

City of Plymouth SPECIAL Plan Commission

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

Chairman; Mayor Don Pohlman

Members:

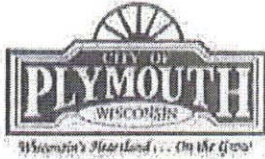
Carole O'Malley
Jeremy Schellin
Greg Hildebrand
Ron Nicolaus
Randy Schwoerer
Jim Droste

The City of Plymouth Plan Commission will have a **SPECIAL MEETING** on Thursday, **December 29, 2023 at 8:45** in **Room 302 Council Chambers**, City Hall, and Plymouth, WI.

The agenda will be as follows:

- 1.) Call to order**
- 2.) Property Seeking Recommendation for Amending the City of Plymouth Comprehensive Plan** to consider amending the Planned Land Use Maps of the City of Plymouth Comprehensive Plan from Institutional/Governmental to Commercial for the property located at 818 E Clifford St., Tax Parcel # 59271821563. Kroener
- 3.) Adjourn**

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

Zoning Administrator
128 Smith Street
P.O. Box 107
Plymouth, WI 53073
(920) 893-1271
fax (920) 893-9590

inspectorpete@plymouthgov.com

**COMPREHENSIVE PLAN MAP AMENDMENT
APPLICATION**

Application Fee: (Non-refundable) \$ 450.00 Regular Meeting/ \$800.00 Special Meeting

Completed application must be filed with the City Zoning Administrator. To be placed on the agenda of the City Plan Commission, application must be filed four weeks prior to date of meeting. City Plan Commission meets the first Thursday of the month. Applications that are not complete or that are not legible will not be accepted. Please use attachments as necessary

SUBJECT PROPERTY:

Name of Proposed / Existing Business: existing Pros4 Technology / proposed Carbliss

Property Address / Lot Number: 59271821563

Legal Description: lot 3 csm V21 P35-38 # 17416221 - PRT W/2 NE 1/4, sec 27 + PRT BLK 2 REITS + Scherer's add

Existing Zoning: R4 Proposed Zoning (if applicable): B-1

Land use as shown in the City of Plymouth Comprehensive Plan:

Lot Size (acres or ft²) 1.5 acres Dimensions x Irregular Shaped Lot X

Existing Structures and Principal Use of Subject Property: Office Building, office use

Proposed Structures and Principal Use of Subject Property (if applicable): same

ADJACENT PROPERTY:

List adjacent land uses within three hundred (300) feet of subject property border, their principal uses, names, and addresses of owners:

North: Office / hospital / assisted living

South: Public Recreation / Ball field / parking

East: vacant

West: Residential

What is the surrounding future land use according to the Planned Land Use Maps: PUD-office,
Recreation, Residential

SUPPORT FOR AMENDMENT:

List the changes, if any, that have occurred in the area of the proposed amendment since the comprehensive plan's adoption:

This has been a business for a number of
years. Minimal surrounding changes.

How will the proposed amendment benefit the community:

Correcting comp plan for actual use.

CONTACT INFORMATION:

Applicant(s) Adam Kroener will be owner as of 12/15/23
 Applicant is owner

Mailing Address N5298 Kyle Court Plymouth WI 53073

Phone (day) 920-286-3159 (evening) _____ Fax _____

Cellular _____ Email adam@DrinkCarblis.com

Owner(s) (if different than applicant) _____


Mailing Address _____

Phone (day) _____ (evening) _____ Fax _____

Cellular _____ Email _____

DECLARATION OF ACCURACY:

I am making this application for the Change to the Comprehensive Plan Map of the above-described Subject Property and request a public hearing. I further certify that the information stated above and on any attachments is true and correct to the best of my knowledge and belief.

Applicant's Signature:  Date: 12/8/23

Print Name Above: Lindsey Kohlman

REQUIRED ATTACHMENTS:

1. Application fee of \$400.00. Please make check or money order payable to "City of Plymouth".
2. Fourteen (14) copies of a map showing the subject property and all property within 300' feet of the subject property on 8.5" x11" or 11"x17" paper

ADDITIONAL REQUIREMENTS/INFORMATION:

- Return this completed form and the required fee to the *City Zoning Administrator*.
- The applicant may present any additional information which it feels necessary.
- Additional information may be required by the *City Zoning Administrator*, Plan Commission or other Boards, Commissions or Officers of the City of Plymouth.
- A public hearing will be held before the Common Council or Plan Commission on the Comprehensive Plan Map Amendment Application. Notice of the public hearing will be sent to the Applicant, *City Zoning Administrator*, Members of the Common Council and Plan Commission.
- Should you have questions about this form or the information requested, contact the *Zoning Administrator* at (920) 893-1271, ext. 320.

Office Use Only:

Date Received _____ Fee paid (Check # _____; Receipt # _____)
Date of Hearing _____ Date Published _____
Date Notice Mailed _____
Hearing Held on _____ Disposition _____
Applicant Notified on _____ by _____

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

EXHIBIT A
Legal Description

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