

City of Plymouth Plan Commission

Members: Please notify us if you are unable to attend the meeting.

Chairman; Mayor Don Pohlman

Members:

Ron Nicolaus (Vice Chairman)

Angie Matzdorf

Jane Meyer

Jeremy Schellin

John Wyatt

Justin Schmitz

The City of Plymouth Plan Commission will have a meeting on **Thursday, March 5, 2026** at 6:00 PM in **Room 305**, City Hall, 128 Smith St, Plymouth, Wisconsin.

The agenda will be as follows:

- 1.) Call to Order & Roll Call
- 2.) Approval of Minutes from February 5, 2026
- 3.) **Site Plan Seeking Approval;** 1500 Douglas Drive, Plymouth Intergenerational Coalition LTD, for the construction of a 720 square foot detached garage. Schultz (enclosure)
- 4.) **City of Plymouth Certified Survey Map Recommendation;** West Stafford Street parking lot. Kapur Engineering/Johnston (enclosure)
- 5.) **Comprehensive Plan Amendment Resolution;** from Commercial to Residential; parcel number 59271827944, encompassing ~5.88 acres of land. Parish Engineering (enclosure)
- 6.) **Property Seeking Rezoning Recommendation;** A petition to rezone ~5.88 acres of land on tax parcel 59271827944 from PUD Planned Unit Development to R-3 Two-Family Residential District. Parish Engineering (enclosure)
- 7.) **Property Seeking Rezoning Recommendation;** A petition to rezone ~6.875 acres of land on tax parcel 59271821085 from R-4 Multi-Family Residential District to R-5 Traditional Family District. Sheboygan County Economic Development Corporation (enclosure)
- 8.) **Possible motion;** to move April Plan Commission meeting to Thursday, April 9, 2026 at 6 pm.
- 9.) **Communication – Letters, E-mails, or reports Related to the Plan Commission** (Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderspersons)
- 10.) Adjournment

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City of Plymouth ADA Coordinator Leah Federwisch, located in the Plymouth Utilities office at 900 County Road PP, Plymouth, WI or call 920-893-3853

City of Plymouth Plan Commission

UNOFFICIAL MINUTES

Mayor Pohlman called the meeting to order at 6:00 PM on February 5, 2026. The following members were present: Jane Meyer, Jeremy Schellin, Jeremy Schmitz, Ron Nicolaus, John Wyatt, and Angie Matzdorf. Also present: City Administrator/Utilities Manager Tim Blakeslee, Assistant City Administrator/Community Development Director Jack Johnston, Interim Fire Chief Mike Birschbach

- 1.) **Call to Order & Roll Call:** Mayor Pohlman called the meeting to order at 6:00 pm. The meeting began with a roll call of the Plan Commission.
- 2.) **Approval of Minutes from January 15, 2026.** Motion was made by Nicolaus/Schmitz to approve the minutes. Upon the call of the roll, all voted aye. Motion carried.
- 3.) **Recommendation of Extraterritorial Certified Survey Map; W5996 Sumac Road (Parcel numbers 59016222311 and 59016222351 – located on Sumac Road in the Town of Plymouth. Prange (enclosure)**

Randy Prange and Denise Prange were present for this item. Assistant City Administrator Johnston explained that the Prange's currently have their home at W5996 Sumac Rd in the Town of Plymouth. The property's configuration is on two different tax parcels, a portion of the home actually encroaching on the lot line of the two parcels.

The CSM corrects this issue and creates a succinct parcel that does not have the encroachment issues. The new parcel is approximately 5.94 acres in size (including Sumac Road R-O-W). This CSM was reviewed and approved by the Town of Plymouth at their meeting on January 13, 2026.

Motion was made by Nicolaus/Wyatt to recommend the Common Council approve the extraterritorial certified survey map for W5996 Sumac Road (Parcel numbers 59016222311 and 59016222351) as presented. Upon the call of the roll, all voted aye. Motion carried.

- 4.) **Public Hearing and Possible Action: Existing Non-Conforming Structure Addition Seeking Approval; 207 S. River Blvd; Errol Jones, seeking approval for a lateral addition to an existing non-conforming structure as allowed per PMC 13-1-82(b)(2). Jones (enclosure)**

Mayor Pohlman opened the public hearing at 6:05 pm. Assistant City Administrator Johnston explained that last year the Plan Commission approved an ordinance change to allow certain lateral and vertical additions to existing non-conforming structures with the City. Previously, the municipal code was very restrictive in this area. The Plan Commission spent several meetings fine tuning the ordinance change to give property owners some relief in this area.

The application before the Plan Commission at this time is for an addition to a detached garage at a multi-family residential property located at 207 S. River Blvd. The garage is considered non-conforming due to property line setbacks. In this case, the garage is only 10' at its closest point to the neighboring lot line and code requires it to be 25' for rear yards. The proposed addition is 15' off the neighboring lot line which conforms to the ordinance for garages over 600 square feet.

Property owner Errol Jones was present for the meeting and explained if approved he would undertake the project in the spring.

With no additional comments from the public, Mayor Pohlman closed the public hearing.

Assistant City Administrator Johnston referred to the staff report, noting that any motion to approve the addition to the non-conforming structure should be made noting the following are true/present:

- The proposed addition is appropriate in relation to the physical character of the site and the usage of adjoining land areas.
- The layout of the proposed addition with regard to entrances and exits to public streets; the arrangement and improvement of interior roadways; the location, adequacy and improvement of areas for parking and for loading and unloading; and the traffic pattern generated by the proposed construction are developed in a manner consistent with the safety of residents and the community, and the construction or use minimizes any traffic hazard created thereby.
- The proposed water supply, drainage facilities and sanitation and waste disposal will be adequate.
- The landscape and appearance of the proposed addition is consistent with the surrounding properties. The plan commission may require that those portions of all front, rear and side yards not used for off-street parking to be attractively planted with trees, shrubs, plants or grass lawns, and that the site be effectively screened so as not to impair the value of adjacent properties nor impair the intent or purposes of this section.

Motion was made by Nicolaus/Wyatt to approve the existing non-conforming structure addition for the garage at 207 S. River Blvd as presented to the Plan Commission, noting the standards for approval were true/present. Upon the call of the roll, all voted aye. Motion carried.

