

## Report to the Manitowoc Plan Commission

**Meeting Date:** February 27, 2019

**Request:** PC 10-2019: Calumet Ave Manitowoc, LLC: Request to Rezone Property from “B-1” Office – Residential to “B-3” General Business in the 4600 Block of Calumet Avenue.

**Existing Land Use for Subject Property:** Vacant undeveloped, formerly the location of 4 residences.

**Existing Zoning for Subject Property:** B-1 Office - Residential

### Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Vacant / undeveloped	C-1 Commercial
East, South, West	Restaurant, Commercial, Lodging,	B-3 General Business

**Comprehensive Plan:** The future land use map classifies the area as “Planned Mixed Use”

#### Consistency Analysis

Per the Comprehensive Plan the proposed B-3 zoning district is consistent with the Planned Mixed Land Use category.

**Report:** Andy Dumke on behalf of Alliance Development / Calumet Avenue Manitowoc LLC is requesting a change in zoning from the B-1 Office – Residential District to the B-3 General Business District. The property is located in the 4600 block of the Calumet Avenue, west of the Panera restaurant.

The property is 2.62 acres, which does not include the recently acquired portion of the former frontage road. The property is currently vacant but in the recent past was the location of 4 residences which have been razed in preparation for redevelopment.

Alliance Development is planning to construct 3 stand-alone structures which are planned for retail, commercial or restaurant uses. The concept is indicating 2 – 3,000 s.f. buildings and 1 - 6,000 s.f. building.

In 2016, the property directly to the north was rezoned to C-1 Commercial to allow for the development of the Meijer store on a portion of the former Manitowoc County Expo Grounds.

#### Site Assessment

The area has historically been planned to be developed as business or commercial. The area has some of the highest traffic counts in the City and County. The surrounding properties are all commercial, retail or service related so the proposed zone change is consistent with the adjacent properties.

### 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

- Public Hearing Common Council – March 18

**Recommendation:** The Community Development Department recommends: i) approval of the rezoning request from "B-1" Office - Residential to "B-3" General Business and ii) instruct the City Clerk to call for a public hearing at the Common Council's March 18<sup>th</sup> meeting.

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

Date: 02-07-2019

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 B-1 District to the B-3 District the following described property.

**I. LOCATION OF PROPERTY**

A. Street Address: 4600 Block of Calumet Avenue

B. Legal Description of Property: Part of the southwest 1/4 of the northeast 1/4 of Section 35, Township 19 North, Range 23 East; Also part of Interstate Highway "43" Right-of-Way Plat (Project #143- 1(43) 75), said plat located in part of the southeast 1/4 of the northwest 1/4, part of the southwest 1/4 of the northeast 1/4, part of the northeast 1/4 of the southwest 1/4 and part of the northwest 1/4 of the southeast 1/4 of Section 35, Township 19 North, Range 23 East, said land being in the City of Manitowoc, County of Manitowoc, State of Wisconsin

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

**II. REASON FOR ZONE CHANGE REQUEST**

Allow for greater variety of commercial use. Proposed use is a 3,000SF retail facility with two potential additional commercial establishments in the future.

**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): 3,000SF (9,000SF additional in the future)

(iii) Non-residential-Type of Development: Commercial/Retail

(iv) Number of parking spaces to be provided: 18 (85 future)

(v) Number of Employees: 4


**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) Yes
- C. Impacts upon surrounding properties (please specify) Negligible. Proposed uses are compatible with /complimentary to neighboring properties.
- D. Estimated cost of construction/rehabilitation and net increase in real estate taxes (please specify) \_\_\_\_\_  
 2017 Assessed Value \$39,300 2017 Taxes \$737.91  
 \_\_\_\_\_  
 2019 Estimated Assessed Value \$ 855,000  
 Estimated Cost of Construction \$ 855,000
- V. **ESTIMATED TIMING OF PROPOSED USE/RE-USE OF PROPERTY** (please specify) \_\_\_\_\_  
Spring 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):  
 Mailing address:

