



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

4/25/2024

To: Mayor and Common Council

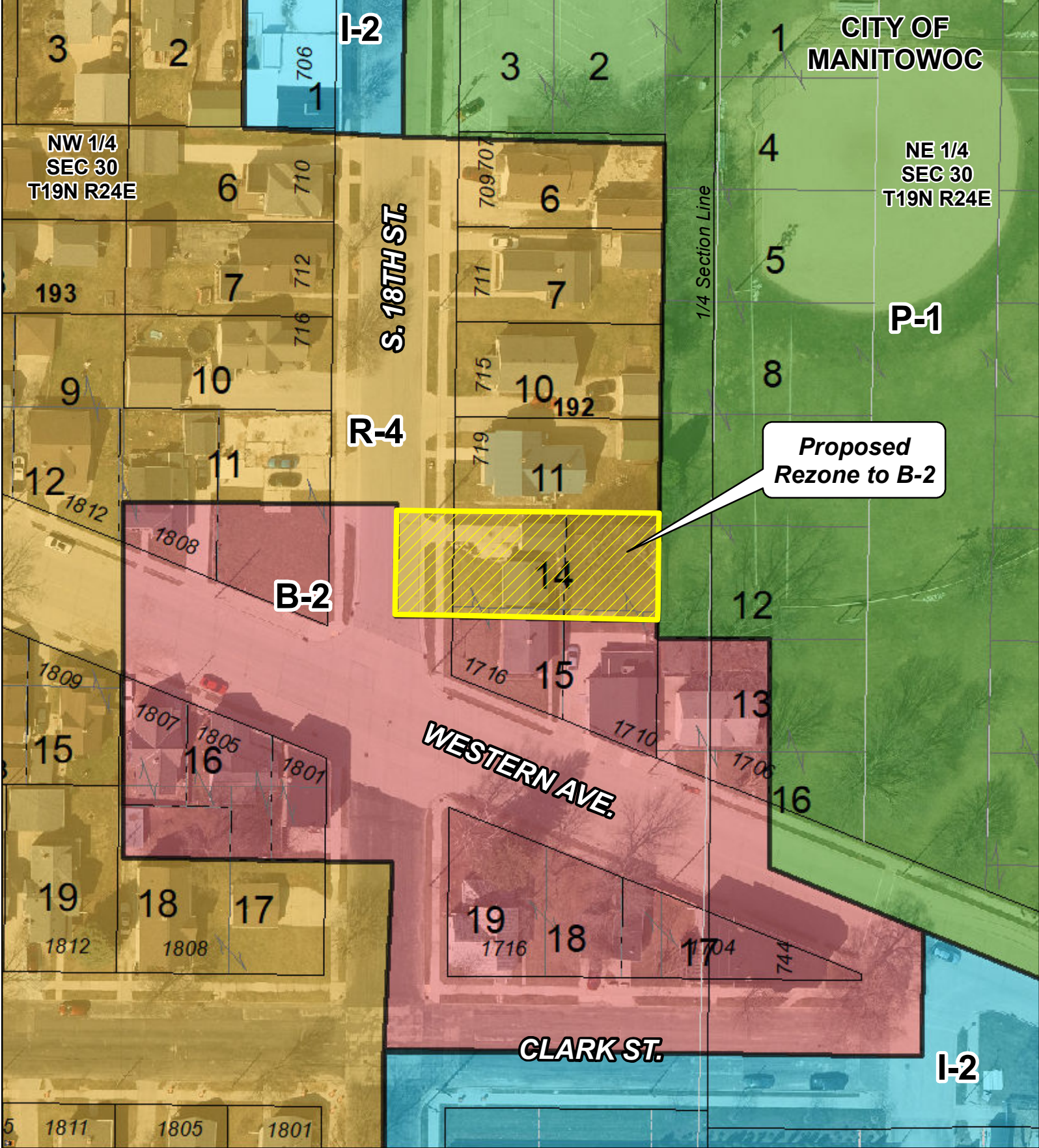
From: Paul Braun, City Planner

Subject: PC 8-2024: Crawson, LLC d.b.a. Westfield Bar; Petition to Rezone from R-4 Single and Two Family Residential to B-2 Neighborhood Business for the north half of property located at 1710 and 1716 Western Avenue (Tax Parcel #'s 000192150 & 000192151).

At the April 24, 2024 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

Approve the petition to rezone the property from R-4 Single and Two Family Residential to B-2 Neighborhood Business District.

Granicus #: 24-1415
Attachments: Ordinance & Map



**CITY OF
MANITOWOC**

NW 1/4
SEC 30
T19N R24E

NE 1/4
SEC 30
T19N R24E

S. 18TH ST.

1/4 Section Line

**Proposed
Rezone to B-2**

B-2

WESTERN AVE.

CLARK ST.

