

Report to the Manitowoc Plan Commission

Meeting Date: November 20, 2024

Request: PC 18-2024: JAI Investments / Shilroy LLC: Petition to Rezone from C-1 Commercial to R-6 Multiple Family and from R-4 Single and Two Family Residential to C-1 Commercial for property located at the northwest corner of Woodland Drive and Memorial Drive. (Parcel # 131-002-330 & part of 131-002-150)

Existing Land Use for Subject Property: Vacant Medical Professional (Former Woodland Clinic)

Existing Zoning for Subject Property: C-1 Commercial & R-4 Single and Two Family Residential

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Vacant / Undeveloped	I-1 Light Industrial
West	Residential, Commercial	R-4 Single and Two Family Residential, C-1 Commercial
East	Vacant	R-6 Multiple Family
South	Park / Open Space	P-1 Conservancy

Comprehensive Plan: The 20 Year Future Land Use Map shows the general area as Planned Mixed Use.

Planned Mixed Use: This future land use category is intended to facilitate a carefully curated mix of commercial and residential uses within currently undeveloped or large-scale redevelopment areas that are on public sewer, public water, as well as other urban services and infrastructure. "Planned Mixed Use" areas are intended to follow Smart Growth and Traditional Neighborhood Development principles to create vibrant urban places where commercial and residential uses are complementary to each other in both intensity and design. This category advises a carefully designed blend of community-oriented businesses including small-scale retail and service businesses, office, multi-family, light industrial, and select institutional uses.

Consistency Analysis

The rezoning is consistent with the future land use map.

Report: JAI Investments has entered into a purchase agreement with Shilroy LLC to acquire the former Woodland Clinic located at 1900 Woodland Drive. The clinic building has been vacant in recent years. JAI plans on purchasing 3 lots which total 7.69 acres. The westerly portion of the largest lot is proposed to be rezoned from C-1 Commercial to R-6 Multiple Family to allow for the construction of multi-family apartments. JAI is proposing to raze the westerly portion of the former clinic and keep the remaining portion of the building and convert it into a gas station, convenience store, restaurant and shipping store; all of the uses are permitted in the existing C-1 Commercial Zoning District. The two smaller lots are currently vacant. The 0.19 acre lot is proposed to be rezoned from the R-4 Single and Two Family Residential district to C-1 Commercial and will be used to support the convenience store and gas station. The third 0.72 acre lot is vacant and appears to be wetland.

JAI is planning to complete their project in two phases. Phase one would be the development of the convenience store, gas station, restaurant and retail space. Phase two would be the multi-family development. The current plans for the multi-family are showing first level parking with 4 or 5 stories above the parking. The multi-family development is planned to have a mix of 1 and two bedrooms with between 50 and 80 units.

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: November 8, 2024
- Notifications Sent: November 13, 2024
- Plan Commission Public Informational Hearing: November 20, 2024
- Common Council Public Hearing scheduled for: December 16, 2024

Recommendation: Approve the petition to rezone the property from C-1 Commercial to R-6 Multiple Family and R-4 Single and Two Family Residential to C-1 Commercial.



LAND USE APPLICATION

APPLICANT JAI Investments PHONE (920) 457-8950

MAILING ADDRESS 916 Mulberry Lane, Kohler, WI 53044 EMAIL missionbda@gmail.com

PROPERTY OWNER Ghasem Azodi PHONE (832) 766-6267

MAILING ADDRESS 108 Stonemill Ct, Elizabethtown, KY 42701 EMAIL ghasemazodi@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(Potential Buyer)

PROJECT LOCATION ADDRESS 1900 Woodland Drive

PARCEL ID# 052- 1310023300 / 052-13100215000 CURRENT ZONING R4 / C1

CURRENT USE OF PROPERTY R4 - Vacant Lot / C1 - Office Parking Lot

PROPOSED USE OF PROPERTY R4 to C1 to Support Re-development Use
South section of C1 to multi-family development

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.