  
 Alliance Development  
 230 Ottio Street, Suite 200  
 Oshkosh, WI 54902

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  
 Y:\Dave\WPFILES\zoning application 1-11.wpd



PROJECT FOR: ALLIANCE DEVELOPMENT  
 MULTI-TENANT BUILDING  
 CALUMET AVENUE  
 CITY OF MANTOWOC, WISCONSIN 54220

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REVISIONS

DRAWN BY  
 LAK  
 CHECKED BY  
 TFM

DATE  
 12/12/18

PROJECT NO.  
 1850003

C1.3-OR

**ZONING NOTES**

PROPERTY ADDRESS: CALUMET AVE AND ALLIANCE ROAD  
 CITY OF MANTOWOC, WI

SITE AREA  
 1.38 ACRES ±  
 59,338 S.F. ±  
 4.20 ACRES ±  
 182,000 S.F. ±

BUILDING AREA - PARKING  
 4,300 S.F.  
 150,000 S.F. ±

D. CITY OF MANTOWOC ZONING CODE  
 COMMERCIAL CENTER DISTRICT  
 SETBACKS: FRONT YARDS: 15' MIN.  
 SIDE YARDS: 5' MIN.  
 REAR YARDS: 5' MIN.  
 HEIGHT: 35' MAX. (SUBJECT TO AVIATION REGULATIONS)  
 COMMON OPEN SPACE: MAX. REQUIRED LOT COVERAGE 50%  
 FROM PARKING SURFACE WITH 10' OF THE FRONTER.  
 LANDSCAPE ISLANDS REQUIRED FOR PARKING ISLANDS ROW  
 PARKING SPACES TO BE 20' WIDE AND 8' DEEP

