



# CITY OF MANITOWOC

WISCONSIN, USA

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

February 15, 2022

## NOTICE OF PUBLIC HEARINGS

As a property owner within 200 feet of a proposed zone change in the City of Manitowoc you are being notified of the following public hearings:

- **Plan Commission Informational Hearing** - Wednesday, February 23, 2022 at 6:00 P.M.  
*This meeting is being conducted both in person and also via remote conferencing. Members of the public may call in at 1-888-475-4499, Meeting ID: 880 3527 1798, Password: 523346.*
- **Common Council Public Hearing** – Monday, March 21, 2022 at 6:30 P.M.  
*The Common Council Public Hearing will be held both in person and also via remote conferencing software.*

*Both meetings will be held in the Council Chambers, Main Floor, City Hall, 900 Quay Street.*

The area of the proposed zone change is identified on the attached maps.

***The Petitioner is:***

***PC 9-2022: Resolution Regarding a Comprehensive Plan Amendment to Modify the Map of Future Land Use for property generally located south of Viebahn and W. Viebahn Streets and being east and west of Hecker Road.***

***PC 8-2022: City-Initiated Rezone from R-1 Residential-Agricultural to I-1 Light Industrial for property generally located south of Viebahn and W. Viebahn Streets and being east and west of Hecker Road.***

You are invited to attend these hearings in order to voice your opinion on the proposed zone change. If you wish, you can call (920-686-6930) or visit the Community Development Department, Second Floor, City Hall, and we will be glad to discuss the proposal with you.

**Some Uses Permitted in the R-1 District**

- Single-Family Dwelling
- Public Parks, Parkways, and other Recreation Areas
- Community Living Arrangements for Not More Than Eight Individuals
- Vacant Lot Residential Garden
- Bed and Breakfasts and Short-Term Rentals

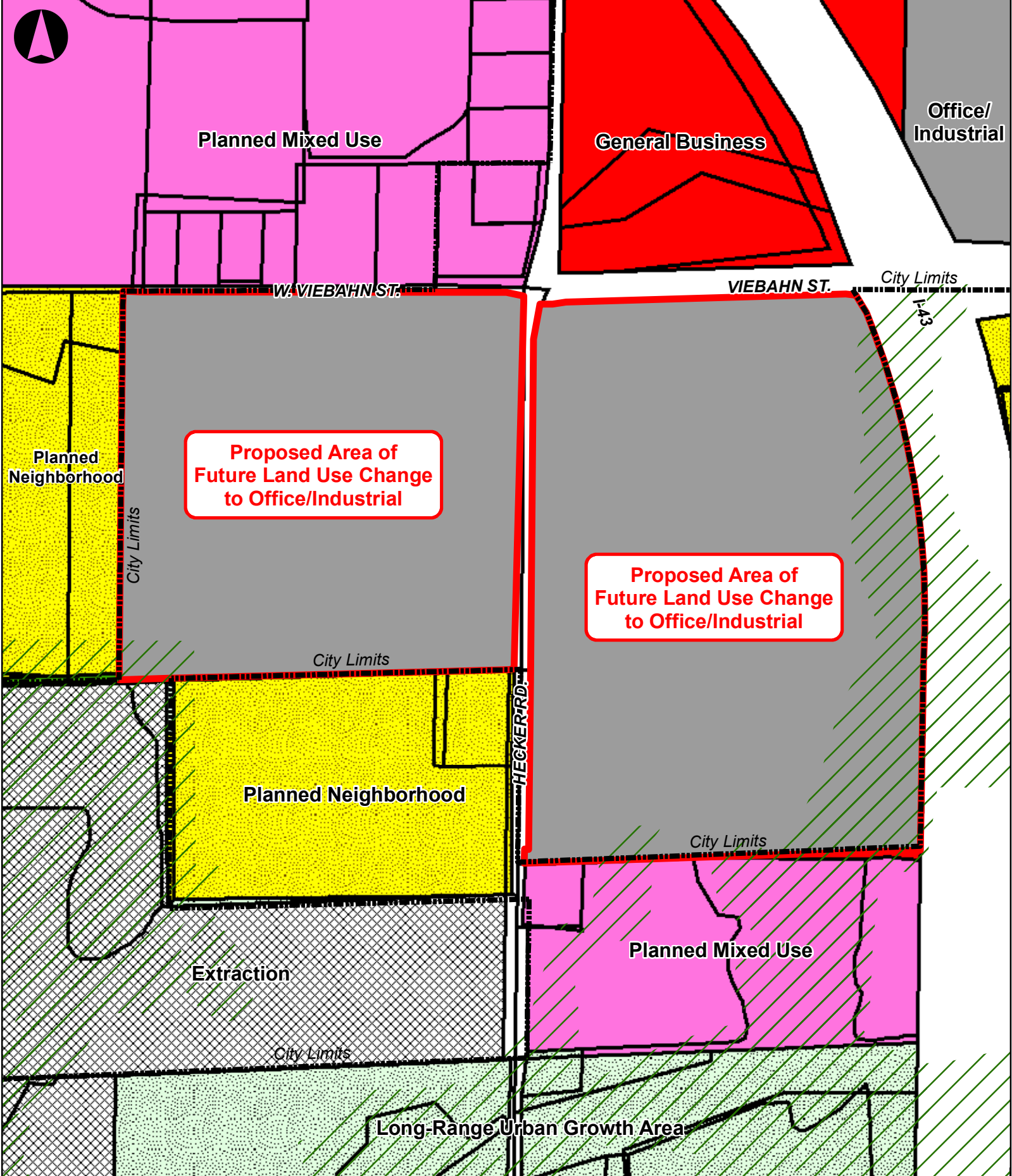
**Some Uses Permitted in the I-1 Proposed District**

- Box Manufacturer
- Carpenter and Pattern Shops
- Cold Storage Warehouse
- Printing, Publishing and Binding
- Sheet Metal Fabrication
- Trucking dispatching, distribution and load assembly depot

The complete zoning ordinance can be viewed at: [https://www.codepublishing.com/WI/Manitowoc/ Chapter 15.](https://www.codepublishing.com/WI/Manitowoc/Chapter%2015)

Respectfully Submitted,  
Paul Braun, City Planner

Enclosure: Maps



**Proposed Area of Future Land Use Change to Office/Industrial**

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**Future Land Use Categories**

- Public Parks & Open Space
- General Business
- Office/Industrial
- Planned Neighborhood
- Planned Mixed Use
- Long-Range Urban Growth Area
- Extraction
- Right of Way

**Proposed Future Land Use**

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: 2/16/2022