



CITY PLAN COMMISSION AGENDA

March 24, 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 March 10, 2026

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Nick Mantz to operate an Elite Tumbling Factory located 2821 N 15th Street.
6. Public hearing regarding application for Conditional Use Permit with exceptions by Erik Neave to construct an office and storage buildings located at vacant parcel #59281506680.
7. Public hearing regarding application for Conditional Use Permit with exceptions by Brian Novak to construct a warehouse/distribution center located at vacant parcels 59281470998 and 59281470999.
8. Public Hearing regarding the proposed creation of Tax Incremental District No. 26, the proposed boundaries of the District, and the proposed Project Plan for the District.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

9. Architectural Review of exterior remodel at 1202 Michigan Avenue.
10. Application for Conditional Use Permit with exceptions by Nick Mantz to operate an Elite Tumbling Factory located 2821 N 15th Street.
11. Application for Conditional Use Permit with exceptions by Erik Neave to construct an office and storage buildings located at vacant parcel #59281506680.
12. Application for Conditional Use Permit with exceptions by Brian Novak to construct a warehouse/distribution center located at vacant parcels 59281470998 and 59281470999.
13. Architectural review of a proposed warehouse and distribution building located at parcels 59281470998 & 59281470999.
14. Consideration and possible action on a "Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 26."

TENTATIVE DATE OF NEXT REGULAR MEETING

15. Tentative next meeting date: April 14, 2026 at 4:00 PM

ADJOURN

16. 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