CITY PLAN COMMISSION AGENDA

February 28, 2023 at 4:00 PM

City Hall, 3rd Floor - Council Chambers, 828 Center Avenue, Sheboygan, WI

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify potential conflict of interest

MINUTES

4. Approval of the Plan Commission minutes from February 14, 2023.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Conditional Use and Sign Permit with exceptions by Sheboygan Area School District to install a new video scoreboard at North High School located at 2926 N. 10th Street.
6. Application for Conditional Use with exceptions by Kathleen and Scott LaBonte to operate Sheboygan Area Pay It Forward at 933 Michigan Avenue.
7. Application for Conditional Use Permit with exceptions by Kamlesh Brahmbhatt to remodel the existing vacant carwash section of the building into additional dining and kitchen space at the BP Service Station located at 905 Erie Avenue.
8. Application for Conditional Use Permit with exceptions by Michael Thomas to operate Midwest Boxing and Beauty Art Dance (BAD) University in the multi-tenant facility located at 1224 Weeden Creek Road.
9. Gen. Ord. No. 27-22-23 by Alderperson Mitchell amending Section 15.207 of the City of Sheboygan Zoning Ordinance, Nonconforming Use Regulations, and Section 15.934, Zoning Board of Appeals, so as to streamline and expedite the process of reviewing nonconforming use applications.
10. Gen. Ord. No. 21-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Public Parks and Open Space to Multi-Family Residential Classification.
11. R. O. No. 107-22-23 by City Clerk submitting an application from Froedtert Health, Inc. for a change in zoning classification for property off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel No. 59281631481 (Lot 1) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

12. Gen. Ord. No. 24-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

13. Gen. Ord. No. 22-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Public Parks and Open Space to Institutional and Community Facilities Classification.

14. R. O. No. 108-22-23 by City Clerk submitting an application from Froedtert Health, Inc. for a change in zoning classification for property off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel No. 59281631481 (Lot 2) from Suburban Residential (SR-5) to Suburban Office (SO) Classification.

15. Gen. Ord. No. 25-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Suburban Residential (SR-5) to Suburban Office (SO) Classification.

16. Gen. Ord. No. 23-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Public Parks and Open Space to Multi-Family Residential Classification.

17. R. O. No. 109-22-23 by City Clerk submitting an application from Froedtert Health, Inc. for a change in zoning classification for property off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel No. 59281631481 (Lot 3) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

18. Gen. Ord. No. 26-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

NEXT MEETING

19. March 14, 2023

ADJOURN

20. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

City Hall • Mead Public Library
Sheboygan County Administration Building • City's website

CITY OF SHEBOYGAN

CITY PLAN COMMISSION MINUTES

Tuesday, February 14, 2023

OPENING OF MEETING
MEMBERS PRESENT: Mayor Sorenson, Ryan Sazama, David Hoffman, Jerry Jones and Marilyn Montemayor
EXCUSED: Alderperson Mitchell and Kimberly Meller
STAFF/OFFICIALS PRESENT: Planning & Development Director Chad Pelishek and Manager of Planning & Zoning Steve Sokolowski

OPENING OF MEETING

1. Roll Call

   Mayor Sorenson called the meeting to order.

2. Pledge of Allegiance

   The Pledge of Allegiance is recited.

3. Identify potential conflict of interest

   No committee member had a conflict of interest.

MINUTES

4. Approval of the Plan Commission minutes from January 24, 2023.

   Motion by Jerry Jones, second by Dave Hoffman to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Conditional Use by Nick Brock to convert the commercial building into a single-family residence at 2516 Calumet Drive.

   Motion by Jerry Jones, second by Ryan Sazama to approve with the following conditions:
   1. Prior to occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements. The conversion, inspections and occupancy for the single-family dwelling shall be completed by March 31, 2023.
   2. Outdoor storage of materials, products or equipment shall be prohibited.
   3. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
   4. Applicant shall completely remove the old pylon and parking lot directional signs at the northeast corner of the property adjacent to the driveway by March 31, 2023.
   5. Applicant shall remove the wall sign at the northeast corner of the building (north elevation). Applicant shall install siding to match the existing siding in terms of design, color, materials, width, etc. by March 31, 2023.

6. If applicant leases space to additional tenants, the tenants shall obtain all necessary land use & building approvals/permits prior to occupancy (future uses may require conditional use permits, building/mechanical permits, occupancy permits, etc.).
7. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments

Motion carried.

6. Application for Conditional Use with exceptions by Alfredo Venegas to operate Vene's Pancake House at 1630 Michigan Avenue.

Motion by Marilyn Montemayor, second by Jerry Jones to approve with the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain the necessary liquor license in order to serve alcohol. Applicant may serve alcohol if and only if all required liquor licenses are obtained.
3. Dumpsters and/or grease receptacles shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen the dumpster. Dumpsters shall be screened and enclosed prior to issuance of an occupancy permit.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
6. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
8. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs).
9. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation.
10. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried.

7. Application for Conditional Use with exceptions by Zach Fitzgerald to construct a new dwelling unit in the commercial building located at 834 N. Water Street.

Motion by Jerry Jones, second by Dave Hoffman to approve with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, DNR, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Building permits shall be issued only at such time as the applicant can provide documentation that they own the parcel.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen the dumpster.
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).

5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
8. Absolutely no portion of the building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
9. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
10. Applicant shall obtain the necessary sign permits prior to installation. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs).
11. Applicant shall remove all unused signs and all signage referring to previous business.
12. The applicant may replace the existing glass block window infill with storefront units per the approved plan. If staff has any concerns with the design, the matter may be brought back to the Plan Commission for their consideration.
13. If there are to be any exterior renovations to the facility, the applicant will be required to obtain Architectural Review Board approval prior to receiving a building permit for such renovation. The colors and materials are to complement/match the existing building.
14. If applicant leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy (future uses and/or phases may require conditional use permits, building/mechanical permits, occupancy permits, etc.).
15. If there are any amendments to the site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried.

NEXT MEETING

8. February 28, 2023

ADJOURN

9. Motion to Adjourn

Motion by Jerry Jones, second by Ryan Sazama to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4:11 p.m.

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use and Sign Permit with exceptions by Sheboygan Area School District to install a new video scoreboard at North High School located at 2926 N. 10th Street. SR-5 Zone.

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

REPORT DATE: February 24, 2023 **MEETING DATE:** February 28, 2023

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

The Sheboyagn Area School District is proposing to install a new video scoreboard at North High School located at 2926 N. 10th Street. The applicant states:

- The school district is proposing to upgrade the North High School outdoor sports field scoreboard. Currently, the scoreboard is solely used for football events.

- The intent is to upgrade the existing scoreboard to one that has video capabilities. With the upgrade of video, North will have the flexibility to use it for multiple sports and other events.

- The district is working to create curriculum for the students to develop multimedia productions which can be displayed on the video board during school events. This experience can then be used to advance future opportunities in their careers. The addition of video would also be used to increase school spirit while attending the sporting events.

- We feel that there will be not be any substantial or undue impact to our neighbors by adding the video board. The new scoreboard will not have sound capabilities. The existing stadium sound system will be utilized as it has been in the past to compliment the video. Due to the large setback of over 1000 feet from the houses to our north on Grand Avenue, the video display should not be a disruption to the neighborhood.

- The existing scoreboard foundation and framework will be utilized so there will be no location or directional viewing changes involved in this project. The board will only be viewed from the spectator stands and from the north end of the grounds.

- The new scoreboard will have an aluminum surface with colors to match the North High School theme. The plan is to begin the scoreboard conversion this summer and have it completed before the first football game in August.

- The proposed scoreboard is approximately the same size and height as the existing scoreboard.

- The new video scoreboard is proposed to be 380sf (15.2 x 25).

    - The Sheboygan north ID Panel on the top of the scoreboard is 50sf (2 x 25)
    - The video display area is 180sf (7.2 x 25)
    - The football scoreboard is 100sf (4 x 25)
    - The sponsor panel below the scoreboard is 50sf (2 x 25)

- The scoreboard will be approximately 27 feet tall.

STAFF COMMENTS:

The Plan Commission should have the applicant address specifically when and how North High School intends on using the video portion of the scoreboard:

- The applicant mentions that the new video scoreboard will provide flexibility to use it for multiple sports and events. The applicant should explain all of the proposed uses of the new video scoreboard.

- Will the new video scoreboard be on during off-nights when there are no sports and/or events? During the off season? At night?

- What will the North High School be advertising? Do they plan on advertising just for the North High? For other events? For businesses?

Applicant is requesting the following exceptions:

- To install a 380sf scoreboard - Maximum permitted sign area for a school in a residential zone is 24sf.

Applicant believes the exception is justified due to the size of their facility/property which should have minimal impact on the adjacent neighborhood.

Applicant also believes that the scoreboard can be utilized to enhance the game day experience with scores, videos and advertising all of which will increase school spirit while attending the sporting events.

Staff does not object to the proposal.

ACTION REQUESTED:

Staff recommends approval of the conditional use/sign permit and exceptions subject to the following conditions:

1. Applicant shall obtain the necessary permits to install the scoreboard/sign.
2. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
3. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.
4. The electronic message center shall be for North High School events only (no off-premise business advertising is permitted on the electronic message center).
5. If there are any amendments to the approved site/sign plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

City of Sheboygan spirit on the lake	**CITY OF SHEBOYGAN** **APPLICATION FOR CONDITIONAL USE**	**Fee:** $250.00 **Review Date:** _____ **Zoning:** _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title	
Sheboygan Area School District	Joseph Vollmer	Coordinator of Facilities Services	
Mailing Address	**City**	**State**	**ZIP Code**
830 Virginia Ave.	Sheboygan	WI	53081
Email Address	**Phone Number (incl. area code)**		
JVollmer@SASD.NET	920-946-3548 (cell) 920-459-3571 office		

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Applicant Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address	**City**	**State**	**ZIP Code**
Email Address	**Phone Number (incl. area code)**		

SECTION 3: Project or Site Location

Project Address/Description		Parcel No.
2926 North 10th Street	North High School	59281714310

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	NORTH HIGH SCHOOL
Existing Zoning:	Suburban/Residential 5
Present Use of Parcel:	High School Sporting Events
Proposed Use of Parcel:	High School Sporting Events
Present Use of Adjacent Properties:	Residential Homes & Grocery Store

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Sheboygan Area School District Joseph Vollmer	Coordinator Facility Services	920-946-3548
Signature of Applicant		**Date Signed**
Joseph J. Vollmer		1-25-2023

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of $250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SHEBOYGAN AREA
SCHOOL DISTRICT

Date: 1-26-2023

Steve Sokolowski
Department of City Development
828 Center Ave. Suite 208
Sheboygan, WI 53081

Conditional Use Explanation

Dear Mr. Sokolowski,

The intent of this letter is to explain the reason for the Sheboygan Areas School Districts conditional use permit application.

The school district is pursuing the possible upgrade of the North High School outdoor sports field scoreboard. Currently, the scoreboard is solely used for football events. It is our intent to upgrade the existing scoreboard to one that has video capabilities. With the upgrade of video, we will have the flexibility to use it for multiple sports and other events.

The district is working to create curriculum for the students to develop multimedia productions which can be displayed on the video board during school events. This experience can then be used to advance future opportunities in their careers. The addition of video would also be used to increase school spirit while attending the sporting events.

We feel that there will be not be any substantial or undue impact to our neighbors by adding the video board. The new scoreboard will not have sound capabilities. The existing stadium sound system will be utilized as it has been in the past to compliment the video.
Due to the large setback of over 1000' from the houses to our north on Grand Avenue, the video display should not be a disruption to the neighborhood.

The existing scoreboard foundation and framework will be utilized so there will be no location or directional viewing changes involved in this project. The board will only be viewed from the spectator stands and from the north end of the grounds. The new scoreboard will have an aluminum surface with colors to match the North High School theme. The plan is to begin the scoreboard conversion this summer and have it completed before the first football game in August.

VIDEO MODE

SCORING MODE

- ID Panel (Non-Backlit)
  2' high x 25' wide
  (above video display)
- Daktronics Video Display
  LVX-16MT-132x440
  7.2' high x 25' wide
- Football Scoreboard
  FB-2036-A-PV
  w/ TNMCs
  4' high x 25' wide
- Sponsor Panel (Non-Backlit)
  2' high x 25' wide
  (below scoreboard)

PRODUCTION-READY ARTWORK NEEDED FOR: *"SN" LOGO*

1-24-2023 (Rev1) Concept Sheboygan North HS LVX-16MT-132x440 (1)

SHEBOYGAN NORTH HIGH SCHOOL SHEBOYGAN, WI

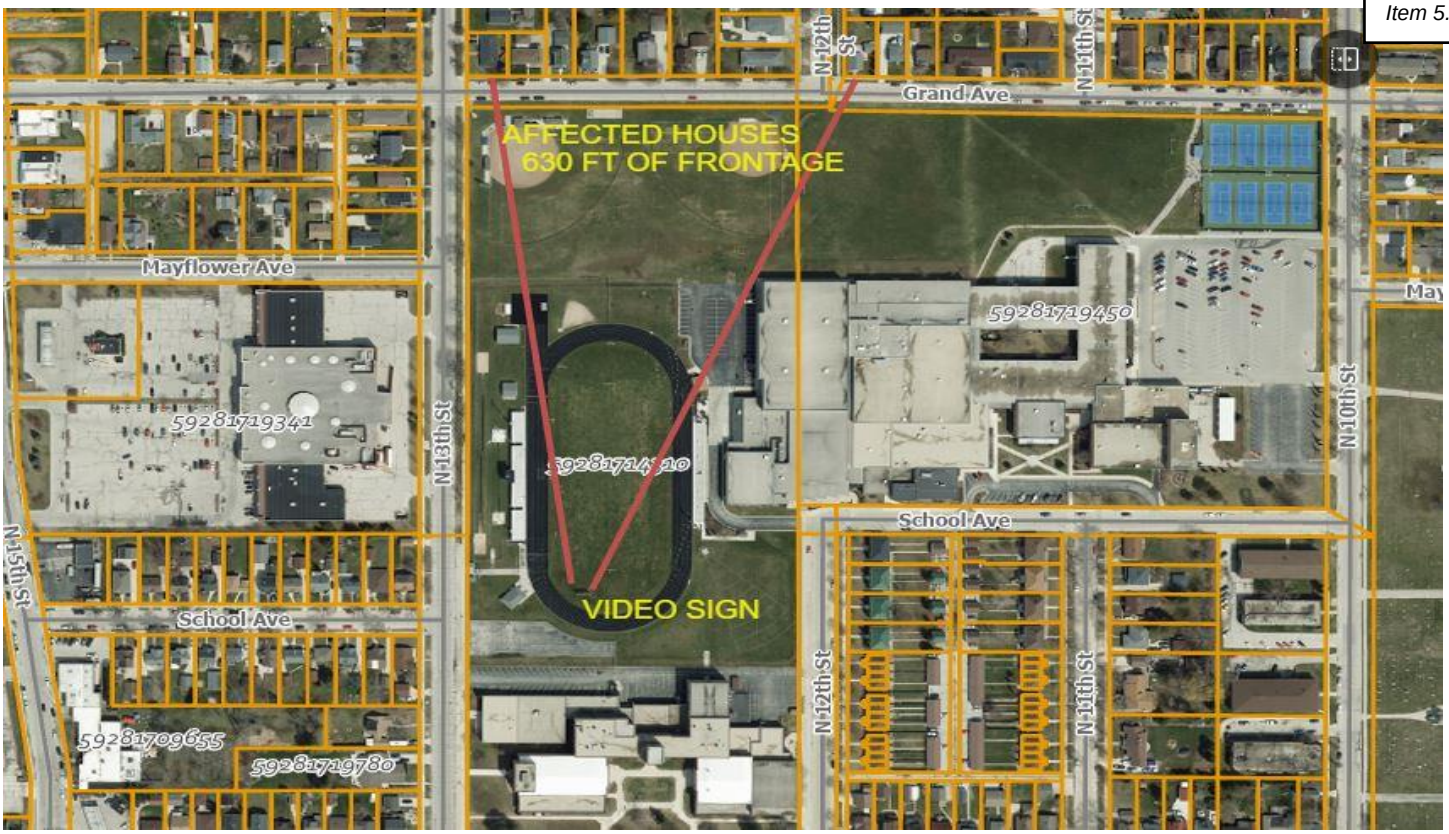
THIS ARTWORK IS PROTECTED UNDER FEDERAL AND INTERNATIONAL COPYRIGHT LAW. EXPRESSED PERMISSION FROM DAKTRONICS INC. IS REQUIRED FOR REPRODUCTION. RENDERINGS ARE FOR THE EXCLUSIVE USE OF DAKTRONICS, DAKTRONICS CUSTOMERS, AND A CUSTOMER'S PARTNERS. RENDERINGS ARE CONCEPTUAL IN NATURE, AND ALTERATIONS MAY OCCUR DURING THE DESIGN AND INSTALLATION PROCESS. THEREFORE, THESE RENDERINGS DO NOT REPRESENT FABRICATION OR STRUCTURAL ENGINEER CERTIFIED OR STAMPED DOCUMENTS.

23'
20'
7'
SHEBOYGAN NORTH
GOLDEN RAIDERS
HOME
GUESTS
T. O. L.
T. O. L.
BALL ON
DOWN
YDS TO GO
QTR
BILL RICHARDS' FAMILY
RAIDER CLASSES OF '01, '02, '06
BLAKE BUHR #8

Existing Scoreboard

Proposed Score Board

Proposed Scoreboard Video Mode


AFFECTED HOUSES
630 FT OF FRONTAGE
VIDEO SIGN
Grand Ave
Mayflower Ave
School Ave
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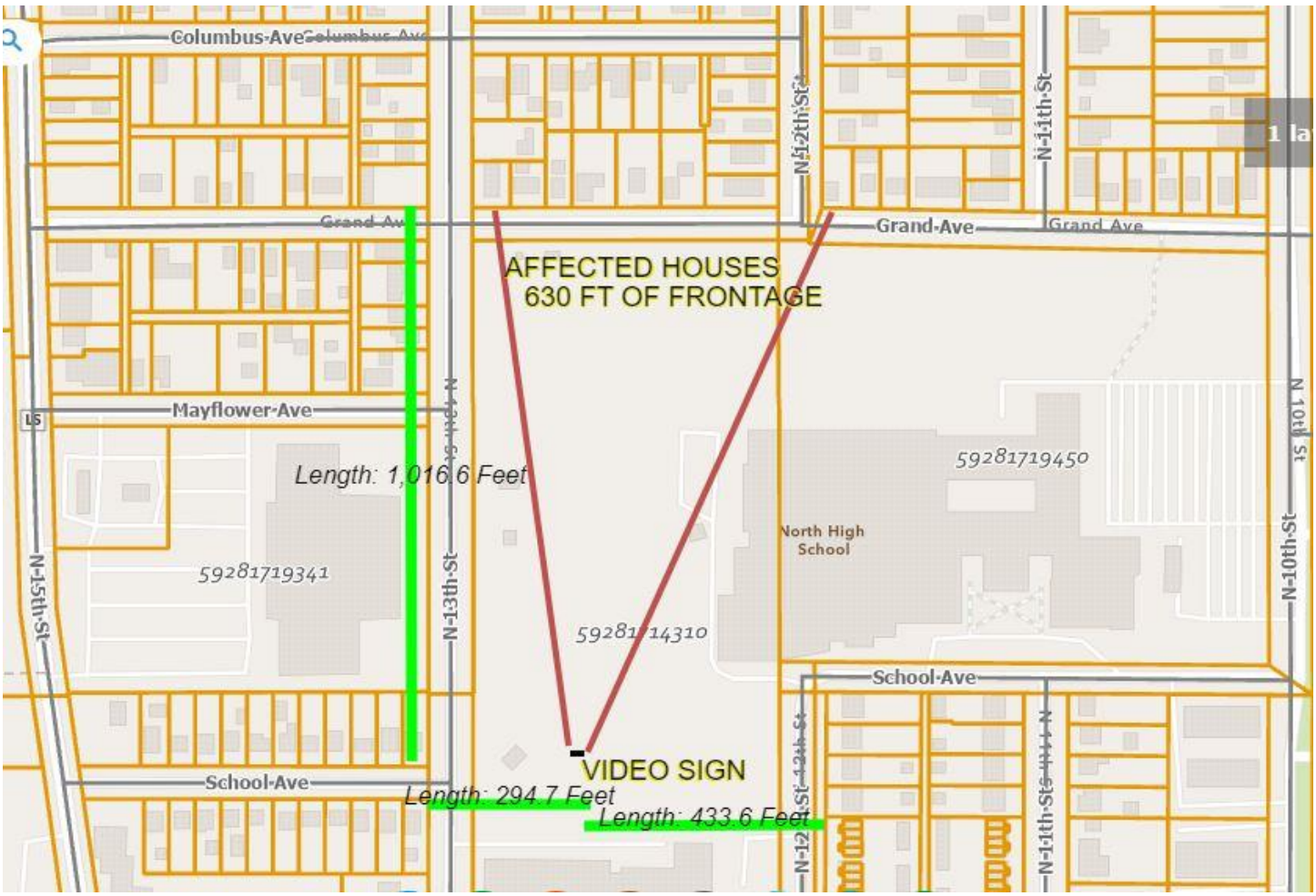
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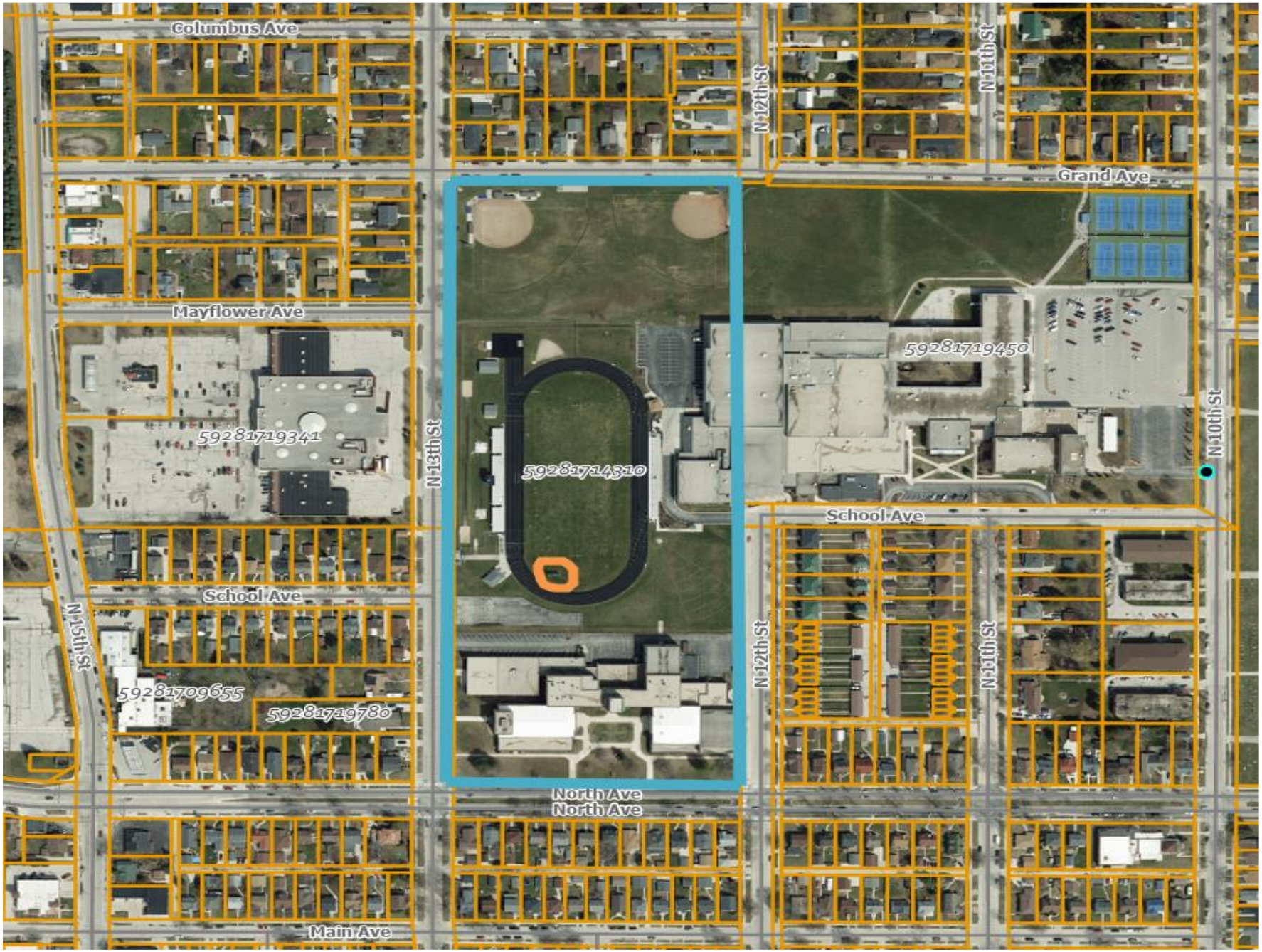
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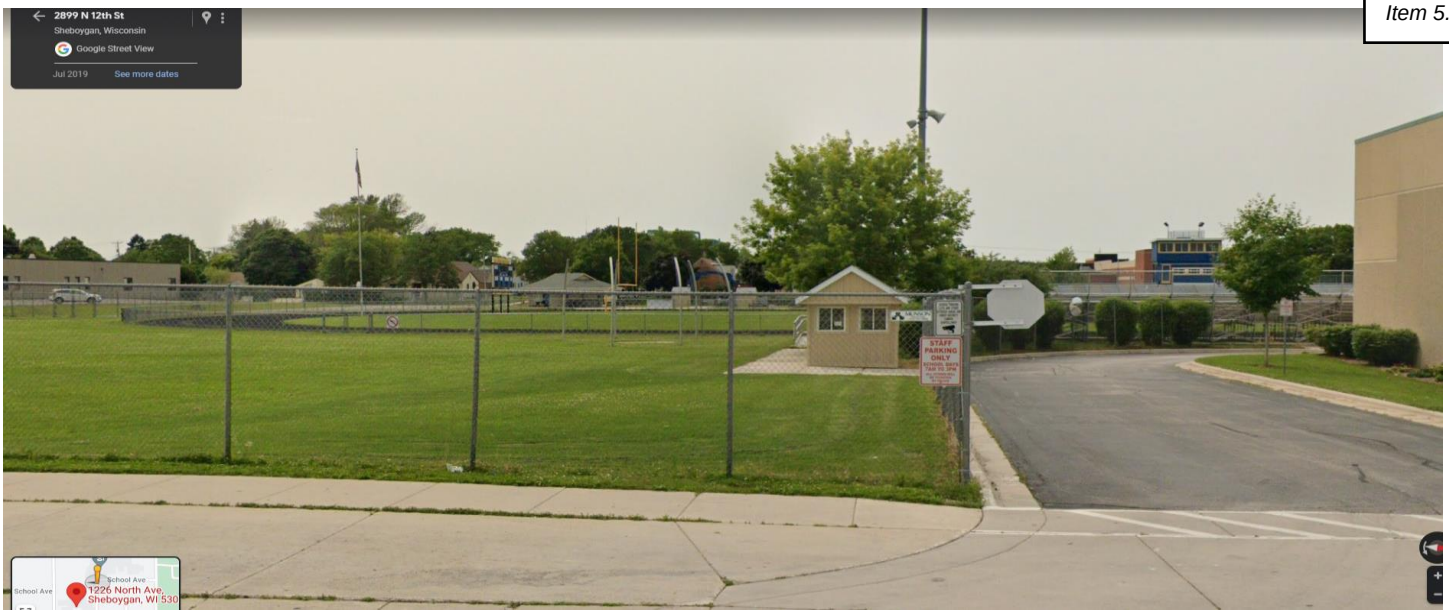
North Ave
North Ave
Main Ave

East View

West View

Southwest View


2899 N 12th St
Sheboygan, Wisconsin
Google Street View
Jul 2019
See more dates
STAFF PARKING ONLY
School Ave
1226 North Ave
Sheboygan, WI 530

2800 N 13th St
Sheboygan, Wisconsin
Google Street View
Jul 2019
See more dates
Google
Image capture: Jul 2019 © 2023 Google

1226 Grand Ave
Sheboygan, Wisconsin
Google Street View
Jul 2017
See more dates
©2019 Google
Grand Ave
North High School
N 15th St
Google

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Kathleen and Scott LaBonte to operate Sheboygan Area Pay It Forward at 933 Michigan Avenue. CC Zone.

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

REPORT DATE: February 24, 2023 **MEETING DATE:** February 28, 2023

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Kathleen and Scott LaBonte are proposing to operate Sheboygan Area Pay It Forward at 933 Michigan Avenue. The applicant states:

- Sheboygan Area Pay It Forward, Inc. proposes to utilize the commercial space at 933 Michigan Ave, as our office and a day center for our peers experiencing homelessness and those at high risk of homelessness.

- The commercial space was formerly The Greenhouse CBD shop but has been vacant for about a year. The other half of the building is Vreeke's Bar and the upstairs is apartments with current tenants.

- This site gives our clients easy walkability to downtown services including the Community Cafe on 7th and Ontario for lunches, The Department of Health and Human Services, The Warming Center, The Open Door, Lighthouse Recovery Community Center, Salvation Army and the Mead Public Library, as well as easy access to public transportation.

- Sheboygan Area Pay It Forward, Inc. plans to provide a non-faith based warm, safe space for our peers experiencing homelessness to have access to resources and a bathroom.

- We will work consistently with our clients/peers on habit change, budgeting, goal setting and the steps involved to reach those goals.

- Employment goals include resume work, interview help and finding prospective employers who are willing to work with our clientele.

- We plan to work closely with other local entities to ensure that all of our client needs are being met to ensure positive life changes for them.

- The space will be a calm, sober, family friendly environment for everyone to feel safe. This also gives us a central location with set office hours so our clients that have recently obtained housing can come and meet with us to determine what furniture, dishes and other household necessities we are able to help them with (those items are in our storage unit at another address and will remain there).

- We plan to be open 7 days per week from 7:00 am to 7:00 pm from November 1st through April 30th to offset the Warming Center hours during colder months and 10:00 am to 3:00 pm on Sunday, Monday, Tuesday, Thursday and Friday from May 1st through October 31st.

- We will be closed on Wednesday and Saturday during the warmer months. Those days/hours may change if the need is higher than anticipated during those months.

- Other current activities include our monthly Board meetings after hours and we have someone who would like to host free meditation sessions for our clients/volunteers/public.

- The floor plan is one main open room which allows us to have a desk/office space right up front along with a table/chairs area for working with our clients individually or in groups. They will also be able to sit here to have coffee or snacks, play games or do art work and journal work. There will be locker space and a coffee bar/snacks along one wall. The back section of the main room will have a comfortable seating/tv area for those in need of a safe space to relax.

- There is an open doorway in the back of the main room that leads to a small room that will be used for our daily supply storage and emergency necessities for our clients (blankets, hygiene products, backpacks and emergency clothing items). The bathroom is located in this area.

- The backdoor opens to a small fenced in yard area that will allow our clients in need of a cigarette break a private space to do that without being on the main street.

- We will not have a kitchen in our space. The Community Cafe provides lunches 6 days per week and our clients/peers will be encouraged to go there for their afternoon meal. We would like to provide an afternoon meal on Sunday’s from 12-2 since there is no community meal offered that day. The meal would be donated by individuals or businesses and would be restricted to our clientele only.

- Our Day Center/offices will be a calm, family friendly, sober environment. Disruptive behavior and disrespect of our facility or surrounding businesses will not be tolerated and neither will be loitering on the street.

- Our business will be staffed by the Director and/or Executive Director and trained volunteers. Once our 501c3 status is complete we will look to add additional paid staff in the future as funding allows.

- We have been informed that with one unisex bathroom can have 25 clients/volunteers time. We feel that 20-25 daily will be a consistent average especially during colder weather. We are not doing any renovations to the existing interior or exterior space other than cosmetic decor.

- There is already a lighted sign on the front of the building that our logo will be added to for signage.

- Our hours/days of operation will be displayed on the front window.

- There is a small parking lot in the back that will allow staff/volunteer parking. Very few of our clientele/peer's own transportation so the available street parking will see little impact from our business

STAFF COMMENTS:

Appears there is no dumpster enclosure at this site. If dumpsters are to be used, the dumpsters and/or grease receptacles shall be screened and enclosed and the applicant will work with staff with regards to the design and location of dumpster (Vreeke's, Pay it Forward and apartments).

The applicant will need to work with the City Inspections Department regarding required permits and occupancy.

The applicant mentions possible signage but no formal sign package has been submitted. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building Individual letter sign). Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, State of Wisconsin, Sheboygan County, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements
2. If using a dumpster, the dumpster shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen the dumpster. Dumpsters shall be screened and enclosed prior to issuance of an occupancy permit.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs).

8. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation.
9. Applicant shall adequately monitor the Sheboygan Area Pay It Forward and in no instance shall the use create a nuisance for neighboring properties (noise, hours of operation, garbage, loitering, etc.). If any issue(s) arises, the Plan Commission may again review the conditional use permit.
10. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments

City of Sheboygan spirit on the lake	**CITY OF SHEBOYGAN** **APPLICATION FOR CONDITIONAL USE**	**Fee:** $250.00 ✓ **Review Date:** 2/28/23 **Zoning:** CC

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title	
Sheboygan Area Pay It Forward Inc	Kathleen LaBonte	Director	
Mailing Address	**City**	**State**	**ZIP Code**
2210 Sunflower Ave	Sheboygan	WI	53081
Email Address		**Phone Number (incl. area code)**	
sheboyganareapif@gmail.com		(920) 627-6695	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Applicant Name (Ind., Org. or Entity)	Contact Person	Title	
Coblyns LLC	Penny Hinz	President	
Mailing Address	**City**	**State**	**ZIP Code**
5837 S. Business Drive	Sheboygan	WI	53081
Email Address		**Phone Number (incl. area code)**	
PLOTHINZ38@gmail.com		920 627-8003	

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
933 Michigan Ave. Sheboygan, WI 53081	

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	Sheboygan Area Pay It Forward, Inc.
Existing Zoning:	Central Commercial (CC)
Present Use of Parcel:	vacant
Proposed Use of Parcel:	Office/Day Center for peers experiencing homelessness
Present Use of Adjacent Properties:	Bar & apartments

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Kathleen LaBonte	Director	920-627-6695
Signature of Applicant		**Date Signed**
Kathleen LaBonte		1/30/2023

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting -- check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of $250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

Sheboygan Area Pay It Forward, Inc
Business Proposal

Sheboygan Area Pay It Forward, Inc proposes to utilize the commercial space at 933 Michigan Ave, Sheboygan, WI 53081, as our office and a Day Center for our peers experiencing homelessness and those at high risk of homelessness.

The commercial space was formerly The Greenhouse CBD shop but has been vacant for about a year. The other half of the building is Vreeke's Bar and the upstairs is apartments with current tenants.

This site gives our clients easy walkability to The Community Cafe on 7th and Ontario for lunches, The Department of Health and Human Services, The Warming Center, The Open Door, Lighthouse Recovery Community Center, Salvation Army and the Mead Public Library, as well as easy access to public transportation. It's located within blocks of downtown so it's very accessible for our clientele.

The Sheboygan Area Pay It Forward, Inc plans to provide a non-faith based warm, safe space for our peers experiencing homelessness to have access to resources and a bathroom. We will work consistently with our clients/peers on Habit change, budgeting, goal setting and the steps involved to reach those goals. Employment goals including interview help, resumes and finding prospective employers who are willing to work with our clientele will also be provided. We plan to work closely with other local entities to ensure that all of our clients' needs are being met to ensure positive life changes for them. The space will be a calm, sober, family friendly environment for everyone to feel safe.

This also gives us a central location with set office hours so our clients that have recently obtained housing can come and meet with us to determine what furniture, dishes and other household necessities we are able to help them with (those items are in our storage unit at another address and will remain there).

We plan to be open 7 days per week from 7:00 am to 7:00 pm from November 1st through April 30th to offset the Warming Center hours during colder months and 10:00 am to 3:00 pm on Sunday, Monday, Tuesday, Thursday and Friday from May 1st through October 31st. We will be closed on Wednesday and Saturday during the warmer months. Those days/hours may change if the need is higher than anticipated during those months. The only other current activities would be our monthly Board meetings after hours and we have someone who would like to host free meditation sessions for our clients/volunteers/public.

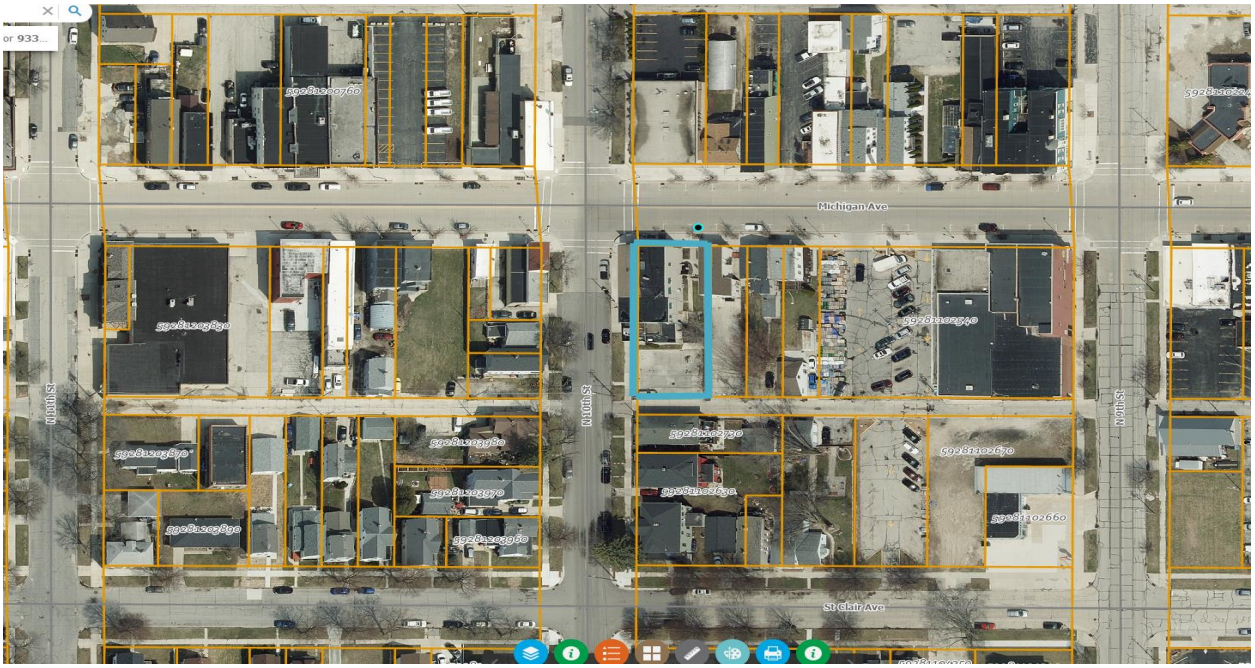
The floor plan is one main open room which allows us to have a desk/office space right up front along with a table/chairs area for working with our clients individually or in groups. They will also be able to sit here to have coffee or snacks, play games or do art work and journal work. There will be locker space and a coffee bar/snacks along one wall. The back section of the main room will have a comfortable seating/tv area for those in need of a safe space to relax. There is an open doorway in the back of the main room that leads to a small entrance room that will be used for our daily supplies storage and emergency necessities for our clients (blankets, hygiene products, backpacks and emergency clothing items). The bathroom is located in this area. The backdoor opens to a small fenced in yard area that will allow our clients in need of a cigarette break a private space to do that without being on the main street.

We will not have a kitchen in our space. The Community Cafe provides lunches 6 days per week and our clients/peers will be encouraged to go there for their afternoon meal. We would like to provide an afternoon meal on Sunday's from 12-2 since there is no community meal offered that day. The meal would be donated by individuals or businesses and would be restricted to our clientele only.

Our Day Center/offices will be a calm, family friendly, sober environment. Disruptive behavior and disrespect of our facility or surrounding businesses will not be tolerated and neither will loitering on the street. Our business will be staffed by the Director and/or Executive Director and trained volunteers. Once our 501c3 status is complete we will look to add additional paid staff in the future as funding allows.

We have been informed that with one unisex bathroom we can have 25 clients/volunteers at a time. We feel that 20-25 daily will be a consistent average especially during colder weather.

