



City of Manitowoc

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

Meeting Minutes

Common Council

Monday, July 20, 2026

6:30 PM

Council Chambers

Note: This meeting will also be held via remote conferencing
software (Zoom)

A. CALL TO ORDER

B. ROLL CALL

Alderspersons Present: 10 - Andrew Dunbar, Chad Beeman, Michael Cummings, Brian Anderson, Bill Schlei,
Eric Sitkiewitz, Brett Norell, Todd Reckelberg, Jodi Brey and Mason Benzinger

C. PLEDGE OF ALLEGIANCE & INVOCATION

D. PRESENTATIONS

[26-0606](#) City Clerk administers Oath of Office to Firefighter/EMT Cole Hove, followed by
Badge Pinning

[26-0607](#) City Clerk administers Oath of Office to Firefighter/Paramedic Mason Meyers,
followed by Badge Pinning

[26-0615](#) City Clerk administers Oath of Office to Police Officer Edison Thao, followed by
Badge Pinning

[26-0616](#) City Clerk administers Oath of Office to Police Officer Max Schaefer, followed
by Badge Pinning

[26-0617](#) City Clerk administers Oath of Office to Police Officer Zackery Schuette,
followed by Badge Pinning

[26-0642](#) City Clerk administers Oath of Office to Police Lieutenant Jacob Shillcox,
followed by Badge Pinning

[26-0608](#) Commendation to People, Earth, Water for their work in the City of Manitowoc

[26-0609](#) Annual Update from Progress Lakeshore

[26-0610](#) Presentation from Manitowoc Public Utilities on the 2026 Lead Service Line
Replacement Program

E. PUBLIC HEARINGS

[26-0611](#) Public Hearing to be held at 6:31 p.m. for the purpose of hearing any and all
interested parties in the matter of a Request for a Conditional Use Permit for the

Establishment of a Storage in Bulk or Transloading Activities Area in a I-1 Light Industrial Zoning District for property located at the northeast corner of S 39th and Viebahn Streets (Parcel# 836-304-040)

Mayor declared the meeting open for a public hearing on this matter.

City Clerk reported that the notice of the public hearing was published in the Herald Times Reporter on July 6, 2026 and July 13, 2026. (Proof of publication is on file in the City Clerk's Office.)

Doug Schreiber of 2406 S 35th Street appeared to speak on this matter.

No other parties appeared to speak on this matter.

Mayor declared the public hearing closed. (A recording of the entire public hearing is on the file in the City Clerk's Office.)

[26-0612](#)

Public Hearing to be held at 6:32 p.m. for the purpose of hearing any and all interested parties in the matter of a proposed change in zone from R-1 Residential-Agricultural to R-4 Single- and Two-Family for property located at 3215 Packer Lane (Parcel# 718-001-010)

Mayor declared the meeting open for a public hearing on this matter.

City Clerk reported that the notice of the public hearing was published in the Herald Times Reporter on July 6, 2026 and July 13, 2026. (Proof of publication is on file in the City Clerk's Office.)

Julie Vogel of 3215 Packer Lane appeared to speak on this matter.

No other parties appeared to speak on this matter.

Mayor declared the public hearing closed. (A recording of the entire public hearing is on file in the City Clerk's Office.)

F. PUBLIC INPUT

Mayor declared the meeting open for public input. In accordance with policy, the public input portion of the meeting is not made part of the official record.

G. APPOINTMENTS AND BUSINESS PRESENTED BY THE MAYOR

[26-0654](#)

Mayor makes appointments to various committees

Moved by Norell, seconded by Schlei, that these Appointments be approved. The motion carried by the following vote:

Aye: 10 - Dunbar, Beeman, Cummings, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

H. CONSENT AGENDA

1. Removal of Consent Agenda Items

Alderperson Sitkiewitz request that item 26-0644 be removed from the Consent Agenda

Approval of the Consent Agenda

Moved to accept the Consent Agenda Items and recommendations of the various committees. The motion carried by the following vote:

Aye: 10 - Dunbar, Beeman, Cummings, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

2. Miscellaneous

- [26-0613](#) Minutes of the June 15, 2026 Common Council meeting; recommending approval and place on file
- [26-0614](#) Resignation from Lucas Dulmes from the Industrial Development Corporation effective immediately; recommending acceptance and place on file
- [26-0657](#) Resignation from Matthew Schliesman from the Rahr-West Art Museum Board of Directors effectively immediately; recommending acceptance and place on file

