



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

May 29, 2025

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 18-2025: Forest Creek, LLC; Petition to Rezone from B-2 Neighborhood Business to R-6 Multiple Family Residential for property located at the northwest corner of Viebahn and S. 42nd Streets (835-401-010)

At the May 28, 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-2 Neighborhood Business to R-6 Multiple Family Residential.

Forest Creek LLC
Attn: Alex Allie
100 Maritime Drive, Suite 3C
Manitowoc, WI 54220

Granicus #: 25-0405
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: a tract of land located in the SE ¼ of the SE ¼ Section 35, Township 19 North, Range 23 East, in the City of Manitowoc, Manitowoc County, Wisconsin being generally located at the northwest corner of Viebahn and South 42nd Street to be changed from “B-2” Neighborhood Business to “R-6” Multiple Family according to the attached Map.

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

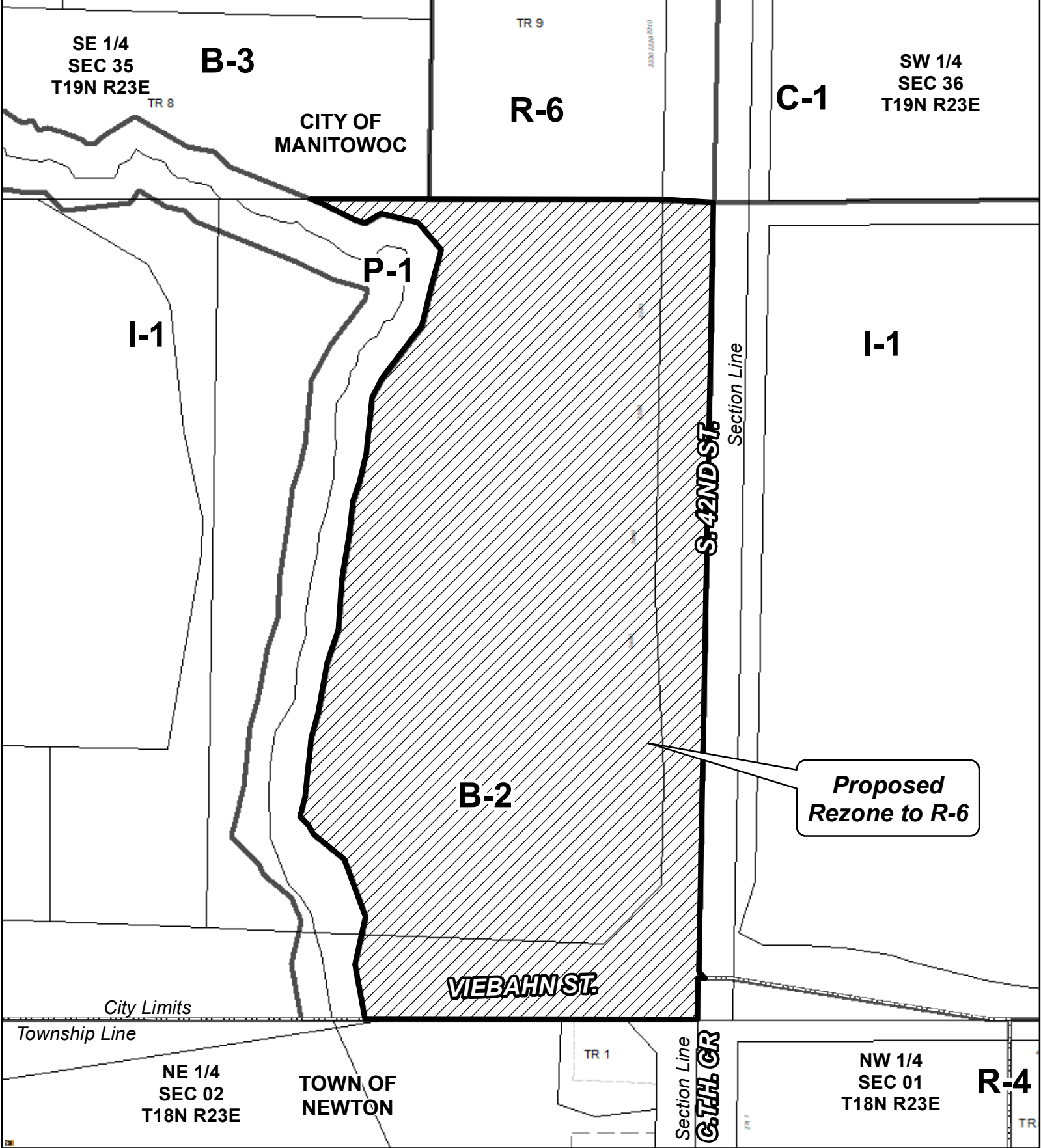
INTRODUCED _____ ADOPTED _____

Justin M. Nickels, Mayor

APPROVED _____

Fiscal Impact:	Anticipated neutral due to costs associated with rezone ordinance change to be offset with fee to petitioner for rezone. No tax levy impact or 2025 budget amendments required.
Funding Source:	1100-15100-532100 1100-61100-451300
Finance Director Approval:	/
Approved as to Form:	/

