



# City of Manitowoc

900 Quay Street  
Manitowoc, WI 54220  
[www.manitowoc.org](http://www.manitowoc.org)

## Meeting Agenda

### Plan Commission

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Wednesday, September 24, 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.

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. APPROVAL OF MINUTES

[25-0681](#) Approval of Minutes of the September 9, 2025 Plan Commission meeting.

**Attachments:** [9-9-25 PC MINUTES](#)

#### VI. PRESENTATION

[25-0684](#) PC 3-2024: Chapter 15 Zoning Code Rewrite Presentation by GRAEF staff

**Attachments:** [2025-09-19 Sept PC Materials Summary](#)  
[2025-09-24 Open House Presentation\\_Manitowoc Zoning Update\\_September 2](#)  
[2025-09-24 Open House Exhibit Boards WEB](#)  
[Proposed Zoning 2025-08-14](#)  
[Appendix A - DRAFT 09-16-2025](#)  
[Appendix B - DRAFT 09-16-2025](#)  
[Appendix C - DRAFT 09-16-2025](#)  
[35-21 - Site design Standards - DRAFT 09-16-2025](#)  
[35-22 - Landscaping Standards - DRAFT 09-16-2025](#)  
[35-24 - Outdoor Lighting - DRAFT 09-16-2025](#)

#### IV. PUBLIC HEARINGS

[25-0682](#) PC 25-2025: Muddy Boots Daycare LLC, Request for a Conditional Use Permit for the operation of a Child Care Center at 4801 Expo Drive.

Attachments: [25-0682 PC Report Muddy Boots Daycare LLC](#)

[25-0683](#) PC 26-2025: Bret's Towing & Truck Repair, Request for a Conditional Use Permit for the operation of a wrecker service at 4355 Calumet Avenue.

Attachments: [25-2026 PC Report Brets Towing](#)

#### VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. Richard Breunig / Priority IAC, Inc.; Lot 1 of a Certified Survey Map recorded in Volume 31, Page 337 and part of the NE 1/4 of the SE 1/4, Section 2, T18N, R23E, Town of Newton

C. Summary of Site Plans:

1. Certified Auto Services Expansion, 3801 Calumet Avenue

#### 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.