

## Report to the Manitowoc Plan Commission

**Meeting Date:** April 24, 2024

**Request:** PC 8-2024: Crawson, LLC d.b.a. Westfield Bar; Petition to Rezone from R-4 Single and Two Family Residential to B-2 Neighborhood Business for the north half of property located at 1710 and 1716 Western Avenue. (000192150 & 000192151)

**Existing Land Use for Subject Property:** vacant residential

**Existing Zoning for Subject Property:** R-4 Single and Two Family Residential

### Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Residential	R-4 Single and Two Family
West, South,	Residential	B-2 Neighborhood Business
East	Residential, Conservancy	P-1 Conservancy, B-2 Neighborhood Business

**Comprehensive Plan:** The 20 Year Future Land Use Map shows the general area as Urban Neighborhood and Public Parks and Open Space

Urban Neighborhood: This future land use category is intended to stabilize the land uses, densities, and character of existing neighborhoods that are not characterized by a homogenous land use pattern. The “Urban Neighborhood” future land use category has been mapped in established neighborhoods surrounding the downtown. These neighborhoods are characterized by a variety of housing unit types and a mix of nonresidential uses. These neighborhoods are intended to remain primarily residential, but existing public, institutional, and commercial uses are recommended to continue, provided that they remain compatible with the surrounding neighborhood.

### Consistency Analysis

The rezoning is consistent with the future land use map.

### **Report:**

Brad Fischer, member of Crawson, LLC d.b.a. Westfield Bar is petitioning to rezone the north half of their property from R-4 Single and Two Family Residential to B-2 Neighborhood Business. They recently purchased the house that is west of the Westfield Bar and are planning to raze it and construct a parking lot for the bar. Parking lots are not allowed in residential districts which is the reason for the rezoning request. Currently all the other properties abutting the intersection of Western Avenue and S. 18<sup>th</sup> Street are zoned B-2.

The area to be rezoned measures 110’ in depth with 55’ of frontage along S. 18<sup>th</sup> Street which is 6,050 s.f. or 0.13 acres.

Once the property is rezoned the owners will construct a parking lot. Parking lots require the submittal of a site plan. Site plan conditions will require that a site obscuring fence or landscape feature be placed along the north line adjacent to the residential use.

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: March 19, 2024
- Notifications Sent: April 17, 2024
- Plan Commission Public Informational Hearing: April 24, 2024
- Common Council Public Hearing scheduled for: My 20, 2024

**Recommendation:** Approve the petition to rezone the property from R-4 Single and Two Family Residential to B-2 Neighborhood Business.

NW 1/4 SEC 30 T19N R24E

NE 1/4 SEC 30 T19N R24E

3

2

706  
1

I-2

3

2

1

193

7

710

712  
716

S. 18TH ST.

709707

6

1/4 Section Line

4

NE 1/4 SEC 30 T19N R24E

5

P-1

9

10

715  
719

10  
192

8

Proposed Rezone to B-2

R-4

11

719

11

12  
1812

1808

B-2

14

12

1809

1716

15

1710

13

WESTERN AVE.

1807

1805

1807

15

16

16

19

18

17

1812

1808

1716

18

1704

744

CLARK ST.

I-2

5

1811

1805

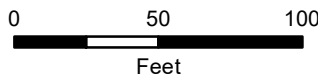
1801




### Proposed Rezone Property from R-4 Single- and Two-Family District to B-2 Neighborhood Business District

PC 8-2024

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.

