



City of Manitowoc

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

Meeting Agenda

Plan Commission

Wednesday, October 23, 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

[24-1925](#) Approval of the Minutes of the September 25, 2024 Plan Commission meeting.

Attachments: [9-25-24 PC MINUTES](#)

IV. PUBLIC HEARINGS

[24-1926](#) PC 16-2024: Hope House of Manitowoc County; Request for an amendment to a Conditional Use Permit for the operation of a Transitional Housing Use located at 1000 S 35th Street.

Attachments: [24-1926 PC Report Hope House amendment](#)

[24-1927](#) PC 17-2024: Analysis of Brownfield Cleanup Alternatives at the former CN Peninsula site located in the 1200 block of Chicago Street, Manitowoc, Wisconsin and the FY25 USEPA Brownfield Cleanup Grant Application

Attachments: [24-1927 PC Report ABCA FY25 EPA Grant](#)

V. OLD BUSINESS

[24-1332](#)

PC 3-2024: Chapter 15 Zoning Code Rewrite Project Update and Presentation from Graef.

Attachments:

[24-1332 PC Report Project update October](#)

[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):

1. 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, Wisconsin

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.