



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

March 24, 2022

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 7-2022: Merrill: Rezone from B-1 Office-Residential District to B-4 Central Business District for property located at 435 N 8th Street.

At the March 23, 2022 meeting of the Manitowoc City Plan Commission, the Commission recommended to the Common Council the following action:

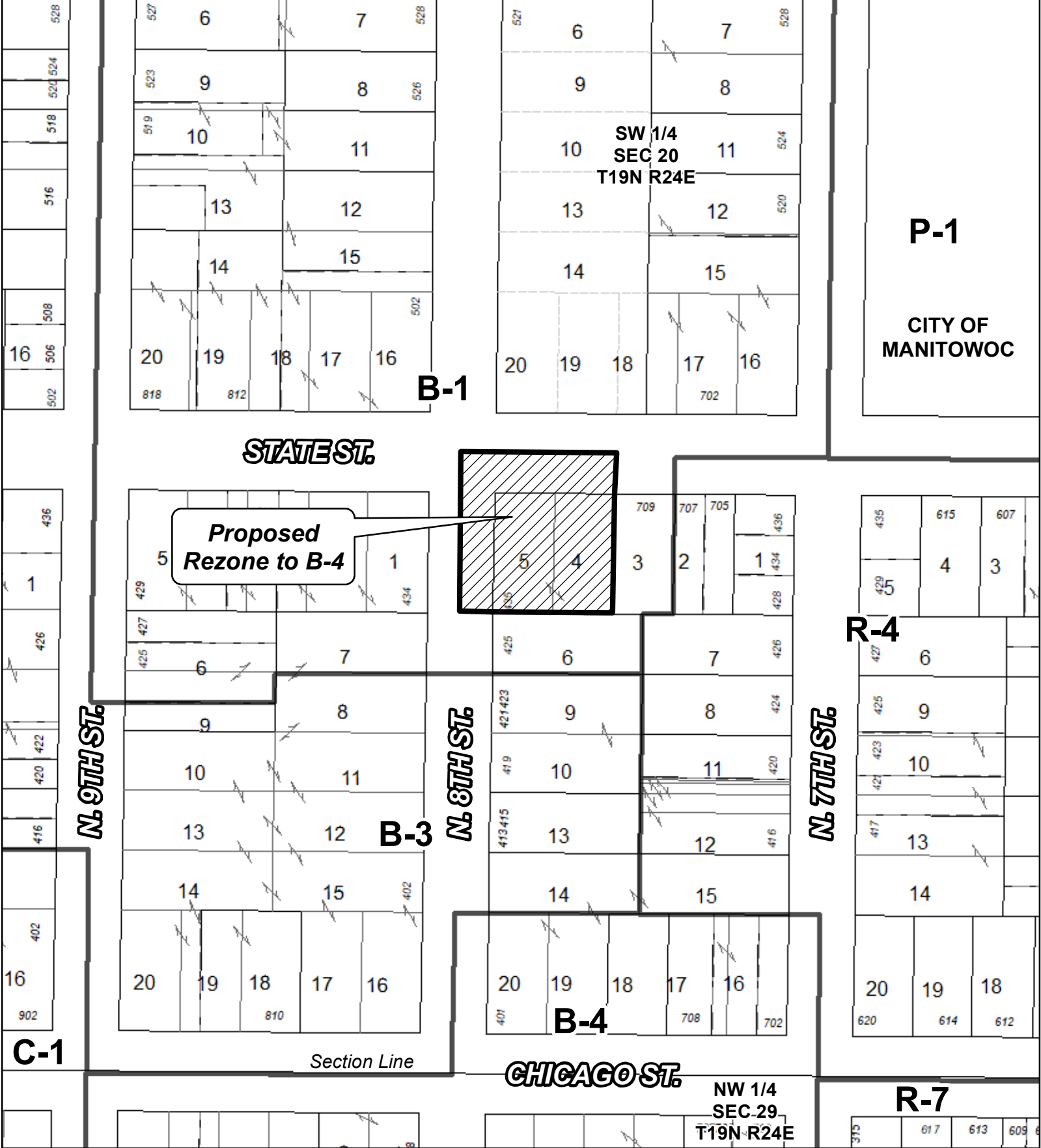
Approve the Change in Zoning from B-1 Office-Residential to B-4 Central Business District for the property located at 435 N. 8th Street.

The Commission notes that the original rezoning application requested a change in zoning to B-3 General Business; but after discussion between the Commission, Community Development staff and property owner it was determined that the B-4 Central Business District made better sense. The B-4 zoning district would be more consistent with the Comprehensive Plan's Future Land Use category of Central Business District which is an extension of the other similar properties in the downtown core. It would also eliminate the requirement for the Plan Commission to reduce the number of off-street parking spaces that would be required if the property was zoned B-3 General Business.

