



City of Manitowoc

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

Meeting Minutes

Plan Commission

Wednesday, December 18, 2019

5:00 PM

Council Chambers

I. CALL TO ORDER

The Meeting of the City Plan Commission was called to order by Acting Chairperson J. Brey at 5:00 PM

II. ROLL CALL

Present: 6 - Jim Brey, Dave Diedrich, Daniel Hornung, Dan Koski, Dennis Steinbrenner and Rick Schwarz

Absent: 3 - Mayor Nickels, Greg Jagemann and Curtis Hall

Staff Present: Paul Braun, Jeremy Du Chateau, Lisa Mueller

Others Present: Michael Fettes

III. APPROVAL OF MINUTES

[19-1321](#) Approval of the Minutes of the November 20, 2019 Plan Commission Meeting

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

Aye: 6 - Alderperson Brey, Diedrich, Member Hornung, Member Koski, Steinbrenner and Schwarz

IV. PUBLIC HEARINGS

[19-1322](#) PC 40-2019: Koenig; Proposed Rezoning to R-4 Single and Two Family Residential for property located at 1803 Viebahn Street

P. Braun provided the background information regarding the Zoning Amendment. He stated that the subject property located at 1803 Viebahn Street and is currently in the process of being annexed into the City. P. Braun stated that the property owner submitted an annexation petition for the subject property which will be acted on by the Plan Commission later in tonight's meeting. P. Braun continued to state that the Zoning Ordinance places a temporary zoning classification of R-1 Residential - Agricultural on the property until the final zoning classification can be adopted. The current zoning classification under the County Zoning Ordinance is "RR" Rural / Residential; the proposed R-4 Single and Two Family Residential District is consistent with County zoning classification and the surrounding

properties.

P. Braun stated that property owner petitioned for annexation due to a failing septic system. The property is 0.45 acres with a frontage of 66 feet along Viebahn Street with a depth of 330 feet. P. Braun commented that notices were mailed out to property owners within 200 feet excluding rights-of-way and that one comment was received from Margaret Schramm who resides at 1807 Viebahn Street. Mrs. Schramm had some general questions but didn't have any concerns with the proposed R-4 Single and Two Family Residential zoning classification. P. Braun concluded his comments.

Acting Chairman J. Brey asked the Commissioners if they had any questions. D. Koski asked if the residence was connected to water and sanitary services. P. Braun answered that the property was connected to services after the annexation petition was submitted to the City; statute doesn't allow a petitioner to rescind an annexation petition once it is submitted. P. Braun stated that services were hooked up to the residence before the property was officially in the City because of an emergency situation with the septic system failing.

J. Brey asked why the proposed zoning classification was R-4 Single and Two Family and not R-3 Single Family? P. Braun stated that R-4 would allow the option of a two family residence and that the properties to the west of the subject parcel are also zone R-4. P. Braun commented that the only difference between the R-3 and R-4 zoning districts is that R-4 allows two family structures.

J. Brey opens the public hearing portion of the meeting. Michael Fettes, 2468 S. 18th Street stated that he didn't have any issues with the proposed R-4 zoning. J. Brey closes the public informational hearing and asks for a recommendation from the Commission.

Moved by Hornung, seconded by Schwarz, to approve the proposed zoning classification of R-4 Single and Two Family Residential. The motion carried by the following vote:

V. OLD BUSINESS

VI. NEW BUSINESS

[19-1323](#)

PC 39-2019: Koenig; Petition for Direct Annexation from the Town of Manitowoc to the City of Manitowoc - 1803 Viebahn Street

P. Braun explains that the Unanimous Consent annexation petition is from Laura Koenig who owns the property located at 1803 Viebahn Street. L. Koenig's septic system failed which is the reason for the annexation

petition submittal.

P. Braun stated that the property is 0.45 acres with 66 feet of frontage along Viebahn Street with a depth of 330 feet. The property is annexing from the Town of Manitowoc; the annual share of the Town of Manitowoc's taxes are \$220.71. The City of Manitowoc will be required to pay the Town 5 years worth of taxes which totals \$1,103.55. The residence has a population of two individuals and will become Ward 31 and be part of the 7th Aldermanic District. P. Braun concluded by stating that the State of Wisconsin, Department of Administration Municipal Boundary Review has conducted their public interest review and has issued an opinion stating the property is found to be in the public interest.

Moved by Hornung, seconded by Diedrich, to approve the annexation petition as presented, recommending a zoning classification of R-4 Single and Two Family Residential and requiring dedication of Viebahn Street. The motion carried by the following vote:

Aye: 6 - Alderperson Brey, Diedrich, Member Hornung, Member Koski, Steinbrenner and Schwarz

VII. MISCELLANEOUS

- A. Manitowoc County Activities: None
- B. Certified Survey Maps (CSM): None
- C. Summary of Site Plans: None
- D. Director's Report

VIII. ADJOURNMENT

Moved by Hornung, seconded by Diedrich, that the Meeting be adjourned. The motion carried by the following vote:

Aye: 6 - Alderperson Brey, Diedrich, Member Hornung, Member Koski, Steinbrenner and Schwarz

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.