



CITY PLAN COMMISSION AGENDA

November 25, 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. NOTICE OF POTENTIAL FRAUD

MINUTES

- [5.](#) Approval of the Plan commission minutes from October 28, 2025.

PUBLIC HEARINGS

6. Public Hearing regarding Application for Conditional Use Permit by Caravel Autism Health to operate a treatment facility located at 3103 Weedon Creek Road.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [7.](#) Application for Conditional Use Permit by Caravel Autism Health to operate a treatment facility located at 3103 Weeden Creek Road.
- [8.](#) Architectural Review of exterior remodel of 2021 N 18th Street.
- [9.](#) Extra-Territorial Preliminary Plat Approval for Riverside Villas in the Town of Sheboygan.
- [10.](#) Gen. Ord. No. 31-25-26 by Alderperson Close amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of Parcel No. 59281111460, 819 N. 6th Street, from Class Suburban Office (SO) to Class Neighborhood Commercial (NC) Classification.
REFER TO CITY PLAN COMMISSION

TENTATIVE DATE OF NEXT REGULAR MEETING

11. December 09, 2025

ADJOURN

12. 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*

CITY OF SHEBOYGAN
CITY PLAN COMMISSION MINUTES
Tuesday, October 28, 2025

MEMBERS PRESENT: Mayor Ryan Sorenson (remote), Jerry Jones, Braden Schmidt, Kevin Jump, Kimberly Meller, Joe Clarke and Alderperson Michael Close

STAFF/OFFICIALS PRESENT: Zoning Administrator Ellise Rose and Administrative Coordinator Linnae Wierus

OPENING OF MEETING

1. Roll Call

Vice Chair Jerry Jones called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify potential conflict of interest

Jerry Jones recused from agenda item #8. Joe Clarke abstained from agenda item #8.

MINUTES

4. Approval of the Plan Commission minutes from October 14, 2025.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON OCTOBER 14, 2025.

Motion made by Kevin Jump, seconded by Joe Clarke

Voting yea: Mayor Ryan Sorenson, Jerry Jones, Braden Schmidt, Kevin Jump, Kimberly Meller, Joe Clarke and Alderperson Michael Close

Motion carried.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Todd and Michelle Patterson to install signage at Thirsty Seagull located at 520 N 4th Street.

No public comment.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Joe Clarke, seconded by Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Jerry Jones, Braden Schmidt, Kevin Jump, Kimberly Meller, Joe Clarke and Alderperson Michael Close

Motion carried.

6. Public hearing regarding application for Conditional Use Permit with exceptions by Jennerman Enterprise LLC to operate a martial arts studio located at 1450 S 8th Street

No public comment.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Joe Clarke, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Jerry Jones, Braden Schmidt, Kevin Jump, Kimberly Meller, Joe Clarke and Alderperson Michael Close

Motion carried.

7. Public hearing regarding General Development Plan amendment by Quasius Construction, INC, to construct an addition at 342 S Pier Drive.

No public comment.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Braden Schmidt, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Jerry Jones, Braden Schmidt, Kevin Jump, Kimberly Meller, Joe Clarke and Alderperson Michael Close

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

8. Architectural review of the construction of a building addition at the Weill Center located at 826 N 8th St.

MOTION TO APPROVE AS PRESENTED.

Motion made by Kevin Jump, seconded by Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Kevin Jump, Kimberly Meller and Alderperson Michael Close

Recused: Jerry Jones

Abstained: Joe Clarke

Motion carried.

9. Application for Conditional Use Permit with exceptions by Todd and Michelle Patterson to install signage at Thirsty Seagull located at 520 N 4th Street.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Kevin Jump, seconded by Alderperson Michael Close

Voting yea: Mayor Ryan Sorenson, Jerry Jones, Braden Schmidt, Kevin Jump, Kimberly Meller, Joe Clarke and Alderperson Michael Close

1. Applicant shall obtain the necessary sign permits prior to installation.
2. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
3. All temporary signage/banners shall be removed prior to sign permit issuance.
4. If there are any amendments to the approved sign or location, the applicant will be required to submit a new conditional use application reflecting those amendments.

Exceptions granted:

- To install two (2) wall signs
- To install two (2) wall signs exceeding the maximum square feet (32)

Motion carried.