3. Committee of the Whole (Consent)

4. Finance Committee (Consent)

- [26-0592](#) Request from Dug Out LLC (dba DugOut Bar & Grill) for a temporary extension of premises for the sale of liquor and/or beer to include the parking lot to the west of the building & gravel/grass lots south of 4117 Broadway St on 7/12/26; recommending approval
- [26-0596](#) Request for approval of RFP for Audit Services for 2026-2031 & appointment of Audit RFP Review Committee; recommending approval
- [26-0598](#) Two Year Operator's License Application (#250392) for L. Minto; recommending approval of license pursuant to WI State Statute 111.335
- [26-0599](#) Two Year Operator's License Application (#260091) for S. Connelly; recommending approval of the license pursuant to WI State Statute 111.335
- [26-0600](#) Two Year Operator's License Application (#260098) for A. Foster; recommending approval of the license pursuant to WI State Statute 111.335
- [26-0601](#) Two Year Operator's License Application (#260142) for S. Franz; recommending approval of the license pursuant to WI State Statute 111.335

- [26-0641](#) General City Claims in the amount of \$6,448,709.91 enumerated on list thereof, recommending that the claims be allowed and ordered paid and Mayor, Clerk and Finance Director/Treasurer are instructed to issue the necessary order.

5. Personnel Committee (Consent)

6. Public Works Committee (Consent)

- [26-0643](#) Report of Board of Public Works of 7/8/2026, of an appeal for noxious weed assessment at 714 S 27th Street; recommending to uphold the assessment

- [26-0647](#) Report of Board of Public Works of 7/8/2026, of bids received for 10th Street (Chicago - Washington) Streetscape - Project WS-26-20; recommending awarding to Vinton Construction Company in the amount of \$119,767.00

7. Public Safety Committee (Consent)

8. Parks & Recreation Committee (Consent)

- [26-0561](#) X-Sports Donation Tube Request - Phase 3 Skatepark Project; recommending to approve

- [26-0562](#) Zoo Donation Tube Request - Bioactive Vivariums; recommending to approve up to \$1,200

9. Plan Commission (Consent)

I. COMMITTEE REPORTS

- [26-0644](#) Report of Board of Public Works of 7/8/2026, of an appeal for noxious weed assessment at 2200 Rankin Street; recommending to uphold the assessment

Moved by Sitkiewitz, seconded by Dunbar, that this Report be amended to uphold the objection. The motion carried by the following vote:

Aye: 8 - Dunbar, Cummings, Anderson, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

Nay: 2 - Beeman and Schlei

Moved by Norell, seconded by Reckelberg, that this Report be adopted as amended. The motion carried by the following vote:

Aye: 9 - Dunbar, Beeman, Cummings, Anderson, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

Nay: 1 - Schlei

1. Committee of the Whole

2. Finance Committee

- [26-0593](#) Manitowoc Marina, LLC Lease Option to Extend thru March 31, 2035

Moved by Reckelberg, seconded by Sitkiewitz, that this Agreement be approved as presented. The motion carried by the following vote:

Aye: 10 - Dunbar, Beeman, Cummings, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

[26-0594](#) Sanitary Sewer Extension by S. Alverno Rd.

Moved by Reckelberg, seconded by Schlei, that this Request be approved as presented. The motion carried by the following vote:

Aye: 10 - Dunbar, Beeman, Cummings, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

[26-0595](#) Wisconsin DNR Surface Wetland Surcharge Grant Contract for \$30k with a \$0 Local Match

Moved by Cummings, seconded by Brey, that this Agreement be entered into. The motion carried by the following vote:

Aye: 10 - Dunbar, Beeman, Cummings, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

[26-0597](#) Resolution to carry forward to 2026 budget various appropriations budgeted in 2025

Moved by Sitkiewitz, seconded by Schlei, that this Resolution be adopted. The motion carried by the following vote:

Aye: 10 - Dunbar, Beeman, Cummings, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

[26-0603](#) Term Sheet for Tax Increment Financing for project located at River Point Drive Lots 1 & 2

Moved by Schlei, seconded by Brey, to approve the Term Sheet and direct Staff to complete the Development Agreement and sale of property. The motion carried by the following vote:

Aye: 10 - Dunbar, Beeman, Cummings, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

3. Personnel Committee

[26-0618](#) Health Plan Third-Party Administrator Services for 2027

Moved by Schlei, seconded by Norell, that this Communication be placed on file. The motion carried by the following vote:

Aye: 10 - Dunbar, Beeman, Cummings, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

[26-0658](#) Confidential Separation Agreement with Represented Employee

Moved by Norell, seconded by Schlei, that this Agreement be approved. The motion carried by the following vote:

Aye: 9 - Dunbar, Beeman, Cummings, Anderson, Schlei, Norell, Reckelberg, Brey and Benzinger

Nay: 1 - Sitkiewitz

4. Public Works Committee

[26-0580](#)

Wisconsin Public Service Corporation Easement for proposed Gas Facilities on City Property on Magnolia Avenue, parcel #818-401-020

Moved by Anderson, seconded by Brey, that this Request be approved. The motion carried by the following vote:

Aye: 10 - Dunbar, Beeman, Cummings, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

[26-0604](#)

AECOM Proposal for 2026 Phase 2 - Newton Gravel Pit Project

Moved by Schlei, seconded by Benzinger, that this Request be approved. The motion carried by the following vote:

Aye: 10 - Dunbar, Beeman, Cummings, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

[26-0655](#)

Three Party Contract Amendment No. 1 with DOT & JT Engineering for E. Albert Drive Reconstruction Design

Moved by Schlei, seconded by Sitkiewitz, that this Agreement be approved. The motion carried by the following vote:

Aye: 10 - Dunbar, Beeman, Cummings, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

[26-0656](#)

Proposals & Professional Services Agreement for Real Estate Work for S.T.H. 42 (Calumet Ave.) Reconstruction

Moved by Schlei, seconded by Brey, that this Agreement be approved and be entered into. The motion carried by the following vote:

Aye: 10 - Dunbar, Beeman, Cummings, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

5. Public Safety Committee

[26-0633](#)

Weather Siren Schedule and Criteria Change

Moved by Cummings, seconded by Anderson, that this Communication be accepted. The motion carried by the following vote:

Aye: 10 - Dunbar, Beeman, Cummings, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

6. Parks & Recreation Committee

7. Plan Commission

[26-0554](#) PC 10-2026: T.J. Potter Trucking; Request for a Conditional Use Permit for the establishment of a Storage in Bulk or Transloading Activities Area for property located at the northeast corner of S. 39th and Viebahn Streets (Parcel# 836-304-040)

Moved by Schlei, seconded by Norell, to approve the issuance of a Conditional Use Permit to TJ Potter Trucking, Inc. for the establishment of Storage in Bulk and Transloading Area pursuant to the attached conditions. The motion carried by the following vote:

Aye: 10 - Dunbar, Beeman, Cummings, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

[26-0556](#) PC 6-2026: Review of In-Rem properties in the City of Manitowoc

Moved by Sitkiewitz, seconded by Reckelberg, to place the foreclosure list on file with no further action taken. The motion carried by the following vote:

Aye: 10 - Dunbar, Beeman, Cummings, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

[26-0557](#) PC 1-2026: Kenneke: Quit Claim Deeds for Virginia Drive and Joseph Road

Moved by Reckelberg, seconded by Beeman, to approve the Quit Claim Deeds for Virginia Drive and Joseph Road for Street Purposes. The motion carried by the following vote:

Aye: 10 - Dunbar, Beeman, Cummings, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

[26-0648](#) Ordinance amending the amended zone map of the City of Manitowoc entitled: "Zoning Ordinance of the Municipal Code of the City of Manitowoc" for property located off of Packer Lane

Moved by Sitkiewitz, seconded by Beeman, that this Ordinance be adopted. The motion carried by the following vote:

Aye: 10 - Dunbar, Beeman, Cummings, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

[26-0649](#) Resolution for the Preliminary Plat of the Deerbrook Crossing Subdivision

Moved by Schlei, seconded by Beeman, that this Resolution be adopted. The motion carried by the following vote:

Aye: 10 - Dunbar, Beeman, Cummings, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

[26-0650](#) Resolution for the Final Plat of Mariner Lux Subdivision

Moved by Schlei, seconded by Brey, that this Resolution be adopted. The motion carried by the following vote:

Aye: 10 - Dunbar, Beeman, Cummings, Anderson, Schlei, Sitkiewitz, Norell, Reckelberg, Brey and Benzinger

J. OTHER BUSINESS

K. ADJOURN

A motion was made by Cummings, seconded by Beeman, that this meeting be adjourned at 7:28 p.m.

Mackenzie Reed
City Clerk