



# 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 8-2022: City-Initiated Rezone from R-1 Residential-Agricultural to I-1 Light Industrial 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 Change in Zoning from R-1 Residential-Agricultural to I-1 Light Industrial for the property depicted on the attached map.***

Granicus #: 22-0153

Attachments: Map & Ordinance

**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 tracts of land located in the NE ¼ of the NW ¼ and the NW ¼ of the NE 1/4, Section 2, Township 18 North, Range 23 East, in the City of Manitowoc, Manitowoc County, Wisconsin generally located south of Viebahn and W. Viebahn Streets, and east and west of Hecker Road to be changed from "R-1" Residential - Agricultural District to "I-1" Light Industrial 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 resident for rezone.

**Funding Source:**

2022 approved budget publication line item and fee revenue line item

**Finance Director Approval:**

**Approved as to Form:**

TOWN OF  
MANITOWOC RAPIDS

SE 1/4  
SEC 35  
T19N R23E

SW 1/4  
SEC 35  
T19N R23E

R-4

CITY OF  
MANITOWOC

I-1

Section Line

W VIEBAHN ST

VIEBAHN ST

City Limits

City Limits

R-1

Proposed  
Rezone to I-1

NW 1/4  
SEC 2  
T18N R23E

City Limits

I-2

City Limits

NE 1/4  
SEC 2  
T18N R23E

TOWN OF  
NEWTON

1/4 Section Line

1/4 Section Line

SW 1/4  
SEC 02  
T18N R23E

SE 1/4  
SEC 02  
T18N R23E



Proposed Rezone Property from R-1 Residential-Agricultural District  
to I-1 Light Industrial District

PC 8-2022  
Hecker Rd.


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.

0 500 1,000



Feet

Legend

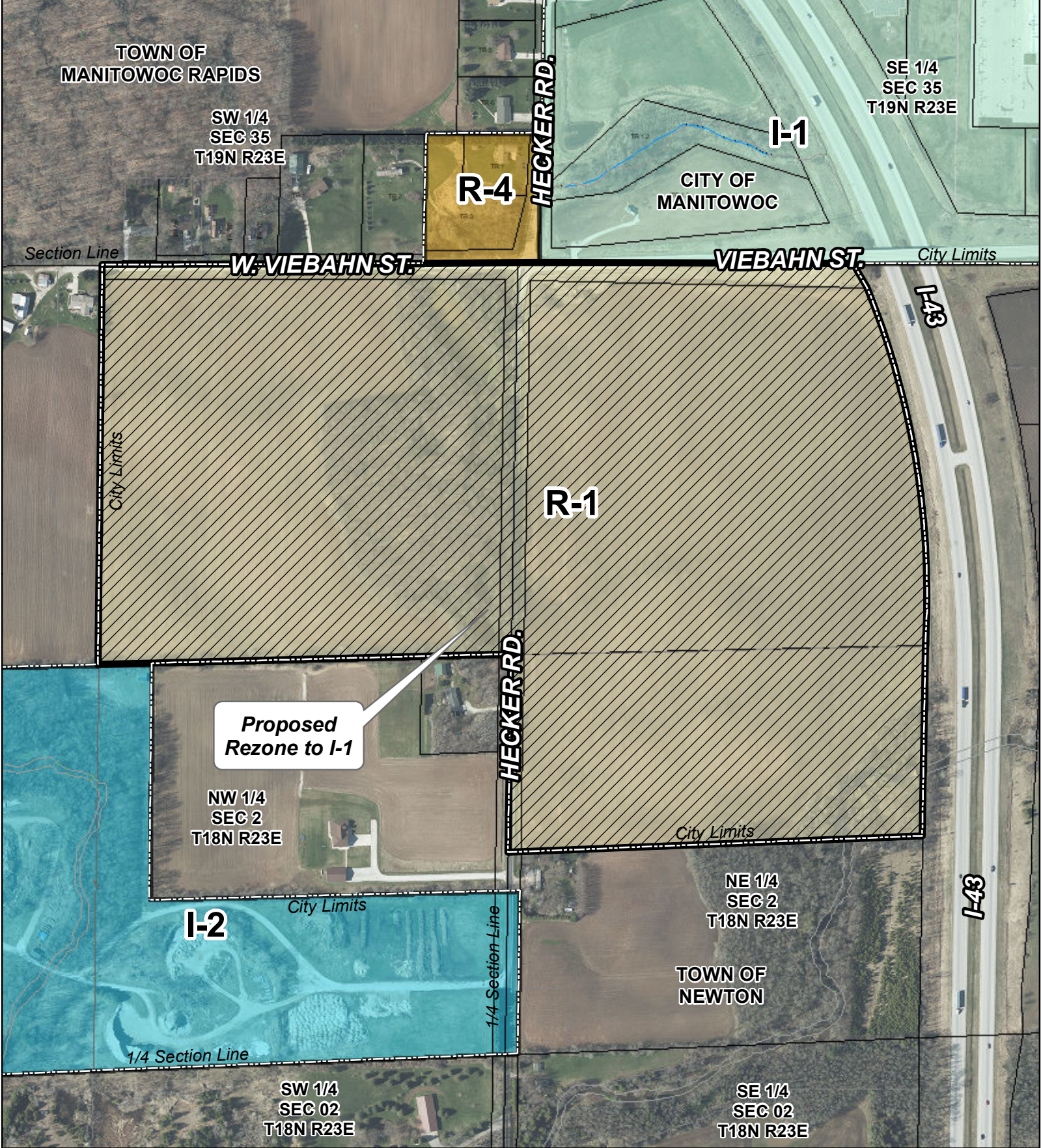
 Proposed Rezone

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

Map Plotted: 2/16/2022

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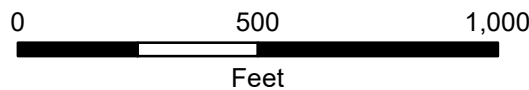





**Proposed  
Rezone to I-1**

## Proposed Rezone Property from R-1 Residential-Agricultural District to I-1 Light Industrial District

PC 8-2022  
Hecker Rd.



**Legend**

 Proposed Rezone

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