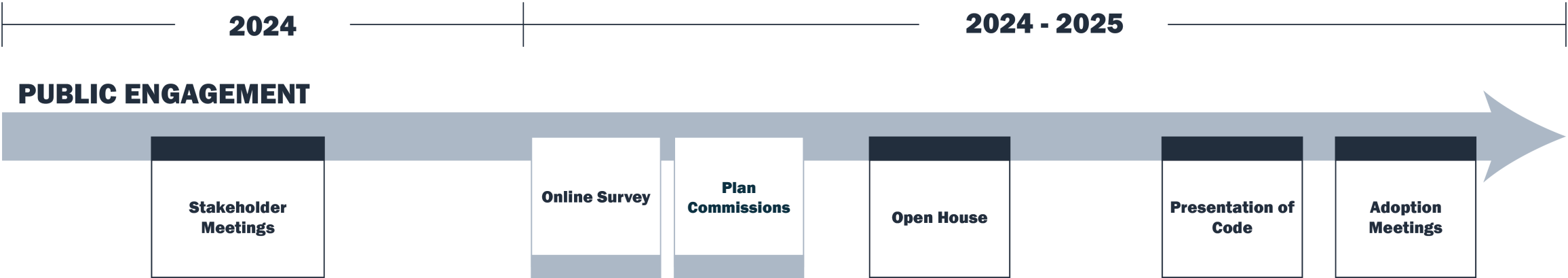
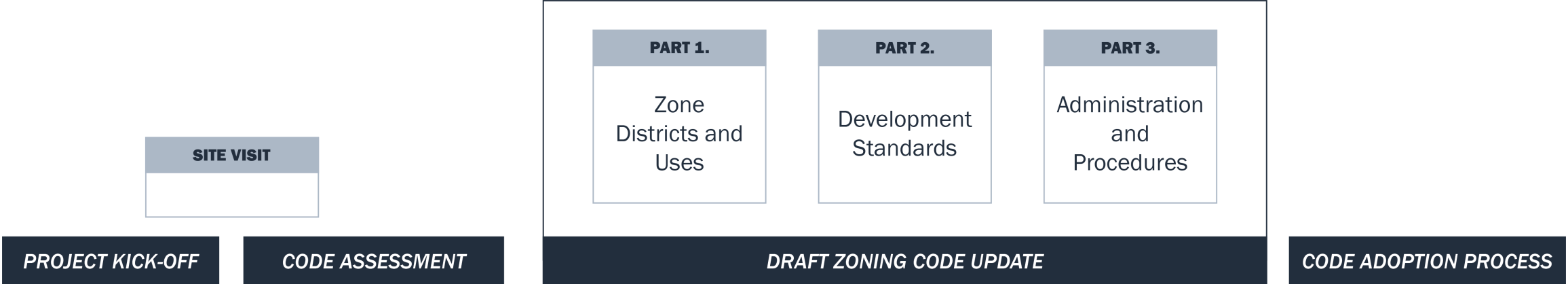
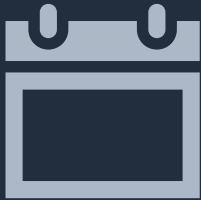




CITY OF MANITOWOC

PLAN COMMISSION UPDATE PRESENTATION
OCTOBER 23, 2024

PROJECT OVERVIEW



ZONING REWRITE OBJECTIVES



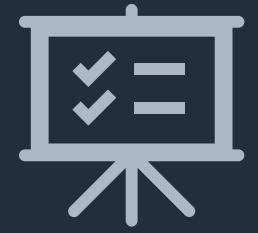
The Objectives for the Zoning Code Rewrite as identified by The City of Manitowoc RFP

1. Be easy to navigate and translate by the public, and simple to be enforced by the City.
2. Be supported and enhanced with charts, graphics, images, maps, and photos. A graphic heavy, text light ordinance is a key component for the new code.
3. Function on any internet or web-based public or internal facing platform.
4. Clearly identify how and when uses are allowed and specifically identify when uses are not allowed.
5. Designed and formatted in such a way that the document provides flexibility when desired, without constant text revision, yet there is a solid foundation for regulation.
6. Interactive maps and graphics that link directly to ordinance subsections that the maps or graphics area represent are desired.
7. Meet all American with Disabilities Act (ADA) requirements for accessibility and readability.

8. Simplify the land use classifications and categories removing specific uses with general land uses categories. The consultant is encouraged to propose the most up to date zoning ordinance techniques and best practices.
9. Ensure that all sections of the ordinance are compliant with all federal and state laws.
10. Link to the Comprehensive Plan to better demonstrate how people want to live in or use an area.
11. Promote additional housing opportunities city-wide for all housing types and markets, specifically addressing accessory dwelling units, downtown living opportunities and affordable housing.
12. Encourage higher quality building design, landscaping requirements and property maintenance standards.
13. Update the Off-Street Parking requirements to current best practices.
14. Enhance design standards that address the desired appearance of the building and site based on geographical location (industrial park, downtown, commercial corridor).

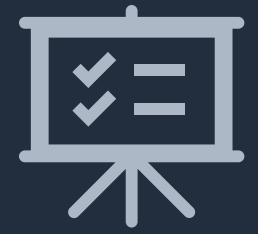
15. Encourage the reinvestment and development of historic parcels and structures typically found in the original plat or adjacent neighborhoods that may be considered non-conforming but are an important piece in the City's fabric and could fill a gap in the city's housing shortage.
16. Create summary sheets with graphics for each zoning district showing lot setbacks and other key lot area regulations which complement the zoning ordinance text.
17. Create code language to address and encourage renewable resources such as solar, wind or geothermal and other emerging energy sources.
18. Encourage a more bikeable and walkable community.
19. Create clear, concise and well defined permitted and conditional land uses.
20. Have flexibility and a process defined for when a new or unique land use is not on any list.

