



CITY PLAN COMMISSION AGENDA

July 15, 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 June 24, 2025.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit by Tobias Juarez to locate a commercial apartment at Jr's Tree Service located at 1429 N 26th St.
6. Public hearing regarding application for Conditional Use Permit with exceptions by Marshall Sign to install a new electronic message center readerboard located at 831 S Taylor Drive.
7. Public hearing regarding General Development Plan by Abacus Architects to construct site additions for outdoor learning experiences at Visit Sheboygan located at parcel 59281110034.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

8. Application for Conditional Use Permit by Tobias Juarez to locate a commercial apartment at Jr's Tree Service located at 1429 N 26th St.
9. Application for Conditional Use Permit with exceptions by Marshall Sign to install a new electronic message center readerboard located at 831 S Taylor Drive.
10. General Development Plan by Abacus Architects to construct site additions for outdoor learning experiences at Visit Sheboygan located at parcel 59281110034.
11. Specific Implementation Plan by Abacus Architects to construct site additions for outdoor learning experiences at Visit Sheboygan located at parcel 59281110034.
12. Determination if the amendments to the Luedke Apartments SIP is a minor or substantial change.

13. Specific Implementation Plan amendment by Jake Buswell to construct the new Luedke Apartments located at parcels 59281718350 and 59281712930.
14. Res. No. 66-25-26 by Alderperson Close approving the final plat of the Northern Lights Subdivision located on North Avenue between North 6thStreet and North 7thStreet.

NEXT MEETING

15. July 29, 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*