



# City of Manitowoc

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

## Meeting Agenda

### Plan Commission

---

Wednesday, October 8, 2014

6:30 PM

Council Chambers

---

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

[14-2026](#) Approval of the Minutes of the September 3, 2014 Meeting.

Attachments: [09-03-2014 plan comm minutes](#)

#### IV. PUBLIC INFORMATIONAL HEARINGS

[14-2027](#) PC25-2014: Ramirez Auto Repair & Towing; Request for a Conditional Use Permit (CUP) Under Section 15.310(3)c. for the Operation of a Wrecker Service in a C-1 Commercial District at 1545 S.41st Street.

Attachments: [pc 25-2014 ramierz auto cup](#)

[14-2028](#) PC23-2014: Keil; Request Amendment to the Official Map pursuant to Wis. Stat. § 62.23(6); S. 36th Street south of Division Street.

Attachments: [pc 23-2014 keil official map amend](#)

#### V. REFERRALS FROM COMMON COUNCIL - None.

#### VI. OLD BUSINESS

[14-1766](#) Discussion regarding Comprehensive Plan Review.

#### VII. NEW BUSINESS

[14-2029](#) PC 26-2014: Sale of City Property in the I-TEC / I-43 Industrial Park to Americollect.

**Attachments:** [pc 26-2014 americollect i-tec land sale](#)

[14-2030](#) PC 24-2014: Revision to Municipal Code Chapter - 15.450 Sign Ordinance.

## VIII. MISCELLANEOUS

### A. Manitowoc County Activities:

[14-2031](#) Discussion of Potential Rezoning on a portion of the Expo Grounds.

**Attachments:** [mtwc city expo proposed rezone](#)

### B. Certified Survey Maps (CSM):

[14-2032](#) Americollect / Only C Good; CSM in the SW ¼ NW 1/4, Section 34, T19N, R23E, City of Manitowoc.

**Attachments:** [pc 26-2014 americollect i-tec land sale](#)

### C. Summary of Site Plans

[14-2033](#) SP 12-2014: Scott's Custom Body, 414 N 41st Street - Building Addition (approved).

[14-2034](#) SP 13-2014: Hietpas Mini Storage, 909 S 29th Street - Mini Storage (approved).

[14-2035](#) SP 14-2014: Americollect, 1851 S Alverno Road - Building Addition (approved).

[14-2036](#) SP 15-2014: Manitowoc County, 1010 S 8th Street - Parking Lot (approved).

[14-2037](#) SP 16-2014: TLC Homes / Tim Frey, 2233 Cappaert Road - 8 Bed CBRF (approved).

[14-2038](#) SP 17-2014: PH Manitowoc LLC, 4530 Calumet Avenue - Retail Building Phase II (pending).

## IX. ADJOURNMENT

Respectfully Submitted,

Paul Braun  
Interim 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.