

15-1052



CITY OF MANITOWOC

WISCONSIN, USA
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September 24, 2015

To: Mayor and Common Council

From: Manitowoc City Plan Commission

Subject: **PC 29 - 2015 Lakeside Foods Inc. ; Request for a Change in Zoning From I-2 Heavy Industrial to R-6 Multiple Family for property located at 1801 S. 30th Street.**

Dear Mayor and Common Council:

At the regular September 23rd, 2015 meeting of the City Plan Commission, the Commission held a public informational hearing regarding a request from Lakeside Foods Inc., (Lakeside) to rezone a 1.1 acre portion of their property from "I-2" Heavy Industrial to "R-6" Multiple Family District.

Lakeside would like to construct a multi – tenant housing structure which would provide seasonal housing for approximately 6 months of the year for some of their employees. The building would provide housing for up to 48 individuals. Currently, on a daily basis Lakeside is busing some of their employees from Racine. The building would have a common kitchen, dining and restroom facilities, there would be 12 sleeping quarters with four individuals per sleeping quarters. Pursuant to Chapter 15 of the Zoning Ordinance the building would be defined as a rooming house due to the common kitchen and bathroom facilities. Rooming houses are not allowed in the current "I-2" zoning district but are a permitted use in the "R-6" zoning district.

The proposed area to be rezoned is approximately 1.1 acres measuring roughly 250' x 210' (see attached map) and is located on a separate but adjacent lot south of Lakesides' distribution facility. Lakeside has stated that they have had to shut down production lines due to a lack of workers and it is imperative to have the housing facility constructed in order to prevent moving production to other locations outside of Manitowoc. Lakeside would like to begin construction this fall and have the building open by the beginning of June 2016.

Lakeside is experienced in operating these types of housing operations; they have facilities in Eden, Reedsburg, New Richmond and Belgium, Wisconsin and three more in Minnesota. Residents would be using the facility approximately 6 months of the year, the

remainder of the year the facility will be vacant. All residents must follow Lakeside's Housing Rules and Regulations; a copy of the rules are on file in the Community Development Department.

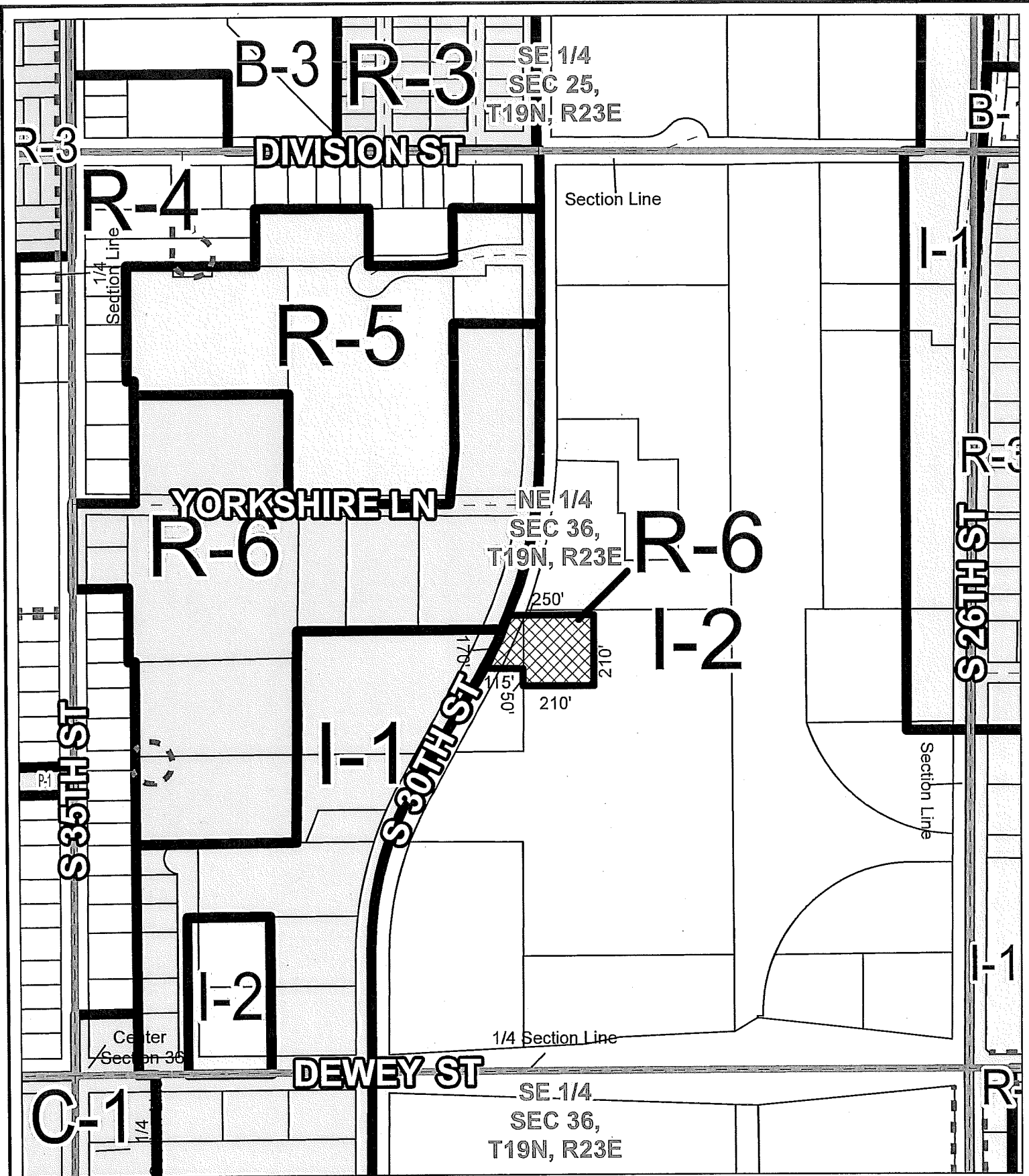
The Commission notes that there was no opposition present at the informational hearing, and as such, unanimously recommended to Council that the Clerk be instructed to call for a public hearing on this matter to be scheduled for October 19, 2015 and that the Commission further recommend final approval of the zoning ordinance amendment upon completion of the public hearing.

