

PLAN COMMISSION MINUTES - 1/15/2014

Plan Commission Offices
Manitowoc City Hall

Regular Meeting
Manitowoc City Plan Commission
Wednesday
January 15, 2014
6:30 P.M.

David Less
City Planner

CITY OF
MANITOWOC

I. CALL TO ORDER

The meeting of the City Plan Commission was called to order by Mayor Justin Nickels at 6:30 P.M.

II. ROLL CALL

Members Present

Dan Hornung
Maureen Stokes
Justin Nickels
David Diedrich
Steven Alpert
Jim Muenzenmeyer
Dan Koski

Members Excused

Jim Brey

Staff Present

David Less
Paul Braun

Others Present

See Attached Sign In Sheet



OFFICE OF CITY PLANNING,
CITY PLAN COMMISSION

III. APPROVAL OF MINUTES of the Regular December 11, 2013 Meeting.

Motion by: Mr. Diedrich

Moved that: the minutes be approved as presented.

Seconded by: Mr. Hornung

Upon Vote: the motion was approved unanimously.

IV. PUBLIC INFORMATIONAL HEARINGS

A. None

V. REFERRALS FROM COMMON COUNCIL

A. None

VI. OLD BUSINESS

A. None

VII. NEW BUSINESS



PLAN COMMISSION MINUTES - 1/15/2014

A. PC2-2014: Annual Review of Community Living Arrangements

Mr. Less explained that this was the annual review of Community Living Arrangements in the City as of January 1, 2014. Mr. Less reviewed the demographic profile he had prepared, and detailed that there were 7 Adult Family Homes (AFH's) for 3-4 residents, and 24 Community Based Residential Facilities (CBRF's) for 5+ residents in the City as of the beginning of 2014. Mr. Less added that as to CBRF typology, the predominant category in the City were CNA's or Class "C" Non-Ambulatory facilities, which represented 76% of CBRF occupancy. Mr. Less recommended that the Commission recommend to Council approval of the 2014 licenses for the CBRF's and AFH's detailed in his attachments.

Motion by: Ms. Stokes

Seconded by: Mr. Diedrich

Moved that: the minutes be approved as presented.

Upon Vote: the motion was approved unanimously.

B. PC3-2014: WLC LLC/Lake Breeze Apartments LLC; Review Concept Plan for a Multi-Family Development East of Johnston Drive and North of East Charles Lane

Mr. Braun explained that this was a preliminary discussion regarding a proposed multifamily housing development on approximately 24.5-acres of land on the east side of Johnston Drive at the north City limits, and west of Zimmer Drive extended to the north. Mr. Braun identified 2 stub streets on the east side of Johnston Drive currently dedicated as public R/W's. Mr. Braun provided Commission members with a handout summarizing the significant details of the project, along with comments from various departments including MPU water and electric divisions. Mr. Braun stated that the parcel generated approximately \$5,400 in annual real estate taxes, had a fair market value (according to City Assessor records) of \$239,050, and currently had split zoning with the majority of the parcel (22.39-acres), having "R-5" Low Density Multiple-Family District zoning, and the remaining 2.1-acres having "R-6" Multiple-Family District zoning.

Mr. Braun reviewed the current phasing plan for this project, that in total, was estimated at 188 units of residential rental housing, constructed in 2 phases. Mr. Braun noted that there were wetlands in this area (at the southeast, and in the northwest corner of the property), and that the project conceptually was calling for all internal, private drives. Mr. Braun identified the existing areas that could be requested for vacation and Official Map amendment in the future. Mr. Braun noted that Phase 1 was depicted as abutting the east side of Johnston Drive, and would be comprised of 5, 12-unit buildings; and with Phase 2 covering the remaining balance of the property, and being comprised of a storm pond, 7, 16-unit buildings and associated detached garages, and 2, 8-unit buildings and associated detached garages. Mr. Braun questioned if there was a need for a different Official Map pattern in the area, and felt that the next step in the process would be to review the proposal at a staff level and identify any relevant issues.

Mr. Less asked for clarity regarding the status of the sale of the real estate.

PLAN COMMISSION MINUTES - 1/15/2014

Mr. Braun replied that he felt the "R-5" designation would work, and that lot and unit densities would not be issues because of the amount of wetland area on the site.

Mr. Less again stated that if they didn't have to go through a rezoning, that would be preferred, but did note that he had no problem with the vacation and eliminating of the east-west Official Map street at the south end of the parcel. Mr. Less noted that he would want each phase to have a separate ingress and egress point, and added that he felt the survey, a wetland delineation, and a utility plan for how the area would be serviced, would be necessary deliverables to the City before they could conduct a bonafide review of the plan.

Mr. Koski commented that he felt that the storm pond would need to be constructed as part of Phase 1 of the project, and added that clarification as to how the area would be serviced with existing utilities would have to be provided to the City.

Mr. Drzewiecki stated that he concurred.

Mr. Hornung asked about sewer depth in the area?

Mr. Koski responded that Greg Minikel had looked into this matter, and felt that they were of an adequate depth to service the development.

Mr. Less clarified that while the storm pond would have to be constructed as part of Phase 1, it would not have to physically be part of the future lot that included the first phase of development, which was proposed to abut the east side of Johnston Drive.

Mr. Steinbrecher stated that he didn't expect additional lot splits in the area, unless required by a lender for financing purposes.

Mr. Braun explained that once clarified, he'd convene a staff session to provide a more thorough review of the concept.

Mr. Less commented that he'd want to see the boundary survey, wetland delineation, and utility plan prior to convening the staff meeting.

Mr. Steinbrecher commented that an update to the current wetland delineation could not be conducted until the spring.

Mr. Muenzenmeyer commented that a building permit could not be issued in the absence of the wetland delineation.

Mr. Less asked Mr. Drzewieski if his lender had raised a concern regarding locating wetlands?

PLAN COMMISSION MINUTES - 1/15/2014

Mr. Drzewieski commented that a wetland delineation for the entire parcel had been done last year by Robert E. Lee Associates.

Mr. Braun commented that he had the map from the delineation.

Mr. Less stated that the developer would be moving forward at their own risk, and did not want the City's endorsement of the project to be construed as an approval of the wetland locations as depicted on the DNR maps. Mr. Less emphasized that the DNR maps were not absolutely clear in locating wetlands, and felt that a field verification would be most helpful.

The Commission tacitly endorsed moving ahead with this project. No formal action was taken.

VIII. MISCELLANEOUS

A. Manitowoc County Activities:

1. None

B. Certified Survey Maps (CSM):

1. Holson: Proposed CSM in the SW¼, SW¼, Section 1, T.19N., R.24E., Town of Manitowoc Rapids

Mr. Braun explained a proposed CSM on the north side of Goodwin Road, and noted the presence of wetlands in the area. Mr. Braun commented on the presence of a reference on a 1998 recorded CSM to a "Future 60' Street Easement", and added that under the current proposal, the plan was for the father to split off 1.13-acres from a vacant tract he owned, and to add it to the lot where his current 1.04-acre lot where his residence was located, and then transfer the remaining acreage of approximately 7.35-acres to his son for construction of a new home. Mr. Braun noted that the proposed split conflicted with the location of this intended, future easement, and added that he would require dedication of Goodwin Road as part of this approval.

Mr. Diedrich asked if the "Future 60' Street Easement" area was currently on the City's Official Map?

Mr. Less stated "no", and that the language was not a bonafide easement, but rather a statement of intent for some future action to occur.

Commission members felt the "Future 60' Street Easement" was ambiguous, and that it could be removed from the 2014 CSM.

Mr. Braun then recommended approval of the CSM, with removal of the language as detailed above.

PLAN COMMISSION MINUTES - 1/15/2014

Motion by: Mr. Hornung

Moved that: the Commission approve the CSM as outlined, subject to any required easements, petitions, and other conditions as specified above.

Seconded by: Mr. Diedrich

Upon Vote: the motion was approved unanimously.

C. Summary of Site Plans 12/6/2013 – 1/8/2014:

1. None.

IX. ADJOURNMENT

The meeting was adjourned at 6:55 P.M.

Respectfully Submitted,



David Less
City Planner

SIGN IN SHEET
 MANITOWOC CITY PLAN COMMISSION
 MEETING DATE: JANUARY 15, 2014

NAME	ADDRESS	TELEPHONE
1. Gary Drzewiecki	112757 West town Rd Pulaski, WI 54162-7901	920 822 3708
2. Paul Stimbrecht	102. Revenc	624 5523
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		