



City of Manitowoc

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

Meeting Agenda

Plan Commission

Wednesday, January 25, 2023

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.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

[23-0061](#) Approval of Minutes of the December 21, 2022 Plan Commission meeting.

Attachments: [12.21.22 PC Minutes](#)

IV. PUBLIC HEARINGS

[23-0062](#) PC 4-2023: East Point Land Development/Howe; Request for a Conditional Use Permit for the Creation of a Planned Unit Development (PUD) pursuant to 15.750

Attachments: [23-0062 Report to Council The Preserves PUD](#)
[23-0062 PC Report The Preserves Howe](#)

[23-0063](#) PC 5-2023: Empire Estates, LLC / Kyle Root; Rezone from B-3 General Business District to R-7 Central Resident District for property located at 1210 South 9th Street

Attachments: [23-0063 Report to Council Empire Estates S 9th St](#)
[23-0063 PC Report Empire Estates LLC Root](#)

[23-0064](#) PC 6-2023: McMullen & Pitz Construction Co.; Request for a Conditional Use Permit for the Establishment of a Contractor's Storage Yard pursuant to 15.330(4).

Attachments: [23-0064 Report to Council McMullen Pitz CUP](#)
[23-0064 PC Report McMullen Pitz CUP](#)

V. OLD BUSINESS

[23-0065](#) PC 5-2022: Update on the Comprehensive Plan Project. Discuss Comprehensive Plan Policy questions.

Attachments: [23-0065 PC Report Policy question discussion](#)

VI. NEW BUSINESS

[23-0066](#) PC 2-2023: Annual Review of Community Living Arrangements pursuant to MMC 15.370(19)b.

Attachments: [23-0066 Report to Council CLAs](#)
[23-0066 PC Report Annual Review of Community Living Arrangements](#)

[23-0067](#) PC 3-2023: East Point Land Development/Howe; Review of Subdivision Preliminary Plat for The Preserves at Lincoln Park; Parcel# 817-304-010

Attachments: [23-0067 Report to Council The Preserves Preliminary Plat](#)
[23-0067 PC Report The Preserves Preliminary plat](#)

VII. MISCELLANEOUS

A. Manitowoc County Activities:

[23-0068](#) PC 7-2023: Discussion regarding rezone of "EA" Exclusive Agriculture to "RR" Rural Residential, Vacant Land Herman Road, Town of Manitowoc Rapids.

Attachments: [23-0068 PC Report Herman Rezone County rezone](#)

B. Certified Survey Maps (CSM): None

C. Summary of Site Plans:

1. SP 1-2023: Rent in Manitowoc LLC/Lighthall, Self-Storage Facility Expansion, 2625 Hamilton 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.