

**NOTICE OF PUBLIC MEETING
TOWN OF SHEBOYGAN PLAN COMMISSION
TUESDAY SEPTEMBER 7TH, 2021 AT 5:00 pm AT
THE TOWN HALL, 4020 TECHNOLOGY PARKWAY,
SHEBOYGAN, WI 53083**

The Plan Commission will meet on Tuesday, September 7th, 2021, at 5:00 pm in open session at the Town Hall at 4020 Technology Parkway, Sheboygan, Wisconsin, 53083. The Chairperson, or a designee, has provided communication of this public meeting to those news media who have filed written requests for such notice and to the Sheboygan Press a news medium likely to give notice in the area. The purpose of the meeting is as follows:

1. Call to Order
2. Pledge of Allegiance
3. Introductions
4. Approval of the Agenda
5. **PUBLIC HEARING – Zoning Ordinance**
Ordinance Creating Section 5.19, Planned Unit Development District of the Municipal Code of the Town of Sheboygan, Sheboygan County, Wisconsin

6. PUBLIC HEARING – Conditional Use Permit

Petitioner: Kurt and Ruby Kellner
Petitioner Address: N7164 Riverwoods Drive
Property Owner: Kellner Trust, Kurt and Ruby Kellner
Property Address: Sheboygan, WI 53083
Property Zoning: R-1
Parcel Size: Approx. 4.44 acres
Parcel Number: 59024361244
Purpose of Petition: To build a 4-unit garage approximately 1000 square feet.

7. PUBLIC HEARING – Rezoning

Rezoning Petitioner: Town of Sheboygan
Petitioner Address: 4020 Technology Parkway, Sheboygan, WI 53083
Property Owner: Town of Sheboygan, Former Beuchel Property
Property Address: Area East of North 40th and North of Highway 42, Sheboygan, WI
Property Zoning: A-1
Proposed Zoning: PUD
Parcel Size: Approx. 99 acres
Parcel Number: 59024341610, 59024341646, 59024341647, 59024341730, 59024344790
Purpose of Petition: Rezone from A-1 to PUD for future development

8. PUBLIC HEARING – Rezoning

Petitioner: Town of Sheboygan
Petitioner Address: 4020 Technology Parkway, Sheboygan, WI 53083
Property Owner: Town of Sheboygan
Property Address: Area West of North 40th Street and North of Highway 42, Sheboygan, WI
Property Zoning: B-3, I-1
Proposed Zoning: PUD
Parcel Size: Approx. 9.71 acres
Parcel Number: 59024342644, 59024342392
Purpose of Petition: Rezone from B-3 and I-1 to PUD for future development

Agenda

9. Discussion/Action – Ordinance Creating Section 5.19, Planned Unit Development District, of the Municipal Code of the Town of Sheboygan, Sheboygan County, Wisconsin
10. Discussion/Action – Conditional Use Permit for Kellner Trust, Kurt and Ruby Kellner at N7164 Riverwoods Drive, Sheboygan to construct a 4-unit garage of approximately 1,000 square feet
11. Discussion/Action – Rezoning five parcels of approximately 99 acres East of North 40th Street and North of Highway 42 owned by the Town of Sheboygan from A-1 to PUD for future development
12. Discussion/Action – Rezoning two parcels of approximately 9.71 acres West of North 40th Street and North of Highway 42 owned by the Town of Sheboygan from B-3 and I-1 to PUD for future development
13. Correspondence/Communication -
14. Approval of Agenda Minutes from August 3, 2021
15. Adjourn

Dated this 23rd, day of August 2021
Daniel W. Hein, Town Board and Plan Commission Chairperson
Town of Sheboygan

Persons with disabilities needing assistance to attend or participate in the above meeting should contact the Town Clerk's Office, 920-451-2320, at least twenty-four (24) hours prior to the meeting so that accommodations may be arranged.

A majority of the members of the Town Board or a majority of the members of the Commissioners of Sanitary District No. 2 (Sewer) or a majority of the Commissioners of Sanitary District No. 3 (Water) may be present at this meeting to listen, observe and participate or to gather information about a subject over which they may have decision-making authority. This may constitute a meeting of any such body that is present pursuant to *State ex. rel. Badke v. Greendale Village Board, 173 Wis. 2d 553*, even though the visiting body will take no action at this meeting.