



# City of Manitowoc

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

## Meeting Agenda

### Plan Commission

---

Wednesday, February 28, 2018

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

[18-0195](#) Approval of the Minutes of the October 25, 2017 Plan Commission Meeting

**Attachments:** [18-0195\\_10-25-2017 PC Minutes Final](#)

#### IV. PUBLIC INFORMATIONAL HEARINGS

[18-0196](#) PC 6-2018: Schultz, Request for a Conditional Use Permit for the Establishment of a Micro-Blading Establishment at 2510 Washington Street

**Attachments:** [18-0196 PC Report CUP 2510 Washington St](#)

[18-0206](#) PC 3-2017: Knutson / Terp; Request for a Conditional Use Permit for an Open Sales Lot located at 2020 Dufek Drive.

**Attachments:** [18-0206 PC report annual review 2018](#)

#### V. REFERRALS FROM COMMON COUNCIL

*None*

#### VI. OLD BUSINESS

**18-0197** PC 10-2017 Kwik Trip / LaCrosse Sign Company: Compliance Review of an Animated Sign located at 2102 Washington Street

**Attachments:** [18-0197\\_Kwik Trip Special Use Review](#)

## VII. NEW BUSINESS

[18-0199](#) PC 5-2018: Sonnenburg Builders; Request for a Special Permit for an Animated Sign in a C-1 Commercial Zoning District at 2125 N. Rapids Road

**Attachments:** [18-0199 PC Report Sonnenburg](#)

[18-0200](#) PC 2-2018: Annual Review of Community Living Arrangements pursuant to MMC 15.370(19)

**Attachments:** [18-0200\\_CBRF Annual Review](#)

[18-0201](#) PC 3-2018: Harbor Assistance Program - Annual Statement of Intentions

**Attachments:** [18-0201 PC Report HAP 2018](#)

[18-0202](#) PC 4-2018: Tax Incremental District # 20 Project Plan Introduction and Discussion

**Attachments:** [18-0202\\_TID 20 Lakeside Foods](#)

[18-0203](#) PC 1-2018: Maritime Ag, LLC; Quit Claim Deed for Knuell Street purposes

**Attachments:** [18-0203 pc report Knuell St Maritime Ag LLC](#)

[18-0204](#) PC 4-2016: Downtown Plan Update and Discussion

**Attachments:** [18-0204\\_Downtown Plan Update](#)

[18-0205](#) PC 18-2017: Downtown Parking Study Update and Discussion

**Attachments:** [18-0205\\_Parking Study Update](#)

## VIII. MISCELLANEOUS

A. Manitowoc County Activities:

*None*

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

1. *Diederichs: Government Lot 1, Section 14, Township 19 North, Range 23 East, Town of Manitowoc Rapids.*
2. *Colorcraft: SE ¼, NE ¼ Section 34, Township 19 North, Range 23 East, City of Manitowoc.*
3. *S&S Investments: NE ¼, SE ¼ Section 1, Township 18 North, Range 23 East, Town of Newton.*
4. *Strodthoff: NE ¼, SW ¼, Section 26, Township 19 North, Range 23 East, Town of Manitowoc Rapids.*
5. *Backus: SW 1/4, SE ¼, Section 11, Township 18 North, Range 23 East, Town of Newton.*
6. *Maritime Ag, LLC: SE ¼, NE ¼, Section 11, Township 19 North, Range 23 East, City of Manitowoc.*
7. *Behringer: SE ¼, NW ¼, Section 18, Township 18 North, Range 23 East, City of Manitowoc.*
8. *Wisconsin Aluminum Foundry: E ½, NW ¼, and W ½, NE ¼ Section 30, Township 19 North, Range 24 East, City of Manitowoc*

**C. Summary of Site Plans**

1. *Color Craft: Building Expansion, 5631 West Drive.*
2. *Menards: Warehouse Expansion, 5120 Calumet Avenue*
3. *Fox Community Credit Union: New Construction, 3417 Calumet Avenue.*

**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.