

Report to the Manitowoc Plan Commission

Meeting Date: January 23, 2019

Report Print Date: January 18, 2019; 9:02 AM

Request: PC 9-2018: East Point Rentals, LLC / Mike Howe: Request to Amend the Comprehensive Plan's Future Land Use Map for Property at 1013 Viebahn Street.

Reason for Request: Currently the property is covered by 3 different zoning districts; "I-1" Light Industrial, "R-5" Low Density Multiple Family and "C-1" Commercial. The owner would like to construct mini-warehouse units on the undeveloped portions of the lot but the "R-5" and "C-1" zoning districts do not allow that use. The owner has petitioned the City to rezone all the property to "I-1" light industrial. An existing contractors shop is located in the "I-1" zoned portion of the property.

On the Future Land Use Map the property is shown as "Planned Neighborhood" which doesn't recommend "I-1" zoning so in order to have any rezoning action consistent with the future land use map an amendment to the land use map is required. The proposal is to amend the future land use map to "Office / Industrial" which states the "I-1" light industrial zoning district is an appropriate zoning district for that land use category.

Existing Land Use and Zoning for Subject Property: Vacant land and a contractor's shop.

Future Land Use Categories for Subject Property: Office / Industrial

Surrounding Property Land Uses and Future Land Use Categories

Direction	Existing Land Use	Future Land Use Category
North	Cemetery	Institutional & Community Facilities
South	Vacant, undeveloped lands in the Town of Manitowoc	Planned Neighborhood, Environmental corridor
East	Car Wash, Upholstery shop, residential	General Business
West	Residential	Single and Two Family Residential Urban

Report: The Community Development Department is proposing an amendment to the Map of Future Land Use as shown in the attached maps. If the amendment is successful the property owner will petition to rezone all of their property to "I-1" light industrial which would permit the development of their mini-warehouse buildings.

The property is 1.143 acres being 115' wide and approximately 433 feet deep with frontage along Viebahn Street. The property is currently being used as a contractor's shop for Mike Howe Builders and was the former location of Stephani monuments.

The neighboring uses are a mix of a car wash, upholstery shop, cemetery, apartment, convenience store, houses and undeveloped land in the Town of Manitowoc. In addition, the

following zoning districts are located near the property: industrial, commercial, general business, residential and low density multiple family.

Per the Comprehensive Plan *"the Office / Industrial land use category is intended for office, laboratory, research and development, technology, business park, industrial, indoor manufacturing, warehousing, and distribution, and office-support land uses."*

Recommended Zoning

Per the Comprehensive plan the City's "B-3," "I-1," and "I-2" zoning districts are most appropriate for areas mapped in this future land use category, depending on use."

Adoption of Comprehensive Plan Amendments follows the same basic process as the initial adoption of the original plan. If approved, the Plan Commission recommends the amendment by resolution, a draft of which is attached for your review and potential action. If likewise approved by the Common Council, their action is taken by ordinance. A "green light" from both bodies is required prior to an amendment to the future land use map taking effect.

Site Assessment

The area has historically been a mix of different land uses and zoning districts since the properties were annexed in 1961 and 1980. Over the years the uses have varied from homes, bar, restaurant and retail activities to the current uses.

Staff feels that the long range trend of development in the area adjacent to the subject property is trending towards business and commercial uses and not residential. The area has historically been a mix of uses with the residential uses decreasing over the years. The property south of the subject property is in the Town of Manitowoc and is shown as Planned Neighborhood but a lot of the property is wetland or difficult to develop with residential uses due to the change in elevation.

The land use map amendment proposal would allow the possibility of rezoning the property to light industrial which then would allow for the mini-warehouse buildings. With the mix of uses and zoning districts the mini-warehouse development is felt to be a use which will be compatible with the neighboring business uses properties and will not create any conflicts with the two residences to the east of the property. The development would improve the existing vacant portion of the lot which currently is a mix of gravel and grass. In addition, if the future land use classification is amended the existing contractor's shop will be consistent with the land use map.

