



City of Manitowoc

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

Meeting Minutes

Plan Commission

Wednesday, December 15, 2021

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: 7 - Greg Jagemann, Curtis Hall, Dave Diedrich, Daniel Hornung, Dan Koski, Dennis Steinbrenner and Jim Brey

Absent: 1 - Mayor Nickels

Staff Present: Paul Braun, Adam Tegen, Jen Bartz

III. APPROVAL OF MINUTES

[21-1168](#) Approval of the Minutes of the October 27, 2021 Plan Commission meeting.

Moved by Diedrich, Seconded by Koski, that the Minutes of the October 27, 2021 meeting be approved. The motion carried by the following vote:

Aye: 7 - Member Jagemann, Member Hall, Member Diedrich, Member Hornung, Member Koski, Member Steinbrenner and Alderperson Brey

IV. PUBLIC HEARINGS

[21-1169](#) PC 33-2020: Canam Trust / Glastonbury Holdings LLC / Evergreen Real Estate Group: Request for an Amendment to the Conditional Use Permit issued for an Adaptive Reuse pursuant to 15.370(29) located at 1127 & 1133 S. 16th Street for the Establishment of a Senior Living Complex.

THIS ITEM WAS WITHDRAWN PRIOR TO COUNCIL DUE TO PROJECT BEING STOPPED>

P. Braun reviewed the project and amendment to the previously issued CUP. He stated that there was no change to CUP area, only one of the conditions would be amended. He said that during the design phase, it was determined that the turning radius inside the building was too tight for vehicles to park. He said that the internal parking will now be converted to five additional units.

P. Braun shared that he reached out to the Police Department and that they did have concerns. He stated that they recommended razing the neighboring house to create additional off-street parking spaces.

P. Braun stated that the Engineering Department has concerns with traffic flow and they recommend keeping an eye on the intersections and traffic patterns. They noted that a 4-way stop may be needed in the future.

P. Braun shared that the neighbor notice went out on December 8th and one call was received from Glen Maki at 1132 S. 16th Street. P. Braun stated Mr. Maki's concerns regarding tenant green space, lack of off-street parking and that Mr. Maki was not being offered a fair offer on his residence; should the developer want to purchase for future parking. He stated that Mr. Maki does not want amendment to be approved.

Acting Chairman J. Brey asked the Commissioners for questions.

D. Steinbrenner asked if neighbors previously were concerned about lack of green space for the residents and if that was that part of original agreement. P. Braun stated that Mr. Maki's concern for lack of green space was for the residents and that the original proposal did not provide green space.

D. Steinbrenner asked if there was an ordinance regarding off-street parking spaces for multi-family. P. Braun stated that the code requires a minimum number of off-street parking spaces for each zoning district but the adaptive reuse portion of the code gives the City flexibility to alter the number of off-street spaces to encourage the reuse of historical buildings which are difficult to redevelop.

C. Hall added that street parking could be an issue for snow removal.

D. Diedrich asked D. Koski for engineering concern. D. Koski said that the concerns are related to snow removal and traffic patterns. D. Diedrich added that this is great re-use of the property. D. Koski said that parking is a concern, but supported the Police Department's recommendation to raze the residence at 1133 S. 16th Street. He asked if there is anything that could make it a requirement if this becomes an issue down the road. P. Braun said that language in condition four will cover the concerns.

P. Braun said senior housing is 1 space per 2 units.

C. Hall added the senior housing is needed and people are looking for it daily.

D. Hornung asked how many parking spaces are off street. P. Braun indicated that there are 28-29 off street parking spaces. Discussion ensued regarding asking the developer to provide 35 off street spaces.

Acting Chairman J. Brey opened the public hearing.

Project Developer David Block said that materials provided showed that they have tried to include parking within building. The civil engineer showed that the existing column spacing in the building was not conducive for vehicles to maneuver and with the age of the residents also being a concern. He went on to say that they could demolish the residence at 1133 S. 16th Street but that will only increase parking by 5 or so spaces.

Acting Chairman J. Brey closed the public comments.

P. Braun read the revised condition and his recommendation of condition #4 amended as follows: " The maximum number of dwelling units at the 1131 S. 16th Street building allowed is 80. Evergreen shall provide at least 28 off-street parking spaces for the residents. Evergreen shall maintain at least a minimum of 1 off-street parking space per 3 dwelling units at the 1131 S. 16th Street property. Evergreen shall work with the City and neighborhood to address any on-street parking, traffic or safety related issues caused by the residents from the Property."

G. Jagemann asked if there was any concern with lighting. A. Tegen said that the condition is fairly standard.

Acting Chairman J. Brey stated he is the Alderman representing this area and this is a great adaptive re-use of the property. He does share concerns about the parking. When the site was a business, on-street parking was not 24x7.

C. Hall asked if there was way to control the need for parking. D. Diedrich asked if the building is on a bus route. P. Braun stated that the bus route is on Marshall Street, one block away.

D. Block said that it's possible that by demolishing the 1133 S. 16th St structure, they may not get to 33 and there is no other land to put these parking spaces.

D. Hornung made a motion to approve modifying condition #4 to 32 off-street parking spaces shall be provided by Evergreen and strike the rest of the condition. Seconded by Diedrich.

Motion by Hornung, seconded by Diedrich to approve the amended Amendment to the CUP and refer to Council. The Motion carried by the following vote:

Aye: 7 - Member Jagemann, Member Hall, Member Diedrich, Member Hornung, Member Koski, Member Steinbrenner and Alderperson Brey

V. OLD BUSINESS

VI. NEW BUSINESS

[21-1170](#) PC 1-2021: Lulloff, Quit Claim Deed for Pierce Drive

Motion by Diedrich, seconded by Steinbrenner, to approve all three Quit Claim Deeds and refer to Council. The Motion carried by the following vote:

Aye: 7 - Member Jagemann, Member Hall, Member Diedrich, Member Hornung, Member Koski, Member Steinbrenner and Alderperson Brey

[21-1171](#) PC 1-2021: Theis, Quit Claim Deed for Pierce Drive

Motion by Diedrich, seconded by Steinbrenner, to approve and refer to Council. The Motion carried by the following vote:

[21-1172](#) PC 1-2021: Sweeting, Quit Claim Deed for Pierce Drive

Motion by Diedrich, seconded by Steinbrenner, to approve and refer to Council. The Motion carried by the following vote:

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. Doneff Holdings, LLC; NW 1/4 of the SW 1/4 Section 8, T19N, R24E, City of Manitowoc
2. Kortens Irrevocable Trust; NW 1/4 of the NE 1/4 Section 36, T20N, R23E Town of Kossuth
3. Allen Fager; NE 1/4 of the SW 1/4 Section 36, T19N, R23E City of Manitowoc

C. Summary of Site Plans:

1. SP 19-2021, Manitowoc Auto Repair, 3,600sf Auto Repair Facility
2. SP 20-2021, Color Craft Graphic Arts, Parking Lot Addition

VIII. ADJOURNMENT

Moved by Koski, seconded by Diedrich, that this Meeting be adjourned at 6:27 PM. The Motion carried by the following vote:

Aye: 7 - Member Jagemann, Member Hall, Member Diedrich, Member Hornung, Member Koski, Member Steinbrenner and Alderperson Brey