



# City of Manitowoc

900 Quay Street  
Manitowoc, WI 54220  
[www.manitowoc.org](http://www.manitowoc.org)

## Meeting Agenda

### Plan Commission

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Wednesday, July 29, 2015

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

[15-772](#) Approval of the Minutes of the June 3rd, 2015 Meeting.

**Attachments:** [06-03-2015 plan comm minutes final](#)

#### IV. PUBLIC HEARING

[15-773](#) PC 20-2015: Project Plan Amendment - Tax Incremental District #15.

**Attachments:** [PC 20-2015 Project Plan Amendment TIF 15](#)

#### V. PUBLIC INFORMATIONAL HEARING

[15-774](#) PC 22-2015: TLC Homes Request for Conditional Use Permit for an Adaptive Reuse Pursuant to 15.150(3)k and 15.370(29) at 1004 N. 17th Street for an Adult Day Care Facility and Office Use.

**Attachments:** [PC 22-2015 TLC Homes CUP](#)

#### VI. REFERRALS FROM COMMON COUNCIL: None

#### VII. OLD BUSINESS

[15-775](#) PC 24-2014: Update Revision to Municipal Code Chapter 15.450 Sign Ordinance.

**VIII. NEW BUSINESS**

[15-776](#) PC 25-2014: Annual Review of Ramirez Auto Repair and Towing's Conditional Use Permit for the Wrecker Service at 1545 S. 41st Street.

**Attachments:** [PC 25-2014 Ramirez Auto CUP Annual Review](#)

[15-777](#) PC 49-2010: Saunders Review of Special Permit for a Parking Lot in a Residential District.

**Attachments:** [PC 49-2010 Sauders Rev Special Permit](#)

[15-778](#) PC 23-2015: Sign Me Up, Request for a Non-Animated Billboard at 1320 Washington Street - Novak's Service Center.

**Attachments:** [PC 23-2015 Non-Animated Billboard 1320 Washington](#)

[15-779](#) PC 24-2015: Cenex Convenience Store, Request for an Animated Sign at 311 N. Rapids Road.

**Attachments:** [PC 24-2015 Cenex Animated Sign 311 N Rapids](#)

[15-780](#) PC 25-2015: John Thompson, Placement of fill in a P-1 Conservancy District off of Menasha Avenue, pursuant to 15.070(4)a.

**Attachments:** [PC 25-2015 Thompson Fill Menasha Ave](#)

[15-781](#) PC 1-2015: Kaysun Corporation, 5500 West Drive Request for a Release of Easement.

**Attachments:** [PC 1-2015 Kaysun Release of Easement](#)

[15-782](#) PC 1-2015: Abbey Ridge LLC: Quit Claim Deed - Ebony Avenue.

**Attachments:** [PC 1-2015 Abbey Ridge Quit Claim Ebony Ave](#)

[15-783](#) PC 1-2015: John Lukas: Quit Claim Deed - Ebony Avenue.

**Attachments:** [PC 1-2015 John Lukas Quit Claim Ebony Ave](#)

[15-784](#) PC 21-2015 Manitowoc County Tax Foreclosure Properties.

**Attachments:** [PC 21-2015 Mtwc County Tax Foreclosures](#)

[15-785](#) PC 1-2015: Willow Spruce Trust: Request for Release of Easement at 2211 N. 8th Street.

**Attachments:** [PC 1-2015 Willow Spruce Trust Release of Easement 2211 N 8th](#)

[15-806](#) PC 20-2015. Discussion and Possible Action on Project Plan Amendment - Tax Incremental District # 15 and adoption of resolution.

[15-786](#) PC 19-2015: Discussion and Possible Action on Creation of Tax Incremental District #18.

Attachments: [PC 19-2015 TID 18 Timeline](#)

## IX. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

[15-787](#) PH Manitowoc, LLC SW ¼, NE ¼ and NW 1/4, SE ¼ Section 35, Township 19 North, Range 23 East, City of Manitowoc.

C. Summary of Site Plans

[15-788](#) SP 6- 2015: MTM, 4330 Expo Drive - 20,000 sf building addition.

[15-789](#) SP 7-2015: Kaysun Corporation - 31,000 sf building.

D. Director's Report

## X. 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.