

Report to the Manitowoc Plan Commission

Meeting Date: February 26, 2025

Request: PC 8-2025: City of Manitowoc; City-Initiated Zone Change from B-3 General Business to R-4 Single and Two Family Residential and R-6 Multiple Family located at 700 E. Magnolia Avenue and 828 Memorial Drive (Parcel #'s 330-008-152 & 520-031-070)

Existing Land Use for Subject Property: Former Mall Property currently vacant

Existing Zoning for Subject Property: B-3 General Business

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Residential	R-3 Single Family & R-4 Single and Two Family
West	Business & Residential	B-3 General Business, R-4 Single and Two Family Residential, and R-6 Multiple Family
South	Business	B-3 General Business
East	Residential, Institutional	B-1 Office - Residential

Comprehensive Plan: The Future Land Use Map shows the area as “Planned Mixed Use”. Planned mixed use is described as a land use category that is intended to facilitate a carefully curated mix of commercial and residential uses within currently undeveloped or large-scale redevelopment areas that are on public sewer, public water, as well as other urban services and infrastructure.

Consistency Analysis

The proposed change in zoning is consistent with the Comprehensive Plan and Future Land Use Map.

Report: The City of Manitowoc acquired the former mall properties in May of 2024 with the intentions of redeveloping the properties for residential and business uses.

Following through on the redevelopment plans, the City of Manitowoc is initiating a change in zoning of a portion of the former mall properties located off of Memorial and Magnolia Drives. The area north of Magnolia Avenue will be rezoned from B-3 General Business to R-4 Single and Two Family Residential. The westerly portion of the lot, south of Magnolia Avenue will be rezoned from B-3 General Business to R-6 Multiple Family. The rezoned areas will enable the

redevelopment of the former malls into single and multiple family residential uses. The lots abutting the west side of Memorial Drive will remain B-3 General Business to allow for retail, office and commercial uses.

The city has partnered with Tycore Built / RealtyHive (Tycore) who is the developer that will build out the area. Tycore is proposing the area north of Magnolia Avenue will be subdivided into 41 single and two family lots. The area south of Magnolia Avenue will be divided into 3 lots and 1 outlot. The outlot will have a storm water pond developed on it and the other 3 lots will be used for multiple family or retail uses. Tycore is proposing 16 individual apartment buildings for a total of 177 apartment units on the lot. The buildings will range from 9 to 12 units.

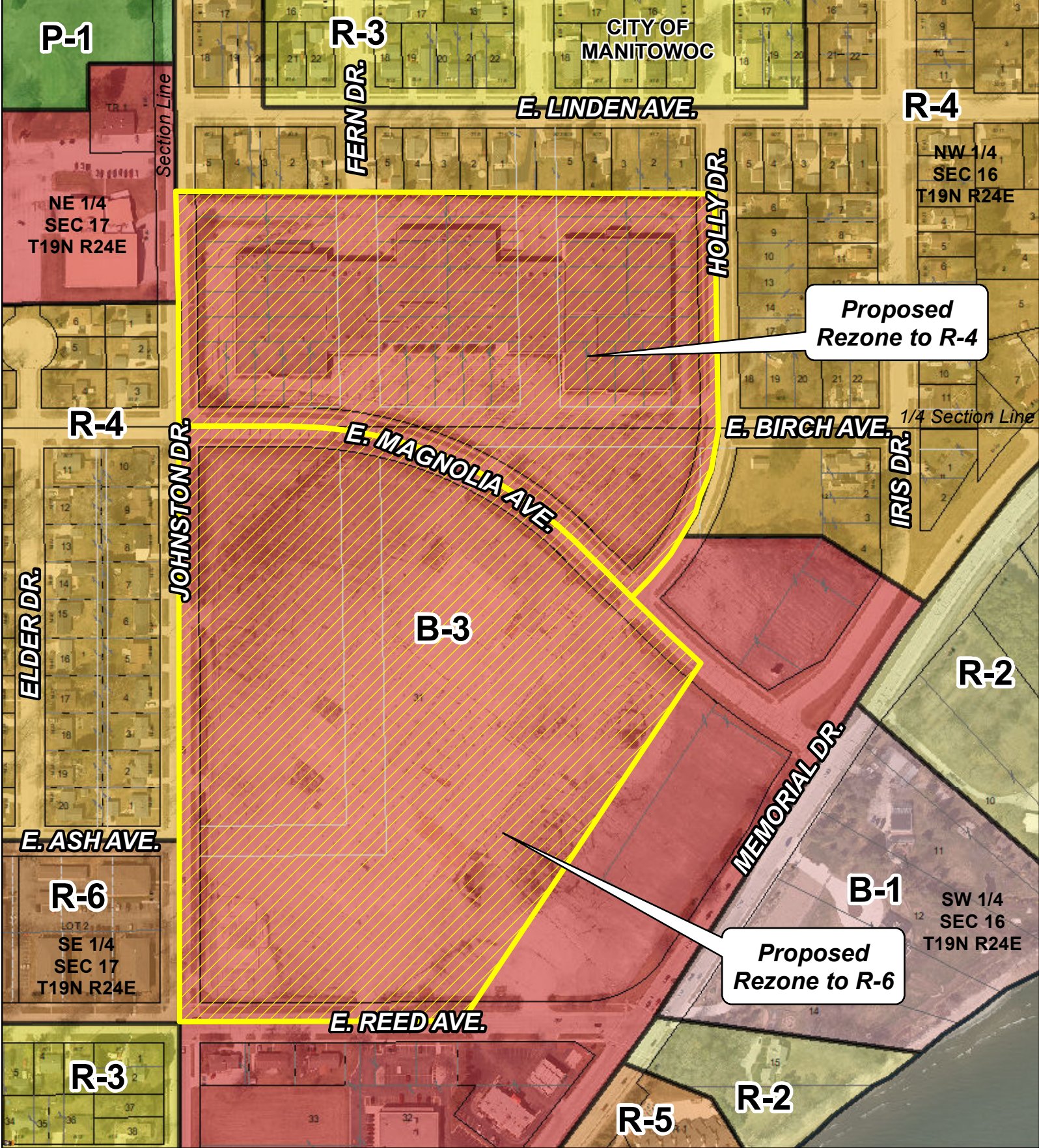
Subdivision plat review and site plan review will be required for the development. Installation of the streets and utilities are planned to begin in spring of 2025.

