



# CITY OF MANITOWOC

WISCONSIN, USA

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

February 27, 2025

To: Mayor and Common Council

From: Paul Braun, City Planner

**Subject: PC 8-2025: City of Manitowoc; City-Initiated Zone Change from B-3 General Business to R-4 Single and Two Family Residential and R-6 Multiple Family located at 700 E. Magnolia and 828 Memorial Drive (Parcel #'s 330-008-152 & 520-031-070)**

At the February 26, 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-3 General Business to either R-4 Single and Two Family Residential or R-6 Multiple Family Residential as presented.**

Granicus #: 25-0154

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 amended zone map of the City of Manitowoc is amended to provide that: a tract of land located in the SW ¼ of the NW ¼ and the NW ¼ of the SW 1/4 Section 16, Township 19 North, Range 24 East, in the City of Manitowoc, Manitowoc County, Wisconsin being generally located north of E. Reed Avenue, south of E. Linden Avenue, east of Johnston Drive and west of Memorial Drive to be changed from “B-3” General Business to “R-6" Multiple Family Residential District and “R-4” Single and Two Family Residential according to the attached Map.

**SECTION 2:** Pursuant to MMC 31.890(4), Section 31.820 titled Sign Districts Map shall be amended according to the attached Sign District Map.

**SECTION 3:** This Ordinance shall take effect the day after its publication.

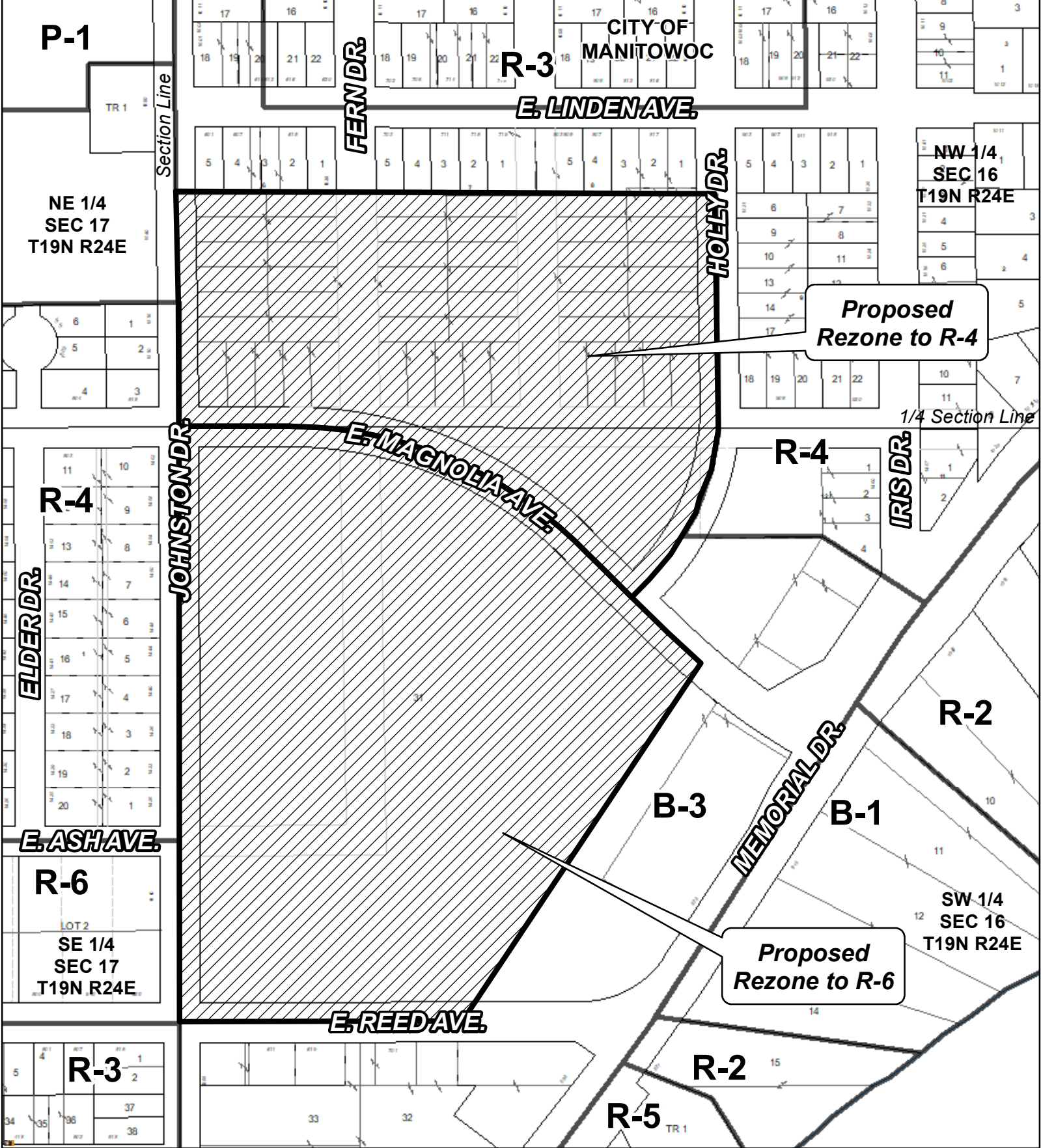
INTRODUCED \_\_\_\_\_ ADOPTED \_\_\_\_\_

