

## Report to the Manitowoc Plan Commission

**Meeting Date:** Wednesday, August 26, 2020

**Request:** PC 28-2020: Seehafer / True Endeavors LLC; 606 Quay Street; request rezone property from I-2 Heavy Industrial to B-4 Central Business District pursuant to MMC 15.530(2)a.

**Existing Land Use for Subject Property:** Commercial – Temporary Outdoor Bar

**Existing Zoning for Subject Property:** I-2 Heavy Industrial

### Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Institutional, Commercial	B-3 General Business
East, South	Industrial	I-2 Heavy Industrial
West	Vacant, Parking Lot	I-2 Heavy Industrial

**Comprehensive Plan:** The Future Land Use Map shows the property as Office / Industrial but the properties directly to the west are shown as Central Business District. The current and proposed use would be allowed in the Office / Industrial and Central Business District land use categories. Future land use lines are not “hard lines” they are intended to be general in nature. The current and proposed use is consistent with other Central Business District uses such as restaurants and bars that are commonly located in a downtown area.

### Report:

Brennan Seehafer, True Endeavors LLC, is requesting to rezone his property from I-2 Heavy Industrial to B-4 Central Business. One of main reasons for the request to be zoned B-4 is to gain some flexibility from the off-street parking regulations. Below is text from the Zoning Code describing the intent of the B-4 Zoning District. One of the intents in the B-4 district is to encourage greater flexibility of off-street parking requirements.

*“(1) Intent. This district is intended to offer greater flexibility in area requirements, height regulations and off-street parking requirements than other districts in order to encourage new construction or re-use of real estate in the Central Business District and immediately surrounding areas. The Central Business District Zone is intended to promote the viability of the Central Business District as the single most important concentration of business, professional, governmental and financial services in the City of Manitowoc.”*

The B-4 Central Business District does not require any off-street parking unless buildings contain dwelling units or lodging rooms. The proposed use is a bar restaurant. The current and proposed uses are allowed in the I-2 district; the B-4 district also allows the use but the B-4 zoning is more compatible with other similar downtown uses that are along 8<sup>th</sup> Street, Quay Street and other downtown streets. The B-4 district is more restrictive than the I-2 Heavy Industrial district which is also more compatible to long range plans for the downtown in general.

The lot is roughly 100' x 90' with 100 feet of frontage along Quay Street. The lot is approximately 9,000 s.f. in area. The proposed building is 3,120 s.f. with a majority of the rest of the lot being used for open outdoor space for customers.

