

Report to the Manitowoc Plan Commission

Meeting Date: May 23, 2018

Report Print Date: May 18, 2018; 2:14 PM

Request: PC 17-2018: Ruth St. John and John Dunham West Foundation, Inc.: Request to Rezone Property from “R-2” Single Family to “B-1” Office – Residential for Property located at 915 Memorial Drive.

Reason for Request: To be in conformance with the Zoning Ordinance, the West of the Lake Gardens needs to rezone their property located at 915 Memorial Drive to the B-1 zoning district; the B-1 district permits philanthropic, eleemosynary institutions, public parks and other recreational areas. In addition, the West Foundation is planning on constructing a parking lot which is not allowed in the current Residential District but is allowed in the B-1 District.

Existing Land Use for Subject Property: Non-Profit entity / philanthropic use and 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
South	Condominium/Multiple Family	R-5 Low Density Multiple Family
West	Retail, Commercial, Vacant	B-3 General Business
East	Lake Michigan	Lake Michigan

Comprehensive Plan: Public Parks and Open Space

Consistency Analysis

The Comprehensive Plan describes the Public Parks and Open Space land use as: *“This future land use category includes park and public open space facilities devoted to playgrounds, play fields, trails, picnic areas, and related active and passive recreational activities, and conservation areas.”*

The proposed rezoning is considered consistent with the comprehensive plan because the property, since the West Foundation was established, has been open to the public for viewing of the gardens; Mrs. West dictated in her will that the gardens shall be open to the public at no charge. The property can be considered as a passive recreational activity / conservation area therefore it is consistent with the comprehensive plan.

Report: Due to an increase in visitors at the West of the Lake Gardens, the West Foundation is planning on constructing a parking lot which will provide parking for 40 vehicles and with some of the spaces to also be used for buses. The parking lot would be located on the west end of the West Foundation property adjacent to Memorial Drive.

Currently the West Foundation property is zoned “R-2” Single Family; the “R-2” district does not allow philanthropic uses or parking lots which are the reasons for the zone change request to “B-1” Office – Residential District.

The following italicized text was taken from the West Foundation website and provides some background to the foundation’s goals:

“The Ruth St. John and John Dunham West Foundation, Inc. was incorporated as a Wisconsin non-stock, non-profit corporation on December 23, 1957.

John attended Cornell University. He met Ruth St. John and they were married in Ithaca, New York in 1932. They moved to Manitowoc, Wisconsin and purchased property along the shores of Lake Michigan to build their home.

It was largely Ruth's personal efforts that converted six acres of quack grass and thistle into the beautiful flower gardens known as the "West of the Lake Gardens".

John West graduated from Cornell University with a degree in engineering in 1932 and shortly thereafter, joined the Manitowoc Shipbuilding Company. He succeeded his father as President of the Company in 1957 and served in that capacity until 1981 when he became Chairman and Chief Executive Officer.

John West passed away on December 1, 1989 and Ruth West passed on October 30, 1990. From the time the corporation was founded until the death of Ruth West, the Foundation was used as a vehicle to support their personal charities and worthy causes, primarily in the Manitowoc area. Their philanthropy was done quietly and without publicity.

One more significant contribution by John and Ruth West to the Manitowoc-Two Rivers community was their ongoing support of the Rahr-West Art Museum. Literally millions of dollars were contributed personally for the construction of the exhibition wing and purchase of works of art for the permanent collection of the museum.

Following the deaths of John and Ruth West, the major portion of their estate was used to continue the Foundation.

The Foundation's philosophy is a commitment to organizations through the financial promotion of humanitarian, educational, cultural and civic or public purposes.”

Case History: An earlier 2017 request for a rezoning was withdrawn by the West Foundation before any action by the Plan Commission was taken. At that time the request included a portion of the former Gaterman residence which is to the north and was for sale. The West Foundation was unable to acquire the property and the request was withdrawn.

Compliance Analysis

- MMC 15.230(2)f B-1 Office – Residential District permits “Governmental, philanthropic or eleemosynary institutions” and MMC 15.230(2)g permits “... other recreational areas”. The current R-2 Single Family Residential District does not allow the above mentioned

uses. In addition, a parking lot is not allowed in the R-2 District which is another reason for the zone change request to B-1 Office – Residential. If in the future the West of Lake Gardens was converted back to Single – Family, that use is also allowed in the proposed B-1 District.

Public Comments: Notifications were mailed out to property owners within 200 feet of the subject property on May 16, 2018, and as of this writing, no comments were received.

Recommendation: The Community Development Department recommends approval of the rezoning request from “R-2” Single Family Residential to “B-1” Office - Residential District and instructs the City Clerk to call for a public hearing before the Common Council.

PC 17-2018

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

*Date: April 11, 2018

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 R-2 District to the B-1 District the following described property.

I. LOCATION OF PROPERTY

- A. Street Address: 915 Memorial Drive
- B. Legal Description of Property: The Southwest 50 feet of Lot 10 and all of Lots 11-14 of Oehler & Guenther's Subdivision.
- C. Small Scaled Map of Property (attached to this application).

