



# City of Manitowoc

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

## Meeting Agenda

### Plan Commission

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Wednesday, January 28, 2026

6:00 PM

Council Chambers. Meeting also available via  
Zoom.

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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

[26-0055](#) Approval of Minutes of the November 19, 2025 Plan Commission meeting.

Attachments: [11-19-25 PC MINUTES](#)

#### VI. NEW BUSINESS

[26-0056](#) PC 12-2024: The Neighborhood of Manitowoc County Inc; Annual Review of an Adaptive Reuse Conditional Use Permit for the Establishment of Transitional Housing located at 1010 Huron Street.

Attachments: [26-0056 PC Report ANNUAL REVIEW The Neighborhood Inc CUP](#)

[26-0057](#) PC 18-2023: Lotus Recovery Homes, Inc; Annual Review of a Conditional Use Permit for the Establishment of Transitional Housing located at 419 Park Street.

Attachments: [26-0057 PC Report Lotus Annual Review](#)

[26-0058](#) PC 23-2023: Lotus Recovery Homes, Inc; Annual Review of a Conditional Use Permit for the Establishment of Transitional Housing located at 1111 Marshall Street.

**Attachments:** [26-0058 PC Report Lotus 1111 Marshall Street Annual Review](#)

[26-0059](#) PC 24-2023: Lotus Recovery Homes, Inc; Annual Review of a Conditional Use Permit for the Establishment of Transitional Housing located at 404, 406 & 408 Lake Street.

**Attachments:** [26-0059 PC Report Lotus Lake Street Annual Review](#)

[26-0060](#) PC 25-2023: The Haven; Annual Review of a Conditional Use Permit for the Establishment of Transitional Housing located at 826 S. 19th Street.

**Attachments:** [26-0060 PC Report The Haven Annual Review](#)

[26-0061](#) PC 6-2023: McMullen and Pitz Co. / IMF Real Estate Holdings, LLC: Annual Review of a Conditional Use Permit for the Establishment of a Construction Laydown / Storage Yard Located at 866 S. 26th Street.

**Attachments:** [26-0061 PC Report McMullen Pitz CUP ANNUAL REVIEW](#)

## **V. OLD BUSINESS**

[26-0062](#) PC 3-2024: Chapter 15 Zoning Code Rewrite

## **VII. MISCELLANEOUS**

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. McMullen & Pitz Construction Company; All of Lots 1, 2, 3, 4, 5, and 6 of Block 184 of the Original Plat of the City of Manitowoc, being part of the NW 1/4 of the NW 1/4 Section 29, T19N, R24E City of Manitowoc

2. Fox Valley Multifamily, LLC; All of Lots 2 & 3, Block 10, Custerdale Subdivision, SE 1/4 of the NW 1/4, Section 25, T19N, R23E City of Manitowoc

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](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.