

Report to the Manitowoc Plan Commission

Meeting Date: June 24, 2026

Request: PC 9-2026: Vogel: Request to Rezone from R-1 Residential/Agricultural to R-4 Single- and Two-Family for property located at 3215 Packer Lane (Parcel# 718001010)

Existing Land Use for Subject Property: portion is residential and remainder is undevelopable wetland

Existing Zoning for Subject Property: R-1 Single Family and P-1 Conservancy

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, West	Residential	R-4 Single & Two Family Residential
South, East	Open Space / Wetland	P-1 Conservancy

Report: Jeff and Julie Vogel are petitioning to rezone their property located at 3215 Packer Lane from R-1 Single Family to R-4 Single and Two Family residential. The Vogel's will be creating, by CSM, a second buildable residential lot on which a family member is planning to construct a residence. Due to the larger setback requirements in the R-1 zoning district the future lot is too small to locate the proposed house on. The R-1 zoning district requires a 20' side yard setback but the R-4 district requires a 6' setback. The proposed R-4 district will be the same as the zoning for the neighboring residential lots. The existing P-1 Conservancy zoning district will remain unchanged. The P-1 area covers a large portion of the wetlands that are on the property.

The Vogel property is 14.66 acres with approximately 9.65+/- acres currently being zoned P-1 Conservancy, 0.11+/- acres being zoned R-4 Single and Two Family Residential and the remaining 4.9 +/- acres zoned R-1 Single Family & Agricultural.

In addition to the zone change for the property at 3215 Packer Lane the change in zoning area will also include the southerly halves of the lots located at 3229 Packer Lane also owned by Jeff and Julie Vogel and 3221 Packer Lane, owned by Jonathan & Jodi Vogt.

Future Land Use Map: The Future Land Use Map shows the area as Single and Two Family Urban and the proposed R-4 Single and Two Family Residential zoning district is consistent with the Comprehensive Plan.

Public Comments: Notices were mailed out to property owners within 200 feet, excluding right-of-way on June 16th. At the time of this writing no comments were received.

Timeline

- Notifications Sent:
- Plan Commission informational meeting: Rescheduled to July 7th
- Common Council hearing: July 20th

Recommendation: Approve the Change in Zoning from R-1 Residential – Agricultural to R-4 Single & Two-Family Residential as depicted on the attached map.

