



CITY PLAN COMMISSION AGENDA

April 14, 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 24, 2026.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Carol Theodoroff to operate Theo's Pizza & Catering located at 2329 S Business Drive.
6. Public hearing regarding application for Conditional Use Permit with exceptions by Gerald Poss Jr. to operate Trail Magic Coffee Roasters located at 1133 Indiana Avenue.
7. Public hearing regarding application for Conditional Use Permit with exceptions by Harvest Street LLC to operate a food truck and commercial kitchen located at 1821 Cooper Avenue.
8. Public hearing regarding the 2026 Community Development Block Grant Public Service allocation.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

9. Architectural Review of exterior remodel at 1202 Michigan Avenue.
10. Application for Special Use Permit by Judy Moncree to operate a nonprofit fundraising facility located at 1429 North Avenue.
11. Application for Conditional Use Permit with exceptions by Carol Theodoroff to operate Theo's Pizza & Catering, Inc. located 2329 S Business Dr.
12. Application for Conditional Use Permit with exceptions by Gerald M. Poss Jr. to operate a Coffee Roaster located 1133 Indiana Avenue.
13. Application for Conditional Use Permit with exceptions by Harvest Street LLC to operate Harvest Street food trailer and commercial kitchen located 1821 Cooper Avenue.
14. Gen. Ord. No. 41-25-26 by Alderperson Close amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of Parcel Nos. 59281636511 and 59281636512, Rolling Meadows Drive and N. 29th Street, Sheboygan, WI from Class Suburban Residential 3 to Class Estate Residential 1 Classification. REFER TO CITY PLAN COMMISSION
15. Consideration and possible action on the 2026 Community Development Block Grant Public Service Allocation.

TENTATIVE DATE OF NEXT REGULAR MEETING

16. Tentative next meeting: April 28, 2026 at 4:00 PM

ADJOURN

17. 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