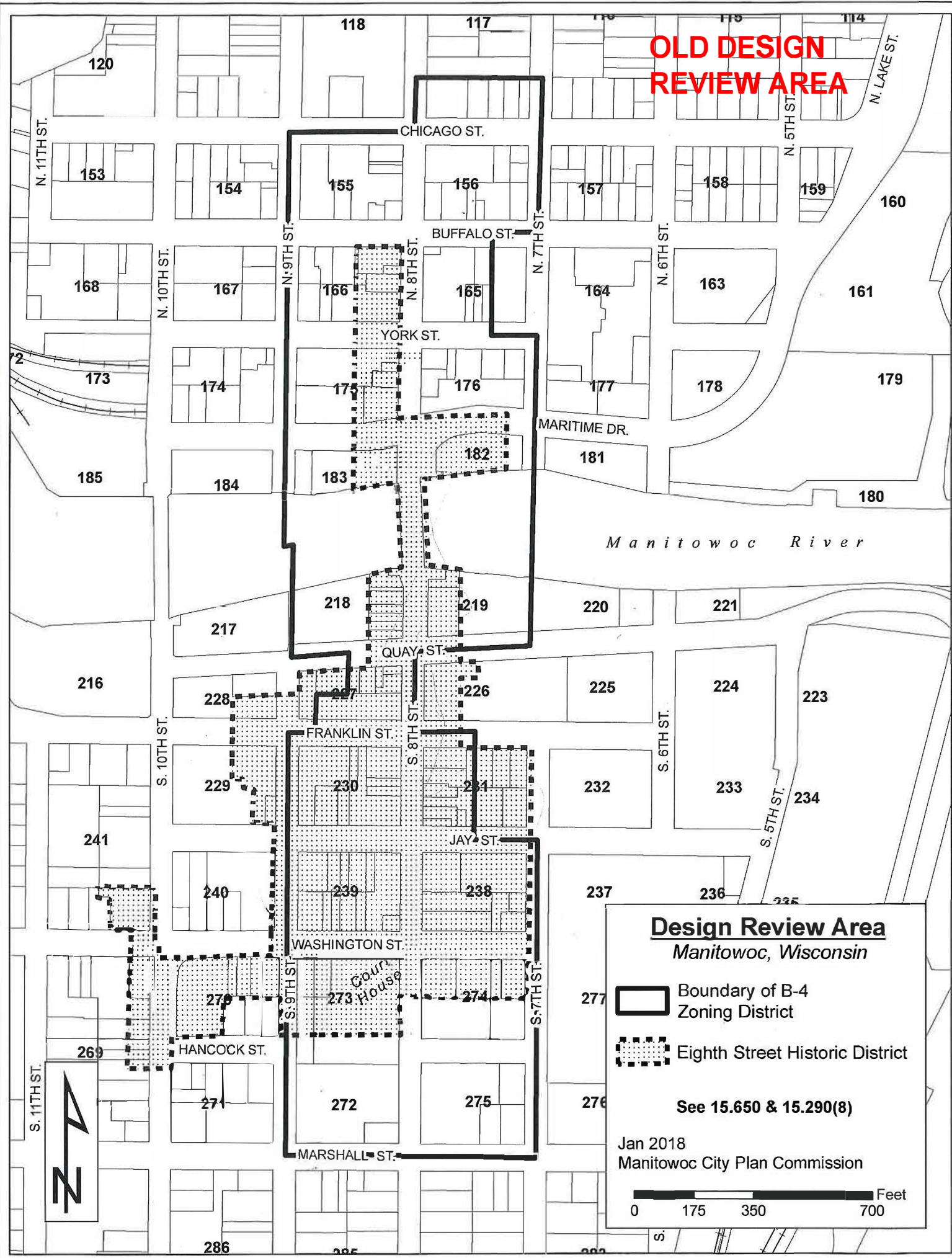
The Design Review language is being removed from the B-4 Central Business Zoning District section and a new Zoning Code section 15.790 is being created. For the most part other than the Design Review area being enlarged the process to acquire a Certificate of Appropriateness is unchanged. In addition to Section 15.790 being created there are some minor updates to references in the Zoning Code to reflect the new code section.

The Community Development Authority has reviewed and approved the proposed Design Review Area and changes to the Zoning Code.



A public hearing will be scheduled for the June 15th Common Council meeting.

Recommendation: Approve the Ordinance repealing Section 15.290, amending 15.650 and creating Section 15.790 of Municipal Code Regulating Downtown Design Review and Historic Preservation regulations.