10. Application for Conditional Use Permit with exceptions by Jennerman Enterprise LLC to operate a martial arts studio located at 1450 S 8th Street.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Alderperson Michael Close, seconded by Kevin Jump

Voting yea: Mayor Ryan Sorenson, Jerry Jones, Braden Schmidt, Kevin Jump, Kimberly Meller, Joe Clarke and Alderperson Michael Close

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, hazardous materials, health, water, sewer, storm drainage, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building.
5. If staff has any concerns pertaining to sign design, staff may bring the proposed sign design back to the Plan Commission for review/approval.
6. If the applicant is remodeling the exterior of the building, the applicant shall obtain City of Sheboygan Architectural Review approval prior to remodel construction.
7. If there are any amendments to the approved use/site plan, the applicant will be required to submit a new application reflecting those amendments.

Exceptions granted:

- Waive parking requirements

Motion carried.

11. General Development Plan amendment by Quasius Construction, INC, to construct an addition at 342 S Pier Drive.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Joe Clarke, seconded by Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Jerry Jones, Braden Schmidt, Kevin Jump, Kimberly Meller, Joe Clarke and Alderperson Michael Close

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
5. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.

6. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
7. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
8. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
9. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
10. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, art, etc.
11. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
12. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.

Exception granted:

- To have a max height of 25ft

Motion carried.

12. Specific Implementation Plan amendment by Quasius Construction, INC, to construct an addition at 342 S Pier Drive.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Alderperson Michael Close, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Jerry Jones, Braden Schmidt, Kevin Jump, Kimberly Meller, Joe Clarke and Alderperson Michael Close

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
5. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
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9. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
10. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, art, etc.
11. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
12. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.

Exception granted:

- To have a max height of 25ft

Motion carried.

13. Application for Special Use Permit by B&K Healing Hearts LLC to operate Community Based Residential (CBRF) Facility located at 2710 S 8th Street.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Alderperson Michael Close, seconded by Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Jerry Jones, Braden Schmidt, Kevin Jump, Kimberly Meller, Joe Clarke and Alderperson Michael Close

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, State of Wisconsin, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.
2. If dumpsters are used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).
3. Outdoor storage of materials or equipment shall be prohibited.
4. All lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
6. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review approval prior to receiving a building permit for such remodel/renovation.
7. If there are any amendments to the approved special use permit and/or site plan, the applicant will be required to submit a new application reflecting those amendments.

Motion carried.

14. Gen. Ord. No. 24-25-26 by Alderperson Close amending section 103-50 of the Sheboygan Municipal Code regarding certified survey map approval timing.

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Kevin Jump, seconded by Joe Clarke

Voting yea: Mayor Ryan Sorenson, Jerry Jones, Braden Schmidt, Kevin Jump, Kimberly Meller, Joe Clarke and Alderperson Michael Close

Motion carried.

NEXT MEETING

15. November 11, 2025

The next scheduled meeting is on November 11, 2025.

ADJOURN

16. Motion to Adjourn

MOTION TO ADJOURN AT 4:33 PM

Motion made by Braden Schmidt, seconded by Joe Clarke

Voting yea: Mayor Ryan Sorenson, Jerry Jones, Braden Schmidt, Kevin Jump, Kimberly Meller, Joe Clarke and Alderperson Michael Close

Motion carried.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit by Caravel Autism Health to operate a treatment facility located at 3103 Weedon Creek Road. Suburban Industrial Zone.

REPORT PREPARED BY: Jeffrey Witte, Planner

REPORT DATE: November 4, 2025

MEETING DATE: November 25, 2025

APPLICANT PROPOSAL:

Caravel Autism Health is proposing to operate a Treatment Facility located at 3103 Weedon Creek Road. The applicant states the following:

- Caravel Autism Health does assent based early intervention ABA therapy for children aged 2 years to 6 years. This is daytime one on one treatment with behavioral therapists under the direct supervision of board-certified behavioral therapists.
- This location was selected due to the general need in the market and it being of appropriate size for our operational needs.

STAFF ANALYSIS:

The use is permitted as conditional use under the suburban Industrial zoning district as a treatment facility.

Applicant is requesting the following exceptions:

- To install a new monument sign in the same location of the existing sign. The sign is currently nonconforming because the sign does not meet the setback requirement of 12 feet from the property line.

ACTION REQUESTED:

Staff recommends approval of the site plan subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC,

fire, water, sewer, storm drainage, health, State of Wisconsin, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.

