



City of Manitowoc

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

Meeting Agenda

Plan Commission

Wednesday, May 27, 2020

6:00 PM

Council Chambers and via remote conferencing

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.

This meeting is being conducted via remote conferencing software due to a state of emergency and the Wisconsin Governor's Executive Order. Members of the public may call to listen in at +1-312-626-6799, Meeting ID: 851-1160-5470.

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

20-0525 Approval of the Minutes of the February 19, 2020 Plan Commission Meeting.

Attachments: [2.19.2020 PC Minutes FINAL.pdf](#)

IV. PUBLIC INFORMATIONAL HEARINGS

20-0526 PC 15-2020: Vichil Properties LLC, d.b.a. Samaritan Group Homes: 1700 Block Mirro Drive, Request for a Conditional Use Permit for the establishment of a Community Living Arrangement in a R-4 Single and Two Family Residential Zoning District pursuant to 15.150(3)f.

Attachments: [20-0526 PC Report Samaritan Group Home Mirro Dr.pdf](#)

V. OLD BUSINESS

None

VI. NEW BUSINESS

- 20-0534 PC 1-2020: Quit Claim Deeds from the City of Manitowoc for Viebahn Street, West Viebahn Street and Hecker Road.
Attachments: [20-0534 PC Report Hecker Viebahn W Viebahn qc deeds.pdf](#)
- 20-0529 PC 1-2020: W. Crescent Storm Sewer Easement
Attachments: [20-0529 W Crescent easement.pdf](#)
- 20-0532 PC 13-2020: Repeal Section 15.290 & Amend Section 15.650 and create Section 15.790 of the Municipal Code Regarding the Downtown Design Review Area and Historic Preservation.
Attachments: [20-0532 PC Report Design Review Historic District.pdf](#)
- 20-0527 PC 14-2020/14-2019: Assignment of a Conditional Use Permit from J&K School Hill LLC to Excel Auto LLC located at 1118 S. 10th Street for the Continued Operation of a Wrecker Service and Used Car Sale business.
Attachments: [20-0527 PC Report Excel Auto CUP.pdf](#)
- 20-0528 PC 16-2020: City of Manitowoc; Resolution for Direct Annexation for Property located at Viebahn Street and Hecker Road - Hecker #3 Annexation Area.
Attachments: [20-0528 PC Report Hecker #3 Annexation.pdf](#)
- 20-0530 PC 17-2020: Review of Location and Architectural Design of the Blue Rail Restroom Building Pursuant to §62.23(5) "Matters Referred to City Plan Commission".
Attachments: [20-0530 PC Report Blue Rail bathroom.pdf](#)
- 20-0533 PC 18-2020: Rename a Portion of Johnston Drive to Bayshore Drive
Attachments: [20-0533 Johnston to Bayshore name change.pdf](#)
- 20-0531 PC 19-2020: Amendment to Chapter 15.030 Definitions, 15.430 Off-Street Parking and Loading Regulations and 15.510 Mobile Home Parks, Mobile Homes, Manufactured Homes and Recreational Vehicles.
Attachments: [20-0531 PC Report Off Street Parking.pdf](#)

VII. MISCELLANEOUS

- A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. Bay Pointe Developers II, LLC; Section 17 & 20 Township 19 North, Range 24 East, City of Manitowoc. 3 surveys total

2. Painting Pathways Clubhouse, Inc; Lot 14 and 20 Block 243 Original Plat of the City of Manitowoc

3. Brunner; NW ¼ of the NW ¼ Section 13, Township 19 North, Range 23 East City of Manitowoc

4. Vogel Family Farms LLC; SW ¼ & NW ¼ of the SW ¼ Section 2 Township 19 North, Range 23 East Town of Manitowoc Rapids. Wagon Wheel Road

5. Vogel Family Farms LLC; NW ¼ of the SW ¼ Section 16 Township 19 North, Range 23 East Town of Manitowoc Rapids. Friday Street

6. Lakebreeze Apartments; NW ¼ of the SW ¼ Section 9, Township 19 North, Range 24 East, City of Manitowoc

7. Bay Pointe Developers II, LLC; Resurvey of Lot 1, Volume 34, Page 235 Section 17 & 20 Township 19 North Range 24 East City of Manitowoc.

C. Summary of Site Plans

1. SP 1-2020: Lakeshore Mini Storage, 2424 Johnston Drive.

2. SP 2-2020: Salutz & Salutz, Parking Lot Expansion, 823 Marshall Street.

3. SP 3-2020: Jiffy Lube, 3,315 s.f. New Construction, 4656 Calumet Avenue.

4. SP 4-2020: Prevea, 11,518 s.f. Building Addition, 4810 Expo Drive.

D Director's Report

VIII. ADJOURNMENT

Respectfully Submitted,

Paul Braun
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.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Manitowoc will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City Clerk's office at 920-686-6950 or the City's ADA Coordinator at (920) 686-6990 or e-mail cityattorney@manitowoc.org at least 48 hours prior to the scheduled meeting or event to request an accommodation. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system