



City of Manitowoc

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

Meeting Agenda

Plan Commission

Wednesday, August 23, 2023

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.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

[23-0673](#) Approval of Minutes of the May 24, 2023 Plan Commission meeting.

Attachments: [5.24.23 PC MINUTES](#)

IV. PUBLIC HEARINGS

[23-0674](#) PC 15-2023: Vernon Gulseth; Petition to Rezone Property Located at 1920 Johnston Drive from I-1 Light Industrial to B-1 Office - Residential

Attachments: [23-0674 PC Report Gulseth I-1 to B-1](#)

VI. NEW BUSINESS

[23-0678](#) PC 16-2023: Schaller; Request to Purchase City-Owned Property, 900 Block S. 18th Street, Parcel # 000-248-031

Attachments: [23-0678 PC Report Schaller S 18th St](#)

[23-0679](#) PC 1-2023: TDS; Utility Easement Request, Clermont Street and Waldo Blvd.

Attachments: [23-0679 PC Report TDS easement](#)

[23-0680](#) PC 1-2023: Manitowoc Public Utilities, Utility Easement Request, Hecker Road.

Attachments: [23-0680 PC Report MPU Easement Hecker Rd](#)

[23-0681](#) PC 1-2023: Street Dedication: Community Development Authority of the City of Manitowoc, located in Blocks 148, 169, and 170 of the Original Plat of the City of Manitowoc and Adjacent Vacated Streets being part of Government Lot 3, Section 30, T19N, R24E, City of Manitowoc

Attachments: [23-0681 River Point Drive Dedication](#)

[23-0686](#) PC 17-2023: Request for Release of Easement from Titan Property LLC at 3810 Calumet Avenue.

Attachments: [23-0686 Titan Property LLC easement release](#)

[23-0685](#) Discussion regarding zoning code re-write request for proposal

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

i. Howard Linsmeier; Tract 2 of a CSM Volume 29. Page 179, in SE 1/4 of the NE 1/4, Section 36, T19N, R22E, Town of Cato

ii. Kirk Beeman; Part of Lot 2 Subdivision of E 1/2 of the NW 1/4, Section 13, T19N, R23E City of Manitowoc

iii. Community Development Authority of the City of Manitowoc, located in Blocks 148, 169, and 170 of the Original Plat of the City of Manitowoc and Adjacent Vacated Streets being part of Government Lot 3, Section 30, T19N, R24E, City of Manitowoc

C. Summary of Site Plans:

i. SP 7-2023: City Center Expansion

ii. SP 8-2023: Club Car Wash

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 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.