

Report to the Manitowoc Plan Commission

Meeting Date: September 24, 2025

Request: PC 26-2025: Bret's Towing LLC; Request for a Conditional Use Permit for the Establishment of a Wrecker Service Use in a B-3 General Business Zoning District located at 4355 Calumet Avenue (Parcel # 835-401-014)

Existing Land Use for Subject Property: Retail (Superior Liquor west half) & Vacant former auto repair business

Existing Zoning for Subject Property: B-3 General Business

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
South, North, West, East	Commercial, Business, Retail	B-3 General Business & C-1 Commercial

Report: Jeff Piller managing member of Bret's Towing LLC and d.b.a. Bret's Towing and Truck Repair is requesting the issuance of a conditional use permit for the operation of a wrecker service located at 4355 Calumet Avenue. Bret's Towing will be leasing a portion of an existing building which is east of and adjacent to Superior Liquor. The building was originally constructed in 1996 and the 5 - bay auto repair space was originally operated by All Car auto repair.

Auto repair uses are a permitted use in the B-3 General Business District but towing services require a Conditional Use Permit. Bret's Towing intends to provide towing services for both the Manitowoc Police Department and Manitowoc County Sheriff's Department. The vehicles will be stored in a site obscured, fenced area at the rear of the building. Between 2 & 5 tow trucks will be stored in the fenced area along with up to 30 - towed vehicles. In some instances, the wrecker service will tow vehicles that will be under repair at the service shop.

Depending on the reasoning why a vehicle was towed the vehicles duration of stay on the site may range from a few days up to 90 days. Insurance claim or accident related vehicles with insurance are typically removed within 2 weeks. Law enforcement impounds due to arrest or parking violations are usually released within one week. Abandoned or uninsured vehicles valued under \$1,000 may be disposed of after 20 days. Abandoned or uninsured vehicles valued over \$1,000 may be disposed of after 60 days. In certain situations, "extended holds" maybe required because law enforcement may require vehicles to be held beyond the timelines stated earlier. Examples include open investigations or fatal accident cases. For these reasons the applicant is requesting to hold vehicles up to 90 days to allow for proper processing and disposal. Additionally, they are asking for the ability to retain vehicles for an indefinite period when law enforcement specifically requests a hold.

A wrecker service in the Zoning Code is defined as *“a business providing towing and temporary storage of disabled vehicles, typically the result of a collision or accident. Wrecked or inoperable vehicles must be removed from temporary storage after five days and placed into an enclosed building, taken to a junk yard, or to a body shop for repair.”*

Conditional Use Permits are controlled by section 15.370(27) of the municipal code.

In acting upon any application for a conditional use, the Plan Commission and Council shall consider whether the requested use: (1) is reasonably necessary for the convenience and welfare of the public; (2) is in harmony with the character of the surrounding area; and (3) will have a minimal or no effect on surrounding property values.

Municipal Code:

Pursuant to Section 15.370(27)(c) of the Municipal Code, “the Plan Commission and Council shall consider whether the requested use:

- A. is reasonably necessary for the convenience and welfare of the public.
- B. Is in harmony with the character of the surrounding area.
- C. Will have a minimal effect or no effect on the surrounding property values.

The Commission and Council can affix conditions to the CUP to provide assurances that the proposed use will remain in conformity with the criteria under subsection (27)(c) as well as compliance with regulations of the particular zoning district which the conditional use would be located.”

State Statute:

“ §62.23(7)(de) Conditional use permits.

1. In this paragraph:

a. “Conditional use” means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.

b. “Substantial evidence” means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2. a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and

conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

3. Upon receipt of a conditional use permit application, and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.

4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

5. If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10."

Public Comments: Notices were mailed out to property owners adjoining and abutting the property and at the time of this writing no comments were received.

Timeline

- Application Received: September 11, 2025
- Notifications Sent: September 16, 2025
- Plan Commission Public Informational Hearing: September 24, 2025
- Common Council Public Hearing scheduled for: October 20th, 2025

Recommendation: Approve the issuance of a Conditional Use Permit to Bret's Towing LLC d.b.a. Bret's Towing and Repair for the operation of a wrecker service located at 4355 Calumet Avenue under the following conditions.

