



# CITY OF MANITOWOC

WISCONSIN, USA

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

9/28/2023

To: Mayor and Common Council

From: Paul Braun, City Planner

**Subject: PC 20-2023: Schardt Electric LLC / Barry Schardt: Petition to Rezone Property Located at 2832 Custer Street from B-3 General Business to I-1 Light Industrial.**

At the September 27, 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 Property from B-3 General Business to I-1 Light Industrial.***

Barry Schardt  
801 S. Rapids Road  
Manitowoc, WI 54220

Granicus #: 23-0789

Attachments: Ordinance & Map

*Community Development Department • Phone (920) 686-6930  
CITY HALL • 900 Quay Street • Manitowoc, WI 54220-4543 • Fax (920) 686-6939 • [www.manitowoc.org](http://www.manitowoc.org)*

**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 SE 1/4 of the NE 1/4 of Section 25, Township 19 North, Range 23 East, in the City of Manitowoc, Manitowoc County, Wisconsin being generally located north of Custer Street and east of S. 29<sup>th</sup> Street is to be changed from "B-3" General Business to "I-1" Light Industrial District all according to the attached Map.

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

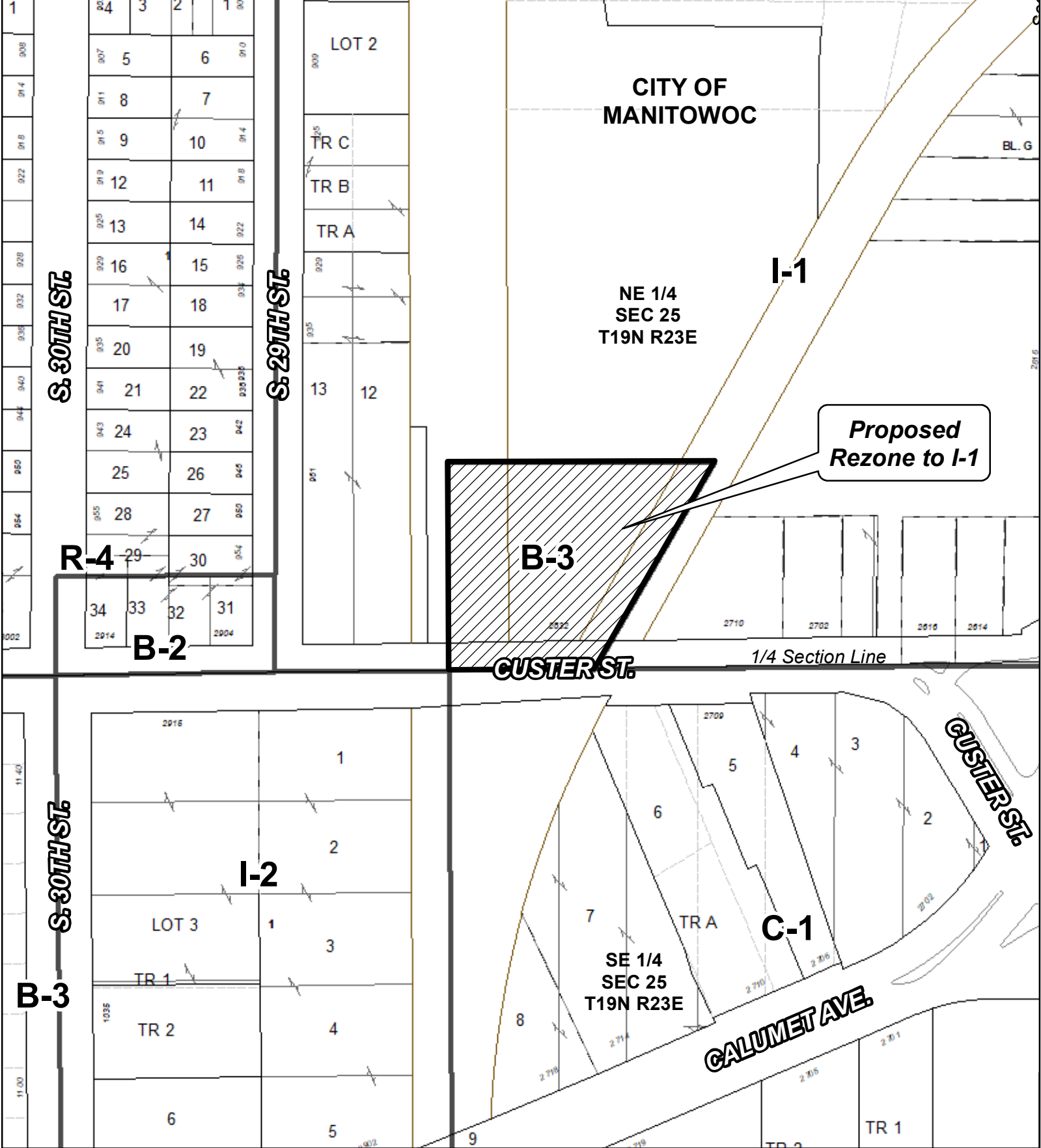
**INTRODUCED** \_\_\_\_\_

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

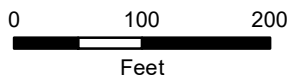
\_\_\_\_\_  
**Justin M. Nickels, Mayor**

