

Report to the Manitowoc Plan Commission

Meeting Date: March 27, 2024

Request: PC 7-2024: Terra Investments LLC; Petition to Rezone Property from B-3 General Business to R-6 Multiple-Family for property located on Memorial Drive. (Parcel # 816-103-180)

Existing Land Use for Subject Property: Vacant parcel

Existing Zoning for Subject Property: B-3 General Business

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Business, contractor's shop	C-1 Commercial
West	Professional Office	B-3 General Business
East	Conservancy Park	P-1 Conservancy

Comprehensive Plan: The 20 Year Future Land Use Map shows the general area as a mix of Institutional and Community Facilities, General Business, Parks & Open Space and Single and Two Family Residential – Urban.

Consistency Analysis

The rezoning is consistent with the future land use map.

Report: John Durbrow, d.b.a. Terra Investments LLC is petitioning to rezone his property from B-3 General Business to R-6 Multiple Family to allow for the development of a 4-story residential building. The current B-3 zoning district allows residential uses on the upper floors but not on the first floor. The proposed R-6 Multiple Family zoning district allows residential uses on all the floors but prohibits any type of retail, office or business. The proposed residential use would complement the surrounding uses and not cause any conflicts. The proposed R-6 zoning district is more restrictive than the current B-3 General Business district.

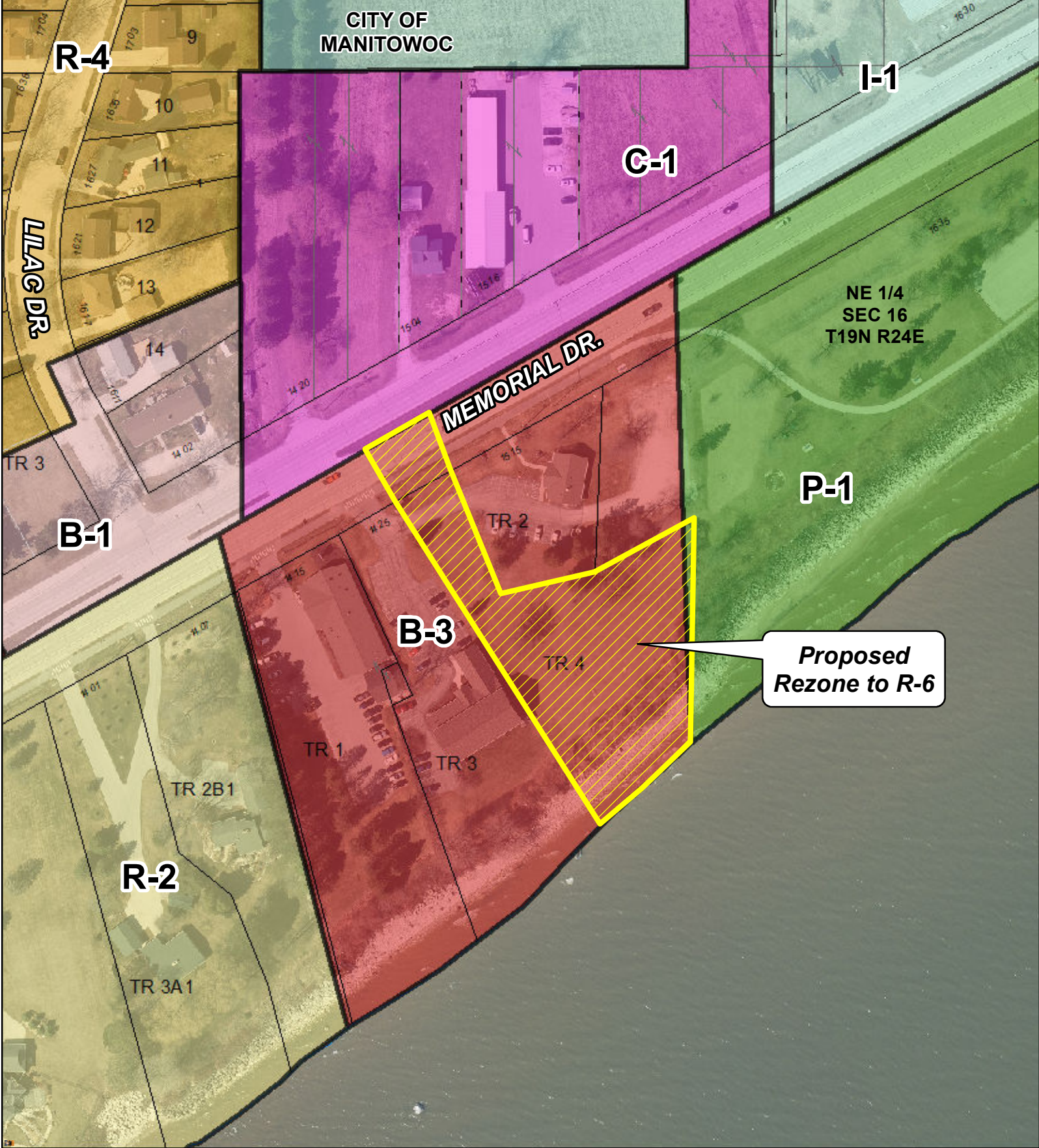
The lot is adjacent to the Chamber of Commerce and Nash Law office buildings. The 4-story building will have a footprint of 2,922 s.f. with each living unit being 2,522 s.f. The lot area measures 50,500 s.f. and would allow for a second building in the future.