REQUIREMENTS FOR A
CONDITIONAL USE PERMIT (CUP) FOR THE OPERATION OF
A WRECKER SERVICE FOR BRET'S TOWING LLC,
D.B.A. BRET'S TOWING AND TRUCK REPAIR
LOCATED AT 4355 CALUMET AVENUE
TAX PARCEL # 835-401-014
10/20/2025

- A. The CUP shall not become effective and binding until the date that the Common Council approves the CUP as outlined herein.
- B. The CUP shall require compliance with all applicable local, state and federal regulations and licensing as needed.
- C. Bret's Towing LLC shall not assign or transfer its interest in the CUP to any party without the written approval of the Plan Commission and Common Council.
- D. Non-compliance with the terms of the CUP may result in the modification of the terms and conditions of the CUP, issuance of citations and financial penalties, or immediate revocation of the CUP.
- E. No unregistered or unlicensed vehicles are allowed on the site unless they are actively or in the process of being repaired.
- F. All towed vehicles shall be stored in the fenced in area, no towed vehicles shall be parked in the front of the building. Stored vehicles or any other type of item or product shall not be stored higher than the height of the site obscuring fence or visible from any abutting property line or right-of-way.
- G. The type and color of the fence's privacy slats shall be complimentary to the building and shall be approved by the Community Development Department prior to installation. No barbed, razor or similar security wiring is allowed on the site. Gates to the fenced area shall be closed at all times when not being used.
- H. No exterior storage or outdoor display of product, parts, garbage, inoperable vehicles or similar items are allowed outside of the fenced area.
- I. The CUP shall automatically terminate if the LLC falls out of good standard by the Wisconsin Department of Financial Institutions.
- J. Dumpsters for both the towing service, repair shop and the neighboring tenant shall be site obscured behind a fence, decorative wall or landscaping to the approval of the city.
- K. The maximum number of towed and vehicles under repair in the CUP area shall not exceed 30. The maximum number of wreckers in the CUP area shall not exceed 5. Towed vehicles shall not be stored on the site longer than 90 days unless law enforcement requests and the Community Development Department approves an extended hold period of time.
- L. No vehicles towed from outside of Manitowoc County shall be stored on site unless they are actively or in the process of being repaired.
- M. This CUP will be reviewed at the January, 2027 Plan Commission meeting.



CITY OF MANITOWOC

WISCONSIN, USA
www.manitowoc.org

September 16, 2025

NOTICE OF PUBLIC HEARINGS

As an abutting or fronting property owner to an area of a proposed Conditional Use Permit in the City of Manitowoc, you are being notified of the following public hearings:

- **Plan Commission Informational Hearing – Wednesday, September 24 at 6 P.M.** *This meeting is being conducted both in person and also via remote conferencing. Members of the public may call in at 1-888-475-4499, Meeting ID: 816 1990 9922, Password: 123948.*
- **Common Council Public Hearing – Monday, October 20 at 6:30 P.M.**
The Common Council Public Hearing will be held both in person and also via remote conferencing software.

Both meetings will be held in the Council Chambers, Main Floor, City Hall, 900 Quay Street

