



# City of Manitowoc

900 Quay Street  
Manitowoc, WI 54220  
[www.manitowoc.org](http://www.manitowoc.org)

## Meeting Agenda

### Plan Commission

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Wednesday, October 26, 2016

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

[16-1002](#) Approval of the Minutes of the September 28, 2016 Meeting.

**Attachments:** [plan commission minutes 9-28-2016](#)

#### IV. PUBLIC INFORMATIONAL HEARINGS

[16-1003](#) PC 36 - 2016 Public Hearing for the purpose of hearing any and all interested parties in the matter of the Analysis of Brownfield Cleanup Alternatives at the former Mirro Plant 9 property located at 1512 Washington Street.

#### V. REFERRALS FROM COMMON COUNCIL

[16-1004](#) PC 35 - 2016 Request to Lease vacant City Owned Land off of Orchard Lane for Farm Purposes (Former Heresite Property).

#### VI. OLD BUSINESS

**16-0799** PC 25-2014: Ramirez Auto and Towing 1545 S. 41st Street. Annual Review of a Conditional Use Permit for the Operation of a Wrecker Service in the C-1 Commercial Zoning District.

**16-1010** PC 34-2016: Discussion/Update on Revision to Chapter 15.270 B-3 General Business District to allow Outside Storage & Sales as a Conditional Use Permit.

**VII. NEW BUSINESS**

- [16-1006](#) PC 1 - 2016: Donald Umnus Trust; Quit Claim Deed for Dutch Road.
- [16-1007](#) PC 1 - 2016: Donald Umnus Trust; Quit Claim Deed for S. Alverno Road.
- [16-1008](#) PC 1 - 2016: Plenty O Suds, LLC.; Quit Claim Deed for Calumet Avenue and S. 36th Street.
- [16-1009](#) PC 37 - 2016: Oak Park Developers, LLC., Certified Survey review and possible dedication of Knuell Street.

**VIII. MISCELLANEOUS**

## A. Manitowoc County Activities:

*None*

## B. Certified Survey Maps (CSM):

*1. Gregory Muske / Tara Russell: NW 1/4, SW ¼ and SW 1/4 , SW ¼, Section 18, Township 19 North, Range 23 East Town of Manitowoc Rapids.*

## C. Summary of Site Plans From August 16, 2016 – To September 16, 2016:

- 1. SP 16 – 2016: Wisconsin Aluminum Foundry, 816 S. 15th Street, 800 square foot addition*
- 2. SP 17 - 2016: Hamilton Street Mini Storage; 2625 Hamilton Street*
- 3. SP 18 – 2016: Prevea Clinic; 4810 Expo Drive, 10,972 square foot new building*
- 4. SP 19 – 2016: LakeBreeze Apartments, Buildings 6, 7, 8, 9, 10, & 11. Lake Breeze Drive.*

## 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.