



**CITY OF MANITOWOC**  
WISCONSIN, USA  
[www.manitowoc.org](http://www.manitowoc.org)



June 17, 2019

**To:** Mayor and Common Council

**From:** April Kroner, Community Development Director

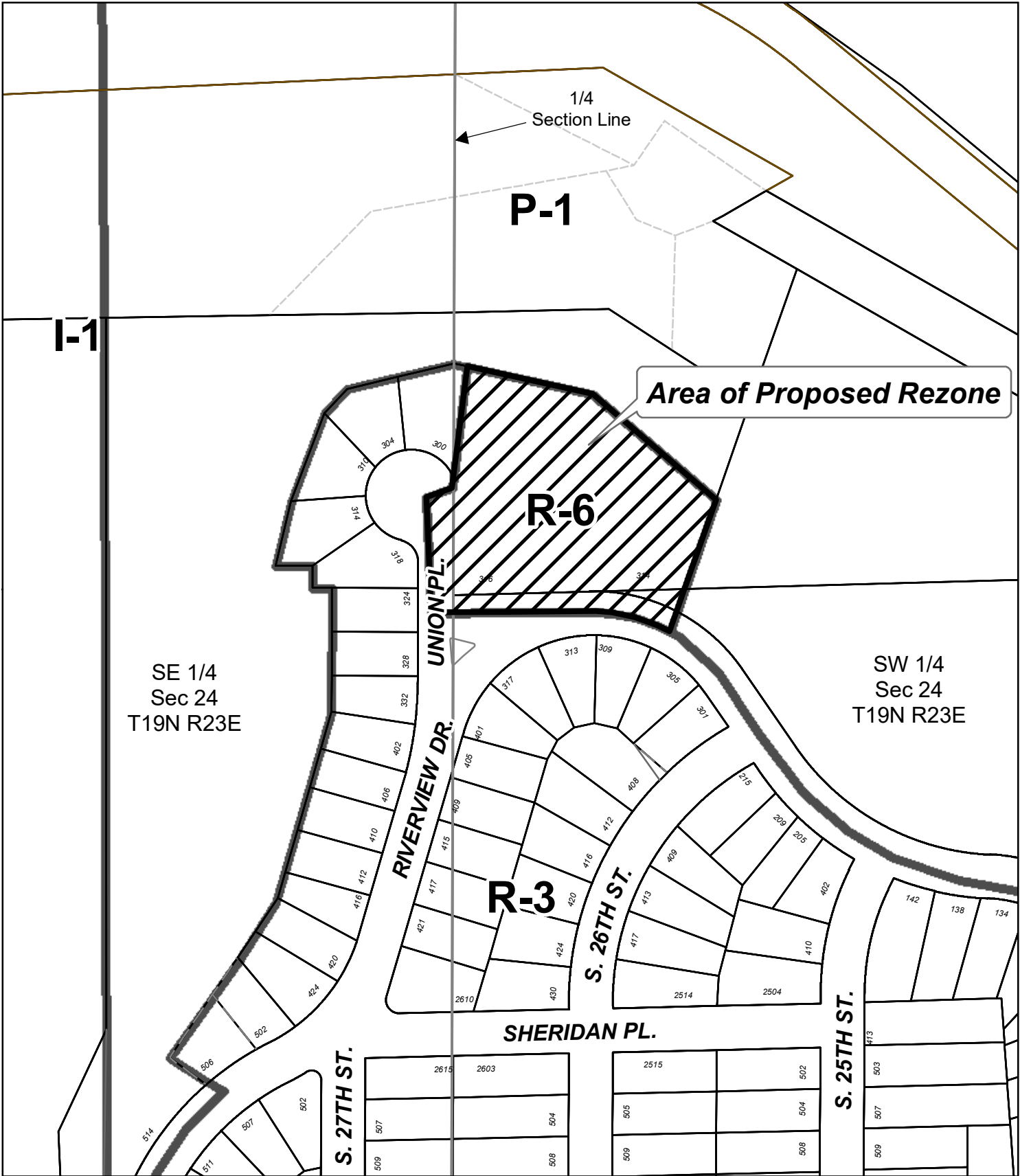
**Subject:** PC 17-2019: Jenruss LLC / Riverview Apartments; 314 & 316 Riverview Drive. Common Council Initiated Rezoning from “R-6” Multiple Family to “R-3” Single Family Residential pursuant to MMC 15.530(2)b

The subject rezoning was initiated by the Council at its April 15, 2019 meeting. As required by Wisconsin Statutes, city staff and Plan Commission first considered the City’s Comprehensive Plan Future Land Use Map for consistency with the rezoning request. It was determined the future land use map indicated this property for future Multi-family Residential use, and as such the appropriate procedure was followed to consider amending the future land use map. The Plan Commission approved, and recommended Council approval, of an amendment to the future land use map for this property from “Multi-family Residential” to “Single & Two-family Residential – Urban”.

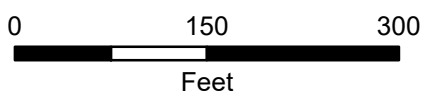
Relative to the rezoning of the property from R-6 Multiple-Family to R-3 Single-Family Residential, the Plan Commission initially recommended approval of this. However, at a subsequent meeting where the Future Land Use Map designation was discussed, the majority of the Plan Commission members voiced their support for recommending that the zoning district be amended to R-4 Single- and Two-Family District instead of R-3. The discussion ensued that rezoning to R-4 would allow two-family units to be constructed on the site if desired, promoting a healthier and more diverse neighborhood, and better use of the site (see minutes of 5-22-19 PC meeting).

Attachments: Map & Ordinance


Granicus # 19-0464, 19-0465



Proposed Rezone Property from R-6 Multiple Family to R-3 Single-Family



**Legend**

 Proposed Rezone

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: 5/30/2019  
 Y:\Planning\PC Plan Commission\PC\_Rezone\PC 17-2019 Riverview Apartments Rezone R-6 to R-3\Maps\PC17-2019 RiverviewApt\_Rezone\_BW.mxd

**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 SW ¼ of the SW ¼ all in Section 19, Township 19 North, Range 24 East, in the City of Manitowoc, Manitowoc County, Wisconsin being generally located north of Riverview Drive and east of Union Place to be changed from "R-6" Multiple Family District to "R-3" Single Family Residential District, all according to attached Exhibit "A".

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

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

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

\_\_\_\_\_

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

**JUSTIN M. NICKELS, MAYOR**

**Fiscal Impact:**     N.A.    

**Funding Source:**     N.A.    

**Finance Director Approval:** /sc

**Approved as to Form:** /kmm