



# City of Manitowoc

900 Quay Street  
Manitowoc, WI 54220  
[www.manitowoc.org](http://www.manitowoc.org)

## Meeting Agenda

### Plan Commission

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Wednesday, November 29, 2023

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: 815 2273 9353, Password: 688800.

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. APPROVAL OF MINUTES

[23-0973](#) Approval of Minutes of the October 25, 2023 Plan Commission meeting.

Attachments: [10.25.23 PC MINUTES](#)

#### IV. PUBLIC HEARINGS

[23-0974](#) PC 27-2023 Northeastern Wisconsin Area Health Education Center; Petition to Rezone from I-2 Heavy Industrial to B-1 Office Residential located at 925 S. 15th Street.

Attachments: [23-0974 PC Report NE Wi Health Ed Center](#)

[23-0975](#) PC 28-2023: New School Investments, LLC; Petition to Rezone from R-6 Multiple Family to B-1 Office - Residential located at 1402 Clark Street.

Attachments: [23-0975 PC Report Clarkbridge Hall R-6 to B-1](#)

#### V. OLD BUSINESS

[23-0790](#) PC 19-2023: Discussion Regarding Amendment to Chapter 15 Related to Accessory Dwelling Units.

**Attachments:** [23-0790 Report to Council ADUs.docx](#)  
[23-0790 PC Report ADUs](#)

## VI. NEW BUSINESS

[23-0976](#) PC 26-2023: Popp Subdivision No. 4, Concept Plat Review, S. 19th and Summit Streets.

**Attachments:** [23-0976 PC Report Popp Sub # 4](#)

[23-1016](#) Review and Authorize Community Development Staff to Proceed with Zoning Code Rewrite Request for Proposal.

## 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.