

Report to the Manitowoc Plan Commission

Meeting Date: October 25, 2023

Request: PC 22-2023: Bay Pointe Developers II LLC: Rezone from P-1 Conservancy to R-5 Low Density Multiple Family located at Bay Shore Drive and E. Park View Lane.

Existing Land Use for Subject Property: Vacant / Undeveloped

Existing Zoning for Subject Property: P-1 Conservancy

Surrounding Property Land Uses and Zoning

| Direction | Existing Land Use | Existing Zoning |
|--------------|------------------------------|--|
| South, North | Residential | R-3 Single Family, R-5 Low Density Multiple Family |
| East | Business, Commercial, Retail | B-3 General Business |

Comprehensive Plan: The 20 Year Future Land Use Map shows the subject area as Planned Mixed Use. The Planned Mixed-Use Category is intended for a mix of residential and commercial uses.

Consistency Analysis

The rezoning is consistent with the future land use map.

Report: Bay Pointe Developers II LLC are petitioning for a change in zoning to facilitate another phase of their development plans. The current P-1 zoning is the legacy zoning from when the property was the former Elks Golf Course. The R-5 Low Density Multiple Family zoning district will allow the developers to construct multiple family uses in addition to single and two family dwelling units. The request and proposed zoning classification is consistent with earlier concept plans that were presented to the Plan Commission.

In 2019, the Common Council rezoned the southerly portion of the former Elks Golf Course along Waldo Blvd and Memorial to B-2 Neighborhood Business. Then in 2020, the Common Council rezoned some more of the former Elks Golf Course to R-5 Low Density Multiple Family, the current request is a continuation of that of the 2020 action.

The area to be rezoned is approximately 15 acres and is bounded by Bayshore Drive to the east, E. Park View Lane to the north and Little Manitowoc River to the west.

Bay Pointe is proposing to construct 4 – 8 unit apartment buildings on the easterly portion of the 15 acre property. The westerly portion of the area will also be residential but the type of housing has not been determined yet. The development will be served by private drives and utilities.

Public Comments: Notices were mailed out to property owners within 200' of the enlarged area of rezone on September 20th and at the time of this writing no comments have been received.

Timeline

- Application Received: October 12, 2023
- Notifications Sent: October 17, 2023
- Plan Commission Public Informational Hearing: October 25, 2023
- Common Council Public Hearing scheduled for: November 20, 2023

Recommendation: Approve the petition to rezone the property from P-1 Conservancy to R-5 Low Density Multiple Family Residential.



LAND USE APPLICATION

APPLICANT Bay Pointe Developers II LLC PHONE 920-684-1545

MAILING ADDRESS 100 Maritime Drive, Suite 3C, Manitowoc, WI 54220 EMAIL aallie@alliecompanies.com

PROPERTY OWNER Bay Pointe Developers II LLC PHONE 920-684-1545

MAILING ADDRESS 100 Maritime Drive, Suite 3C, Manitowoc, WI 54220 EMAIL aallie@alliecompanies.com

REQUEST FOR:

- | | |
|--|---|
| <input type="checkbox"/> Conditional Use Permit (CUP) \$350* | <input checked="" type="checkbox"/> Zoning District Change/Map Amendment \$350* |
| <input type="checkbox"/> Site Plan Review \$350 | <input type="checkbox"/> Request for Annexation \$350* |
| <input type="checkbox"/> Certified Survey Map (CSM) \$100 | <input type="checkbox"/> Planned Unit Development (PUD) \$350* |
| <input type="checkbox"/> Official Map Review \$350* | <input type="checkbox"/> Street/Alley Vacation \$350* |

**Publication of legal notice fees additional.*

STATUS OF APPLICANT: Owner Agent Other

PROJECT LOCATION ADDRESS 1200 Bayshore Drive

PARCEL ID# 052-817-404-010 CURRENT ZONING P-1

CURRENT USE OF PROPERTY Vacant - Future Development

PROPOSED USE OF PROPERTY Single and multiple unit residential

REQUIRED: Attach a detailed written description of your proposal or request.

Include as much information as possible including planned use, maps, project renderings or drawings, etc.

See attached.

The undersigned hereby certifies that the information contained in this application is true and correct.

Signed *Ally C Allie* Date 10/10/2023
(Property Owner)

| | |
|---|---------------------|
| For Office Use Only | |
| Date Received: <u>10/12/2023</u> | PC #: _____ |
| Fee Paid: <u>350</u> | Check#: <u>1221</u> |
| Plan Commission Date: <u>10/25/2023</u> | |

**The City of Manitowoc Plan Commission meets the fourth Wednesday of each month at 6pm.
Deadline for submission is the Friday two weeks prior to the meeting.**

Please contact the Community Development Department at 920-686-6930 if you have any questions.