CODE AND PLAN AUDITS



- **Comprehensive Plan (2023)**
- **Housing Study & Needs Assessment (2022)**
- **Downtown Master Plan (2018)**
- **Downtown Design Guidelines (2020)**
- **Zoning Code**
 - Residential zoning
 - Parking and Accessory Structures
 - Intent and Principles
 - Site Design Requirements

STAKEHOLDER INTERVIEWS



- **9 Interviews, July 8th - 23rd**
- **Interviewed local representatives, builders, developers, business owners, City Staff, and advocates from local organizations**

Key Themes:

- **High Cost of New Residential Construction**
- **Lack of Available Land for Industrial Expansion**
- **Lack of Available Land for New Single Family Residential Construction**
- **Smaller and/or Tiny Homes and ADU**
- **Affordable/Senior Housing**
- **Parking Requirements**
- **Administrative Process**
- **Walkability and Mixed-Use Neighborhoods**
- **Landscaping, Signs, Design, and Maintenance**
- **Multifamily Development**
- **Downtown**
- **Calumet Avenue & Memorial Drive**

COMMUNITY SURVEY



- Available online and via paper survey from Sept 20th – Oct 20th.

City of Manitowoc Zoning Update

The City of Manitowoc is updating its zoning code. Please provide your feedback!

Overview

The City of Manitowoc wants to hear from community members about what they would like to see explored in the **zoning code update**. The recent Comprehensive Plan Update included the following vision statement:

Vision: *The City of Manitowoc will support, encourage, and integrate residential, manufacturing, commercial, cultural, and recreational communities for our citizens and visitors, with a special emphasis on our lakefront, river corridor, and downtown. Manitowoc strives to be a welcoming, well-connected, culturally diverse, and economically vibrant lakefront community that values its irreplaceable natural resources; prioritizes high quality and equity in its life, work, and economic opportunities; builds on its solid foundation of legacy corporations and innovative green businesses; embraces our arts, culture, waterfronts, recreation, and maritime history to enhance living and tourism; and emphasizes the health, wellness, and safety of all who live and visit here.*

The Comprehensive Plan will provide a vision for future growth and development in and around the city and recommend appropriate types of land use for specific areas in and around the City.

This survey is intended to build on the vision in the Comprehensive Plan and implement the vision in the future development of the City. Zoning determines what is allowed to be developed on all properties within the City. It determines what can happen, where, and how big or small buildings and land uses can be. The zoning code organizes the city into neighborhoods, downtown, commercial corridors, industrial areas, and more. The code determines what is allowed to mix and what must stay separate.

Please take 8-10 minutes to consider the questions in this survey and provide your input. Most questions are optional, and you can skip questions you don't want to provide an answer for.

The survey is closed. Please visit www.manitowoc.org for further updates on the Zoning Update and to learn more.

Key Terms

Below is a list of key terms that are used in the community survey. There may be concepts described in the survey that you are unfamiliar with.

Please use this list of key terms as a resource to learn more about some of the ideas presented in the survey:

- + Accessory dwelling unit (ADU)
- + Affordable housing
- + Architectural design and review
- + Condos and apartments
- + Density
- + Development and Redevelopment
- + Duplex

City of Manitowoc Zoning Code Rewrite

Community Survey

Summary and Overview:

The City of Manitowoc wants to hear from community members about what they would like to see explored in the zoning code update. The recent Comprehensive Plan Update included the following vision statement:

Vision: *The City of Manitowoc will support, encourage, and integrate residential, manufacturing, commercial, cultural, and recreational communities for our citizens and visitors, with a special emphasis on our lakefront, river corridor, and downtown. Manitowoc strives to be a welcoming, well-connected, culturally diverse, and economically vibrant lakefront community that values its irreplaceable natural resources; prioritizes high quality and equity in its life, work, and economic opportunities; builds on its solid foundation of legacy corporations and innovative green businesses; embraces our arts, culture, waterfronts, recreation, and maritime history to enhance living and tourism; and emphasizes the health, wellness, and safety of all who live and visit here.*

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Please take 8-10 minutes to consider the questions in this survey and provide your input. Most questions are optional, and you can skip questions you don't want to provide an answer for.

Questions:

