



# City of Manitowoc

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

## Meeting Minutes

### Industrial Development Corporation

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Wednesday, May 13, 2026

4:00 PM

Manitowoc City Hall and via Zoom.

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#### I. CALL TO ORDER

President Chris Herzog called the meeting of the Industrial Development Corporation to order at 4:06PM.

#### II. ROLL CALL

**Present:** 7 - Jagemann, Hephner, Dvoracheck, Herzog, Tienor, Hacker Tegen

**Absent:** 4 - Sitkiewitz, Diederichs, Townsend Dulmes

Staff Present: Paul Braun, Jen Bartz

Others Present: Todd Mitchler, Audrey DiMarco, Ivy Voeltz

#### III. APPROVAL OF MINUTES

[26-0413](#) Approval of Minutes of the March 11, 2026 Meeting.

**Moved by Hacker, seconded by Tegen, that the Minutes be approved. The motion carried by the following vote:**

**Aye:** 7 - Jagemann, Hephner, Dvoracheck, Herzog, Tienor, Hacker and Tegen

#### V. NEW BUSINESS

[26-0414](#) Discussion and Possible Action: Legacy Christian School of Manitowoc / Only C Good, LLC, Request for Variance to Protective Covenants West of Silver Creek Pursuant to Section IX of the covenants. (parcel # 449-008-011)

P. Braun reviewed the location and overall request/rationale.

Audrey DiMarco, School Board Chair, provided school enrollment statistics and stated they have toured alternate locations as well. She added that this site offers their school room too grow without many modifications. She added that there is currently no bussing of students.

P. Braun stated the two sets of protective covenants - east and west of Silver Creek - includes a section regarding a variance that states, "... the Corporation expressly reserves the right to authorize land uses in the Park not expressly identified in these Protective Covenants, as well as to grant variances from the strict application of these Protective Covenants, ..." He

went on to state that the underlying zoning is I-1 Light Industrial and if there were no covenants in place, schools would be a permitted use.

D. Tienor asked about future bussing and traffic flow issues. A. DiMarco stated that a city bus stop is on site currently. Conversation ensued.

P. Hacker asked if covenants allow renters. P. Braun stated that Only C Good LLC is the owner currently and Americollect was a renter.

Discussion ensued regarding wetlands and flood plains to the north, as well as neighboring buildable lots.

P. Braun said that staff recommends approval as the proposed school is a good reuse of the underutilized building, encourages reinvestment in the buildings and is a good compliment to other industrial park users.

Motion by D. Tienor, seconded by P. Hacker, to approve as recommended. C. Herzog asked to amend motion to be specific to the tenant and not the use. D. Tienor and P. Hacker agreed.

**Moved by Tienor, seconded by Hacker, that the Request for Variance to Protective Covenants West of Silver Creek exclusive to Legacy Christian School be approved and referred to council. The motion carried by the following vote:**

**Aye:** 6 - Jagemann, Dvoracheck, Herzog, Tienor, HackerandTegen

**Abstain:** 1 - Hephner

## VI. ANNUAL MEETING

### [26-0415](#)

Election of President, Vice-President, Treasurer, and Secretary for a one-year term

P. Hacker asked if a motion to re-elect members for their current positions is applicable.

President: Chris Herzog

Vice President: Tim Hephner

Treasurer: Dennis Tienor

Secretary: Adam Tegen

**Moved by Hacker, seconded by Tienor, to reelect the current members to their existing positions. The motion carried by the following vote:**

**Aye:** 7 - Jagemann, Hephner, Dvoracheck, Herzog, Tienor, HackerandTegen

## VII. ADJOURNMENT

**Moved by Tegen, seconded by Hacker, that the meeting be adjourned at 4:25PM. The motion carried by the following vote:**

**Aye:** 7 - Jagemann, Hephner, Dvoracheck, Herzog, Tienor, HackerandTegen