



# City of Manitowoc

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

## Meeting Agenda

### Plan Commission

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Wednesday, May 23, 2018

6:00 PM

Council Chambers

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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.

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

[18-0515](#) Approval of the Minutes of the March 28, 2018 Meeting.

**Attachments:** [18-0515 3-28-2018 PC Minutes](#)

#### IV. PUBLIC INFORMATIONAL HEARINGS

[18-0516](#) PC 17-2018: West of the Lake Gardens - Request to Rezone property located at 915 Memorial Drive from R-2 Single Family Residential to B-1 Office Residential.

**Attachments:** [18-0516 PC Report West Foundation](#)

[18-0517](#) PC 15-2018: Larson Plumbing, LLC. - Request for a Conditional Use Permit to Allow for the Outside Storage of Merchandise in a B-3 General Business District located at 1010 Hamilton Street.

**Attachments:** [18-0517 PC Report Larson Plumbing](#)

[18-0518](#) PC 10-2018: Tax Incremental District #12 (Manitowoc I-43 Industrial Park, Phase III) Territory Subtraction Amendment Public Hearing.

**Attachments:** [18-0518\\_PC Report TID 12\\_05-2018](#)

[18-0519](#) PC 12-2018: Tax Incremental District #21 (I-43 Technology and Enterprise Campus) District Creation, Project Plan, and Proposed Boundary Public Hearing.

**Attachments:** [18-0519\\_PC Report TID 21\\_05-2018](#)

## V. REFERRALS FROM COMMON COUNCIL

[18-0520](#) PC 16-2018: Request from James and Kimberly Everett to Purchase City Owned Land Adjacent to 1418 N. 3rd Street.

**Attachments:** [18-0520 PC Report N 3rd Land Sale](#)

## VI. OLD BUSINESS

*None*

## VII. NEW BUSINESS

[18-0521](#) PC 14-2018: Discussion Regarding a Potential Rezoning from B-3 General Business to C-1 Commercial to allow for the Placement of a Digital Billboard Located at Rummele's Jewelers - 4101 Calumet Avenue.

**Attachments:** [18-0521 PC Report Rummele Rezone Discussion](#)

[18-0522](#) PC 19-2018: Bay Pointe Developers II, LLC - Concept Plan for the Former Elks Club Property.

**Attachments:** [18-0522 PC Report Bay Pointe Elks Concept](#)

[18-0523](#) PC 10-2018: Tax Incremental District #12 (Manitowoc I-43 Industrial Park, Phase III) Territory Subtraction Amendment and Adopting Resolution.

**Attachments:** [18-0518\\_PC Report TID 12\\_05-2018](#)

[18-0524](#) PC 12-2018: Tax Incremental District #21 (I-43 Technology and Enterprise Campus) District Creation, Project Plan, Proposed Boundary, and Adopting Resolution.

**Attachments:** [18-0519\\_PC Report TID 21\\_05-2018](#)

[18-0525](#) PC 11-2018: Maritime Pointe Subdivision - Release of a Pedestrian Easement.

**Attachments:** [18-0525 PC Report Release of Easement](#)

[18-0526](#) PC 13-2018: MMC 3.050(2) Plan Commission Membership to serve as Second Vice-Chair

**Attachments:** [18-0526 PC Report Vice Chair](#)

[18-0527](#) PC1-2018: Bay Pointe Developers II, LLC Quit Claim Deed for Bayshore Drive purposes.

**Attachments:** [18-0527 Bayshore Drive qc deed](#)

[18-0528](#) PC 18-2018: Proposed Amendment to MMC Section 15.370(13) Regulating the definition of Swimming Pools, Hot tubs and Spas.

**Attachments:** [18-0528 PC Report Chapter 15.370 swimming pool definition](#)

## VIII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. *Kornely / Woodland Dunes: NW ¼, NE ¼, Section 9, Township 19 North, Range 24 East, City of Manitowoc.*

2. *Bay Pointe Developers II, LLC: Government Lot 1, Section 17, Township 19 North, Range 24 East, City of Manitowoc.*

C. Summary of Site Plans

1. *SP 1-2018: Wisconsin Aluminum Foundry, 838 S. 16th Street Building Expansion.*

2. *SP 2-2018: TLC Homes, 1795 Nagle Avenue Assisted Living Facility.*

3. *SP 3-2018: Manitowoc County Expo Grounds, Dairy Cattle Barn 4921 Expo Drive.*

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.

