

**A G E N D A**  
**(Rev. 11/11/2011)**

Revision to Agenda appears in red text.

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

Regular Meeting  
Manitowoc City Plan Commission  
**Wednesday**  
November 16, 2011  
6:30 P.M.

**I. CALL TO ORDER.**

**II. ROLL CALL.**

**III. APPROVAL OF MINUTES** of the Regular October 12, 2011 Meeting (see enclosure #1).

**IV. PUBLIC INFORMATIONAL HEARINGS**

- A. PC45-2011: Homes for Independent Living; Request for Exception to 2,500' Separation Requirement Pursuant to Wis. Stat. § 62.23(7)(i)1. for Establishment of an 8-Bed Community Based Residential Facility (CBRF) at 4705 W. Whitetail Court (see enclosure #2).
- B. PC47-2011/PC27-2011: Shady Lane, Inc. - Proposed Amendment No. 1 to a 2011 Conditional Use Permit (CUP) Pursuant to Section 15.370(27) of the Manitowoc Municipal Code to Authorize a Hospital Clinic at 1235 So. 24<sup>th</sup> Street (see enclosure #3).

**V. REFERRALS FROM COMMON COUNCIL**

- A. PC46-2011: Manitowoc County; Tax Foreclosure Property at 2406 So. 14<sup>th</sup> Street (see enclosure #4).
- B. PC48-2011: Wenzel/Weichert Realtors; Amendment No. 1 to Temporary Access Easement Agreement Over Unopened Street” at 1919 E. Spruce Drive (see enclosure #5).
- C. PC49-2011: KB Brothers, LLC; Sidewalk Privilege Agreement at 2000 Clark Street (see enclosure #6).
- D. PC1-2011: Lakeshore Mini Storage, LLC; Quit Claim Deed to the City of Manitowoc for .10-Acres for Johnston Drive Purposes (see enclosure #7).

**VI. OLD BUSINESS**

- A. PC43-2011: RTM Real Estate LLC; Request to Rezone Property at 940 N. 11<sup>th</sup> Street from "B-2" Neighborhood Business District to "B-3" General Business District Pursuant to Section 15.270(2)(uu) of the Manitowoc Municipal Code.
- B. PC37-2011: City of Manitowoc; Vacation for Portion of an Alley Under Wis. Stat. § 66.1003(4) and Official Map Amendment Under Wis. Stat. § 62.23(6) in Block 6 of Reed Lawn Subdivision (see enclosure #8).

**VII. NEW BUSINESS**

- A. Discussion Regarding City Tax Incremental Financing (TIF) District - Consideration of Establishing Donor/Recipient and Distressed TIF Designations.

**VIII. MISCELLANEOUS**

- A. Manitowoc County Activities:
  - 1. None.
- B. Certified Survey Maps (CSM):
  - 1. None.
- C. Summary of Site Plans 10/6/2011 - 11/9/2011:
  - 1. SP11-2011: Lakeshore Mini Storage, LLC, 2424 Johnston Drive - New Construction (approved).
  - 2. SP12-2011: City of Manitowoc, Proposed Transit Center, 915 So. 11<sup>th</sup> (approved).

**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.

