



# CITY PLAN COMMISSION AGENDA

**April 09, 2024 at 4:00 PM**

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

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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 March 26, 2024

## **PUBLIC HEARINGS**

5. Public hearing regarding application for Conditional Use Permit with exceptions by Jos. Schmitt Construction Co., Inc. to renovate the Bitter Neumann warehouse and loading dock located at 827 N 14<sup>th</sup> St.
6. Public hearing regarding application for Conditional Use with exceptions by SACO AEI Polymers to install a new free-standing chemical storage container at 3220 Crocker Avenue.
7. Public hearing regarding the General Development Plan by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility on parcels 59281215827 and 59281215833.
8. Public hearing regarding General Development Plan by Abacus Architects, Inc. to construct a new addition to Sheboygan Christian School located at 929 Greenfield Avenue (Parcels 59281321763, 59281321761, and 59281321762).

## **ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

9. Application for Conditional Use Permit with exceptions by Jos. Schmitt Construction Co., Inc. to renovate the Bitter Neumann warehouse and loading dock located at 827 N 14<sup>th</sup> St.
10. Application for Conditional Use with exceptions by SACO AEI Polymers to install a new free-standing chemical storage container at 3220 Crocker Avenue.
11. General Development Plan by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility on parcels 59281215827 and 59281215833.

12. Specific Implementation Plan by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility on parcels 59281215827 and 59281215833.
13. Direct Referral Gen. Ord. No. 43-23-24 by Alderperson Mitchell amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located around 929 Greenfield Avenue including Parcel Nos. 59281321761, 59281321762, and 59281321763 from Class Suburban Residential (SR-5) to Class Suburban Residential (SR-5) with PUD overlay Classification.
14. Direct Referral R. O. No. 133-23-24 by City Clerk submitting an application from Jacob Norberte for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance for property located around 929 Green field Avenue including Parcel Nos. 59281321761, 59281321762, and 59281321763 from Class Suburban Residential (SR-5) to Class Suburban Residential (SR-5) with PUD Overlay Classification.
15. General Development Plan by Abacus Architects, Inc. to construct a new addition to Sheboygan Christian School located at 929 Greenfield Avenue (Parcels 59281321763, 59281321761, and 59281321762).
16. Specific Implementation Plan by Abacus Architects, Inc. to construct a new addition to Sheboygan Christian School located at 929 Greenfield Avenue (Parcels 59281321763, 59281321761, and 59281321762).

#### **NEXT MEETING**

17. April 23, 2024

#### **ADJOURN**

18. 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*