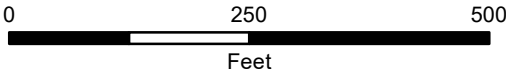
This Ordinance was drafted by Paul Braun, City Planner




Proposed Rezone Property from B-2 Neighborhood
Business District to R-6 Multiple-Family District

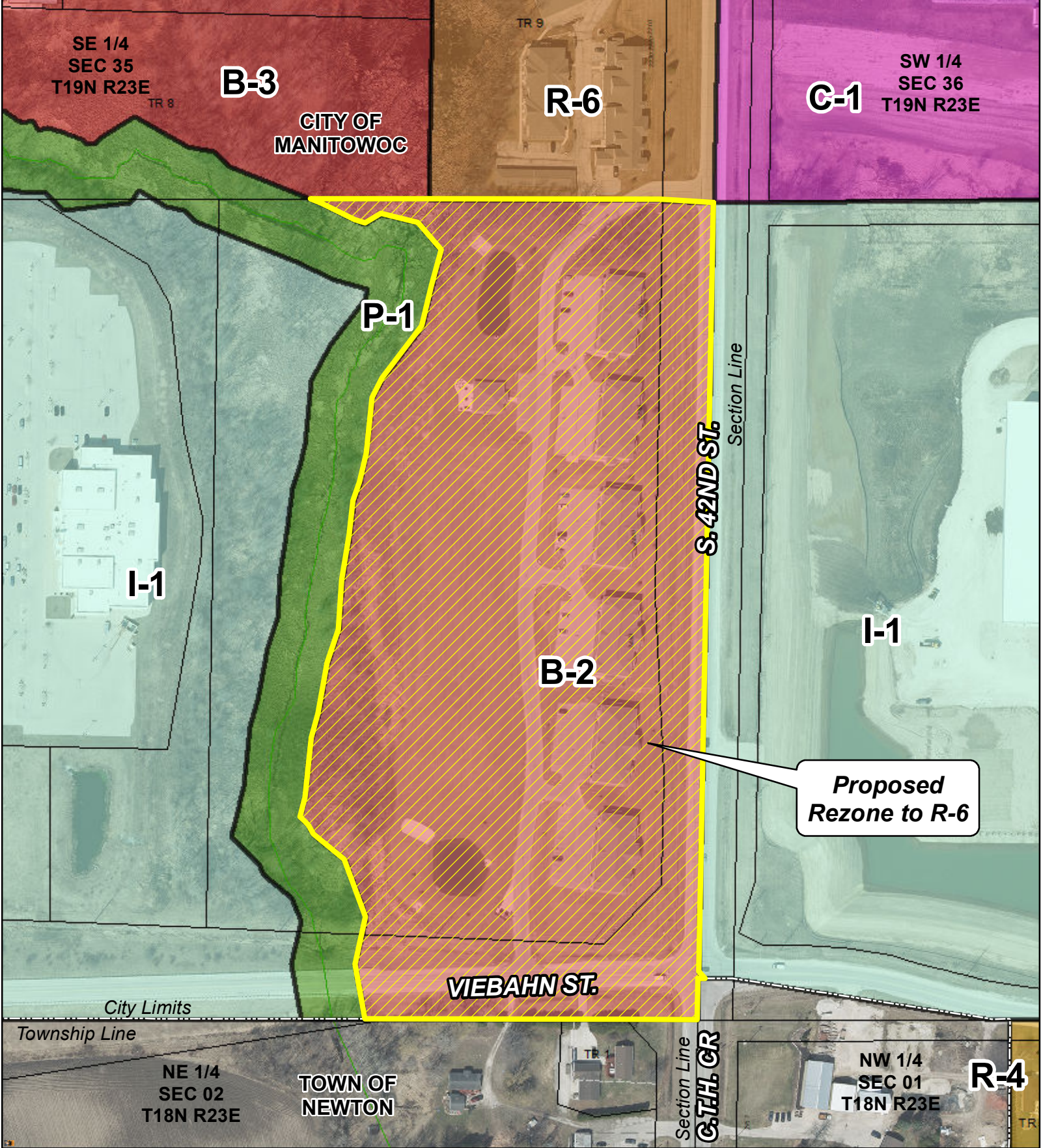
PC 18-2025

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.

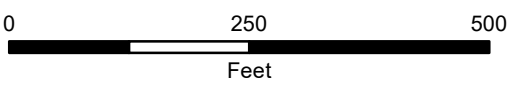


Legend

 Proposed Rezone



Proposed Rezone Property from B-2 Neighborhood
Business District to R-6 Multiple-Family District




PC 18-2025

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: 5/12/2025

O:\Committees\PC Plan Commission\PC_Rezone\2025\PC 18-2025 Forest Creek Apts B-2 to R-6\Maps\PC 18-2025 Rezone.mxd

Legend

 Proposed Rezone