



City of Manitowoc

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

Meeting Minutes

Plan Commission

Tuesday, July 7, 2026

5:00 PM

Council Chambers and via Zoom
and via Zoom

Reschedule of June 24, 2026 Meeting

I. CALL TO ORDER

Chairman J. Nickels called the meeting of the City Plan Commission to order at 5:00PM.

II. ROLL CALL

Present: 8 - Mayor Nickels, Greg Jagemann, Dan Koski, Daniel Hornung, Dave Diedrich, Dennis Steinbrenner, Bill Schlei and Brock Wetenkamp

Staff Present: Paul Braun, Jen Bartz

Others Present: Todd Potter, Julie Place, Bill Place, Jeff Dewane, Dean Schneider, Jeff Vogel, Julie Vogel, Joe Hall, Barb Hall, Carol Chermak, Jerry Trembly, Dorothy Trembly, Doug Schreiber, Cheryl Schreiber, Lois Baumann, Hank Baumann

III. APPROVAL OF MINUTES

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

Moved by Schlei, seconded by Diedrich, that the Minutes be approved. The motion carried by the following vote:

Aye: 8 - Mayor Nickels, Member Jagemann, Member Koski, Member Hornung, Member Diedrich, Member Steinbrenner, Alderperson Schlei and Member Wetenkamp

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

P Braun reviewed the request. He shared that Deerbrook Lane is being relocated to allow for deeper lots on the south side of the street. In order for this relocation a portion of dedicated street must be vacated. The street vacation and official map amendment are consistent with the concept plan for the Deerbrook Crossing Subdivision which the Commission supported in the past. He added that any neighbors affected were notified by mail and no comments were received.

Chairman J. Nickels opened the public hearing. There were no comments.

Moved by Diedrich, seconded by Hornung, that the Street Vacation and Official Map Amendment be approved and referred to council. The motion carried by the following vote:

Aye: 8 - Mayor Nickels, Member Jagemann, Member Koski, Member Hornung, Member Diedrich, Member Steinbrenner, Alderperson Schlei and Member Wetenkamp

[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)

P Braun reviewed the request. He stated the rezone to R-4 is consistent with other properties in the area. He added that neighbors affected were notified by mail and no comments were received.

D. Hornung asked about the zoning of neighboring lots. P. Braun stated that the rezoning also includes two lots abutting Packer Lane. These properties currently feature split R-4 and R-1 zoning; under the current proposal, the R-1 portions will be rezoned to R-4 and eliminate the split zoning.

Chairman J. Nickels opened the public hearing. There were no comments.

Moved by Hornung, seconded by Jagemann, that the Request to Rezone be approved and referred to council. The motion carried by the following vote:

Aye: 8 - Mayor Nickels, Member Jagemann, Member Koski, Member Hornung, Member Diedrich, Member Steinbrenner, Alderperson Schlei and Member Wetenkamp

[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)

P Braun reviewed the location of the Conditional Use Permit (CUP) request. He stated that the applicant is under contract with the Manitowoc Company to purchase a 32.31 acre vacant property located at the northeast corner of Viebahn and S 39th Streets. He added that the property was annexed in 1979 and has been zoned I-1 Light Industrial since that time. He provided details of the concept plan and stated that a site plan, landscaping plan and stormwater management plan would also be required for the development.

P. Braun stated that neighbors affected were notified by mail. He commented that neighboring property owner, Dean Schneider called him and had questions about the project. Mr. Schneider's questions were more information gathering rather than expressing any support or disapproval of the project. P. Braun stated that he also received an anonymous email from a S 35th street resident who wanted to share their concern about truck traffic, decrease in home values and just the issue of a storage yard

neighboring them.

D. Hornung asked if a conversation with FedEx has occurred regarding the S. 39th Street connection to Viebahn Street. P. Braun said there has been no current outreach to FedEx. P. Braun did say that when the City was working with FedEx on their project they understood that 39th Street would connect to Viebahn Street sometime in the future.

Chairman J. Nickels opened the public hearing.

Julie Place, 2413 S 35th Street: She asked what will be stored or transloaded there and if the storage building include silos or big bins. She added that she researched the company and discovered a sister company hauls nuclear waste. She asked if the sister company be able to use the site? She added she has concerns about traffic on Viebahn and Dewey Streets as crossing Dewey on 35th is challenging and dangerous.

Doug Schreiber, 2406 S 35th Street: He asked if a berm will be landscaped and mowed. He stated his concerns about dust and weeds/landscaping.

Hank Baumann, 2440 S 35th: He asked project specifics including length and height of the berm, will there be a fence, will there be security, location of proposed building, lighting arrangement, and hours of operation.

Chairman J. Nickels closed the public hearing.

He went on to review conditions of the Conditional Use Permit that were provided to the application. Each response addressed the topics brought forward by the citizens.

Chairman J. Nickels pointed out that a Conditional Use Permit would be issued to TJ Potter Inc and not a sister company.

D. Hornung has suggested verbiage changes to several conditions specific to CUP issuance, landscaping requirements, annual review, etc. P. Braun will reach out to D. Hornung for his specific comments and amend the conditions accordingly.

Discussion ensued to ensure all questions answered. Chairman J. Nickels encouraged the applicant to answer questions of neighbors in the hallway after the meeting.

Moved by Hornung, seconded by Steinbrenner, that the Request for a Conditional Use Permit be approved with amended conditions and referred to council. The

motion carried by the following vote:

Aye: 8 - Mayor Nickels, Member Jagemann, Member Koski, Member Hornung, Member Diedrich, Member Steinbrenner, Alderperson Schlei and Member Wetenkamp

V. OLD BUSINESS

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

P. Braun stated that staff are reviewing and providing comments to the consultant. He added that a full draft will be ready for review within by late summer/early fall.

This Report was discussed

VI. NEW BUSINESS

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

Moved by Diedrich, seconded by Wetenkamp, that the preliminary plat be approved and referred to council. The motion carried by the following vote:

Aye: 8 - Mayor Nickels, Member Jagemann, Member Koski, Member Hornung, Member Diedrich, Member Steinbrenner, Alderperson Schlei and Member Wetenkamp

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

P. Braun pointed out one property along Calumet Avenue was of interest to staff mainly for blight elimination; all agreed it is a valuable commercial location and needs to be cleaned but not one for the City to consider at this time.

This Action Item was placed on file

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

Moved by Steinbrenner, seconded by Diedrich, that this Deed be approved for consent agenda. The motion carried by the following vote:

Aye: 8 - Mayor Nickels, Member Jagemann, Member Koski, Member Hornung, Member Diedrich, Member Steinbrenner, Alderperson Schlei and Member Wetenkamp

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

P. Braun stated the final subdivision plat is consistent with the concept plan and preliminary plat. He said the Department of Administration - Plat Review has signed off on the plat in addition to all city and utility reviewing entities.

Moved by Diedrich, seconded by Schlei, that the Final Plat for the Mariner Lux Subdivision be approved and referred to council. The motion carried by the following vote:

Aye: 8 - Mayor Nickels, Member Jagemann, Member Koski, Member Hornung, Member Diedrich, Member Steinbrenner, Alderperson Schlei and Member Wetenkamp

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

Moved by Schlei, seconded by Diedrich, that the meeting be adjourned at 5:42PM. The motion carried by the following vote:

Aye: 8 - Mayor Nickels, Member Jagemann, Member Koski, Member Hornung, Member Diedrich, Member Steinbrenner, Alderperson Schlei and Member Wetenkamp