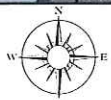
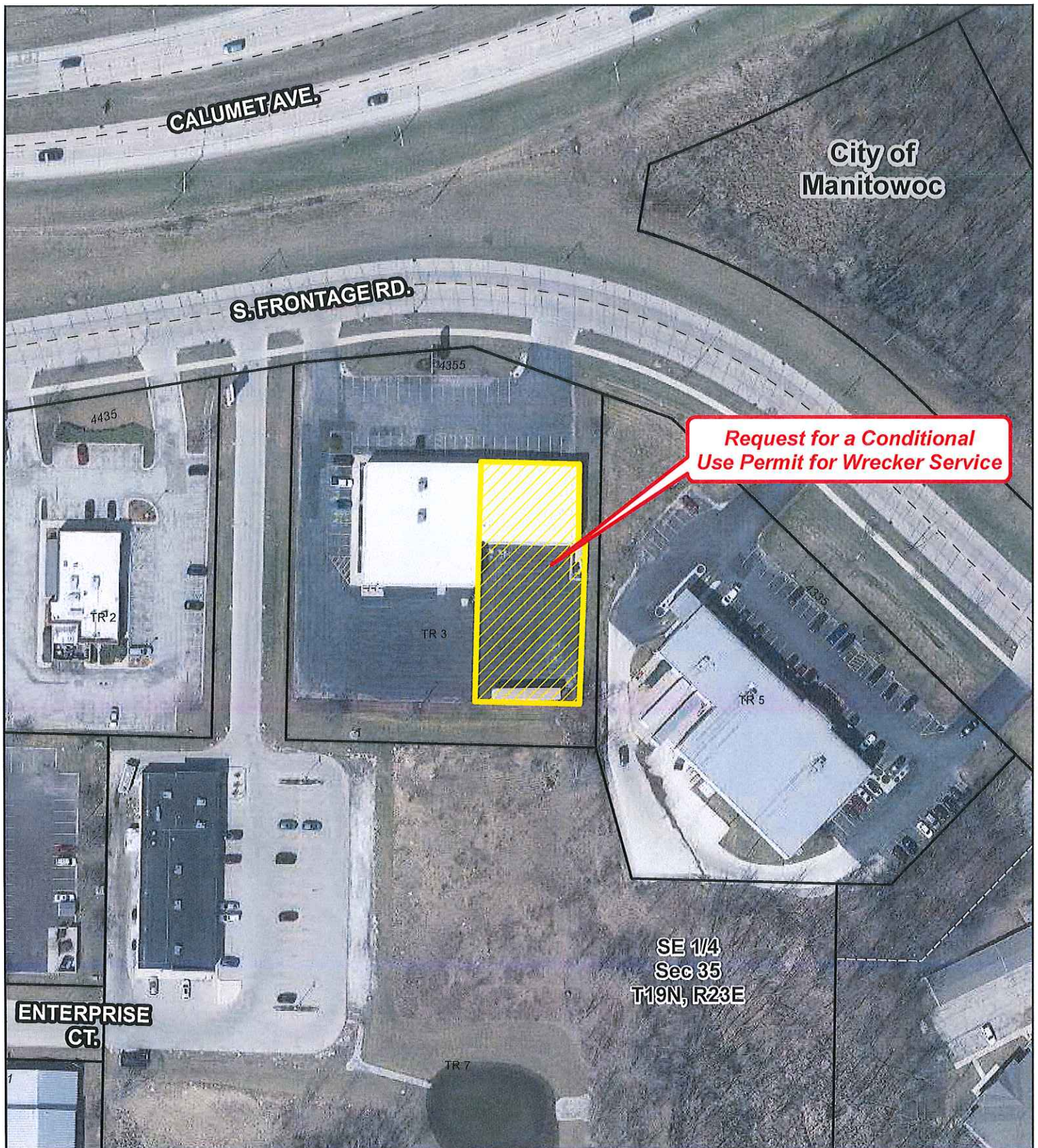
The Petitioner is: PC 26-2026: Bret's Towing & Truck Repair, Request for a Conditional Use Permit for the operation of a wrecker service at 4355 Calumet Ave

You are invited to attend these hearings in order to voice your opinion on the proposed conditional use permit. If you wish, you can call the Community Development Department at 920-686-6930 and we will be glad to discuss the proposal with you.

Respectfully Submitted,

Paul Braun
City Planner

Enclosure(s): Application, Maps



0 50 100
Feet

CONDITIONAL USE PERMIT City of Manitowoc, WI



Conditional Use Permit Area
for the Establishment of
Wrecker Service

DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org

Map Plotted: 9/16/2025
O:\Committees\PC Plan Commission\PC_CUP\2025\PC 26-2025 Bret's Towing CUP_4355 Calumet Ave\Maps\PC 26-2025 CUP.mxd

PC 26-2025
4355 Calumet Ave. B

Manitowoc City Plan Commission

From: [Jeff Piller](#)
To: [Paul Braun](#)
Subject: External: Re: manitowoc
Date: Thursday, September 18, 2025 9:59:03 AM
Attachments: [image001.png](#)

Paul -

Bret's Towing and Truck Repair will occupy the five-bay repair shop and the paved lot located immediately south of the shop. The paved lot will be enclosed with a six-foot chain-link fence with privacy slats (represented by the red line on the site plan).

We intend to apply to provide towing services for both the Manitowoc Police Department and the Manitowoc County Sheriff's Department. Impounded vehicles will be placed inside the secure lot, with impound parking locations represented by the green line.

