



# City of Manitowoc

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

## Meeting Agenda

### Plan Commission

---

Wednesday, April 28, 2021

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 will be held at City Hall and is being conducted via remote conferencing software, Zoom. 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

[21-0399](#) Approval of the Minutes of the January 27, 2021 Plan Commission meeting.

**Attachments:** [1.27.2021 PC Minutes.pdf](#)

#### IV. PUBLIC HEARINGS

[21-0400](#) PC 10-2021: Schmitz; Rezone from R-1 Residential-Agricultural District to R-4 Single- and Two-Family Residential District for property located at 3201 Packer Lane.

**Attachments:** [21-0400 PC Report Schmitz Rezone Packer Lane.pdf](#)

[21-0401](#) PC 11-2021: Langman Holdings LLC/ Vista Care / Priority One Investments: Request for a Conditional Use Permit pursuant MMC 15.370(29) for the establishment of an Adult Day Care Facility, located at 2005 Johnston Drive.

**Attachments:** [21-0401 PC Report Vista Care 2005 Johnston Dr.pdf](#)

[21-0402](#) 14-2021: Vista Care / Priority One Investments: Request for an Adaptive Reuse Conditional Use Permit pursuant to 15.150(3)k for the establishment of an Office for Training and Remote Monitoring located at 1004 N. 17th Street.

**Attachments:** [21-0402 PC Report Vista Care Adaptive Reuse CUP 1004 N 17th.pdf](#)

[21-0403](#) PC 12-2021: Soaring Eagle Dairy LLC / Mike Check: Request to Amend the Official Map. Kellner Street, South of Goodwin Road and North of Homestead Road.

**Attachments:** [21-0403 PC Report Soaring Eagle-Mike Check Map Amendment.pdf](#)

## V. OLD BUSINESS

[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 UPDATE.pdf](#)

## VI. NEW BUSINESS

[21-0404](#) PC 13-2021: Schmitz; Release of Easement, 3201 Packer Lane.

**Attachments:** [21-0404 PC Report Schmitz Easement release Packer Lane.pdf](#)

[21-0405](#) PC 9-2021: City of Manitowoc, Matters Referred to Plan Commission Rahr-West Art Museum; Review of Building Addition Site Plan pursuant to WI Statute 62.23(5).

**Attachments:** [21-0405 PC Report Rahr West Building Addition.pdf](#)

[21-0406](#) PC 5-2021: Sign Code Revision; Repeal Municipal Code Section 15.450 and Create Chapter 31 in the Municipal Code.

**Attachments:** [21-0406 PC Report Sign Code Summary .pdf](#)

## VII. MISCELLANEOUS

A. Manitowoc County Activities: None

**B. Certified Survey Maps (CSM):**

1. Popp Revocable Trust, SW 1/4 of the SE 1/4 of Section 19, T19N, R23E. Town of Manitowoc Rapids
  
2. City of Manitowoc (Ammo Inc property), SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 Section 27 & NE 1/4 of the NW 1/4 and NW 1/4 of the NW 1/4 Section 34 T. 19 N. R. 23 E. City of Manitowoc
  
3. City of Manitowoc (MC3/ York Street), NW 1/4 of the NW 1/4 of Section 29, T19N, R24E City of Manitowoc being all of Lots 4 & 9 and part of Lots 5 and 8, Block 165 of the Original Plat of the City of Manitowoc
  
4. Mueller, Resurvey of Lot 1 CSM Volume 13, Page 441 located in NE 1/4, SE 1/4 of Section 29 and NW 1/4, SW 1/4 Section 28, all in T19n R23E. Town of Manitowoc Rapids
  
5. Park Plaza TIC Rollup LLC. NE 1/4 of the SE 1/4 and in the NW 1/4 of the SE 1/4 of Section 25, T19N R23E City of Manitowoc being a resurvey of Blocks 2-5 Clarks Subdivision and included vacated streets and alleys also being a resurvey of Lot 6 of the Subdivision of the SE 1/4 of Said Section 25, also being a resurvey of Lot 2 of a Certified Survey recorded in Volume 33, Page 231

**C. Summary of Site Plans From January 16 - April 23, 2021:**

1. SP 1-2021, Lakeshore Mini Storage LLC, 2424 Johnston Drive, 2-50'x166' Storage Buildings
  
2. SP 2-2021, Manitowoc Tool & Manufacturing Additions, 4330 Expo Drive
  
3. SP 3-2021, Redline Plastics Addition, 1434 S 59th Street
  
4. SP 4-2021, Ammo Inc., West Custer Street
  
5. SP 5-2021, Dramm Corporation, Dufek Drive
  
6. SP 6-2021, Bank First, Operations Center, Dufek Drive
  
7. SP 7-2021, Manitowoc Storage Solutions, 3031 Menasha Avenue, Mini Warehouse Complex
  
8. SP 8-2021, Culver's, 4201 Calumet Avenue, Drive Through Addition & Dumpster Enclosure
  
9. SP 9-2021, Total Service Development, 2117 Zimmer Drive, 5-Unit Town Home

**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.