

CITY PLAN COMMISSION - 4:00 PM

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

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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 August 11, 2020.

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

3.1 Conditional Use and variance application by Spirit Halloween to temporarily operate at 518 S. Taylor Drive (former Shopko facility).

ATTACHMENT: Spirit Halloween Temp Use of former Shopko at 518 S. Taylor Dr.pdf

ATTACHMENT: Spirit Halloween Covid 19\_.pdf

ATTACHMENT: Spirit of Halloween- former Shopko.pdf

3.2 Conditional Use and variance application by Caesar Crump to operate U-Haul from Community Auto Sales lot located at 1648 Calumet Drive.

ATTACHMENT: U-Haul at 1648 Calumet Dr.pdf

ATTACHMENT: U-Haul at Community Auto Sales -1648 Calumet Dr.pdf

3.3 Conditional Use and variance application by the Rightway Club to construct a new building addition and remodel the existing facility at 4627 S. 12th Street.

ATTACHMENT: Rightway Club Addition at 4627 S. 12th St.pdf

ATTACHMENT: Rightway Club new addition - 4627 S. 12th St.pdf

3.4 R. O. 53-20-21 and G.O. 16-20-21 by Alderperson Sorenson amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located on the Northwest corner of Broadway

and S. Business Drive (portion of Parcel #59281513391) from Class Multi-Family Residential to Class Community Mixed Use Classification.

ATTACHMENT: Kwik Trip - Rezone and Comp Plan Amendment.pdf

ATTACHMENT: Kwik Trip Comp Plan and Rezone.pdf

3.5 R. O. 53-20-21 and G.O. 17-20-21 by Alderperson Sorenson amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located on the Northwest corner of Broadway and S. Business Drive (portion of Parcel #59281513391) from Class Urban Residential (UR-12) to Class Urban Commercial (UC) Classification.

ATTACHMENT: Kwik Trip - Rezone and Comp Plan Amendment.pdf

ATTACHMENT: Kwik Trip Comp Plan and Rezone.pdf

3.6 Res. No. 72-20-21 by Alderperson Bohren authorizing the appropriate City officials to execute a Public Access Easement Agreement between Wild Leisle Real Estate Holdings, LLC, Visit Sheboygan, Inc., and the City of Sheboygan, regarding public and pedestrian access across property located near 826 South 8th Street, Sheboygan, Wisconsin.

ATTACHMENT: UPDATED\_Visit Sheboygan STEAM\_Program Overview (Donor Flyer).pdf

ATTACHMENT: Visit Sheboygan Access Agreement.pdf

ATTACHMENT: IFC Plan Commission Visit Sheboygan Access Agreement.pdf

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

4.1 09/15/2020

#### **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