



City of Manitowoc

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

Meeting Minutes

Plan Commission

Wednesday, April 23, 2025

6:00 PM

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

I. CALL TO ORDER

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

II. ROLL CALL

Present: 7 - Mayor Nickels, Curtis Hall, Dan Koski, Daniel Hornung, Dave Diedrich, Jim Brey and Dennis Steinbrenner

Absent: 1 - Greg Jagemann

Staff Present: Paul Braun, Jen Bartz

Others Present: Tammy Zirpoli, Mary Bergner, Peter Allie, Alex Allie, Tim Kohlbeck, John Lukas

III. APPROVAL OF MINUTES

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

Moved by Diedrich, seconded by Koski, that the March 26, 2025 Minutes be approved. The motion carried by the following vote:

Aye: 7 - Mayor Nickels, Member Hall, Member Koski, Member Hornung, Member Diedrich, Member Brey and Member Steinbrenner

IV. PUBLIC HEARINGS

[25-0329](#)

PC 14-2025: Kolbeck / Mar Investments, LLC d.b.a Manitowoc Auto Repair LLC; Request for a Conditional Use Permit for the Establishment of a Wrecker Service Use in a C-1 Commercial Zoning District located at 4102 Broadway Street (Parcel # 450-284-121)

P. Braun provided an overview of the request. He stated that wrecker services in the C-1 Commercial Zoning District requires a Conditional Use Permit. He stated that the petitioner will not be having wrecked vehicles or impounded vehicles on site; the vehicles towed would only be ones that will be repaired at the shop. He also reviewed the CUP requirements. Notices were sent to adjacent and abutting neighbors and there were no comments received. There were also no issues from Building Inspection, Police and

Fire Departments.

Chairman J. Nickels opened the Public Informational Hearing. There were no comments.

P. Braun read the recommendation to approve with the provided conditions.

Moved by Steinbrenner, seconded by Hall, that the request for a Conditional Use Permit be approved and referred to council. The motion carried by the following vote:

Aye: 7 - Mayor Nickels, Member Hall, Member Koski, Member Hornung, Member Diedrich, Member Brey and Member Steinbrenner

VI. NEW BUSINESS

[25-0330](#)

PC 15-2025: Zirpoli / Bergner; Request to Assign an Existing Conditional Use Permit to Operate a Beauty Salon in the B-1 Office Residential Zoning District for property located at 709 Marshall Street (Tax Parcel# 000-284-012)

P. Braun reviewed the request to assign an existing Conditional Use Permit from Larry and Mary Bergner to Tammy Zirpoli. The original CUP was issued to Bergners in 1996 for the operation of a beauty salon. He added that the conditions remain the same and the CUP is simply being assigned to a new entity. He stated that no mailing was required because no conditions were changing and that Building Inspection, Fire and Police Departments reported no concerns.

Moved by Brey, seconded by Hornung, that the request to Assign the Conditional Use Permit be approved for consent agenda. The motion carried by the following vote:

Aye: 7 - Mayor Nickels, Member Hall, Member Koski, Member Hornung, Member Diedrich, Member Brey and Member Steinbrenner

[25-0331](#)

PC 16-2025: 1615 Spring LLC & 1311 Spring LLC; Request to Assign an Existing Conditional Use Permit for a Storage in Bulk, or Transloading Activities in an I-2 Heavy Industrial Zoning District for property located at 1311 & 1615 Spring Street (Tax Parcel #s 000-039-020 & 819-402-052)

P. Braun reviewed the request to assign a Conditional Use Permit from Trans-link Services, LLC to 1311 Spring LLC and 1615 Spring LLC. He stated that the original conditions will remain the same and the request is simply assigning the Conditional Use Permit to a new entity. The reason for the assignment is that Trans-Link has ceased operations on the subject property. He stated that no mailing was required and that Building Inspection, Fire and Police Departments had no concerns or major complaints on file.

Moved by Diedrich, seconded by Koski, that the request to Assign the Conditional Use Permit be approved for consent agenda. The motion carried by the following vote:

Aye: 7 - Mayor Nickels, Member Hall, Member Koski, Member Hornung, Member Diedrich, Member Brey and Member Steinbrenner

[25-0332](#)

PC 17-2025: Abbey Ridge LLC; Review of Preliminary Plat for Abbey Ridge Subdivision No. 2

P. Braun stated that the preliminary plat review is for Abbey Ridge Subdivision No. 2 which is a 5.282 acre, 7 lot subdivision and a continuation of Abbey Ridge Subdivision No. 1. The property is zoned R-5 Low Density Multiple Family Residential but the owner is planning to sell the lots for single family dwellings. The plat is consistent with Comprehensive Plan and Future Land Use Map.

Moved by Hornung, seconded by Diedrich, that the Review of Preliminary Plat for Abbey Ridge Subdivision No. 2 be approved for consent agenda. The motion carried by the following vote:

Aye: 7 - Mayor Nickels, Member Hall, Member Koski, Member Hornung, Member Diedrich, Member Brey and Member Steinbrenner

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

i. 1123 S 30th Street Associates LLC (Hobby Lobby, former Park Plaza); Part of Lot 32, CSM as recorded in V 33, Page 231 Document 1196872 part of NE 1/4 of the SE 1/4 & NW 1/4 of the SE 1/4 Section 25, T19N, R23E City of Manitowoc

ii. Chad Junk / J& S Storage & Warehousing; Located in Block 2 of WM D. Richards Subd & Blocks 1, 2 and 5 of Pitz and Pankratz Subd & adjacent vacated streets in the SW 1/4 & NW 1/4 of the NW 1/4 Section 32, T19N R24E City of Manitowoc

C. Summary of Site Plans:

i. Manitowoc Business Development LLC; Gas Station with Convenience Store and Restaurant, 1319 Washington Street

ii. St. Francis Assisi Parish; Office and Gathering Building, 1418 Grand Avenue

iii. Craig Reif; Storage Building, 4788 Viebahn Street

iv. Mariner Lux Apartments, Memorial Drive

VIII. ADJOURNMENT

Moved by Diedrich, seconded by Koski, that the meeting be adjourned at 6:09PM. The motion carried by the following vote:

Aye: 7 - Mayor Nickels, Member Hall, Member Koski, Member Hornung, Member Diedrich, Member Brey and Member Steinbrenner