**OLD DESIGN
REVIEW AREA**



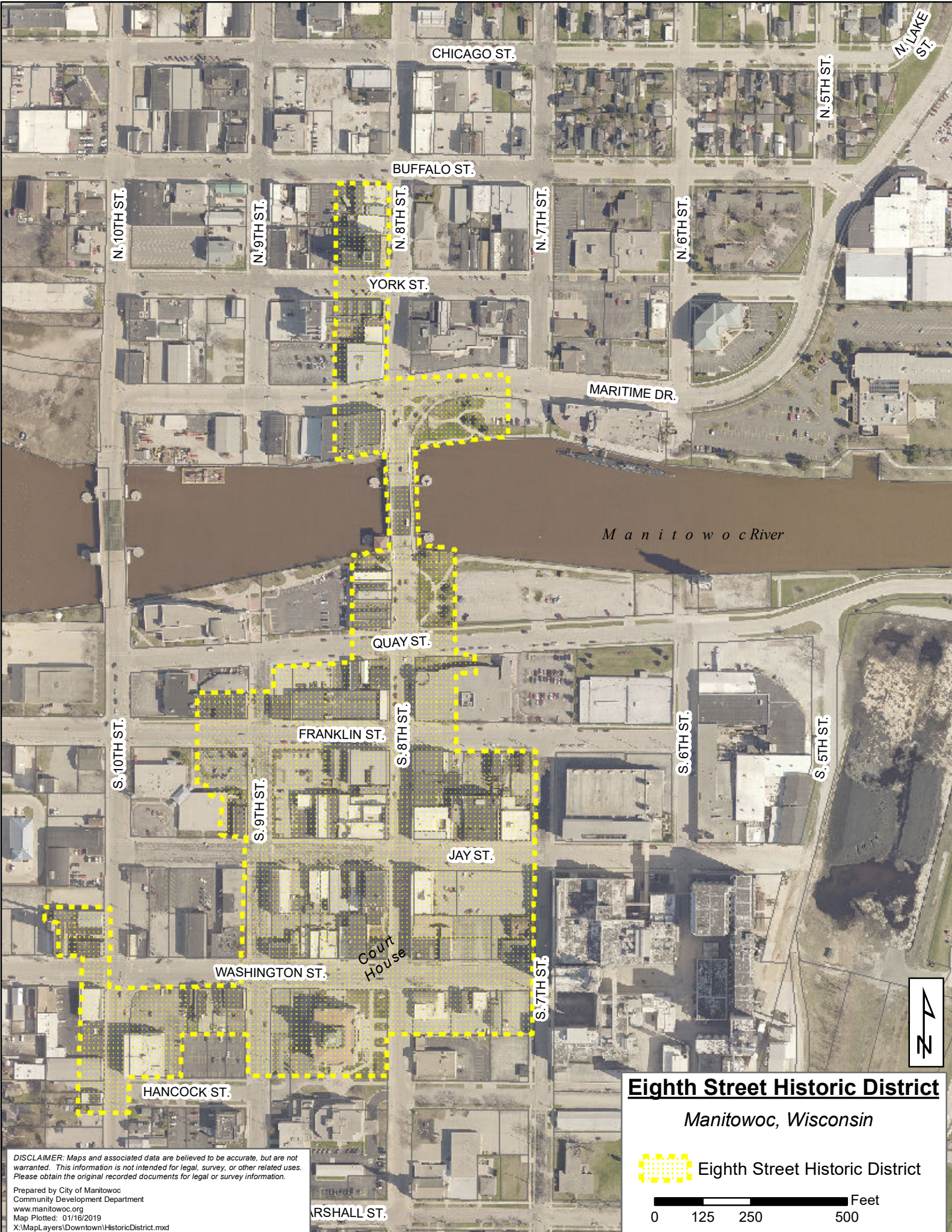
Design Review Area
Manitowoc, Wisconsin

-  Boundary of B-4 Zoning District
-  Eighth Street Historic District

See 15.650 & 15.290(8)

Jan 2018
Manitowoc City Plan Commission





CHICAGO ST.

BUFFALO ST.

YORK ST.

MARITIME DR.

QUAY ST.

FRANKLIN ST.

JAY ST.

WASHINGTON ST.

HANCOCK ST.

MARSHALL ST.

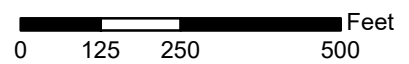
Manitowoc River

Court House

Eighth Street Historic District

Manitowoc, Wisconsin

 Eighth Street Historic District



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Prepared by City of Manitowoc
Community Development Department
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Map Plotted: 01/16/2019
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PROPOSED DESIGN REVIEW AREA

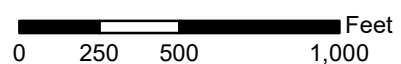


Design Review Overlay District

Manitowoc, Wisconsin



Design Review Overlay District



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