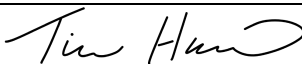
2. If dumpsters are used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).
3. Outdoor storage of materials or equipment shall be prohibited.
4. All lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
6. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review approval prior to receiving a building permit for such remodel/renovation.
7. If there are any amendments to the approved special use permit and/or site plan, the applicant will be required to submit a new application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit application and attachments

	CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE	Item 7.	
		Fee: \$250.00	
		Review Date: _____ Zoning: _____	

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Caravel Autism Health		Authorized Representative Timothy Hanna	
Title Corporate Development Manager			
Mailing Address 111 S. Pfingsten Road	City Deerfield	State IL	ZIP Code 60015
Email Address thanna@caravelautism.com		Phone Number (incl. area code) 815.236.9701	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Blue Horizon, LLC		Contact Person Brittaney Lehman	
Title			
Mailing Address 8365 Lehman Road	City Remington	State IN	ZIP Code 47977
Email Address lehmanbrittaney@gmail.com		Phone Number (incl. area code) 219-863-8805	
SECTION 3: Project or Site Location			
Project Address/Description 3103 Weedon Creek Road, Sheboygan Falls, WI 53085			Parcel No.
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		Caravel Autism Health	
Existing Zoning:			
Present Use of Parcel:		Special Use Exemption School	
Proposed Use of Parcel:		Office or Medical Office	
Present Use of Adjacent Properties:			
SECTION 5: Certification and Permission			
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.			
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.			
Name of Owner/Authorized Representative (please print) Timothy Hanna		Title Corporate Dev Manager	Phone Number 815.236.9701
Signature of Applicant 		Date Signed 10/29/2025	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.



RE: [EXTERNAL] Conditional Use Permit

From Timothy Hanna <thanna@caravelautism.com>

Date Wed 10/29/2025 2:19 PM

To Rose, Ellise <Ellise.Rose@sheboyganwi.gov>

Cc Wierus, Linnae <Linnae.Wierus@sheboyganwi.gov>

 1 attachment (322 KB)

Sheboygan Falls - CUP -Application - 10.29.2025.pdf;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ellise

Here is the completed form. Below is a description of our use.

Caravel Autism Health does assent based early intervention ABA therapy for children aged 2 years to 6 years. This is daytime one on one treatment with behavioral therapists under the direct supervision of board-certified behavioral therapists.

This location was selected due to the general need in the market and it being of appropriate size for our operational needs.

If I did anything wrong here I am happy to correct it. Just let me know.

Thank you!

Tim Hanna | Corporate Development Manager

Caravel Autism Health

M 815.236.9701

thanna@caravelautism.com | www.caravelautism.com



Dormi super sepulcrum interioris tui daemonii.

PRIVILEGED AND CONFIDENTIAL: This document and the information contained herein are confidential and protected from disclosure pursuant to federal law. This message is intended only for the use of the Addressee(s) and may contain information that is **PRIVILEGED** and **CONFIDENTIAL**. If you are not the intended recipient, you are hereby notified that the use, dissemination or copying of this information is strictly prohibited. If you have received this communication in error, please erase all copies of the message and its attachments and notify the sender immediately.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Architectural Review of exterior remodel of 2021 N 18th Street.

REPORT PREPARED BY: Jeffrey Witte, Planner

REPORT DATE: November 12, 2025

MEETING DATE: November 25, 2025

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Fischer Family Properties, LLC is proposing exterior renovations to 2021 N 18th Street. The applicant states the following:

- Applicant wants to install white steel siding on the north-side exterior wall of the building facing the parking lot. The current exterior is white painted concrete block.

STAFF COMMENTS:

No Comments

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Board Application and required attachments.



CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW
APPLICATION

Fee: **\$100.00**

Item 8.

Review Date: **11/25/25**

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) Fischer Family Properties, LLC	Authorized Representative Louise A. Fischer	Title Member	
Mailing Address 2021 N. 18th St	City Sheboygan	State WI	ZIP Code 53081
Email Address lou@fischersfleetservice.com		Phone Number (incl. area code) 920-377-6072	

SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)

Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address		Phone Number (incl. area code)	

SECTION 3: Architect Information

Name n/a			
Mailing Address	City	State	Zip
Email Address		Phone Number (incl. area code)	

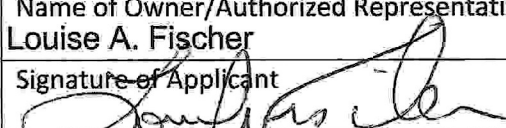
SECTION 4: Contractor Information

Name KSI, Inc			
Mailing Address N6111 Cty Rd OJ	City Plymouth	State WI	Zip 53073
Email Address		Phone Number (incl. area code) 920-449-5361	

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Architectural Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Louise A. Fischer	Title Member	Phone Number 920-377-6072
Signature of Applicant 		Date Signed 11/03/2025

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Project Address/Description 2021 N. 18th St Sheboygan, WI 53081		Parcel No. 59281621680
Name of Proposed/Existing Business:	Fischer's Fleet Service, Inc.	
Address of Property Affected:	2021 N. 18th St Sheboygan, WI 53081	
Zoning Classification:		
New Building: ☒	Addition: ☒	Remodeling: ☒

SECTION 7: Description of Proposed Project

Side the north-side exterior wall of our building. This wall is on the side of the building, which faces into our parking lot. The wall is currently painted white and we want to install white siding - instead of repainting it again.

