



# CITY OF MANITOWOC

WISCONSIN, USA

[www.manitowoc.org](http://www.manitowoc.org)

1/26/2023

To: Mayor and Common Council

From: Paul Braun, City Planner

**Subject: PC 5-2023: Empire Estates, LLC / Kyle Root; Rezone from B-3 General Business District to R-7 Central Resident District for property located at 1210 South 9th Street**

At the January 25, 2023 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

***Approve the petition to rezone the subject property from B-3 General Business to R-7 to Central Residence.***

Empire Estates, LLC rezoning petition was for the property located at 1210 S. 9<sup>th</sup> Street; pursuant to MMC 15.530(2)c. the Plan Commission recommended enlarging the rezone area to include additional properties along S. 9<sup>th</sup>, Hamilton and Madison Streets. The additional properties are all residential, and in the B-3 General Business zoning district are considered non-conforming uses. The change in zoning to R-7 Central Residence will make the properties conforming uses.

Empire Estates, LLC  
Attn: Kyle Root  
2480 Marina Circle #316  
Green Bay, WI 54304

Granicus #: 23-0063  
Attachments: Ordinance & Map

**ORDINANCE**

An Ordinance amending the amended zone map of the City of Manitowoc entitled:  
"Zoning Ordinance of the Municipal Code of the City of Manitowoc".

The Mayor and Common Council of the City of Manitowoc do ordain as follows:

**SECTION 1:** Section 15.050 of the zone map of the City of Manitowoc is amended to provide that a tract of land located in the NW 1/4 of SW 1/4 and the SW 1/4 of SW 1/4, Section 29, Township 19 North, Range 24 East, in the City of Manitowoc, Manitowoc County, Wisconsin being located in Block 317 of the Original Plat and generally located along the west side of S. 9<sup>th</sup> Street, the south side of Hamilton Street, and the north side of Madison Street is to be changed from "B-3" General Business District to "R-7" Central Residence District all according to the attached Map.

