



# CITY OF MANITOWOC

WISCONSIN, USA

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



January 25, 2019

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: **PC 9-2018: East Point Rentals, LLC / Mike Howe: Request to Amend the Comprehensive Plan's Future Land Use Map for Property at 1013 Viebahn Street.**

At the January 23, 2019 meeting of the Manitowoc City Plan Commission, the Commission recommended to the Common Council the following action:

***Approve the amendment to the Future Land Use Map from Planned Neighborhood to Office / Industrial for the property noted above.***

Granicus #: 19-0078

Attachments: Plan Commission Resolution  
Public Hearing Notice  
Existing Land Use Map  
Proposed Land Use Map

PLAN COMMISSION OF THE CITY OF MANITOWOC  
RESOLUTION RECOMMENDING ADOPTION OF AMENDMENTS  
TO THE CITY OF MANITOWOC COMPREHENSIVE PLAN

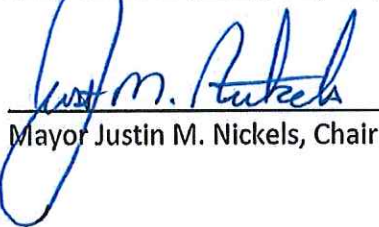
WHEREAS, community development and change necessitate amendments to the Comprehensive Plan from time to time; and

WHEREAS, the City's Public Participation Plan for Periodic Comprehensive Plan Amendments is being followed in order to provide broad public notice, opportunities for public comment, and informed decision making by the Plan Commission and Common Council; and

WHEREAS, the Plan Commission finds that the proposed Comprehensive Plan Amendment (PC 9-2018, attached) is consistent with the related components of the City of Manitowoc Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to §66.1001(4), Wis. Stats., the City of Manitowoc Plan Commission recommends the adoption by the Common Council of Comprehensive Plan Amendment PC 9-2018 by enacting an appropriate adoption ordinance.

ADOPTED this 24TH day of JANUARY, 2019.

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

  
\_\_\_\_\_  
Paul Braun, Secretary

**City of Manitowoc, Wisconsin  
Notice of Public Hearing and Public Comment Period for Proposed  
Amendment to the City's Comprehensive Plan**

Notice is hereby given that the City of Manitowoc Common Council will hold a public hearing on Monday, February 18, 2019 at 6:35 p.m. at City Hall Council Chambers, 900 Quay Street, Manitowoc, WI 54220. The hearing is regarding the following proposed amendment to the City of Manitowoc Comprehensive Plan (PC 9-2018): to revise the Map of Future Land Use for property located at 1013 Viebahn Street, generally located at the southwest corner of Viebahn and S. 10<sup>th</sup> Streets.

The proposed revision is to change the future land use classification from "Planned Neighborhood" to "Office/Industrial".

Public comments will be invited at the public hearing or can be sent in writing to:  
City of Manitowoc Community Development Department  
Attn: Paul Braun  
900 Quay Street  
Manitowoc, WI 54220

Written comments received by the City on or before February 13, 2019 will be responded to in writing if a return address is provided.

For additional information and a map of the proposed amendment, contact Paul Braun at (920)686-6930 or [pbraun@manitowoc.org](mailto:pbraun@manitowoc.org). The information and map can also be viewed on the City's web site at [www.manitowoc.org](http://www.manitowoc.org). Click on "Comprehensive Plan Amendment" to access the information.

If you need accommodation for this meeting, please notify the City Clerk's office at least 48 hours in advance of the meeting (or as soon as possible after the meeting is posted, if posted less than 48 hours prior to the meeting time) at 686-6950.

