

Report to the Manitowoc Plan Commission

Meeting Date: June 26, 2019

Request: PC 26-2019: Discussion and Possible Action: Bay Pointe Developers II, LLC & Angelus Village of Manitowoc, LLC: Proposed Rezoning from C-1 Commercial & P-1 Conservancy to B-2 Neighborhood Business & B-3 General Business for property located at 200 E. Waldo Blvd and adjacent land near E. Waldo Blvd & Bayshore Drive.

Existing Land Use for Subject Property: Vacant – former Elks Golf Course

Existing Zoning for Subject Property: C-1 Commercial and P-1 Conservancy

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, west	Planned Mixed Use	P-1 Conservancy
East	Public Parks & Open Space(Lake Michigan)	P-1 Conservancy
South	Planned Mixed Use	B-1 Office - Residential

Comprehensive Plan: The proposal is consistent with the Comprehensive Plan’s Future Land Use Map. At the September 2018 Plan Commission meeting the Commission unanimously approved a resolution to amend the future land use map for the subject area to “Planned Mixed Use”. At the October 2018 Common Council meeting the council unanimously adopted an ordinance amending the future land use map to “Planned Mixed Use” which allows for the current request to amend the zoning map.

Report: Bay Pointe Developers II, LLC (Bay Pointe) & Angelus Village of Manitowoc, LLC (Angelus) are requesting an amendment to the zoning to allow for some future development. The area to be rezoned is located on the former Elks Golf Course property being northwest of the E. Waldo Blvd and Memorial Drive intersections.

Angelus will be rezoning their property from C-1 Commercial to B-2 Neighborhood Business, the proposed B-2 district will not affect the senior living facility which is currently under construction. The B-2 district is more restrictive for other uses which are not compatible with the surrounding area and will protect the adjacent properties. The existing C-1 district would allow heavier uses with outside sales and display such as: car washes, boat sales, contractor shops, open sales lot and automobile service shops which are not complementary to the surrounding uses. Billboards are also allowed in a C-1 district. The senior living facility is allowed in the B-2 district so there is no reason for the heavier C-1 district.

Bay Pointe is proposing to rezone approximately 9.44 acres along Memorial Drive to allow for the development of a medical facility which would be located in between Memorial Drive and Bayshore Drive which is a new street that will be constructed next year. In addition, a smaller

triangular shaped parcel which will be located northeast of a future street which connects Memorial Drive and Bayshore Drive will be zoned to B-3 General Business to match some existing zoned property to its east.

The proposed amendment to the zoning map is consistent with the current future land use map and concept plans that have been reviewed by the Plan Commission.

Public Comments The notices were sent out on June 19th to the same property owners from previous information hearings; the area of notifications went beyond the normal 200' radius mailing area.

Timeline

- Common Council Public Hearing is scheduled for Monday, July 15th.

Recommendation: The Community Development Department recommends approval of the rezoning request from "C-1" Commercial and "P-1" Conservancy to "B-2" General Business and B-3 General Business.

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

Date: May 22 2019

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 (conservancy) and C-1 District to the B-2 and B-3 District the following described property.

I. LOCATION OF PROPERTY

- A. Street Address: Approximately 200 E Waldo Blvd and adjacent land fronting on the proposed Bayshore Drive
- B. Legal Description of Property: N/A
- C. Small Scaled Map of Property (attached to this application).

II. REASON FOR ZONE CHANGE REQUEST

To rezone the 9.44 acre parcel along Memorial Drive for a medical use facility; to rezone the Angelus Assisted living to a more appropriate zoning that matches the surrounding proposed uses; to rezone the remaining commercial land to match surrounding zonings.

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: 52 assisted living units
 - (ii) Non-residential-Square feet of building(s): Approximately 38,000 initially
 - (iii) Non-residential-Type of Development: Medical and other commercial
 - (iv) Number of parking spaces to be provided: TBD
 - (v) Number of Employees: TBD

IV. IMPACTS UPON CITY

- A. Any need for traffic or street changes, utility or street extensions, signalization, etc. (please specify) Street and utility extension of the proposed Bayshore Drive and intersecting street.
- B. Conformance with City Comprehensive Plans (please specify) This property is designated "Planned Mixed-Use" in the City's comprehensive plan.
- C. Impacts upon surrounding properties (please specify) None
- D. Estimated cost of construction/rehabilitation and net increase in real estate taxes (please specify) TBD
- V. **ESTIMATED TIMING OF PROPOSED USE/RE-USE OF PROPERTY** (please specify) Construction in Spring 2020