**SECTION 2:** This Ordinance shall be in full force and effect the day after its publication.

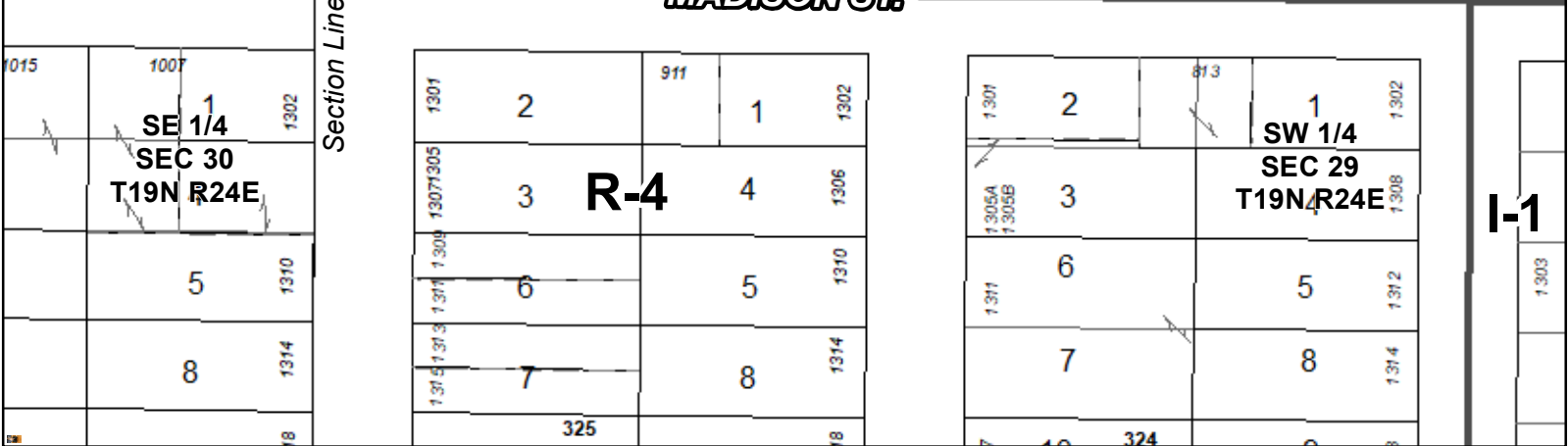
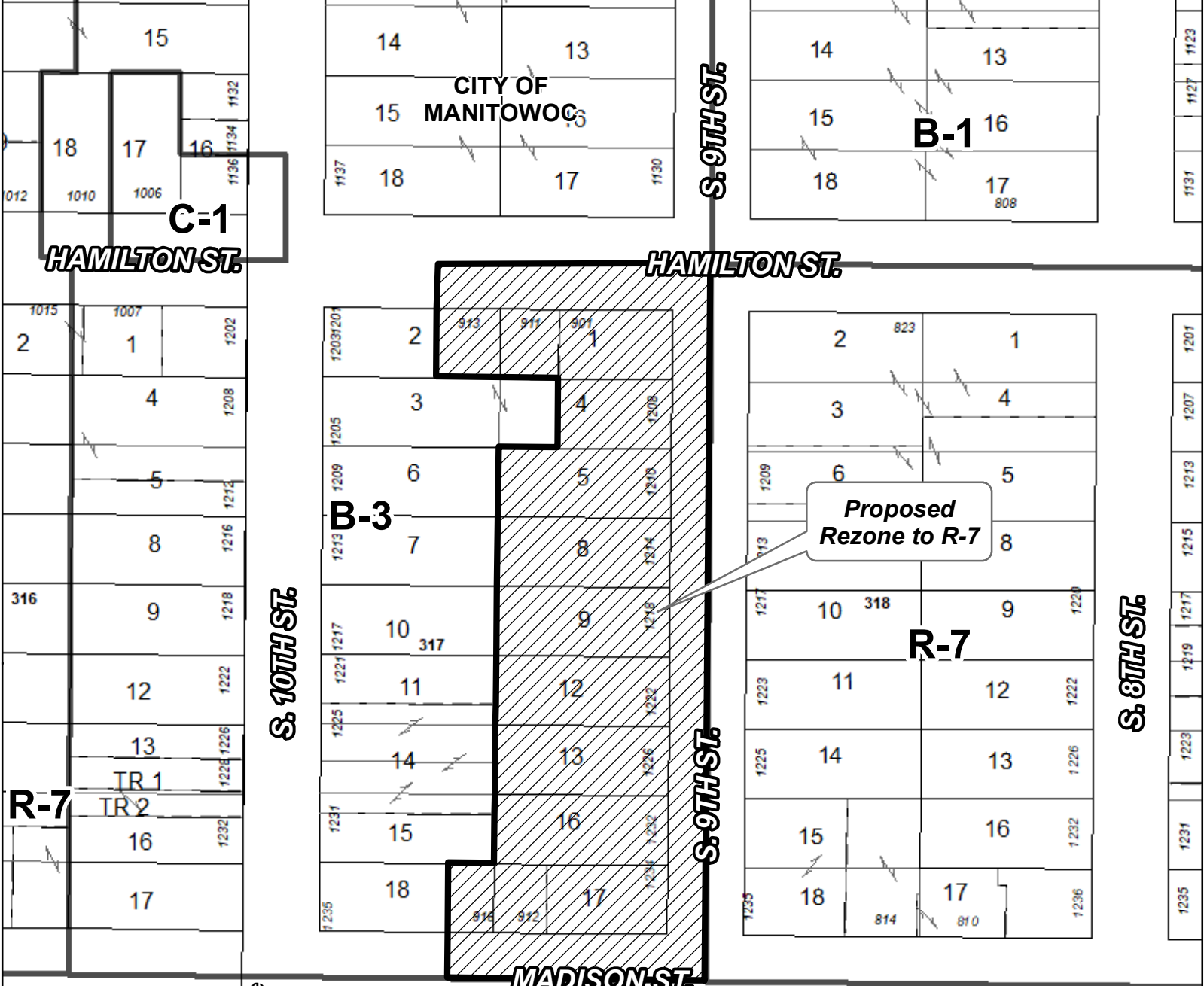
**INTRODUCED** \_\_\_\_\_

**ADOPTED** \_\_\_\_\_

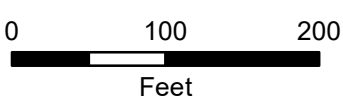
\_\_\_\_\_  
**Justin M. Nickels, Mayor**

**APPROVED** \_\_\_\_\_

**Fiscal Impact:** Anticipated neutral due to publication costs associated with ordinance change offset with fee to petitioner for rezone.  
**Funding Source:** 2023 approved budget publication line item and fee revenue line item  
**Finance Director Approval:** /JMN  
**Approved as to Form:** /EGN