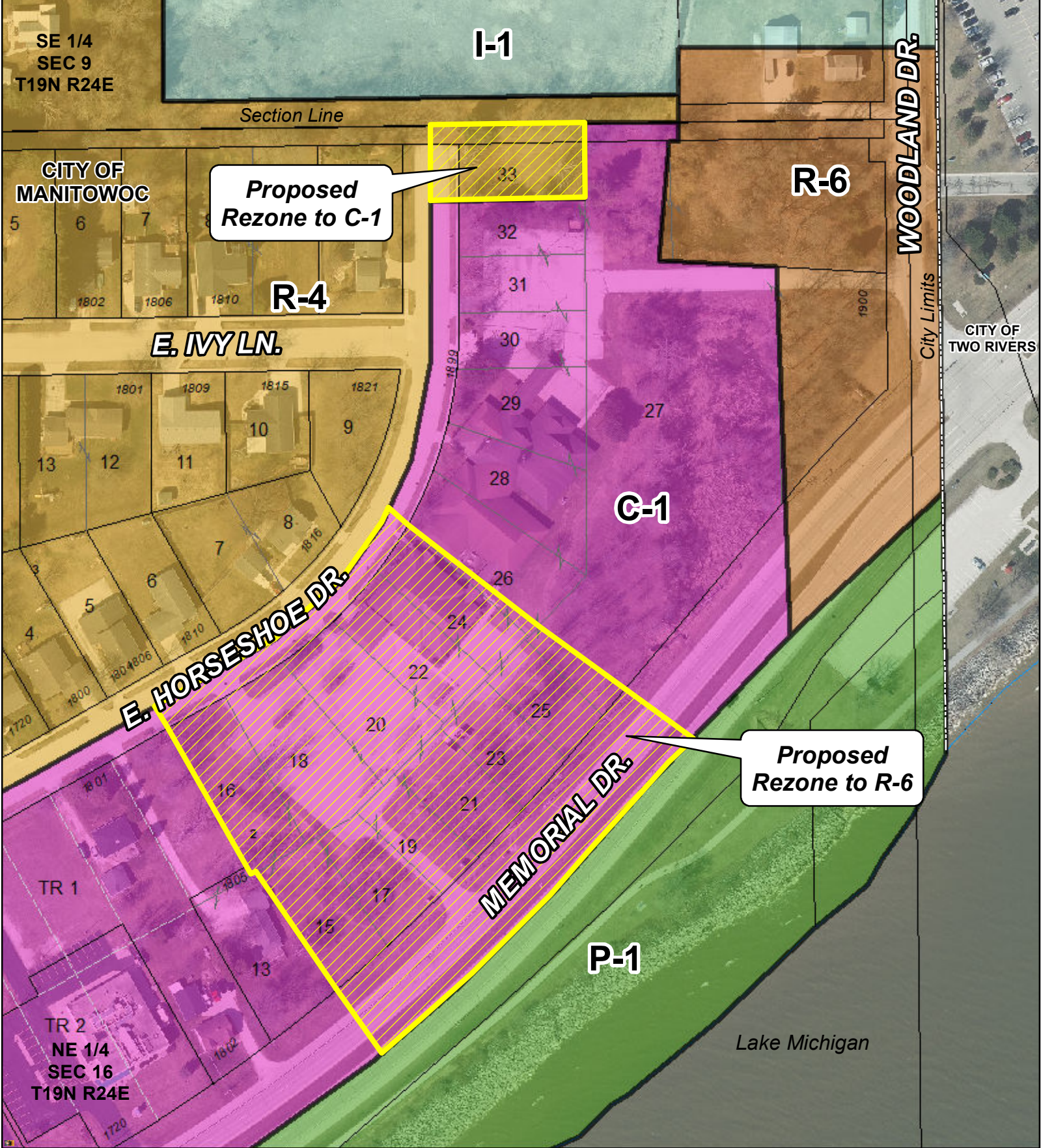
The undersigned hereby represents and warrants that it has the authority to enter into this Contract. If the party entering into this Contract is not an individual, the person(s) signing on behalf of the entity represents and warrants that they have been duly authorized to bind the entity and sign this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

Signature Ghasem Azodi Date 11/08/24

Print Name Ghasem Azodi
(Property Owner)

For Office Use Only	PC/SP #: _____
Date Received: _____	Check#: _____
Fee Paid: _____	
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.



