



# City of Manitowoc

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

## Meeting Agenda

### Plan Commission

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Wednesday, February 23, 2022

6:00 PM

Council Chambers. Meeting also available via  
Zoom remote conferencing software.

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Pursuant to Section 19.84(2) and (3) of the Wisconsin Statutes, notice is hereby given to the public, to the Herald-Times-Reporter, the official newspaper of Manitowoc, and to those news media who have filed a written request for this notice that a meeting of the above-referenced will be held at the date, time and location listed above.

This meeting is being conducted both in Council Chambers at City Hall and via Zoom to maximize opportunities for residents to attend. Those attending the meeting via Zoom who wish to give public input are asked to keep their microphone muted until public input is opened to improve audio quality for all attendees. Those using their phone to call in may hit \*6 to mute and unmute themselves. Members of the public may call to listen in at 1-888-475-4499, Meeting ID: 880 3527 1798, Password: 523346.

The above governmental body will meet to discuss and possibly take action on the agenda items set forth below.

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. APPROVAL OF MINUTES

[22-0150](#) Approval of the Minutes of the January 26, 2022 Plan Commission meeting.

**Attachments:** [1.26.22 PC Minutes.pdf](#)

#### IV. PUBLIC HEARINGS

[22-0151](#) PC 7-2022: Merrill: Rezone from B-1 Office Residential District to B-3 General Business District for property located at 435 N 8th Street.

**Attachments:** [22-0151 PC Report\\_Merrill Rezone from B-1 to B-3.pdf](#)

[22-0152](#) PC 9-2022: Resolution Regarding a Comprehensive Plan Amendment to Modify the Map of Future Land Use for property generally located south of Viebahn and W. Viebahn Streets and being east and west of Hecker Road.

**Attachments:** [22-0152 PC Report\\_Hecker Viebahn Future Land Use.pdf](#)

[22-0153](#) PC 8-2022: City-Initiated Rezone from R-1 Residential-Agricultural to I-1 Light Industrial for property generally located south of Viebahn and W. Viebahn Streets and being east and west of Hecker Road.

**Attachments:** [22-0153 PC Report Hecker Viebahn Rezone from R-1 to I-1.pdf](#)

## V. OLD BUSINESS

[22-0082](#) 25-2021: Project Update Barriers to Development

**Attachments:** [22-0082 PC Report Barriers to Development Report 3.docx.pdf](#)  
[Housing Development Survey Results .pdf](#)

## VI. NEW BUSINESS

[22-0154](#) PC 6-2022: Amendment to Chapter 15.310, C-1 Commercial District, regulating Mini-Warehouse and 15.370(2) regulating the Site Plan Letter of Credit and Performance Agreements.

**Attachments:** [22-0154 PC Report 15.310 15.370 Amendments.pdf](#)

## VII. MISCELLANEOUS

- A. Manitowoc County Activities: None
- B. Certified Survey Maps (CSM): None
- C. Summary of Site Plans From January 20 - February 14, 2022: None

## VIII. ADJOURNMENT

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Manitowoc will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City Clerk's office at 920-686-6950 or the City's ADA Coordinator at (920) 686-6990 or e-mail [cityattorney@manitowoc.org](mailto:cityattorney@manitowoc.org) at least 48 hours prior to the scheduled meeting or event to request an accommodation. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.

Respectfully Submitted,

Paul Braun  
Secretary

CAUTION TO PLAN COMMISSIONERS: The documents attached to this agenda are for your review in preparation for the City Plan Commission meeting to be held on the above date. Any discussion or communication between members of the Plan Commission by any means prior to the Commission meeting regarding these documents may be a violation of the open meeting laws.