

Report to the Manitowoc Plan Commission

Meeting Date: January 22, 2025

Request: PC 19-2024: Whispering Meadows MHC LLC / Gilson: Petition to Rezone from R-4 Single and Two Family Residential to R-6 Multiple Family for property located east of Kinglet Drive and South of Viebahn Street. (Parcel # 801-102-061)

Existing Land Use for Subject Property: Vacant / Undeveloped

Existing Zoning for Subject Property: R-4 Single and Two Family Residential

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, East	Residential	R-4 Single and Two Family Residential
West, South	Residential, undeveloped	R-6 Multiple Family Residential

Comprehensive Plan: The 20 Year Future Land Use Map shows the general area as Planned Neighborhood.

The “Planned Neighborhood” future land use category is intended to provide for a variety of housing choices and a mix of non-residential uses such as parks, schools, religious institutions, and small-scale shopping and service areas. They are a collection of different land use categories. “Planned Neighborhoods” should be carefully designed as an integrated, interconnected mix of these use categories. They are by no means intended to justify an “anything goes” land use pattern, but this category supports the idea of retrofitting existing neighborhoods to reflect historic neighborhood development patterns that afford more walkable amenities and services. Overall, the composition and pattern of development should promote neighborhoods that instill a sense of community with their design. The “Planned Neighborhood” concept encourages a mix of “Single-Family and Two-Family Residential – Urban,” “Multi-Family Residential,” “Institutional and Community Services,” “Parks and Open Space,” and neighborhood commercial uses.

Consistency Analysis

The rezoning is consistent with the future land use map.

Report: In 2022 Eric Flood, d.b.a. Whispering Meadows MHC LLC purchased approximately 8.93 acres of property from LCR Development LLC (Russ Gilson). LCR was the original developer of the Whispering Meadows housing community; Whispering Meadows MHC LLC is continuing to develop the housing community model that LCR started. Both the buyer and seller believed that the subject property for tonight’s rezoning request was part of the original 2022 sale. The subject property (parcel # 801-102-061) is 0.74 acres and is located east of Kinglet Drive and south of Viebahn Street. Whispering Meadows MHC LLC has an accepted offer contingent on the rezone to R-6 Multiple Family Residential.

Whispering Meadows MHC LLC plans to add the 0.74 acreage to the 8.93 acres purchased in 2022. The additional acreage would allow them to increase the depth of some of their building

sites providing additional open space for the residences. Even though the rezoning request is for multiple family the future structures will be single family and be part of the manufactured home park development. Manufactured home parks are only allowed in the R-6 multiple family zoning district which is the reason for the rezoning from R-4 Single and Two Family Residential to R-6 Multiple Family Residential.

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: November 2024
- Notifications Sent: January 15, 2025
- Plan Commission Public Informational Hearing: January 22, 2025
- Common Council Public Hearing scheduled for: February 17, 2025

Recommendation: Approve the petition to rezone the property from R-4 Single and Two Family Residential to R-6 Multiple Family Residential.



LAND USE APPLICATION

APPLICANT Eric Flood and Russell Gilson PHONE 920-960-4330

MAILING ADDRESS N7559 N. Pioneer RD, Fond Du Lac, WI 54937 EMAIL eflood@floodhomesinc.com

PROPERTY OWNER LCR Development LLC PHONE _____

MAILING ADDRESS 2435 W. Prospect Ave, Appleton WI 54914 EMAIL russ.gilson@yahoo.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 N/A

PARCEL ID# 052-80110206100 CURRENT ZONING R6


CURRENT USE OF PROPERTY Vacant Land

PROPOSED USE OF PROPERTY Multiple Manufactured Homes

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  Date 11/8/2024
Russ Gilson (Nov 12, 2024 16:16 EST)

(Property Owner)

Print Name Russell Gilson

For Office Use Only

Date Received: _____

PC/SP #: _____

Fee Paid: _____

Check#: _____


Plan Commission Date: _____

The City of Manitowoc Plan Commission meets the fourth Wednesday of each month at 6pm.

