



CITY PLAN COMMISSION AGENDA

February 27, 2024 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 February 13, 2024.

PUBLIC HEARING

5. Public Hearing regarding the proposed creation of Tax Incremental District No. 21, the proposed boundaries of the District, and the proposed Project Plan for the District.
6. Public Hearing regarding the proposed creation of Tax Incremental District No. 22, the proposed boundaries of the District, and the proposed Project Plan for the District.
7. Public Hearing regarding the proposed creation of Tax Incremental District No. 23, the proposed boundaries of the District, and the proposed Project Plan for the District.
8. Public Hearing regarding the proposed creation of Tax Incremental District No. 24, the proposed boundaries of the District, and the proposed Project Plan for the District.
9. Public hearing regarding application for Conditional Use Permit with exceptions by Richard Sadiq to locate and operate a Chester's food truck at the Blast Soft Serve property located at 406 Pennsylvania Avenue.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

10. Application for Conditional Use Permit with exceptions by Richard Sadiq to locate and operate a Chester's food truck at the Blast Soft Serve property located at 406 Pennsylvania Avenue.
11. Gen. Ord. No. 41-23-24 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 1828 Oakland Avenue including Parcel Nos. 59281425440, 59281425550, and 59281425510 from Class

Urban Industrial (UI) to Class Urban Industrial (UI) with PUD overlay Classification. REFER TO CITY PLAN COMMISSION

12. R. O. No. 108-23-24 by City Clerk submitting an application for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance for property located around 1828 Oakland Avenue including Parcel Nos. 59281425440, 59281425550, and 59281425510 from Class Urban Industrial (UI) to Class Urban Industrial (UI) with PUD Overlay Classification. REFER TO CITY PLAN COMMISSION
13. Res. No. 163-23-24 by Alderpersons Mitchell and Filicky-Peneski establishing the boundaries of and approving the project plan for Tax Incremental District No. 21. REFER TO CITY PLAN COMMISSION
14. Res. No. 164-23-24 by Alderpersons Mitchell and Filicky-Peneski establishing the boundaries of and approving the project plan for Tax Incremental District No. 22. REFER TO CITY PLAN COMMISSION
15. Res. No. 165-23-24 by Alderpersons Mitchell and Filicky-Peneski establishing the boundaries of and approving the project plan for Tax Incremental District No. 23. REFER TO CITY PLAN COMMISSION
16. Res. No. 166-23-24 by Alderpersons Mitchell and Filicky-Peneski establishing the boundaries of and approving the project plan for Tax Incremental District No. 24. REFER TO CITY PLAN COMMISSION

NEXT MEETING

17. March 12, 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*