We are not doing any renovations to the existing interior or exterior space other than cosmetic decor. There is already a lighted sign on the front of the building that our logo will be added to for signage. Our hours/days of operation will be displayed on the front window. There is a small parking lot in the back that will allow staff/volunteer parking. Very few of our clientele/peers own transportation so the available street parking will see little impact from our business.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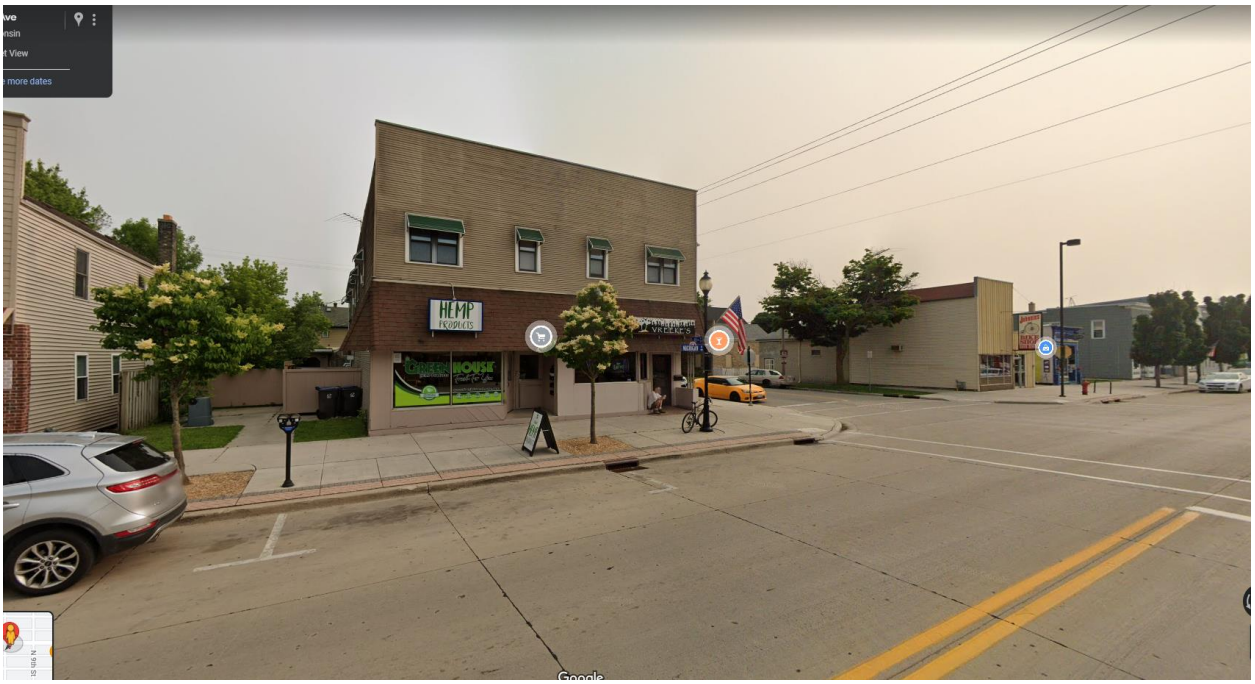
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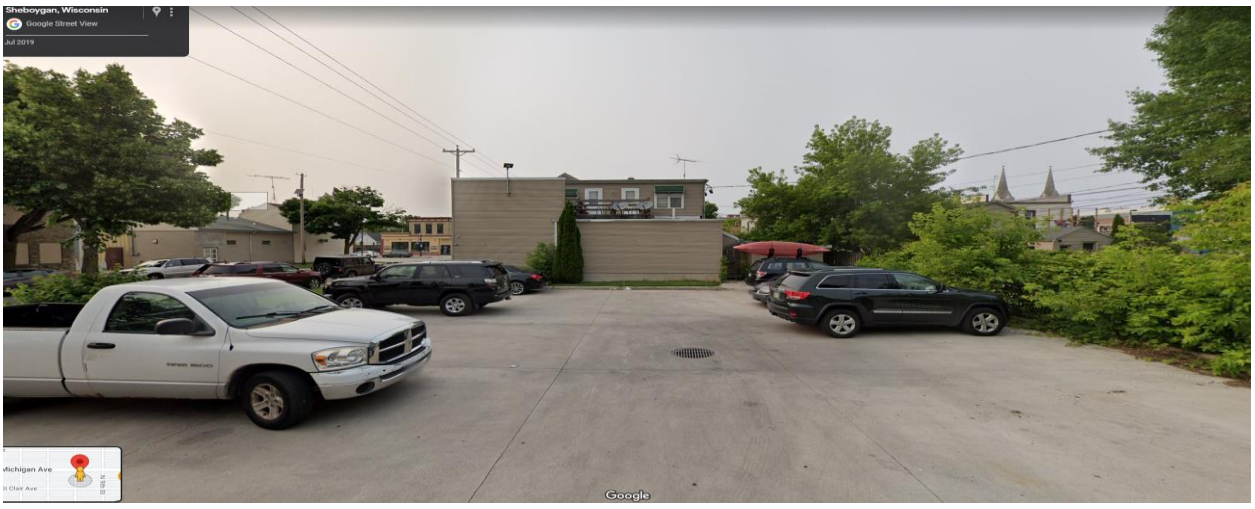
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Google Street View
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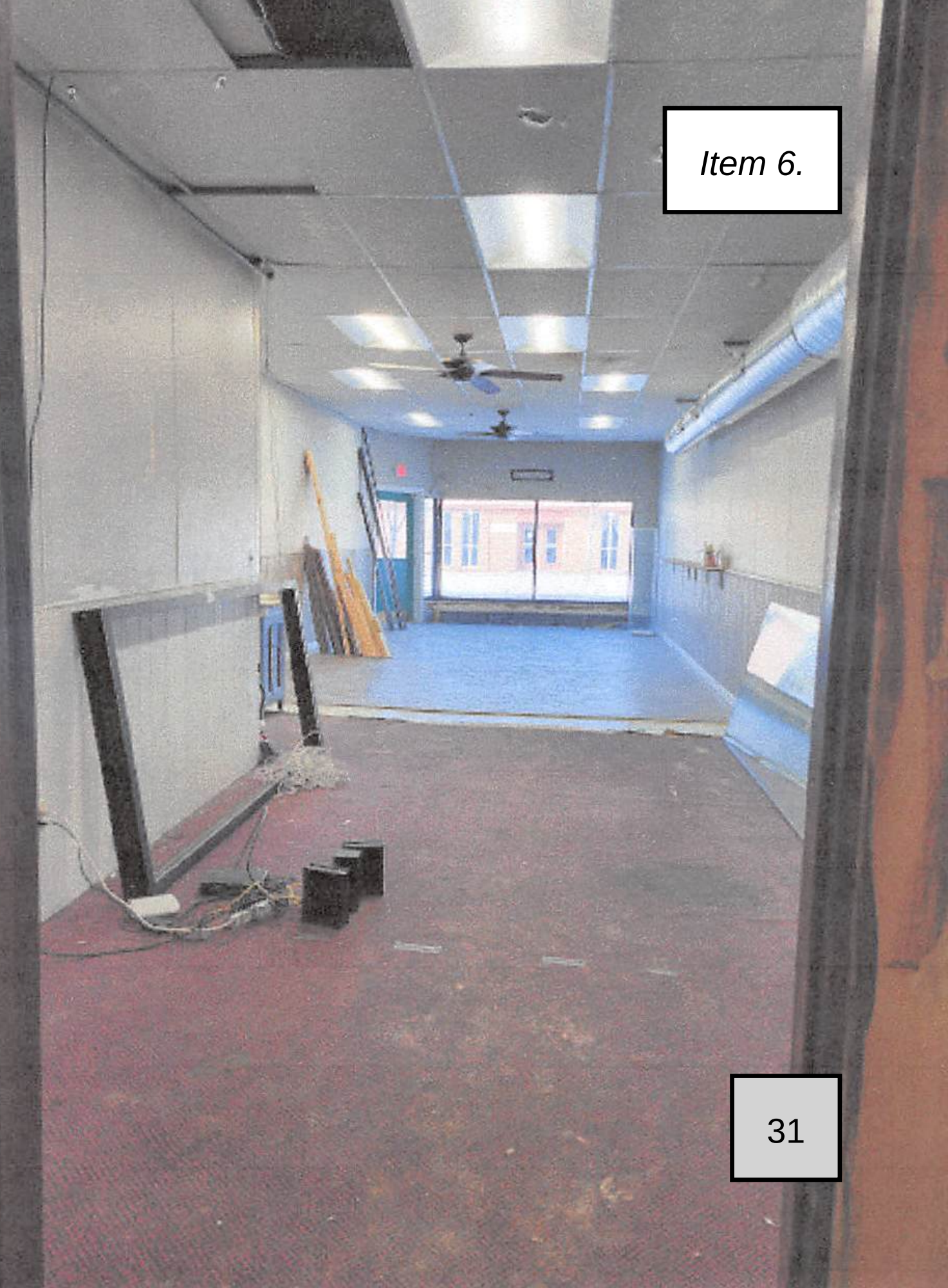
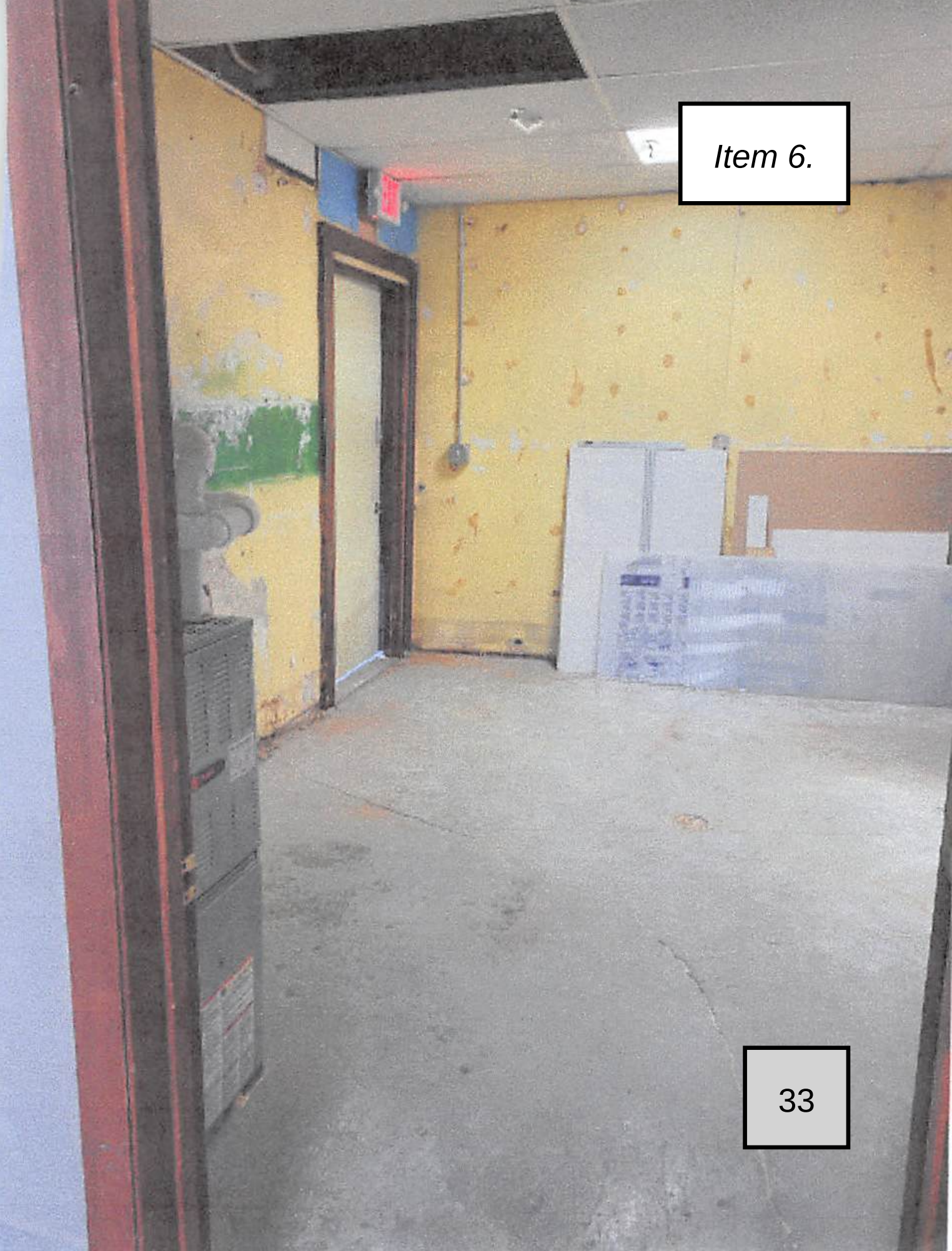
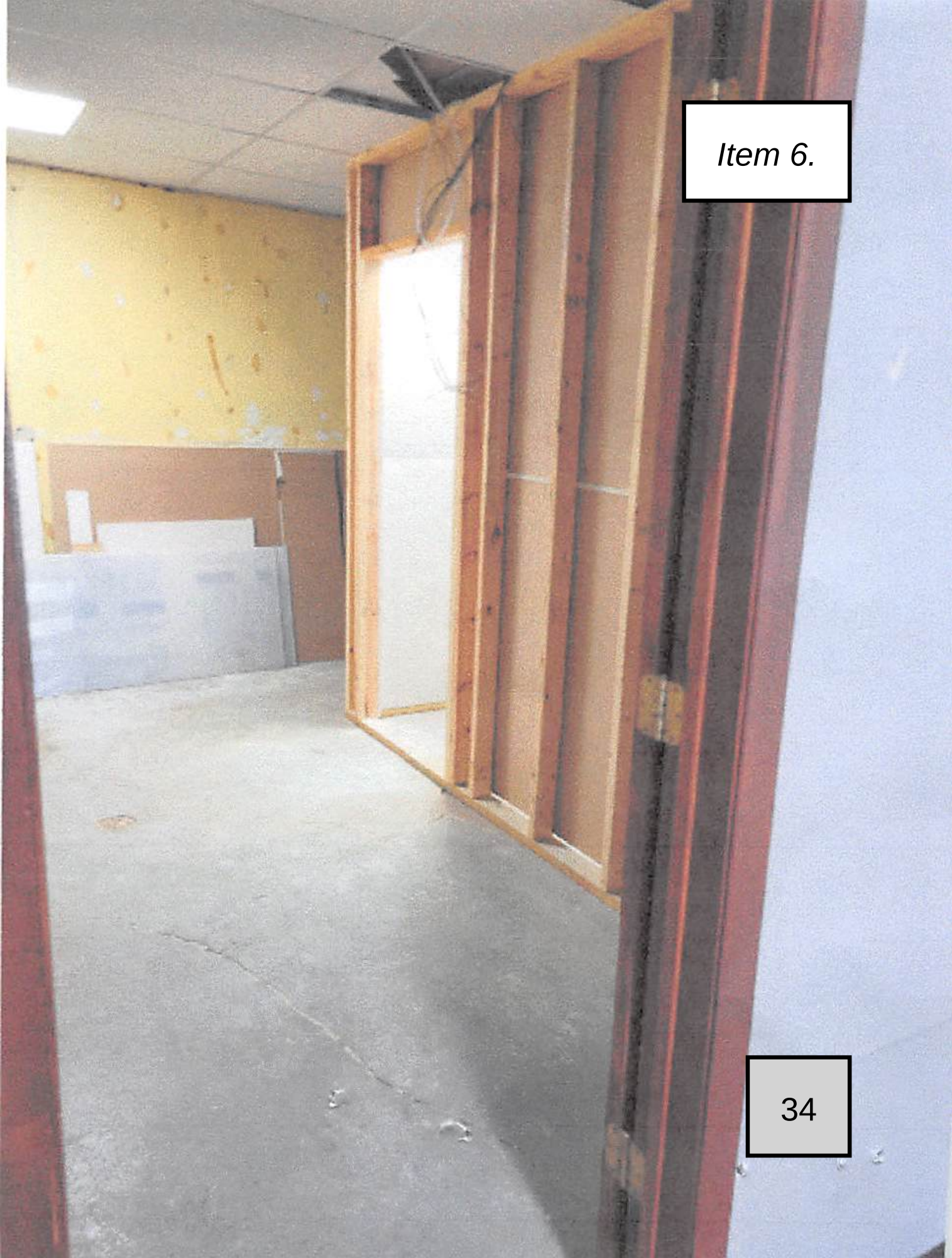






CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Kamlesh Brahmbhatt to remodel the existing vacant carwash section of the building into additional dining and kitchen space at the BP Service Station located at 905 Erie Avenue. CC zone

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

REPORT DATE: February 24, 2023 **MEETING DATE:** February 28, 2023

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Kamlesh Brahmbhatt is proposing to remodel the existing vacant carwash portion of the building into additional dining and kitchen space at the BP Service Station located at 905 Erie Avenue.

The applicant states the following about the existing business:

- The existing business is operating as a convenience store and service station. Current business activities include gasoline sales, grab and go snacks and beverages. The west portion of the building includes an abandoned carwash bay.

- There is on-site parking at the gas pumps, several spaces in front of the building and a parking lot located at the southwest corner of the property (rear of facility near car wash).

The applicant states the following about the proposed changes to the business/property:

- The existing building orientation, fuel canopy and site lighting design and overall characteristics will remain as is.

- The goal of the project is to convert the abandoned carwash into a small Indian restaurant (new dining and kitchen area). The restaurant/kitchen space is approximately 1,160sf.

- The renovations will occur mostly within the existing carwash building walls; no additions are planned as part of this project. The interior will be redone to mirror a chic and comfortable dining place with plenty of décor.

- In the front near the entrance will be customer seating for approximately 25 people.

- The back of the house is where the kitchen, preparation, dish washing and storage will oc (freezer, refrigerator, ovens, deep fryers, prep and wash stations, etc.).

- Included in the floor plan is a service counter and a bathroom that can be utilized by both guests and employees.

- The exterior of the building will be improved by removing the equipment on the roof, replacing the entrance door/wall with complete glass, adding some small windows and outside walls will be painted a solid color.

- There will be some minor exterior improvements that include:

    - New aluminum frame, insulated clear glass entrance with side lites and new metal awning.
    - There will be new signage
    - There will be new lighting
    - Replace existing door with new door on east side of the restaurant.
    - New small windows on east and west sides of the building.
    - Will remove existing metal wall panels on the south side of the carwash and replace with similar materials as existing wood panels on adjacent exterior storage and cooler enclosure screen fence.
    - Remove miscellaneous mechanical equipment on the roof that is no longer used.

- Applicant will be removing dumpster presently located at the northwest corner of the carwash facility so patrons can walk from the parking lot to the restaurant. The new dumpster is proposed to be located on the south side of the restaurant (rear of building facing alley).

- This restaurant will be a fast food, casual dining restaurant, where most of the orders will be to-go or for delivery, but can seat 10 to 14. It will focus on authentic Indian dishes, in hopes of diversifying the flavors of Sheboygan. Costs will be kept low by training all seven (7) food-preparing and serving staff. Thanks to the location, we expect fast growth and great marketing through word of mouth.

- There is a section of guardrail/fence missing where vehicles use to exit from the carwash to the alley. This section of guardrail/fence will be reinstalled and shall match in terms of design, materials and color.

- There is also some graffiti on the retaining wall by this missing guardrail/fence that shall be removed.

STAFF COMMENTS:

A couple of other comments the Plan Commission may want the applicant to address:

- The applicant indicates they will be relocating the dumpster enclosure to the rear of the building there is no discussion about the materials that will be used to construct the dumpster. The Plan Commission may want to have the applicant explain the design/materials of the dumpster enclosure and the timeframe in which the dumpster enclosure will be completed by. A condition of approval will require a date certain the enclosure needs to be completed by.

- The applicant gives examples of what signage may look like but a sign package has not been submitted at this time. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

- Applicant indicates there will be new exhaust vents for kitchen hoods that may be placed on the rear or the rooftop. Staff will be recommending a condition of approval that requires all kitchen exhaust shall vent through the roof of the building so all exhaust goes straight up into the air. Also, if the new rooftop mechanicals are visible they will need to be screened.

- There is quite a bit of mechanicals on the rooftop of this former car wash facility. Staff will be recommending that all unused roof top mechanicals are removed and any new rooftop units, venting, etc. to be installed shall be screened.

- Is the applicant proposing to sell alcohol?

There are a number of site issues that will need to be addressed including:

- Temporary cigarette signage on pipe bollards.
- Temporary cigarette signs on the convenience store window.
- Temporary signage on light poles (NW corner) and poles by monument sign (NE corner).
- Old weathered shed on east side of building by retaining wall needs to be repainted and/or removed.
- Ice-cooler and propane tanks
- Stone/gravel by property line fence at the NW corner of carwash bay.
- Graffiti and missing guardrail on rear/alley side retaining wall for former carwash exit.
- Unmaintained landscaping by monument sign at very visible 9th and Erie intersection.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit and exceptions subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, storm drainage, health, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain the necessary liquor license in order to serve alcohol. Applicant may serve alcohol if and only if all required liquor licenses are obtained.
3. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
4. Dumpsters and/or grease receptacles shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen the dumpster. Applicant shall submit final dumpster enclosure plans and location to staff for review. Dumpsters shall be screened and enclosed prior to issuance of an occupancy permit or by July 28, 2023.

5. Missing section of guardrail/fence shall be reinstalled and shall match in terms of design, materials and color. Guardrail/fence shall be installed by July 28, 2023.
6. Graffiti on rear retaining wall shall be removed by July 28, 2023.
7. Old shed shall be removed or repainted by July 28, 2023.
8. Outdoor storage of materials, products or equipment shall be prohibited.
9. All unused rooftop mechanical equipment shall be removed.
10. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
11. All kitchen exhaust shall vent through the roof.
12. The kitchen/restaurant and service station shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
13. All new lighting shall be installed per Section 15.707 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.
14. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
15. Applicant shall install individual letter signs for future signage – no cabinet or flat panel signs.
16. Prior to sign permit issuance, applicant shall remove various types of temporary signage located throughout the site on the light poles, poles near monument sign, bollards near convenience store, building walls/windows, etc.
17. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, patio, signs, landscaping, etc.
18. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, grading, etc.).
19. Applicant will provide adequate public access along all streets, sidewalks and alley and shall take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
20. Applicant is responsible for working with all private and public utilities in order to adequately service this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
21. The applicant shall construct the exterior renovations per the plan submitted and approved by the Plan Commission. However, if staff has any concerns with the design, the matter may be brought back to the Plan Commission for their consideration.
22. If there are to be any changes from the plans for the remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such remodel/renovation.
23. Any future/additional uses of the facility/property such as additional tenants, additions, site improvements, etc. may require conditional use permit, architectural review, occupancy permit, etc.
24. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments

City of Sheboygan spirit on the lake	**CITY OF SHEBOYGAN** **APPLICATION FOR CONDITIONAL USE**	Fee: $250.00 LD Review Date: 2/28/23 Zoning: CC

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title	
Kamlesh Brahmbhatt	KAMLESH BRAHMBHATT	OWNER	
Mailing Address	**City**	**State**	**ZIP Code**
905 ERIE AVE.	SHEBOYGAN	WI	53081
Email Address	**Phone Number (incl. area code)**		
FOUNTAINPARKBP@GMAIL.COM	920-207-8985		

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Applicant Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address	**City**	**State**	**ZIP Code**
Email Address	**Phone Number (incl. area code)**		

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
905 ERIE AVE. SHEBOYGAN, WI 53081	59281104620

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	INDIAN RESTAURANT
Existing Zoning:	commercial
Present Use of Parcel:	gas station, C-store, (carwash not in use)
Proposed Use of Parcel:	Restaurant
Present Use of Adjacent Properties:	gas station.

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print)	Title	Phone Number
KAMLESH BRAHMBHATT	OWNER	920-207-8985
Signature of Applicant		**Date Signed**
K Brahmbhatt		1-17-2023

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of $250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

RESTAURANT BUSINESS PLAN
905 ERIE AVE SHEBOYGAN WI 53081

Executive Summary

_____ is a fast food, casual dining restaurant, where most of the orders will be to-go or for delivery, but can seat 10 to 14. It will focus on authentic Indian dishes, in hopes of diversifying the flavors of Sheboygan. Costs will be kept low by training all seven food-preparing and serving staff. Thanks to the location, we expect fast growth and great marketing through word of mouth.

Mission Statement

_____ has a goal to provide the only authentic Indian food, with fast and accurate services, in all of Sheboygan. Along with the food and location, we hope to give our employees opportunities to grow and learn, allowing us to be the employer of choice.

Company Description

_____ will start out as an LLC, owned and operated by founder Kamlesh Brahmbhatt. _____ will be located next to BP gas station on Fountain Park, also owned and operated by Kamlesh Brahmbhatt.

There is a lack of authentic Indian restaurants in Sheboygan; many citizens haven't had experience with the Indian cuisine. This will make ____ a new hot spot in our town.

We expect moderate growth for the first year while word-of-mouth about ____ spreads through the area.

Market Analysis

_____ in our location will be beneficial as it is close to the bustling 8th street restaurants, but also far enough that there are lots of homes surrounding the area. We will be looking to market towards_____

Menu

Name of restaurant

Pani puri - 5

Commented [1]: "Tandoori Nights," "Curry House," "Masala Kitchen," "Saffron Indian Bistro," and "The Spice Room."
"Convenience Curry Corner", "Tandoori To Go", "Quick Bites Indian Kitchen", "Express Masala", "Convenience Tandoor"
"Spicy Street Eats", "Tikka To Go", "Fast Food Masala", "Express Curry", "Quick Bites Tandoori"
"Spice Lane Kitchen", "Curry Casual", "Casual Tandoor", "Masala Bistro", "The Chutney Cafe"
"Saffron Street", "Gujarati Bites", "Dhokla Diner", "Thepla Terrace" , "Gujarati Kitchen"

Vada pav - 5
Plain Naan -
Garlic naan -

Curry

Location

We will locate _____ close to the downtown area on Erie Avenue, next to the BP gas station on Fountain Park. We will have 1500 square feet to work with for seating and the cashier. The building that will be used for the restaurant was originally a carwash. The car wash is not in use and, currently, the area is used as storage space but would be more beneficial as a restaurant. The interior will be redone to mirror a chic and comfortable dining place with plenty of décor. The exterior of the building will be improved by removing the equipment on the roof, replacing the entrance door/wall with complete glass, and outside walls will be painted a solid color. The location being next to a gas station will allow customers to walk on over to _____. Parking will be located in the front and back of the building.

Marketing

The gas station will help to make a spread by word-of-mouth and so will its location and it being easily visible by passersby. It being the only authentic Indian restaurant in the whole town of Sheboygan will allow word and news to spread fast and will bring in many customers who want to try new cuisine.

We will also be utilizing Facebook for the media to spread information about the new restaurant in Sheboygan.

Financials

Through an improvement in reputation and increase in customers, profits will drastically increase after the first year.

01.30.2023
City Plan Commission Review

Tom W. Meiklejohn, III AIA
A R C H I T E C T
13 East First Street
Fond du Lac, Wisconsin
p (920) 923-3163
twm3arch@gmail.com

Project Information

2015 IBC - WI

-Chapter 3; Use: Business, Coffee, Sandwich Shop

-Chapter 6; Const. Type: VB, Wood, Un-Protected,
Non-Sprinkled, 9,000 SF Allowed.
Total Building = 3,800 SF; 9,000 >3,800 (OK)
Remodeled Area = 56'x20.6' = 1,158 SF total

-Chapter 10; Exits: 25 People, max at one time; posted:
Exit width = 504 SF /15 SF person (net, occupied area) =
33.6 or 34 people; 34 x 0.2 = 6.8 Exit Inches Required.
144 provide > 6.8" required, (OK).
Exit Distance = 75' max; 30' or less exit distance (OK).

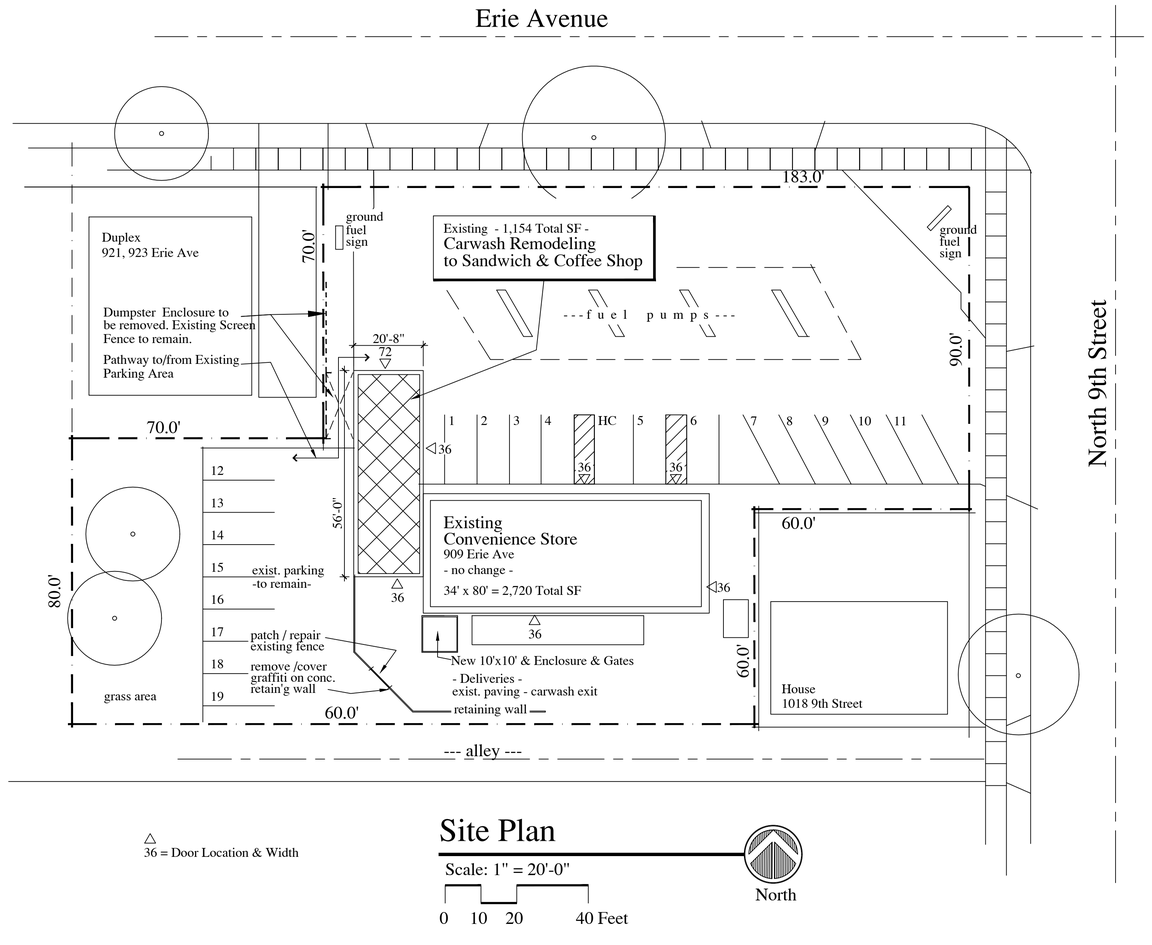
-Chapter 29; Plumbing Fixtures:
25 people, max at one time;
1 WC / 25 people; (1) Lav / 40 people required.
1 DF & 1 Slope Sink required;
1 WC, 1 Lav & 1 Slope Sink provide (OK)
DF, Water provided, Sandwich, Coffee Shop (OK)

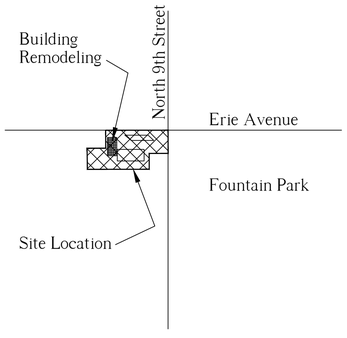
Sheet Index

Sheet 1 Site Location Map, Site Plan, Project Information, Notes

Sheet 2 Floor Plan, Exterior Elevations, Details & Notes

NOTE:
All work to be Coordinated, Reviewed and Permitted with City of Sheboygan Permitting and Inspections Departments for any & all Construction Work and Food Service requirements prior to any and all work being completed and/or occupied.





City of Sheboygan
Site Location Map
No Scale
North

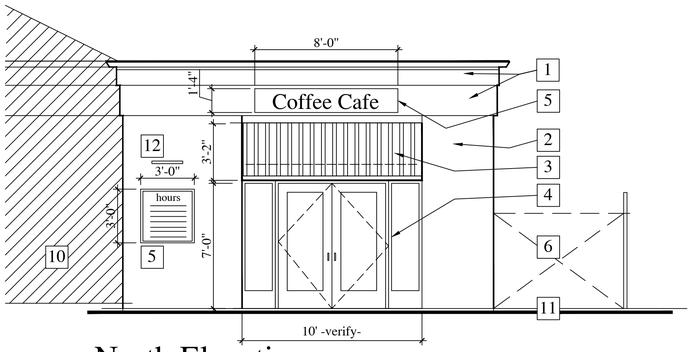
Note: All Contractors.....
Field Verify Any & All Existing Conditions And Coordinate with Owners Prior to Any & All Construction

Remdoeling for
Kam Brahmbhatt
909 Erie Ave
Sheboygan, WI

2022.23

1 of 2

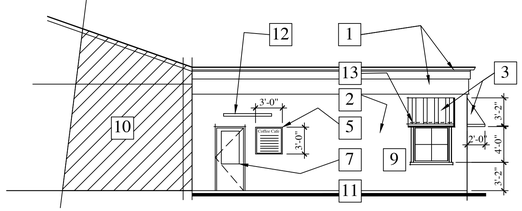
01.30.2023
City Plan Commission Review



North Elevation

Scale: 1/4" = 1'-0"

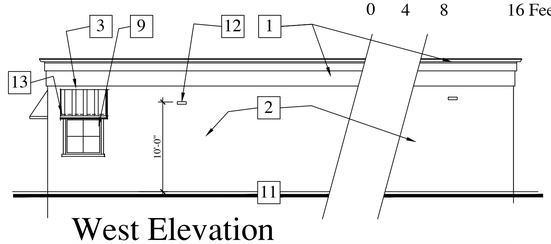
0 2 4 8 Feet



East Elevation

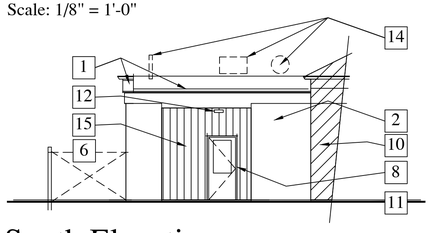
Scale: 1/8" = 1'-0"

0 4 8 16 Feet



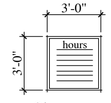
West Elevation

Scale: 1/8" = 1'-0"

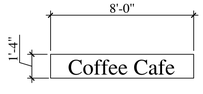


South Elevation

Scale: 1/8" = 1'-0"



Hours Signs
(2) 9 SF each = 18 SF



(1) Main building Sign = 10.66 SF

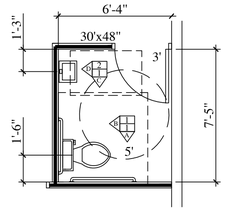
- Proposed -

Sign Information

Scale: 1/8" = 1'-0"

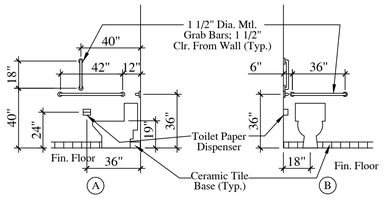
Elevation Notes

1. Existing White Colored Roof, Gutter & Trim to remain
2. Existing Brick Veneer Wall to remain
3. New Metal Awning & Wall Light Strip -under canopy-
4. New Alum. Frame, Insulated Clear Glass Entrance and Side Lites; Fill Opening.
5. New Signs
6. Existing Dumpster Screen & Fence to be modified for New Walkway to/from Parking Area
7. Existing Door replaced; New Alum. Door/Frame, with Insul., Clear Glass; Verify Size.
8. New Insulated HM Door & Fame; Patch/ Repair Existing South Wall for New Door/Frame.
9. New 4'x4'Alum. Frames with Clear Insul. Glass Windows
10. Existing Convenience Store Building
11. Grade
12. Compact LED Wall Accent Lites
13. Steel Angle Lintel; Coord. w/ Architect
14. Misc. "not used" Equip, Exhaust Pipes,etc, to be removed. Roof to be patch/sealed to weather-tight condition.
15. Remove (or Cover) Existing Metal Panels w/ similar material as Existing Wood Panel(s) on adjacent Exterior Storage & Cooler Enclosure Screen Fence. Finish w/ same color.



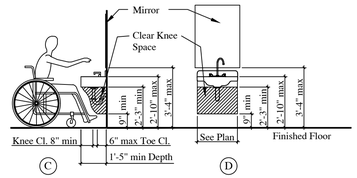
Toilet Room

Scale: 1/4" = 1'-0"



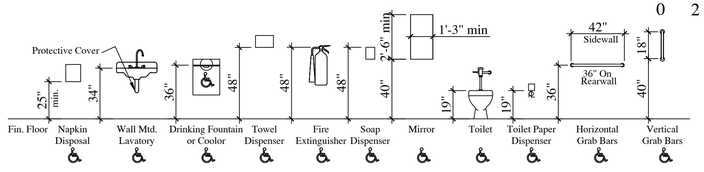
1/2 Toilet Elevations

Scale: 1/4" = 1'-0"



2/2 Sink Elevations

Scale: 1/4" = 1'-0"



3/1 ADA/HC Toilet Accessory Heights

Scale: 1/4" = 1'-0"

Wall Types & Plan Notes

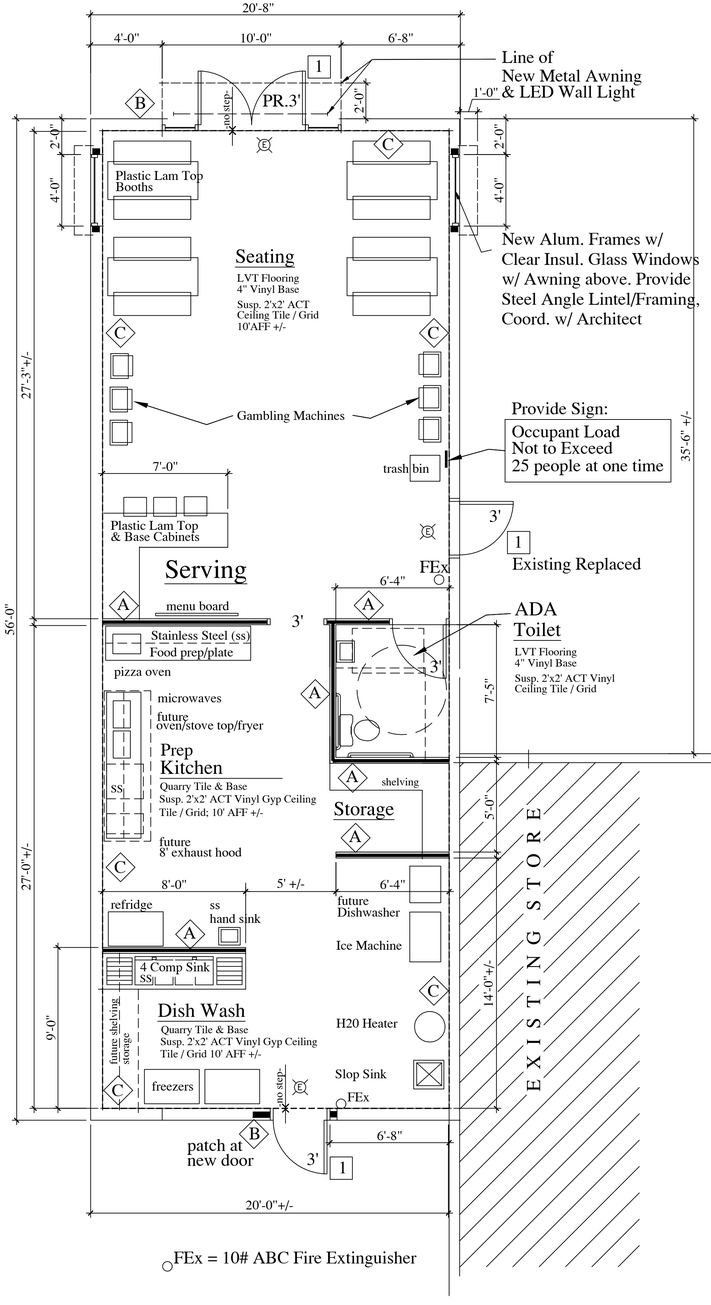
A Interior Walls: 2x4 Wood Studs, full height, @ 16"oc w/ (1) layer 5/8" Gyp Bd each side. Provide Moisture Resistant Gyp Bd at all wet area's. Fill Stud Void with Batt Insulation.

B Exterior In-Fill Walls; 5/8" Interior Gyp Bd over Vapor Barrier on 2x6 Wood Studs @ 16" oc with 1/2" Exterior Grade Sheathing, Tyvek Paper & Siding/finish materials; Fill Stud Void with Batt Insul., Provide PT Wd 2x6 Base Plate anchor at 2' oc (max) into existing concrete slab. Caulk, seal all perimeter joints.

C Existing Interior Face of Exterior Walls: 2x furring at 24"oc, max w/ 5/8" Gyp Bd inside, full height. Provide MR Board at all wet area's.

1 New Door(s) / Frames; Width denoted, 7' Height;
-Exterior Doors: Insulated with Closures and Weatherstripping, Keyed Exit Locks; Doors to remain un-locked during occupancy / use.
-Interior Toilet Room Door to be SCWD with passage lock.
-All door handles to be ADA/HC type

Note: All Contractors.....
Field Verify Any & All Existing Conditions And Coordinate with Owners Prior to Any & All Construction



FEx = 10# ABC Fire Extinguisher

Floor Plan

Scale: 1/4" = 1'-0"

0 2 4 8 Feet

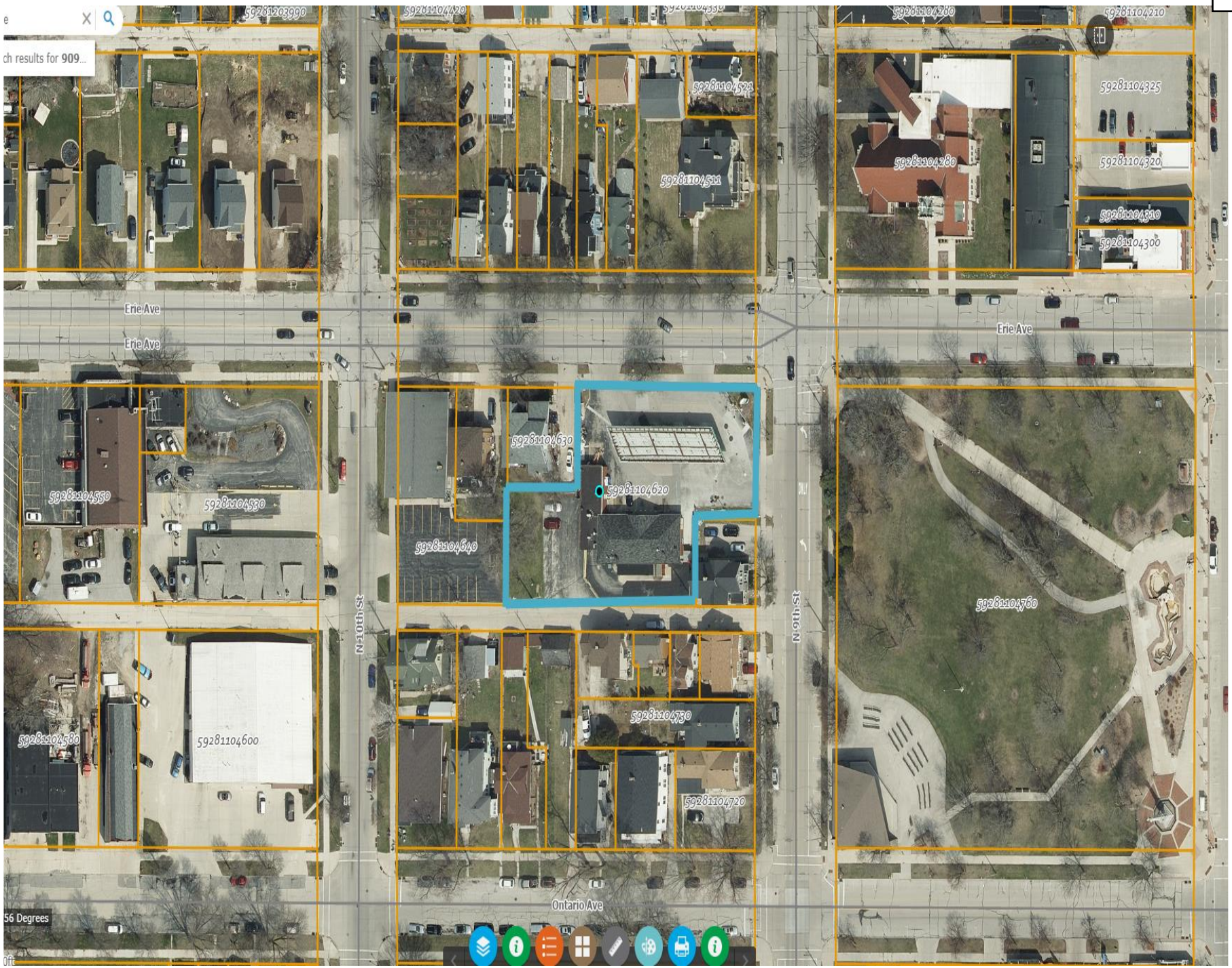
North

Tom W. Meiklejohn, III AIA
ARCHITECT
13 East First Street
Fond du Lac, Wisconsin
p (920) 923-3163
twm3arch@gmail.com

Remdoeling for
Kam Brahmbhatt
909 Erie Ave
Sheboygan, WI

2022.23

2 of 2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Erie Ave
59281104630
59281104620
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59281104530
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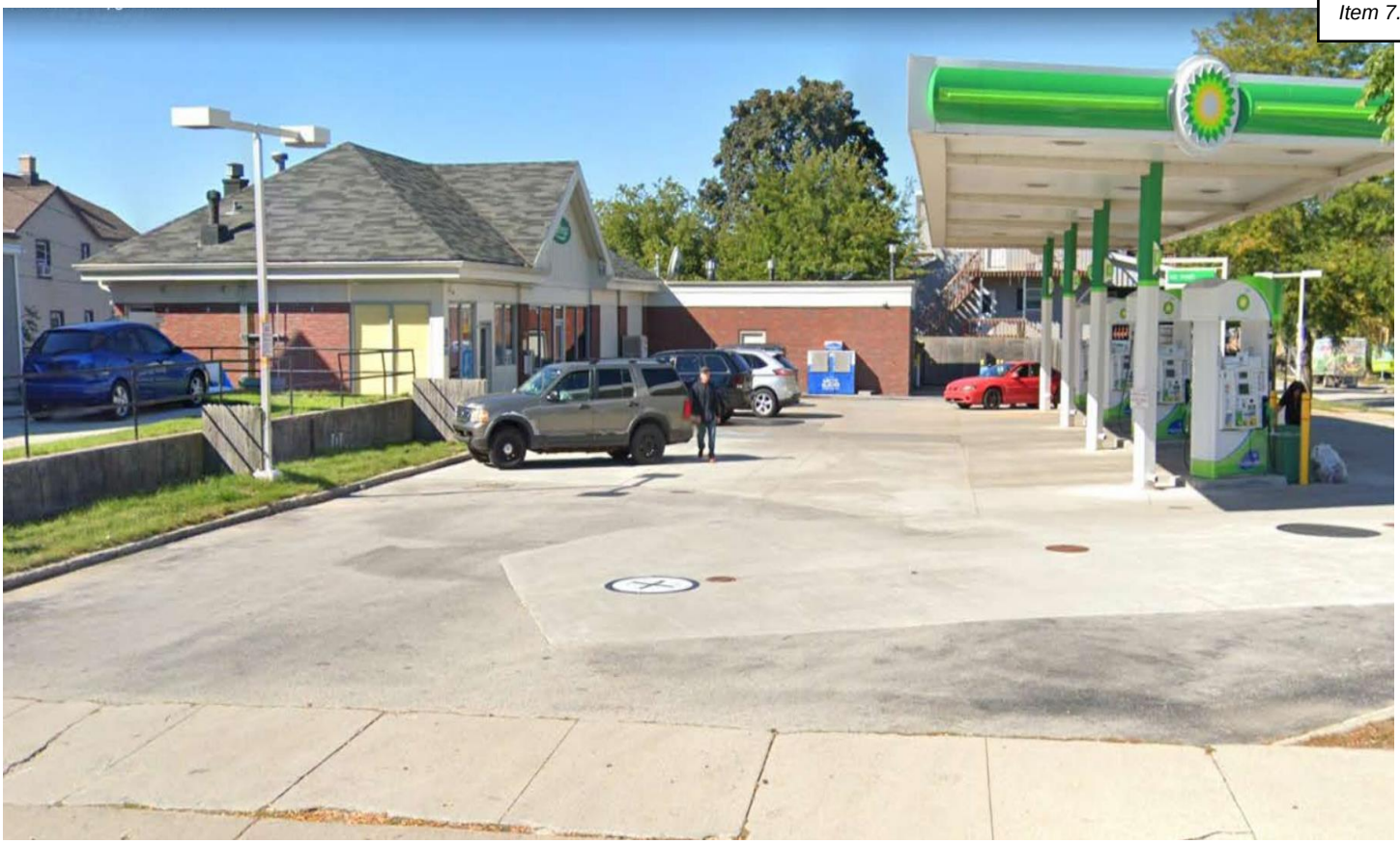
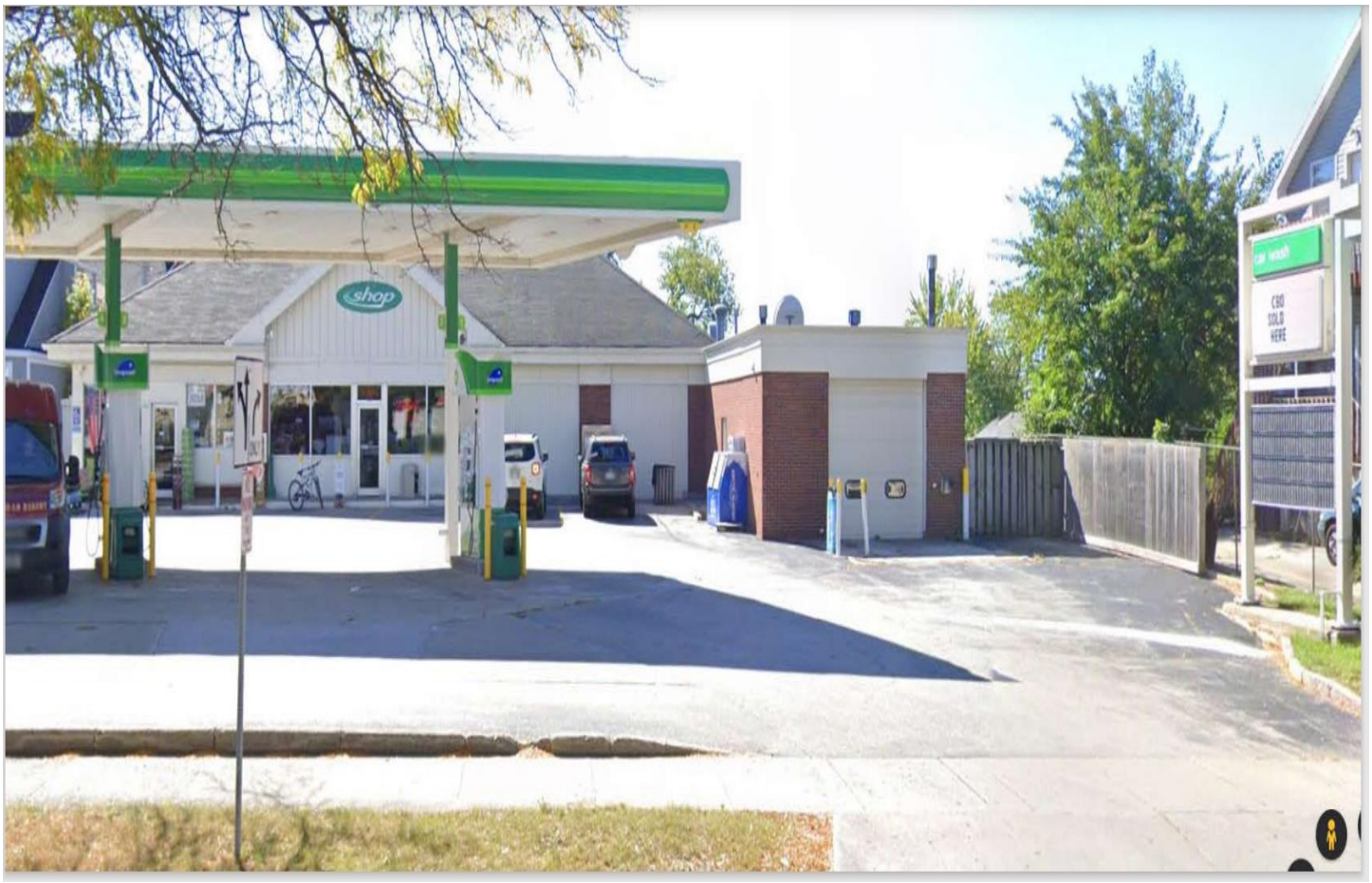
Ontario Ave

