



# City of Manitowoc

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

## Meeting Agenda

### Plan Commission

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Wednesday, August 24, 2022

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: 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

[22-0715](#) Approval of Minutes of the May 25, 2022 Special & Monthly Plan Commission meetings.

**Attachments:** [5.25.22 PC SPECIAL MEETING Minutes.pdf](#)  
[5.25.22 PC REGULAR MEETING Minutes.pdf](#)

#### IV. PUBLIC HEARINGS

[22-0716](#) PC 18-2022: Manitowoc Cooperative Ministry, First Presbyterian Church; Conditional Use Permit for establishment of a Transitional Housing Warming Shelter; 502 N. 8th Street

**Attachments:** [22-0716 PC Report First Presbyterian Warming Shelter](#)

[22-0717](#) PC 19-2022: Seehafer Broadcasting Corporation; Request to Rezone Property from R-1 Residential - Agricultural to I-1 Light Industrial located at 4009 Viebahn Street.

**Attachments:** [22-0717 PC Report Seehafer 4009 Viebahn St.pdf](#)

**V. OLD BUSINESS**

**22-0723** PC 5-2022: Update on the Comprehensive Plan Project

**VI. NEW BUSINESS**

[22-0718](#) PC 20-2022: Rivers Bend Property Holdings, LLC; Assignment of a Conditional Use Permit; 960 N. Rapids Road.

**Attachments:** [22-0718 PC Report Rivers Bend CUP assignment.pdf](#)

[22-0719](#) PC 21-2022: Amendment to Zoning Code Chapter 15.390(14) Setbacks from Major Streets.

**Attachments:** [22-0719 PC Report Setbacks Major Streets.pdf](#)

[22-0720](#) PC 1-2022: Setzer Properties ZGBY, LLC; Quit Claim Deed for Viebahn Street, S. 39th Street and an Un-Named East/West Street.

**Attachments:** [22-0720 PC Report Setzer Viebahn S 39th qc deed.pdf](#)

[22-0721](#) PC 1-2022: JAI Petroleum and Investments, LLC; Quit Claim Deed for N. Rapids Road

**Attachments:** [22-0721 0722 PC Report JAI Petroleum N Rapids and Plank Roads.pdf](#)

[22-0722](#) PC 1-2022: JAI Petroleum and Investments, LLC; Quit Claim Deed for Plank Road

**Attachments:** [22-0721 0722 PC Report JAI Petroleum N Rapids and Plank Roads.pdf](#)

**VII. MISCELLANEOUS**

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. New Life Ministries of Manitowoc Inc; Lots 13 through 22, Block 141 Original Plat, NE 1/4, NW 1/4, Section 30, T19N, R24E City of Manitowoc

2. Briese Properties LLC; All of Lots 17, 18, 19 and 20 of Block "H", Original Plat SW 1/4 NW 1/4, Section 30, T19N, R23E, City of Manitowoc

3. KT Real Estate Holdings LLC; Lot 1 & 2 Block 1 Rideway Subdivision & part of Vacated S. 24th Street & Menasha Ave NE 1/4 of the SE 1/4, Section 13, T19N, R23E City of Manitowoc

4. Joseph & Donna Petska; Resurvey Lot 5 CSM, Volume 8, Page 641 & Lot 2 CSM Volume 25, Page 279, NW 1/4 of the SE 1/4 & SW 1/4 of the SE 1/4 Section 29, T10N, R24E, Town of Two Rivers

## C. Summary of Site Plans:

1. 4-2022, Pizza Hut, 3451 Calumet Ave (New Location)
2. 5-2022, J-Mart Convenience, 2324 N Rapids Road (Convenience Store & Restaurant)
3. 6-2022, Kaysun, 5500 West Drive (Addition)
4. 7-2022, MTM, Vits Drive (New Building)
5. 8-2022, Kwik Trip, 2315 Menasha Ave & 1529 N 24th St (Addition)
6. 9-2022, Color Craft Graphic Arts, 5631 West Drive (Addition)
7. 10-2022, Manitowoc Family Dental 2500 Washington Street (Expansion)

**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.