



# CITY OF MANITOWOC

WISCONSIN, USA

[www.manitowoc.org](http://www.manitowoc.org)

3/28/2024

To: Mayor and Common Council

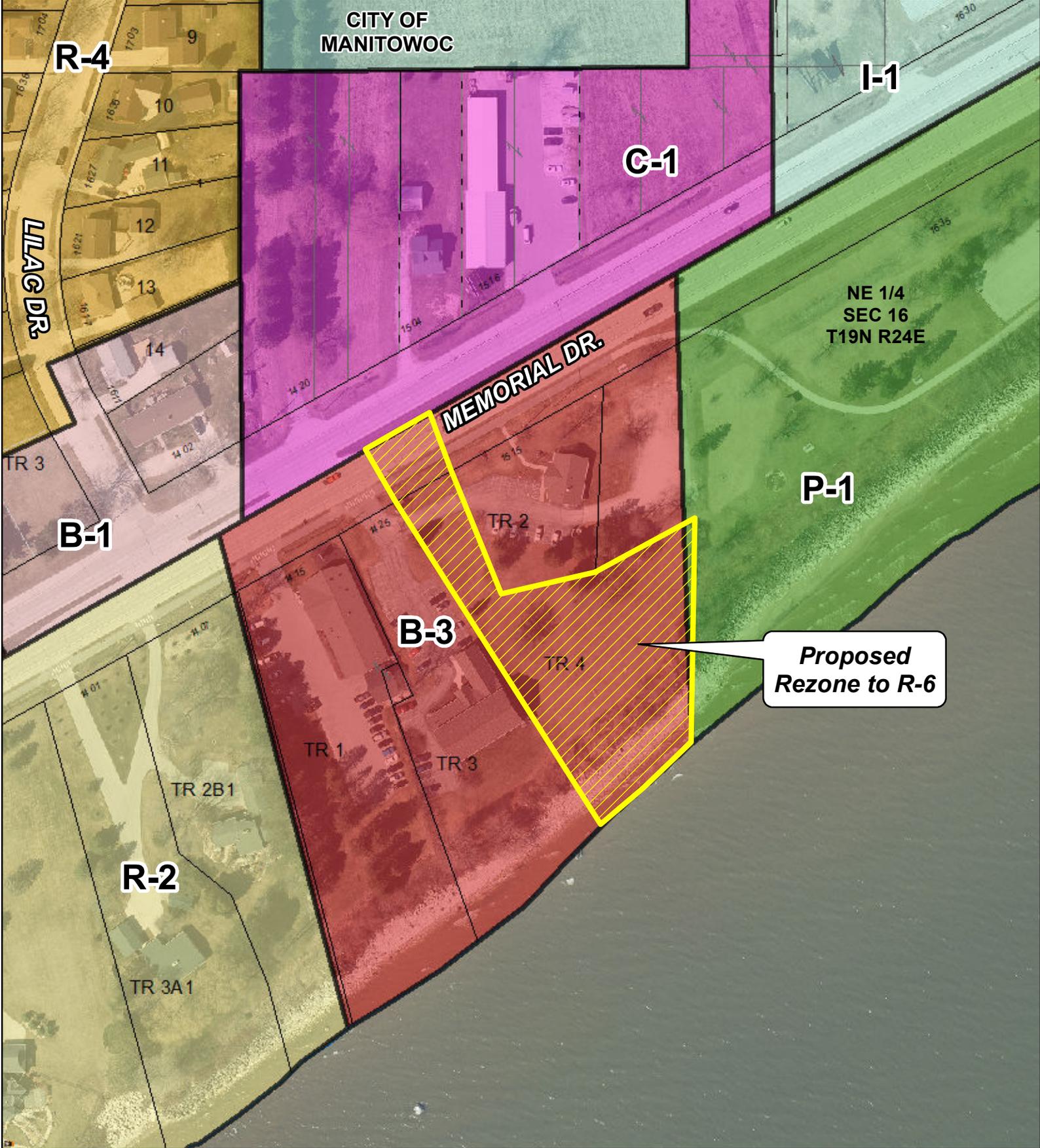
From: Paul Braun, City Planner

**Subject: PC 7-2024: Terra Investments LLC: Petition to Rezone from B-3 General Business to R-6 Multiple Family for Property located on Memorial Drive (816-103-180).**

At the March 27, 2024 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

***Approve the petition to rezone the property from B-3 General Business to R-6 Multiple Family Residential.***

Granicus #: 24-1327  
Attachments: Ordinance & Map



CITY OF  
MANITOWOC

R-4

I-1

C-1

LLAG DR.

