

Report to the Manitowoc Plan Commission

Meeting Date: May 28, 2025

Request: PC 18-2025: PC 18-2025: Forest Creek, LLC; Petition to Rezone from B-2 Neighborhood Business to R-6 Multiple Family Residential for property located at the northwest corner of Viebahn and S. 42nd Streets (835-401-010)

Existing Land Use for Subject Property: Multi-Family Apartments

Existing Zoning for Subject Property: B-2 Neighborhood Business

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Multi-family Residential	R-6 Multiple Family
West	Commercial Conservancy	I-1 Light Industrial P-1 Conservancy
South (Town of Newton)	Residential	R-2 Residential District
East	Institutional, Medical, Office	B-1 Office - Residential

Comprehensive Plan: The Future Land Use Map shows the area as “Industrial” but the land use categories to the north and south are shown as Multi-family Residential and Planned Neighborhood. Per guidance documents from the State, Future land categories and areas are considered “fuzzy” lines and are not finite. Acknowledging that half of the lot is currently developed as multi-family and the proposed project is in-fill on the same lot the proposal is consistent with comprehensive plan’s goal of creating additional living units.

Report: Alex and Peter Allie, members of Forest Creek LLC are requesting to rezone their property from B-2 Neighborhood Business to R-6 Multiple Family Residential. The reason for the rezoning to R-6 is to reduce the building setbacks for the proposed apartments. Originally the property was zoned B-2 so the owners had the ability to construct office type uses in addition to multiple family uses which had to follow the R-5 Low Density Multiple Family zoning district area regulations which had smaller setbacks.

The 3 new apartment buildings will be larger than the first 6 existing buildings. The new buildings will have 10 apartments with a mix of 2 – 1 bedroom units, 6 – 2 bedroom units and 2 – 3 bedroom units in each building versus the original apartment buildings which were 8 unit all being 2 bedroom units. The larger foot print creates setback issues between the buildings, existing clubhouse and existing stormwater pond. The proposed R-6 zoning district provides more flexibility with the setbacks allowing the larger apartment building to fit into the restricted space in between the existing stormwater pond and clubhouse.

The 3 proposed buildings will complete the development of the parcel. At completion the development will provide a total of 78 dwelling units in 9 stand-alone buildings.

Public Comments: Notices were mailed out to property owners within 200 feet, excluding right-of-way on May 19th. At the time of this writing no comments were received.

Timeline

- Notification Sent: May 19th.
- Plan Commission meeting: May 28th.
- Common Council meeting: June 16th.

Recommendation: Approve the Change in Zoning from B-2 Neighborhood Business to R-6 Multiple Family.



LAND USE APPLICATION

APPLICANT Forest Creek LLC PHONE 920-684-1545

MAILING ADDRESS 100 Maritime Drive, Suite 3C, Manitowoc, WI 54220 EMAIL aallie@alliecompanies.com

PROPERTY OWNER Forest Creek LLC PHONE 920-684-1545

MAILING ADDRESS 100 Maritime Drive, Suite 3C, Manitowoc, WI 54220 EMAIL aallie@alliecompanies.com

REQUEST FOR:

- | | |
|--|---|
| <input type="checkbox"/> Conditional Use Permit (CUP) \$350* | <input checked="" type="checkbox"/> Zoning District Change/Map Amendment \$350* |
| <input type="checkbox"/> Site Plan Review \$350 | <input type="checkbox"/> Request for Annexation \$350* |
| <input type="checkbox"/> Certified Survey Map (CSM) \$100 | <input type="checkbox"/> Planned Unit Development (PUD) \$350* |
| <input type="checkbox"/> Official Map Review \$350* | <input type="checkbox"/> Street/Alley Vacation \$350* |

**Publication of legal notice fees additional.*

STATUS OF APPLICANT: ☒ Owner ☐ Agent ☐ Other

PROJECT LOCATION ADDRESS 2240-2680 South 42nd Street

PARCEL ID# 052-835-401-010 CURRENT ZONING B-2

CURRENT USE OF PROPERTY Multifamily Apartments

PROPOSED USE OF PROPERTY Multifamily Apartments

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 *Alex Allie* Date 05/08/2025
(Property Owner)

Print Name Alex Allie

For Office Use Only

Date Received: _____

PC/SP #: PC 18-2025

Fee Paid: _____

Check#: _____

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.

Re: Rezone Request (Parcel # 052-835-401-010)

Wednesday, May 8th, 2025

Forest Creek LLC
100 Maritime Drive
Manitowoc, WI 54220

Paul Braun
City Planner
City of Manitowoc
900 Quay Street
Manitowoc, WI 54220

Dear Paul,

Please accept our request to rezone the parcel owned by Forest Creek LLC at 2240-2680 South 42nd Street. The tax ID for this parcel is 052-835-401-010. We are requesting that this parcel be rezoned from B-2 (Neighborhood Business District) to R-6 (Multiple Family District).

