



# City of Manitowoc

900 Quay Street  
Manitowoc, WI 54220  
[www.manitowoc.org](http://www.manitowoc.org)

## Meeting Agenda

### Plan Commission

---

Wednesday, May 25, 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

[22-0460](#) Approval of Minutes of the April 27, 2022 Plan Commission meeting.

**Attachments:** [4.27.22 PC Minutes.pdf](#)

#### IV. PUBLIC HEARINGS

[22-0461](#) PC 15-2022: Cream Community Development, LLC: Request for a Conditional Use Permit for an Adaptive Reuse pursuant to 15.370(29) located at 1127 & 1133 S. 16th Street.

**Attachments:** [22-0461 PC Report Cream Community CUP.pdf](#)

[22-0462](#) PC 16-2022: Wisconsin Aluminum Foundry: Petition to Rezone from R-6 Multiple Family to I-2 Heavy Industrial. SW Corner of S 16th and Clark Streets.

**Attachments:** [22-0462 PC Report WAF.pdf](#)

[22-0463](#)

PC 17-2022: Core Treatment: Request for a Conditional Use Permit pursuant to 15.150(3)f located at 5005 Vista Road for the establishment of a 20-bed Community Based Residential Facility.

**Attachments:**[22-0463 PC Report Core Treatment Services.pdf](#)**VII. MISCELLANEOUS**

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. John and Barbara Vogel; Resurvey of CSM recorded in Vol 8, Page 679 SW 1/4 of the SE 1/4, Section 11 T19N R23E, City of Manitowoc

2. City of Manitowoc; Lot 1 & 2, Block 4 and I-43 Industrial Park Subdivision No. 2 & Lots 3 & 4, Block 4 I-43 Industrial Park Subdivision No. 3 Section 34 T19N, R23E, City of Manitowoc

C. Summary of Site Plans:

1. SP 3-2022 Setzer Properties (FedEx), New Building, 2434 South 39th Street

**VIII. 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](mailto: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.