

Report to the Manitowoc Plan Commission

Meeting Date: July 22, 2020

Request: PC 20-2020 Bay Pointe Developers LLC, Request to Rezone property located in the 1100 block of Bayshore Drive from “P-1” Conservancy to “R-5” Low Density Multiple-Family District.

Reason for Request: To allow for the construction of 6, 8 unit apartment buildings the property must be rezoned to R-5 Low Density Multiple-Family.

Existing Land Use for Subject Property: Vacant / Undeveloped

Existing Zoning for Subject Property: P-1 Conservancy

Surrounding Property Land Uses and Zoning

| Direction | Existing Land Use | Existing Zoning |
|------------------|--|---------------------------|
| North | Vacant/Undeveloped, residential | P-1 Conservancy |
| South | Assisted Living/residential | B-2 Neighborhood Business |
| East | Vacant / Undeveloped (future medical facility) | B-2 Neighborhood Business |
| West | Open Space | P-1 Conservancy |

Comprehensive Plan: The Future Land Use Map indicates the area as Planned Mixed Use which is consistent with the Comprehensive Plan. In 2018, the Commission and Council approved an amendment to the Future Land Use Map in anticipation of the redevelopment of the former Elks Golf Course property. The proposed rezoning is consistent with the previous actions of the Commission and Council.

Report: Alex Allie from Bay Pointe Developers II, LLC is petitioning to rezone approximately 12.2 acres of land on the west side of Bayshore Drive. The property is a portion of the former Elks Golf Course. The zone change to R-5 Low Density Multiple Family District will allow for the construction of six 48 unit apartments, and a clubhouse on the property. The estimated cost of construction is \$6,200,000 and the project will generate approximately \$72,000 in annual taxes.

Bayshore Drive is proposed to be open to traffic by the end of July. Access to the development will be off of Bayshore Drive.

Based on the preliminary site plan the apartment buildings meet the requirements of the R-5 zoning district regarding density, lot coverage, property line setbacks, building separation and lot area.

Case History The Future Land Use Map was amended to Planned Mixed Use in 2018.

Public Comments: The Zoning Code requires notices to be mailed out to abutting property owners within 200' excluding right-of-way of the subject area. The notification list was expanded beyond the 200' to include the property owners along the south side of E. Park View Lane because those property owners were part of the earlier informational hearings for the amendment to the future land use map. The goal was to keep all the neighbors informed of the development.

Notices were mailed out to property owners on Wednesday, July 15th; as of the time of this writing no comments have been received.

Recommendation: Approve the Rezoning from P-1 Conservancy to R-5 Low Density Multiple Family.

**APPLICATION FOR AMENDMENT TO
ZONING ORDINANCE DISTRICT MAP
City of Manitowoc, Wisconsin
(REV. 1/11)**

Date: 6/24/2020

Honorable Mayor and Common Council
Manitowoc Municipal Building
900 Quay Street
Manitowoc, Wisconsin 54220-4543

Attention: City Clerk

The undersigned owner (contract owner) of property described herein petitions your Honorable Body to amend the Zoning Ordinance District Map of the City of Manitowoc by reclassifying from the P-1 District to the R-5 District the following described property.

I. LOCATION OF PROPERTY

- A. Street Address: 1100 Bayshore Drive
- B. Legal Description of Property: _____
- C. Small Scaled Map of Property (attached to this application).

II. REASON FOR ZONE CHANGE REQUEST

To allow for the construction of 48 apartments.
This will be in six 8-unit buildings (two stories) and
a clubhouse

III. PROPOSED USE OF PROPERTY

- A. Preliminary site plan or sketch subdivision drawn to scale (see attached map).
- B. Specifics of proposed use of the subject site are:
- (i) Residential-Number of living units: 48
 - (ii) Non-residential-Square feet of building(s): _____
 - (iii) Non-residential-Type of Development: _____
 - (iv) Number of parking spaces to be provided: 150-160
 - (v) Number of Employees: 1

IV. IMPACTS UPON CITY

- A. Any need for traffic or street changes, utility or street extensions, signalization, etc. (please specify) N/A
- B. Conformance with City Comprehensive Plans (please specify) Yes - it is a planned mixed-use area.
- C. Impacts upon surrounding properties (please specify) No impacts. 3 story residential to south, residential to north, commercial to east.
- D. Estimated cost of construction/rehabilitation and net increase in real estate taxes (please specify) \$6,200,000 in total cost
\$72,000 increase in taxes
- V. **ESTIMATED TIMING OF PROPOSED USE/RE-USE OF PROPERTY** (please specify) Two 8 unit buildings and a clubhouse in fall/Winter 2020.
Four 8 unit buildings in 2021

VI. FILING FEE AND COST OF LEGAL NOTICES

The required \$350.00 filing fee is enclosed. Furthermore, I understand I am responsible for the prompt payment of the actual cost of published legal notices required to process this application.