Public Comments

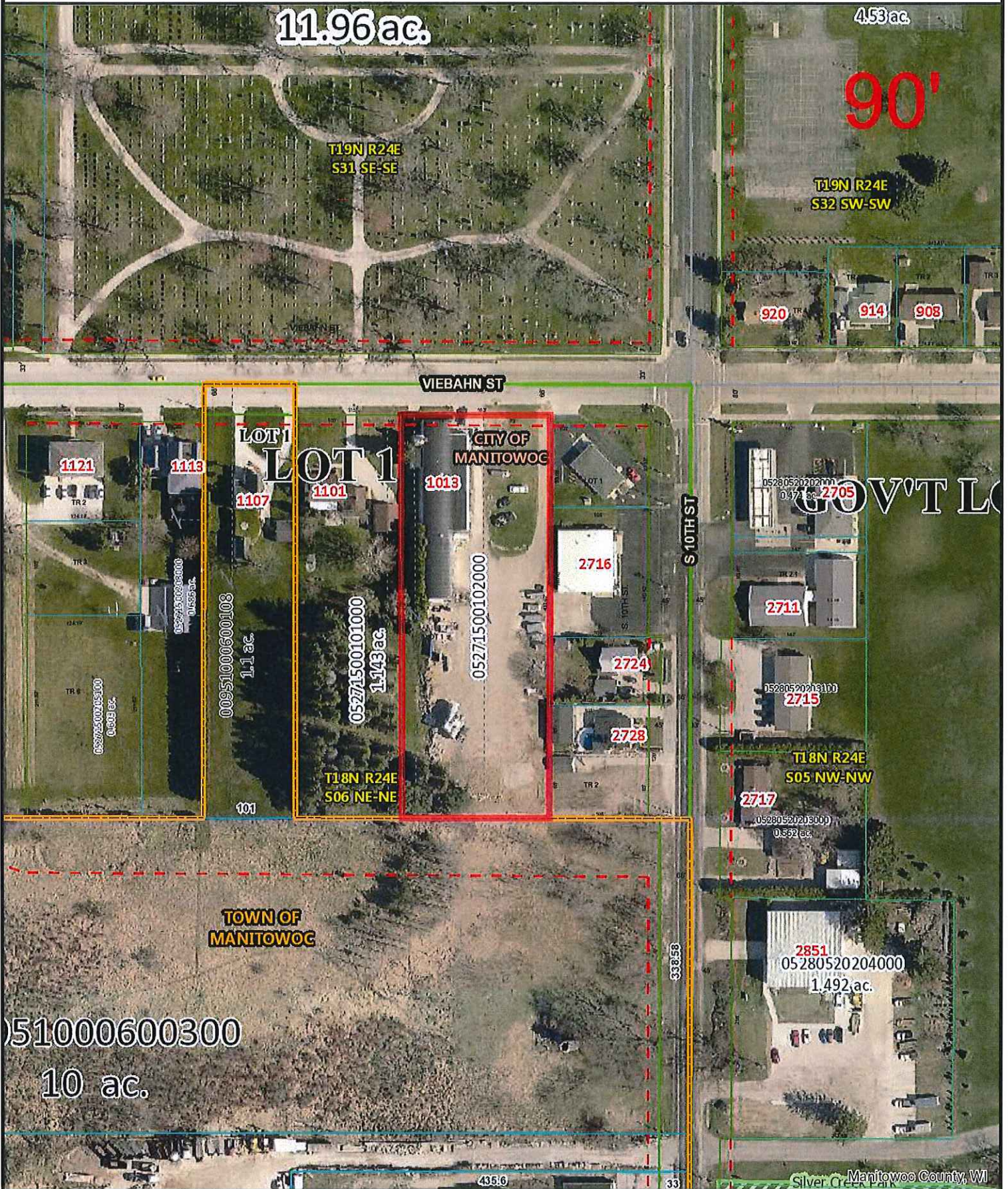
Notices were mailed out to property owners within 200 feet of the subject property and as of the time of this writing no comments were received by staff.