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):

Ally Call Bay Pointe Developments II LLC
100 Maritime Drive Suite 3C
Mantowoc WI 54220

Mailing address:

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

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Sincerely,
Property Owner's Signature (required):

Mailing address:

Erin Marie Carroni
AUTHORIZED REPRESENTATIVE
ANGELUS VILLAGE OF MADISON, LLC
2642 W. SUMMerview Cir
APPLETON, WI 54914

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

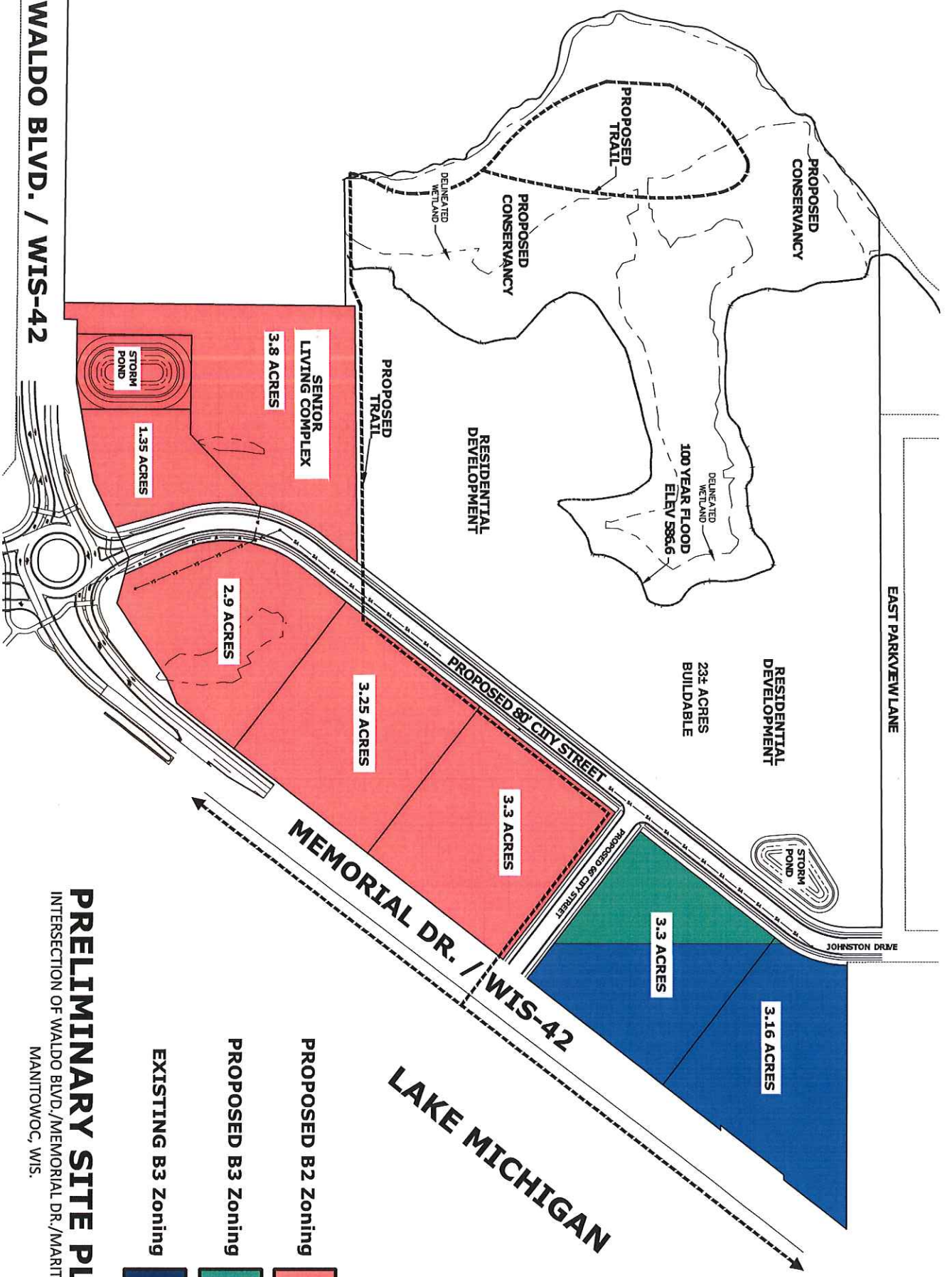
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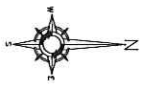
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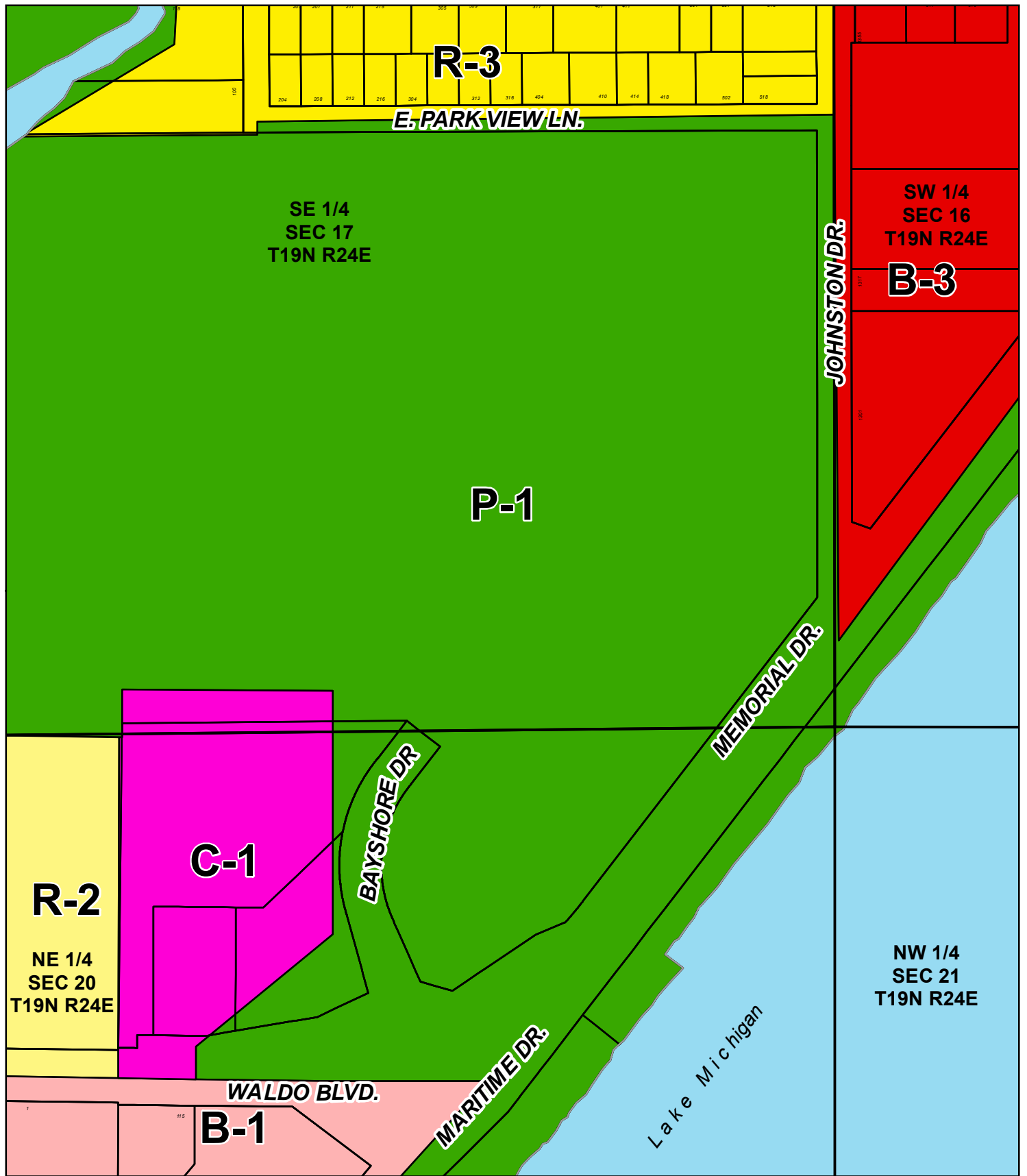


WALDO BLVD. / WIS-42

PRELIMINARY SITE PLAN
 INTERSECTION OF WALDO BLVD./MEMORIAL DR./MARTIME DR.
 MANTOWOC, WIS.

