



City of Manitowoc

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

Meeting Minutes

Plan Commission

Wednesday, September 25, 2024

6:00 PM

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

I. CALL TO ORDER

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

II. ROLL CALL

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

Absent: 1 - Greg Jagemann

Staff Present: Paul Braun, Jen Bartz

III. APPROVAL OF MINUTES

[24-1846](#) Approval of Minutes of the July 24, 2024 Plan Commission meeting.

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

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

IV. PUBLIC HEARINGS

[24-1837](#) PC 15-2024: Abbey Ridge LLC / Lukas; City Initiated Street Vacation and Official Map Amendment, Ebony Avenue.

P. Braun explained the rationale behind the street vacation versus land swap. He explained the process of referral from Council to Plan Commission and back to Council in November for final approval.

Chairman J. Nickels opened the Public Hearing at 6:01PM. There were no comments.

Moved by Diedrich, seconded by Brey, that the request for Street Vacation and Official Map Amendment be approved and referred to council. The motion carried by the following vote:

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

V. OLD BUSINESS

[24-1332](#)

PC 3-2024: Chapter 15 Zoning Code Rewrite

P. Braun provided a brief update and included information about the community survey open until October. He added that the consultant will provide an update at the October Plan Commission.

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

i. Seidl – Babcock: Resurvey of Tract 1 of a CSM recorded Volume 13, Pg 355 & Resurvey of Tract 3 of a CSM recorded in Volume 24, Pg 67 in the NE 1/4 of SW 1/4 Section 33, T19N, R23E, Town of Manitowoc Rapids.

ii. Abbey Ridge LLC: Lot 3 of a CSM recorded in Volume 37, Page 149 & Part of Abbey Ridge Lane and Ebony Avenue, in the NE 1/4 of the NW 1/4 Section 18, T19N, R24E, City of Manitowoc.

C. Summary of Site Plans from July 19-September 20:

i. CT Crashes/Westfield Bar, Parking Lot, 1716 Western Avenue

ii. Carl/Nick Knutson, Coffee Shop w/ Drive-thru Window, 2020 Dufek Drive

iii. Seehafer Properties, Warehouse Addition, 4009 Viebahn Street

VIII. ADJOURNMENT

Moved by Hornung, seconded by Brey, that this be adjourned at 6:04PM. The motion carried by the following vote:

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