

## Report to the Manitowoc Plan Commission

**Meeting Date:** November 29, 2023

**Request:** PC 28-2023: New School Investments LLC: Rezone from R-6 Multiple Family to B-1 Office - Residential.

**Existing Land Use for Subject Property:** School / Institutional

**Existing Zoning for Subject Property:** R-6 Multiple Family Residential

### Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, West	Residential	R-6 Multiple Family
South, East	Industrial	I-2 Heavy Industrial

**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:** New School Investments LLC (Clarkbridge Hall former Vocational School) is petitioning to rezone their building from R-6 Multiple Family to B-1 Office – Residential. The B-1 zoning classification is a more compatible zoning district for the uses that are in the building and it would also allow more office professional and educational uses. Historically the uses in Clarkbridge Hall were instructional based uses and daycares but the B-1 would expand the allowed uses to include professional and office uses that would still be compatible with the neighborhood.

New School Investments purchased the property in October 2015 and retained the tenants that were existing prior to the purchase, a vast majority of which were instructional type uses such as dance classes, yoga and other exercise classes. The owners were made aware of the R-6 zoning district and would like to rezone to B-1 to allow for more potential uses which would help them keep the building leased allowing them to reinvest in the building.

The property has two parking lots that serve the building. The parking lot to the north has approximately 45 available spaces and the south lot has approximately 25 spaces.

**Public Comments:** 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.

### Timeline

- Application Received: October 26, 2023
- Notifications Sent: November 20, 2023

- Plan Commission Public Informational Hearing: November 29, 2023
- Common Council Public Hearing scheduled for: December 18, 2023

**Recommendation:** Approve the petition to rezone the property from R-6 Multiple Family Residential to B-1 Office - Residential.



## LAND USE APPLICATION

APPLICANT New School Investments, LLC PHONE 920-242-3197  
MAILING ADDRESS 1012 N 12th St. EMAIL stegemanninc@gmail.com  
PROPERTY OWNER same as above PHONE "  
MAILING ADDRESS " EMAIL "

REQUEST FOR:

- |  |   |
|--|---|
| <input type="checkbox"/> Conditional Use Permit (CUP) \$350* | <input checked="" type="checkbox"/> Zoning District Change/Map Amendment \$350* |
| <input type="checkbox"/> Site Plan Review \$350              | <input type="checkbox"/> Request for Annexation \$350*                          |
| <input type="checkbox"/> Certified Survey Map (CSM) \$100    | <input type="checkbox"/> Planned Unit Development (PUD) \$350*                  |
| <input type="checkbox"/> Official Map Review \$350*          | <input type="checkbox"/> Street/Alley Vacation \$350*                           |

*\*Publication of legal notice fees additional.*

STATUS OF APPLICANT:  Owner  Agent  Other

PROJECT LOCATION ADDRESS 1402 Clark Street  
PARCEL ID# 052-000189170 CURRENT ZONING R-6  
CURRENT USE OF PROPERTY Mixed Use/Instructional Business Rental  
PROPOSED USE OF PROPERTY Mixed Use/Instructional Business Rental

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

Signed [Signature] Date 10/26/23  
(Property Owner)

<b>For Office Use Only</b>	
Date Received: <u>10-27-23</u>	PC #: <u>28-2023</u>
Fee Paid: <u>\$350</u>	Check#: <u>1274</u>
Plan Commission Date: <u>11-29-23</u>	

*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.

Land Use Application Written Request

To Whom it may concern,

New School Investments, LLC purchased the former Vocational School property known as Clarkbridge Hall, located at 1402 Clark Street, in May of 2011. At that time the building was 70 percent rented with mixed use/instructional businesses. We continued to lease rooms in the building for the same use from time of purchase to present. To the best of our knowledge, the building has been used for mixed use/instructional business since it was built in 1931. It has come to our attention that the building is zoned residential, however, there are no signs that the building has ever been used for residential purposes (i.e. no bathrooms, kitchens, or other residential layouts).

It is our request the the property be rezoned to reflect its original, past, and current use of mixed use/instructional.

Respectfully,

Jeff Stegemann  
Managing Member  
New School Investments, LLC  
10/27/23

CITY OF  
MANITOWOC

NE 1/4  
SEC 30  
T19N R24E

WOLLMER ST.

R-6

Proposed  
Rezone to B-1

B-3

I-2

S. 15TH ST.

S. 14TH ST.

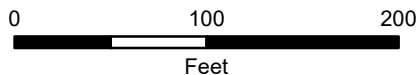
CLARK ST.