Proposed Rezone to C-1

Proposed Rezone to R-6

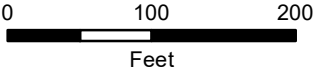
Proposed Rezone Property from C-1 Commercial District to R-6 Multiple-Family District
Proposed Rezone Property from R-4 Single- and Two-Family District to C-1 Commercial District

PC 18-2024




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.

Prepared by City of Manitowoc
 Community Development Department
 www.manitowoc.org
 Map Plotted: 11/12/2024



Legend

 **Proposed Rezone**

Woodland Road Re-Development Plan - Rezoning Request 11/12/24

Project Location: Woodland Road, Manitowoc WI

Parcell ID & Current Zoning: 05213100233000, R-4

Requested Zoning: C-1

Parcell ID & Current Zoning: 05213100215000, C-1

Requested Zoning: R-6 Multi-Family (For the phase 2 south portion of the property)

Current Property Use:

The current property is zoned C1. The existing building on site was operated as a health care clinic. The clinic is no longer in use and the building has been vacant for several years.

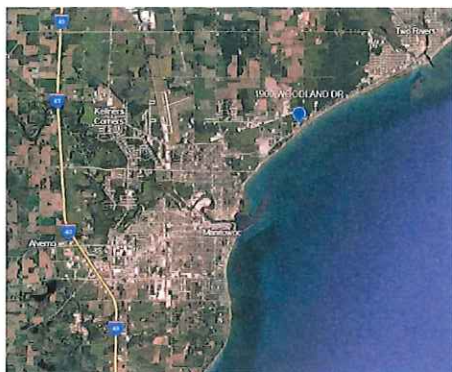
Proposed Property Use – Phase 1 North portion of the property:

We are requesting the City of Manitowoc to rezone this property as outlined above. Rezoning the north parcel as C-1 will support the adjacent proposed new use. The phase 1 plan is for a Gas Station with the new canopy located in the existing north parking lot. The norther sections of the existing building would be remodeled for a new Convenience Store, Restaurant, and Shipping Store along with open retail space for a complimenting business. The Owner has a proven portfolio of successfully running restaurant/convenience store combination locations in other communities, including multiple locations in Sheboygan & the newly constructed J-Mart & Spices Restaurant on Rapids Road in Manitowoc.