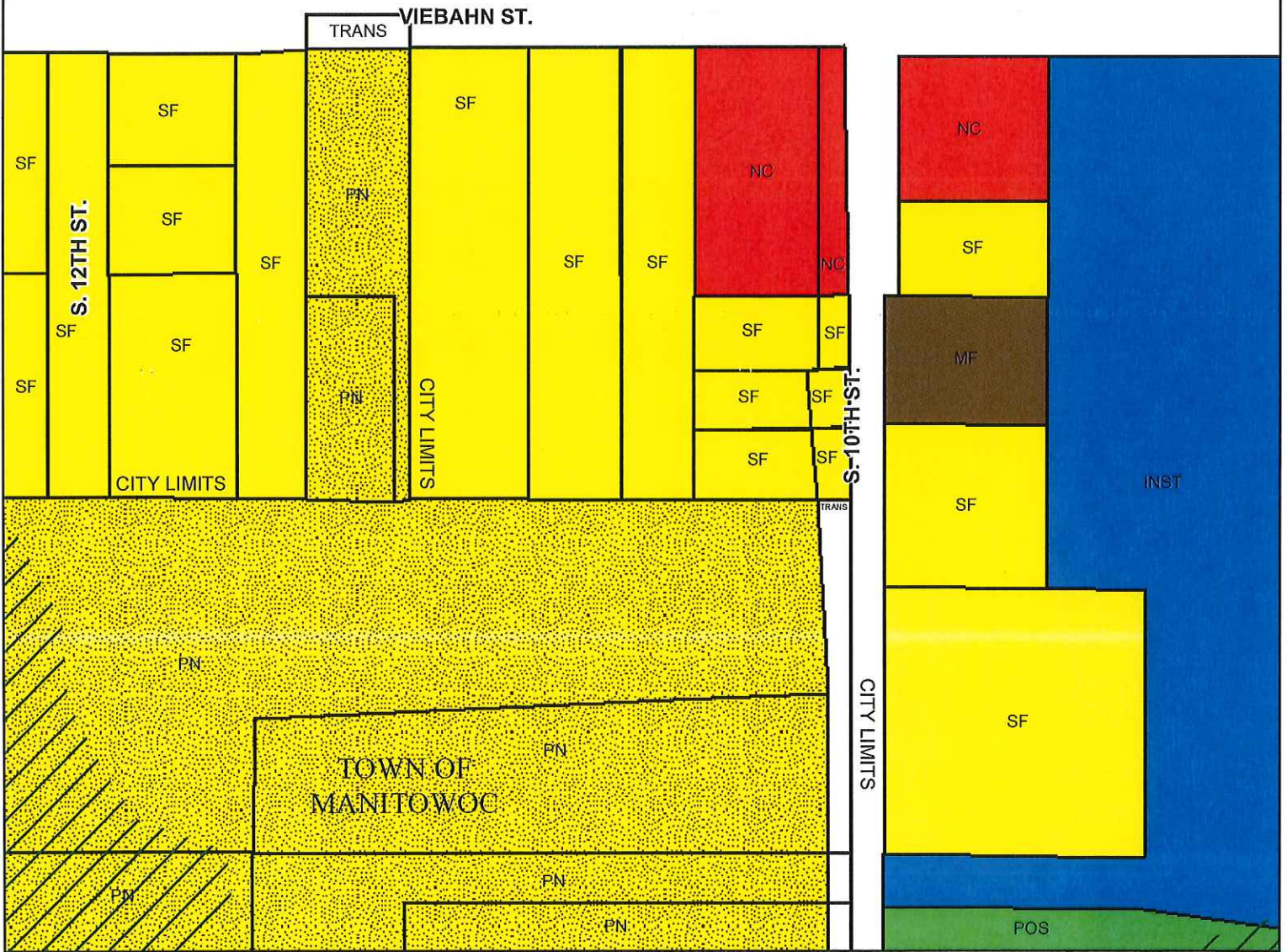
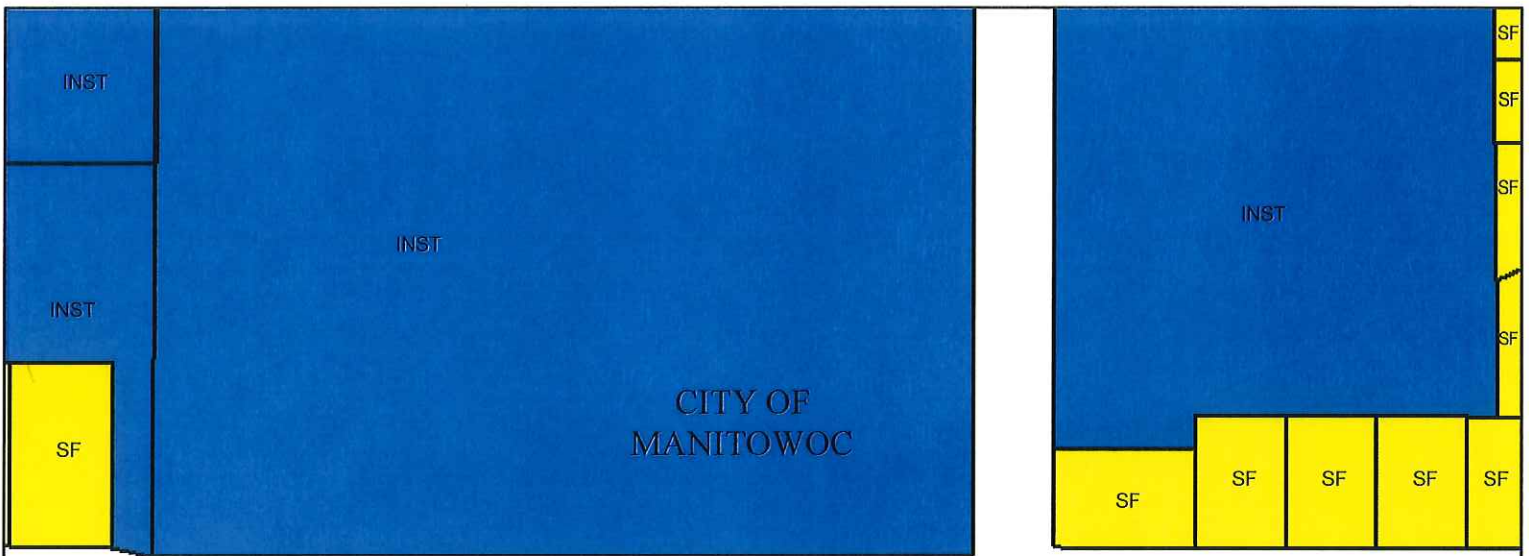
Dated: January 16, 2019

