



City of Manitowoc

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

Meeting Minutes

Plan Commission

Wednesday, April 22, 2026

6:00 PM

Council Chambers. Also available via Zoom.

I. CALL TO ORDER

Chairman J. Nickels called the meeting of the City Plan Commission to order at 6:00PM.

II. ROLL CALL

Present: 6 - Mayor Nickels, Greg Jagemann, Dan Koski, Daniel Hornung, Dave Diedrich and Dennis Steinbrenner

Absent: 1 - Bill Schlei

Staff Present: Paul Braun, Jen Bartz

Others Present: Greg Maddie, Kevin Sonnenburg, Zak Kenneke

III. APPROVAL OF MINUTES

[26-0328](#) Approval of the Minutes of the March 25, 2026 Plan Commission meeting.

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

Aye: 6 - Mayor Nickels, Member Jagemann, Member Koski, Member Hornung, Member Diedrich and Member Steinbrenner

IV. PUBLIC HEARINGS

[26-0329](#) PC 4-2026: Kenneke; Amendment to the Official Map; Located West of Virginia Drive and Joseph Road.

P. Braun reviewed the request. He stated that the applicant is requesting the amendment to remove the circular Official Map street pattern that connects Virginia Drive with Joseph Road. The Official Map street goes through a DNR mapped wetland and wouldn't be feasible to construct. He added that notices were mailed out to adjacent property owners and there were two calls received from Jim Lind and Paul Mueller, but each individual had no concerns with the amendment.

Chairman J. Nickels opened the public hearing at 6:02PM.

Zak Kenneke, applicant, added that his request will allow him to make buildable lots.

Chairman J. Nickels closed the public hearing at 6:04PM.

P. Braun stated staff recommends approval of the amendment to the Official Map.

Moved by Steinbrenner, seconded by Jagemann, that the Amendment to the Official Map be approved and referred to council. The motion carried by the following vote:

Aye: 6 - Mayor Nickels, Member Jagemann, Member Koski, Member Hornung, Member Diedrich and Member Steinbrenner

[26-0330](#)

PC5-2026: Sonnenburg: Petition to Rezone from C-1 Commercial to R-4 Single and Two Family Residential and B-1 Office-Residential for property located west of Martin Street and south of Mary Street (Parcel # 382-013-010)

P. Braun provided an overview of the request to rezone property located at 1310 Martin Street from C-1 Commercial to R-4 Single & Two-Family and B-1 Office-Residential. The area will be split from a single lot into four lots which will allow for the existing business building and for three new residential structures. P. Braun stated that notices were mailed to property owners within 200' and there were no comments received.

Chairman J. Nickels opened the public hearing at 6:05PM.
Kevin Sonnenburg, applicant, provided a brief overview of the request.
Chairman J. Nickels closed the public hearing at 6:07PM.

P. Braun stated staff recommends approval of the rezone request.

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

Aye: 6 - Mayor Nickels, Member Jagemann, Member Koski, Member Hornung, Member Diedrich and Member Steinbrenner

V. OLD BUSINESS

[26-0062](#)

PC 3-2024: Chapter 15 Zoning Code Rewrite

P. Braun shared that the edits to the new zoning code are ongoing and estimated completion is end of summer/early fall. He added that there have been state statute changes regarding subdivisions, so it is likely revisions to Chapter 21 and the Zoning Code rewrite will be submitted for approval at the same time.

VII. MISCELLANEOUS

D. Diedrich stated he will not be attendance at the May 27 meeting.
Chairman J. Nickels stated the vacant staff position will be filled and that Alder Schlei has been reappointed to the Plan Commission.

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. Sonnenburg; All of Lots 1,4, 5, 8, 9, & 13, Block 13 of Kadows Addition No. 2; Being Part of the SW 1/4 of Section 25, T19N, R23E City of Manitowoc

C. Summary of Site Plans: None

VIII. ADJOURNMENT

Moved by Hornung, seconded by Diedrich, that the meeting be adjourned at 6:12PM. The motion carried by the following vote:

Aye: 6 - Mayor Nickels, Member Jagemann, Member Koski, Member Hornung, Member Diedrich and Member Steinbrenner