

Report to the Manitowoc Plan Commission

Meeting Date: September 26, 2018

Report Print Date: September 21, 2018; 10:58 AM

Request: (PC 25-2016) Resolution Regarding a Comprehensive Plan Amendment to Modify the Map of Future Land Use in the Area of 200 East Waldo Blvd. Bay Pointe Developers II, LLC are the current owners of the property; it was formerly the Elks Club and Golf Course Property. The proposed amendment is from Public Parks and Open Space, General Business, and Environmental Corridor to Planned Mixed Use, Public Open Space and Environmental Corridor.

Reason for Request: The subject property is primarily zoned P-1 Conservancy and also includes an area of C-1 Commercial zoning. The subject area is categorized as Public Parks and Open Space on the map of Future Land Use in the City's Comprehensive Plan. The City's adopted plan for Tax Incremental Financing District (TID) 18 contemplates some development in this location, but neither the zoning nor the Future Land Use Category are currently conducive. Since zoning map amendments must be consistent with the Comprehensive Plan, the Future Land Use Map in the Comprehensive Plan must first be amended before other zoning districts could be considered.

Existing Land Use and Zoning for Subject Property: Vacant land and building – former Elks Club clubhouse and golf course. Zoned P-1 Conservancy and C-1 Commercial.

Future Land Use Categories for Subject Property: Public Parks and Open Space, General Business, Environmental Corridor

Surrounding Property Land Uses and Future Land Use Categories

Direction	Existing Land Use	Future Land Use Category
North	Single-family residential, Lincoln Park Conservancy	Single and Two-Family Residential - Urban
South	Office park, Lake MI	Planned Mixed Use, Environmental Corridor, Surface Water
East	Lake MI	Surface Water
West	Lincoln Park Conservancy, Little Manitowoc River, Single-family residential	Public Parks and Open Space, Environmental Corridor

Comprehensive Plan: Various components of the City of Manitowoc Comprehensive Plan are relevant to the proposed amendment to map of Future Land Use. In addition to the Future Land Use category of Public Parks and Open Space, the map of Community Facilities indicates the subject area is an active golf course. That designation is no longer accurate and is the primary driving force behind the need to consider an alternative future.

The following goals, objectives, and policies should be weighed in considering the consistency of the proposed amendment.

- Natural Resources element goal: Protect natural resource features in the City and the surrounding area.
- Natural Resources element objective: Direct development away from steep slopes, natural areas, drainage ways, critical infiltration areas, and floodplains to prevent future conflicts.
- Land Use element goal: Continue to transform the City's economic landscape to promote a future development pattern that contains a sustainable mix of lower carbon emission-based land uses to serve the needs of a diverse City population and business community.
- Land Use element objective: Provide sufficient improved business and industrial sites for the City to be competitive in attracting, retaining, and helping to grow high quality businesses and industries.

Report: The Community Development Department is proposing an amendment to the Map of Future Land Use as shown in the attached exhibit. The lands that are likely to be wetlands and floodplains are proposed to remain in the Public Parks and Open Space category. The lands as shown on the preliminary site plan (attached) labeled as Residential Development, Senior Living Complex and Commercial, Office, Medical are proposed to be categorized as Planned Mixed Use.

Because the Comprehensive Plan designates the entire site as Public Parks and Open Space, any change from the current P-1 zoning district would be found to not meet the consistency requirement of the Comprehensive Plan statute. That means that an amendment to the Comprehensive Plan must precede any potential zoning change that would allow a balance of development on the property.

Per the Comprehensive Plan *"the Planned Mixed Use land use category is intended to facilitate a carefully controlled mix of commercial and residential uses on public sewer, public water, and other urban services and infrastructure. "Planned Mixed Use" areas are intended as vibrant urban places that should function as community gathering spots. This category advises a carefully designed blend of community business, "Mixed Residential," office, light industrial, and "Institutional and Community Services" land uses.*

Recommended Zoning

The best option for future zoning of the lands mapped under the "Planned Mixed Use" future land use category is often a PUD overlay zoning district. This district allows the desired mix in uses and provides flexibility in site planning and layout, in exchange for superior design. The City could create standards unique to mixed use developments."