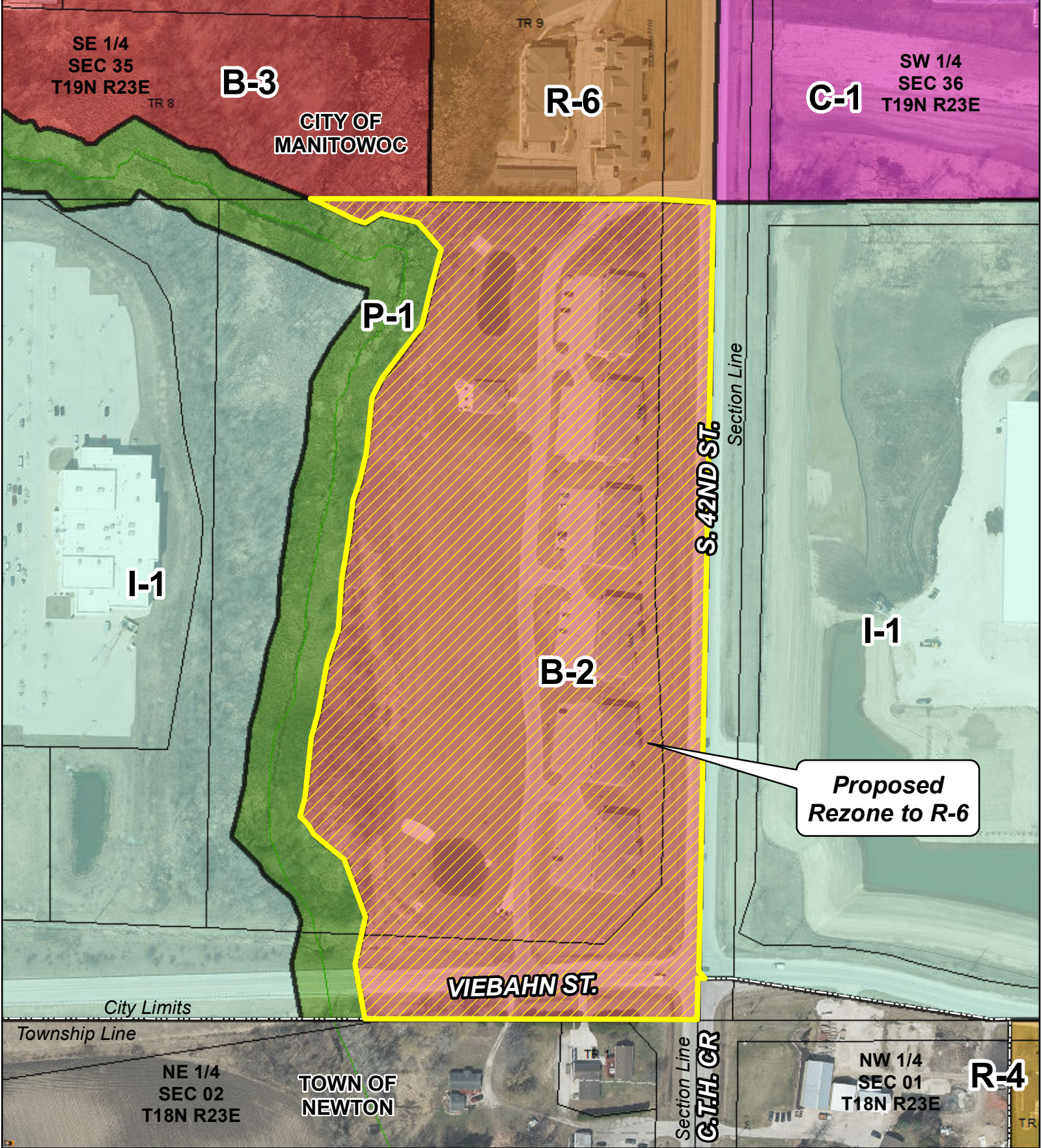
The request to rezone the parcel to R-6 is necessary because of the density of apartments we are trying to achieve in the final three buildings as we complete the apartment complex. Further, the parcel of the original complex directly to the north (2210-2230 S. 42nd Street) is also zoned R-6, so this request would allow us to have cohesive zoning throughout the complex.

Thank you for your consideration.

