



City of Manitowoc

900 Quay Street
Manitowoc, WI 54220
www.manitowoc.org

Meeting Agenda

Plan Commission

Wednesday, January 26, 2022

6:00 PM

Council Chambers. Meeting also available via
Zoom remote conferencing software.

Pursuant to Section 19.84(2) and (3) of the Wisconsin Statutes, notice is hereby given to the public, to the Herald-Times-Reporter, the official newspaper of Manitowoc, and to those news media who have filed a written request for this notice that a meeting of the above-referenced will be held at the date, time and location listed above.

This meeting is being conducted both in Council Chambers at City Hall and via Zoom to maximize opportunities for residents to attend. Those attending the meeting via Zoom who wish to give public input are asked to keep their microphone muted until public input is opened to improve audio quality for all attendees. Those using their phone to call in may hit *6 to mute and unmute themselves. Members of the public may call to listen in at 1-888-475-4499, Meeting ID: 880 3527 1798, Password: 523346.

The above governmental body will meet to discuss and possibly take action on the agenda items set forth below

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

[22-0073](#) Approval of the Minutes of the December 15, 2021 Plan Commission meeting.

Attachments: [12.15.2021 PC MINUTES.pdf](#)

IV. PUBLIC HEARINGS

[22-0074](#) PC 4-2022: Ortlieb / Pathways for a Better Life, LLC; Request for a Conditional Use Permit pursuant to 15.150(3)f. for the establishment of a Community-Based Residential Facility for Treatment and Recovery Services located at 1010 Huron Street.

Attachments: [22-0074 PC Report Ortlieb CUP_1010 Huron.pdf](#)

[22-0075](#) PC 3-2002: Zabel / Glasstone LLC; Request for a Conditional Use Permit in the C-1 Commercial Zoning District pursuant to 15.310(3)b for the establishment of mini-warehouse located at 3737 Dewey Street.

Attachments: [22-0075 PC Report Glasstone-Zabel CUP_Dewey Street.pdf](#)

[22-0076](#) PC 44-2021: City Initiated Street Vacation under §66.1003(2) and Official Map Amendment under §62.23(6) for an Unnamed Street near the intersection of S. Frontage Road and S. 42nd Street.

Attachments: [22-0076 PC Report Street Vacation Official Map_SFrontage&S42nd Streets.pdf](#)

V. REFERRALS FROM COMMON COUNCIL

[21-1234](#) Resolution to vacate an un-named street off of South Frontage Road

Attachments: [Resolution street vacation Un-named St
PC 44-2021](#)

VI. OLD BUSINESS

[22-0077](#) PC 4-2020: Michael Plate. d.b.a. Plate Enterprises: Annual Review of a Conditional Use Permit - for the operation of a Recycling Facility Located 1107 Franklin Street.

Attachments: [22-0077 PC Report_M Plate CUP Annual Review_1107 Franklin Street.pdf](#)

[22-0078](#) PC 36-2019: Grow it Forward: Annual Review of an Adaptive Reuse Conditional Use Permit located at 1501 Marshall Street.

Attachments: [22-0078 PC Report_GrowItForwardCUP Annual Review_1501 Marshall Street.r](#)

VII. NEW BUSINESS

[22-0079](#) PC 2-2022: Annual Review of Community Living Arrangements

Attachments: [22-0079 PC Report_Annual Review of Community Living Arrangements.pdf](#)

[22-0080](#) PC 5-2022: Comprehensive Plan Update - Review of Proposals

[22-0081](#) PC 33-2020: Evergreen Real Estate Group - 1127 & 1133 S. 16th Street

[22-0082](#) 25-2021: Project Update Barriers to Development

VIII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. Vogel Family Farms; NE 1/4 of the SE 1/4 Section 3, T19N, R23E, Town of Manitowoc Rapids
2. Pineview Park Apartments, LLC / Doneff Holdings, LLC; Resurvey of Lot 1 of a CSM Volume 35, Page 287 in the NW 1/4 of the SW 1/4 Section 8, T19N, R24E, City of Manitowoc
3. Deb Fischer, Betty Mangin, Glenn Kieselhorst; NW 1/4 of the NW 1/4 Section 5, T18N, R23E Town of Newton
4. Knox Ventures LLC; SE 1/4 of the SE 1/4 and in the NE 1/4 of the SE 1/4 Section 28 T19N, R23E, City of Manitowoc including resurvey of Tr. B CSM Vol. 1 Page 97

C. Summary of Site Plans From December 10, 2021 - January 19, 2022:

1. SP 21-2021: Southfield Townhomes, Community/Office Building
2. SP 1-2022: Glasstone LLC, 40'x250' Warehouse

IX. ADJOURNMENT

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Manitowoc will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City Clerk's office at 920-686-6950 or the City's ADA Coordinator at (920) 686-6990 or e-mail cityattorney@manitowoc.org at least 48 hours prior to the scheduled meeting or event to request an accommodation. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.

Respectfully Submitted,

Paul Braun
Secretary

CAUTION TO PLAN COMMISSIONERS: The documents attached to this agenda are for your review in preparation for the City Plan Commission meeting to be held on the above date. Any discussion or communication between members of the Plan Commission by any means prior to the Commission meeting regarding these documents may be a violation of the open meeting laws.