



City of Manitowoc

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

Meeting Agenda

Plan Commission

Wednesday, November 20, 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.

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

[24-2024](#) Approval of Minutes of the October 23, 2024 Plan Commission meeting.

Attachments: [10-23-24 PC MINUTES](#)

IV. PUBLIC HEARINGS

[24-2025](#) PC 18-2024: JAI Investments/Shilroy LLC: Petition to Rezone from C-1 Commercial to R-6 Multiple Family and from R-4 Single and Two Family Residential to C-1 Commercial for property located at the northwest corner of Woodland Drive and Memorial Drive. (Parcel # 131-002-330 & part of 131-002-150)

Attachments: [24-2025 PC Report JAI Woodland Drive](#)

V. OLD BUSINESS

[24-2027](#)

PC 18-2023: Annual Review: Lotus Recovery Homes: Conditional Use Permit for the Operation of a Transitional Housing at 419 Park Street.

Attachments:

[24-2027 PC Report Lotus Annual Review](#)

VI. NEW BUSINESS

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

i. E&E Legacy Builders (Sonnenburg); Lot 2 of a Certified Survey Map recorded in Volume 30, Page 389 located in the SW 1/4 of the SE 1/4 of Section 11, T 19 N, R 23 E City of Manitowoc, Manitowoc County, Wis

ii. Vernon Gulseth; Part of the NW 1/4 of the SE 1/4 of Section 7, T19N, R23E, Town of Manitowoc, Manitowoc County, Wis

iii. Fred Van Sercke Jr; NW 1/4 of the SE 1/4, Section 29, T19N, R23E, Town of Manitowoc Rapids

iv. Linda Mueller & Bill of Roses, LLC; Part of Lot 1 of the Subdivision of the E 1/2 of the NW 1/4 Section 13, T19N, R23E, City of Manitowoc

v. Rodney Fischer; Located in the SE 1/4 and SW 1/4 of the NE 1/4 of Section 5, T18N, R23E Town of Newton, Manitowoc County

C. Summary of Site Plans: None

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.