Public Comments: Notices were mailed out to property owners within 200' excluding right of way of the subject area and at the time of this writing no comments were received.

Timeline

- Application Received: March 14, 2024
- Notifications Sent: March 15, 2024
- Plan Commission Public Informational Hearing: March 27, 2024
- Common Council Public Hearing scheduled for: April 15, 2024

Recommendation: Approve the petition to rezone the property from B-3 General Business to R-6 Multiple Family Residential.



CITY OF
MANITOWOC

R-4

I-1

C-1

LAGR DR.

MEMORIAL DR.

NE 1/4
SEC 16
T19N R24E

B-1

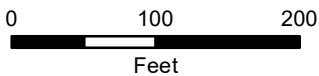
P-1

B-3

*Proposed
Rezone to R-6*

R-2


Proposed Rezone Property from B-3 General Business District
to R-6 Multiple-Family District



PC 7-2024

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

Legend
 Proposed Rezone



LAND USE APPLICATION

APPLICANT Terra Interests, LLC PHONE 920-726-4850

MAILING ADDRESS 9601 Lakeshore Road, Newton, WI 53063 EMAIL jdurbrow@gmail.com

PROPERTY OWNER Terra Interests, LLC PHONE 920-726-4850

MAILING ADDRESS 9601 Lakeshore Road, Newton, WI 53063 EMAIL jdurbrow@gmail.com

REQUEST FOR:

- Conditional Use Permit (CUP) \$350*
- Zoning District Change/Map Amendment \$350*
- Site Plan Review \$350
- Request for Annexation \$350*
- Certified Survey Map (CSM) \$100
- Planned Unit Development (PUD) \$350*
- Official Map Review \$350*
- Street/Alley Vacation \$350*

**Publication of legal notice fees additional.*

STATUS OF APPLICANT: Owner Agent Other

PROJECT LOCATION ADDRESS DNA

PARCEL ID# 052-81610318000 CURRENT ZONING B-3 per Manitowoc Maps

CURRENT USE OF PROPERTY Vacant

PROPOSED USE OF PROPERTY Residential - R-6

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.

The undersigned hereby represents and warrants that it has the authority to enter into this Contract. If the party entering into this Contract is not an individual, the person(s) signing on behalf of the entity represents and warrants that they have been duly authorized to bind the entity and sign this Contract on the entity's behalf.

Signature *John Durbrow* Date 2/29/2024
(Property Owner)

Print Name John Durbrow for Terra Interests

For Office Use Only	
Date Received: <u>3-14-24</u>	PC/SP #: <u>7-2024</u>
Fee Paid: <u>\$350</u>	Check#: <u>Cash</u>
Plan Commission Date: _____	

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.

City of Manitowoc
Land Use Application
Narrative Attachment

The owner of the parcel intends to develop a four-story building with one residential unit per level. The proposed use may include additional units towards the north edge of the site, but those have yet to be defined. Current zoning allows for much higher density than proposed, but requires a business component to the project, which does not appear to be a viable use with the current market conditions and the parking constraints imposed by the site configuration. In effect, the owner is requesting a downzoning in both function and scale.

It is anticipated that the project will be structured as a for sale condominium development. In the event that sales are not adequate at the time of completion, the owner may hold the units as a rental property.

