

**Report to the
Manitowoc Plan Commission**

Meeting Date: August 22, 2018

Report Print Date: 8/20/2018 10:03 AM

Request: PC 29-2018 – Popp Enterprises, LLC / Robert Popp; Request for a Change in Zoning from R-6 Multiple Family to I-1 Light Industrial for a parcel located east of S. 35th Street and north of Dewey Street. (Tax Parcel # 836-103-010).

Reason for Request: Popp Enterprises, LLC (Robert J. Popp) would like to construct mini-warehouse units on the subject property. The current R-6 Multiple Family zoning district does not allow mini-warehouse uses so the request to rezone to I-1 Light Industrial was submitted.

Existing Land Use for Subject Property: Planned Mixed Use

Existing Zoning for Subject Property: R-6 Multiple Family

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Apartments	R-6 Multiple Family
West	Residential	R-4 Single and Two Family
South	Mini-warehouse, Industrial	I-1 Light Industrial
East	Wetland, undeveloped, School District kitchen	I-1 Light Industrial

Comprehensive Plan: Planned Mixed Use

Consistency Analysis

The proposed zoning is consistent with the comprehensive plan future land use map.

Report: The property was purchased by Popp Enterprises, LLC on November 13, 2017 from Loren LaViolette. The lot (parcel # 052-836-103-010.00) is 2.842 acres measuring 462' x 268'. Access is provided to the lot at the southwest corner, off of a dedicated but unimproved street that connects to S. 35th Street. The Popp currently have an "Access Over an Unimproved Right-of-way" to access their other property which is south of the subject property.

In 2016, the Popp rezoned the property that is south of the subject property from R-6 to I-1 for other mini-warehouses. Currently there are several units constructed in various stages of completion.

Based on a preliminary drawing, Popp is planning to construct 8 - 90' x 44' mini-warehouse buildings on the westerly portion of the property. The east half of the property will need to have a wetland delineation study prepared to determine if there are any buildable areas.

A mini-warehouse is defined in the code under section 15.030 as “an unoccupied compartmentalized warehouse building in which storage spaces of varying sizes are leased or rented to individuals for general storage purposes for varying periods of time and providing one or more overhead doors serving each compartment.” The following uses are prohibited in mini-warehouses:

- Storage of flammable or hazardous materials or chemicals;
- Auctions, commercial, wholesale, or retail sales, or miscellaneous or garage sales;
- Servicing, repair or fabrication of motor vehicles, boats, trailers, lawn mowers or other similar equipment;
- The operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment or other similar equipment;
- The establishment of a transfer or storage business; and
- Any use that is noxious or offensive because of odors, dust, noise, fumes or vibrations

If the rezoning is approved, Popp will have to submit a site plan prior to construction of the mini-warehouse buildings.

Case History In the past the LaViollette's who were the previous owners, met with Community Development staff asking about possible options to sell the land. They reached out to the other adjacent property owners who were not interested in purchasing the lot.

Popps also own the land directly south of the subject property and in 2016 they rezoned the property to I-1.

Public Comments Notices were mailed out to property owners within 200 feet, excluding right of way, of the subject property and as of the time of this writing no comments were received.

Recommendation: The Community Development Department recommends approval of the rezoning request from “R-6” Multiple Family to “I-1” Light Industrial District and instructs the City Clerk to call for a public hearing for the September 17th Common Council meeting.

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

Date: 8-6-18

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 R-6 District to the I-1 District the following described property.

I. LOCATION OF PROPERTY

- A. Street Address: 357h ST.
- B. Legal Description of Property: 05283610301000
- C. Small Scaled Map of Property (attached to this application).

II. REASON FOR ZONE CHANGE REQUEST

To Build Storage Units

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):
 - (iii) Non-residential-Type of Development:
 - (iv) Number of parking spaces to be provided:
 - (v) Number of Employees:

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) yes
- C. Impacts upon surrounding properties (please specify) None
- D. Estimated cost of construction/rehabilitation and net increase in real estate taxes (please specify) Not sure
- V. **ESTIMATED TIMING OF PROPOSED USE/RE-USE OF PROPERTY** (please specify) 2019 - 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:

Robert J. Popp
6008 Co. HS
Manitowoc, WI 54220

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

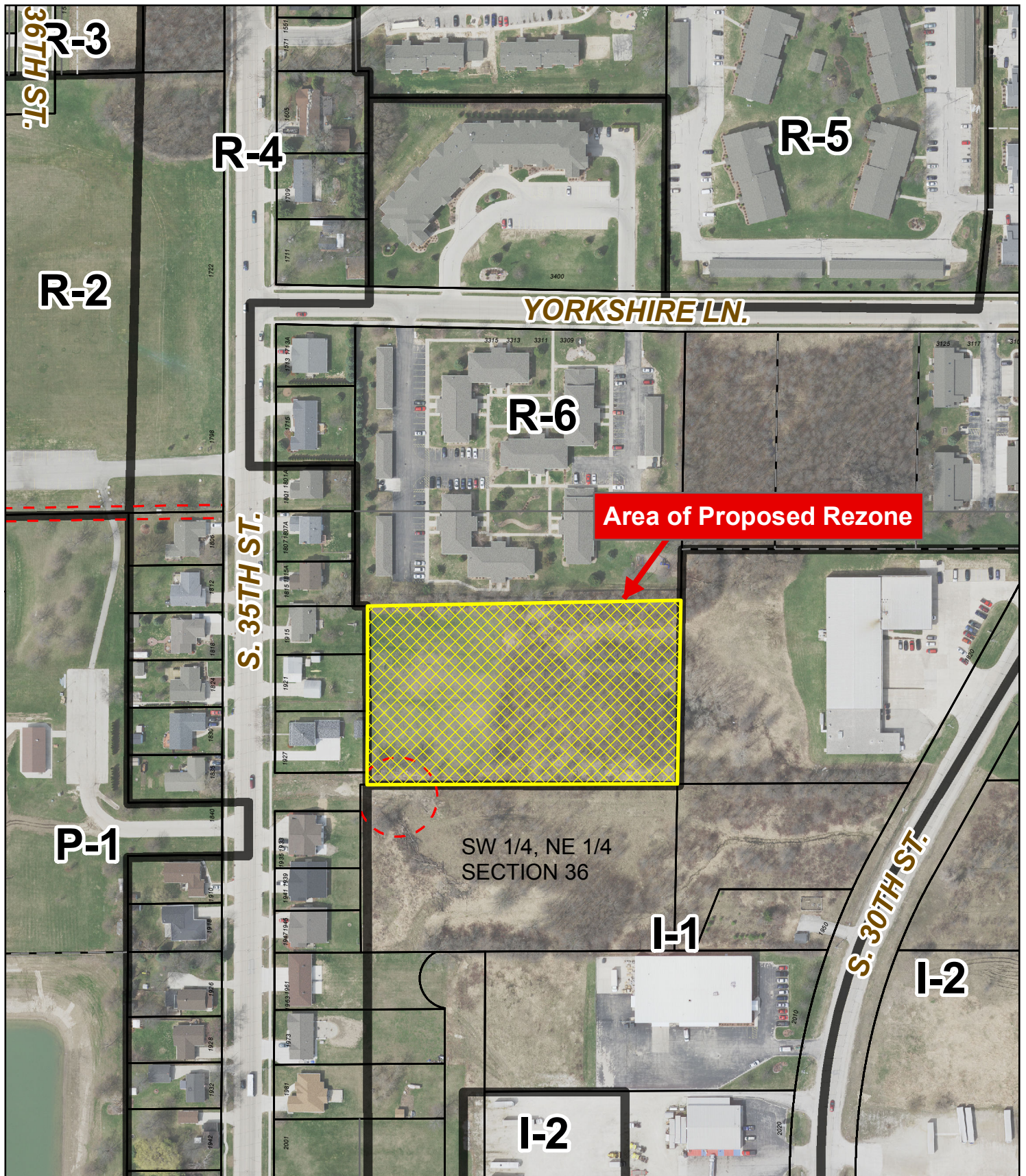
Mailing address:

**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
- *Preliminary site plan
- *Filing fee

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



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

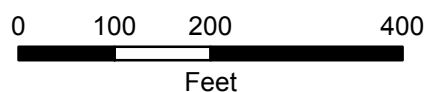
Map Plotted: 08/06/2018

Y:\Planning\PC Plan Commission\Actions 2018\PC 29-2018 Popp rezone R-6 to I-1 S 35th St\Maps

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.

Request to Rezone Property from "R-6"
Multiple Family Residential to "I-1" Light Industrial

PC 29-2018



Legend

 Area of Request for Rezone

The map displays several land parcels with the following details:

- Parcel 1 (Top Left):** 19151R 3, 05283610302000, 0.231 ac. Dimensions: 120' (top), 140' (left), 71.9' (bottom), 71.78' (right).
- Parcel 2 (Middle Left):** 1921, 05283610301200, 0.273 ac. TR 1. Dimensions: 85' (left), 140' (top), 140' (bottom).
- Parcel 3 (Bottom Left):** 1922, 05283610301300, 0.289 ac. TR 2. Dimensions: 90' (left), 140' (top), 140' (bottom).
- Parcel 4 (Top Right):** 1933, 05283610303200, 0.259 ac. TR 1. Dimensions: 86.75' (left), 130' (top), 86.67' (bottom), 130' (right).
- Parcel 5 (Bottom Right):** 1941, 05283610303300, 0.289 ac. TR 1. Dimensions: 70' (left), 130' (top), 70' (bottom), 266.67' (right).
- Parcel 6 (Far Right):** 05283610301000, 2.842 ac. Dimensions: 408.83' (top), 462' (left), 400.16' (bottom), 268' (right).
- Parcel 7 (Far Bottom):** 05283610303000, 2.988 ac. TR 4-1. Dimensions: 266.35' (left), 462' (top), 488.56' (right), 192.9' (bottom).

City of Manitowoc

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