5.) Preliminary Plat Seeking Approval; Consideration of a preliminary plat of subdivision on along STH 67 on the City's southwest side (parcel 59271829210) to be known as Heritage Grove. Neumann Developments, Inc. (enclosure)

Neumann Developments, Inc. has submitted the formal preliminary plat for the Heritage Grove residential subdivision on the City's southwest side along STH 67. The subdivision is within existing City limits and will be directly south of the existing Greystone subdivision. Low density residential and Town of Plymouth parcels are located to the east of the subdivision. Across STH 67 is agricultural land that was recently annexed from the Town into the City. The developers plan to build out the subdivision in four phases (phasing plan is attached).

The proposed preliminary plat is very similar to the concept plan that the Plan Commission has already seen. The developer is still proposing 119 single-family residential lots, but the road geometry has slightly changed due to the land's topography. In short, the cul-de-sac has moved more southwest from the original concept plan. The development includes 3.67 acres of land that will be dedicated to the City for parkland, along with five stormwater management ponds and eight total out-lots. The proposed multi-family is shown on the preliminary plat, but is not being undertaken by Neumann and not up for approval at this time.

Assistant City Administrator Johnston explained that the development is planned in four phases and the developer is planning to bring forward final engineering and a phase 1 final plat later this year prior to construction on the first phase.

Bryan Lindgren and Ryan Fritsch were present online for the meeting and thanked the Commission for their time on this item. He noted that Neumann is excited to be in Plymouth and hopes to break ground later this spring or summer.

Commissioner Wyatt asked if the construction of the first phase would produce any traffic issues at the intersection along STH 67 and CTH E prior to phase 2 being built out and connecting to Greystone to the north. Assistant Administrator Johnston explained that some more queueing at that intersection was possible until the second phase was built. A lot of that potential depends on how quick home sales are and how quickly the first phase is built out before they begin phase 2.

Motion made by Nicolaus/Schmitz to approve the preliminary plat for a residential subdivision along STH 67 on the City's southwest side (parcel 59271829210) to be known as Heritage Grove. Upon call of the roll, all voted aye. Motion carried.

6.) Communication – Letters, E-mails, or reports Related to the Plan Commission (Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderspersons)

City Administrator Blakeslee noted TID 9 and 10 were to be at the Common Council later in February for consideration and back at the Joint Review Board on February 26th for final City approvals.

7.) Adjournment

Motion made by Nicolaus/Schmitz to adjourn the meeting at 6:13 pm. Upon the call of the roll, all voted aye. Motion carried.



DATE: February 24, 2026

TO: Plan Commission

FROM: Jack Johnston, Assistant City Administrator/Community Development Director

RE: **Site Plan Seeking Approval;** 1500 Douglas Drive, Plymouth Intergenerational Coalition LTD, for the construction of a 720 square foot detached garage. Schultz (enclosure)

ZONING CONSISTENCY MATRIX		
	<i>Required</i>	<i>Provided</i>
Zoning	B-2	B-2 (no change)
Maximum Lot Coverage of All Buildings	None	n/a
Minimum Lot Width at Building Line	None	n/a
Minimum Front Yard Setback	None	n/a
Minimum Side Yard Setback Principal Building Accessory Building	None	n/a
Minimum Rear Yard Setback	None	n/a
Maximum Height Any Structures	Principal: 45' Accessory: 25'	~14' (from top of roof)

Background:

Kendall Schultz, on behalf of Generations, has submitted an application to construct a 24' by 30' storage garage on the north side of the existing parking lot at Generations located at 1500 Douglas Drive. The garage will be used to store some lawn and snow removal equipment, as well as vehicles owned by Generations.

B-2 zoning does not have setbacks, so the placement of the garage is conforming. The garage will not impede the flow of traffic in the parking lot. PMC 13-1-173 requires that Plan Commission review and approve a site plan for any new building or zoning permit in the B-2 district prior to issuing a building permit.

City Zoning/Comprehensive Plan:

The property is within the B-2 Business General zoning district. No rezone petitions are being proposed and the current use and proposed accessory garage is harmonious with the City's Comprehensive Plan.

Modified Building Plans:

Minor modifications to the submitted buildings plans are proposed. Those changes included the following:

- Wall height increasing from 9' to 10'
- Two single garage doors being replaced in favor of a double garage door.

Staff discussed these changes with the building inspector and they are not requiring revised plans to be submitted for review as these changes are minor in nature. The final building permit would reflect the changes from the submitted building plans.

Shoreland Zoning/Wetlands/Floodplain:

The property is not within City shoreland zoning nor an identified or suspected wetland. A stormwater management pond is located on the northeast corner of the property. FEMA flood plain mapping also indicates the property is outside an identified floodplain.

Plan Commission Consideration(s):

Sec. 15-1-3(g) of the City Code indicates that the Plan Commission must review and approve any construction, reconstruction, expansion or conversion, except for one and two family residences in residentially zoned districts before the issuance of a building permit from the building inspector:

- *Site plan approval.* All applications for building permits for any construction, reconstruction, expansion or conversion, except for one and two family residences in residentially zoned districts shall require site plan approval by the plan commission.

Section 13-1-173 reaffirms this stating that no building or zoning permit shall be issued for any construction within any B-2 district unless site and construction plans for such construction shall be first approved by the Plan Commission.

When considering acting on a site plan application, the Plan Commission should consider the following:

- a. The appropriateness of the site plan and buildings in relation to the physical character of the site and the usage of adjoining land areas.
- b. The layout of the site with regard to entrances and exits to public streets; the arrangement and improvement of interior roadways; the location, adequacy and improvement of areas for parking and for loading and unloading; and shall, in this connection, satisfy itself that the traffic pattern generated by the proposed construction or use shall be developed in a manner consistent with the safety of residents and the community, and the applicant shall so design the construction or use as to minimize any traffic hazard created thereby.
- c. The adequacy of the proposed water supply, drainage facilities and sanitation and waste disposal.
- d. The landscape and appearance of the completed site. The plan commission may require that those portions of all front, rear and side yards not used for off-street parking shall be attractively planted with trees, shrubs, plants or grass lawns, and that the site be effectively screened so as not to impair the value of adjacent properties nor impair the intent of purposes of this section.

Staff Recommendation:

Staff recommends the Plan Commission approve the detached garage for Generations.

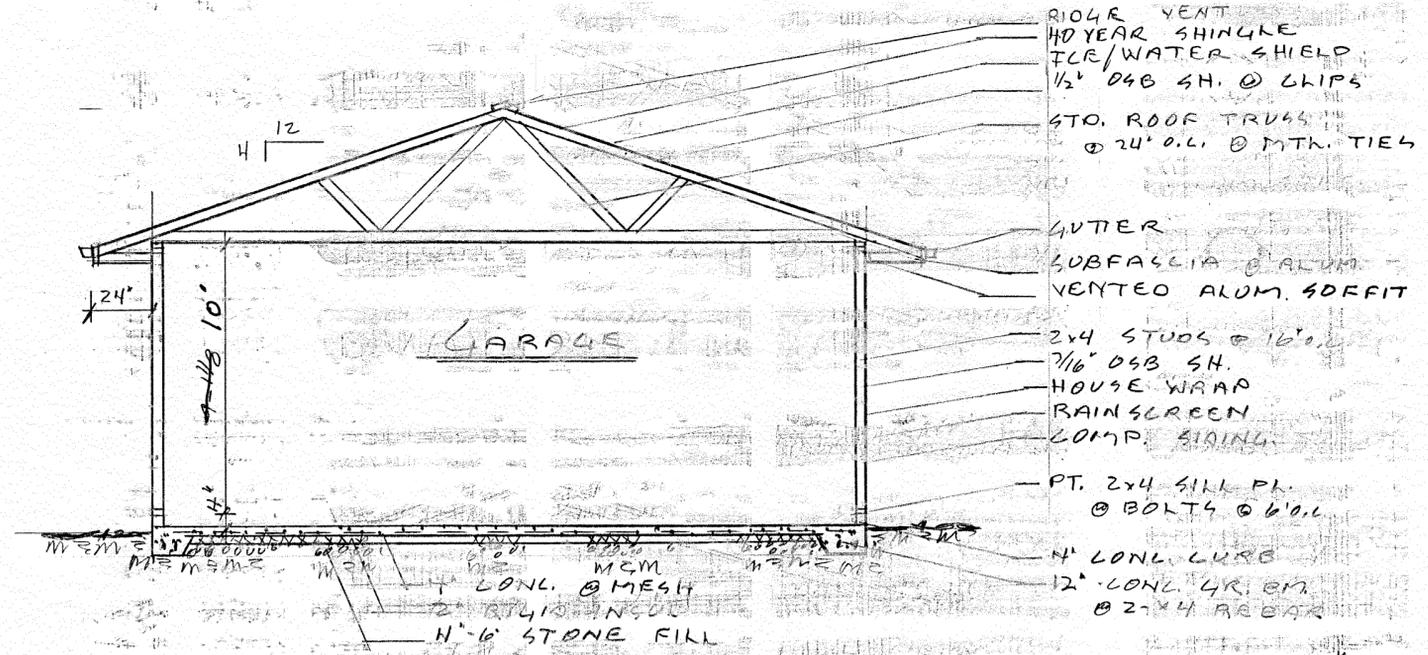
Copies Mailed/Emailed To:

- I. Kendall Schultz: kschultz@generationsic.org

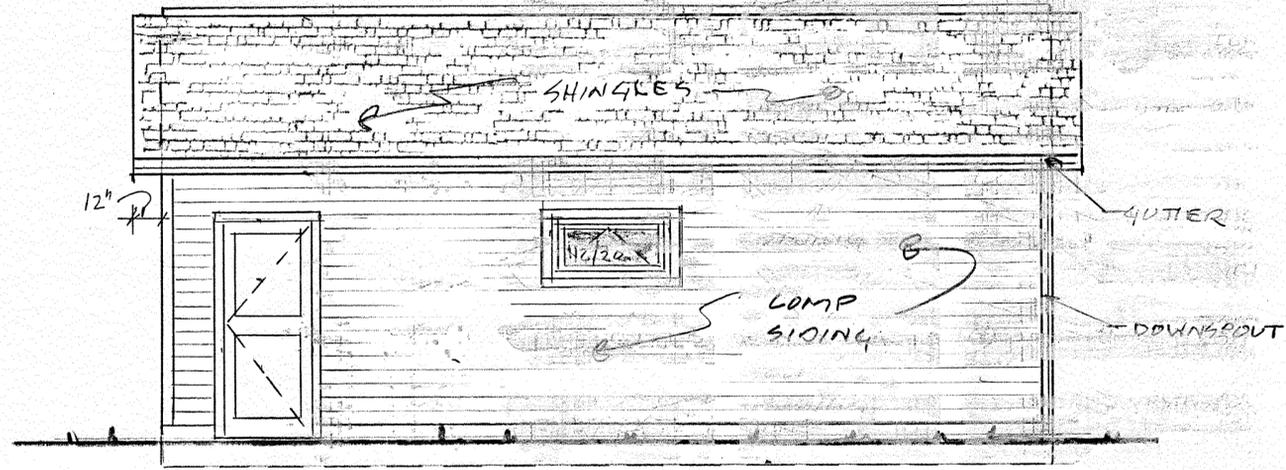
Attachments:

- I. GIS Map/Project Location
- II. Building Plan Materials

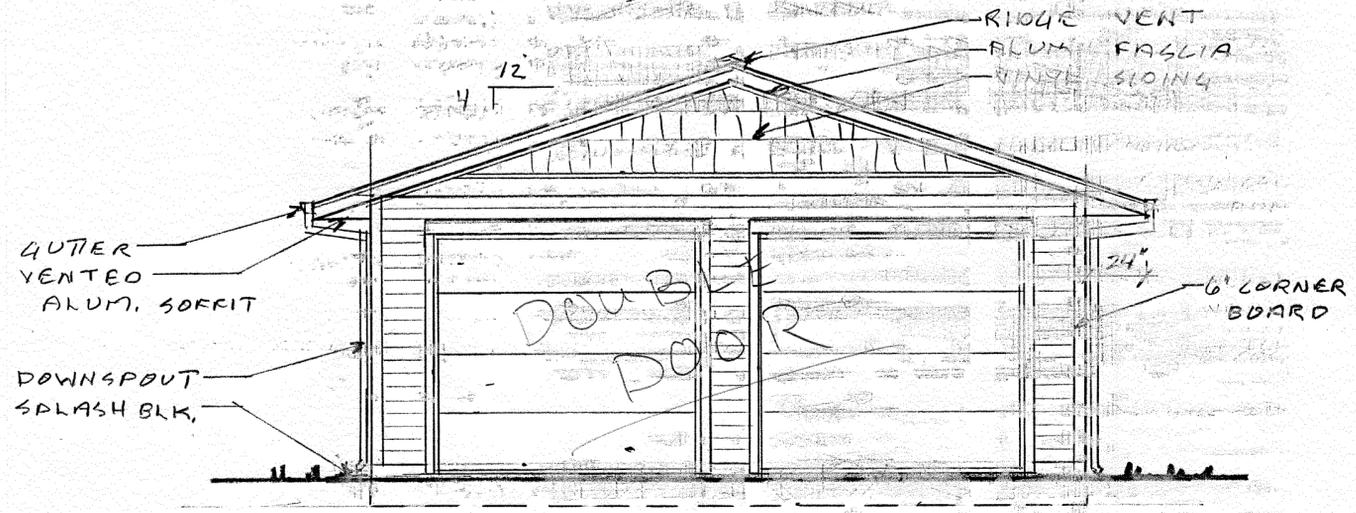




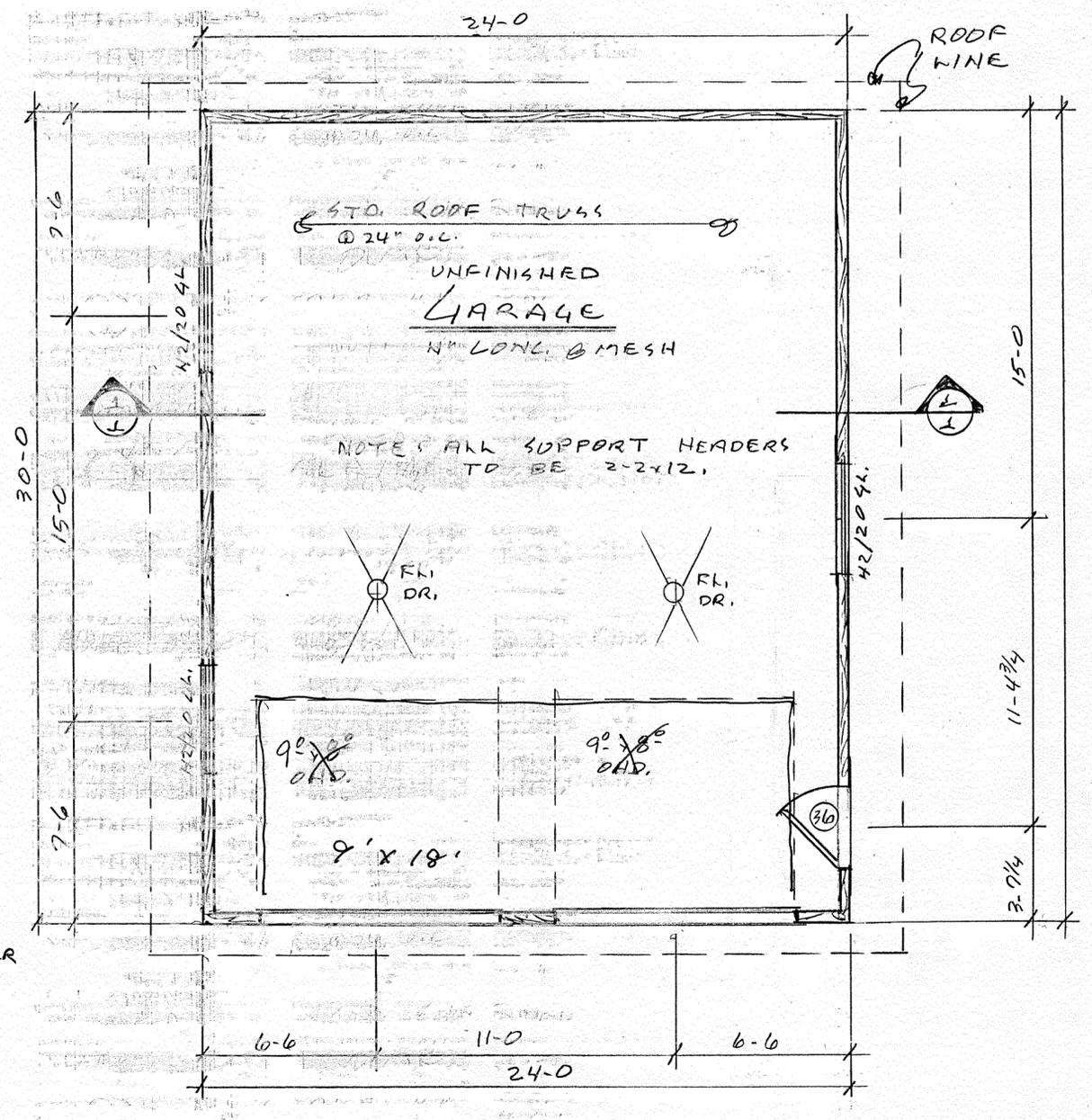
CROSS SECTION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



FLOOR PLAN
SCALE 1/4" = 1'-0"
NORTH

4 OF 1
DATE: 8-25-25
GENERATIONS GARAGE
PLYMOUTH, WI.
DESIGNER
JIM HANLON
ELKHART LAKE, WI.
920-876-2021
DESIGN
4LL

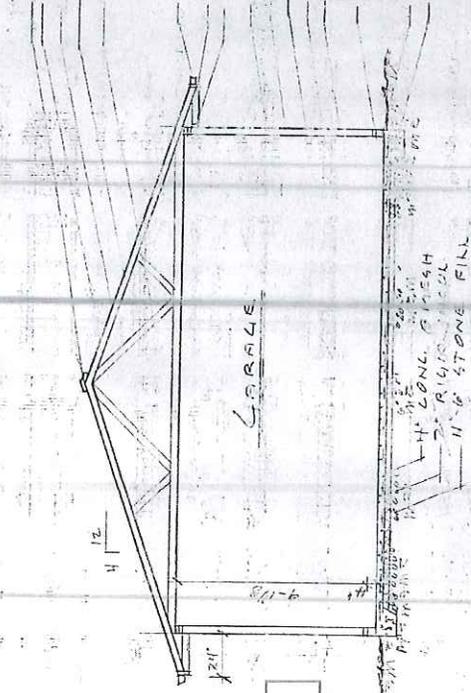
Generations N. Upper Lot
1500 Douglas Dr.

