



# 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, January 27, 2016

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

[16-0063](#) Approval of the Minutes of the December 17, 2015 Meeting.

**Attachments:** [16-0063 12-17-2015 plan comm minutes final](#)

#### IV. PUBLIC INFORMATIONAL HEARINGS

[16-0064](#) PC 22-2015: Priority One Investments, LLC d.b.a TLC Homes Inc. Request for a Conditional Use Permit for the establishment of an Adult Day Services Use located 1004 N. 17th Street.

**Attachments:** [16-0064 PC 22-2015 TLC Homes CUP](#)

[16-0065](#) PC 3-2016: Shady Lane Inc: amendment to a 2011 Conditional Use Permit to Increase the Capacity from an 88 Bed to a 151 Bed CBRF.

**Attachments:** [16-0065 PC 3-2016 Shady Ln CUP](#)

[16-0066](#) PC 6-2016: Popp Request to Rezone Property located east of S. 35th Street and north of Dewey Street from "R-6" Multiple Family Residential to "I-1" Light Industrial.

**Attachments:** [16-0066 PC 6-2016 Popp Rezone](#)

#### V. REFERRALS FROM COMMON COUNCIL: None

#### VI. OLD BUSINESS: None

**VII. NEW BUSINESS**

[16-0067](#) PC 2-2106: Annual Review of Community Living Arrangements.

[16-0068](#) PC 7-2016: Kaysun Corporation: Partial Release of Easement, I - 43 Industrial Park Subdivisions No. 1 & 2.

[16-0069](#) PC 5-2016: Chapter 15 - Comprehensive Zoning Ordinance Text Amendment to Section 15.270(2) adding Laboratories to the "B-3" General Business District Permitted Uses.

[16-0070](#) PC 1-2016: Grant of Access and Easement - City of Manitowoc to Central Brown County Water Authority (CBCWA), east of Maritime Drive, from St. Clair Street extended to south line of Chicago Street extended, , Section 20, T19N, R24E.

**Attachments:** [pc 1-2016 CBCWA cover letter](#)  
[16-0070 PC 1-2016 CBCWA Easement](#)

[16-0071](#) PC 1-2016: Grant of Access and Easement - City of Manitowoc to Central Brown County Water Authority (CBCWA), east of Maritime Drive located in Lot 6, Government Lot 2, Section 20, T19N, R24E.

**Attachments:** [pc 1-2016 CBCWA cover letter](#)  
[16-0071 PC 1-2016 CBCWA Easement](#)

[16-0072](#) PC 1-2016: Grant of Access and Easement - City of Manitowoc to Central Brown County Water Authority (CBCWA), west of South Lakeview Drive and south of Quay Street, Section 29, T19N, R24E.

**Attachments:** [pc 1-2016 CBCWA cover letter](#)  
[16-0072 PC 1-2016 CBCWA Easement](#)

[16-0073](#) PC 1-2016: Grant of Access and Easement - City of Manitowoc to Central Brown County Water Authority (CBCWA), east of Maritime Drive, located in Lots 3 and 4, Government Lot 1, Section 20, T19N, R24E.

**Attachments:** [pc 1-2016 CBCWA cover letter](#)  
[16-0073 PC 1-2016 CBCWA Easement](#)

[16-0074](#) PC 1-2016: Grant of Access and Easement - City of Manitowoc to Central Brown County Water Authority (CBCWA), east of Maritime Drive, north of Little Manitowoc River, located in Lot 1 of Government 2 , Section 20, T19N, R24E.

**Attachments:** [pc 1-2016 CBCWA cover letter](#)  
[16-0074 PC 1-2016 CBCWA Easement](#)

[16-0075](#)

PC 1-2016: Grant of Access and Easement - City of Manitowoc to Central Brown County Water Authority (CBCWA), east of Maritime Drive, south of Little Manitowoc River located in parts of Lots 6 & 7, Government Lot 1 and 2 and part of Lots 4 and 5, Block 3, Section 20, T19N, R24E.

Attachments:

[pc 1-2016 CBCWA cover letter](#)

[16-0075 PC 1-2016 CBCWA Easement](#)

## VIII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. *T&L Investment Group, LLC / Braun SW ¼, NE ¼ and NW ¼ SE ¼ Section 13, Township 19 North, Range 23 East, City of Manitowoc.*

C. Summary of Site Plans: None

D. Director's Report

## IX. 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.

If you need accommodations for this meeting, please notify the City Clerk's office at least 48 hours in advance of the meeting (or as soon as possible after the meeting is posted, if posted less than 48 hours prior to the meeting time) at 686-6950. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.