



City of Manitowoc

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

Meeting Agenda

Plan Commission

Tuesday, September 9, 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.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

[25-0617](#) Approval of the Minutes of the May 28, 2025 Plan Commission meeting.

Attachments: [5-28-25 PC MINUTES](#)

IV. PUBLIC HEARINGS

[25-0618](#) PC 19-2025: Immanuel Evangelical Lutheran Church: Request for a Conditional Use Permit for the Operation of a Church and School located at 916 Pine Street

Attachments: [25-0618 Report to Council](#)
[25-0618 PC Report Immanuel Lutheran](#)

[25-0619](#) PC 22-2025: The Neighborhood of Manitowoc County, Inc; Conditional Use Permit Request for a Transitional Use -Temporary Warming Shelter at 702 State Street

Attachments: [25-0619 Report to Council](#)
[25-0619 PC Report The Neighborhood Warming Shelter](#)

[25-0620](#)

PC 20-2025: City-Initiated partial Street Vacation and Amendment to the Official Map of an Un-Named Street between Paul Road and Herman Road.

Attachments:

[25-0620 Report to Council](#)

[25-0620 PC Report Street Vacation Off Map unnamed st](#)

V. OLD BUSINESS

[24-1332](#)

PC 3-2024: Chapter 15 Zoning Code Rewrite Project Update

VI. NEW BUSINESS

[25-0621](#)

PC 24-2025: Review of In-Rem properties in the City of Manitowoc

Attachments:

[25-0621 PC Report Manitowoc County Tax Foreclosure](#)

[25-0622](#)

PC 21-2025: Community Development Authority of the City of Manitowoc Review of the Final Plat for River Point Subdivision.

Attachments:

[PC 21-2025 PC Report River Point Subd](#)

[25-0626](#)

PC 1-2025: Miscellaneous Dedications for Street Purposes - Michigan Avenue

Attachments:

[25-0626 Report to Council](#)

[25-0626 PC Report Michigan Ave QC deeds](#)

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

- Weyenberg: Lots 8 & 9, Block 1, The Oaks Subdivision No. 2, in the NE 1/4 of the NE 1/4, Section 18, T19N, R24E, City of Manitowoc

- City of Manitowoc former Mall Properties: NW 1/4 of the SW 1/4 Section 16, T19N, R24E part of Lots 16, 17, & 31 of Oehler and Guenther's Subdivision, City of Manitowoc

- Seiler/ Patrick: All of lots 1 & 2 of Block 1 of Fishbeck's Subd with adjacent vacated Street; being part of SW 1/4 of the SE 1/4, Section 26, T19N, R23E, City of Manitowoc

- Mueller: Located in the SE 1/4 of the NE 1/4 of Section 4, T18N, R23E, Town of Newton

- Grotegut: Lands being a part of NW 1/4 of the NW 1/4, Section 22, T18N, R23E, Town of Newton

- Check/Dollar General: Part of the NW 1/4 of the NE 1/4 Section 14, T19N, R23E, City of Manitowoc

C. Summary of Site Plans from April 23 - August 27, 2025

- Forest Creek Apartments, 2240 S 42nd Street
- R2H - Semi Trailer Parking Lot, 6260 Vits Drive
- Take Five Oil Change, 4247 Calumet Avenue
- Immanuel Lutheran School Addition, 916 Pine Street
- Municipal Baseball Field, 2221 Grand Avenue
- Schardt Mini Storage, 2832 Custer Street
- Allie Warehouse, West Drive, Lot 2
- R2H Building Expansion, 6260 Vits Drive
- Dollar General, 2067 North Rapids Road
- Hubbart Electric Warehouse, 4315 Expo Drive
- Ascend Services Parking Lot Expansion, 2818 Meadow Lane

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.