



CITY PLAN COMMISSION AGENDA

August 11, 2026 at 4:00 PM

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

This meeting may be viewed LIVE on:

**Charter Spectrum Channel 990, AT&T U-Verse Channel 99 and:
www.wcsssheboygan.com/vod.**

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

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. All Commission members may attend the meeting remotely.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify Potential Conflict(s) of Interest

MINUTES

4. Approval of the Plan Commission minutes from July 28, 2026.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Haran, LLC to operate a convenience store and gas station located at 2235 North Ave.
6. Public hearing regarding application for Conditional Use Permit with exceptions by Thomas Stemper to construct an apartment to the 2nd floor of the commercial facility located at 1530 S 12th St.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Architectural Review of an exterior remodel and addition at Edward Jones located at 3019 Superior Avenue.

8. Application for Conditional Use Permit with exceptions by Haran, LLC to operate a convenience store and gas station located at 2235 North Ave.
9. Application for Conditional Use Permit with exceptions by Thomas Stemper to construct an apartment to the 2nd floor of the commercial facility located at 1530 S 12th St.

TENTATIVE DATE OF NEXT REGULAR MEETING

10. Next scheduled meeting: August 26, 2026 at 4:00 PM

ADJOURN

11. 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