Timeline

- A public informational hearing regarding the zone change to "I-1" Light Industrial will be discussed after the future land use map discussion.
- After the January 23rd Plan Commission meeting regarding the future land use map and change in zoning petition a formal public hearing will held at the February 18th Council meeting.

Recommendation: The Community Development Department recommends amending the Future Land Use Map from Planned Neighborhood to Office / Industrial, and further recommends approval of the related resolution.

East Point Rentals LLC 1013 Viebahn St.

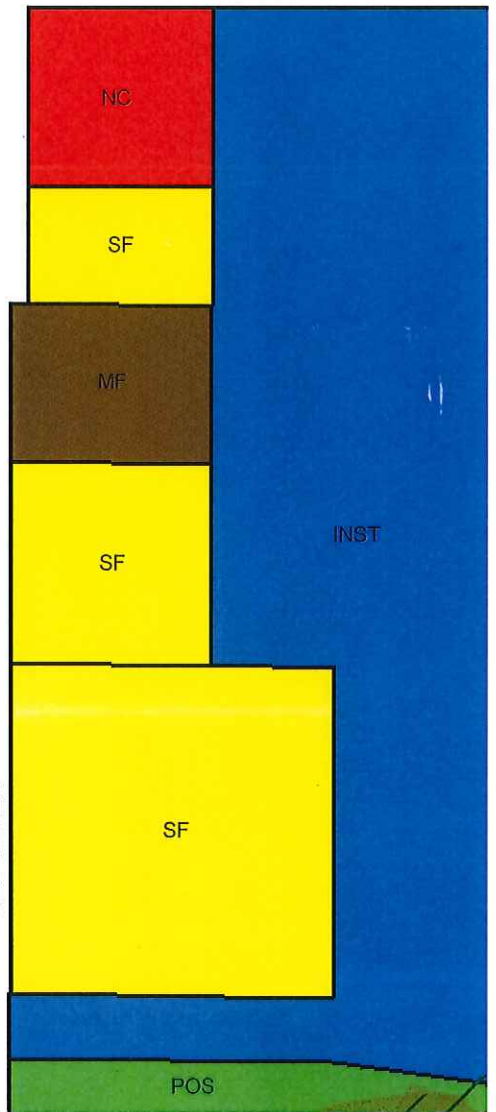
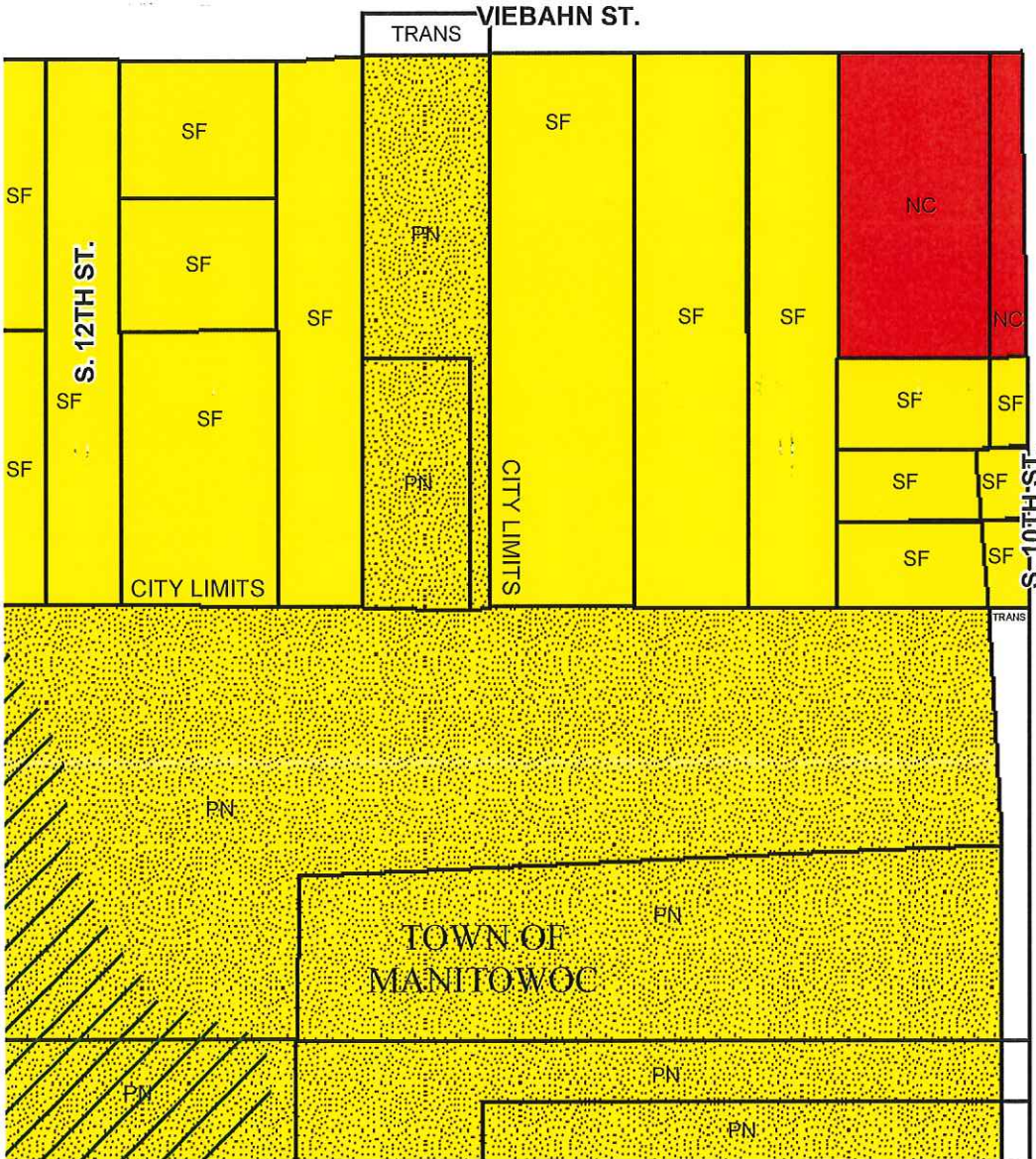
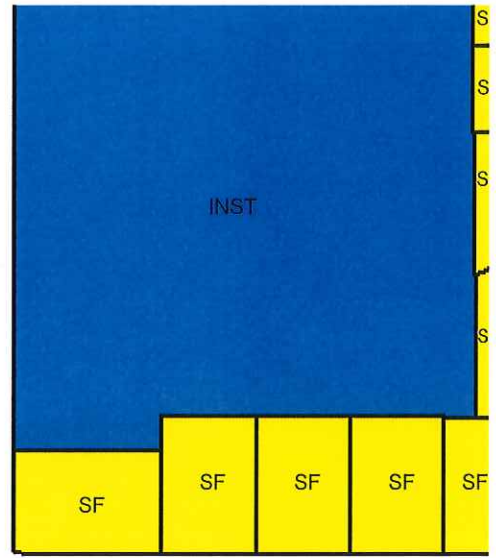
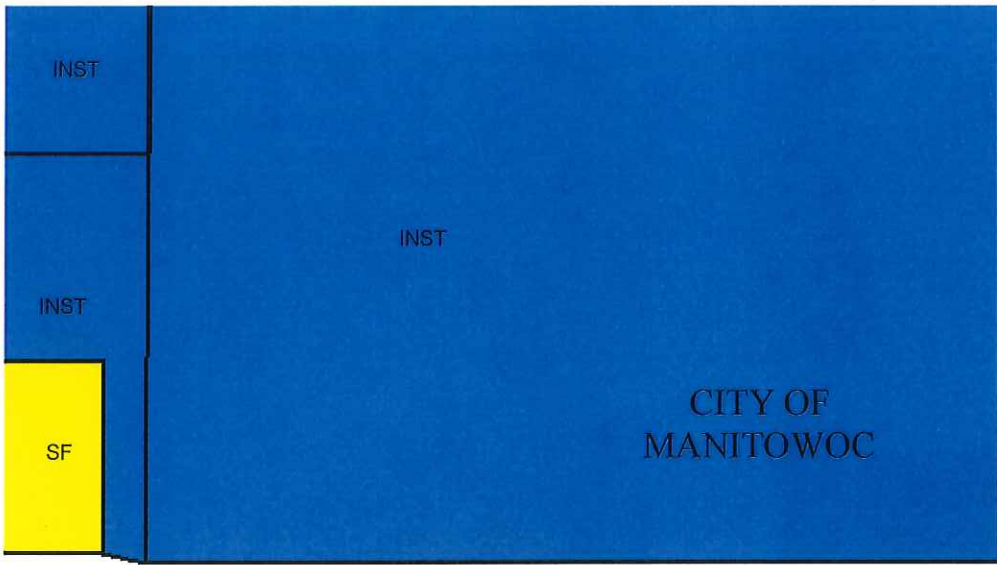


