



CITY PLAN COMMISSION AGENDA

August 26, 2026 at 4:00 PM

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

This meeting may be viewed LIVE on:

**Charter Spectrum Channel 990, AT&T U-Verse Channel 99 and:
www.wcsssheboygan.com/vod.**

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

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. All Commission members may attend the meeting remotely.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify Potential Conflict(s) of Interest

MINUTES

4. Approval of the Plan Commission minutes from August 11, 2026.

PUBLIC HEARINGS

5. Public Hearing regarding proposed amendment of the boundaries and Project Plan of Tax Incremental District No. 21.
6. Public Hearing regarding the proposed creation of Tax Incremental District No. 27, the proposed boundaries of the District, and the proposed Project Plan for the District.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Architectural Review of exterior remodel at Paper Box & Specialty Co. located at 1505 Sibley Ct.

8. Application for Special Use Permit and Site Plan Review by The Mighty Three Stripes, LLC to construct a 72,105 square-foot industrial building located at the Northeast corner of Weeden Creek Road and C.T.H. "A".
9. Architectural Review of new construction located at the Northeast corner of Weeden Creek Road and C.T.H. "A"
10. Determination if the amendment to the 120 Vollrath Boulevard SIP is a minor or substantial change.
11. Specific Implementation Plan amendment 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.
12. Consideration and possible action of a "Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 21."
13. Consideration and possible action on a "Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 27."
14. Discussion on the proposed City of Sheboygan Comprehensive Plan.

TENTATIVE DATE OF NEXT REGULAR MEETING

15. Next scheduled meeting: September 15, 2026 at 4:00 PM

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