Kindly inform me of the times and dates of the public meetings and public hearings at which this request will be discussed and possibly taken action on.

Sincerely,

Property Owner's Signature (required):

Bay Pointe Developers II LLC, *Ally Allen*

Mailing address:

100 Maritime Drive, Suite 30

Manitowoc WI 54220

Contract Purchaser's Signature (if applicable):**

Mailing address:

**Please provide a copy of an executed "Offer to Purchase" to the City Planning Department under separate cover.

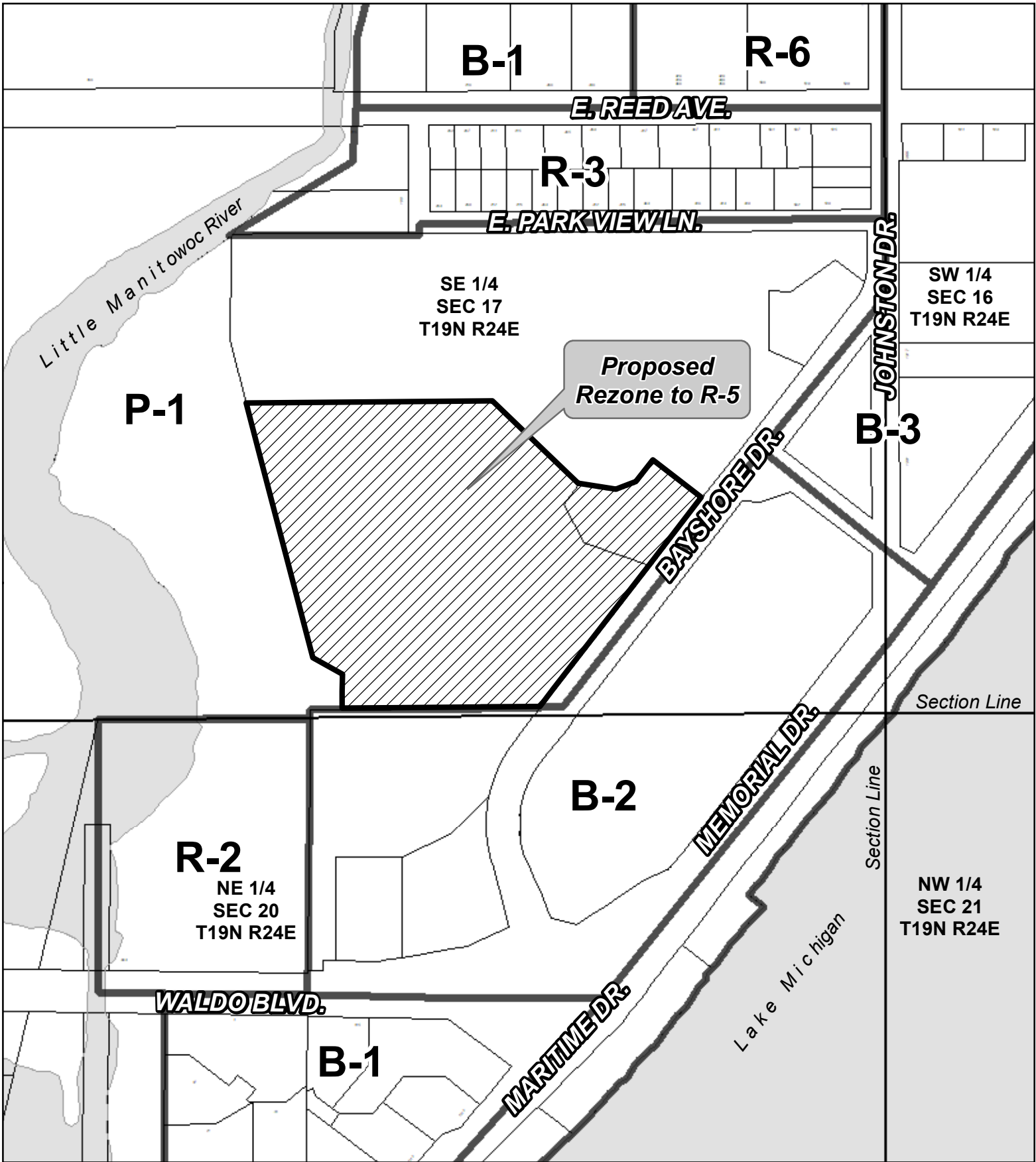
Attachments

*Map of property to be changed in zone

*Preliminary site plan

*Filing fee

Y:\Dave\WPFILES\zoning application 1-11.wpd



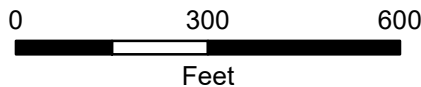
Request to Rezone Property from P-1 Conservancy District to R-5 Low Density Multiple-Family District

