

## Report to the Manitowoc Plan Commission

**Meeting Date:** August 23, 2023

**Request:** PC 15-2023: Vernon Gulseth: Petition to Rezone Property Located at 1920 Johnston Drive from I-1 Light Industrial to B-1 Office – Residential

**Existing Land Use for Subject Property:** Residential

**Existing Zoning for Subject Property:** I-1 Light Industrial District

### Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, West, South	Industrial, Commercial, Retail	I-1 Light Industrial
East	Residential	R-6 Multiple Family

**Comprehensive Plan:** The 20 Year Future Land Use Map shows the subject area as General Business.

### Consistency Analysis

The rezoning is consistent with the future land use map General Business classification.

**Report:** Vern Gulseth, 1920 Johnston Drive, is petitioning to rezone his residence from the I-1 Light Industrial Zoning District to the B-1 Office-Residential Zoning District. The rezone would make his existing residence a conforming use and it would also allow him the ability to create a second buildable lot on which another family member is planning to build a residence on.

The proposed B-1 Office – Residential Zoning District allows single, two and multi-family residential uses along with a variety of professional and business office uses.

The existing lot is 4.76 acres with 222' +/- of frontage along Johnston Drive with approximately 363' of depth. After the rezoning a certified survey map will be prepared to create the second buildable lot and it would also adjust the lot lines so that other existing accessory buildings are not crossing property lines. The B-1 zoning lines will follow the forthcoming certified survey map property lines for the residential lots.

**Public Comments:** Notices were mailed out to property owners within 200' of the enlarged area of rezone on August 16th and at the time of this writing no comments have been received.

### Timeline

- Application Received: July 23, 2023
- Notifications Sent: August 16, 2023
- Plan Commission Public Informational Hearing: August 23, 2023
- Common Council Public Hearing scheduled for: September 18, 2023

**Recommendation:** Approve the petition to rezone the property located at 1920 Johnston Drive from I-1 Light Industrial to B-1 Office – Residential.



LAND USE APPLICATION

APPLICANT Vernon Gulseth PHONE 920-323-1226
MAILING ADDRESS 1920 Johnston Drive EMAIL N/A
PROPERTY OWNER Vernon Gulseth PHONE 920-323-1226
MAILING ADDRESS 1920 Johnston Drive EMAIL

REQUEST FOR:

- Conditional Use Permit (CUP) \$350\*
Site Plan Review \$350
Certified Survey Map (CSM) \$100
Official Map Review \$350\*
Zoning District Change/Map Amendment \$350\*
Request for Annexation \$350\*
Planned Unit Development (PUD) \$350\*
Street/Alley Vacation \$350\*

\*Publication of legal notice fees additional.

STATUS OF APPLICANT: [X] Owner [ ] Agent [ ] Other

PROJECT LOCATION ADDRESS 1920 Johnston Drive

PARCEL ID# 052-808401010 CURRENT ZONING light industry

CURRENT USE OF PROPERTY empty lot

PROPOSED USE OF PROPERTY single family dwelling

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 Vern Gulseth Date 7/25/23
(Property Owner)

For Office Use Only
Date Received: 7/25/2023
Fee Paid: \$350
Plan Commission Date:
PC #:
Check#: 9023

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.

Vernon Gulseth  
1920 Johnston Drive  
Manitowoc, WI 54220

Saturday, July 22, 2023

To Whom it may concern,

My daughter Tobey was diagnosed with MS in 2004 at the age of 19. She is now a spastic paraplegic and requires round the clock care. I, and my husband Jim, care for her in our home. We would like to continue doing so. Twice Tobey has had a month stay in a nursing home so I could travel back to be with my family and both times her health has waned. There is such a high turnover rate in staff, as well as staff shortages, that her care is not consistent. It takes time to learn how to care for a paraplegic.

We have our home in Spokane WA. set up with a ceiling track to move her from point A to point B. We also have an elaborate bathtub lift installed next to our tub. All doorways are 36", we have a room specifically for her ramp so she can get her chair into the house from the garage. Our dining table is raised to accommodate a wheelchair. Through the years I have learned what works for her and have made many modifications to our home so that I am now able to care for her by myself whereas in the nursing home it was a two person assist with transfers.

It is a great concern for me that if/when something happens to me, she will end up spending the rest of her life in a nursing home; she is only 38 years old. Other than her physical disability, she is mentally very able. She graduated from Gonzaga University with a degree in Psychology.