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

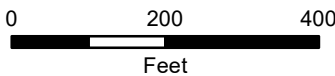
APPROVED \_\_\_\_\_

Fiscal Impact:  
Funding Source:  
Finance Director Approval:       /  
Approved as to Form:               /

This Ordinance was drafted by Paul Braun, City Planner



Proposed Rezone Property from B-3 General Business District  
to R-6 Multiple-Family District & R-4 Single- and Two-Family District




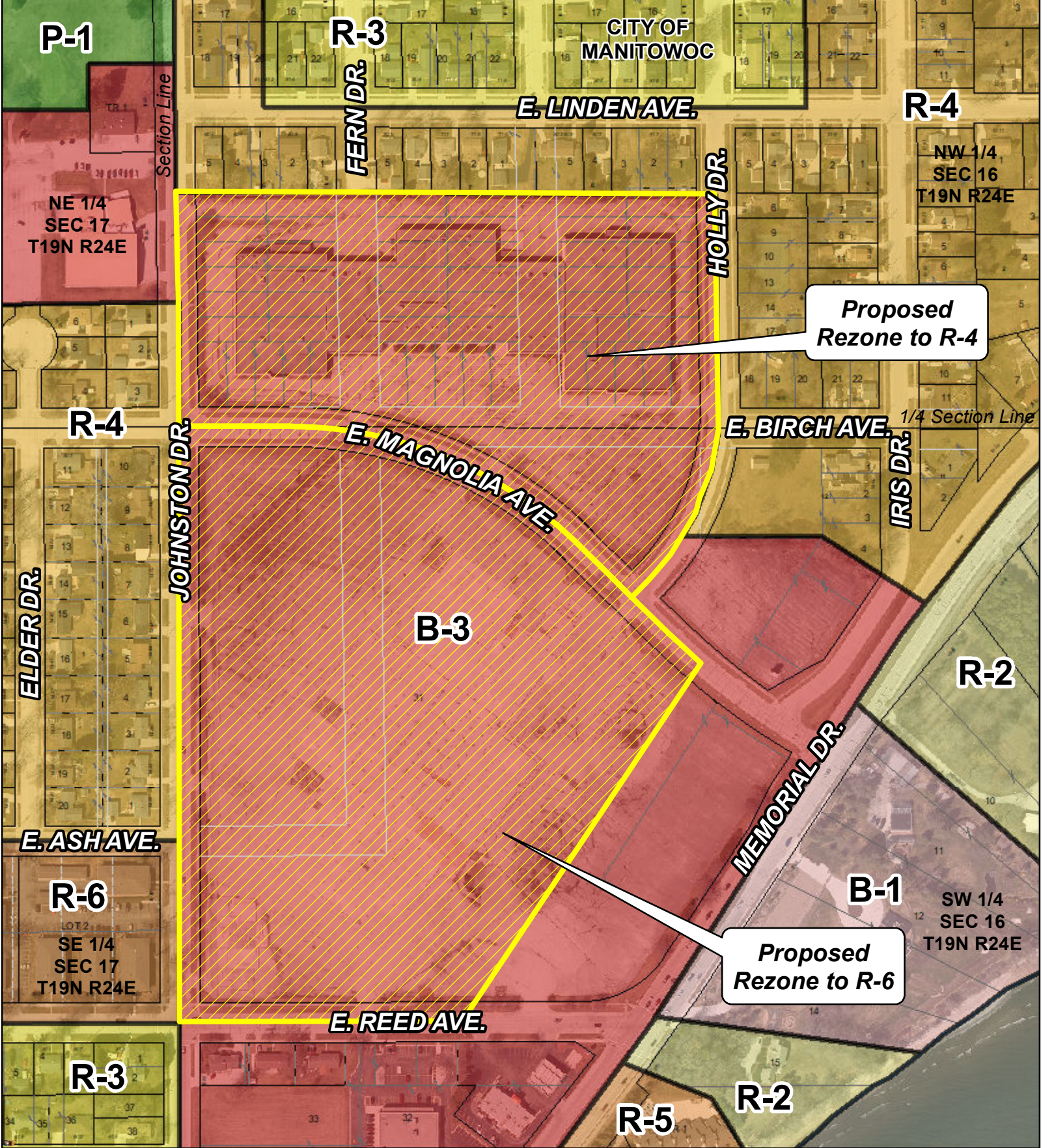
PC 8-2025

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.