PC 20-2020

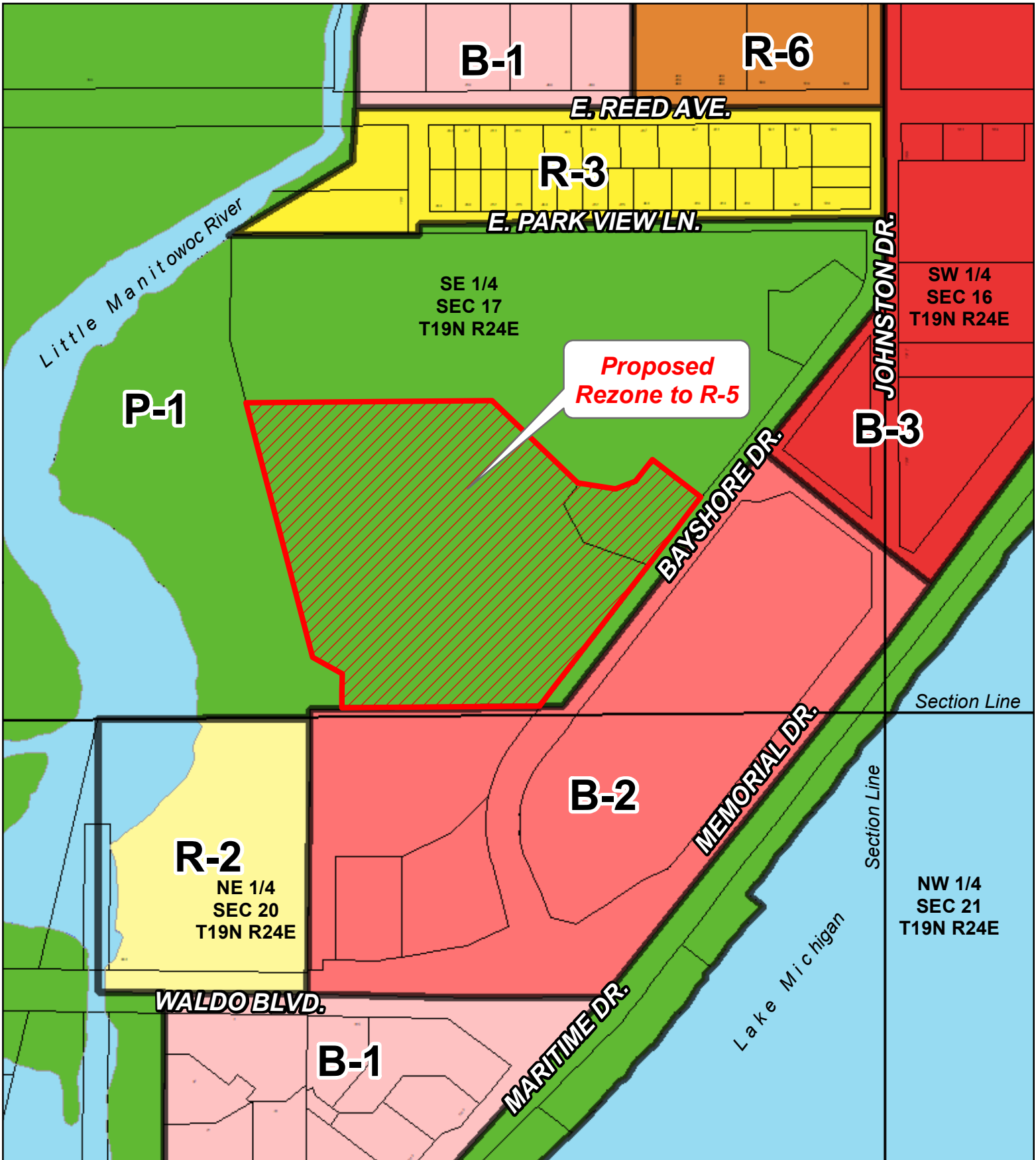


DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Prepared by City of Manitowoc
 Community Development Department
 www.manitowoc.org
 Map Plotted: 7/6/2020



