



# City of Manitowoc

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

## Meeting Minutes

### Plan Commission

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Wednesday, June 27, 2018

6:00 PM

Council Chambers

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#### I. CALL TO ORDER

#### II. ROLL CALL

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

**Absent:** 1 - Peter Dorner

Staff Present: Paul Braun, Lisa Mueller

Others Present: Katie Koenig, Lindsey Petasek, Ald. Gabriel, Carolee Junk, Earl Junk

#### III. APPROVAL OF MINUTES

[18-0662](#) Approval of the Minutes of the May 23, 2018 Plan Commission meeting.

**Moved by Diedrich, seconded by Brey, to approve the Minutes of the May 23, 2018 Meeting. The motion carried by the following vote:**

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

#### IV. PUBLIC INFORMATIONAL HEARINGS

[18-0661](#) PC 20-2018: Matte / Marcelle, Request for a Change in Zoning from I-1 Light Industrial to R-4 Single and Two Family located 1912 S. 9th Street.

P. Braun explained that the request is from Dawn Matte as property owner and Ted Marcelle as contract purchaser. The property is located at 1912 S. 9th Street and is currently zoned "I-1" Light Industrial and the petitioner's would like to rezone it to "R-4" Single and Two Family Residential. Currently a storage building is located on the lot but T. Marcelle would like to purchase the lot, retain the building and construct his residence. P. Braun explained that residential uses are not permitted in the "I-1" zoning district.

P. Braun stated that the proposed use would be more compatible with existing residential uses that are to the north and west of the property. He also stated that if the rezoning occurred there would be a short period of

time in which the storage building would be non-conforming because accessory buildings can not be on a residentially zoned property unless it is associated with a residential dwelling.

P. Braun concluded his comments by stating that notices were sent out to the surrounding property owners and that he received one call from Jane Mueller who stated she had no issues with the proposal.

Mayor Nickels opened the public hearing portion of the meeting. There was no public input.

Mayor Nickels asked the Commission if they had any comments or questions. The Commissioners discussed the reasoning why the rezone area did not include the residential use located at 1917 S. 10th Street which is owned by Earl and Carolee Junk. The Junk's were in attendance and stated that they had no issues with being included in the rezoning. The Commission amended the rezone area to include the Junk's property.

Mayor Nickels closed the discussion.

**Moved by Diedrich, seconded by Steinbrenner, to approved this item as amended. The motion carried by the following vote:**

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

## V. REFERRALS FROM COMMON COUNCIL: None

## VI. OLD BUSINESS

[18-0663](#)

PC 10 - 2016: Hope House; 3501 Custer Street. Annual Review of a Conditional Use Permit for Transitional Housing in a B-3 General Business District.

P. Braun explained that the Hope House officially opened in July 2017 and that tonight is their first review. P. Braun stated that there were no complaints on file from the Police or Building Inspection Departments. He also stated that there was a demographics report in the Plan Commissioners' packet detailing the number of individuals served by the Hope House. There was no discussion by the Commission.

**Moved by Diedrich, seconded by Brey, to approve the review of the Conditional Use Permit and amend the conditions removing the annual review requirement. The motion carried by the following vote:**

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

## VII. NEW BUSINESS

[18-0664](#)

PC 18-2017: Rich Associates: Downtown Parking Study Discussion.

P. Braun stated that the topic was on the agenda for information and discussion purposes only. The Common Council and Public Infrastructure Committee have already accepted the study.

**This item was discussed. No action taken.**

## VIII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. Capitol Civic Centre: SW ¼, NW ¼, Section 29, Township 19 North, Range 24 East, City of Manitowoc.

C. Summary of Site Plans:

1. SP 4-2018: Lakeside Foods, Inc., 1601 S. 30th Street; 92,000 s.f. Addition

2. SP 5-2018: Panera Bread; 4606 Calumet Avenue, 4,465 s.f. new construction

3. SP 6-2018: Investors Community Bank; 2400 S. 44th Street, 6,560 s.f. Addition

D. Director's Report

P. Braun provided an update of the current hiring process for vacant positions in the department.

Respectfully Submitted,

Paul Braun  
Secretary

## IX. ADJOURNMENT

**Moved by Diedrich, seconded by Koski, that the Meeting be adjourned. The motion carried by the following vote:**

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