

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

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

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: June 24, 2022

MEETING DATE: June 28, 2022

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:

The Town of Sheboygan has submitted the preliminary plat for North Town located in the Town of Sheboygan. The applicant states:

- This is an 8 lot subdivision with lots varying in size from .53 to .76 acres.
- There are a couple of outlots and a new town square.
- North Town is located off of N. 40th Street and HWY 42.
- New master-planned mixed-use community in the Town of Sheboygan. Retail, office, commercial and recreational spaces available for lease. 1,000 to 180,000 SF commercial spaces anticipated. Plans include a 3+ acre green town square encompassed by four story mixed-use buildings. 600+ housing units (townhomes, pocket homes and apartments).

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:

North Town Preliminary Plat