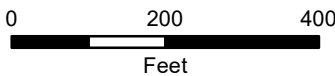
Prepared by City of Manitowoc  
Community Development Department  
www.manitowoc.org  
Map Plotted: 2/12/2025  
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**Legend**

 Proposed Rezone



Proposed Rezone Property from B-3 General Business District  
to R-6 Multiple-Family District & R-4 Single- and Two-Family District



PC 8-2025


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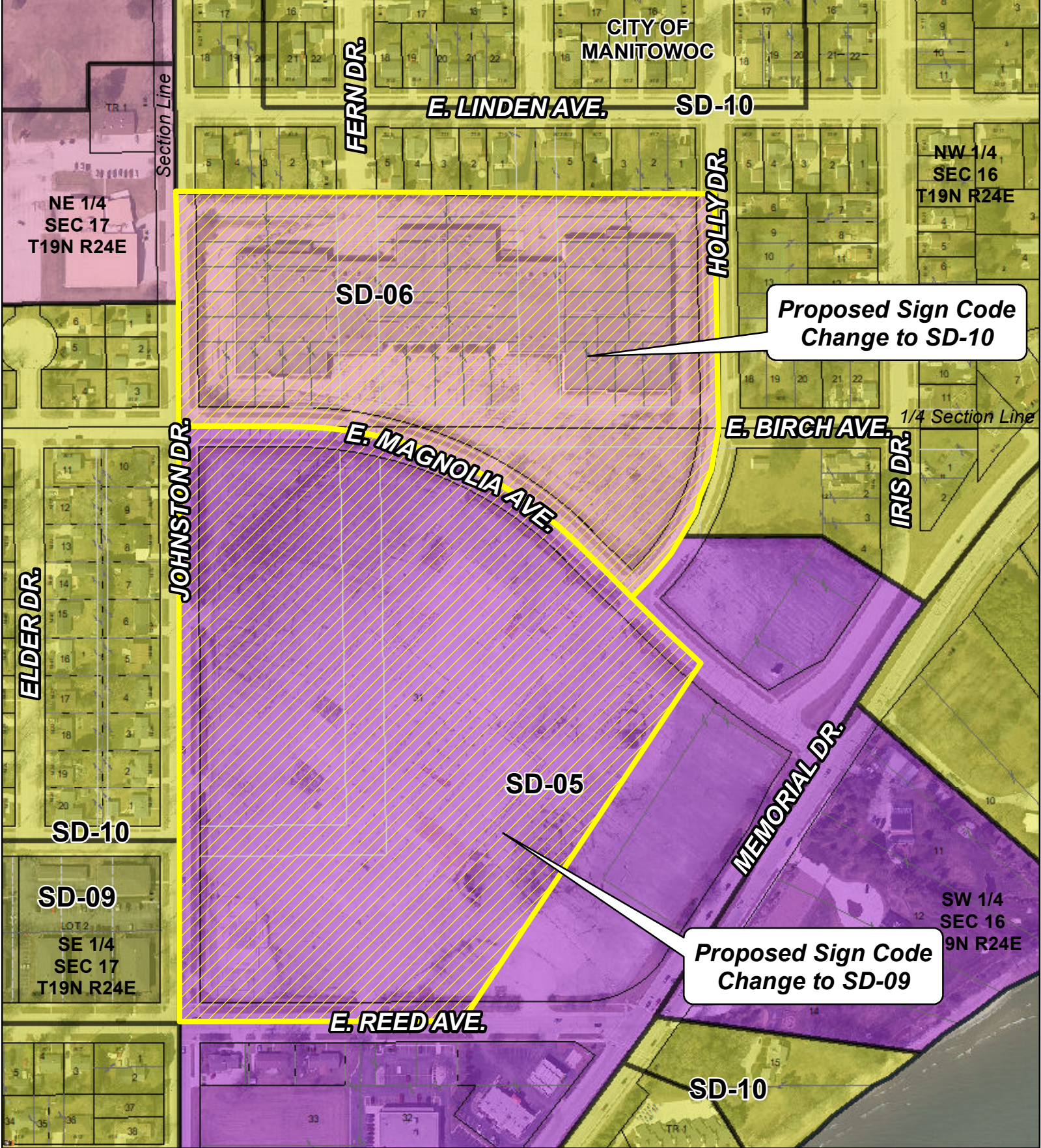
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Map Plotted: 2/12/2025

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Legend

 Proposed Rezone



Proposed Sign Code change from SD-05 Memorial Dr.  
Corridor to SD-09 Multi-Family Residential and from  
SD-06 Neighborhood Commercial to SD-10 General Residential

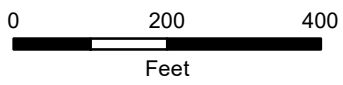
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Prepared by City of Manitowoc  
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Map Plotted: 3/3/2025

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Legend

 Proposed Sign Code Change