My other concern is that I have an aging father who lives alone in Manitowoc, WI. I would like to be there with him to assist him with needs when that time comes. I know he would like that also.

My father has graciously offered to build a home that is ADA compliant and suitable for a paraplegic to function in next to his home in Manitowoc, WI. With that built, I would be able to relocate there with my husband and daughter, where she would be able to function as she does in our home here in Spokane. Being right next door to my father would allow me to be available to care for him if/when he needs me. He is 86.

I am aware that states like Washington and Wisconsin understand the need to provide funding for relative's care. It is less of a burden on tax payers to have a family member cared for in their own home by family or paid caregivers.

Please consider this rezoning of his property for our family. It would ease my mind considerably to know my daughter Tobey would not spend her young life in a nursing home surrounded by elderly people. I also have family in Manitowoc that would be available to check in on her. Our plan is to have a bedroom and bath in the home for a live-in caregiver also for when that is needed.

I will be happy to share plans and details of the home and its necessary ADA modifications if that is helpful in your decision.

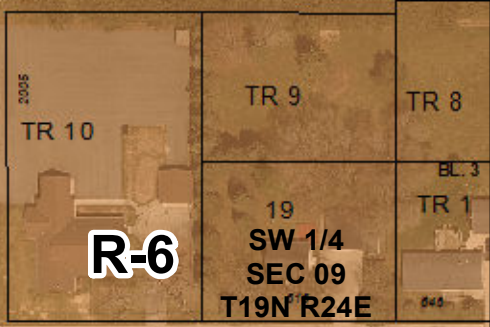
Sincerely,

Fawn M (Gulseth) Gass

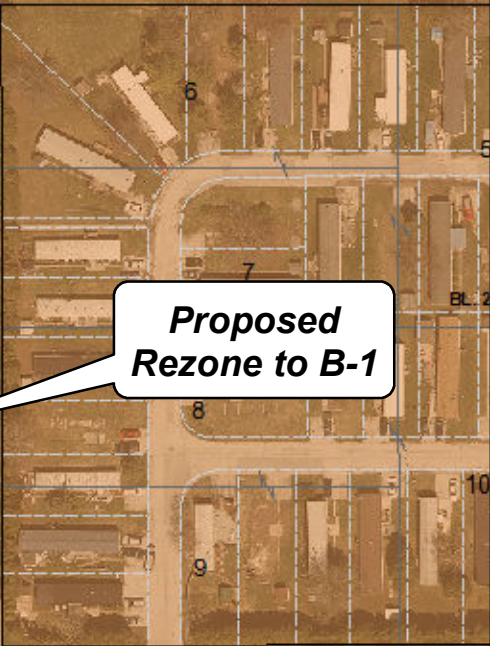
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Section Line

