



# City of Manitowoc

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

## Meeting Minutes

### Plan Commission

---

Wednesday, December 21, 2022

5:00 PM

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

---

#### I. CALL TO ORDER

The meeting of the City Plan Commission was called to order by Chairman J. Nickels at 5:00 pm.

#### II. ROLL CALL

**Present:** 6 - Mayor Nickels, Greg Jagemann, Curtis Hall, Dan Koski, Dennis Steinbrenner and Jim Brey

**Absent:** 2 - Dave Diedrich and Daniel Hornung

Staff Present: Paul Braun, Adam Tegen, Jen Bartz

Others Present: Jackie Mich, Elias Vareldzis, Laura & Brian Stecker

#### III. APPROVAL OF MINUTES

[22-1081](#) Approval of Minutes of the October 26, 2022 Plan Commission meeting.

**Moved by Brey, seconded by Koski, that the Minutes of the October 26, 2022 meeting be approved. The motion carried by the following vote:**

**Aye:** 6 - Mayor Nickels, Member Jagemann, Member Hall, Member Koski, Member Steinbrenner and Alderperson Brey

#### VI. NEW BUSINESS

[22-1082](#) PC 25-2022: Brian & Laura Stecker, Petition for Detachment of Territory from the City of Manitowoc pursuant to § 66.0227 located at 7121 Dutch Road

P. Braun reviewed the location, petition and detachment proceedings per state statute. He said that the property is zoned R-1 Residential-Agricultural and that there are no city utilities serving the property. He stated that the property was annexed in 1999 by Don and Arlene Umnus with intentions of subdividing for residential uses. In 2005, a concept plan laying out a subdivision was prepared by a developer but the subdivision was never constructed. The subject property was purchased by the Steckers in 2016 with their residence being constructed in 2018.

P. Braun stated that the property is located in the City's Sanitary Sewer Service Area and is also shown as single and two-family residential urban on the Comprehensive Plan's future land use.

P. Braun read his recommendation to deny the detachment petition based on the history of the ownership and the property being located in the sanitary sewer service area. He then described the next steps of the detachment process.

D. Koski asked if the referendum would be a City or Town referendum. P. Braun said it would be a City referendum, but further clarification from the Attorney's Office may be needed to insure that the statute's were being followed properly.

L. Stecker reviewed the background of their petition and rationale. She noted that Pozorski Waste pick up does not see them as residents of the City per their service area and that drivers education will not pick up at their home even though they are in the City Limits. She added that there are no street lights, street sweeper services or other benefits of city services.

J. Brey said that he normally would not approve, but this property is so far out of the city he would support the request.

G. Jagemann said that he understands their concerns with the lack of available City services, but noted that future services are planned to the area and it is also near the industrial park.

B. Stecker asked if adding the service under the railroad tracks was in the plan in 2016 when they purchased the property. P. Braun added the sewer service plan was done in 2016.

B. Stecker asked if they detached and services were expanded, could they decide to annex back into the city?

B. Stecker asked if service under railroad tracks was on books at 2016. Chairman J. Nickels said that the plan was approved and explained the rationale behind the extra steps in the detachment process. He advised the Steckers that their Alderman is Steve Czekala and he would be their contact prior to the Common Council meeting in January.

**Moved by Brey, seconded by Steinbrenner, that the Petition for Detachment of Territory from the City of Manitowoc pursuant to § 66.0227 located at 7121 Dutch Road be referred to the Common Council. The motion failed by the following vote:**

**Aye:** 3 - Member Hall, Member Steinbrenner and Alderperson Brey

**Nay:** 3 - Mayor Nickels, Member Jagemann and Member Koski

## ROLL CALL

**Present:** 7 - Mayor Nickels, Greg Jagemann, Curtis Hall, Daniel Hornung, Dan Koski, Dennis Steinbrenner and Jim Brey

**Absent:** 1 - Dave Diedrich

Member Dan Hornung Arrived at 5:34 pm.

## VII. MISCELLANEOUS

[22-1085](#) 5-2022: Update on the Comprehensive Plan Project.

J. Mich and E. Vareldzis from VandeWalle & Associates, the Comprehensive Plan Consultant, presented an overview of the Comprehensive Plan update. They reviewed project goals and provided a high level overview of document revisions. They also reviewed the vision framework, key strategies and the future land use map for the plan. They also explained the Calumet Avenue corridor special focus area that will look into existing and future land uses, in addition to enhancements to the corridor's aesthetics and bike and pedestrian improvements. The Calumet Avenue focus study is being done in anticipation of the corridor's reconstruction that is planned in the next 10 years.

Discussion ensued regarding the creation and adoption of a Climate Action Plan.

Discussion ensued regarding whether the City should explore establishing a stormwater utility. All agreed it would likely deter new development. A new utility tax may be difficult to create at this time due to the State's limits on increasing taxes.

J. Brey stated that he agrees with planning for the I-43/Waldo interchange, but noted the City does not have jurisdiction. He asked what the City can do to encourage the highest and best development at the interchange area. J. Mich said that the Extraterritorial Jurisdiction area is within city review and this is a critical location within Manitowoc County for the highest and best use development.

D. Steinbrenner asked how City could support affordable childcare. J. Mich provided the example of leasing space in city-owned buildings for low-rent space.

D. Steinbrenner asked what percent of previous plan was implemented. P. Braun said that there is no specific percentage, but noted that the

Manitowoc County Expo Grounds Plan and Downtown Plan were driven by current plan.

Conversation ensued among members about the setting of a periodic review for Comp Plan Update priorities.

D. Steinbrenner asked how municipalities pick and choose or set priorities. J. Mich said that prioritization for budget purposes should be done post-plan approval.

Discussion ensued about topics including the periodic review, childcare, place-making and quality of life, utility success and more.

Members asked P. Braun to review the Official Map street pattern in the Extraterritorial Review area to ensure accuracy.

**This item was discussed.**

## **NEW BUSINESS**

### [22-1083](#)

PC 26-2022: GMX Real Estate Group Acquisitions LLC, Sale of City-Owned Property located at 4221 Dewey Street (Parcel: 835401020)

A. Tegen said that the formal action was taken at Council, but it is coming to Plan Commission as information.

He noted that the location is the former Visitor Information Center (VIC) property and the end use is to be determined at this time. The anticipated closing date will be in January or February of 2023.

P. Braun added that the property will need to be rezoned since it is currently zoned P-1 Conservancy.

**This Item was placed on file.**

### [22-1084](#)

PC 27-2022: City of Manitowoc Lease with Manitowoc Public Utilities for Gravel Pit Property located at 3130 Hecker Road (Parcel: 802203000)

A. Tegen said that the gravel pit has been identified as a location for a future solar field project by Manitowoc Public Utilities. As part of the solar project the extension of electrical utilities will be at MPU's expense. He said that the new services will run past the new industrial park. He added that it will be a 20-year lease with MPU, and MPU will sublease to provider.

**This Item was placed on file.**

## V. OLD BUSINESS

- A. Manitowoc County Activities: None
- B. Certified Survey Maps (CSM):
  - 1. Pfeffer; Part of SW 1/4 of the SE 1/4, Section 21, T19N, R23E, Town of Manitowoc Rapids
- C. Summary of Site Plans from October 15- December 15, 2022:
  - 1. SP 13-2022: Robinson Metals Building Addition, 2121 S 30th Street
  - 2. SP 14-2022: Titan Property Retail Center, 3180 Calumet Avenue

## VIII. ADJOURNMENT

**Moved by Hornung, seconded by Koski, that the meeting be adjourned at 6:15 pm. The motion carried by the following vote:**

- Aye:** 7 - Mayor Nickels, Member Jagemann, Member Hall, Member Hornung, Member Koski, Member Steinbrenner and Alderperson Brey
- Aye:** 7 - Mayor Nickels, Member Jagemann, Member Hall, Member Hornung, Member Koski, Member Steinbrenner and Alderperson Brey