



CITY PLAN COMMISSION AGENDA

December 23, 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 December 9th, 2025

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Hearing regarding Conditional Use by Dream Studio to operate a Creative Studio located at 2258 Calumet Drive Suite, 3.
6. Hearing regarding Conditional Use with exceptions by Taco Truck La Herradura LLC to operate a food truck business located at 1937 S Business Drive.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Application for Conditional Use Permit by Dream Studio to operate a Creative Studio located at 2258 Calumet Drive Suite, 3.
8. Application for Conditional Use Permit with exceptions by Taco Truck La Herradura LLC to operate a food truck business located at 1937 S Business Drive
9. Application for Special Use Permit by A-TO-Z Adult Family Home LLC to operate a Community Based Residential (CBRF) Facility located at 2020 S 8thStreet.
10. Architectural Review of exterior remodel of 813 S 8thStreet.
11. Gen. Ord. No. 36-25-26 by Alderperson Close granting SBEHAH 505 SHEBOYGAN PROPERTY LLC, its successors and assigns, the privilege of encroaching upon the described portions of South Water Street right of way in the City of Sheboygan for the purpose of creating wheelchair ramp access to the Golden Harbor Assisted Living Facility building.

12. Gen. Ord. No. 37-25-26 by Alderperson Close repealing and replacing Chapter 105 of the Sheboygan Municipal Code entitled "General Zoning" and referred to as the City of Sheboygan Zoning Ordinance.

TENTATIVE DATE OF NEXT REGULAR MEETING

13. January 13, 2026

ADJOURN

14. 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*