



City of Manitowoc

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

Meeting Agenda

Plan Commission

Wednesday, February 22, 2023

6:00 PM

This meeting will be held 100% virtual.

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 100% virtual 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.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

[23-0141](#) Approval of Minutes of the January 25, 2023 Plan Commission meeting.

Attachments: [1.25.23 MINUTES](#)

IV. PUBLIC HEARINGS

[23-0142](#) PC 8-2023: City-Initiated Amendment to the Future Land Use Map; Property located at Calumet Avenue, Dewey Street and S. 42nd Street, from Institutional and Public Parks & Open Space to General Business.

Attachments: [23-0142 PC Report 4221 Calumet Ave future land use map](#)

[23-0143](#) PC 9-2023: Club Car Wash; Petition to Rezone Property located at 4221 Calumet Avenue from P-1 Conservancy to C-1 Commercial.

Attachments: [23-0143 PC Report 4221 Calumet Ave rezone to C-1](#)

V. OLD BUSINESS

[23-0144](#) PC4-2020: Plate Enterprises; Review of a Conditional Use Permit for the Operation of a Recycling Facility located at 1107 Franklin Street.

Attachments: [23-1044 PC Report M Plate CUP Annual Review 1107 Franklin Street](#)

[23-0145](#) PC 5-2022: Update on the Comprehensive Plan Project

Attachments: [Plan Commission Memo - 2.14.23.docx](#)
[Manitowoc Comp Plan Update - Draft 3 - 2.13.23 \(reduced\)](#)
[Manitowoc Comprehensive Plan - Appendices DRAFT 3](#)
[Plan Commission Meeting Presentation - Draft #3 Updates & Open House Sum](#)

VI. NEW BUSINESS

[23-0146](#) PC 10-2023: U.S. Army Reserve Center / Silver Creek Park; Request to Extend Lease located at 3125 S. 10th Street. Pursuant to § 62.23(5) Matters Referred to City Plan Commission.

Attachments: [23-0146 PC Report Army Reserve Silver Creek Park Lease](#)

VII. MISCELLANEOUS

- A. Manitowoc County Activities: None
- B. Certified Survey Maps (CSM):
 - 1. IMF Real Estate Holdings LLC; Block F Original Plat SE 1/4 of the NE 1/4 Section 25, T 19 N, R 23 E, City of Manitowoc
- C. Summary of Site Plans From January 18 to February 15, 2023: 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.

