



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

11/30/2023

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 27-2023: Northeastern Wisconsin Area Health Education Center (NEWAHEC); Petition to Rezone from I-2 Heavy Industrial to B-1 Office Residential located at 925 S. 15th Street.

At the November 29, 2023 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

Approve the enlarged change in zoning area from either I-2 Heavy Industrial and C-1 Commercial to either B-1 Office – Residential or B-3 General Business all according to the attached map.

Note: The original petitioner's request was to rezone the property at 925 S. 15th Street but MMC 15.530(2)c gives the Common Council and Plan Commission the authority to amend the petitioner's request.

NEWAHEC
Attn: Kari Mueller
925 S. 15th Street
Manitowoc, WI 54220

Granicus #: 23-0974
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 tracts of land located in the SW 1/4 of the NE 1/4 of Section 30, Township 19 North, Range 24 East, in the City of Manitowoc, Manitowoc County, Wisconsin being generally located in Block 245 of the Original Plat of the City and being bordered by S. 14th, S. 15th and Washington Streets is to be changed from “I-2” Heavy Industrial or “C-1” Commercial to either “B-1” Office – Residential or “B-3” General Business District all according to the attached Map.

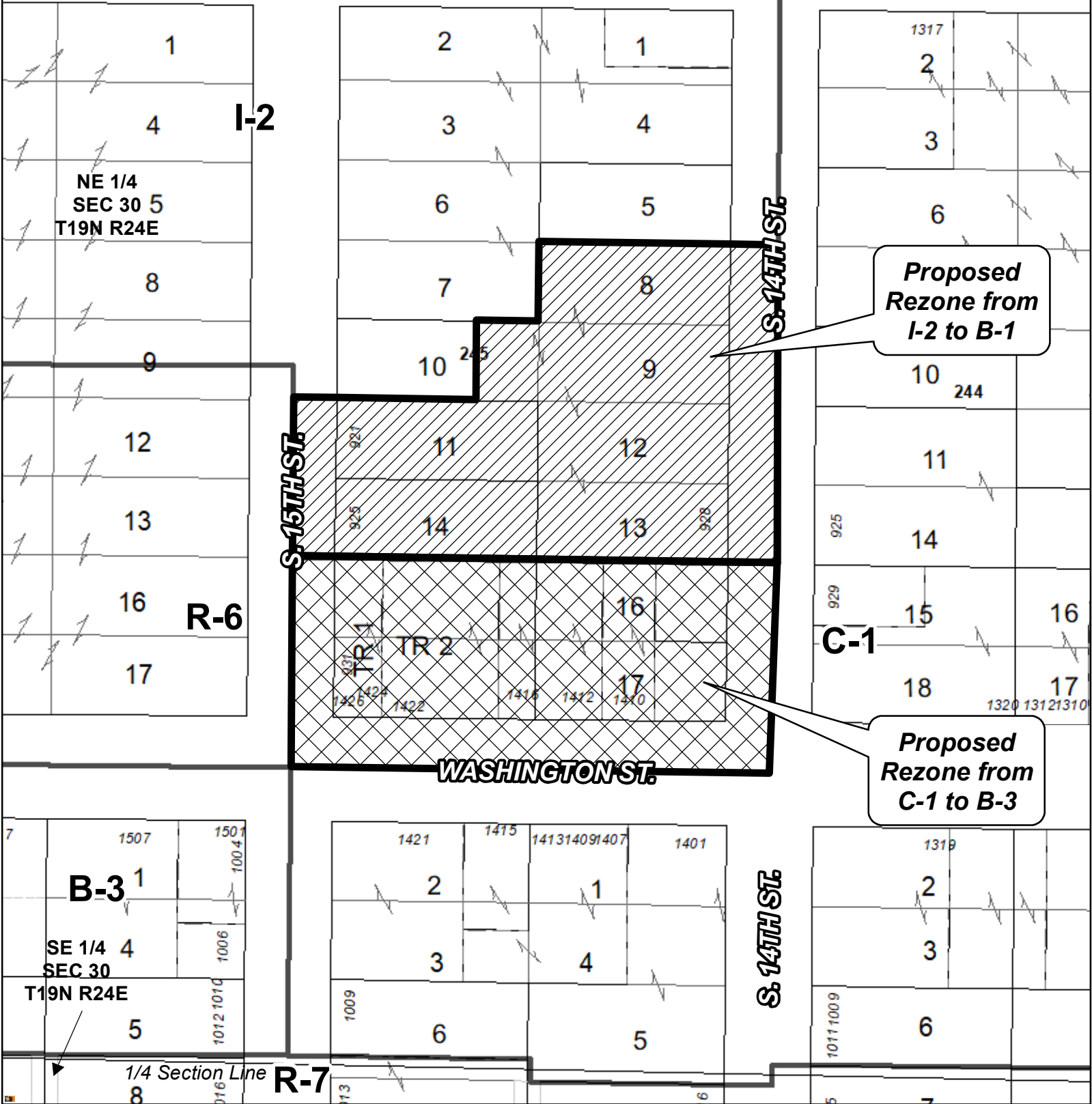
SECTION 2: This Ordinance shall take effect the day after its publication.

INTRODUCED _____ ADOPTED _____

Justin M. Nickels, Mayor

APPROVED _____

Fiscal Impact: Anticipated neutral due to publication costs associated with ordinance change offset with fee to petitioner for rezone. No tax levy impact or 2023 budget amendments.
Funding Source: 1100-15100-532100 | 1100-61100-451300
Finance Director Approval: /
Approved as to Form: /

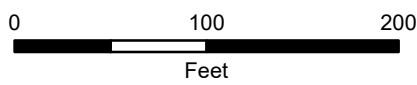


**Proposed
Rezone from
I-2 to B-1**



**Proposed
Rezone from
C-1 to B-3**

**Proposed Rezone Property from I-2 Heavy Industrial
to B-1 Office-Residential and from C-1 Commercial to
B-3 General Business**

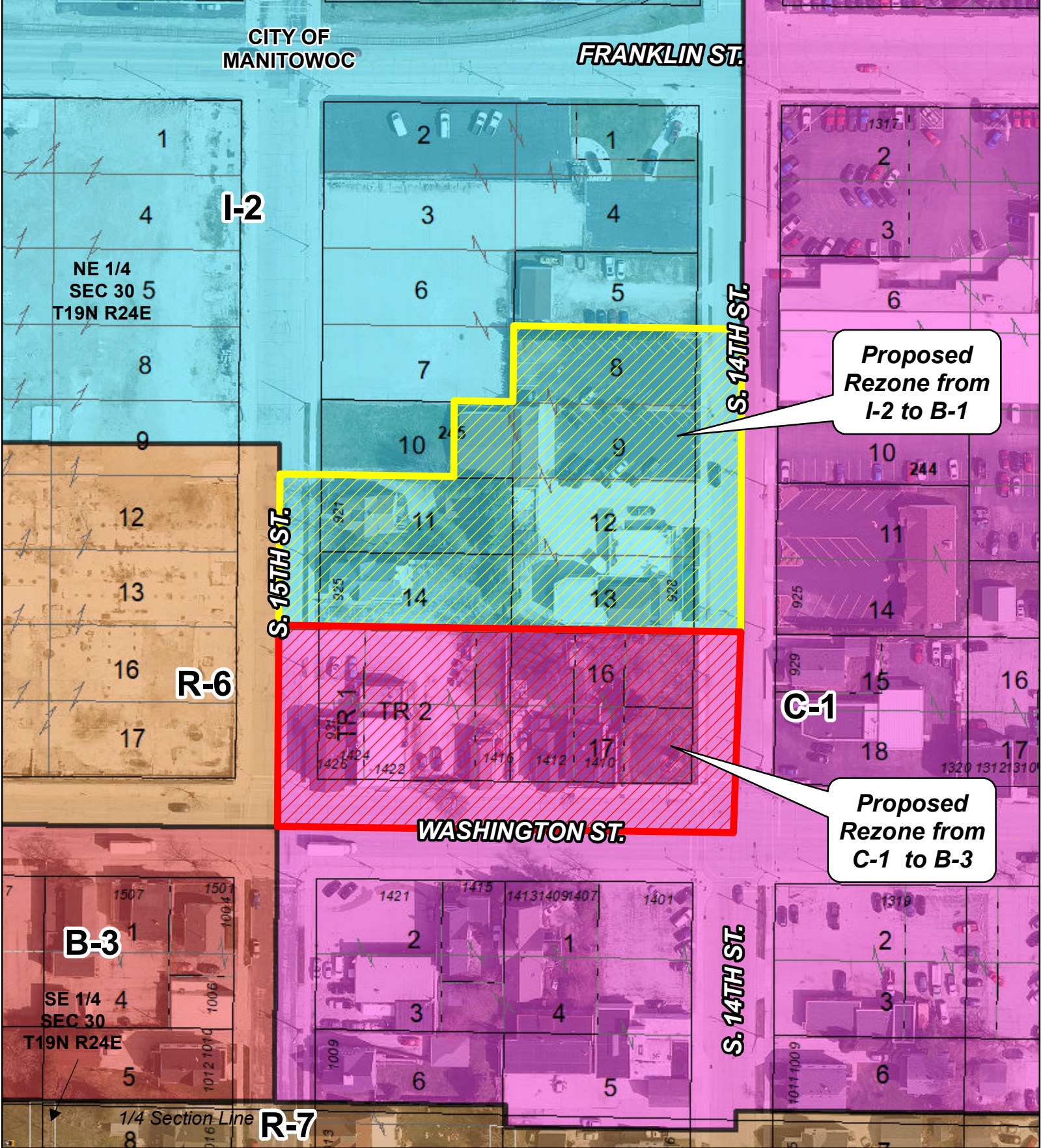
PC 27-2023



Legend

-  Proposed Rezone to B-1
-  Proposed Rezone to B-3

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.



**Proposed
Rezone from
I-2 to B-1**

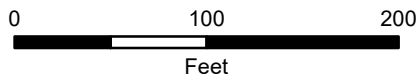
**Proposed
Rezone from
C-1 to B-3**



**Proposed Rezone Property from I-2 Heavy Industrial
to B-1 Office-Residential and from C-1 Commercial to
B-3 General Business**

PC 27-2023

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Legend

- Proposed Rezone to B-1
- Proposed Rezone to B-3

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org

Map Plotted: 11/14/2023

O:\Planning\PC Plan Commission\PC_Rezone\2023\PC 27-2023 NE Wi Health Education Center I-2 to B-1\Maps\PC 27-2023 Rezone.mxd