

# AGENDA

(AMENDED 12/7/2012)

*Amended text appears as bold and italicized*

Regular Meeting  
First Floor Plan Commission Room  
Manitowoc City Hall  
900 Quay Street

Manitowoc City Plan Commission  
**Wednesday**  
December 12, 2012  
6:30 P.M.

**I. CALL TO ORDER.**

**II. ROLL CALL.**

**III. APPROVAL OF MINUTES** of the October 10, 2012 Meeting (see enclosure #1).

**IV. PUBLIC INFORMATIONAL HEARINGS**

- A. PC43-2012: Michels/Raddatz; Request for Rezone Property at 118-120 Cleveland Avenue from "R-5" Low Density Multiple-Family District to "B-1" Office-Residential District Pursuant to Section 15.230(2)(c) of the Manitowoc Municipal Code (see enclosure #2).
- B. PC44-2012: JHA Properties, LLC/TLC Homes, Inc.; 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 703 and 705 East Cedar Avenue (see enclosure #3).
- C. PC40-2012: Allie/Carstens/Carstens Trust; Request to Rezone Property in Section 35 At Viebahn and So. 42<sup>nd</sup> Street (CTH "CR") from "I-1" Light Industrial District to "B-2" Neighborhood Business District Pursuant to Section 15.250(2)(a) of the Manitowoc Municipal Code (see enclosure #4).
- D. PC41-2012: Allie/Carstens/Carstens Trust; Proposed Official Map Amendment Under Wis. Stat. § 62.23(6) for Property in Section 35, at Viebahn and So. 42<sup>nd</sup> Street (CTH "CR") (see enclosure #5).

## V. REFERRALS FROM COMMON COUNCIL

- A. PC42-2012: Manitowoc County - Various Tax Deeds (see enclosure #6).

## VI. OLD BUSINESS

- A. PC21-2010/PC53-2009/PC28-2007: Great Lakes Energy Technologies, LLC/Orion Energy Systems, Inc.; Proposed Small Wind Energy System on Woodland Drive Under Section 15.770 of Manitowoc Municipal Code - Annual Compliance Review (see enclosure #7).
- B. PC49-2010: Saunders Request for an Extension of a Special Permit for a Parking Lot in a "R" Zoning District.(see enclosure #8).
- C. PC32-2012: Amvets Post #99, Inc.; Discussion Regarding Deed Restriction for Lots 7-10, Block 22, Manitowoc Rapids Subdivision in Regards to Conditional Use Permit Request (see enclosure #9).
- D. PC35-2012/PC30-99: Riverland Ag Corp: Conditional Use Sign & Graphics Pursuant to Section 15.450(5)(j) of Manitowoc Municipal Code - Update on Silo Signage on Former Busch Agricultural Resources, Inc. Towers on Washington Street (see enclosure #10).
- E. PC38-2012: Proposed Changes to the Sign Code Section of Chapter 15.450 (see enclosure #11).

## VII. NEW BUSINESS

- A. PC46-2012: Modification to Fee Schedule (see enclosure #12).
- B. *Update - Waldo Boulevard Reconstruction Project and Advisory Committee.*

## VIII. MISCELLANEOUS

- A. Manitowoc County Activities:
  - 1. None.
- B. Certified Survey Maps (CSM):

1. Kraynek: Proposed CSM in the W<sup>1</sup>/<sub>2</sub>, SE<sup>1</sup>/<sub>4</sub>, & NE<sup>1</sup>/<sub>4</sub>, SW<sup>1</sup>/<sub>4</sub>, Section 2, T.19N., R.23E., Town of Manitowoc Rapids (see enclosure #13).
  2. Holschbach; Proposed CSM in SW<sup>1</sup>/<sub>4</sub>, SE<sup>1</sup>/<sub>4</sub>, Town of Newton (see enclosure #14).
  3. Holschbach; Proposed CSM in SE<sup>1</sup>/<sub>4</sub>, SE<sup>1</sup>/<sub>4</sub> and Incl. TR1 of CSM V. 1, P. 193, Town of Newton (see enclosure #15).
  4. Kieselhorst: CSM in the NW<sup>1</sup>/<sub>4</sub>, NW<sup>1</sup>/<sub>4</sub>, Section 5, T.18N., R.23E., Town of Newton (see enclosure #16).
  5. Moore: CSM in the SE<sup>1</sup>/<sub>4</sub>, NE<sup>1</sup>/<sub>4</sub>, Section 1, T.18N., R.23E., Town of Newton (see enclosure #17).
  6. Laurent: CSM in the SE<sup>1</sup>/<sub>4</sub>, SE<sup>1</sup>/<sub>4</sub>, Section 4, T.19N., R.24E., Town of Manitowoc (see enclosure #18).
  7. Carlson: Pre-Approved. CSM in the NE<sup>1</sup>/<sub>4</sub>, NE<sup>1</sup>/<sub>4</sub>, Section 4, T.19N., R.23E., Town of Manitowoc Rapids (see enclosure #19).
  8. Popp: Pre-Approved CSM in the NE<sup>1</sup>/<sub>4</sub>, SW<sup>1</sup>/<sub>4</sub>, Section 31, T.19N., R.23E., City of Manitowoc (see enclosure #20).
- C. Summary of Site Plans 10/4/2012 - 12/6/2012:
1. SP11-2012: Silver Lake College, 2406 So. Alverno - Music Building; New Construction (approved).
  2. SP12-2012: Northern Labs, Inc., 5800 West Drive; Building Addition (approved).
  3. SP13-2012: Trident Real Estate LLC/RLJ Dental, S.C., 934 So. 25th - Parking Lot (approved).
  4. SP14-2012: Merwynn Trade Group,

LLC/Northland Restaurant Group LLC/Hardee's, 3900  
Calumet - New Construction (approved).

5. SP15-2012: Drumm/Lakeshore Aviation, 1853  
Freedom Way - Hangar #27 - Building Expansion  
(approved).

6. SP16-2012: Marathon Convenience Store, 1807  
Washington Street - Building Expansion (approved).

**IX. ADJOURNMENT**

Respectfully Submitted,

Dave 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.