

Report to the Manitowoc Plan Commission

Meeting Date: October 22, 2025

Request: PC 27-2025: Lakeshore Community Foundation Inc. / Terence Fox; Petition to Rezone from R-2 Single Family Residential to B-1 Office - Residential located at 1005 Memorial Drive.

Existing Land Use for Subject Property: Residential

Existing Zoning for Subject Property: R-2 Single Family Residential

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Residential	R-2 Single Family Residential
West	Business, Retail, Vacant	B-3 General Business
South	Office, Philanthropic	B-1 Office - Residential
East	Lake Michigan	

Report: Lakeshore Community Foundation, Inc. is interested in purchasing a current single-family residence located at 1005 Memorial Drive. The purchase is contingent on the lot being rezoned to B-1 Office – Residential which would allow philanthropic uses. The residence is currently owned by Terence and Paula Fox.

Lakeshore Community Foundation would relocate from its current location at 915 Memorial Drive which they share with the West Foundation. The proposed lot to be rezoned at 1005 Memorial Drive is adjacent to the West Foundation's lot. The West Foundation's lot is zoned B-1 Office-Residential.

According to the Lakeshore Community Foundation website "A community foundation is a nonprofit, publicly supported, nonsectarian philanthropic institution with a long-term goal of building permanent funds established by many clients to carry out their charitable interests in perpetuity." The Foundation manages funds for over 100 different clients.

Lakeshore Community Foundation currently has 4 employees with plans to add one additional employee. They do not plan on making any major changes to the structure other than building code requirements such as life safety and accessibility alterations. The structure is setback approximately 350 feet from Memorial Drive with a long concrete drive way leading up to the structure. The existing driveway and turn-around are large enough to provide parking for the employees and any visitors. Normally, the Foundation does not have many visitors. Their Board

meetings are held off-site and staff typically meets clients off-site as well. The Foundation stated that they have no plans to expand the existing drive or parking area.

According to the assessor records the structure has 2,798 s.f. on the first floor; a 1,433 s.f. rec room, a full 3,225 s.f. basement and an attached garage that is 713 s.f. all sitting on a 3.21 acre parcel. Additionally, there is a 532 s.f. detached garage that is located along the south property line. The Foundation would be able to convert six rooms to offices and the living room could be changed to a conference room.

The Foundation has stated that they have talked with their neighbors on the east side of Memorial Drive and are willing to place additional landscaping if needed.

Public Comments: Notices were mailed out to property owners within 200 feet, excluding right-of-way on October 15th. At the time of this writing no comments were received.

Timeline

- Notification Sent: October 15th.
- Plan Commission meeting: October 22nd.
- Common Council meeting: November 17th.

Recommendation: Approve the Change in Zoning from R-2 Single Family Residential to B-1 Office-Residential.



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

October 14, 2025

NOTICE OF PUBLIC HEARINGS

As a property owner within 200 feet of a proposed zone change in the City of Manitowoc you are being notified of the following public hearings:

- **Plan Commission Informational Hearing - Wednesday, October 22, 2025 at 6 P.M.** *This meeting is being conducted both in person and also via remote conferencing. Members of the public may call in at 1-888-475-4499, Meeting ID: 816 1990 9922, Password:123948.*
- **Common Council Public Hearing – Monday, November 17, 2025 at 6:30 P.M.**
The Common Council Public Hearing will be held in person and via remote conferencing software.

Both meetings will be held in the Council Chambers, Main Floor, City Hall, 900 Quay Street.

The areas of the zone changes are identified on the attached maps.

The Petitioner is: PC 27-2025: Lakeshore Community Foundation, Petition to Rezone from R-2 Single Family to B-1 Office Residential for property located at 1005 Memorial Drive (Parcel# 520010010).

You are invited to attend these hearings in order to voice your opinion on the proposed zone change. If you wish, you can call (920-686-6930) or visit the Community Development Department, Second Floor, City Hall, and we will be glad to discuss the proposal with you.

