



# City of Manitowoc

900 Quay Street  
Manitowoc, WI 54220  
[www.manitowoc.org](http://www.manitowoc.org)

## Meeting Agenda

### Plan Commission

---

Wednesday, October 25, 2023

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: 859 5268 5075, Password: 807023.

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. APPROVAL OF MINUTES

[23-0903](#) Approval of Minutes of the September 27, 2023 Plan Commission meeting.

**Attachments:** [9.27.23 PC MINUTES](#)

#### IV. PUBLIC HEARINGS

[23-0904](#) PC 22-2023: Bay Pointe Developers II LLC: Rezone from P-1 Conservancy to R-5 Low Density Multiple Family located at Bay Shore Drive and E. Park View Lane.

**Attachments:** [23-0904 PC Report Bay Pointe P-1 to R-5](#)

[23-0905](#) PC 23-2023: Lotus Recovery Homes: Request for a Conditional Use Permit for Transitional Housing at 1111 Marshall Street.

**Attachments:** [23-0905 PC Report Lotus Recovery Marshall St](#)

[23-0906](#) PC 24-2023: Lotus Recovery Homes: Request for a Conditional Use Permit for Transitional Housing at 404, 406 & 408 N Lake Street.

**Attachments:** [23-0906 PC Report Lotus Recovery North Lake St](#)

[23-0907](#) PC 25-2023: The Haven of Manitowoc County: Request for a Conditional Use Permit for Transitional Housing at 826 S. 19th Street.

**Attachments:** [23-0907 PC Report The Haven S 19th St](#)

## V. OLD BUSINESS

[23-0908](#) PC 18-2021: Annual Review Connection Church; Request for a Conditional Use Permit for the establishment of a Church and Gym/Community Center located at 1455 North Rapids Road.

**Attachments:** [conditions 7-14](#)

[23-0920](#) PC 18-2022: Annual Review Manitowoc Cooperative Ministry, First Presbyterian Church; Conditional Use Permit for establishment of a Transitional Housing, Warming Shelter; 502 N. 8th Street

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

**Attachments:** [23-0790 Report to Council ADUs.docx](#)  
[23-0790 PC Report ADUs](#)

## VI. NEW BUSINESS

[23-0909](#) PC 21-2023: Swetlik: Request to Purchase City Owned Property. Parcel # 000-196-040. East 55' of Lot 4, Block 196 of the Original Plat.

**Attachments:** [23-0909 PC Report Swetlik Western S 21st](#)

## VII. MISCELLANEOUS

A. Manitowoc County Activities: None

**B. Certified Survey Maps (CSM):**

- i. Parker/Rent in Manitowoc LLC; All of Lot 2 CSM Vol 33, Page 77 and part of Lots 3 & 4 of the Subdivision of the SE 1/4 of Section 25, T19N, R23E, City of Manitowoc
  - ii. Gulseth: Tract B of a CSM Vol, 10, Page 611, Part of Lot 1 of a CSM recorded in Vol 32, Page 7 & Part of the SE 1/4 of the SE 1/4 Section 8, T19N, R24E City of Manitowoc
  - iii. Paul Metz - Peaceful Valley Real Estate, LLC; Part of Lots 5 & 6, Block 18, Original Plat of the Village of Manitowoc Rapids, Being part of Gov. Lot 1, Section 23, T19N, R23E, City of Manitowoc, Manitowoc County
  - iv. Peter's Key Investments LLC / Rent in Manitowoc LLC; Lot 2 of CSM V 33, Pg 77 & part of Lots 3 and 4 of the Subdivision of SE 1/4 of Section 25, T19N, R23E, City of Manitowoc
  - v. Brandon Bartow; Tr 1.1 of a CSM, Volume 21, Page 251 & part of the NW 1/4 of the SE 1/4 & SW 1/4 of the SE 1/4 Section 13, T18N, R23E, Town of Newton
  - vi. Eslinger All of Lot 1 CSM Vol 35, Page 65 plus additional lands being part of NW 1/4 of the NW 1/4 Section 31, T20N, R24E Town of Kossuth
- C. Summary of Site Plans from September 22-October 17:**
- i. SP 9-2023: Manitowoc Lutheran High School Addition, 4045 Lancer Circle

**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.