

Report to the Manitowoc Plan Commission

Meeting Date: May 26, 2021

Request: PC 15-2021: Fessler; Rezone from R-1 Residential-Agricultural District to B-1 Office-Residential District for property located at 6306 Calumet Avenue.

Reason for Request: The applicant is requesting the rezoning for the purpose of bringing the property into conformance with past use of the property as well as consistency with adjoining properties.

Existing Land Use for Subject Property: Residential/Agricultural

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Undeveloped Industrial	I-1, Light Industrial
South	Undeveloped	RR, Rural Residential - County
West	Institutional Residential	R-5, Low Density Multiple Family
East	Residential	B-1, Office-Residential

Comprehensive Plan: The subject property is shown as “Office/Industrial”. This land use category is intended to facilitate office, laboratory, research and development, technology, business park, industrial, indoor manufacturing, warehousing and distribution, and office-support land uses (e.g. day care, hotel, health club, bank, etc.).

Consistency Analysis

This section of Calumet Avenue has been in transition from a mix of rural uses such as farmsteads and residences to a mix of commercial and office uses. There are several zoning categories that would offer consistency with the Plan. The requested B-1 district serves as a logical transition from the past uses of the property to those encouraged by the Plan while offering consistency with many other properties along this section of the corridor.

Report: The Fessler’s have owned the property for quite some time and they are working on ensuring this and other properties are properly zoned as they work on estate planning. During discussions with staff, this property was identified as one that the current zoning was inconsistent with the historic use of the property as well as the likely future use of the property. After a review of the Comprehensive Plan and the other zoning district along the corridor, the B-1 District was deemed the most appropriate.

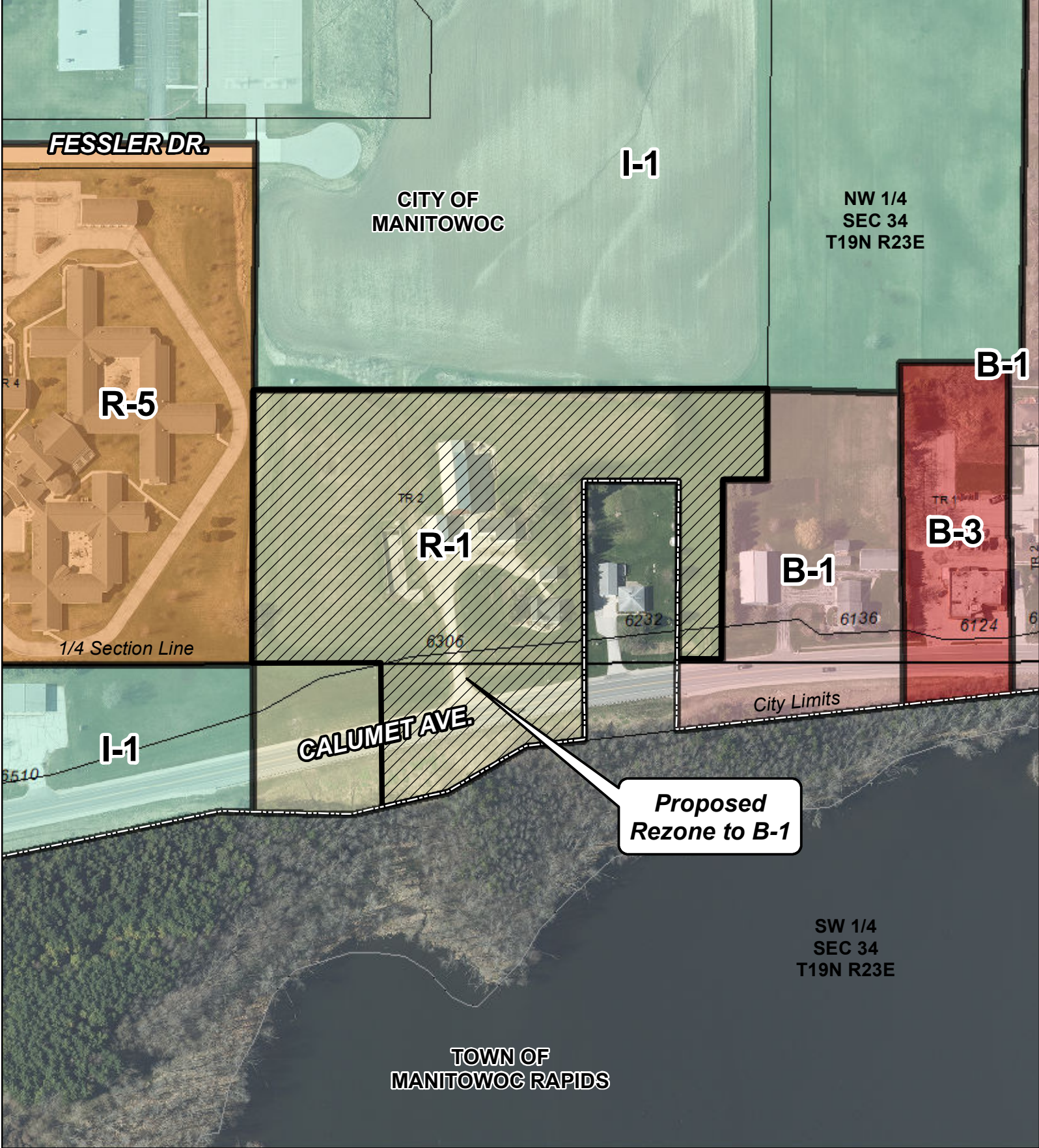
At this time the applicant does not have an intended reuse of the subject property. As such, it is important to understand that the rezoning would allow any permitted use that complies with the standards of the B-1 District to locate on the parcel. In general the B-1 District allows a variety of residential, office, medical, institutional, and commercial uses.