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

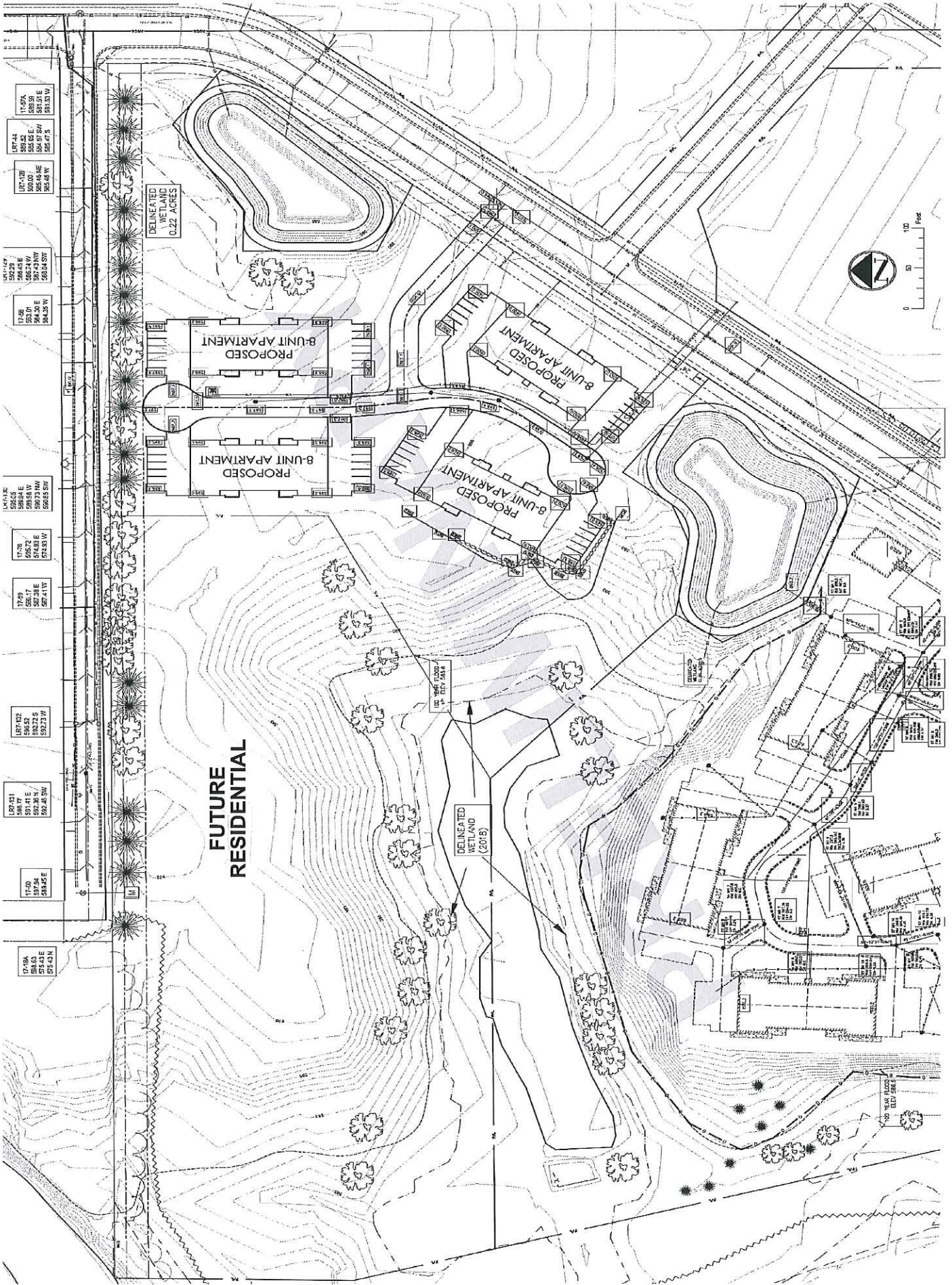
October 10, 2023
RE: Rezone Request

Bay Pointe Developers II LLC requests the consideration of the Plan Commission and Common Council to rezone parcel 052-817-404-010 from P-1 Conservancy to R-5 Low Density Multiple-Family District. The zoning change to R-5 is compliant with the City of Manitowoc's Comprehensive Plan, which calls for this area to be "Planned Mixed Use".

