



City of Manitowoc

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

Meeting Agenda

Plan Commission

Wednesday, December 16, 2020

6:00 PM

Meeting held 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. Members of the public may call to listen in at 1-888-475-4499, Meeting ID: 847 8714 1901, Password: 096651.

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

[20-1182](#) Approval of Minutes of the October 28, 2020 Plan Commission meeting.

Attachments: [10.28.2020 PC Minutes FINAL.pdf](#)

IV. PUBLIC HEARINGS

[20-1183](#) PC 37-2020: Tadych; Rezone from R-1 Residential - Agricultural to R-4 Single and Two Family; Zoning is related to a Petition for Direct Annexation for property located at 4816 W. Custer Street.

Attachments: [20-1182 PC Report Tadych Rezone_4816 W Custer Street.pdf](#)

[20-1184](#) PC 38-2020: City of Manitowoc; Rezone from R-1 Residential - Agricultural to P-1 Conservancy located at 1011 S Parkview Road.

Attachments: [20-1184 PC Report City Rezone_1011 S Parkview Road.pdf](#)

V. OLD BUSINESS

VI. NEW BUSINESS

[20-1185](#) PC 37-2020: Tadych; Petition for Direct Annexation, 4816 W. Custer Street

Attachments: [20-1185 PC Report Tadych Annexation_4816 W Custer Street.pdf](#)

[20-1186](#) PC 38-2020: City of Manitowoc; Ordinance and Resolution for Direct Annexation for Property located at 1011 S. Parkview Road - S. Parkview #1 Annexation Area.

Attachments: [20-1186 PC Report City Annexation_1011 S Parkview Road.pdf](#)

[20-1187](#) PC 39-2020: Community Development Authority of the City of Manitowoc (CDA) Discussion regarding the Concept Plan for River Point - former CN Railroad Peninsula.

VII. MISCELLANEOUS

A. Manitowoc County Activities:

B. Certified Survey Maps (CSM):

1. Eslinger; Combine Lot 1 & 2 of CSM Volume 28, Page 181 in NW 1/4 NW 1/4 Section 31 T20N. R24E Town of Kossuth
2. Bank First; I-43 Industrial Park Subdivision No. 1 SW 1/4 of the NW 1/4 Section 35 and SE 1/4 of the SE 1/4 of Section 34 T19N, R23E City of Manitowoc
3. Soaring Eagle; SE 1/4 of the NW 1/4 Section 12 T19N, R23E Town of Manitowoc Rapids & NE 1/4 of the SW 1/4 section 12 T19N R23E City of Manitowoc
4. Bay Pointe Developers II, LLC; Resurvey of Lot 2 of a CSM in Volume 34, Page 235
5. Dietrich; SW 1/4 NW 1/4 Section 25 & SE 1/4, NE 1/4 of Section 26 all in T19N, R23E City of Manitowoc
6. Woodland Dunes Nature Center and Preserve, Inc.; NE 1/4 SW 1/4 Section 26 T19N R23E, Town of Manitowoc Rapids

C. Summary of Site Plans from October 20 to December 9, 2020:

1. SP 12-2020: The Wharf, New Construction, 606 Quay Street
2. SP 13-2020: Pizza Properties LLC, Domino's; New Parking Lot, 1910 Washington Street
3. SP 14-2020: Everyday Self Storage, T&L Investment Group, Mini-Storage Building, 1500 N. 30th 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.