Public Comments: Notices were mailed out to property owners within 200 feet, excluding right-of-way on February 18th. At the time of this writing no comments were received.

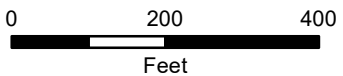
Timeline

- Notification Sent: February 18th.
- Plan Commission meeting: February 26th.
- Common Council meeting: March 17th.

Recommendation: Approve the Change in Zoning from B-3 General Business to either R-4 Single and Two Family Residential or R-6 Multiple Family Residential as presented.



Proposed Rezone Property from B-3 General Business District to R-6 Multiple-Family District & R-4 Single- and Two-Family District




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: 2/12/2025
 O:\Committees\PC Plan Commission\PC_Rezone\2025\PC 8-2025 Mail Property\Maps\PC 8-2025 Rezone.mxd

PC 8-2025

Legend

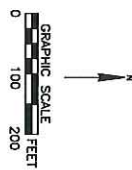
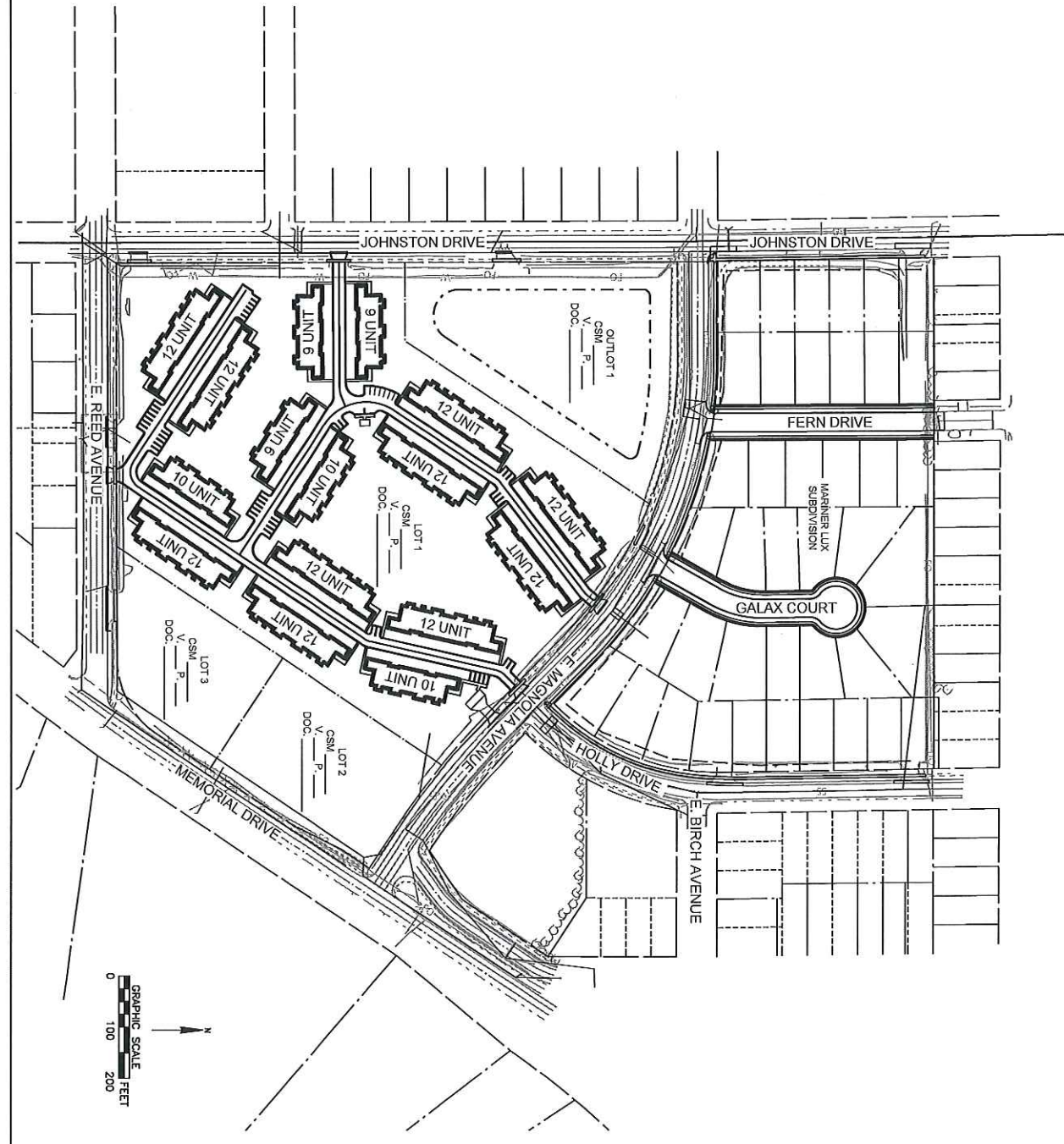
 Proposed Rezone

