



City of Manitowoc

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

Meeting Minutes

Plan Commission

Wednesday, May 22, 2024

6:00 PM

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

I. CALL TO ORDER

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

II. ROLL CALL

Present: 8 - Mayor Nickels, Greg Jagemann, Curtis Hall, Dan Koski, Daniel Hornung, Dave Diedrich, Jim Brey and Dennis Steinbrenner

Staff Present: Paul Braun, Jen Bartz, Adam Tegen, Bill Nichols

Others Present: Jeremy Soucoup, Lori Wachholz, Christine Hanson, Mark LeGreve, Joyce Myers, Jeff Ross, Rob Sieracki, Dennis Wejrowski, Amber Daus, Ryan Hansen, Eleanor Hansen, Roxanne Miner, Edward Kellner, Jack Mellberg, Shawn Pelky, Serena Martinez, Karen Bielski, Annie Brewer, Michael Etheridge, Karen Cisler, Michael Cisler, Jeff DeZeeuw, Brittany Punches, Matthew Sauer, Meredith Sauer, Debbie Wolter, Mike Pratt, Trisha Pratt, Andrew Wesle, Amy Sonnemann, Kenneth G. Walters, K Bradley, Jim Clark, Jim Garrington, Michelle Duchow, Alex Duchow, Valerie Ugent, Doug Ugent, Mary Murray, Bill Odegaard, Mike Howe, Joan Pritzl, Sheryle Lyman

III. APPROVAL OF MINUTES

[24-1484](#) Approval of Minutes of the April 24, 2024 Plan Commission meeting.

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

Aye: 8 - Mayor Nickels, Member Jagemann, Member Hall, Member Koski, Member Hornung, Member Diedrich, Member Brey and Member Steinbrenner

IV. PUBLIC HEARINGS

[24-1485](#) PC 11-2024: Public Hearing regarding the proposed creation of Tax Incremental District No. 24, the proposed boundaries of the District, and the proposed Project Plan for the District.

Phil Cosson, from Ehlers, reviewed the three steps for the TID creation and the timeline with the Commissioners. He provided an overview of the project plan, reviewed maps and overlay area with TID 18, and provided initial financial projections. He added that Reed Avenue and Johnston Drive are included in the plan. He said that the project would not work

financially within the remainder of the TID 18 life. He also reviewed key assumptions based on developer provided information.

Chairman J. Nickels asked the Plan Commissions for questions.

D. Koski asked for clarification of MRO acronym. P. Cosson explained Municipal Revenue Obligation.

J. Brey positively commented about the thorough explanation about why the mall area redevelopment plan would not work using TID 18 and that creating new TID 24 was the best option from a project cost recovery perspective.

Chairman J. Nickels opened the public informational hearing. There were no comments.

This item was discussed.

[24-1487](#)

PC 13-2024: Abbey Ridge LLC, Amendment to the Official Map; Ebony Avenue (Portion of Parcel# 818201014)

P. Braun reviewed the request. The request is from Abbey Ridge LLC, which is requesting the official map amendment in order to allow for an additional lot to be created. The 150' section is located at the north end of Ebony Avenue which is a dedicated but unimproved section of right-of-way. The official map street provides an additional access to two properties to the north which are owned by Tom Hartmann and J-K Land Co. LLC; both owners have signed a letter stating that they are supportive of the official map amendment.

There were no questions from Plan Commissioners.

Chairman J. Nickels opened the public informational hearing. There were no comments.

Moved by Diedrich, seconded by Hornung, that this Action Item be approved and referred to council. The motion carried by the following vote:

Aye: 8 - Mayor Nickels, Member Jagemann, Member Hall, Member Koski, Member Hornung, Member Diedrich, Member Brey and Member Steinbrenner

[24-1486](#)

PC 12-2024: The Neighborhood of Manitowoc County, Inc.; Request for an Adaptive Reuse Conditional Use Permit for the establishment of Transitional Housing for property located at 1010 Huron Street.

P. Braun stated that the hearing is to collect the public's input to help guide the conditions that will be applied to the request. He stated that there will be a special Plan Commission meeting prior to the June 17, 2024 Common Council meeting. He added that there be no public hearing at the special

meeting, rather Plan Commissioners will discuss the conditions of the Adaptive Reuse Conditional Use Permit (CUP) for the recommendation to Council.

P. Braun reviewed the request for the creation of a 24-bed warming shelter, low income apartments and laundromat services. He provided a brief history of the property purchase and a 2022 Conditional Use Permit for a different project that never came to fruition. He read the definition of transitional housing and stated that within the City's municipal code, transitional housing is the closest definition to the proposed use. He reviewed the process of a conditional use permit and explained the definition of substantial evidence which is stated in the State Statutes. He further added that notices were sent out on May 14th to adjacent and adjoining neighbors. Community Development staff received no calls but the Mayor received five emails that were included as attachments.