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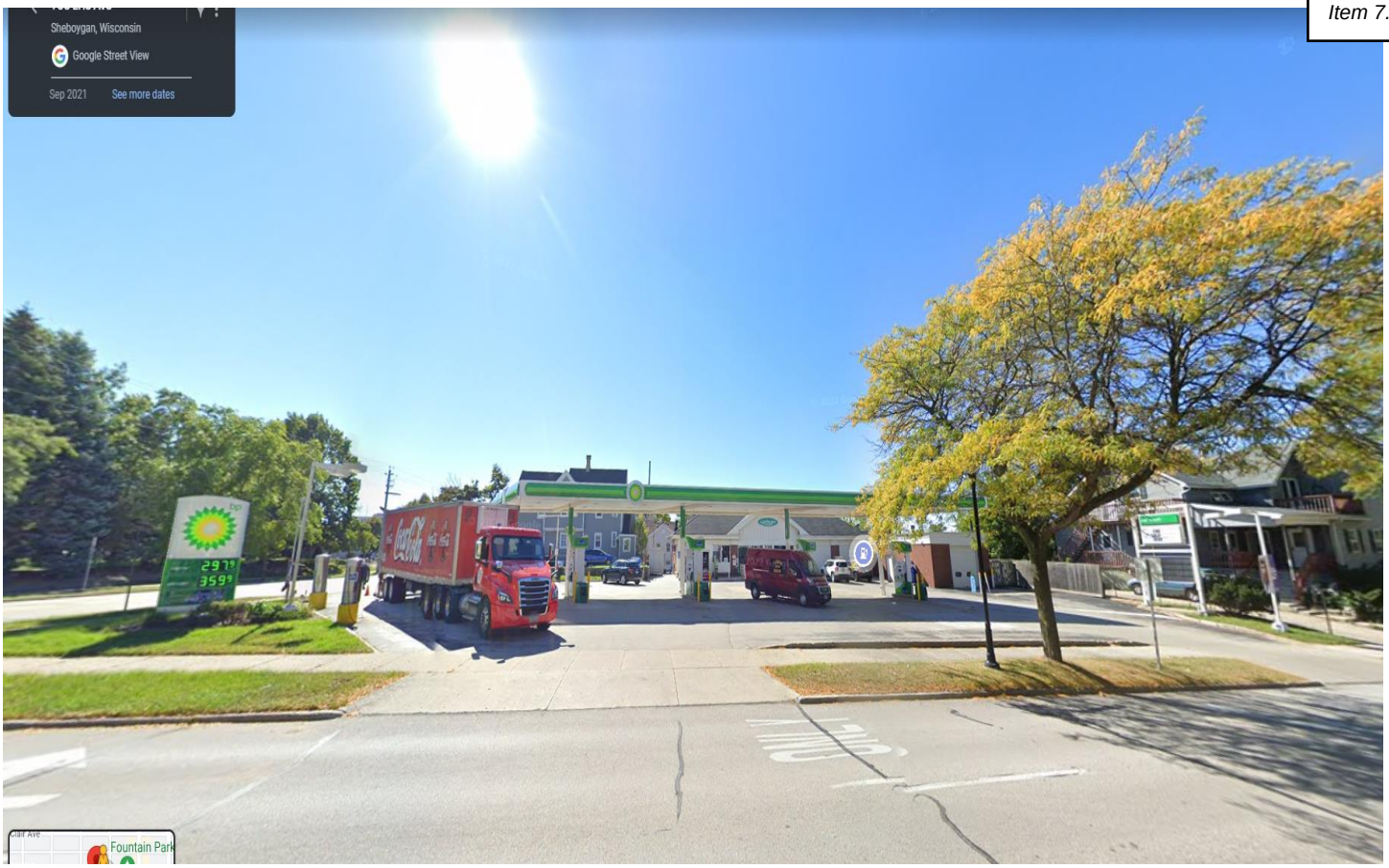
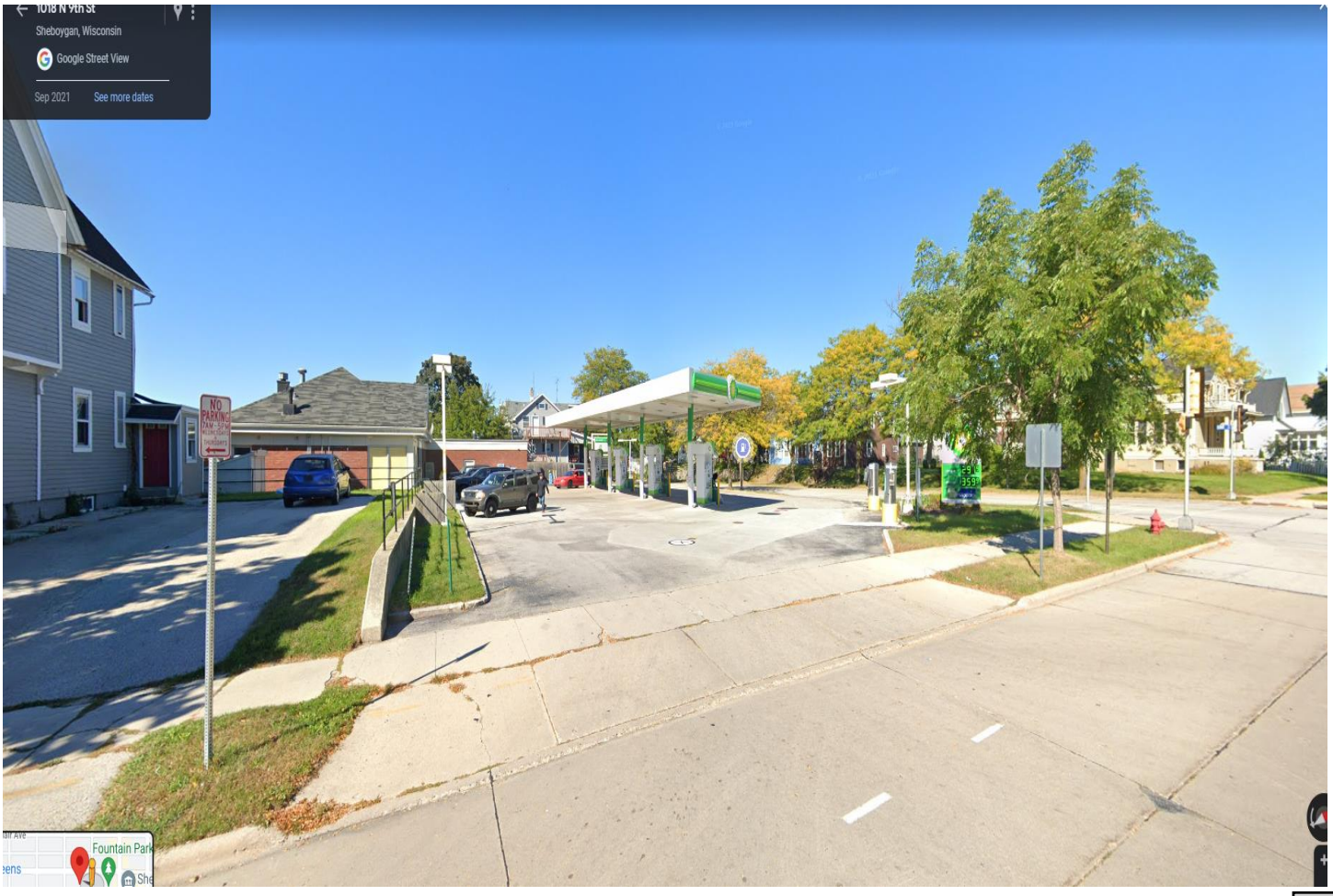

Sheboygan, Wisconsin
Google Street View
Sep 2021
See more dates
Fountain Park


1018 N 9th St
Sheboygan, Wisconsin
Google Street View
Sep 2021
See more dates
NO PARKING
Fountain Park

Google Street View
Sep 2021
See more dates
shop
It's so good to see you
Fountain Park
Above & Beyond

Sheboygan, Wisconsin
Google Street View
Sep 2021
See more dates
shop
car wash
CBD SOLD HERE
Fountain Park

Sheboygan, Wisconsin
Google Street View
Sep 2021
See more dates
car wash
COFFEE AND CAPPUCCINO
Coca-Cola
Fountain Park

shop

Jan 10, 2023 10:52:34 AM
1014B North 9th Street
Sheboygan County
Wisconsin

Jan 10, 2023 10:51:35 AM
905 Erie Avenue
Sheboygan County
Wisconsin

KRACK
Jan 10, 2023 10:51:29 AM
905 Erie Avenue
Sheboygan County
Wisconsin

NO
PARKING

Jan 10, 2023 10:51:05 AM
1014A North 9th Street
Sheboygan County
Wisconsin

PARKING
Jan 10, 2023 10:50:55 AM
1014A North 9th Street
Sheboygan County
Wisconsin

NO PARKING
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Sheboygan County
Wisconsin

NO PARKING
ARCTIC GLACIER
Jan 10, 2023 10:51:11 AM
1014A North 9th Street
Sheboygan County
Wiscons

TRUCK ROUTE
SNOW ROUTE
NO PARKING
MAY USE FULL LANE
shop
bp

car wash
CBD
SOLD
HERE

104 MILLION
100 MILLION
10 MILLION
FREE
TICKET
LOWEST PRICE
24/7
AMERICA
CROWNS
LOW PRICE
524
milton propane exchange

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Michael Thomas to operate Midwest Boxing Champions and Beauty Art Dance (BAD) University in a vacant tenant space in the multi-tenant facility located at 1224 Weeden Creek Road. UC Zone.

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

REPORT DATE: February 24, 2023 **MEETING DATE:** February 28, 2023

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Michael Thomas is proposing to operate Midwest Boxing Champions (MBC) and Beauty Art Dance (BAD) University in a vacant tenant space in the multi-tenant facility located at 1224 Weeden Creek (Hmong Culture Service Center, formerly Sunnyside Mall).

The applicant states the following about the Midwest Boxing Champions (MBC) use:

- MBC will be a boxing club that looks to be a place where people of all ages can exercise through the sport of boxing. No one that signs up will be required to actually box anyone. They can use exercise equipment or do shadow box training. Many people may learn to box and never actually compete.

- MBC hopes to become a club that competes at an amateur level in time. With experienced coaches and applying to become a sanctioned gym, the goal is to one day be able to spar against other sanctioned gyms.

- MBC hours will vary:

    - Early morning class 5am to 7am.
    - Afternoon session 11am to 1pm.
    - After school youth classes will begin at 4pm and depending on how many sign up, classes may go until 9pm. I believe adults will sign up as well, so I will look to integrate adult class sessions during that time frame as well.

- Prices will range from the level of commitment individuals sign up for. Unlim memberships would consist of six (6) days a week and welcome those individuals to multiple classes a day. A limited membership would grant individuals three (3) days per week or 12 sessions a month.

- This is a family fitness club and all youth will be supervised. No youth or adult will be allowed in the ring or practice with equipment without permission and supervision.

The applicant states the following about the Beauty Art Dance (BAD) university use:

- BAD University will be an Art and dance company. The main objective will be to teach a variety of dance.

- The dance classes for youth will begin after school hours and adult classes would be in the evening. The dance and art classes will be 1.5 hours long.

- Prices will range from the level of commitment individuals sign up for based on 1 to 3 classes a week.

- BAD wants to ensure that the youth of our city have an outlet to do what they love and have an outlet to express themselves.

- Eventually, it may expand and teach art through drawing on canvasses. This will be for adults and youth as well.

STAFF COMMENTS:

No formal sign package has been submitted. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building Individual letter sign). Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

Midwest Boxing Champions (MBC) and Beauty Art Dance (BAD) University is a nice way of filling some of the vacant space in the multi-tenant facility.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Dumpsters shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen the dumpster. Dumpsters shall be screened and enclosed prior to issuance of an occupancy permit.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).

5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs).
8. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation.
9. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments

City of Sheboygan spirit on the lake	**CITY OF SHEBOYGAN** **APPLICATION FOR CONDITIONAL USE**	**Fee:** $250.00 fd. **Review Date:** 2/28/23 **Zoning:** UC

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Midwest Boxing Champions	Authorized Representative Michael Thomas	Title Owner	
Mailing Address 1036 High ave	City Sheboygan	State WI	ZIP Code 53081
Email Address minister andcoach@yahoo.com	Phone Number (incl. area code) 920-287-9768		
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity)	Contact Person Wayne	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code) 414-238-7530		
SECTION 3: Project or Site Location			
Project Address/Description 1224 Weeden Creek Rd.		Parcel No.	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Midwest Boxing Champions / Bad University		
Existing Zoning:			
Present Use of Parcel:			
Proposed Use of Parcel:			
Present Use of Adjacent Properties:			

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

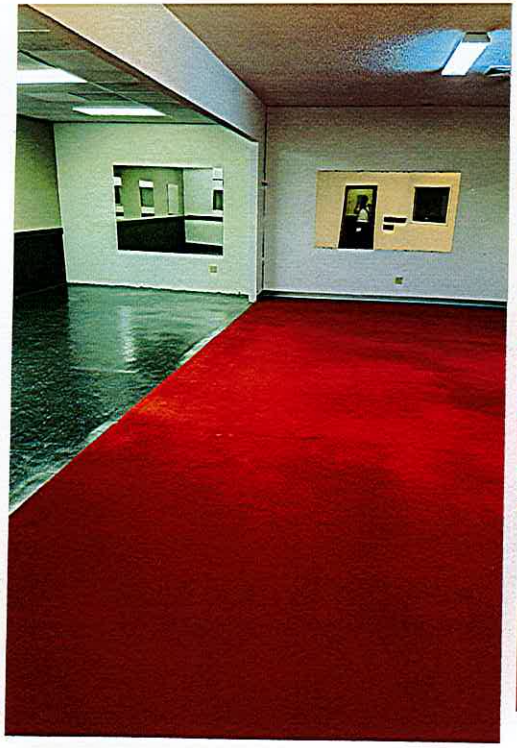
Name of Owner/Authorized Representative (please print)	Title	Phone Number
MBC / Bad University	Owner	920-287-9768
Signature of Applicant		**Date Signed**
Michael Thomas		2-8-23

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of $250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

I'm writing to you to give details to my two businesses. Midwest Boxing Champions and BAD University will share the same space. MBC will be a boxing club that looks to be a place where people of all ages can exercise through the sport of boxing. No one that signs up will be required to actually box anyone. They can use exercise equipment or do shadow box training. Many people may learn to box and never actually compete. We do hope to become a club that competes at an amateur level in time. With experienced coaches and applying to become a sanctioned gym, the goal is to one day be able to spar against other sanctioned gyms. Our hours will vary because we realize that not everyone will have the freedom to visit our gym. Id like to have an early morning class around 5am ending around 7am. Then an afternoon session about 11am till 1pm. I anticipate many youth signing up so there will be after school classes beginning at 4pm and depending on how many sign up, we will go till 9pm at night. I believe adults will sign up as well, so I"ll look to integrate adult class sessions during that time frame as well. Prices will range from the level of commitment individuals sign up for. An unlimited membership would consist of 6 days a week and welcome those individuals to multiple classes a day. A limited membership would grant individuals 3 days per week or 12 sessions a month. Youth will be granted a discounted rate. $120 for adults and $75 for youth. This is a family fitness club and all youth will be supervised. No youth or

adult will be allowed in the ring or practice with equipment without permission and supervision.

Bad University will be an Art and dance company. The main objective will be to teach a variety of dance. Eventually, I'd like us to expand and teach art through drawing on canvasses. This will be for adults and youth as well. The dance classes for youth will begin after school hours. There would be adult classes in the evening time. Prices for youth dance classes will be $150 for 3 classes a week. If a youth wanted to dance once a week, we'll charge $75 a month. I believe that other dance companies have made it so expensive that many children of color cant afford it. I want to ensure that the youth of our city have an outlet to do what they love and have an outlet to express themselves. I anticipate the paining classes for adults and youth will be $25 per session or $75 a month for once a week attendance. Should we go beyond more then once a week, then we'll expand the rate. The dance and art classes will be a hour and a half long. Thank you for considering my vision.



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5903046726 0
S 15th St
S 14th St
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5928143703 5
5928143703 9
5928143703 7
S 12th St
5928146027 2
Weeden Creek Rd
5928147261 2
5928147254 0
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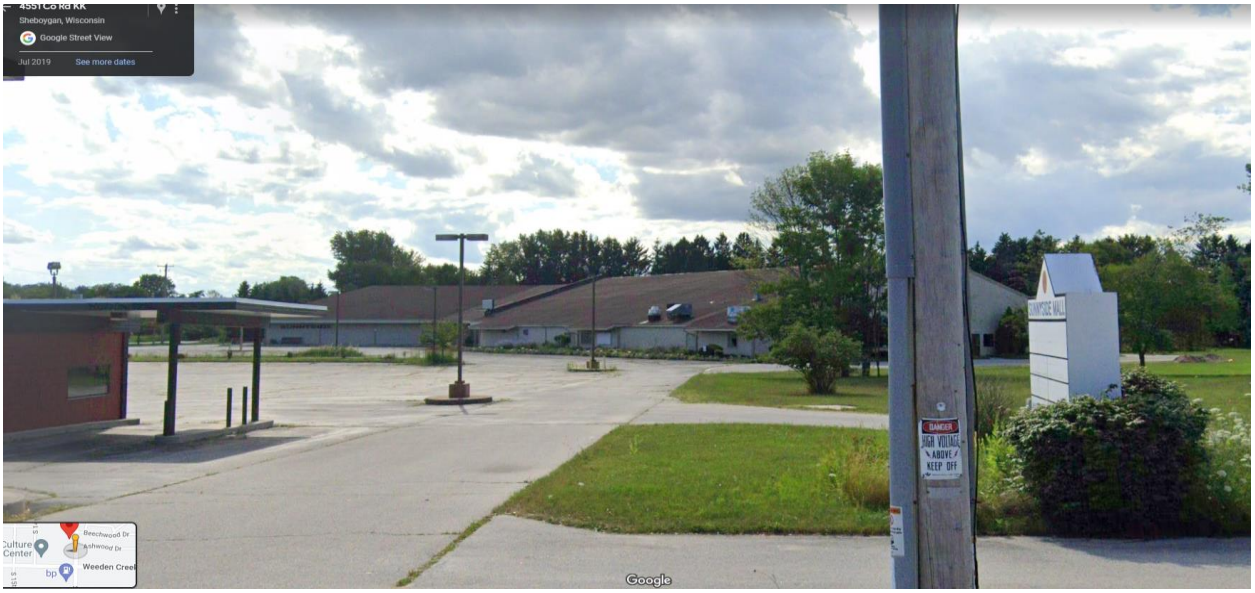
5928147254 5
S 15th St

1224 Co Rd EE
Sheboygan, Wisconsin
Google Street View
Jul 2019
See more dates


Sheboygan, Wisconsin
Google Street View
Jul 2019
See more dates
DANGER
HIGH VOLTAGE
ABOVE
KEEP OFF
Google

Google Street View
See more dates
S 14th St

SUNNYSIDE

Gen. Ord. No. 27 - 22 - 23. By Alderperson Mitchell. February 20, 2023.

AN ORDINANCE amending Section 15.207 of the City of Sheboygan Zoning Ordinance, Nonconforming Use Regulations, and Section 15.934, Zoning Board of Appeals, so as to streamline and expedite the process of reviewing nonconforming use applications.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Section 15.207 of the City of Sheboygan Zoning Ordinance entitled "Nonconforming Use Regulations" is hereby amended to read as follows:

"Sec. 15.207. *Nonconforming Use Regulations*

. . .

(7) Change: A nonconforming use of a building or other structure, all or substantially all of which was originally designed or intended for a use which is permitted in the district in which it is located shall not be changed to any use other than a use permitted in the district in which the land is located or to another nonconforming use of similar characteristics when authorized by the Plan Commission as regulated by Subchapter 15-9 of this Chapter. When a nonconforming use has been changed to a permitted one, it shall not thereafter be changed back to a nonconforming use.

. . ."

Section 2. Section 15.934 of the City of Sheboygan Zoning Ordinance entitled "Zoning Board of Appeals" is hereby amended to read as follows:

"Sec. 15.934. *Zoning Board of Appeals*

. . .

(3) Powers

. . .

(c) In addition to the foregoing powers, the Board of Appeals shall have the following specific powers:

1. To interpret the provisions of this Ordinance in such a way as to carry out the intent and purpose of the plan, as shown on the Zoning Map accompanying and made a part of this Ordinance, where the street layout actually on

CityPlan

the ground varies from the street layout on the aforesaid map.

2. The Board of Appeals shall have the power to call on any other city department for assistance in the performance of its duties and it shall be the duty of such other departments to render such assistance as may be reasonably required.

(d) Except as specifically provided, no action of the Board of Appeals shall have the effect of permitting in any district uses prohibited in such districts.

. . ."

Section 3. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated_____ 20____. _____, City Clerk

Approved_____ 20____. _____, Mayor

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Gen. Ord. No. 27-22-23 by Alderperson Mitchell amending Section 15.207 of the City of Sheboygan Zoning Ordinance, Nonconforming Use Regulations, and Section 15.934, Zoning Board of Appeals, so as to streamline and expedite the process of reviewing nonconforming use applications.

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

REPORT DATE: February 24, 2023 **MEETING DATE:** February 28, 2023

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Staff is proposing this zoning ordinance amendment to the nonconforming use section of the zoning ordinance so as to streamline and expedite the process of reviewing nonconforming use applications.

STAFF COMMENTS:

The proposed ordinance amendment has been drafted in order to simplify the process of review so that a nonconforming use change can be considered by the City of Sheboygan Plan Commission because:

- The purview of Plan Commission is to review specific property land uses and their associated impacts/issues whereas the Board of Appeals tends to consider residential bulk regulation issues such as building and/or paving setbacks, parking, fences, etc. The Plan Commission is more familiar with land uses issues and their associated impacts such as transportation, parking noise, garbage, etc.

- Process will become more efficient because the Plan Commission meets more often than Board of Appeals – Plan Commission meets twice a month whereas the Board of Appeals meets once a month. This decrease in time can benefit both the potential property owner and/or tenant who is looking for an answer in a more efficient timeframe.

ACTION REQUESTED:

Motion to recommend the Plan Commission Common approve the proposed zoning ordinance amendment (GO 27-22-23).

ATTACHMENTS:

Gen. Ord. No. 27-22-23

Gen. Ord. No. 21 - 22 - 23. By Alderperson Felde. February 20, 2023.

AN ORDINANCE amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 1) from Public Parks and Open Space to Multi-Family Residential Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Chapter 2 of the Sheboygan Comprehensive Plan establishing future land use classifications is hereby amended by changing the Future Land Use Maps thereof and Use Classifications of the following described lands from Class Public Parks and Open Space to Multi-Family Residential Classification:

Property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 1):

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin, more fully described as follows: COMMENCING at the Southwest corner of said Southeast 1/4 Section; thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East 45.07 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East along the South line of Geele Avenue 620.08 feet to a point; thence South 00°24'35" West 450.72 feet to a point; thence North 89°48'21" West 618.34 feet to a point; thence North 00°11'39" East along the East line of N. Taylor Drive 442.85 feet to the point of beginning.

Section 2. Said zoning amendment shall be effective upon passage, publication and satisfaction of the transfer of parcel #59281631481 from the Sheboygan Area School District to Froedtert Health, Inc., or related entity, for development of medical facilities and senior housing (high density assisted living facility and memory care on proposed northwest corner lot and lower density independent living facilities on proposed southeast corner lot) on or before December 31, 2024.

City Plan

Section 3. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

_____

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

PROPOSED COMPREHENSIVE PLAN AMENDMENT FROM PUBLIC PARKS AND OPEN SPACES TO MULTI-FAMILY RESIDENTIAL

CLIENT

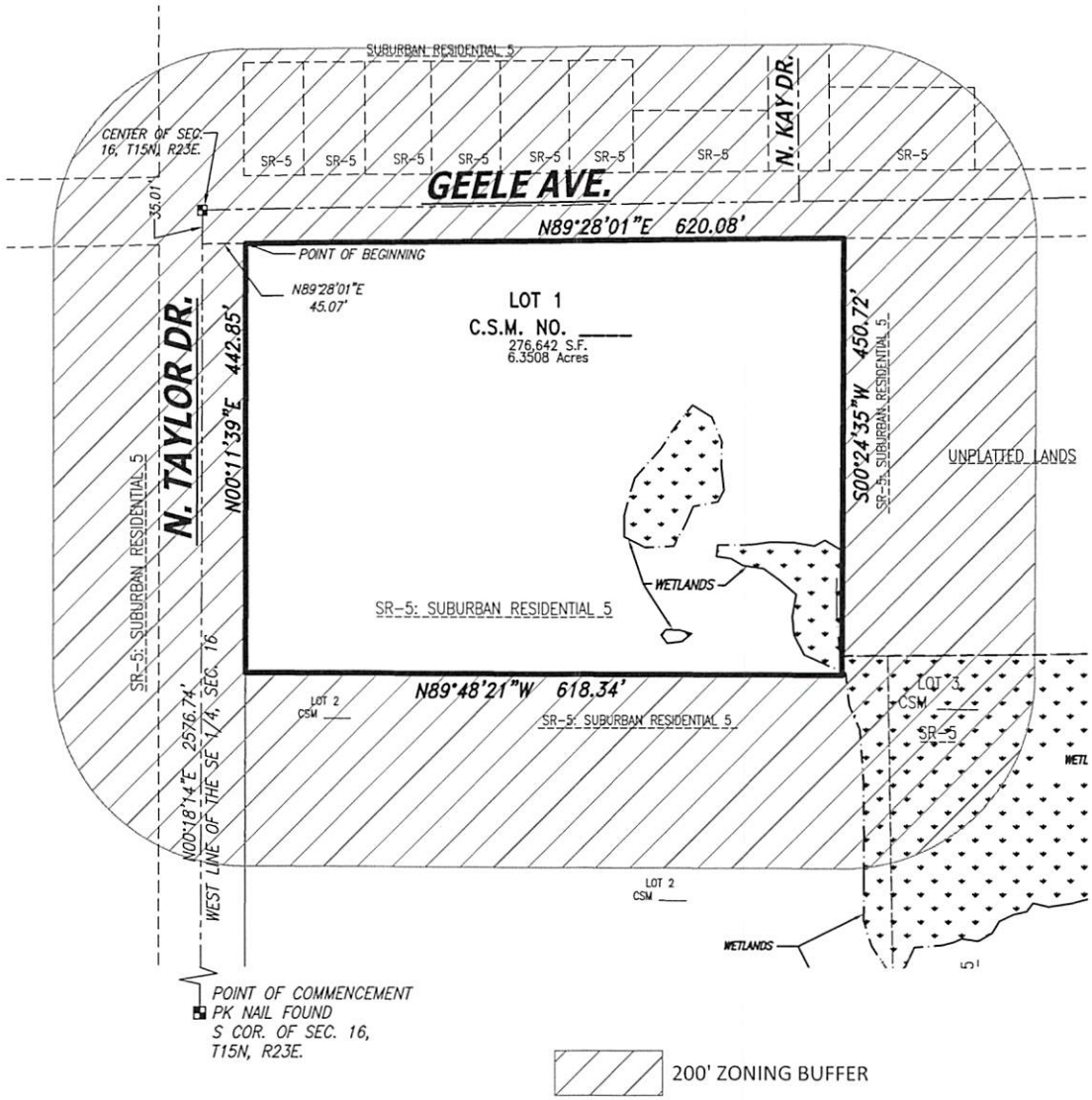
Ryan Companies US, Inc.

SITE ADDRESS

Sheboygan County Tax Parcel 59281631481 City of Sheboygan, Sheboygan County, Wisconsin.

LEGAL DESCRIPTION - LOT 1

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin, more fully described as follows:
COMMENCING at the Southwest corner of said Southeast 1/4 Section; thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East 45.07 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East along the South line of Geele Avenue 620.08 feet to a point; thence South 00°24'35" West 450.72 feet to a point; thence North 89°48'21" West 618.34 feet to a point; thence North 00°11'39" East along the East line of N. Taylor Drive 442.85 feet to the point of beginning.



Graphic Scale

0 150 300

1" = 150'

Date: February 9, 2023
Sheet 1 OF 3 SHEETS

Date	Revision description	

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.

Drawing No. 1729-SWC

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Gen. Ord. No. 21-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Public Parks and Open Space to Multi-Family Residential Classification.

Gen. Ord. No. 22-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Public Parks and Open Space to Institutional and Community Facilities Classification.

Gen. Ord. No. 23-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Public Parks and Open Space to Multi-Family Residential Classification.

R.O. 107-22-23 and G.O. 24-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

R.O. 108-22-23 and G.O. 25-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Suburban Residential (SR-5) to Suburban Office (SO) Classification.

R.O. 109-22-23 and G.O. 26-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: February 24, 2023 **MEETING DATE:** February 28, 2023

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND ANALYSIS:

Froedtert is proposing to amend the comprehensive plan map and rezone map as follows:

Comprehensive Plan Map:

- Parcel #s 59281631481 (proposed Lot 1 – Northwest corner of the parcel) from **Public Parks and Open Space** to **Multi-Family Residential.**

- Parcel #s 59281631481 (proposed Lot 2 – Southwest corner of the parcel) from **Public Parks and Open Space** to **Institutional and Community Facilities.**

- Parcel #s 59281631481 (proposed Lot 3 – Southeast corner of the parcel) from **Public Parks and Open Space** to **Multi-Family Residential.**

Rezone:

- Parcel #s 59281631481 (proposed Lot 1 – Northwest corner of the parcel) from **Suburban Residential (SR-5)** to **Urban Residential (UR-12).**

- Parcel #s 59281631481 (proposed Lot 2 – Southwest corner of the parcel) from **Suburban Residential (SR-5)** to **Suburban Office (SO).**

- Parcel #s 59281631481 (proposed Lot 3 – Southeast corner of the parcel) from **Suburban Residential (SR-5)** to **Urban Residential (UR-12).**

Froedtert has entered into a purchase contract to acquire the property from the Sheboygan Area School District (SASD) which is a 25-acre vacant site located at the northeast corner of Taylor Dr. and Saemann Ave. Froedtert intends to subdivide the site to allow for two proposed development projects:

1. A new healthcare facility containing a neighborhood hospital, surgery center, and medical clinic space. This project will be located on an approximately 12.1-acre parcel located at the southeast corner of the site, depicted as “Lot 2” on the enclosed draft CSM. This proposed land use is consistent with the pattern of development along the Taylor Dr. medical and commercial corridor.

2. A new senior housing development including multiple housing options for seniors. The development is planned to include 150-200 units of independent living, assisted living, and memory care. This project will be located at the northwest and southeast corners of the site on two separate parcels containing approximately 13.7 acres, depicted as “Lot 1” and “Lot 3” on the enclosed draft CSM. This proposed land use provides a comfortable transition from the proposed Froedtert facility to the nearby single family residential neighborhood.

The applicant states the proposed projects would benefit the Sheboygan community in many ways, including, without limitation, as follows:

- Brings home a group of local physicians currently practicing outside the Sheboygan market.

- Centralizes range of healthcare services in a community-focused, modern medical facility, delivering patient care closer to home.

- Adds a new healthcare option to Sheboygan through Froedtert’s academic-based approach to medicine.

- Addresses local need for senior housing indicated by Sheboygan's housing study.

- As aging residents in the community move into the new senior housing, they will vacate single family homes that young families can move into.

The development team hosted a community open house on January 18, 2023 and comments from community members indicated three important themes that the Froedtert team is confident they can accommodate in their development plans:

1. Provide appropriate buffering between the proposed project and the adjacent residential homes that abut the site to the east. The zoning code specifies "bufferyard" requirements that will be incorporated into our site plan.

2. Preserve as much wooded area and wildlife habitat as possible. A significant portion of wooded areas on the site is not slated for development and will be preserved as wetlands.

3. During construction, be thoughtful about disruption to the neighbors and be accountable to concerns as they arise. The applicant's construction teams will communicate regularly with the neighbors to address concerns throughout the process. We have already created a project email that community members can use to contact the development team any time: TaylorDr.Project@ryancompanies.com

Quite simply, these projects are aimed at meeting the needs of the Sheboygan community in a variety of meaningful ways and in alignment with the City of Sheboygan Department of Planning & Development's mission statement. Moreover, the projects will feature a wide array of green design elements, designed to minimize buildings' impacts on the environment and nature, as well as promote energy efficiency and renewable resources.

Concurrent with the zoning change, the proposed projects require amendments to the City of Sheboygan Comprehensive Plan as follows:

1. Froedtert healthcare parcel: Change land use classification from "Public Parks and Open Space" to "Institutional and Community Facilities," which aligns with the health care facilities immediately to the south.

2. Senior housing parcels: Change land use classification from "Public Parks and Open Space" to "Multi-Family Residential."

The proposed projects support the following Key Initiatives indicated in the Comprehensive Plan:

- Promoting infill development and redevelopment – established land uses surround this parcel on all sides creating a vacant, infill site condition that is ready to be placed into service as a productive land use for the community.

- Spur economic development and job creation – the proposed projects represent a $70M+ capital investment into the community and are estimated to create 300 permanent jobs (in addition to construction jobs during development).

- Strengthening older neighborhoods – existing neighborhoods will benefit from new healthcare and housing options close to home.

- Diversifying the City's housing stock – Sheboygan has a shortage of senior housing which this project delivers.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north and east are zoned Suburban Residential (SR-5).
- The properties to the west are zoned Suburban Residential (SR-5) and Urban Residential (UR-12).
- The properties to the south are zoned Suburban Residential (SR-5) and Suburban Office (SO).

It is important for the Plan Commission to understand that if the property zoning designation is changed from SR-5 to SO and UR-12, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the SO and UR-12 zoning districts.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to construction of any new development proposed for this property.

In addition, the applicant is proposing to amend the comprehensive plan for these properties from Public Parks and Open Space to Multi-Family Residential and Institutional and Community Facilities. The properties are proposed to be designated:

- Multi-Family Residential in the Future Land Use map in the City of Sheboygan Comprehensive Plan which is consistent with the proposed Urban Residential (UR-12) zoning designation being requested.

- Institutional and Community Facilities in the Future Land Use map in the City of Sheboygan Comprehensive Plan which is consistent with the proposed Suburban Office (SO) zoning designation being requested.

Staff did receive a letter from a neighbor objecting to the requests.

ACTION REQUESTED:

Staff is recommending approval of the three (3) comprehensive plan map amendment request and the three (3) rezone requests.

ATTACHMENTS:

Rezone Application and required attachments

February 23, 2023

Dear Mayor, Common Council and Plan Commission:

My name is Steve Sokolowski and I am the Manager of Planning and Zoning for the City of Sheboygan. In addition, I am a city employee who lives in the City of Sheboygan. My family and I reside at 1820 N. 29th Street which is one of the properties that physically abuts the Sheboygan Area School District (SASD) property that you are considering to potentially amend the City of Sheboygan Comprehensive Plan Future Land Use Map and City of Sheboygan Zoning Map. The decision you make regarding these requests will impact my property and the neighborhoods surrounding this parcel for years to come and your decision will certainly impact and influence whether I will continue to reside in the City of Sheboygan.

The SASD property (Parcel # 59281631481) is a very beautiful piece of property within the City limits. This property provides valuable habitat and a home to many species of animals which include deer, sandhill crane (who mate and migrate every year), many species of birds, hawks, turkeys, pheasant, ducks, geese, owls, the occasional eagle, fox, various species of small mammals, many species of amphibians, etc. Many who are preparing to have their young this spring as they have done every year in the past.

The property owners that surround this parcel of land are very fortunate to have such an amazing piece of property to spend countless hours appreciating the beauty and the wildlife activity that takes place every day on this property.

On behalf of the citizens of Sheboygan, the Plan Commission and Common Council adopted the City of Sheboygan Comprehensive Plan in 2011. Based on that, it is important for today's Common Council and Plan Commission members to understand that the previous council and plan commission approved this property to have a comprehensive plan designation of "Public Parks and Open Space." What does that mean? It means that previous council and plan commission believed that this property's long term land use designation should be public parks and open space. My neighbors and I agree with the previous council and plan commission position and strongly encourage todays council and plan commission to maintain this position.

The City of Sheboygan Comprehensive plans states the following about the Public Parks and Open Space land use designation:

> *This future land use category includes park and public open space facilities devoted to playgrounds play fields, trails, picnic areas, public golf courses, and related active and passive recreational activities and conservation areas.*

In fact there are several Natural Resource goals, objective and policies adopted in the Comprehensive Plan that state the following:

- Preserve natural resources and advance community sustainability for the benefit of present and future generations.

- Protect environmental corridors from new development by directing land development away from steep slopes, natural areas, drainageways, critical infiltration areas and floodplains to prevent future conflicts.

- Embrace a concerted initiative to become more sustainable and energy conscious community.

- Preserve environmentally sensitive lands by directing new development away from mapped environmental corridors and isolated natural areas.

- Cooperate with the WisDNR to protect wildlife habitat, particularly rare and endangered species.

- Identify open space lands that are important to the overall quality of life in the community and take measures to assure their conservation.

- Ensure the provision of sufficient number of parks recreational facilities, and open space areas, with opportunities for all ages and physical abilities, to enhance the health, welfare of City residents and the City's appeal to visitors.

- Explore opportunities to enhance parks.

- The Comprehensive Plan identifies areas on this property as wetlands and states that these areas are important for aquifer recharge, ground water and surface water quality improvement and wildlife habitat.

The City of Sheboygan Comprehensive Outdoor Recreation Plan adopted by the Common Council in March 2016 states (Section 1.1 Purpose and Scope):

- The primary purpose of the Outdoor Recreation Plan for the City of Sheboygan is to guide the preservation, acquisition and development of land for park, recreation and related open space purposes to serve the recreational needs of the population.

- "Parks and recreational planning have become an essential part of comprehensive and community planning……They also serve as important habitats for urban wildlife and as laboratories for environmental and conservation education."

- Section 3.2 Special Use Park/Conservancy Area – Areas of open space that cannot be measured by a quantifiable standard because of their unique and diverse contributions to the community. Examples of Special Use Space Areas are varied but can include those lands that accommodate passive or special recreational activities as well as land that have been protected for their environmental significance or sensitivity and provide limited opportunity for recreational use. Examples of that latter may include……, environmental corridors or isolated natural areas, wildlife habitats, areas of rare or endangered plant and/or animal species, prairie remnants and restoration areas.

All of these Natural Resource goals, objective and policies adopted in the Comprehensive Plan and the Outdoor Recreation Plan strongly relate to the parcel we are discussing today and are reasons why the "Public Parks and Open Space" future land use designation should be maintained.

The organization most responsible for this situation is the Sheboygan Area School District (SASD) who could make this go away instantly. What is most disappointing is the lack of vision shown by the Superintendent and the SASD Board of Education regarding the future use of this property.

All you hear about today is STEM and going green. The fact that the SASD superintendent and board of education does not recognize the opportunity that this piece of property provides for increasing students interest in STEM and going green is unfathomable.

Many are concerned about our children and the lack of interest and/or difficulty they may have in STEM (Science, Technology, Engineering and Math) programs. Often times these subjects can be difficult and challenging to many students especially when it is strictly book learning in a classroom. However, if you took examples of classroom book learning into a living laboratory, teachers could show students how these subjects can actually be utilized in the field. It is likely such a living laboratory would generate more student interest in these STEM subjects and with that interest the possibility of increasing grades in these challenging subjects.

This property offers SASD educators and students the opportunity to teach and learn about these fields not only in the classroom but in this amazing living laboratory whether such a school would be elementary, middle, high or all of the above.

Imagine the ability to teach and learn the following subjects from a school on this property:

- Agriculture and Horticulture – land previously used as the Hmong Gardens; soils that produce quality fruits, vegetables, plants and flowers.

- Natural Resources Conservation – protection of existing species and how to create a better habitat for existing and potentially even new species to inhabit these lands.

- Environmental Science and assessment – flora, fauna, wetlands, woodlands, habitat, water quality, etc.

- Hydrology and Engineering – How such improvements can be done to handle large floods but can also be done in such a way that beautifies the property or provides new public use like the City storm drainage pond at the southwest corner of 29th and Saemann – can be used for flood prevention but could certainly be improved for better wildlife habitat with public access (not fenced to keep humans and animals out).

- Biology and Chemistry – What is the biology of the species who live here and how do the impacts of City life impact the chemistry of the land (winter salt, fertilizers, etc.)

- Geology and Geography – soils, wetlands, native flora and fauna.

- Ecosystem Management – Watch with improvements to the property how the habitat improves over time or are there issues negatively impacting the land that require problem solving skills to address and enhance over time.

- Computer Science and Geographic Information Systems (GIS) – using these technologies to specifically identify key habitat areas, nesting grounds, wetlands, etc.

- Math and Statistics – Keeping track of animals who make this land their home and have their young. Those animals that migrate through and studying this overtime….is it improving, why?

- Psychology – The positive feeling of placemaking and helping habitat who cannot help or speak for themselves. Or providing these types of spaces to students who may not have access to such an amazing piece of property which is good for their mind, body and soul.

- Veterinary – helping injured animals.

- Green Energy – consideration of wind, sun and geothermal energy sources to heat, cool, energize, light, etc. the school.

We all talk about the climate change, habitat destruction and species extinction; the contamination of air, water and soil; the spread of toxic chemicals, the progressive loss of habitats that species need to survive and reproduce. We all talk the talk but do we walk the walk - rarely do we ourselves act. Here is that opportunity. The SASD has the opportunity to be proactive in teaching future generations these subjects and why they are important.

In addition, the SASD could work with higher educational facilities like University of Wisconsin-Green Bay-Sheboygan, Lakeland University, Lakeshore Technical College and or others to offer college credits for students interested in majoring in these fields at these universities. How wonderful that this property could strengthen our community, educate our children and maybe even make these universities more enticing to those from Sheboygan as well as to those from outside the area.

Imagine a child growing up and starting grade school at the same time that a fawn is born and then advancing through school and studying this fawn and how it grows over the years and eventually has its own fawn. Watching how the sand hill cranes migrate through and have their young on this property and within a matter of months watching that young crane become the size of an adult and how this happens on this property year after year. How the habitat could be improved over the years by removing invasive species and providing native plants that offer improved habitat for the creatures and clean the wetlands.

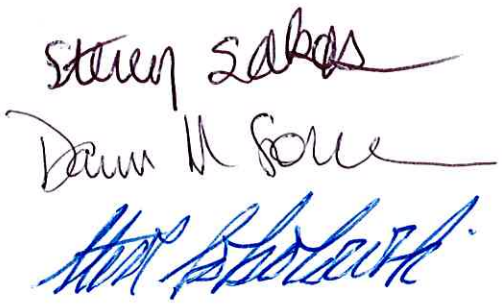
The SASD already is seeing nature program schools at Maywood, Story Book Gardens and other Charter schools. Parents today have various options to select where their child will attend school, having such a nature school could really influence parents to select such a SASD school to educate their children.

Or we could have a hospital with apartments and homes for the elderly on this property. I think the answer is clear and on behalf of my family and neighbors we ask that you deny all six of the ordinances before you this evening with regard to changing the comprehensive plan designation and rezoning the property. It is unfortunate that the SASD has put you in this position but we ask that you do the difficult task of denying this request so that the SASD can take the time to come up with a new and much better vision as to how best to utilize this amazing piece of property.

On behalf of my family and neighbors, we appreciate your time, your willingness to read and digest this letter and to carefully consider the decision before you today.

