

Report to the Manitowoc Plan Commission

Meeting Date: May 23, 2018

Report Print Date: 5/18/2018 2:45 PM

Request: PC 19-2018: Bay Pointe Developers II, LLC - Concept Plan for the Former Elks Club Property

Reason for Request: The owners would like to discuss their concept plan for the Bay Pointe development / former Elks Golf Course.

Existing Land Use for Subject Property: former Elks Golf Course

Existing Zoning for Subject Property: P-1 Conservancy

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Residential	R-3 Single Family
East	Business, Retail	B-3 General Business
West	Park / Open Space	P-1 Conservancy
South	Office / Professional	B-1 Office – Residential

Comprehensive Plan: Currently the Future Land Use Map shows the area as Public Parks & Open Space but the owners are in the process of amending the future land use map.

Consistency Analysis

If the future land use map is amended the proposed development will be consistent with the Comprehensive Plan.

Report: For discussion purposes only, Bay Pointe Developers II, LLC (Alex and Peter Allie and Gary Underwood) would like to present their concept plan of the former Elks Club and Golf Course. After receiving input from the Plan Commission, the owners are planning on hosting their own neighborhood meeting to inform them of conceptual plans. A statutorily required public hearing will occur in the next several months in front of the Council to amend the Future Land Use Map.

Bay Pointe Developers II, LLC. purchased all of the former Elks property from Red Arrow Products Company LLC on December 27, 2017. Bay Pointe Developers sold the former clubhouse property to Angelus Village of Manitowoc LLC; on April 26, 2018. Angelus has already received a Conditional Use Permit from the Plan Commission and Council to develop a 52 unit assisted living facility. The former clubhouse building is currently being razed by Angelus.

Bay Pointe is proposing residential condominiums on the westerly and northerly portions of the buildable lands. The residential development would also be along the south side of East ParkView Lane, which would complement the existing residential uses to the north. Approximately 23 acres will be developed as residential. The southeasterly portion of the development would be for commercial office and medical uses. Approximately 16.5 acres will be developed as commercial office and medical. All the undevelopable lands (wetlands, flood plain, and steep slopes) would remain in conservancy and would be accessible with public pedestrian and bike trails.

The concept plan shows 23 residential condominium structures and a clubhouse, which would be served by internal private drives. The proposed residential structures would be single story and have a prairie-style, (Frank Lloyd Wright) look to them. The plan shows 6 office / medical lots but the lots could be larger or smaller depending on the needs of the future purchasers.

A new street (Bayshore Drive, 80' wide) is planned to run parallel with Memorial Drive and would connect Waldo Blvd with Johnston Drive. A new street would connect Bayshore Drive with Memorial Drive. The southerly leg of Bayshore Drive has been dedicated to the city, and the quit claim deed will be discussed later at the Plan Commission meeting. Bayshore Drive has been designed to complement the future roundabout that will be constructed at the east end of E. Waldo Blvd.

Public Comments At this time no mailings were sent out to surrounding property owners. Public meetings in the future will be scheduled.

Timeline

In 2016, the owners at that time, petitioned to amend the Comprehensive Plans' Future Land Use Map. At that time a public informational hearing was held with the neighbors but no action was taken by the Plan Commission or Council to amend the future land use map.

Future steps:

- Discuss concept plan with the Plan Commission.
- Bay Pointe Developers II, LLC will host a neighborhood meeting presenting their plans to the surrounding property owners.
- Plan Commission will have an informational meeting with the neighbors.
- Common Council will have the statutorily required public hearing regarding the amendment to the comprehensive plan's future land use map.
- Amendments to the zoning map and conditional use permit for the creation of a Planned Unit Development will occur after the future land use map is amended.

Recommendation: No formal action is required by the Plan Commission at this time; the meeting was for discussion purposes only.

Bay Pointe Developers II LLC
100 Maritime Drive, Suite 3C
Manitowoc, WI 54220

May 11, 2018

City of Manitowoc
Attn: Mayor Justin Nickels
900 Quay Street
Manitowoc, WI 54220

RE: Amendment to the Future Land Use Map regarding the Former Elks Club Property

Dear Mayor Nickels,

I write this letter to you to request the Plan Commission and City Council's approval in amending the City of Manitowoc's Future Land Use Map to reflect the property's future land use as Planned Mixed Use.

