



# CITY OF MANITOWOC

WISCONSIN, USA

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

March 27, 2025

To: Mayor and Common Council

From: Paul Braun, City Planner

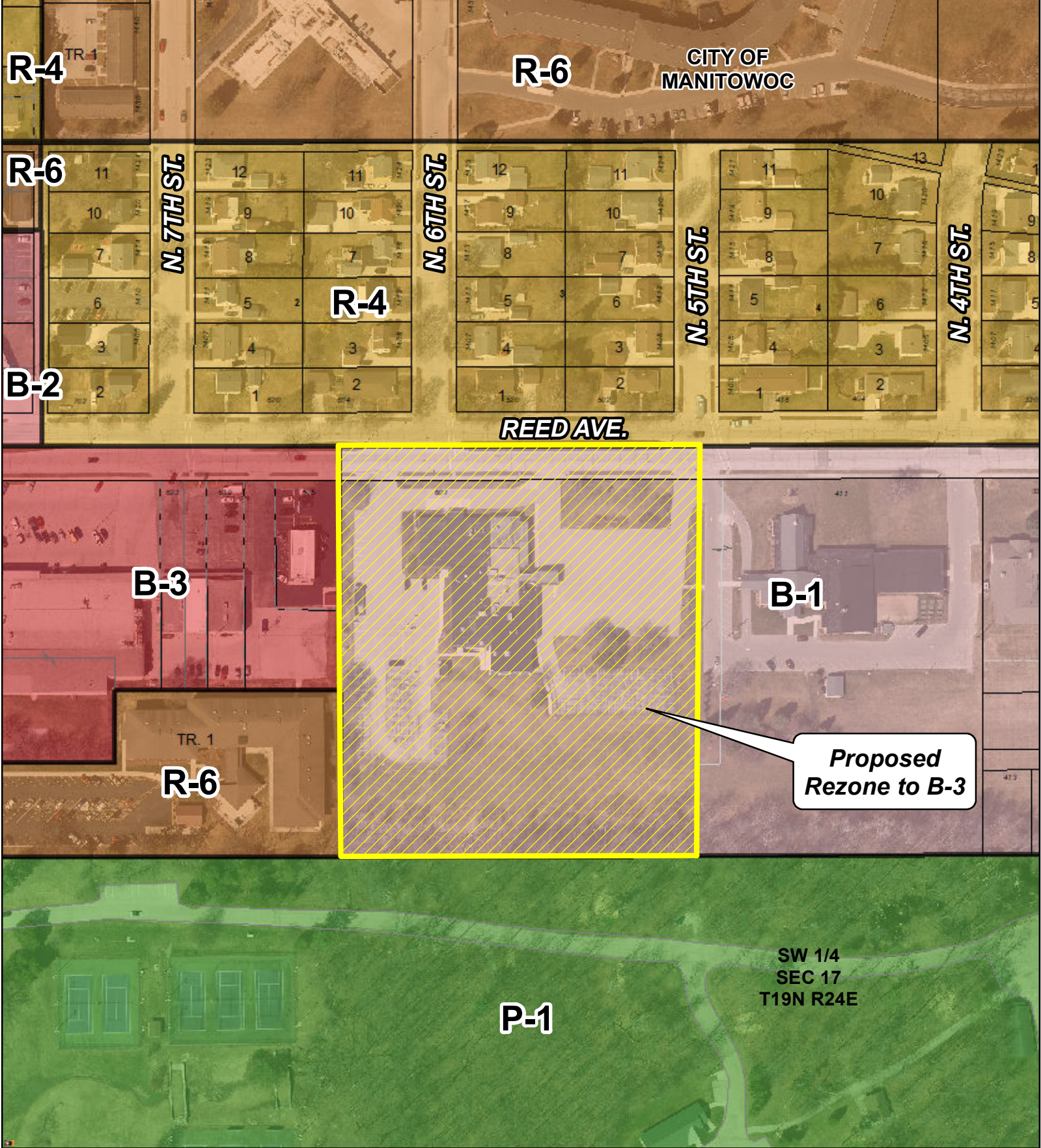
**Subject: PC 13-2025: C. Brey; Petition to Rezone from B-1 Office – Residential to B-3 General Business District for property located at 601 Reed Avenue (Tax Parcel #817-304-040)**

At the March 26, 2025 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

**Approve the Change in Zoning from B-1 Office – Residential to B-3 General Business.**

Curt Brey  
1124 N. Rapids Road  
Manitowoc, WI 54220

Granicus #: 25-0235  
Attachments: Map & Ordinance



Proposed Rezone Property from B-1 Office-Residential District  
to B-3 General Business District

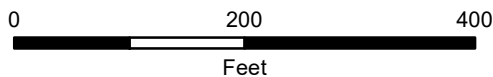
PC 13-2025




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.