Business Operations

- **Repair Shop Hours:** Monday through Friday, 8:00 AM – 5:00 PM. During these hours, customer vehicles will be repaired in the bays and stored inside the fenced lot until pickup.
- **Towing Operations:** Available 24/7. Law enforcement may access the property at all hours to drop off impounded vehicles.
- **Tow Truck Parking:** Between two and five tow trucks will be stored on site when not in use, either inside the shop or within the fenced lot (blue areas).
- **Vehicle Volume:** We estimate approximately 5–10 vehicles towed in per week, with 15–30 vehicles stored at any given time, depending on season and weather conditions.

Vehicle Storage Duration

The length of time vehicles remain on site varies by circumstance:

- **Insurance claims:** Accident-related vehicles with insurance are typically removed within two weeks.
- **Law enforcement impounds:** Vehicles impounded due to arrests or parking violations are usually released within one week.
- **Abandoned or uninsured vehicles:**
 - Valued under \$1,000 – may be disposed of after 20 days.
 - Valued over \$1,000 – may be disposed of after 60 days.
- **Extended holds:** In certain situations, law enforcement may require vehicles to be held beyond these timelines. Examples include open investigations or fatal

accident cases.

For this reason, we are requesting approval to hold vehicles on site for up to 90 days to allow for proper processing and disposal. Additionally, we ask for the ability to retain vehicles for an indefinite period when law enforcement specifically requests a hold.

Thank you,

Jeff Piller

On Thursday, September 18, 2025 at 09:40:47 AM CDT, Paul Braun <pbraun@manitowoc.org> wrote:

