



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

11/30/2023

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 28-2023: New School Investments, LLC; Petition to Rezone from R-6 Multiple Family to B-1 Office – Residential located at 1402 Clark Street.

At the November 29, 2023 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

Approve the petition to rezone the property located at 1402 Clark Street from R-6 Multiple Family Residential to B-1 Office-Residential District.

New School Investments, LLC
Attn: Jeff Stegemann
1012 N. 12th Street
Manitowoc, WI 54220

Granicus #: 23-0975
Attachments: Ordinance & Map

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:

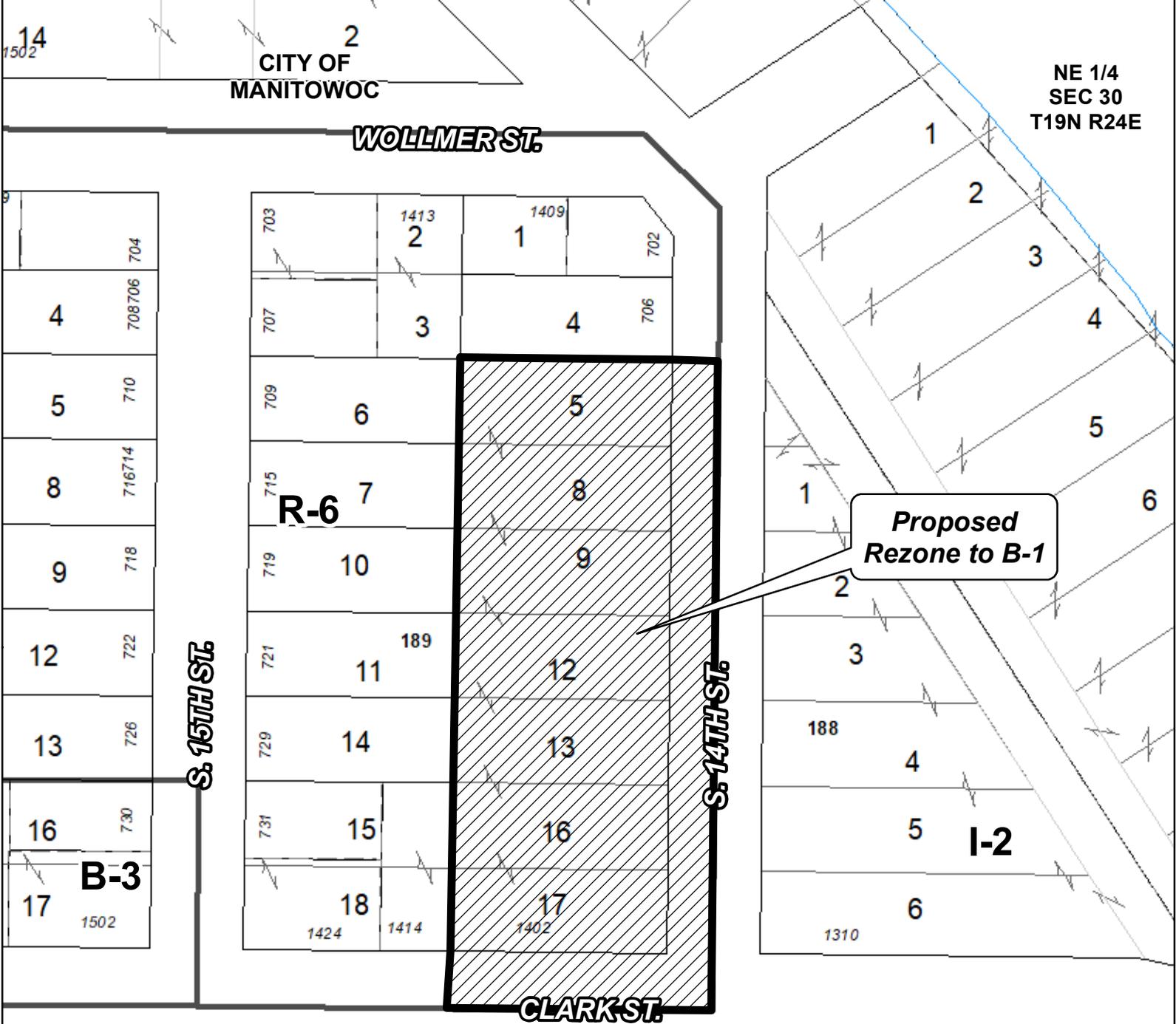
SECTION 1: Section 15.050 of the zone map of the City of Manitowoc is amended to provide that a tract of land located in the NW 1/4 of the NE 1/4 of Section 30, Township 19 North, Range 24 East, in the City of Manitowoc, Manitowoc County, Wisconsin being described as Lots 5, 8, 9, 12, 13, 16 & 17 all in Block 189 of the Original Plat of the City and being generally bordered by S. 14th Street to the east and Clark Street to the south is to be changed from “R-6” Multiple Family to “B-1” Office – Residential District all 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 publication costs associated with ordinance change offset with fee to petitioner for rezone. No tax levy impact or 2023 budget amendments.
Funding Source: 1100-15100-532100 | 1100-61100-451300
Finance Director Approval: /
Approved as to Form: /