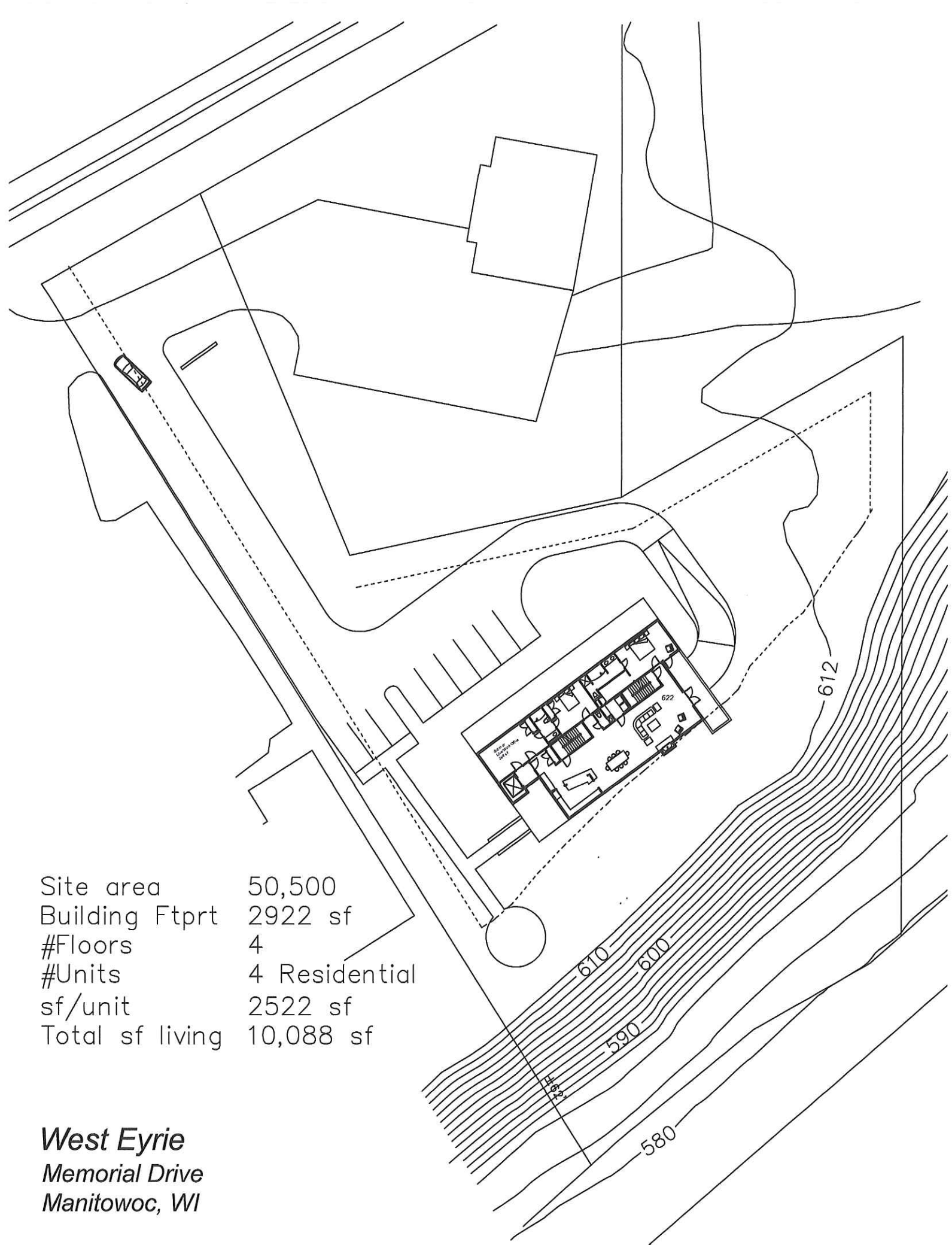
Schematic drawings attached outline the siting and the scope of the proposed development. The final selection of materials and finishes will be determined in conjunction with the development of the project budget and the interests of those promoting unit pre-sales.

Owner parking will be subgrade, per the definition of a basement level by the Manitowoc Zoning Ordinance.

The units will be constructed of wood framing over a rated garage.

