



# City of Manitowoc

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

## Meeting Agenda

### Plan Commission

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Wednesday, September 26, 2018

6:00 PM

Common 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

[18-0977](#) Approval of the Minutes of the August 22, 2018 Plan Commission Meeting.

#### IV. PUBLIC INFORMATIONAL HEARINGS

[18-0978](#) PC 25-2016: Resolution Regarding a Comprehensive Plan Amendment to Modify the Map of Future Land Use in the Area of 200 East Waldo Blvd; also known as the Former Elks Club and Golf Course Property

[18-0979](#) PC 32-2015: The Crossing of Manitowoc County, 419 Park Street  
Request to Amend a 2015 Conditional Use Permit

#### V. REFERRALS FROM COMMON COUNCIL

[18-0980](#) PC 24-2018: Metal Ware Inc.; Request to Purchase Land and a Right of First Refusal - Lots 1, 2, & 3 of a Certified Survey Volume 33, Page 201 Manitowoc I-43 Industrial Park.

[18-0981](#) PC 21-2018: Red Line Plastics, LLC; Request to either Purchase or obtain a Right of First Refusal - Lot 2 of a Certified Survey Volume 33, Page 199 Manitowoc I-43 Industrial Park.

[18-0982](#) PC 32-2018: Manitowoc Tool and Machining (MTM); Request for a Right of First Refusal for an area at the southwest of corner of S. 59th Street and Vits Drive.

[18-0983](#) PC 33-2018: Jagemann Stamping; Request to Purchase Lot 1 of a Certified Survey Volume 33, Page 199 Manitowoc I-43 Industrial Park.

[18-1003](#) Discussion and possible action on TIF 15, 19, and 22.

## VI. OLD BUSINESS

**18-0984** PC 10-2017: Kwik Trip Review of Special Permit for an Animated Sign located at 2102 Washington Street.

## VII. NEW BUSINESS

## VIII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. Kohlmann / Drumm: Government Lot 6 & 7, Section 23, Township 19 North, Range 23 East, Town of Manitowoc Rapids.
2. First Lutheran Church: Lot 3, 4, 5, 6, 9, 10, 13, 14, 18, 19, and 20, Block 108 of the Original Plat.

C. Summary of Site Plans:

1. SP 8 - 2018: West of the Lake Gardens; 915 Memorial Drive, Parking Lot Construction
2. SP 9 – 2018: Manitowoc Pattern and Machine / Wisconsin Aluminum Foundry; 1441 Dufek Drive,
3. SP 10 – 2018: Meijer (Revised); 1802 S. Rapids Road
4. SP 11 – 2018: Pick N Save; 3300 Calumet Avenue Fuel Center

D. Director's Report

## IX. 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.