

Report to the Manitowoc Plan Commission

Meeting Date: Wednesday, January 27, 2021

Request: PC 4-2021: City of Manitowoc; Text Amendment to MMC 15.330 & 15.350 Regarding Ammunition Manufacturing and Storage in the I-1 Light Industrial Zoning District.

Report: Recently the Common Council and Ammo Inc. announced a business expansion into the Manitowoc I-43 Industrial Park. The \$12 million, 160,000 square foot facility would begin construction in spring of 2021 and would eventually create 200 jobs. Ammo will be purchasing 35 acres of land in the industrial park for their operation. Ammo Inc. will manufacture shell casings and the subsequent loading of the casings with munitions. An amendment to the zoning code is required to allow the proposed use.

The property is zoned I-1 Light Industrial which currently doesn't permit "Ammunition" in the district. The proposed text amendment will allow Ammunition manufacturing and storage in the I-1 district with two criteria: i) the use must be on a minimum of 25 acres and ii) they are subject to all federal and state regulations.

The Industrial Park covenants only allow I-1 Light Industrial uses; the proposed text amendment will also allow the use without needing to amend the covenants. The Industrial Development Corporation, who oversees the day to day activities in the Industrial Park have already gone on record in support of the zoning code amendment and subsequent land sale.

Timeline

- Plan Commission discussion and recommendation: January 27, 2021
- Common Council public hearing and action on the ordinance: February 15, 2021

Recommendation: Approve the text amendment to MMC Chapter 15.330 and 15.350 as proposed.

15.330 I-1, Light Industrial District.

(1) Intent. This district is intended to provide for any manufacturing or industrial operation which, on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the community as a whole by reason of noise, dust, smoke, odor, traffic, physical appearance or other similar factors; and subject to such regulatory controls as will reasonably ensure compatibility in this respect.

(2) Specific Uses Permitted. Land shall be used and buildings shall be erected, altered, enlarged, or used for only one or more of the following uses, subject to the provisions of this section and other applicable sections of the Zoning Ordinance:

(a) Any use permitted in the “C-1” Commercial District except residential;

(b) Airports;

(c) Agricultural implement and equipment manufacture;

[\(d\) Ammunition manufacturing and storage on a minimum of 25 acres and subject to applicable federal and state regulations;](#)

~~(de)~~ Artificial limb manufacture;

~~(ef)~~ Bag cleaning;

~~(fg)~~ Bakery, wholesale;

~~(gh)~~ Billboard, float, and stage scenery studio;

~~(hi)~~ Bottling beverages and brewery, such as milk, soft drinks, beer and water, and the washing and/or sterilizing of bottles;

~~(ij)~~ Box manufacture – wood, paper, fiberboard or sheet metal;

~~(jk)~~ Broom and brush manufacture – wire or bristle;

~~(kl)~~ Cabinet making and interior woodwork manufacture;

~~(lm)~~ Candy manufacture;

~~(mn)~~ Canning and preserving food;

~~(no)~~ Carpenter and pattern shops;

~~(op)~~ Carpet and rug cleaning shop;

~~(pq)~~ Central heating plant;

~~(qr)~~ Cigar, cigarette, and tobacco goods manufacture;

~~(rs)~~ Clothing manufacture, including gloves;

~~(st)~~ Coffee and malt products roasting and packaging;

~~(tu)~~ Coffin and grave vault manufacture;

~~(uv)~~ Cold storage warehouse;

~~(vw)~~ Commission house handling perishable food products;

