



City of Manitowoc

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

Meeting Minutes

Plan Commission

Wednesday, February 26, 2025

6:00 PM

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

I. CALL TO ORDER

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

II. ROLL CALL

Present: 5 - Greg Jagemann, Dan Koski, Dave Diedrich, Dennis Steinbrenner and Bill Nichols

Absent: 3 - Mayor Nickels, Daniel Hornung and Jim Brey

Staff Present: Paul Braun, Jen Bartz

Other Present: Jeff Korinek, Brian Bruns, Donna Bruns, Tim Boldt, John Richart, Steven Swetlik, Suzie Schrank

III. APPROVAL OF MINUTES

[25-0149](#)

Approval of Minutes of the January 22, 2025 Plan Commission meeting.

Moved by Steinbrenner, seconded by Koski, that the January 22, 2025 Minutes be approved. The motion carried by the following vote:

Aye: 5 - Member Jagemann, Member Koski, Member Diedrich, Member Steinbrenner and Nichols

IV. PUBLIC HEARINGS

[25-0152](#)

PC 6-2025: St. Francis of Assisi Parish; Request for a Conditional Use Permit for the Establishment of a Church and Accessory Office and Gathering Space located 1418 Grand Avenue. (Parcel # 355-056-001)

P. Braun reviewed the location of the request. He added that St. Francis Assisi razed the school building and will be constructing a gathering center. He added that no records of a Conditional Use Permit (CUP) were found for the church or former school so the uses were considered legal non-conforming uses. With the proposal to construct the new office and hospitality building a CUP was requested to bring the uses and buildings into conformance with the zoning code. He stated that a mailing was sent to adjacent and abutting neighbors and no comments were received.

Acting Chairman D. Diedrich opened the public hearing. There were no

comments.

P. Braun read his recommendation to approve the request.

Moved by Nichols, seconded by Koski, that this Request for a Conditional Use Permit for the Establishment of a Church and Accessory Office and Gathering Space be approved and referred to council. The motion carried by the following vote:

Aye: 5 - Member Jagemann, Member Koski, Member Diedrich, Member Steinbrenner and Nichols

[25-0153](#)

PC 7-2025: Gritty Lane Antique Mall / Northland Associates, LLC; Request for a Conditional Use Permit for the Temporary Sale of Outdoor Merchandise; 3310 Calumet Avenue. (Parcel # 725-000-090)

P. Braun reviewed the request to have a CUP issued for the temporary sales of merchandise for up to 8 dates during the summer. He stated that a mailing was sent to adjacent and abutting neighbors and that no comments were received.

Acting Chairman D. Diedrich opened the public hearing. There were no comments.

P. Braun read his recommendation to approve the request.

Moved by Nichols, seconded by Koski, that the Request for a Conditional Use Permit for the Temporary Sale of Outdoor Merchandise be approved and referred to council. The motion carried by the following vote:

Aye: 5 - Member Jagemann, Member Koski, Member Diedrich, Member Steinbrenner and Nichols

[25-0154](#)

PC 8-2025: City of Manitowoc; City-Initiated Zone Change from B-3 General Business to R-4 Single and Two Family Residential and R-6 Multiple Family located at 700 E. Magnolia Avenue and 828 Memorial Drive (Parcel #'s 330-008-152 & 520-031-070)

Paul reviewed the location and explained that the rezoned areas will enable the redevelopment of the former malls into single and multiple family residential uses. He added that the lots abutting the west side of Memorial Drive will remain B-3 General Business to allow for retail, office and commercial uses. He stated that notices were sent to property owners within 200' and that no comments were received

D. Koski asked if the proposed zoning is more restrictive. P. Braun confirmed that it only allows residential

Acting Chairman D. Diedrich opened the public hearing. There were no comments.

P. Braun read his recommendation to approve the request.

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

Aye: 5 - Member Jagemann, Member Koski, Member Diedrich, Member Steinbrenner and Nichols

[25-0150](#)

PC 4-2025: Restoration Recovery LLC; Request for a Conditional Use Permit for the Establishment of a Transitional Housing Use located at 1201 S 10th Street (Parcel # 000-317-021)

P. Braun provided an overview of the location and request. He added the Restoration Recovery is requesting a conditional Use permit to operate transitional housing for men who are transitioning from drug and/or alcohol treatment for up to 16 individuals. He added that Police, Fire, and Building Inspection departments were contacted and there were no concerns with the use continuing.