Currently, the land use is designated as parks/open space with a P-1 Conservancy zoning. At the time that the Future Land Use Map was approved in 2009, that was a logical designation as the Elks still ran the golf course and had not signaled their intentions to close and relocate. However, shortly thereafter the Elks relocated. The property was then briefly converted into a restaurant and then was proposed to be a headquarters for a local business. Since then, the property has fallen into worse shape, as it isn't economical to maintain a vacant golf course in the condition it was once in.

The Mid Cities Mall and now the Lakeshore Mall are now sitting vacant and becoming an eye sore. This section of the City of Manitowoc has been neglected for quite some time. I live on Manitowoc's northeast side and have seen businesses on Reed Avenue and the two malls, shutter or relocate to various parts of town. With the former Elks property vacant, I do not want to see it follow a similar fate.

Myself and my brother, Peter Allie, purchased an interest in the property in 2017. Together with our partner, Gary Underwood we've worked diligently in developing realistic and viable plans to both preserve the beauty of the property and bolster development and tax base in Manitowoc's northeast side. Our plan is comprehensive and well thought out. Our goal is simple: to retain and preserve the natural beauty of the property, while creating much needed development in this area.

Our plan, as you will see in the attachments, has a mixed-use approach. We would like to incorporate both commercial and residential development. We would like to see commercial/office/medical development along Memorial Drive, as that fits with the highest and best use of the land and residential on the west side of the property. By doing this, a buffer would be created between the busy traffic on Memorial Drive and natural characteristics of the former golf course and Lincoln Park area.

As part of our plan for the residential portion of the property, the former Elks Clubhouse at 200 East Waldo Boulevard has now been sold to a private developer, who has started demolition on the dilapidated building and will begin construction on an \$7 million assisted living facility. We are

also currently working on plans for a condo development on the northwest portion of the golf course. These condos would conform well with the natural area of the land.

Manitowoc's northeast side has not seen much investment in recent years. We believe that this project will not only be an improvement for this property, but also encourage further investment to other properties in this area. We ask for your support in approving the amendment to the City's Future Land Use Map

