

Report to the Manitowoc Plan Commission

Meeting Date: April 22, 2026

Request: PC 5-2026: Sonnenburg; Petition to Rezone from C-1 Commercial to R-4 Single and Two Family Residential and B-1 Office - Residential located at 1310 Martin Street.

Existing Land Use for Subject Property: portion is vacant and remainder is existing business

Existing Zoning for Subject Property: C-1 Commercial

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, West	Residential	R-4 Single & Two Family Residential
South	Personal storage garage	C-1 Commercial
East	Residential & Personal Storage garage	B-1 Office Residential, B-2 Neighborhood Business and C-1 Commercial

Report: Kevin Sonnenburg is petitioning to rezone his property located at 1310 Martin Street from C-1 Commercial to R-4 Single & Two Family Residential and B-1 Office-Residential. Sonnenburg purchased the property in May 2022 from Edward Dorvinen. Historically the property had many accessory buildings with a variety of building code violations. After purchasing the property Sonnenburg has cleaned up the property clearing all of the non-compliant structures and trees from the site. Currently the only two structures that remain are an office-business building and associated garage.

The property is 0.83 acres with 120 feet of frontage along Mary Street and approximately 300 feet of frontage along Martin Street. Sonnenburg has submitted a certified survey to split the lot up into four lots. The northerly lot (Lot 1) is planned to have a two-family residence constructed on it facing Mary Street; lot 2 will have the existing office – business building on it; lots 3 & 4 will have single or two-family residences constructed on it facing Martin Street.

The general area has historically been a mix of business, office and residential uses but has been trending towards residential uses because of the lack of visibility from Calumet Avenue and the residential feel of the neighborhood.

Future Land Use Map: The Future Land Use Map shows the area as Planned Mixed Use. The Planned Mixed Use category advises a blend of community-oriented businesses including small-scale retail and service businesses, office, multi-family, single family and institutional uses.

The proposed rezoning is consistent with the Comprehensive Plan.

Public Comments: Notices were mailed out to property owners within 200 feet, excluding right-of-way on April 14th. At the time of this writing no comments were received.

Timeline

- Notifications Sent: April 14th.
- Plan Commission informational meeting: April 22nd.
- Common Council hearing: May 18th.

Recommendation: Approve the Change in Zoning from C-1 Commercial to R-4 Single & Two Family Residential and B-1 Office-Residential as depicted on the attached map.

Kevin Sonnenburg
2125 N. Rapids Rd.
Manitowoc, WI 54220

April 10, 2026

City of Manitowoc
900 Quay Street
Manitowoc, WI 54220

Attn: Paul Braun, Community Development

Re: Parcel# 052-382-013-010-00

Paul,

Existing 1 - Parcel being re-surveyed into 4 - Lots.
Lot# 1, 3 & 4 to be re-zoned from C1 to 1 & 2 family housing.
Lot# 2 to be re-zoned to B1 for office building usage.

Sincerely,



Kevin Sonnenburg

DC/041026



CERTIFIED SURVEY MAP NO.
ALL OF LOTS 1, 4, 5, 8, 9 & 13, BLOCK 13 OF KADOWS
ADDITION NO. 2; BEING PART OF THE SW1/4 OF
SECTION 25, T.19N., R.23E., CITY OF MANITOWOC,
MANITOWOC COUNTY, WISCONSIN

DRAFT

-LEGEND-

- = 1" OUTSIDE DIA. X 18" IRON PIPE
SET, WT. 1.54 LBS. PER LINEAL FT.
- = 1" IRON PIPE FOUND
- = 1-1/4" IRON PIPE FOUND
- ▲ = 3/4" IRON ROD FOUND
- () = RECORDED INFORMATION
- ⊕ = MANITOWOC CO. PLSS COR.

