

Report to the Manitowoc Plan Commission

Meeting Date: November 29, 2023

Request: PC 27-2023 Northeastern Wisconsin Area Health Education Center (NEWAHEC); Petition to Rezone from I-2 Heavy Industrial to B-1 Office Residential located at 925 S. 15th Street

Existing Land Use for Subject Property: Office

Existing Zoning for Subject Property: I-2 Heavy Industrial

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, East	Warehouse, vacant industrial, funeral home	I-2 Heavy Industrial
West	Vacant	R-6 Multiple Family
South	Business, retail, restaurant	C-1 Commercial

Comprehensive Plan: The 20 Year Future Land Use Map shows the subject area as Planned Mixed Use. The Planned Mixed-Use Category is intended for a mix of residential and commercial uses.

Consistency Analysis

The rezoning is consistent with the future land use map.

Report:

NEWAHEC will be relocating their organization from the 925 S. 15th Street location to 621 York Street. They would like to rezone their current S. 15th Street location to B-1 Office – Residential to help facilitate the sale of the property. The structure was originally constructed as a residential dwelling; NEWAHEC is anticipating the future buyer will either use the location as an office or residential use. The current I-2 Heavy Industrial zoning classification allows office uses but does not allow any residential uses; the B-1 zoning would allow both office and residential uses.

Chapter 15.530 (2) states that amendments to the zoning code may be initiated by the property owner, Common Council or Plan Commission.

“(2) Initiation of Amendment. Amendments of this chapter may be initiated by:

(a) The verified application of one or more owners of property requesting that the ordinance be amended to reclassify their property ownerships;

(b) The Common Council; and

(c) The City Plan Commission.”

Based on the Downtown Plan, Community Development staff is recommending to the Plan Commission to enlarge the area to be rezoned. Staff’s recommendation would add 9 additional properties to the rezone area. 2 of the properties are currently zoned I-2 Heavy Industrial and are recommended to be zoned to B-1 Office – Residential. One of the properties is being used for a

residential use and the other is being used as a funeral home; both uses are permitted in the proposed B-1 zoning district. The other 7 properties abut Washington Street and are currently zoned C-1 Commercial and are recommended to be zoned B-3 General Business. The properties are retail, restaurant or vacant. Under the proposed zoning classifications all of the existing uses would remain as permitted uses. The main change would be that heavy industrial uses would not be permitted or commercial uses with outside storage.

On November 11th Community Development staff sent out an additional letter to each affected property owner regarding the zoning on their property. This letter was in addition to the normal neighbor informational letter that is sent out to individuals for all zone change requests.

Public Comments: Informational Hearing Notices were mailed out to property owners within 200' excluding right of way of the subject area and at the time of this writing no comments were received. Note: a second letter was mailed to property owners who are in the staff re

Timeline

- Application Received: October 26, 2023
- Notifications Sent: November 11, 2023 & November 20, 2023 Public Hearing Notice letter
- Plan Commission Public Informational Hearing: November 29, 2023
- Common Council Public Hearing scheduled for: December 18, 2023

Recommendation: Approve the petition and the staff recommendation to rezone the properties from I-2 Heavy Industrial to B-1 Office – Residential or C-1 Commercial to B-3 General Business as detailed on the attached map.



LAND USE APPLICATION

APPLICANT Northeastern WI Area Health Education Center PHONE 9206520238

MAILING ADDRESS 925 S. 15th St. EMAIL karim@newahec.org

PROPERTY OWNER NEWAHEC PHONE 9206520238

MAILING ADDRESS 925 S. 15th St. EMAIL karim@newahec.org

REQUEST FOR:

- Conditional Use Permit (CUP) \$350*
- Zoning District Change/Map Amendment \$350*
- 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 925 S. 15th St.

PARCEL ID# 052-000245140 CURRENT ZONING Heavy Industrial (B-3) I-2

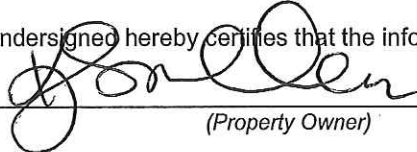
CURRENT USE OF PROPERTY Offices

PROPOSED USE OF PROPERTY 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.