MEMORIAL DR.

NE 1/4  
SEC 16  
T19N R24E

B-1

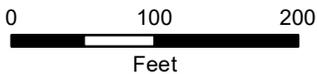
P-1

B-3

*Proposed  
Rezone to R-6*

R-2

Proposed Rezone Property from B-3 General Business District  
to R-6 Multiple-Family District



PC 7-2024

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

**Legend**  
 Proposed Rezone

Map Plotted: 3/18/2024  
 O:\Committees\PC Plan Commission\PC\_Rezone\2024\PC 7-2024 Terra Interests-Durbrow Rezone\_Memorial Drive\Maps\PC 7-2024 Rezone.mxd

## ORDINANCE

An Ordinance amending the amended zone map of the City of Manitowoc entitled:  
“Zoning Ordinance of the Municipal Code of the City of Manitowoc.”

The Mayor and Common Council of the City of Manitowoc do ordain as follows:

**SECTION 1:** Section 15.050 of the amended zone map of the City of Manitowoc is amended to provide that: a tract of land located in the SW ¼ of the NE ¼ Section 16, Township 19 North, Range 24 East, in the City of Manitowoc, Manitowoc County, Wisconsin being generally located southeast of the intersection of Memorial Drive and Lilac Drive, and more particularly described as Tract 4 of a Certified Survey Map being recorded in Volume 5, Page 201 in the City of Manitowoc to be changed from “B-3” General Business District to “R-6” Multiple Family District and, all according to the attached Map.

**SECTION 2:** This Ordinance shall take effect the day after its publication.

INTRODUCED \_\_\_\_\_ ADOPTED \_\_\_\_\_

\_\_\_\_\_  
Justin M. Nickels, Mayor

APPROVED \_\_\_\_\_

**Fiscal Impact:**  
**Funding Source:**  
**Finance Director Approval:**     /  
**Approved as to Form:**             /



# LAND USE APPLICATION

APPLICANT Terra Interests, LLC PHONE 920-726-4850

MAILING ADDRESS 9601 Lakeshore Road, Newton, WI 53063 EMAIL jdurbrow@gmail.com

PROPERTY OWNER Terra Interests, LLC PHONE 920-726-4850

MAILING ADDRESS 9601 Lakeshore Road, Newton, WI 53063 EMAIL jdurbrow@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 DNA

PARCEL ID# 052-81610318000 CURRENT ZONING B-3 per Manitowoc Maps

CURRENT USE OF PROPERTY Vacant

PROPOSED USE OF PROPERTY Residential - R-6

**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 *John Durbrow* Date 2/29/2024  
(Property Owner)

Print Name John Durbrow for Terra Interests

<b>For Office Use Only</b>	
Date Received: <u>3-14-24</u>	PC/SP #: <u>7-2024</u>
Fee Paid: <u>\$350</u>	Check#: <u>Cash</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.

City of Manitowoc  
Land Use Application  
Narrative Attachment

The owner of the parcel intends to develop a four-story building with one residential unit per level. The proposed use may include additional units towards the north edge of the site, but those have yet to be defined. Current zoning allows for much higher density than proposed, but requires a business component to the project, which does not appear to be a viable use with the current market conditions and the parking constraints imposed by the site configuration. In effect, the owner is requesting a downzoning in both function and scale.

It is anticipated that the project will be structured as a for sale condominium development. In the event that sales are not adequate at the time of completion, the owner may hold the units as a rental property.