- PROPOSED B2 Zoning
- PROPOSED B3 Zoning
- EXISTING B3 Zoning



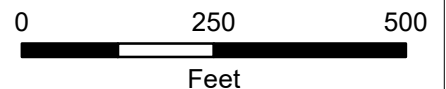


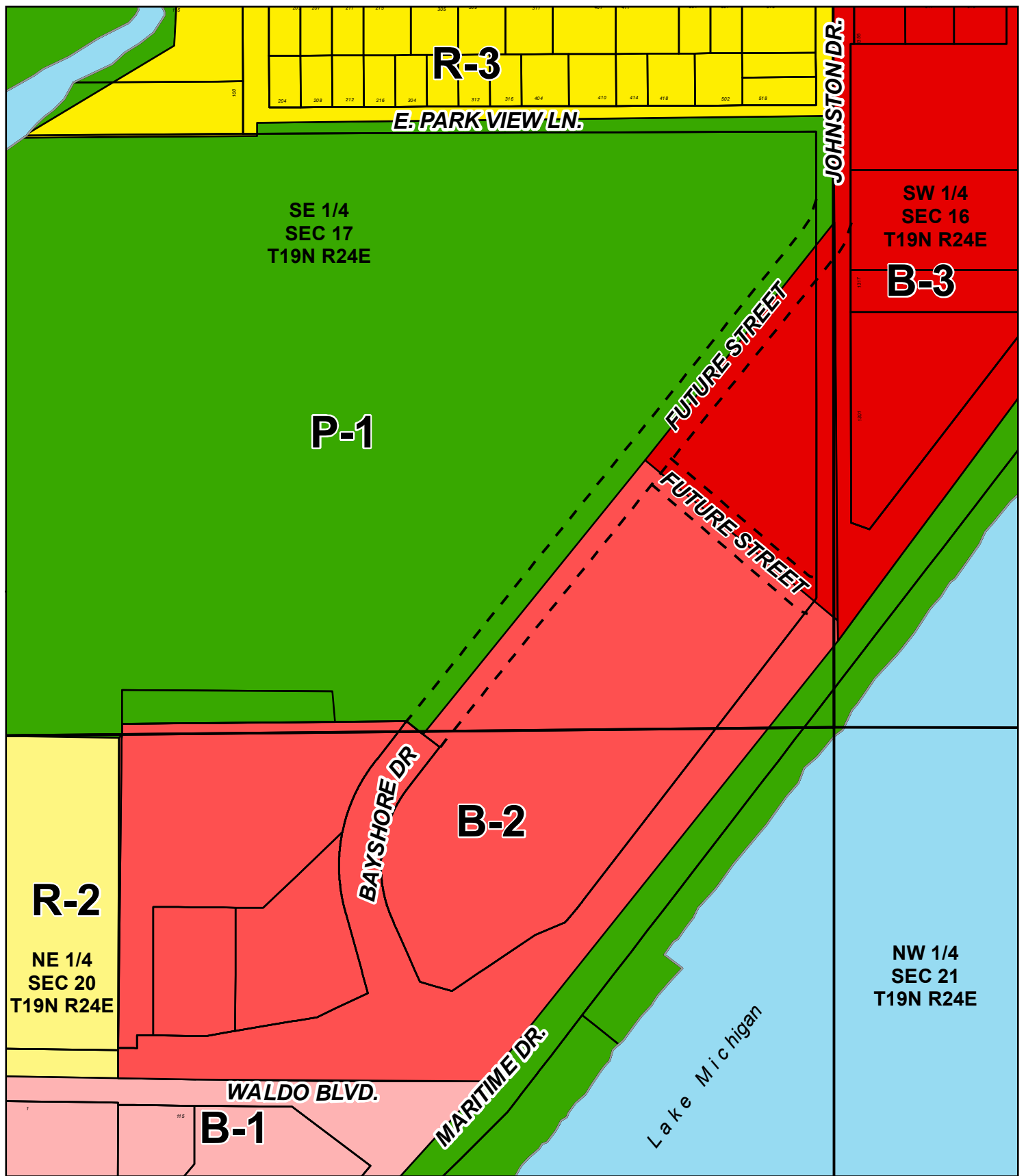
Existing Zoning

PC 26-2019

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: 6/19/2019
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Proposed Zoning

PC 26-2019

Request to Rezone Property from C-1 Commercial District & P-1 Conservancy District to B-2 Neighborhood Business & B-3 General Business



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Feet