



City of Manitowoc

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

Meeting Minutes

Plan Commission

Wednesday, May 24, 2023

6:00 PM

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

I. CALL TO ORDER

The meeting of the Plan Commission was called to order by Chairman J. Nickels at 6:00PM.

II. ROLL CALL

Present: 7 - Mayor Nickels, Greg Jagemann, Curtis Hall, Dave Diedrich, Daniel Hornung, Dan Koski and Dennis Steinbrenner

Absent: 1 - Jim Brey

Staff Present: Adam Tegen, Jen Bartz

Others Present: Jill and James Iverson, Chuck Wendt, Matthew Hartfield

III. APPROVAL OF MINUTES

[23-0450](#)

Approval of Minutes of the March 22, 2023 Plan Commission meeting.

Moved by Diedrich, seconded by Jagemann, that the Minutes from the March 22, 2023 meeting be approved. The motion carried by the following vote:

Aye: 7 - Mayor Nickels, Member Jagemann, Member Hall, Member Diedrich, Member Hornung, Member Koski and Member Steinbrenner

VI. NEW BUSINESS

[23-0451](#)

PC 12-2023: Iverson - Request to Purchase City-Owned Land, Maritime Drive. Parcel #'s 000-003-000 & 820-103-100

A. Tegen reviewed the request and provided background of the discussions that occurred with the Parks Department. He shared that it was decided not to designate the space as a parkland. He stated that the recommendation is to retain the two lots.

Chairman J. Nickels asked the Plan Commissioners if they had any questions.

Chairman J. Nickels asked for the rationale why not to sell or designate as parkland. A. Tegen stated that Public Infrastructure did not want to restrict

the area as it has no value designating the lots as a park since there are no park improvements, such as playground equipment or parking provided on the lots.

Discussion ensued about parkland designation and Comprehensive Plan designation per the Future Land Use Map.

D. Steinbrenner asked if the lots are buildable. A. Tegen stated yes, but there is a sewer easement that restricts the lots. He added that both lots may be combined and with the proximity to the lake, the land has value. He stated that if the decision is to retain, it could be posted for sale in the future similar to other city lots that were sold.

G. Jagemann asked if the P-1 Conservancy District has restrictions. A. Tegen stated that the property would need to be rezoned in order to build a residence or other use on the lots.

J. Iverson asked for elaboration on selling the property. Chairman J. Nickels said that the City is not interested. J. Iverson asked if the land goes to sale, how would they be notified. The process was reviewed and conversation ensued.

A. Tegen stated that if another offer is received, the City could decide to publicly post for sale.

D. Koski clarified that the full recommendation is what is being approved.

Members agreed to deny the request to purchase and approve the recommendation as follows: i) the City retain the two lots, ii) the City does not designate the lots as parkland and iii) the City and Iverson's enter into a use agreement for the patio that extends onto the City property.

Moved by Hall, seconded by Steinbrenner, that the request to purchase be denied and the recommendation be followed as written. The motion carried by the following vote:

Aye: 7 - Mayor Nickels, Member Jagemann, Member Hall, Member Diedrich, Member Hornung, Member Koski and Member Steinbrenner

[23-0452](#)

PC 13-2023: Wheeler - Request City Interest in Acquiring Wheeler Property off of Menasha Avenue. Parcels 718-002-010 & 718-003-030

A. Tegen reviewed the location and recommendation. He stated that the consensus of staff is to take no action and place on file.

C. Wendt, representing the seller, stated that they wanted to approach the City first since the area is zoned industrial and is shown on the Future Land

Use Map as Public Parks & Open Space.

Moved by Hornung, seconded by Hall, that the request for the City to acquire the property off of Menasha Avenue be placed on file. The motion carried by the following vote:

Aye: 7 - Mayor Nickels, Member Jagemann, Member Hall, Member Diedrich, Member Hornung, Member Koski and Member Steinbrenner

[23-0453](#)

PC 14-2023: Hartfield - Request to Purchase City-Owned Land, Between Broadway and Conroe Streets, Part of Lots 2, 3, and 4, Block 14 Subdivision of Manitowoc Rapids. Parcel # 450-014-010

A. Tegen provided background on the request to purchase a portion of City-Owned property and stated the area is wooded and only has value to the adjacent owner or the City. He stated that Parks, Public Infrastructure and others were consulted and all are in favor of the sale. He added that the recommendation is to approve the sale, not the price.

M. Hartfield asked if there is a price range the City has in mind. Chairman J. Nickels said no, but added that there has been limited interest. He said that the City will need to do some due diligence to ensure taxpayers are not losing out. He also clarified the process and next steps including possible Council approval in June or July.

Moved by Diedrich, seconded by Jagemann, that the Request to Purchase a portion of City-Owned Land, Between Broadway and Conroe Streets, Part of Lots 2, 3, and 4, Block 14 Subdivision of Manitowoc Rapids. Parcel # 450-014-010 be approved and referred to council. The motion carried by the following vote:

Aye: 7 - Mayor Nickels, Member Jagemann, Member Hall, Member Diedrich, Member Hornung, Member Koski and Member Steinbrenner

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. Maedke; Re-Survey Lots 3 & 4 of Subdivision of E 1/2 of NW 1/4, located in NE 1/4, NW 1/4 Section 13, T19N, R23E, City of Manitowoc.
2. Bob and Ann Popp; Resurvey of Tr. 1 CSM Volume 9, Page 567 & Tr. 2 CSM Volume 28, Page 353 all in Government Lot 8 Section 17, T19N, R23E, Town of Manitowoc Rapids.

C. Summary of Site Plans:

1. SP 4-2023: Seehafer Broadcasting, 4009 Viebahn Street, Warehouse
2. SP 5-2023: Schaus Mechanical, 2901 Calumet Avenue, Office Addition
3. SP 6-2023: Knutson, 2020 Dufek Drive, Coffee Shop with Drive Through Window

VIII. ADJOURNMENT

Moved by Hornung, seconded by Diedrich, that the meeting be adjourned at 6:22PM. The motion carried by the following vote:

Aye: 7 - Mayor Nickels, Member Jagemann, Member Hall, Member Diedrich, Member Hornung, Member Koski and Member Steinbrenner