SECTION 8: Description of EXISTING Exterior Design and Materials

White paint on block wall surface.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

Installing white steel siding on the entire length of one exterior wall.



FW: Additional Siding information 2021 N. 18th St Sheboygan

From lou@fischersfleetservice.com <lou@fischersfleetservice.com>

Date Tue 11/4/2025 9:46 AM

To Rose, Ellise <Ellise.Rose@sheboyganwi.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ellise, here is the specific siding information I received from KSI.

Thank you.

Lou Fischer

From: KSI Office <Office@KSI-Team.com>

Sent: Tuesday, November 4, 2025 9:33 AM

To: lou@fischersfleetservice.com

Subject: Siding information

Importance: High

Hello Lou,

Looks like the siding is going to be a 29 Gauge 40 Year paint sheet metal! Pre-existing wall just being re-sided per the proposal!

Samantha Dickie



KSI Supply Sales Team

920-449-5361 x 0
Office@KSI-Team.com
N6111 County Road OJ
Plymouth, WI 53073
www.KSIsupply.com

CUSTOMER PICK UP HOURS:

Monday – Thursday 7:00am – 5:00pm

Friday 7:00am – 3:30pm

CLOSED Saturday & Sunday

"Supplying the nation with their forage storage needs"











CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Preliminary Plat Approval for Riverside Villas in the Town of Sheboygan. Extra-Territorial Plat Review

REPORT PREPARED BY: Jeffrey Witte, Planner

REPORT DATE: November 17, 2025

MEETING DATE: November 25, 2025

FISCAL SUMMARY:

Budget Line Item: N/A
 Budget Summary: N/A
 Budgeted Expenditure: N/A
 Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
 Municipal Code: N/A

BACKGROUND / ANALYSIS:

Ducharme Living Trust & Thomas Ducharme are looking to create a subdivision plat on Lot 1, 15 CSM 300, Part of Government Lot 4 of Section 28, Township 15 North, 23 East, Town of Sheboygan, Sheboygan County, Wisconsin.

STAFF COMMENTS:

The City has extra-territorial platting for subdivisions within three (3) miles of City limits.

ACTION REQUESTED:

Staff recommends approval of the preliminary plat.

ATTACHMENTS:

Riverside Villas Preliminary Plat

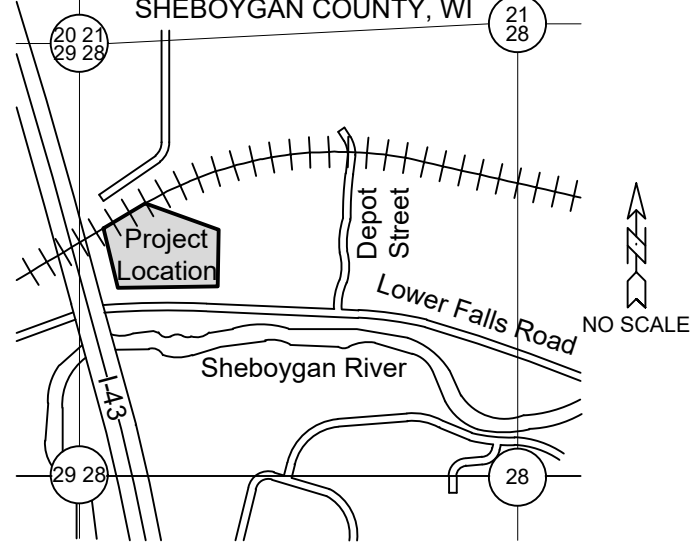
Preliminary Plat of

Riverside Villas

Lot 1, 15 CSM 300, Part of Government Lot 4 of Section 28,
Township 15 North, Range 23 East,
Town of Sheboygan, Sheboygan County, Wisconsin

