

## Report to the Manitowoc Plan Commission

**Meeting Date:** Wednesday, February 23, 2022

**Request:** 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.

**Existing Land Use for Subject Property:** The area is undeveloped farm land currently.

**Existing Zoning for Subject Property:** R-1 Rural - Agricultural

### Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Rural residential, vacant industrial	R-4 Single and Two Family & I-1 Light Industrial
East	I-43, rural undeveloped land	R2 Town of Newton Zoning
South	Rural residential undeveloped farm land	A2 Town of Newton Zoning
West	Rural residential & farm land	A2 Town of Newton Zoning

**Comprehensive Plan:** The previous Plan Commission topic on the agenda discussed the amendment to the future land use map. If that amendment is adopted by the Plan Commission and Common Council the future land use map will be consistent with the proposed change in zoning.

**Report:** The City of Manitowoc is initiating a change in zoning from R-1 Rural – Residential to I-1 Light Industrial. On March 24, 2020 the City of Manitowoc purchased approximately 87.2 acres from Manitowoc County (quit claim deed Volume 3282 Page 373); the property was then annexed into the City on June 23, 2020. Pursuant to Municipal Code 15.050(5) annexed property is temporarily zoned R-1 Residential-Agricultural District until permanent zoning can be placed on the property. The City purchased the property to create additional acreage for light industrial or office uses.

The property is located south of Viebahn and West Viebahn Streets, and east and west of Hecker Road. There are 51.25 acres east of Hecker Road and 35.95 acres west of Hecker Road. The property abuts the west right-of-way line of I-43. Wetlands are located at the southeast corner of the property east of Hecker Road and along the west right of way line of Hecker Road.

The City is in the early stages of planning the property in preparation of future light industrial uses similar to what are located in the current I-43 Industrial Park. The City is currently going through the process of updating the 20-year future land use map amendment making the land use map consistent with the zoning map.

Community Development Staff will be working with the Industrial Development Corporation to create covenants, similar to the I-43 Industrial Park, to guide the development of the property.

Public Comments Notices were mailed out to city and town property owners within 200 feet, excluding right-of-way, of the subject property. At the time of this writing no comments have been received.

#### Timeline

- Notification Sent: February 16<sup>th</sup>, 2022
- Plan Commission informational hearing February 23, 2022.
- Common Council public hearing scheduled for March 21<sup>st</sup>, 2022.

**Recommendation:** Approve the change in zoning from R-1 Rural – Residential to I-1 Light Industrial as depicted on the attached maps.

TOWN OF  
MANITOWOC RAPIDS

SW 1/4  
SEC 35  
T19N R23E

SE 1/4  
SEC 35  
T19N R23E

R-4

I-1

CITY OF  
MANITOWOC

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

1/4 Section Line

NE 1/4  
SEC 2  
T18N R23E

TOWN OF  
NEWTON

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.



Prepared by City of Manitowoc  
Community Development Department  
www.manitowoc.org  
Map Plotted: 2/16/2022

O:\Planning\PC Plan Commission\PC\_Rezone\2022\PC 8-2022 City Initiated Rezone\_Hecker-Viebahn Industrial Park\Maps\PC 8-2022 Rezone.mxd

Legend

 Proposed Rezone

TOWN OF  
MANITOWOC RAPIDS

SW 1/4  
SEC 35  
T19N R23E

SE 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

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

O:\Planning\PC Plan Commission\PC\_Rezone\2022\PC 8-2022 City Initiated Rezone\_Hecker-Viebahn Industrial Park\Maps\PC 8-2022 Rezone B&W.mxd