

# A G E N D A

Plan Commission Conference Room  
First Floor  
Manitowoc City Hall  
900 Quay Street

Regular Meeting  
Manitowoc City Plan Commission  
**Wednesday**  
April 13, 2011  
6:30 P.M.

**I. CALL TO ORDER.**

**II. ROLL CALL.**

**III. APPROVAL OF MINUTES** of the Regular February 16, 2011 Meeting (see enclosure #1).

**IV. PUBLIC INFORMATIONAL HEARINGS**

- A. PC17-2011: Manitowoc Elks Lodge 687; Request to Rezone Elks Club House Property Located at 200 East Waldo from "R-2" Single Family District to "B-3" General Business District and "P-1" Conservancy District (see enclosure #2).
- B. PC15-2011/PC23-2010: Popp Enterprises, LLC/WPR Properties, LLC/Randall Popp Investments, LLC; Proposal for the Discontinuance and Vacation for Portion of So. 21<sup>st</sup> Street Under §66.1003(2) Wis. Stats. and Official Map Amendment Under §62.23(6) Wis. Stats. for Portion of So. 21<sup>st</sup> Street (see enclosure #3).

**V. REFERRALS FROM COMMON COUNCIL**

- A. PC23-2010: SMI, Inc./Popp Enterprises LLC; Popp Subdivision No. 3 - Revision to Previously Approved Preliminary Plat (see enclosure #4).
- B. PC19-2011: Holm; Proposed Entrance Modification at Ron Rubick Municipal Athletic Field (see enclosure #5).
- C. PC1-2011: 7-Saints Corp.; Quit Claim Deed to the City of Manitowoc for .16-Acres for Custer Street Purposes (see enclosure #6).
- D. PC1-2011: 7-Saints Corp.; Quit Claim Deed to the City of Manitowoc for .19-Acres for Calumet Avenue Purposes (see enclosure #7).

## **VI. OLD BUSINESS**

- A. PC29-2010: Code Publishing Company; Reformatting of Municipal Code - Review of Reformatted Code (see enclosure #8).
- B. PC21-2009: Bank First National; Request for Assignment of Adaptive Reuse Conditional Use Permit (CUP) Previously Issued to Keith Gauthier Pursuant to Section 15.37(29) for Property at 1402 Clark Street - Annual Compliance Review (see enclosure #9).
- C. PC17-2010: McMahon; Request for a Conditional Use Permit (CUP) Under 15.27(3)7. for the Operation of a Tattoo/Body Piercing Business at 2203B N. Rapids Road - Annual Compliance Review (see enclosure #10).
- D. PC40-2006/8-2005: Michels Corporation/City Centre LLC; Request for a Conditional Use Permit (CUP) Under Section 15.35(3)23. for Operation of a Stone Transloading Operation on So. 16<sup>th</sup> Street - Annual Compliance Review (see enclosure #11).
- E. PC8-2007: Thuermer/Baas; Request for a Conditional Use Permit Under Section 15.37(29) for the Adaptive Reuse of Property at 630 N. 10<sup>th</sup> to Operate as a Theater - Annual Compliance Review (see enclosure #12).

## **VII. NEW BUSINESS**

- A. PC18-2011: Signs Plus/TDW Enterprises, LLC; Proposed Animated Sign at 211 N. 10<sup>th</sup> Street Pursuant to Section 15.45(18) of Manitowoc Municipal Code (see enclosure #13).

## **VIII. MISCELLANEOUS**

- A. Manitowoc County Activities:
  - 1. None.

B. Certified Survey Maps (CSM):

1. Gulseth; Proposed CSM in the NW<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub>, Sec. 7, T.19N., R.24E., Town of Manitowoc (see enclosure #14).

C. Summary of Site Plans 3/10/2011 - 4/6/2011:

1. None.

**IX. ADJOURNMENT**

Respectfully Submitted,

David Less  
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 meetings laws.