Jeff here is my contact info



Paul Braun | City Planner/Harbor Master, Community Development

City of Manitowoc | 900 Quay Street, Manitowoc, Wisconsin

P: 920.686.6930 | F: 920.686.6939 | pbraun@manitowoc.org

manitowoc.org

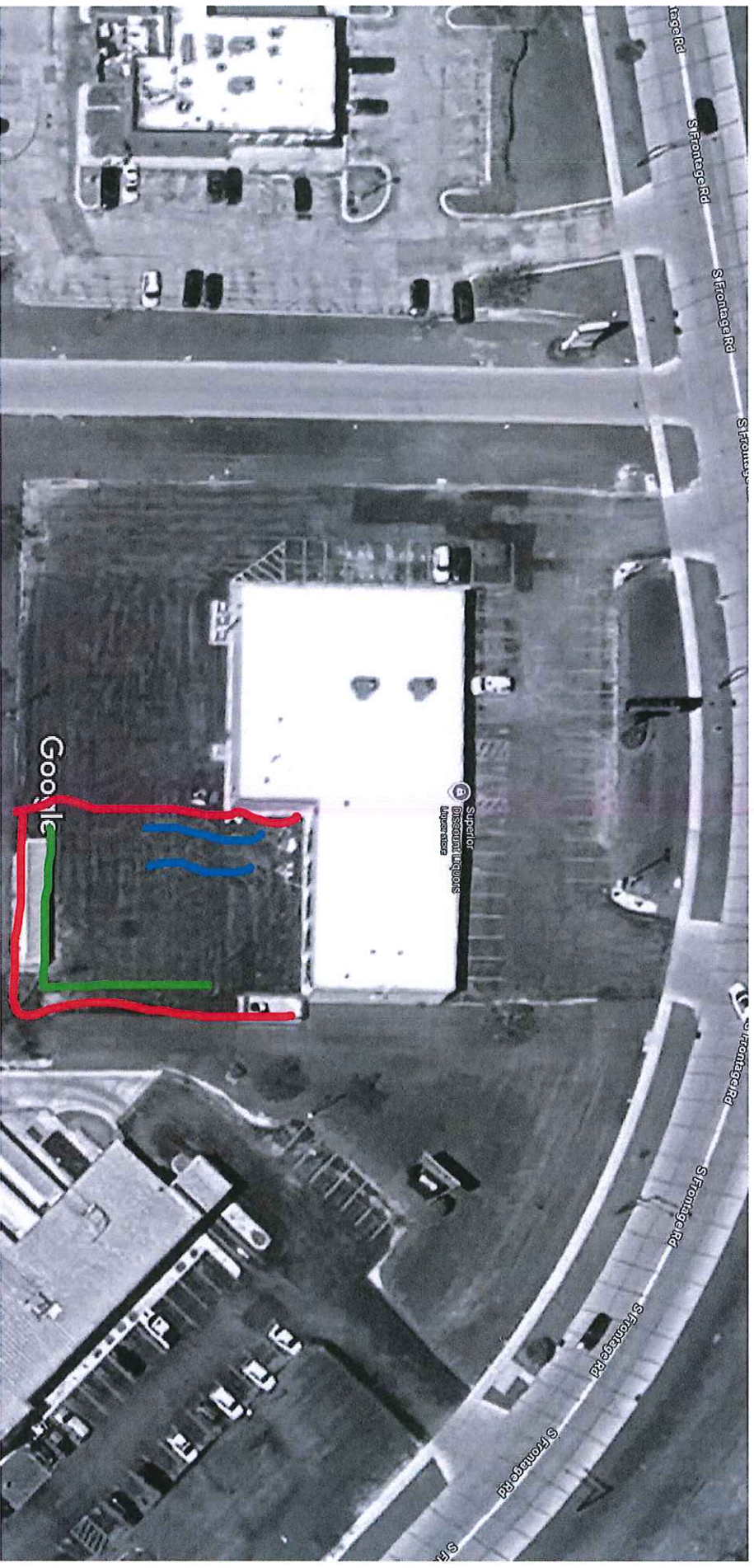
City Hall Hours

Monday – Thursday: 7:30am – 5pm | Friday: 7:30-11:30am

Be Alert !

This is External or System generated Email. Please verify before opening any links or attachments.

Google Maps



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 20 ft

Bret's Towing and Truck Repair will occupy the 5 bay repair shop and the paved lot to the south of said shop. The paved lot will be fenced in with a 6ft tall chain link fence with privacy slats. the fence is represented by the red line. We will apply to tow for the Police department and Sheriff's Department and will tow cars into the secure lot and park these impounds along the fence, parking represented by the green line. Mon-Fri 8am-5pm we will repair customer vehicles in the repair shop. customer vehicle will be kept in the fenced in area until they are picked up. Towing will be available 24/7 and the property will be accessed at all hours to drop off an impounded car by law enforcement request. I estimate about 5-10 vehicles being towed in every week with a rolling total of cars being stored to be between 15-30 depending on the seasons and weather. with rain and snow weather accumulating the higher end of the stored cars. We will park 2-5 tow trucks in the fence and inside the building at all times they are not being used, Blue representing outside tow truck parking.



LAND USE APPLICATION

APPLICANT Bret's Towing & Truck Repair PHONE 414-559-1820
MAILING ADDRESS 1213 W Mallory Ave, Milwaukee, WI, 53221 EMAIL jeff.allcity@yahoo.com
PROPERTY OWNER RRG Manitowoc, LLC PHONE 920-254-2480
MAILING ADDRESS 3801 Superior Ave, Sheboygan, WI 53081 EMAIL _____

REQUEST FOR:

☒ Conditional Use Permit (CUP) \$350* ☐ Zoning District Change/Map Amendment \$350*
☐ Site Plan Review \$350 ☐ Request for Annexation \$350*
☐ Certified Survey Map (CSM) \$100 ☐ Planned Unit Development (PUD) \$350*
☐ Official Map Review \$350* ☐ Street/Alley Vacation \$350*

**Publication of legal notice fees additional.*

STATUS OF APPLICANT: ☐ Owner ☐ Agent ☒ Other

PROJECT LOCATION ADDRESS 4355 Calumet Ave B, Manitowoc, WI 54220

PARCEL ID# 052- 835401014 CURRENT ZONING Auto Repair

CURRENT USE OF PROPERTY Vacant

PROPOSED USE OF PROPERTY Truck Repair and Towing

REQUIRED: Attach a detailed written description of your proposal or request.
Include as much information as possible including planned use, maps, project renderings or drawings, etc.

The undersigned hereby represents and warrants that it has the authority to enter into this Contract. If the party entering into this Contract is not an individual, the person(s) signing on behalf of the entity represents and warrants that they have been duly authorized to bind the entity and sign this Contract on the entity's behalf.

Signature _____ Date 9/10/2025
(Property Owner)

Print Name Jeff Pillar

For Office Use Only
Date Received: 9-11-25
Fee Paid: _____
Plan Commission Date: _____

PC/SP #: 25-2025
Check#: _____

*The City of Manitowoc Plan Commission meets the fourth Wednesday of each month at 6pm.
Deadline for submission is the Friday two weeks prior to the meeting.
Please contact the Community Development Department at 920-686-6930 if you have any questions.*