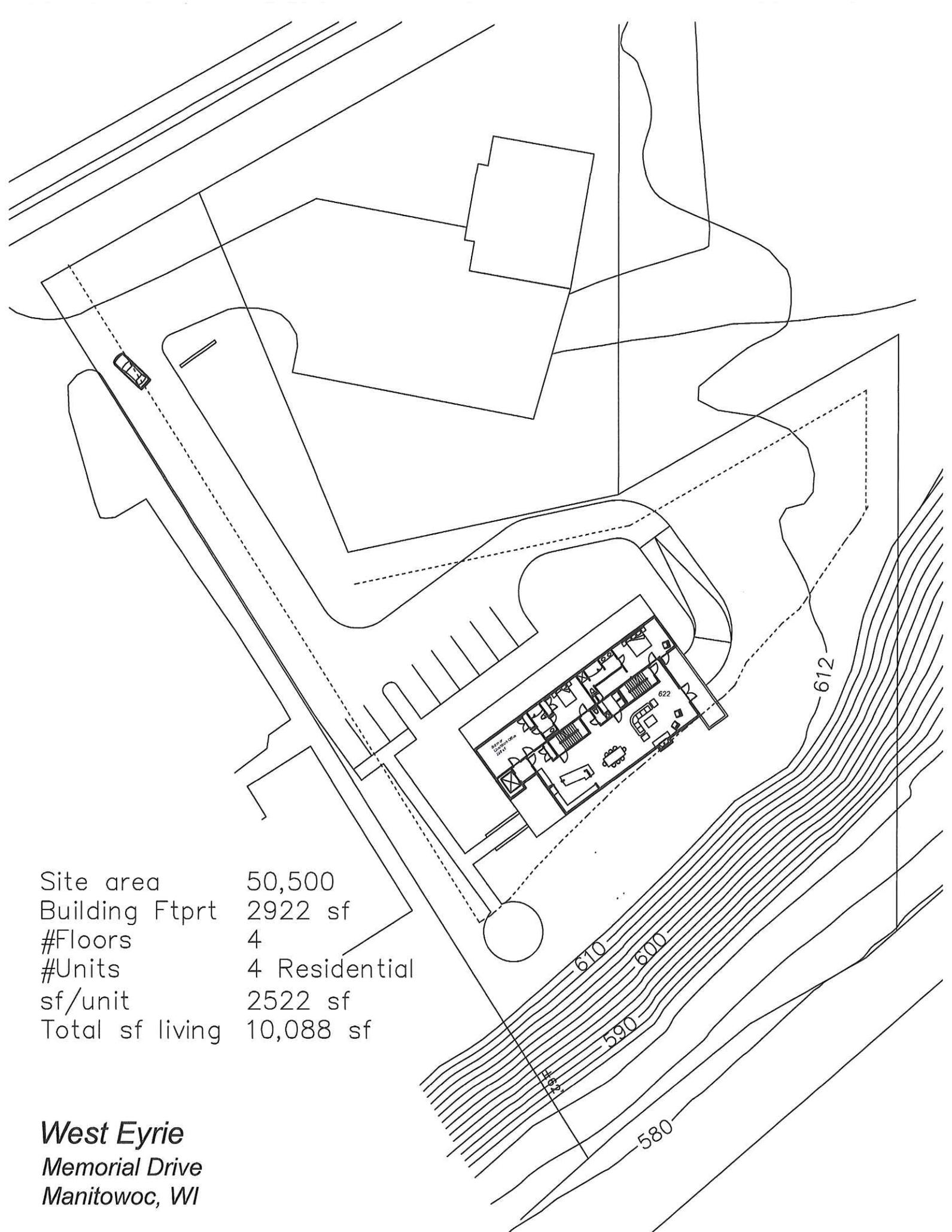
Schematic drawings attached outline the siting and the scope of the proposed development. The final selection of materials and finishes will be determined in conjunction with the development of the project budget and the interests of those promoting unit pre-sales.

Owner parking will be subgrade, per the definition of a basement level by the Manitowoc Zoning Ordinance.

The units will be constructed of wood framing over a rated garage.

