



# City of Manitowoc

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

## Meeting Minutes

### Plan Commission

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Wednesday, May 26, 2021

5:00 PM Council Chambers. Meeting also available via Zoom remote conferencing software.

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#### II. ROLL CALL

- Present:** 6 - Jim Brey, Dan Koski, Dennis Steinbrenner, Greg Jagemann, Dave Diedrich and Daniel Hornung
- Absent:** 2 - Mayor Nickels and Curtis Hall

Staff Present: Adam Tegen, Paul Braun, Jen Bartz

Others Present: Shirley Fessler, William Fessler, Robert Blattler, Kathie Nelson, Sarah Rosinsky, Todd Reckelberg, Sr. Myra Jean Sweigart, Sr. Natalie Binversie, Sr. Leonette Kochan, Sr. Theresa Feldkamp, RoseAnn Kuehne, Janis Beluga, Autumn Bosch, Chris Gilbert, Judy Budnik, Lisa Hoffman, Jean Hansen, Jim Peterson, Mark & Joanne Gaedtke, Nathan & Mary Hochmuth, Sandy Diedrich, Chris Herzog, Linda Kempfert, Harold Kempfert, Barb Fuller, Bob Fuller, Paul Klunker, Gary Underwood, Larry Nelson

#### III. APPROVAL OF MINUTES

[21-0494](#) Approval of the Minutes of the April 28, 2021 Plan Commission Meeting.

**Moved by Diedrich, seconded by Hornung, that the Minutes of the April 28, 2021 meeting be approved. The motion carried by the following vote:**

**Aye:** 6 - Brey, Member Koski, Steinbrenner, Member Jagemann, Diedrich and Hornung

#### IV. PUBLIC HEARINGS

[21-0496](#) PC 15-2021: Fessler; Rezone from R-1 Residential-Agricultural District to B-1 Office-Residential District for property located at 6306 Calumet Avenue.

P. Braun detailed the property location and that the reason for the request is to make the property consistent with neighboring zoning districts. He said that the property is shown as office-industrial on official future land use map and that the proposal is consistent with the comprehensive plan. He went on to state that the applicant has indicated that there is no specific project plan proposed for the area but he is simply organizing properties in the estate.

P. Braun stated that notices were mailed May 20 to neighbors within 200' and no public comments received at this time.

Acting Chairman J. Brey asked Commissioners for questions.

D. Hornung asked about a specific piece and confirmed it is I-1 and part of the Silver Creek Fire Department parcel.

Acting Chairman J. Brey opened the public hearing.

No public comment was received.

Acting Chairman J. Brey closed the public hearing.

P. Braun read the recommendation to approve the request to rezone the property.

**Moved by Diedrich, seconded by Jagemann, that the rezone from R-1 Residential-Agricultural District to B-1 Office-Residential District for property located at 6306 Calumet Avenue be approved and referred to council. The motion carried by the following vote:**

**Aye:** 6 - Brey, Member Koski, Steinbrenner, Member Jagemann, Diedrich and Hornung

[21-0497](#)

PC 16-2021: MPU; Rezone from R-1 Residential-Agricultural to I-2 Heavy Industrial; Zoning is related to a Petition for Direct Annexation for property located at 5624 Custer Street.

P. Braun detailed the property location and stated that the rezoning request is related to an annexation petition submitted by Manitowoc Public Utilities (MPU) that will be acted on later during the Plan Commission meeting. MPU owns the property west of the subject property and that property is zoned I-2 Heavy Industrial and is being used as a substation. P. Braun stated he is not aware of the intended plans for the subject property but assumed it would be related to the adjacent substation. The subject property has been owned by MPU since 1999. He stated that the property is shown as Office / Industrial on the 20 Year Future Land Use map and that the proposed I-2 zoning is consistent with the Land Use map.

P. Braun stated that notices were mailed May 20th to neighbors within 200' and no public comments were received.

Acting Chairman J. Brey asked Commissioners for questions.

D. Hornung stated that both he and D. Diedrich are members of the Public Utilities Commission and they verified with the City Attorney that they can vote on this item. He also stated that there is a power project planned for the site.

Acting Chairman J. Brey opened the public hearing.

Rosie Bugs, 5316 W Custer Street, asked about taking city limits to Dufek Drive and if her property will be part of the City.

Several Commissioners and P. Braun clarified with her that her property will remain in the town. R. Bugs added that the utility makes a lot of noise and she cannot use her phone it is so loud.

