



# City of Manitowoc

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

## Meeting Agenda

### Plan Commission

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Wednesday, January 22, 2025

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: 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

[25-0040](#) Approval of Minutes of the November 20, 2024 Plan Commission meeting.

#### IV. PUBLIC HEARINGS

[25-0041](#) PC 19-2024: Whispering Meadows MHC LLC / Gilson; Petition to Rezone from R-4 Single and Two Family Residential to R-6 Multiple Family for property located east of Kinglet Drive and south of Viebahn Street. (Parcel # 801-102-061)

[25-0042](#) PC 20-2024: Whispering Meadows MHC LLC; Request to Amend a Conditional Use Permit for the expansion of an existing Manufactured Home Park.

#### V. OLD BUSINESS

[24-1332](#) PC 3-2024: Chapter 15 Zoning Code Rewrite Project Update and Presentation from Graef.

**VI. NEW BUSINESS**

- [25-0043](#) PC 2-2025: Annual Review of Community Living Arrangements pursuant to MMC 15.370(19)b.
- [25-0044](#) PC 6-2023: Annual Review McMullen & Pitz Construction Co.; Conditional Use Permit for the Establishment of a Contractor's Storage Yard pursuant to 15.330(4) located off of S. 26th and Franklin Streets.
- [25-0045](#) PC 23-2023: Annual Review: Lotus Recovery Homes: Conditional Use Permit for the Operation of a Transitional Housing at 1111 Marshall Street.
- [25-0046](#) PC 24-2023: Annual Review: Lotus Recovery Homes: Conditional Use Permit for the Operation of a Transitional Housing at 404, 406 & 408 N. Lake Street.
- [25-0047](#) PC 25-2023: Annual Review : The Haven of Manitowoc County; Conditional Use Permit for the Operation of a Transitional Housing at 826 S. 19th Street.
- [25-0057](#) PC 3-2025: City of Manitowoc / Redeemer Lutheran Church: Sale of City-Owned Parcel along N. 16th Street. (Parcel # 155-008-120).

**VII. MISCELLANEOUS**

- A. Manitowoc County Activities: None
- B. Certified Survey Maps (CSM):
- i. William and Shirley Fessler; Tracts 19B.1, 19B.2, 19C.1 and 19C.2 of a Certified Survey Map recorded in Volume 26, Page 137, in NW 1/4 of the SE 1/4, Section 34, T19N, R23E City of Manitowoc
  - ii. Florence Pleuss; Lot 1 of a CSM Recorded in Volume 32, Page 45 Located in NE 1/4 of the SE 1/4, Section 34 and NW 1/4 of the SW 1/4, Section 35 all in T19N, R23E, City of Manitowoc
- C. Summary of Site Plans: 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](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.