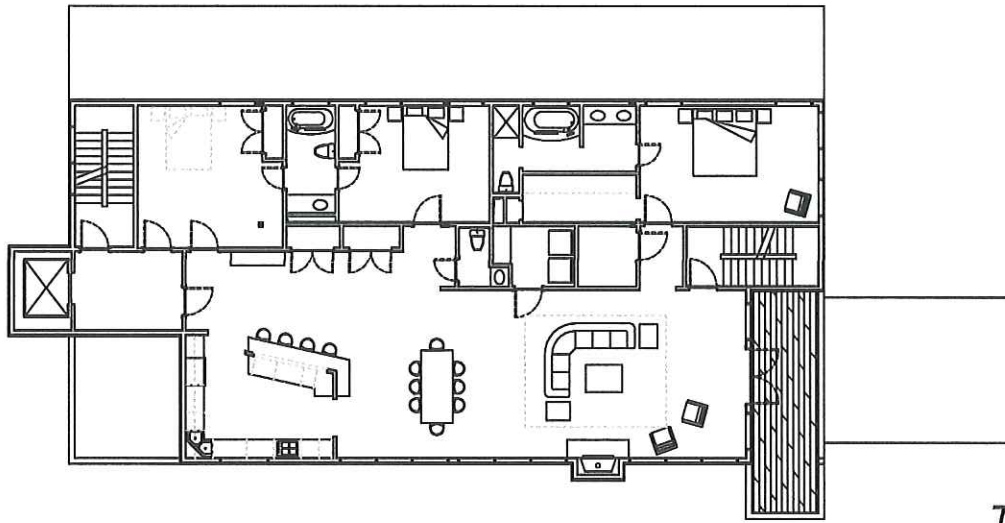
Drawings will be advanced upon approval of the conceptual approach.

Please call John Durbrow at 312-493-1114 for further information.

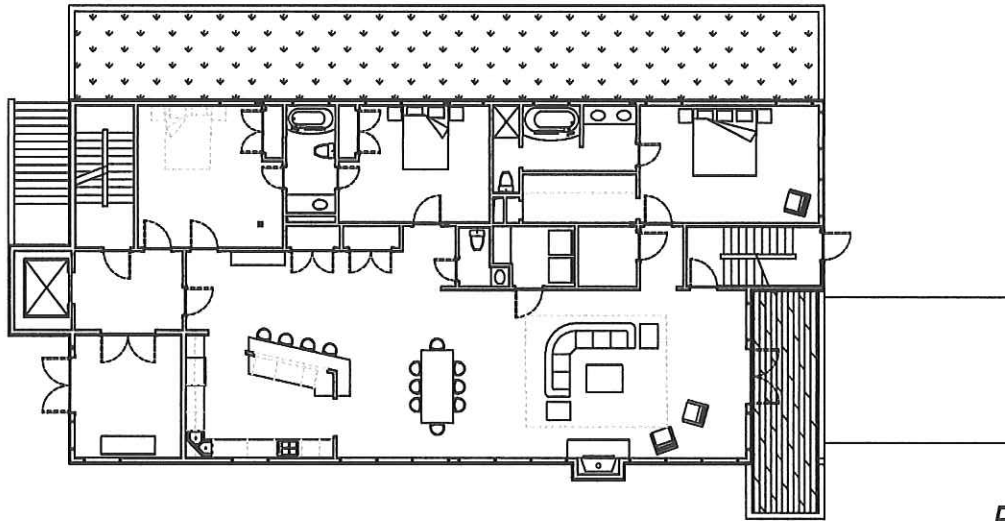


Site area	50,500
Building Ftprt	2922 sf
#Floors	4
#Units	4 Residential
sf/unit	2522 sf
Total sf living	10,088 sf

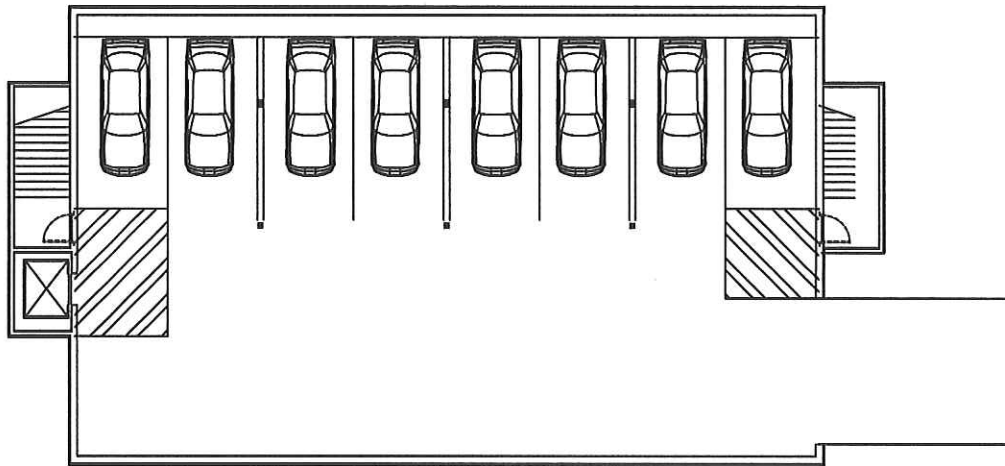
West Eyrie
 Memorial Drive
 Manitowoc, WI