1. What is your relationship to the City of Manitowoc? (select all that apply)

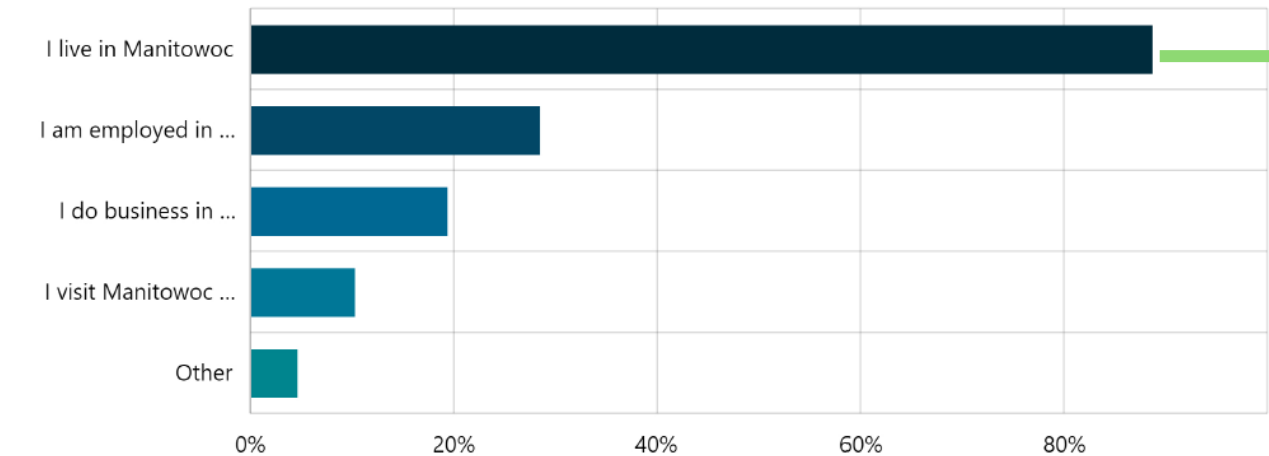
- ☐ I live in Manitowoc
- ☐ I am employed in Manitowoc
- ☐ I do business in Manitowoc
- ☐ I visit Manitowoc frequently
- ☐ Other (specify)

COMMUNITY SURVEY RESULTS



1. What is your relationship to the City of Manitowoc? Required

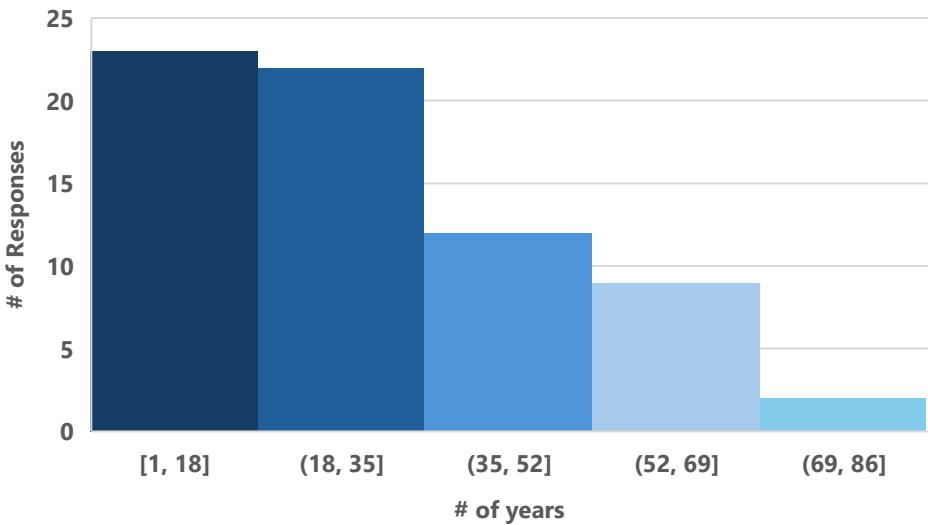
Multi Choice | Skipped: 0 | Answered: 88 (100%)



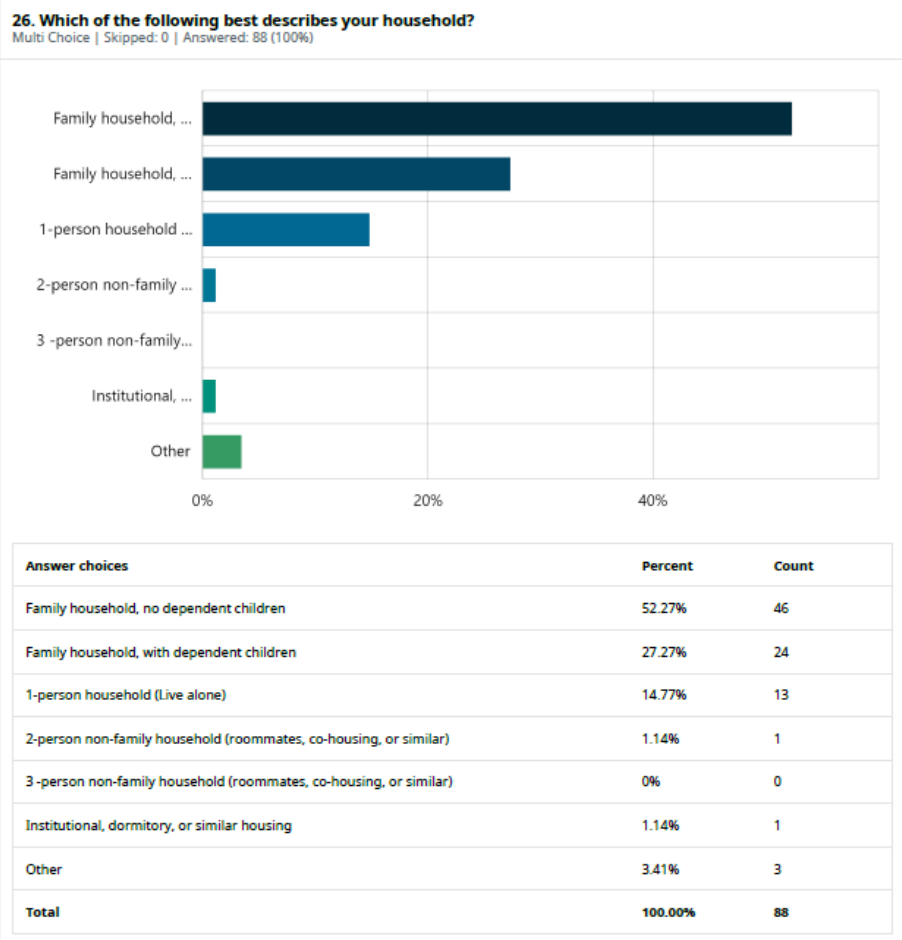
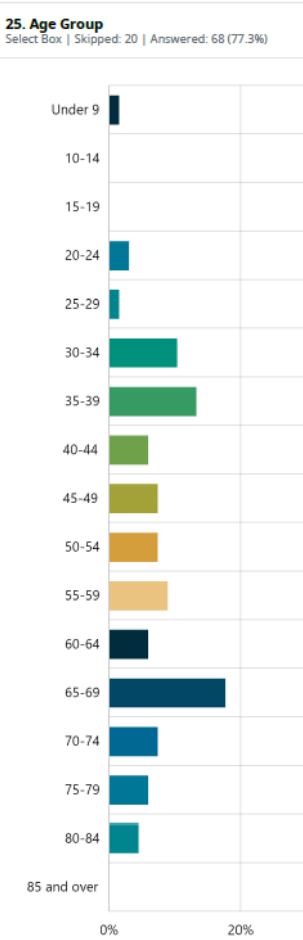
Users could select multiple:

