



CITY PLAN COMMISSION AGENDA

October 28, 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 October 14, 2025.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Todd and Michelle Patterson to install signage at Thirsty Seagull located at 520 N 4th Street.
6. Public hearing regarding application for Conditional Use Permit with exceptions by Jennerman Enterprise LLC to operate a martial arts studio located at 1450 S 8th Street
7. Public hearing regarding General Development Plan amendment by Quasius Construction, INC, to construct an addition at 342 S Pier Drive.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

8. Architectural review of the construction of a building addition at the Weill Center located at 826 N 8thSt.
9. Application for Conditional Use Permit with exceptions by Todd and Michelle Patterson to install signage at Thirsty Seagull located at 520 N 4th Street.
10. Application for Conditional Use Permit with exceptions by Jennerman Enterprise LLC to operate a martial arts studio located at 1450 S 8th Street.
11. General Development Plan amendment by Quasius Construction, INC, to construct an addition at 342 S Pier Drive.
12. Specific Implementation Plan amendment by Quasius Construction, INC, to construct an addition at 342 S Pier Drive.

13. Application for Special Use Permit by B&K Healing Hearts LLC to operate Community Based Residential (CBRF) Facility located at 2710 S 8th Street.
14. Gen. Ord. No. 24-25-26 by Alderperson Close amending section 103-50 of the Sheboygan Municipal Code regarding certified survey map approval timing.

NEXT MEETING

15. November 11, 2025

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*