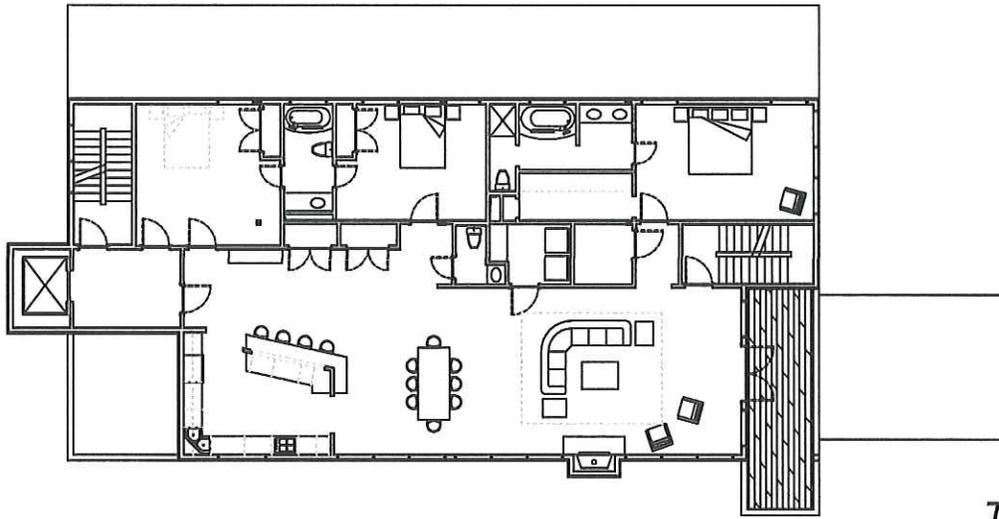
Drawings will be advanced upon approval of the conceptual approach.

Please call John Durbrow at 312-493-1114 for further information.

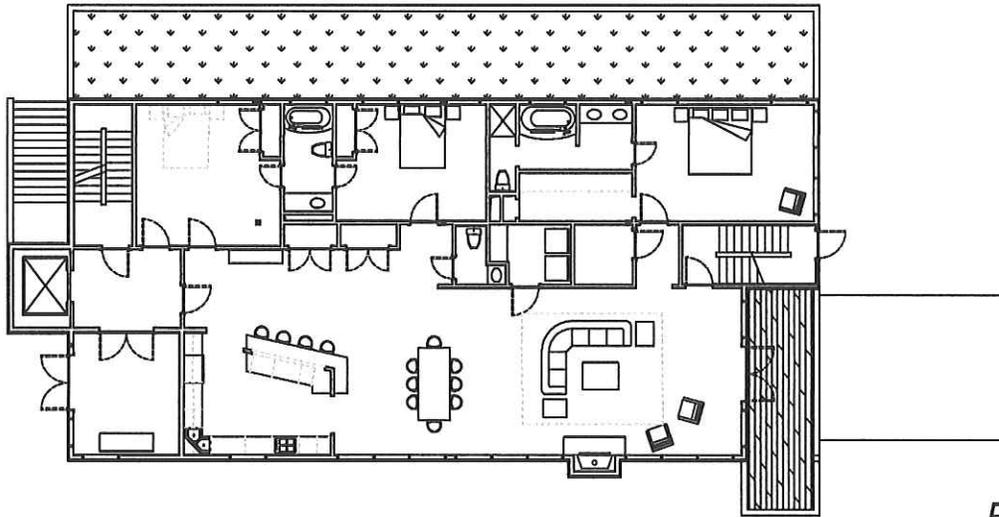


Site area	50,500
Building Ftprt	2922 sf
#Floors	4
#Units	4 Residential
sf/unit	2522 sf
Total sf living	10,088 sf

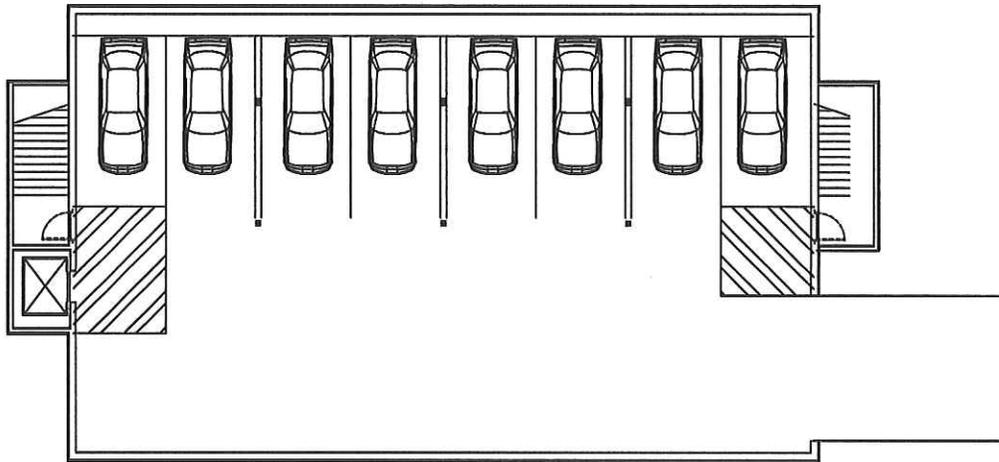
**West Eyrie**  
 Memorial Drive  
 Manitowoc, WI