LOCATION MAP

NW 1/4 SEC 28, T 15 N, R 23 E,
TOWN OF SHEBOYGAN
SHEBOYGAN COUNTY, WI



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1868
www.davel.pro



Nov 14, 2025 - 11:08 AM J:\Projects\9101\krs.dwg\Civil 3D\9101\Plat.dwg Printed by: scott

PRELIMINARY PLAT

Riverside Villas
Town of Sheboygan, Sheboygan County, WI
For: Ducharme Living Trust & Thomas G. Ducharme

Date: 11/14/2025
Filename: 9101Plat.dwg
Author: SRA
Last Saved by: scott
Page 1 of 1



BENCHMARKS (Datum NAVD88)

BM 0	NGS Benchmark PID OL0250 and Designation S 89 Elev 620.42
BM 1	Mag Nail South of C.T.H. "PP" C/L ± 207' SE of SMH 2 Elev 627.75
BM 2	Mag Nail South of C.T.H. "PP" C/L ± 97' SE of SMH 3 Elev 615.99

SUPPLEMENTARY DATA

Total Area = 245,652 SF, 5.6394 acres
Right-of-way Area = 35,374 SF, 0.8121 acres
Net Area = 210,278 SF, 4.8273 acres
Number of Lots = 23 and 2 Outlots
Average lot size = 7,551 SF
Typical lot dimension = 60'x 110'
Existing zoning = PUD
Proposed zoning = PUD

Proposed Setbacks:
Front Yard: 25 Feet
Side Yard: 7 Feet
Rear Yard: 35 Feet all lots except Lots 22 & 23 which are 20'

Caveat: Building zones depicted are based on proposed building setbacks based on the PUD designation and shall not be relied upon without first obtaining written verification thereof from the Town of Sheboygan and Sheboygan County and any other local agencies or are shown on the recorded Final Plat.

Approving Authorities
Town of Sheboygan
Objecting Authorities
Department of Administration
City of Sheboygan (extraterritorial)
Sheboygan County
Wisconsin Department of Transportation

NOTES

- Utility and Drainage Easements will be shown on Final Plat

LEGEND

FO	Underground Fiber Optic	Sanitary MH / Tank / Base
OH	Overhead Utility Lines	Hydrant
UGW	Utility Guy Wire	Light Pole / Signal
San	Sanitary Sewer (Pipe Size)	Guy Wire
Sto	Storm Sewer (Pipe Size)	Telephone Manhole
E	Underground Electric	Ex Spot Elevation
G	Underground Gas Line	CATV Pedestal
W	Water Main (Pipe Size)	1" Iron Pipe Found
F	Fence - Steel	Benchmark
T	Treeline	Asphalt Pavement
C	Culvert	Concrete Pavement
Index Contour - Existing		Gravel
Intermediate Contour - Existing		

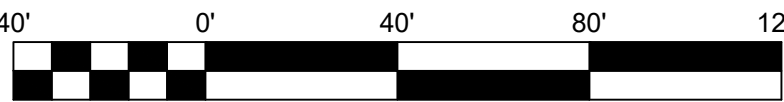
CURVE TABLE

Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	1990.08'	S 87°59'42" W	325.64'	326.00'	9°23'09"	N 87°18'43" W	S 83°18'08" W

SURVEYOR'S CERTIFICATE

I, Scott R. Andersen, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the Town of Sheboygan/Sheboygan County.

Scott R. Andersen, P.L.S. No. S-3169 Date



Bearings are referenced to the
Sheboygan County coordinate system

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Gen. Ord. No. 31-25-26 by Alderperson Close amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of Parcel No.59281111460, 819 N. 6th Street, from Class Suburban Office (SO) to Class Neighborhood Commercial (NC) Classification.

REPORT PREPARED BY: Jeffrey Witte

REPORT DATE: November 19, 2025

MEETING DATE: November 25, 2025

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

819 N 6 LLC is proposing to rezone Parcel #59281111460 from Suburban Office (SO) to Neighborhood Commercial (NC). The applicant states the following:

- Applicant wants to rezone so a conditional use application can be submitted for a 2nd Floor residential Unit and bring the building back to its original use.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The property to the north is zoned Neighborhood Commercial, south is Suburban Office, east is Neighborhood Residential 6 and west is Central Commercial

It is important for the Plan Commission to understand that if the property zoning designation is changed from SO to NC, and applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the NC zone.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be reviewed by the City of Sheboygan Plan Commission prior to creating a second floor living space.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Suburban Office (SO) to Neighborhood Commercial (NC) for Parcel #59281111460.

ATTACHMENTS:

Rezone Application and required attachments

**CITY OF SHEBOYGAN
GENERAL ORDINANCE 31-25-26**

BY ALDERPERSON CLOSE.