Some Uses Permitted in the R-2 District

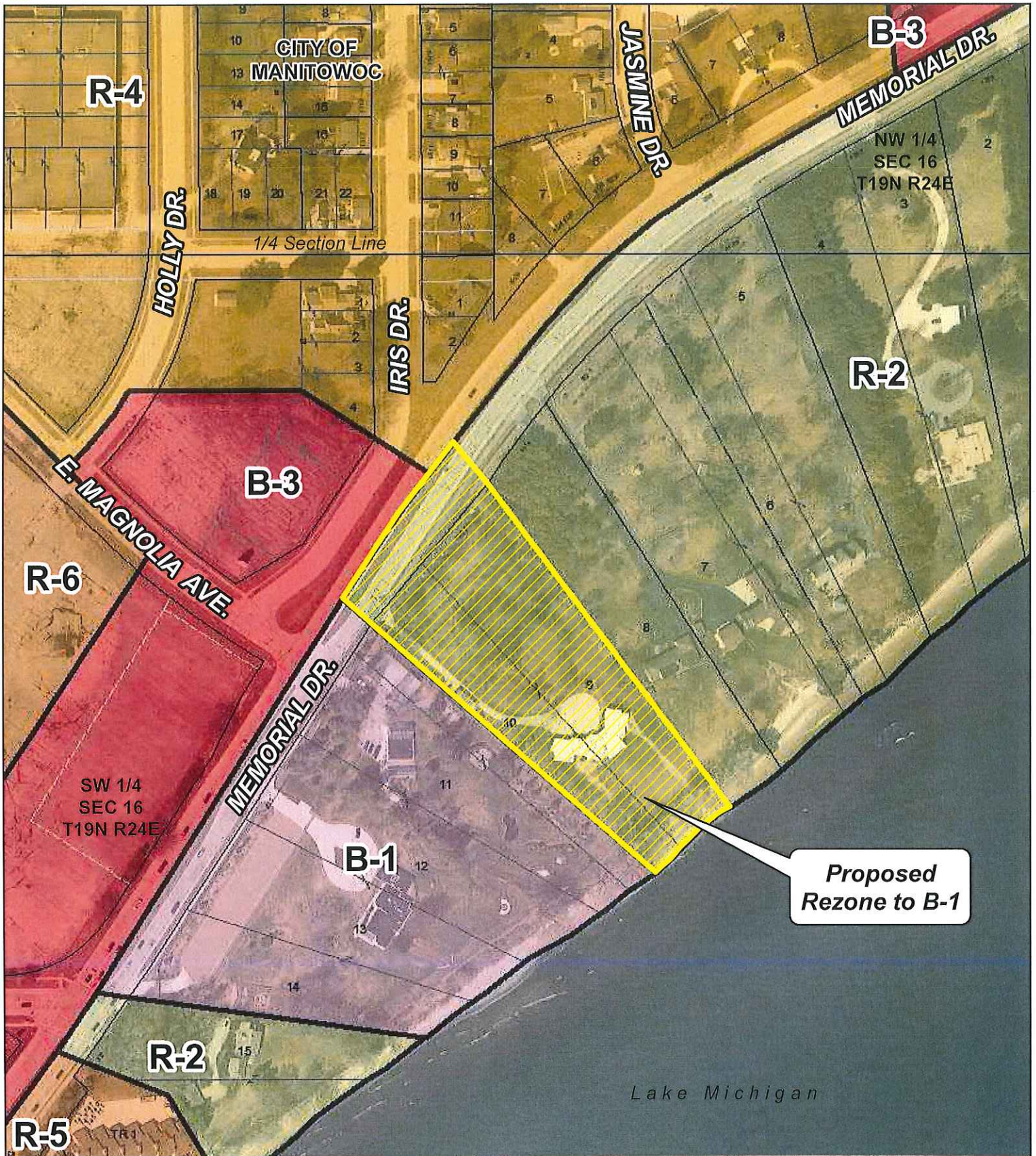
- Single-family dwellings.
- Public parks, parkways, and other recreation areas.
- Community living arrangements for not more than eight individuals.
- Adult day care facilities, and child day care centers for not more than eight individuals.
- Vacant lot residential garden.

Some Uses Permitted in the B-1 Proposed District

- Professional and business offices having not retail sales.
- Governmental, philanthropic, eleemosynary institutions.
- Community living arrangements for not more than 15 individuals
- Adult day care facilities, and child day care centers for not more than 15 individuals

The complete zoning ordinance can be viewed at: <https://www.codepublishing.com/WI/Manitowoc/Chapter15>.