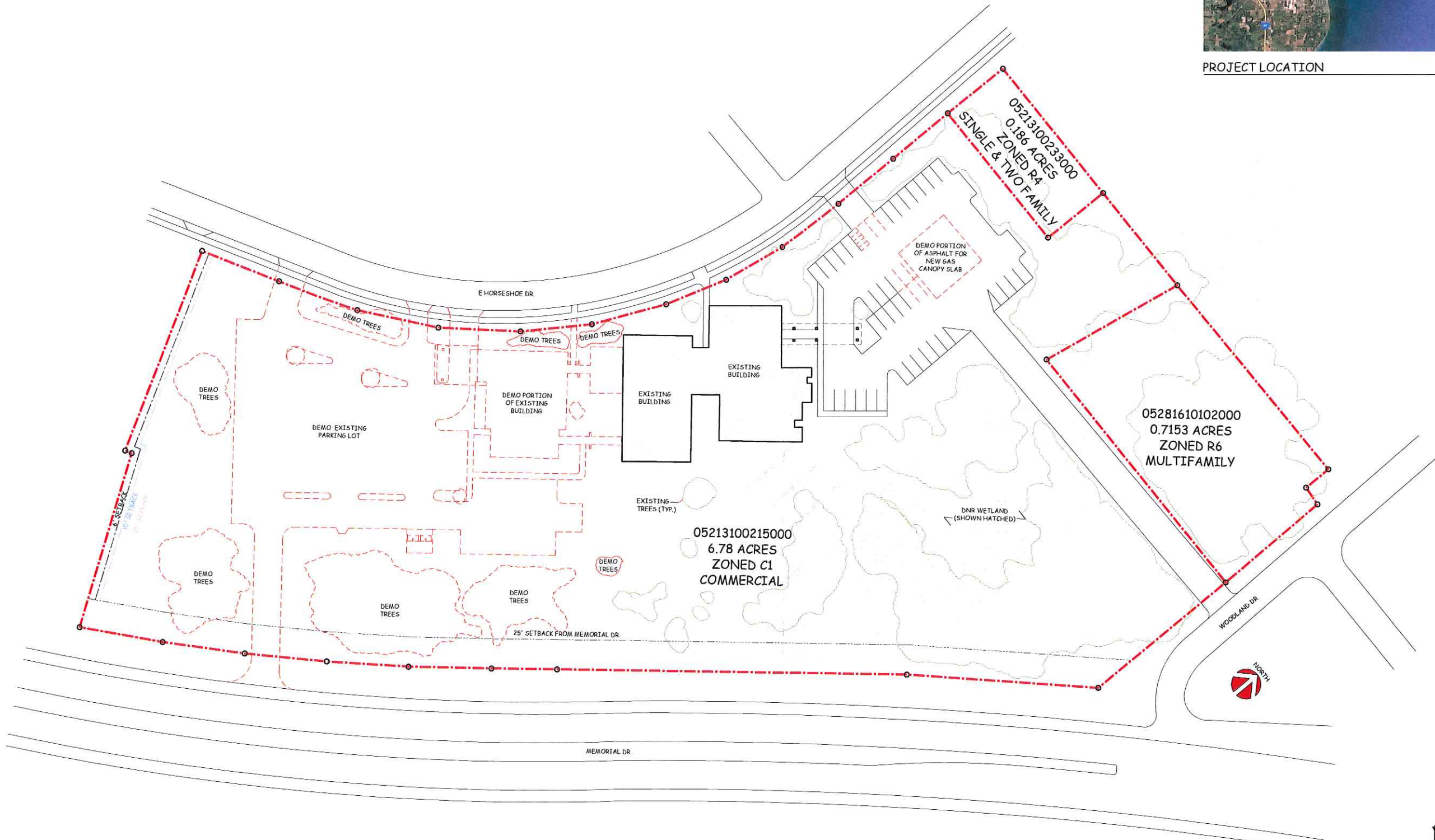
Proposed Property Use – Phase 2 South portion of the property:

Rezoning the south portion of the property from C-1 to R-6/Multi-Family would allow for the proposed phase 2 residential development. The Multi-Family development will include podium first level inside parking and storage units. Above the parking level will include 4-5 stories of one

and two bedroom residential units. Potentially a total of 50-80 units. The design will complement the neighborhood and provide maximized views of Lake Michigan. Above the parking level will include inside amenity space for the residents along with an exterior community patio with views of Lake Michigan. It is the desire to exceed the 60' current height requirement with approval to maximize the views of the Lake.



PROJECT LOCATION



DEMO SITE PLAN

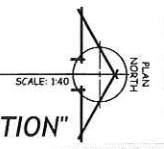
Notes & Revisions

Client Name
**1900 WOODLAND DRIVE
DEVELOPMENT**

DEMO SITE PLAN
Project number: 2024_XX
Date: 2 NOVEMBER, 2024
Drawn by: AMM
Checked by: GG