We currently use this address as an office space- it is zoned heavy industrial from back in the Miros days. We will be listing this property for sale in December 2023 and do not want to hold up a sale- want to get the process started

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

Signed  Date 11/6/23
(Property Owner)

For Office Use Only

Date Received: _____

PC #: _____

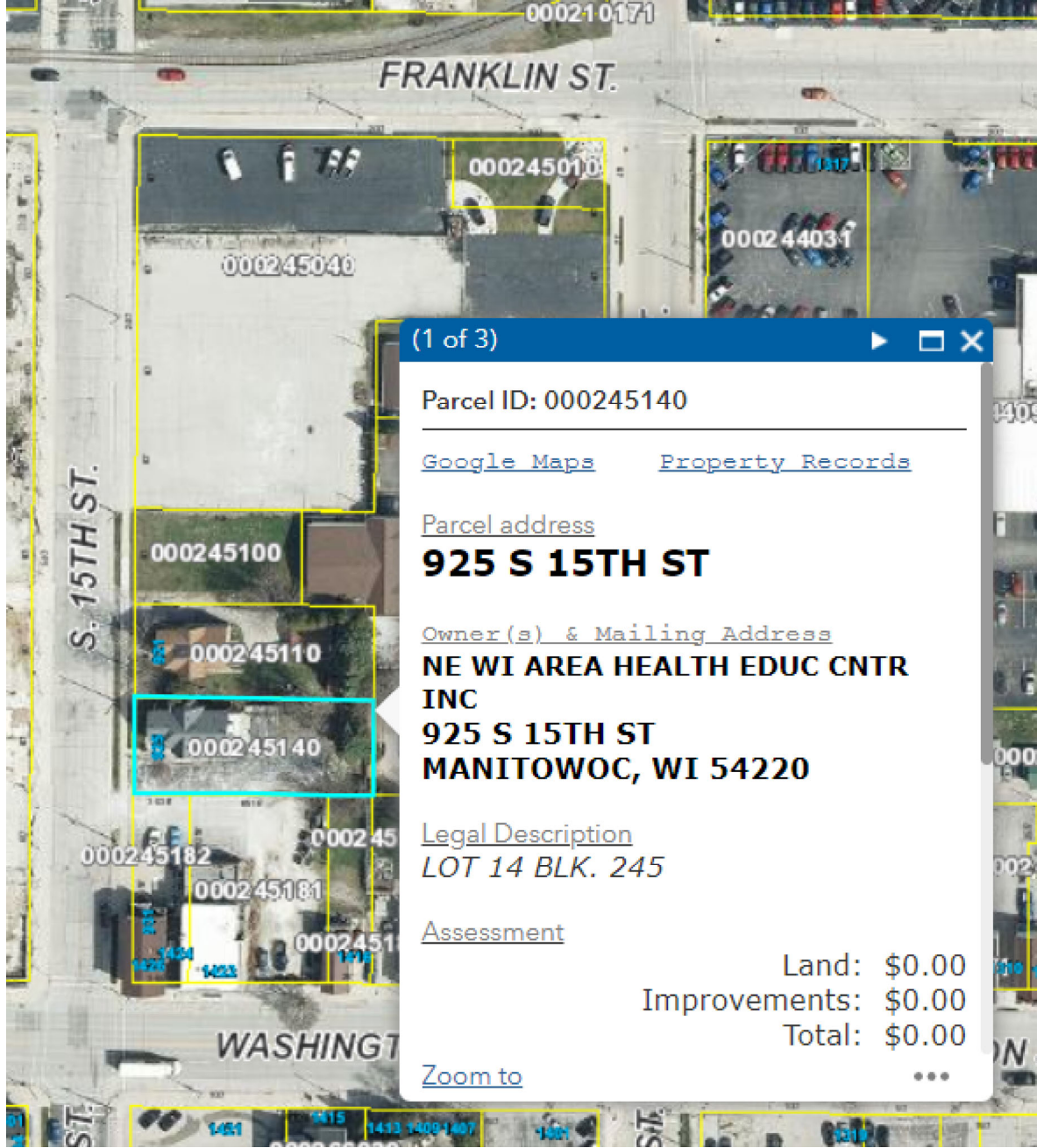
Fee Paid: _____

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.



(1 of 3)

Parcel ID: 000245140

[Google Maps](#)

[Property Records](#)

Parcel address

925 S 15TH ST

Owner(s) & Mailing Address

**NE WI AREA HEALTH EDUC CNTR
INC
925 S 15TH ST
MANITOWOC, WI 54220**

Legal Description

LOT 14 BLK. 245

Assessment

Land: \$0.00
Improvements: \$0.00
Total: \$0.00

[Zoom to](#)



From: [Kari Mueller](#)
To: [Paul Braun](#); [Jennifer Bartz](#)
Subject: External: Proposed use of 621 York St. Manitowoc
Date: Thursday, November 2, 2023 2:06:47 PM
Attachments: [Outlook-o12cvris.png](#)

Hi Paul

We will be purchasing the building located at 621 York St. in Manitowoc

We are a non-profit and will purchase from Vagabond Studios/Coollest Coast

We will work on the tax-exempt status with the state and meet the deadline for that in March.

Is there anything we need to do for the proposed use of the building?

Office space and meeting space summarizes what our current plan is.

