



City of Manitowoc

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

Meeting Minutes

Plan Commission

Wednesday, March 26, 2025

6:00 PM

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

I. CALL TO ORDER

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

II. ROLL CALL

Present: 6 - Greg Jagemann, Curtis Hall, Dan Koski, Daniel Hornung, Jim Brey and Dennis Steinbrenner

Absent: 2 - Mayor Nickels and Dave Diedrich

Staff Present: Paul Braun, Jen Bartz

Others Present: Ray Green, Don Sweet, Sheila Rae, Curt Brey, Kimberly Huntley

III. APPROVAL OF MINUTES

[25-0234](#)

Approval of Minutes of the February 26 Regular and March 17 Special Plan Commission meetings.

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

Aye: 6 - Member Jagemann, Member Hall, Member Koski, Member Hornung, Member Brey and Member Steinbrenner

IV. PUBLIC HEARINGS

[25-0151](#)

PC 5-2025: Restoration Recovery LLC; Request for a Conditional Use Permit for the Establishment of a Transitional Housing Use located at 1222 S 7th Street (Parcel # 000-319-120)

P. Braun provided a brief overview of the request and noted that it is being carried forward from February's Plan Commission meeting due to losing a quorum. He stated that the Conditional Use Permit is for up to 14 individuals. Police, Fire and Building Inspection Departments were contacted and there were no issues and no concerns with the use. He stated that Wisconsin Department of Health Services were contacted to verify licensing requirements and their staff indicated these facilities are not regulated or licensed, but if state or federal funds are provided to the facility then they must be listed on DHS's registry. DHS staff all stated that no

special license is required.

P. Braun stated that notices were sent to neighbors February 18 and again on March 17 and that there were no calls or questions after the 2nd mailing. He added that Brian and Donna Bruns provided comments at the February Plan Commission meeting.

D. Koski asked if parking is a concern. P. Braun stated that not all residents have vehicles and he does not think there would be an issue because there is a long driveway that accesses a rear detached garage.

D. Hornung asked how Item G could be enforced which reads, "Restoration Recovery shall expressly prohibit the use, consumption or possession of alcohol and illegal drugs in residence or anywhere on the property." P. Braun stated that this is their house rules. G. Jagemann stated that an individual who violates house rules as a condition could cause the applicant to lose the conditional use permit versus it being a house rule and an individual issue. D. Hornung questioned if G should be included.

G. Jagemann asked for clarification as the applicant requested the permit for 12, but CUP is 14. Paul explained that when he spoke with applicant the applicant requested to change the permit from 12 to 14.

Acting Chairman J. Brey opened the public hearing open.

Ray Green, 1240 Arlington Avenue: Stated he is the general manager of Restoration Recovery. He provided letters from supporters. He added that after the February Plan Commission meeting they met with Brian and Donna Bruns to discuss their concerns and provided them with contact information so they could reach out directly to them with any issues so they could be addressed. Mr. Green added that he agrees with not including condition G as part of CUP.

Acting Chairman J. Brey closed the public hearing.

P. Braun read the staff recommendation.

D. Steinbrenner complimented Mr. Green about meeting with the neighbor to keep communication channels open.

Moved by Hornung, seconded by Hall, that the Request for a Conditional Use Permit for the Establishment of a Transitional Housing Use located at 1222 S 7th Street be approved as amended, striking item "G" from the conditions. The motion carried by the following vote:

Aye: 6 - Member Jagemann, Member Hall, Member Koski, Member Hornung, Member Brey and Member Steinbrenner

[25-0235](#)

PC 13-2025: C. Brey; Petition to Rezone from B-1 Office-Residential to B-3 General Business District for property located at 601 Reed Avenue (Tax Parcel# 817-304-040)

P. Braun provided an overview of the location and request; he stated that the building was the former site of the Manitowoc Clinic. He stated that the project will contain indoor, climate-controlled storage along with an office area. He added that staff had concerns with outdoor storage and noted the B-3 General Business does not allow for outside storage or display of product. He stated that the Future Land Use map shows the area as general business use and that the proposed B-3 General Business District is consistent with the Comprehensive Plan. Notices were mailed to property owners within 200' on March 18 and there were no comments received.

No questions from Commissioners.

Acting Chairman J. Brey opened the public hearing.

Curt Brey, 1124 N Rapids Road, stated that he is the applicant and hopes this project will be a benefit to the neighborhood with all the redevelopment that is occurring near by.

Acting Chairman J. closed the public hearing.

C. Hall said there are dead ash trees on the property and asked the applicant to consider replacement of the tree line.

P. Braun read the recommendation to approve the request.

Moved by Hornung, seconded by Steinbrenner, that this Action Item be approved and referred to council. The motion carried by the following vote:

Aye: 6 - Member Jagemann, Member Hall, Member Koski, Member Hornung, Member Brey and Member Steinbrenner

V. OLD BUSINESS

[24-1332](#)

PC 3-2024: Chapter 15 Zoning Code Rewrite Project Update and Presentation from Graef.

P. Braun provided an update on the project status. He stated that May or June are possible months for a public open house directly prior to the Plan Commission's regular meeting. The Ordinance Working Group has been working their way through the area regulations, land use table and land use definitions.

This item was discussed.

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. Home Health Solutions LLC; Lot 19 & 20 and the West 120.80 feet of Lot 14 all in Block 241 of the Original Plat, City of Manitowoc

C. Summary of Site Plans: None

VIII. ADJOURNMENT

Moved by Steinbrenner, seconded by Jagemann, that the meeting be adjourned at 6:26PM. The motion carried by the following vote:

Aye: 6 - Member Jagemann, Member Hall, Member Koski, Member Hornung, Member Brey and Member Steinbrenner