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Silver Creek
Manitowoc County, WI



Future Land Use Categories

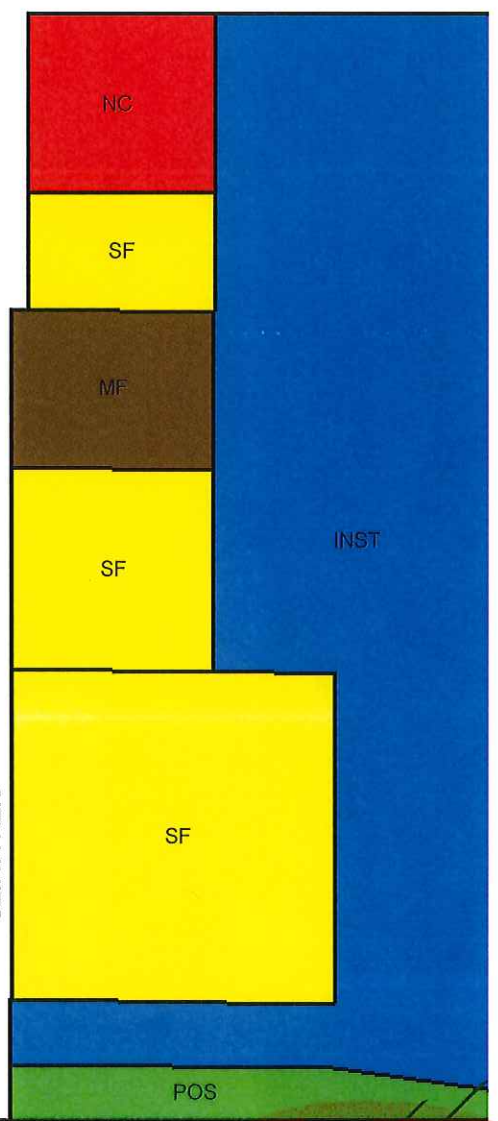
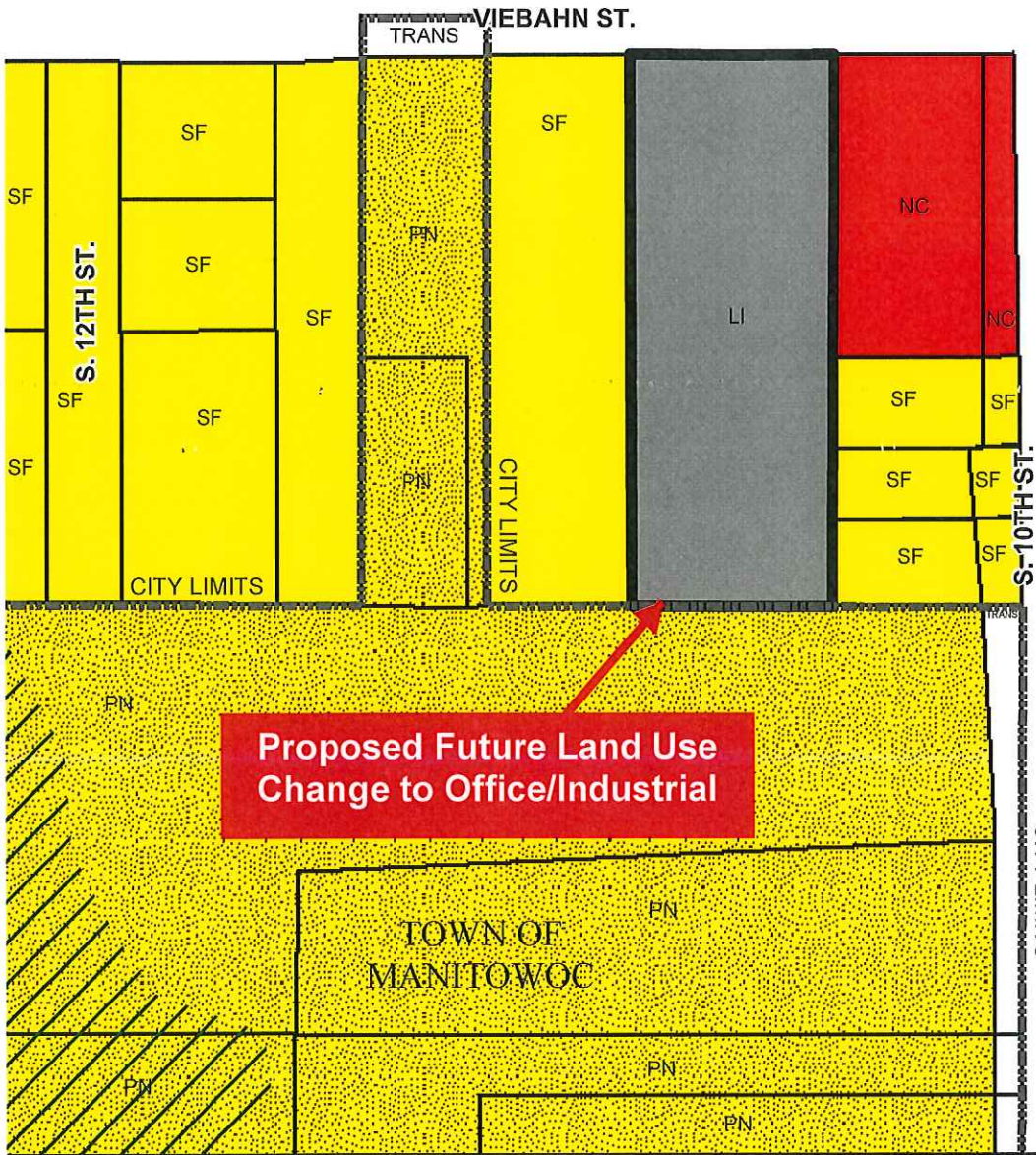
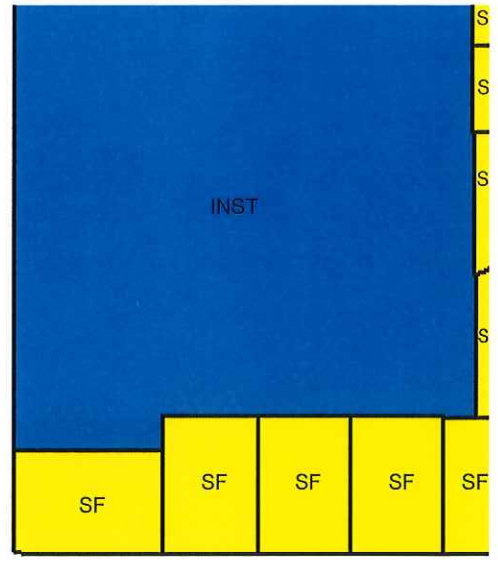