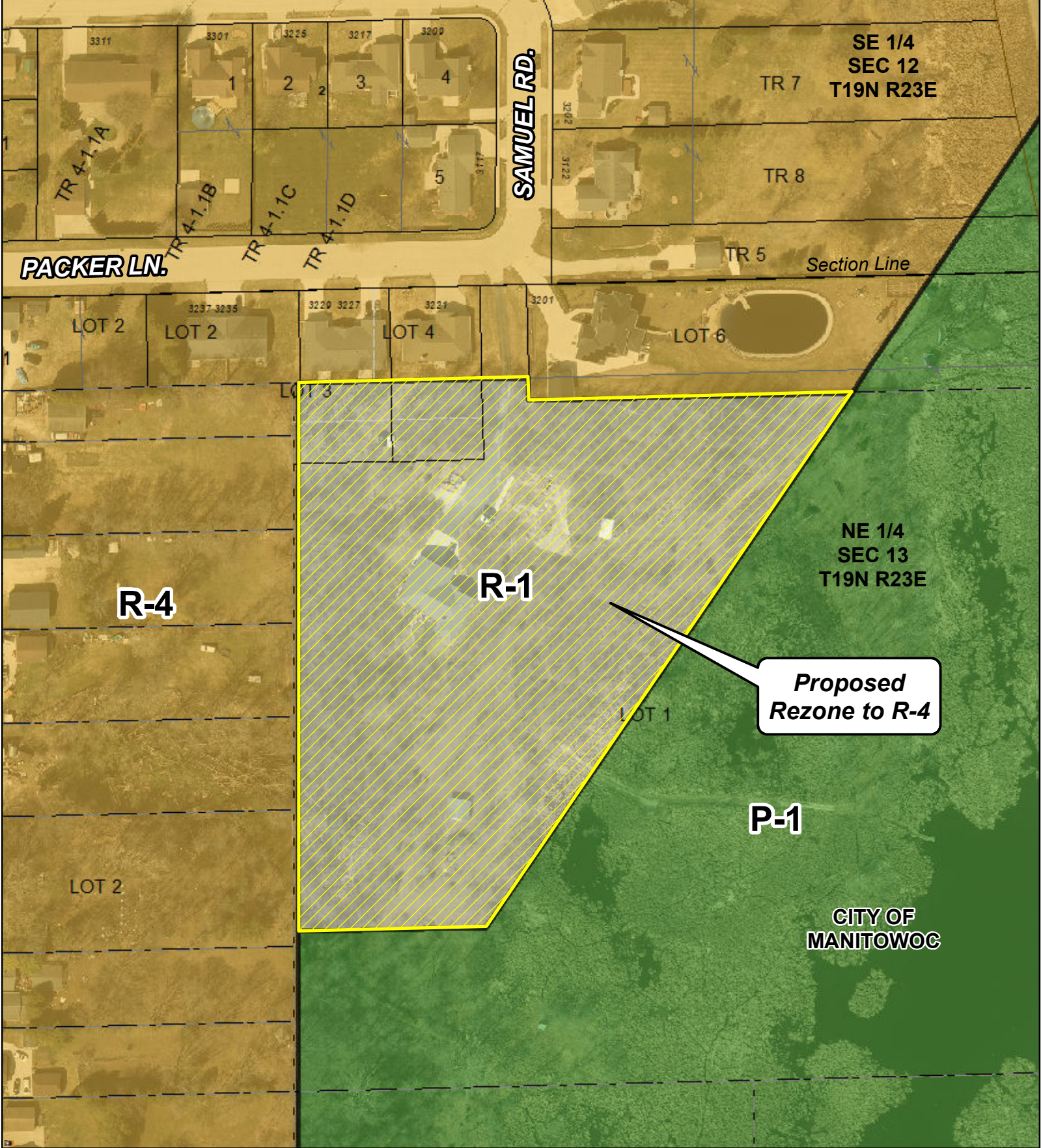
Thank you for taking the time to review our request to have the parcel of 718001010 - address of property 3215 Packer Lane changed to R-4.

We are currently in the process of creating a new parcel, in which a 1 acre section along the north lot line will be carved out to create a new parcel for a single family residential home. The address of this new parcel will be 3209 Packer Lane Manitowoc. We would also like this parcel to be zoned R-4.

The reason we are requesting the rezone change is so we can reduce the side yard setback which is currently 20' in the R-1 zoning district to 6' setback in the R-4 district to allow a bit more room for the new single family home due to a portion of this new parcel is considered wetland which has reduced our building allowable area.

We appreciate your consideration.

Thank you,
Jeff and Julie Vogel



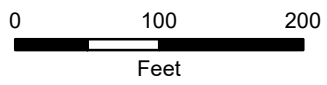
Proposed Rezone Property from R-1 Residential-Agricultural District to R-4 Single- and Two-Family District

