



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

2/23/2023

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 9-2023: Club Car Wash; Petition to Rezone Property located at 4221 Calumet Avenue from P-1 Conservancy to C-1 Commercial.

At the February 22, 2023 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

Approve the City Initiated request to rezone the subject property from P-1 Conservancy to C-1 Commercial.

Club Car Wash
1591 E. Prathersville Road
Columbia, MO 65202

Granicus #: 23-0143
Attachments: Ordinance & Map

LOT 24-1A

CITY OF
MANITOWOC

NE 1/4
SEC 35
T19N R23E

GRANFORD BLVD.

LOT 5

Section Line

GALUMET AVE.

TR 2.1

NW 1/4
SEC 36
T19N R23E

TR 2.2

LOT 6

LOT 24-1BC

LOT 24-1BB

GALUMET AVE.

DEWEY ST.

TR 3

B-3

1/4 Section Line

LOT 1

Proposed
Rezone to C-1

P-1

S. FRONTAGE RD.

S. 42ND ST.

LOT 1

TR 2

TR 3

TR 5

SE 1/4
SEC 35
T19N R23E

SW 1/4
SEC 36
T19N R23E

R-6

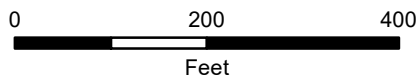
C-1

TR 7

TR 9

LOT

Proposed Rezone Property from P-1 Conservancy District to C-1 Commercial District



PC 09-2023


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: 2/28/2023

O:\Planning\PC Plan Commission\PC_Rezone\2023\PC 9-2023 Club Car Wash P-1 to C-1\Maps\PC 09-2023 Rezone B&W.mxd

Legend

 Proposed Rezone

CITY OF
MANITOWOC

NE 1/4
SEC 35
T19N R23E

CRAWFORD BLVD.

CALUMET AVE.

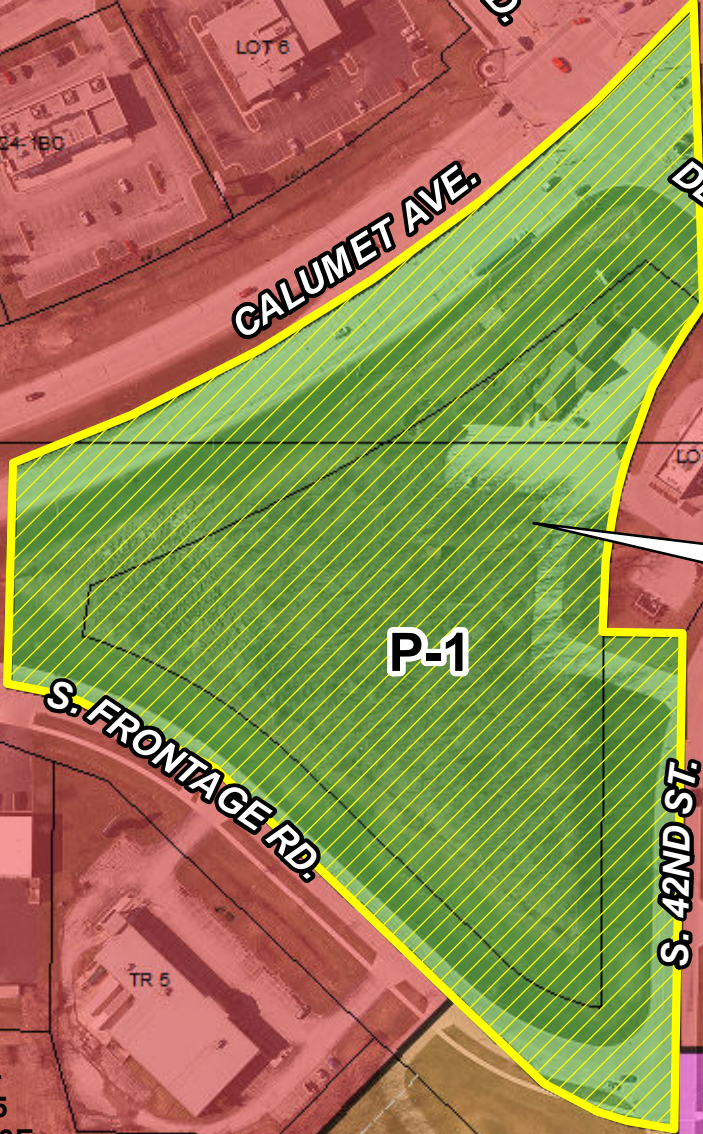
NW 1/4
SEC 36
T19N R23E

CALUMET AVE.

DEWEY ST.

B-3

1/4 Section Line



Proposed
Rezone to C-1

P-1

S. FRONTAGE RD.

S. 42ND ST.

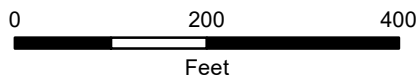
SE 1/4
SEC 35
T19N R23E

SW 1/4
SEC 36
T19N R23E

R-6

C-1

Proposed Rezone Property from P-1 Conservancy District to C-1 Commercial District




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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 zone map of the City of Manitowoc is amended to provide that a tract of land located in the NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4, Section 35, Township 19 North, Range 23 East, in the City of Manitowoc, Manitowoc County, Wisconsin being generally located in between Calumet Avenue, Dewey Street, S. 42nd Street and S. Frontage Road is to be changed from "P-1" Conservancy District to "C-1" Commercial 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:

/SMA

Approved as to Form:

/EGN