



City of Manitowoc

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

Meeting Agenda

Plan Commission

Wednesday, December 15, 2021

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: 880 3527 1798, Password: 523346.

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

[21-1168](#) Approval of the Minutes of the October 27, 2021 Plan Commission meeting.

Attachments: [10.27.2021 PC MINUTES.pdf](#)

IV. PUBLIC HEARINGS

[21-1169](#) PC 33-2020: Canam Trust / Glastonbury Holdings LLC / Evergreen Real Estate Group: Request for an Amendment to the Conditional Use Permit issued for an Adaptive Reuse pursuant to 15.370(29) located at 1127 & 1133 S. 16th Street for the Establishment of a Senior Living Complex.

Attachments: [21-1169 PC Report_Evergreen Real Estate CUP AMENDMENT.pdf](#)

V. OLD BUSINESS

VI. NEW BUSINESS

- [21-1170](#) PC 1-2021: Lulloff, Quit Claim Deed for Pierce Drive
Attachments: [21-1170 PC Report_Lulloff Quit Claim Deed for Pierce Drive.pdf](#)
- [21-1171](#) PC 1-2021: Theis, Quit Claim Deed for Pierce Drive
Attachments: [21-1171 PC Report_Theis Quit Claim Deed for Pierce Drive.pdf](#)
- [21-1172](#) PC 1-2021: Sweeting, Quit Claim Deed for Pierce Drive
Attachments: [21-1172 PC Report_Sweeting Quit Claim Deed for Pierce Drive.pdf](#)

VII. MISCELLANEOUS

- A. Manitowoc County Activities: None
- B. Certified Survey Maps (CSM):
1. Doneff Holdings, LLC; NW 1/4 of the SW 1/4 Section 8, T19N, R24E, City of Manitowoc
 2. Kortens Irrevocable Trust; NW 1/4 of the NE 1/4 Section 36, T20N, R23E Town of Kossuth
 3. Allen Fager; NE 1/4 of the SW 1/4 Section 36, T19N, R23E City of Manitowoc
- C. Summary of Site Plans:
1. SP 19-2021, Manitowoc Auto Repair, 3,600sf Auto Repair Facility
 2. SP 20-2021, Color Craft Graphic Arts, Parking Lot Addition

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.