Answer choices	Percent	Count
I live in Manitowoc	88.64%	78
I am employed in Manitowoc	28.41%	25
I do business in Manitowoc	19.32%	17
I visit Manitowoc frequently	10.23%	9
Other	4.55%	4

How long have you lived in Manitowoc?



COMMUNITY SURVEY RESULTS



88 Respondents

Significant distribution of age and household type

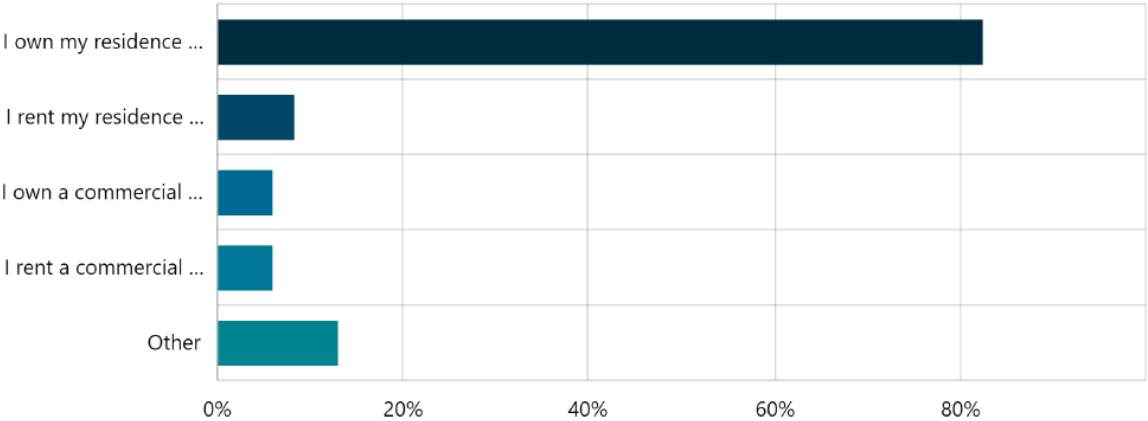
Overall:	< 65 years old:	65+ years old:	Families w/ children	Households w/ no children
100%	64%	36%	52%	48%

COMMUNITY SURVEY RESULTS



3. Do you own or rent property in Manitowoc?

Multi Choice | Skipped: 3 | Answered: 85 (96.6%)



Answer choices	Percent	Count
I own my residence in Manitowoc	82.35%	70
I rent my residence in Manitowoc	8.24%	7
I own a commercial property in Manitowoc (including industrial, vacant, or rental properties)	5.88%	5
I rent a commercial property in Manitowoc (including industrial or vacant properties)	5.88%	5
Other	12.94%	11

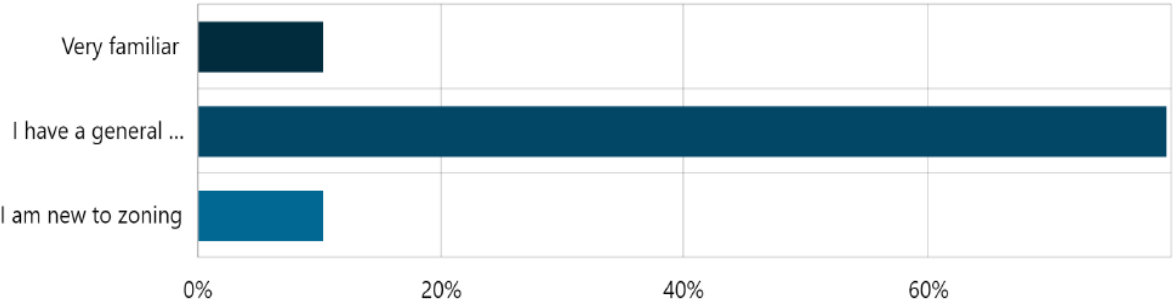
Not a significant sample of renters or commercial property owners