Sincerely,

Steve, Dawn, Savana and Steven Sokolowski



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Grace Park
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Sheboygan Pediatric Associates SC
Scott Glaeser, MD, FAAOS
Sheboygan Cancer & Blood Spec
Colleen M. Gumm, APNP
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Colleen M. Gumm, APNP
Sheboygan Cancer & Blood Spec
Scott Glaeser MD FAAOS
Sheboygan Church of Christ
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Sheboygan, Wisconsin
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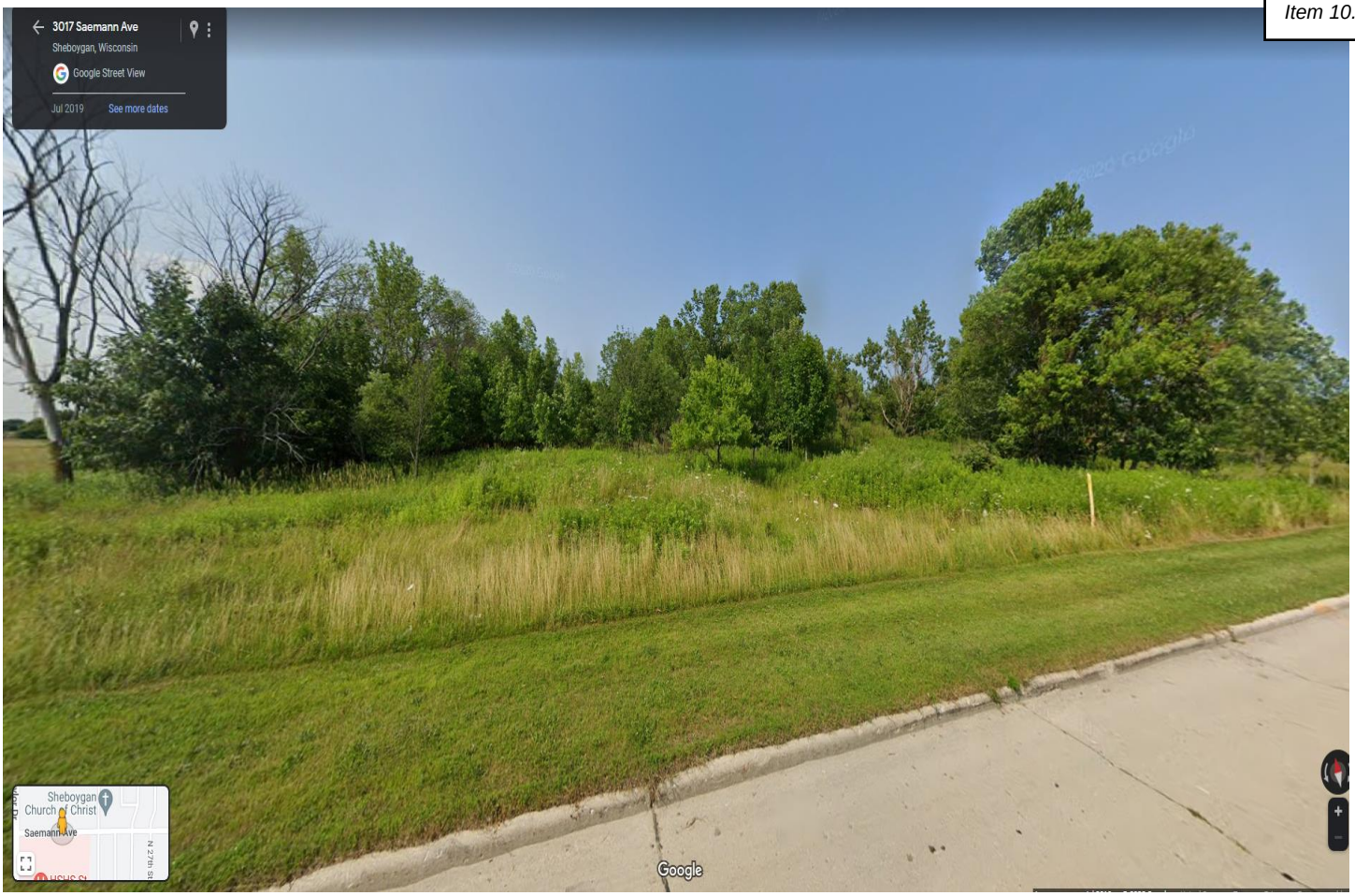
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3028 Geele Ave
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2200 N 30th St
Sheboygan, Wisconsin
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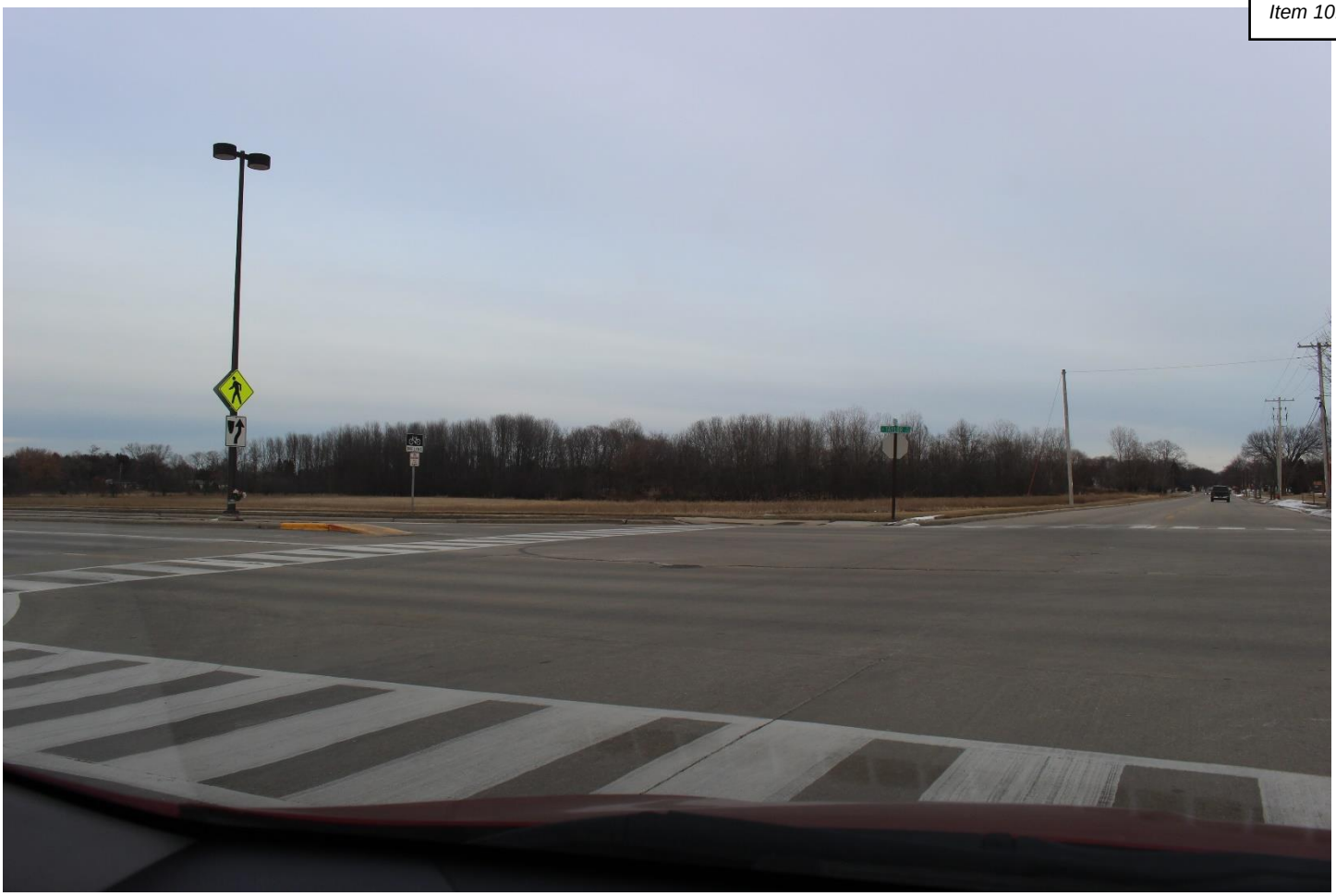
Calvary Evanglical Lutheran Church

STOP



SNOW
ROUTE

II

R. O. No. 107 - 22 - 23. By CITY CLERK. February 20, 2023.

Submitting an application from Froedtert Health, Inc. for a change in zoning classification for property off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel No. 59281631481 (Lot 1) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

City Plan

CITY CLERK

February 13, 2023

Chad Pelishek, Director
Department of Planning & Development
City of Sheboygan
828 Center Ave, Suite 208
Sheboygan, WI 53081

RE: Request for Amendment to Official Zoning Map

Dear Mr. Pelishek:

Froedtert has entered into a purchase contract to acquire from the Sheboygan Area School District their 25-acre vacant site located at the corner of Taylor Dr and Saemann Ave. Froedtert intends to subdivide the site to allow for two proposed development projects:

1. A new healthcare facility containing a neighborhood hospital, surgery center, and medical clinic space. This project will be located on an approximately 12.1-acre parcel located at the southeast corner of the site, depicted as "Lot 2" on the enclosed draft CSM. This proposed land use is consistent with the pattern of development along the Taylor Dr medical and commercial corridor.
2. A new senior housing development including multiple housing options for seniors. The development is planned to include 150-200 units of independent living, assisted living, and memory care. This project will be located at the northwest and southeast corners of the site on two separate parcels containing approximately 13.7 acres, depicted as "Lot 1" and "Lot 3" on the enclosed draft CSM. This proposed land use provides a comfortable transition from the proposed Froedtert facility to the nearby single family residential neighborhood.

The proposed projects would benefit the Sheboygan community in many ways, including, without limitation, as follows:

- Brings home a group of local physicians currently practicing outside the Sheboygan market
- Centralizes range of healthcare services in a community-focused, modern medical facility, delivering patient care closer to home
- Adds a new healthcare option to Sheboygan through Froedtert's academic-based approach to medicine
- Addresses local need for senior housing indicated by Sheboygan's housing study
- As aging residents in the community move into the new senior housing, they will vacate single family homes that young families can move into

Our development team hosted a community open house on January 18 and comments from community members indicated three important themes that we are confident we can accommodate in our development plans:

1. Provide appropriate buffering between the proposed project and the adjacent residential homes that abut the site to the east. *The zoning code specifies "bufferyard" requirements that will be incorporated into our site plan.*
2. Preserve as much wooded area and wildlife habitat as possible. *A significant portion of wooded areas on the site is not slated for development and will be preserved as wetlands.*
3. During construction, be thoughtful about disruption to the neighbors and be accountable to concerns as they arise. *Our construction teams will communicate regularly with the neighbors to address concerns throughout the process. We have already created a project email that community members can use to contact the development team any time: TaylorDr.Project@ryancompanies.com*

Quite simply, these projects are aimed at meeting the needs of the Sheboygan community in a variety of meaningful ways and in alignment with the City of Sheboygan Department of Planning & Development's mission statement. Moreover, the projects will feature a wide array of green design elements, designed to minimize buildings' impacts on the environment and nature, as well as promote energy efficiency and renewable resources.

COMPREHENSIVE PLAN AMENDMENT

Concurrent with the zoning change, the proposed projects require amendments to the City of Sheboygan Comprehensive Plan as follows:

1. **Froedtert healthcare parcel**: Change land use classification from "Public Parks and Open Space" to "Institutional and Community Facilities," which aligns with the health care facilities immediately to the south.
2. **Senior housing parcels**: Change land use classification from "Public Parks and Open Space" to "Multi-Family Residential."

The proposed projects support the following Key Initiatives indicated in the Comprehensive Plan:

- **Promoting infill development and redevelopment** – *established land uses surround this parcel on all sides creating a vacant, infill site condition that is ready to be placed into service as a productive land use for the community*
- **Spur economic development and job creation** – *the proposed projects represent a $70M+ capital investment into the community and are estimated to create 300 permanent jobs (in addition to construction jobs during development)*
- **Strengthening older neighborhoods** – *existing neighborhoods will benefit from new healthcare and housing options close to home*
- **Diversifying the City's housing stock** – *Sheboygan has a shortage of senior housing which this project delivers*

AMENDMENT TO OFFICIAL ZONING MAP

The proposed projects require amendments to the Official Zoning Map as follows:

1. **Froedtert healthcare parcel**: Change zoning classification from "Suburban Residential (SR-5)" to "Suburban Office (SO)," which aligns with the health care facilities immediately to the south.
2. **Senior housing parcels**: Change zoning classification from "Suburban Residential (SR-5)" to "Urban Residential (UR-12)."

The zoning ordinance provides the process to amend the zoning map. Subsection 15.903(4)(c)1.-3. (pages 317-318) poses the following three questions which help to justify the need for a zoning change:

1. How does the proposed Official Zoning Map amendment further the purposes of this Chapter as outlined in Section 15.005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA)?
    - *The project team is very familiar with local, county and state wetland regulations. The individuals assembled have worked together to successfully obtain permits from the Wisconsin Department of Natural Resources on several projects. The proposed projects will preserve and minimize impacts to the surrounding wetlands in accordance with the requirements of the Wisconsin DNR.*

2. Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map?
    - *Two of the four factors listed in the ordinance apply in this case as follows*:
        - Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district
        - Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map
3. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
    - *The use, character, and densities of the proposed projects are consistent with the pattern of development along the Taylor Dr medical and commercial corridor, while respecting the character and scale of the residential neighborhoods to the north and east of the site.*

Thank you for your consideration of this matter. We look forward to working with you, the City or Sheboygan, and the community throughout the development process.

Sincerely,

Ryan Marks

Ryan Marks
Vice President, Facilities Planning & Development

SHEBOYGAN AREA
SCHOOL DISTRICT

January 27, 2023

Chad Pelishek
Director of Planning and Development
City of Sheboygan
828 Center Avenue, Suite 208
Sheboygan, WI 53081

To whom it may concern:

I, Mark Boehlke, authorize Froedtert Health, Inc. to submit a rezone application for Sheboygan Area School District property located east of N. Taylor Drive and north of Saemann Avenue, parcel #59281631481.

Sincerely,

Mark J. Boehlke

Mark Boehlke
Assistant Superintendent Business and Operational Services

Department of Business and Operational Services
830 Virginia Avenue • Sheboygan, WI 53081 • **PHONE:** 920-459-3523 • **FAX:** 920-459-4300
www.sheboygan.k12.wi.us

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: _____
FILING FEE: $200.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP

(Requirements Per Section 15.903)
Revised May, 2012

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of $200 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Froedtert Health, Inc. PHONE NO.: (414) 805-3934

ADDRESS: 9200 W Wisconsin Ave, Milwaukee, WI 53226

E-MAIL: ryan.marks@froedtert.com

OWNER OF SITE: Sheboygan Area School District PHONE NO.: (920) 459-3500

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: Northeast corner of N.Taylor Dr. and Saemann Ave.

LEGAL DESCRIPTION: see attached, proposed draft CSM to subdivide the site. This application applies to Lot 1 of the attached draft CSM

PARCEL NO. 59281631481 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: Suburban Residential SR-5

PROPOSED ZONING DISTRICT CLASSIFICATION: Urban Residential UR-12

BRIEF DESCRIPTION OF THE **EXISTING** OPERATION OR USE: Vacant land

_____

BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: _____

Assisted Living Facility and Memory Care_____

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency? _____

See attached narrative

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- ☐ The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- ☐ A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
- ☐ Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- ☐ Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
- ☐ Explain: _____

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? _____

See attached narrative

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

See attached narrative

4. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Ryan Marks — 2/13/2023

APPLICANT'S SIGNATURE — **DATE**

Ryan Marks

PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing:

- ❑ The property proposed to be rezoned.
- ❑ All lot dimensions of the subject property.
- ❑ All other lands within 200 feet of the subject property.
- ❑ Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- ❑ Graphic scale and north arrow.

ZONING MAP
SENIOR HOUSING-change zoning classification from "Suburban Residential (SR-5)" to "Urban Residential (UI

11/1/2022, 2:07:21 PM

City Zoning Published Layer

- Mixed Residential-8 District
- Neighborhood Office District
- Neighborhood Residential-6 District
- Suburban Commercial District
- Suburban Industrial District
- Suburban Office District
- Suburban Residential-5 District
- Urban Commercial District
- Urban Industrial District

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

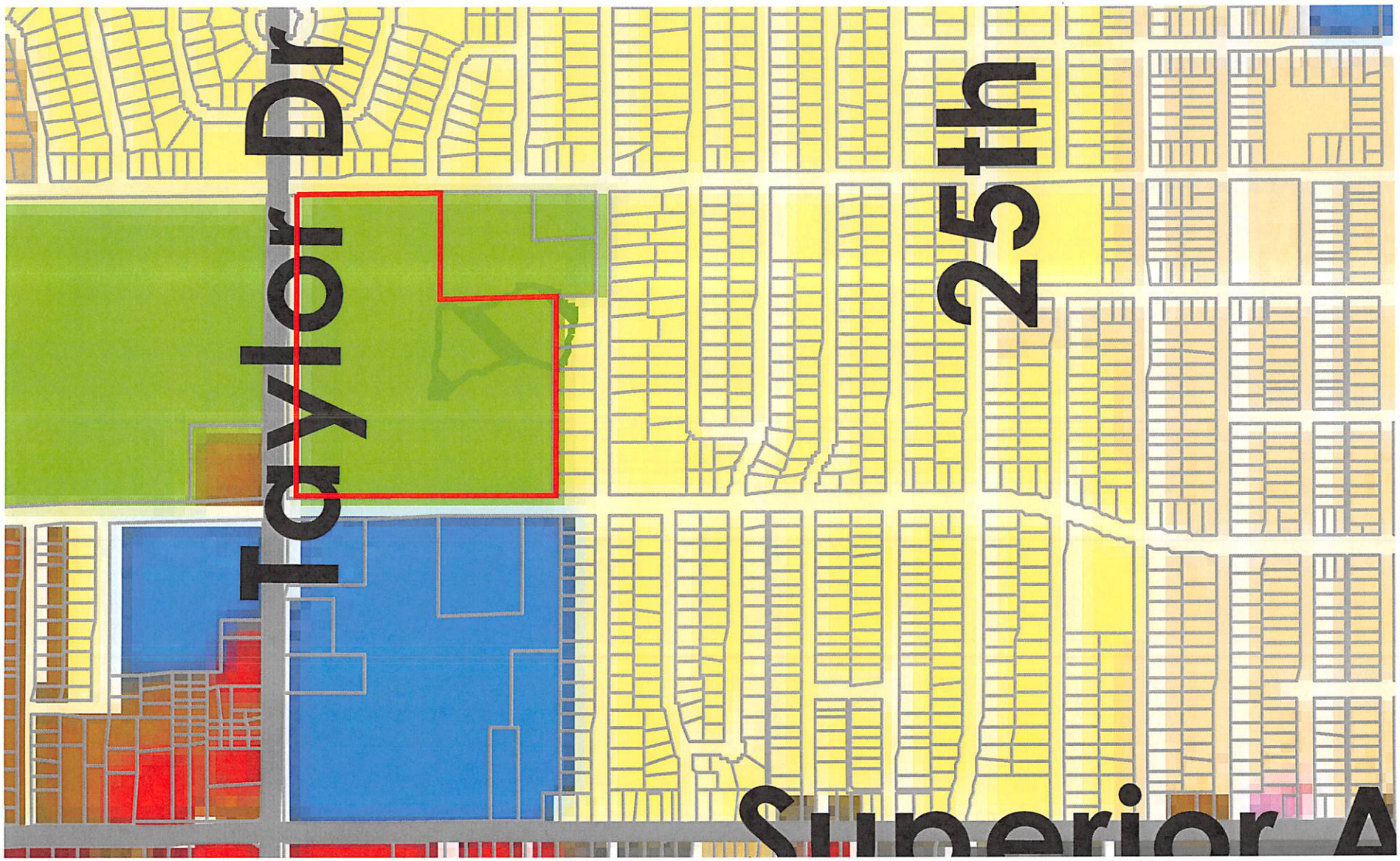
Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METI/NASA, EPA, USDA

ArcGIS Web Ap

Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METI/NASA, EPA, USDA

COMPREHENSIVE PLAN

Senior Housing Parcels-change land use classification from "Public Parks and Open Space" (green) to "Multi-Family Residential" (brown)



PROPOSED REZONE MAP AMENDMENT FROM SUBURBAN RESIDENTIAL (SR-5) TO URBAN RESIDENTIAL (UR-12)

CLIENT

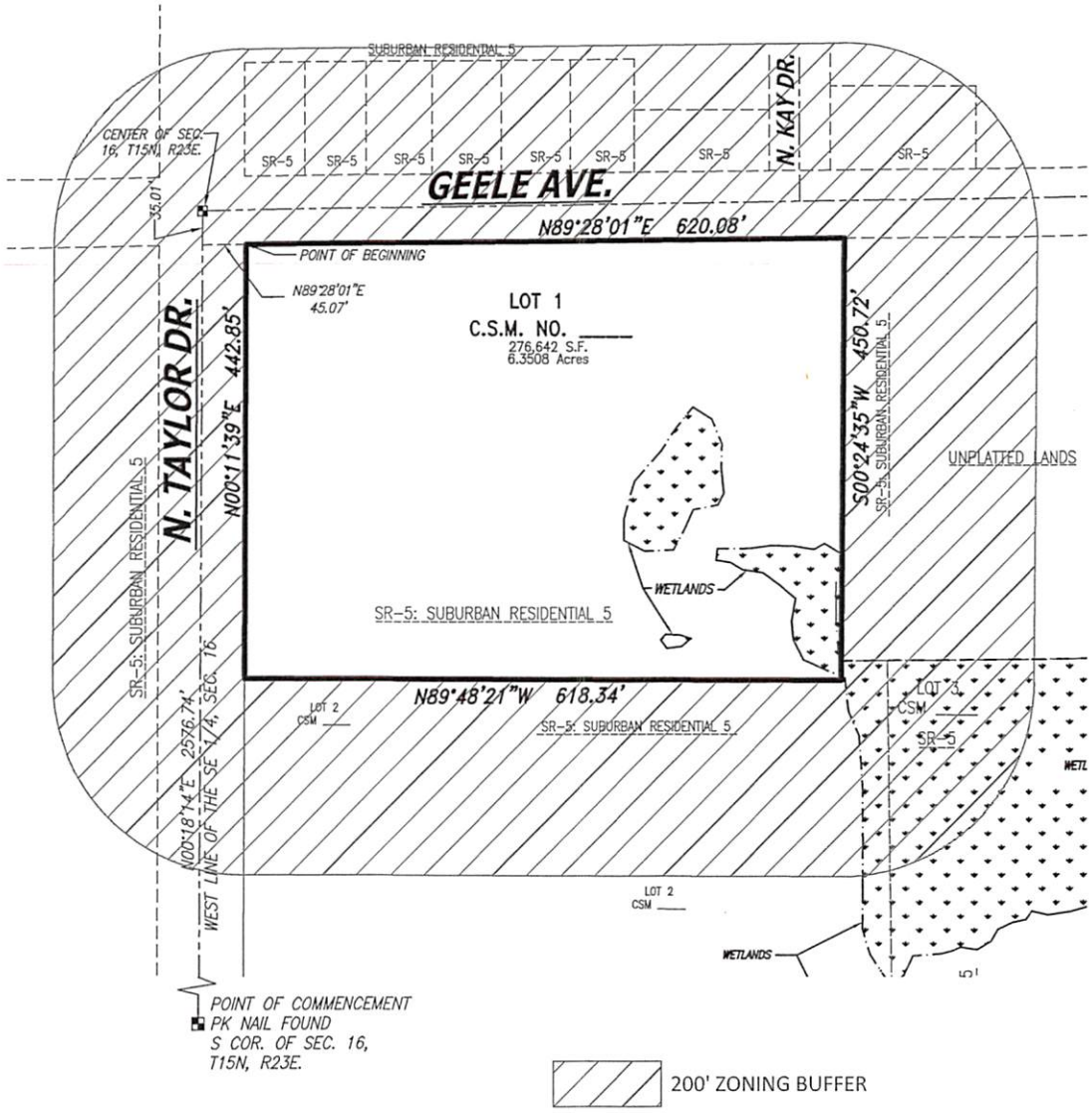
Ryan Companies US, Inc.

SITE ADDRESS

Sheboygan County Tax Parcel 59281631481 City of Sheboygan, Sheboygan County, Wisconsin.

LEGAL DESCRIPTION - LOT 1

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin, more fully described as follows:
COMMENCING at the Southwest corner of said Southeast 1/4 Section; thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East 45.07 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East along the South line of Geele Avenue 620.08 feet to a point; thence South 00°24'35" West 450.72 feet to a point; thence North 89°48'21" West 618.34 feet to a point; thence North 00°11'39" East along the East line of N. Taylor Drive 442.85 feet to the point of beginning.



Graphic Scale
0 150 300
1" = 150'

Date: February 9, 2023
Sheet 1 OF 3 SHEETS

Date	Revision description	

CHAPUT LAND SURVEYS
234 W. Florida Street Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.

Drawing No. 1729-SWC

CERTIFIED SURVEY MAP NO. _____

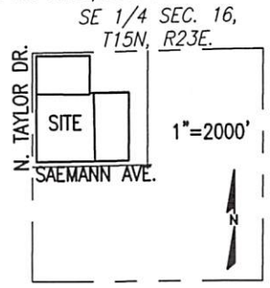
That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin

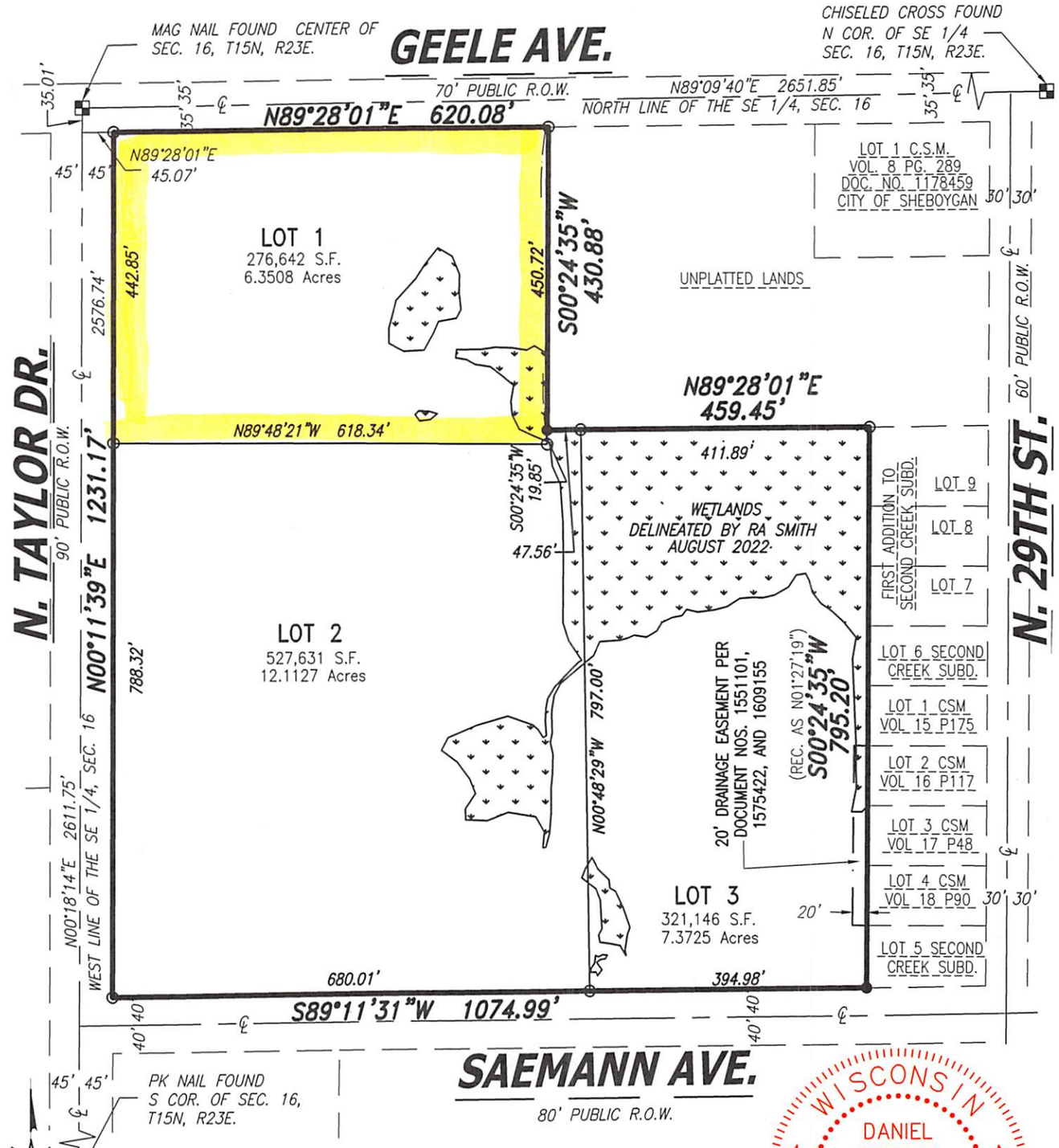
Bearings are referenced to the Sheboygan County Coordinate System, in which the North line of the Southwest 1/4 of Section 16, Town 15 North, Range 23 East, bears N89°09'40"E.

LEGEND

- ○ Indicates Set 1" Iron Pipe, 18" in length weighing 1.13 lbs. per lineal foot.
- ● Indicates Found 1" Iron Pipe.

Subdivider:
FROEDERT HEALTH, INC.
900 N 92ND ST.
MILWAUKEE, WI 53226





NOTE:
Cross access easements and storm water easements to be provided by separate document

GRAPHIC SCALE
0 200 400
1 inch = 200 ft.

WISCONSIN
DANIEL BEDNAR
S-2812
GERMANTOWN
WI
LAND SURVEYOR

CHAPUT LAND SURVEYS
234 W. Florida Street Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

This instrument was drafted by Daniel Bednar
Registered Land Surveyor S-2812

Date: January 18, 2023
Sheet 1 OF 3 SHEETS
Drawing No. 1729-

CERTIFIED SURVEY MAP NO. _____

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, DANIEL BEDNAR, Registered Land Surveyor, do hereby certify:
THAT I have surveyed, divided and mapped a part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located within the City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

COMMENCING at the Southwest corner of said Southeast 1/4 Section;
thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East 45.07 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East along the South line of Geele Avenue 620.08 feet to a point; thence South 00°24'35" West 430.88 feet to a point; thence North 89°28'01" East 459.45 feet to a point; thence South 00°24'35" West 795.20 feet to a point on the North line of Saemann Avenue; thence South 89°11'31" West along said North line 1074.99 feet to a point on the East line of North Taylor Drive; thence North 00°11'39" East along said East line 1231.17 feet to the point of beginning.

Said lands contain 1,125,419 square feet, or 25.8359 acres.

THAT I have made the survey, land division and map by the direction of Froedert Health, Inc., Owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Division and the Subdivision Ordinance of the City of Sheboygan in surveying, dividing and mapping the same.

January 25, 2023
DATE

DANIEL BEDNAR
REGISTERED LAND SURVEYOR S-2812

CHAPUT
LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Daniel Bednar
Registered Land Surveyor S-2812

CERTIFIED SURVEY MAP NO. _____

Part of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 28, Town 15 North, Range 23 East, located within the Village of Kohler, Sheboygan County, Wisconsin

CORPORATE OWNER'S CERTIFICATE

Froedert Health, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin , as owner, certifies that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Village of Kohler Code of Ordinances.

This agreement shall be binding on the undersigned and assigns.

In Witness Where of, Froedert Health, Inc. has caused these presents to be signed by _____, its _____, at _____, Wisconsin, ____ day of _____, 2023.

In the presence of:

Froedert Health, Inc.

_____
(print name)

STATE OF WISCONNSIN)
): SS
SHEBOYGAN COUNTY)

Personally came before me this ____ day of _____,2023,_____, of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of the corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of the company, by its authority.

(Notary Seal)

_____
Notary Public State of Wisconsin
My commission expires,
My commission is permanent.

CITY PLAN COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Sheboygan on this ___ day of _____, 2023.

_____
Ryan Sorenson, Chairperson

_____
Meredith DeBruin, City Clerk

COMMON COUNCIL CERTIFICATE OF APPROVAL AND ACCEPTANCE OF DEDICATION

APPROVED by the Common Council of the City of Sheboygan on this ___ day of _____, 2023.

_____
Ryan Sorenson, Mayor

_____
Meredith DeBruin, City Clerk

WISCONSIN
DANIEL
BEDNAR
S-2812
GERMANTOWN
WI
LAND SURVEYOR

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Daniel Bednar
Registered Land Surveyor S-2812

Date: January 25, 2023
Sheet 3 OF 3 SHEETS
Drawing No. 1729-SWC

CLK322B

City Of Sheboygan
City Clerk's Office

** General Receipt **

Receipt No: 230179
License No: 0000
Date: 02/15/2023
Received By: MMD
Received From: RYAN COMPLANIES US INC
Memo: LOT 1 - FROEDTERT REZONE
Method of Payment: $200.00 Check No. 888597
Total Received: $200.00

Fee Description	Fee
Zoning Change	200.00

This document signifies receipt of fees in the amount indicated above.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Gen. Ord. No. 21-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Public Parks and Open Space to Multi-Family Residential Classification.

Gen. Ord. No. 22-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Public Parks and Open Space to Institutional and Community Facilities Classification.

Gen. Ord. No. 23-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Public Parks and Open Space to Multi-Family Residential Classification.

R.O. 107-22-23 and G.O. 24-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

R.O. 108-22-23 and G.O. 25-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Suburban Residential (SR-5) to Suburban Office (SO) Classification.

R.O. 109-22-23 and G.O. 26-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: February 24, 2023 **MEETING DATE:** February 28, 2023

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND ANALYSIS:

Froedtert is proposing to amend the comprehensive plan map and rezone map as follows:

Comprehensive Plan Map:

- Parcel #s 59281631481 (proposed Lot 1 – Northwest corner of the parcel) from **Public Parks and Open Space** to **Multi-Family Residential.**

- Parcel #s 59281631481 (proposed Lot 2 – Southwest corner of the parcel) from **Public Parks and Open Space** to **Institutional and Community Facilities.**

- Parcel #s 59281631481 (proposed Lot 3 – Southeast corner of the parcel) from **Public Parks and Open Space** to **Multi-Family Residential.**

Rezone:

- Parcel #s 59281631481 (proposed Lot 1 – Northwest corner of the parcel) from **Suburban Residential (SR-5)** to **Urban Residential (UR-12).**

- Parcel #s 59281631481 (proposed Lot 2 – Southwest corner of the parcel) from **Suburban Residential (SR-5)** to **Suburban Office (SO).**

- Parcel #s 59281631481 (proposed Lot 3 – Southeast corner of the parcel) from **Suburban Residential (SR-5)** to **Urban Residential (UR-12).**

Froedtert has entered into a purchase contract to acquire the property from the Sheboygan Area School District (SASD) which is a 25-acre vacant site located at the northeast corner of Taylor Dr. and Saemann Ave. Froedtert intends to subdivide the site to allow for two proposed development projects:

1. A new healthcare facility containing a neighborhood hospital, surgery center, and medical clinic space. This project will be located on an approximately 12.1-acre parcel located at the southeast corner of the site, depicted as “Lot 2” on the enclosed draft CSM. This proposed land use is consistent with the pattern of development along the Taylor Dr. medical and commercial corridor.

2. A new senior housing development including multiple housing options for seniors. The development is planned to include 150-200 units of independent living, assisted living, and memory care. This project will be located at the northwest and southeast corners of the site on two separate parcels containing approximately 13.7 acres, depicted as “Lot 1” and “Lot 3” on the enclosed draft CSM. This proposed land use provides a comfortable transition from the proposed Froedtert facility to the nearby single family residential neighborhood.

The applicant states the proposed projects would benefit the Sheboygan community in many ways, including, without limitation, as follows:

- Brings home a group of local physicians currently practicing outside the Sheboygan market.

- Centralizes range of healthcare services in a community-focused, modern medical facility, delivering patient care closer to home.

- Adds a new healthcare option to Sheboygan through Froedtert’s academic-based approach to medicine.

- Addresses local need for senior housing indicated by Sheboygan's housing study.

- As aging residents in the community move into the new senior housing, they will vacate single family homes that young families can move into.

The development team hosted a community open house on January 18, 2023 and comments from community members indicated three important themes that the Froedtert team is confident they can accommodate in their development plans:

1. Provide appropriate buffering between the proposed project and the adjacent residential homes that abut the site to the east. The zoning code specifies "bufferyard" requirements that will be incorporated into our site plan.

2. Preserve as much wooded area and wildlife habitat as possible. A significant portion of wooded areas on the site is not slated for development and will be preserved as wetlands.

3. During construction, be thoughtful about disruption to the neighbors and be accountable to concerns as they arise. The applicant's construction teams will communicate regularly with the neighbors to address concerns throughout the process. We have already created a project email that community members can use to contact the development team any time: TaylorDr.Project@ryancompanies.com

Quite simply, these projects are aimed at meeting the needs of the Sheboygan community in a variety of meaningful ways and in alignment with the City of Sheboygan Department of Planning & Development's mission statement. Moreover, the projects will feature a wide array of green design elements, designed to minimize buildings' impacts on the environment and nature, as well as promote energy efficiency and renewable resources.

Concurrent with the zoning change, the proposed projects require amendments to the City of Sheboygan Comprehensive Plan as follows:

1. Froedtert healthcare parcel: Change land use classification from "Public Parks and Open Space" to "Institutional and Community Facilities," which aligns with the health care facilities immediately to the south.

2. Senior housing parcels: Change land use classification from "Public Parks and Open Space" to "Multi-Family Residential."

The proposed projects support the following Key Initiatives indicated in the Comprehensive Plan:

- Promoting infill development and redevelopment – established land uses surround this parcel on all sides creating a vacant, infill site condition that is ready to be placed into service as a productive land use for the community.

- Spur economic development and job creation – the proposed projects represent a $70M+ capital investment into the community and are estimated to create 300 permanent jobs (in addition to construction jobs during development).

- Strengthening older neighborhoods – existing neighborhoods will benefit from new healthcare and housing options close to home.

- Diversifying the City's housing stock – Sheboygan has a shortage of senior housing which this project delivers.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north and east are zoned Suburban Residential (SR-5).
- The properties to the west are zoned Suburban Residential (SR-5) and Urban Residential (UR-12).
- The properties to the south are zoned Suburban Residential (SR-5) and Suburban Office (SO).

It is important for the Plan Commission to understand that if the property zoning designation is changed from SR-5 to SO and UR-12, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the SO and UR-12 zoning districts.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to construction of any new development proposed for this property.

In addition, the applicant is proposing to amend the comprehensive plan for these properties from Public Parks and Open Space to Multi-Family Residential and Institutional and Community Facilities. The properties are proposed to be designated:

- Multi-Family Residential in the Future Land Use map in the City of Sheboygan Comprehensive Plan which is consistent with the proposed Urban Residential (UR-12) zoning designation being requested.

- Institutional and Community Facilities in the Future Land Use map in the City of Sheboygan Comprehensive Plan which is consistent with the proposed Suburban Office (SO) zoning designation being requested.

Staff did receive a letter from a neighbor objecting to the requests.

ACTION REQUESTED:

Staff is recommending approval of the three (3) comprehensive plan map amendment request and the three (3) rezone requests.

ATTACHMENTS:

Rezone Application and required attachments

February 23, 2023

Dear Mayor, Common Council and Plan Commission:

My name is Steve Sokolowski and I am the Manager of Planning and Zoning for the City of Sheboygan. In addition, I am a city employee who lives in the City of Sheboygan. My family and I reside at 1820 N. 29th Street which is one of the properties that physically abuts the Sheboygan Area School District (SASD) property that you are considering to potentially amend the City of Sheboygan Comprehensive Plan Future Land Use Map and City of Sheboygan Zoning Map. The decision you make regarding these requests will impact my property and the neighborhoods surrounding this parcel for years to come and your decision will certainly impact and influence whether I will continue to reside in the City of Sheboygan.

The SASD property (Parcel # 59281631481) is a very beautiful piece of property within the City limits. This property provides valuable habitat and a home to many species of animals which include deer, sandhill crane (who mate and migrate every year), many species of birds, hawks, turkeys, pheasant, ducks, geese, owls, the occasional eagle, fox, various species of small mammals, many species of amphibians, etc. Many who are preparing to have their young this spring as they have done every year in the past.

The property owners that surround this parcel of land are very fortunate to have such an amazing piece of property to spend countless hours appreciating the beauty and the wildlife activity that takes place every day on this property.

On behalf of the citizens of Sheboygan, the Plan Commission and Common Council adopted the City of Sheboygan Comprehensive Plan in 2011. Based on that, it is important for today's Common Council and Plan Commission members to understand that the previous council and plan commission approved this property to have a comprehensive plan designation of "Public Parks and Open Space." What does that mean? It means that previous council and plan commission believed that this property's long term land use designation should be public parks and open space. My neighbors and I agree with the previous council and plan commission position and strongly encourage todays council and plan commission to maintain this position.

The City of Sheboygan Comprehensive plans states the following about the Public Parks and Open Space land use designation:

> *This future land use category includes park and public open space facilities devoted to playgrounds play fields, trails, picnic areas, public golf courses, and related active and passive recreational activities and conservation areas.*

In fact there are several Natural Resource goals, objective and policies adopted in the Comprehensive Plan that state the following:

- Preserve natural resources and advance community sustainability for the benefit of present and future generations.

- Protect environmental corridors from new development by directing land development away from steep slopes, natural areas, drainageways, critical infiltration areas and floodplains to prevent future conflicts.

- Embrace a concerted initiative to become more sustainable and energy conscious community.

- Preserve environmentally sensitive lands by directing new development away from mapped environmental corridors and isolated natural areas.

- Cooperate with the WisDNR to protect wildlife habitat, particularly rare and endangered species.

- Identify open space lands that are important to the overall quality of life in the community and take measures to assure their conservation.

- Ensure the provision of sufficient number of parks recreational facilities, and open space areas, with opportunities for all ages and physical abilities, to enhance the health, welfare of City residents and the City's appeal to visitors.

- Explore opportunities to enhance parks.

- The Comprehensive Plan identifies areas on this property as wetlands and states that these areas are important for aquifer recharge, ground water and surface water quality improvement and wildlife habitat.

The City of Sheboygan Comprehensive Outdoor Recreation Plan adopted by the Common Council in March 2016 states (Section 1.1 Purpose and Scope):

- The primary purpose of the Outdoor Recreation Plan for the City of Sheboygan is to guide the preservation, acquisition and development of land for park, recreation and related open space purposes to serve the recreational needs of the population.

- "Parks and recreational planning have become an essential part of comprehensive and community planning……They also serve as important habitats for urban wildlife and as laboratories for environmental and conservation education."

- Section 3.2 Special Use Park/Conservancy Area – Areas of open space that cannot be measured by a quantifiable standard because of their unique and diverse contributions to the community. Examples of Special Use Space Areas are varied but can include those lands that accommodate passive or special recreational activities as well as land that have been protected for their environmental significance or sensitivity and provide limited opportunity for recreational use. Examples of that latter may include……, environmental corridors or isolated natural areas, wildlife habitats, areas of rare or endangered plant and/or animal species, prairie remnants and restoration areas.

All of these Natural Resource goals, objective and policies adopted in the Comprehensive Plan and the Outdoor Recreation Plan strongly relate to the parcel we are discussing today and are reasons why the "Public Parks and Open Space" future land use designation should be maintained.

The organization most responsible for this situation is the Sheboygan Area School District (SASD) who could make this go away instantly. What is most disappointing is the lack of vision shown by the Superintendent and the SASD Board of Education regarding the future use of this property.

All you hear about today is STEM and going green. The fact that the SASD superintendent and board of education does not recognize the opportunity that this piece of property provides for increasing students interest in STEM and going green is unfathomable.

Many are concerned about our children and the lack of interest and/or difficulty they may have in STEM (Science, Technology, Engineering and Math) programs. Often times these subjects can be difficult and challenging to many students especially when it is strictly book learning in a classroom. However, if you took examples of classroom book learning into a living laboratory, teachers could show students how these subjects can actually be utilized in the field. It is likely such a living laboratory would generate more student interest in these STEM subjects and with that interest the possibility of increasing grades in these challenging subjects.

This property offers SASD educators and students the opportunity to teach and learn about these fields not only in the classroom but in this amazing living laboratory whether such a school would be elementary, middle, high or all of the above.

Imagine the ability to teach and learn the following subjects from a school on this property:

- Agriculture and Horticulture – land previously used as the Hmong Gardens; soils that produce quality fruits, vegetables, plants and flowers.

- Natural Resources Conservation – protection of existing species and how to create a better habitat for existing and potentially even new species to inhabit these lands.

- Environmental Science and assessment – flora, fauna, wetlands, woodlands, habitat, water quality, etc.

- Hydrology and Engineering – How such improvements can be done to handle large floods but can also be done in such a way that beautifies the property or provides new public use like the City storm drainage pond at the southwest corner of 29th and Saemann – can be used for flood prevention but could certainly be improved for better wildlife habitat with public access (not fenced to keep humans and animals out).

- Biology and Chemistry – What is the biology of the species who live here and how do the impacts of City life impact the chemistry of the land (winter salt, fertilizers, etc.)

- Geology and Geography – soils, wetlands, native flora and fauna.

- Ecosystem Management – Watch with improvements to the property how the habitat improves over time or are there issues negatively impacting the land that require problem solving skills to address and enhance over time.

- Computer Science and Geographic Information Systems (GIS) – using these technologies to specifically identify key habitat areas, nesting grounds, wetlands, etc.

- Math and Statistics – Keeping track of animals who make this land their home and have their young. Those animals that migrate through and studying this overtime….is it improving, why?

- Psychology – The positive feeling of placemaking and helping habitat who cannot help or speak for themselves. Or providing these types of spaces to students who may not have access to such an amazing piece of property which is good for their mind, body and soul.

- Veterinary – helping injured animals.

- Green Energy – consideration of wind, sun and geothermal energy sources to heat, cool, energize, light, etc. the school.

We all talk about the climate change, habitat destruction and species extinction; the contamination of air, water and soil; the spread of toxic chemicals, the progressive loss of habitats that species need to survive and reproduce. We all talk the talk but do we walk the walk - rarely do we ourselves act. Here is that opportunity. The SASD has the opportunity to be proactive in teaching future generations these subjects and why they are important.

In addition, the SASD could work with higher educational facilities like University of Wisconsin-Green Bay-Sheboygan, Lakeland University, Lakeshore Technical College and or others to offer college credits for students interested in majoring in these fields at these universities. How wonderful that this property could strengthen our community, educate our children and maybe even make these universities more enticing to those from Sheboygan as well as to those from outside the area.

Imagine a child growing up and starting grade school at the same time that a fawn is born and then advancing through school and studying this fawn and how it grows over the years and eventually has its own fawn. Watching how the sand hill cranes migrate through and have their young on this property and within a matter of months watching that young crane become the size of an adult and how this happens on this property year after year. How the habitat could be improved over the years by removing invasive species and providing native plants that offer improved habitat for the creatures and clean the wetlands.

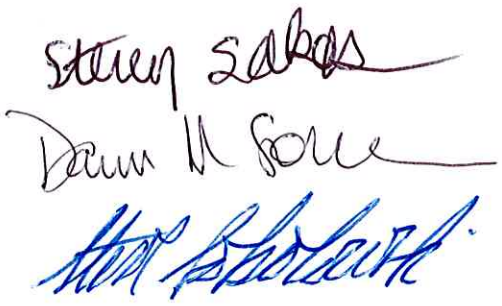
The SASD already is seeing nature program schools at Maywood, Story Book Gardens and other Charter schools. Parents today have various options to select where their child will attend school, having such a nature school could really influence parents to select such a SASD school to educate their children.

Or we could have a hospital with apartments and homes for the elderly on this property. I think the answer is clear and on behalf of my family and neighbors we ask that you deny all six of the ordinances before you this evening with regard to changing the comprehensive plan designation and rezoning the property. It is unfortunate that the SASD has put you in this position but we ask that you do the difficult task of denying this request so that the SASD can take the time to come up with a new and much better vision as to how best to utilize this amazing piece of property.

On behalf of my family and neighbors, we appreciate your time, your willingness to read and digest this letter and to carefully consider the decision before you today.

