



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

September 25, 2025

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: PC 26-2025: Bret's Towing LLC d.b.a. Bret's Towing and Truck Repair; Request for a Conditional Use Permit for the Operation of a Wrecker Service Use in a B-3 General Business Zoning District Located at 4355 Calumet Avenue.

At the September 24, 2025 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

Approve the issuance of a Conditional Use Permit to Bret's Towing LLC for the Operation of a Wrecker Service per the attached conditions and map.

Applicant:
Bret's Towing LLC
Attn: Jeff Pillar
1213 W. Mallory Avenue
Milwaukee, WI 53221

Property Owner:
RRG Manitowoc, LLC
3801 Superior Avenue
Sheboygan, WI 53081

Granicus #: 25-0683
Attachments – Conditions and Map

REQUIREMENTS FOR A
CONDITIONAL USE PERMIT (CUP) FOR THE OPERATION OF
A WRECKER SERVICE FOR BRET'S TOWING LLC,
D.B.A. BRET'S TOWING AND TRUCK REPAIR
LOCATED AT 4355 CALUMET AVENUE
TAX PARCEL # 835-401-014
10/20/2025

- A. The CUP shall not become effective and binding until the date that the Common Council approves the CUP as outlined herein.
- B. The CUP shall require compliance with all applicable local, state and federal regulations and licensing as needed.
- C. Bret's Towing LLC shall not assign or transfer its interest in the CUP to any party without the written approval of the Plan Commission.
- D. Non-compliance with the terms of the CUP may result in the modification of the terms and conditions of the CUP, issuance of citations and financial penalties, or immediate revocation of the CUP.
- E. No unregistered or unlicensed vehicles are allowed to be stored on the site.
- F. All towed vehicles shall be stored in the fenced in area, no towed vehicles shall be parked in the front of the building. Stored vehicles or any other type of item or product shall not be stored higher than the height of the site obscuring fence or visible from any abutting property line or right-of-way.
- G. The type and color of the fence's privacy slats shall be complimentary to the building and shall be approved by the Community Development Department prior to installation. No barbed, razor or similar security wiring is allowed on the site. Gates to the fenced area shall be closed at all times when not being used.
- H. No exterior storage or outdoor display of product, parts, garbage, inoperable vehicles or similar items are allowed outside of the fenced area.
- I. The CUP shall automatically terminate if the LLC falls out of good standing with the Wisconsin Department of Financial Institutions.
- J. Dumpsters for both the towing service, repair shop and the neighboring tenant shall be site obscured behind a fence, decorative wall or landscaping to the approval of the city.
- K. The maximum number of towed and vehicles stored in the CUP area shall not exceed 30. The maximum number of wreckers in the CUP area shall not exceed 5. Towed vehicles shall not be stored on the site longer than 90 days unless law enforcement requests and the Community Development Department approves an extended hold period of time.
- L. No vehicles towed from outside of Manitowoc County shall be stored on site unless they are actively or in the process of being repaired.
- M. This CUP will be reviewed at the January, 2027 Plan Commission meeting.

CALUMET AVE.

S. FRONTAGE RD.

**City of
Manitowoc**

C-1

**Request for a Conditional
Use Permit for Wrecker Service**

B-3

TR 3

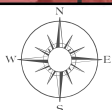
TR 5

**ENTERPRISE
CT.**

**SE 1/4
Sec 35
T19N, R23E**

R-6

TR 7



0 50 100
Feet

CONDITIONAL USE PERMIT

City of Manitowoc, WI

DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org

Map Plotted: 9/16/2025
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**Conditional Use Permit Area
for the Establishment of
Wrecker Service**

**PC 26-2025
4355 Calumet Ave. B**

Manitowoc City Plan Commission

CALUMET AVE.

City of
Manitowoc

S. FRONTAGE RD.

**Request for a Conditional
Use Permit for Wrecker Service**

4435

4355

TR 2

TR 3

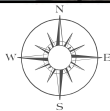
4335

TR 5

ENTERPRISE
CT.

SE 1/4
Sec 35
T19N, R23E

TR 7



0 50 100
Feet

CONDITIONAL USE PERMIT

City of Manitowoc, WI

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Conditional Use Permit Area
for the Establishment of
Wrecker Service

PC 26-2025
4355 Calumet Ave. B
Manitowoc City Plan Commission