



City of Manitowoc

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

Meeting Agenda

Plan Commission

Wednesday, September 25, 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: 816 1990 9922, Password: 123948.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

[24-1846](#) Approval of Minutes of the July 24, 2024 Plan Commission meeting.

Attachments: [7-24-24 PC MINUTES](#)

IV. PUBLIC HEARINGS

[24-1837](#) PC 15-2024: Abbey Ridge LLC / Lukas; City Initiated Street Vacation and Official Map Amendment, Ebony Avenue.

Attachments: [24-1837 PC Report Street Vacation Off Map Abbey Ridge LLC](#)
[RESOLUTION STREET VACATION EBONY LANE- FINAL](#)
[Corner Point Map - Ebony Ave Vacation](#)
[PC 15-2024](#)
[P. Braun E-mail](#)

V. OLD BUSINESS

[24-1332](#)

PC 3-2024: Chapter 15 Zoning Code Rewrite

Attachments:[2024-08-15 Manitowoc Zoning Survey Questions DRAFT02](#)[2024-05-10 Zoning Practices](#)**VI. NEW BUSINESS****VII. MISCELLANEOUS**

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

i. Seidl – Babcock: Resurvey of Tract 1 of a CSM recorded Volume 13, Pg 355 & Resurvey of Tract 3 of a CSM recorded in Volume 24, Pg 67 in the NE 1/4 of SW 1/4 Section 33, T19N, R23E, Town of Manitowoc Rapids.

ii. Abbey Ridge LLC: Lot 3 of a CSM recorded in Volume 37, Page 149 & Part of Abbey Ridge Lane and Ebony Avenue, in the NE 1/4 of the NW 1/4 Section 18, T19N, R24E, City of Manitowoc.

C. Summary of Site Plans from July 19-September 20:

i. CT Crashes/Westfield Bar, Parking Lot, 1716 Western Avenue

ii. Carl/Nick Knutson, Coffee Shop w/ Drive-thru Window, 2020 Dufek Drive

iii. Seehafer Properties, Warehouse Addition, 4009 Viebahn 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.