



City of Manitowoc

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

Meeting Agenda

Plan Commission

Wednesday, May 22, 2024

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: 816 1990 9922, Password: 123948.

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

[24-1484](#) Approval of Minutes of the April 24, 2024 Plan Commission meeting.

Attachments: [4-24-24 PC MINUTES](#)

IV. PUBLIC HEARINGS

[24-1485](#) PC 11-2024: Public Hearing regarding the proposed creation of Tax Incremental District No. 24, the proposed boundaries of the District, and the proposed Project Plan for the District.

Attachments: [Project Plan - 5.7.24](#)

[24-1486](#) PC 12-2024: The Neighborhood of Manitowoc County, Inc.; Request for an Adaptive Reuse Conditional Use Permit for the establishment of Transitional Housing for property located at 1010 Huron Street.

Attachments: [24-1486 PC Report The Neighborhood Inc Adaptive Reuse CUP](#)
[Charlie Russell Strong Support for Proposed Expansion](#)
[Debbie Cribbs Meeting May 22nd re Huron St School development thoughts](#)
[John J Email Conditional Use Permit Discussion](#)
[E Shallow Approval](#)
[J Hanson FW External The Neighborhood](#)

[24-1487](#) PC 13-2024: Abbey Ridge LLC, Amendment to the Official Map; Ebony Avenue (Portion of Parcel# 818201014)

Attachments: [24-1487 PC Report Abbey Ridge Lukas](#)

VI. NEW BUSINESS

[24-1488](#) PC 11-2024: Consideration and possible action on a “Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 24.”

Attachments: [PC Resolution 5-22-24](#)

[24-1332](#) PC 3-2024: Chapter 15 Zoning Code Rewrite

Attachments: [2024-05-10 Zoning Practices](#)

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. John Lukas, Tract 2 of a CSM recorded in Volume 27, Page 167, in the NE 1/4 of the NW 1/4, Section 18, T19N, R24E City of Manitowoc

C. Summary of Site Plans from April 18-May 15, 2024:

1. SP 4-2024: Capitol Civic Centre Parking Lot, Franklin Street
2. SP 5-5024: Manitowoc Tool & Manufacturing Expansion, 6001 Vits Drive

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.