

**CITY OF PLYMOUTH  
NOTICE OF SPECIAL MEETING  
COMMON COUNCIL**

<b>TO:</b>	Donald Pohlman, Mayor	130 N. Bruns Ave.
	Anna Voigt, Clerk	128 Smith St.
	Tim Blakeslee, City Administrator	128 Smith St.
	Dave Herrmann, Alderman	538 Cloverdale Ln.
	Mike Penkwitz, Alderman	314 Beech Ct.
	Jeff Tauscheck, Alderperson	1015 Prairie Rd.
	Bob Schilsky, Alderman	753 Tallgrass Lane
	John Nelson, Alderman	711 Torke Ter.
	Angie Matzdorf, Alderman	314 E. Elizabeth St.
	Diane Gilson, Alderperson	323 Schwartz St.
	Greg Hildebrand, Alderman	620 Western Ave.
	The Review	113 E. Mill St.

**DATE:** December 29, 2023

**TIME:** 9:00 AM

**LOCATION:** 128 Smith St. Plymouth WI, 53073 / Council Chambers, Room 302

**AGENDA:**

1. Call to order and roll call
2. Public Hearing followed by Council discussion and action:
  - A. Ordinance No. 11 – An Ordinance Amending Section 13-1-21, Zoning Map, and the Comprehensive Plan Future Land Use Map of the City of Plymouth
3. Adjourn

NOTICE IS HEREBY GIVEN, That a special meeting of the Common Council of the City of Plymouth will be held on the above indicated date and time and for the purposes indicated.

Dated: December 21, 2023



Donald Pohlman, Mayor

Pursuant to Wisconsin Statutes 62.11 (2): The mayor may call a special meeting by written notice delivered personally to each member or left at the member's usual place of abode at least 6 hours before the meeting.

**City of Plymouth**  
128 Smith St. - P.O. Box 107  
Plymouth, WI 53073-0107



Telephone: (920) 893-3745  
Facsimile: (920) 893-0183  
Web Site: [plymouthgov.com](http://plymouthgov.com)

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**DATE:** December 20, 2023

**TO:** Common Council

**FROM:** Tim Blakeslee, City Administrator/Utilities Manager

**RE:** Ordinance No. 11 – An Ordinance Amending Section 13-1-21, Zoning Map, and the Comprehensive Plan Future Land Use Map of the City Of Plymouth

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**Background:** 818 E Clifford St (Parcel 59271821563) was originally part of the 901 Reed Street Hospital PUD (Planned Unit Development). In 2004 the property was created via CSM and rezoned from PUD to R-4. The Comprehensive Plan future land use map lists this parcel as Institutional/Governmental. However, this parcel has been operated as a business by for a number of years by Pros4Technology.

Upon the pending sale of this parcel to a new property owner it was discovered that the zoning and Comprehensive Plan does not reflect its current or future proposed usage. The pending new property owner plans to use this location as corporate office space for Carbliss (Canned Hand Crafted Cocktails).

