



# City of Manitowoc

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

## Meeting Agenda

### Plan Commission

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Wednesday, January 27, 2021

6:00 PM

Council Chambers. Meeting also available via  
**Remote Conferencing**

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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 will be held at City Hall and is being conducted via remote conferencing software. Members of the public may call to listen in at 1-888-475-4499, Meeting ID: 812 1185 6594, Password: 027730.

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

[21-0068](#) Approval of Minutes of the December 16, 2020 Plan Commission meeting.

**Attachments:** [12.16.2020 PC Minutes FINAL.pdf](#)

#### IV. PUBLIC HEARINGS

[21-0069](#) PC 6-2021: Swetlik; Rezone from R-6 - Multiple Family District to B-2 Neighborhood Business District for property located at 2105 Western Avenue.

**Attachments:** [21-0069 PC Report\\_Rezone R-6 to B-2\\_2105 Western Avenue.pdf](#)

#### V. OLD BUSINESS

[21-0070](#) PC 33-2019: Holy Family Memorial / Core Treatment Services Annual Review of a Conditional Use Permit for the establishment of a Transitional Housing Residential Treatment Center in the B-1 Office - Residential Zoning District located at 3 Riverview Drive.

**Attachments:** [21-0070 PC Report\\_HFM Core CUP.pdf](#)

[21-0071](#) PC 4-2020: Michael Plate. d.b.a. Plate Enterprises: Annual Review of a Conditional Use Permit - for the operation of a Recycling Facility Located 1107 Franklin Street.

**Attachments:** [21-0071 PC Report\\_M Plate CUP Annual Review\\_1107 Franklin Street.pdf](#)

[21-0072](#) PC 5-2020: Knutson, Annual Review of a Conditional Use Permit for an Open Sales Lot located at 2020 Dufek Drive.

**Attachments:** [21-0072 PC Report Annual Review of Knutson CUP Open Sales Lot.pdf](#)

## VI. NEW BUSINESS

[21-0073](#) PC 8-2021: Manitowoc Lutheran High School Request to Purchase City Owned Property.

**Attachments:** [21-0073 PC Report\\_MLHS Request to Purchase City Owned Property.pdf](#)

[21-0074](#) PC 4-2021: City of Manitowoc; Text Amendment to MMC 15.330 & 15.350 Regarding Ammunition Manufacturing and Storage in the I-1 Light Industrial Zoning District.

**Attachments:** [21-0074 PC Report\\_Ammunition Manufacturing to I-1.pdf](#)

[21-0076](#) PC 2-2021: Annual Review of Community Living Arrangements.

**Attachments:** [21-0076 PC Report Annual Review of Community Living Arrangements.pdf](#)

[21-0077](#) PC 3-2021: Modifications to Community Development Fee Schedule.

**Attachments:** [21-0077 PC Report\\_Fee Schedule Review.pdf](#)

[21-0078](#) PC 7-2021: Discussion Regarding Minimum Dwelling Unit Size in R-5 Low-Density Multiple Family District.

**Attachments:** [21-0078 PC Report\\_Min Dwelling Unit Size in R-5.pdf](#)

## VII. MISCELLANEOUS

- A. Manitowoc County Activities: None
- B. Certified Survey Maps (CSM): None
- C. Summary of Site Plans for December 10, 2020 to January 15, 2021: None

## 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.