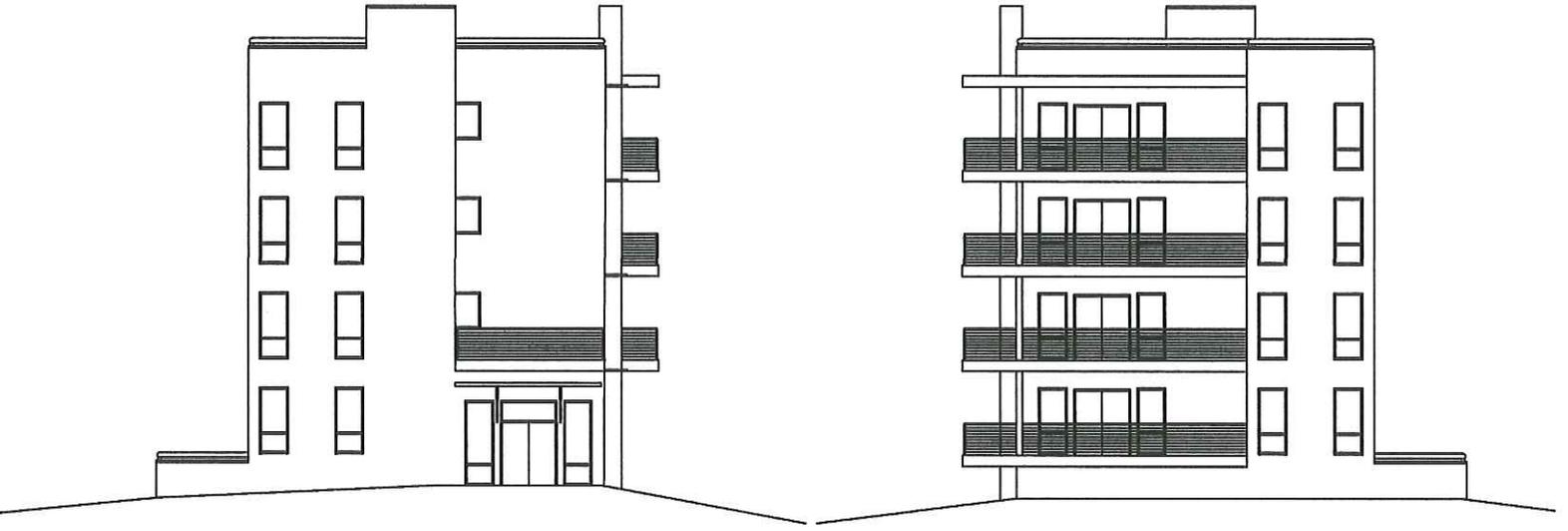
*Typical Residential Plan*



*First Floor Plan*



*Basement Level Plan*



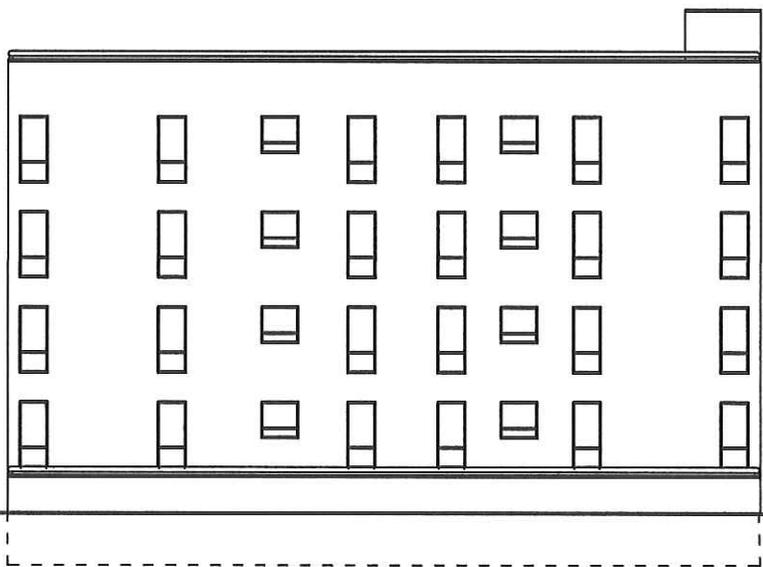
*South Elevation*

*North Elevation*

*West Eyrie  
