



City of Manitowoc

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

Meeting Minutes

Plan Commission

Wednesday, May 28, 2025

6:00 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 6:00PM.

II. ROLL CALL

Present: 6 - Mayor Nickels, Dan Koski, Daniel Hornung, Dave Diedrich, Jim Brey and Dennis Steinbrenner

Absent: 2 - Greg Jagemann and Curtis Hall

Staff Present: Paul Braun, Jen Bartz

III. APPROVAL OF MINUTES

[25-0404](#) Approval of Minutes of the April 23, 2025 Plan Commission meeting.

Moved by Diedrich, seconded by Koski, that the April 23, 2025 Minutes be approved. The motion carried by the following vote:

Aye: 6 - Mayor Nickels, Member Koski, Member Hornung, Member Diedrich, Member Brey and Member Steinbrenner

IV. PUBLIC HEARINGS

[25-0405](#) PC 18-2025: Forest Creek, LLC; Petition to Rezone from B-2 Neighborhood Business to R-6 Multiple Family Residential for property located at the northwest corner of Viebahn and S. 42nd Streets.

P. Braun reviewed the location and request. He stated that the property was originally zoned B-2 Neighborhood Business giving the owners the ability to construct offices on the property if the market demand was there. The B-2 zoning district also allows multiple family which would have to follow the R-5 Low Density Multiple Family lot standards which require larger setbacks. Forest Creek LLC is looking to build three 10 unit apartments versus 8 units in the existing buildings. With the larger 10 unit building foot prints and site constraints between the existing storm water pond and clubhouse a smaller setback between buildings was needed which the R-6 zoning district provided. He stated that notices were sent to neighbors and that no comments were received.

Chairman J. Nickels opened the Public Hearing. There were no comments.
P. Braun read the recommendation to approve the rezone.

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 - Mayor Nickels, Member Koski, Member Hornung, Member Diedrich, Member Brey and Member Steinbrenner

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. Vogel Family Farms LLC; Located in the NE 1/4 & SE 1/4 of the NE 1/4 Section 27, T19N, R23E, Town of Manitowoc Rapids

2. Liermann; Part of NW 1/4 of the NE 1/4, Section 29, T19N, R23E Town of Manitowoc Rapids

3. Kapsch; Part of Tr "A" of a CSM recorded in Vol. 1, Pg 149 part of Block "A" of the Amended Plat of Riverview Addition & Part of Riverview Drive all in Gov't Lot 7, Section 19, T19N, R24E, City of Manitowoc

C. Summary of Site Plans: None

July open house for zoning rewrite. June and July works for all

VIII. ADJOURNMENT

Moved by Diedrich, seconded by Steinbrenner, that the meeting be adjourned at 6:05PM. The motion carried by the following vote:

Aye: 6 - Mayor Nickels, Member Koski, Member Hornung, Member Diedrich, Member Brey and Member Steinbrenner