Acting Chairman J. Brey closed the public hearing.

P. Braun read the recommendation to approve the request to rezone.

**Motion by Jagemann, seconded by Koski that the rezone from R-1 Residential-Agricultural to I-2 Heavy Industrial per a related Petition for Direct Annexation for property located at 5624 Custer Street be approved and refer to Council. Motion carried by the following vote:**

**Aye:** 6 - Brey, Member Koski, Steinbrenner, Member Jagemann, Diedrich and Hornung

[21-0498](#)

PC 18-2021: Connection Church; Request for a Conditional Use Permit pursuant to 15.110(3) a for the establishment of a Church and Gym/Community Center located at 1455 N Rapids Road.

P. Braun detailed the request for a conditional use permit (CUP) from Connection Church. He detailed the location of the property and surrounding zoning districts. He stated that the comprehensive plan future land use map shows the property as institutional and provided additional information on potential uses within institutional land use category.

P. Braun shared that there isn't a clear record of a CUP being issued to the church in the mid-1970s. He stated that at the time CUPs may have been issued by the Plan Commission and not the Council; he was unable to find any record of a CUP being issued for the church at 1455 N. Rapids Road.

P. Braun provided an anticipated use of facility and noted that the existing church is approximately 8,000sf and the proposed building is approximately 12,000sf. He shared, per the CUP application, that the facility will not be open to the public and will be for use by private members or church members only. He further detailed the intended use of pickle ball surface as well as the multi-use surface, lounge, kitchenette, and restroom facilities. Expected hours as indicated in the request are 8am -10pm.

P. Braun stated that within the R-2 zoning district primary uses must meet specific yard regulations and he explained what they are and how they are calculated; he noted that the applicant is exceeding the minimum setbacks and is under the maximum lot 25% coverage allowed. He also explained the municipal code criteria that the Plan Commission and Council shall

take into consideration prior to the issuance of a conditional use permits.

P. Braun stated that Pursuant to Section 15.370(27)(c) of the Municipal Code, "the Plan Commission and Council shall consider whether the requested use: is reasonably necessary for the convenience and welfare of the public; is in harmony with the character of the surrounding area; and will have a minimal effect or no effect on the surrounding property values." He went on to say that the Commission and Council can affix conditions to the CUP to provide assurances that the proposed use will remain in conformity with the criteria under subsection (27)(c) as well as compliance with regulations of the particular zoning district which the conditional use would be located.

P. Braun reminded the Commission of Wisconsin Act 67 in 2017 and how that change took away some local control for the issuance of conditional use permits.

He stated that notices were mailed to neighbors on May 20th and that the City was made aware that one individual was inadvertently missed, but staff met with her in the office and discussed the project with her. He also said that Connection Church held their own listening session, but no representatives from the City were present.

P. Braun stated that public comments were received in office, as well as by phone and email. Comments received in advance of the Plan Commission meeting were from the following individuals:

- RoseAnn Kuehne, 4411 Just Court
- Bob Blattler, 1456 Kellner Street
- Bob Fuller, 4417 Just Court
- Nate and Mary Hochmuth, 1504 Kellner Street
- Mark and Joanne Gaedtke, 1440 Hubbard Circle
- Kathy Nelson, 1428 Hubbard Circle
- Janice Krueger, 1436 Hubbard Circle

He stated that in general the comments received were regarding noise generated; size, location, height and exterior materials on the building; precedent of private businesses operating on church property; the building being open to members only; hours of operation; water issues; and decreased property values.

P. Braun stated that he asked Bill Gaber from Accurate Appraisal, contracted City Assessor, for an opinion on property value. He read the response into record as follows:

*I was reviewing the information you provided me about the new outbuilding (Multipurpose Facility) on the Connection Church parcel on*

*North Rapids. Here are some of my thoughts or things to consider.*

- 1. What is the main use of this building? If the primary use for this building is for church purposes, it should qualify for exemption. If the primary or main use is for non-church activities or functions then it could be a taxable building. If so, the land that the building sits on could be taxable as well.*
- 2. As far as home values around the church parcel it is really tough to tell right now. We really wouldn't know until homes started selling around there to see what kind of impact. If the building is used for church functions or purposes, I don't see the outbuilding really effecting the home values, but I don't have nothing to support that at this time. If the building is used for non-church functions and there is a lot of noise, I could see it effecting home values a little. Again, it is really tough to tell what impact this will have on home values if any at all.*

P. Braun stated that the Zoning Code does not define a noise level in any zoning district except for the I-1 Light Industrial district; the subject property is zoned R-2 Single Family Residential.