Chairman J. Nickels asked the Plan Commissions for questions.

D. Diedrich asked for an explanation why the CUP is limited to building and not the property. P. Braun explained that the initial request is related to the current building and not the entire property. Expansion beyond the building limits would require a new CUP. He also stated that no activities will be allowed outside of the building.

Chairman J. Nickels opened up the public informational hearing.

Eleanor Hansen: Stated she wants to stand up for people who need housing.

Roxanne Miner: Stated she is the Chaplain at Froedert HFM and that a growing number of people come to the hospital seeking shelter. She added that she has volunteered at the shelter and sad when needs to be turned away.

Ryan Hansen: Spoke in support as local clergy person and volunteer. Stated that the current shelter routinely turns away guests which proves a need for additional capacity. He added that 163 committed volunteers provided over 7,000 hours. He concluded by saying that the location would be a community building and he never feels unsafe of shelter guests.

Annie Brewer: Concerned about property values as her home is her livelihood and legacy. She also asked that supporters don't assume people who don't support the project don't have a heart.

Lori Wachholz: Emphatically against the project. Decisions on building

should be considered at a larger scale.

Brenda Frieberg: Supports the project and is proud of Manitowoc. Stated there is a need for this type of facility.

Mike Cisler: Stated he volunteers at Hope House and the Haven. Added that from a practical standpoint this project does not use tax dollars to create housing. Added he has never felt unsafe.

Matt Sauer: Stated that the need is greater than available space for the homeless in the community. Investments in affordable housing causes positive impacts throughout the community. Expanding services of three entities are investing in the community.

Kenneth Walters: Stated he volunteered 296 days at the shelter and that the guests are good people who have fallen into bad situation. Shelter gave them a place to gather themselves. He added that guests deserve compassion and added that this property fits the need that can be converted.

Jim Garrington: Retired to Manitowoc 7 years ago. He previously ran a 100 bed homeless shelter and his family lived in the same building. He added that there are a lot of unfounded fears with this population, but homelessness can happen to anyone.

Mark LeGreve: Founder of The Haven and Deacon at St. Francis of Assisi. He pointed out to those in attendance that issuance of a CUP is not perpetual/lifetime and there are conditions and follow-through that need to be met as this is a way of earning trust. He added that many volunteers are elderly females and the current shelter are good stewards of community. He also discussed the importance of the apartments in the project as the cost of securing affordable housing is on the rise.

Mary Murray: Grew up in Manitowoc, but lived in Madison until recently. She stated that people are cold, hungry and tired when they arrive at a shelter, but they become a family unit. Added that people with problems live in big fancy houses too.

Chairman J. Nickels reviewed the CUP process. He added that tonight's meeting was to ensure comprehensive conditions are included and Plan Commission will not make recommendation at tonight's meeting, but will hold a special Plan Commission meeting prior to the June 17th Common Council meeting; the Council will have final say in the matter.

A special Plan Commission meeting was set for Wednesday June 5 at

5:30PM, but it will not include a public hearing or mailed notices to the neighbors.

This Action Item was tabled until June 5 Plan Commission Special Meeting.

VI. NEW BUSINESS

[24-1488](#)

PC 11-2024: Consideration and possible action on a “Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 24.”

Moved by Brey, seconded by Steinbrenner, that the resolution be approved and referred to council. The motion carried by the following vote:

Aye: 8 - Mayor Nickels, Member Jagemann, Member Hall, Member Koski, Member Hornung, Member Diedrich, Member Brey and Member Steinbrenner

[24-1332](#)

PC 3-2024: Chapter 15 Zoning Code Rewrite

P. Braun provided a brief update on the ongoing project. He encouraged the Commissioners to review an email and attachment he sent prior to the meeting which highlights some of the common trends across the country in regards to land uses and zoning practices.

This item was discussed.

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. John Lukas, Tract 2 of a CSM recorded in Volume 27, Page 167, in the NE 1/4 of the NW 1/4, Section 18, T19N, R24E City of Manitowoc

C. Summary of Site Plans from April 18-May 15, 2024:

1. SP 4-2024: Capitol Civic Centre Parking Lot, Franklin Street
2. SP 5-5024: Manitowoc Tool & Manufacturing Expansion, 6001 Vits Drive

VIII. ADJOURNMENT

Moved by Hornung, seconded by Diedrich, that the meeting be adjourned at 7:06PM. The motion carried by the following vote:

Aye: 8 - Mayor Nickels, Member Jagemann, Member Hall, Member Koski, Member Hornung, Member Diedrich, Member Brey and Member Steinbrenner