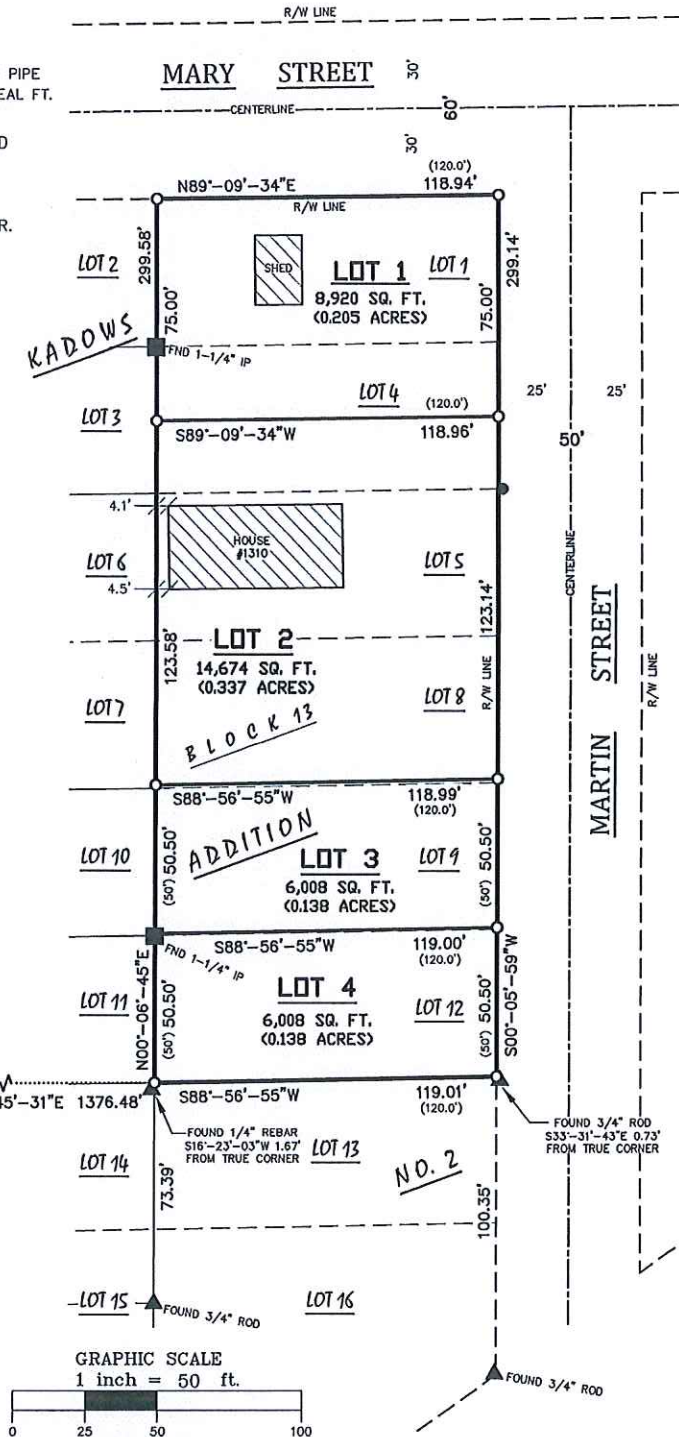
BEARINGS REFERENCED TO THE WEST
 LINE OF THE SW1/4, SECTION 25
 ASSIGNED: N00°-14'-29"W PER THE
 MANITOWOC COUNTY COORDINATE SYSTEM



