



CITY OF MANITOWOC
WISCONSIN, USA
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January 28, 2016

To: Mayor and Common Council

From: Manitowoc City Plan Commission

Subject: **PC 06 - 2016: Robert Popp: Request to Rezone property north of Dewey Street and between S. 30th and S. 35th Streets, from "R-6" Multiple Family District to the "I-1" Light Industrial District.**

Dear Mayor and Common Council:

At the regular January 27th, 2016 meeting of the City Plan Commission, the Commission held a public informational hearing regarding a request from Robert Popp to rezone a 2.7 acre parcel from "R-6" Multiple Family to "I-1" Light Industrial.

Robert J. Popp, Wayne R. Popp, Randall W. Popp and Robert G. Popp, as tenants in common would like to construct mini-warehouse units on the aforementioned property. Mini-warehouses are not permitted in the current R-6 zoning district. The proposed area to be rezoned is approximately 2.7 acres in size measuring roughly 490' x 265' (see map). The units would total approximately 8,400 square feet with zero employees and minimal parking impact. The project will require access over a dedicated but unimproved right-of-way connected to the northwest corner of the property off of S. 35th Street.

The initial intended use of the property was to construct a multi-family residential complex; however 2010 DNR wetland delineation has made a large portion of the parcel unbuildable. Popp's consulted with Stantec for an updated wetland determination and delineation. The mini-warehouses are smaller, lighter weight construction that can be built around the wetland delineation.

The Commission unanimously recommended that the Council instruct the Clerk to: i) introduce the ordinance at the February 15th Council meeting, ii) call for a public hearing on this matter to be scheduled for March 21, 2016 and iii) the Commission further recommends final approval of the zoning ordinance amendment upon completion of the public hearing.

Respectfully Submitted,

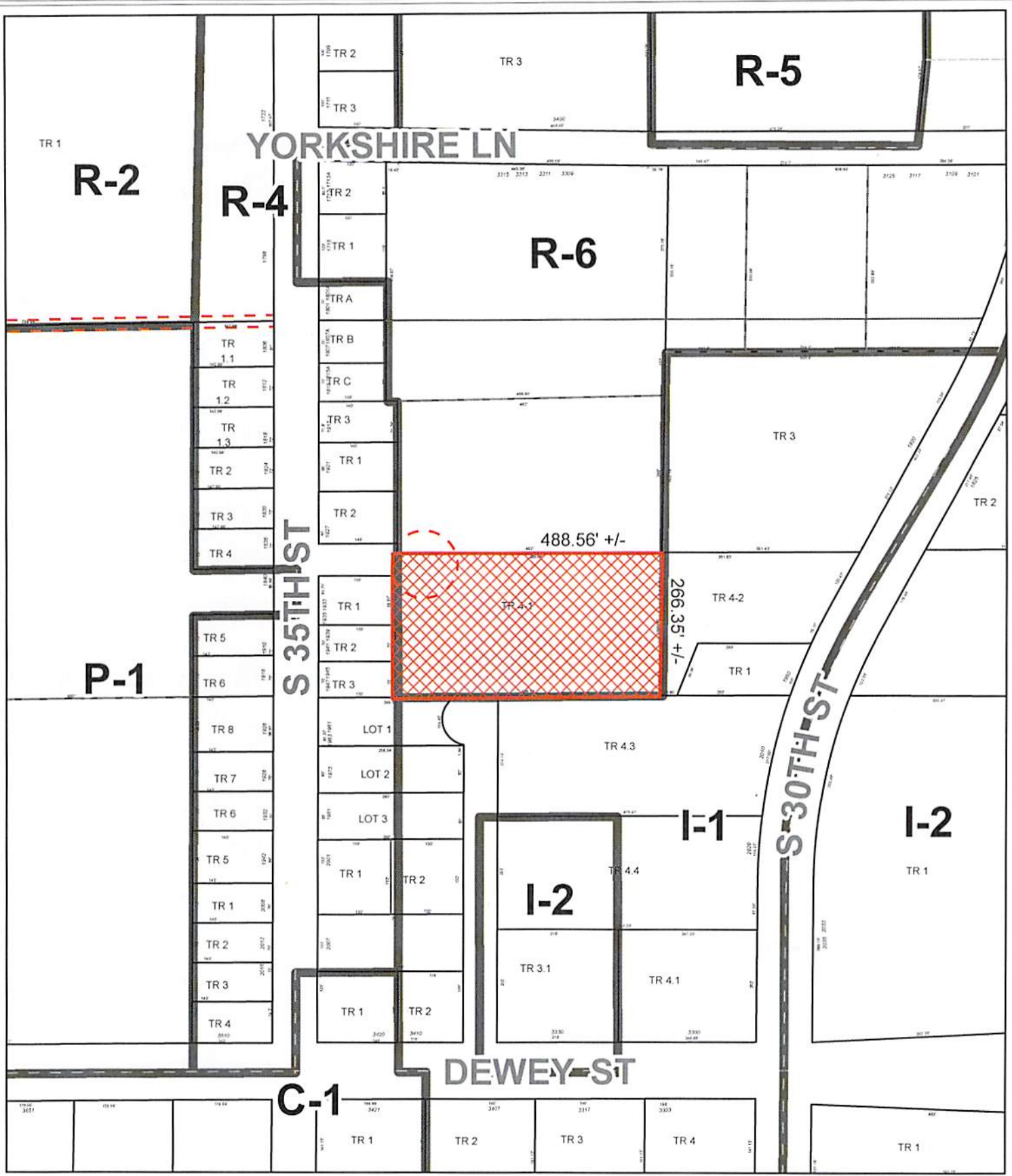


Tyler Caulum
Associate City Planner

Robert J Popp
6008 CTH LS
Manitowoc, WI 54220

Attachment

Granicus 16-0066

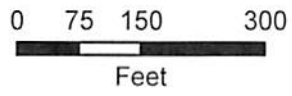


Request to Rezone Property of from "R-6"
Multiple Family Residential to "I-1" Light Industrial


PC 6-2016



Prepared by City of Manitowoc
 Planning Department
 www.manitowoc.org
 Map Plotted: 01/19/2015
 Y:\Planning\PC Plan Commission\Actions 2016\PC 6-2016 Popp rezone R-6 to I-1
 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.



Legend

 Area of Request for Rezone