NOVEMBER 17, 2025

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of Parcel No. 59281111460, 819 N. 6th Street, from Class Suburban Office (SO) to Class Neighborhood Commercial (NC) Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

SECTION 1: AMENDMENT Chapter 105 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby *amended* as follows:

The Official Zoning Map of the City of Sheboygan is hereby amended with regard to the following described lands and the Use District Classification for those same lands is hereby amended from Class Suburban Office (SO) to Class Neighborhood Commercial (NC) Classification:

Property located at 819 N. 6th Street, Sheboygan, WI - Parcel No. 59281111460:

SECTION 23, TOWNSHIP 15 NORTH, RANGE 23 EAST

ELLIS ADDN S 30' OF LOT 133 & N 40' OF LOT 132, & N 70' OF S 80' OF LOT 147, & S 80' OF W ½ OF LOT 146E.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

OFFICE USE ONLY	
APPLICATION NO.:	_____
RECEIPT NO.:	_____
FILING FEE:	\$200.00 (Payable to City of Sheboygan)

Item 10.

CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP
(Requirements Per Section 105.996)
Revised January 2024

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of \$200 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: 819N6 LLC PHONE NO.: (920) 889-5855
ADDRESS: 1251 Washington St., Ste #6, E-MAIL: 1251Washington6@gmail.com
Grafton, WI 53024
819N6 LLC
OWNER OF SITE: Aimee A. Markowski-Boers PHONE NO.: (920) 889-5855
as member/manager

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 819-819A N. 6th Street
LEGAL DESCRIPTION: See attached "EXHIBIT A"

PARCEL NO. 59281-111460 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: Suburban office

PROPOSED ZONING DISTRICT CLASSIFICATION: Neighborhood Commercial

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: First and
lower level are commercial / 2nd level currently vacant

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: Neighborhood
Commercial so a conditional use application can be submitted for
a 2nd Floor residential unit (Brought back to original use)

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency? There are no

wetlands on the property. There are no floodplains on
the property.

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- ☐ The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- ☐ A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
- ☐ Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- ☐ Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
- ☒ Explain: Rezoning to Neighborhood Commercial.

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? nearby land uses include healthy mix of
residential, commercial and suburban office. Neighborhood Commercial
Zoning would seamlessly integrate with surrounding areas.

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

Neighborhood Commercial would allow for conditional use permit to be submitted for the second floor to be utilized as a residential unit. This would be harmonious with the City's plan to increase housing units while not disrupting the surrounding zones.

4. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.


 APPLICANT'S SIGNATURE

10/23/2025

DATE

Aimee A. Markowski-Boerst

PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing:

- The property proposed to be rezoned. "Exhibit A"
- All lot dimensions of the subject property. "Exhibit C"
- All other lands within 100 feet of the subject property. "Exhibit D"
- Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.

Exhibit “A”

Attached Legal Description

Parcel ID: 59281-111460

**Legal Description for 819 North 6th Street/ 819A North 6th Street
Sheboygan, WI 53081**

The South 30 feet of Lot 133 and the North 40 feet of Lot 132 and the North 70 feet of the South 80 feet of Lot 147 and the South 80 feet of the West 1/2 of Lot 146, all in Ellis Addition to the City of Sheboygan, Sheboygan County, Wisconsin, subject to right of way over the South 10 feet of the West 1/2 of Lot 146 and the East 5 feet of the South 30 feet of the North 100 feet of the West 1/2 of Lot 146 and together with the use of an alley way 10 feet in width running through the middle of Lot 146 from north to south, in common with the other owners of said Lot 146 and together with a right of way over a piece of land commencing at the SE corner of Lot 147, running thence North 10 feet, thence West 10 feet, and thence Southeasterly to the place of beginning, all in the City of Sheboygan, Sheboygan County, Wisconsin.

Parcel ID: 59281-111460

Exhibit “B”

Addressing Emails Regarding Property Address

Parcel ID: 59281-111460

Attached are emails from the City of Sheboygan and the United States Postal Service regarding the property units known as 819A North 6th Street and 819 North 6th Street.

I, as the current property owner, never received any written notification from the seller that they wanted to remove 819A North 6th Street as a rental unit. I have also not received written statements from the City of Sheboygan *written by the prior property owner* that the address should be removed and/or was removed. The United States Postal Service proves that the prior owner never removed this address. Thus, there are two property addresses to this building.

The emails reference that the prior owner did not want to be billed for garbage which is where . Exhibit “C” clearly shows there was a “living unit” in the upper level.

