



City of Manitowoc

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

Meeting Agenda

Plan Commission

Wednesday, May 26, 2021

5:00 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

[21-0494](#) Approval of the Minutes of the April 28, 2021 Plan Commission Meeting.

Attachments: [4.28.21 PC Minutes.pdf](#)

IV. PUBLIC HEARINGS

[21-0496](#) PC 15-2021: Fessler; Rezone from R-1 Residential-Agricultural District to B-1 Office-Residential District for property located at 6306 Calumet Avenue.

Attachments: [21-0496 PC Report Fessler Rezone Calumet Avenue.pdf](#)

[21-0497](#) PC 16-2021: MPU; Rezone from R-1 Residential-Agricultural to I-2 Heavy Industrial; Zoning is related to a Petition for Direct Annexation for property located at 5624 Custer Street.

Attachments: [21-0497 PC Report MPU Rezone Custer Street.pdf](#)

[21-0498](#) PC 18-2021: Connection Church; Request for a Conditional Use Permit pursuant to 15.110(3) a for the establishment of a Church and Gym/Community Center located at 1455 N Rapids Road.

Attachments: [21-0498 PC Report Connection Church CUP_N Rapids Road.pdf](#)

V. REFERRALS FROM COMMON COUNCIL

[21-0503](#) Ordinance to amend Section 15.430(12) of the MMC regulating parking Areas Development and Maintenance

Attachments: [21-0503 PC Report Parking Areas Development & Maintenance.pdf](#)

VI. NEW BUSINESS

[21-0499](#) PC 16-2021: MPU; Petition for Direct Annexation, 5624 Custer Street

Attachments: [21-0499 PC Report MPU Annexation_Custer Streetdocx.pdf](#)

[21-0501](#) PC 19-2021: Budnik: Request for a variance from Official Map. Future Street, South of Michigan Avenue and County JJ Intersection, Parcel 010-022-002-000.00.

Attachments: [21-0501 PC Report_Budnik Official Map Variance.pdf](#)

[21-0500](#) Discussion on potential dates for a special meeting to discuss barriers to development.

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. City of Manitowoc (Ammo Inc property) CSM #2, SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 Section 27 & NE 1/4 of the NW 1/4 and NW 1/4 of the NW 1/4 Section 34 T. 19 N. R. 23 E City of Manitowoc

2. City of Manitowoc (Ammo Inc property) CSM#3, SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 Section 27 & NE 1/4 of the NW 1/4 and NW 1/4 of the NW 1/4 Section 34 T. 19 N. R. 23 E City of Manitowoc

C. Summary of Site Plans from April 24-May 19, 2021: 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.