



City of Manitowoc

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

Meeting Agenda

Plan Commission

Wednesday, October 27, 2021

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

[21-1032](#) Approval of the Minutes of the July 28 and August 25, 2021 Plan Commission meetings.

Attachments: [7.28.2021 Minutes FINAL.pdf](#)
[8.25.2021 Minutes FINAL.pdf](#)

IV. PUBLIC HEARINGS

[21-1033](#) PC 41-2021: Fager; Rezone from R-1 Residential-Agricultural District to R-4 Single- and Two-Family District; related to a Petition for Direct Annexation for property located on South 15th Street.

Attachments: [21-1033 PC Report Fager Rezone R-1 to R-4 - S 15th Street.pdf](#)

[21-1034](#) PC 42-2021: Community Development Authority of the City of Manitowoc, Rezone from I-2 Heavy Industrial to R-6 Multiple Family and B-3 General Business, Block 246 of the Original Plat.

Attachments: [21-1034 PC Report CDA Rezone I-2 to R-6 and B-3 - Block 246 Original Plat F](#)

V. OLD BUSINESS

[21-0579](#) PC 25-2021: Discussion Related to Barriers on Development in the City of Manitowoc.

Attachments: [21-2021 PC Report Barriers to Development Report 2. docx.pdf](#)
[Population and Demographic Information.pdf](#)
[MMC 21.080 Subdivision Stormwater Pond Regulations.pdf](#)

VI. NEW BUSINESS

[21-1035](#) PC 40-2021: Fager; Petition for Direct Annexation pursuant to §66.0217(2) from the Town of Manitowoc, South 15th Street.

Attachments: [21-1035 PC Report Fager Annexation - S 15th Street.pdf](#)

[21-1036](#) PC 1-2021: Fager; Quit Claim Deed for S. 15th Street purposes.

Attachments: [21-1036 PC Report Fager Quit Claim Deed - S 15th Street.pdf](#)

[21-1037](#) PC 43-2021: Schwalbe; Request to Purchase City-Owned Property, Corner of Cleveland Avenue and Maritime Drive.

Attachments: [21-1037 PC Report Schwalbe Request - Corner Cleveland & Maritime.pdf](#)

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. Jeff Edgar / Silver Creek Nursery, Inc; NE 1/4 of the NW 1/4, Section 7, T18N, R24E Town of Manitowoc

2. Robert and Joanna Stephens Living Trust; SW 1/4 and NW 1/4 of the NE 1/4 Section 25, T19N, R22E, Town of Cato

C. Summary of Site Plans From August 17 – October 16, 2021:

1.SP 18-2021, Connection Church Pickleball Facility, 1455 N. Rapids Road

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.