



City of Manitowoc

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

Meeting Agenda

Plan Commission

Wednesday, February 26, 2025

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

[25-0149](#) Approval of Minutes of the January 22, 2025 Plan Commission meeting.

Attachments: [1-22-25 PC MINUTES](#)

IV. PUBLIC HEARINGS

[25-0150](#) PC 4-2025: Restoration Recovery LLC; Request for a Conditional Use Permit for the Establishment of a Transitional Housing Use located at 1201 S 10th Street (Parcel # 000-317-021)

Attachments: [25-0150 PC Report Restoration Recovery 1201 S 10th](#)

[25-0151](#) PC 5-2025: Restoration Recovery LLC; Request for a Conditional Use Permit for the Establishment of a Transitional Housing Use located at 1222 S 7th Street (Parcel # 000-319-120)

Attachments: [25-0151 PC Report Restoration Recovery 1222 S 7th](#)

[25-0152](#) PC 6-2025: St. Francis of Assisi Parish; Request for a Conditional Use Permit for the Establishment of a Church and Accessory Office and Gathering Space located 1418 Grand Avenue. (Parcel # 355-056-001)

Attachments: [25-0152 PC Report St Francis Assisi Grand Ave](#)

[25-0153](#) PC 7-2025: Gritty Lane Antique Mall / Northland Associates, LLC; Request for a Conditional Use Permit for the Temporary Sale of Outdoor Merchandise; 3310 Calumet Avenue. (Parcel # 725-000-090)

Attachments: [25-0153 PC Report Gritty Lane Calumet Ave](#)

[25-0154](#) PC 8-2025: City of Manitowoc; City-Initiated Zone Change from B-3 General Business to R-4 Single and Two Family Residential and R-6 Multiple Family located at 700 E. Magnolia Avenue and 828 Memorial Drive (Parcel #'s 330-008-152 & 520-031-070)

Attachments: [25-0154 PC Report Former Mall Property](#)

VI. NEW BUSINESS

[25-0155](#) PC 10-2025 City of Manitowoc / Tycore; Preliminary Subdivision Plat, Public Improvements Plan and Certified Survey Map. Former Mall Properties / Mariner Lux Development. (Parcel #'s 330-008-152, 520-031-070 & 520-017-010)

Attachments: [PC 10-2025 PC Report Mariner Lux Subd](#)

[25-0156](#) PC 9-2025 Release of Easement; City of Manitowoc Former Mid-Cities Mall properties (Parcel #'s 330-008-152 & 520-031-070)

Attachments: [PC 9-2025 PC Report Release of Easements Mariner Lux Subd](#)

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM)

i. City of Manitowoc; Parcel of land lying in the NW 1/4 of the SW 1/4, Section 16, T19N, R24E being part of Lots 16, 17, and 31 of Oehler and Guenther's Subdivision, City of Manitowoc

C. Summary of Site Plans

i. Ziggi's Coffee, Exterior Renovation, 1022 Washington Street

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.