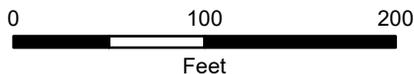
Proposed Rezone Property from R-6 Multiple-Family to B-1 Office-Residential

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: 11/14/2023

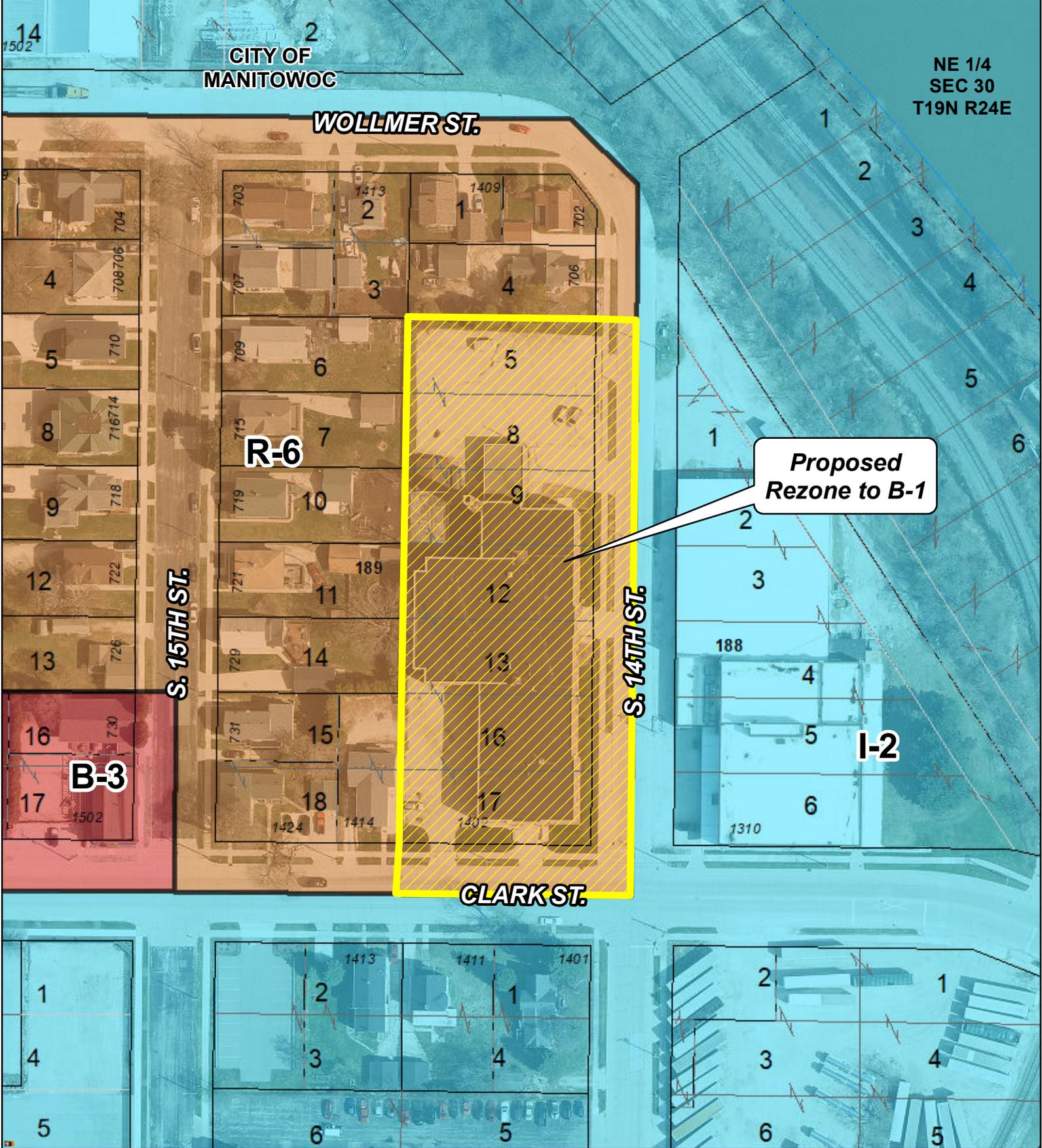
O:\Planning\PC Plan Commission\PC_Rezone\2023\PC 28-2023 New School Investments R-6 to B-1\Maps\PC 28-2023 Rezone B&W.mxd



PC 28-2023

Legend

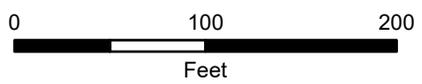
 **Proposed Rezone**



Proposed Rezone Property from R-6 Multiple-Family to B-1 Office-Residential



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PC 28-2023

Legend

 Proposed Rezone