



CITY OF MANITOWOC
WISCONSIN, USA
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January 28, 2021

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: 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.

At the January 27, 2021 meeting of the Manitowoc City Plan Commission, the Commission recommended to the Common Council the following action:

Approve the text amendment to MMC Chapter 15.330 and 15.350 creating Ammunition Manufacturing as a permitted use in the I-1 Light Industrial Zoning District.

Granicus #: 21-0074
Attachments: Zoning Code Amendment

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;