P. Braun stated that he contacted the Police Chief Nick Reimer regarding general noise complaints and read the Chief's email response into record as follows:

*"We look at what is reasonable given the level of noise, time of day, location in comparison to residences, and the necessity of the activity that is creating the noise. This has worked well for us. Decibel readings in ordinances may sound like a good idea, but that tends to handcuff common sense in many instances. 8am to 10 pm would most likely be reasonable for some noise, but I'm not sure what kind of noise we are talking about here. If we were called to the scene we would assess each situation and have them adjust accordingly if necessary.*

Acting Chairman J. Brey asked the Commissioners for questions.

D. Koski asked about the building height and if it would be conforming. P. Braun said that the height is 23' 8" per the drawing and further explained what heights are allowed for principal and accessory buildings. In the R-2 zoning district principal buildings can be 35' high and accessory buildings can be 15' high. He noted that both buildings would be principal buildings.

D. Steinbrenner asked if memberships would be sold as the request stated it will not be open to public. Acting Chairman J. Brey stated that would be a question addressed by the applicant during public comment. D.

Steinbrenner then asked if P. Braun could explain location of building and asked why it will be so far removed from existing building. P. Braun detailed the location and that what he has been told is that they did not want to build in the existing parking lot area.

D. Diedrich clarified principal height of primary structure is 35'. P. Braun explained the CUP would make both the church and new building principal buildings. D. Diedrich noted his question as why are they not connected. P. Braun noted that would be a question that would need to be addressed by the applicant.

D. Hornung asked if the CUP is only occurring because the applicant is choosing not to connect the buildings. P. Braun explained that if connected the buildings would be under the 35' maximum height and would technically not require a CUP.

G. Jagemann asked for clarification regarding Act 67 and wants to be sure what restrictions there are on Plan Commission members and what can reasonably imposed. P. Braun stated that WI Act 67 was implemented in 2017 and it lessened control of local governments regarding conditional use permits. He specifically mentioned 62.237de(2)a and read it to the Commissioners, *"If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence."* He went on to read the definition of substantial evidence for the Commissioners, *"Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.*" P. Braun further explained information contained in Act 67. G. Jagemann followed up to state that there are concerns and the information was helpful in understanding the requirements.

Acting Chairman J. Brey opened the public hearing and noted that individuals would be allowed no more than five minutes for their comments.

Michael Wellner, 1435 Hubbard Circle, stated he has concerns and was on vacation in Florida when he learned of the request. He stated that issues of pickleball noise complaints was on the news in Florida. He shared audio of pickleball game noise and noted that the ball makes a pong and individuals cannot escape the noise in their home which is concerning for those who work odd hours. He also stated that he will lose views of the tree line and does not like the look of the building as it is too industrial. He pointed out

some ideas that communities with complaints utilize to address the noise.

Kathy Nelson, 1428 Hubbard Circle, stated she and her husband are strongly opposed and noted that it is a large structure in a residential area. She also reiterated the noise is a concern as are the later hours of operation. She shared a list of 66 names of people who signed a complaint. She also asked if this will affect traffic on Hwy R and if this will increase traffic.

Gary Underwood, 6534 Clover Road, demonstrated pickleball noise using a ball and paddle. He stated that all complaints he read were regarding outdoor courts and not indoor. He stated that this will be an inside sport and there will not be outside courts. He also pointed out that pickleball noise produces an 18-20 decibel rating which is about conversation, but pointed out that it is the loud voices during game play that would be louder. He stated that there are four courts planned which means about 16 people playing at any one time with 4 balls in play. He also stated that if noise outside of the building is an issue, structures can be put up to assist with acoustics such as fencing.

D. Diedrich stated that there was an outside court in the submitted plans. G. Underwood stated that the outdoor court can be removed if it is of concern. He went on to say that there is not enough indoor courts in northeast Wisconsin and people would like more indoor places to play during winter. He also stated that there are often larger setbacks for pickleball courts in some communities, so it is not close to residences.

D. Steinbrenner asked if this was an outreach for the church or pickleball club for private members and noted that it appears to be a recreational facility versus church use facility. G. Underwood said that he was asked by the church if he wanted to put the courts on site. He stated that he agreed because other church uses could also occur in the building.