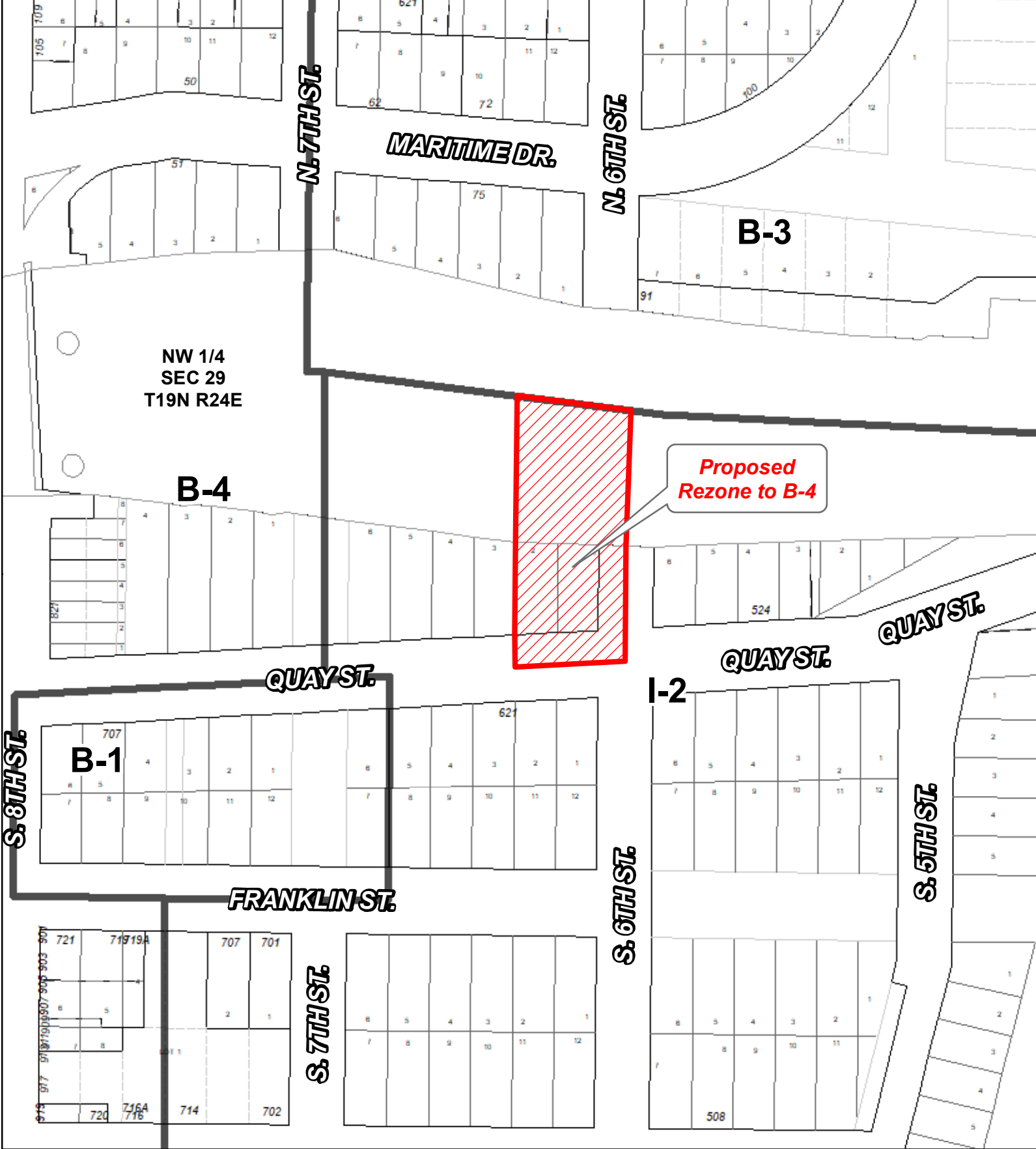
Currently the parking available for the business is located on the Briess lot, Library lot or on-street parking, mainly on Quay Street. Quay Street immediately adjacent to the property has no signed regulations for on-street parking. The nearest signage to the property is winter parking ban or 2 hour parking from 9am – 5pm except Sundays and Holidays.

Public Comments Notices of the meeting were mailed out to property owners within 200' excluding right-of-way on August 18<sup>th</sup>, no comments were received at the time of this writing.

#### Timeline

- Application Received: August 14, 2020
- Notification Sent: August 18, 2020
- Staff Consultation: August 12, 2020
- Neighborhood Meeting Held: Plan Commission August 26, 2020
- Common Council Public Hearing planned for September 21, 2020.

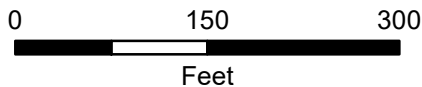
**Recommendation:** Approve the Zoning Map Amendment from the I-2 Heavy Industrial District to B-4 Central Business District.




Proposed Rezone Property from I-2 Heavy Industrial to  
B-4 Central Business District