The preliminary land use plan, prepared by Bay Pointe Developers, LLC shows a proposed street (Bay Shore Drive) running northeasterly through the site. The property southeast of Bay Shore Drive is approximately 17.26 acres and is proposed to be office, medical, commercial and a storm water facility; the property northwest of Bay Shore Drive is proposed to be either residential or public open space; the buildable residential area is approximately 23 acres. The property owned by Angelus Manitowoc (approximately 3.8 acres) is currently being developed as a Senior Living Facility will be changed from the land use category of General Business to Planned Mixed Use. The preliminary land use plan also shows the general location of public trails through the development.

Adoption of Comprehensive Plan Amendments follows the same basic process as the initial adoption of the original plan. If approved, the Plan Commission recommends the amendment by resolution, a draft of which is attached for your review and potential action. If likewise

approved by the Common Council, their action is taken by ordinance. A “green light” from both bodies is required prior to an amendment to the future land use map taking effect.

Case History

In July of 2016, the Plan Commission reviewed a proposal from Red Arrow Products, LLC to amend the future land use map but due to lack of information and detail the proposal was stopped. In September of 2016, the Plan Commission reviewed a second proposed future land use map which showed two smaller areas being changed to Planned Mixed Use from the Public Open Space category. The Commission approved that proposal but subsequently the proposal was stopped prior to a hearing before the Common Council.

In December of 2017 Red Arrow Products, LLC sold the property to Bay Pointe Developers II LLC who are now proposing a Planned Mixed development with office, residential and public open space.

Site Assessment

The areas proposed to remain as Public Park and Open Space include the wetlands and 100 year floodplains. The areas included in the requested amendment to Planned Mixed Use do include areas mapped as 500 year floodplain, and this appears to coincide with the extent of the Environmental Corridor. The 500 year floodplain is non-regulatory (no development limitations of flood insurance requirements) and is defined as a location with a 0.2% percent chance of flooding in any given year.

Compliance Analysis

Tax Incremental Financing District 18 (Lakeshore North), created in September of 2015, designates the subject area as Planned Mixed Use on its map of Proposed Land Use. The City’s statement of policy and intent found in the adopted TID 18 plan represents another major force behind this requested amendment to the Comprehensive Plan.

The Plan Commission is not legally bound to the “consistency requirement” regarding the TIF plan, but implementation of the TID plan is another important factor to consider in advancing the City’s economic development priorities.

Public Comments

Bay Pointe Developers held their own neighborhood meeting on September 14th, the meeting was hosted at City Hall but the meeting was organized by Bay Pointe. Community Development staff, Mayor and Alderman McMeans attended the meeting. There were approximately 20 neighbors in attendance. Bay Pointe presented their plans and were also available for any questions or comments. Overall, the proposal seemed to be well received by the individuals in attendance, they seemed pleased with the proposed plans as presented.