W1/4 CORNER
SECTION 25
T.19N. R.23E.
(CHISELED "X" FND.)
N 299447.51
E 222335.39

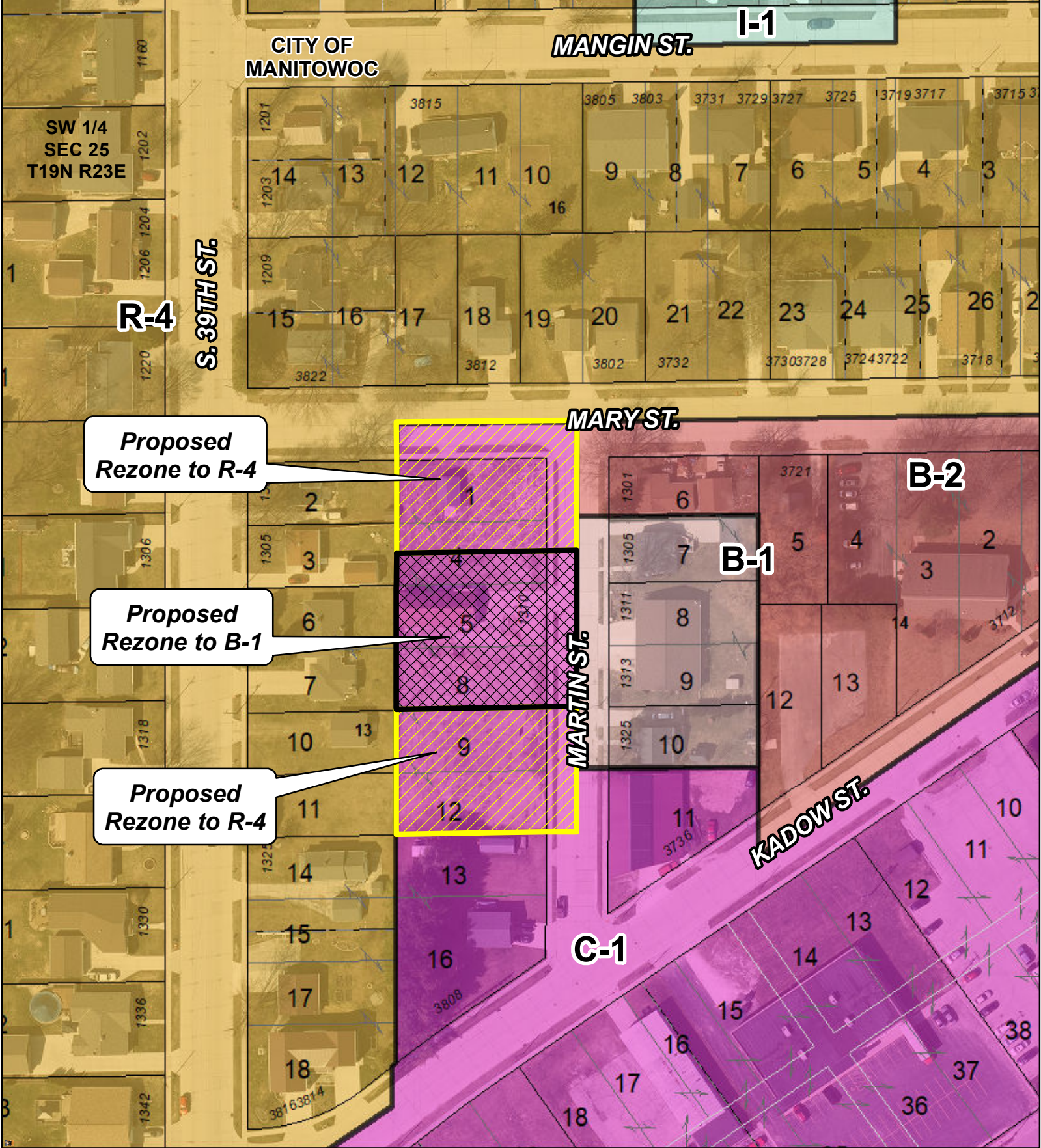
SW CORNER
SECTION 25
T.19N. R.23E.
(ALUM. MON. FND.)
N 296819.02
E 222346.46

SURVEYED FOR:
 KEVIN SONNENBURG
 2004 MENASHA AVENUE
 MANITOWOC, WI 54220
 PARCEL NUMBER:
 052-382-013-010.00
 DEED:
 VOLUME 3492, PAGE 723
 DOCUMENT NO. 1250681



MERIDIAN
SURVEYING, LLC
 2020 Madison Street Office: 920-993-0881
 New Holstein, WI 53061 Fax: 920-273-6037

DRAWN BY:	JD	FIELD WORK DATE:	11-16-22
CHECKED BY:	BB	FIELD BOOK:	X
JOB NO.:	14191	SHEET	1 OF 3

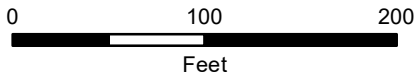


Proposed Rezone Property from C-1 Commercial District to B-1 Office-Residential District and R-4 Single- and Two-Family District