- (~~w~~x) Construction materials and equipment sales;
- (~~x~~y) Cosmetics, shampoos or barber supplies manufacture;
- (~~y~~z) Creamery, wholesale;
- (~~z~~aa) Dairy products – wholesale and manufacture;
- (~~a~~bb) Die casting foundry, providing that no cupola is closer than 50 feet to any lot in a less restricted district;
- (~~b~~cc) Dry goods at wholesale and retail;
- (~~e~~dd) Dwelling units only to accommodate watchmen or caretakers of the premises;
- (~~d~~ee) Dyeing and shrinking of fabrics;
- (~~e~~ff) Electric sign manufacture;
- (~~f~~gg) Enameling and painting, except fire-glazed enameling;
- (~~g~~hh) Engraving;
- (~~h~~ii) Express depot or distribution station;
- (~~i~~jj) Food processing or manufacture, but not including the slaughter of animals;
- (~~j~~kk) Fruit warehouse and distribution;
- (~~k~~ll) Furnace repair and cleaning;
- (~~l~~mm) Furniture (household, office or store) manufacture;
- (~~m~~nn) Furniture polish and floor wax manufacture;
- (~~n~~oo) Garage for storage, sale, service or repair of automobiles, trucks, tractors, and accessory equipment;
- (~~o~~pp) Grain elevator, cleaning, grading, and storage of grain;
- (~~p~~qq) Grocery, wholesale or storage;
- (~~q~~rr) Gymnasium equipment, playground apparatus and athletic goods manufacture, not involving casting of metal or use of drop forge;
- (~~r~~ss) Hat manufacture;
- (~~s~~tt) Heating, ventilating, ducts, flues and piping fabrication;
- (~~t~~uu) Heat treatment and tempering of metals;
- (~~u~~vv) Hosiery manufacture;
- (~~v~~ww) House moving, shoring or underpinning establishment;
- (~~w~~xx) Household utensils and small appliances;
- (~~x~~yy) Hydraulic elements and lubrication;
- (~~y~~zz) Ice cream manufacture;
- (~~z~~aaa) Ice manufacture and/or storage;

- (~~aa~~bbb) Ironwork – ornamental, hand forged, but not structural;
- (~~bb~~ccc) Kennels;
- (~~ee~~ddd) Laboratory, testing or manufacturing;
- (~~dd~~eee) Laundry;
- (~~ee~~fff) Loft building;
- (~~ff~~ggg) Machine shop and assembling using punch press or drop forge;
- (~~gg~~hhh) Milk pasteurizing, bottling, and distribution plant;
- (~~hh~~iii) Mini-warehouse;
- (~~ii~~jjj) Mirror manufacture and resilvering;
- ~~(jjj) Repealed;~~
- (kkk) Mover, heavy machinery or household goods;
- (lll) Musical instrument manufacture;
- (mmm) Newspaper printing and distribution;
- (nnn) Office equipment, furniture, and supply manufacture;
- (ooo) Optical goods manufacture;
- (ppp) Organ and piano manufacture;
- (qqq) Paint shop;
- (rrr) Paper box and paper products manufacture;
- (sss) Plastic and rubber products manufacture;
- (ttt) Phonograph and radio manufacture or components;
- (uuu) Pier and marina related manufacture;
- (vvv) Plate glass storage, cutting and distribution;
- (www) Plumbing fixture storage and distribution;
- (xxx) Printing, publishing and binding;
- (yyy) Produce (perishable) warehouse and distribution;
- (zzz) Race course for horses, dogs, automobiles, or motorcycles (see MMC 14.770);
- (aaaa) Cleaning rag and wiper cloth manufacture;
- (bbbb) *Repealed by Ord. 20-719;*
- (cccc) Refrigeration equipment and appliances;
- (dddd) Rug and carpet cleaning;

15.350 I-2, Heavy Industrial District.

(1) Intent. This district is intended to provide for a heavier type of manufacturing and industrial development which, because of physical and operational characteristics, is often objectionable to surrounding uses. It is further intended that the location of these uses be reviewed by the City Plan Commission to ensure compatibility with adjacent land uses.

(2) Specific Uses Permitted. Land shall be used and buildings shall be erected, altered, enlarged, or used for only one or more of the following uses, subject to the provisions of this section and other applicable sections of the Zoning Ordinance:

- (a) Any use permitted in the “I-1” Industrial District;
- (b) Ammonia, bleaching powder, or chlorine manufacture;
- (c) Boiler works;
- (d) Brick, concrete products, tile or terra cotta manufacture;
- (e) Disinfectants and exterminators manufacture;
- (f) Dyestuff manufacture;
- (g) Fish smoking and curing;
- (h) Iron, steel, or copper works;
- (i) Machinery and heavy equipment manufacture;
- (j) Paint, oil, shellac, turpentine or varnish manufacture;
- (k) Paper and pulp manufacture;
- (l) Rolling mill;
- (m) Sawmill;
- (n) Shipbuilding and/or repairs;
- (o) Soaps and detergents manufacture;
- (p) Sugar refining; and
- (q) Yeast plant.

