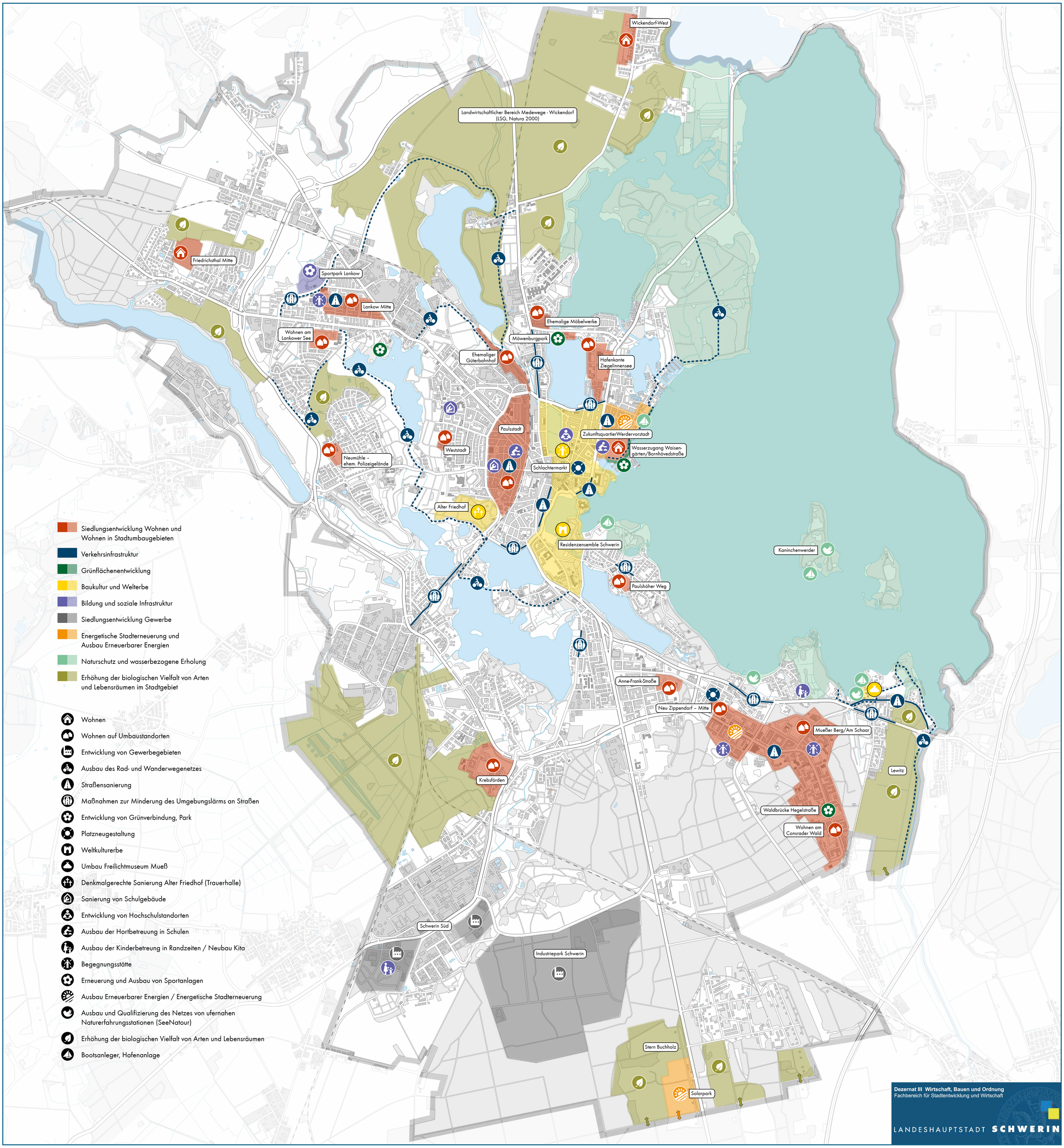Integriertes Stadtentwicklungskonzept Schwerin 2025