**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:** /  
**Approved as to Form:** /



**Proposed Rezone Property from B-3 General Business to I-1 Light Industrial**




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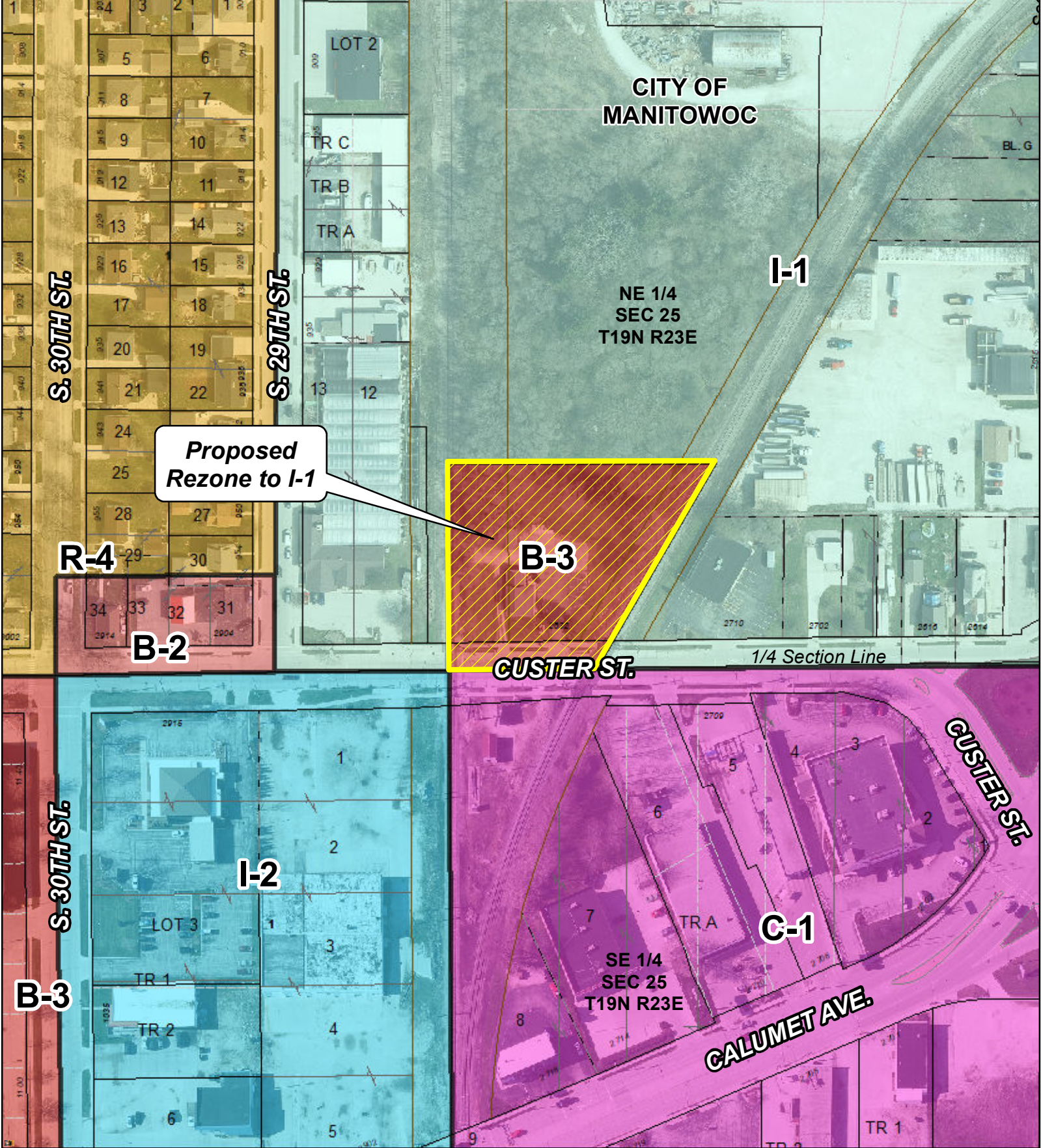
DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Prepared by City of Manitowoc  
Community Development Department  
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Map Plotted: 9/18/2023  
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**Legend**

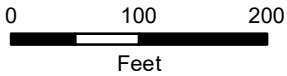
 **Proposed Rezone**





**Proposed  
Rezone to I-1**

**Proposed Rezone Property from B-3 General Business  
to I-1 Light Industrial**




PC 20-2023

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**Legend**

 **Proposed Rezone**