



CITY PLAN COMMISSION AGENDA

May 27, 2025 at 4:00 PM

**City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,
Sheboygan, WI**

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify potential conflict of interest

MINUTES

4. Approval of the Plan Commission minutes from May 13, 2025

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use with exceptions by John Salsman to create new mobile home lots in the Sommer's Woodhaven Mobile Home Park located at 4441 S 12th St.
6. Public hearing regard the General Development Plan by Riverview District, LLC to construct apartments located north of Pennsylvania Ave and East of N. 13th Street bordering the Sheboygan River.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Application for Conditional Use with exceptions by John Salsman to create new mobile home lots in the Sommer's Woodhaven Mobile Home Park located at 4441 S 12th St.
8. Gen. Ord. No. 2-25-26 by Alderperson Close amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located North of Pennsylvania Ave and East of N. 13th Street bordering the Sheboygan River from Class Urban Commercial, Urban Industrial, and Railroad to Urban Residential 12 with PUD Overlay Classification.
REFER TO CITY PLAN COMMISSION
9. General Development Plan by Riverview District, LLC to construct apartments located north of Pennsylvania Ave and East of N. 13th Street bordering the Sheboygan River.
10. Specific Implementation Plan by Riverview District, LLC to construct apartments located north of Pennsylvania Ave and East of N. 13th Street bordering the Sheboygan River.
11. Preliminary Plat Approval for Northern Lights Subdivision located on the former Aurora Hospital site between 6th Street and 7th Street parcel no. 59281007701.

12. Exterior renovation of the Vollrath employee entrance located at 1236 N 18th Street.
13. Direct Referral Gen. Ord. No. 4-25-26 by Alderperson Close granting Quasius Construction Co., its successors and assigns, the privilege of encroaching upon described portions of Niagara Avenue and North 8th Street right of way in the City of Sheboygan for the purpose of expanding of the Weill Center for Performing Arts building.

NEXT MEETING

14. June 10, 2025

ADJOURN

15. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, 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*