

CITY PLAN COMMISSION - 4:00 PM

CITY HALL - COUNCIL CHAMBER 828 Center Avenue, Sheboygan, WI 53081

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Persons with disabilities who need accommodations to attend the meeting should contact the Dept. of City Development at 920/459-3377 as soon as possible.

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**1. OPENING OF MEETING**

1.1 ROLL CALL - Mayor Vandersteen, Alderperson Bohren, Ryan Sazama, Jerry Jones, Marilyn, Montemayor, David Hoffman and Don Cvetan may attend meeting remotely

1.2 Pledge of Allegiance

1.3 Introduction of committee members and staff.

1.4 Identify potential conflict of interest.

**2. MINUTES**

2.1 Approval of the Plan Commission minutes from March 10, 2020.

**3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

3.1 Conditional Use and variance application by Signs Unlimited, Inc., to install a new monument sign at Take 5 Oil Change located at 1328 Indiana Avenue.

ATTACHMENT: Take 5 Monument Sign - 1328 Indiana Ave.pdf

ATTACHMENT: Take 5 Oil Change Monument Sign - 1328 Indiana Ave.pdf

3.2 Conditional Use and variance application by AChappa Construction to construct a new addition and site improvements at Rewind Bar located at 1002 Michigan Avenue.

ATTACHMENT: Rewind Tavern Addition - 1002 Michigan Ave.pdf

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3.3 Conditional Use and variance application by Rogers Behavioral Health to construct and operate a six (6) unit Community Based Residential Facility (CBRF) and an Independent Out-Patient Meeting Building from the vacant and undeveloped property located at 1108 S. Wildwood Avenue (Parcel # 59281215710 located south of Aldi s between Taylor Drive and S. Wildwood Avenue).

ATTACHMENT: Rodgers Behavioral Health - 1108 S. Wildwood Ave.pdf

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3.4 Conditional Use and variance application by Green Street Development Group, LLC to amend the previously approved Oscar apartment complex at 1436 S. 15th Street (the Van Der Vaart property). This is to consider an amended site

plan and building/site improvements.

ATTACHMENT: The Oscar Apartments Resubmittal - 1436 S. 15th St.pdf

ATTACHMENT: The Oscar Amended Plan - 1436 S. 15th St.pdf

ATTACHMENT: The Oscar Previously Approved Vs. Proposed Amendments.pdf

3.5 Conditional Use and variance application by Ron Becker to construct new mini-storage buildings at the existing Transpo Mini-Storage facility located at 1210 S. 10th Street.

ATTACHMENT: Transpo - 1210 S. 10th St - Revised Submittal - 03-24-20.pdf

ATTACHMENT: Transpo Ministorage - 1210 S. 10th Street.pdf

ATTACHMENT: Transpo - 1210 S. 10th St - Initial Submittal.pdf

#### **4. NEXT MEETING**

4.1 04/14/2020

#### **5. ADJOURN**

5.1 Motion to Adjourn

In compliance with Wisconsin's Open Meetings Laws, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

City Hall

Mead Public Library

Sheboygan County Administration Building

City's website