



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

October 28, 2021

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 42-2021: Community Development Authority of the City of Manitowoc, Rezone from I-2 Heavy Industrial to R-6 Multiple Family and B-3 General Business, Block 246 of the Original Plat.

At the October 27, 2021 meeting of the Manitowoc City Plan Commission the Commission held a public informational hearing regarding Block 246 of the Original Plat which was the location of the former Mirro / Newell-Rubbermaid plant. Based on additional information that was received from adjacent property owners the proposed rezoning area was modified by the Commission from being rezoned to partially B-3 General Business and R-6 Multiple Family to only the southerly 275 feet of Block 246 being rezoned to R-6 Multiple Family Residential. Based the additional information received during the informational hearing the Commission recommended to the Common Council the following action:

Approve the Zoning Classification of R-6 Multiple Family Residential.

Applicant:
Community Development Authority of the City of Manitowoc

Granicus #: 21-1034
Attachments: Map & Ordinance

City of
Manitowoc

NE 1/4
SEC 30
T19N R24E

18 17

838

16

17

836

14

13

15

16

835

18

17

FRANKLIN ST.

2 1

3 4

6 5

7 8

10 9

14 13

15 16

18 17

**Proposed
Rezone to R-6**

901

900

1614 1612 1608 1606 1604 1602

I-2

2 1

3 4

6 5

7 8

10 9

14 13

15 16

18 17

S. 16TH ST.

S. 15TH ST.

246

275' +/-

245

921

925

928

TR 2

931

1424

1426

1422

1416

1412

1410

WASHINGTON ST.

C-1

1617

2 1

3 4

6 5

7 8

10 9

B-3

S. 16TH ST.

1523 1519

1507

1501

1009

1011

1013

1017

2 1

3 4

6 5

7 8

1004

1006

1010

1016

R-7

1421

1413 1409 1407

1401

2 1

3 4

6 5

1009

1013

19

266

1016

20

**Proposed Rezone Property from I-2, Heavy Industrial District
to R-6, Multiple-Family District**



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: 10/27/2021

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0 100 200



Feet

PC 42-2021
Block 246 Original Plat

Legend

Proposed Rezone

City of
Manitowoc

NE 1/4
SEC 30
T19N R24E

FRANKLIN ST.

S. 16TH ST.

S. 15TH ST.

WASHINGTON ST.

I-2

247

245

246

275' +/-

Proposed
Rezone to R-6

C-1

B-3

R-7

266



Proposed Rezone Property from I-2, Heavy Industrial District to R-6, Multiple-Family District

PC 42-2021
Block 246 Original Plat


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0 100 200



Feet

Legend

 Proposed Rezone

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