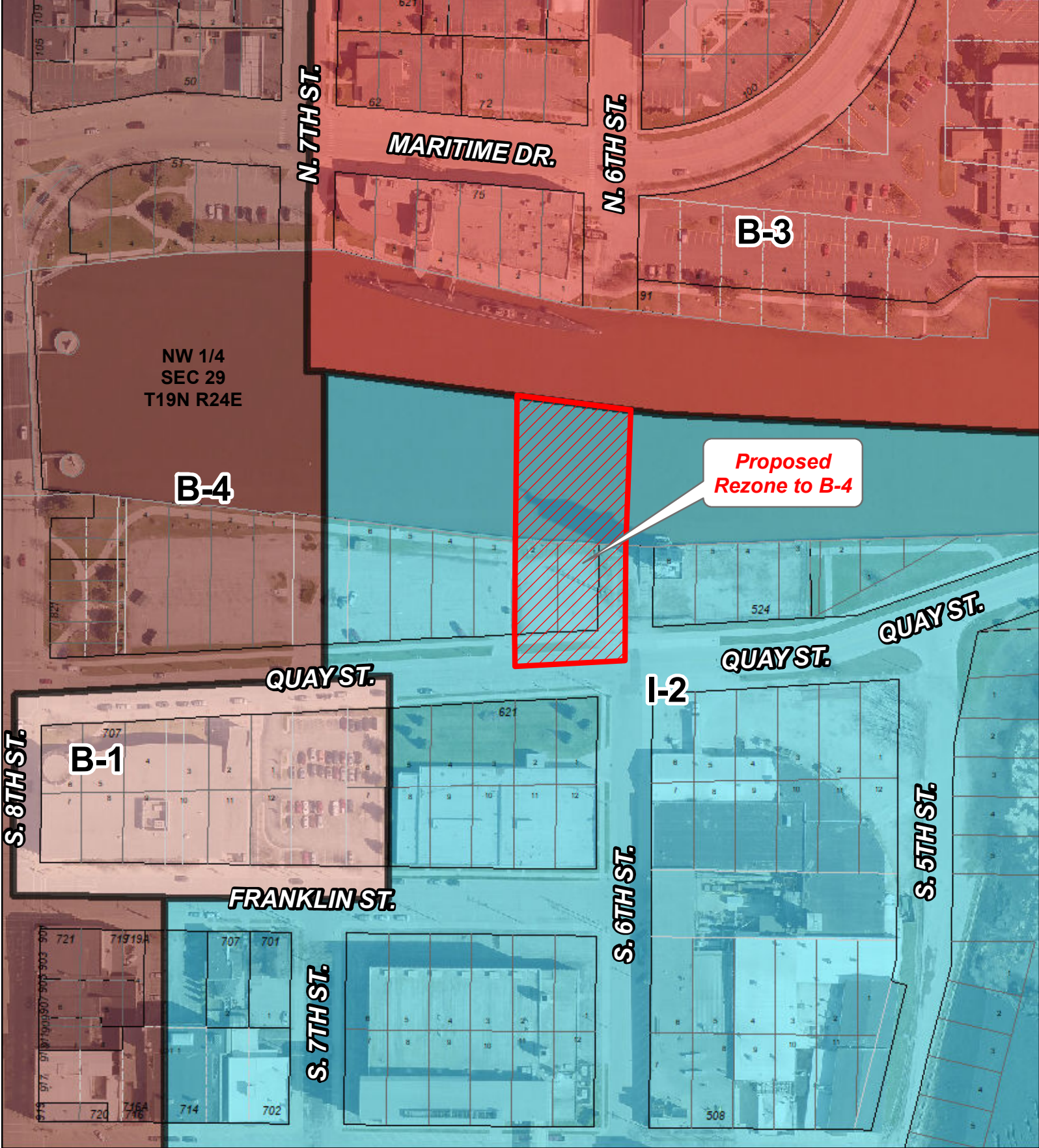
PC 28-2020  
606 Quay St.

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.



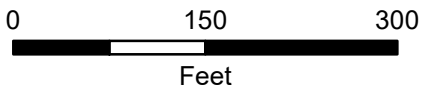
**Legend**

 Proposed Rezone




Proposed Rezone Property from I-2 Heavy Industrial to  
B-4 Central Business District

PC 28-2020  
606 Quay St.



**Legend**

 Proposed Rezone

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Prepared by City of Manitowoc  
Community Development Department  
www.manitowoc.org

Map Plotted: 8/19/2020  
O:\Planning\PC Plan Commission\PC\_Rezone\2020\PC 28-2020 Seehafer Wharf Rezone I-2 to B-4\Maps\PC 28-2020 Rezone.mxd

True Endeavors, LLC

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

Date: August 14, 2020

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 I-2 District to the B-4 District the following described property.

I. LOCATION OF PROPERTY

- A. Street Address: 606 Quay St.
B. Legal Description of Property: 606 Quay St., Manitowoc, WI Tax ID #: 052-000-220-010.00
C. Small Scaled Map of Property (attached to this application).

II. REASON FOR ZONE CHANGE REQUEST

To join Central Business District as shown on Manitowoc's future land use map. And to join those businesses in the B-4 zone and the parking requirements of that zoning.

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): 3,120 sq. ft.
(iii) Non-residential-Type of Development: Bar/Restaurant
(iv) Number of parking spaces to be provided: 0
(v) Number of Employees: 8 (?)

