



City of Manitowoc

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

Meeting Minutes

Plan Commission

Wednesday, April 24, 2024

6:00 PM

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

I. CALL TO ORDER

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

II. ROLL CALL

Present: 5 - Mayor Nickels, Greg Jagemann, Daniel Hornung, Dave Diedrich and Jim Brey

Absent: 3 - Curtis Hall, Dan Koski and Dennis Steinbrenner

Staff Present: Paul Braun, Jen Bartz

Others Present: Jeff DeZeeuw, Brad Fischer, Shilo Smolen (Zoom), Brian Kapsch (Zoom)

III. APPROVAL OF MINUTES

[24-1414](#) Approval of the Minutes of the March 27, 2024 Plan Commission meeting.

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

Aye: 5 - Mayor Nickels, Member Jagemann, Member Hornung, Member Diedrich and Member Brey

IV. PUBLIC HEARINGS

[24-1415](#) PC 8-2024: Crawson, LLC d.b.a. Westfield Bar; Petition to Rezone from R-4 Single and Two Family Residential to B-2 Neighborhood Business for the north half of property located at 1710 and 1716 Western Avenue. (000192150 & 000192151)

P. Braun reviewed the request and stated that the applicant purchased the home which is west of their property with the intent to raze the home and create a parking lot. Parking lots are not allowed in the current R-4 Single and Two Family Residential District so the rezone to the B-2 Neighborhood Business district is needed. P. Braun stated that the rezone is consistent with the Future Land Use in the Comprehensive Plan.

P. Braun stated that property owners within 200' were notified and that there were no comments received.

Chairman J. Nickels asked about requirements for landscaping. P. Braun

said that landscaping would be a site plan requirement and he detailed the requirements including fence or landscaping which will be required along the north property line adjacent to the residential land use.

J. Brey clarified that the southern portion of property is already B-2 and the rezone would just expand that zoning to the entire property. P. Braun said yes.

Chairman J. Nickels opened the public hearing.

Shilo Smolen, neighboring resident on S 18th Street: She shared her concerns about intoxicated people walking through her yard, on the road, and in the general neighborhood. Her main concern was safety of her family and other residents.

P. Braun stated that conditions cannot be added to a rezone; adding conditions would be considered contract zoning which is not allowed. Individuals walking through the neighborhood is an enforcement issue not so much a zoning issue. He added that fencing and landscaping can be conditions of site plan approval but not for a rezone. He said that the issues stated may be best handled by the Police Department.

Chairman J. Nickels closed the public hearing.

P. Braun said that staff recommends approval of the rezone.

Moved by Diedrich, seconded by Hornung, that the petition to rezone be approved and referred to Council. The motion carried by the following vote:

Aye: 5 - Mayor Nickels, Member Jagemann, Member Hornung, Member Diedrich and Member Brey

VI. NEW BUSINESS

[24-1416](#)

PC 9-2024: Kapsch; Request to Purchase City-Owned Property located on Riverview Drive. (Parcel #615000010)

P. Braun reviewed the area requested for purchase and shared that the requestors plan to create four lots for single-family residential uses. He went on to further review the rationale for each portion of the request. He went on to explain why a street vacation was not needed.

J. Brey asked if the Plan Commission could include price within the recommendation. He added that unless there is a potential high use for the property, a less than assessed value sale price should be considered.

Discussion ensued about the process for land sale and price determination for lots.

P. Braun stated staff recommends approval of the sale.

Moved by Diedrich, seconded by Hornung, that the Request to Purchase City-Owned Property located on Riverview Drive be approved and referred to council. The motion carried by the following vote:

Aye: 5 - Mayor Nickels, Member Jagemann, Member Hornung, Member Diedrich and Member Brey

[24-1332](#)

PC 3-2024: Chapter 15 Zoning Code Rewrite

P. Braun shared that the consultant, GRAEF, is in the due diligence period. He added that staff took the consultants on a tour of the City and provided some general goals and objectives that staff would like to see incorporated into the new zoning code.

This item was discussed.

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. ANR Manitowoc Hotel, LLC; Lot 1 of a CSM Vol 31 Page 123 Southeast 1/4 Section 35, T19N R23E, City of Manitowoc

C. Summary of Site Plans from March 21 to April 18: None

VIII. ADJOURNMENT

Moved by Diedrich, seconded by Hornung, that the meeting be adjourned at 6:17 PM. The motion carried by the following vote:

Aye: 5 - Mayor Nickels, Member Jagemann, Member Hornung, Member Diedrich and Member Brey