Sincerely,

Steve, Dawn, Savana and Steven Sokolowski



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Sheridan Ave
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Superior Ave
Superior Ave
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Grace Park
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Sheboygan Pediatric Associates SC
Scott Glaeser, MD, FAAOS
Sheboygan Cancer & Blood Spec
Colleen M. Gumm, APNP
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Ebenezer United Church of Christ
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Colleen M. Gumm, APNP
Sheboygan Cancer & Blood Spec
Scott Glaeser MD FAAOS
Sheboygan Church of Christ
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1800 N Taylor Dr
Sheboygan, Wisconsin
Google Street View
Oct 2021
See more dates
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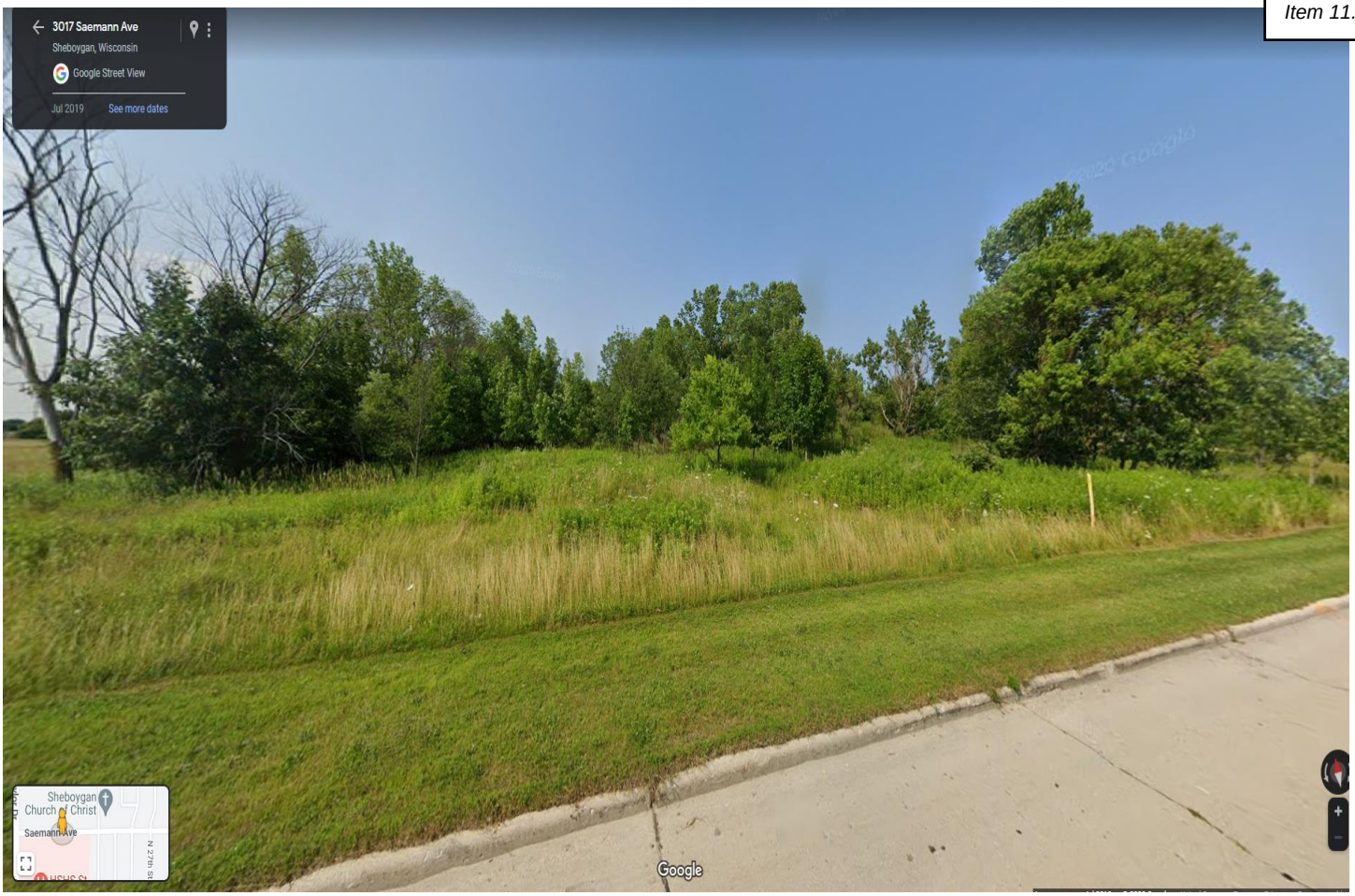
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Calvary Evanglical Lutheran Church
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3028 Geele Ave
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Google Street View
Sep 2021
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2200 N 30th St
Sheboygan, Wisconsin
Google Street View
Jul 2019
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Geele Ave

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Sep 2021
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SPEED LIMIT 25
Calvary Evangelical Lutheran Church

Sheboygan, Wisconsin
Google Street View
Jul 2019
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Calvary Evangelical Lutheran Church

Sheboygan, Wisconsin
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Jul 2019
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Calvary Evanglical Lutheran Church

2017 N 29th St
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Google Street View
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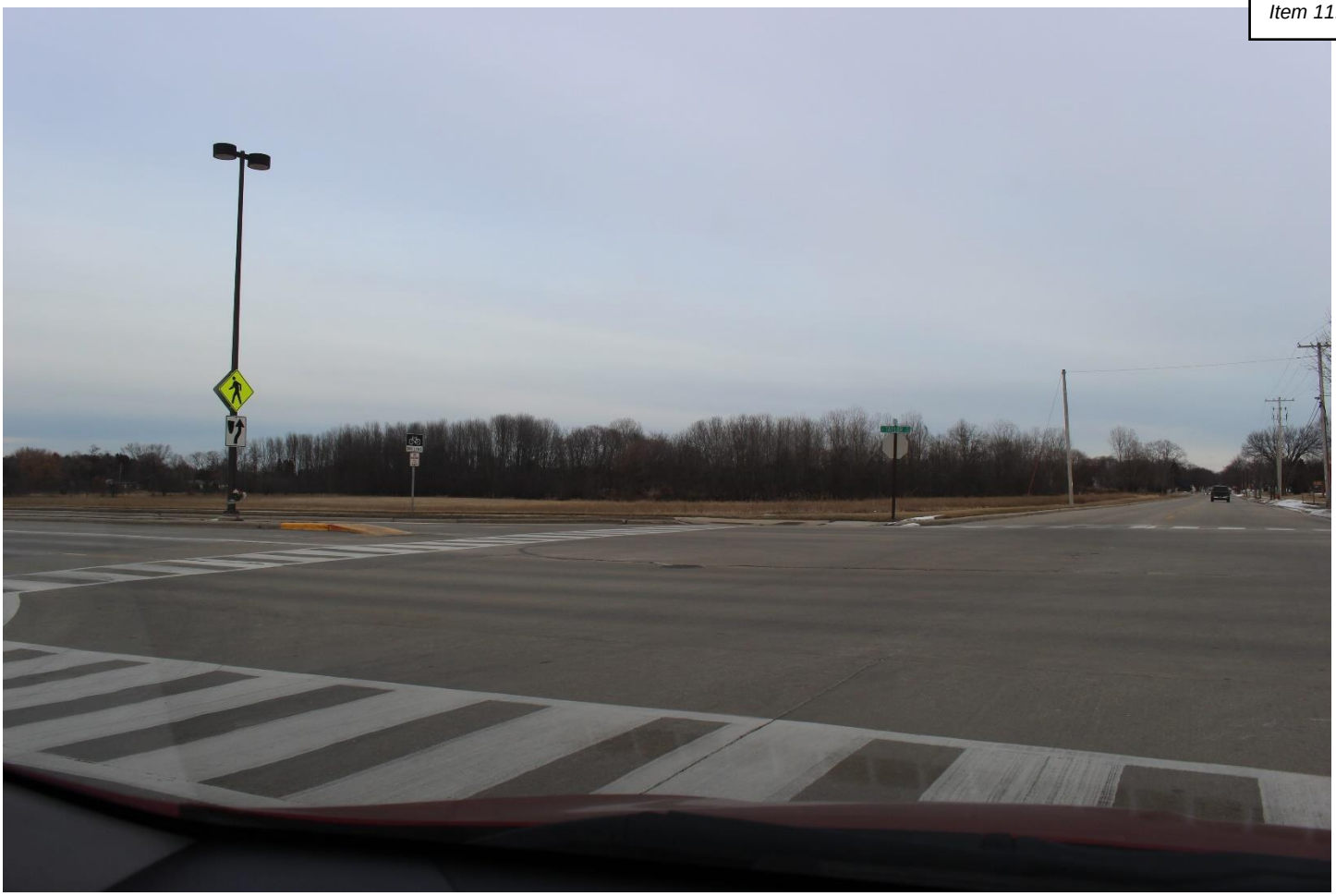
SNOW ROUTE
Calvary Evanglical Lutheran Church

STOP



SNOW
ROUTE

Gen. Ord. No. 24 - 22 - 23. By Alderperson Felde. February 20, 2023.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 1) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class Suburban Residential (SR-5) to Urban Residential (UR-12) Classification:

Property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 1):

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin, more fully described as follows: COMMENCING at the Southwest corner of said Southeast 1/4 Section; thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East 45.07 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East along the South line of Geele Avenue 620.08 feet to a point; thence South 00°24'35" West 450.72 feet to a point; thence North 89°48'21" West 618.34 feet to a point; thence North 00°11'39" East along the East line of N. Taylor Drive 442.85 feet to the point of beginning.

Section 2. Said zoning amendment shall be effective upon passage, publication and satisfaction of the transfer of parcel #59281631481 from the Sheboygan Area School District to Froedtert Health, Inc., or related entity, for development of medical facilities and senior housing (high density assisted living facility and memory care on proposed northwest corner lot and lower density independent living facilities on proposed southeast corner lot) on or before December 31, 2024.

City Plan

Section 3. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

_____

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

PROPOSED REZONE MAP AMENDMENT FROM SUBURBAN RESIDENTIAL (SR-5) TO URBAN RESIDENTIAL (UR-12)

CLIENT

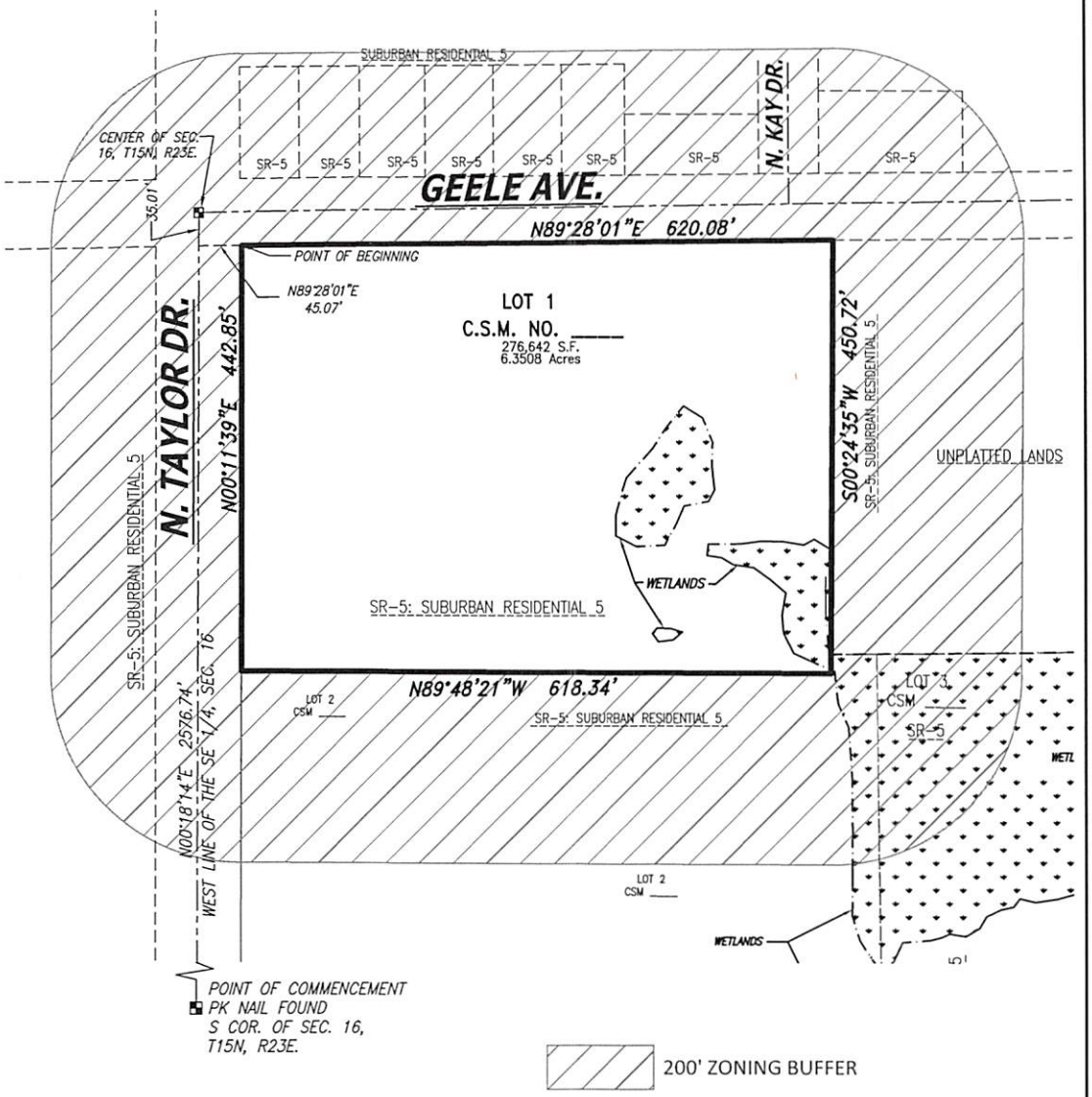
Ryan Companies US, Inc.

SITE ADDRESS

Sheboygan County Tax Parcel 59281631481 City of Sheboygan, Sheboygan County, Wisconsin.

LEGAL DESCRIPTION - LOT 1

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin, more fully described as follows:
COMMENCING at the Southwest corner of said Southeast 1/4 Section; thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East 45.07 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East along the South line of Geele Avenue 620.08 feet to a point; thence South 00°24'35" West 450.72 feet to a point; thence North 89°48'21" West 618.34 feet to a point; thence North 00°11'39" East along the East line of N. Taylor Drive 442.85 feet to the point of beginning.



Graphic Scale
0 150 300
1" = 150'

Date: February 9, 2023
Sheet 1 OF 3 SHEETS

Date	Revision description	

CHAPUT LAND SURVEYS
234 W. Florida Street Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.

Drawing No. 1729-SWC

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Gen. Ord. No. 21-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Public Parks and Open Space to Multi-Family Residential Classification.

Gen. Ord. No. 22-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Public Parks and Open Space to Institutional and Community Facilities Classification.

Gen. Ord. No. 23-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Public Parks and Open Space to Multi-Family Residential Classification.

R.O. 107-22-23 and G.O. 24-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

R.O. 108-22-23 and G.O. 25-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Suburban Residential (SR-5) to Suburban Office (SO) Classification.

R.O. 109-22-23 and G.O. 26-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: February 24, 2023 **MEETING DATE:** February 28, 2023

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND ANALYSIS:

Froedtert is proposing to amend the comprehensive plan map and rezone map as follows:

Comprehensive Plan Map:

- Parcel #s 59281631481 (proposed Lot 1 – Northwest corner of the parcel) from **Public Parks and Open Space** to **Multi-Family Residential.**

- Parcel #s 59281631481 (proposed Lot 2 – Southwest corner of the parcel) from **Public Parks and Open Space** to **Institutional and Community Facilities.**

- Parcel #s 59281631481 (proposed Lot 3 – Southeast corner of the parcel) from **Public Parks and Open Space** to **Multi-Family Residential.**

Rezone:

- Parcel #s 59281631481 (proposed Lot 1 – Northwest corner of the parcel) from **Suburban Residential (SR-5)** to **Urban Residential (UR-12).**

- Parcel #s 59281631481 (proposed Lot 2 – Southwest corner of the parcel) from **Suburban Residential (SR-5)** to **Suburban Office (SO).**

- Parcel #s 59281631481 (proposed Lot 3 – Southeast corner of the parcel) from **Suburban Residential (SR-5)** to **Urban Residential (UR-12).**

Froedtert has entered into a purchase contract to acquire the property from the Sheboygan Area School District (SASD) which is a 25-acre vacant site located at the northeast corner of Taylor Dr. and Saemann Ave. Froedtert intends to subdivide the site to allow for two proposed development projects:

1. A new healthcare facility containing a neighborhood hospital, surgery center, and medical clinic space. This project will be located on an approximately 12.1-acre parcel located at the southeast corner of the site, depicted as “Lot 2” on the enclosed draft CSM. This proposed land use is consistent with the pattern of development along the Taylor Dr. medical and commercial corridor.

2. A new senior housing development including multiple housing options for seniors. The development is planned to include 150-200 units of independent living, assisted living, and memory care. This project will be located at the northwest and southeast corners of the site on two separate parcels containing approximately 13.7 acres, depicted as “Lot 1” and “Lot 3” on the enclosed draft CSM. This proposed land use provides a comfortable transition from the proposed Froedtert facility to the nearby single family residential neighborhood.

The applicant states the proposed projects would benefit the Sheboygan community in many ways, including, without limitation, as follows:

- Brings home a group of local physicians currently practicing outside the Sheboygan market.

- Centralizes range of healthcare services in a community-focused, modern medical facility, delivering patient care closer to home.

- Adds a new healthcare option to Sheboygan through Froedtert’s academic-based approach to medicine.

- Addresses local need for senior housing indicated by Sheboygan's housing study.

- As aging residents in the community move into the new senior housing, they will vacate single family homes that young families can move into.

The development team hosted a community open house on January 18, 2023 and comments from community members indicated three important themes that the Froedtert team is confident they can accommodate in their development plans:

1. Provide appropriate buffering between the proposed project and the adjacent residential homes that abut the site to the east. The zoning code specifies "bufferyard" requirements that will be incorporated into our site plan.

2. Preserve as much wooded area and wildlife habitat as possible. A significant portion of wooded areas on the site is not slated for development and will be preserved as wetlands.

3. During construction, be thoughtful about disruption to the neighbors and be accountable to concerns as they arise. The applicant's construction teams will communicate regularly with the neighbors to address concerns throughout the process. We have already created a project email that community members can use to contact the development team any time: TaylorDr.Project@ryancompanies.com

Quite simply, these projects are aimed at meeting the needs of the Sheboygan community in a variety of meaningful ways and in alignment with the City of Sheboygan Department of Planning & Development's mission statement. Moreover, the projects will feature a wide array of green design elements, designed to minimize buildings' impacts on the environment and nature, as well as promote energy efficiency and renewable resources.

Concurrent with the zoning change, the proposed projects require amendments to the City of Sheboygan Comprehensive Plan as follows:

1. Froedtert healthcare parcel: Change land use classification from "Public Parks and Open Space" to "Institutional and Community Facilities," which aligns with the health care facilities immediately to the south.

2. Senior housing parcels: Change land use classification from "Public Parks and Open Space" to "Multi-Family Residential."

The proposed projects support the following Key Initiatives indicated in the Comprehensive Plan:

- Promoting infill development and redevelopment – established land uses surround this parcel on all sides creating a vacant, infill site condition that is ready to be placed into service as a productive land use for the community.

- Spur economic development and job creation – the proposed projects represent a $70M+ capital investment into the community and are estimated to create 300 permanent jobs (in addition to construction jobs during development).

- Strengthening older neighborhoods – existing neighborhoods will benefit from new healthcare and housing options close to home.

- Diversifying the City's housing stock – Sheboygan has a shortage of senior housing which this project delivers.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north and east are zoned Suburban Residential (SR-5).
- The properties to the west are zoned Suburban Residential (SR-5) and Urban Residential (UR-12).
- The properties to the south are zoned Suburban Residential (SR-5) and Suburban Office (SO).

It is important for the Plan Commission to understand that if the property zoning designation is changed from SR-5 to SO and UR-12, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the SO and UR-12 zoning districts.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to construction of any new development proposed for this property.

In addition, the applicant is proposing to amend the comprehensive plan for these properties from Public Parks and Open Space to Multi-Family Residential and Institutional and Community Facilities. The properties are proposed to be designated:

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Staff did receive a letter from a neighbor objecting to the requests.

ACTION REQUESTED:

Staff is recommending approval of the three (3) comprehensive plan map amendment request and the three (3) rezone requests.

ATTACHMENTS:

Rezone Application and required attachments

February 23, 2023

Dear Mayor, Common Council and Plan Commission:

My name is Steve Sokolowski and I am the Manager of Planning and Zoning for the City of Sheboygan. In addition, I am a city employee who lives in the City of Sheboygan. My family and I reside at 1820 N. 29th Street which is one of the properties that physically abuts the Sheboygan Area School District (SASD) property that you are considering to potentially amend the City of Sheboygan Comprehensive Plan Future Land Use Map and City of Sheboygan Zoning Map. The decision you make regarding these requests will impact my property and the neighborhoods surrounding this parcel for years to come and your decision will certainly impact and influence whether I will continue to reside in the City of Sheboygan.

The SASD property (Parcel # 59281631481) is a very beautiful piece of property within the City limits. This property provides valuable habitat and a home to many species of animals which include deer, sandhill crane (who mate and migrate every year), many species of birds, hawks, turkeys, pheasant, ducks, geese, owls, the occasional eagle, fox, various species of small mammals, many species of amphibians, etc. Many who are preparing to have their young this spring as they have done every year in the past.

The property owners that surround this parcel of land are very fortunate to have such an amazing piece of property to spend countless hours appreciating the beauty and the wildlife activity that takes place every day on this property.

On behalf of the citizens of Sheboygan, the Plan Commission and Common Council adopted the City of Sheboygan Comprehensive Plan in 2011. Based on that, it is important for today's Common Council and Plan Commission members to understand that the previous council and plan commission approved this property to have a comprehensive plan designation of "Public Parks and Open Space." What does that mean? It means that previous council and plan commission believed that this property's long term land use designation should be public parks and open space. My neighbors and I agree with the previous council and plan commission position and strongly encourage todays council and plan commission to maintain this position.

The City of Sheboygan Comprehensive plans states the following about the Public Parks and Open Space land use designation:

> *This future land use category includes park and public open space facilities devoted to playgrounds play fields, trails, picnic areas, public golf courses, and related active and passive recreational activities and conservation areas.*

In fact there are several Natural Resource goals, objective and policies adopted in the Comprehensive Plan that state the following:

- Preserve natural resources and advance community sustainability for the benefit of present and future generations.

- Protect environmental corridors from new development by directing land development away from steep slopes, natural areas, drainageways, critical infiltration areas and floodplains to prevent future conflicts.

- Embrace a concerted initiative to become more sustainable and energy conscious community.

- Preserve environmentally sensitive lands by directing new development away from mapped environmental corridors and isolated natural areas.

- Cooperate with the WisDNR to protect wildlife habitat, particularly rare and endangered species.

- Identify open space lands that are important to the overall quality of life in the community and take measures to assure their conservation.

- Ensure the provision of sufficient number of parks recreational facilities, and open space areas, with opportunities for all ages and physical abilities, to enhance the health, welfare of City residents and the City's appeal to visitors.

- Explore opportunities to enhance parks.

- The Comprehensive Plan identifies areas on this property as wetlands and states that these areas are important for aquifer recharge, ground water and surface water quality improvement and wildlife habitat.

The City of Sheboygan Comprehensive Outdoor Recreation Plan adopted by the Common Council in March 2016 states (Section 1.1 Purpose and Scope):

- The primary purpose of the Outdoor Recreation Plan for the City of Sheboygan is to guide the preservation, acquisition and development of land for park, recreation and related open space purposes to serve the recreational needs of the population.

- "Parks and recreational planning have become an essential part of comprehensive and community planning……They also serve as important habitats for urban wildlife and as laboratories for environmental and conservation education."

- Section 3.2 Special Use Park/Conservancy Area – Areas of open space that cannot be measured by a quantifiable standard because of their unique and diverse contributions to the community. Examples of Special Use Space Areas are varied but can include those lands that accommodate passive or special recreational activities as well as land that have been protected for their environmental significance or sensitivity and provide limited opportunity for recreational use. Examples of that latter may include……, environmental corridors or isolated natural areas, wildlife habitats, areas of rare or endangered plant and/or animal species, prairie remnants and restoration areas.

All of these Natural Resource goals, objective and policies adopted in the Comprehensive Plan and the Outdoor Recreation Plan strongly relate to the parcel we are discussing today and are reasons why the "Public Parks and Open Space" future land use designation should be maintained.

The organization most responsible for this situation is the Sheboygan Area School District (SASD) who could make this go away instantly. What is most disappointing is the lack of vision shown by the Superintendent and the SASD Board of Education regarding the future use of this property.

All you hear about today is STEM and going green. The fact that the SASD superintendent and board of education does not recognize the opportunity that this piece of property provides for increasing students interest in STEM and going green is unfathomable.

Many are concerned about our children and the lack of interest and/or difficulty they may have in STEM (Science, Technology, Engineering and Math) programs. Often times these subjects can be difficult and challenging to many students especially when it is strictly book learning in a classroom. However, if you took examples of classroom book learning into a living laboratory, teachers could show students how these subjects can actually be utilized in the field. It is likely such a living laboratory would generate more student interest in these STEM subjects and with that interest the possibility of increasing grades in these challenging subjects.

This property offers SASD educators and students the opportunity to teach and learn about these fields not only in the classroom but in this amazing living laboratory whether such a school would be elementary, middle, high or all of the above.

Imagine the ability to teach and learn the following subjects from a school on this property:

- Agriculture and Horticulture – land previously used as the Hmong Gardens; soils that produce quality fruits, vegetables, plants and flowers.

- Natural Resources Conservation – protection of existing species and how to create a better habitat for existing and potentially even new species to inhabit these lands.

- Environmental Science and assessment – flora, fauna, wetlands, woodlands, habitat, water quality, etc.

- Hydrology and Engineering – How such improvements can be done to handle large floods but can also be done in such a way that beautifies the property or provides new public use like the City storm drainage pond at the southwest corner of 29th and Saemann – can be used for flood prevention but could certainly be improved for better wildlife habitat with public access (not fenced to keep humans and animals out).

- Biology and Chemistry – What is the biology of the species who live here and how do the impacts of City life impact the chemistry of the land (winter salt, fertilizers, etc.)

- Geology and Geography – soils, wetlands, native flora and fauna.

- Ecosystem Management – Watch with improvements to the property how the habitat improves over time or are there issues negatively impacting the land that require problem solving skills to address and enhance over time.

- Computer Science and Geographic Information Systems (GIS) – using these technologies to specifically identify key habitat areas, nesting grounds, wetlands, etc.

- Math and Statistics – Keeping track of animals who make this land their home and have their young. Those animals that migrate through and studying this overtime….is it improving, why?

- Psychology – The positive feeling of placemaking and helping habitat who cannot help or speak for themselves. Or providing these types of spaces to students who may not have access to such an amazing piece of property which is good for their mind, body and soul.

- Veterinary – helping injured animals.

- Green Energy – consideration of wind, sun and geothermal energy sources to heat, cool, energize, light, etc. the school.

We all talk about the climate change, habitat destruction and species extinction; the contamination of air, water and soil; the spread of toxic chemicals, the progressive loss of habitats that species need to survive and reproduce. We all talk the talk but do we walk the walk - rarely do we ourselves act. Here is that opportunity. The SASD has the opportunity to be proactive in teaching future generations these subjects and why they are important.

In addition, the SASD could work with higher educational facilities like University of Wisconsin-Green Bay-Sheboygan, Lakeland University, Lakeshore Technical College and or others to offer college credits for students interested in majoring in these fields at these universities. How wonderful that this property could strengthen our community, educate our children and maybe even make these universities more enticing to those from Sheboygan as well as to those from outside the area.

Imagine a child growing up and starting grade school at the same time that a fawn is born and then advancing through school and studying this fawn and how it grows over the years and eventually has its own fawn. Watching how the sand hill cranes migrate through and have their young on this property and within a matter of months watching that young crane become the size of an adult and how this happens on this property year after year. How the habitat could be improved over the years by removing invasive species and providing native plants that offer improved habitat for the creatures and clean the wetlands.

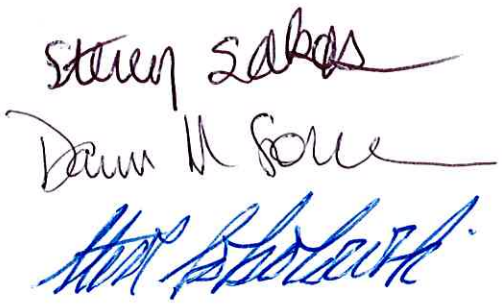
The SASD already is seeing nature program schools at Maywood, Story Book Gardens and other Charter schools. Parents today have various options to select where their child will attend school, having such a nature school could really influence parents to select such a SASD school to educate their children.

Or we could have a hospital with apartments and homes for the elderly on this property. I think the answer is clear and on behalf of my family and neighbors we ask that you deny all six of the ordinances before you this evening with regard to changing the comprehensive plan designation and rezoning the property. It is unfortunate that the SASD has put you in this position but we ask that you do the difficult task of denying this request so that the SASD can take the time to come up with a new and much better vision as to how best to utilize this amazing piece of property.

On behalf of my family and neighbors, we appreciate your time, your willingness to read and digest this letter and to carefully consider the decision before you today.

Sincerely,

Steve, Dawn, Savana and Steven Sokolowski



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Grace Park
Sheboygan Church of Christ
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3306 Saemann Ave
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43.77°N, 87.75°W
Sheboygan Church of Christ
Sheboygan Pediatric Associates SC
Scott Glaeser, MD, FAAOS
Sheboygan Cancer & Blood Spec
Colleen M. Gumm, APNP
Ebenezer United Church of Christ
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3306 Saemann Ave
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Kingdom Hall of Jehovah's Witnesses
Ebenezer United Church of Christ
Signature Dental
Colleen M. Gumm, APNP
Sheboygan Cancer & Blood Spec
Scott Glaeser MD FAAOS
Sheboygan Church of Christ
2D

1800 N Taylor Dr
Sheboygan, Wisconsin
Google Street View
Oct 2021
See more dates
Sheboygan
Church of Christ
Saemann Ave

Sheboygan, Wisconsin
Google Street View
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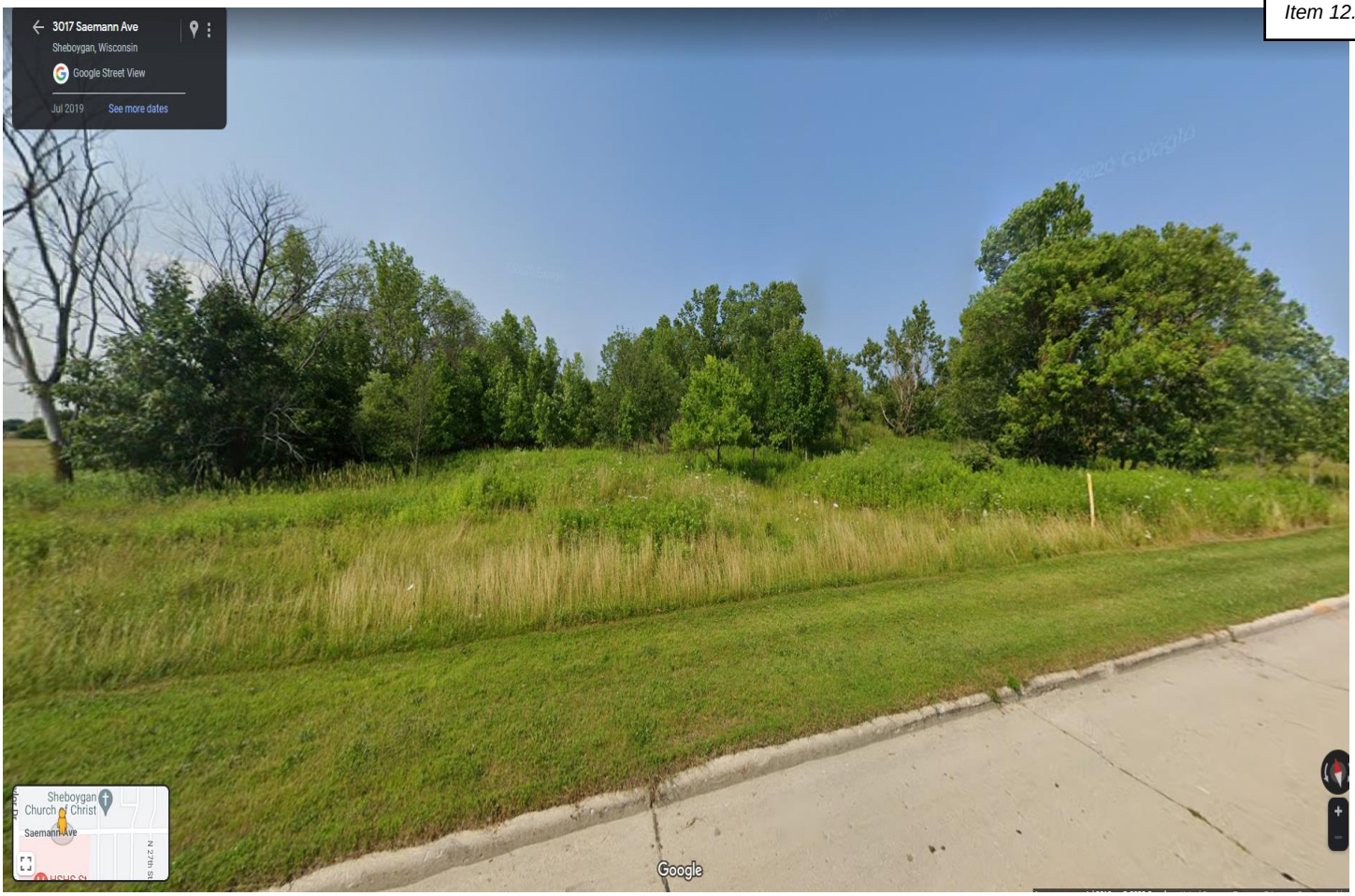
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Calvary Evanglical Lutheran Church

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Calvary Evanglical Lutheran Church
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3028 Geele Ave
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Sep 2021
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Calvary Evangelical Lutheran Church
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2200 N 30th St
Sheboygan, Wisconsin
Google Street View
Jul 2019
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Geele Ave

Sheboygan, Wisconsin
Google Street View
Sep 2021
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SPEED LIMIT 25
Calvary Evangelical Lutheran Church

Sheboygan, Wisconsin
Google Street View
Jul 2019
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Calvary Evangelical Lutheran Church

Sheboygan, Wisconsin
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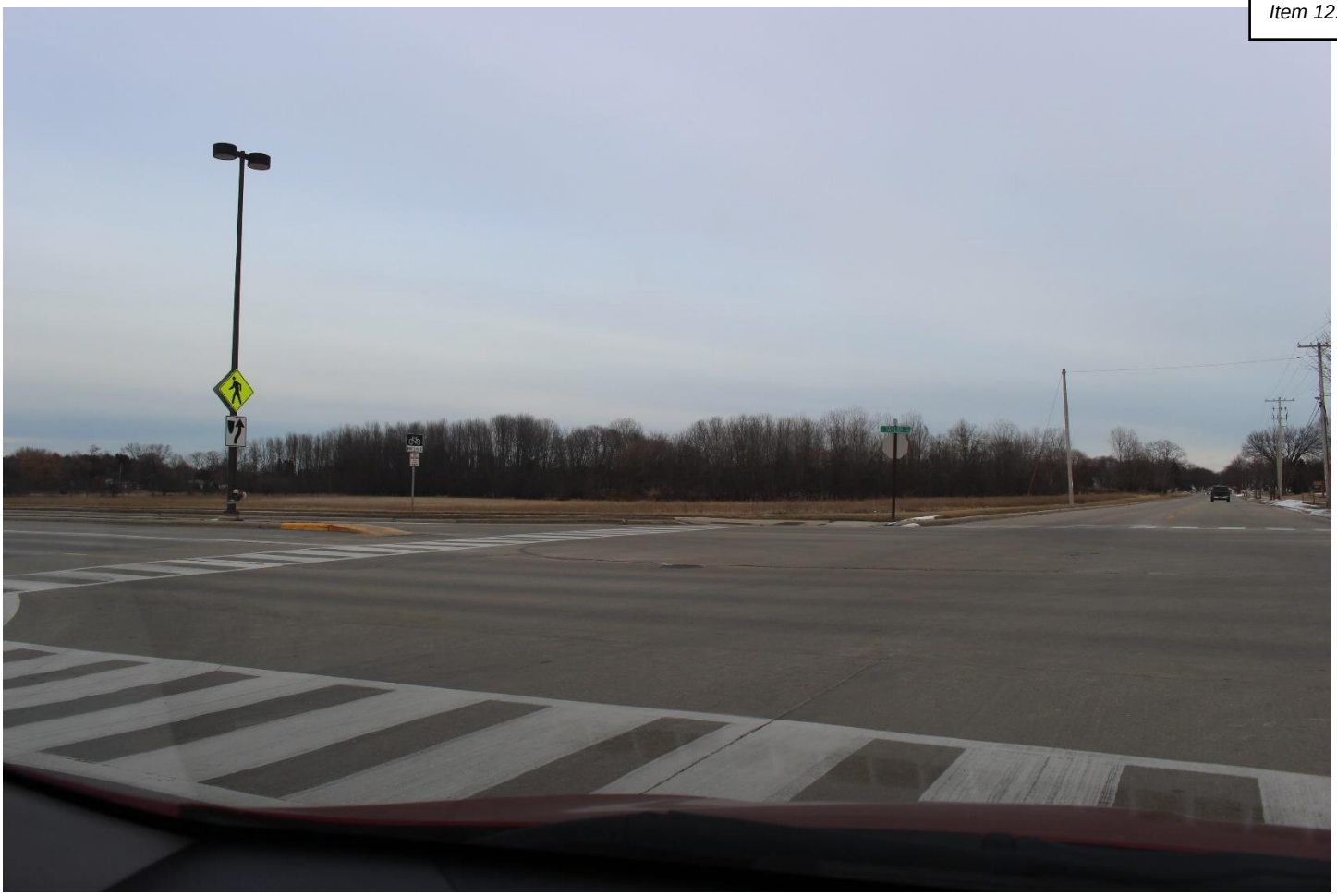
Jul 2019
See more dates
Calvary Evanglical Lutheran Church

2017 N 29th St
Sheboygan, Wisconsin
Google Street View
Jul 2019
See more dates
SNOW ROUTE
Calvary Evanglical Lutheran Church

STOP



SNOW
ROUTE

Gen. Ord. No. 22 - 22 - 23. By Alderperson Felde. February 20, 2023.

AN ORDINANCE amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 2) from Public Parks and Open Space to Institutional and Community Facilities Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Chapter 2 of the Sheboygan Comprehensive Plan establishing future land use classifications is hereby amended by changing the Future Land Use Maps thereof and Use Classifications of the following described lands from Class Public Parks and Open Space to Institutional and Community Facilities Classification:

Property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 2):

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin more fully described as follows: COMMENCING at the Southwest corner of said Southeast 1/4 Section; thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East 45.07 feet to a point; thence South 00°11'39" West 442.85 feet to the point of beginning of the lands to be described hereinafter; thence continue South 89°48'21" East 618.34 feet to a point; thence North 00°24'35" East 19.85 feet to a point; thence North 89°28'01" East 47.56 feet to a point; thence South 00°48'29" East 797.00 feet to a point lying along the North line of Saemann Avenue; thence South 89°11'31" West along said North line 680.01 feet; thence North 00°11'39" East along the East line of N. Taylor Drive 788.32' to the point of beginning.

Section 2. Said zoning amendment shall be effective upon passage, publication and satisfaction of the transfer of parcel #59281631481 from the Sheboygan Area School District to Froedtert Health, Inc., or related entity, for development of medical facilities and senior housing (high density assisted living facility and memory care on proposed northwest corner lot and lower density independent living facilities on proposed southeast corner lot) on or before December 31, 2024.

City Plan

Section 3. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

_____

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

PROPOSED COMPREHENSIVE PLAN AMENDMENT FROM PUBLIC PARKS AND OPEN SPACES TO INSTITUTIONAL AND COMMUNITY FACILITIES

CLIENT

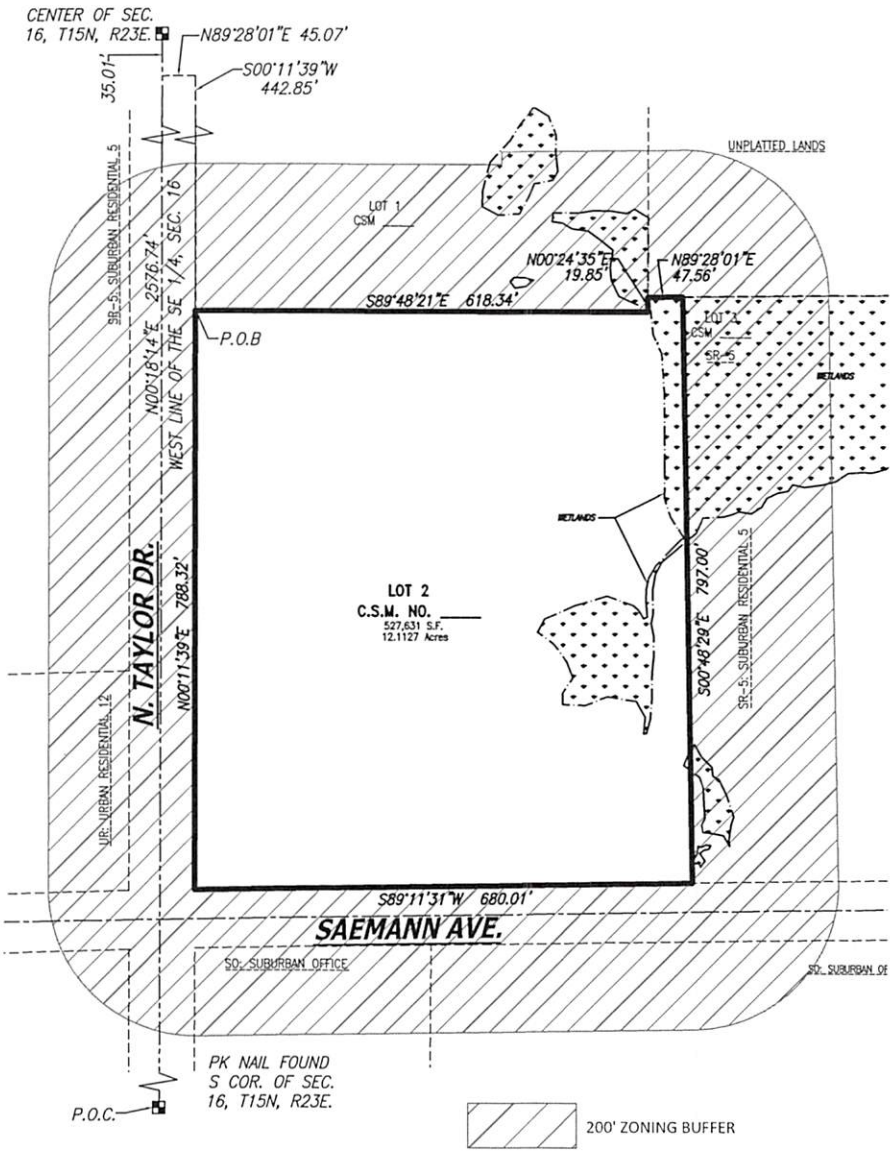
Ryan Companies US, Inc.

SITE ADDRESS

Sheboygan County Tax Parcel 59281631481 City of Sheboygan, Sheboygan County, Wisconsin.

LEGAL DESCRIPTION - LOT 2

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin more fully described as follows:
COMMENCING at the Southwest corner of said Southeast 1/4 Section; thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East 45.07 feet to a point; thence South 00°11'39" West 442.85 feet to the point of beginning of the lands to be described hereinafter; thence South 89°48'21" East 618.34 feet to a point; thence North 00°24'35" East 19.85 feet to a point; thence North 89°28'01" East 47.56 feet to a point; thence South 00°48'29" East 797.00 feet to a point lying along the North line of Saemann Avenue; thence South 89°11'31" West along said North line 680.01 feet; thence North 00°11'39" East along the East line of N. Taylor Drive 788.32' to the point of beginning.



Graphic Scale
0 200 400
1" = 200'

CHAPUT LAND SURVEYS
234 W. Florida Street Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

Date: February 8, 2023
Sheet 2 OF 3 SHEETS

Date	Revision description	

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.

Drawing No. 1729-SWC

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Gen. Ord. No. 21-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Public Parks and Open Space to Multi-Family Residential Classification.

Gen. Ord. No. 22-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Public Parks and Open Space to Institutional and Community Facilities Classification.

Gen. Ord. No. 23-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Public Parks and Open Space to Multi-Family Residential Classification.

R.O. 107-22-23 and G.O. 24-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

R.O. 108-22-23 and G.O. 25-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Suburban Residential (SR-5) to Suburban Office (SO) Classification.

R.O. 109-22-23 and G.O. 26-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: February 24, 2023 **MEETING DATE:** February 28, 2023

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND ANALYSIS:

Froedtert is proposing to amend the comprehensive plan map and rezone map as follows:

Comprehensive Plan Map:

- Parcel #s 59281631481 (proposed Lot 1 – Northwest corner of the parcel) from **Public Parks and Open Space** to **Multi-Family Residential.**

- Parcel #s 59281631481 (proposed Lot 2 – Southwest corner of the parcel) from **Public Parks and Open Space** to **Institutional and Community Facilities.**

- Parcel #s 59281631481 (proposed Lot 3 – Southeast corner of the parcel) from **Public Parks and Open Space** to **Multi-Family Residential.**

Rezone:

- Parcel #s 59281631481 (proposed Lot 1 – Northwest corner of the parcel) from **Suburban Residential (SR-5)** to **Urban Residential (UR-12).**

- Parcel #s 59281631481 (proposed Lot 2 – Southwest corner of the parcel) from **Suburban Residential (SR-5)** to **Suburban Office (SO).**

- Parcel #s 59281631481 (proposed Lot 3 – Southeast corner of the parcel) from **Suburban Residential (SR-5)** to **Urban Residential (UR-12).**

Froedtert has entered into a purchase contract to acquire the property from the Sheboygan Area School District (SASD) which is a 25-acre vacant site located at the northeast corner of Taylor Dr. and Saemann Ave. Froedtert intends to subdivide the site to allow for two proposed development projects:

1. A new healthcare facility containing a neighborhood hospital, surgery center, and medical clinic space. This project will be located on an approximately 12.1-acre parcel located at the southeast corner of the site, depicted as “Lot 2” on the enclosed draft CSM. This proposed land use is consistent with the pattern of development along the Taylor Dr. medical and commercial corridor.

2. A new senior housing development including multiple housing options for seniors. The development is planned to include 150-200 units of independent living, assisted living, and memory care. This project will be located at the northwest and southeast corners of the site on two separate parcels containing approximately 13.7 acres, depicted as “Lot 1” and “Lot 3” on the enclosed draft CSM. This proposed land use provides a comfortable transition from the proposed Froedtert facility to the nearby single family residential neighborhood.

The applicant states the proposed projects would benefit the Sheboygan community in many ways, including, without limitation, as follows:

- Brings home a group of local physicians currently practicing outside the Sheboygan market.

- Centralizes range of healthcare services in a community-focused, modern medical facility, delivering patient care closer to home.

- Adds a new healthcare option to Sheboygan through Froedtert’s academic-based approach to medicine.

- Addresses local need for senior housing indicated by Sheboygan's housing study.

- As aging residents in the community move into the new senior housing, they will vacate single family homes that young families can move into.

The development team hosted a community open house on January 18, 2023 and comments from community members indicated three important themes that the Froedtert team is confident they can accommodate in their development plans:

1. Provide appropriate buffering between the proposed project and the adjacent residential homes that abut the site to the east. The zoning code specifies "bufferyard" requirements that will be incorporated into our site plan.

2. Preserve as much wooded area and wildlife habitat as possible. A significant portion of wooded areas on the site is not slated for development and will be preserved as wetlands.