IV. IMPACTS UPON CITY

- A. Any need for traffic or street changes, utility or street extensions, signalization, etc. (please specify) Sewer and water taps. Connection to City storm
- B. Conformance with City Comprehensive Plans (please specify) Yes, conforms with future land use maps. Shown as Central Business.
- C. Impacts upon surrounding properties (please specify) Adding a 3,120 sq. ft. foot print to building. Nice exterior finishes planned to complement surrounding properties.
- D. Estimated cost of construction/rehabilitation and net increase in real estate taxes (please specify) \$1,600,000.00
- V. **ESTIMATED TIMING OF PROPOSED USE/RE-USE OF PROPERTY** (please specify) Construction starting Fall of 2020. New facility opening in Spring of 2021.

**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:

Po Box 113  
Manitowoc, WI 54221

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 ← 1
- \*Preliminary site plan ← 2
- \*Filing fee

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

**SHEET INDEX**

- C1.0 SITE PLAN
- A1.0 FLOOR PLAN
- A2.0 ELEVATIONS
- A3.0 BUILDING SECTIONS

**PROJECT INFORMATION**

**APPLICABLE BUILDING CODE**  
 2015 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)  
 ASHLE STANDARD 90.1-2013

**BUILDING CONTENT**

FLOOR AREAS	NEW		SUB-TOTAL
	S.F.	S.F.	
SECOND FLOOR	3,120 S.F.	----- S.F.	----- S.F.
FIRST FLOOR	3,120 S.F.	----- S.F.	----- S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.	----- S.F.	----- S.F.
BASEMENT	----- S.F.	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	3,120 S.F.	----- S.F.	----- S.F.
MEZZANINES	----- S.F.	----- S.F.	----- S.F.
FIRE AREA TOTALS	3,120 S.F.	----- S.F.	----- S.F.

HIGH PILE STORAGE: NO  
 FIRE ALARM SYSTEM: YES  
 OCCUPANCY: A-2  
 NON SEPARATED

**CONSTRUCTION CLASSIFICATION**

TYPE V8 CONSTRUCTION: NO  
 TYPE V9 CONSTRUCTION: NO  
 FIREWALL: NO

**ALLOWABLE AREA**

TABULAR FLOOR AREA: --- S.F.  
 FRONTAGE INCREASE: --- S.F.  
 SPRINKLER INCREASE: --- S.F.  
 TOTAL ALLOWABLE AREA: --- S.F.  
 ALLOWABLE FIRE AREA: --- S.F.

**BUILDING/SITE CONTENT**

BUILDING SIZE: --- S.F.  
 HARD SURFACE: --- S.F.  
 GREEN SPACE: --- S.F.  
 PARCEL SIZE (APPROX.): --- S.F.  
 PARKING PROVIDED: --- STALLS (--- S.F.)

**ZONING INFORMATION**

ZONING: ---  
 FRONT YARD SETBACK: ---'  
 SIDE YARD SETBACK: ---'  
 REAR YARD SETBACK: ---'



**CONCEPTUAL SITE PLAN**  
 11-20-2017

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN  
 AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA  
 WHEN AVAILABLE IS REQUIRED

**PROPOSED FOR:**

# THE WHARF

**MANITOWOC,**

**WISCONSIN**



**Keller**  
 PLANNERS ARCHITECTS BUILDERS  
 11111 W. WISCONSIN AVE.  
 SUITE 100  
 MANITOWOC, WI 53120  
 PHONE: 920.685.1111 / FAX: 920.685.1122  
 WWW.KELLERBUILD.COM

**THE WHARF**  
 WISCONSIN  
 PROPOSED FOR:  
 MANITOWOC,

**COPYRIGHT NOTICE**  
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**REVISIONS**  
 1. JUNE 5, 2020, KRW  
 2. AUGUST 11, 2020, KRW  
 3. AUGUST 11, 2020, KRW

**PROJECT MANAGER:**  
 D. SCHWALBE  
**DESIGNER:**  
 T. TISLAU

**DRAWN BY:** KRW

**EXPEDITOR:**

**SUPERVISOR:**

**PRELIMINARY NO.:** P18237

**CONTRACT NO.:**

**DATE:** AUGUST 14, 2018  
**SHEET:** C1.0

PRELIMINARY - NOT FOR CONSTRUCTION