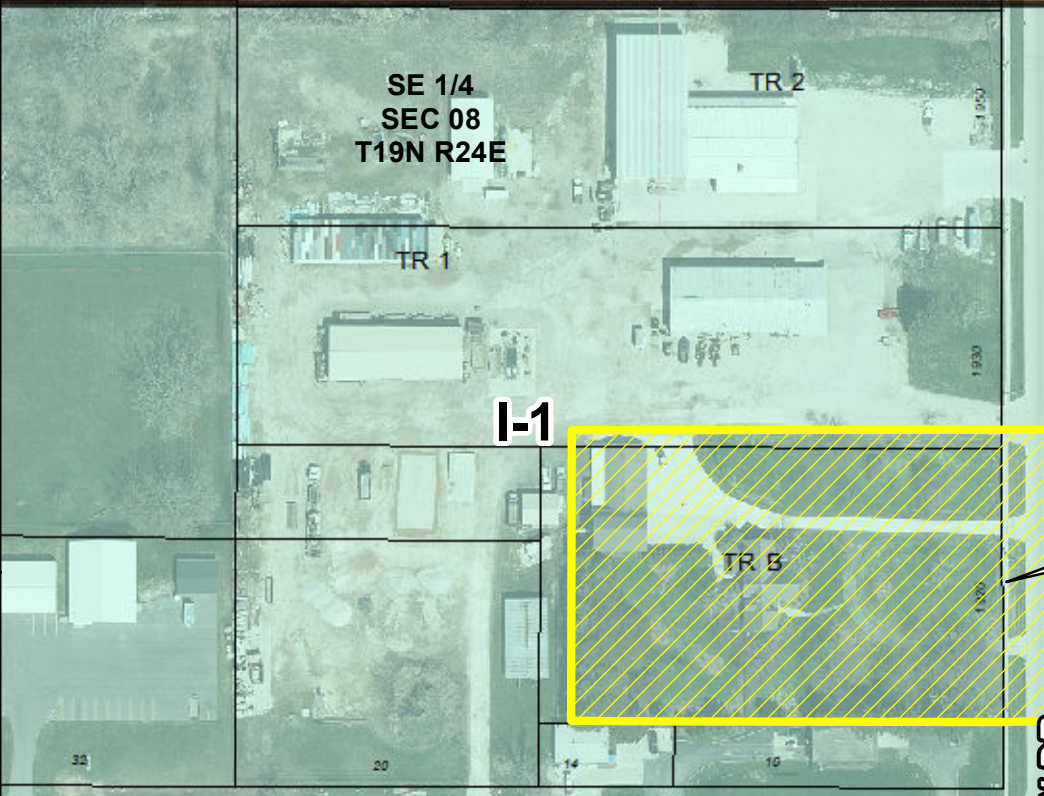
**E. CHARLES LN.**



**E. RAYMOND LN.**



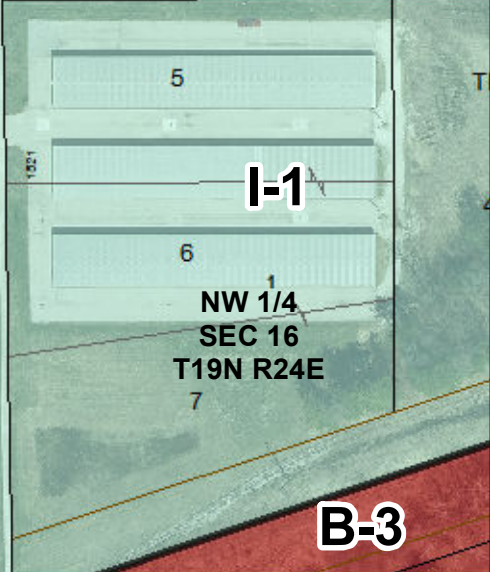
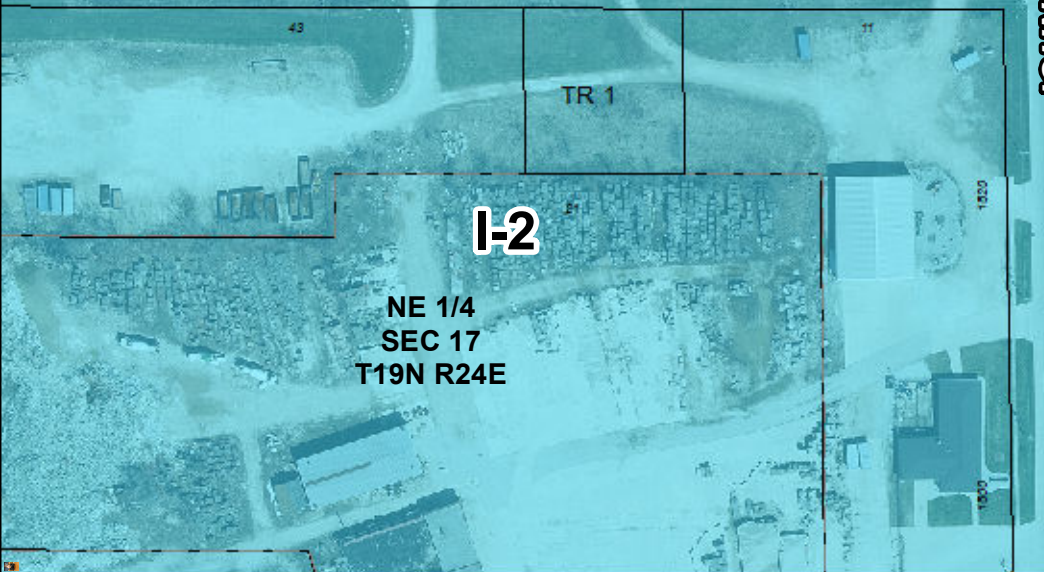
**E. ALBERT DR.**



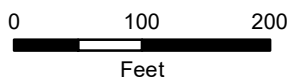
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**ALBERT DR.**

JOHNSTON DR.



### Proposed Rezone Property from I-1 Light Industrial District to B-1 Office-Residential District




PC 15-2023

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.

Prepared by City of Manitowoc  
Community Development Department  
www.manitowoc.org  
Map Plotted: 8/15/2023

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Legend

 Proposed Rezone