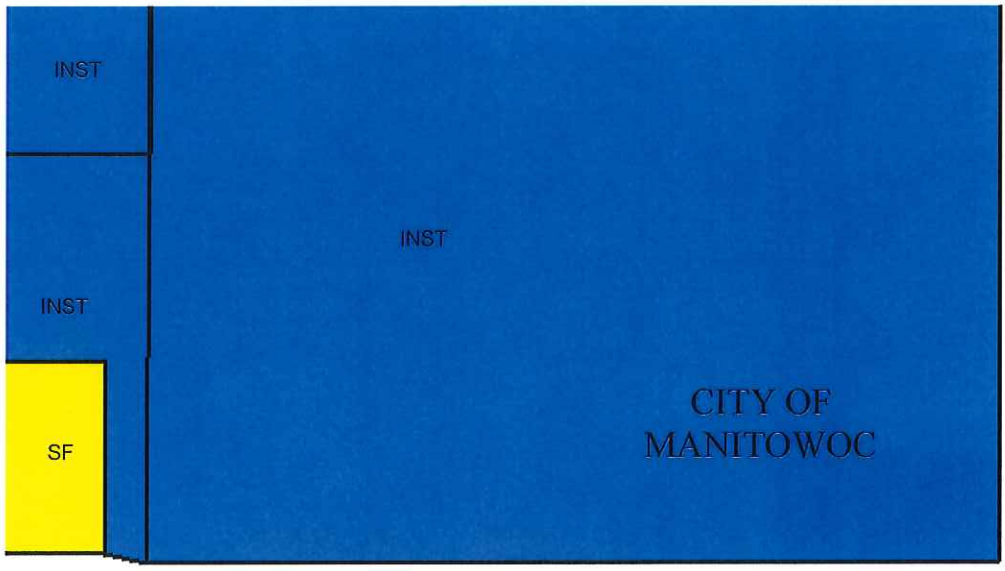
- Right of Way
- Single & Two-Family Residential - Urban
- Multi-Family Residential
- Planned Neighborhood
- General Business
- Institutional & Community Facilities
- Public Parks & Open Space

