



City of Manitowoc

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

Meeting Minutes

Plan Commission

Wednesday, August 30, 2017

6:00 PM

Council Chambers

I. CALL TO ORDER

The Meeting of the City Plan Commission was called to order by Chairman J. Nickels at 6:00 pm.

II. ROLL CALL

Present: 7 - Jim Brey, Dave Diedrich, Mayor Nickels, Dan Koski, Jim Muenzenmeyer, Dennis Steinbrenner and Peter Dorner

Absent: 1 - Daniel Hornung

Staff Present: Nic Sparacio, Tyler Caulum, Lisa Mueller

Others Present: Tim Chase, Niccole Holmes, Al Duveneck, Dion Schultz, James Lindemann, Robert Jagemann, Bruce Terp, Paul Roekle, Anton Doneff, Jim Barbier, Rick Mozinski, Loraine Mozinski, Dave Bundy, Kory Brockman, Daniel Lindstrom, Ron Breault, Ryan O'Toole, Ted Schmitt, Jeremy Seidl, Jeanette Kourig

III. APPROVAL OF MINUTES

[17-0878](#) Approval of the Minutes of the July 26th, 2017 Meeting.

Moved by Diedrich, seconded by Brey, that the Minutes of the July 26th, 2017 Meeting be approved. The motion carried by the following vote:

Aye: 7 - Alderperson Brey, Member Diedrich, Mayor Nickels, Member Koski, Member Muenzenmeyer, Member Steinbrenner and Member Dorner

IV. PUBLIC INFORMATIONAL HEARINGS

[17-0879](#) PC 23-2017: Wisconsin Aluminum Foundry; Petition to Rezone from "R-4" Single and Two Family Residential to "I-2" Heavy Industrial for properties along the east side of the 800 hundred block of S. 18th Street and the south side of the 1700 hundred block of Clark Street.

T. Caulum introduced the request from Wisconsin Aluminum Foundry (WAF) to rezone a portion of their property from the "R-4" Single and Two Family Residential District to the "I-2" Heavy Industrial District. T. Caulum detailed the zoning and land uses surrounding the subject area and explained that WAF is requesting the rezone as part of a building expansion plan that required the acquisition of some surrounding residential properties.

T. Caulum stated that some of the lots to be rezoned are defined as "Urban Neighborhood" in the City's Comprehensive Plan. This classification would not encourage industrial uses, however the Land Use boundary lines are used to show a soft boundary line and are not meant to be a bright line when projecting future land uses. T. Caulum further explained that in this sense the proposal can be found consistent with the Comprehensive Plan.

T. Caulum indicated the Police and Building Inspection Departments had not returned any negative reports or complaints from citizens neighboring the WAF property over the last three years.

T. Caulum commented that Tim Gleichner, 834 S. 18th Street, called and had questions regarding the affect the rezone will have on his property values. N. Sparacio stated the City Assessor stated this particular rezone will not have a dramatic affect on property assessments because the assessed value is based off the actual use of the property rather than the zoning category.

T. Caulum concluded the staff report and Mayor Nickels opened the discussion to the Plan Commission. J. Brey asked a question about the mailing list and stated he felt WAF should not be charged for a second rezone if and when another rezone petition is submitted.

This concluded the questions from the Commissioners and Mayor Nickels opened the Public Hearing portion of the meeting.

Korey Brockman, Senior VP of WAF, spoke in support of the proposed rezone and made himself available for various questions from the Plan Commission and public.

Dion Schultz, 1612 Clark St, spoke against WAF's rezone and expansion citing concerns regarding his property values and the noise and vibrations coming from the business.

This concluded the public comments so Mayor Nickels closed the Public Hearing and opened up the discussion to the Commission.

D. Koski asked the number of jobs that would be created with the expansion; K. Brockman replied that WAF does not know how many jobs will be created at this time. D. Steinbrenner asked if he was correct to assume that WAF was present prior to the current residences; J. Nickels stated that yes WAF was present prior to the current residents living in the neighborhood.

Mayor Nickels read the staff recommendation and asked for a vote.

Moved by Diedrich, seconded by Steinbrenner, to approve the rezone request from "R-4" Single and Two Family Residential District to the "I-2" Heavy Industrial District and instruct the City Clerk to call for a public hearing before the Common Council. The motion carried by the following vote:

Aye: 7 - Alderperson Brey, Member Diedrich, Mayor Nickels, Member Koski, Member Muenzenmeyer, Member Steinbrenner and Member Dorner

[17-0880](#)

PC 22-2017: Tax Incremental District #19: Proposed Downtown TID 19 Project Plan and Boundary Creation.

N. Sparacio introduced the proposed Tax Incremental Financing (TIF) district plan and noted reasons for the timing. The reasons for advancing the proposal quickly include two proposed development projects representing a total in \$24 million of investment, and the impending September 30 state deadline for creation of new TIF districts. N. Sparacio explained the intent of the new district is to overlay existing TIF districts 11 and 14 which will be closed as soon as possible. Neither of these districts can do projects any longer due to their age and status. In addition, the intent is to abut TIF district 16, which has several years remaining to do TIF projects, so it will be kept open. Between the proposed new district and existing TIF district 16, all of the downtown area will be eligible for TIF projects.

D. Lindstrom, the TIF consultant from Vierbicher, presented the details of the proposed district boundary, the project plan, the projected financial performance of the district, and the TIF district creation process. He explained the public works projects included in the project plan including infrastructure improvements, development incentives including grants, site development, land acquisition and assembly, professional services, and programmatic costs like a facade improvement program. The projected construction increment is sufficient to cover the public works project budget, and the City will remain well under its allowable 12% cap for the proportion of the City's total tax base included in TIF districts.

The Commissioners discussed the status of districts 11 and 14, the potential to support projects within one half mile of the proposed boundary, allowable uses of TIF funds, and the area along S. Lakeview Drive. D. Diedrich asked why City Hall and the Library were excluded from the boundary. N. Sparacio explained that he excluded most non-taxable properties, but there would be no harm to the district to include them.

Mayor Nickels opened the public informational hearing.

Tim Chase, 1035 S. 10th Street, was present for informational purposes. He asked for details on the two proposed development projects, and staff responded to his question.

Ron Brull, S 13th Street, was present in opposition to the proposed TIF district. He asked why the district area was selected and why the whole City is not included. Mayor Nickels and staff responded to his questions.

Lori Mozinski, 903 Washington Street, was present for informational purposes. She asked how long a TIF district lasts. D. Lindstrom responded that the district would last 27 years with an expenditure period of 22 years for projects.

Nicole Holms, 1134 S. 21st Street, was present in favor of the proposed TIF district. She also asked for details on other historic buildings that will be rehabilitated in the downtown. Mayor Nickels responded.

Mayor Nickels closed the public informational hearing.

Moved by Diedrich, seconded by Brey, to approve the proposed downtown Tax Incremental Financing District No. 19 Project Plan and Boundary Creation, with the addition of the City Hall and Manitowoc Public Library parcels, and to approve the adoption resolution. The motion carried by the following vote:

Aye: 7 - Alderperson Brey, Member Diedrich, Mayor Nickels, Member Koski, Member Muenzenmeyer, Member Steinbrenner and Member Dorner

V. REFERRALS FROM COMMON COUNCIL

None

VI. OLD BUSINESS

None

VII. NEW BUSINESS

[17-0881](#)

PC 24-2017: City of Manitowoc; Proposed Land Sale in I-43 Industrial Park east of I-Tec Drive. Lot 7, Block 3, Manitowoc I-43 Industrial Park No. 3. Tax Parcel #449-003-070

N. Sparacio explained the background on this I-43 Tech Park proposed land sale to Color Craft in support of a planned 40,000 square foot addition to their existing building. The Manitowoc Industrial Development Corporation has reviewed the details and is forwarding a recommendation to approve the land sale subject to the following conditions:

1. The land sale price shall be reduced from \$63,200 to \$35,360 plus closing costs to reflect a credit for the previous (2013) land donation of the parcel to the east sold for \$27,840.

2. For the purposes of the Land Rebate Policy, the gross purchase price shall be \$35,360, and the assessed value of the new addition shall be considered as the project regardless of the fact that portions of it will be

located on the existing parcel.

3. The use of the parcel shall comply with the Manitowoc I-43 Industrial Park Protective Covenants.
4. The parcels shall be combined as part of the site plan review process.
5. The Community Development director is authorized to negotiate and finalize the offer to purchase and terms of the sale, and to proceed to close the land sale with City officials authorized to sign all the related documents.

Moved by Brey, seconded by Muenzenmeyer, to approve the land sale subject to the recommended conditions. The motion carried by the following vote:

Aye: 7 - Alderperson Brey, Member Diedrich, Mayor Nickels, Member Koski, Member Muenzenmeyer, Member Steinbrenner and Member Dorner

[17-0882](#)

PC 22-2017: Discussion and Possible Action on Project Plan and Boundary Creation - Tax Incremental District #19 and adoption of resolution.

Moved by Diedrich, seconded by Brey, to approve proposed downtown Tax Incremental Financing District No. 19 Project Plan and Boundary Creation, with the addition of the City Hall and Manitowoc Public Library parcels, and to approve the adoption resolution. The motion carried by the following vote:

Aye: 7 - Alderperson Brey, Member Diedrich, Mayor Nickels, Member Koski, Member Muenzenmeyer, Member Steinbrenner and Member Dorner

VIII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. Stanleas III, LLC / Schreiner: NE ¼, NW ¼ Section 14, Township 19 North, Range 23 East, City of Manitowoc.

C. Summary of Site Plans From May 13, 2017 To July 18, 2017: None

D. Director's Report

N. Sparacio provided a director's report via email. The Commission discussed the status of the City's Comprehensive Plan, the need for a 10-year update by 2019, and integrating the results of the Downtown Master Plan. The Commission discussed the status of the Mirro demolition and how well the project has been going.

IX. ADJOURNMENT

Moved by Brey, seconded by Diedrich, that the Meetign be adjourned at 7:23 PM. The motion carried by the following vote:

Aye: 7 - Alderperson Brey, Member Diedrich, Mayor Nickels, Member Koski, Member Muenzenmeyer, Member Steinbrenner and Member Dorner

Respectfully Submitted,

Paul Braun
Secretary