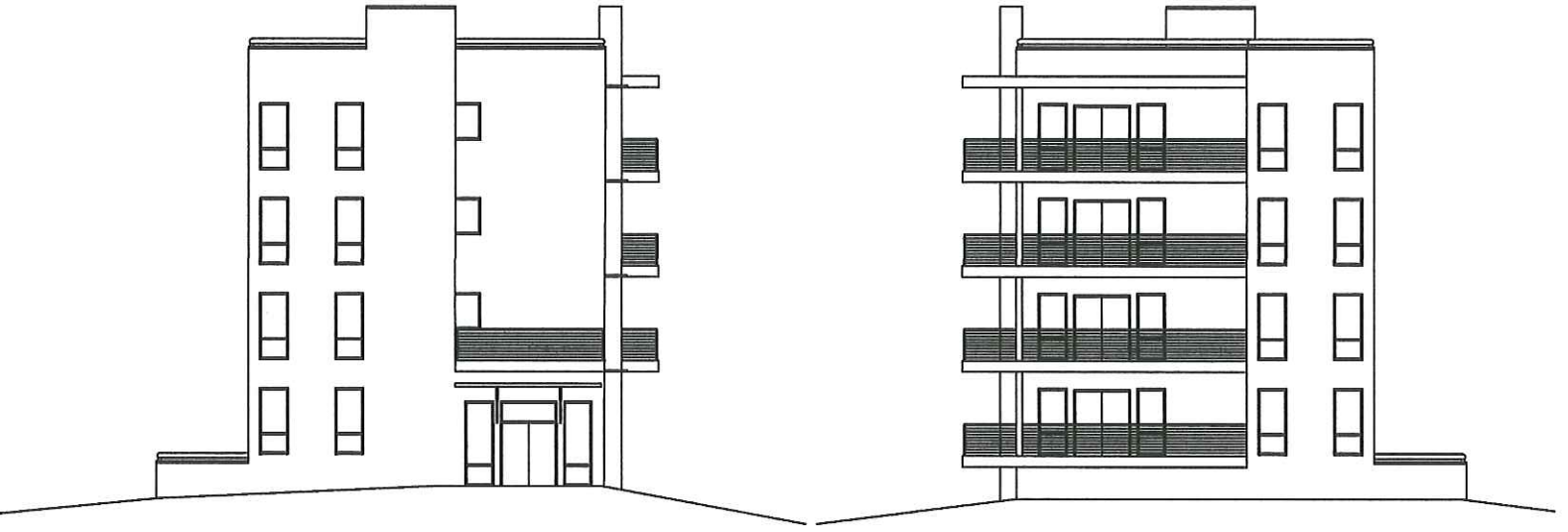
Typical Residential Plan



First Floor Plan



Basement Level Plan



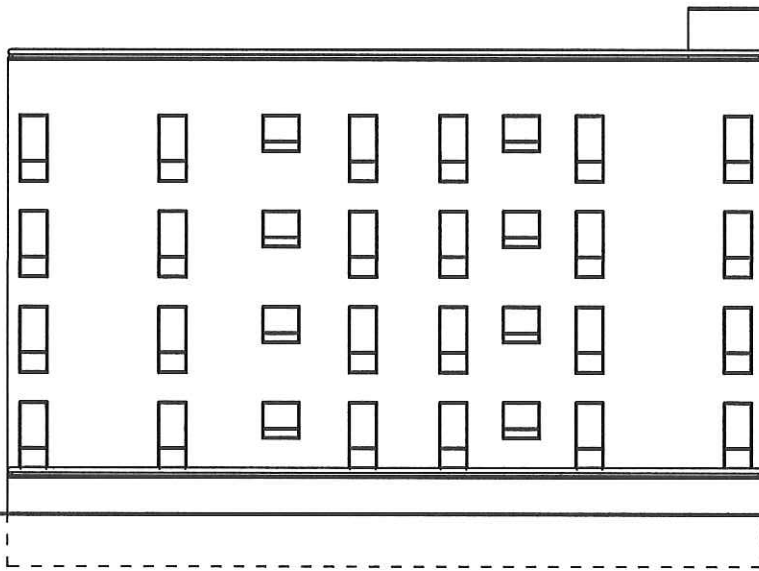
South Elevation

North Elevation

*West Eyrie
