



# CITY OF MANITOWOC

WISCONSIN, USA

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

8/24/2023

To: Mayor and Common Council

From: Paul Braun, City Planner

**Subject: PC 15-2023: Vernon Gulseth: Petition to Rezone Property Located at 1920 Johnston Drive from I-1 Light Industrial to B-1 Office-Residential.**

At the August 23, 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 I-1 Light Industrial to B-1 Office - Residential.***

Vernon Gulseth  
1920 Johnston Drive  
Manitowoc, WI 54220

Granicus #: 23-0674  
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 SE 1/4 of the SE 1/4 of Section 8, Township 19 North, Range 24 East, in the City of Manitowoc, Manitowoc County, Wisconsin being generally located west of Johnston Drive and north of Albert Drive is to be changed from "I-1" Light Industrial District to "B-1" Office - Residential 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**

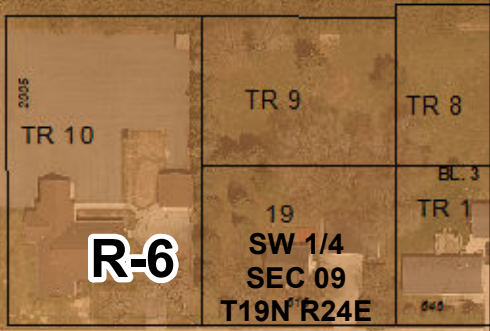
**APPROVED** \_\_\_\_\_

**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

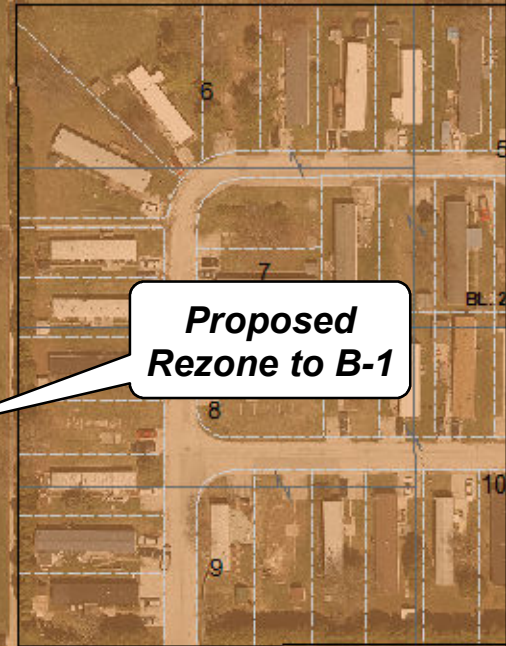
CITY OF  
MANITOWOC

**E. CHARLES LN.**

Section Line



**E. RAYMOND LN.**



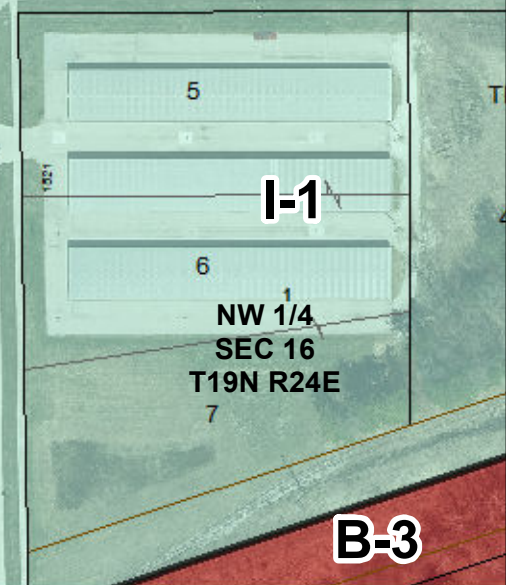
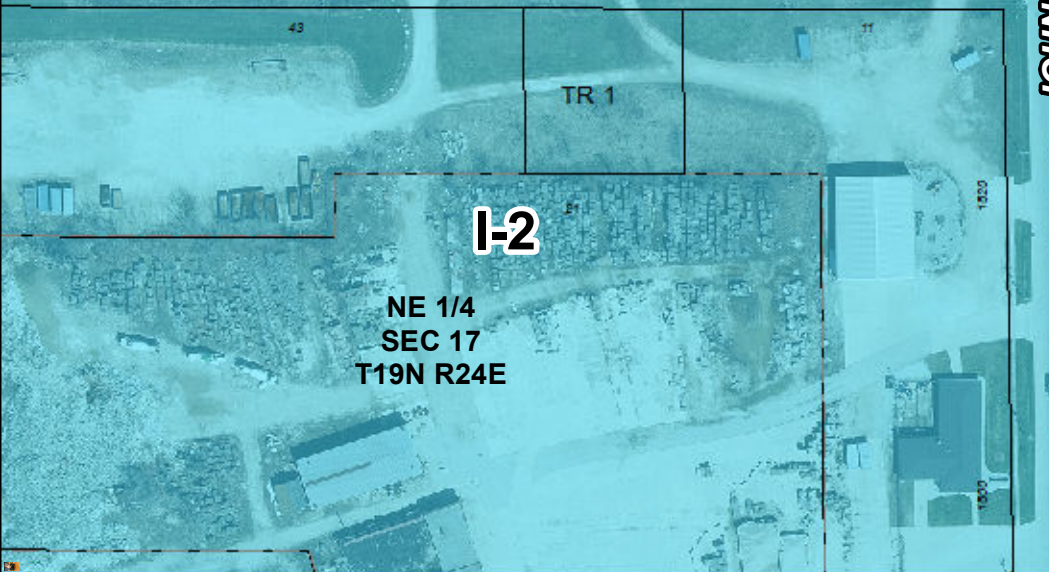
**E. ALBERT DR.**



