

## Report to the Manitowoc Plan Commission

**Meeting Date:** March 18, 2024

**Request:** PC 6-2024: City of Manitowoc / Swetlik; Petition to Rezone Property from R-6 Multiple-Family to B-2 Neighborhood Business for property located at the southwest corner of Western Avenue and S. 21st Street. (000196040)

**Existing Land Use for Subject Property:** Vacant parcel

**Existing Zoning for Subject Property:** R-6 Multiple Family Residential

### Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Institutional	B-1 Office Residential
South, East, West	Single and Two Family Residential	R-6 Multiple Family

**Comprehensive Plan:** The 20 Year Future Land Use Map shows the 21<sup>st</sup> and Western Avenue intersection as a mix of Institutional & Community Facilities, Single and Two Family Residential and Urban Neighborhood.

#### Consistency Analysis

The rezoning is consistent with the future land use map.

**Report:** Currently the subject property is owned by the City of Manitowoc but the City and Kassie Swetlik are in the process of a land sale. The change in zoning is needed to allow for an expanded parking lot which is not allowed in the current residential zoning district. The subject property would allow additional parking for her business and a rental unit on the second floor.

In 2021, the Council approved a change in zoning for the building from R-6 Multiple Family to B-2 Neighborhood Business and in 2023 the Council approved the land sale. Currently there is a dog grooming business on the first floor and an apartment on the second floor.

Public Comments: Notices were mailed out to property owners within 200' excluding right of way of the subject area and at the time of this writing no comments were received.

#### Timeline

- Application Received: March 14, 2024
- Notifications Sent: March 15, 2024
- Plan Commission Public Informational Hearing: March 27, 2024
- Common Council Public Hearing scheduled for: April 15, 2024

**Recommendation:** Approve the petition to rezone the property from R-6 Multiple Family Residential to B-2 Neighborhood - Business.

# CITY OF MANITOWOC

NW 1/4  
SEC 30  
T19N R24E

B-1

S. 21ST ST.

I-2

WOLLMER ST.

B-3

B-3

B-2

R-6

WESTERN AVE.

S. 20TH ST.

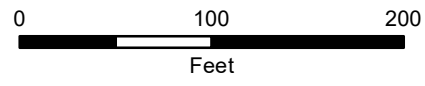
S. 22ND ST.

R-4

Proposed  
Rezone to B-2




## Proposed Rezone Property from R-6 Multiple-Family District to B-2 Neighborhood Business District



PC 6-2024

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: 3/18/2024

**Legend**  
 Proposed Rezone



# LAND USE APPLICATION

APPLICANT Kassie Swetlik PHONE 920-323-6965  
 MAILING ADDRESS 9035 Poplar Rd. Whitelaw EMAIL kassandra.swetlik@gmail.com  
 PROPERTY OWNER City of Manitowoc PHONE \_\_\_\_\_  
 MAILING ADDRESS \_\_\_\_\_ EMAIL \_\_\_\_\_

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 Southwest corner of Western Avenue & S 21th Street

PARCEL ID# 052-000-196-046 CURRENT ZONING R6  
 CURRENT USE OF PROPERTY City-owned vacant lot  
 PROPOSED USE OF PROPERTY Rezone to B-2

**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 [Handwritten Signature] Date 3/14/24  
 Print Name Kassie Swetlik (Property Owner)

<b>For Office Use Only</b>	
Date Received: <u>3-14-24</u>	PC/SP #: <u>R6-2024</u>
Fee Paid: <u>\$350</u>	Check#: <u>1066</u>
Plan Commission 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.