| Legend | |
|--------|------------------------|
| | Proposed Rezone to R-5 |



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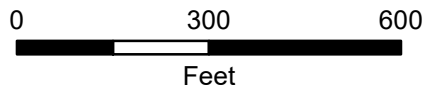
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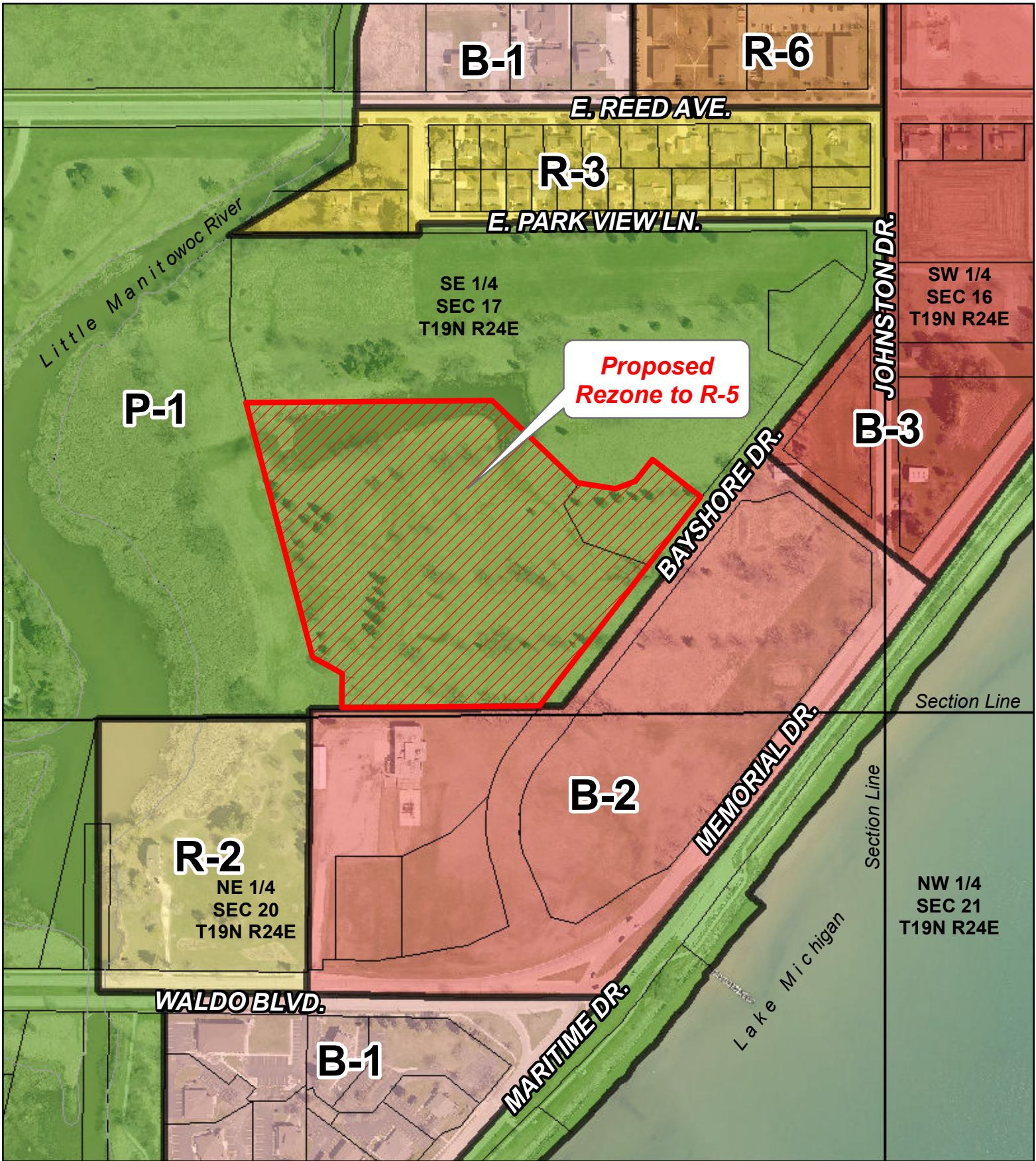
Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 7/8/2020

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Legend

 Proposed Rezone to R-5

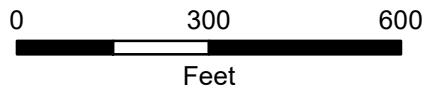


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Legend

 Proposed Rezone to R-5