



# City of Manitowoc

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

## Meeting Minutes

### Plan Commission

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Wednesday, August 24, 2016

6:00 PM

Council Chambers

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#### I. CALL TO ORDER

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

#### II. ROLL CALL

**Present:** 7 - Jim Brey, Dave Diedrich, Daniel Hornung, Dan Koski, Jim Muenzenmeyer, Dennis Steinbrenner and Peter Dorner

**Absent:** 1 - Mayor Nickels

Staff members present: Nic Sparacio, Paul Braun, Tyler Caulum

Others present: Mark F. Jerabek, Loris L. Buettner, Linda Lefky, Mike Lefky, Dave Virlee, Aisa Schafer, Christopher Able, Barbara Koch, Steve Weber, Bruce Huffer, Darryl Davison, Linda Davison, Cassandra Lipinski, Vince Cassiani, Anton Doneff, Pat Flaherty, Adam Backus, Raymond Bieberitz, Lucia Bieberitz, Laura Wilke, Roger Wilke, Larry Maloney, Lee Kummer

#### III. APPROVAL OF MINUTES

[16-0797](#) Approval of the Minutes of the July 27th, 2016 Meeting.

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

**Aye:** 7 - Alderperson Brey, Member Diedrich, Member Hornung, Member Koski, Member Muenzenmeyer, Member Steinbrenner and Member Dorner

#### IV. PUBLIC INFORMATIONAL HEARINGS

[16-0798](#) PC 25 - 2016: Resolution Regarding a Comprehensive Plan Amendment to Modify the Map of Future Land Use in the Area of 200 East Waldo Blvd; also known as the Former Elks Club and Golf Course Property.

N. Sparacio introduced the proposed changes to the comprehensive plan and referred to the maps provided to describe the location of the amendment.

N. Sparacio continued to define the changes to the future land use map boundaries, further explaining the driving force of the amendment is to add tax base through new development in the area as called for in the adopted

plan for TID 18. The comprehensive plan category is currently Public Parks and Open space and the request is to amend a portion of the property to Planned Mix Use to allow for the creation of a Planned Unit Development District (PUD). The creation of a PUD adds additional controls regarding what land uses are allowed in addition to building design standards in the PUD area.

N. Sparacio detailed the extended approval process for a Comprehensive Plan Amendment which requires both Plan Commission and Common Council approval.

N. Sparacio concluded his comments by reviewing the public comments collected by staff at the neighborhood meeting on Tuesday, August 16th and summarizing additional comments received since the staff report was written including one phone call and one letter.

Vice Chairman Brey opened the discussion to the Plan Commission.

D. Steinbrenner asked for clarification on the Planned Mixed Use category in the comprehensive plan.

There were no further comments from the Commission, so Vice Chairman Brey opened the Public Informational Hearing.

The following individuals spoke in opposition to the proposed amendment: Steve Weber - 212 East Parkview Ln., Dave Rhode - 303 Waldo Blvd., Mark "Duke" Jerabek - 312 East Parkview Ln., Chris Able - 715 N. 5th St., Larry Maloney - 1707 Philippen St., Pat Flaherty - 100 E. Parkview Ln., Linda Davison - 518 E. Parkview Ln., Mike Lefky - 4 E. Waldo Blvd., Lee Kummer - 3300 Lindbergh Dr., Ray Breberitz - 204 E. Parkview Ln., Darrel Davison - 518 E. Park View Ln., Linda Davison - 518 E. Parkview Ln., Linda Lefky - 4 E. Waldo Blvd. The stated concerns were the loss of wildlife habitat in the area, impacts to views of Lake Michigan, impacts to their use of the vacant land, and not knowing the specifics of future land uses. According to those who opposed the proposal, the ideal use for the property would be to maintain it as a conservancy area or acquire it as a City park.

After hearing all the public comments, Vice Chairman Brey closed the Public Information Hearing and requested a recommendation from staff.

N. Sparacio stated the staff recommendation was to approve the proposed Comprehensive Plan Amendment of Future Land Use from Public Parks and Open Space, General Business and Environmental Corridor to Planned Mixed Use and Environmental Corridor in addition to the approval of the related resolution.

Vice Chairman Brey opened the discussion to the Commission.

D. Steinbrenner proposed that staff take some time to adjust the boundary for the proposed comprehensive plan amendment.

The Commission discussed the potential for additional access points off of Waldo Boulevard and the impact of the construction of the pending round-about at the Waldo Boulevard / Memorial Drive / Maritime Drive intersection.

**Moved by Muenzenmeyer, seconded by Dorner, that the item be tabled. The motion failed by the following vote:**

**Aye:** 3 - Member Muenzenmeyer, Member Steinbrenner and Member Dorner

**Nay:** 4 - Alderperson Brey, Member Diedrich, Member Hornung and Member Koski

The discussion was re-opened to the Commission and an adjustment to the previous motion was made.

**Moved by Diedrich, seconded by Hornung, that this item be tabled until the September 28th Plan Commission Meeting and that Community Development staff be directed to revise the Comprehensive Plan Amendment to include additional green space. The property owners from the original mailing shall also be notified of these revisions. The motion carried by the following vote:**

**Aye:** 7 - Alderperson Brey, Member Diedrich, Member Hornung, Member Koski, Member Muenzenmeyer, Member Steinbrenner and Member Dorner

## **V. REFERRALS FROM COMMON COUNCIL: None**

## **VI. OLD BUSINESS**

### [16-0799](#)

PC 25-2014: Ramirez Auto and Towing 1545 S. 41st Street. Annual Review of a Conditional Use Permit for the Operation of a Wrecker Service in the C-1 Commercial Zoning District.

T. Caulum explained to the Commission that he is working with the Building Inspection and Fire Department regarding the property maintenance and fire prevention issues at the site. A letter was sent out to the property owner detailing the code issues. T. Caulum finished his comments stating that an update will be provided at the next Plan Commission meeting.

This item was discussed. No action taken.

## VII. NEW BUSINESS

### 16-0800

PC 26-2016: Custer #5 Annexation Area - Backus Petition for Direct Annexation pursuant to § 66.0217(2) for property along W. Custer Street.

P. Braun explained to the Commission that Jerome and Judith Backus submitted an Unanimous Approval annexation petition for a 1.00 acre lot they own on W. Custer Street. The vacant property is currently located in the Town of Manitowoc Rapids. After the annexation is complete the Backus' will divide the parcel into two lots and sell one of the lots for a future single family dwelling.

P. Braun noted that the proposed zoning for the property is R-4 Single and Two Family Residential which is consistent with the Future Land Use Map of the Comprehensive Plan.

**Moved by Hornung, seconded by Diedrich, to (i) recommend acceptance of the annexation petition and (ii) place a temporary zoning designation of R-4 Single and Two Family Residential on the parcel. The motion carried by the following vote:**

**Aye:** 7 - Alderperson Brey, Member Diedrich, Member Hornung, Member Koski, Member Muenzenmeyer, Member Steinbrenner and Member Dorner

### 16-0801

PC 27 - 2016: Discussion regarding potential Street Vacation and Amendment to the Official Map for a portion of Unimproved Edgewood Road.

D. Koski stated that he will abstain from discussion and voting because he has an accepted offer to purchase the Bruce Turcotte residence located at 1130 Tanglewood Road which abuts the subject property.

P. Braun explained to the Commission that the street vacation and official map amendment are on the agenda for discussion purposes only. The subject area is located in between 1130 Tanglewood Road and 3505 Edgewood Road and is an area of dedicated but unimproved right-of-way. The subject area was dedicated in 1960 when Forest Estates Subdivision No. 1 was platted and its assumed that Edgewood Road was planned to extend to the west and connect with Westwood Lane.

P. Braun continued to explain that pursuant to WI Stat 66.1005(1) *Reversion of Title* the area to be vacated will annex into 1130 Tanglewood Road which is the property it was originally part of prior to the 1960 subdivision plat. The two other abutting properties at 3505 Edgewood Road and 1108 Westwood Lane did not dedicate any land towards the area proposed to be vacated. In closing, P. Braun stated that there is an understanding that the Koski's will transfer a triangular shaped peice of

land to the Mertens' at 3505 Edgewood Road because they have some trees located in that area.

**Moved by Muenzenmeyer, seconded by Dorner, to (i) instruct Community Development staff to draft the vacation resolution and official map ordinance and have them introduced at the next Council meeting and (ii) instruct staff to prepare all other necessary maps and documents as needed. The motion carried by the following vote:**

**Aye:** 6 - Alderperson Brey, Member Diedrich, Member Hornung, Member Muenzenmeyer, Member Steinbrenner and Member Dorner

**Abstain:** 1 - Member Koski

## VIII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. Bouc: SE 1/4, NE 1/4 Section 23, Township 18 North, Range 23 East Town of Newton.

2. Laurent: Re-Survey Tr. 1 of CSM in Vol 26, Page 77, NE 1/4, SW 1/4, Section 4, Township 19 North, Range 24 East, Town of Manitowoc.

C. Summary of Site Plans From June 16, 2016 to July 15, 2016:

1. SP 11-2016: Magic Car Wash, 3601 Calumet Avenue: New Construction.

2. SP 12-2016: Popp Mini Storage, 1929 S. 35th Street - 5 Mini Storage Units.

D. Director's Report

N. Sparacio provided a Director's Report to the Commission via email. The Commission discussed various development projects around the community as mentioned in the Report.

## IX. ADJOURNMENT

**Moved by Hornung, seconded by Diedrich, the Meeting by adjourned at 7:26 PM. The motion carried by the following vote:**

**Aye:** 7 - Alderperson Brey, Member Diedrich, Member Hornung, Member Koski, Member Muenzenmeyer, Member Steinbrenner and Member Dorner

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.