DATE: 8-25-25

GENERATIONS GARAGE

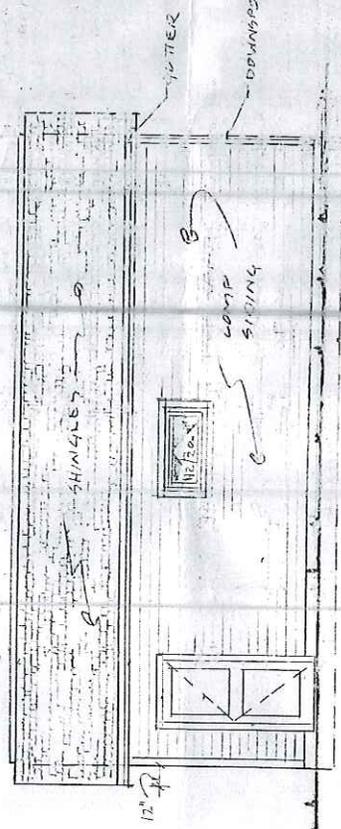
DESIGNER: JIM HANLON
EKKHART LAKE, WI
800-876-7021

- ROOF VENT SHINGLE
- 10 YEAR SHINGLE
- 1/2" D&B SH. & CLIPS
- STO. ROOF
- 2" W.G.C. & PATH. TIE
- GUTTER
- SUBFACIA & ALUM VENTED FLASHING
- 2x4 STUDS @ 16"
- 3/4" OSB
- HOUSE WRAP
- RAIN SCREEN
- COMP. SING. (2)
- PT. 2x4 KILL PL. @ BOLTS @ 6"
- 4" CONC. LUNG
- 12" CONC. CR. BM @ 2x4 BEAR



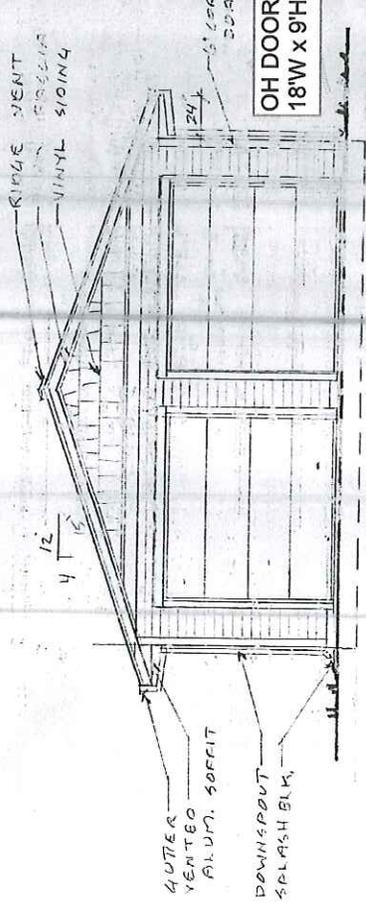
WALL HEIGHT CHANGE: 10'-18"

CROSS SECTION SCALE 1/4" = 1'-0"

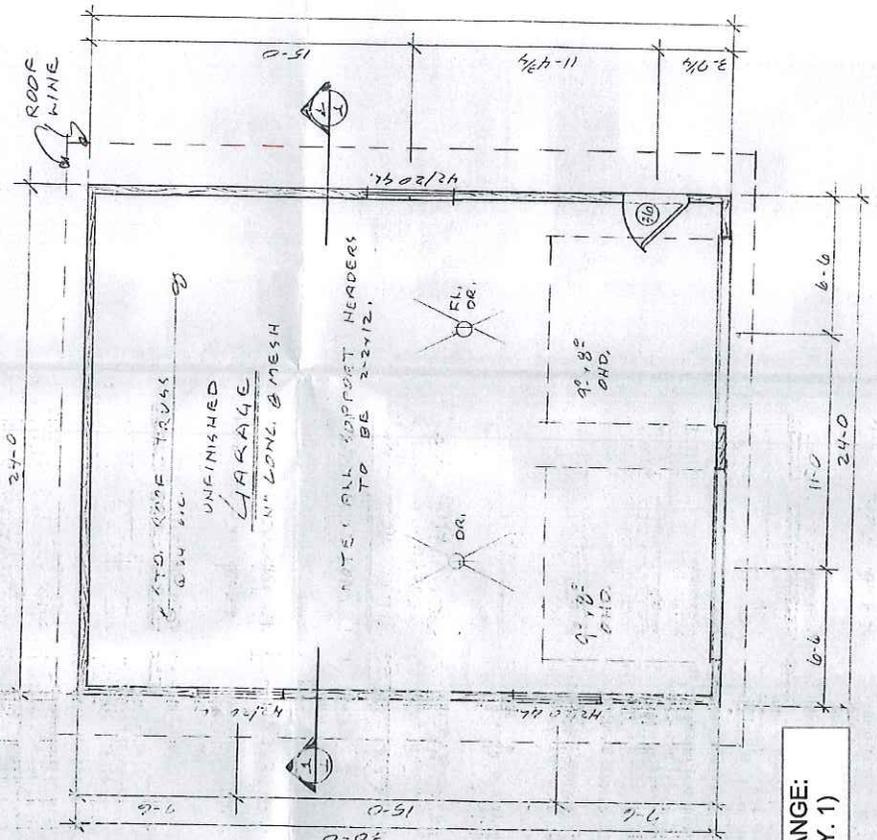


WINDOW DIMENSION CHANGE: 48"W x 36"H (QTY. 3)

EAST ELEVATION SCALE 1/4" = 1'-0"



SOUTH ELEVATION SCALE 1/4" = 1'-0"



OH DOOR CHANGE: 18W x 9H (QTY. 1)

FLOOR PLAN SCALE 1/8" = 1'-0" NORTH



DATE: February 26, 2026

TO: Plan Commission

FROM: Jack Johnston, Assistant City Administrator/Community Development Director

RE: **Comprehensive Plan Amendment Resolution;** from Commercial to Residential; parcel number 59271827944, encompassing ~5.88 acres of land. Parish Engineering (enclosure)
Property Seeking Rezoning Recommendation; A petition to rezone ~5.88 acres of land on tax parcel 59271827944 from PUD Planned Unit Development to R-3 Two-Family Residential District. Parish Engineering (enclosure)

Background:

In December of 2025, the Plan Commission reviewed a concept plan for a six building, 12-unit owner-occupied condominium plan along the east side of Pleasant View Road next to the existing Pleasant View Townhomes development.

Following positive feedback from the Plan Commission at that meeting, the applicants have engaged with Parish Engineering to plan the site and are beginning to seek City zoning approvals as the site is fully planned and engineered. The first step in the zoning approval process is a comprehensive plan amendment and re-zone for the property. This is what the Plan Commission will be considering at this meeting.

Zoning/Comprehensive Plan:

The subject property has Planned Unit Development (PUD) zoning from when the Townhomes property to the east was originally approved in 2012. The PUD zoning district is intended to "provide for greater flexibility in design" than what is traditionally allowed in regular City zoning districts, typically in regards to density, setbacks, etc.