COMMUNITY SURVEY RESULTS



4. How familiar are you with zoning in general?

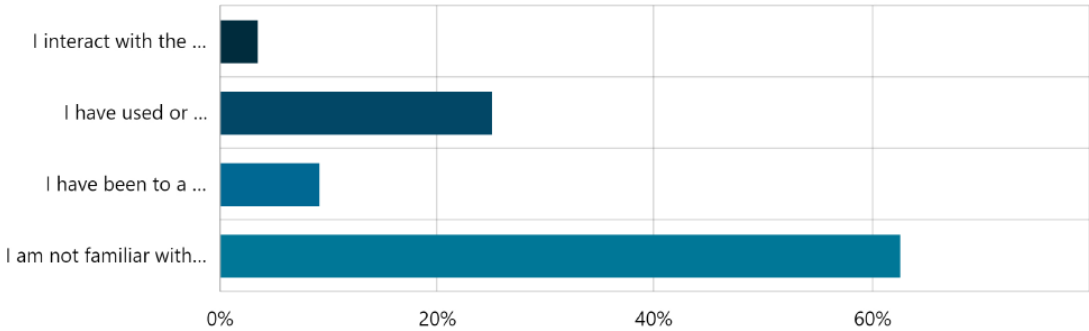
Multi Choice | Skipped: 0 | Answered: 88 (100%)



Answer choices	Percent	Count
Very familiar	10.23%	9
I have a general understanding	79.55%	70
I am new to zoning	10.23%	9
Total	100.00%	88

5. How familiar are you with the City of Manitowoc's zoning code?

Multi Choice | Skipped: 0 | Answered: 88 (100%)



Answer choices	Percent	Count
I interact with the code on a regular basis	3.41%	3
I have used or interacted with the code on occasion	25.00%	22
I have been to a public meeting for a development that made mention of the code	9.09%	8
I am not familiar with the city's zoning code	62.50%	55
Total	100.00%	88

Most users had a good understanding of zoning, but not of Manitowoc’s code specifically.

COMMUNITY SURVEY RESULTS



How important are the following to you in Manitowoc?

% responded “Very important” or “Important”	
Attracting new businesses and industries	90%
Public safety	89%
Local businesses	84%
Public access to the lakefront, parks, and river	84%
Property maintenance	77%
Environmental protection	77%
Walking and biking	76%
Housing affordability	71%
Revitalizing downtown	67%
Architectural design	66%
Climate change/resiliency	63%
Increasing the property tax base through new development/redevelopment	63%
Landscaping	61%
Public transportation	54%
Parking	51%

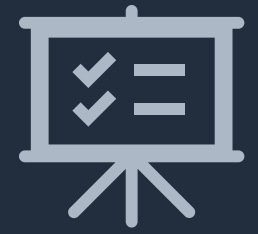
Top issues by selected groups:

Overall:	< 65 years old:	65+ years old:	Families w/ children	Households w/ no children
Business, Industry, Safety, Public Access	Business, Industry, Safety, Public Access	Business, Industry, Public Access, Safety, Property Maintenance	Business, Industry, Safety, Environment, Affordability	Business, Safety, Public Access, Walking and Biking

Majority (>50%) of users listed all issues as at least “Important.”

- Attracting new business and industry was rated most important by all groups, along with public safety and local businesses.
- Parking and Public Transportation were rated least important across most groups, especially compared to walking and biking.
- Users 65+ also emphasized **property maintenance**.
- Families w/ children also emphasized **environmental protection and affordability**.
- Households w/ no children also emphasized **walking and biking**.

COMMUNITY SURVEY RESULTS



Thinking of your neighborhood, which of the following uses would you add?

Neighborhood Use	Support	Neutral	Oppose
Parks/open space	75%	19%	6%
Medium single family homes (900-1,800 square feet)	72%	24%	4%
Small-scale neighborhood retail (café, bookstore, convenience store, bike shop, etc.)	67%	21%	12%
Senior housing	53%	37%	10%
Small condos or apartments (3-4 units)	49%	30%	21%
Small single family homes (under 900 square feet)	48%	29%	23%
Urban agriculture and/or community gardens	45%	40%	15%
Accessory dwelling units	41%	38%	21%
Duplexes	41%	36%	23%
Daycare/childcare facility	40%	46%	14%
Large single family homes (1,800-3,000 square feet)	40%	40%	20%
Townhomes	37%	36%	27%
Condos or apartments with ground-level retail in the same building (mixed use)	36%	35%	29%
Medium condos or apartments (5-9 units)	35%	35%	29%
Non-emergency medical services (clinic, dentist, optometrist, etc.)	32%	52%	16%
Dog park	29%	45%	26%
Large condos or apartments (10+ units)	26%	28%	46%
Very large single family homes (3,000+ square feet)	14%	40%	46%

Broad support for increased neighborhood retail uses and parks.

- Strong support also expressed for medium/small homes, apartments, and condos, including accessory dwellings.
- Large single family homes, townhomes, mixed-use, and medium condos/apartments were similarly rated.
- Strongest opposition expressed towards very large single-family homes and large condos or apartments.

