



# City of Manitowoc

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

## Meeting Agenda

### Plan Commission

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Wednesday, March 28, 2018

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

[18-0195](#) Approval of the Minutes of the October 25, 2017 Plan Commission Meeting

**Attachments:** [18-0195\\_10-25-2017 PC Minutes Final](#)

[18-0293](#) Approval of the Minutes of the February 28, 2018 Plan Commission Meeting

**Attachments:** [18-0293\\_2-28-2018 PC Minutes REVISED](#)

#### IV. PUBLIC INFORMATIONAL HEARINGS

[18-0294](#) PC 7-2018: Laugin Enterprises / Wergin, Request for a Conditional Use Permit for the Establishment of Mini-Warehouses in a C-1 Commercial District pursuant to 15.310(3)b located at 2625 Hamilton Street

**Attachments:** [18-0294 PC Report Laugin Mini warehouse](#)

[18-0295](#) PC 4-2018: Tax Incremental District # 20 Project Plan Public Hearing

**Attachments:** [18-0295 & 0297\\_TID 20 Plan and Resolution](#)

#### V. REFERRALS FROM COMMON COUNCIL

[18-0296](#) PC 8-2018: Request from Ted Hacker for the Placement of a 1st Responder Memorial pursuant to WI Statute 62.23(5)

**VI. OLD BUSINESS**

**18-0197** PC 10-2017 Kwik Trip / LaCrosse Sign Company: Compliance Review of an Animated Sign located at 2102 Washington Street. Recommending approval of the annual review of an animated sign located in a B-3 Business District and review of the landscaping plan at the September 2018 Plan Commission.

**Attachments:** 18-0197\_Kwik Trip Special Use Review

**18-0199** PC 5-2018: Sonnenburg Builders; Request for a Special Permit for an Animated Sign in a C-1 Commercial Zoning District at 2125 N. Rapids Road. Recommending issuance of the Special Permit for the animated sign as depicted in the sign application packet.

**Attachments:** 18-0199\_PC Report Sonnenburg

**18-0196** PC 6-2018: Schultz, Request for a Conditional Use Permit for the Establishment of a Micro-Blading Establishment at 2510 Washington Street

**Attachments:** 18-0196\_PC Report CUP 2510 Washington St

**18-0206** PC 3-2017: Knutson / Terp; Request for a Conditional Use Permit for an Open Sales Lot located at 2020 Dufek Drive.

**Attachments:** 18-0206\_PC report annual review 2018 Open Sales lot

**18-0200** PC 2-2018: Annual Review of Community Living Arrangements pursuant to MMC 15.370(19). Recommending approval of the associated licenses for the community Living Arrangements for 2018 pursuant to section 15.370(19).

**Attachments:** 18-0200\_CBRF Annual Review

**18-0201** PC 3-2018: Harbor Assistance Program - Annual Statement of Intentions

**Attachments:** 18-0201\_PC Report HAP 2018

**18-0203** PC 1-2018: Maritime Ag, LLC; Quit Claim Deed for Knuell Street purposes. Recommending approval.

**Attachments:** 18-0203\_pc report Knuell St Maritime Ag LLC

**VII. NEW BUSINESS**

[18-0297](#) PC 4-2018: Discussion and Possible Action on Tax Incremental District # 20 Project Plan and Boundary Creation Resolution

**Attachments:** [18-0295 & 0297\\_TID 20 Plan and Resolution](#)

**VIII. MISCELLANEOUS**

## A. Manitowoc County Activities:

*None*

## B. Certified Survey Maps (CSM):

1. *Kornely: NW ¼, NE ¼, Section 9, Township 19 North, Range 24 East, City of Manitowoc.*
2. *Stanleas III, LLC.:NE ¼, NW ¼ Section 14, Township 19 North, Range 23 East, City of Manitowoc.*

## C. Summary of Site Plans

1. *SP 1-2018 Wisconsin Aluminum Foundry: Building Expansion, 838 S. 16th Street*

## D. Director's Report

**IX. 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.