At the time, The Townhomes development was going to be constructed in phases, with phase 1 consisting of the two existing buildings (24 living units in total), and phase 2 adding an additional 2 buildings. Phase 1 was built but, phase 2 has not come to fruition and the developers are now looking at this alternative for the land.

Staff has discussed the current PUD zoning and has recommended the applicants seek a rezone out of PUD and into one of the residential zoning districts that accommodate two-family (duplex) developments. The applicants are moving forward with a rezone petition into R-3 Two-Family Residential District that allows duplex developments as a permitted use.

Further, the City's Comprehensive Plan designates this area as "commercial" on the future land use map, so if the applicant is seeking a rezone out of PUD and into a residential zoning district,

a comprehensive plan amendment application has also been submitted to redesignate this land as “residential” on the existing and future land use maps for the City’s Comprehensive Plan.

Concept Site Design:

At the December meeting, the applicant provided a rough site plan proposal. Since then, the applicant has engaged Parish Engineering to design the site. Parish has provided a more refined concept site plan included in the packet materials for the Plan Commission to see. However, please recall that this meeting only concerns the zoning applications for the rezone and Comprehensive Plan at this time. The concept site plan should be viewed as an exhibit only for the sake this meeting.

Roadways/Access:

The concept plan shows the site would be served by the existing driveway off of Pleasant View Road. Plymouth Fire Department has reviewed the concept plan for the new housing units and is comfortable with access for emergency vehicles.

Residential Parking:

Code requires at least 2 parking stalls per unit in both R-3. The applicant has indicated that each unit will have a two-car garage so this code requirement is being satisfied.

Wetlands/Stormwater Management:

When the phase 1 townhome development was built about ten years ago, a stormwater management pond was installed on the north side of the parcel where these new two-family condos are being proposed. The pond was designed to accommodate both phase 1 (already built) and the formerly proposed phase 2 (an additional 24 rental units across two buildings). As such, the existing stormwater pond should be able to serve the new proposal. The applicant will be responsible to provide an updated verification memo to the City that the existing stormwater pond is functioning as designed and can accommodate both the current development and this proposal. This will then be reviewed by the City Engineer and the City’s consulting engineer to ensure its accurateness.

Duplex Amenities/Design:

In December, the applicant provided some details on the proposed two-family residences in their submitted materials:

- The current conceptual plan is to construct six two family building units under one condominium association. The units will be 1200 – 1350 square feet on the first floor with options for added living space on the lower level with walk out access where possible. If walk out access is not possible code compliant egress units will be installed. Each unit will have a two-stall garage, two bedrooms, two bathrooms, a kitchen, a living room, and first floor laundry. Exterior finishes will be asphalt shingles, aluminum soffit, vinyl siding, fiberglass entry doors and insulated overhead doors. Interior finishes will be painted cabinetry, trim, and doors, LVP and LVT flooring and carpet. Once completed, the association will take over all lawn maintenance and snow removal for the entire project. Our goal is to make these units quality, yet affordable for the homeowner to purchase.

After discussing this with the applicant, this is still the general idea for the homes.

Next Steps/Condo Plat:

If the Comprehensive Plan and rezoning petitions are both approved by the Common Council, staff will continue to work with the developer on the next steps. If the applicant would like these condos to be owner-occupied and not rentals, it is likely there a condominium plat will be the next application the Plan Commission will review to officially divide the real estate. The applicant must adhere to code requirement in both R-3 that require 12,000 square feet minimum lot sizes for each two-family residential building. Based on the current acreage of the existing parcel, the proposed six buildings are well within that range.

Staff Recommendation:

Staff recommends the Plan Commission approve the following items:

- Resolution to recommend the Common Council approve Comprehensive Plan amendment as presented to change the land use from commercial to residential.
 - Common Council would then consider an ordinance to officially amend the Comprehensive Plan at a later meeting.

Staff recommends that the Plan Commission give a positive recommendation to the Common Council on the following (no resolution required):

- Rezone application for ~5.88 acres of land from PUD Planned Unit Development to R-3 Two-Family Residential District.

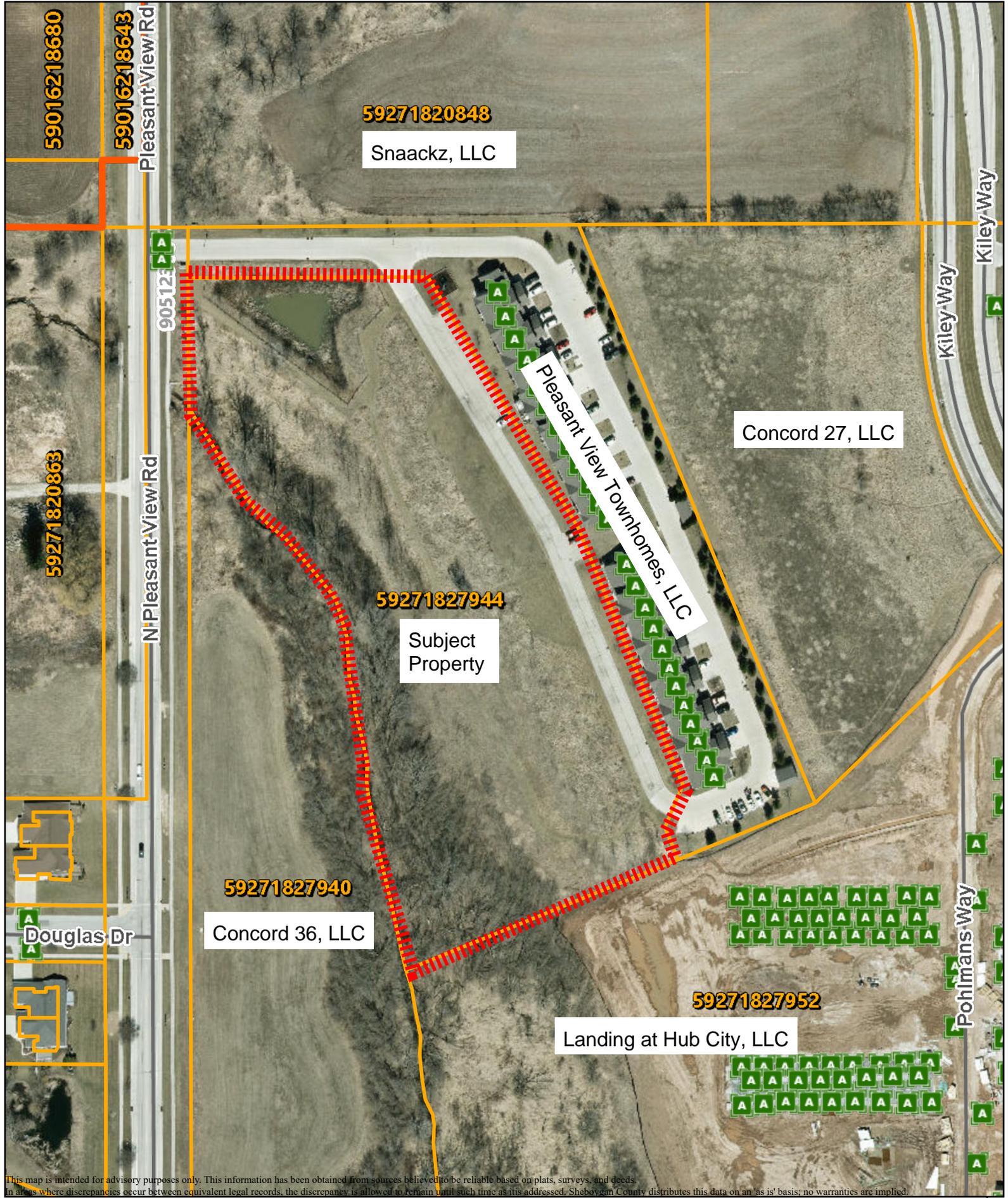
Copies Mailed/Emailed To:

- I. Kacey Calvey: k.calvey@maidenbsc.com
- II. Kevin Parish: kparish@parishse.com

Attachments:

- I. Applicant Materials
- II. Comprehensive Plan Resolution

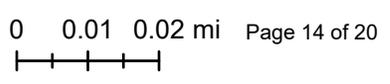
Action	Date	Status
Plan Commission Meeting; Rezone Request	12/4/2025	Rec. Proceed
Public Notice for Rezone; mailer to property owners within 100'	2/12/2026	Mailed
Public Notice to Town of Plymouth	2/12/2026	Mailed
Public Notice for Comp. Plan to newspaper	2/27/2026	Published
Plan Commission Meeting; Rezone and Comp Plan Recommendation	3/5/2026	This meeting
Public Notice for Rezone to newspaper	3/13, 3/20	To be published
Common Council Meeting: Rezone and Comp Plan Public Hearing & Ordinance	3/31/2026	Upcoming
Plan Commission Site Plan Review/Condo Plat	-	Upcoming



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. In 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.



LOCATION MAP



**CITY OF PLYMOUTH PLAN COMMISSION
RESOLUTION NO. _____ OF 2026**

**RECOMMENDING THE ADOPTION OF AN AMENDMENT TO THE
COMPREHENSIVE PLAN EXISTING LAND USE MAP
AND FUTURE LAND USE PLAN MAP BY CHANGING
THE DESIGNATION OF A PARTICULAR PROPERTY FROM
COMMERCIAL TO RESIDENTIAL**

WHEREAS, on October 25, 2022, the Common Council adopted the City of Plymouth Comprehensive Plan to promote public health, safety, and welfare of the City by effectively guiding long-range growth and development within the City and its statutory extra-territorial planning jurisdiction; and

WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, updating the zoning ordinance, accomplishing extra-territorial zoning, and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the City of Plymouth; and

WHEREAS, the Plan Commission has received an application from Kacey Calvey to amend the Comprehensive Plan for approximately 5.88 acres of real property lying east of Pleasant View Road and being Parcel No. 59271- 827944, (the "Property"); and

WHEREAS, the Comprehensive Plan currently provides for an intended use of this area as Commercial and the developer requests an amendment to Residential; and

WHEREAS, the City of Plymouth Plan Commission has reviewed the proposed amendment to the Comprehensive Plan at a regular monthly meeting and believes the amendment will promote the orderly and logical development of land within the City of Plymouth; and

WHEREAS, after a public hearing to be held on _____, 2026, the Common Council will decide whether to adopt by ordinance the proposed amendment to the Comprehensive Plan; and

(The remainder of this page intentionally blank.)

NOW, THEREFORE, BE IT RESOLVED, that the City of Plymouth Plan Commission hereby recommends the adoption of an amendment to the City of Plymouth Comprehensive Plan Existing Land Use Map and Future Land Use Plan Map pursuant to Wis. Stat. §§ 62.23 and 66.1001 to change the designation of the Property from Commercial to Residential.

Adopted this _____ day of March, 2026

Donald O. Pohlman, Chairperson
City of Plymouth Plan Commission

ATTEST:

Jack Johnston
Plan Commission Secretary



DATE: February 26, 2026

TO: Plan Commission

FROM: Jack Johnston, Assistant City Administrator/Community Development Director
Tim Blakeslee, City Administrator/Utilities Manager

RE: **Property Seeking Rezoning Recommendation;** A petition to rezone ~6.875 acres of land on tax parcel 59271821085 from R-4 Multi-Family Residential District to R-5 Traditional Family District. Sheboygan County Economic Development Corporation (enclosure)

Background:

In April of 2025, the Plan Commission approved a preliminary plat for a 94-lot single family residential subdivision along Pleasant View Road by the Sheboygan County Economic Development Corporation (SCEDC). The Plan Commission also approved a two-lot CSM and rezone for a separate multi-family development on the southern side of the property to be undertaken by a separate developer.

Presently, SCEDC has informed staff that the multi-family development is no longer being considered. As a result, SCEDC is now proposing to rezone the southern lot from R-4 Multi-Family Residential to R-5 Traditional Neighborhood in order to match the lot to the north. They have since redesigned the preliminary plat from 94 homes to 102 homes given that the southern lot is now available. That is expected to be reviewed as early as the April Plan Commission meeting.

Comprehensive Plan/Zoning/Setbacks:

The City's future land use map within the 2022 Comprehensive Plan identifies this area to be residential. As such, no comprehensive plan amendment would be required for this project.

The developer is proposing R-5 Traditional Neighborhood District for the subdivision. This district encourages smaller lot sizes (6000 square feet up to 0.75 acres) with greater flexibility in terms of building setbacks. Once completed, the development will be similar in feel to the Vintage neighborhood directly to the southeast of the property across Pleasant View Road.

Developers Agreement Amendment/TID #7

This property is included in TID #7, created on September 24, 2024. TID #7 is a Mixed-Use District comprising approximately 246.47 acres in the eastern part of the City. As a mixed-use TID, no more than 35% of the district can consist of newly platted residential properties. This parcel was designated as a site for newly platted residential development in the TID #7 project plan. Therefore, residential development is permitted at this site without requiring an amendment to the TID project plan.

