



# CITY OF MANITOWOC

WISCONSIN, USA

[www.manitowoc.org](http://www.manitowoc.org)

May 14, 2026

**To:** Mayor and Common Council

**From:** Industrial Development Corporation

**Subject:** Legacy Christian School of Manitowoc / Only C Good, LLC, Request for Variance to Protective Covenants West of Silver Creek Pursuant to Section IX of the covenants. (parcel # 449-008-011)

Dear Mayor and Common Council:

At the May 14, 2026 meeting of the Manitowoc Industrial Development Corporation, the Corporation recommended to the Common Council the following action:

***Grant a variance pursuant to Section IX of the I-43 Industrial Park West Silver Creek Protective Covenants to Only C Good, LLC and Legacy Christian School of Manitowoc for the operation of a school. This variance is granted exclusively to Legacy Christian School of Manitowoc, any other school entity shall need to receive their own variance from the Corporation.***

Respectfully Submitted,  
Paul Braun, City Planner

Legacy Christian School of Manitowoc  
Attn Audrey DiMarco  
2201 S. 42<sup>nd</sup> Street  
Manitowoc, WI 54220

Only C Good, LLC  
Attn: Kenlyn Gretz  
1449 Cove Road  
Sturgeon Bay, WI 54235

Attachments: Map & Request Letter



## LEGACY CHRISTIAN SCHOOL of MANITOWOC

2201 SOUTH 42ND STREET, MANITOWOC, WI 54220 | 920.274.0052 | LEGACYCHRISTIANMANITOWOC.ORG

April 29, 2026

Industrial Development Corporation  
900 Quay Street  
Manitowoc, WI 54220

To whom it may concern,

We are writing on behalf of Legacy Christian School of Manitowoc (LCSM) to request approval to occupy the building at 1851 Alverno Road starting in July 2026. LCSM is a non-profit private school that was recently established in 2024. We have been renting space from Faith Church located at 2201 South 42nd Street, but with our current growth, the church no longer has the capacity we need for the upcoming school year. We have been looking for a new location that is both "move-in" ready and embodies our core value of Excellence. We believe the Americollect building is that space for the Fall and future years to come.

Legacy Christian School of Manitowoc is projected to have 70 students ranging from 4K-8th grade and 10 staff members for the 2026/2027 school year. We have been in conversations with the owner of the Americollect Building, Mr. Kenlyn Gretz, who is willing to rent the space to our school on a long term lease. Because the building has the space and rooms that we need, any changes to the building will be minimal and may include removing non-load-bearing walls to make some of the office rooms larger. Because of our minimal staff and students, we will only have use of one parking lot as no additional space will be needed. We currently do not utilize buses, so transportation through the lot will only be personal family vehicles for pick-up and drop-off of their children.

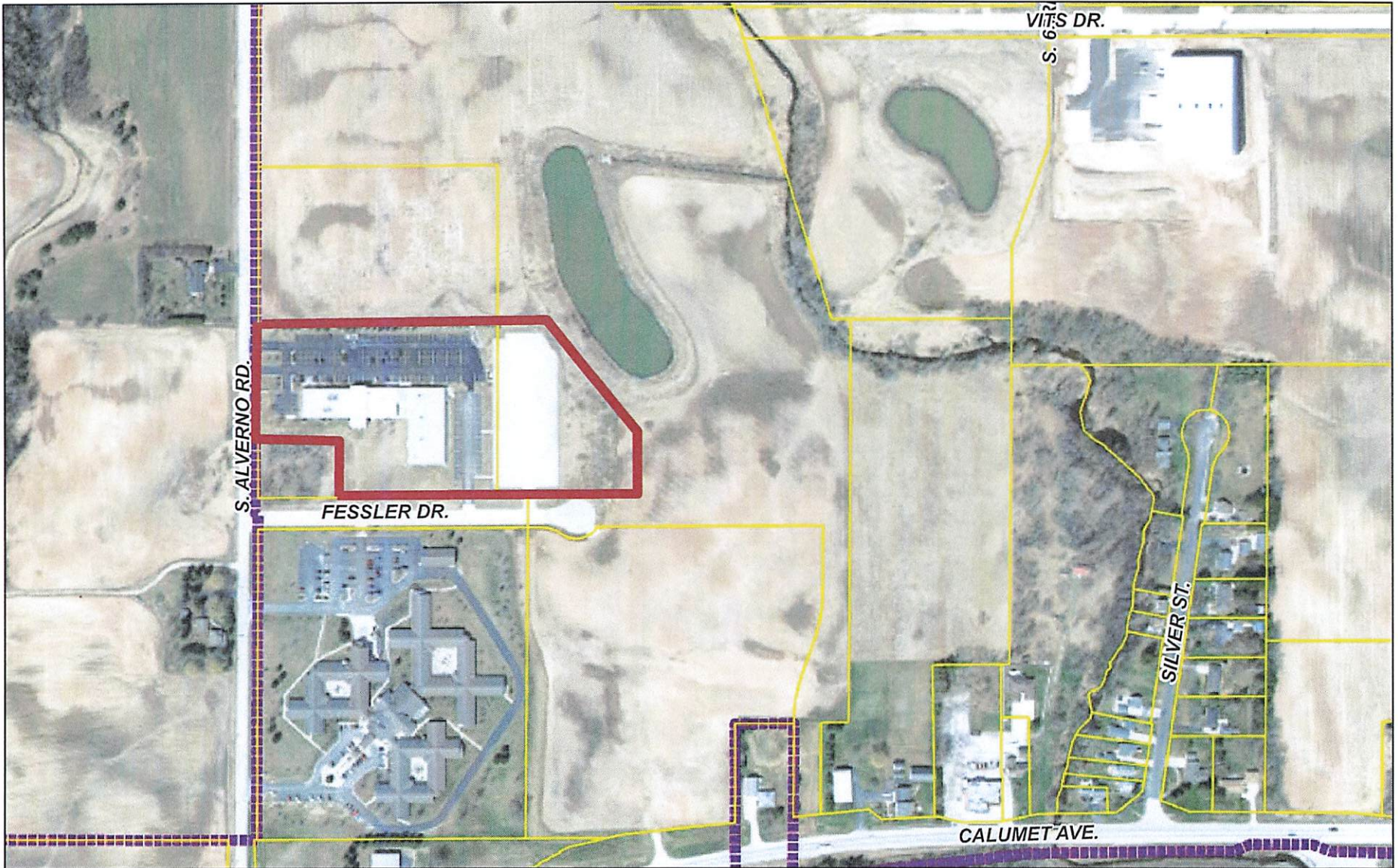
LCSM takes pride in their core values of Excellence, Courage, Honor and Wisdom and exude those in all aspects of operation from teaching to facility care. Our mission is to equip students for a Christ-centered life of excellence, and teach that through all aspects from care for each other, respect for authority, and pride in our facility. We take pride in our school and will be good stewards of this property and maintain good relationships with those we are in contact with.

We hope that you will approve a portion of the Americollect building at 1851 Alverno Road for the new home of Legacy Christian School of Manitowoc starting in July 2026.

Sincerely,

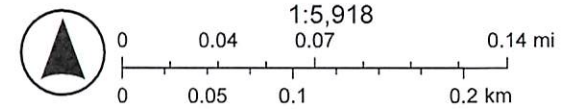
Matt DiMarco, School Board Treasurer  
Audrey DiMarco, School Board Chair

# City of Manitowoc



5/6/2026, 3:37:43 PM

 Parcels



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