



City of Manitowoc

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

Meeting Minutes

Plan Commission

Wednesday, March 25, 2026

6:00 PM Council Chambers. Meeting also available via Zoom.

I. CALL TO ORDER

Chairman J. Nickels called the meeting of the City Plan Commission to order at 7:02PM.

II. ROLL CALL

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

Absent: 2 - Greg Jagemann and Bill Schlei

Staff Present: Paul Braun, Jen Bartz

Others Present: Steven Devine, Mark Kemppainen

III. APPROVAL OF MINUTES

[26-0246](#) Approval of Minutes of the January 28, 2026 Plan Commission meeting.

Moved by Diedrich, seconded by Steinbrenner, that this Minutes be approved.

The motion carried by the following vote:

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

IV. NEW BUSINESS

[26-0247](#) PC 2-2026: Annual Review of Community Living Arrangements pursuant to MMC 15.370(19)b.

P. Braun provided a brief overview. He stated that the City Clerk, Building Inspection, Police and Fire Departments were contacted, and no major complaints or concerns were on file regarding any of the Community Living Arrangements. Community Living Arrangements (CLA) statistics are in the reports.

Moved by Hornung, seconded by Diedrich, that the Annual Review of Community Living Arrangements be approved and referred to council. The motion carried by the following vote:

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

[26-0248](#) PC 4-2025: Restoration Recovery; Annual Review of a Conditional Use Permit for the Establishment of Transitional Housing located at 1201 S.

10th Street.

P. Braun provided an overview of the report. He stated that the Fire and Building Inspection Departments reported no concerns or complaints. He noted that while the Police Department did report that there were no signs of CUPs being uncooperative, this location did have a high volume of calls; however, not enough to pull the CUP.

He said that notices are not sent to neighbors as part of the annual review process because the thought is if issues arise, the neighbors will call one of the City Departments. Staff recommends continuation of the CUP with an annual review in January 2027.

Moved by Hornung, seconded by Koski, that the Annual Review of the Conditional Use Permit located at 1201 S 10th Street be approved and referred to council. The motion carried by the following vote:

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

[26-0249](#)

PC 5-2025: Restoration Recovery; Annual Review of a Conditional Use Permit for the Establishment of Transitional Housing located at 1222 S. 7th Street.

P. Braun provided an overview of the report. He stated that the Police, Fire and Building Inspection Departments reported they had no concerns or complaints. He said that notices are not sent to neighbors as part of the annual review process because the thought is if issues arise, the neighbors will call one of the City Departments. Staff recommends continuation of the CUP with an annual review in January 2027.

Chairman J. Nickels shared that at a listening session with Alderman Cummings, a neighbor had concerns with the property maintenance and overall diminished condition of the property. Those concerns were shared with appropriate staff, but he was making the commission aware as well.

Moved by Hornung, seconded by Steinbrenner, that Annual Review of the Conditional Use Permit located at 1222 S 7th Street be approved and referred to council. The motion carried by the following vote:

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

[26-0252](#)

PC3-2026 White Construction / Congruex Company: Pursuant to Wi Statute 62.23(5) Items Referred to Plan Commission. Request to Temporarily Lease City-Owned Property off of S.T.H. 310. Parcel #833-404-010

P. Braun provided an overview of the request and that the lease would be for three months. He shared the staff recommendation to approve the lease

and instruct staff to complete all items related to the request.

Moved by Hornung, seconded by Steinbrenner, that the Request to Temporarily Lease City-Owned Property be approved and referred to council. The motion carried by the following vote:

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

V. OLD BUSINESS

[26-0062](#)

PC 3-2024: Chapter 15 Zoning Code Rewrite

P. Braun stated that the working group is currently reviewing the draft code. Revised code will come to Plan Commission for their review in the next few months.

This item was discussed.

VI. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

1. St. Francis of Assissi - f.k.a. St Boniface Church & School; Lots 1 through 7, 9, 10 and west 20 feet of Lot 8 of Block 287 of the Original Plat located in NW 1/4 of the SE 1/4, Section 30, T19N, R24E City of Manitowoc

2. Tycore Built LLC; Resurvey of Lot 1 of a CSM Vol. 38 Pg. 13 in the NW 1/4 of the SW 1/4 Section 16, T19N, R24E, City of Manitowoc

3. Kohlmeier / Maedke; Part of Lot 2 of the Subdivision of the W 1/2 of the W 1/2 of the SW 1/4 of Section 17, T.19N., R24E., City of Manitowoc, Manitowoc County, Wisconsin

4. Vogel; Part of Lot 9 of a CSM recorded in V. 30, Pg 373; being a re-survey of Lot 1 of a CSM recorded in V. 27, Pg 181 located in Lots 1 & 2 according to plat of subd. W 1/2, of the NE 1/4, Section 13, T19N, R23E City of Manitowoc

5. Kenneke; Part of Tract 2 of a CSM in V. 24, Pg 343, of the SW 1/4 of the SW 1/4 of Section 12 & the N1/2 of the NW 1/4 Section 13 plus additional lands all in T19N, R23E City of Manitowoc

C. Summary of Site Plans:

1. Gorman & Company; Maritime Lofts Apartments, 1550 Washington Street

VII. ADJOURNMENT

Moved by Hornung, seconded by Diedrich, that this meeting be adjourned at 7:20PM. The motion carried by the following vote:

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