



City of Manitowoc

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

Meeting Agenda

Plan Commission

Wednesday, March 27, 2024

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: 858 4442 5113, Password: 590345.

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

[24-1325](#) Approval of Minutes of the January 24, 2024 Plan Commission meeting.

Attachments: [1-24-24 PC MINUTES](#)

IV. PUBLIC HEARINGS

[24-1326](#) PC 6-2024: City of Manitowoc / Swetlik; Petition to Rezone from R-6 Multiple-Family to B-2 Neighborhood Business for property located at the southwest corner of Western Avenue and S. 21st Street. (000196040)

Attachments: [24-1325 PC Report Swetlik R-6 to B-2](#)

[24-1327](#) PC 7-2024: Terra Investments LLC; Petition to Rezone from B-3 General Business to R-6 Multiple Family for property located on Memorial Drive (816103180)

Attachments: [24-1327 PC Report Durbrow B-3 to R-6](#)

V. OLD BUSINESS

- [24-1328](#) PC 18-2022: Manitowoc Cooperative Ministry/First Presbyterian Church, Review of the Conditional Use Permit for a Transitional Housing Warming Shelter located 502 N. 8th Street.

VI. NEW BUSINESS

- [24-1278](#) PC 5-2024: Request to re-name Clay Pit Road to Chiefs Way

Attachments: [24-1278 PC Report Rename Clay Pit Road to Chiefs Way](#)

- [24-1265](#) PC 1-2024: Release of Easements; Eastpoint Land Development, LLC, The Preserve at Lincoln Park Subdivision. Release of 40' Access Easement & Reduce 12' utility easement to 6' on Lot 16, Block 3.

Attachments: [Release of Platted Access Easement - Reed Avenue](#)

- [24-1184](#) PC 1-2024: Request for a Gas Easement; Wisconsin Public Service Corporation, part of Lot 10, Block 175 Original Plat. (Parcel # 000-175-100)

Attachments: [24-1184 Gas Easement in City Lot](#)

- [24-1335](#) PC 1-2024: Request for a Gas Easement; Wisconsin Public Service Corporation, parts of Lots 9 and 10, Block 175 Original Plat. (Parcel # 000-175-100)

Attachments: [Easement City of Manitowoc 3277747 \(004\) Lot 9 & 10](#)

- [24-1331](#) PC 1-2024: Request for a Gas Easement; Wisconsin Public Service Corporation, South of Franklin Street, parts of SW 1/4 of the NW 1/4, Section 30, Township 19 North, Range 24 East. (Parcel #'s 000-253-040, 000-254-040, 000-365-010, & 000-255-040)

Attachments: [Easement C of Manitowoc 3317738 3379129](#)

- [24-1332](#) PC 3-2024: Chapter 15 Zoning Code Rewrite

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. E&E Legacy Builders (Sonnenburg); All of Tr L-3 of CSM Vol 4, Page 677 being part of the SW 1/4 of the SW 1/4 Section 26 T19N, R23E City of Manitowoc

C. Summary of Site Plans:

1. SP 1-2024: Hampton Inn/Odyssey Hotels, 2577 S 44th Street
2. SP 2-2024: Dvorak Mini Storage, 1821 Johnston Drive
3. SP 3-2024: Rent in Manitowoc LLC Storage Unit, 2619 Hamilton 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 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.