D. Steinbrenner clarified if this is a church or private request for someone to build on church property. G. Underwood stated that it will be the church's building and will be paid for by donations to the church, but the church will own and insure. He stated that it will be a nonprofit club.

Chris Gilbert, 5049 Brookfield Circle, he stated that he is the lead pastor for Connection Church and that the building will be a church facility. He stated that it is not only a pickleball court and that the church is raising money to build the building and expects no financial burden on church. He stated that by leasing to the pickleball club, it will be self-sustaining. He stated that the church will use as a multi-use facility which is why there are so many amenities within the building. He stated that, like the church, it will

not be open for members to come and go as they please. He noted that they do hold AA meetings at the existing church, but an open building does not protect the building. He went on to address the question about connecting the buildings and said that building has a U-shaped parking lot where busses come through to drop off children at the neighboring child care center. He stated that Connection Church does not want to lose the existing parking lot. He stated that the church had a listening session with the community and noted that they offered to place shrubbery for neighbors. He also said that sound issues and mention of installing associated acoustic fencing will reduce sound by 50%. The activities will be indoors and fencing is not being considered as the building walls and a ceiling will reduce sound. He stated that the purpose is to raise money and self sustain it without burden on the church. The pickleball club is willing to lease space from the church.

Nate Hochmuth, 1504 Kellner Street, stated he is concerned about the use of the building as was noted by others as well as security concerns. He said land use is a concern as well since the building will be primarily used for a private group that will be giving out memberships. He mentioned that should be used as a church and proposed use seems like a side business and how does that coincide with tax free entity of a church. He questioned if it will be open for public rental. He stated that the tree line will take a while for trees to grow, about 10-15 years for full growth.

Bob Fuller, 4417 Just Court, stated that he winters in Arizona and in his experience people are enthusiastic about pickleball - meaning noisy from yelling, the ball and paddle. He said that while in Arizona, he is about 1/2 mile from an outdoor court and can hear playing from his deck. There are bushes and buildings in between and trees as well and there is still a lot of noise. He suggested hiring an acoustical engineer if the building proceeds. He pointed out that with the amount of courts there could also be tournaments held which would be noisy and a disruption. He noted that the other church uses for events with teenagers is good for kids and the community. He said that the events with teens and other church uses goes away but the noise from a pickleball court will be there daily. He also stated that his concern is that it will be members only. He also mentioned that with an ordinance at the location in Arizona they can't play until 8am, but people begin practicing at 6am. He pointed out that his patio is 60' to the edge of the building and he will call and complain whenever the noise is too irritating. He also has concerns with water as there are puddles in the field when there are heavy rains. He also said that the CUP is for the entire property and he has concerns about more buildings being added in the future.

Rose Ann Kuehne, 4411 Just Court, stated that she has concerns about the



industrial-looking building 35' feet from her property line. She has concerns when rains it is a swamp and a big building with a huge roof will run water into her yard and possibly into her accessory building. She has concerns about site line, building size, water, and noise. She stated that she was told this will be a 501(c)3 non profit club that the church will manage. She stated she is concerned that the church will pay no tax on memberships sold and that there is no tax advantage to the City, but is rather a tax detriment. Detriment to neighbors as they will lose property value. Lots of vacant other spaces in the City to build an indoor pickleball court.

Mary Hochmuth, 1504 Kellner Street, stated that their family moved to the area four years ago with 6 kids. They recently built a patio and the building will be about 35' from their property and they will be looking at wall of steel. She stated she has concerns for young kids and safety as it will be an unmanaged facility since members will receive a keycard. She provided options for alternative indoor locations including Roncalli Middle School. She pointed out that in the proposal letter from A.C.E. residents received, it stated that the multiuse building will not be used for church gatherings, but the church said it could be used for church gatherings. She stated that it sounds like a miscommunication between builder and Connection Church. She stated that water is an issue as well.

Harold Kempfert, 4425 Just Court, he stated that he collected 20 signatures on petitions and all are against the project because of the noise. He also stated that he has concerns with the water issues and said that was area behind property line that could not be mowed due to water. He said that the elevation of the building needs to go up to help with water issues. He also suggested that they should consider sound barriers.

All petitions were turned in for public record.

Chris Herzog, A.C.E. Building Service, he addressed water concerns and shared the City site plan approval process and said that projects cannot send water to the neighbors. He said that if there is a drainage issue currently, they can work to address using the natural topography.

