



City of Manitowoc

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

Meeting Agenda

Plan Commission

Wednesday, April 26, 2017

6:00 PM

Council Chambers

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.

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

[17-0429](#) Approval of the Minutes of the January 25, 2017 Meeting.

Attachments: [01-25-2017 PC Meeting Minutes Finalized 02-02-2017](#)

IV. PUBLIC INFORMATIONAL HEARINGS

[17-0431](#) PC 13-2017: Rosethorn Community Church, Inc., Request for a Conditional Use Permit pursuant to Section 15.210(3) for the Operation of a Church located at 1015 S. 11th Street.

Attachments: [17-0431 PC13-2017 Neighbor Notice Rosethorn](#)

V. REFERRALS FROM COMMON COUNCIL: None

VI. OLD BUSINESS

17-0432 PC 10-2016: Conditional Use Permit Annual Review: The Hope House; Transitional Housing use for property located at 3501 Custer Street.

17-0433 PC11-2016: Conditional Use Permit Annual Review: TLC Homes, Inc Adult Day Services use located at 1004 N. 17th Street.

17-0434 PC 25-2014: Ramirez Annual Review of a Conditional Use Permit for the Operation of a Towing Service at 1545 S. 41st Street.

VII. NEW BUSINESS

- [17-0435](#) PC 10-2017: Kwik Trip / La Crosse Sign Company: Request for Animated Sign in a B-3 General Business District at 2102 Washington Street.
- [17-0436](#) PC 11-2017: Manitowoc Public Utilities; Review of Placement of a Wind Screen Structure pursuant to § 62.23(5).
- [17-0437](#) PC 12-2017: Discussion on Proposed Project Plan Amendment #4 for Tax Incremental Financing District #15.
- [17-0438](#) PC 1-2017: Doneff Holdings LLC, Quit Claim Deed for Mirro Drive Purposes.

VIII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. *Midwest Assisted Living LLC: NE ¼, SE ¼, Section 34, Township 19 North, Range 23 East, City of Manitowoc.*
2. *Downing: SW ¼, SE ¼, Section 13, Township 18 North, Range 23 East, Town of Newton*
3. *Manitowoc Company: NW ¼, SE ¼, & SW ¼, SE ¼ Section 36, City of Manitowoc*
4. *BR & LE Properties, LLC: SE ¼, NE ¼ Section 31, Township 20 North, Range 24 East, Town of Kossuth*
5. *Manitowoc Public School District / Doneff Holdings LLC: NE ¼, NW ¼, Section 16, Township 19 North, Range 24 East.*

C. Summary of Site Plans January 14, 2017 to April 14, 2017:

1. *SP 1-2017: Tramontina – Office Addition; 2005 Mirro Drive*
2. *SP 2-1017: MTM - Building Addition; 4330 Expo Drive*
3. *SP 3-2017: Aurora Health Clinic; New Construction; 3509 Dewey Street.*
4. *SP 4-2017: Skana Aluminum; Building Addition; 2009 Mirro Drive.*
5. *SP 5-2017: Holy Family Memorial Pharmacy Pickup & Parking lot construction, 1650 S. 41st Street*
6. *SP 6-2017: Forest Creek Apartments Buildings 3 & 4*
7. *SP 7-2017: RPM Small Engine, LLC; 1920 N. Rapids Road, 2,400 s.f. building addition*
8. *SP 8-2017: Mark Rhein Insurance Agency; 2904 Custer Street, 644 s.f. office addition*

D. Director's Report

IX. ADJOURNMENT

If you need accommodations for this meeting, please notify the City Clerk's office at least 48 hours in advance of the meeting (or as soon as possible after the meeting is posted, if posted less than 48 hours prior to the meeting time) at 686-6950. 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.