Future Land Use Categories - Existing



Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 1/15/2019

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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.



Future Land Use Categories

- | | | | |
|--|---|--|--------------------------------------|
| | Right of Way | | General Business |
| | Surface Water | | Central Business District |
| | Agriculture | | Institutional & Community Facilities |
| | Single-Family Residential - Exurban | | Office/Industrial |
| | Single & Two-Family Residential - Urban | | LBG |
| | Urban Neighborhood | | Public Parks & Open Space |
| | Multi-Family Residential | | Long-Range Urban Growth Area |
| | Planned Neighborhood | | Extraction |
| | Planned Mixed Use | | Wood |

Future Land Use Categories - Proposed



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Map Plotted: 1/15/2019

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PLAN COMMISSION OF THE CITY OF MANITOWOC
RESOLUTION RECOMMENDING ADOPTION OF AMENDMENTS
TO THE CITY OF MANITOWOC COMPREHENSIVE PLAN

WHEREAS, community development and change necessitate amendments to the Comprehensive Plan from time to time; and

WHEREAS, the City's Public Participation Plan for Periodic Comprehensive Plan Amendments is being followed in order to provide broad public notice, opportunities for public comment, and informed decision making by the Plan Commission and Common Council; and

WHEREAS, the Plan Commission finds that the proposed Comprehensive Plan Amendment (PC 9-2018, attached) is consistent with the related components of the City of Manitowoc Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to §66.1001(4), Wis. Stats., the City of Manitowoc Plan Commission recommends the adoption by the Common Council of Comprehensive Plan Amendment PC 9-2018 by enacting an appropriate adoption ordinance.

