



***** AMENDED*** CITY PLAN COMMISSION AGENDA**

February 13, 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 January 23, 2024

HEARINGS

5. Hearing regarding proposed art for the back of the "Downtown" sign located at the fork in the road on South 8th Street.
6. Hearing regarding Conditional Use with exceptions by JB Site Design and Engineer to construct a new indoor vehicle repair building at Bret's Towing located at 2233 South Business Drive. UC Zone.
7. Hearing regarding Precise Implementation Plan by Van Horn Properties of Sheboygan LLC, to construct a new Van Horn Kia facility located along Wilgus Avenue between Superior Avenue and North Taylor Drive. PUD Zone

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

8. Presentation on the Planned Unit Development ordinance update.
9. Gen. Ord. No. 39-23-24 by Alderpersons Dekker, Salazar, and Mitchell amending the City's Planned Unit Development (PUD) process so as to streamline it and make it more user friendly. REFER TO CITY PLAN COMMISSION
10. Application for Conditional Use with exceptions by JB Site Design and Engineer to construct a new indoor vehicle repair building at Bret's Towing located at 2233 South Business Drive. UC Zone.
11. Preapplication Conference by HTT to construct a new addition located at 1828 Oakland Avenue. UI Zone.
12. Concept Plan by HTT to construct a new addition located at 1828 Oakland Avenue. UI Zone

13. R. O. No. 105-23-24 by City Clerk submitting an application for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance for property located west of/and including 3512 Wilgus Avenue (Parcel Nos. 59281215833 and 59281215827). REFER TO CITY PLAN COMMISSION
14. Gen. Ord. No. 37-23-24 by Alderperson Ramey amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located west of 3512 Wilgus Avenue - Parcel No. 59281215833 from Class Suburban Commercial (SC) to Class Suburban Commercial (SC) with PUD overlay Classification. REFER TO CITY PLAN COMMISSION
15. Gen. Ord. No. 38-23-24 by Alderperson Ramey amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located at 3512 Wilgus Avenue - Parcel No. 59281215827 from Class Suburban Commercial (SC) to Class Suburban Commercial (SC) with PUD overlay Classification. REFER TO CITY PLAN COMMISSION
16. General Development Plan by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility on parcels 59281215827 and 59281215833. PUD Planned Unit Development Zone.
17. Application for Precise Implementation Plan by Van Horn Properties of Sheboygan LLC, to construct a new Van Horn Kia facility located along Wilgus Avenue between Superior Avenue and North Taylor Drive. PUD Zone

NEXT MEETING

18. February 27, 2024

ADJOURN

19. 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*