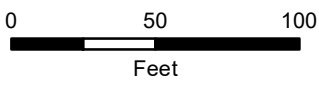
I-2

**Proposed Rezone Property from R-4 Single- and Two-Family District
to B-2 Neighborhood Business District**




PC 8-2024

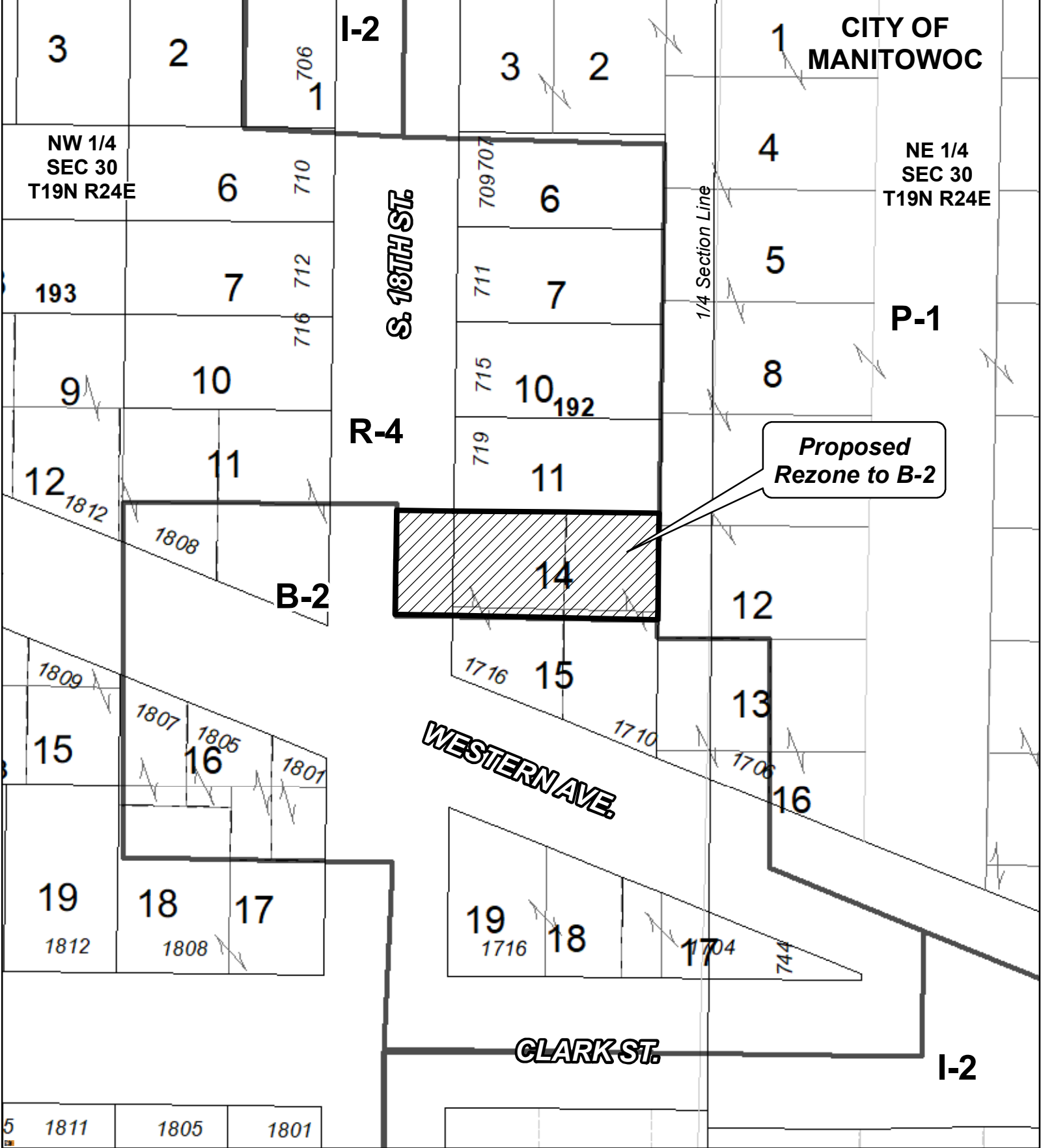
DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.



Legend

 **Proposed Rezone**

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 4/16/2024
O:\Committees\PC Plan Commission\PC_Rezone\2024\PC 8-2024 CT Crashes-Westfield Bar_1710 & 1716 Western\Map\PC 8-2024 Rezone.mxd



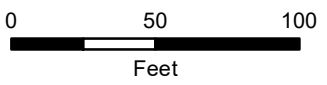
Proposed Rezone to B-2




Proposed Rezone Property from R-4 Single- and Two-Family District to B-2 Neighborhood Business District

PC 8-2024

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Legend

 Proposed Rezone

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 amended zone map of the City of Manitowoc is amended to provide that: a tract of land located in the NE ¼ of the NW ¼ Section 30, Township 19 North, Range 24 East, in the City of Manitowoc, Manitowoc County, Wisconsin being generally located east of S. 18th Street, north of Western Avenue and west of Westfield Park and more particularly described as Lot 14, Block 191 of the Original Plat in the City of Manitowoc to be changed from “R-4” Single & Two Family Residential District to “B-2” Neighborhood Business District and, all according to the attached Map.

SECTION 2: This Ordinance shall take 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. No tax levy impact or 2024 budget amendments required.
Funding Source: 1100-15100-532100 | 1100-61100-451300
Finance Director Approval: /
Approved as to Form: /

This Ordinance was drafted by Paul Braun, City Planner