ADOPTED this ____ day of _____, 2019.

Mayor Justin M. Nickels, Chair

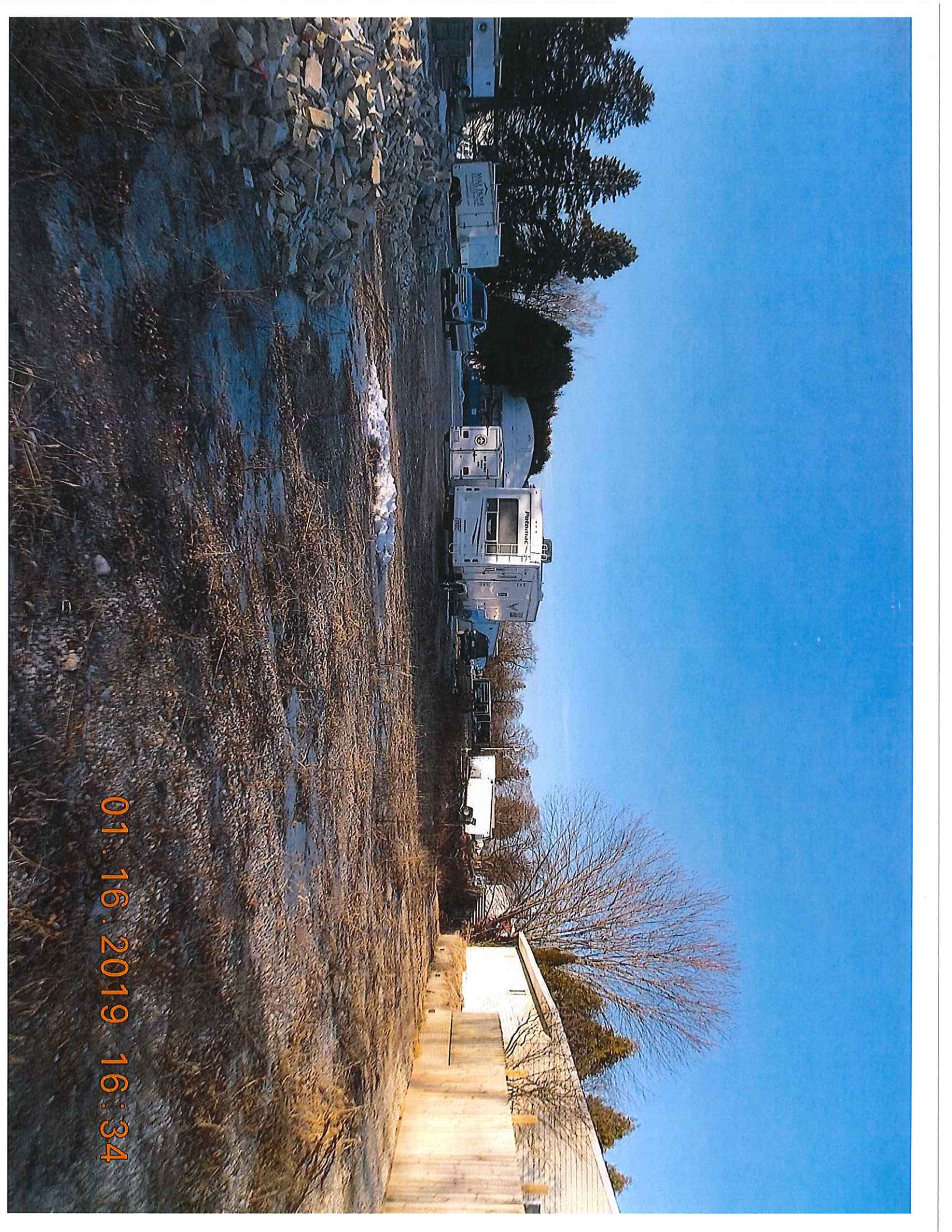
Paul Braun, Secretary



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