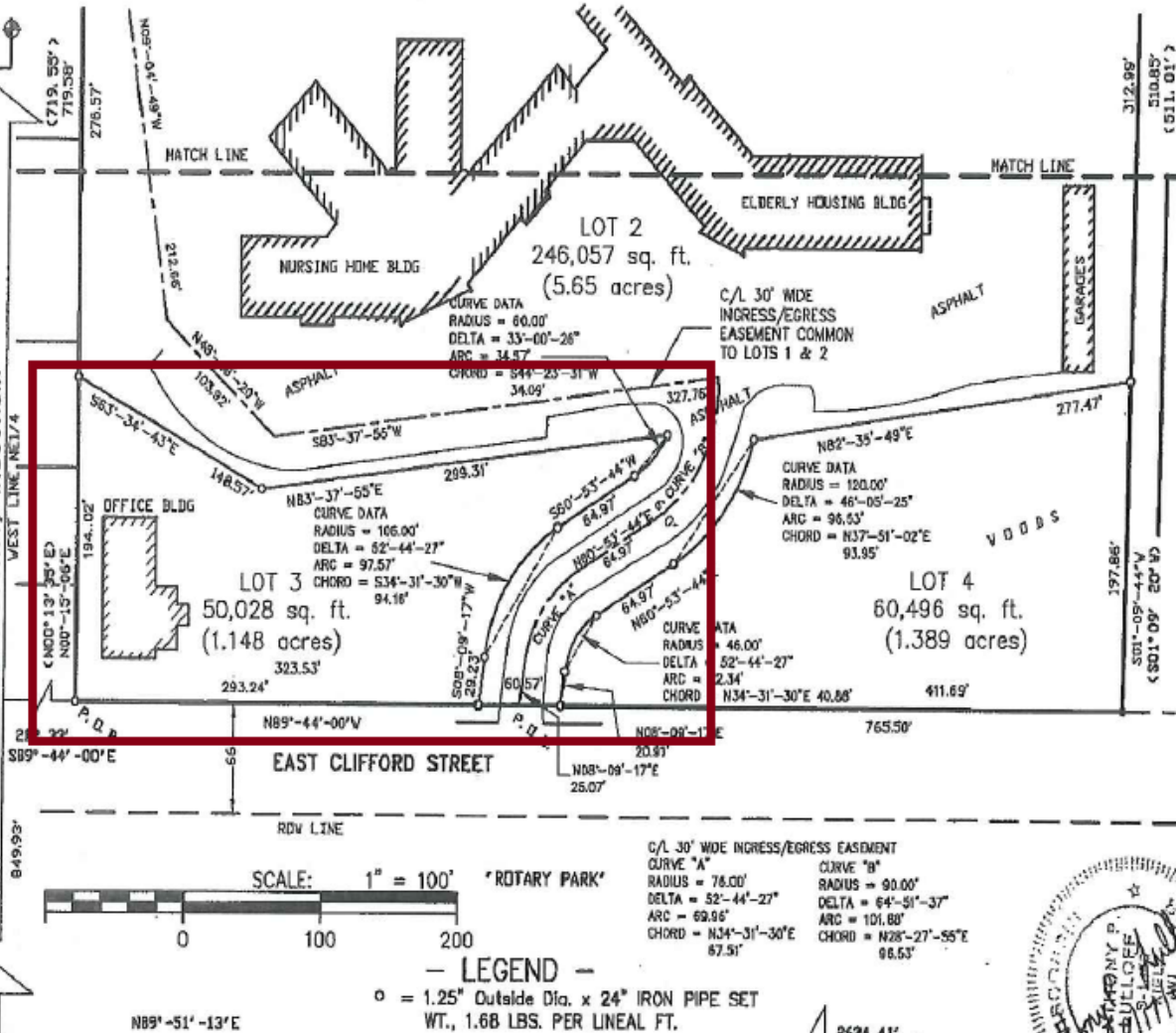
Staff recommends amending the Comprehensive Plan Future Land Use Map from Institutional/Governmental to Commercial and rezoning the property from R-4 to B-1 to reflect the current and proposed future usage of the parcel.

**Recommendation:** Approve Ordinance No. 11 Amending Section 13-1-21, Zoning Map, and the Comprehensive Plan Future Land Use Map of the City Of Plymouth.

**Attachment:**

1. Parcel Location Map

## CERTIFIED SURVEY MAP

STATE OF WISCONSIN  
SHEBOYGAN COUNTYA PART OF BLOCK 2, REIS AND SCHORER'S ADDITION  
AND A PART OF THE NW 1/4 & SW 1/4 OF THE NE 1/4  
OF SECTION 27, T.15N., R.21E., CITY OF PLYMOUTH,  
SHEBOYGAN COUNTY, WISCONSIN**AERO-METRIC**Aero-Metric, Incorporated  
Land Planning & Design Division900-649-7798 800-472-5383 FAX (949-7799)  
339 NORTH HANSON STREET CHILTON, WISCONSIN 53014

PROJECT FILE: 2040338

DWG. FILE: AURORA2

DRAFTED BY: T.K.

