



City of Manitowoc

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

Meeting Agenda

Plan Commission

Wednesday, July 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 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.

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

[21-0690](#) Approval of the Minutes of the June 23 and July 14, 2021 Minutes.

Attachments: [6.23.21 PC Minutes.pdf](#)
[7.14.2021 PC Minutes.pdf](#)

IV. PUBLIC HEARINGS

[21-0691](#) PC 21-2021: Phelps; Rezone from R-1 Residential-Agricultural District to R-4 Single- and Two-Family District; related to a Petition for Direct Annexation for property located on West Custer Street.

Attachments: [21-0691 PC Report Phelps Rezone W Custer Street.pdf](#)

[21-0692](#) PC 32-2021: Bay Area Holdings LLC / Schaffer; Petition to Rezone from B-1 Office - Residential to B-3 General Business, 2102 Marshall Street.

Attachments: [21-0692 PC Report 2102 Marshall B-1 to B-3.pdf](#)

V. OLD BUSINESS: None**VI. NEW BUSINESS**

- [21-0693](#) PC 20-2021: Phelps; Petition for Direct Annexation pursuant to §66.0217(2) from the Town of Manitowoc Rapids, West Custer Street.
- Attachments:** [21-0693 PC Report Phelps Annexation W Custer Street.pdf](#)
- [21-0694](#) PC 29-2021: Retzak; 812 S. 8th Street, Request to purchase a portion of City Owned Property - City Hall Parking Lot.
- Attachments:** [21-0694 PC Report Retzak Portion of City Hall Parking Lot.pdf](#)
- [21-0695](#) PC 31- 2021: Luisier; 712 Buffalo Street, Request to purchase a portion of City Owned Property, part of Lot 10, Block 156, Original Plat.
- Attachments:** [21-0695 PC Report Luisier purchase City Property Lot 10.pdf](#)
- [21-0696](#) PC 28-2021: Manitowoc County: Review of County-Owned Tax Foreclosure Properties.
- Attachments:** [21-0696 PC Report Manitowoc County Tax Foreclosure.pdf](#)
- [21-0697](#) PC 1-2021: Soaring Eagle Dairy, LLC Quit Claim Deed for Goodwin Road.
- Attachments:** [21-0697 PC Report Soaring Eagle LLC Quit Claim Deed.pdf](#)
- [21-0702](#) PC 1-2021: Northland Associates LLC; Release of Easement, Northwest Corner of Lilac Drive and Memorial Drive, Tracts 1, 2, & 3 CSM Volume 6, Page 555.
- Attachments:** [21-0702 PC Report Northland Associates Lilac Memorial.pdf](#)
- [21-0698](#) PC 30-2021: Ordinance to create Section 15.370(32) of the Manitowoc Municipal Code regulating Portable Storage Units.
- [21-0699](#) PC 33-2021: Ordinance to create amend Section 15.310 of the Manitowoc Municipal Code regulating C-1, Commercial District.
- [21-0700](#) PC 34-2021: Ordinance to amend Section 15.270 of the Manitowoc Municipal Code regulating B-3, General Business District.
- [21-0703](#) PC 36 & 37-2021: Discussion regarding River Point District Rezone from I-2 Heavy Industrial to B-4 Central Business and the Planned Unit Development.

VII. MISCELLANEOUS

- A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM): None

C. Summary of Site Plans:

1. Soaring Eagle / Luckow, NW 1/4 of the NE 1/4 Section 11, T19N, R23E Town of Manitowoc Rapids

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.