Linda Kempfert, 4425 Just Court, stated that at the church meeting it was stated that people who join the club will pay dues. If correct, pickleball court is not a religious use. She pointed out that based on points shared earlier, this project will not provide harmony in the area. She said a steel building in a residential area will not be in harmony with area.

Acting Chairman J. Brey asked P. Braun to reiterate the three points to consider. P. Braun stated that per the Code the Plan Commission and Council should consider: if the project is reasonably necessary for

convenience and welfare of the public, is in harmony with the area, and it will have minimal to no effect on property surrounding property values.

Todd Reckelberg, 1914 Sharon Lane and District 10 Alderperson, he said that Chris Gilbert did reach out to him regarding the project. He addressed the points mentioned by P. Braun, specifically if the project is necessary for the public as it sounds like it is a closed club. He stated that it is not for the public good as it is private and church. He stated that it could be in harmony, but only if the if neighborhood and church could work things out. He stated that he is representing District 10 and hopes the Plan Commission would deny the request. He went on to suggest that, if approved, a condition be added that the facility be closed at 7 or 8pm. He also suggested to move building to 10-15' off back of current building and pointed out that the current parking lot is in need of repair soon. He also questioned if a private club would be taxable.

Chris Gilbert stated that the IRS will keep the church in compliance with any tax laws. He pointed out that Connection Church is not running the club, but are leasing the space to the club to offset the costs of the building. He disagreed with Act 67 as it is not about doing anything illegal. He stated that everything being proposed is legal and in compliance. He stated that the site has been a church since the 1970's. He pointed out that neighbors use their outdoor basketball court and several neighboring residents use the area as well. He said that he has researched and cannot find any lawsuits or noise complaints for an indoor pickleball court.

Mark Gaedtke, 1440 Hubbard Circle, said that it is a quiet neighborhood and as a member of a large church in the area that their church has had to make concessions with neighbors in order to grow. He said that he does not want an outdoor pickleball court due to noise and would prefer the building placed closer to the church. He said that neighbors would like to sit down and discuss as there was not enough notice for neighbors to organize.

Acting Chairman J. Brey closed the public hearing.

P. Braun clarified the process of the recommendation from Plan Commission to Council. He read the conditions included as part of the CUP. He stated that the staff recommendation is to approve the request for existing church building and proposed gym pursuant to the submittal packet and conditions.

D. Koski stated that there are a lot of comments regarding the use of the structure for pickleball in general. He clarified that the Commission is not looking at the one use for pickleball, but rather the height and not being

attached is what is in question. P. Braun stated that if it was attached, there would not be an issue. A CUP for the existing church, if it was expanded, would still need to be acquired because one was not found in the past. The current church is considered a legal non-conforming use. D. Koski stated that since the courts will be indoors so noise is addressed and water will be addressed in site plan, the only issue is height.

D. Diedrich stated that after the three points of consideration for a CUP were reviewed, the affect on home values are only unknown at this time. While he has no concerns with the look of the building, he is concerned about it not being connected to church. He stated he will not support the request.

D. Steinbrenner asked if it is not in harmony with character of surrounding area that would be a reason to defeat the request.

G. Jagemann asked if the overhead doors remain as part of plan as the outdoor pickleball court will be excluded from plan. He said his concern around Act 67 and burden on Plan Commission members. He went on to suggest additional condition in place that when pickleball is being played & not only when building is in use, the doors remain closed. C. Gilbert responded that the church would be willing to agree to close large doors during pickleball as a condition. He went on to say that by running the only drug and alcohol treatment center in Manitowoc, he is here to coexist with the community.

D. Hornung stated that while there has been a great discussion, he is more concerned about state regulations and being in compliance with those. He made a motion to approve the CUP request with conditions and modification of Condition D that doors shall remained closed while the pickleball courts are in use.

Acting Chairman J. Brey stated that his concern is that the building is not being placed closer to existing structure. He stated that he will not support. He went on to provide the next steps in the process including the date of the Common Council meeting on June 21 and noted that it will be open for a public hearing.

C. Gilbert asked if the request for a conditional use fails if the existing church will not be in compliance. P. Braun stated that the existing church is a legal non-conforming or grandfathered use. C. Gilbert asked for a letter verifying the existing church is an approved use. P. Braun recommended that the church request an official zoning letter.