### Proposed Rezone Property from R-6 Multiple-Family to B-1 Office-Residential

PC 28-2023

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.

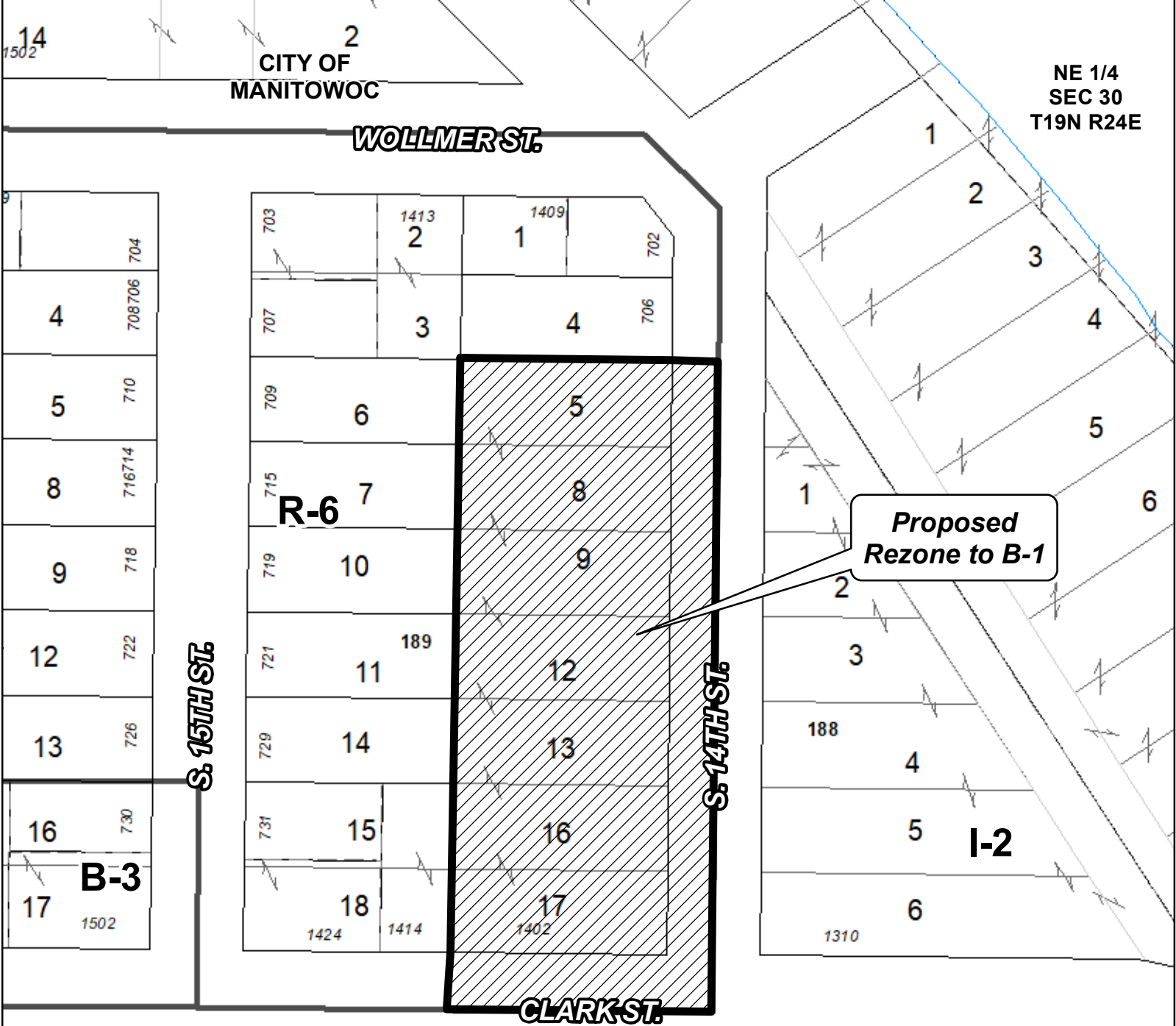


Legend

 Proposed Rezone

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

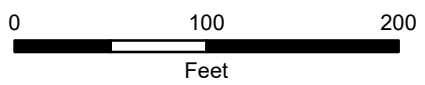
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**Proposed Rezone Property from R-6 Multiple-Family to B-1 Office-Residential**




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PC 28-2023

**Legend**

 **Proposed Rezone**

1402 CLARK ST MANITOWOC WI 54



1398 Clark St

Manitowoc, Wisconsin



Google Street View

Sep 2013

[See latest date](#)