PC 5-2026

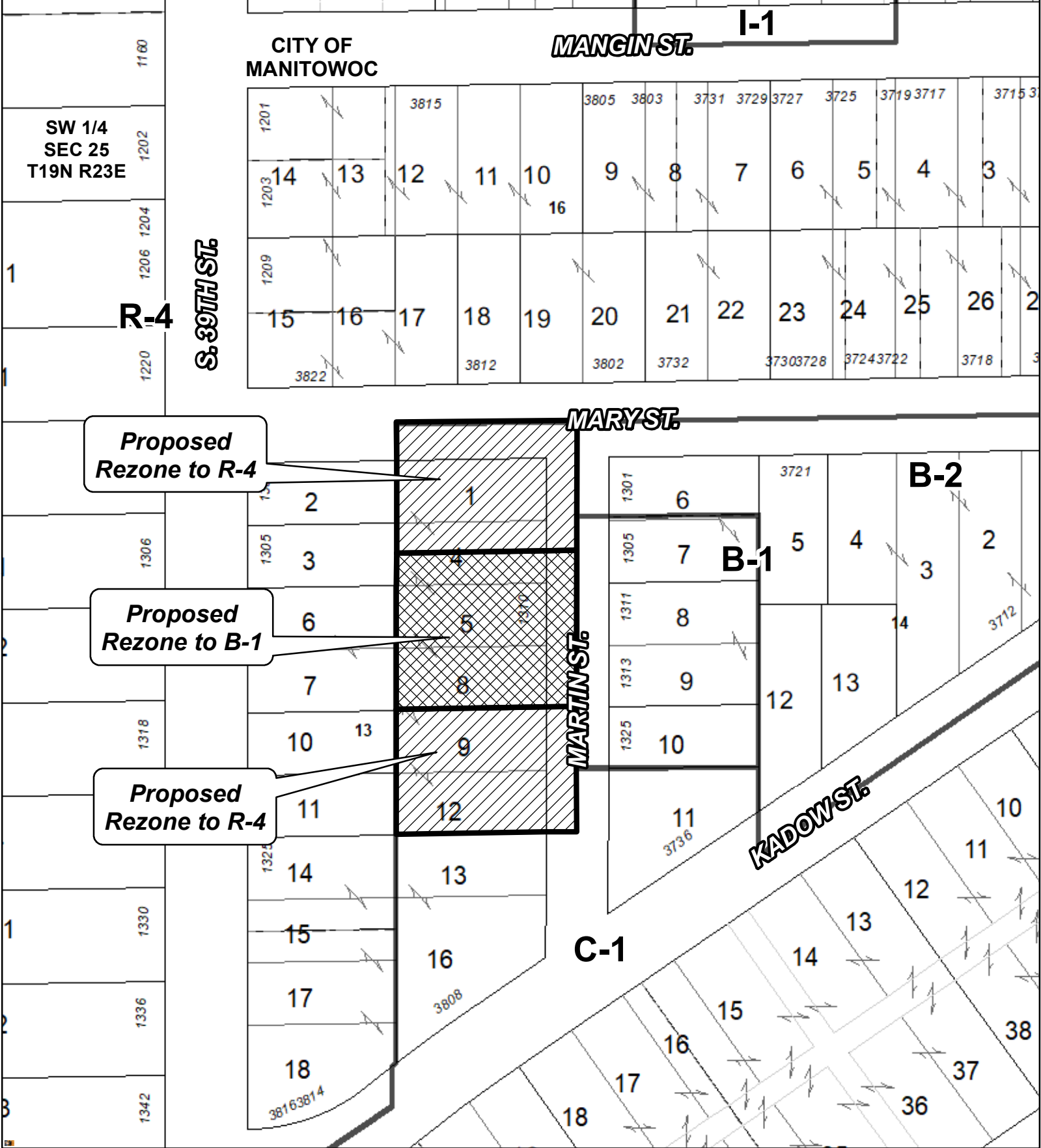
DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 4/13/2026
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Legend

- Proposed Rezone to R-4
- Proposed Rezone to B-1

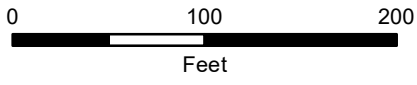


Proposed Rezone Property from C-1 Commercial District to B-1 Office-Residential District and R-4 Single- and Two-Family District

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O:\Committees\PC Plan Commission\PC_Rezone\2026\PC 5-2026 Sonnenburg\Maps\PC 5-2026 Rezone B&W.mxd



Legend

- Proposed Rezone to R-4
- Proposed Rezone to B-1

LOT 4 FOR SALE
BUILD TO SUIT
50' x 119'
C-1 COMMERCIAL
WATER & SEWER
920-684-3399 or 920-323-8080