Respectfully Submitted,
Paul Braun, City Planner
Enclosure(s): Application, Maps



Proposed Rezone Property from R-2 Single-Family District to B-1 Office-Residential District

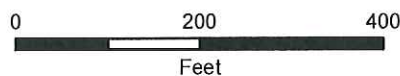
PC 27-2025

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: 10/13/2025

O:\Committees\PC Plan Commission\PC_Rezone\2025\PC 27-2025 Lakeshore Community Foundation 1005 Memorial Drive\Maps\PC 27-2025 Rezone.mxd



Legend

 Proposed Rezone



LAND USE APPLICATION

APPLICANT Lakeshore Community Foundation, Inc. PHONE 920.682.5222

MAILING ADDRESS 915 Memorial Drive, Manitowoc EMAIL rwiegert@lakeshorecommunityfoundation.org

PROPERTY OWNER Terence P. & Paula L. Fox PHONE 920.683.5499

MAILING ADDRESS 528 North 7th Street, Manitowoc EMAIL tfox@klfgllp.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 1005 Memorial Drive, Manitowoc

PARCEL ID# 052- 520010010 CURRENT ZONING R-2 Residential

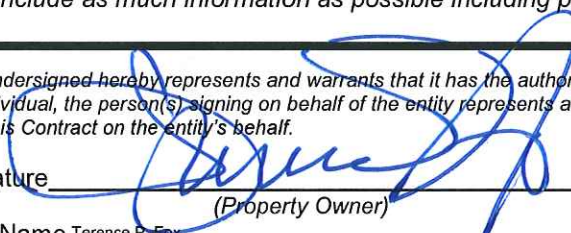
CURRENT USE OF PROPERTY Vacant home.

PROPOSED USE OF PROPERTY Home office of Lakeshore Community Foundation

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  Date 9-19-2025

Print Name Terence P. Fox

Paula Wint, Rachel E. Wint - applicant

For Office Use Only

Date Received: _____

PC/SP #: _____

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.



LAKESHORE COMMUNITY
F o u n d a t i o n

gather . grow . give

September 26, 2025

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

Dear Paul,

Enclosed is Lakeshore Community Foundation's completed *Land Use Application*, along with the payment, to request rezoning of the property located at 1005 Memorial Drive from R-2 to B-1. Please let me know if you have any questions or need additional information.

Regards,

Rachel E. Wiegert
Chief Executive Officer

Enclosures (2): Land Use Application
Check for Zoning District Change

Attachment to Land Use Application

Rezoning Explanation

Lakeshore Community Foundation ("Foundation") began operations in 2010 and, since inception, has been utilizing donated office space from the West Foundation. Due to continued growth, spatial capacity limitations have become apparent, creating the need for new office space.

The former Gaterman property, located at 1005 Memorial Drive and currently owned by Terry and Paula Fox, has recently become available to the Foundation and stands out as an ideal solution. Its unique location on Lake Michigan reinforces the Foundation's identity as the *Lakeshore* Community Foundation. It is also adjacent to the West Foundation, the only other permanent philanthropic hub in Manitowoc County.

The single-story layout of the property is highly adaptable to the Foundation's needs. Six rooms could be easily converted to offices, the living room is well-suited for a conference room, and the property includes a kitchen and two restrooms. It offers functionality along with a sense of dignity and permanence, much like the West Foundation office, while providing a setting that honors the Foundation's mission.

To pursue acquisition of this property, rezoning would be required from R-2: Single-Family District to B-1: Office-Residential District.

In keeping with its role as a steward, the Foundation would preserve the historic character of this mid-century modern home, designed by architect Jonathan Bloodgood Schuster, a student of Frank Lloyd Wright. Its original features—including built-in cabinetry and seating, extensive mahogany wood paneling, stonework, and expansive windows capturing natural views—would be retained. The Foundation may also explore whether the property qualifies for listing on the National Register of Historic Places, further preserving its architectural integrity and discouraging expansion.

Acquiring this property would represent a 100+ year investment—a *forever home* for a *forever organization*—neighboring another permanent pillar of philanthropy in Manitowoc.