3. During construction, be thoughtful about disruption to the neighbors and be accountable to concerns as they arise. The applicant's construction teams will communicate regularly with the neighbors to address concerns throughout the process. We have already created a project email that community members can use to contact the development team any time: TaylorDr.Project@ryancompanies.com

Quite simply, these projects are aimed at meeting the needs of the Sheboygan community in a variety of meaningful ways and in alignment with the City of Sheboygan Department of Planning & Development's mission statement. Moreover, the projects will feature a wide array of green design elements, designed to minimize buildings' impacts on the environment and nature, as well as promote energy efficiency and renewable resources.

Concurrent with the zoning change, the proposed projects require amendments to the City of Sheboygan Comprehensive Plan as follows:

1. Froedtert healthcare parcel: Change land use classification from "Public Parks and Open Space" to "Institutional and Community Facilities," which aligns with the health care facilities immediately to the south.

2. Senior housing parcels: Change land use classification from "Public Parks and Open Space" to "Multi-Family Residential."

The proposed projects support the following Key Initiatives indicated in the Comprehensive Plan:

- Promoting infill development and redevelopment – established land uses surround this parcel on all sides creating a vacant, infill site condition that is ready to be placed into service as a productive land use for the community.

- Spur economic development and job creation – the proposed projects represent a $70M+ capital investment into the community and are estimated to create 300 permanent jobs (in addition to construction jobs during development).

- Strengthening older neighborhoods – existing neighborhoods will benefit from new healthcare and housing options close to home.

- Diversifying the City's housing stock – Sheboygan has a shortage of senior housing which this project delivers.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north and east are zoned Suburban Residential (SR-5).
- The properties to the west are zoned Suburban Residential (SR-5) and Urban Residential (UR-12).
- The properties to the south are zoned Suburban Residential (SR-5) and Suburban Office (SO).

It is important for the Plan Commission to understand that if the property zoning designation is changed from SR-5 to SO and UR-12, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the SO and UR-12 zoning districts.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to construction of any new development proposed for this property.

In addition, the applicant is proposing to amend the comprehensive plan for these properties from Public Parks and Open Space to Multi-Family Residential and Institutional and Community Facilities. The properties are proposed to be designated:

- Multi-Family Residential in the Future Land Use map in the City of Sheboygan Comprehensive Plan which is consistent with the proposed Urban Residential (UR-12) zoning designation being requested.

- Institutional and Community Facilities in the Future Land Use map in the City of Sheboygan Comprehensive Plan which is consistent with the proposed Suburban Office (SO) zoning designation being requested.

Staff did receive a letter from a neighbor objecting to the requests.

ACTION REQUESTED:

Staff is recommending approval of the three (3) comprehensive plan map amendment request and the three (3) rezone requests.

ATTACHMENTS:

Rezone Application and required attachments

February 23, 2023

Dear Mayor, Common Council and Plan Commission:

My name is Steve Sokolowski and I am the Manager of Planning and Zoning for the City of Sheboygan. In addition, I am a city employee who lives in the City of Sheboygan. My family and I reside at 1820 N. 29th Street which is one of the properties that physically abuts the Sheboygan Area School District (SASD) property that you are considering to potentially amend the City of Sheboygan Comprehensive Plan Future Land Use Map and City of Sheboygan Zoning Map. The decision you make regarding these requests will impact my property and the neighborhoods surrounding this parcel for years to come and your decision will certainly impact and influence whether I will continue to reside in the City of Sheboygan.

The SASD property (Parcel # 59281631481) is a very beautiful piece of property within the City limits. This property provides valuable habitat and a home to many species of animals which include deer, sandhill crane (who mate and migrate every year), many species of birds, hawks, turkeys, pheasant, ducks, geese, owls, the occasional eagle, fox, various species of small mammals, many species of amphibians, etc. Many who are preparing to have their young this spring as they have done every year in the past.

The property owners that surround this parcel of land are very fortunate to have such an amazing piece of property to spend countless hours appreciating the beauty and the wildlife activity that takes place every day on this property.

On behalf of the citizens of Sheboygan, the Plan Commission and Common Council adopted the City of Sheboygan Comprehensive Plan in 2011. Based on that, it is important for today's Common Council and Plan Commission members to understand that the previous council and plan commission approved this property to have a comprehensive plan designation of "Public Parks and Open Space." What does that mean? It means that previous council and plan commission believed that this property's long term land use designation should be public parks and open space. My neighbors and I agree with the previous council and plan commission position and strongly encourage todays council and plan commission to maintain this position.

The City of Sheboygan Comprehensive plans states the following about the Public Parks and Open Space land use designation:

> *This future land use category includes park and public open space facilities devoted to playgrounds play fields, trails, picnic areas, public golf courses, and related active and passive recreational activities and conservation areas.*

In fact there are several Natural Resource goals, objective and policies adopted in the Comprehensive Plan that state the following:

- Preserve natural resources and advance community sustainability for the benefit of present and future generations.

- Protect environmental corridors from new development by directing land development away from steep slopes, natural areas, drainageways, critical infiltration areas and floodplains to prevent future conflicts.

- Embrace a concerted initiative to become more sustainable and energy conscious community.

- Preserve environmentally sensitive lands by directing new development away from mapped environmental corridors and isolated natural areas.

- Cooperate with the WisDNR to protect wildlife habitat, particularly rare and endangered species.

- Identify open space lands that are important to the overall quality of life in the community and take measures to assure their conservation.

- Ensure the provision of sufficient number of parks recreational facilities, and open space areas, with opportunities for all ages and physical abilities, to enhance the health, welfare of City residents and the City's appeal to visitors.

- Explore opportunities to enhance parks.

- The Comprehensive Plan identifies areas on this property as wetlands and states that these areas are important for aquifer recharge, ground water and surface water quality improvement and wildlife habitat.

The City of Sheboygan Comprehensive Outdoor Recreation Plan adopted by the Common Council in March 2016 states (Section 1.1 Purpose and Scope):

- The primary purpose of the Outdoor Recreation Plan for the City of Sheboygan is to guide the preservation, acquisition and development of land for park, recreation and related open space purposes to serve the recreational needs of the population.

- "Parks and recreational planning have become an essential part of comprehensive and community planning……They also serve as important habitats for urban wildlife and as laboratories for environmental and conservation education."

- Section 3.2 Special Use Park/Conservancy Area – Areas of open space that cannot be measured by a quantifiable standard because of their unique and diverse contributions to the community. Examples of Special Use Space Areas are varied but can include those lands that accommodate passive or special recreational activities as well as land that have been protected for their environmental significance or sensitivity and provide limited opportunity for recreational use. Examples of that latter may include……, environmental corridors or isolated natural areas, wildlife habitats, areas of rare or endangered plant and/or animal species, prairie remnants and restoration areas.

All of these Natural Resource goals, objective and policies adopted in the Comprehensive Plan and the Outdoor Recreation Plan strongly relate to the parcel we are discussing today and are reasons why the "Public Parks and Open Space" future land use designation should be maintained.

The organization most responsible for this situation is the Sheboygan Area School District (SASD) who could make this go away instantly. What is most disappointing is the lack of vision shown by the Superintendent and the SASD Board of Education regarding the future use of this property.

All you hear about today is STEM and going green. The fact that the SASD superintendent and board of education does not recognize the opportunity that this piece of property provides for increasing students interest in STEM and going green is unfathomable.

Many are concerned about our children and the lack of interest and/or difficulty they may have in STEM (Science, Technology, Engineering and Math) programs. Often times these subjects can be difficult and challenging to many students especially when it is strictly book learning in a classroom. However, if you took examples of classroom book learning into a living laboratory, teachers could show students how these subjects can actually be utilized in the field. It is likely such a living laboratory would generate more student interest in these STEM subjects and with that interest the possibility of increasing grades in these challenging subjects.

This property offers SASD educators and students the opportunity to teach and learn about these fields not only in the classroom but in this amazing living laboratory whether such a school would be elementary, middle, high or all of the above.

Imagine the ability to teach and learn the following subjects from a school on this property:

- Agriculture and Horticulture – land previously used as the Hmong Gardens; soils that produce quality fruits, vegetables, plants and flowers.

- Natural Resources Conservation – protection of existing species and how to create a better habitat for existing and potentially even new species to inhabit these lands.

- Environmental Science and assessment – flora, fauna, wetlands, woodlands, habitat, water quality, etc.

- Hydrology and Engineering – How such improvements can be done to handle large floods but can also be done in such a way that beautifies the property or provides new public use like the City storm drainage pond at the southwest corner of 29th and Saemann – can be used for flood prevention but could certainly be improved for better wildlife habitat with public access (not fenced to keep humans and animals out).

- Biology and Chemistry – What is the biology of the species who live here and how do the impacts of City life impact the chemistry of the land (winter salt, fertilizers, etc.)

- Geology and Geography – soils, wetlands, native flora and fauna.

- Ecosystem Management – Watch with improvements to the property how the habitat improves over time or are there issues negatively impacting the land that require problem solving skills to address and enhance over time.

- Computer Science and Geographic Information Systems (GIS) – using these technologies to specifically identify key habitat areas, nesting grounds, wetlands, etc.

- Math and Statistics – Keeping track of animals who make this land their home and have their young. Those animals that migrate through and studying this overtime….is it improving, why?

- Psychology – The positive feeling of placemaking and helping habitat who cannot help or speak for themselves. Or providing these types of spaces to students who may not have access to such an amazing piece of property which is good for their mind, body and soul.

- Veterinary – helping injured animals.

- Green Energy – consideration of wind, sun and geothermal energy sources to heat, cool, energize, light, etc. the school.

We all talk about the climate change, habitat destruction and species extinction; the contamination of air, water and soil; the spread of toxic chemicals, the progressive loss of habitats that species need to survive and reproduce. We all talk the talk but do we walk the walk - rarely do we ourselves act. Here is that opportunity. The SASD has the opportunity to be proactive in teaching future generations these subjects and why they are important.

In addition, the SASD could work with higher educational facilities like University of Wisconsin-Green Bay-Sheboygan, Lakeland University, Lakeshore Technical College and or others to offer college credits for students interested in majoring in these fields at these universities. How wonderful that this property could strengthen our community, educate our children and maybe even make these universities more enticing to those from Sheboygan as well as to those from outside the area.

Imagine a child growing up and starting grade school at the same time that a fawn is born and then advancing through school and studying this fawn and how it grows over the years and eventually has its own fawn. Watching how the sand hill cranes migrate through and have their young on this property and within a matter of months watching that young crane become the size of an adult and how this happens on this property year after year. How the habitat could be improved over the years by removing invasive species and providing native plants that offer improved habitat for the creatures and clean the wetlands.

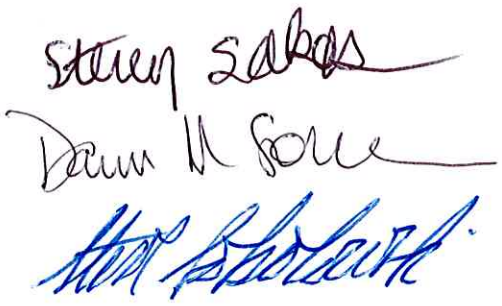
The SASD already is seeing nature program schools at Maywood, Story Book Gardens and other Charter schools. Parents today have various options to select where their child will attend school, having such a nature school could really influence parents to select such a SASD school to educate their children.

Or we could have a hospital with apartments and homes for the elderly on this property. I think the answer is clear and on behalf of my family and neighbors we ask that you deny all six of the ordinances before you this evening with regard to changing the comprehensive plan designation and rezoning the property. It is unfortunate that the SASD has put you in this position but we ask that you do the difficult task of denying this request so that the SASD can take the time to come up with a new and much better vision as to how best to utilize this amazing piece of property.

On behalf of my family and neighbors, we appreciate your time, your willingness to read and digest this letter and to carefully consider the decision before you today.

Sincerely,

Steve, Dawn, Savana and Steven Sokolowski



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Grace Park
Sheboygan Church of Christ
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Sheboygan Church of Christ
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Sheboygan Pediatric Associates SC
Scott Glaeser, MD, FAAOS
Sheboygan Cancer & Blood Spec
Colleen M. Gumm, APNP
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Ebenezer United Church of Christ
Signature Dental
Colleen M. Gumm, APNP
Sheboygan Cancer & Blood Spec
Scott Glaeser MD FAAOS
Sheboygan Church of Christ
2D

1800 N Taylor Dr
Sheboygan, Wisconsin
Google Street View
Oct 2021
See more dates
Sheboygan
Church of Christ
Saemann Ave

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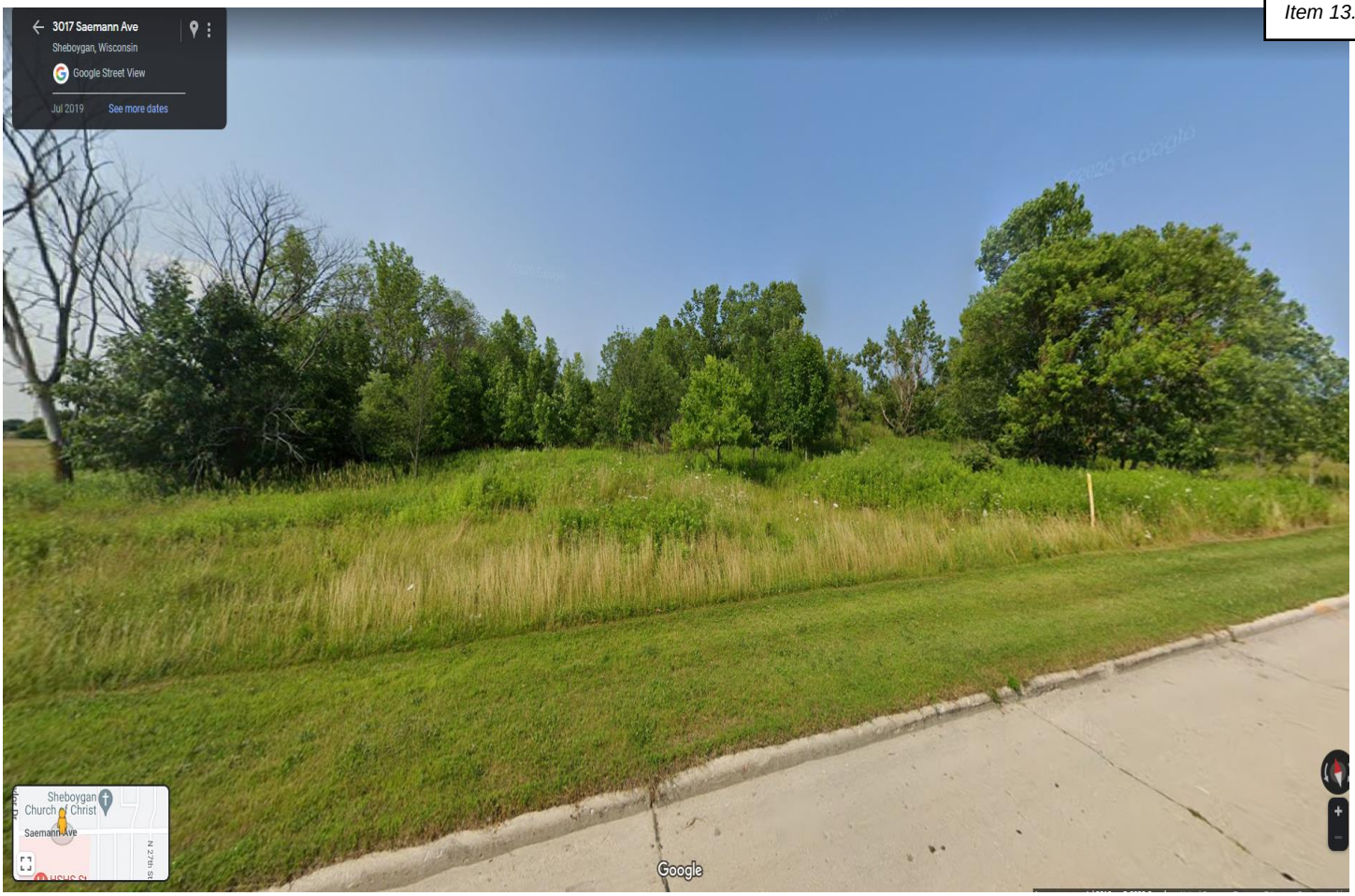
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Calvary Evanglical Lutheran Church

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Jul 2019
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Geele Ave
Calvary Evanglical Lutheran Church
Google

3028 Geele Ave
Sheboygan, Wisconsin
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Sep 2021
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2200 N 30th St
Sheboygan, Wisconsin
Google Street View
Jul 2019
See more dates
Geele Ave

Sheboygan, Wisconsin
Google Street View
Sep 2021
See more dates
SPEED LIMIT 25
Calvary Evangelical Lutheran Church

Sheboygan, Wisconsin
Google Street View
Jul 2019
See more dates
Calvary Evangelical Lutheran Church

Sheboygan, Wisconsin
Google Street View
Jul 2019
See more dates
Calvary Evanglical Lutheran Church

2017 N 29th St
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Google Street View
Jul 2019
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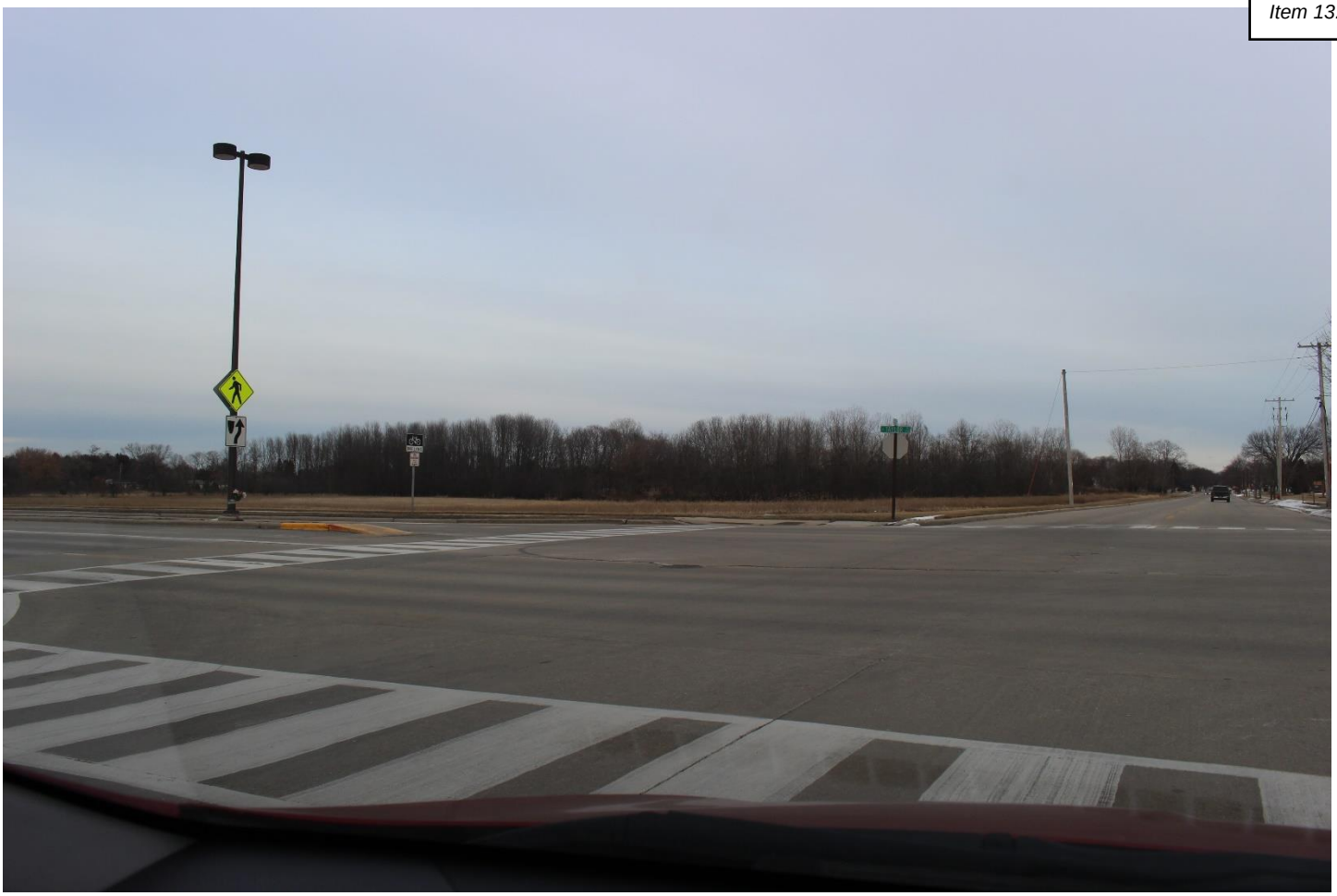
SNOW ROUTE
Calvary Evanglical Lutheran Church

STOP



SNOW
ROUTE

II

R. O. No. 108 - 22 - 23. By CITY CLERK. February 20, 2023.

Submitting an application from Froedtert Health, Inc. for a change in zoning classification for property off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel No. 59281631481 (Lot 2) from Suburban Residential (SR-5) to Suburban Office (SO) Classification.

CityPlan

CITY CLERK

February 13, 2023

Froedtert & Medical College of Wisconsin

Chad Pelishek, Director
Department of Planning & Development
City of Sheboygan
828 Center Ave, Suite 208
Sheboygan, WI 53081

RE: Request for Amendment to Official Zoning Map

Dear Mr. Pelishek:

Froedtert has entered into a purchase contract to acquire from the Sheboygan Area School District their 25-acre vacant site located at the corner of Taylor Dr and Saemann Ave. Froedtert intends to subdivide the site to allow for two proposed development projects:

1. A new healthcare facility containing a neighborhood hospital, surgery center, and medical clinic space. This project will be located on an approximately 12.1-acre parcel located at the southeast corner of the site, depicted as "Lot 2" on the enclosed draft CSM. This proposed land use is consistent with the pattern of development along the Taylor Dr medical and commercial corridor.
2. A new senior housing development including multiple housing options for seniors. The development is planned to include 150-200 units of independent living, assisted living, and memory care. This project will be located at the northwest and southeast corners of the site on two separate parcels containing approximately 13.7 acres, depicted as "Lot 1" and "Lot 3" on the enclosed draft CSM. This proposed land use provides a comfortable transition from the proposed Froedtert facility to the nearby single family residential neighborhood.

The proposed projects would benefit the Sheboygan community in many ways, including, without limitation, as follows:

- Brings home a group of local physicians currently practicing outside the Sheboygan market
- Centralizes range of healthcare services in a community-focused, modern medical facility, delivering patient care closer to home
- Adds a new healthcare option to Sheboygan through Froedtert's academic-based approach to medicine
- Addresses local need for senior housing indicated by Sheboygan's housing study
- As aging residents in the community move into the new senior housing, they will vacate single family homes that young families can move into

Our development team hosted a community open house on January 18 and comments from community members indicated three important themes that we are confident we can accommodate in our development plans:

1. Provide appropriate buffering between the proposed project and the adjacent residential homes that abut the site to the east. *The zoning code specifies "bufferyard" requirements that will be incorporated into our site plan.*
2. Preserve as much wooded area and wildlife habitat as possible. *A significant portion of wooded areas on the site is not slated for development and will be preserved as wetlands.*
3. During construction, be thoughtful about disruption to the neighbors and be accountable to concerns as they arise. *Our construction teams will communicate regularly with the neighbors to address concerns throughout the process. We have already created a project email that community members can use to contact the development team any time: TaylorDr.Project@ryancompanies.com*

Quite simply, these projects are aimed at meeting the needs of the Sheboygan community in a variety of meaningful ways and in alignment with the City of Sheboygan Department of Planning & Development's mission statement. Moreover, the projects will feature a wide array of green design elements, designed to minimize buildings' impacts on the environment and nature, as well as promote energy efficiency and renewable resources.

COMPREHENSIVE PLAN AMENDMENT

Concurrent with the zoning change, the proposed projects require amendments to the City of Sheboygan Comprehensive Plan as follows:

1. **Froedtert healthcare parcel**: Change land use classification from "Public Parks and Open Space" to "Institutional and Community Facilities," which aligns with the health care facilities immediately to the south.
2. **Senior housing parcels**: Change land use classification from "Public Parks and Open Space" to "Multi-Family Residential."

The proposed projects support the following Key Initiatives indicated in the Comprehensive Plan:

- **Promoting infill development and redevelopment –** *established land uses surround this parcel on all sides creating a vacant, infill site condition that is ready to be placed into service as a productive land use for the community*
- **Spur economic development and job creation –** *the proposed projects represent a $70M+ capital investment into the community and are estimated to create 300 permanent jobs (in addition to construction jobs during development)*
- **Strengthening older neighborhoods –** *existing neighborhoods will benefit from new healthcare and housing options close to home*
- **Diversifying the City's housing stock –** *Sheboygan has a shortage of senior housing which this project delivers*

AMENDMENT TO OFFICIAL ZONING MAP

The proposed projects require amendments to the Official Zoning Map as follows:

1. **Froedtert healthcare parcel**: Change zoning classification from "Suburban Residential (SR-5)" to "Suburban Office (SO)," which aligns with the health care facilities immediately to the south.
2. **Senior housing parcels**: Change zoning classification from "Suburban Residential (SR-5)" to "Urban Residential (UR-12)."

The zoning ordinance provides the process to amend the zoning map. Subsection 15.903(4)(c)1.-3. (pages 317-318) poses the following three questions which help to justify the need for a zoning change:

1. How does the proposed Official Zoning Map amendment further the purposes of this Chapter as outlined in Section 15.005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA)?
    - *The project team is very familiar with local, county and state wetland regulations. The individuals assembled have worked together to successfully obtain permits from the Wisconsin Department of Natural Resources on several projects. The proposed projects will preserve and minimize impacts to the surrounding wetlands in accordance with the requirements of the Wisconsin DNR.*

2. Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map?
    - *Two of the four factors listed in the ordinance apply in this case as follows*:
        - Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district
        - Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map
3. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
    - *The use, character, and densities of the proposed projects are consistent with the pattern of development along the Taylor Dr medical and commercial corridor, while respecting the character and scale of the residential neighborhoods to the north and east of the site.*

Thank you for your consideration of this matter. We look forward to working with you, the City or Sheboygan, and the community throughout the development process.

Sincerely,

Ryan Marks

Ryan Marks
Vice President, Facilities Planning & Development

SHEBOYGAN AREA
SCHOOL DISTRICT

January 27, 2023

Chad Pelishek
Director of Planning and Development
City of Sheboygan
828 Center Avenue, Suite 208
Sheboygan, WI 53081

To whom it may concern:

I, Mark Boehlke, authorize Froedtert Health, Inc. to submit a rezone application for Sheboygan Area School District property located east of N. Taylor Drive and north of Saemann Avenue, parcel #59281631481.

Sincerely,

Mark J. Boehlke

Mark Boehlke
Assistant Superintendent Business and Operational Services

Department of Business and Operational Services
830 Virginia Avenue • Sheboygan, WI 53081 • **PHONE:** 920-459-3523 • **FAX:** 920-459-4300
www.sheboygan.k12.wi.us

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: _____
FILING FEE: $200.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP

(Requirements Per Section 15.903)
Revised May, 2012

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of $200 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Froedtert Health, Inc. PHONE NO.: (414) 805-3934

ADDRESS: 9200 W Wisconsin Ave, Milwaukee, WI 53226

E-MAIL: ryan.marks@froedtert.com

OWNER OF SITE: Sheboygan Area School District PHONE NO.: (920) 459-3500

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: Northeast corner of N.Taylor Dr. and Saemann Ave.

LEGAL DESCRIPTION: see attached, proposed draft CSM to subdivide the site. This application applies to Lot 2 of the attached draft CSM

PARCEL NO. _____ MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: Suburban Residential SR-5

PROPOSED ZONING DISTRICT CLASSIFICATION: Suburban Office SO

BRIEF DESCRIPTION OF THE **EXISTING** OPERATION OR USE: Vacant land

_____

BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: _____

Froedtert Health Care Facility-see attached narrative

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency? _____

See attached narrative

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- ☐ The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- ☐ A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
- ☐ Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- ☐ Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
- ☐ Explain: _____

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? _____

See attached narrative

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

See attached narrative

4. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Ryan Marks — 2/13/2023

APPLICANT'S SIGNATURE — **DATE**

Ryan Marks

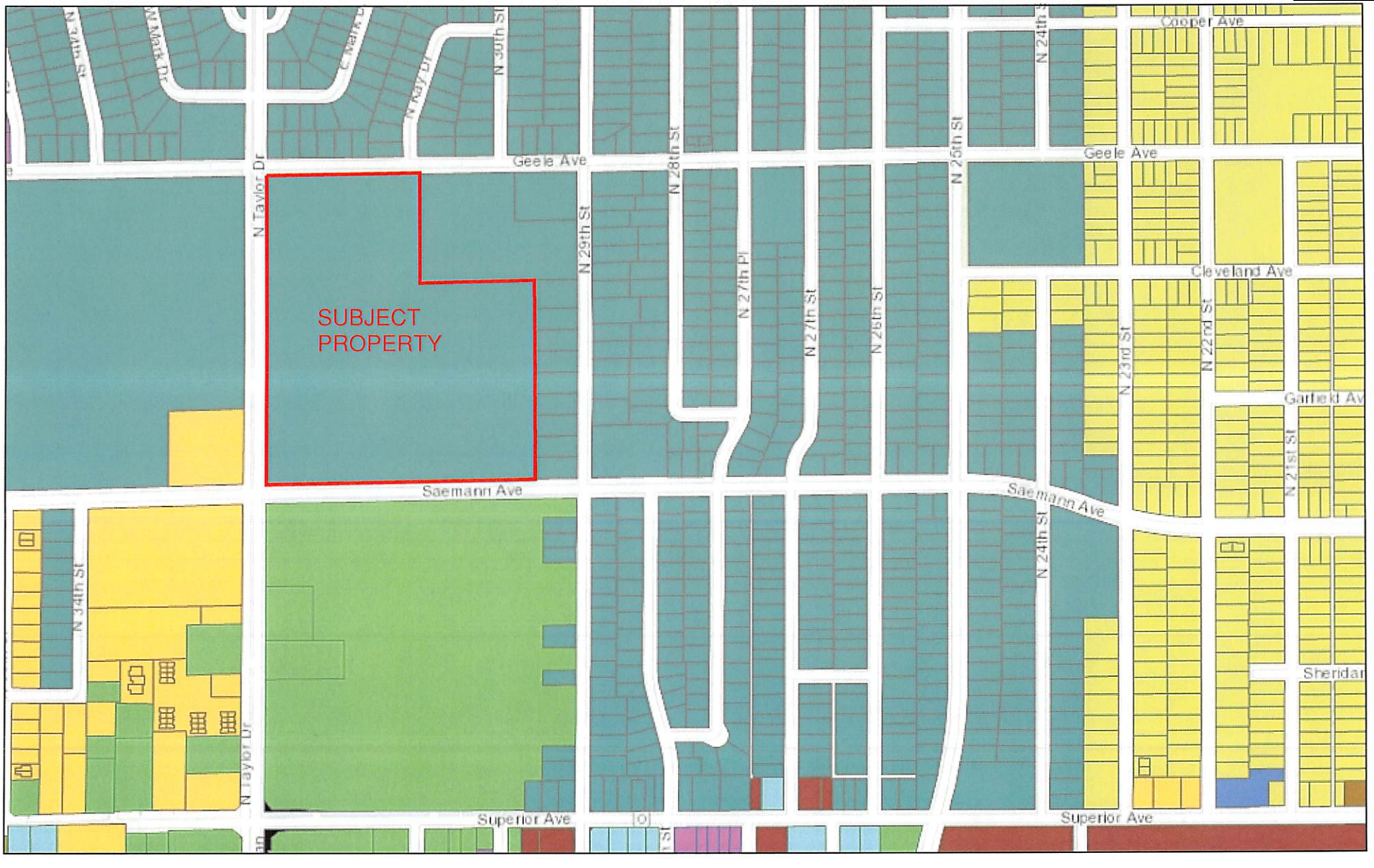
PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing:

- ❑ The property proposed to be rezoned.
- ❑ All lot dimensions of the subject property.
- ❑ All other lands within 200 feet of the subject property.
- ❑ Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- ❑ Graphic scale and north arrow.

ZONING MAP
FROEDTERT HEALTH-change zoning classification from "Suburban Residential (SR-5)" to "Suburban Office (



11/1/2022, 2:07:21 PM

City Zoning Published Layer

- Mixed Residential-8 District
- Neighborhood Office District
- Neighborhood Residential-6 District
- Suburban Commercial District
- Suburban Industrial District
- Suburban Office District
- Suburban Residential-5 District
- Urban Commercial District
- Urban Industrial District

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

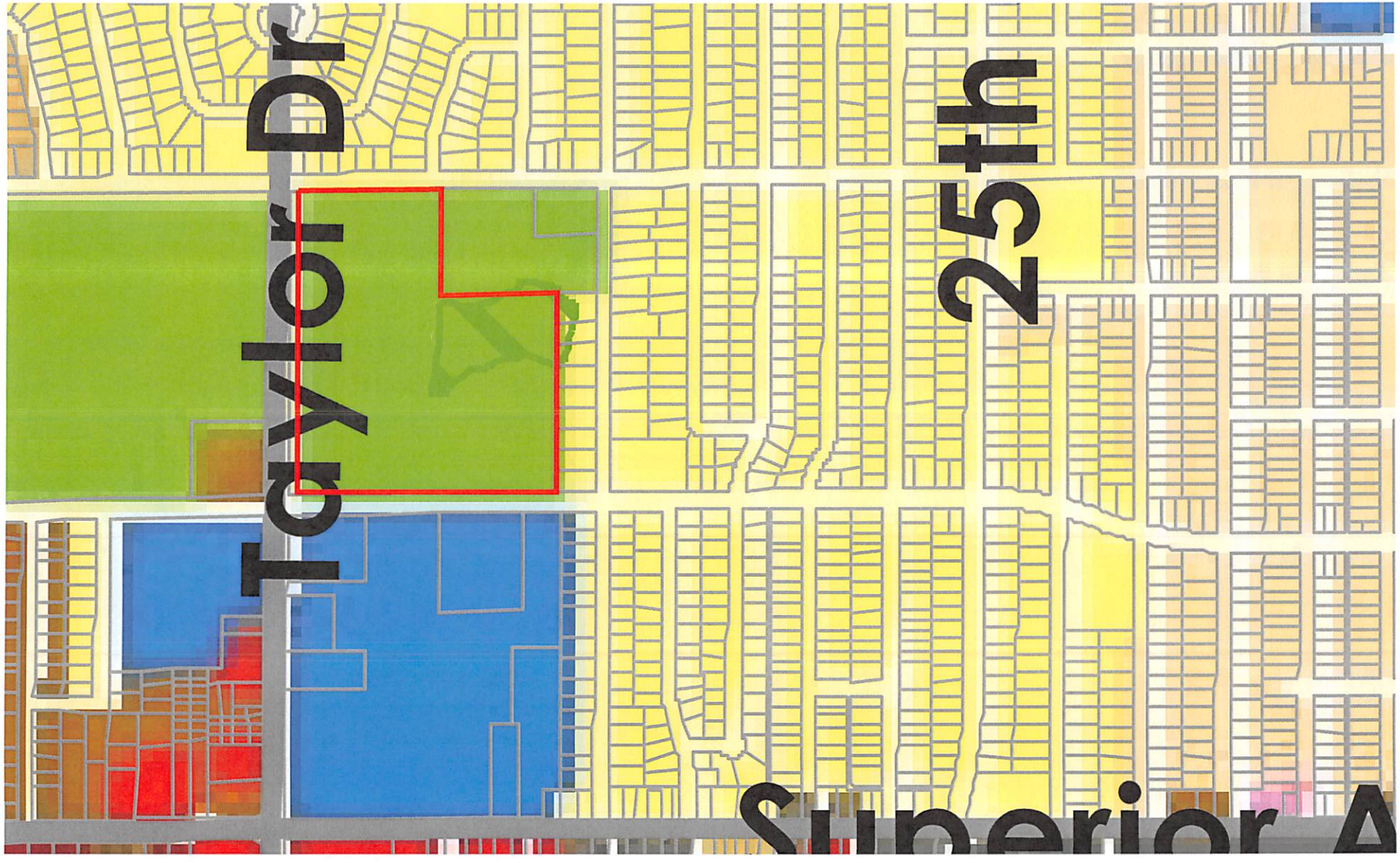
Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METI/NASA, EPA, USDA

ArcGIS Web App

Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METI/NASA, EPA, USDA

COMPREHENSIVE PLAN

Froedtert Health-change land use classification from "Public Parks and Open Space" (green) to "Institutional and Community Facilities" (blue)



PROPOSED REZONE MAP AMENDMENT FROM SUBURBAN RESIDENTIAL (SR-5) TO SUBURBAN OFFICE (SO)

CLIENT

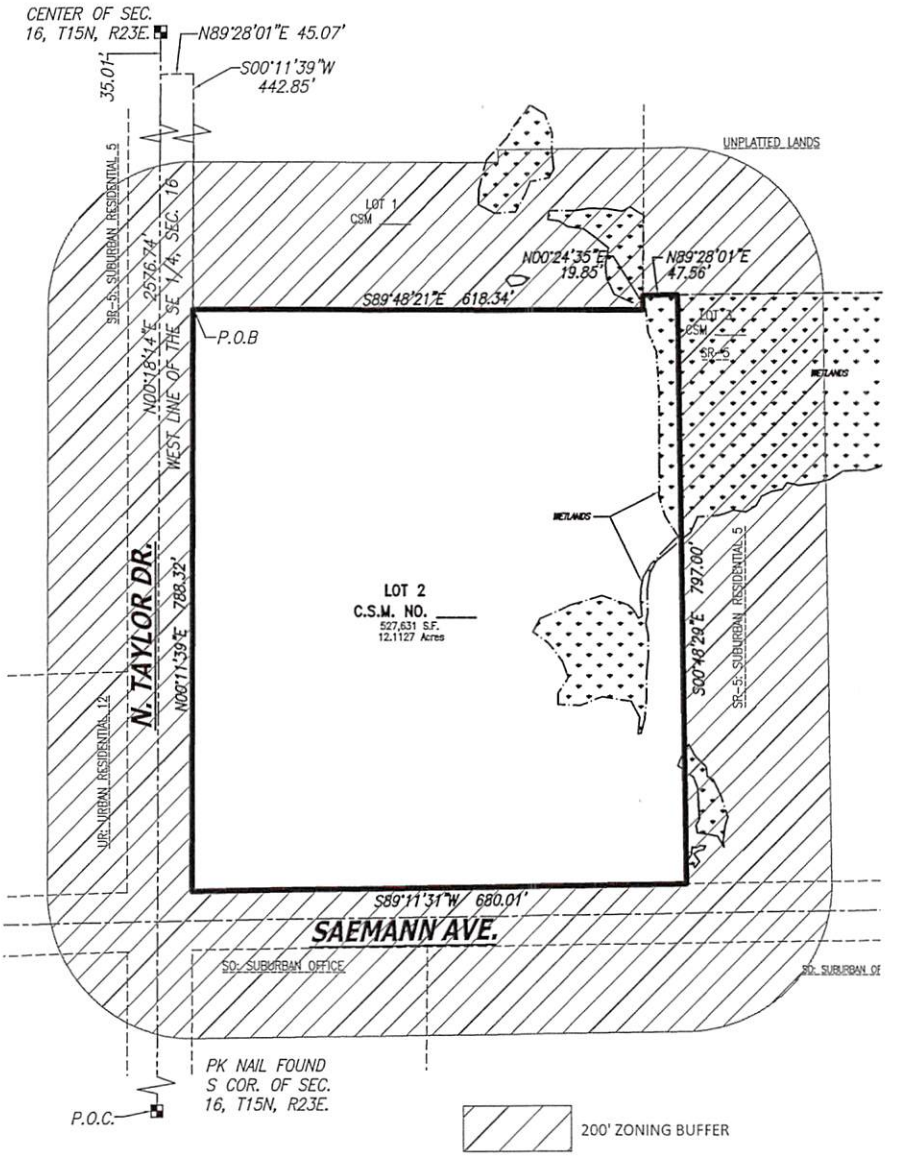
Ryan Companies US, Inc.

SITE ADDRESS

Sheboygan County Tax Parcel 59281631481 City of Sheboygan, Sheboygan County, Wisconsin.

LEGAL DESCRIPTION - LOT 2

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin more fully described as follows:
COMMENCING at the Southwest corner of said Southeast 1/4 Section; thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East 45.07 feet to a point; thence South 00°11'39" West 442.85 feet to the point of beginning of the lands to be described hereinafter; thence South 89°48'21" East 618.34 feet to a point; thence North 00°24'35" East 19.85 feet to a point; thence North 89°28'01" East 47.56 feet to a point; thence South 00°48'29" East 797.00 feet to a point lying along the North line of Saemann Avenue; thence South 89°11'31" West along said North line 680.01 feet; thence North 00°11'39" East along the East line of N. Taylor Drive 788.32' to the point of beginning.



Graphic Scale
0 200 400
1" = 200'

CHAPUT LAND SURVEYS
234 W. Florida Street Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

Date: February 8, 2023
Sheet 2 OF 3 SHEETS

Date	Revision description

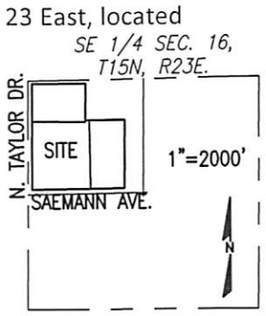
This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.

Drawing No. 1729-SWC

CERTIFIED SURVEY MAP NO. _____

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin

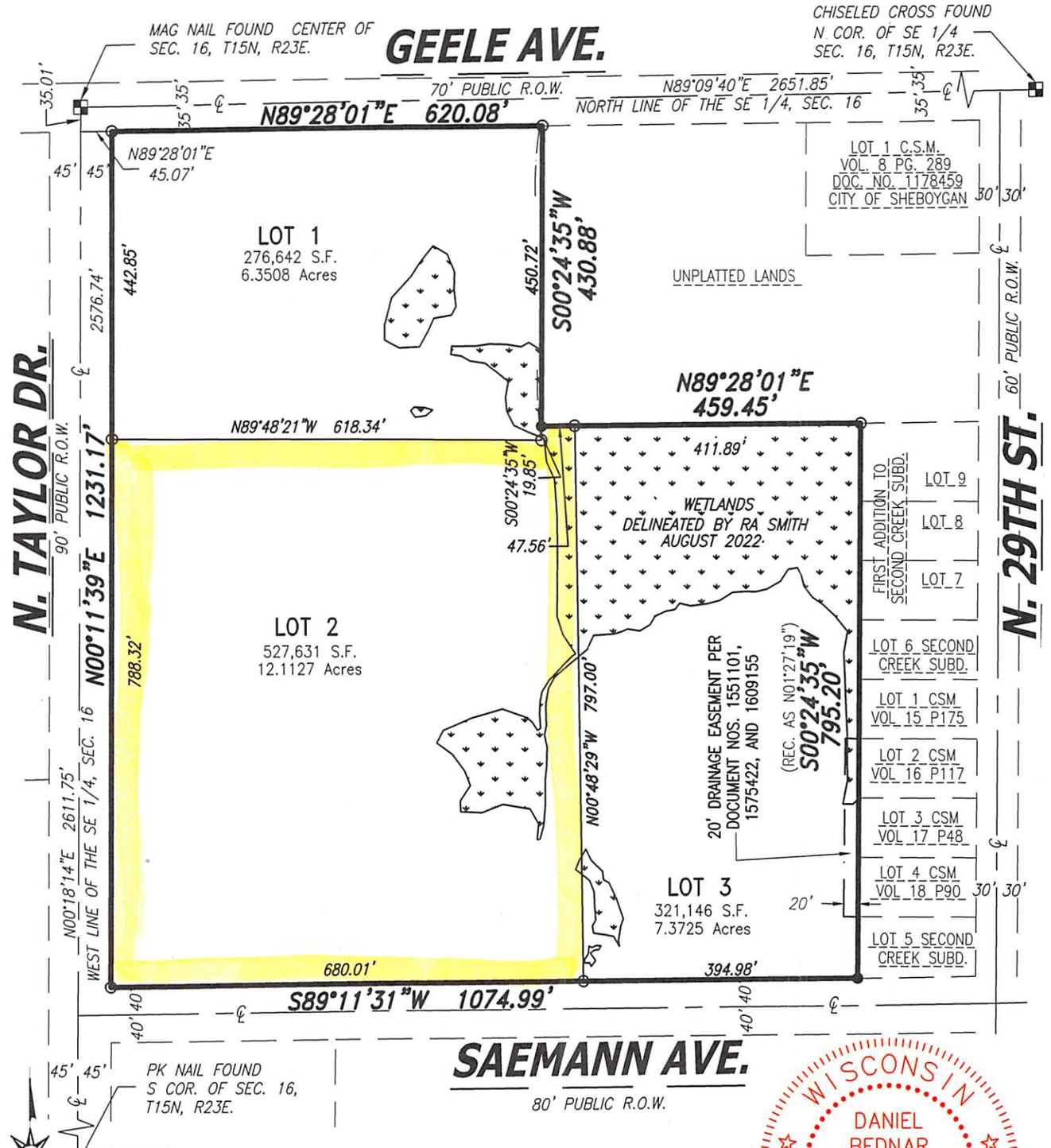
Bearings are referenced to the Sheboygan County Coordinate System, in which the North line of the Southwest 1/4 of Section 16, Town 15 North, Range 23 East, bears N89°09'40"E.



LEGEND

- ○ Indicates Set 1" Iron Pipe, 18" in length weighing 1.13 lbs. per lineal foot.
- ● Indicates Found 1" Iron Pipe.

Subdivider:
FROEDERT HEALTH, INC.
900 N 92ND ST.
MILWAUKEE, WI 53226



NOTE:
Cross access easements and storm water easements to be provided by separate document

GRAPHIC SCALE
0 200 400
1 inch = 200 ft.

WISCONSIN
DANIEL BEDNAR
S-2812
GERMANTOWN WI
LAND SURVEYOR

CHAPUT LAND SURVEYS
234 W. Florida Street Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

This instrument was drafted by Daniel Bednar
Registered Land Surveyor S-2812

Date: January 18, 2023
Sheet 1 OF 3 SHEETS
Drawing No. 1729-

CERTIFIED SURVEY MAP NO. _____

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, DANIEL BEDNAR, Registered Land Surveyor, do hereby certify:
THAT I have surveyed, divided and mapped a part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located within the City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

COMMENCING at the Southwest corner of said Southeast 1/4 Section;
thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East 45.07 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East along the South line of Geele Avenue 620.08 feet to a point; thence South 00°24'35" West 430.88 feet to a point; thence North 89°28'01" East 459.45 feet to a point; thence South 00°24'35" West 795.20 feet to a point on the North line of Saemann Avenue; thence South 89°11'31" West along said North line 1074.99 feet to a point on the East line of North Taylor Drive; thence North 00°11'39" East along said East line 1231.17 feet to the point of beginning.