Memorial Drive
Manitowoc, WI*



East Elevation

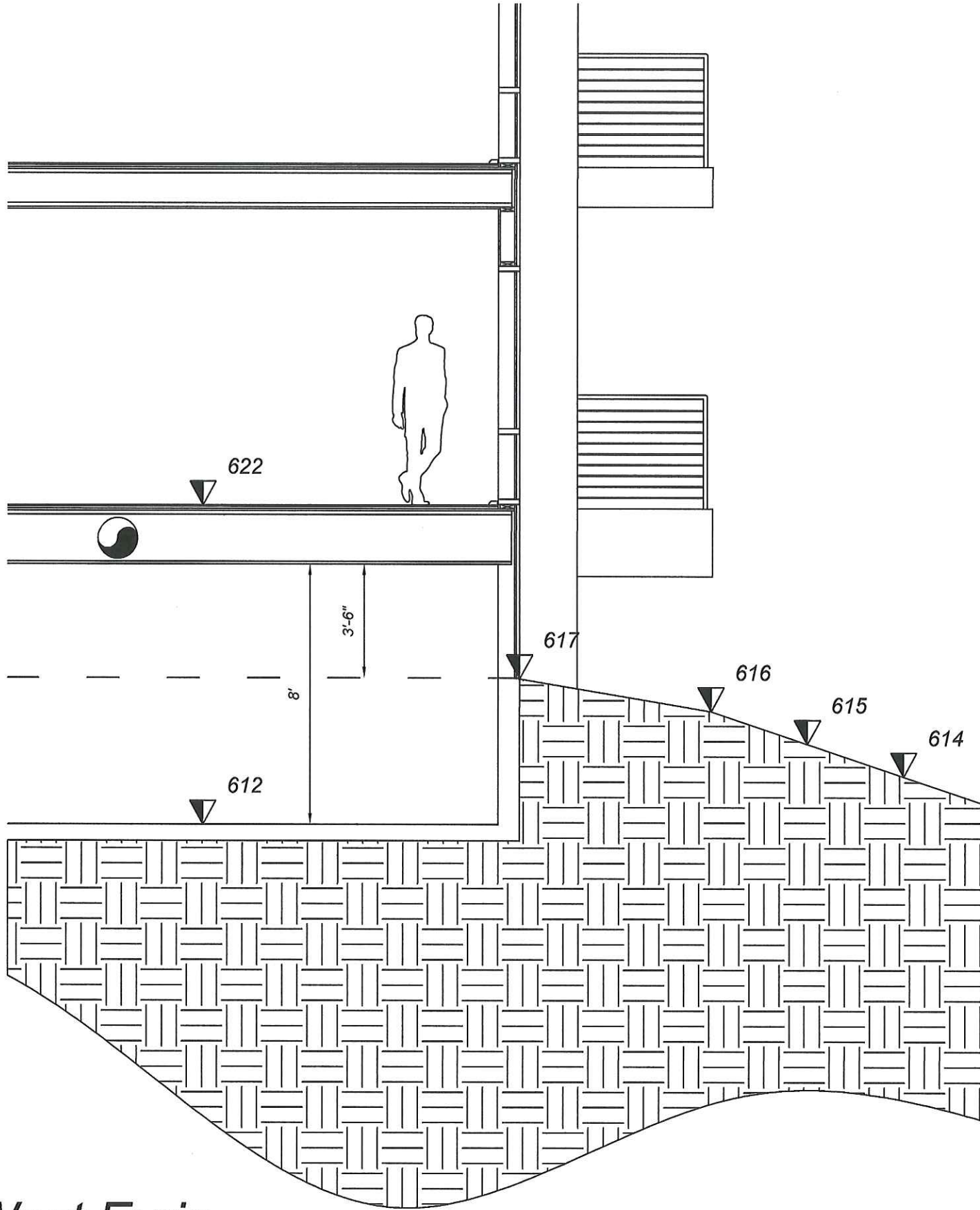


West Elevation

*West Eyrie
Memorial Drive
Manitowoc, WI*







West Eyrie
Memorial Drive
Manitowoc, WI