Attachments to this request include a preliminary site plan showing low density multifamily as well as photos of the proposed buildings.

The City of Manitowoc, much like the rest of the area, is in need of additional housing units. The proposed apartments would be an extension of the Rivers Edge Apartments, which are located directly south of this parcel. The existing complex consists of 48 apartment dwellings, and with the proposed addition of the new 32 apartments, would bring the complex to total of 80 units. The apartments are extremely well maintained and fill a needed gap of "higher-end" apartments in Manitowoc's rental market.

Thank you for your consideration.



**FUTURE
RESIDENTIAL**

DELINEATED
WETLAND
0.22 ACRES

DELINEATED
WETLAND
(2015)



17-57A
585.52 E.
585.59 W.
585.57 E.
585.57 W.

17-57B
585.52 E.
585.59 W.
585.57 E.
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17-57C
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17-57D
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17-57L
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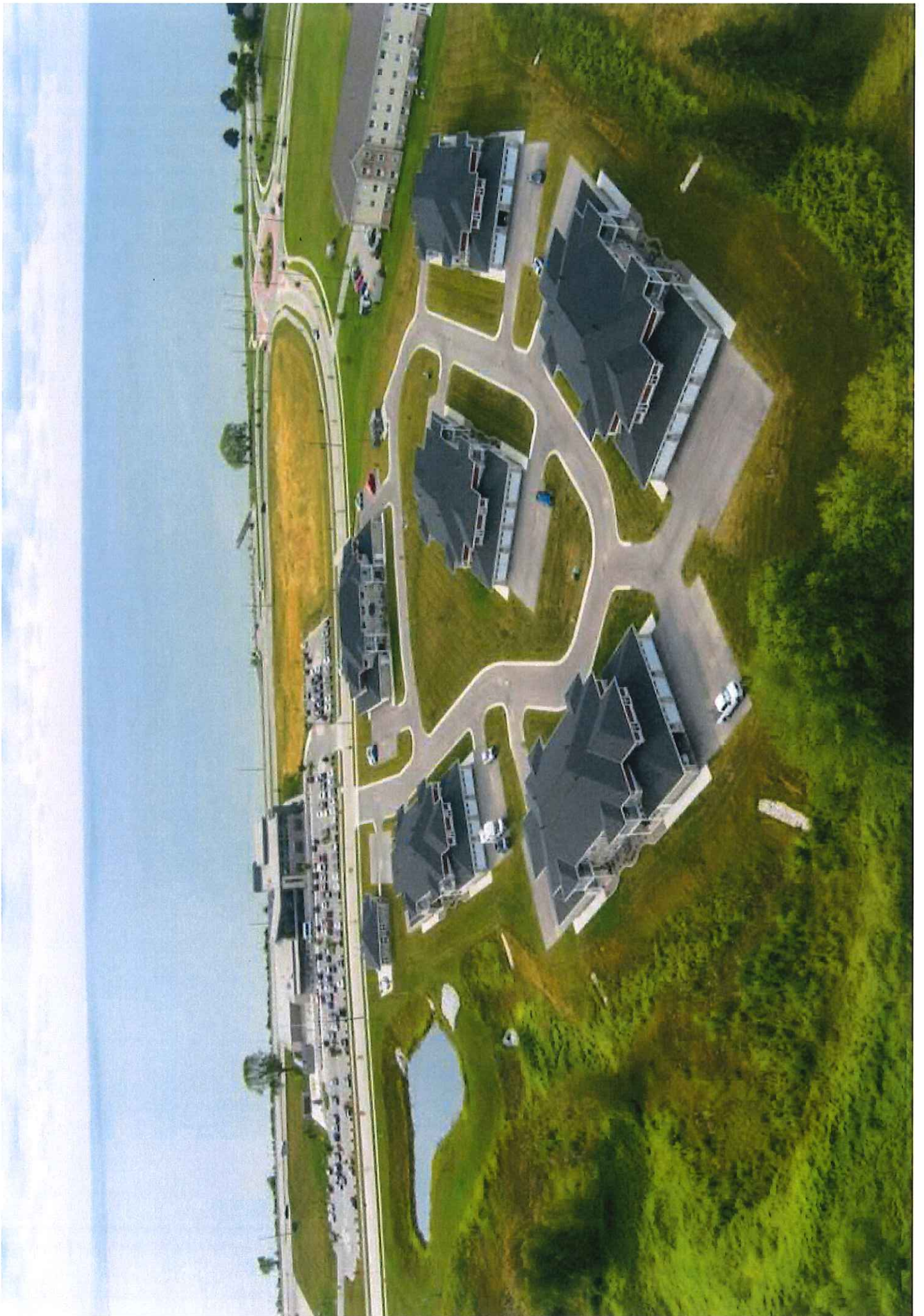
17-57M
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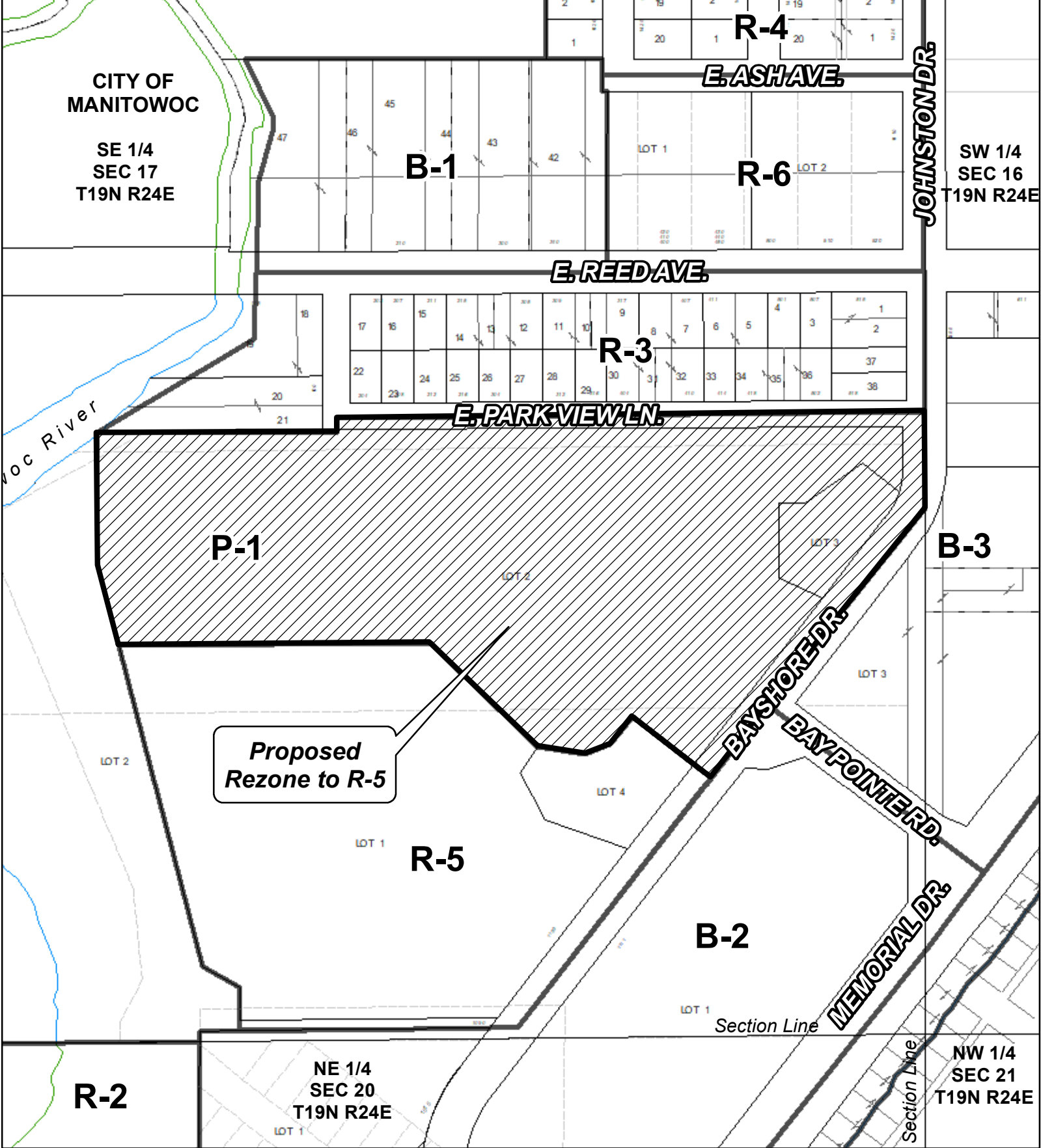
17-57P
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585.59 W.
585.57 E.
585.57 W.