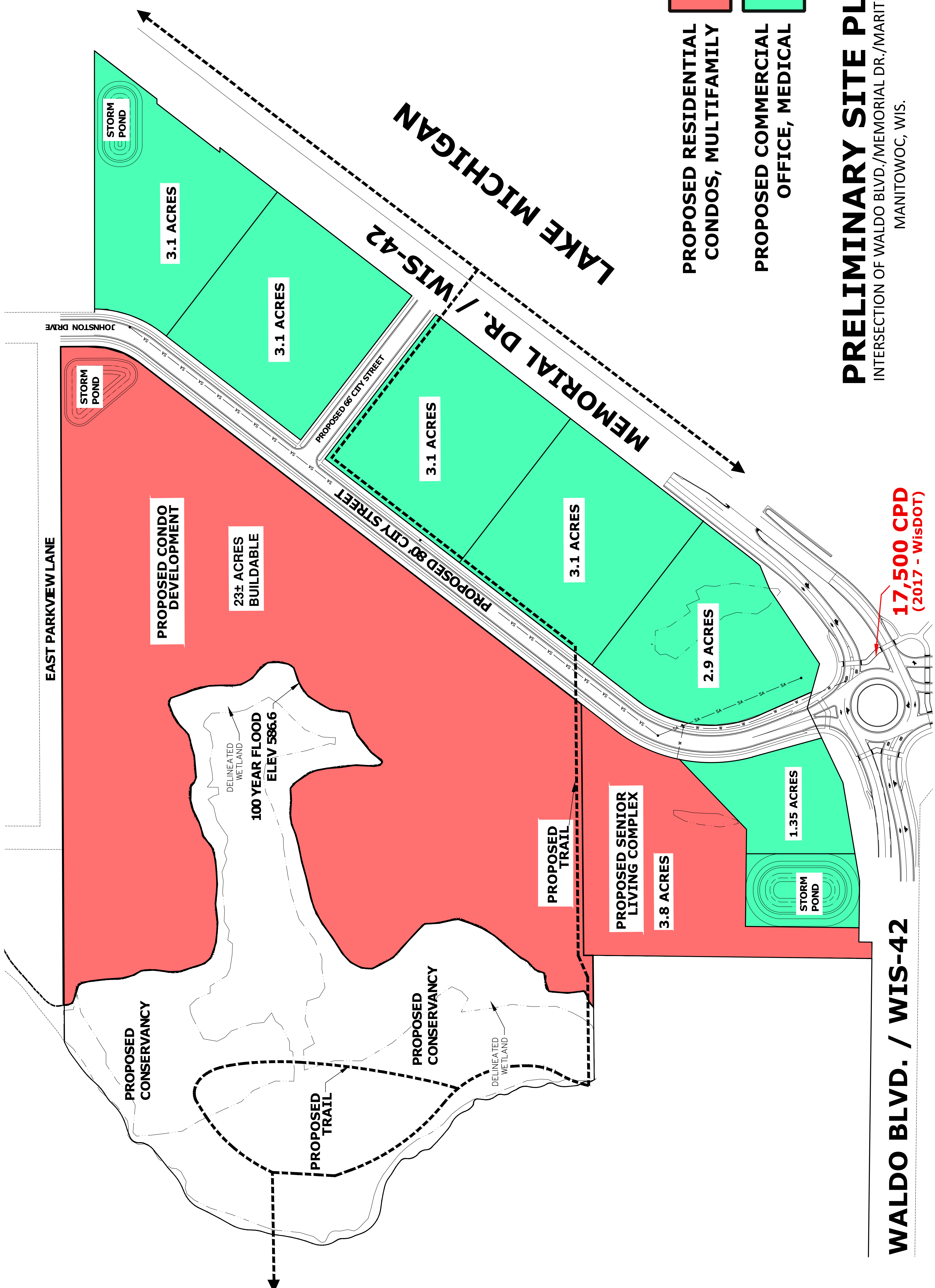
Sincerely,

A handwritten signature in cursive script, appearing to read "Alex C. Allie".

Alex Allie

Bay Pointe Developers II LLC

With copy to: City of Manitowoc
Attn: Paul Braun, City Planner
900 Quay Street
Manitowoc, WI 54220



PROPOSED CONSERVANCY

**23± ACRES
BUILDABLE**

**100 YEAR FLOOD
ELEV 586.6**

PROPOSED TRAIL

PROPOSED CONSERVANCY

PROPOSED TRAIL

PROPOSED SENIOR LIVING COMPLEX

3.8 ACRES

1.35 ACRES

STORM

PROPOSED 80' CITY STREET

3.1 ACRES

3.1 ACRES

2.9 ACRES

1.35 ACRES

STORM

LAKE MICHIGAN

MEMORIAL DR. / WIS-42

STREET

ACRES

3.1 ACRES

3.1 ACRES

3.1 ACRES

PROPOSED RESIDENTIAL CONDOS, MULTIFAMILY

**PROPOSED COMMERCIAL
OFFICE, MEDICAL**

PRELIMINARY SITE PLAN

INTERSECTION OF WALDO BLVD./MEMORIAL DR./MARITIME DR.
MANITOWOC, WIS.

WALDO BLVD. / WIS-42

17,500 CPD
(2017 - WisDOT)

