



# CITY OF MANITOWOC

WISCONSIN, USA

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

3/28/2024

To: Mayor and Common Council

From: Paul Braun, City Planner

**Subject: PC 6-2024: City of Manitowoc / Swetlik: Petition to Rezone from R-6 Multiple Family to B-2 Neighborhood Business for Property located at the Southwest Corner of Western Avenue and S. 21<sup>st</sup> Street (000196040).**

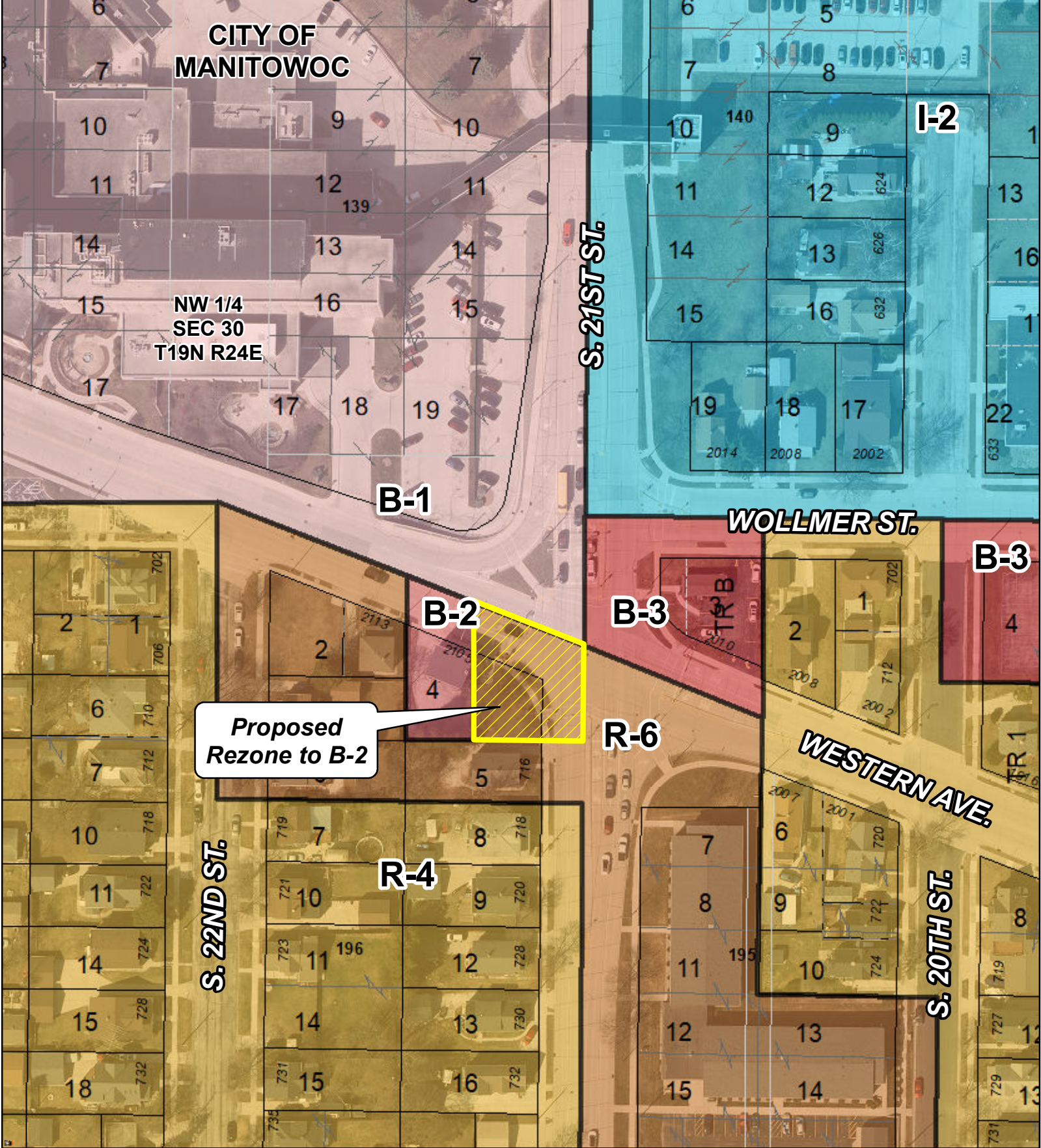
At the March 27, 2024 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

***Approve the petition to rezone the property from R-6 Multiple Family Residential to B-2 Neighborhood Business District.***

Granicus #: 24-1326  
Attachments: Ordinance & Map

# CITY OF MANITOWOC

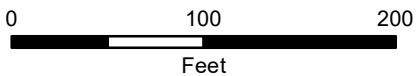
NW 1/4  
SEC 30  
T19N R24E



**Proposed  
Rezoned to B-2**



## Proposed Rezone Property from R-6 Multiple-Family District to B-2 Neighborhood Business District




PC 6-2024

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.

Prepared by City of Manitowoc  
Community Development Department  
www.manitowoc.org  
Map Plotted: 3/18/2024

**Legend**

 Proposed Rezone



# LAND USE APPLICATION

APPLICANT Kassie Swetlik PHONE 920-323-6965  
 MAILING ADDRESS 9035 Poplar Rd. Whitelaw EMAIL kassandra.swetlik@gmail.com  
 PROPERTY OWNER City of Manitowoc PHONE \_\_\_\_\_  
 MAILING ADDRESS \_\_\_\_\_ EMAIL \_\_\_\_\_

REQUEST FOR:

- Conditional Use Permit (CUP) \$350\*
- Zoning District Change/Map Amendment \$350\*
- Site Plan Review \$350
- Request for Annexation \$350\*
- Certified Survey Map (CSM) \$100
- Planned Unit Development (PUD) \$350\*
- Official Map Review \$350\*
- Street/Alley Vacation \$350\*

*\*Publication of legal notice fees additional.*

STATUS OF APPLICANT:  Owner  Agent  Other  
 PROJECT LOCATION ADDRESS Southwest corner of Western Avenue & S 21th Street

PARCEL ID# 052-000-196-040 CURRENT ZONING R6  
 CURRENT USE OF PROPERTY City-owned vacant lot  
 PROPOSED USE OF PROPERTY Rezone to B-2

**REQUIRED: Attach a detailed written description of your proposal or request.**  
 Include as much information as possible including planned use, maps, project renderings or drawings, etc.

*The undersigned hereby represents and warrants that it has the authority to enter into this Contract. If the party entering into this Contract is not an individual, the person(s) signing on behalf of the entity represents and warrants that they have been duly authorized to bind the entity and sign this Contract on the entity's behalf.*

Signature [Handwritten Signature] Date 3/14/24  
 Print Name Kassie Swetlik (Property Owner)

<b>For Office Use Only</b>	
Date Received: <u>3-14-24</u>	PC/SP #: <u>R6-2024</u>
Fee Paid: <u>\$350</u>	Check#: <u>6060</u>
Plan Commission Date: _____	

**The City of Manitowoc Plan Commission meets the fourth Wednesday of each month at 6pm.**  
**Deadline for submission is the Friday two weeks prior to the meeting.**  
 Please contact the Community Development Department at 920-686-6930 if you have any questions.

## 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 south of Western Avenue, west of S. 21st Street, and east of S. 22nd Street, and north of Clark Street and more particularly described as the East 55 feet of Lot 4, Block 196 of the Original Plat in the City of Manitowoc to be changed from “R-6” Multiple 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:**  
**Funding Source:**  
**Finance Director Approval:**     /  
**Approved as to Form:**             /