



# CITY OF MANITOWOC

WISCONSIN, USA

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

4/25/2024

To: Mayor and Common Council

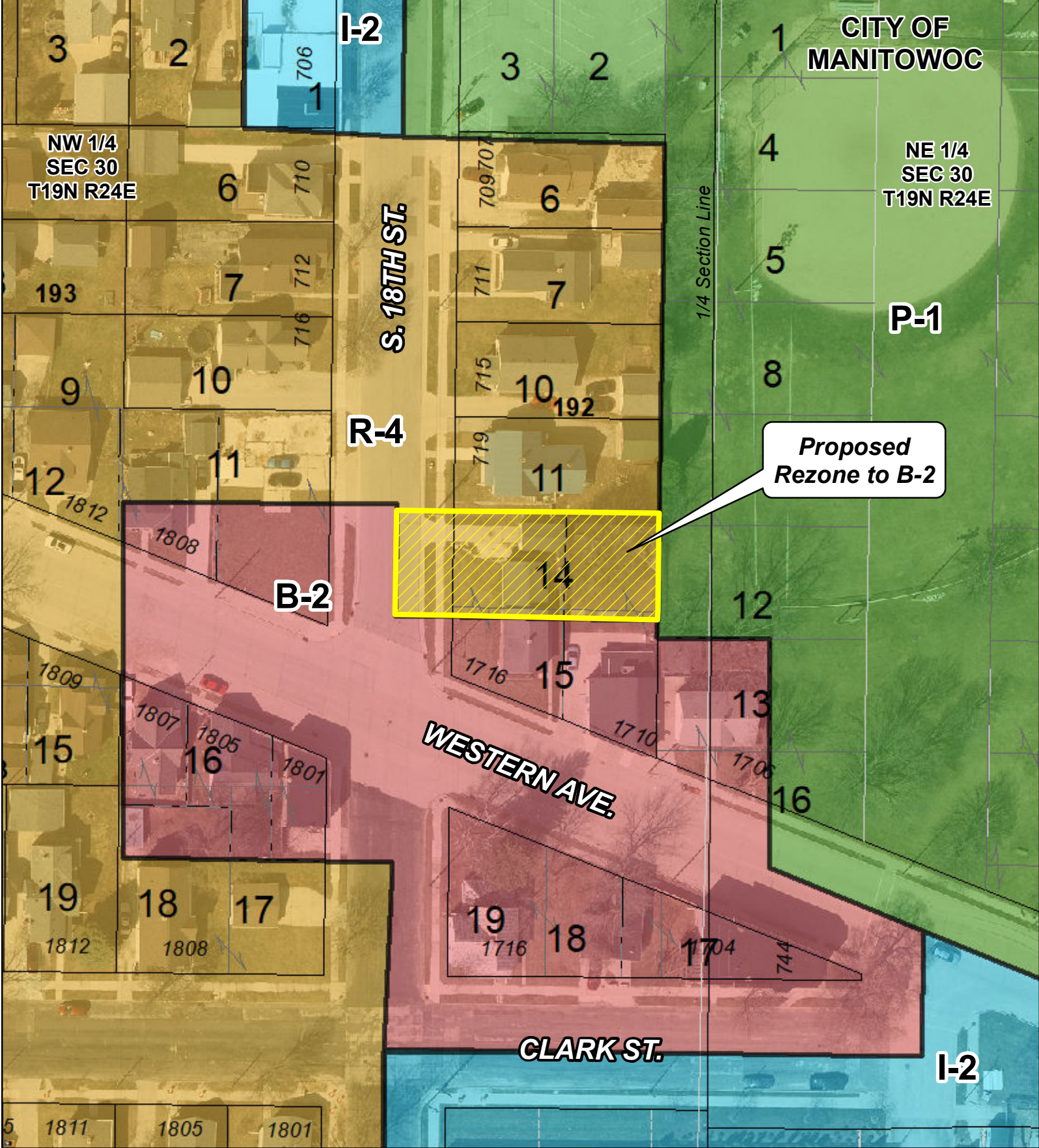
From: Paul Braun, City Planner

**Subject: PC 8-2024: Crawson, LLC d.b.a. Westfield Bar; Petition to Rezone from R-4 Single and Two Family Residential to B-2 Neighborhood Business for the north half of property located at 1710 and 1716 Western Avenue (Tax Parcel #'s 000192150 & 000192151).**

At the April 24, 2024 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

***Approve the petition to rezone the property from R-4 Single and Two Family Residential to B-2 Neighborhood Business District.***

Granicus #: 24-1415  
Attachments: Ordinance & Map



**CITY OF  
MANITOWOC**

NW 1/4  
SEC 30  
T19N R24E

NE 1/4  
SEC 30  
T19N R24E

**I-2**

**P-1**

**R-4**

**B-2**

**Proposed  
Rezone to B-2**

**I-2**

**S. 18TH ST.**

**WESTERN AVE.**

**CLARK ST.**

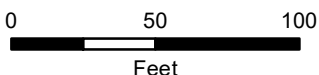
1/4 Section Line




**Proposed Rezone Property from R-4 Single- and Two-Family District  
to B-2 Neighborhood Business District**

PC 8-2024

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.



**Legend**

 **Proposed Rezone**

Prepared by City of Manitowoc  
Community Development Department  
www.manitowoc.org  
Map Plotted: 4/16/2024  
O:\Committees\PC Plan Commission\PC\_Rezone\2024\PC 8-2024 CT Crashes-Westfield Bar\_1710 & 1716 Western\Map\PC 8-2024 Rezone.mxd

NW 1/4 SEC 30 T19N R24E

NE 1/4 SEC 30 T19N R24E

3

2

706  
1

I-2

3

2

1

193

7

710

712  
716

S. 18TH ST.

709707

6

711

7

1/4 Section Line

4

NE 1/4 SEC 30 T19N R24E

5

P-1

9

10

715

10

192

8

R-4

719

11

Proposed Rezone to B-2

12  
1812

11

1808

B-2

14

12

1809

1716

15

1710

13

WESTERN AVE.

15

1807

16

1805

1807

16

19

18

17

1812

1808

1716

18

1704

744

CLARK ST.

I-2

5

1811

1805

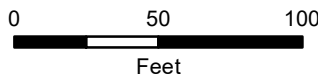
1801




### Proposed Rezone Property from R-4 Single- and Two-Family District to B-2 Neighborhood Business District

PC 8-2024

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O:\Committees\PC Plan Commission\PC\_Rezone\2024\PC 8-2024 CT Crashes-Westfield Bar\_1710 & 1716 Western\Map\PC 8-2024 Rezone B&W.mxd

# 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 NE ¼ of the NW ¼ Section 30, Township 19 North, Range 24 East, in the City of Manitowoc, Manitowoc County, Wisconsin being generally located east of S. 18<sup>th</sup> Street, north of Western Avenue and west of Westfield Park and more particularly described as Lot 14, Block 191 of the Original Plat in the City of Manitowoc to be changed from “R-4” Single & Two Family Residential District to “B-2” Neighborhood Business District and, all according to the attached Map.

**SECTION 2:** This Ordinance shall take 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 petitioner for rezone. No tax levy impact or 2024 budget amendments required.

**Funding Source:**

1100-15100-532100 | 1100-61100-451300

**Finance Director Approval:**

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**Approved as to Form:**

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This Ordinance was drafted by Paul Braun, City Planner