PROPOSED DEVELOPMENT

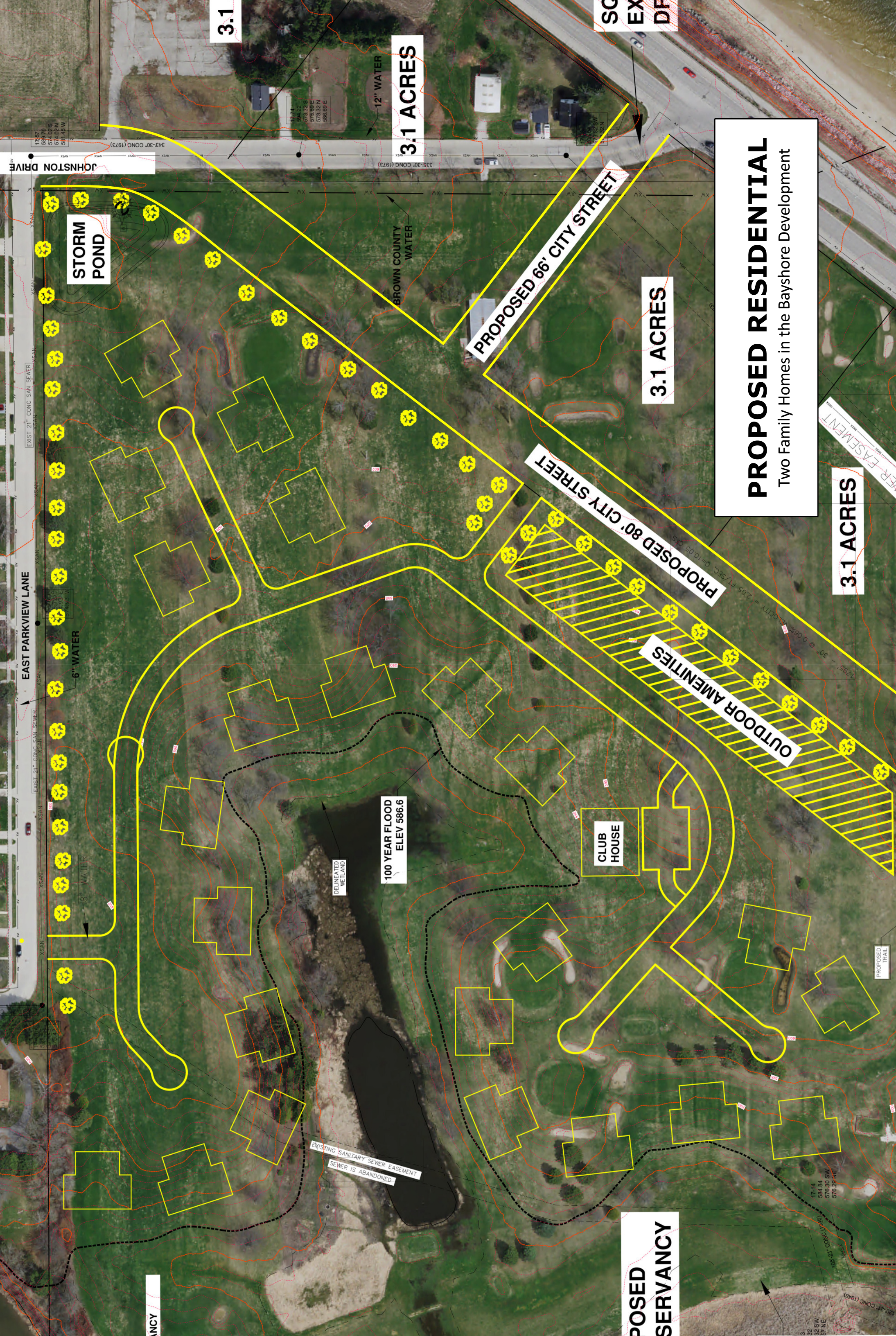
INTERSECTION OF WALDO BLVD./MEMORIAL DR./MARITIME DR.

MANITOWOC, WIS.

PROPERTY IS LOCATED IN MANITOWOC TIF DISTRICT 18



17,500 CPD
(2017 - WisDOT)



STORM
POND

3.1

3.1 ACRES

SC
EX
DF

PROPOSED 66' CITY STREET

3.1 ACRES

PROPOSED RESIDENTIAL
Two Family Homes in the Baysshore Development

3.1 ACRES

PROPOSED 80' CITY STREET

OUTDOOR AMENITIES

CLUB
HOUSE

100 YEAR FLOOD
ELEV 586.6

EXISTING SANITARY SEWER EASEMENT
SEWER IS ABANDONED

DELINEATED
WETLAND

EAST PARKVIEW LANE

JOHNSTON DRIVE

PROPOSED
SERVANCY

PROPOSED
TRAIL

PROPOSED RESIDENTIAL
Elevations of proposed Two Family Homes
in Bayshore Development

