



# CITY OF MANITOWOC

WISCONSIN, USA

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

March 24, 2022

To: Mayor and Common Council

From: Paul Braun, City Planner

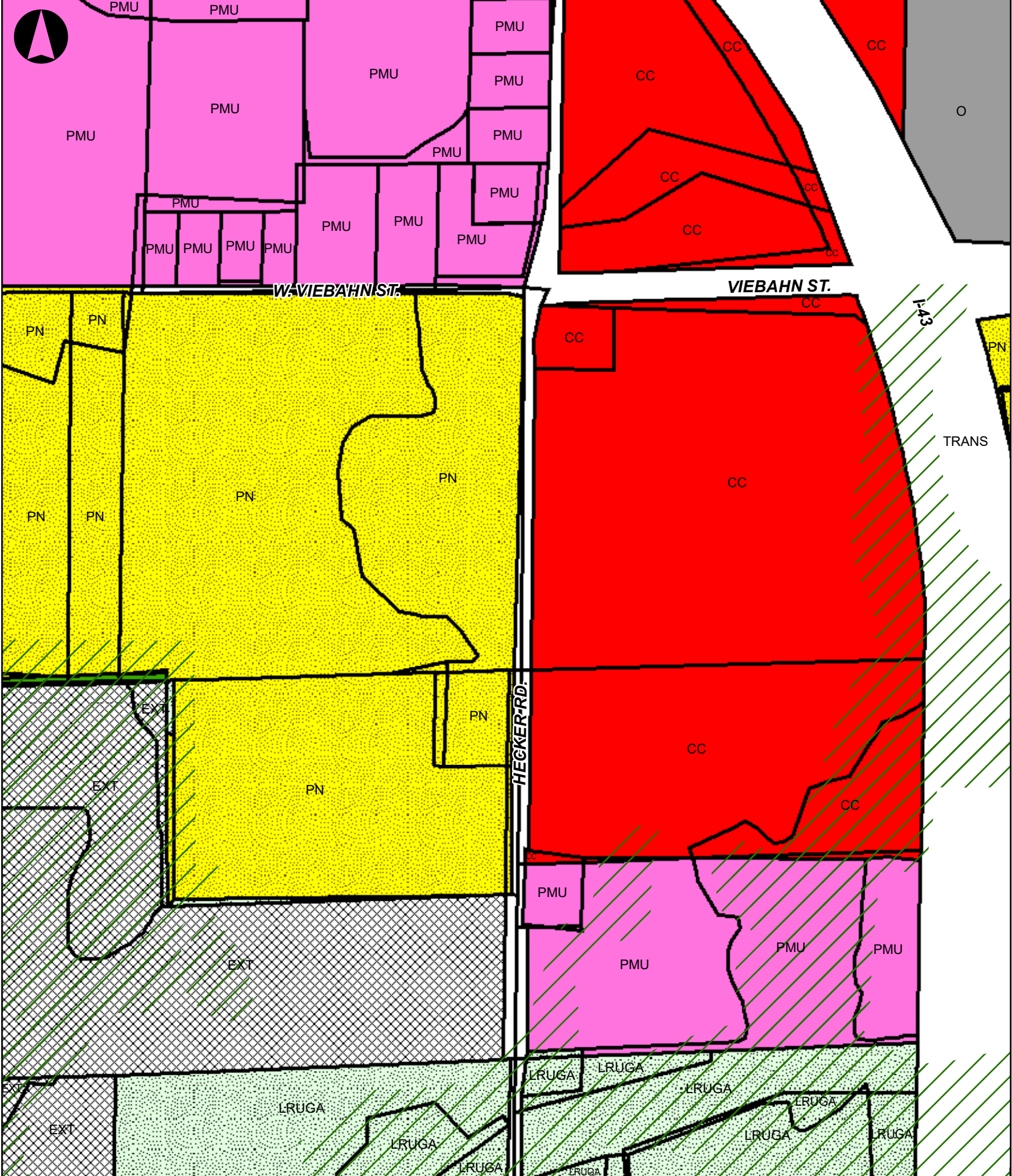
**Subject: PC 9-2022: Comprehensive Plan Amendment to Modify the Map of Future Land Use for property generally located south of Viebahn and W. Viebahn Streets and being east and west of Hecker Road.**

At the March 23, 2022 meeting of the Manitowoc City Plan Commission, the Commission recommended to the Common Council the following action:

***Approve the Amendment to the 20 Year Future Land Use Map amending the map from Planned Neighborhood and General Business to Office / Industrial.***