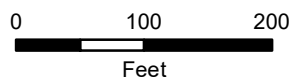
Section Line

**ALBERT DR.**

JOHNSTON DR.



### Proposed Rezone Property from I-1 Light Industrial District to B-1 Office-Residential District




PC 15-2023

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: 8/28/2023

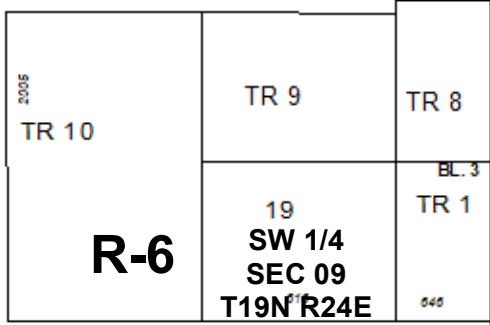
O:\Planning\PC Plan Commission\PC\_Rezone\2023\PC 15-2023 Gulseth I-1 to B-1\Maps\PC 15-2023 Rezone.mxd

Legend

 Proposed Rezone

CITY OF  
MANITOWOC

**E. CHARLES LN.**



Section Line

SE 1/4  
SEC 08  
T19N R24E

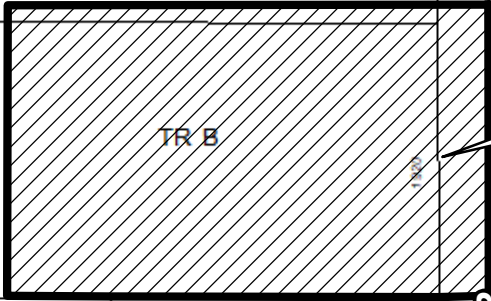
TR 2

1950

TR 1

1930

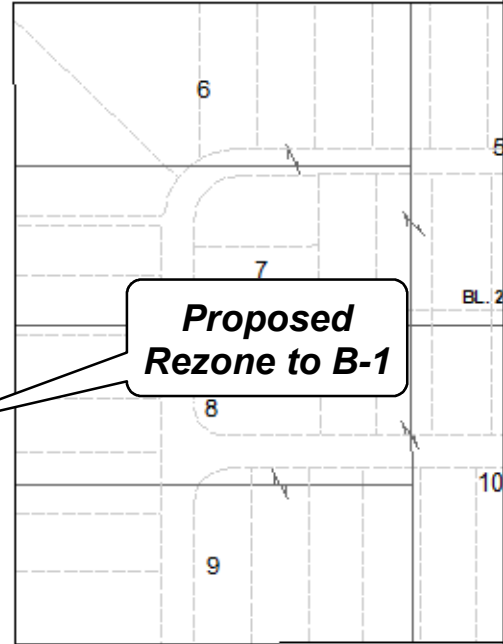
**I-1**



TR B

1920

**E. RAYMOND LN.**



**Proposed  
Rezone to B-1**

32

20

14

10

Section Line

**ALBERT DR.**

**E. ALBERT DR.**

JOHNSTON DR.

43

11

TR 1

**I-2**

21

NE 1/4  
SEC 17  
T19N R24E

1500

1500

5

**I-1**

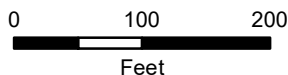
6

NW 1/4  
SEC 16  
T19N R24E

7

**B-3**

Proposed Rezone Property from I-1 Light Industrial District  
to B-1 Office-Residential District



PC 15-2023

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Legend

Proposed Rezone