II. REASON FOR ZONE CHANGE REQUEST

To bring the site in conformance with the use and add parking

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: _____
 - (ii) Non-residential-Square feet of building(s): _____
 - (iii) Non-residential-Type of Development: Gardens
 - (iv) Number of parking spaces to be provided: _____
 - (v) Number of Employees: _____

IV. IMPACTS UPON CITY

- A. Any need for traffic or street changes, utility or street extensions, signalization, etc. (please specify) No
- B. Conformance with City Comprehensive Plans (please specify) Yes - No change in the use
- C. Impacts upon surrounding properties (please specify) None - No change in the use
- D. Estimated cost of construction/rehabilitation and net increase in real estate taxes (please specify) Estimated Construction Costs - \$200,000
Net increase in real estate taxes - \$0
- V. **ESTIMATED TIMING OF PROPOSED USE/RE-USE OF PROPERTY** (please specify) Construction will take place after the gardens close in early September

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):

Mailing address:

* Thomas J. Bane
915 MEMORIAL DR
MANITOWOC, WI 54220

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

Mailing address:

N/A

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

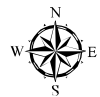
Attachments

*Map of property to be changed in zone

*Preliminary site plan

*Filing fee

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



Prepared by City of Manitowoc

Planning Department

www.manitowoc.org

Map Plotted: 05/14/2018


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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.

Request to Rezone Property from "R-2"
Single Family Residential
to "B-1" Office Residential

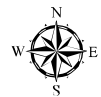
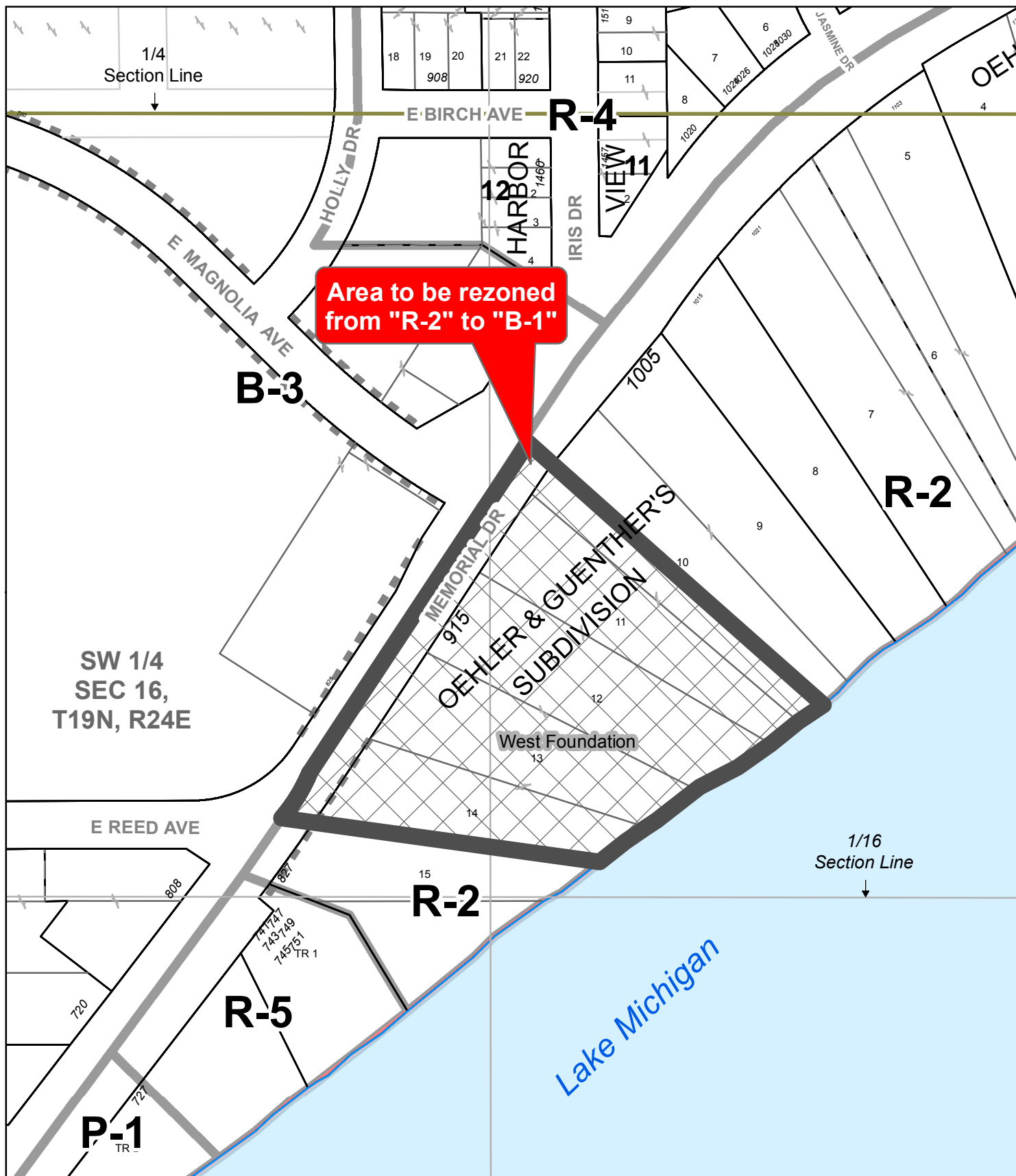
PC 17-2018
West Foundation Rezone

Legend

 Area of Request for Rezone

0 70 140 280

Feet



Prepared by City of Manitowoc

Planning Department

www.manitowoc.org

Map Plotted: 05/14/2018

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Foundation R-2 to B-1\PC 17 2018 West Foundation Rezone

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