

## A G E N D A

Plan Commission Conference Room  
First Floor  
Manitowoc City Hall  
900 Quay Street

Regular Meeting  
Manitowoc City Plan Commission  
*Wednesday*  
September 14, 2011  
6:30 P.M.

**I. CALL TO ORDER.**

**II. ROLL CALL.**

**III. APPROVAL OF MINUTES** of the Regular August 10, 2011 Meeting (see enclosure #1).

**IV. PUBLIC INFORMATIONAL HEARINGS**

- A. PC37-2011: City of Manitowoc; Vacation for Portion of an Alley Under Wis. Stat. § 66.1003(4) and Official Map Amendment Under Wis. Stat. § 62.23(6) in Block 6 of Reed Lawn Subdivision (see enclosure #2).
- B. PC41-2011: Lakeshore Mini Storage, LLC; Request to Rezone Property at 2424 Johnston Drive from "R-5" Low Density Multiple- Family District to "I-1" Light Industrial District Pursuant to Section 15.330(2)(hhh) of the Manitowoc Municipal Code (see enclosure #3).
- C. PC43-2011: RTM Real Estate LLC; Request to Rezone Property at 940 N. 11<sup>th</sup> Street from "B-2" Neighborhood Business District to "B-3" General Business District Pursuant to Section 15.270(2)(uu) of the Manitowoc Municipal Code (see enclosure #4).

**V. REFERRALS FROM COMMON COUNCIL**

- A. PC38-2009/PC13-2003/SP11-2009: Custer Ridge Holdings LLC/Custer Village LLC; Proposed Modification of Easements at Expo Drive and I-43 - Review of Correction Instrument (see enclosure #5).
- B. PC30-2011: Eberhardt; Petition for Direct Annexation - North 8<sup>th</sup> Street No. 3 (see enclosure #6).
- C. PC1-2011: Eberhardt et al.; Quit Claim Deed to the City of Manitowoc for .25-Acres for N. 8<sup>th</sup> Street Purposes (see enclosure #7).

- D. PC1-2011: Eberhardt et al.; Quit Claim Deed to the City of Manitowoc for 3.90-Acres for an Unnamed East-West Street Purposes (see enclosure #8).
- E. PC1-2011: Eberhardt et al.; Quit Claim Deed to the City of Manitowoc for .23-Acres for Keegan Drive Purposes (see enclosure #9).
- F. PC7-2002/PC18-97/PC18-86: Lamar Outdoor Advertising/DeLite Outdoor Advertising, Inc.; Request for Third Extension of 1997 Lease (see enclosure #10).
- G. PC42-2011/PC48-2003/PC57-2001/PC61-98: College Glen Developers LLP; Proposed Improvements at Silveridge Park in Silveridge Subdivision (see enclosure #11).
- H. PC1-2011: Holiday House of Manitowoc County, Inc.; Permanent Easement for .002-Acres on Meadow Lane (see enclosure #12).
- I. PC1-2011: Matthias and Charlotte Wagner; Permanent Easement for .03-Acres for Storm Sewer Purposes on So. 36<sup>th</sup> Street (see enclosure #13).

**VI. OLD BUSINESS**

- A. PC49-2010: Saunders; Request for Special Permit Under Section 15.43(11) for Creation of a Parking Lot in a Residential Zoning District - 1205 So. 13<sup>th</sup> / Lot 3, Block 314, Original Plat - Request for Modification of Special Permit (see enclosure #14).

**VII. NEW BUSINESS**

- A. None.

**VIII. MISCELLANEOUS**

- A. Manitowoc County Activities:
  - 1. None.

B. Certified Survey Maps (CSM):

1. Eberhardt; 3 Proposed CSMs in the SW<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub>, and the SE 1/4 of NW 1/4 Sec. 8, T.19N., R.24E., City of Manitowoc (see enclosures #15, #16 and #17).
2. Dewey Properties, LLC; Proposed CSM Being Redivision of Lot 24-1BA of CSM Rec. V. 26, P. 33, Located in NE<sup>1</sup>/<sub>4</sub> of Sec. 35, T.19N., R23E., City of Manitowoc (see enclosure #18).

C. Summary of Site Plans 8/4/2011 - 9/7/2011:

1. SP8-2011: Coldwell Banker, 935 So. 25<sup>th</sup> - Parking Lot Addition (approved).
2. SP9-2011: Keith Laurent, 812 State - New Garage (approved).
3. SP10-2011: Wafco, LLC, 828 So. 16<sup>th</sup> - Building Addition and Storage Yard (approved).

**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 meetings laws.