Thanks

Kari L Mueller

Executive Director

Northeastern Wisconsin AHEC

925 South 15th Street

Manitowoc, WI 54220-5051

Phone: (920) 652-0238 ext. 105

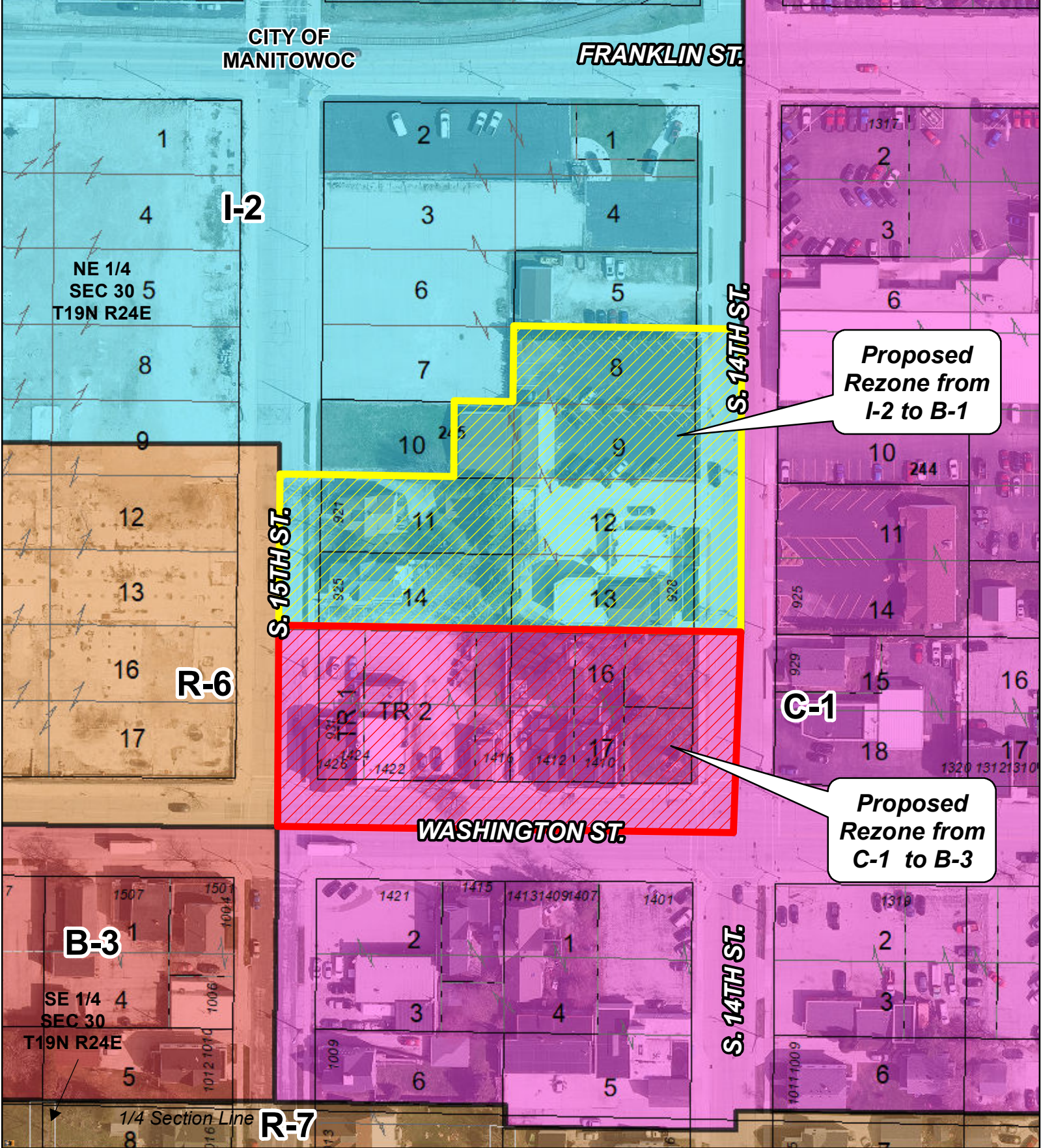
Cellphone: (920) 323-5705

karim@newahec.org



Be Alert !

This is External or System generated Email. Please verify before opening any links or attachments.



**Proposed
Rezone from
I-2 to B-1**

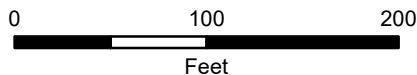
**Proposed
Rezone from
C-1 to B-3**



**Proposed Rezone Property from I-2 Heavy Industrial
to B-1 Office-Residential and from C-1 Commercial to
B-3 General Business**

PC 27-2023

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.