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: 6/8/2026

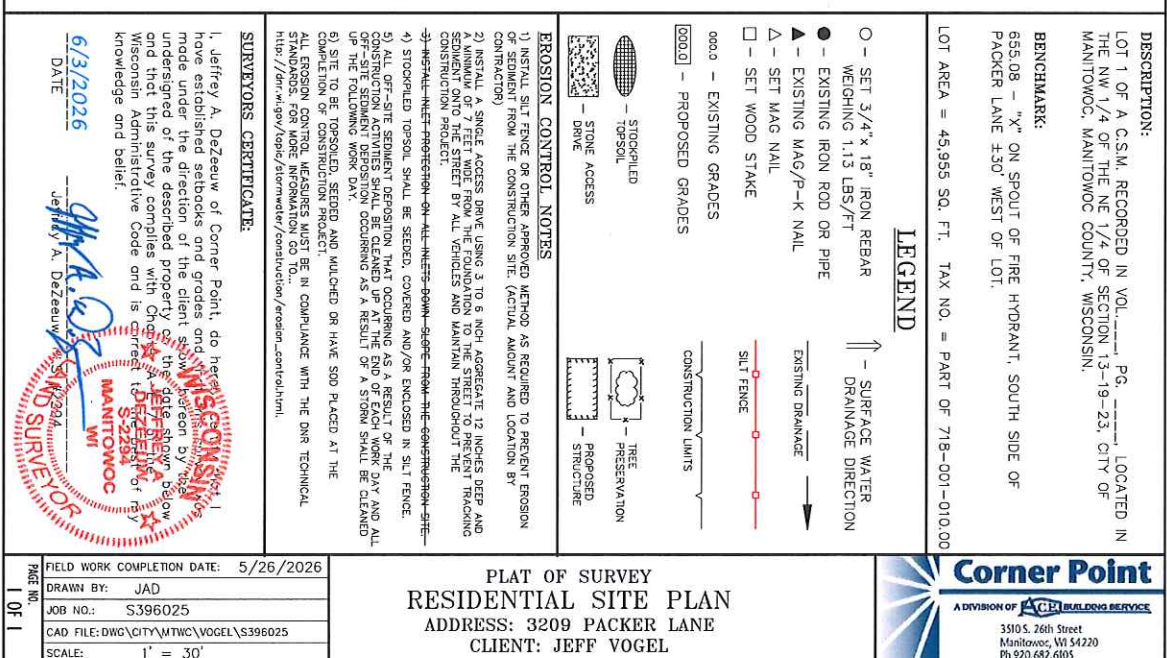
O:\Committees\PC Plan Commission\PC_Rezone\2026\PC 9-2026 Vogel-Packer Lane\PC 9-2026 Rezone.mxd