Sincerely,

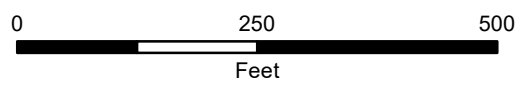
A handwritten signature in black ink, appearing to read "Alex C. Allie".

Alex C. Allie
Forest Creek LLC



Proposed Rezone Property from B-2 Neighborhood
Business District to R-6 Multiple-Family District

PC 18-2025




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.

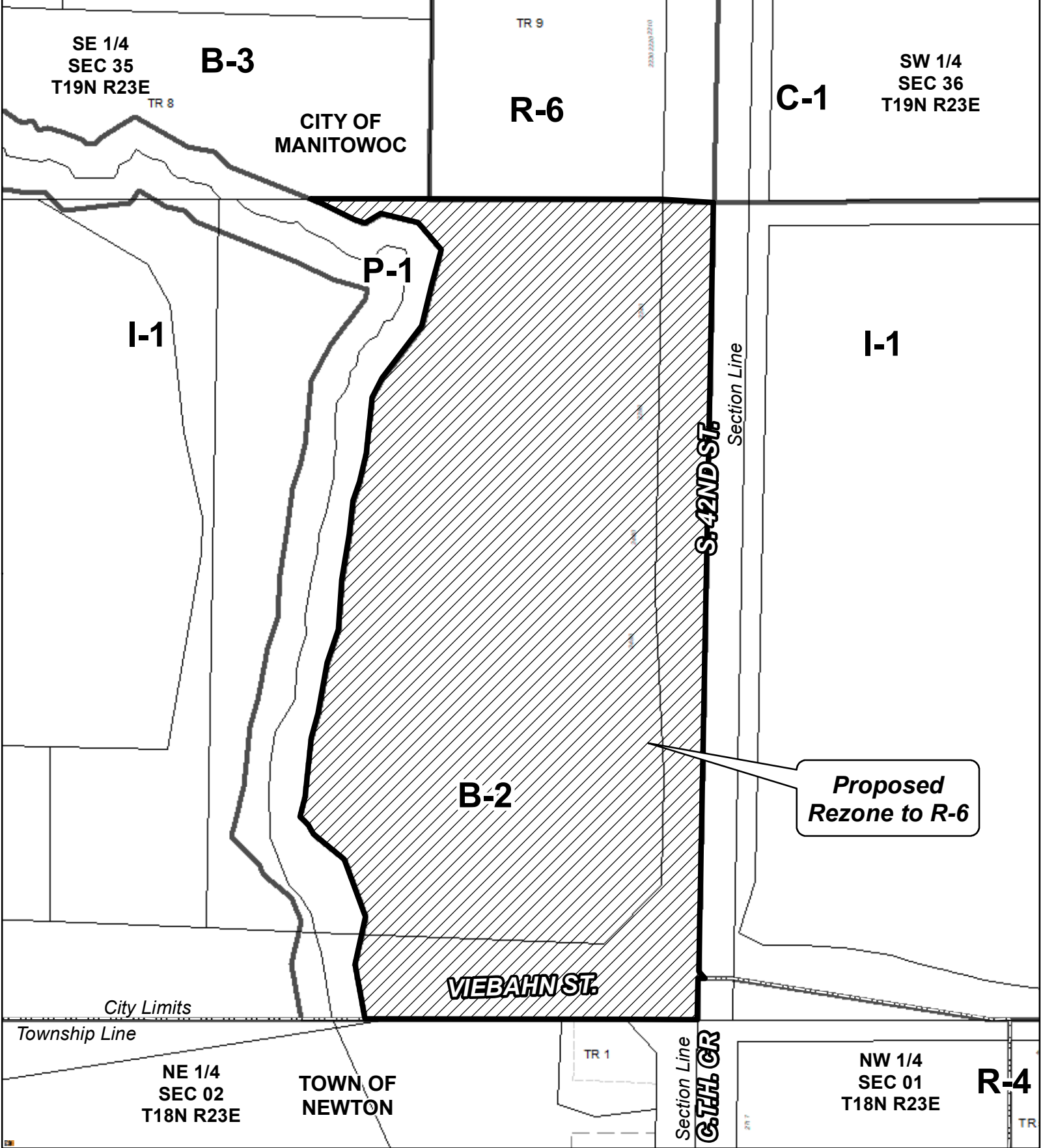
Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org

Map Plotted: 5/12/2025

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Legend

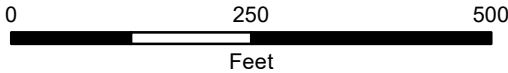
 Proposed Rezone



Proposed Rezone Property from B-2 Neighborhood
Business District to R-6 Multiple-Family District

PC 18-2025

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Legend

Proposed Rezone