The development is expected to generate \$26 million in new assessed valuation. The Common Council directed the use of \$2.0 million from the Housing Increment Fund (totaling about \$2.5 million) instead of a typical pay-go TID funding model to support the project. This approach

allowed the SCEDC to apply for and receive a Wisconsin Housing and Economic Development Authority (WHEDA) loan through the state at a 1% interest rate. WHEDA does not allow funding from an active TID but permits funding from the Housing Increment Fund.

The City and the SCEDC has finalized a development agreement to build at least 90 single-family homes (with the current proposal at 102), with construction required to begin by June 30, 2026. A revised development agreement with an updated timeline will come before the Common Council in Spring 2026. The project was slightly slowed while waiting for clarification if a State Assembly repair bill was required for the WHEDA Loan. Final determination is that the repair bill is not required and the project can proceed.

Staff Recommendation:

Staff recommends that the Plan Commission recommend approval of the rezone petition for the southern lot as proposed from R-4 to R-5. The Common Council will then have a public hearing at their March 10th meeting for the rezone and consider the rezone ordinance.

Copies Mailed/Emailed To:

- I. TJ Crowns: tcrowns@sheboygancountyedc.com
- II. Dave Biebel: dbiebel5@gmail.com

Attachments:

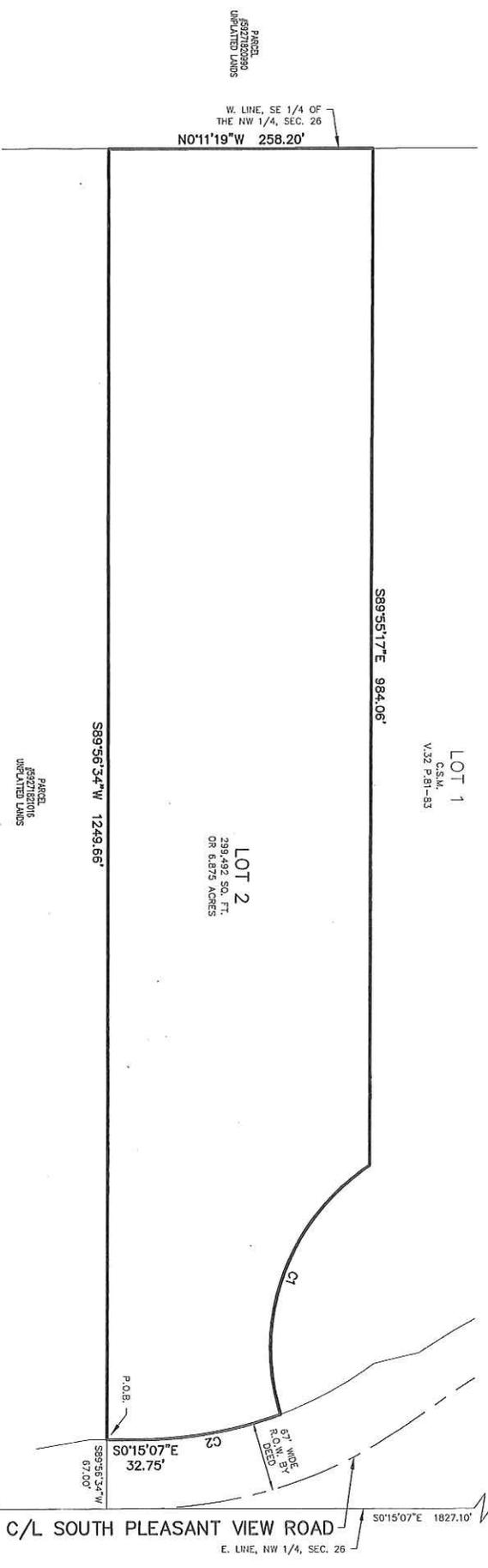
- I. Rezone Exhibit

Action	Date	Status
Public Notice for Rezone; property owners within 100'	2/10/26	Mailed
Public Notice for Rezone; newspaper	2/20, 2/27	Published
Plan Commission Meeting; Rezone Request for Lot 2 from R-4 to R-5	3/5/2026	This meeting
Common Council Meeting: Rezone Public Hearing and ordinance	3/10/2026	Upcoming
Plan Commission Preliminary Plat	-	Upcoming
Plan Commission Final Plat	-	Upcoming
Common Council Final Plat	-	Upcoming

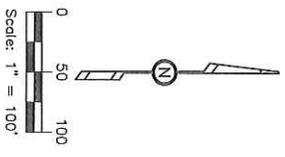
RE-ZONE EXHIBIT
 Lot 2, C.S.M. V.32 P.81-83, Part of the SE 1/4 of the NE 1/4, Section 26,
 T15N, R21E, City of Plymouth, Sheboygan County, Wisconsin.

Description of Parcel to be Re-Zoned:

Lot 2, Certified Survey Map recorded in V. 32, P. 81-83, located in the Southeast 1/4 of the Northwest 1/4 of Section 26, T15N, R21E, City of Plymouth, Sheboygan County, Wisconsin described as:
 Commencing at the North corner of said Section 26; thence S0°15'07"E 1827.10 feet along the East line of the Northwest 1/4 of said Section 26; thence S89°56'34"W 67.00 feet to the POINT OF BEGINNING of this description; thence S89°56'34"W 1249.66 feet along the South line of said Lot 2; thence N0°11'19"W 258.20 feet along the West line of the Southeast 1/4 of the Northwest 1/4 of said Section 26; thence S89°55'17"E 984.06 feet along the North line of said Lot 2; thence Southeastern 275.93 feet on a 210.00 foot radius curve to the left, the chord of which bears S70°11'06"E 256.50 feet; thence Southeastern 138.91 feet along the West Right-of-Way of South Pleasant View Road on a 391.39 foot curve to the right, the chord of which bears S10°25'13"E 138.18 feet; thence S0°15'07"E 32.75 feet along said Right-of-Way to the point of beginning.
 This parcel contains 299,492 square feet or 6.875 acres.



Curve Table					
Curve #	Delta	arc	Radius	Bearing	Distance
C1	75°16'56"	275.93'	210.00'	S70°11'06"E	256.50'
C2	20°20'05"	138.91'	391.39'	S10°25'13"E	138.18'





ENGINEERS-SURVEYORS-DRAFTERS
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 FILE No.: 20250145
 DATE: 2/5/2026
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