



CITY PLAN COMMISSION AGENDA

February 28, 2023 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.

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 February 14, 2023.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Conditional Use and Sign Permit with exceptions by Sheboygan Area School District to install a new video scoreboard at North High School located at 2926 N. 10th Street.
6. Application for Conditional Use with exceptions by Kathleen and Scott LaBonte to operate Sheboygan Area Pay It Forward at 933 Michigan Avenue.
7. Application for Conditional Use Permit with exceptions by Kamlesh Brahmhatt to remodel the existing vacant carwash section of the building into additional dining and kitchen space at the BP Service Station located at 905 Erie Avenue.
8. Application for Conditional Use Permit with exceptions by Michael Thomas to operate Midwest Boxing and Beauty Art Dance (BAD) University in the multi-tenant facility located at 1224 Weeden Creek Road.
9. Gen. Ord. No. 27-22-23 by Alderperson Mitchell amending Section 15.207 of the City of Sheboygan Zoning Ordinance, Nonconforming Use Regulations, and Section 15.934, Zoning Board of Appeals, so as to streamline and expedite the process of reviewing nonconforming use applications.
10. Gen. Ord. No. 21-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Public Parks and Open Space to Multi-Family Residential Classification.
11. R. O. No. 107-22-23 by City Clerk submitting an application from Froedtert Health, Inc. for a change in zoning classification for property off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel No. 59281631481 (Lot 1) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

12. Gen. Ord. No. 24-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.
13. Gen. Ord. No. 22-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Public Parks and Open Space to Institutional and Community Facilities Classification.
14. R. O. No. 108-22-23 by City Clerk submitting an application from Froedtert Health, Inc. for a change in zoning classification for property off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel No. 59281631481 (Lot 2) from Suburban Residential (SR-5) to Suburban Office (SO) Classification.
15. Gen. Ord. No. 25-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Suburban Residential (SR-5) to Suburban Office (SO) Classification.
16. Gen. Ord. No. 23-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Public Parks and Open Space to Multi-Family Residential Classification.
17. R. O. No. 109-22-23 by City Clerk submitting an application from Froedtert Health, Inc. for a change in zoning classification for property off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel No. 59281631481 (Lot 3) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.
18. Gen. Ord. No. 26-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

NEXT MEETING

19. March 14, 2023

ADJOURN

20. 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*