From: Bartell, Andrew <Andrew.Bartell@sheboyganwi.gov>

Sent: Monday, April 13, 2020 3:01 PM

To: Tamara Scheuren <tamarascheuren@sheboyganwater.org>; Brenda Doherty <brendadoherty@sheboyganwater.org>

Cc: Schmitz, RaeAnn <RaeAnn.Schmitz@sheboyganwi.gov>; Eirich, Pat <Pat.Eirich@sheboyganwi.gov>; Matzdorf, Bruce

<Bruce.Matzdorf@sheboyganwi.gov>; Blasiola, Jason <Jason.Biasiola@sheboyganwi.gov>

Subject: RE: 819 N 6th

Hi Tamara,

We had a miscommunication in our department here. I was previously told that there was a living unit at 819 N 6th St, so I included 819 N 6th ST A in the spreadsheet last week as a property that should get garbage cans and be billed for a residential customer.

There has apparently been a correction and this property now does not have any residential living units (nor a second unit), and should not be billed for garbage.

I will be removing them from the cart distribution list.

Thank you,

Andrew

From: Eirich, Pat
Sent: Monday, April 13, 2020 2:49 PM
To: Matzdorf, Bruce
Cc: Bartell, Andrew; Schmitz, RaeAnn
Subject: RE: 819 N 6th

It should be N 6th .

The owner called and stated it is only a business with no living units.

Patrick Eirich
Building Inspector
City of Sheboygan
1-920-459-3480

ZIP Code™ by Address (/zip-code-lookup.htm?byaddress)

ZIP Code™ by City and State (/zip-code-lookup.htm?bycitystate)

Cities by ZIP Code™ (/zip-code-lookup.htm?citybyzipcode)

FAQs

Item 10.

(https://www.usps.com/zip-code-lookup.htm)

Look Up a ZIP Code™

FAQs

Go to

ZIP Code™ by Address

You entered:

819A N. 6TH ST
SHEBOYGAN WI

If more than one address matches the information provided, try narrowing your search by entering a street address and, if applicable, a unit number. Edit and search again.
(zip-code-lookup.htm?byaddress)

819A N 6TH ST
SHEBOYGAN WI 53081-4113

Feedback

Look Up Another ZIP Code™

Edit and Search Again (/zip-code-lookup.htm?byaddress)

[ZIP Code™ by Address \(/zip-code-lookup.htm?byaddress\)](/zip-code-lookup.htm?byaddress)

[ZIP Code™ by City and State \(/zip-code-lookup.htm?bycitystate\)](/zip-code-lookup.htm?bycitystate)

[Cities by ZIP Code™ \(/zip-code-lookup.htm?citybyzipcode\)](/zip-code-lookup.htm?citybyzipcode)

[FAQs](#)

Look Up a ZIP Code™

FAQs

Go to

ZIP Code™ by Address

You entered:

819 N. 6TH ST
SHEBOYGAN WI

If more than one address matches the information provided, try narrowing your search by entering a street address and, if applicable, a unit number. Edit and search again.
(zip-code-lookup.htm?byaddress)

819 N 6TH ST
SHEBOYGAN WI 53081-4113

Feedback

Look Up Another ZIP Code™

Edit and Search Again (/zip-code-lookup.htm?byaddress)

Exhibit "C"

Parcel ID: 59281-111460

Property Informational sheet when building was purchased attached to and made a part of.

As you can see from attached all rooms in the upper-level residential unit existed at the time of purchase. In addition, we have blueprints from the 1970s when a remodel took place. Hook up of laundry was still intact; with a fully functioning kitchen as well as two fully functioning bathrooms. If you need an inspection report with pictures, we can also provide that as well.

This information is provided to show you that we are simply updating and enhancing what was already in place. We have not modified and/or changed the structure of the space.

KRIER REALTY, INC.
207 CARROLL STREET
PO BOX 361
RANDOM LAKE, WI 53075

PHONE: 920-994-4712
FAX: 920-994-4875
EMAIL: krierrealty@krierrealty.com
WEB SITE: www.krierrealty.com

Item 10.

