



City of Manitowoc

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

Meeting Minutes

Plan Commission

Wednesday, September 23, 2020

6:00 PM

Council Chambers. Meeting will
also be available via Remote Conferencing.

I. CALL TO ORDER

The Meeting of the City Plan Commission was called to order by Chairman J. Nickels at 6:02 PM.

II. ROLL CALL

Present: 7 - Jim Brey, Dave Diedrich, Mayor Nickels, Dan Koski, Dennis Steinbrenner, Greg Jagemann and Curtis Hall

Absent: 1 - Daniel Hornung

Staff present: Adam Tegen, Paul Braun, Kathleen McDaniel, Jen Bartz

Others present: Mark Seehafer, Brennan Seehafer, Doug Schwalbe, Ryan O'Toole, Craig Briess, Thomas Gartner, Terry Fox

III. APPROVAL OF MINUTES

[20-0960](#)

Approval of the Minutes of the August 26, 2020 regular meeting and September 16, 2020 special meeting.

Moved by Diedrich, seconded by Koski, that the Minutes of the August 26, 2020 regular meeting and the September 16, 2020 special meeting be approved. The motion carried by the following vote:

Aye: 7 - Brey, Diedrich, Mayor Nickels, Member Koski, Steinbrenner, Member Jagemann and Member Hall

IV. PUBLIC HEARINGS: None

V. OLD BUSINESS

[20-0906](#)

P. Braun gave the Commission an update on the request to reduce the number of off-street parking spaces. He also stated that at the September 16th Commission meeting the Commission unanimously recommended denial of the rezoning request. He went on to state that the City Council unanimously overrode the Plan Commission's recommendation and voted to approve the change in zoning at their September 21 meeting. He continued to state that since the 606 Quay Street property has been rezoned there is no longer the need for the reduction of off-street parking

because in the B-4 Central Business District off-street parking is not required.

A. Tegen shared that he was in attendance at the City Council meeting and he summarized the original request and provided input as to why the Council approved the rezone. He went on briefly review the discussions among the alderpersons and stated they felt the recommendation was consistent with the master plan.

Mayor Nickels asked the Commissioners if they would like to have further discussion.

G. Jagemann asked if there would be further discussion once placed on file. He said that after attending the September 21 Common Council meeting he felt like the Council didn't know the Commission was generally in favor of the project but felt the reduction of off street parking was a better option than the rezoning.

P.Braun read the recommendation that was presented to the Council to address the concern raised by G. Jagemann. He went to state that his recommendation provided background information and additional details to Council members as to why the Commission recommended denying the change in zoning.

D. Diedrich asked for an overview from the City Attorney on the letter provided to the City from Briess Malt & Ingredients.

K. McDaniel provided background on specific points within the letter including the concern mentioned by Briess about the loading tunnel and the possible impact a vessel would have. She stated that maritime operations would not affect the area or cause a disruption to Seehafer/True Endeavors.

K. McDaniel went on to address specific items including Homeland Security, the Plan Commission staff report, and concerns with off-street parking. She referenced the Capital Civic Center and noted that there has not been an up-tick in accidents or crime during large events held at the property. She also stated that there is parking at the Library and Baymont Inn Hotel within 400' of the Seehafer/True Endeavors location, and noted that the operating hours of the Library and downtown events often do not overlap.

D. Steinbrenner asked if K. McDaniel could address the Briess parking lot lease in regards to public parking.

K. McDaniel stated that the City cannot commercially sublet the lot or spaces and that we have no intention to do so.

Motion by Brey, seconded by Koski that the action item Seehafer/True Endeavors LLC; 606 Quay Street, Reduction of Parking Spaces pursuant to MMC 15.430(5) be placed on file. Motion carried by the following vote:

Aye: 7 - Brey, Diedrich, Mayor Nickels, Member Koski, Steinbrenner, Member Jagemann and Member Hall

[20-0877](#)

PC 29-2020: Discussion: Re-recording easements and easement expirations.

K. McDaniel provided background on the topic and referred to the article provided to the Commissioners regarding the re-recording of easements every 40 years. She stated that upon her review and in consultation with the League of Municipalities and her other colleagues, re-recording of easements does not apply to the City of Manitowoc. She noted that this statute does not apply to the state, a municipality, or railroads, as these are exempt.

This Action Item was discussed

VI. NEW BUSINESS: None

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. Halajcsik, NE 1/4 NW 1/4 Section 13 T19N R23E City of Manitowoc

C. Summary of Site Plans

1. SP 7-2020: Rivers Edge Apartments, Baypointe Development, 1100 Block of Bayshore Drive

2. SP 8-2020: Baycare Clinic, Medical Facility, 1111 Bayshore Drive

VIII. ADJOURNMENT

**Moved by Brey, seconded by Koski, that this meeting be adjourned at 6:22 PM.
The motion carried by the following vote:**

Aye: 7 - Brey, Diedrich, Mayor Nickels, Member Koski, Steinbrenner, Member Jagemann and Member Hall