Top uses by selected groups:

Overall:	< 65 years old:	65+ years old:	Families w/ children	Households w/ no children
Parks, Medium-scale Homes, Neighborhood Retail	Parks, Neighborhood Retail, Medium-scale Homes	Parks, Medium and Small-scale Homes, Senior Housing	Medium-scale Home, Parks, Neighborhood Retail	Medium-scale Home, Parks, Neighborhood Retail

COMMUNITY SURVEY RESULTS



Zoning Reforms

Housing Affordability

Which of the following reforms would you like Manitowoc to explore to make new housing more affordable?	Support	Neutral	Oppose
Allow smaller homes	72%	17%	11%
Allow a mix of single-family homes and duplexes in new neighborhoods	62%	17%	21%
Allow smaller lots to build homes on	55%	26%	19%
Allow accessory dwelling units to be built on lots with existing single family homes	43%	26%	31%
Allow some single-family homes to be converted into duplexes	44%	36%	21%
Allow increased building heights	42%	19%	39%
Allow a reduced amount of required parking	33%	42%	26%
Allow homes to be built closer together side-by-side (i.e. reduced setbacks)	27%	27%	45%
Reduce the number of public hearings required for new housing development	25%	40%	35%

Economic Development

Which of the following reforms would you like Manitowoc to explore to promote economic development and address vacant commercial spaces?	Support	Neutral	Oppose
Allow shared parking lots between compatible uses	85%	13%	2%
Allow small, low-impact businesses in residential neighborhoods	64%	16%	20%
Allow ground-floor residential uses in commercial spaces	45%	36%	18%

Industrial

As older industrial areas are redeveloped and newer industrial areas grow, which of the following reforms would you like Manitowoc to explore?	Support	Neutral	Oppose
Require increased environmental protection standards for protection mature trees and wetlands	73%	18%	9%
Limit the visual/noise impacts of trucking, loading, logistics, and outdoor storage	70%	24%	6%
Require increased landscaping and buffering from non-industrial uses	65%	32%	3%
Allow multifamily housing nearby industrial areas	59%	25%	16%
Require detailed architectural review of new building designs	53%	34%	13%
Allow for larger and taller industrial buildings	46%	39%	15%
Require industrial employers to provide walking and biking paths that connect to their facilities	44%	43%	13%

Design

Which of the following reforms would you like Manitowoc to explore to improve the design of new, neighborhood-compatible construction?	Support	Neutral	Oppose
Limit the amount of parking to prevent large expanses of parking lots that sit empty most of the time	64%	31%	6%
Require a detailed architectural review of new building design in high-visibility locations (Downtown, Calumet Avenue, Memorial Drive, etc.)	64%	23%	14%
Require high-quality landscaping on new large developments and parking lots	60%	25%	15%
Require enhanced building materials such as brick, stone, masonry, and other highly durable materials in high-visibility locations (Downtown, Calumet Avenue, Memorial Drive, etc.)	56%	27%	17%
Require new buildings to match some of the design (style, massing, setbacks, etc.) of surrounding buildings in high-visibility locations (Downtown, Calumet Avenue, Memorial Drive, etc.)	48%	34%	18%

COMMUNITY SURVEY RESULTS



Downtown and Calumet Avenue

Downtown

As the Downtown evolves, which of the following uses and features would you like Manitowoc to explore?	Support	Neutral	Oppose
Require waterfront development to provide public access to the waterfront (boardwalks, riverwalks, parks, piers, docks, etc.)	88%	9%	3%
Allow sidewalk sales and outdoor merchandise sales	76%	13%	11%
Encourage more outdoor dining	72%	24%	5%
Grant height/density bonuses to incentivize historic preservation, improved architectural design, and public way improvements	63%	26%	11%
Grant height/density bonuses to incentivize sustainability improvements (green roofs, energy efficient buildings, solar power, green stormwater infrastructure, etc.)	60%	24%	16%
Require public space as part of new large-scale developments and redevelopments	54%	30%	16%
Allow taller buildings	53%	35%	11%
Allow increased density	48%	34%	18%
Grant height/density bonuses to incentivize affordable housing and equitable development	45%	34%	20%
Allow reduced parking requirements for new residential developments Downtown (non-residential development Downtown currently requires no minimum parking)	42%	42%	15%
Encourage dog-friendly establishments	38%	35%	27%
Allow small-scale, light manufacturing and production Downtown	35%	41%	24%