LIST #5213

PRICE

~~\$282,500~~

279,900



ADDRESS: 819 N 6TH ST

COUNTY: SHEBOYGAN

ZIP: 53081

TAXES: \$5,495.72 FOR 2019 BEFORE LOTTERY CREDIT

LOT SIZE: 0.271 ACRES

SCHOOL DISTRICT: SHEBOYGAN AREA

STYLE: 2-STORY W/ATTIC APPROX SQ FT: 5208

EXTERIOR: VINYL

ROOF: COMP

CENTRAL AIR: YES

FLOOD PLAIN: NO

MUNICIPAL SEWER & WATER

MUNICIPALITY: CITY OF SHEBOYGAN

ZONING: COMMERCIAL

HEAT: GAS, HOT WATER

50 GAL. ELECTRIC HOT WATER HEATER

ELECTRIC 200 AMP SERVICE 220 WIRING

GARAGE: 3-CAR DET

AGE OF HOME: 1883

BASEMENT: FULL

EXCLUDED: SELLER'S PERSONAL PROPERTY

ROOMS	LEVEL	SIZE	FEATURES
LIVING ROOM	UPPER	15'X21'6"	CARPET, BLINDS
KITCHEN/DINING	UPPER	8'6"X8'2"	CARPET, CF
BATH, ¾	UPPER	5'8"X8'10"	CERAMIC TILE
BATH, FULL	UPPER	4'8"X14'6"	WOOD & CARPET, BLINDS, CLO
BEDROOM	UPPER	14'6"X14'6"	CARPET, SHADES, CLO
BEDROOM	UPPER	12'9"X21'6"	CARPET, 2 CLO
LANDING	UPPER	8'X10'1"	CARPET, CLO
BEDROOM	3 RD FLOOR	12'6"X11'6"	CARPET, CLO
FRONT ENTRY	MAIN	10'6"X11'8"	CERAMIC TILE
RECEPTION	MAIN	13'X34'	CARPET, BLINDS, NFP, 2 CLO, 2 LEADED GLASS CABINETS
BASE OF STEPS	MAIN	8'X15'10"	CARPET, CLO, CF
BATH, HALF	MAIN	5'2"X8'4"	CERAMIC TILE
SITTING AREA	MAIN	6'4"X10'	
FILE ROOM	MAIN	10'X12'	CARPET
FILE STORAGE RM	MAIN	11'7"X15'2"	CARPET
FILE ROOM	MAIN	5'10"X10'2"	CARPET, BLINDS, CLO
OFFICE 1	MAIN	15'X23'6"	CARPET
OFFICE 2	MAIN	9'2"X15'	CARPET, BLINDS
OFFICE 3	MAIN	10'6"X13'	CARPET, SHADES, LEADED GLASS DOORS

<u>ROOMS</u>	<u>LEVEL</u>	<u>SIZE</u>	<u>FEATURES</u>
CLOSING ROOM	LOWER	13'6"X18'2"	CARPET
RECORD STORAGE	LOWER	14'6"X10'	CONCRETE
RECORD STORAGE 2	LOWER	8'X14'6"	CONCRETE
HALL, BOTTOM OF STEPS	LOWER	4'X7'8"	CERAMIC TILE
BATH, HALF	LOWER	4'X4'8"	CERAMIC TILE

DIRECTIONS: 819 N. 6TH ST, SHEBOYGAN

INFORMATION SHOWN ON THIS SHEET IS BELIEVED TO BE ACCURATE AND RELIABLE BUT IS NOT GUARANTEED AND IS SUBJECT TO CHANGE.

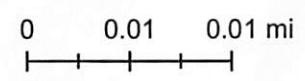


Item 10.

This map is intended for advisory purposes only. This information has been obtained from sources believed to be reliable based on plats, surveys, and deeds. Areas where discrepancies occur between equivalent legal records, the discrepancy is allowed to remain until such time as it is addressed. Sheboygan County distributes this data on an 'as is' basis; no warranties are implied.



ArcGIS Web Map



CLK322B

City Of Sheboygan
City Clerk's Office

* General Receipt *

Receipt No: 251375

License No: 0000

Date: 10/28/2025

Received By: MKC

Received From: 819N6 LLC

Memo: 819-819A N 6TH STREET

Method of Payment: \$200.00 Check No. 1045

Total Received: \$200.00

<u>Fee Description</u>	<u>Fee</u>
Zoning Change	200.00

This document signifies receipt of fees in the amount indicated above.



**PROPOSED REZONE
FROM SUBURBAN OFFICE (SO)
TO NEIGHBORHOOD COMMERCIAL (NC)**

Item 10.

SECTION 23, TOWNSHIP 15 NORTH, RANGE 23 EAST

ELLIS ADDN S 30' OF LOT 133 & N 40' OF LOT 132, & N 70' OF S 80' OF LOT 147, & S 80' OF W 1/2 OF LOT 146E.