Legend

 **Proposed Rezone**

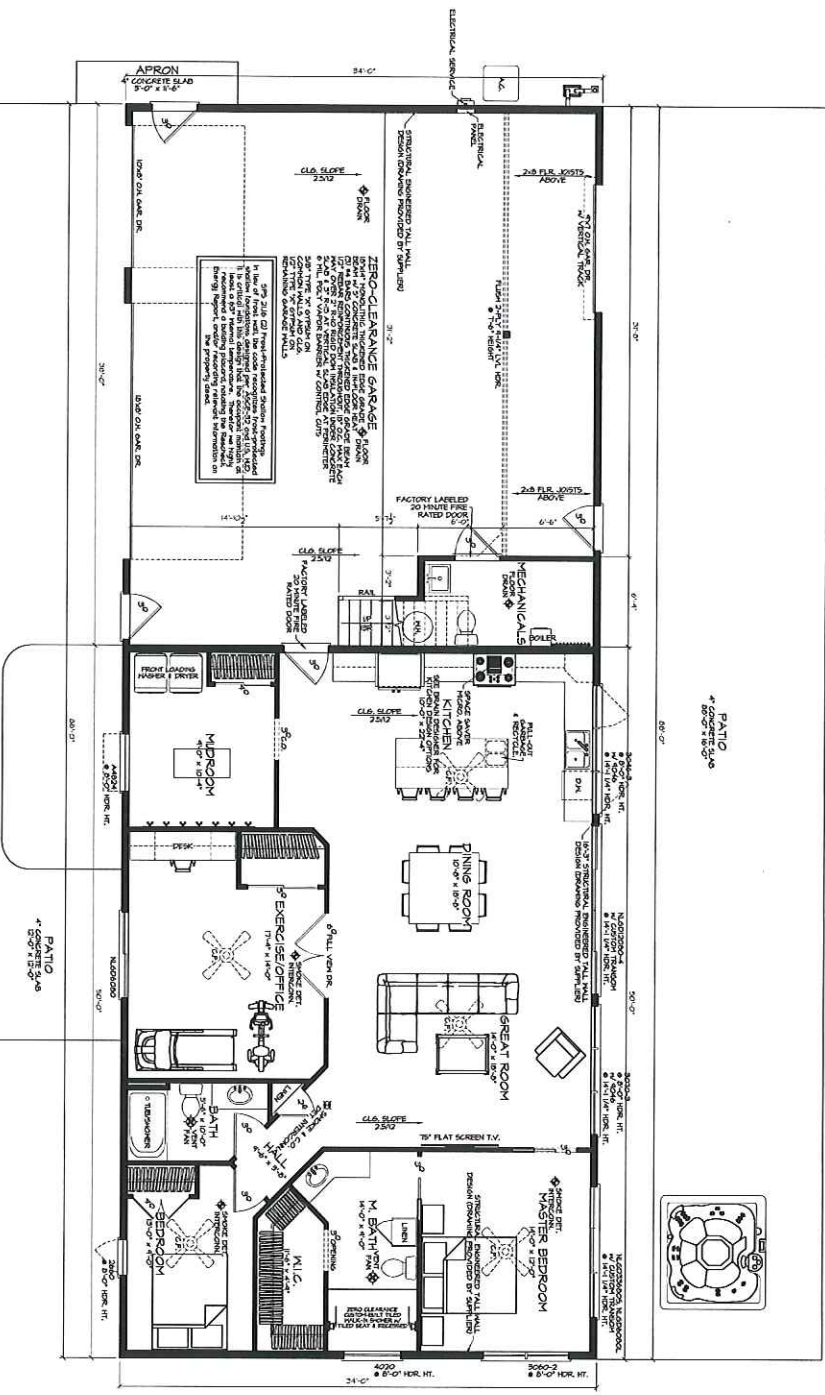
PC 9-2026





PRELIMINARY PLAN
NOT FOR CONSTRUCTION

DRAWING NUMBER 1	-NOTE- ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.	JEFF & JULIE VOGEL		BRAUN BUILDING CENTER 3303 MENASHA AVENUE MANITOWOC, WI 54228 PH: 920-682-0143 FAX: 920-682-0384 www.braunbuilding.com	<table border="1"><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>									DRAWN BY JAJ
RESIDENCE		<table border="1"><tr><td>REVISION</td><td>BY</td></tr><tr><td>01-24-2025</td><td>JAJ</td></tr></table>	REVISION	BY	01-24-2025	JAJ	DATE 11-12-2025							
REVISION	BY													
01-24-2025	JAJ													



FIRST FLOOR PLAN

THIS DRAWING IS THE PROPERTY OF BRAUN BUILDING CENTER, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT WRITTEN PERMISSION.

ALL L.V. MEASUREMENTS AND DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO FACE ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO CENTER ARE TO CENTER UNLESS OTHERWISE NOTED. DIMENSIONS TO EDGE ARE TO EDGE UNLESS OTHERWISE NOTED.

ALL INTERIOR DOORS TO BE SW-100 IN. ALL EXTERIOR DOORS TO BE SW-100 IN. ALL WINDOWS TO BE SW-100 IN. ALL FLOORS TO BE 1/2" THICK CONCRETE. ALL WALLS TO BE 1/2" THICK CONCRETE. ALL CEILING TO BE 1/2" THICK CONCRETE. ALL ROOF TO BE 1/2" THICK CONCRETE.

ROOF TRUSS SPEC'S

TRUSS TYPE: 100' x 100' x 100'

TRUSS SIZE: 100' x 100' x 100'

TRUSS WEIGHT: 100' x 100' x 100'

TRUSS SPACING: 100' x 100' x 100'

TRUSS MATERIAL: 100' x 100' x 100'

TRUSS FINISH: 100' x 100' x 100'

TRUSS COLOR: 100' x 100' x 100'

TRUSS LOCATION: 100' x 100' x 100'

TRUSS NOTES: 100' x 100' x 100'

PRELIMINARY PLAN
NOT FOR CONSTRUCTION