



City of Manitowoc

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

Meeting Minutes

Plan Commission

Wednesday, January 28, 2026

6:00 PM Council Chambers. Meeting also available via Zoom.

I. CALL TO ORDER

Acting Chairman B. Schlei called the meeting of the City Plan Commission to order at 6:00PM.

II. ROLL CALL

Present: 7 - Greg Jagemann, Curtis Hall, Dan Koski, Daniel Hornung, Dave Diedrich, Dennis Steinbrenner and Bill Schlei

Absent: 1 - Mayor Nickels

III. APPROVAL OF MINUTES

[26-0055](#) Approval of Minutes of the November 19, 2025 Plan Commission meeting.

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

Aye: 7 - Member Jagemann, Member Hall, Member Koski, Member Hornung, Member Diedrich, Member Steinbrenner and Alderperson Schlei

VI. NEW BUSINESS

[26-0056](#) PC 12-2024: The Neighborhood of Manitowoc County Inc; Annual Review of an Adaptive Reuse Conditional Use Permit for the Establishment of Transitional Housing located at 1010 Huron Street.

P. Braun provided background and shared that there have been no issues at this or any of the locations being reviewed as reported by Police, Fire, and Building Inspection Departments. He went on to read the recommendation to re-approve the 2024 Adaptive Reuse Conditional Use Permit subject to the attached amended conditions.

D. Hornung ask for clarification on the process of the annual review coming to both Plan Commission and Common Council for review. P. Braun stated that the process is unchanged as Plan Commission reviews and then sends a recommendation to the Common Council who is the approving body.

D. Hornung stated that he reviewed the new zoning map and this area would be zoned RR-3. He would like to ensure this facility would not be considered legal non-confirming once the new code is adopted. P. Braun stated that he will revise the new zoning map so a non-confirming use isn't created. P. Braun continued to state that the new code will define emergency warming shelter, warming shelter, and transitional housing.

Discussion ensued and P. Braun stated he will review and make adjustments to new code as needed.

Moved by Hornung, seconded by Diedrich, to re-approve the Adaptive Reuse Conditional Use Permit subject to the amended conditions. The motion carried by the following vote:

Aye: 7 - Member Jagemann, Member Hall, Member Koski, Member Hornung, Member Diedrich, Member Steinbrenner and Alderperson Schlei

[26-0057](#)

PC 18-2023: Lotus Recovery Homes, Inc; Annual Review of a Conditional Use Permit for the Establishment of Transitional Housing located at 419 Park Street.

Motion by D. Diedrich, seconded by D. Koski, to approve items 26-0057 through 26-0061 as presented.

In addition to the elimination of condition "J", D. Hornung requested item "E" be deleted as well.

Moved by Diedrich, seconded by Koski, To approve the re-issuance of the Conditional Use Permit to Lotus Recovery Homes Inc for a transitional housing use located at 419 Park St including the elimination of Conditions "E" and "J". The motion carried by the following vote:

Aye: 7 - Member Jagemann, Member Hall, Member Koski, Member Hornung, Member Diedrich, Member Steinbrenner and Alderperson Schlei

[26-0058](#)

PC 23-2023: Lotus Recovery Homes, Inc; Annual Review of a Conditional Use Permit for the Establishment of Transitional Housing located at 1111 Marshall Street.

Motion by D. Diedrich, seconded by D. Koski, to approve items 26-0057 through 26-0061 as presented.

Moved by Diedrich, seconded by Koski, To approve the re-issuance of the Conditional Use Permit to Lotus Recovery Homes Inc for a transitional housing use located at 1111 Marshall Street including the elimination of Condition "H". The motion carried by the following vote:

Aye: 7 - Member Jagemann, Member Hall, Member Koski, Member Hornung, Member Diedrich, Member Steinbrenner and Alderperson Schlei

[26-0059](#)

PC 24-2023: Lotus Recovery Homes, Inc; Annual Review of a Conditional Use Permit for the Establishment of Transitional Housing located at 404,

406 & 408 Lake Street.

Motion by D. Diedrich, seconded by D. Koski, to approve items 26-0057 through 26-0061 as presented.

Moved by Diedrich, seconded by Koski, Approve the re-issuance of the Conditional Use Permit to Lotus Recovery Homes Inc for a Transitional Housing Use located at 404, 406 & 408 Lake Street including the Elimination of Condition "G" The motion carried by the following vote:

Aye: 7 - Member Jagemann, Member Hall, Member Koski, Member Hornung, Member Diedrich, Member Steinbrenner and Alderperson Schlei

[26-0060](#)

PC 25-2023: The Haven; Annual Review of a Conditional Use Permit for the Establishment of Transitional Housing located at 826 S. 19th Street.

Motion by D. Diedrich, seconded by D. Koski, to approve items 26-0057 through 26-0061 as presented.

Moved by Diedrich, seconded by Koski, Approve the re-issuance of the Conditional Use Permit to the Haven of Manitowoc County for a Transitional Housing Use located at 826 S. 19th Street including the elimination of Condition "E". The motion carried by the following vote:

Aye: 7 - Member Jagemann, Member Hall, Member Koski, Member Hornung, Member Diedrich, Member Steinbrenner and Alderperson Schlei

[26-0061](#)

PC 6-2023: McMullen and Pitz Co. / IMF Real Estate Holdings, LLC: Annual Review of a Conditional Use Permit for the Establishment of a Construction Laydown / Storage Yard Located at 866 S. 26th Street.

Motion by D. Diedrich, seconded by D. Koski, to approve items 26-0057 through 26-0061 as presented.

Moved by Diedrich, seconded by Koski, Approve the Annual Review of a Conditional Use Permit for the establishment of a contractor's storage yard and eliminating conditions "B" and "J". The motion carried by the following vote:

Aye: 7 - Member Jagemann, Member Hall, Member Koski, Member Hornung, Member Diedrich, Member Steinbrenner and Alderperson Schlei

V. OLD BUSINESS

[26-0062](#)

PC 3-2024: Chapter 15 Zoning Code Rewrite

P. Braun provided a brief update and said it is anticipated the update should be completed in either late spring or early summer.

D. Hornung asked if the City is required to include language about

Accessory Dwelling Units per state statutes. P. Braun stated that the bill did not pass.

D. Steinbrenner gave kudos to P. Braun and City staff for their leadership for being forward thinkers. He recently watched a news report about Green Bay's updated zoning code and there was nothing they were proposing that we do not already have in place.

This report was discussed.

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. McMullen & Pitz Construction Company; All of Lots 1, 2, 3, 4, 5, and 6 of Block 184 of the Original Plat of the City of Manitowoc, being part of the NW 1/4 of the NW 1/4 Section 29, T19N, R24E City of Manitowoc

2. Fox Valley Multifamily, LLC; All of Lots 2 & 3, Block 10, Custerdale Subdivision, SE 1/4 of the NW 1/4, Section 25, T19N, R23E City of Manitowoc

C. Summary of Site Plans: None

VIII. ADJOURNMENT

Moved by Hornung, seconded by Diedrich, that the meeting be adjourned at 6:18PM. The motion carried by the following vote:

Aye: 7 - Member Jagemann, Member Hall, Member Koski, Member Hornung, Member Diedrich, Member Steinbrenner and Alderperson Schlei