Said lands contain 1,125,419 square feet, or 25.8359 acres.

THAT I have made the survey, land division and map by the direction of Froedert Health, Inc., Owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Division and the Subdivision Ordinance of the City of Sheboygan in surveying, dividing and mapping the same.

January 25, 2023
DATE

DANIEL BEDNAR
REGISTERED LAND SURVEYOR S-2812

WISCONSIN
DANIEL
BEDNAR
S-2812
GERMANTOWN
WI
LAND SURVEYOR

CHAPUT
LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Daniel Bednar
Registered Land Surveyor S-2812

CERTIFIED SURVEY MAP NO. _____

Part of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 28, Town 15 North, Range 23 East, located within the Village of Kohler, Sheboygan County, Wisconsin

CORPORATE OWNER'S CERTIFICATE

Froedert Health, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin , as owner, certifies that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Village of Kohler Code of Ordinances.

This agreement shall be binding on the undersigned and assigns.

In Witness Where of, Froedert Health, Inc. has caused these presents to be signed by _____, its _____, at _____, Wisconsin, ____ day of _____, 2023.

In the presence of:

Froedert Health, Inc.

_____
(print name)

STATE OF WISCONNSIN)
): SS
SHEBOYGAN COUNTY)

Personally came before me this ____ day of _____,2023,_____, of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of the corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of the company, by its authority.

(Notary Seal)

_____
Notary Public State of Wisconsin
My commission expires,
My commission is permanent.

CITY PLAN COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Sheboygan on this ___ day of _____, 2023.

_____
Ryan Sorenson, Chairperson

_____
Meredith DeBruin, City Clerk

COMMON COUNCIL CERTIFICATE OF APPROVAL AND ACCEPTANCE OF DEDICATION

APPROVED by the Common Council of the City of Sheboygan on this ___ day of _____, 2023.

_____
Ryan Sorenson, Mayor

_____
Meredith DeBruin, City Clerk

WISCONSIN
DANIEL BEDNAR
S-2812
GERMANTOWN
WI
LAND SURVEYOR

CHAPUT LAND SURVEYS
234 W. Florida Street Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

This instrument was drafted by Daniel Bednar
Registered Land Surveyor S-2812

Date: January 25, 2023
Sheet 3 OF 3 SHEETS
Drawing No. 1729-SMS

CLK322B

City Of Sheboygan
City Clerk's Office

** General Receipt **

Receipt No: 230178
License No: 0000
Date: 02/15/2023
Received By: MMD
Received From: RYAN COMPANIES US, INC
Memo: LOT 2 - FROEDTERT REZONE
Method of Payment: $200.00 Check No. 889035
Total Received: $200.00

Fee Description	Fee
Zoning Change	200.00

This document signifies receipt of fees in the amount indicated above.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Gen. Ord. No. 21-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Public Parks and Open Space to Multi-Family Residential Classification.

Gen. Ord. No. 22-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Public Parks and Open Space to Institutional and Community Facilities Classification.

Gen. Ord. No. 23-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Public Parks and Open Space to Multi-Family Residential Classification.

R.O. 107-22-23 and G.O. 24-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

R.O. 108-22-23 and G.O. 25-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Suburban Residential (SR-5) to Suburban Office (SO) Classification.

R.O. 109-22-23 and G.O. 26-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: February 24, 2023 **MEETING DATE:** February 28, 2023

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND ANALYSIS:

Froedtert is proposing to amend the comprehensive plan map and rezone map as follows:

Comprehensive Plan Map:

- Parcel #s 59281631481 (proposed Lot 1 – Northwest corner of the parcel) from **Public Parks and Open Space** to **Multi-Family Residential.**

- Parcel #s 59281631481 (proposed Lot 2 – Southwest corner of the parcel) from **Public Parks and Open Space** to **Institutional and Community Facilities.**

- Parcel #s 59281631481 (proposed Lot 3 – Southeast corner of the parcel) from **Public Parks and Open Space** to **Multi-Family Residential.**

Rezone:

- Parcel #s 59281631481 (proposed Lot 1 – Northwest corner of the parcel) from **Suburban Residential (SR-5)** to **Urban Residential (UR-12).**

- Parcel #s 59281631481 (proposed Lot 2 – Southwest corner of the parcel) from **Suburban Residential (SR-5)** to **Suburban Office (SO).**

- Parcel #s 59281631481 (proposed Lot 3 – Southeast corner of the parcel) from **Suburban Residential (SR-5)** to **Urban Residential (UR-12).**

Froedtert has entered into a purchase contract to acquire the property from the Sheboygan Area School District (SASD) which is a 25-acre vacant site located at the northeast corner of Taylor Dr. and Saemann Ave. Froedtert intends to subdivide the site to allow for two proposed development projects:

1. A new healthcare facility containing a neighborhood hospital, surgery center, and medical clinic space. This project will be located on an approximately 12.1-acre parcel located at the southeast corner of the site, depicted as “Lot 2” on the enclosed draft CSM. This proposed land use is consistent with the pattern of development along the Taylor Dr. medical and commercial corridor.

2. A new senior housing development including multiple housing options for seniors. The development is planned to include 150-200 units of independent living, assisted living, and memory care. This project will be located at the northwest and southeast corners of the site on two separate parcels containing approximately 13.7 acres, depicted as “Lot 1” and “Lot 3” on the enclosed draft CSM. This proposed land use provides a comfortable transition from the proposed Froedtert facility to the nearby single family residential neighborhood.

The applicant states the proposed projects would benefit the Sheboygan community in many ways, including, without limitation, as follows:

- Brings home a group of local physicians currently practicing outside the Sheboygan market.

- Centralizes range of healthcare services in a community-focused, modern medical facility, delivering patient care closer to home.

- Adds a new healthcare option to Sheboygan through Froedtert’s academic-based approach to medicine.

- Addresses local need for senior housing indicated by Sheboygan's housing study.

- As aging residents in the community move into the new senior housing, they will vacate single family homes that young families can move into.

The development team hosted a community open house on January 18, 2023 and comments from community members indicated three important themes that the Froedtert team is confident they can accommodate in their development plans:

1. Provide appropriate buffering between the proposed project and the adjacent residential homes that abut the site to the east. The zoning code specifies "bufferyard" requirements that will be incorporated into our site plan.

2. Preserve as much wooded area and wildlife habitat as possible. A significant portion of wooded areas on the site is not slated for development and will be preserved as wetlands.

3. During construction, be thoughtful about disruption to the neighbors and be accountable to concerns as they arise. The applicant's construction teams will communicate regularly with the neighbors to address concerns throughout the process. We have already created a project email that community members can use to contact the development team any time: TaylorDr.Project@ryancompanies.com

Quite simply, these projects are aimed at meeting the needs of the Sheboygan community in a variety of meaningful ways and in alignment with the City of Sheboygan Department of Planning & Development's mission statement. Moreover, the projects will feature a wide array of green design elements, designed to minimize buildings' impacts on the environment and nature, as well as promote energy efficiency and renewable resources.

Concurrent with the zoning change, the proposed projects require amendments to the City of Sheboygan Comprehensive Plan as follows:

1. Froedtert healthcare parcel: Change land use classification from "Public Parks and Open Space" to "Institutional and Community Facilities," which aligns with the health care facilities immediately to the south.

2. Senior housing parcels: Change land use classification from "Public Parks and Open Space" to "Multi-Family Residential."

The proposed projects support the following Key Initiatives indicated in the Comprehensive Plan:

- Promoting infill development and redevelopment – established land uses surround this parcel on all sides creating a vacant, infill site condition that is ready to be placed into service as a productive land use for the community.

- Spur economic development and job creation – the proposed projects represent a $70M+ capital investment into the community and are estimated to create 300 permanent jobs (in addition to construction jobs during development).

- Strengthening older neighborhoods – existing neighborhoods will benefit from new healthcare and housing options close to home.

- Diversifying the City's housing stock – Sheboygan has a shortage of senior housing which this project delivers.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north and east are zoned Suburban Residential (SR-5).
- The properties to the west are zoned Suburban Residential (SR-5) and Urban Residential (UR-12).
- The properties to the south are zoned Suburban Residential (SR-5) and Suburban Office (SO).

It is important for the Plan Commission to understand that if the property zoning designation is changed from SR-5 to SO and UR-12, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the SO and UR-12 zoning districts.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to construction of any new development proposed for this property.

In addition, the applicant is proposing to amend the comprehensive plan for these properties from Public Parks and Open Space to Multi-Family Residential and Institutional and Community Facilities. The properties are proposed to be designated:

- Multi-Family Residential in the Future Land Use map in the City of Sheboygan Comprehensive Plan which is consistent with the proposed Urban Residential (UR-12) zoning designation being requested.

- Institutional and Community Facilities in the Future Land Use map in the City of Sheboygan Comprehensive Plan which is consistent with the proposed Suburban Office (SO) zoning designation being requested.

Staff did receive a letter from a neighbor objecting to the requests.

ACTION REQUESTED:

Staff is recommending approval of the three (3) comprehensive plan map amendment request and the three (3) rezone requests.

ATTACHMENTS:

Rezone Application and required attachments

February 23, 2023

Dear Mayor, Common Council and Plan Commission:

My name is Steve Sokolowski and I am the Manager of Planning and Zoning for the City of Sheboygan. In addition, I am a city employee who lives in the City of Sheboygan. My family and I reside at 1820 N. 29th Street which is one of the properties that physically abuts the Sheboygan Area School District (SASD) property that you are considering to potentially amend the City of Sheboygan Comprehensive Plan Future Land Use Map and City of Sheboygan Zoning Map. The decision you make regarding these requests will impact my property and the neighborhoods surrounding this parcel for years to come and your decision will certainly impact and influence whether I will continue to reside in the City of Sheboygan.

The SASD property (Parcel # 59281631481) is a very beautiful piece of property within the City limits. This property provides valuable habitat and a home to many species of animals which include deer, sandhill crane (who mate and migrate every year), many species of birds, hawks, turkeys, pheasant, ducks, geese, owls, the occasional eagle, fox, various species of small mammals, many species of amphibians, etc. Many who are preparing to have their young this spring as they have done every year in the past.

The property owners that surround this parcel of land are very fortunate to have such an amazing piece of property to spend countless hours appreciating the beauty and the wildlife activity that takes place every day on this property.

On behalf of the citizens of Sheboygan, the Plan Commission and Common Council adopted the City of Sheboygan Comprehensive Plan in 2011. Based on that, it is important for today's Common Council and Plan Commission members to understand that the previous council and plan commission approved this property to have a comprehensive plan designation of "Public Parks and Open Space." What does that mean? It means that previous council and plan commission believed that this property's long term land use designation should be public parks and open space. My neighbors and I agree with the previous council and plan commission position and strongly encourage todays council and plan commission to maintain this position.

The City of Sheboygan Comprehensive plans states the following about the Public Parks and Open Space land use designation:

> *This future land use category includes park and public open space facilities devoted to playgrounds play fields, trails, picnic areas, public golf courses, and related active and passive recreational activities and conservation areas.*

In fact there are several Natural Resource goals, objective and policies adopted in the Comprehensive Plan that state the following:

- Preserve natural resources and advance community sustainability for the benefit of present and future generations.

- Protect environmental corridors from new development by directing land development away from steep slopes, natural areas, drainageways, critical infiltration areas and floodplains to prevent future conflicts.

- Embrace a concerted initiative to become more sustainable and energy conscious community.

- Preserve environmentally sensitive lands by directing new development away from mapped environmental corridors and isolated natural areas.

- Cooperate with the WisDNR to protect wildlife habitat, particularly rare and endangered species.

- Identify open space lands that are important to the overall quality of life in the community and take measures to assure their conservation.

- Ensure the provision of sufficient number of parks recreational facilities, and open space areas, with opportunities for all ages and physical abilities, to enhance the health, welfare of City residents and the City's appeal to visitors.

- Explore opportunities to enhance parks.

- The Comprehensive Plan identifies areas on this property as wetlands and states that these areas are important for aquifer recharge, ground water and surface water quality improvement and wildlife habitat.

The City of Sheboygan Comprehensive Outdoor Recreation Plan adopted by the Common Council in March 2016 states (Section 1.1 Purpose and Scope):

- The primary purpose of the Outdoor Recreation Plan for the City of Sheboygan is to guide the preservation, acquisition and development of land for park, recreation and related open space purposes to serve the recreational needs of the population.

- "Parks and recreational planning have become an essential part of comprehensive and community planning……They also serve as important habitats for urban wildlife and as laboratories for environmental and conservation education."

- Section 3.2 Special Use Park/Conservancy Area – Areas of open space that cannot be measured by a quantifiable standard because of their unique and diverse contributions to the community. Examples of Special Use Space Areas are varied but can include those lands that accommodate passive or special recreational activities as well as land that have been protected for their environmental significance or sensitivity and provide limited opportunity for recreational use. Examples of that latter may include……, environmental corridors or isolated natural areas, wildlife habitats, areas of rare or endangered plant and/or animal species, prairie remnants and restoration areas.

All of these Natural Resource goals, objective and policies adopted in the Comprehensive Plan and the Outdoor Recreation Plan strongly relate to the parcel we are discussing today and are reasons why the "Public Parks and Open Space" future land use designation should be maintained.

The organization most responsible for this situation is the Sheboygan Area School District (SASD) who could make this go away instantly. What is most disappointing is the lack of vision shown by the Superintendent and the SASD Board of Education regarding the future use of this property.

All you hear about today is STEM and going green. The fact that the SASD superintendent and board of education does not recognize the opportunity that this piece of property provides for increasing students interest in STEM and going green is unfathomable.

Many are concerned about our children and the lack of interest and/or difficulty they may have in STEM (Science, Technology, Engineering and Math) programs. Often times these subjects can be difficult and challenging to many students especially when it is strictly book learning in a classroom. However, if you took examples of classroom book learning into a living laboratory, teachers could show students how these subjects can actually be utilized in the field. It is likely such a living laboratory would generate more student interest in these STEM subjects and with that interest the possibility of increasing grades in these challenging subjects.

This property offers SASD educators and students the opportunity to teach and learn about these fields not only in the classroom but in this amazing living laboratory whether such a school would be elementary, middle, high or all of the above.

Imagine the ability to teach and learn the following subjects from a school on this property:

- Agriculture and Horticulture – land previously used as the Hmong Gardens; soils that produce quality fruits, vegetables, plants and flowers.

- Natural Resources Conservation – protection of existing species and how to create a better habitat for existing and potentially even new species to inhabit these lands.

- Environmental Science and assessment – flora, fauna, wetlands, woodlands, habitat, water quality, etc.

- Hydrology and Engineering – How such improvements can be done to handle large floods but can also be done in such a way that beautifies the property or provides new public use like the City storm drainage pond at the southwest corner of 29th and Saemann – can be used for flood prevention but could certainly be improved for better wildlife habitat with public access (not fenced to keep humans and animals out).

- Biology and Chemistry – What is the biology of the species who live here and how do the impacts of City life impact the chemistry of the land (winter salt, fertilizers, etc.)

- Geology and Geography – soils, wetlands, native flora and fauna.

- Ecosystem Management – Watch with improvements to the property how the habitat improves over time or are there issues negatively impacting the land that require problem solving skills to address and enhance over time.

- Computer Science and Geographic Information Systems (GIS) – using these technologies to specifically identify key habitat areas, nesting grounds, wetlands, etc.

- Math and Statistics – Keeping track of animals who make this land their home and have their young. Those animals that migrate through and studying this overtime….is it improving, why?

- Psychology – The positive feeling of placemaking and helping habitat who cannot help or speak for themselves. Or providing these types of spaces to students who may not have access to such an amazing piece of property which is good for their mind, body and soul.

- Veterinary – helping injured animals.

- Green Energy – consideration of wind, sun and geothermal energy sources to heat, cool, energize, light, etc. the school.

We all talk about the climate change, habitat destruction and species extinction; the contamination of air, water and soil; the spread of toxic chemicals, the progressive loss of habitats that species need to survive and reproduce. We all talk the talk but do we walk the walk - rarely do we ourselves act. Here is that opportunity. The SASD has the opportunity to be proactive in teaching future generations these subjects and why they are important.

In addition, the SASD could work with higher educational facilities like University of Wisconsin-Green Bay-Sheboygan, Lakeland University, Lakeshore Technical College and or others to offer college credits for students interested in majoring in these fields at these universities. How wonderful that this property could strengthen our community, educate our children and maybe even make these universities more enticing to those from Sheboygan as well as to those from outside the area.

Imagine a child growing up and starting grade school at the same time that a fawn is born and then advancing through school and studying this fawn and how it grows over the years and eventually has its own fawn. Watching how the sand hill cranes migrate through and have their young on this property and within a matter of months watching that young crane become the size of an adult and how this happens on this property year after year. How the habitat could be improved over the years by removing invasive species and providing native plants that offer improved habitat for the creatures and clean the wetlands.

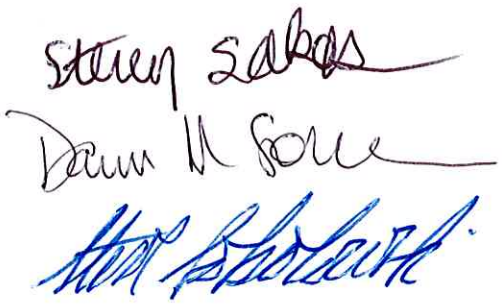
The SASD already is seeing nature program schools at Maywood, Story Book Gardens and other Charter schools. Parents today have various options to select where their child will attend school, having such a nature school could really influence parents to select such a SASD school to educate their children.

Or we could have a hospital with apartments and homes for the elderly on this property. I think the answer is clear and on behalf of my family and neighbors we ask that you deny all six of the ordinances before you this evening with regard to changing the comprehensive plan designation and rezoning the property. It is unfortunate that the SASD has put you in this position but we ask that you do the difficult task of denying this request so that the SASD can take the time to come up with a new and much better vision as to how best to utilize this amazing piece of property.

On behalf of my family and neighbors, we appreciate your time, your willingness to read and digest this letter and to carefully consider the decision before you today.

Sincerely,

Steve, Dawn, Savana and Steven Sokolowski



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Gregory Dr
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N 24th St
Sheridan Ave
W Meadows Ct
N 33rd Pl
N 40th St
Superior Ave

Grace Park
Sheboygan Church of Christ
100%

Sheboygan
Church of Christ
3306 Saemann Ave
3306 Saemann Ave, Sh...
43.77°N, 87.75°W
Sheboygan Pediatric
Associates SC
Scott Glaeser,
MD, FAAOS
Sheboygan Cancer
& Blood Spec
Colleen M. Gumm, APNP
Signature Denta
Ebenezer United
Church of Christ
2D

3306 Saemann Ave
3306 Saemann Ave
3306 Saemann Ave, Sh...
43.77°N, 87.75°W
3306 Saemann Ave
Kingdom Hall of Jehovah's Witnesses
Ebenezer United Church of Christ
Signature Dental
Colleen M. Gumm, APNP
Sheboygan Cancer & Blood Spec
Scott Glaeser MD FAAOS
Sheboygan Church of Christ
2D

1800 N Taylor Dr
Sheboygan, Wisconsin
Google Street View
Oct 2021
See more dates
Sheboygan
Church of Christ
Saemann Ave

Sheboygan, Wisconsin
Google Street View
Jul 2019
See more dates
Sheboygan
Church of Christ
Saemann Ave
N 27th St
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2970 Saemann Ave
Sheboygan, Wisconsin
Google Street View
Jul 2019
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Church of Christ
Saemann Ave
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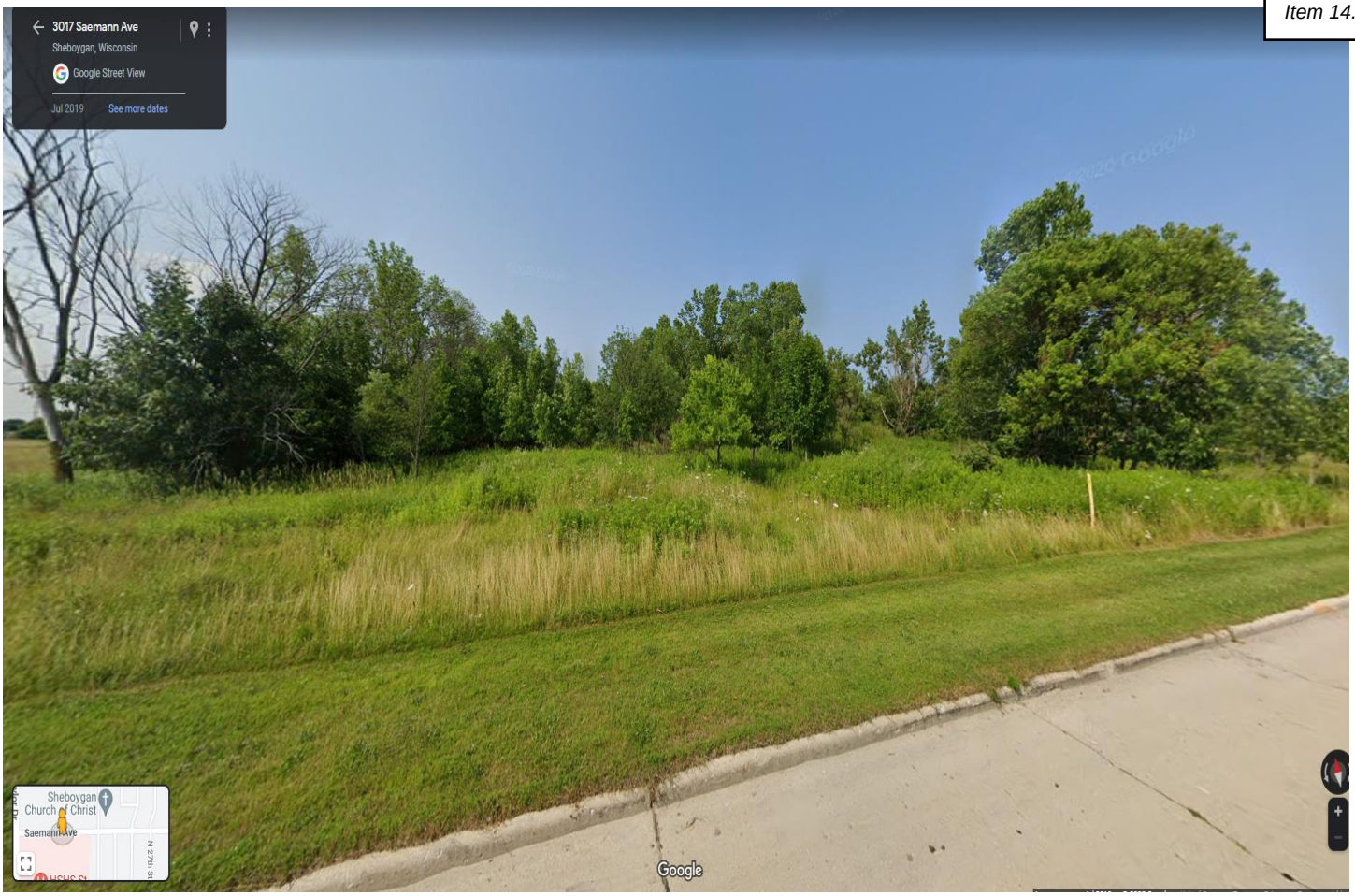
3017 Saemann Ave
Sheboygan, Wisconsin
Google Street View
Jul 2019
See more dates
Sheboygan Church of Christ
Saemann Ave
N 27th St
Google

3113 Saemann Ave
Sheboygan, Wisconsin
Google Street View
Jul 2019
See more dates
Sheboygan Church of Christ
Saemann Ave
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Google

3113 Saemann Ave
Sheboygan, Wisconsin
Google Street View
Jul 2019
See more dates
Sheboygan Church of Christ
Saemann Ave
N 27th St
Google

3141 Saemann Ave
Sheboygan, Wisconsin
Google Street View
Jul 2019
See more dates
Sheboygan Church of Christ
Saemann Ave
N 27th St
Google

Sheboygan, Wisconsin
Google Street View
Oct 2021
See more dates
Sheboygan Church of Christ
Saemann Ave
N 27th St
Google

Sheboygan, Wisconsin
Google Street View
Oct 2021
See more dates
Sheboygan Church of Christ
N 28th St
N 27th Pl

2198 N Taylor Dr
Sheboygan, Wisconsin
Google Street View
Oct 2021
See more dates
Lutheran Church
N 28th St
N 27th Pl
Sheboygan
Church of Christ
Google

2198 N Taylor Dr
Sheboygan, Wisconsin
Google Street View
Oct 2021
See more dates
Calvary Evanglical
Lutheran Church
N 28th St
N 27th Pl
Google

Sheboygan, Wisconsin
Google Street View
Sep 2021
See more dates
Calvary Evanglical Lutheran Church

3152 Geele Ave
Sheboygan, Wisconsin
Google Street View
Jul 2019
Calvary Evanglical Lutheran Church
Google

3126 Geele Ave
Sheboygan, Wisconsin
Google Street View
Jul 2019
Calvary Evanglical Lutheran Church
Google

Sheboygan, Wisconsin
Google Street View
Jul 2019
See more dates
Geele Ave
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2017 N 29th St
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SNOW ROUTE
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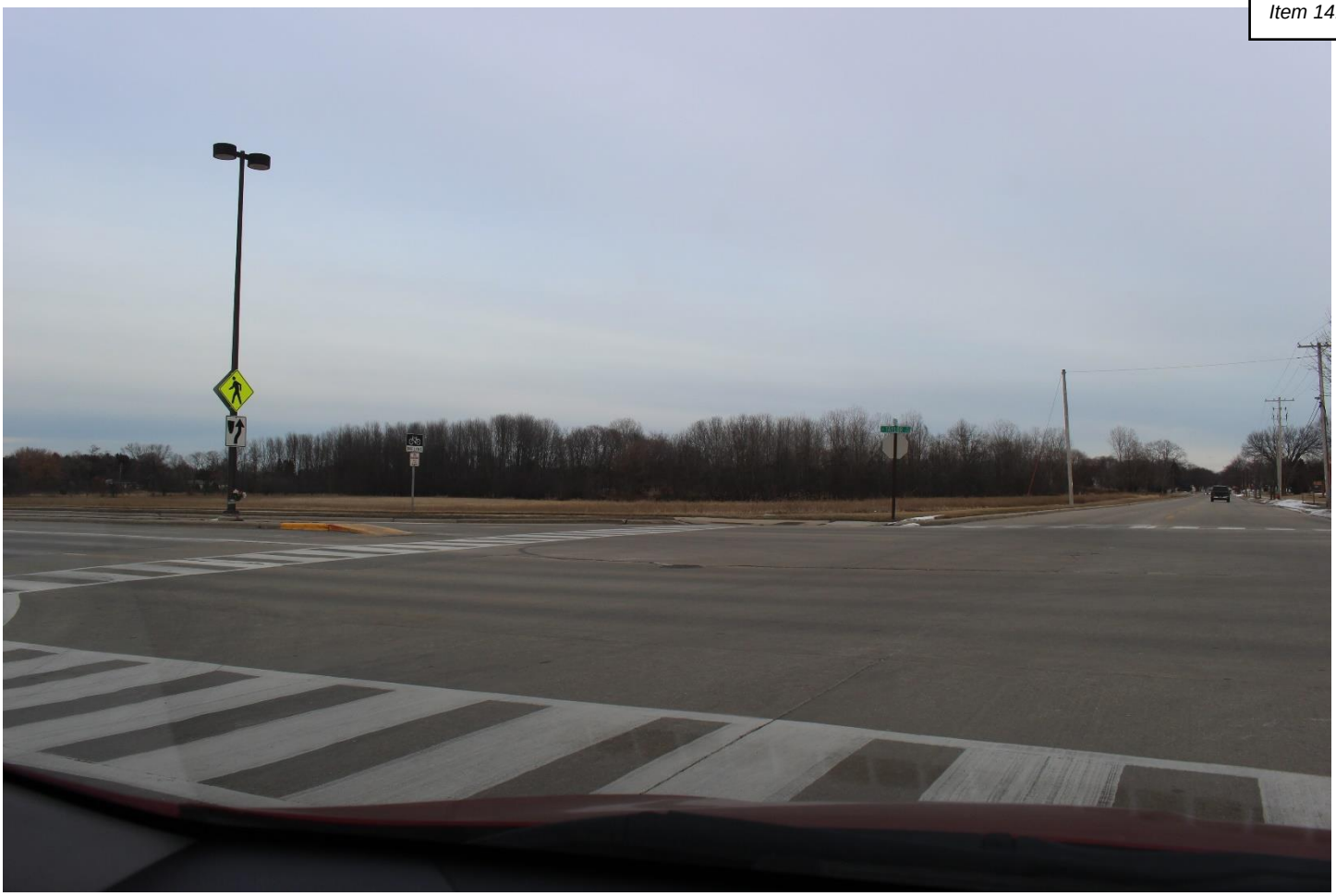

SNOW
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Gen. Ord. No. 25 - 22 - 23. By Alderperson Felde. February 20, 2023.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 2) from Suburban Residential (SR-5) to Suburban Office (SO) Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class Suburban Residential (SR-5) to Suburban Office (SO) Classification:

Property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 2):

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin more fully described as follows: COMMENCING at the Southwest corner of said Southeast 1/4 Section; thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East 45.07 feet to a point; thence South 00°11'39" West 442.85 feet to the point of beginning of the lands to be described hereinafter; thence continue South 89°48'21" East 618.34 feet to a point; thence North 00°24'35" East 19.85 feet to a point; thence North 89°28'01" East 47.56 feet to a point; thence South 00°48'29" East 797.00 feet to a point lying along the North line of Saemann Avenue; thence South 89°11'31" West along said North line 680.01 feet; thence North 00°11'39" East along the East line of N. Taylor Drive 788.32' to the point of beginning.

Section 2. Said zoning amendment shall be effective upon passage, publication and satisfaction of the transfer of parcel #59281631481 from the Sheboygan Area School District to Froedtert Health, Inc., or related entity, for development of medical facilities and senior housing (high density assisted living facility and memory care on proposed northwest corner lot and lower density independent living facilities on proposed southeast corner lot) on or before December 31, 2024.

City Plan

Section 3. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

_____

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

PROPOSED REZONE MAP AMENDMENT FROM SUBURBAN RESIDENTIAL (SR-5) TO SUBURBAN OFFICE (SO)

CLIENT

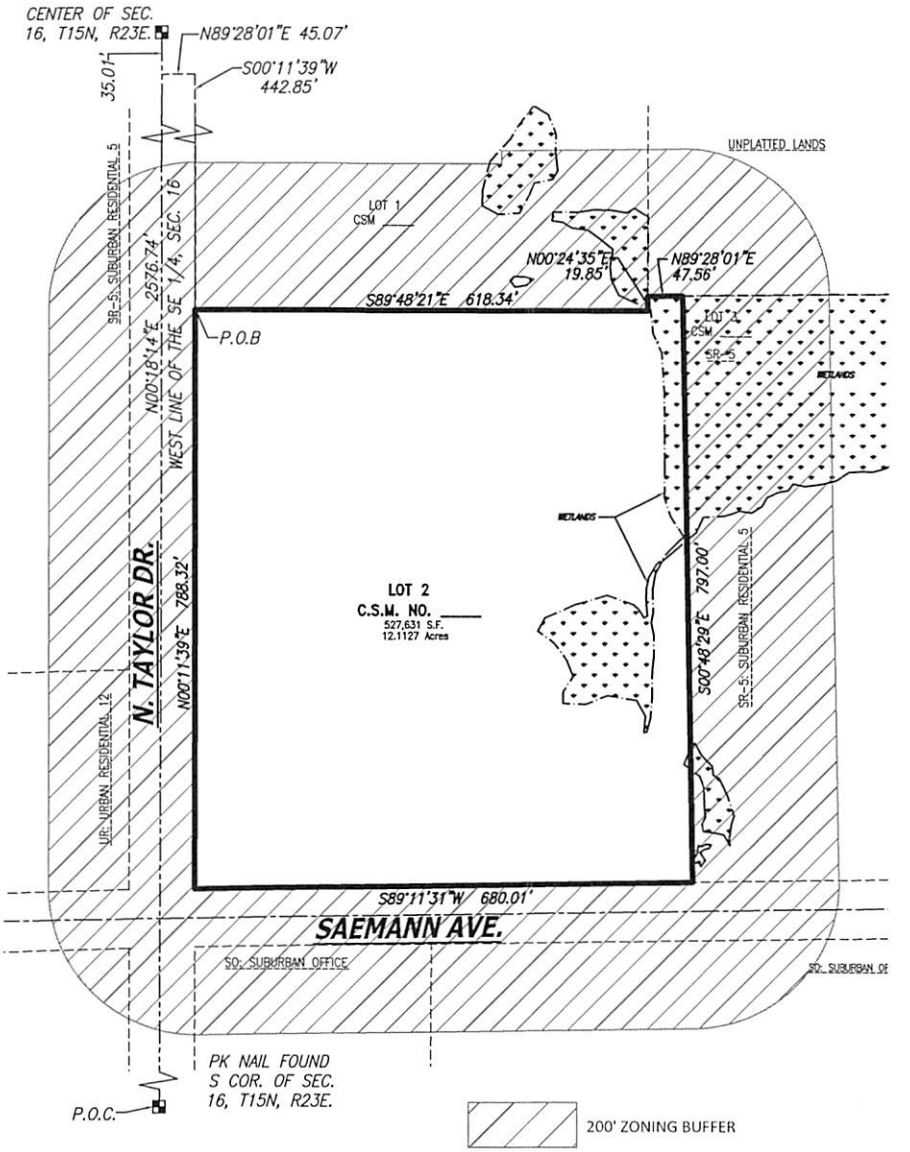
Ryan Companies US, Inc.

SITE ADDRESS

Sheboygan County Tax Parcel 59281631481 City of Sheboygan, Sheboygan County, Wisconsin.

LEGAL DESCRIPTION - LOT 2

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin more fully described as follows:
COMMENCING at the Southwest corner of said Southeast 1/4 Section; thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East 45.07 feet to a point; thence South 00°11'39" West 442.85 feet to the point of beginning of the lands to be described hereinafter; thence South 89°48'21" East 618.34 feet to a point; thence North 00°24'35" East 19.85 feet to a point; thence North 89°28'01" East 47.56 feet to a point; thence South 00°48'29" East 797.00 feet to a point lying along the North line of Saemann Avenue; thence South 89°11'31" West along said North line 680.01 feet; thence North 00°11'39" East along the East line of N. Taylor Drive 788.32' to the point of beginning.



Graphic Scale
0 200 400
1" = 200'

CHAPUT LAND SURVEYS
234 W. Florida Street Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

Date: February 8, 2023
Sheet 2 OF 3 SHEETS

Date	Revision description	

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Drawing No. 1729-SWC

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Gen. Ord. No. 21-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Public Parks and Open Space to Multi-Family Residential Classification.

Gen. Ord. No. 22-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Public Parks and Open Space to Institutional and Community Facilities Classification.

Gen. Ord. No. 23-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Public Parks and Open Space to Multi-Family Residential Classification.

R.O. 107-22-23 and G.O. 24-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

R.O. 108-22-23 and G.O. 25-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Suburban Residential (SR-5) to Suburban Office (SO) Classification.

R.O. 109-22-23 and G.O. 26-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: February 24, 2023 **MEETING DATE:** February 28, 2023

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND ANALYSIS:

Froedtert is proposing to amend the comprehensive plan map and rezone map as follows:

Comprehensive Plan Map:

- Parcel #s 59281631481 (proposed Lot 1 – Northwest corner of the parcel) from **Public Parks and Open Space** to **Multi-Family Residential.**

- Parcel #s 59281631481 (proposed Lot 2 – Southwest corner of the parcel) from **Public Parks and Open Space** to **Institutional and Community Facilities.**

- Parcel #s 59281631481 (proposed Lot 3 – Southeast corner of the parcel) from **Public Parks and Open Space** to **Multi-Family Residential.**

Rezone:

- Parcel #s 59281631481 (proposed Lot 1 – Northwest corner of the parcel) from **Suburban Residential (SR-5)** to **Urban Residential (UR-12).**

- Parcel #s 59281631481 (proposed Lot 2 – Southwest corner of the parcel) from **Suburban Residential (SR-5)** to **Suburban Office (SO).**

- Parcel #s 59281631481 (proposed Lot 3 – Southeast corner of the parcel) from **Suburban Residential (SR-5)** to **Urban Residential (UR-12).**

Froedtert has entered into a purchase contract to acquire the property from the Sheboygan Area School District (SASD) which is a 25-acre vacant site located at the northeast corner of Taylor Dr. and Saemann Ave. Froedtert intends to subdivide the site to allow for two proposed development projects:

1. A new healthcare facility containing a neighborhood hospital, surgery center, and medical clinic space. This project will be located on an approximately 12.1-acre parcel located at the southeast corner of the site, depicted as “Lot 2” on the enclosed draft CSM. This proposed land use is consistent with the pattern of development along the Taylor Dr. medical and commercial corridor.

2. A new senior housing development including multiple housing options for seniors. The development is planned to include 150-200 units of independent living, assisted living, and memory care. This project will be located at the northwest and southeast corners of the site on two separate parcels containing approximately 13.7 acres, depicted as “Lot 1” and “Lot 3” on the enclosed draft CSM. This proposed land use provides a comfortable transition from the proposed Froedtert facility to the nearby single family residential neighborhood.

The applicant states the proposed projects would benefit the Sheboygan community in many ways, including, without limitation, as follows:

- Brings home a group of local physicians currently practicing outside the Sheboygan market.

- Centralizes range of healthcare services in a community-focused, modern medical facility, delivering patient care closer to home.

- Adds a new healthcare option to Sheboygan through Froedtert’s academic-based approach to medicine.

- Addresses local need for senior housing indicated by Sheboygan's housing study.

- As aging residents in the community move into the new senior housing, they will vacate single family homes that young families can move into.

The development team hosted a community open house on January 18, 2023 and comments from community members indicated three important themes that the Froedtert team is confident they can accommodate in their development plans:

1. Provide appropriate buffering between the proposed project and the adjacent residential homes that abut the site to the east. The zoning code specifies "bufferyard" requirements that will be incorporated into our site plan.

2. Preserve as much wooded area and wildlife habitat as possible. A significant portion of wooded areas on the site is not slated for development and will be preserved as wetlands.

3. During construction, be thoughtful about disruption to the neighbors and be accountable to concerns as they arise. The applicant's construction teams will communicate regularly with the neighbors to address concerns throughout the process. We have already created a project email that community members can use to contact the development team any time: TaylorDr.Project@ryancompanies.com

Quite simply, these projects are aimed at meeting the needs of the Sheboygan community in a variety of meaningful ways and in alignment with the City of Sheboygan Department of Planning & Development's mission statement. Moreover, the projects will feature a wide array of green design elements, designed to minimize buildings' impacts on the environment and nature, as well as promote energy efficiency and renewable resources.

Concurrent with the zoning change, the proposed projects require amendments to the City of Sheboygan Comprehensive Plan as follows:

1. Froedtert healthcare parcel: Change land use classification from "Public Parks and Open Space" to "Institutional and Community Facilities," which aligns with the health care facilities immediately to the south.

2. Senior housing parcels: Change land use classification from "Public Parks and Open Space" to "Multi-Family Residential."

The proposed projects support the following Key Initiatives indicated in the Comprehensive Plan:

- Promoting infill development and redevelopment – established land uses surround this parcel on all sides creating a vacant, infill site condition that is ready to be placed into service as a productive land use for the community.

- Spur economic development and job creation – the proposed projects represent a $70M+ capital investment into the community and are estimated to create 300 permanent jobs (in addition to construction jobs during development).

- Strengthening older neighborhoods – existing neighborhoods will benefit from new healthcare and housing options close to home.

- Diversifying the City's housing stock – Sheboygan has a shortage of senior housing which this project delivers.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north and east are zoned Suburban Residential (SR-5).
- The properties to the west are zoned Suburban Residential (SR-5) and Urban Residential (UR-12).
- The properties to the south are zoned Suburban Residential (SR-5) and Suburban Office (SO).

It is important for the Plan Commission to understand that if the property zoning designation is changed from SR-5 to SO and UR-12, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the SO and UR-12 zoning districts.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to construction of any new development proposed for this property.

In addition, the applicant is proposing to amend the comprehensive plan for these properties from Public Parks and Open Space to Multi-Family Residential and Institutional and Community Facilities. The properties are proposed to be designated:

- Multi-Family Residential in the Future Land Use map in the City of Sheboygan Comprehensive Plan which is consistent with the proposed Urban Residential (UR-12) zoning designation being requested.

- Institutional and Community Facilities in the Future Land Use map in the City of Sheboygan Comprehensive Plan which is consistent with the proposed Suburban Office (SO) zoning designation being requested.

Staff did receive a letter from a neighbor objecting to the requests.

ACTION REQUESTED:

Staff is recommending approval of the three (3) comprehensive plan map amendment request and the three (3) rezone requests.

ATTACHMENTS:

Rezone Application and required attachments

February 23, 2023

Dear Mayor, Common Council and Plan Commission:

My name is Steve Sokolowski and I am the Manager of Planning and Zoning for the City of Sheboygan. In addition, I am a city employee who lives in the City of Sheboygan. My family and I reside at 1820 N. 29th Street which is one of the properties that physically abuts the Sheboygan Area School District (SASD) property that you are considering to potentially amend the City of Sheboygan Comprehensive Plan Future Land Use Map and City of Sheboygan Zoning Map. The decision you make regarding these requests will impact my property and the neighborhoods surrounding this parcel for years to come and your decision will certainly impact and influence whether I will continue to reside in the City of Sheboygan.

The SASD property (Parcel # 59281631481) is a very beautiful piece of property within the City limits. This property provides valuable habitat and a home to many species of animals which include deer, sandhill crane (who mate and migrate every year), many species of birds, hawks, turkeys, pheasant, ducks, geese, owls, the occasional eagle, fox, various species of small mammals, many species of amphibians, etc. Many who are preparing to have their young this spring as they have done every year in the past.

The property owners that surround this parcel of land are very fortunate to have such an amazing piece of property to spend countless hours appreciating the beauty and the wildlife activity that takes place every day on this property.

On behalf of the citizens of Sheboygan, the Plan Commission and Common Council adopted the City of Sheboygan Comprehensive Plan in 2011. Based on that, it is important for today's Common Council and Plan Commission members to understand that the previous council and plan commission approved this property to have a comprehensive plan designation of "Public Parks and Open Space." What does that mean? It means that previous council and plan commission believed that this property's long term land use designation should be public parks and open space. My neighbors and I agree with the previous council and plan commission position and strongly encourage todays council and plan commission to maintain this position.

The City of Sheboygan Comprehensive plans states the following about the Public Parks and Open Space land use designation:

> *This future land use category includes park and public open space facilities devoted to playgrounds play fields, trails, picnic areas, public golf courses, and related active and passive recreational activities and conservation areas.*

In fact there are several Natural Resource goals, objective and policies adopted in the Comprehensive Plan that state the following:

- Preserve natural resources and advance community sustainability for the benefit of present and future generations.

- Protect environmental corridors from new development by directing land development away from steep slopes, natural areas, drainageways, critical infiltration areas and floodplains to prevent future conflicts.

- Embrace a concerted initiative to become more sustainable and energy conscious community.

- Preserve environmentally sensitive lands by directing new development away from mapped environmental corridors and isolated natural areas.

- Cooperate with the WisDNR to protect wildlife habitat, particularly rare and endangered species.

- Identify open space lands that are important to the overall quality of life in the community and take measures to assure their conservation.

- Ensure the provision of sufficient number of parks recreational facilities, and open space areas, with opportunities for all ages and physical abilities, to enhance the health, welfare of City residents and the City's appeal to visitors.

- Explore opportunities to enhance parks.

- The Comprehensive Plan identifies areas on this property as wetlands and states that these areas are important for aquifer recharge, ground water and surface water quality improvement and wildlife habitat.

The City of Sheboygan Comprehensive Outdoor Recreation Plan adopted by the Common Council in March 2016 states (Section 1.1 Purpose and Scope):

- The primary purpose of the Outdoor Recreation Plan for the City of Sheboygan is to guide the preservation, acquisition and development of land for park, recreation and related open space purposes to serve the recreational needs of the population.

- "Parks and recreational planning have become an essential part of comprehensive and community planning……They also serve as important habitats for urban wildlife and as laboratories for environmental and conservation education."

- Section 3.2 Special Use Park/Conservancy Area – Areas of open space that cannot be measured by a quantifiable standard because of their unique and diverse contributions to the community. Examples of Special Use Space Areas are varied but can include those lands that accommodate passive or special recreational activities as well as land that have been protected for their environmental significance or sensitivity and provide limited opportunity for recreational use. Examples of that latter may include……, environmental corridors or isolated natural areas, wildlife habitats, areas of rare or endangered plant and/or animal species, prairie remnants and restoration areas.

All of these Natural Resource goals, objective and policies adopted in the Comprehensive Plan and the Outdoor Recreation Plan strongly relate to the parcel we are discussing today and are reasons why the "Public Parks and Open Space" future land use designation should be maintained.

The organization most responsible for this situation is the Sheboygan Area School District (SASD) who could make this go away instantly. What is most disappointing is the lack of vision shown by the Superintendent and the SASD Board of Education regarding the future use of this property.

All you hear about today is STEM and going green. The fact that the SASD superintendent and board of education does not recognize the opportunity that this piece of property provides for increasing students interest in STEM and going green is unfathomable.

Many are concerned about our children and the lack of interest and/or difficulty they may have in STEM (Science, Technology, Engineering and Math) programs. Often times these subjects can be difficult and challenging to many students especially when it is strictly book learning in a classroom. However, if you took examples of classroom book learning into a living laboratory, teachers could show students how these subjects can actually be utilized in the field. It is likely such a living laboratory would generate more student interest in these STEM subjects and with that interest the possibility of increasing grades in these challenging subjects.

This property offers SASD educators and students the opportunity to teach and learn about these fields not only in the classroom but in this amazing living laboratory whether such a school would be elementary, middle, high or all of the above.

Imagine the ability to teach and learn the following subjects from a school on this property:

- Agriculture and Horticulture – land previously used as the Hmong Gardens; soils that produce quality fruits, vegetables, plants and flowers.

- Natural Resources Conservation – protection of existing species and how to create a better habitat for existing and potentially even new species to inhabit these lands.

- Environmental Science and assessment – flora, fauna, wetlands, woodlands, habitat, water quality, etc.

- Hydrology and Engineering – How such improvements can be done to handle large floods but can also be done in such a way that beautifies the property or provides new public use like the City storm drainage pond at the southwest corner of 29th and Saemann – can be used for flood prevention but could certainly be improved for better wildlife habitat with public access (not fenced to keep humans and animals out).

