



# City of Manitowoc

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

## Meeting Agenda

### Plan Commission

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Wednesday, September 27, 2023

6:00 PM

Council Chambers. Meeting also available via  
Zoom remote conferencing software.

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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: 859 5268 5075, Password: 807023.

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. APPROVAL OF MINUTES

[23-0787](#) Approval of Minutes of the August 23, 2023 Plan Commission meeting.

**Attachments:** [8.23.23 PC MINUTES](#)

#### IV. PUBLIC HEARINGS

[23-0788](#) PC 18-2023: Lotus Recovery Homes, Inc; Request for a Conditional Use Permit for the Operation of Transitional Housing at 419 Park Street pursuant to 15.150(3)l.

**Attachments:** [23-0788 PC Report Lotus Recovery](#)

[23-0789](#) PC 20-2023: Schardt Electric LLC / Barry Schardt: Petition to Rezone Property Located at 2832 Custer Street from B-3 General Business to I-1 Light Industrial.

**Attachments:** [23-0789 PC Report Schardt B-3 to I-1](#)

#### VI. NEW BUSINESS

[23-0790](#) PC 19-2023: Discussion Regarding Amendment to Chapter 15 Related to Accessory Dwelling Units.

**Attachments:** [23-0790 PC Report ADUs](#)

## VII. OLD BUSINESS

[23-0685](#) Discussion regarding zoning code re-write request for proposal

## VIII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

i. Sopa; Tract 8 of a CSM Vol 27, Page 384; Tract 4 of a CSM Vol 7, Page 341 & Part of Tract 3 of a CSM Vol 7, Page 97 all in NW 1/4, SW 1/4 Section 5, T19N, R24E Town of Manitowoc

ii. Fischer/Welch/House of Bricks LLC; Tract 1 of a CSM Vol 15, Page 173 & part of SW 1/4 of the SE 1/4 Section 11, T18N, R23E, Town of Newton

C. Summary of Site Plans from August 16 - September 21, 2023: None

D. November and December Plan Commission Meeting Dates

## IV. 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.