



City of Manitowoc

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

Meeting Agenda

Plan Commission

Wednesday, October 26, 2022

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: 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

[22-0883](#) Approval of the Minutes of the August 24, 2022 Plan Commission Meeting.

Attachments: [8.24.22 PC Minutes](#)

IV. PUBLIC HEARINGS

[22-0882](#) PC 24-2022: Analysis of Brownfield Cleanup Alternatives at the former CN Peninsula site located at 1110 Buffalo Street, Manitowoc, Wisconsin and the FY23 USEPA Brownfield Cleanup Grant Application

Attachments: [22-0882 PC Report ABCA FY23 EPA Grant](#)

V. OLD BUSINESS

[22-0723](#) PC 5-2022: Update on the Comprehensive Plan Project

VI. NEW BUSINESS

[22-0886](#) PC 10-2022: Creekwood Estates Subdivision - Final Plat, TLG Holdings LLC, Albert Drive (Parcel # 756-000-210)

Attachments: [22-0886 PC Report Creekwood Estate Final Plat](#)

[22-0884](#) PC 22-2022: Repeal and Recreate Chapter 15.490 Floodplain Zoning Ordinance

Attachments: [22-0884 PC Report 15.490 Floodplain Ordinance](#)

[22-0885](#) PC 23-2022: Hanson, Request to Purchase City-Owned Property Adjacent to 3309 South 10th Street

Attachments: [22-0885 PC Report Hanson - Silver Creek Park](#)

[22-0896](#) PC 12-2022: Howe, Request to Purchase City-Owned Property Adjacent to Lincoln Park

Attachments: [22-0896 PC Report Howe- Lincoln Park - Land Purchase](#)

VII. MISCELLANEOUS

A. Set November & December Meeting Dates

B. Manitowoc County Activities: None

C. Certified Survey Maps (CSM):

1. Evan & Mistalla Smith; Lots 3 & 4, Block 1, Silveridge Subd. No. 1 and Lots 7 & 8, Block 1 Silveridge Subd. No. 2, in the SE 1/4, SW 1/4, Section 33, T19N, R23E, City of Manitowoc

2. Lynn & Barbara Vandevort; NE 1/4 of the NW 1/4 & NW 1/4 of the NE 1/4 Section 7, T19N, R24E, Town of Manitowoc

3. Effiejune Valentijn; Redivision Tr 1 & 2, part of Government Lot 1, SW 1/4 of the NE 1/4 Section 7, T18N, R24E, Town of Manitowoc

D. Summary of Site Plans:

1. SP 11-2022, J & A Properties (Schenian), 1610 N 8th Street (Warehouse)
2. SP 12-2022, Wisconsin Aluminum Foundry, 838 S 16th 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 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.