

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 Sorenson, Alderperson Mitchell, Ryan Sazama, Jerry Jones, Marilyn Montemayor, David Hoffman and John Motiska.

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 July 27, 2021.

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

3.1 Application for Conditional Use with exceptions by Watershed Development, LLC to construct/operate the Watershed Hotel at the northwest intersection of Niagara Avenue and N. 15th Street along the Sheboygan River (Parcel 59281550023).

ATTACHMENT: Watershed Hotel - N. 15th St.pdf

ATTACHMENT: Watershed Hotel - 15th and Niagara - Parcel .pdf

3.2 Application for Conditional Use Permit with exceptions by Fifth Generation Properties, LLC to construct new building improvements at 4464 Gateway Drive and parking on parcel # 59281479063 located along Behrens Parkway in the Sheboygan Business Park.

ATTACHMENT: NEMAK - 5th Generation - 4464 Gateway Dr.pdf

ATTACHMENT: 5th Generation - 4464 Gateway Dr.pdf

3.3 Application for Site Plan by SunPeak to install a new Alliant Energy ground mounted solar field on Parcel #59281479030 in the City of Sheboygan Business Park.

ATTACHMENT: Solar Farm - Sheb Bus Park Parcel #59281479030.pdf

ATTACHMENT: Alliant Solar Project - parcel # 479030.pdf

3.4 Gen. Ord. No. 14-21-22 by Alderperson Perrella amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located off of S. 14th Street between Illinois

Avenue and Indiana Avenue - Parcel #59281506350 from Class Central Mixed Use to Class Multi-family Residential Classification.

ATTACHMENT: Commonwealth Rezone & Comp Plan Amend - S. 14th and Illinois.pdf

ATTACHMENT: Gen. Ord. No. 14-21-22 (August 2, 2021).pdf

ATTACHMENT: maps and photos.pdf

ATTACHMENT: S14th-Illinois South -comp.pdf

3.5 Gen. Ord. No. 15-21-22 by Alderperson Perrella amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located off of the corner of S. 14th Street and Illinois Avenue - Parcel #59281506260, Parcel #59281506240, and Parcel #59281506230 from Class Neighborhood Preservation to Class Multi-family Residential Classification.

ATTACHMENT: maps and photos.pdf

ATTACHMENT: Commonwealth Rezone & Comp Plan Amend - S. 14th and Illinois.pdf

ATTACHMENT: Gen. Ord. No. 15-21-22 (August 2, 2021).pdf

ATTACHMENT: S14th-Illinois North -COMP.pdf

3.6 R.O. 54-21-22 and G.O. 16-21-22 by Alderperson Perrella amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of S. 14th Street and Illinois Avenue - Parcel #59281506260 and Parcel #59281506240 from Class Urban Commercial (UC) to Class Urban Residential (UR-12) Classification.

ATTACHMENT: R. O. No. 54-21-22 (August 2, 2021).pdf

ATTACHMENT: maps and photos.pdf

ATTACHMENT: Commonwealth Rezone & Comp Plan Amend - S. 14th and Illinois.pdf

ATTACHMENT: Gen. Ord. No. 16-21-22 (August 2, 2021).pdf

ATTACHMENT: S14th-Illinois North -rezoning.pdf

3.7 R.O. 55-21-22 and G.O. 17-21-22 by Alderperson Perrella amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of S. 14th Street between Illinois Avenue and Indiana Avenue - Parcel #59281506350 and Parcel #59281506230 from Class Urban Industrial (UI) to Class Urban Residential (UR-12) Classification.

ATTACHMENT: Gen. Ord. No. 17-21-22 (August 2, 2021).pdf

ATTACHMENT: S14th-Illinois South -rezoning.pdf

ATTACHMENT: Commonwealth Rezone & Comp Plan Amend - S. 14th and Illinois.pdf

ATTACHMENT: R. O. No. 55-21-22 (August 2, 2021).pdf

ATTACHMENT: maps and photos.pdf

**4. NEXT MEETING**

4.1 08/24/2021

**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