**PARKING NOTES**

PARKING: 2' X 10' MIN. STALLS  
 1.38 ACRES ±  
 59,338 S.F. ±

PARKING SPACES: 150 STALLS  
 1.38 ACRES ±

OFF-STREET PARKING REQUIREMENTS:  
 OFF-STREET PARKING: 150 STALLS  
 STREET SIDE PARKING: 0 STALLS

RETAIL: 150 STALLS  
 1.38 ACRES ±

RESTAURANT: A MINIMUM OF FIVE PARKING SPACES PER SEAT  
 150 STALLS  
 1.38 ACRES ±

TOTAL AVAILABLE STALLS REQUIRED PER CODE  
 150 STALLS  
 1.38 ACRES ±

AVAILABLE SPACE - ASSUME RETAIL: 100 S.F. ±  
 AVAILABLE SPACE - ASSUME RESTAURANT: 150 S.F. ±

**Alliance DEVELOPMENT**

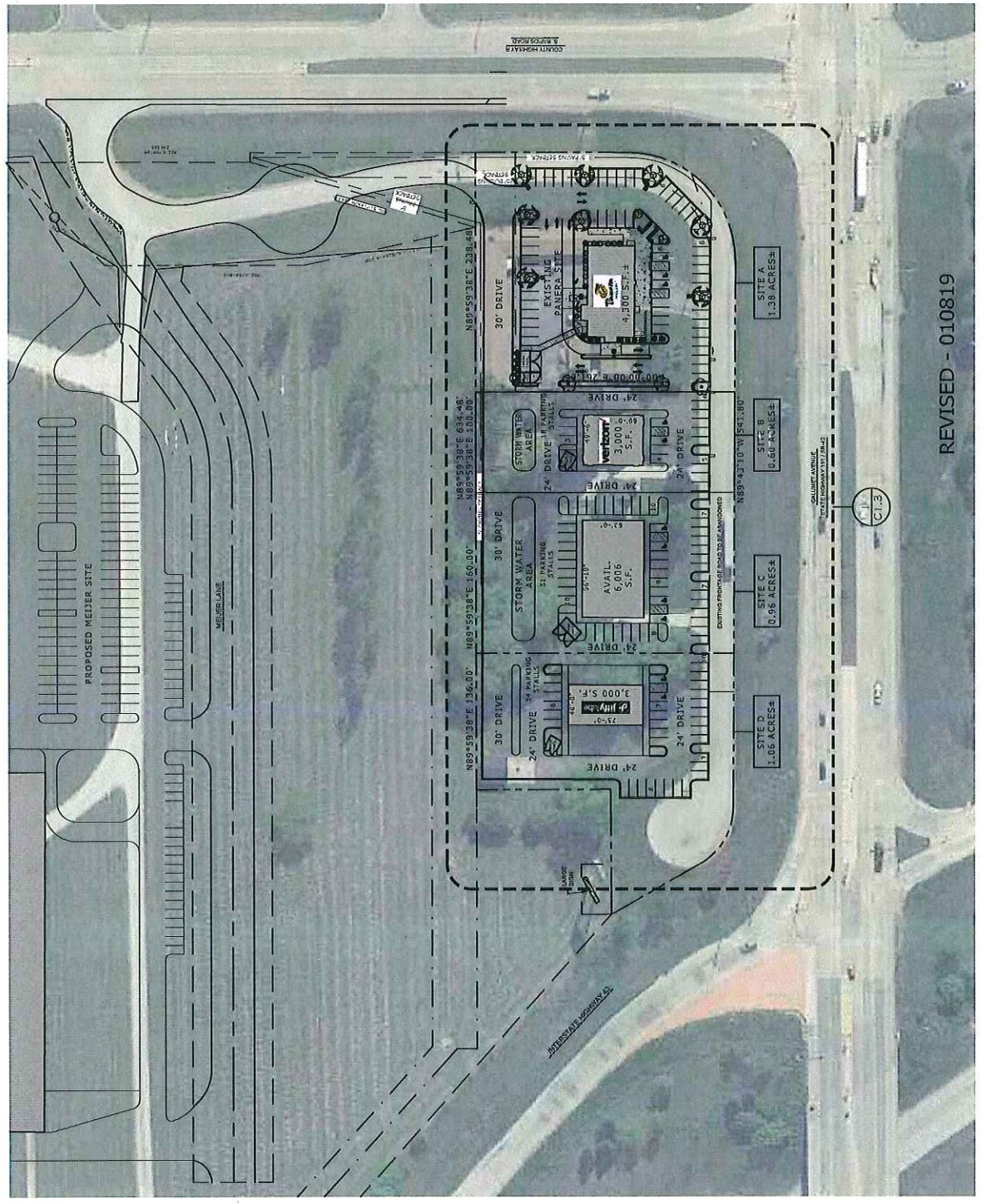
**SITE PLAN C1.3**

SCALE: 1" = 50'-0"

0 50' 100'

