



City of Manitowoc

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

Meeting Agenda Plan Commission

Wednesday, April 16, 2014

6:30 PM

Planning /Engineering Conference Room

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

[14-650](#) Approval of the Minutes of the March 12, 2014 Meeting.

Attachments: [03-12-2014 plan commission minutes](#)

IV. PUBLIC INFORMATIONAL HEARINGS

[14-654](#) PC10-2014: Miller Conditional Use Permit for Home Occupation-Accessory Building at 954 S. 29th Street Pursuant to Section 15.030(1) of Manitowoc Municipal Code.

Attachments: [PC 10-2014 Miller CUP](#)

[14-465](#) Communication from Tim Frey, owner of TLC Homes, Inc. requesting an exception to the 2500' rule for CBRF's for property on Paul Rd.

PC 13-2014. JHA Properties, LLC; Request for Exception to 2,500' Separation Requirement Pursuant to Wis. Stat. § 62.23(7)(i)1. for Establishment of an 8-person Community Based Residential Facility (CBRF) at 2213 Paul Road.

Attachments: [14-465.pdf](#)
[PC 13-2014 JHA Properties CBRF Exception](#)

[14-483](#) Communication from SMI as representatives of the Manitowoc Lakebreeze Apartments, LLC and WLC, LLC requesting a change to the Official Map eliminating two streets that run to the east off of Johnston Drive to accomodate an apartment project.

PC 14-2014 / PC3-2014. WLC, LLC and Manitowoc Lake Breeze Apartments LLC; Proposed Vacation Under Wis. Stat. § 66.1003(2) and Official Map Amendment Under Wis. Stat. § 62.23(6) at Johnston Drive, North of E. Charles Lane.

Attachments: [14-483.pdf](#)
[PC 14-2014 & PC 3-2014 Lake Breeze Apts](#)

[14-484](#) Communication from SMI as representatives of the Manitowoc Lakebreeze Apartments LLC and WLC, LLC requesting a vacation of a portion of two Official Map streets that run to the east off of Johnston Drive.

PC 14-2014 / PC3-2014. WLC, LLC and Manitowoc Lake Breeze Apartments LLC; Proposed Vacation Under Wis. Stat. § 66.1003(2) and Official Map Amendment Under Wis. Stat. § 62.23(6) at Johnston Drive, North of E. Charles Lane.

Attachments: [14-484.pdf](#)
[PC 14-2014 & PC 3-2014 Lake Breeze Apts](#)

[14-564](#) Petition of the Manitowoc Lakebreeze Apartments LLC and WLC, LLC requesting a vacation of a portion of two Official Map streets that run to the east off of Johnston Drive.

PC 14-2014 / PC3-2014. WLC, LLC and Manitowoc Lake Breeze Apartments LLC; Proposed Vacation Under Wis. Stat. § 66.1003(2) and Official Map Amendment Under Wis. Stat. § 62.23(6) at Johnston Drive, North of E. Charles Lane.

Attachments: [14-564.pdf](#)
[PC 14-2014 & PC 3-2014 Lake Breeze Apts](#)

V. REFERRALS FROM COMMON COUNCIL

[14-655](#) PC1-2014: Holsen; Quit Claim Deed to the City of Manitowoc for .49-Acres for Goodwin Road Purposes.

Attachments: [PC 1-2014 Holsen Quit Claim](#)

VI. OLD BUSINESS: None.

VII. NEW BUSINESS

[14-651](#) PC 11-2014/PC 38-2001: Abbey Ridge LLC; Vacation and Official Map Amendment at Ravenswood Lane and Ebony Avenue.

Attachments: [PC 11-2014 & PC 38-2001 Abbey Ridge](#)

[14-656](#) PC12-2014: Miniature Golf Course at Citizen Park; Review Pursuant to Wis. Stat. § 62.23(5).

Attachments: [PC 12-2014 Mini Golf Course](#)

VIII. MISCELLANEOUS

A. Manitowoc County Activities: None.

B. Certified Survey Maps (CSM):

[14-652](#) LOK-SAFE, LLC; Proposed Resurvey of CSM Tr. 4, V.1, P. 361 and CSM Tr. 7, V.7, P. 513 in the NW ¼ of the NW ¼, Section 1, T18N, R23E, Town of Newton.

Attachments: [CSM Lok Safe](#)

[14-653](#) Yetter Living Trust, Proposed CSM of Lots 12 and 13, Block 5, Woodridge Estates Subdivision #2, Section 8, T19N, R24E, City of Manitowoc.

Attachments: [CSM Yetter](#)

C. Summary of Site Plans: None.

IX. ADJOURNMENT

Respectfully Submitted,

David Less
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.