



**CITY OF MANITOWOC**  
WISCONSIN, USA  
[www.manitowoc.org](http://www.manitowoc.org)



May 24, 2018

To: Mayor and Common Council

From: Manitowoc City Plan Commission

**Subject: PC 17-2018: West of the Lake Gardens - Request to Rezone property located at 915 Memorial Drive from R-2 Single Family Residential to B-1 Office Residential.**

Dear Mayor and Common Council:

At the May 23<sup>rd</sup>, 2018 meeting of the Manitowoc City Plan Commission, the Commission considered all items on its agenda, including the item identified above, and wishes to report and recommend to the Common Council the following actions: to approve a change in zoning from the "R-2" Single Family Residential District to the "B-1" Office – Residential District for the area shown on the attached map and instruct the City Clerk to schedule a public hearing for the June 18, 2018 Common Council meeting.

Respectfully Submitted,  
Paul Braun  
Plan Commission Secretary

Attachment: Zoning map  
Granicus # 18-0516

West Foundation  
915 Memorial Drive  
Manitowoc, WI 54220

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 Southeast 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 MEMORIM 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.

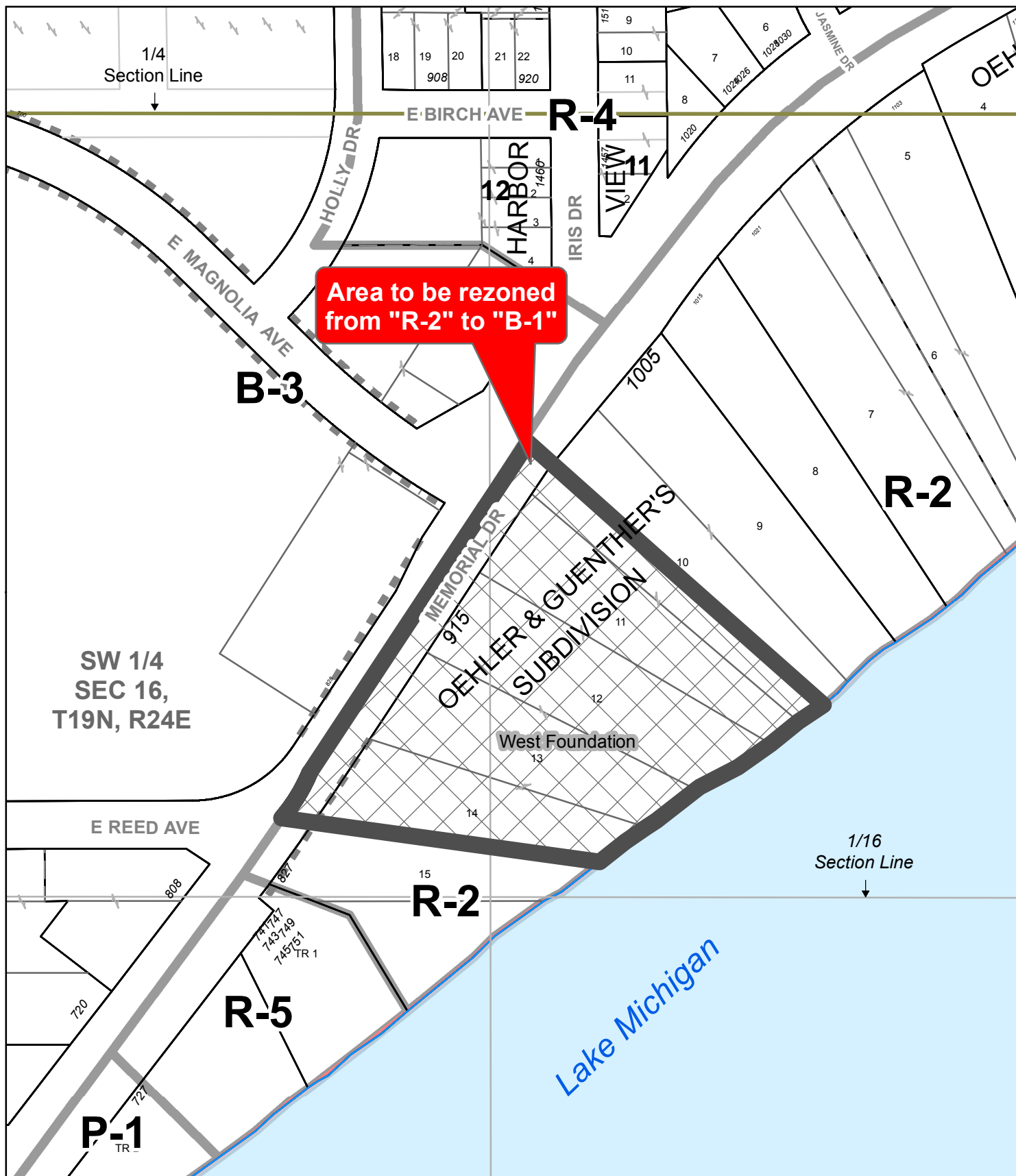
Attachments

\*Map of property to be changed in zone

\*Preliminary site plan

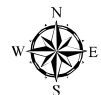
\*Filing fee

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



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

PC 17-2018  
West Foundation Rezone



Prepared by City of Manitowoc

Planning Department

www.manitowoc.org

Map Plotted: 05/14/2018

Y:\Planning\PC Plan Commission\Actions 2018\PC 17-2018 West

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


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.

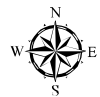
0 70 140 280



Feet

#### Legend

 Area of Request for Rezone



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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