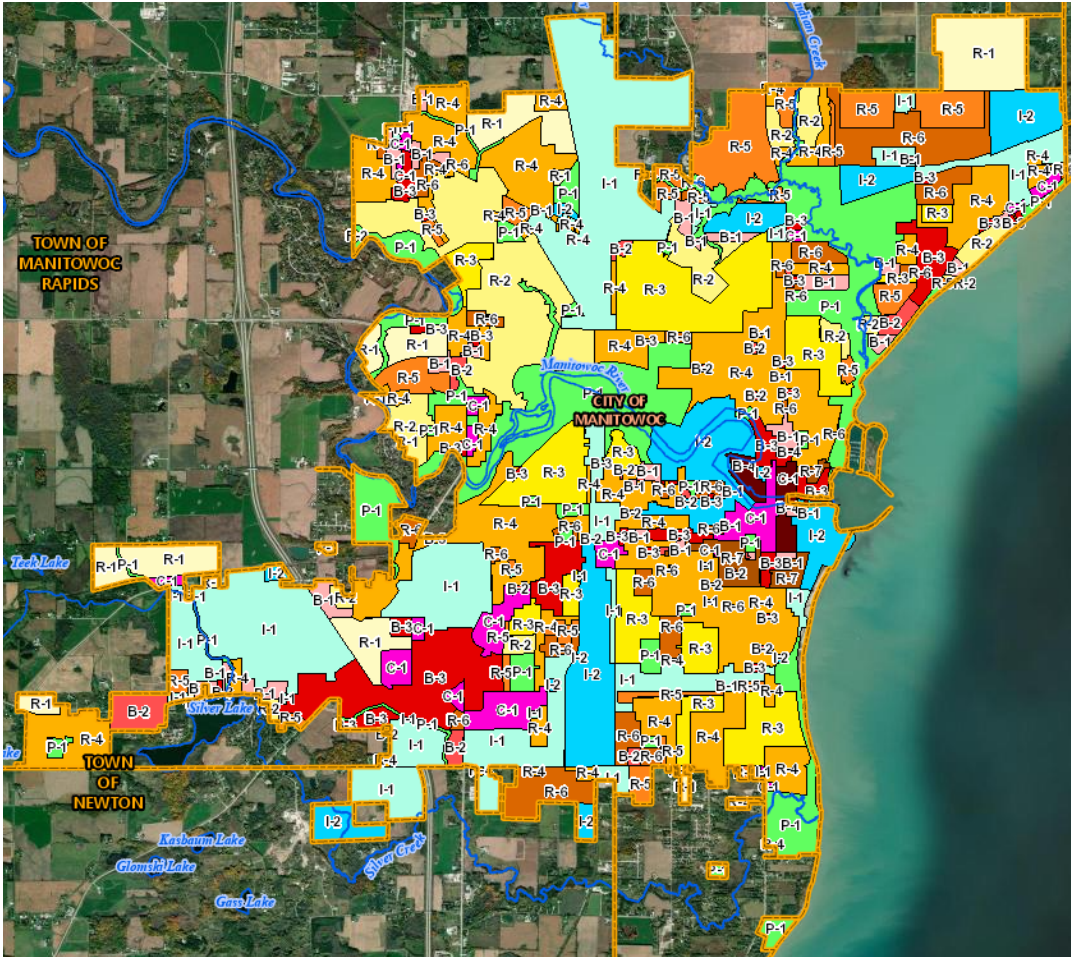
Calumet Avenue

Which of the following would you like Manitowoc to explore along Calumet Avenue?	Support	Neutral	Oppose
Safer sidewalks and pathways separated from the roadway	81%	17%	2%
Allow residential apartments/condos above retail buildings (mixed-use buildings)	79%	13%	8%
Allow houses and apartments/condos on side streets connecting to Calumet Avenue	78%	20%	2%
More trees and landscaping	69%	24%	8%
Improve the design, maintenance, and aesthetic quality of parking lots	69%	25%	6%
Improved streetscaping (decorative streetlights, seating areas, trash cans, decorative paving, etc.)	65%	22%	12%
Allow taller buildings	64%	26%	10%
More open space/green space	61%	34%	5%
Allow small-scale, light manufacturing and production along Calumet Avenue	59%	28%	13%
Encourage more bicycle parking at stores	58%	34%	8%
Reduce the size of large parking lot expanses	57%	33%	10%
Require public space as part of new large-scale developments and redevelopments	51%	45%	4%
Allow houses and apartments/condos directly along Calumet Avenue	40%	31%	28%
Encourage dog-friendly establishments	34%	36%	30%

