

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 11, 2012
6:30 P.M.

I. CALL TO ORDER.

II. ROLL CALL.

III. APPROVAL OF MINUTES of the Regular February 15, 2012 Meeting (see enclosure #1).

IV. PUBLIC INFORMATIONAL HEARINGS

- A. PC11-2012: Meyer; Request to Rezone Property at 2851 S. 10th Street from "R-4" Single and Two Family Residential to "C-1" Commercial District Pursuant to Section 15.310(2)(e)12 of the Manitowoc Municipal Code (see enclosure #2).
- B. PC13-2012: JHA Properties, LLC/ TLC Homes; Request for Exception to 2,500' Separation Requirement Pursuant to Wis. Stat. § 62.23(7)(i)2r.a. for Establishment of an 4-Person Adult Family Home (AFH) at 2127 Menasha Avenue (see enclosure #3).
- C. PC15-2011: JHA Properties, LLC/TLC Homes; Request for Exception to 2,500' Separation Requirement Pursuant to Wis. Stat. § 62.23(7)(i)1. for Establishment of an 8-Person Community Based Residential Facility (CBRF) at 4436 & 4438 Fleetwood Drive (see enclosure #4).
- D. PC5-2012: City of Manitowoc; Proposed Vacation Under Wis. Stat. § 66.1003(4) Wis. Stats and Official Map Amendment Under Wis. Stat. § 62.23(6) for Clay Pit Road (see enclosure #5).

V. REFERRALS FROM COMMON COUNCIL

- A. PC16-2012: SMI; Release of Easement in Lots 5 & 6, Block 1, Manitowoc I-43 Industrial Park Subdivision No. 2 (see enclosure #6).

VI. OLD BUSINESS

- A. PC40-2006/8-2005: Michels Corporation/City Centre LLC; Request for a Conditional Use Permit (CUP) Under Section 15.350(3)23. for Operation of a Stone Transloading Operation on So. 16th Street - Annual Compliance Review (see enclosure #7).
- B. PC21-2009: New School Investments, LLC; Adaptive Reuse Conditional Use Permit (CUP) Previously Issued to Keith Gauthier and Bank First National Pursuant to Section 15.370(29) for Property at 1402 Clark Street - Annual Compliance Review (see enclosure #8).
- C. PC23-2010: SMI, Inc./Popp Enterprises LLC; Popp Subdivision No 3 - Review of Final Plat (see enclosure #9).

VII. NEW BUSINESS

- A. PC14-2012: City of Manitowoc; Proposed Vacation Under Wis. Stat. § 66.1003(4) and Official Map Amendment Under Wis. Stat. § 62.23(6) for So. 16th Street/Center Street, and So. 18th Street (see enclosure #10).
- B. PC50-2011: City of Manitowoc; Proposed 2012 Tax Incremental Financing (TIF) District Activities - Designation of Various Districts as Distressed Pursuant to Wis. Stat. § 66.1105(4e) (see enclosure #11).
- C. PC17-2012/PC44-2011: City of Manitowoc; Proposed Ordinance Changes to Chapters 3, 14, 15 and 21, Manitowoc Municipal Code (see enclosure #12).

VIII. MISCELLANEOUS

- A. Manitowoc County Activities:
 - 1. None.
- B. Certified Survey Maps (CSM):
 - 1. Marjorie Klessig: Proposed CSM in the NW¹/₄, NW¹/₄, Section 20, T.19N., R.23E., Town of Manitowoc Rapids (see enclosure #13).

2. Philip Nysse: Proposed CSM in the SE¹/₄, SW¹/₄, Section 26, T.20N., R.23E., Town of Kossuth (see enclosure #14).
3. Apex Leasing, LLP; Proposed CSM in Lots 6 & 7, Block 1, Manitowoc I-43 Industrial Park Subdivision No. 2, City of Manitowoc (see enclosure #15).
4. Joseph & Marcia Salm Revocable Trust; Proposed CSM in the SE¹/₄, SE¹/₄, Section 17, T18N, R23E, Town of Newton (see enclosure #16).
5. Eugene Neuser; NE¹/₄, NE¹/₄, Proposed CSM in Section 22, Town of Manitowoc Rapids (see enclosure #17).
6. Manitowoc County Habitat for Humanity, Inc.; Proposed CSM in SE¹/₄, SW¹/₄, Section 31, T19N, R24E, City of Manitowoc (see enclosure #18).
7. Schardt; Proposed CSM in SW¹/₄, SW¹/₄, Section 7, T18N., R24E, Town of Manitowoc (see enclosure #19).

C. Summary of Site Plans 2/10/2012 - 4/5/2012:

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.