



City of Manitowoc

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

Meeting Minutes

Plan Commission

Wednesday, April 24, 2019

6:00 PM

Council Chambers

I. CALL TO ORDER

The Meeting of the City Plan Commission was called to order by Acting Chairperson J. Brey at 6:00 PM.

II. ROLL CALL

Present: 5 - Jim Brey, Dave Diedrich, Greg Jagemann, Curtis Hall and Greg Minikel

Absent: 4 - Daniel Hornung, Mayor Nickels, Dan Koski and Dennis Steinbrenner

Staff Present: April Kroner, Paul Braun, Jeremy Du Chateau, Lisa Mueller

Others Present: Paul Kluenker, Krysta Huibreatse, Lee Kummer

III. APPROVAL OF MINUTES

[19-0463](#)

Approval of the Minutes of the March 27, 2019 Plan Commission Meeting.

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

Aye: 5 - Brey, Diedrich, Member Jagemann, Member Hall and Minikel

IV. PUBLIC INFORMATIONAL HEARINGS

[19-0464](#)

PC 17-2019: Jenruss LLC / Riverview Apartments; 314 & 316 Riverview Drive. Common Council Initiated Rezoning from "R-6" Multiple Family to "R-3" Single Family Residential pursuant to MMC 15.530(2)b.

P. Braun explained that the property is owned by Jenruss LLC and is located at 314 and 316 Riverview Drive and that the property used to be the location of two 16 unit apartment buildings known as the Riverview Apartments. The two apartments were recently razed due to a multitude of building and property maintenance violations.

P. Braun continued to explain that the request to rezone the property was initiated by the Council. He stated that the three ways to initiate a rezoning are either by the Common Council, Plan Commission or property owner.

P. Braun stated that notices were sent out to the neighbors and no responses were received by staff. P. Braun commented that the meeting is

a public hearing but no formal staff recommendation was provided until after tonight's Plan Commission discussion occurred.

P. Braun explained that if the Plan Commission decides to move forward with the change in zoning from R-6 Multiple Family to R-3 Single Family an amendment to the Future Land Use Map would also need to occur. The amendment to the Future Land Use Map process would begin at the May Plan Commission meeting with another public informational meeting.

The Commission and staff discussed the positive and negatives to potentially keeping the property zoned a higher density such as the current R-6 Multiple Family District. Discussion was also held regarding why the future land use map was indicating the area as Multiple Family.

P. Braun continued to detail the property characteristics stating that there used to be two 16 unit buildings placed on the 2.07 acres of land and the northern portion of the lot is located on a steep slope. P. Braun also explained that there are approximately \$95,000 of special assessments placed on the lot for the cost of razing the buildings.

P. Braun concluded his comments saying that he did not provide a formal staff recommendation because he wanted to have the Plan Commission discuss the item first and based off of the discussion the next steps would be determined.

Chairman Brey opened the public hearing portion of the meeting.

Krysta Huibreatse, 416 S. 26th Street stated that she is concerned that if another apartment complex is constructed on the site the same issues will arise again such as drugs and break-ins. She is supportive of one and two family development on the property.

Alderman L. Kummer, stated that the residents he has spoken to in the area desire single family and that the neighborhood currently is primarily single family. He has concerns with the narrow roads and that multi-family would add to the traffic concerns in the neighborhood. He strongly feels that single family residential would maintain the integrity of the neighborhood.

Chairman Brey closed the public informational hearing portion of the meeting.

The Commission and staff continued to discuss the pros and cons of multi-family development versus single family development in addition to the constraints of the site.

This Action Item was discussed and formal action was taken by the Plan Commission under New Business below.

V. REFERRALS FROM COMMON COUNCIL: None

VI. OLD BUSINESS: None

VII. NEW BUSINESS

[19-0465](#)

PC 17-2019: Jenruss LLC / Riverview Apartments; 314 & 316 Riverview Drive. Common Council Initiated Rezoning from "R-6" Multiple Family to "R-3" Single Family Residential pursuant to MMC 15.530(2)b.

The item was discussed earlier in the meeting, no further discussion was held by the Plan Commission; but the following motion was voted on by the Commission.

Moved by Diedrich, seconded by Brey, to direct Community Development staff to begin the process to amend the future land use map and change in zoning process to R-3, Single Family Residential. The motion carried by the following vote.

Aye: 5 - Brey, Diedrich, Member Jagemann, Member Hall and Minikel

[19-0466](#)

PC 18-2019: Northwest #20 - Strharsky: Petition for Direct Annexation from the Town of Manitowoc Rapids.

P. Braun explained that Gerard and Louise Strharsky, 2715 Knuell Street, are submitting a petition for Unanimous Consent annexation for a strip of property they recently purchased from a neighbor that was in the Town of Manitowoc Rapids. The property was purchased in December of 2018 to provide access to the rear portion of their yard. The 20' x 110' strip of land would provide access off of Homestead Road. As part of the annexation the portion of Homestead Road abutting up to the strip of land would be dedicated to the City.

P. Braun stated that the zoning for the property is determined by section 15.050(5) of the Municipal Code; which places a temporary zoning classification of R-1 Residential - Agricultural on the property. P. Braun stated that a formal rezoning procedure will begin at next month's Plan Commission meeting changing the temporary zoning classification from R-1 to a permanent R-4, Single and Two Family Residential district.

Moved by Diedrich, seconded by Minikel, to accept the annexation petition as presented and to place a temporary zoning classification of R-1 Residential Agricultural Zoning on the property and require dedication of Homestead Road. The motion carried by the following vote:

Aye: 5 - Brey, Diedrich, Member Jagemann, Member Hall and Minikel

[19-0467](#)

Discussion regarding Comprehensive Plan update.

A. Kroner provided the Commission with an update regarding the City's Comprehensive Plan update. By statute Comprehensive Plans shall be updated every 10 years. A. Kroner stated that she is looking into the potential costs of either doing an entire rewrite or just an amendment to the plan so she can place the potential costs into the Community Development department's 2020 budget. Future discussions will be held with the Plan Commission to determine what level of an amendment or update is desired. A. Kroner stated that the City does not qualify for Community Development Block Grants.

A. Kroner explained that there is a handful of ways that the City could take to be in compliance with the statute on updating the Comprehensive Plans from a simple, less expensive process to a most expensive total rewrite. A. Kroner discussed the potential update options in more detail. The goal is to have a request for proposal prepared this summer with responses from consultants by the end of the year.

VIII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. Kohlmann: SE ¼ of the SE ¼ Section 22, Township 19 North, Range 23 East Town of Manitowoc Rapids.

C. Summary of Site Plans From March 27 - April 12, 2019: None

D Director's Report

IX. ADJOURNMENT

Moved by Diedrich, seconded by Jagemann, that the Meeting be adjourned at 7:16 PM. The motion carried by the following vote:

Aye: 5 - Brey, Diedrich, Member Jagemann, Member Hall and Minikel

Respectfully Submitted,

Paul Braun
Secretary

CAUTION TO PLAN COMMISSIONERS: The documents attached to this agenda are for your review in preparation for the City Plan Commission meeting to be held on the above date. Any discussion or communication between members of the Plan Commission by any means prior to the Commission meeting regarding these documents may be a violation of the open meeting laws.