



City of Manitowoc

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

Meeting Agenda

Plan Commission

Tuesday, July 7, 2026

5:00 PM

Manitowoc City Hall 1st Floor Hearing Room
and via Zoom

Reschedule of June 24, 2026 Meeting

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

[26-0551](#) Approval of Minutes of the April 22, 2026 Plan Commission meeting.

Attachments: [4-22-26 PC Minutes](#)

IV. PUBLIC HEARINGS

[26-0552](#) PC 7-2026: Lodel/TLG Homes; City-initiated Street Vacation and Official Map Amendment; Deerbrook Lane, Kellner Street & Homestead Road

Attachments: [26-0552 PC Report Street Vacation Off Map Deerbrook Lane](#)

[26-0553](#) PC 9-2026: Vogel: Request to Rezone from R-1 Residential/Agricultural to R-4 Single- and Two-Family for property located at 3215 Packer Lane (Parcel# 718-001-010)

Attachments: [26-0553 PC Report Vogel Packer Lane](#)

[26-0554](#) PC 10-2026: T.J. Potter Trucking; Request for a Conditional Use Permit for the establishment of a Storage in Bulk or Transloading Activities Area for property located at the northeast corner of S. 39th and Viebahn Streets. (Parcel# 836-304-040)

Attachments: [PC 10-2026 PC Report TJ Potter Trucking](#)

V. OLD BUSINESS

[26-0062](#) PC 3-2024: Chapter 15 Zoning Code Rewrite

VI. NEW BUSINESS

[26-0555](#) PC 8-2026: Lodel / TLG Homes Subdivision: Review of the Preliminary Plat for Deerbrook Crossing Subdivision No. 1

Attachments: [26-0555 PC Report Deerbrook Crossing No. 1](#)

[26-0556](#) PC 6-2026: Review of In-Rem properties in the City of Manitowoc

Attachments: [26-0556 PC Report Manitowoc County Tax Foreclosure](#)

[26-0557](#) PC 1-2026: Kenneke: Quit Claim Deeds for Virginia Drive and Joseph Road

Attachments: [26-0557 PC Report Kenneke Virginia Joseph QC deeds](#)

[26-0567](#) PC 10-2025: Tycore Built, LLC: Review of the Final Plat for Mariner Lux Subdivision.

Attachments: [26-0567 PC Report Mariner Lux Final Plat](#)

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. Landt; Located in the SE 1/4 and SW 1/4 of the NW 1/4, Section 6, Township 19 North, Range 24 East, Town of Manitowoc, Manitowoc County Wisconsin

2. Nelson; Lot 10 , Block 8 Royal Oaks Subd # 3; Lots 1 & 2 of a CSM recorded in Vol 34, Pg 295, Being a resubdivision of Lots 11 & 12, Block 8, Royal Oaks Subd #3 in the E 1/2, Section 11 & the NW 1/4 of the SW 1/4 and SW 1/4 of the NW 1/4 of Section 12 T19N, R23E City of Manitowoc

3. Blue Badger Holdings, LLC; Part of SE 1/4 of the SE 1/4 of Section 7 and part of the SW 1/4 of the SW 1/4 Section 8, T19N, R24E, City of Manitowoc

C. Summary of Site Plans:

1. Community First Credit Union; Waldo Blvd/Bayshore Drive
2. St. Francis Assisi Parish Garage; 1418 Grand Avenue
3. Eck Industries Expansion; 1602 N 8th Street
4. MPSD Parking Expansion; Monroe Elementary - 2502 S 14th Street
5. MPSD Parking Expansion; Stangel Learning Center - 1002 E Cedar Ave
6. MPSD Parking Expansion; Washington Middle School - 2101 Division Street
7. MPSD Parking Expansion; Riverview Elementary - 4400 Michigan Ave

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@manitowocwi.gov 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.