Respectfully Submitted,



Paul Braun
City Planner

Granicus 15-989





Lakeside Foods Rezone
City of Manitowoc, WI

PC29-2015 Lakeside Foods Rezone;
S. 30th St.

**Change in Zoning from I-2 Heavy Industrial
to R-6 Multiple Family**

Prepared by City of Manitowoc
Planning Department
www.manitowoc.org
Map Plotted: 09/14/2015
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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.

-  Official Map Street
-  Lakeside Foods



APPLICATION FOR AMENDMENT TO
ZONING ORDINANCE DISTRICT MAP

City of Manitowoc, Wisconsin
(REV. 1/11)

Date: September 11, 2015

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 Commercial District to the R6 District the following described property.

I. LOCATION OF PROPERTY

- A. Street Address: will need an address next to 1601 S. 30th Street which is our Distribution Center
- B. Legal Description of Property: Parcel 836-104-040 PT. SE 1/4 NE 1/4 DES. V.408 P.578 For ST. 1/4 PT. SW 1/4 NE 1/4 DES
- C. Small Scaled Map of Property (attached to this application).

II. REASON FOR ZONE CHANGE REQUEST

Would like rezoned to build a housing unit on 1.1 acres.

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: 12 Rooms w/4 people EACH
 - (ii) Non-residential-Square feet of building(s): _____
 - (iii) Non-residential-Type of Development: _____
 - (iv) Number of parking spaces to be provided: 14
 - (v) Number of Employees: 48

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) No. "Future Land Use Map" would need to be amended.
- C. Impacts upon surrounding properties (please specify) Minimal if any impact on surrounding as unit would be in grove of trees to west with entrance to north. Vacant areas to east and south. A line of trees divide our SE corner to KENZIE Wood Products
- D. Estimated cost of construction/rehabilitation and net increase in real estate taxes (please specify) \$600,000 construction costs
- V. ESTIMATED TIMING OF PROPOSED USE/RE-USE OF PROPERTY (please specify)
Completion date 6/1/2016
Occupancy 7/1/2016

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:

Joe Yeh
808 HAMILTON
MANITOWOC, WI 54221

Contract Purchaser's Signature (if applicable):**
 Mailing address:

N/A

**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



September 10, 2015

Honorable Mayor and Common Council

With this narrative of proposed plan and view of benefits to the City of Manitowoc we respectfully submit our application for Amendment to Zoning Ordinance District Map.

