



City of Manitowoc

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

Meeting Agenda

Plan Commission

Wednesday, August 28, 2019

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

[19-0932](#) Approval of the Minutes of the June 26th, 2019 Plan Commission Meeting.

Attachments: [19-0932 06-26-2019 PC Minutes Granicus](#)

IV. PUBLIC HEARINGS

[19-0934](#) PC 33-2019 Holy Family Memorial / Core Treatment Services Pursuant to MMC 15.230(3)k. Request for a Conditional Use Permit for the establishment of a Transitional Housing Residential Treatment Center in the B-1 Office - Residential Zoning District located at 3 Riverview Drive.

Attachments: [19-0934 PC Report HFM Core CUP](#)

V. OLD BUSINESS

None

VI. NEW BUSINESS

[19-0933](#) PC 30-2019 Fox Communities Credit Union; Request for a Special Permit for an Animated Sign located at 4102 Calumet Avenue.

Attachments: [19-0933 PC Report FCCU 4102 Calumet Ave Animated Sign](#)

[19-0935](#) PC 32-2019 Amendment to Municipal Code Chapter 15.450 - Sign Ordinance. Creation of a Multi-tenant sign category.

Attachments: [19-0935 PC Report Multi-tenant signs Ordinance](#)

[19-0936](#) PC 29-2019 Site Plan Review - Manitowoc Aquatic Center Proposed Expansion pursuant to §62.23(6) "Matters Referred to the Plan Commission"

Attachments: [19-0936 PC Report Aquatic Center Expansion](#)

[19-0937](#) PC 1-2019: Bright Horizon Properties, LLC; Quit Claim Deed for N. 8th Street purposes.

Attachments: [19-0937 Bright Horizon N 8th st Quit Claim Deed](#)

VII. MISCELLANEOUS

A. Manitowoc County Activities:

None

B. Certified Survey Maps (CSM):

1. *Gorte; Section 18, Township 18 North, Range 23 East, Town of Newton.*
2. *Lakeside Foods; NE ¼ Section 36, Township 19 North, Range 23 East, City of Manitowoc.*
3. *J&J Grace Properties LLC; SW ¼ of SW ¼ Section 9, Township 19 North, Range 24 East, City of Manitowoc.*
4. *Bright Horizon Properties, LLC; SW ¼ of NW ¼ Section 17, Township 19 North, Range 24 East, City of Manitowoc.*
5. *WAFCO LLC / Wisconsin Aluminum Foundry; W ½ of NE ¼ Section 30, Township 19 North, Range 24 East, City of Manitowoc.*
6. *WAFCO, LLC; SE ¼, NW ¼ Section 30, Township 19 North, Range 24 East, City of Manitowoc.*

C. Summary of Site Plans:

1. *SP 9-2019: Rapids Leasing & Rentals, LLC; 304 N. Rapids Road. Parking Lot Expansion*
2. *SP 10-2019: Lakeside Foods; 1955 S. 30th Street. New construction freezer warehouse*
3. *SP 11-2019: East Point Rentals; 1013 Viebahn Street. New construction, mini – storage buildings.*
4. *SP 12-2109: Lakebreeze Apartments, LLC 2303 Johnston Drive. New Clubhouse building.*

D. Director's Report

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.