

\* CITY PLAN COMMISSION - 4:00 P

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 February 9, 2021.

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

3.1 Application for Conditional Use and Sign Permit with exceptions by Visit Sheboygan to install a new electronic readerboard monument sign at 826 S. 8th Street.

ATTACHMENT: Visit Sheboygan EMC Sign - 826 S 8th St.pdf

ATTACHMENT: Visit Sheb EMC Sign - 826 S 8th St.pdf

3.2 Application for Conditional Use with exceptions by Francisco Lira to operate 2 Amigos Restaurant at 2002 Martin Avenue.

ATTACHMENT: 2-Amigos Restaurant - 2002 Martin Ave.pdf

ATTACHMENT: 2-Amigos - 2002 Martin Avenue.pdf

3.3 Application for Conditional Use with exceptions by Aurora Health Care to remodel and operate Aurora Behavioral Health Center from 1221 N. 26th Street.

ATTACHMENT: Aurora Behavioral Health Center - 1221 N. 26th Street.pdf

ATTACHMENT: Aurora Behavioral Health Expansion - 1221 N 26th St.pdf

3.4 Application for Conditional Use Permit with exceptions by Parker Johns to construct new deck addition at 705 Riverfront Drive.

ATTACHMENT: Parker Johns Deck - 705 Riverfront Dr.pdf

ATTACHMENT: Parker Johns Deck Expansion - 705 Riverfront Dr.pdf

3.5 Application for Conditional Use Permit with exceptions by Old World Creamery to construct new building additions and two silos at 1606 Erie Avenue.

ATTACHMENT: Old World Creamery Add & Tanks - 1606 Erie Ave.pdf

ATTACHMENT: Old World Creamery Additions and Tanks - 1606 Erie Ave.pdf

3.6 Application for Conditional Use Permit with exceptions by Johnsonville Sausage to construct new building additions at 3402 Crocker Avenue.

ATTACHMENT: Johnsonville - 3402 Crocker.pdf

ATTACHMENT: Johnsonville Sausage - 3402 Crocker Ave.pdf

3.7 R.O. No. 138-20-21 Res. No. 167-20-21 by Alderperson Bohren approving the final plat for Stonebrook Crossing Addition No. 2 to replat the previous interior lot lines in the Boulder Place cul-de-sac.

ATTACHMENT: Stonebrook Crossing Final Plat - Addition .pdf

ATTACHMENT: Final Plat Stonebrook Crossing Add #2.pdf

ATTACHMENT: R. O. No. 138-20-21 (February 15, 2021).pdf

3.8 Res. No. 166-20-21 by Alderperson Bohren pursuant to the extraterritorial plat approval jurisdiction of the City of Sheboygan approving the final plat of Koopelmann Estates subdivision in the Town of Sheboygan, the preliminary plat being approved by the City Plan Commission on December 15, 2020.

ATTACHMENT: Final Plat Koppelmann Estates - Town of Sheb.pdf

ATTACHMENT: Final Plat Koppelmann Estates - Town of Sheb.pdf

3.9 R.O. 139-20-21 G.O. 32-20-21 by Alderperson Donohue amending the City of Sheboygan Official Zoning Map of the City of Sheboygan Zoning Ordinance to change the Use Classification of property located on the Northwest corner of South 10th Street and Illinois Avenue (Formerly 935 Illinois Avenue - Parcel #59281505800) from Class Urban Industrial (UI) to Class Central Commercial (CC) Classification.

ATTACHMENT: RO 139-20-21 & GO 32-20-21 Rezone - 59281505800.pdf

ATTACHMENT: RDA - Rezones.pdf

3.10 R. O. 140-20-21 and G.O. 33-20-21 by Alderperson Donohue amending the City of Sheboygan Official Zoning Map of the City of Sheboygan Zoning Ordinance to change the Use Classification of property located off of South 10th Street (Formerly 1011 South 10th Street - Parcel #59281505810) from Class Urban Industrial (UI) to Class Central Commercial (CC) Classification.

ATTACHMENT: RO 140-20-21 & GO 33-20-21 Rezone - 59281505810.pdf

ATTACHMENT: RDA - Rezones.pdf

3.11 R.O. 141-20-21 and G.O. 34-20-21 by Alderperson Donohue amending the City of Sheboygan Official Zoning Map of the City of Sheboygan Zoning Ordinance to change the Use Classification of property located off of South 10th Street (Formerly 1015 South 10th Street - Parcel #59281505820) from Class Urban Industrial (UI) to Class Central Commercial (CC) Classification.

ATTACHMENT: RDA - Rezones.pdf

ATTACHMENT: RO 141-20-21 & GO 34-20-21 Rezone - 59281505820.pdf

3.12 R.O. 142-20-21 G.O. 35-20-21 by Alderperson Donohue amending the City of Sheboygan Official Zoning Map of the City of Sheboygan Zoning Ordinance to change the Use Classification of property located off of South 10th Street (Parcel #59281505930) from Class Urban Industrial (UI) to Class Central Commercial (CC) Classification.

ATTACHMENT: City - Rezone.pdf

ATTACHMENT: RO 142-20-21 & GO 35-20-21 Rezone - 59281505930.pdf

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

4.1 03/09/2021

#### **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