PROPERTY DESCRIPTION:
 LOT 1 OF CSM ##### RECORDED IN VOLUME #, PAGES ###-###
 MANITOWOC COUNTY COUNTY REGISTER OF DEEDS AS DOCUMENT
 NUMBER #####
 PARCEL TAX ID:

- NOTES:
1. INTERIOR LOT LINES WITHIN THE PROPERTY HAVE BEEN TURNED OFF FOR CLARITY.
 2. REFER TO THE EXISTING CONDITIONS PLAN (SHEET C201) FOR ADDITIONAL NOTES AND LEGENDS.
 3. ALL CONSTRUCTION AND SITE WORK MUST BE PERFORMED TO THE MANITOWOC ORDINANCES AND SPECIFICATIONS.
 4. A STORMWATER MANAGEMENT PLAN (SWMP) HAS BEEN DEVELOPED FOR THE PROPERTY BY J.T. ENGINEERS, INC. BUILDING PERMIT SHALL BE OBTAINED FROM THE COUNTY RECORDS DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
 5. CONSTRUCTION WITHIN THE ROAD RIGHT-OF-WAY, AND ANY CONSTRUCTION IMPACTING PUBLIC UTILITIES SHALL CONFORM TO CONSTRUCTION STANDARDS OF THE MANITOWOC AS WELL AS ANY APPLICABLE STATE CODES AND STANDARDS.
 6. THIS FACILITY IS A NON-SEMI-TRUCK/TRACTOR PARKING, FUELING OR STOPPING FACILITY.
 7. PUBLIC ROADWAYS TO BE IMPROVED TO MEET MANITOWOC STANDARDS SHALL BE IMPROVED TO MEET THE STANDARDS AND THE LACK OF NEARBY SIDEWALK IMPROVEMENTS DO NOT INCLUDE SIDEWALK OR CURB LAWN MEETING §335.05, TABLE 1.
 8. STORMWATER MANAGEMENT SHALL BE AN UNDERGROUND SYSTEM. SEE SHEET C200.
 9. ALL PUBLIC ROADWAYS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. WORK SHALL BE COMPLETED UTILIZING A FLAGGING OPERATION IN ACCORDANCE WITH MUTCD.

LEGEND

[Pattern]	LIGHT CONCRETE PAVEMENT
[Pattern]	HEAVY CONCRETE PAVEMENT
[Pattern]	PROPOSED ASPHALT SURFACE
[Pattern]	MILLED & OVERLAY HMA PAVEMENT
[Pattern]	REFLECT CURB & GUTTER
[Pattern]	CURB TAPER
[Pattern]	SETBACK LINE (AS NOTED)
[Pattern]	TRAFFIC FLOW ARROW



<p>MANITOWOC COUNTY REGISTER OF DEEDS</p>	<p>PROJECT:</p> <p>MARKER LUX</p>	<p>DATE:</p> <p>21-MARCH-2023</p>	<p>REVIEW DRAWING:</p> <p>NOT FOR CONSTRUCTION</p>
<p>OWNER:</p> <p>SMR</p>	<p>DESIGNER:</p> <p>DAD</p>	<p>DATE:</p> <p>24-07-24</p>	<p>SCALE:</p> <p>C-100</p>