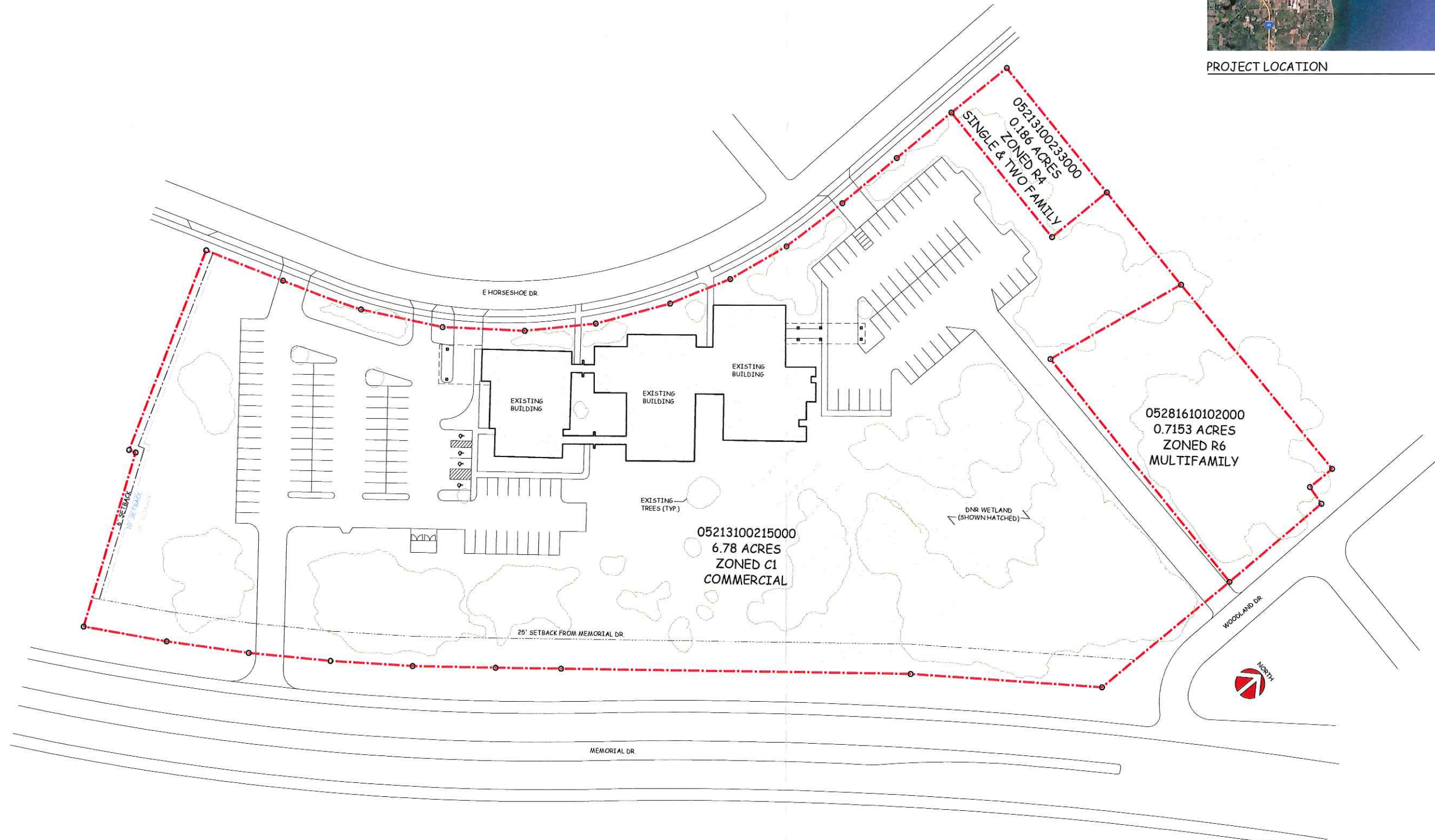
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"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"





PROJECT LOCATION



EXISTING SITE PLAN

Notes & Revisions

Client Name
**1900 WOODLAND DRIVE
DEVELOPMENT**

EXISTING SITE PLAN
Project number: 2024.XX
Date: 7 NOVEMBER, 2024
Drawn by: AWM
Checked by: GG

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"PRELIMINARY DESIGN ONLY - NOT FOR CONSTRUCTION"