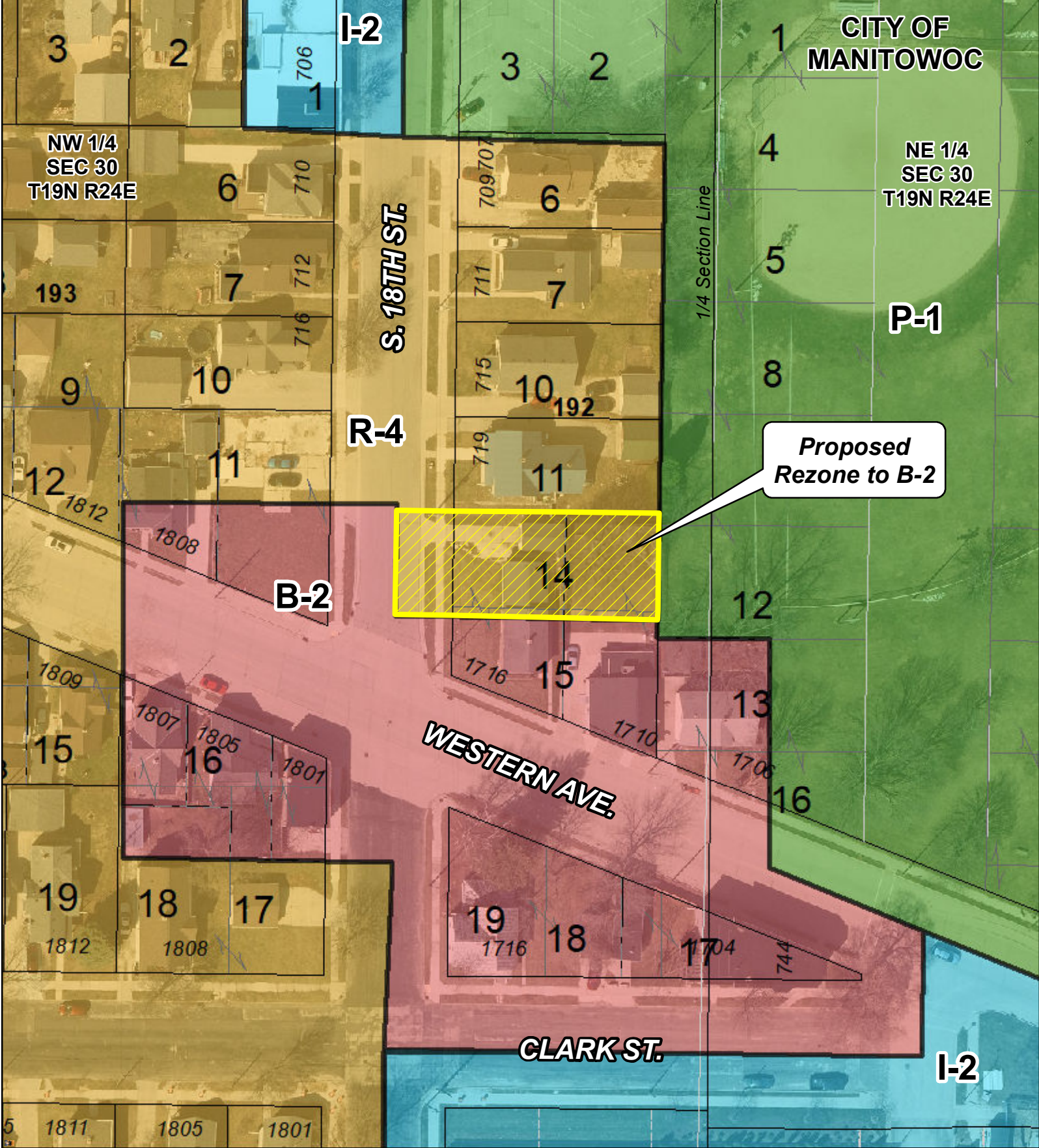


**Legend**

 Proposed Rezone

Prepared by City of Manitowoc  
Community Development Department  
www.manitowoc.org  
Map Plotted: 4/16/2024

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**CITY OF  
MANITOWOC**

NW 1/4  
SEC 30  
T19N R24E

NE 1/4  
SEC 30  
T19N R24E

**I-2**

**P-1**

**R-4**

**B-2**

**Proposed  
Rezone to B-2**

**I-2**

**S. 18TH ST.**

**WESTERN AVE.**

**CLARK ST.**

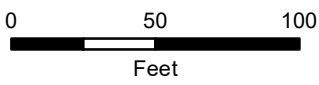
1/4 Section Line




**Proposed Rezone Property from R-4 Single- and Two-Family District  
to B-2 Neighborhood Business District**

PC 8-2024

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**Legend**

 **Proposed Rezone**

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O:\Committees\PC Plan Commission\PC\_Rezone\2024\PC 8-2024 CT Crashes-Westfield Bar\_1710 & 1716 Western\Map\PC 8-2024 Rezone.mxd



# LAND USE APPLICATION

APPLICANT C.T. Crashes, LLC PHONE 920-374-0301

MAILING ADDRESS 1710 Western Ave EMAIL saucyscorporate@gmail.com

PROPERTY OWNER C.T. Crashes, LLC/ Brad Fischer PHONE 920-374-0301

MAILING ADDRESS 1710 Western Ave EMAIL saucyscorporate@gmail.com

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 1716 Western Ave

PARCEL ID# 052- CURRENT ZONING B-2

CURRENT USE OF PROPERTY Was a home

PROPOSED USE OF PROPERTY Parking lot for Westfield Bar

**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 represents and warrants that it has the authority to enter into this Contract. If the party entering into this Contract is not an individual, the person(s) signing on behalf of the entity represents and warrants that they have been duly authorized to bind the entity and sign this Contract on the entity's behalf.*

Signature  Date 02/15/2024  
(Property Owner)

Print Name Brad Fischer

<b>For Office Use Only</b>	
Date Received: <u>3-19-24</u>	PC/SP #: <u>PC 8-2024</u>
Fee Paid: <u>\$350</u>	Check#: <u>2422</u>
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.

We would like to rezone the property at 1716 Western Ave and make this into a parking lot for Westfield Bar located at 1710 Western Ave. We will remove the house to make this happen.

Brad Fischer

[saucyscorporate@gmail.com](mailto:saucyscorporate@gmail.com)

920-374-0301