



City of Manitowoc

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

Meeting Minutes

Plan Commission

Wednesday, April 27, 2022

6:00 PM

Council Chambers. Meeting also available via
Zoom remote conferencing software.

I. CALL TO ORDER

The Meeting of the City Plan Commission was called to order by Acting Chairman J. Brey at 6:00 pm.

II. ROLL CALL

Present: 6 - Greg Jagemann, Curtis Hall, Dave Diedrich, Dan Koski, Dennis Steinbrenner and Jim Brey

Absent: 2 - Mayor Nickels and Daniel Hornung

Staff Present: Paul Braun, Adam Tegen, Jen Bartz

Others Present: Chris Herzog, Roseann Kuehne, Jacob Briese, Ian Wilson, Kevin Kyle

III. APPROVAL OF MINUTES

[22-0377](#)

Approval of the Minutes of the March 23, 2022 Plan Commission meeting.

Moved by Diedrich, seconded by Koski, that the Minutes of the March 23, 2022 Meeting be approved. The motion carried by the following vote:

Aye: 6 - Member Jagemann, Member Hall, Member Diedrich, Member Koski, Member Steinbrenner and Alderperson Brey

IV. PUBLIC HEARINGS

[22-0378](#)

PC 14-2022: Briese Properties LLC, Petition to Rezone from R-4 Single and Two Family Residential to B-3 General Business. 2500 Washington Street and 900 Block of S. 25th & 26th Streets

P. Braun provided an overview and location of the rezone request. He stated that the Comprehensive Plan shows the subject property as single & two family, but added that the abutting General Business District is consistent with future land use. He said that the lots in the requested rezone area are vacant and that a concept plan has been provided depicting the proposed building and parking lot expansions. P. Braun stated that the building and parking lot expansion would require the submittal of a site plan for review.

P. Braun stated the notices were mailed out on April 20th to property owners within 200' and no comments were received.

Acting Chairman J. Brey asked the Commissioners for questions. D. Koski asked for clarification on the location of the parking lot and building addition. P. Braun provided.

Acting Chairman J. Brey asked for public input.

Kevin Kyle, 930 S 25th Street, stated that he would like a privacy fence put up. He added that he is also concerned about property value, but the fence is his main concern.

Ian Wilson, architect for the project, responded that the property owner is in agreement with a fence and possibly landscape buffer as they want to be respectful of the neighbors.

Acting Chairman J. Brey closed the public hearing.

P. Braun stated that conditions cannot be placed on a rezone, but the requirement can be addressed in the site plan review. He stated that the recommendation is to approve the rezone from R-4 Single and Two Family to B-3 General Business District.

Motion by Diedrich, seconded by Steinbrenner to approve the Petition to Rezone from R-4 Single and Two Family Residential to B-3 General Business and refer to council. The motion carried by the following vote:

Aye: 6 - Member Jagemann, Member Hall, Member Diedrich, Member Koski, Member Steinbrenner and Alderperson Brey

V. OLD BUSINESS

[22-0379](#)

PC18-2021: Discussion Regarding Connection Church Conditional Use Permit, 1455 N. Rapids Road.

P. Braun provided photos of the project in process.

D. Steinbrenner stated that he received a call from a neighbor who abuts the property. He said that the neighbor stated they talked with an A.C.E. person on site and they indicated a specific area to be a basketball court with pickleball lines. D. Steinbrenner asked if the Conditional Use Permit is being violated.

P. Braun stated said that Chris Herzog from A.C.E. Building Services will address.

C. Herzog said they are building what was approved per site plan and

added that no court lines of any sort were included as part of plan. He added that pickleball courts are shown only on the inside of the building. He added that there have been no changes to the site plan from what was approved by the City.

D. Steinbrenner thanked C. Herzog and noted that there are always two sides, especially on a project that brings a lot of emotion and neighbor concerns.

D. Diedrich stated that he was sent a copy of a text from a neighbor, who talked with the project funder stating that there would be an outside pickle ball court.

A. Tegen added that the City received a copy of the conversation as well and did reach out to all parties to remind them of the conditions of the Conditional Use Permit. He added that the pavement was approved.

G. Jagemann stated that the per the conditions an outdoor pickleball court was not approved.

Rose Ann Kuehne, 4411 Just Court, stated that she has lived in her home for 45 years and this is the first year there was ever standing water in her detached garage. She detailed the issues she experienced and asked what else can be done.

C. Herzog explained the issues with the site specific to R. Kuehne's property. The above average precipitation, frost and the final site grading not being completed yet were factors causing the water issues. He was confident that when the project is complete the water issues should be greatly improved. Historically water from adjoining properties drained on to the church property and there was a large enough grass area to let the water soak into the ground.

D. Diedrich added that he has lived nearby for 37 years and he had water in his basement until this past year.

This Report was discussed

VII. MISCELLANEOUS

The Commissioners agreed to a Special Plan Commission Meeting at 5pm meeting on May 25 to kick off the comprehensive plan project. This will occur prior to the 6pm regular meeting.

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. Andy Hunter - Wisconsin Land Surveying Oshkosh, City of Manitowoc I-43 Industrial Park Harvest Digital HDI; NW 1/4 of NW 1/4 Section 34, T 19 N, R 23 E, City of Manitowoc, Manitowoc County

2. Meridian Surveying - Brad Buechel, New Life Ministries of Manitowoc Inc; Lots 1, 2, 3 & 4, Block 3 of Factory Heights addition being part of NE 1/4 NE 1/4 of Section 25 T19N, R23E City of Manitowoc

Moved by Diedrich, seconded by Jagemann, that the CSMs be approved. The motion carried by the following vote:

Aye: 6 - Member Jagemann, Member Hall, Member Diedrich, Member Koski, Member Steinbrenner and Alderperson Brey

C. Summary of Site Plans: None

VIII. ADJOURNMENT

Moved by Jagemann, seconded by Diedrich, that this meeting be adjourned at 6:30 pm. The motion carried by the following vote:

Aye: 6 - Member Jagemann, Member Hall, Member Diedrich, Member Koski, Member Steinbrenner and Alderperson Brey