



CITY PLAN COMMISSION AGENDA

April 29, 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
4. Election of Vice Chair

MINUTES

5. Approval of the Plan Commission minutes from April 15, 2025

PUBLIC HEARINGS

6. Public hearing regarding application for Conditional Use with exceptions by Melissa Gundlach to construct new apartment units located at 1202 N 31st St.
7. Public hearing regarding General Development Plan by Rachel Kohler to construct three new single-family homes, a family hall building, a pool and gym building, and a garage with a family apartment above located at 120 Vollrath Boulevard.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

8. Application for Conditional Use with exceptions by Melissa Gundlach to construct new apartment units located at 1202 N 31st St.
9. Gen. Ord. No. 42-24-25 by Alderpersons Rust and Perrella amending Sections 105-718 and 105-683 of the Sheboygan Municipal Code Zoning Code so as to add Pet Daycare Centers as a Commercial Land Use. REFER TO CITY PLAN COMMISSION
10. Gen. Ord. No. 41-24-25 by Alderperson Belanger amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 120 Vollrath Boulevard – Parcel No. 59281014410 from Class Suburban Residential (SR-5) to Suburban Residential (SR-5) with PUD Overlay Classification. REFER TO CITY PLAN COMMISSION
11. R. O. No. 128-24-25 by City Clerk submitting a rezone application from POI Properties, LLC to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District

Classification of property located at 120 Vollrath Boulevard - Parcel No. 59281014410 from Class Suburban Residential (SR-5) to Suburban Residential (SR-5) with PUD Overlay Classification. REFER TO CITY PLAN COMMISSION

12. General Development Plan by Rachel Kohler to construct three new single-family homes, a family hall building, a pool and gym building, and a garage with a family apartment above located at 120 Vollrath Boulevard.
13. Specific Implementation Plan by Rachel Kohler to construct three new single-family homes, a family hall building, a pool and gym building, and a garage with a family apartment above located at 120 Vollrath Boulevard.

NEXT MEETING

14. May 13, 2025

ADJOURN

15. 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*