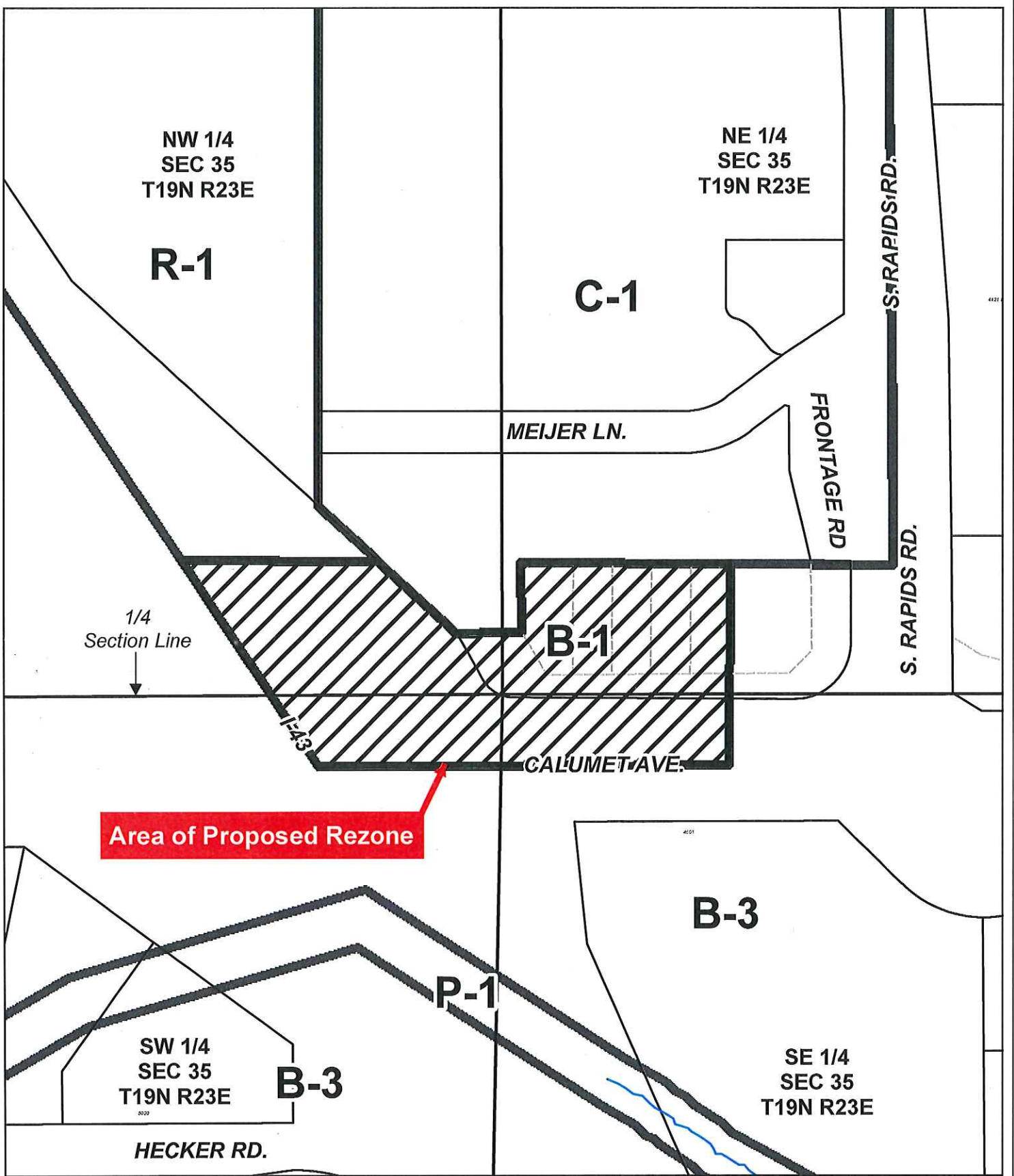
25' 75'