Granicus #: 22-0152

Attachments: Map & Ordinance



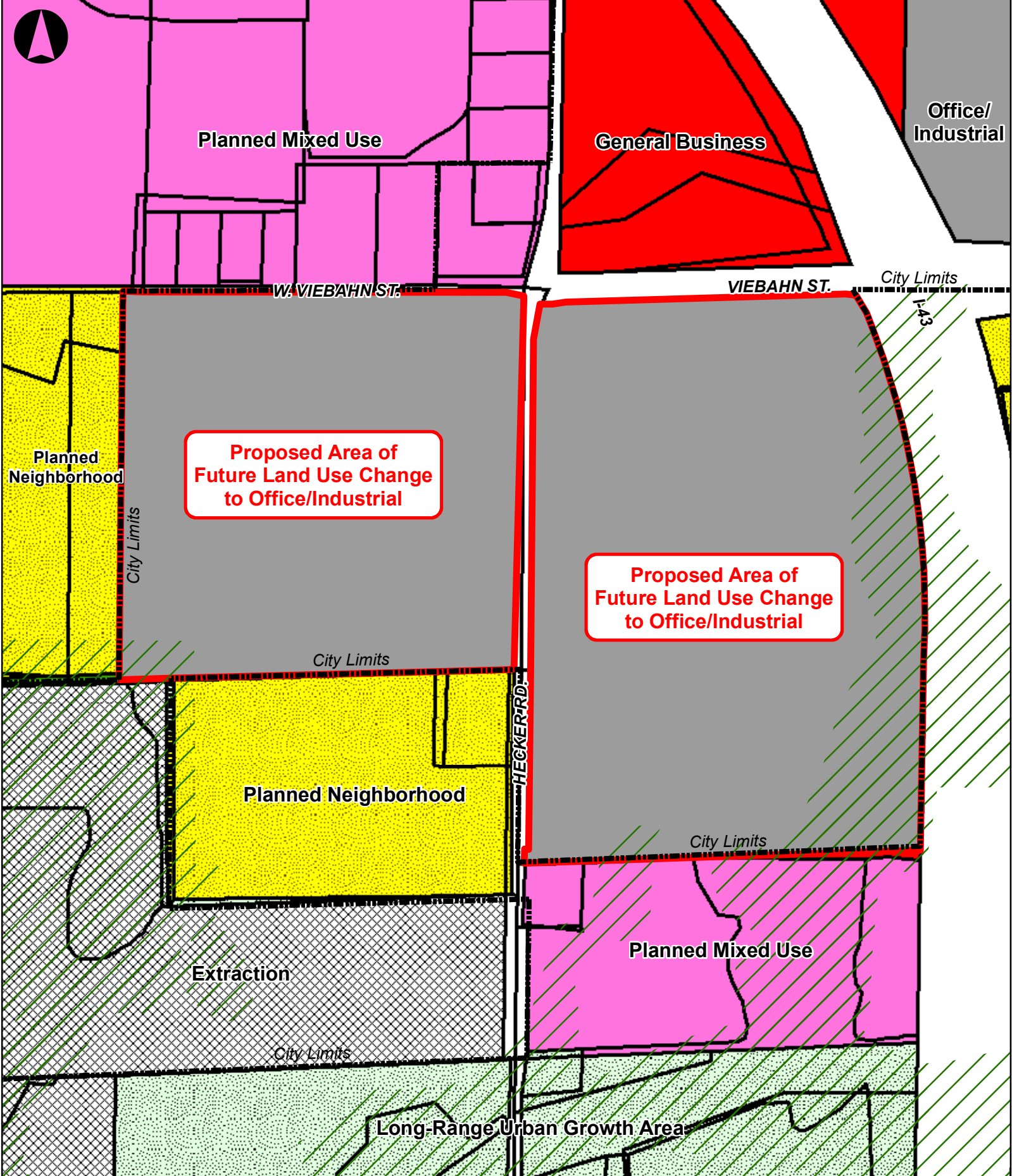
**Future Land Use Categories**

- Public Parks & Open Space
- Right of Way
- Planned Neighborhood
- Planned Mixed Use
- General Business
- Office/Industrial
- Long-Range Urban Growth Area
- Extraction

**Existing Future Land Use**

*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: 2/15/2022



**Proposed Area of Future Land Use Change to Office/Industrial**

**Proposed Area of Future Land Use Change to Office/Industrial**

**Future Land Use Categories**

- Public Parks & Open Space
- General Business
- Office/Industrial
- Planned Neighborhood
- Long-Range Urban Growth Area
- Planned Mixed Use
- Extraction

**Proposed Future Land Use**

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Prepared by City of Manitowoc  
Community Development Department  
www.manitowoc.org  
Map Plotted: 2/16/2022

**ORDINANCE**

An Ordinance to Amend the City of Manitowoc Comprehensive Plan.

The Mayor and Common Council of the City of Manitowoc do ordain as follows:

**Section 1.** The following ordinance is created to read as follows:

1. **Authority.** Pursuant to §62.23(2) and (3), Wis. Stats., the City of Manitowoc is authorized to prepare, adopt, and amend a comprehensive plan as defined in §66.1001(4)(a), Wis. Stats.
2. **Public Participation.** The Common Council of the City of Manitowoc has adopted written procedures (known as the Public Participation Plan for Periodic Comprehensive Plan Amendments) designed to foster public participation in every stage of the preparation of periodic comprehensive plan amendments required by §66.1001(4)(a), Wis. Stats.
3. **Plan Commission Action.** The Plan Commission of the City of Manitowoc, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution dated February 23rd, 2022 recommending the Common Council adopt Comprehensive Plan Amendment PC 9-2022.
4. **Need for Periodic Amendments.** The Common Council has adopted the City of Manitowoc Comprehensive Plan for the purpose of guiding future land use decision making, but recognizes that from time to time amendments may be necessary to reflect changes in the land use and planning needs of the community.
5. **Amendment Adopted.** The Common Council does hereby enact this ordinance to formally adopt Comprehensive Plan Amendment PC 9-2022 pursuant to §66.1001(4)(c), Wis. Stats. A copy of the comprehensive plan amendment is attached to this ordinance.

**Section 2.** This ordinance shall take effect the day after publication.

Introduced \_\_\_\_\_

Adopted \_\_\_\_\_

Approved \_\_\_\_\_

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

**Fiscal Impact:** nominal publication costs

**Funding Source:** 2022 approved budget publication line item and fee revenue line item

**Finance Director Approval:**

**Approved as to form:**

Drafted by Paul Braun, City Planner