Address of Applicant
Michael Merrill
435 N. 8th Street
Manitowoc, WI 54220

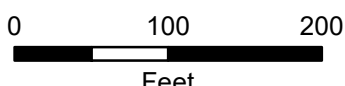
Granicus #: 22-0151

Attachments: Map & Ordinance



Proposed Rezone Property from B-1 Office-Residential District
to B-4 Central Business District

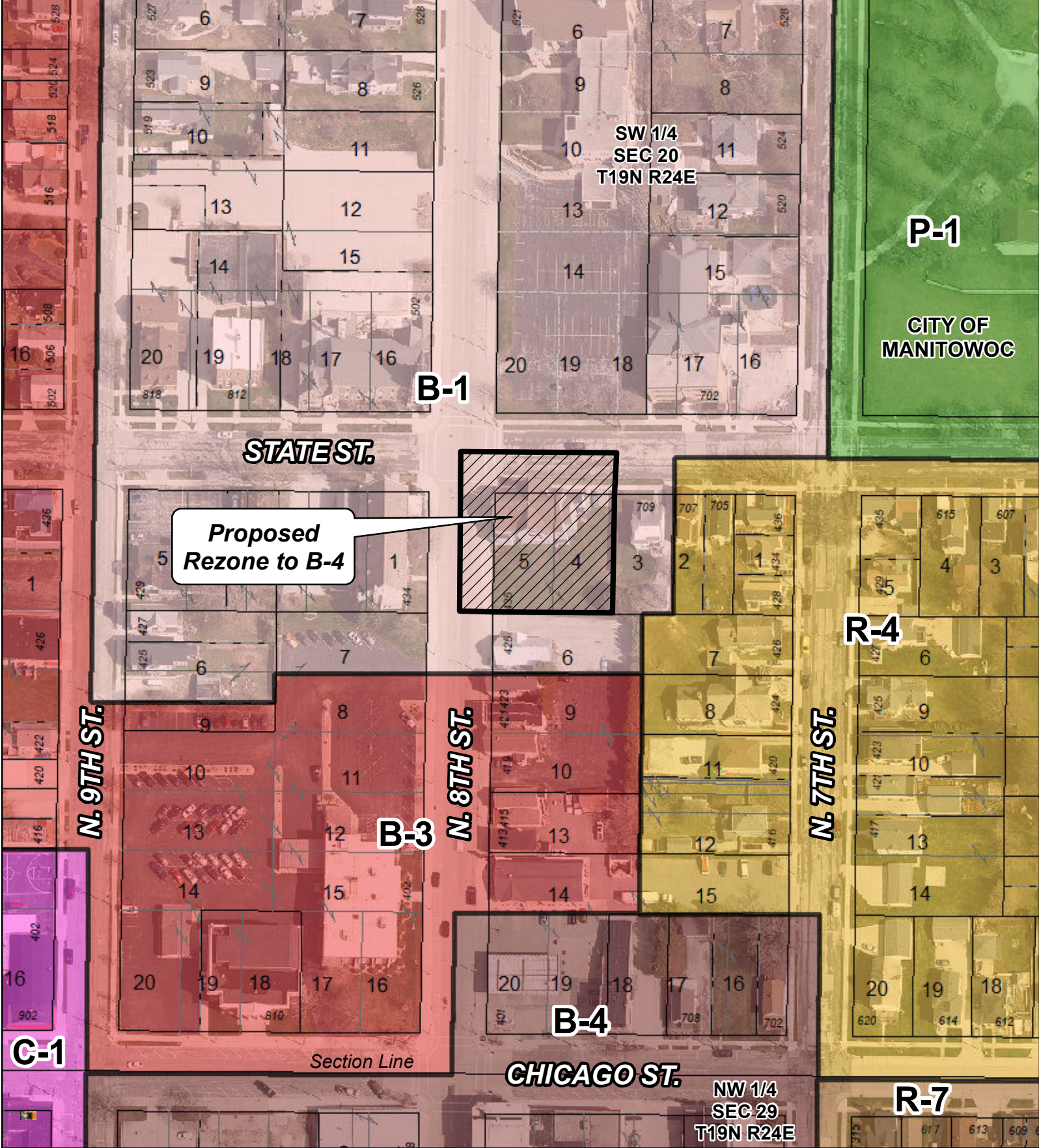
PC 7-2022
435 N. 8th St.



Legend
 Proposed Rezone

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.

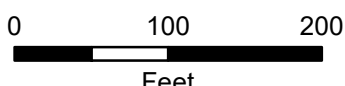
Prepared by City of Manitowoc
 Community Development Department
 www.manitowoc.org
 Map Plotted: 3/1/2022
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
Proposed Rezone to B-4

Proposed Rezone Property from B-1 Office-Residential District to B-4 Central Business District

PC 7-2022
435 N. 8th St.



Legend

 **Proposed Rezone**

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Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 3/2/2022
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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 SW ¼, Section 20, Township 19 North, Range 24 East, in the City of Manitowoc, Manitowoc County, Wisconsin being the Lots 4 and 5 of Block 117 of the Original Plat of the City of Manitowoc generally located at the southeast corner of N. 8th Street and State Street is to be changed from "B-1" Office-Residential District to "B-4" Central Business District and, all according to the attached Map.

SECTION 2: This Ordinance shall be in full force and 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 resident for rezone.
Funding Source: 2022 approved budget publication line item and fee revenue line item
Finance Director Approval:
Approved as to Form: