



City of Manitowoc

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

Meeting Minutes

Plan Commission

Monday, March 17, 2025

5:30 PM

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

I. CALL TO ORDER

Chairman J. Nickels called the meeting of the City Plan Commission to order at 5:30PM.

II. ROLL CALL

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

Absent: 1 - Dave Diedrich

Staff Present: Adam Tegen

VI. NEW BUSINESS

[25-0155](#)

PC 10-2025 City of Manitowoc / Tycore; Preliminary Subdivision Plat, Public Improvements Plan and Certified Survey Map. Former Mall Properties / Mariner Lux Development. (Parcel #'s 330-008-152, 520-031-070 & 520-017-010)

A. Tegen provided an overview and stated staff recommend approval, subject to conditions.

Member asked how many people will live in subdivision when full. A. Tegen stated it depends on household size.

Moved by Koski, seconded by Jagemann, that the preliminary subdivision plat be approved for consent agenda. The motion carried by the following vote:

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

[25-0156](#)

PC 9-2025 Release of Easement; City of Manitowoc Former Mid-Cities Mall properties (Parcel #'s 330-008-152 & 520-031-070)

A. Tegen provided an overview and stated staff recommend approval.

Moved by Koski, seconded by Brey, that the release of easement be approved for consent agenda. The motion carried by the following vote:

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

[25-0200](#)

PC 11-2025: City of Manitowoc; Potential Land Purchase off of Sylvan Drive. (Parcel # 814-103-081).

A. Tegen provided an overview. Commissioners recommend pursuing purchase.

Moved by Koski, seconded by Brey, that the Potential Land Purchase off of Sylvan Drive be approved and referred to council. The motion carried by the following vote:

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

[25-0201](#)

PC 12-2025: City of Manitowoc; Potential Land Purchase off of S. Parkview Road. (Parcel # 010-026-010-014.00)

A. Tegen provided an overview. Commissioners recommend pursuing purchase.

Moved by Koski, seconded by Jagemann, that the Potential Land Purchase off of S. Parkview Road be approved and referred to council. The motion carried by the following vote:

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

VIII. ADJOURNMENT

Moved by Brey, seconded by Hall, that the meeting be adjourned at 5:38PM. The motion carried by the following vote:

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