Memorial Drive  
Manitowoc, WI*



*East Elevation*

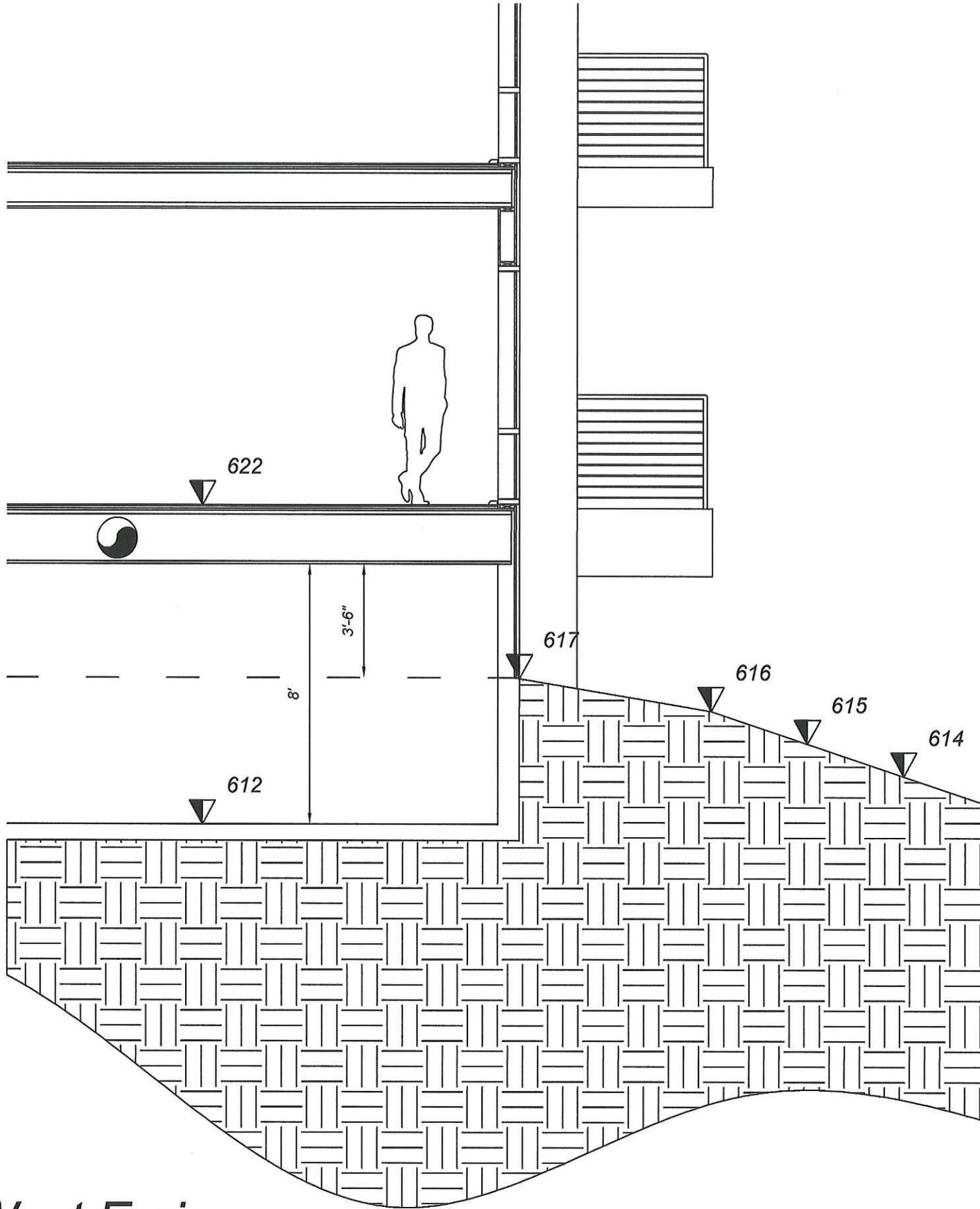


*West Elevation*

*West Eyrie  
Memorial Drive  
Manitowoc, WI*







*West Eyrie*  
*Memorial Drive*  
*Manitowoc, WI*