



# City of Manitowoc

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

## Meeting Agenda

### Plan Commission

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Wednesday, November 20, 2019

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

[19-1245](#) Approval of the Minutes of the August 28, 2019 Plan Commission Meeting

**Attachments:** [19-1245 PC Minutes Granicus FINAL](#)

#### IV. PUBLIC HEARINGS

[19-1246](#) PC 35-2019: Dennis & Lana Brunner; Brunner Court - Proposed Street Vacation under §66.1003(2) and Official Map Amendment under §62.23(6)

**Attachments:** [19-1246 PC Report Brunner Ct](#)

[19-1247](#) PC 36-2019: Grow it Forward Inc; Request for a Conditional Use Permit for an Adaptive Reuse pursuant to Chapter 15.370(29) located at 1501 Marshall Street

**Attachments:** [19-1247 PC Report Grow it Forward CUP](#)

[19-1248](#) PC 37-2019: Kevin and Kay Sonnenburg; Request for a Conditional Use Permit for the establishment of a Bed and Breakfast at 2004 Menasha Avenue pursuant to Chapter 15.130(3)h

**Attachments:** [19-1248 PC Report Sonnenburg Bed & Breakfast CUP](#)

#### V. OLD BUSINESS

**19-1249** PC 32-2015: The Crossing of Manitowoc County, 419 Park Street,  
Conditional Use Permit - Annual Review

Attachments: 19-1249 PC Report Crossing2019 review

## VI. NEW BUSINESS

[19-1250](#) PC 38-2019: Dabbco LLC; Request for a Special Permit for an Animated  
Sign in an I-1 Light Industrial District located at 2035 S 30th Street

Attachments: [19-1250 PC Report Dabbco animated sign](#)

## VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. Bay Pointe Developers II, LLC; Section 17 & 20, Township 19 North, Range 24 East, City of Manitowoc.
2. Bay Pointe Developers II, LLC; Section 17 & 20, Township 19 North, Range 24 East, City of Manitowoc.
3. Froelich / Dahm; NE ¼ Section 36, Township 19 North, Range 23 East, Town of Kossuth.
4. Eberhardt; NW ¼; SW ¼, Section 35, Township 19 North, Range 23 East, Town of Manitowoc Rapids.
5. Luebke; SW ¼, SW ¼ Section 6, Township 18 North, Range 23 East, Town of Newton.
6. Getter; SE ¼, NW ¼ & NE ¼, SW ¼ Section 7, Township 18 North, Range 23 East, Town of Newton.

C. Summary of Site Plans From August 22 to November 7, 2019:

1. SP 13-2019: Yauger Storage Building; 4109 Conroe Street
2. SP 14-2019: Lincoln Park Zoo Storage Building; 1215 N. 8th Street
3. SP 15-2019: Forest Creek Apartments Club House; 2300 S. 42nd Street
4. SP 16-2019: RPM – Storage Building; 920 N. Rapids Road
5. SP 17-2019: Dunkin / Baskin Robbins; 3506 Calumet Avenue

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](mailto: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.