Published January 18, 2019

(Signed) Deborah Neuser, City Clerk

PUBLISHED BY AUTHORITY OF THE COMMON COUNCIL OF THE CITY OF MANITOWOC, WISCONSIN.





**Future Land Use Categories**

- Right of Way
- Single & Two-Family Residential - Urban
- Multi-Family Residential
- Planned Neighborhood
- General Business
- Institutional & Community Facilities
- Public Parks & Open Space

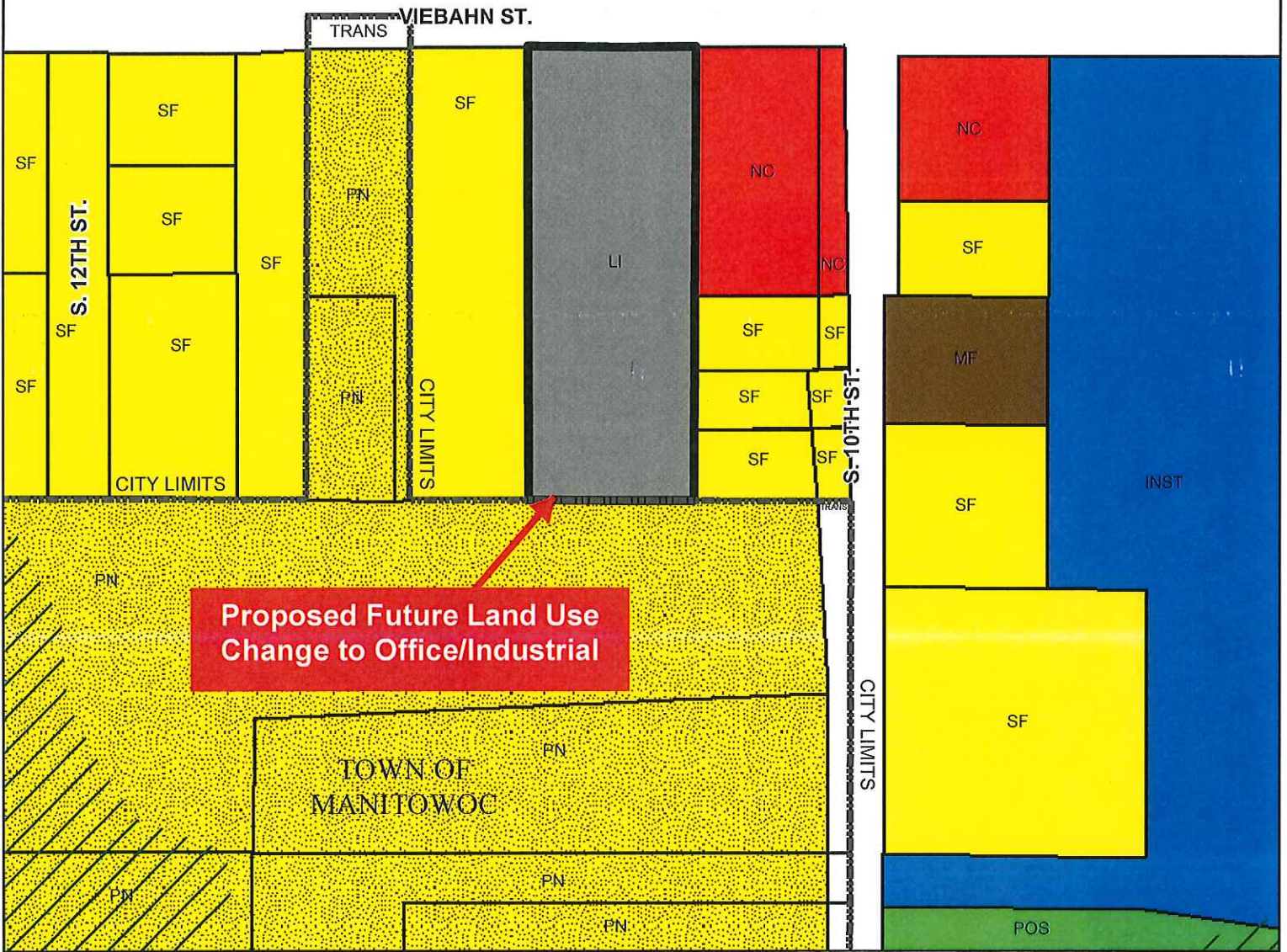
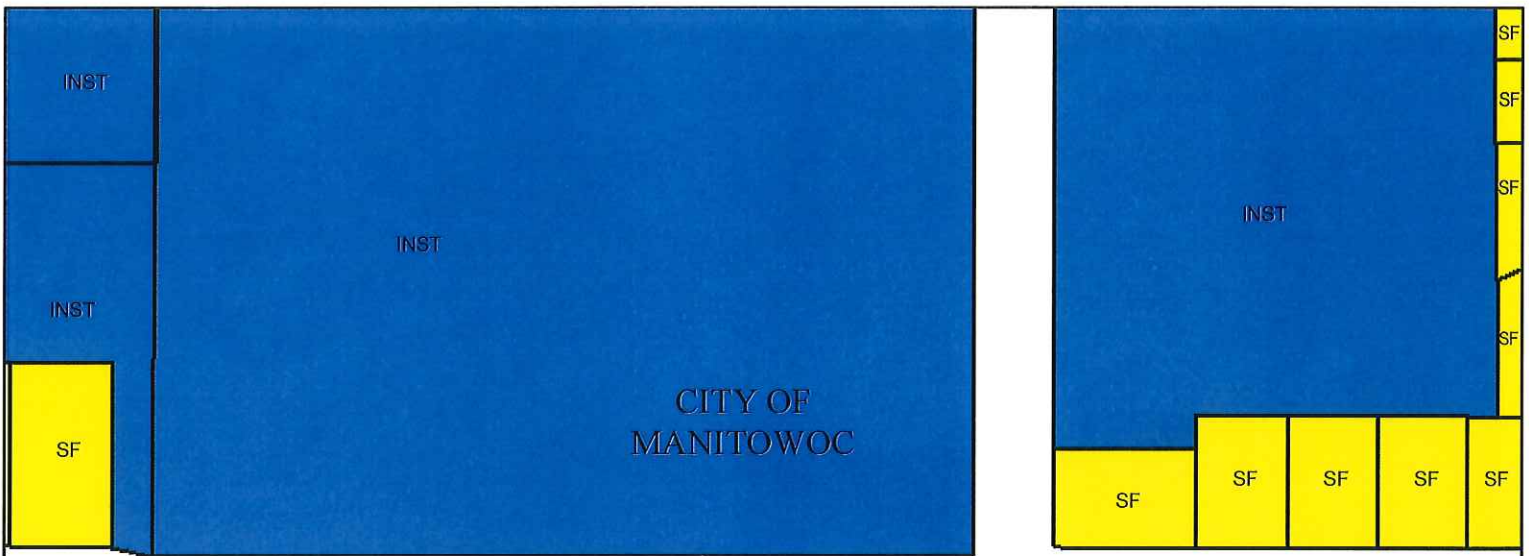
**Future Land Use Categories - Existing**



Prepared by City of Manitowoc  
 Community Development Department  
 www.manitowoc.org  
 Map Plotted: 1/15/2019

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 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.





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

- Future Land Use Categories**
- Right of Way
  - Surface Water
  - Agriculture
  - Single-Family Residential - Exurban
  - Single & Two-Family Residential - Urban
  - Urban Neighborhood
  - Multi-Family Residential
  - Planned Neighborhood
  - Planned Mixed Use

- General Business
- Central Business District
- Institutional & Community Facilities
- Office/Industrial
- LBG
- Public Parks & Open Space
- Long-Range Urban Growth Area
- Extraction
- Wood

**Future Land Use Categories - Proposed**



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 Map Plotted: 1/15/2019

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