



# City of Manitowoc

900 Quay Street  
Manitowoc, WI 54220  
[www.manitowoc.org](http://www.manitowoc.org)

## Meeting Agenda

### Plan Commission

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Wednesday, April 23, 2025

6:00 PM

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

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Pursuant to Section 19.84(2) and (3) of the Wisconsin Statutes, notice is hereby given to the public, to the Herald-Times-Reporter, the official newspaper of Manitowoc, and to those news media who have filed a written request for this notice that a meeting of the above-referenced will be held at the date, time and location listed above.

This meeting is being conducted both in Council Chambers at City Hall and via Zoom to maximize opportunities for residents to attend. Those attending the meeting via Zoom who wish to give public input are asked to keep their microphone muted until public input is opened to improve audio quality for all attendees. Those using their phone to call in may hit \*6 to mute and unmute themselves. Members of the public may call to listen in at 1-888-475-4499, Meeting ID: 816 1990 9922, Password: 123948.

The above governmental body will meet to discuss and possibly take action on the agenda items set forth below.

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. APPROVAL OF MINUTES

[25-0328](#) Approval of Minutes of the March 26 Plan Commission meeting.

Attachments: [3-26-25 MINUTES](#)

#### IV. PUBLIC HEARINGS

[25-0329](#) PC 14-2025: Kolbeck / Mar Investments, LLC d.b.a Manitowoc Auto Repair LLC; Request for a Conditional Use Permit for the Establishment of a Wrecker Service Use in a C-1 Commercial Zoning District located at 4102 Broadway Street (Parcel # 450-284-121)

Attachments: [25-0329 PC Report Manitowoc Automotive](#)

#### V. OLD BUSINESS

#### VI. NEW BUSINESS

[25-0330](#) PC 15-2025: Zirpoli / Bergner; Request to Assign an Existing Conditional Use Permit to Operate a Beauty Salon in the B-1 Office Residential Zoning District for property located at 709 Marshall Street (Tax Parcel# 000-284-012)

**Attachments:** [25-0330 PC Report 709 Marshall Street](#)

[25-0331](#) PC 16-2025: 1615 Spring LLC & 1311 Spring LLC; Request to Assign an Existing Conditional Use Permit for a Storage in Bulk, or Transloading Activities in an I-2 Heavy Industrial Zoning District for property located at 1311 & 1615 Spring Street (Tax Parcel #s 000-039-020 & 819-402-052)

**Attachments:** [25-0331 PC Report 1311 & 1615 Spring Street](#)

[25-0332](#) PC 17-2025: Abbey Ridge LLC; Review of Preliminary Plat for Abbey Ridge Subdivision No. 2

**Attachments:** [PC 17-2025 PC Report Abbey Ridge Subd](#)

## VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

i. 1123 S 30th Street Associates LLC (Hobby Lobby, former Park Plaza); Part of Lot 32, CSM as recorded in V 33, Page 231 Document 1196872 part of NE 1/4 of the SE 1/4 & NW 1/4 of the SE 1/4 Section 25, T19N, R23E City of Manitowoc

ii. Chad Junk / J& S Storage & Warehousing; Located in Block 2 of WM D. Richards Subd & Blocks 1, 2 and 5 of Pitz and Pankratz Subd & adjacent vacated streets in the SW 1/4 & NW 1/4 of the NW 1/4 Section 32, T19N R24E City of Manitowoc

C. Summary of Site Plans:

i. Manitowoc Business Development LLC; Gas Station with Convenience Store and Restaurant, 1319 Washington Street

ii. St. Francis Assisi Parish; Office and Gathering Building, 1418 Grand Avenue

iii. Craig Reif; Storage Building, 4788 Viebahn Street

iv. Mariner Lux Apartments, Memorial Drive

## VIII. ADJOURNMENT

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Manitowoc will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City Clerk's office at 920-686-6950 or the City's ADA Coordinator at (920) 686-6990 or e-mail [cityattorney@manitowoc.org](mailto:cityattorney@manitowoc.org) at least 48 hours prior to the scheduled meeting or event to request an accommodation. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.

Respectfully Submitted,

Paul Braun  
Secretary

CAUTION TO PLAN COMMISSIONERS: The documents attached to this agenda are for your review in preparation for the City Plan Commission meeting to be held on the above date. Any discussion or communication between members of the Plan Commission by any means prior to the Commission meeting regarding these documents may be a violation of the open meeting laws.