CONSTRUCTION DOCUMENTS



REVISED - 010819

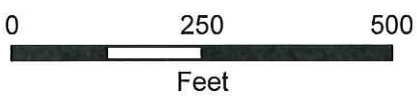





**Area of Proposed Rezone**

**Request to Rezone Property from "B-1" Office - Residential  
to "B-3" General Business**

PC 10-2019



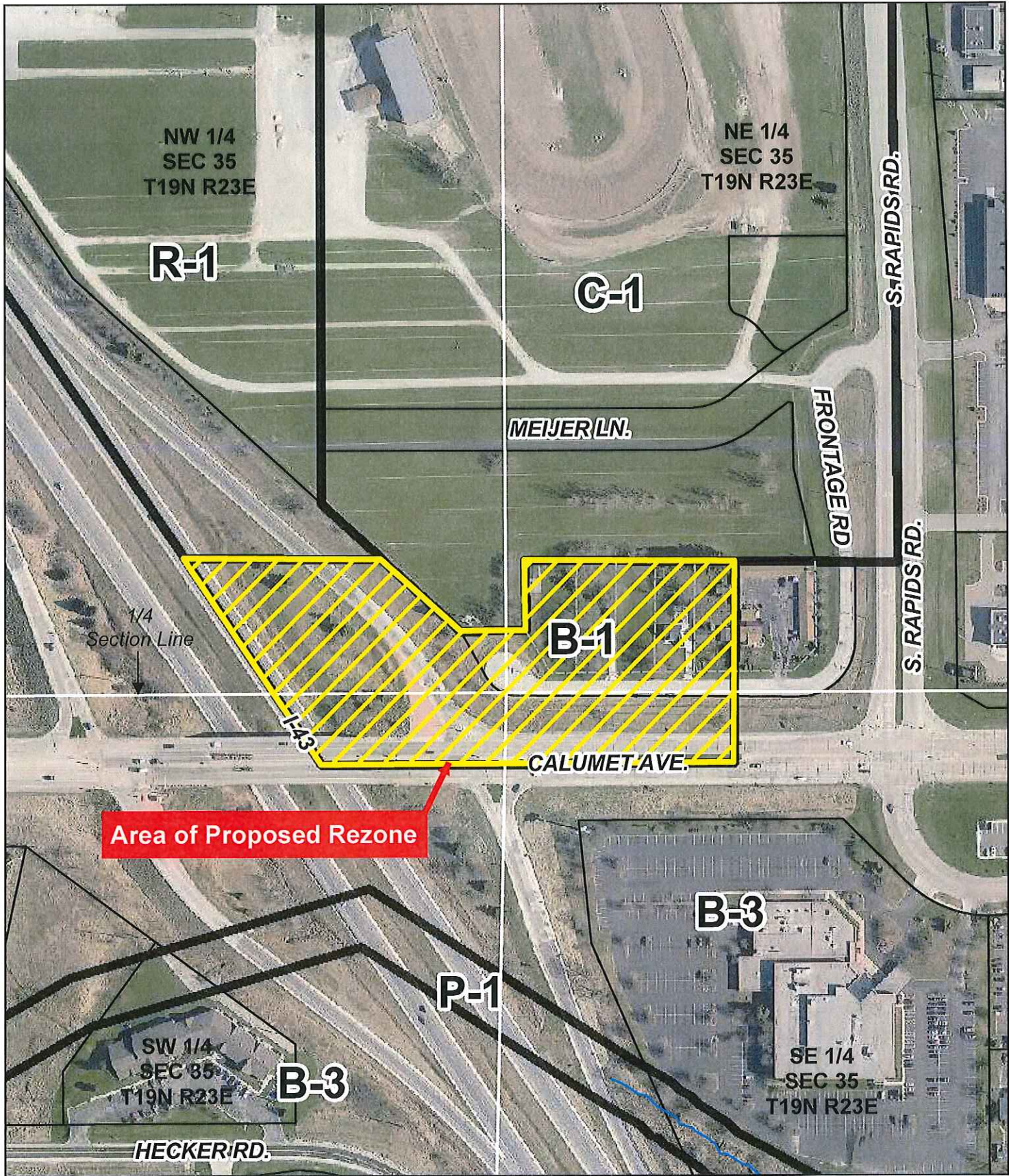
**Legend**

 Proposed Rezone

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: 2/19/2019  
Y:\Planning\PC Plan Commission\PC\_Rezone\PC 10-2019 Calumet Ave LLC B-1 to B-3\Maps\PC 10-2019 Calumet Ave Rezone B&W.mxd






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**Legend**

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Y:\Planning\PC Plan Commission\PC\_Rezone\PC 10-2019 Calumet Ave LLC B-1 to B-3\Maps\PC 10-2019 Calumet Ave Rezone.mxd