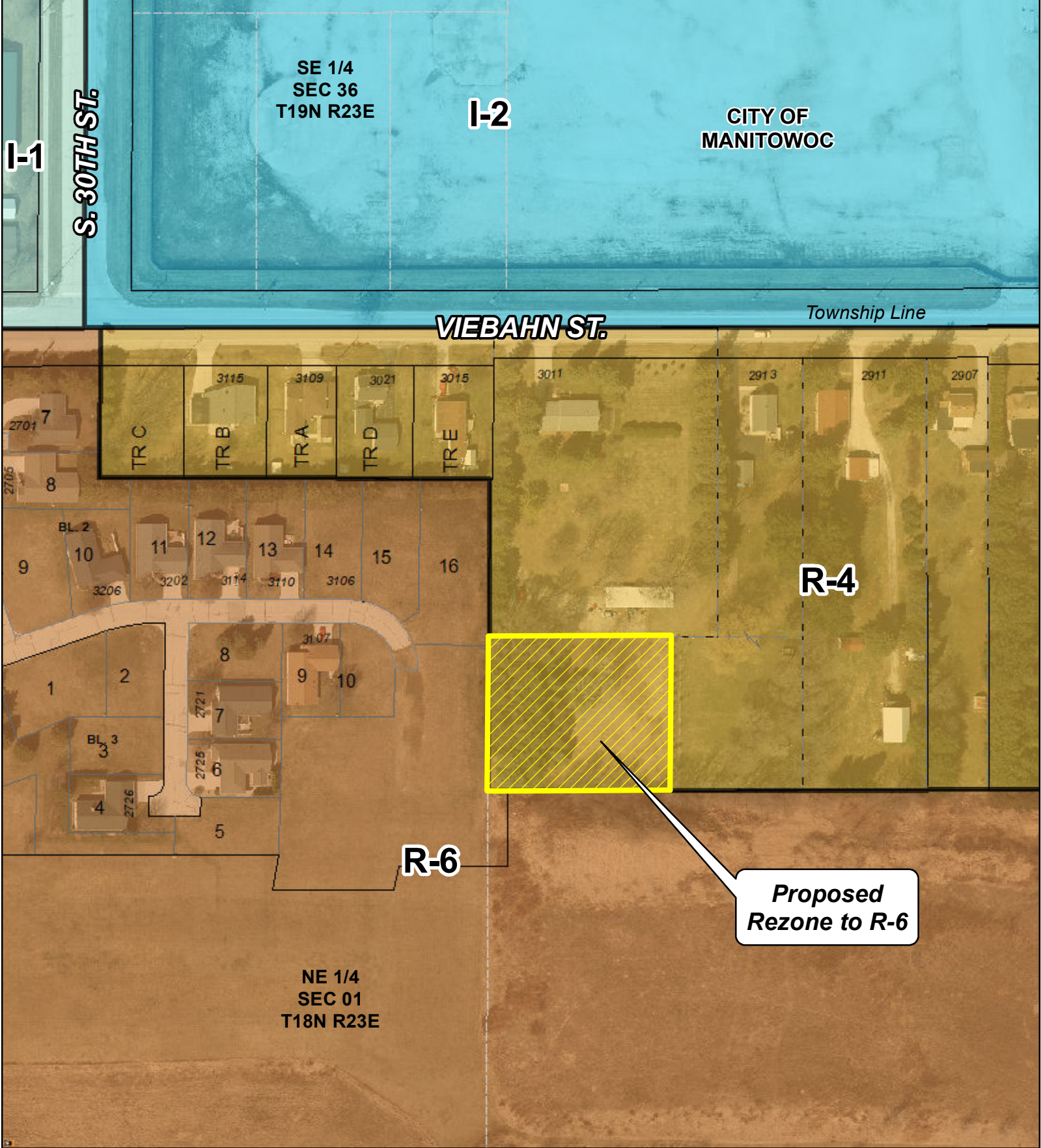
Deadline for submission is the Friday two weeks prior to the meeting.

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

Current owner, LCR Development LLC ("LCR") is selling the property, parcel ID no. 052-80110206100 (the "Parcel") to Whispering Meadows MHC, LLC ("WMM"), which is set to close on December 31, 2024. This application, on behalf of LCR, as current owner, and WMM, future owner, is to rezone the Parcel from R-2 to R-4 in order to potentially use the Parcel to build multiple manufactured homes; and 2) if the Parcel is rezoned, have the Parcel added to WMM's current CUP agreement with the City for the adjacent parcel to the west, parcel ID no. 052-80110204000.



CLOSING DATE
WAS AMENDED.



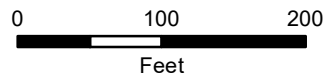
Proposed Rezone Property from R-4 Single- and Two-Family District to R-6 Multiple-Family District

PC 19-2024


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

Map Plotted: 1/8/2025
O:\Committees\PC Plan Commission\PC_Rezone\2024\PC 19-2024 Whispering Meadows_Gilson_Flood Viebahn Street\Maps\PC 19-2024 Rezone.mxd



Legend

 Proposed Rezone