Lakeside Foods, Inc of Manitowoc, a business of good standing and long term community dedication since 1864, would like to obtain rezoning for 1.1 acres of Parcel 836-104-040, currently zoned Commercial and vacant to R6

We have been searching for housing throughout our community for five years which would have easy access to our facility and within our limits to retrofit as needed by the State of Wisconsin for Seasonal Employment Housing. Lakeside Foods, Inc has been very proud that we were able to hire all local employees but the last three years have seen a drastic drop in applications which has put us in a position of need for employees to complete work on a seasonal basis. We are currently bussing 14 employees per night from Racine. These employees do not contribute monies to our community as they receive their checks and return to spend the earnings in their localities. There are times when our production suffers from lack of employees and we find that shutting down lines/freezers is our only alternative for those days. It is imperative we keep the production at our location and not transfer it to our other facilities. For every case we are unable to produce it is estimated the city loses out on money from our utilities, so far this year it has calculated to almost \$20,000 and the possible effect on our local farmers due to not being able to harvest mature crops can limit their income approximately \$30/acre. We feel when this housing unit is completed our need for outside bussing could be eliminated and we could have the staff needed to keep our current production needs keeping the money in our community to be able to spend in our community.

Our intent for the acreage requested is to build a housing unit to provide 48 employees residence over a period of approximately 6 months, from July through mid-December. It is our belief this would also be beneficial to the City of Manitowoc by bringing in additional monies not currently available.

These employees would be contributing to the district grocery markets, bus services, parks, gas stations, movie houses, museums and even the farmer's market held during the summer months, along with social activities the city is famous for providing it's citizens. If we are unsuccessful in hiring employees on premise it may be necessary to use additional staffing services in future years from outside this area.

Location of this unit will be secure on our property in an area surrounded in part by trees and limited view of traffic on 30th Street next to our Distribution Center. It would have parking for the tenants and a yard for their use and also have picnic areas for their pleasure and relaxation; ensuring them a quality of life while maintaining our workforce is important to us. We feel it would have very limited impact on the adjacent business of Kinzel Wood Products because of having the trees block the view and the entrance facing our Distribution Center.

Lakeside Foods, Inc. is secure in the handling of housing units as a number of our facilities already have managed these for years with current units in Belgium, Eden, Reedsburg and New Richmond WI along with three locations in Minnesota. We are attaching our "Rules & Regulations" which each of our facilities have established for living arrangements. These will be monitored at all times by our onsite caretaker with additional watch from the Distribution Center employees.

It is our hope you will find our application acceptable and complete in order to pass on to the City Planning Commission and the Committee for the Comprehensive Long Term Planning team.

Respectfully Submitted,

Lakeside Foods, Inc.

LAKESIDE FOODS

Manitowoc, WI Housing Unit Rules & Regulations

Anyone found not following these Rules & Regulations will be subject to corrective action up to and including immediate discharge

- No smoking inside of housing unit. When smoking outside, dispose of your butts safely in an outside butt collector
- Proper clothing must be worn at all times in and around the housing unit
- Radios and televisions are allowed with limitations. If there are complaints about noise you will be asked to turn off the equipment and store it
- All visitors must sign in at the Lakeside Foods, Inc. Plant (508 Jay Street) office and have permission to visit prior to entering premises
- Visitors are not allowed to sleep overnight in the housing unit. If disturbances are reported, the visitor(s) will be removed from grounds
- You are responsible for any housing damages and will be charged for repair costs
- You are responsible for the cleanliness of your sleeping area and for cleaning up after yourself
- Use clothes washers and dryers properly. Do not overload machines and do not wash plastic items
- One locker is provided for each person. It is your responsibility to provide a lock
- The company will not be responsible for the loss or damage of your personal belongings and reserves the right to inspect lockers at any time

Please adhere to the following rules when using the kitchen area:

- You MUST clean up after your food preparations are complete. This includes the table(s), stove, dishes and refrigerator inside
- Any dishes left in the kitchen longer than 12 hours will be thrown away
- Non-perishable food items are not allowed on top of the refrigerators or cabinets
- If using outside grounds you MUST clean the area when leaving
- When your employment ends, clean refrigerator, stove, and dispose of all garbage properly

The following actions will result in immediate discharge from Lakeside employment and from housing unit:

- Possession and/or use of any controlled substances
- Fighting and/or disorderly conduct
- Theft of company property or other's
- Possession of fire arms and/or other weapons on company premises. This includes knives with blades exceeding 3"

Drinking or possession of alcohol beverages in the unit or on the premises will result in immediate discharge