



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

April 24, 2025

To: Mayor and Common Council

From: Paul Braun, City Planner

Subject: 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)

At the April 23 2025 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

Approve the issuance of a Conditional Use Permit to Manitowoc Auto Repair LLC for the operation of a wrecker service located at 4102 Broadway Street.

Mar Investments, LLC
Attn: Tim Kolbeck
4102 Broadway Street
Manitowoc, WI 54220

Granicus #: 25-0329
Attachments: Conditions & Map

*Community Development Department • Phone (920) 686-6930
CITY HALL • 900 Quay Street • Manitowoc, WI 54220-4543 • Fax (920) 686-6939 • www.manitowoc.org*

REQUIREMENTS FOR A
CONDITIONAL USE PERMIT (CUP) FOR THE OPERATION OF
A WRECKER SERVICE FOR TIMOTHY KOLBECK,
D.B.A. MANITOWOC AUTO REPAIR LLC
LOCATED AT 4102 BROADWAY STREET
TAX PARCEL # 450-284-121
5/19/2025

- 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. Manitowoc Auto Repair 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. The towed vehicles on the site shall only be ones that are under repair by Manitowoc Auto Repair LLC. No accident vehicles or impound services will be allowed at the location.
- F. No unregistered or junked vehicles are allowed on the site unless they are actively or in the process of being repaired.



City of
Manitowoc

CONROE ST.

**Request for a Conditional Use
Permit Area for the Establishment
of a Wrecker Service Use**

N 41ST ST.

BROADWAY ST.

CONDITIONAL USE PERMIT

City of Manitowoc, WI

SW 1/4
Sec 24
T19N, R23E

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: 4/14/2025



Conditional Use Permit Area for
the Establishment of a Wrecker
Service Use

PC 14-2025
4102 Broadway St.

City of Manitowoc Plan Commission

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4120

4112

4102

City of
Manitowoc

CONROE ST.

4109

4017

**Request for a Conditional Use
Permit Area for the Establishment
of a Wrecker Service Use**

N 41ST ST

10
BL 16

11

12

4118

4110

4102

4022

4014

BROADWAY ST.

4117

4109

4105

4021

4013

1

214

6

SW 1/4
Sec 24
T19N, R23E

BL 10

09

BL 4



0 50 100
Feet

CONDITIONAL USE PERMIT

City of Manitowoc, WI



Conditional Use Permit Area for
the Establishment of a Wrecker
Service Use

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PC 14-2025
4102 Broadway St.

City of Manitowoc Plan Commission