Public Comments: Notices for the Plan Commission informational hearing were mailed out per MMC 15.530(5) to property owners within 200' excluding right-of-way on May 20th; at the time of this writing no comments have been received.

Timeline:

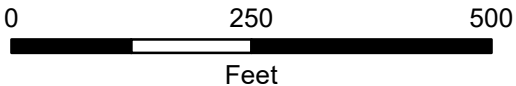
- Public Hearing at the Common Council is planned for Monday, June 21st, 2021.

Recommendation: Approve the request to rezone the property located at 6306 Calumet Avenue from R-1 Residential - Agricultural to B-1 Office-Residential.



**Proposed Rezone Property from R-1 Residential-Agricultural District
to B-1 Office-Residential District**


PC 15-2021
6306 Calumet Ave.



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: 5/20/2021

Legend

 **Proposed Rezone**



LAND USE APPLICATION

APPLICANT William and Shirley Fessler PHONE 920-682-8529

MAILING ADDRESS 5629 Calumet Ave., Manitowoc Wi 54220 EMAIL _____

PROPERTY OWNER William and Shirley Fessler PHONE 920-682-8529

MAILING ADDRESS 5629 Calumet Ave., Manitowoc Wi 54220 EMAIL _____

REQUEST FOR:

- Conditional Use Permit (CUP) \$350*
- Zoning District Change/Map Amendment \$350* # 7034
- Site Plan Review \$350
- Request for Annexation \$350*
- Certified Survey Map (CSM) \$100
- Planned Unit Development (PUD) \$350*
- Official Map Review \$350*
- Street/Alley Vacation \$350*

**Publication of legal notice fees additional.*

STATUS OF APPLICANT: Owner Agent Other

PROJECT LOCATION ADDRESS 6306 Calumet Ave

PARCEL ID# 052-834-203-010.00 CURRENT ZONING R-1

CURRENT USE OF PROPERTY Residential/Agriculture

PROPOSED USE OF PROPERTY Business B-1

REQUIRED: Attach a detailed written description of your proposal or request.

Include as much information as possible including planned use, maps, project renderings or drawings, etc.

The owners are requesting a zone chnge to make the area conform to the surrounding zoning and improve the chnaces of selling the property.

The undersigned hereby certifies that the information contained in this application is true and correct.

Signed William Fessler Shirley A Fessler Date 4-26-21
(Property Owner)

For Office Use Only	
Date Received: _____	PC #: _____
Fee Paid: _____	Check#: _____
Plan Commission Date: _____	

**The City of Manitowoc Plan Commission meets the fourth Wednesday of each month at 6pm.
Deadline for submission is the Friday two weeks prior to the meeting.**

Please contact the Community Development Department at 920-686-6930 if you have any questions.