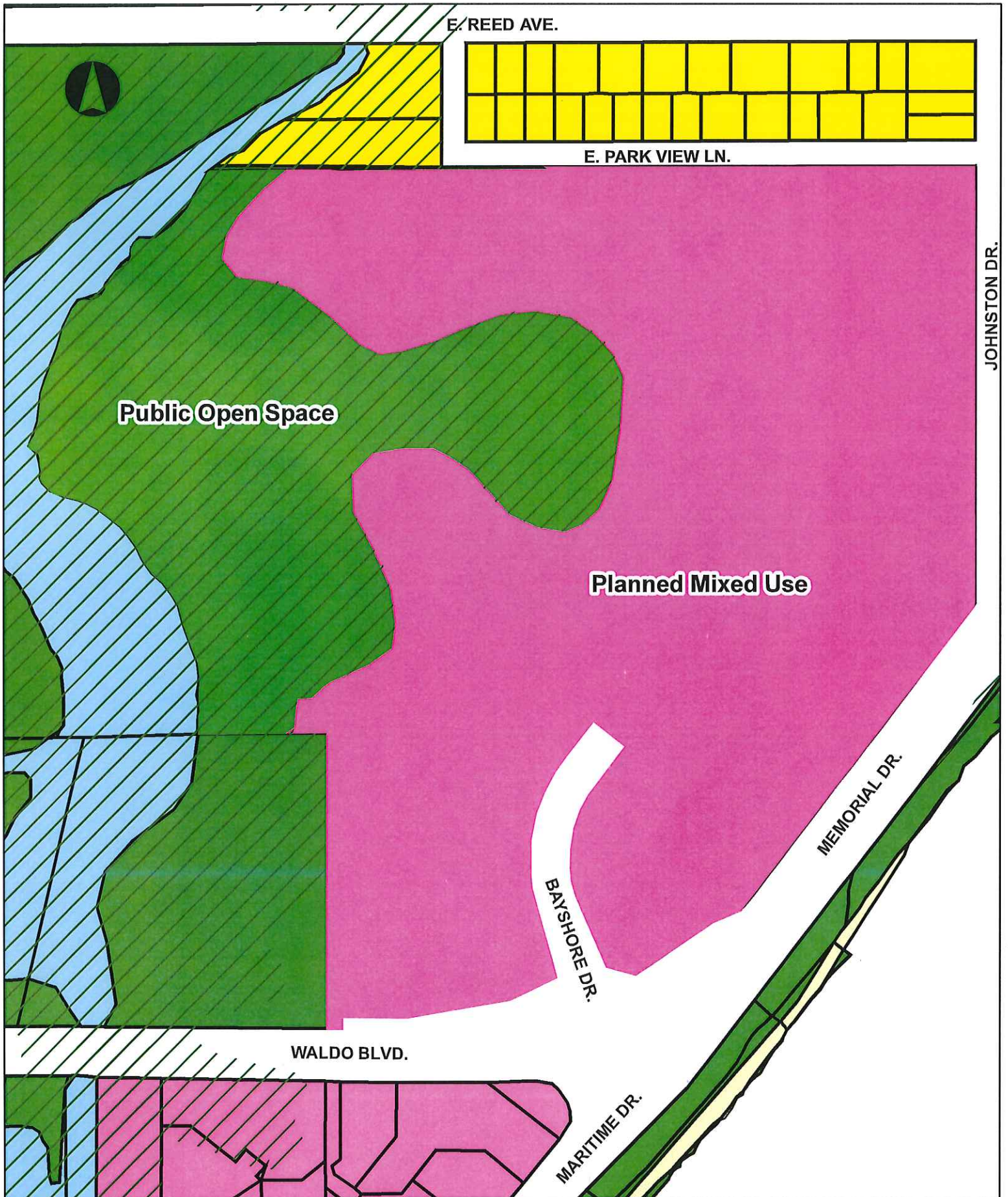
The Community Development Department sent out notices to the neighbors of the September 26 Plan Commission meeting on September 19th. As of the time of this writing no comments were received.

Timeline

- After the September 26 Plan Commission meeting a public hearing will held at the October 15th Council meeting.
- If the Council approves the future land use map future requests for changes in zoning will need to occur.

- Creation of any Planned Unit Developments, Certified Surveys, Street Vacations or dedications will occur in the future.

Recommendation: The Community Development Department finds that the proposed amendment is warranted due to community change and consistent with the Comprehensive Plan. We recommend approval of the amendment to the Comprehensive Plan Map of Future Land Use in the area of 200 East Waldo Blvd (also known as the Former Elks Club and Golf Course Property) from Public Parks and Open Space, General Business, and Environmental Corridor to Planned Mixed Use, Environmental Corridor, and Public Open Space as shown on the attached map, and further recommend approval of the related resolution.