**Moved by Hornung, seconded by Jagemann, to approve the conditional use permit with conditions and modification of Condition D that doors shall remained closed while pickleball courts are in use and that this item be referred to the**

**Common Council. The motion failed due to lack of a majority by the following vote:**

**Aye:** 3 - Member Koski, Member Jagemann and Hornung

**Nay:** 3 - Brey, Steinbrenner and Diedrich

## V. REFERRALS FROM COMMON COUNCIL

### [21-0503](#)

Ordinance to amend Section 15.430(12) of the MMC regulating parking Areas Development and Maintenance

P Braun shared that this is coming forward from the City Attorney's office. The Ordinance only applies to gravel parking lots and gives the City citation powers to address parking lots that do not meet minimum requirements.

D. Hornung, asked if his parking lot at his office building is affected. P. Braun stated that if his lot is either concrete or asphalt there will be no issue with his lot.

G. Jagemann, asked if his lot fine. P. Braun stated that any parking lot for five or more cars must be paved.

A. Tegen, stated that the ordinance is not changing any regulations, it is just giving citation powers to the City. If a property owner is in violation before, you are in violation now. This allows inspector to write citation. A. Tegen also clarified the term bond schedule in the ordinance.

**Moved by Diedrich, seconded by Steinbrenner to approve the Ordinance to amend Section 15.430(12) of the MMC regulating parking Areas Development and Maintenance. The motion carried by the following vote:**

**Aye:** 6 - Member Koski, Steinbrenner, Member Jagemann, Diedrich, Hornung and Brey

## VI. NEW BUSINESS

### [21-0501](#)

PC 19-2021: Budnik: Request for a variance from Official Map. Future Street, South of Michigan Avenue and County JJ Intersection, Parcel 010-022-002-000.00.

P. Braun detailed the location of the property and stated that the property owner(s) has an interested buyer and the buyer's plan for the property is to build a manufacturing plant and the existing location of the official map conflicts with the development plans. The property is currently in the process of being rezoned by the County to Industrial. P. Braun stated that Chapter 22 of Manitowoc Municipal Code gives the Plan Commission authority to grant a variance wherever a strict compliance with the layout on the Official Map creates an unnecessary hardship on the owner. He stated that the request is being triggered by a certified survey and indicated that the integrity of official map remains intact.

**Moved by Hornung, seconded by Koski, that request for a variance from Official Map be approved and referred to council. The motion carried by the following vote:**

**Aye:** 6 - Brey, Member Koski, Steinbrenner, Member Jagemann, Diedrich and Hornung

[21-0499](#)

PC 16-2021: MPU; Petition for Direct Annexation, 5624 Custer Street

P. Braun stated that Manitowoc Public Utilities has submitted a petition for Unanimous Consent Annexation for property they own at 5624 W. Custer Street. The property is directly west of I-43 and east of their electrical substation. There are no residents or any improvements on the property. The proposed final zoning classification on the lot will be I-2 Heavy Industrial.

**Moved by Diedrich, seconded by Jagemann, that the Petition for Direct Annexation of 5624 Custer Street be approved and referred to council. The motion carried by the following vote:**

**Aye:** 6 - Brey, Member Koski, Steinbrenner, Member Jagemann, Diedrich and Hornung

[21-0500](#)

Discussion on potential dates for a special meeting to discuss barriers to development.

P. Braun explained that Mayor Nickels wanted to have a discussion with the Plan Commission regarding barriers to development. The timing is good because the City is in the process of preparing a housing study. Conversation ensued among Commissioners and all agreed to keep the topic on the agenda for June 23 versus scheduling a separate meeting.

**This Item was discussed.**

## VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. City of Manitowoc (Ammo Inc property) CSM #2, SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 Section 27 & NE 1/4 of the NW 1/4 and NW 1/4 of the NW 1/4 Section 34 T. 19 N. R. 23 E City of Manitowoc

2. City of Manitowoc (Ammo Inc property) CSM#3, SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 Section 27 & NE 1/4 of the NW 1/4 and NW 1/4 of the NW 1/4 Section 34 T. 19 N. R. 23 E City of Manitowoc

C. Summary of Site Plans from April 24-May 19, 2021: None

## VIII. ADJOURNMENT

**Moved by Diedrich, seconded by Hornung, that this be adjourned at 7:12pm. The motion carried by the following vote:**

**Aye:** 6 - Brey, Member Koski, Steinbrenner, Member Jagemann, Diedrich and Hornung