



# City of Manitowoc

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

## Meeting Agenda

### Plan Commission

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Wednesday, August 25, 2021

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: 880 3527 1798, Password: 523346.

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. APPROVAL OF MINUTES

*Minutes of the July 28, 2021 Plan Commission Meeting will be approved at the September Meeting*

#### IV. PUBLIC HEARINGS

[21-0782](#) PC 39-2021: Popp Enterprises LLC: Amendment to the Official Map; East of S. 35th Street North of Dewey Street.

**Attachments:** [21-0782 PC Report\\_Popp S 35th St](#)

[21-0783](#) PC 36-2021: Community Development Authority of the City of Manitowoc: Amendment to the Zoning Map from I-2 Heavy Industrial to B-4 Central Business, River Point.

**Attachments:** [21-0783 PC Report River Point I-2 to B-4](#)

[21-0784](#) PC 37-2021: Conditional Use Permit & Final Development Plan for River Point Planned Unit Development Pursuant to 15.750 of the Municipal Code.

**Attachments:** [21-0784 PC Report River Point PUD CUP](#)

#### V. OLD BUSINESS

[21-0698](#) PC 30-2021: Ordinance to create Section 15.370(32) of the Manitowoc Municipal Code regulating Portable Storage Units.

**Attachments:** [21-0698 PC Report Portable Storage Units August Update](#)  
[21-0698 PC Report Portable Storage Units.pdf](#)

**21-0579** PC 25-2021: Discussion Related to Barriers on Development in the City of Manitowoc.

## VI. NEW BUSINESS

[21-0785](#) PC 35-2021: City of Manitowoc: Housing Study - Presentation by MSA

**Attachments:** [Housing Study\\_Manitowoc-Draft 2021\\_8\\_24.pdf](#)

[21-0786](#) PC 38-2021: Ordinance to amend Section 15.390 of the Manitowoc Municipal Code regulating Supplementary Regulations - Yard, Height, Area, and Setbacks.

**Attachments:** [21-0786 PC Report 15.390 Supplemental Regulations](#)

## VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM) From July 21- August 16, 2021:

i. Community Development Authority of the City of Manitowoc, Located in Blocks 168, 169, 170, 172 and 173 Original Plat Gov. Lot 3 Section 30, T19N R24E City of Manitowoc

ii. Northland Associates, LLC; SW 1/4 of the NE 1/4, Section 16, T19N, R24E, City of Manitowoc Resurvey Tracts 1-3 Volume 6, Page 555. Lilac Drive and Memorial Drive

iii. Moeder, Lot 12, part of Lots 11 and 13, Block 114 of the Original Plat in the SE 1/4, SW 1/4, Section 20, T19 N, R24 E, Town of Manitowoc.

iv. Lullof, Theis, Sweeting; Located in Gov Lots 6 and 8, Section 14, T19N, R23E, Town of Manitowoc Rapids Resurvey of Lots 1-2,2-2, 3-2,4-2 of CSM Volume 2, Page 349

C. Summary of Site Plans From July 21 – August 16, 2021:

- i. SP 10-2021, Manitowoc Self Storage, 4701 W. Custer Street
- ii. SP 11-2021, Maritime Properties LLC, 909 S. 15th Street, Mini-Storage Units.
- iii. SP 12-2021, North 30th Street Mini Storage LLC, 1380 N. 13th Street, Mini-Storage Units.
- iv. SP 13-2021, Grace Lutheran Church, 2426 N. Rapids Road, Parking Lot Expansion
- v. SP 14-2021, Total Service Development, 2117 Zimmer Drive, 5 Unit Town Homes
- vi. SP 15-2021, HMI, 4466 Custer Street, Building Addition
- vii. SP 16-2021, Popp Builders, 1925 S. 35th Street Storage Building
- viii. SP 17-2021, River North Apartments, 1000 River Point Drive, 87 Unit Apartment Complex

## 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.