

**CITY OF SHEBOYGAN
RESOLUTION 89-25-26**

BY ALDERPERSON CLOSE.

SEPTEMBER 2, 2025.

A RESOLUTION approving the amended Specific Implementation Plan submitted by Sheboygan Visual Artists to operate an artists gallery located at 534 S Pier Drive within a Planned Unit Development (PUD) zone.

WHEREAS, Sheboygan Visual Artists submitted an amended Planned Unit Development Specific Implementation Plan (SIP) for the operation of an artists gallery located at 534 S Pier Drive, a copy of which is attached; and

WHEREAS, the SIP application included the required application fee and all items required pursuant to Sheboygan Municipal Code § 105-1005(e)(4); and

WHEREAS, the Common Council has carefully considered the Plan Commission's recommendations; and

WHEREAS, the Plan Commission voted to recommend to the Common Council that the amended SIP be approved subject to the following conditions:

1. Outdoor storage of materials, products or equipment shall be prohibited.
2. All areas used for parking/maneuvering of vehicles shall be paved.
3. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
4. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
5. Applicant is responsible for working with all private and public utilities in order to adequately service this development.
6. If there are any amendments to the approved SIP the applicant will have to submit an amended SIP for review that accurately reflects any and all proposed changes.

NOW, THEREFORE, BE IT RESOLVED: That the Common Council hereby approves the amended SIP submitted by Sheboygan Visual Artists for the operation of an artists gallery located at 534 S Pier Drive within a PUD zone subject to the conditions imposed by the Plan Commission and directs that the PUD boundaries be shown on the city's zoning map, noting that, pursuant to Code, all portions of an approved SIP not fully developed within five years of final Common Council approval shall expire, and no additional PUD-based development shall be permitted unless the Common Council extends the five-year period by up to five additional years via a majority vote following a public hearing.

BE IT FURTHER RESOLVED: That Common Council approval is made contingent upon the conditions and restrictions contained in Sheboygan Municipal Code § 105-1005(f)(3).

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

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Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan