

## Report to the Manitowoc Plan Commission

**Meeting Date:** May 22, 2019

**Request:** PC 21-2019: Strharsky, Discussion and Possible Action for a Change in Zoning from R-1 Residential - Agricultural to R-4 Single and Two Family Residential located south of Homestead Road and east of Knuell Street

**Existing Land Use for Subject Property:** Vacant - 20' x 164' strip of land

**Existing Zoning for Subject Property:** Temporary zoning of R-1 Residential - Agricultural

### **Surrounding Property Land Uses and Zoning**

<b>Direction</b>	<b>Existing Land Use</b>	<b>Existing Zoning</b>
North, West, South	Residential, Agricultural	R-4 Single and Two Family
East	Agricultural	EA Exclusive Agriculture – County Zoning

**Comprehensive Plan:** Consistency Analysis

The future land use map classifies the area as Planned Neighborhood. The amendment to the zoning map from R-1 Residential – Agricultural to R-4 Single and Two Family is consistent with the Comprehensive Plan.

**Report:** The zone change amendment is related to an annexation petition submitted by Gerard & Louise Strharsky that was approved at the April Plan Commission meeting. Chapter 15.050(5) of the Municipal Code places a temporary zoning classification of R-1 on the annexed property the current rezoning process will place a permanent zoning classification of R-4 Single and Two Family Residential on the annexed portion of land. The R-4 district is the same as the adjacent properties that are in the City.

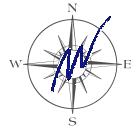
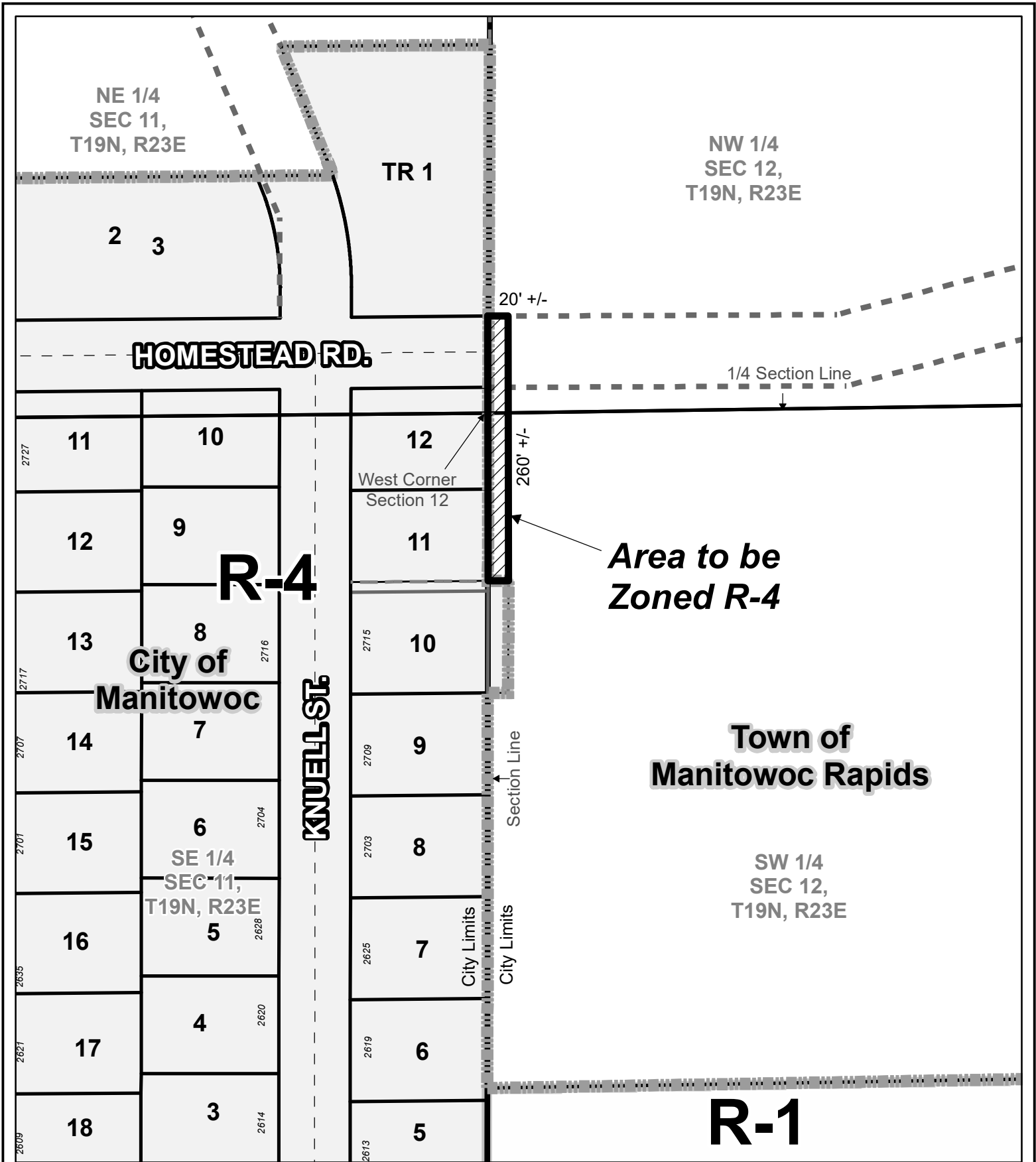
The Strharsky’s currently live at 2715 Knuell Street which is described as Lot 10, and the South 10’ of Lot 11 all in Block 8 in Royal Oaks Subdivision No. 3. In November 2015, the Strharsky’s purchased and then annexed a 20’ x 110’ (0.051 acre) strip of land to allow them to build a detached garage. In December 2018, the Strharsky’s purchased a second strip of land that is in the Town of Manitowoc Rapids which provides easier access to the recently constructed detached garage. The second strip is 20’ x 164’ (0.12 acres) and provides access to the garage off of Homestead Road. The second strip of land is the property that the Strharsky’s are in the process of annexing into the City.

Public Comments: Notices of the May 22<sup>nd</sup> Plan Commission meeting were mailed out to property owners within 200’ of the subject property and no responses have been received at the time of this writing.

Timeline

- Public Hearing scheduled for the June 17<sup>th</sup> Common Council Meeting.

**Recommendation:** Approve the Amendment to the Zoning Map from R-1 Residential – Agricultural to R-4 Single and Two Family Residential.



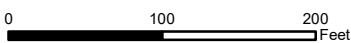
DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Prepared by City of Manitowoc  
Community Development Department  
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Map Plotted: 5/15/2019

### Change in Zoning

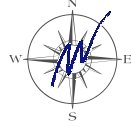
City of Manitowoc, WI

#### Area To Be Zoned From R-1 Residential - Agriculture to R-4 Single & Two-Family



PC 21-2019 Annexation

- Annexation Area
- Official Map Street
- Corporate Limits



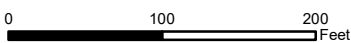
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