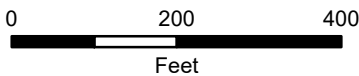








Proposed Rezoning Property from P-1 Conservancy District
to R-5 Low Density Multiple-Family District




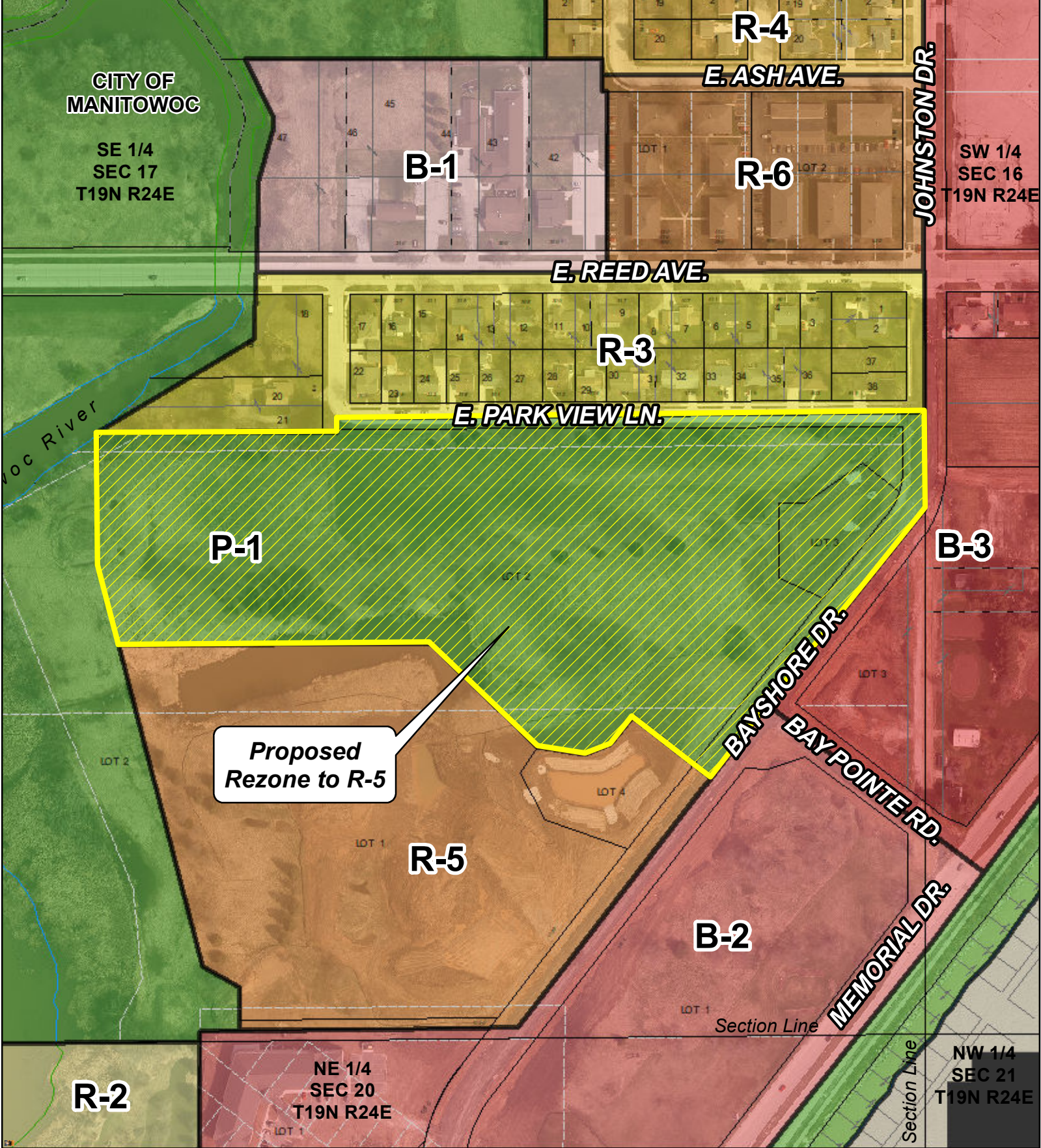
PC 22-2023

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: 10/16/2023
O:\Planning\PC Plan Commission\PC_Rezone\2023\PC 22-2023 Baypointer Developers P-1 to R-5\Maps\PC 22-2023 Rezone B&W.mxd

Legend

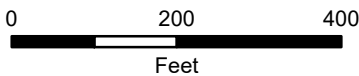
 Proposed Rezone



**Proposed
Rezone to R-5**



**Proposed Rezone Property from P-1 Conservancy District
to R-5 Low Density Multiple-Family District**




PC 22-2023

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Legend

 **Proposed Rezone**