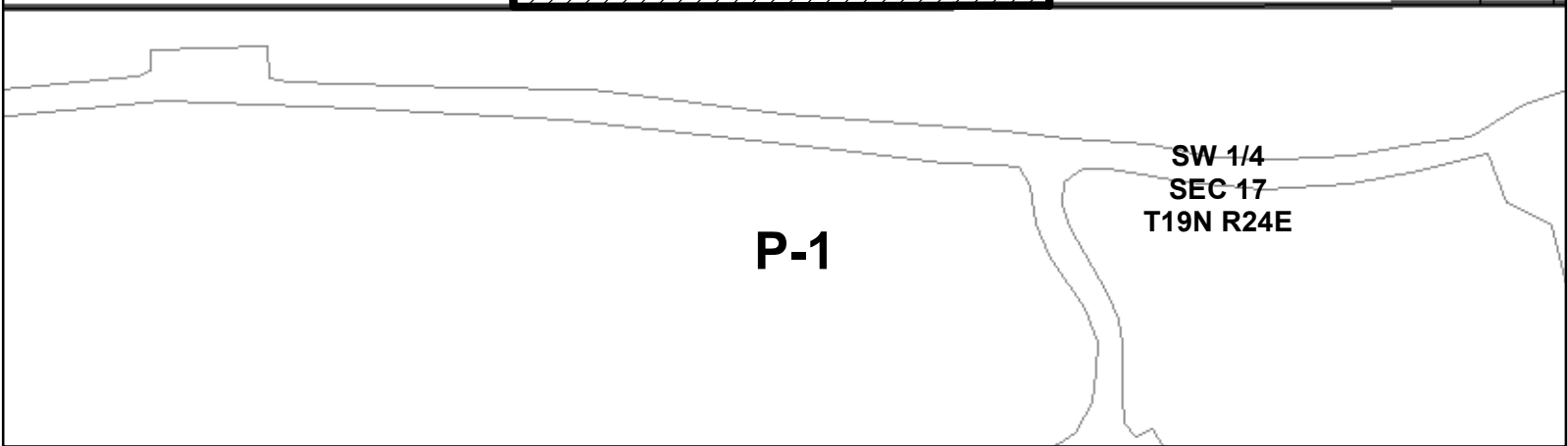
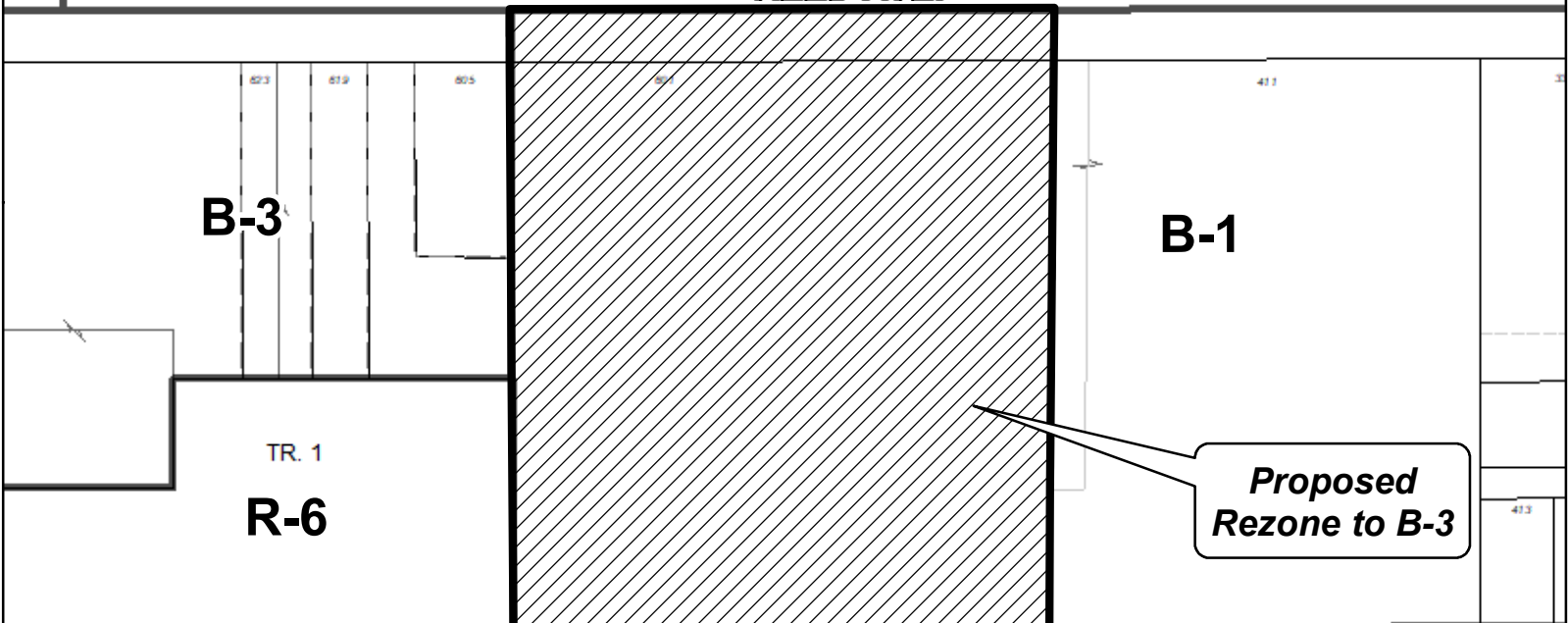
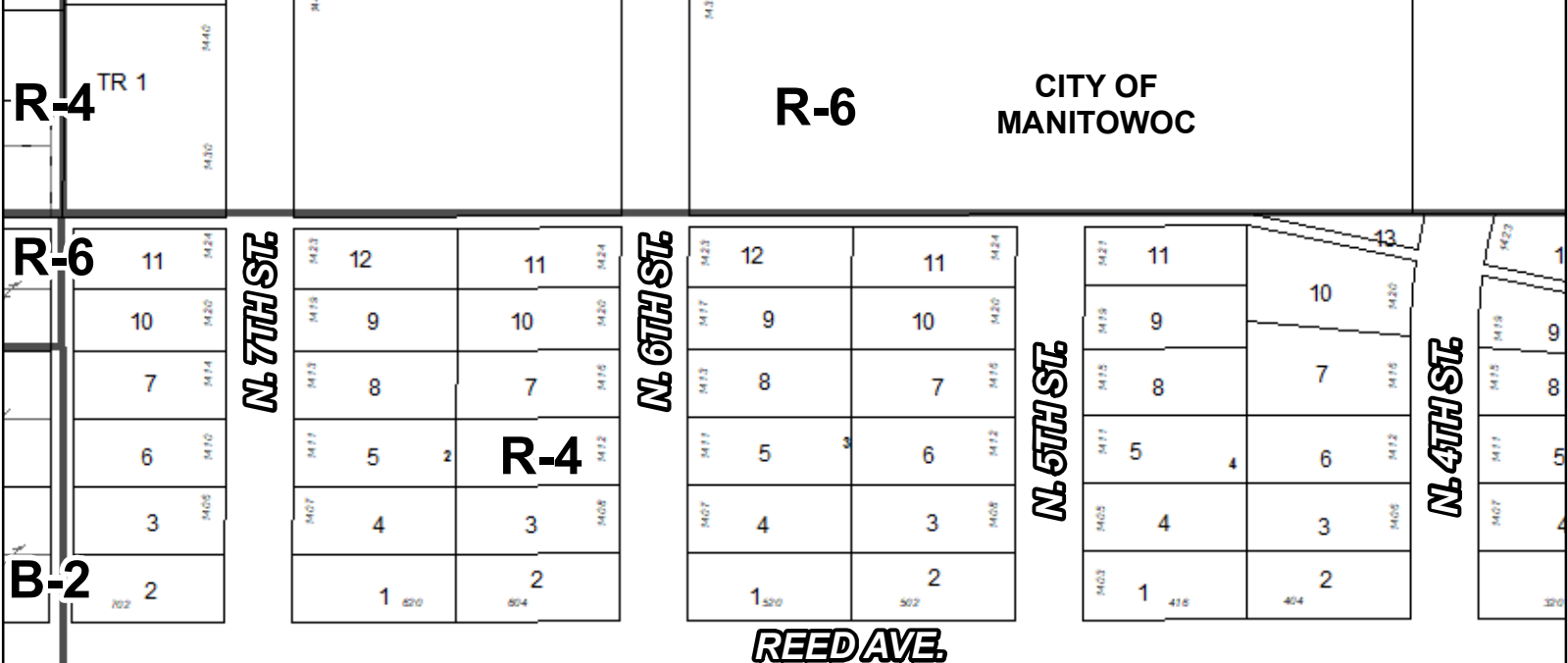
Prepared by City of Manitowoc  
Community Development Department  
www.manitowoc.org  
Map Plotted: 3/27/2025


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Legend

 Proposed Rezone





Proposed Rezone Property from B-1 Office-Residential District  
to B-3 General Business District

PC 13-2025

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Feet

**Legend**

Proposed Rezone

**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 and the NW ¼ of the SW 1/4 Section 17, Township 19 North, Range 24 East, in the City of Manitowoc, Manitowoc County, Wisconsin being generally located south of Reed Avenue and East of N. 8<sup>th</sup> Street to be changed from “B-1” Office – Residential to “B-3” General Business 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:**               /

This Ordinance was drafted by Paul Braun, City Planner