DATE: 3-18-04

NOTEBOOK: P-249 PAGE: 5-6

SHEET 2 OF 4 L- 12649

ALL BEARINGS REFERENCED TO THE  
NORTH LINE OF E. CLIFFORD STREET  
ASSIGNED: N89°-44'-00"W

**CITY OF PLYMOUTH, WISCONSIN**

**Ordinance No. \_\_\_\_ of 2023**

**AN ORDINANCE AMENDING SECTION 13-1-21, ZONING MAP,  
AND THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF  
PLYMOUTH**

**WHEREAS**, the City of Plymouth received a request from Adam Kroener d/b/a Carbliss to amend the City of Plymouth Zoning Map from R-4, Multi-Family Residential District, to B-1, Business or Professional Offices District, for property located at 818 E Clifford Street, Plymouth, Wisconsin, and as more specifically described on the attached Exhibit A (hereinafter referred to as the "Property"); and

**WHEREAS**, the City of Plymouth Comprehensive Plan adopted October 25, 2022, designates the Property as Institutional/Governmental, which is inconsistent with the proposed rezoning; and

**WHEREAS**, Wis. Stat. § 66.1001 requires that any amendment to a City zoning ordinance or map be consistent with the City's Comprehensive Plan and that best management practices are to ensure zoning and land use designations are consistent; and

**WHEREAS**, on December 7, 2023, the Plan Commission reviewed the rezoning application and supplementary materials and recommended the Property be rezoned to B-1, Business or Professional Offices District.

**WHEREAS**, on December 29, 2023, the Plan Commission reviewed the request to amend the Comprehensive Plan Future Land Use Map and recommended the Property be designated as Commercial; and

**WHEREAS**, on December 29, 2023, a public hearing was held before the Common Council on the rezoning application and the amendment to the Comprehensive Plan, after providing notice as required by Wis. Stat. §§ 62.23 and 66.1001(4) and City Ordinance Section 13-1-192.

**NOW, THEREFORE**, the Common Council of the City of Plymouth, Wisconsin, does hereby ordain as follows:

**Section 1. Amending Code.** Section 13-1-21, Zoning Map of the City of Plymouth is hereby amended so that the map entitled "Zoning Map, Plymouth, Wisconsin" designates the classification of the Property, as more specifically described on Exhibit A, B-1, Business or Professional Offices District.

**Section 2. Amending Comprehensive Plan.** The Comprehensive Plan Future Land Use Map is hereby amended to designate the Property, as more specifically described on Exhibit A, Commercial.

**Section 3. Severability.** Should any portion of this Ordinance or the affected Municipal Code Section be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder shall not be affected.

**Section 4. Effective Date.** This Ordinance shall take effect the day after publication.

Enacted on \_\_\_\_\_, 2023.

**CITY OF PLYMOUTH**

By: \_\_\_\_\_  
**Donald O. Pohlman**, Mayor

Date: \_\_\_\_\_

**CLERK'S CERTIFICATE OF ENACTMENT**

I hereby certify that the foregoing Ordinance was duly enacted by the City of Plymouth Common Council and approved by the Mayor on the dates indicated above.

Dated: \_\_\_\_\_, 2023

\_\_\_\_\_  
**Anna Voigt**, Clerk

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**EXHIBIT A**  
**Legal Description**

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Lot 3 of the Certified Survey Map recorded in the Office of the Register of Deeds for Sheboygan County, Wisconsin on September 29, 2004 in Volume 21 of Certified Survey Maps, at pages 35 through 38 inclusive, as Document No. 1746221, being a part of the southwest one-quarter (1/4) of the northeast one-quarter (1/4) of section twenty-seven (27), township fifteen (15) north, range twenty-one (21) east, said land being in the City of Plymouth, County of Sheboygan and State of Wisconsin.

Tax Parcel Identification Number: 59271821563