Report to the Manitowoc Plan Commission

Meeting Date: Wednesday, February 23, 2022

Request: PC 8-2022: City-Initiated Rezone from R-1 Residential-Agricultural to I-1 Light Industrial for property generally located south of Viebahn and W. Viebahn Streets and being east and west of Hecker Road.

Existing Land Use for Subject Property: The area is undeveloped farm land currently.

Existing Zoning for Subject Property: R-1 Rural - Agricultural

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Rural residential, vacant	R-4 Single and Two Family &
	industrial	I-1 Light Industrial
East	I-43, rural undeveloped land	R2 Town of Newton Zoning
South	Rural residential undeveloped farm land	A2 Town of Newton Zoning
West	Rural residential & farm land	A2 Town of Newton Zoning

Comprehensive Plan: The previous Plan Commission topic on the agenda discussed the amendment to the future land use map. If that amendment is adopted by the Plan Commission and Common Council the future land use map will be consistent with the proposed change in zoning.

Report: The City of Manitowoc is initiating a change in zoning from R-1 Rural – Residential to I-1 Light Industrial. On March 24, 2020 the City of Manitowoc purchased approximately 87.2 acres from Manitowoc County (quit claim deed Volume 3282 Page 373); the property was then annexed into the City on June 23, 2020. Pursuant to Municipal Code 15.050(5) annexed property is temporarily zoned R-1 Residential-Agricultural District until permanent zoning can be placed on the property. The City purchased the property to create additional acreage for light industrial or office uses.

The property is located south of Viebahn and West Viebahn Streets, and east and west of Hecker Road. There are 51.25 acres east of Hecker Road and 35.95 acres west of Hecker Road. The property abuts the west right-of-way line of I-43. Wetlands are located at the southeast corner of the property east of Hecker Road and along the west right of way line of Hecker Road.

The City is in the early stages of planning the property in preparation of future light industrial uses similar to what are located in the current I-43 Industrial Park. The City is currently going through the process of updating the 20-year future land use map amendment making the land use map consistent with the zoning map.

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Community Development Staff will be working with the Industrial Development Corporation to create covenants, similar to the I-43 Industrial Park, to guide the development of the property.

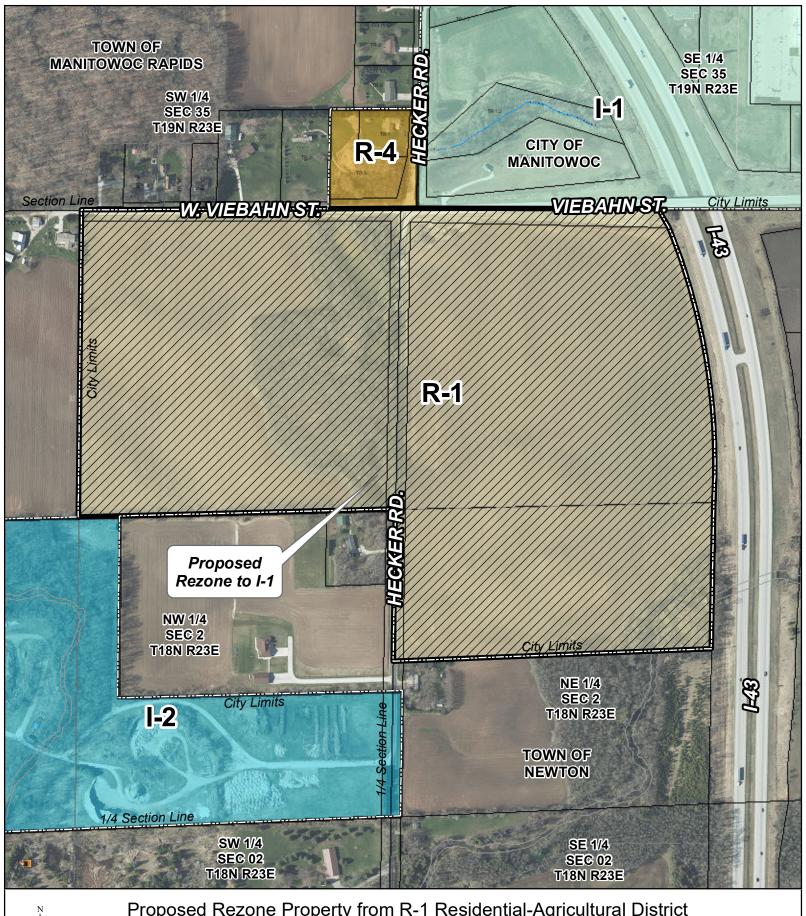
<u>Public Comments</u> Notices were mailed out to city and town property owners within 200 feet, excluding right-of-way, of the subject property. At the time of this writing no comments have been received.

Timeline

- Notification Sent: February 16th, 2022
- Plan Commission informational hearing February 23, 2022.
- Common Council public hearing scheduled for March 21st, 2022.

Recommendation: Approve the change in zoning from R-1 Rural – Residential to I-1 Light Industrial as depicted on the attached maps.

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Proposed Rezone Property from R-1 Residential-Agricultural District to I-1 Light Industrial District

PC 8-2022 Hecker Rd.

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: 2/16/2022
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500 1,000 Feet