Future Land Use Categories

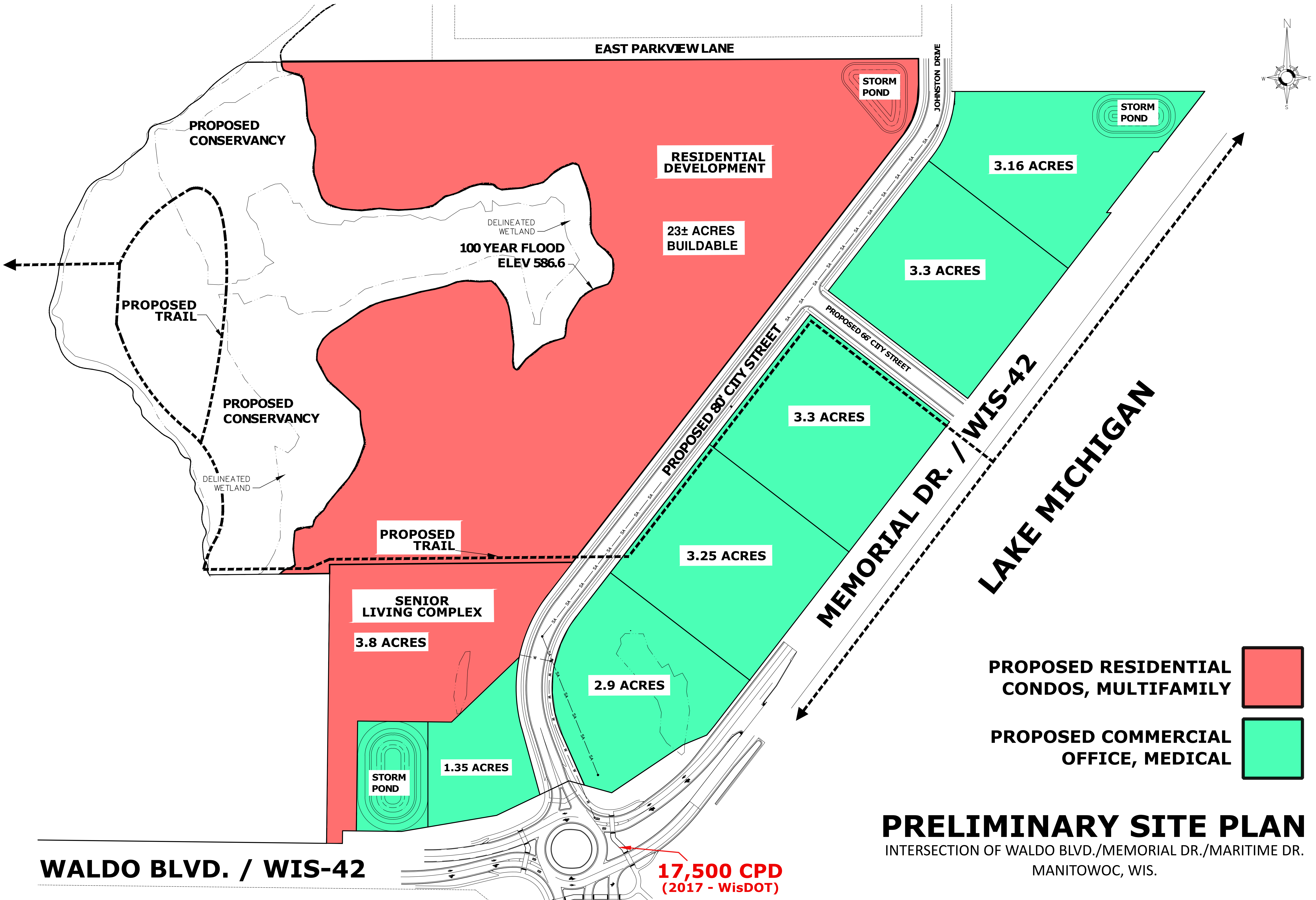
-  Environmental Corridor
-  Planned Mixed Use
-  Remaining Public Open Space

Future Land Use Categories - Proposed

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 9/18/2018

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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.



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

17,500 CPD
(2017 - WisDOT)

PLAN COMMISSION OF THE CITY OF MANITOWOC
RESOLUTION RECOMMENDING ADOPTION OF AMENDMENTS
TO THE CITY OF MANITOWOC COMPREHENSIVE PLAN

WHEREAS, community development and change necessitate amendments to the Comprehensive Plan from time to time; and

WHEREAS, the City's Public Participation Plan for Periodic Comprehensive Plan Amendments is being followed in order to provide broad public notice, opportunities for public comment, and informed decision making by the Plan Commission and Common Council; and

WHEREAS, the Plan Commission finds that the proposed Comprehensive Plan Amendment (PC 25-2016, attached) is consistent with the related components of the City of Manitowoc Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to §66.1001(4), Wis. Stats., the City of Manitowoc Plan Commission recommends the adoption by the Common Council of Comprehensive Plan Amendment PC 25-2016 by enacting an appropriate adoption ordinance.

ADOPTED this 26th day of September, 2018.

Mayor Justin M. Nickels, Chair

Paul Braun, Secretary