



# City of Manitowoc

900 Quay Street  
Manitowoc, WI 54220  
[www.manitowoc.org](http://www.manitowoc.org)

## Meeting Agenda

### Plan Commission

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Wednesday, May 22, 2019

6:00 PM

Council Chambers

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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.

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

[19-0584](#) Approval of the Minutes of the April 24, 2019 Plan Commission Meeting.

**Attachments:** [04-24-2019 PC Minutes Granicus FINAL](#)

#### IV. PUBLIC INFORMATIONAL HEARINGS

[19-0585](#) PC 23-2019: Jenruss, LLC / Riverview Apartments: Discussion and Possible Action to Amend the Comprehensive Plan's Future Land Use Map from Multi-Family Residential to Single & Two Family Residential - Urban located at 314 & 316 Riverview Drive.

[19-0587](#) PC 25-2019: Tax Incremental District No. 20: Discussion and Possible Action regarding a Proposed Amendment #1 to the Project Plan and District Boundary.

[19-0588](#) PC 21-2019: Strharsky, Discussion and Possible Action for a Change in Zoning from R-1 Residential - Agricultural to R-4 Single and Two Family Residential located south of Homestead Road and east of Knuell Street.

**Attachments:** [19-0588 PC Report Strharsky Rezone](#)

#### V. OLD BUSINESS

**19-0589** PC 15-2019: Discussion regarding changes to Chapter 15 Zoning Ordinance Related to Recommendations from the Downtown Plan

**VI. NEW BUSINESS**[19-0590](#)

PC 19-2019: Discussion and Possible Action regarding city-owned parcels recommended for sale or donation.

Attachments:

[19-0590 PC Report City Lands](#)

[19-0591](#)

PC 20-2019: SMI, Request for Release of an Easement, between Lots 5 & 6, Block 4, Manitowoc I-43 Industrial Park No. 3

Attachments:

[19-0591 PC Report Release of Easement](#)

[19-0592](#)

PC 1-2019: Grove U.S. L.L.C. successor by merger with Manitowoc Cranes, LLC; Quit Claim Deed for Viebahn Street Right of Way.

Attachments:

[19-0592 PC Report Viebahn St Grove LLC](#)

[19-0593](#)

PC 1-2019: Strharsky Quit Claim Deed, Homestead Road.

Attachments:

[19-0593 PC Report Homestead Rd](#)

[19-0594](#)

PC 24-2019: Amendment to Chapter 15.510 Mobile Home Regulations.

Attachments:

[19-0594 PC Report Mobile Homes ch 15.510](#)

[19-0599](#)

PC 1-2019. Annual Nomination and Election for the position of Second Vice Chairperson for the City Plan Commission.

Attachments:

[19-0599 Elect 2nd Vice Chair](#)

**VII. MISCELLANEOUS**

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. Apex Leasing: SE ¼ of the NE ¼ and SW ¼ of the NE ¼ Section 34, Township 19 North, Range 23 East, City of Manitowoc.

2. Zimmer Investments, LLC: SW ¼ of the SW ¼, Section 9, Township 19 North, Range 24 East, City of Manitowoc.

C. Summary of Site Plans:

1. SP 6-2019: Verizon, 4622 Calumet Avenue.

D. Director's Report

**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](mailto: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.