**Proposed Rezone Property from B-3 General Business District  
to R-7 Central Residence District**



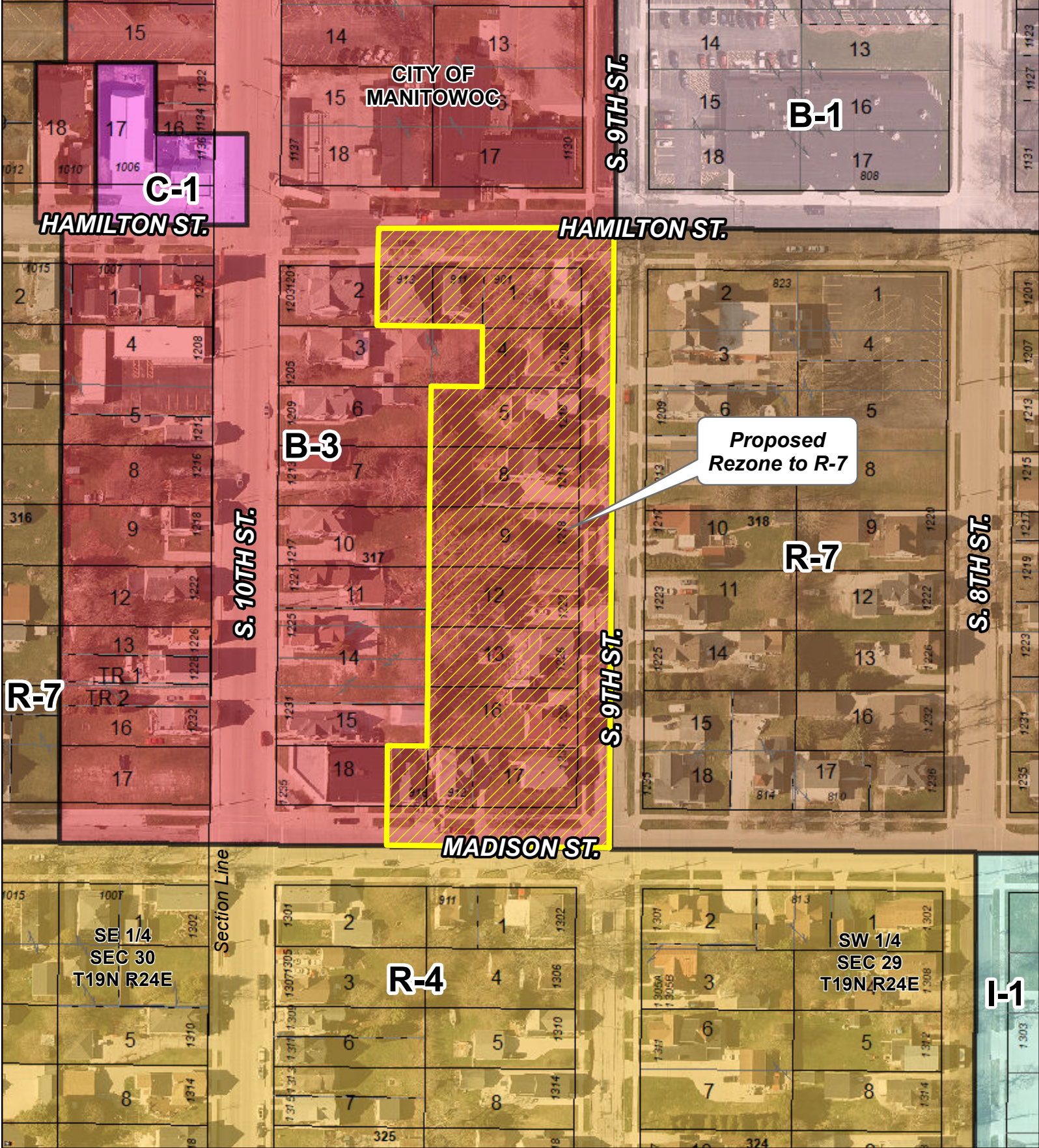
PC 06-2023

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.

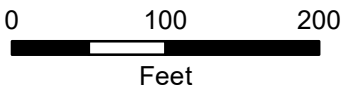
**Legend**

 Proposed Rezone






Proposed Rezone Property from B-3 General Business District  
to R-7 Central Residence District



PC 06-2023

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**Legend**

 Proposed Rezone