He added that recovery homes are not regulated like Community Based Residential Facilities (CBRF). State registry is only needed if location will accept monies from state or federal agencies. He state he spoke with representatives from DHS and no further licensing is required.

P. Braun added that notices were sent to adjacent and abutting neighbors and that one individual provided comments and had questions. He further reviewed §62.23(7)(de) regarding conditional use permits.

D. Steinbrenner clarified that a conditional use permit cannot be denied per state statute. P. Braun confirmed and added that only reasonable conditions can be attached to the permit.

P. Braun stated the item will be moved to April 21 Council meeting as applicant is not available in March.

Acting Chairman D. Diedrich opened the public hearing.

Donna Bruns, 1225 S 7th Street: Stated she is a supporter of recovery, but not this business as she has had encounters with residents that were not positive. She added her concern that Restoration Recovery likely has no ties to Manitowoc and is disappointed that they showed disrespect by not applying for a conditional use permit. Her full comments were added to the record.

John Richart, Owner of Restoration Recovery and both properties: Stated that the sole mission is to assist men reintegrate back into their homes and there is a great success rate. He stated that they do take their mission seriously and are here to assist the recovery community. He added that they are covered by ADA, but pursued a conditional use permit to show they are good neighbors.

Ray Green, 1240 Arlington Ave: Stated he is a success story of Restoration Recovery and is now the general manager. He owns his own home and is raising his family in this community and will do whatever is needed to continue the mission.

Acting Chairman D. Diedrich closed the public hearing.

Moved by Koski, seconded by Nichols, that the Request for a Conditional Use Permit for the Establishment of a Transitional Housing Use be approved and referred to council. The motion carried by the following vote:

Aye: 5 - Member Jagemann, Member Koski, Member Diedrich, Member Steinbrenner and Nichols

[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 an overview of the location and request. He added the Restoration Recovery is requesting a conditional Use permit to operate transitional housing for men who are transitioning from drug and/or alcohol treatment for up to 16 individuals. He added that Police, Fire, and Building Inspection departments were contacted and there were no concerns with the use continuing.

P. Braun added that notices were sent to adjacent and abutting neighbors and that one individual provided comments and had questions. He further reviewed §62.23(7)(de) regarding conditional use permits.

Acting Chairman D. Diedrich opened the public hearing.

Brian Bruns, 1225 S 7th Street: Shared positives of what he sees happening at the location and added that he wants what's best for Manitowoc. He added that the location has a dog that wanders and that there is a report on file about the dog. He also added concern with an increase in noise via horn honking. He opined that there could be an increase in recovery residences because of Manitowoc's affordable real estate purchase prices. He stated that these residences do not have restrictions on where people are coming from and he does not want to see those city's problems in Manitowoc.

At 6:35 there was no quorum to continue as G. Jagemann left the meeting. Those in attendance were told that this item will be discussed at the March 26 Plan Commission meeting and notices will be sent 7th street request only.

Due to lack of quorum, this item was moved to the March 26, 2025 Plan Commission Meeting.

ROLL CALL

Present: 4 - Dan Koski, Dave Diedrich, Dennis Steinbrenner and Bill Nichols

Absent: 4 - Mayor Nickels, Greg Jagemann, Daniel Hornung and Jim Brey

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)

Due to lack of quorum, this item was moved the March 17, 2025 Plan Commission Special Meeting.

[25-0156](#) PC 9-2025 Release of Easement; City of Manitowoc Former Mid-Cities Mall properties (Parcel #'s 330-008-152 & 520-031-070)

Due to lack of quorum, this item was moved the March 17, 2025 Plan Commission Special Meeting.

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM)

i. City of Manitowoc; Parcel of land lying in the NW 1/4 of the SW 1/4, Section 16, T19N, R24E being part of Lots 16, 17, and 31 of Oehler and Guenther's Subdivision, City of Manitowoc

C. Summary of Site Plans

i. Ziggi's Coffee, Exterior Renovation, 1022 Washington Street

VIII. ADJOURNMENT