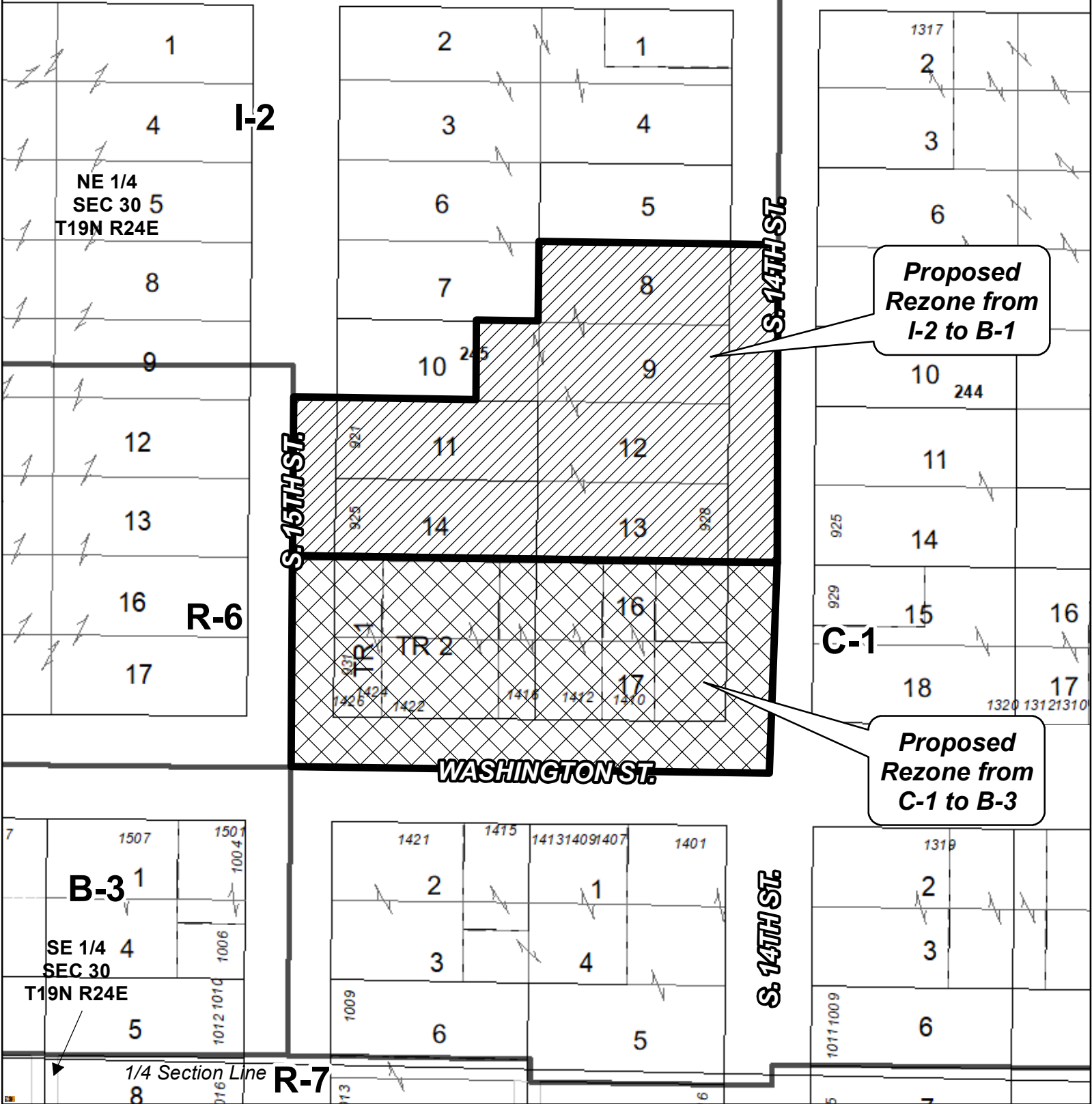


Legend

- Proposed Rezone to B-1
- Proposed Rezone to B-3

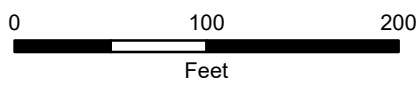
Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 11/14/2023

O:\Planning\PC Plan Commission\PC_Rezone\2023\PC 27-2023 NE Wi Health Education Center I-2 to B-1\Maps\PC 27-2023 Rezone.mxd



Proposed Rezone Property from I-2 Heavy Industrial
to B-1 Office-Residential and from C-1 Commercial to
B-3 General Business

PC 27-2023



Legend

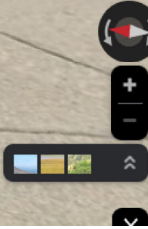
- Proposed Rezone to B-1
- Proposed Rezone to B-3

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Search Google Maps



Manitowish, Wisconsin
Google Street View
Nov 2022 See latest date





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Offices

