

A G E N D A

Plan Commission Conference Room	Regular Meeting
First Floor	Manitowoc City Plan Commission
Manitowoc City Hall	Wednesday
900 Quay Street	April 14, 2010
	6:30 P.M.

I. CALL TO ORDER.

II. ROLL CALL.

III. APPROVAL OF MINUTES of the Regular March 10, 2010 Meeting (see enclosure #1).

IV. PUBLIC INFORMATIONAL HEARINGS

- A. 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 (see enclosure #2).
- B. PC19-2010: Peltier/D.P. Enterprises, L.L.C.; Request to Rezone Property at 2510 Marshall Street and 1037 So. 26th Street from "B-3" General Business District to "C-1" Commercial District (see enclosure #3).

V. REFERRALS FROM COMMON COUNCIL

- B. PC18-2010: SMI, Inc./Manitowoc Tool & Machining, LLC; Release of Easement in Manitowoc Industrial Park (see enclosure #4).
- C. PC44-2009: Menard, Inc.; Easement Modification at 5120 Calumet Avenue - Review of Correction Instrument (see enclosure #5).

VI. OLD BUSINESS

- A. PC13-2010: City of Manitowoc; Consideration of Tax Incremental Financing (TIF) Activities Regarding TIF District #16 (Boundary and Text Amendment), and TIF Districts #7, 9 and 10 (Boundary Amendment)(this includes a presentation by Annette Weissbach, WI DNR, Bureau of Remediation & Redevelopment Regarding 1512 Washington).
- B. PC3-2010/PC5-2009: City of Manitowoc; Proposed City-Initiated

Vacation Under §66.1003(4) Wis. Stats and Official Map Amendment Under §62.23(6) Wis. Stats. for Portion of So. 22nd Street.

- C. PC12-2009: Zahn/Ancient Rites Tattoo & Body Piercing, LLC; Request for a Conditional Use Permit (CUP) Under 15.27(3)7. for the Operation of a Tattoo/Body Piercing Business at 1802 Washington Street - Annual Compliance Review (see enclosure #6).
- D. PC21-2009: Gauthier; Request for a Conditional Use Permit Under Section 15.37(29) for the Adaptive Reuse of Property at 1402 Clark Street for Various Business and Professional Uses - Annual Compliance Review (see enclosure #7).
- E. 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. 16th Street - Annual Compliance Review (see enclosure #8).
- F. PC8-2007: Thuermer/Baas; Request for a Conditional Use Permit Under Section 15.37(29) for the Adaptive Reuse of Property at 630 N. 10th to Operate as a Theater - Annual Compliance Review (see enclosure #9).

VII. NEW BUSINESS

- B. PC16-2010: Manitowoc County; Discussion Regarding Possible Deeding of Certain Lands to City at So. Alverno and West Custer (see enclosure #10).
- C. PC4-2006: Budnik; Inquiry Regarding Interest in Selling Lands Located North of Custer Lane and East of South Rapids Road (see enclosure #11).

VIII. MISCELLANEOUS

- A. Manitowoc County Activities:
 - 1. None.
- B. Certified Survey Maps (CSM):
 - 1. Marvin Laabs; Proposed CSM in the SE¹/₄ of the SW¹/₄ Sec. 22 T.19N., R.23E., Town of Manitowoc Rapids (see enclosure #12).
 - 2. MTM Real Estate LLC/Manitowoc Tool & Machining LLC;

Proposed CSM Being a Redivision of TR1.2, V. 26 P. 129 and TR1.4, V. 16 P. 167 in the SE¹/₄ of SE ¹/₄ and the NE ¹/₄ of SE ¹/₄ Sec. 26, T.19N., R.23E., City of Manitowoc (see enclosure #13).

3. Two Rivers - Manitowoc Habitat for Humanity, Inc. a/k/a Manitowoc County Habitat for Humanity, Inc.; Proposed CSM Being a Redivision of TR4, V. 26 P. 141 plus Additional Lands all in Lots 88 and 89 of Hinckley's Subdivision in the SE¹/₄ of SW¹/₄ Sec. 31, T.19N., R.23E., City of Manitowoc (see enclosure #14).
4. Thomas & Michelle Blaszczyk; Proposed CSM Being a Resurvey of TR1.4, TR1.5. TR1.8 and TR1.9 V. 19 P. 357 and TR3 V. 20 P. 275 in the E ¹/₂ Sec. 9, T.18N., R.24E., Town of Manitowoc (see enclosure #15).
5. Popp Enterprises LLC; Proposed CSM in Lot 85 of Hinckley's Subdivision all in the SE¹/₄ of SW¹/₄ Sec. 31, T.19N., R.23E., City of Manitowoc (see enclosure #16).
6. Kenneth Luebke Estate; Proposed CSM in the NE¹/₄ of NW¹/₄ Sec. 9, T.19N., R.23E., Town of Newton (see enclosure #17).

C. Summary of Site Plans 3/4/2010 - 4/7/10:

1. SP1-2010: Manitowoc Tool & Machining, LLC, 4330 Expo Drive - Building Addition (pending).

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.