Accessory buildings and uses to the specific uses permitted shall also be permitted.

(3) Conditional Uses Permitted. The following uses are permitted subject to MMC 15.370(27):

- (a) Acetylene and other gas manufacture and storage;
- (b) Acid manufacture;
- (c) ~~Ammunition, f~~ireworks, explosive and match manufacturing and storage;
- (d) Asphalt manufacturing or refining;
- (e) Automobile wrecking, dismantling and storage of motor vehicle parts;

AMMO Inc. bringing 200 jobs to Manitowoc

Patti Zarling

Manitowoc Herald Times Reporter
USA TODAY NETWORK - WISCONSIN

MANITOWOC - An ammunition company bringing good-paying factory jobs to the city is good for both workers and the overall economy, local leaders say.

Last week, the Arizona-based AMMO Inc. company announced plans to build a manufacturing plant in Manitowoc that would bring 200 new jobs to the area.

"It's great for the city," said Karen Nichols, executive director of The



Nichols

Chamber of Manitowoc County. "The more people we have gainfully employed, the more they will stay in the area to buy homes, shop locally and dine in local restaurants."

About 7,500 Manitowoc County residents commute outside of the area for work every day, according to the Job Center of Wisconsin. Most travel to the Green Bay area, Sheboygan or Milwaukee for work.

Business and city officials would like to keep those folks working in the area.

"The announcement creates some excitement locally," said Sam Grage, president of the Progress Lakeshore board.



Grage

Progress Lakeshore officials helped AMMO with initial site selection, Grage said.

"That buzz creates excitement regionally and locally about our area," she said. "It's great to see Manitowoc County's growth, attracting businesses and drawing new talent. Our future looks bright."

In addition to the AMMO company announcement, Wisconsin Aluminum Foundry recently announced plans to hire up to 25 new employees in its finishing and foundry departments and its subsidiary machine

See **JOBS**, Page 2A

Jobs

Continued from Page 1A

shop. Wisconsin Aluminum Foundry currently employs about 400 full-time workers at its Manitowoc facility.

Alliance Laundry Systems also moved production to Manitowoc in 2019, creating about 200 manufacturing jobs in the area.

Nichols said this growth helps offset the pain of losing Manitowoc Cranes, a branch of Manitowoc Company. That closure cost the area about 500 solid factory jobs.



Nickels

Mayor Justin Nickels praised the AMMO Inc. announcement, saying it's part of an overall plan to attract more thriving industries to the area.

Manitowoc has amenities, including the Lake Michigan shoreline area, restaurants, art and affordable living, to attract young workers, the mayor said.

In addition to building up attractions for young families, jobs that pay good wages are needed, Nickels added.

"You are starting to hear a lot more mayors, espe-

cially around the state of Wisconsin, talk about quality of life," Nickels said. "Twenty years ago, they were talking about property taxes. I have never had a business come to me and say, 'I can't stay here anymore because the property taxes are too high.' But I have a lot of businesses who come to me and say, 'I can't find the workforce and the young people aren't sticking around.'"

AMMO Inc. plans to break ground on a \$12 million, 160,000-square-foot facility in spring and open in summer 2022.

The company is working with city officials to buy more than 35 acres in the Manitowoc industrial park near Interstate 43.

The new state-of-the-art plant will manufacture ammunition for commercial, military, law enforcement and overseas markets, AMMO CEO Fred Wagenhals said in a news release.

The new plant will initially employ 150 workers, and possibly 50 more, Wagenhals said.

AMMO also bought Jagemann Stamping's brass casing division in November 2020 with plans to employ 50 workers at that site.

Got a tip, question or comment for Streetwise Manitowoc? Contact reporter Patti Zarling at 920-606-2586 or send an email to pzarling@gannett.com. Follow her on Twitter @PGPattiZarling.