



City of Manitowoc

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

Meeting Agenda

Plan Commission

Wednesday, October 28, 2020

6:00 PM

Remote Meeting

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. Members of the public may call to listen in at 1-888-475-4499, Meeting ID: 868 7312 2246, Password: 640482.

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

[20-1050](#) Approval of Minutes of the September 23 meeting.

Attachments: [9.23.2020 PC Minutes FINAL.pdf](#)

IV. PUBLIC HEARINGS

[20-1053](#) PC 36-2020: Proposed amendment of the Project Plan for Tax Incremental District No. 17 (the "District").

Attachments: [20-1053 PC Report TID 17 amendment.pdf](#)
[Project Plan 10.19.pdf](#)

[20-0956](#) PC 30-2020: Johnston Drive - City Initiated Street Vacation under §66.1003(2) and Official Map Amendment under §62.23(6)

Attachments: [20-0956 PC Report Johnston Drive.pdf](#)
[Johnston Drive Street Vacation](#)

[20-1051](#) PC 33-2020: Canam Trust / Glastonbury Holdings LLC / Evergreen Real Estate Group: Request for a Conditional Use Permit for an Adaptive Reuse pursuant to 15.370(29) located at 1127 & 1133 S. 16th Street

Attachments: [20-1051 PC Report Evergreen Real Estate CUP.pdf](#)

[20-1052](#) PC 35-2020: Manitowoc Property Management, LLC; Request for a Conditional Use Permit for an Adaptive Reuse pursuant to 15.370(29) located at 1034 S. 18th Street

Attachments: [20-1052 PC Report Manitowoc Prop Mgmt CUP.pdf](#)

V. OLD BUSINESS: None

VI. NEW BUSINESS

[20-1055](#) PC 32-2020: Amendment to the Comprehensive Zoning Ordinance Section 15.370(27) - regarding Conditional Use Permits.

Attachments: [20-1055 PC Report Zoning Amendment 15.370\(27\) re CUP.pdf](#)

[20-1056](#) PC 31-2020: Manitowoc County: Review of County-Owned Tax Foreclosure Properties

Attachments: [20-1056 PC 31-2020 Report Manitowoc County Tax Foreclosure.pdf](#)

[20-1057](#) PC 1-2020: BayPointe Developers, LLC: Quit Claim Deed for Bay Pointe Road

Attachments: [20-1057 PC Report Bay Pointe Road Quit Claim Deed.pdf](#)

Discussion: November and December Meeting Dates

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM): None

C. Summary of Site Plans From September 18 - October 19, 2020:

1. SP 9-2020: Premium Laminations, Building Expansion, 4110 Clipper Drive
2. SP 10-2020: Lake Breeze Apartments LLC; Additional Unit, Garage & Pavilion; 2319 Lake Breeze Drive
3. SP 11-2020: Doneff Schuette Building, Garage Structure, Franklin Street

VIII. ADJOURNMENT

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.

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.