NEXT STEPS



Districts and Uses



Manistowoc Existing Zoning

Appendix A. Land Use Table
June 19, 2024

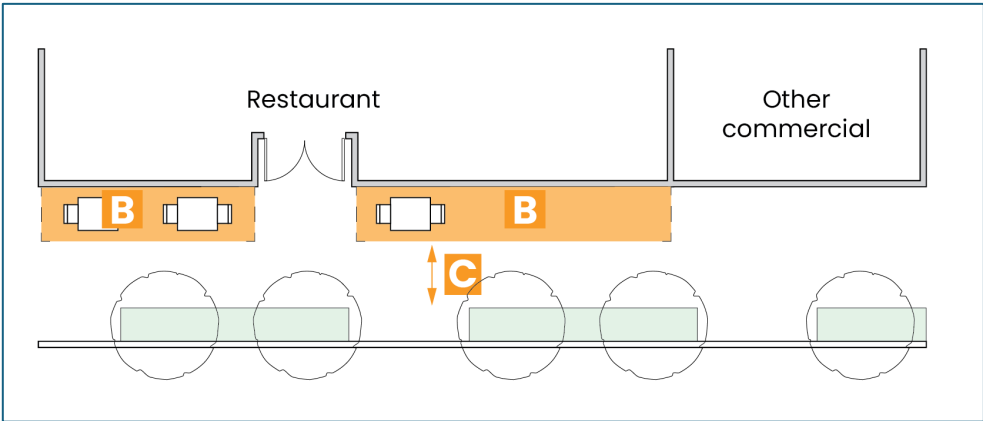
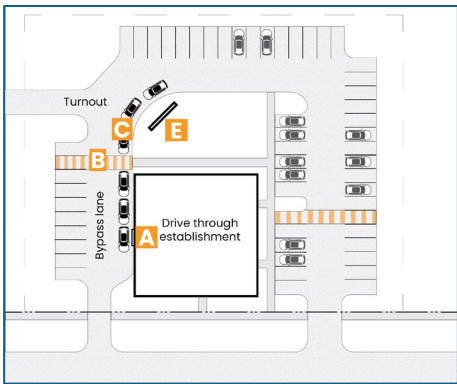
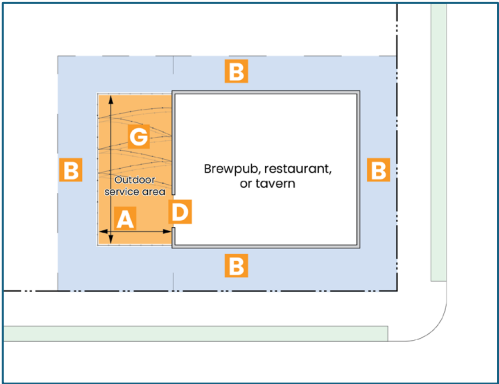
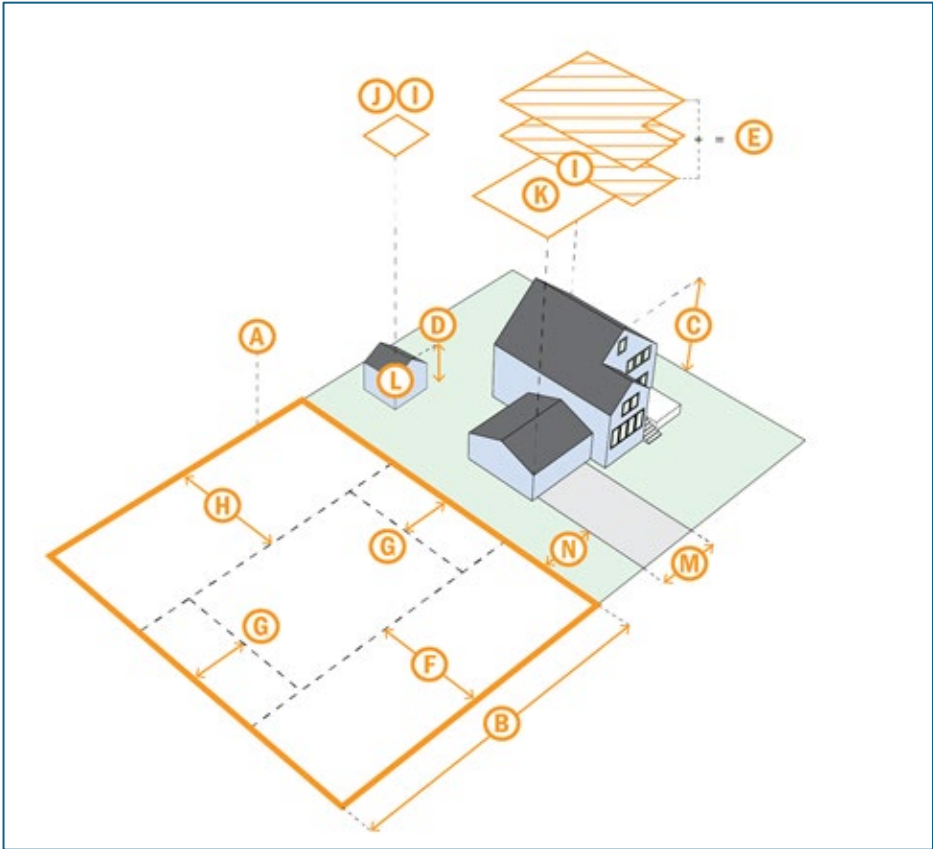
Series	Land Use	Residential					City Center			Commercial			Manufacturing		Special Purpose					Secondary Review		
		R-1	R-2	R-3	R-4	R-5	R-6	CC-1	CC-2	CC-3	B-1	B-2	B-3	M-1	M-2	AE	I-1	P-1	SP-1		A-1	
1	Residential																					
1.01	Manufactured home park					P																SP,ZP
1.02	Mixed-use residential								C	C	C	C	P									AR,SP,ZP
1.03	Multi-family, 2 units		P	P			P	P														ZP
1.04	Multi-family, 3 to 4 units			P	P		P	P														ZP
1.05	Multi-family, 5 or more units				P		P		C	C												AR,SP,ZP
1.06	Single-family dwelling	P	P				P	P														ZP
1.07	Townhouse, 2 units		P	P			P	P														ZP
1.08	Townhouse, 3 to 4 units		C	P			P	P	C	C												ZP
1.09	Townhouse, 5 or more units				P		P		C													AR,SP,ZP
2	Special Care Facilities																					
2.01	Assisted living center (new)			C	C				P	P							P					AR,SP,ZP
2.02	Community living arrangement, 8 or fewer residents (new)	P	P	P	P		P	P	C	C												ZP
2.03	Community living arrangement, 9 to 15 residents (new)	C	C	P	P		P	P	C	C												ZP
2.04	Community living arrangement, more than 15 residents (new)	C	C	C	C		C	C	C	C												SP,ZP
2.05	Group day care center								P	P	C	P	P				C					AR,SP,ZP
2.06	Group day care center (company)								C	C				C	C							AR,SP,ZP
2.07	Hospice care center (new)			C	C			C	C			P	P									AR,SP,ZP
2.08	Nursing home							C	C	C	C	C	C				C					AR,SP,ZP

City of Hartford

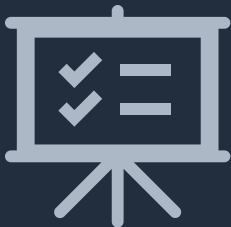
NEXT STEPS



Development Standards



NEXT STEPS



Administration and Procedures

Type of Application	Existing process	Type of Review	Type of Notice				
			Class I Public Notice	Class II Public Notice	Property Owner Notice	Distribution List Notice	Meeting Agenda
1. Code amendment – citizen-initiated map amendment		Public	-	X	X (200 ft.)	X	X

Public Hearing	Type of Involvement in Review Process					
	Zoning Administrator	Historic Preservation Commission	Plan Commission	Common Council	Zoning Board of Appeals (ZBA)	Circuit Court
Common Council	SR	-	R	D	-	CA



CITY OF MANITOWOC

PLAN COMMISSION UPDATE PRESENTATION
OCTOBER 23, 2024

Questions & Discussion