- Biology and Chemistry – What is the biology of the species who live here and how do the impacts of City life impact the chemistry of the land (winter salt, fertilizers, etc.)

- Geology and Geography – soils, wetlands, native flora and fauna.

- Ecosystem Management – Watch with improvements to the property how the habitat improves over time or are there issues negatively impacting the land that require problem solving skills to address and enhance over time.

- Computer Science and Geographic Information Systems (GIS) – using these technologies to specifically identify key habitat areas, nesting grounds, wetlands, etc.

- Math and Statistics – Keeping track of animals who make this land their home and have their young. Those animals that migrate through and studying this overtime….is it improving, why?

- Psychology – The positive feeling of placemaking and helping habitat who cannot help or speak for themselves. Or providing these types of spaces to students who may not have access to such an amazing piece of property which is good for their mind, body and soul.

- Veterinary – helping injured animals.

- Green Energy – consideration of wind, sun and geothermal energy sources to heat, cool, energize, light, etc. the school.

We all talk about the climate change, habitat destruction and species extinction; the contamination of air, water and soil; the spread of toxic chemicals, the progressive loss of habitats that species need to survive and reproduce. We all talk the talk but do we walk the walk - rarely do we ourselves act. Here is that opportunity. The SASD has the opportunity to be proactive in teaching future generations these subjects and why they are important.

In addition, the SASD could work with higher educational facilities like University of Wisconsin-Green Bay-Sheboygan, Lakeland University, Lakeshore Technical College and or others to offer college credits for students interested in majoring in these fields at these universities. How wonderful that this property could strengthen our community, educate our children and maybe even make these universities more enticing to those from Sheboygan as well as to those from outside the area.

Imagine a child growing up and starting grade school at the same time that a fawn is born and then advancing through school and studying this fawn and how it grows over the years and eventually has its own fawn. Watching how the sand hill cranes migrate through and have their young on this property and within a matter of months watching that young crane become the size of an adult and how this happens on this property year after year. How the habitat could be improved over the years by removing invasive species and providing native plants that offer improved habitat for the creatures and clean the wetlands.

The SASD already is seeing nature program schools at Maywood, Story Book Gardens and other Charter schools. Parents today have various options to select where their child will attend school, having such a nature school could really influence parents to select such a SASD school to educate their children.

Or we could have a hospital with apartments and homes for the elderly on this property. I think the answer is clear and on behalf of my family and neighbors we ask that you deny all six of the ordinances before you this evening with regard to changing the comprehensive plan designation and rezoning the property. It is unfortunate that the SASD has put you in this position but we ask that you do the difficult task of denying this request so that the SASD can take the time to come up with a new and much better vision as to how best to utilize this amazing piece of property.

On behalf of my family and neighbors, we appreciate your time, your willingness to read and digest this letter and to carefully consider the decision before you today.

Sincerely,

Steve, Dawn, Savana and Steven Sokolowski

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Scott Glaeser MD FAAOS
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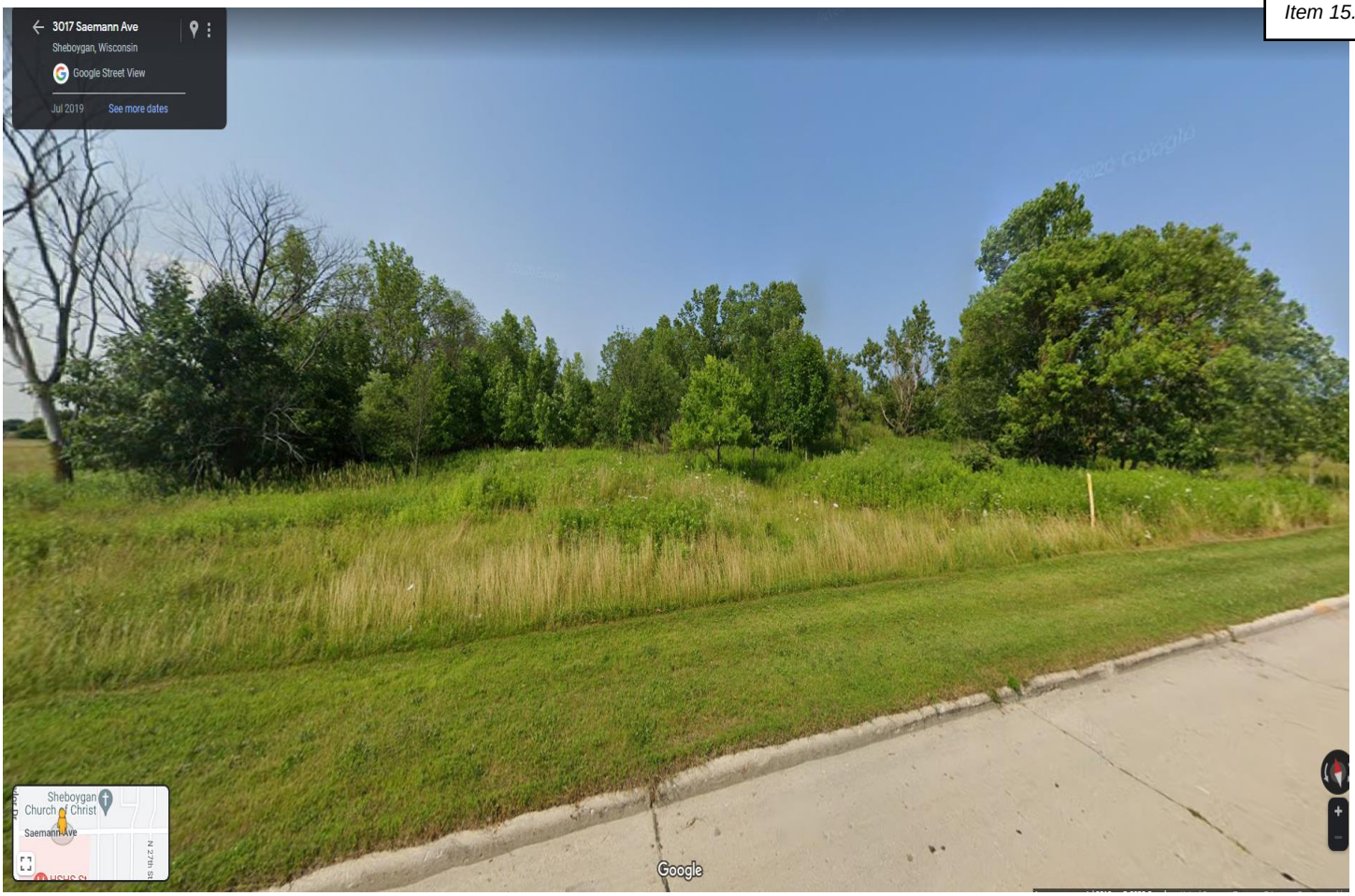
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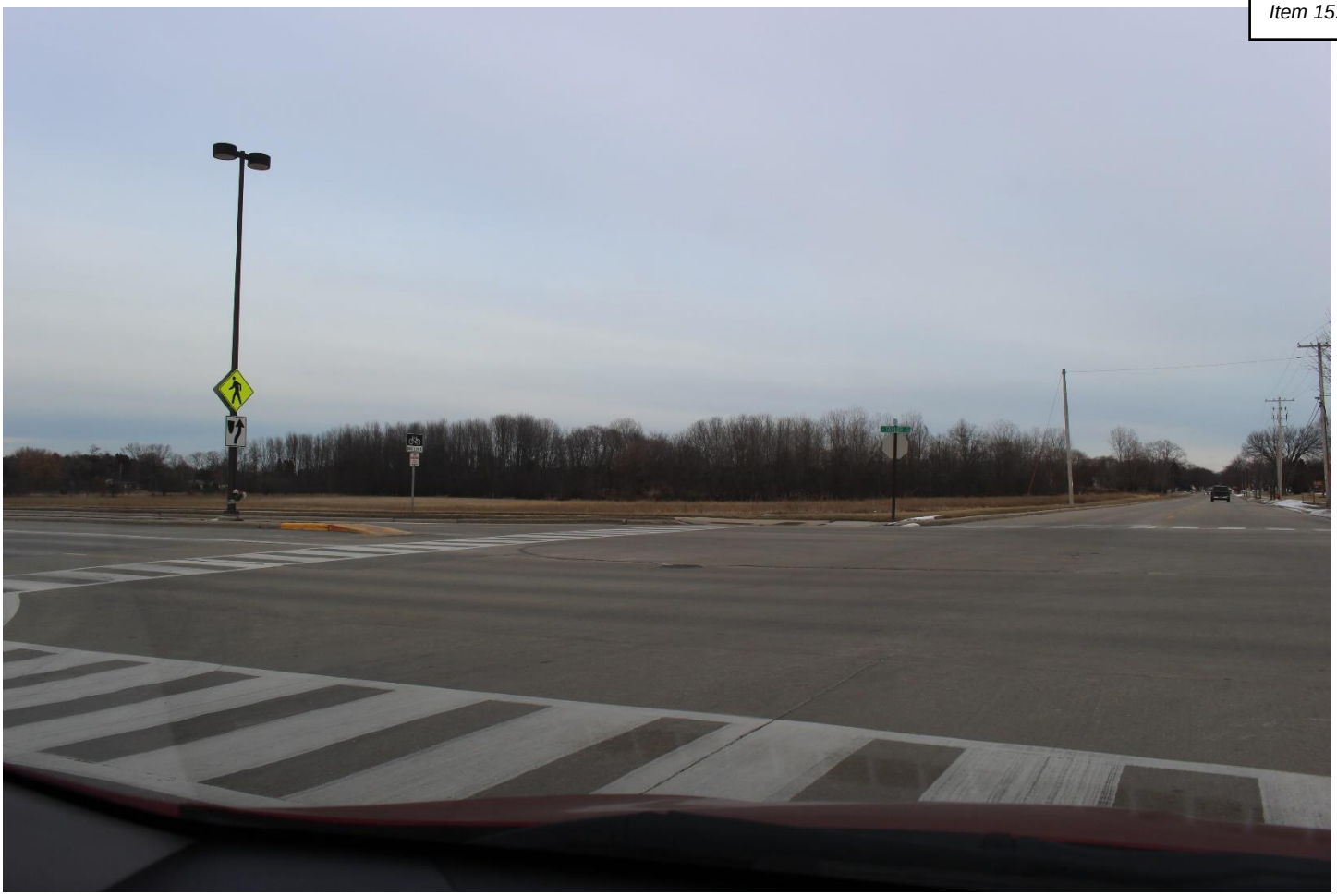

SNOW
ROUTE

Gen. Ord. No. 23 - 22 - 23. By Alderperson Felde. February 20, 2023.

AN ORDINANCE amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 3) from Public Parks and Open Space to Multi-Family Residential Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Chapter 2 of the Sheboygan Comprehensive Plan establishing future land use classifications is hereby amended by changing the Future Land Use Maps thereof and Use Classifications of the following described lands from Class Public Parks and Open Space to Multi-Family Residential Classification:

Property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 3):

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin more fully described as follows: COMMENCING at the Southwest corner of said Southeast 1/4 Section; thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East along the South line of Geele Avenue 665.14 feet to a point; thence South 00°24'35" West 430.89 feet to a point; thence North 89°28'01" East 47.56 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East 411.89 feet to a point; thence South 00°24'35" West 795.20 feet to a point lying on the North line of Saemann Avenue; thence South 89°11'31" West along said North line 394.98 feet to a point; thence North 00°48'29" West 797.00 feet to the point of beginning.

Section 2. Said zoning amendment shall be effective upon passage, publication and satisfaction of the transfer of parcel #59281631481 from the Sheboygan Area School District to Froedtert Health, Inc., or related entity, for development of medical facilities and senior housing (high density assisted living facility and memory care on proposed northwest corner lot and lower density independent living facilities on proposed southeast corner lot) on or before December 31, 2024.

City Plan

Section 3. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

_____

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

PROPOSED COMPREHENSIVE PLAN AMENDMENT FROM PUBLIC PARKS AND OPEN SPACE TO MULTI-FAMILY RESIDENTIAL

CLIENT

Ryan Companies US, Inc.

SITE ADDRESS

Sheboygan County Tax Parcel 59281631481 City of Sheboygan, Sheboygan County, Wisconsin.

LEGAL DESCRIPTION - LOT 3

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin more fully described as follows:

COMMENCING at the Southwest corner of said Southeast 1/4 Section;

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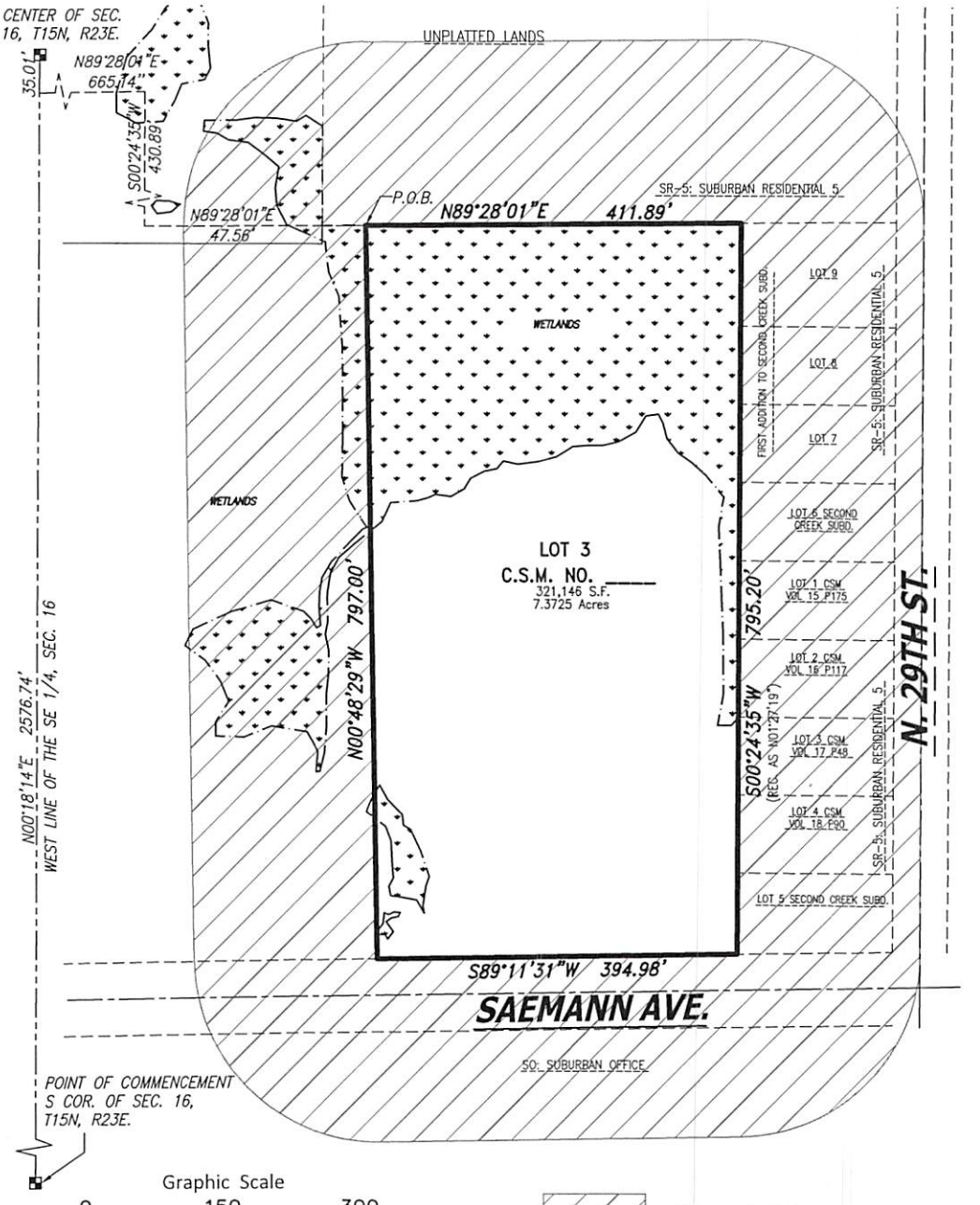

Date: February 9, 2023
Sheet 3 OF 3 SHEETS

Date	Revision description

CHAPUT LAND SURVEYS
234 W. Florida Street Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

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Drawing No. 1729-SWC

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Gen. Ord. No. 21-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Public Parks and Open Space to Multi-Family Residential Classification.

Gen. Ord. No. 22-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Public Parks and Open Space to Institutional and Community Facilities Classification.

Gen. Ord. No. 23-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Public Parks and Open Space to Multi-Family Residential Classification.

R.O. 107-22-23 and G.O. 24-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

R.O. 108-22-23 and G.O. 25-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Suburban Residential (SR-5) to Suburban Office (SO) Classification.

R.O. 109-22-23 and G.O. 26-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: February 24, 2023 **MEETING DATE:** February 28, 2023

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND ANALYSIS:

Froedtert is proposing to amend the comprehensive plan map and rezone map as follows:

Comprehensive Plan Map:

- Parcel #s 59281631481 (proposed Lot 1 – Northwest corner of the parcel) from **Public Parks and Open Space** to **Multi-Family Residential.**

- Parcel #s 59281631481 (proposed Lot 2 – Southwest corner of the parcel) from **Public Parks and Open Space** to **Institutional and Community Facilities.**

- Parcel #s 59281631481 (proposed Lot 3 – Southeast corner of the parcel) from **Public Parks and Open Space** to **Multi-Family Residential.**

Rezone:

- Parcel #s 59281631481 (proposed Lot 1 – Northwest corner of the parcel) from **Suburban Residential (SR-5)** to **Urban Residential (UR-12).**

- Parcel #s 59281631481 (proposed Lot 2 – Southwest corner of the parcel) from **Suburban Residential (SR-5)** to **Suburban Office (SO).**

- Parcel #s 59281631481 (proposed Lot 3 – Southeast corner of the parcel) from **Suburban Residential (SR-5)** to **Urban Residential (UR-12).**

Froedtert has entered into a purchase contract to acquire the property from the Sheboygan Area School District (SASD) which is a 25-acre vacant site located at the northeast corner of Taylor Dr. and Saemann Ave. Froedtert intends to subdivide the site to allow for two proposed development projects:

1. A new healthcare facility containing a neighborhood hospital, surgery center, and medical clinic space. This project will be located on an approximately 12.1-acre parcel located at the southeast corner of the site, depicted as “Lot 2” on the enclosed draft CSM. This proposed land use is consistent with the pattern of development along the Taylor Dr. medical and commercial corridor.

2. A new senior housing development including multiple housing options for seniors. The development is planned to include 150-200 units of independent living, assisted living, and memory care. This project will be located at the northwest and southeast corners of the site on two separate parcels containing approximately 13.7 acres, depicted as “Lot 1” and “Lot 3” on the enclosed draft CSM. This proposed land use provides a comfortable transition from the proposed Froedtert facility to the nearby single family residential neighborhood.

The applicant states the proposed projects would benefit the Sheboygan community in many ways, including, without limitation, as follows:

- Brings home a group of local physicians currently practicing outside the Sheboygan market.

- Centralizes range of healthcare services in a community-focused, modern medical facility, delivering patient care closer to home.

- Adds a new healthcare option to Sheboygan through Froedtert’s academic-based approach to medicine.

- Addresses local need for senior housing indicated by Sheboygan's housing study.

- As aging residents in the community move into the new senior housing, they will vacate single family homes that young families can move into.

The development team hosted a community open house on January 18, 2023 and comments from community members indicated three important themes that the Froedtert team is confident they can accommodate in their development plans:

1. Provide appropriate buffering between the proposed project and the adjacent residential homes that abut the site to the east. The zoning code specifies "bufferyard" requirements that will be incorporated into our site plan.

2. Preserve as much wooded area and wildlife habitat as possible. A significant portion of wooded areas on the site is not slated for development and will be preserved as wetlands.

3. During construction, be thoughtful about disruption to the neighbors and be accountable to concerns as they arise. The applicant's construction teams will communicate regularly with the neighbors to address concerns throughout the process. We have already created a project email that community members can use to contact the development team any time: TaylorDr.Project@ryancompanies.com

Quite simply, these projects are aimed at meeting the needs of the Sheboygan community in a variety of meaningful ways and in alignment with the City of Sheboygan Department of Planning & Development's mission statement. Moreover, the projects will feature a wide array of green design elements, designed to minimize buildings' impacts on the environment and nature, as well as promote energy efficiency and renewable resources.

Concurrent with the zoning change, the proposed projects require amendments to the City of Sheboygan Comprehensive Plan as follows:

1. Froedtert healthcare parcel: Change land use classification from "Public Parks and Open Space" to "Institutional and Community Facilities," which aligns with the health care facilities immediately to the south.

2. Senior housing parcels: Change land use classification from "Public Parks and Open Space" to "Multi-Family Residential."

The proposed projects support the following Key Initiatives indicated in the Comprehensive Plan:

- Promoting infill development and redevelopment – established land uses surround this parcel on all sides creating a vacant, infill site condition that is ready to be placed into service as a productive land use for the community.

- Spur economic development and job creation – the proposed projects represent a $70M+ capital investment into the community and are estimated to create 300 permanent jobs (in addition to construction jobs during development).

- Strengthening older neighborhoods – existing neighborhoods will benefit from new healthcare and housing options close to home.

- Diversifying the City's housing stock – Sheboygan has a shortage of senior housing which this project delivers.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north and east are zoned Suburban Residential (SR-5).
- The properties to the west are zoned Suburban Residential (SR-5) and Urban Residential (UR-12).
- The properties to the south are zoned Suburban Residential (SR-5) and Suburban Office (SO).

It is important for the Plan Commission to understand that if the property zoning designation is changed from SR-5 to SO and UR-12, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the SO and UR-12 zoning districts.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to construction of any new development proposed for this property.

In addition, the applicant is proposing to amend the comprehensive plan for these properties from Public Parks and Open Space to Multi-Family Residential and Institutional and Community Facilities. The properties are proposed to be designated:

- Multi-Family Residential in the Future Land Use map in the City of Sheboygan Comprehensive Plan which is consistent with the proposed Urban Residential (UR-12) zoning designation being requested.

- Institutional and Community Facilities in the Future Land Use map in the City of Sheboygan Comprehensive Plan which is consistent with the proposed Suburban Office (SO) zoning designation being requested.

Staff did receive a letter from a neighbor objecting to the requests.

ACTION REQUESTED:

Staff is recommending approval of the three (3) comprehensive plan map amendment request and the three (3) rezone requests.

ATTACHMENTS:

Rezone Application and required attachments

February 23, 2023

Dear Mayor, Common Council and Plan Commission:

My name is Steve Sokolowski and I am the Manager of Planning and Zoning for the City of Sheboygan. In addition, I am a city employee who lives in the City of Sheboygan. My family and I reside at 1820 N. 29th Street which is one of the properties that physically abuts the Sheboygan Area School District (SASD) property that you are considering to potentially amend the City of Sheboygan Comprehensive Plan Future Land Use Map and City of Sheboygan Zoning Map. The decision you make regarding these requests will impact my property and the neighborhoods surrounding this parcel for years to come and your decision will certainly impact and influence whether I will continue to reside in the City of Sheboygan.

The SASD property (Parcel # 59281631481) is a very beautiful piece of property within the City limits. This property provides valuable habitat and a home to many species of animals which include deer, sandhill crane (who mate and migrate every year), many species of birds, hawks, turkeys, pheasant, ducks, geese, owls, the occasional eagle, fox, various species of small mammals, many species of amphibians, etc. Many who are preparing to have their young this spring as they have done every year in the past.

The property owners that surround this parcel of land are very fortunate to have such an amazing piece of property to spend countless hours appreciating the beauty and the wildlife activity that takes place every day on this property.

On behalf of the citizens of Sheboygan, the Plan Commission and Common Council adopted the City of Sheboygan Comprehensive Plan in 2011. Based on that, it is important for today's Common Council and Plan Commission members to understand that the previous council and plan commission approved this property to have a comprehensive plan designation of "Public Parks and Open Space." What does that mean? It means that previous council and plan commission believed that this property's long term land use designation should be public parks and open space. My neighbors and I agree with the previous council and plan commission position and strongly encourage todays council and plan commission to maintain this position.

The City of Sheboygan Comprehensive plans states the following about the Public Parks and Open Space land use designation:

> *This future land use category includes park and public open space facilities devoted to playgrounds play fields, trails, picnic areas, public golf courses, and related active and passive recreational activities and conservation areas.*

In fact there are several Natural Resource goals, objective and policies adopted in the Comprehensive Plan that state the following:

- Preserve natural resources and advance community sustainability for the benefit of present and future generations.

- Protect environmental corridors from new development by directing land development away from steep slopes, natural areas, drainageways, critical infiltration areas and floodplains to prevent future conflicts.

- Embrace a concerted initiative to become more sustainable and energy conscious community.

- Preserve environmentally sensitive lands by directing new development away from mapped environmental corridors and isolated natural areas.

- Cooperate with the WisDNR to protect wildlife habitat, particularly rare and endangered species.

- Identify open space lands that are important to the overall quality of life in the community and take measures to assure their conservation.

- Ensure the provision of sufficient number of parks recreational facilities, and open space areas, with opportunities for all ages and physical abilities, to enhance the health, welfare of City residents and the City's appeal to visitors.

- Explore opportunities to enhance parks.

- The Comprehensive Plan identifies areas on this property as wetlands and states that these areas are important for aquifer recharge, ground water and surface water quality improvement and wildlife habitat.

The City of Sheboygan Comprehensive Outdoor Recreation Plan adopted by the Common Council in March 2016 states (Section 1.1 Purpose and Scope):

- The primary purpose of the Outdoor Recreation Plan for the City of Sheboygan is to guide the preservation, acquisition and development of land for park, recreation and related open space purposes to serve the recreational needs of the population.

- "Parks and recreational planning have become an essential part of comprehensive and community planning……They also serve as important habitats for urban wildlife and as laboratories for environmental and conservation education."

- Section 3.2 Special Use Park/Conservancy Area – Areas of open space that cannot be measured by a quantifiable standard because of their unique and diverse contributions to the community. Examples of Special Use Space Areas are varied but can include those lands that accommodate passive or special recreational activities as well as land that have been protected for their environmental significance or sensitivity and provide limited opportunity for recreational use. Examples of that latter may include……, environmental corridors or isolated natural areas, wildlife habitats, areas of rare or endangered plant and/or animal species, prairie remnants and restoration areas.

All of these Natural Resource goals, objective and policies adopted in the Comprehensive Plan and the Outdoor Recreation Plan strongly relate to the parcel we are discussing today and are reasons why the "Public Parks and Open Space" future land use designation should be maintained.

The organization most responsible for this situation is the Sheboygan Area School District (SASD) who could make this go away instantly. What is most disappointing is the lack of vision shown by the Superintendent and the SASD Board of Education regarding the future use of this property.

All you hear about today is STEM and going green. The fact that the SASD superintendent and board of education does not recognize the opportunity that this piece of property provides for increasing students interest in STEM and going green is unfathomable.

Many are concerned about our children and the lack of interest and/or difficulty they may have in STEM (Science, Technology, Engineering and Math) programs. Often times these subjects can be difficult and challenging to many students especially when it is strictly book learning in a classroom. However, if you took examples of classroom book learning into a living laboratory, teachers could show students how these subjects can actually be utilized in the field. It is likely such a living laboratory would generate more student interest in these STEM subjects and with that interest the possibility of increasing grades in these challenging subjects.

This property offers SASD educators and students the opportunity to teach and learn about these fields not only in the classroom but in this amazing living laboratory whether such a school would be elementary, middle, high or all of the above.

Imagine the ability to teach and learn the following subjects from a school on this property:

- Agriculture and Horticulture – land previously used as the Hmong Gardens; soils that produce quality fruits, vegetables, plants and flowers.

- Natural Resources Conservation – protection of existing species and how to create a better habitat for existing and potentially even new species to inhabit these lands.

- Environmental Science and assessment – flora, fauna, wetlands, woodlands, habitat, water quality, etc.

- Hydrology and Engineering – How such improvements can be done to handle large floods but can also be done in such a way that beautifies the property or provides new public use like the City storm drainage pond at the southwest corner of 29th and Saemann – can be used for flood prevention but could certainly be improved for better wildlife habitat with public access (not fenced to keep humans and animals out).

- Biology and Chemistry – What is the biology of the species who live here and how do the impacts of City life impact the chemistry of the land (winter salt, fertilizers, etc.)

- Geology and Geography – soils, wetlands, native flora and fauna.

- Ecosystem Management – Watch with improvements to the property how the habitat improves over time or are there issues negatively impacting the land that require problem solving skills to address and enhance over time.

- Computer Science and Geographic Information Systems (GIS) – using these technologies to specifically identify key habitat areas, nesting grounds, wetlands, etc.

- Math and Statistics – Keeping track of animals who make this land their home and have their young. Those animals that migrate through and studying this overtime….is it improving, why?

- Psychology – The positive feeling of placemaking and helping habitat who cannot help or speak for themselves. Or providing these types of spaces to students who may not have access to such an amazing piece of property which is good for their mind, body and soul.

- Veterinary – helping injured animals.

- Green Energy – consideration of wind, sun and geothermal energy sources to heat, cool, energize, light, etc. the school.

We all talk about the climate change, habitat destruction and species extinction; the contamination of air, water and soil; the spread of toxic chemicals, the progressive loss of habitats that species need to survive and reproduce. We all talk the talk but do we walk the walk - rarely do we ourselves act. Here is that opportunity. The SASD has the opportunity to be proactive in teaching future generations these subjects and why they are important.

In addition, the SASD could work with higher educational facilities like University of Wisconsin-Green Bay-Sheboygan, Lakeland University, Lakeshore Technical College and or others to offer college credits for students interested in majoring in these fields at these universities. How wonderful that this property could strengthen our community, educate our children and maybe even make these universities more enticing to those from Sheboygan as well as to those from outside the area.

Imagine a child growing up and starting grade school at the same time that a fawn is born and then advancing through school and studying this fawn and how it grows over the years and eventually has its own fawn. Watching how the sand hill cranes migrate through and have their young on this property and within a matter of months watching that young crane become the size of an adult and how this happens on this property year after year. How the habitat could be improved over the years by removing invasive species and providing native plants that offer improved habitat for the creatures and clean the wetlands.

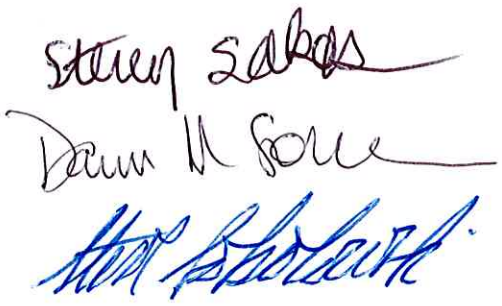
The SASD already is seeing nature program schools at Maywood, Story Book Gardens and other Charter schools. Parents today have various options to select where their child will attend school, having such a nature school could really influence parents to select such a SASD school to educate their children.

Or we could have a hospital with apartments and homes for the elderly on this property. I think the answer is clear and on behalf of my family and neighbors we ask that you deny all six of the ordinances before you this evening with regard to changing the comprehensive plan designation and rezoning the property. It is unfortunate that the SASD has put you in this position but we ask that you do the difficult task of denying this request so that the SASD can take the time to come up with a new and much better vision as to how best to utilize this amazing piece of property.

On behalf of my family and neighbors, we appreciate your time, your willingness to read and digest this letter and to carefully consider the decision before you today.

Sincerely,

Steve, Dawn, Savana and Steven Sokolowski



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Scott Glaeser, MD, FAAOS
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Colleen M. Gumm, APNP
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Scott Glaeser MD FAAOS
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1800 N Taylor Dr
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Oct 2021
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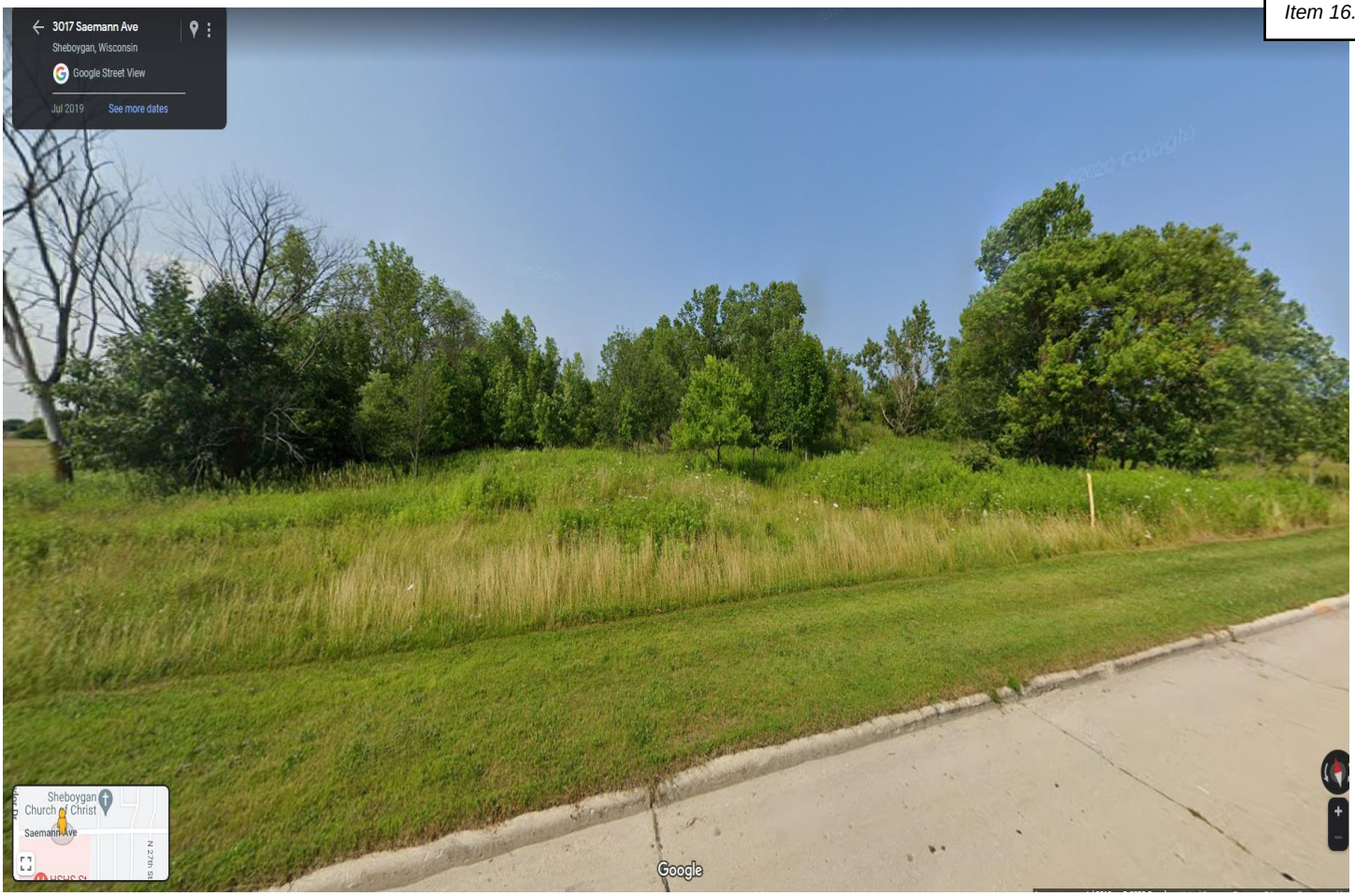
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2200 N 30th St
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SPEED LIMIT 25
Calvary Evangelical Lutheran Church

Sheboygan, Wisconsin
Google Street View
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Calvary Evangelical Lutheran Church

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2017 N 29th St
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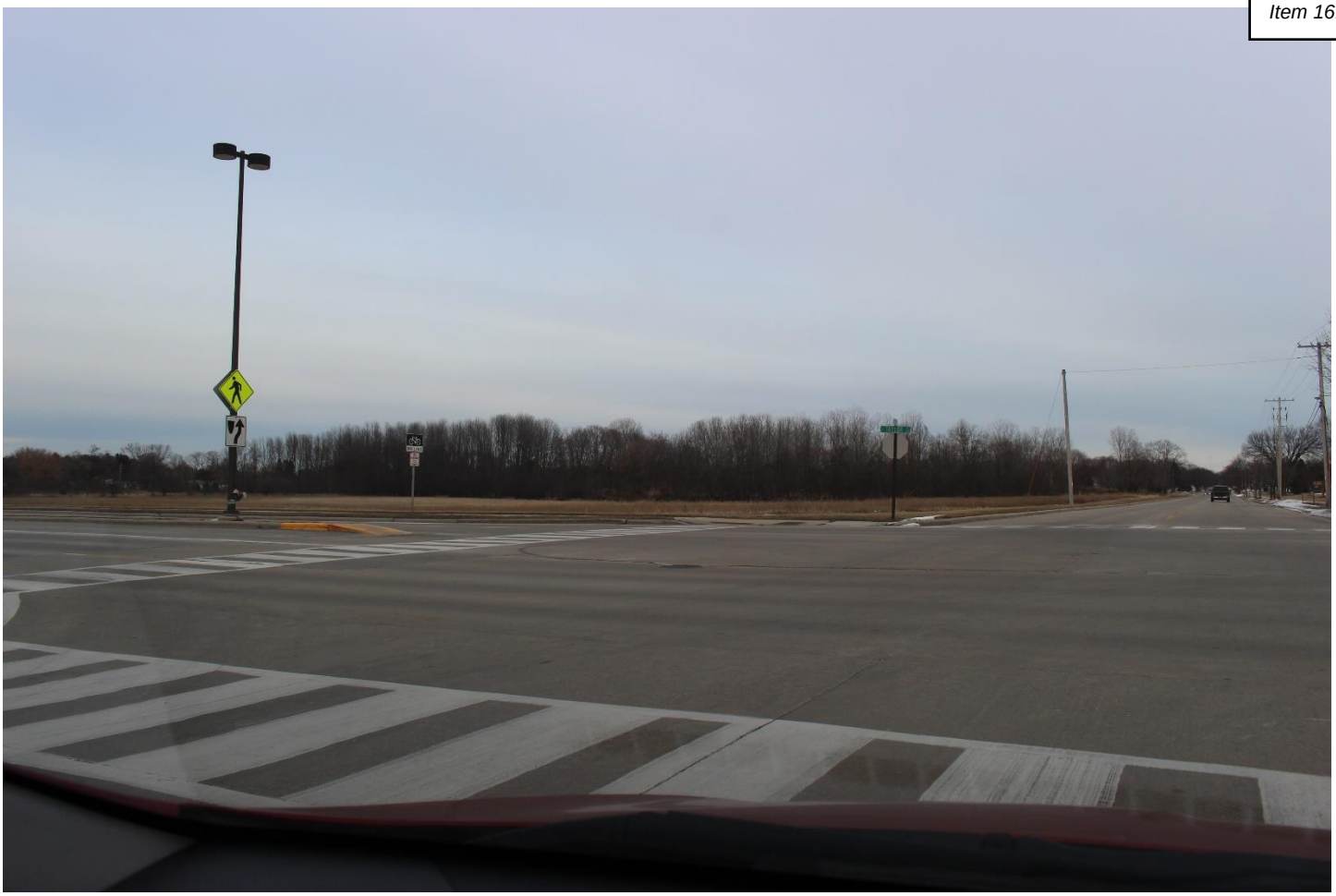
SNOW ROUTE
Calvary Evanglical Lutheran Church

STOP



SNOW
ROUTE

II

R. O. No. 109 - 22 - 23. By CITY CLERK. February 20, 2023.

Submitting an application from Froedtert Health, Inc. for a change in zoning classification for property off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel No. 59281631481 (Lot 3) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

CityPlan

CITY CLERK

February 13, 2023

Chad Pelishek, Director
Department of Planning & Development
City of Sheboygan
828 Center Ave, Suite 208
Sheboygan, WI 53081

RE: Request for Amendment to Official Zoning Map

Dear Mr. Pelishek:

Froedtert has entered into a purchase contract to acquire from the Sheboygan Area School District their 25-acre vacant site located at the corner of Taylor Dr and Saemann Ave. Froedtert intends to subdivide the site to allow for two proposed development projects:

1. A new healthcare facility containing a neighborhood hospital, surgery center, and medical clinic space. This project will be located on an approximately 12.1-acre parcel located at the southeast corner of the site, depicted as "Lot 2" on the enclosed draft CSM. This proposed land use is consistent with the pattern of development along the Taylor Dr medical and commercial corridor.
2. A new senior housing development including multiple housing options for seniors. The development is planned to include 150-200 units of independent living, assisted living, and memory care. This project will be located at the northwest and southeast corners of the site on two separate parcels containing approximately 13.7 acres, depicted as "Lot 1" and "Lot 3" on the enclosed draft CSM. This proposed land use provides a comfortable transition from the proposed Froedtert facility to the nearby single family residential neighborhood.

The proposed projects would benefit the Sheboygan community in many ways, including, without limitation, as follows:

- Brings home a group of local physicians currently practicing outside the Sheboygan market
- Centralizes range of healthcare services in a community-focused, modern medical facility, delivering patient care closer to home
- Adds a new healthcare option to Sheboygan through Froedtert's academic-based approach to medicine
- Addresses local need for senior housing indicated by Sheboygan's housing study
- As aging residents in the community move into the new senior housing, they will vacate single family homes that young families can move into

Our development team hosted a community open house on January 18 and comments from community members indicated three important themes that we are confident we can accommodate in our development plans:

1. Provide appropriate buffering between the proposed project and the adjacent residential homes that abut the site to the east. *The zoning code specifies "bufferyard" requirements that will be incorporated into our site plan.*
2. Preserve as much wooded area and wildlife habitat as possible. *A significant portion of wooded areas on the site is not slated for development and will be preserved as wetlands.*
3. During construction, be thoughtful about disruption to the neighbors and be accountable to concerns as they arise. *Our construction teams will communicate regularly with the neighbors to address concerns throughout the process. We have already created a project email that community members can use to contact the development team any time: TaylorDr.Project@ryancompanies.com*

Quite simply, these projects are aimed at meeting the needs of the Sheboygan community in a variety of meaningful ways and in alignment with the City of Sheboygan Department of Planning & Development's mission statement. Moreover, the projects will feature a wide array of green design elements, designed to minimize buildings' impacts on the environment and nature, as well as promote energy efficiency and renewable resources.

COMPREHENSIVE PLAN AMENDMENT

Concurrent with the zoning change, the proposed projects require amendments to the City of Sheboygan Comprehensive Plan as follows:

1. **Froedtert healthcare parcel**: Change land use classification from "Public Parks and Open Space" to "Institutional and Community Facilities," which aligns with the health care facilities immediately to the south.
2. **Senior housing parcels**: Change land use classification from "Public Parks and Open Space" to "Multi-Family Residential."

The proposed projects support the following Key Initiatives indicated in the Comprehensive Plan:

- **Promoting infill development and redevelopment** – *established land uses surround this parcel on all sides creating a vacant, infill site condition that is ready to be placed into service as a productive land use for the community*
- **Spur economic development and job creation** – *the proposed projects represent a $70M+ capital investment into the community and are estimated to create 300 permanent jobs (in addition to construction jobs during development)*
- **Strengthening older neighborhoods** – *existing neighborhoods will benefit from new healthcare and housing options close to home*
- **Diversifying the City's housing stock** – *Sheboygan has a shortage of senior housing which this project delivers*

AMENDMENT TO OFFICIAL ZONING MAP

The proposed projects require amendments to the Official Zoning Map as follows:

1. **Froedtert healthcare parcel**: Change zoning classification from "Suburban Residential (SR-5)" to "Suburban Office (SO)," which aligns with the health care facilities immediately to the south.
2. **Senior housing parcels**: Change zoning classification from "Suburban Residential (SR-5)" to "Urban Residential (UR-12)."

The zoning ordinance provides the process to amend the zoning map. Subsection 15.903(4)(c)1.-3. (pages 317-318) poses the following three questions which help to justify the need for a zoning change:

1. How does the proposed Official Zoning Map amendment further the purposes of this Chapter as outlined in Section 15.005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA)?
    - *The project team is very familiar with local, county and state wetland regulations. The individuals assembled have worked together to successfully obtain permits from the Wisconsin Department of Natural Resources on several projects. The proposed projects will preserve and minimize impacts to the surrounding wetlands in accordance with the requirements of the Wisconsin DNR.*

2. Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map?
    - *Two of the four factors listed in the ordinance apply in this case as follows*:
        - Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district
        - Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map
3. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
    - *The use, character, and densities of the proposed projects are consistent with the pattern of development along the Taylor Dr medical and commercial corridor, while respecting the character and scale of the residential neighborhoods to the north and east of the site.*

Thank you for your consideration of this matter. We look forward to working with you, the City or Sheboygan, and the community throughout the development process.

Sincerely,

Ryan Marks

Ryan Marks
Vice President, Facilities Planning & Development

SHEBOYGAN AREA
SCHOOL DISTRICT

January 27, 2023

Chad Pelishek
Director of Planning and Development
City of Sheboygan
828 Center Avenue, Suite 208
Sheboygan, WI 53081

To whom it may concern:

I, Mark Boehlke, authorize Froedtert Health, Inc. to submit a rezone application for Sheboygan Area School District property located east of N. Taylor Drive and north of Saemann Avenue, parcel #59281631481.

Sincerely,

Mark J. Boehlke

Mark Boehlke
Assistant Superintendent Business and Operational Services

Department of Business and Operational Services
830 Virginia Avenue • Sheboygan, WI 53081 • **PHONE:** 920-459-3523 • **FAX:** 920-459-4300
www.sheboygan.k12.wi.us

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: _____
FILING FEE: $200.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP

(Requirements Per Section 15.903)
Revised May, 2012

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of $200 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Froedtert Health, Inc. PHONE NO.: (414) 805-3934

ADDRESS: 9200 W Wisconsin Ave, Milwaukee, WI 53226

E-MAIL: ryan.marks@froedtert.com

OWNER OF SITE: Sheboygan Area School District PHONE NO.: (920) 459-3500

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: Northeast corner of N.Taylor Dr. and Saemann Ave.

LEGAL DESCRIPTION: see attached, proposed draft CSM to subdivide the site. This application applies to Lot 3 of the attached draft CSM

PARCEL NO. 59281631481 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: Suburban Residential SR-5

PROPOSED ZONING DISTRICT CLASSIFICATION: Urban Residential UR-12

BRIEF DESCRIPTION OF THE **EXISTING** OPERATION OR USE: Vacant land

_____

BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: _____

Independent Living_____

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency? _____

See attached narrative

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- ❑ The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- ❑ A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
- ❑ Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- ❑ Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
- ❑ Explain: _____

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? _____

See attached narrative

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

See attached narrative

4. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Ryan Marks — 2/13/2023

APPLICANT'S SIGNATURE — **DATE**

Ryan Marks

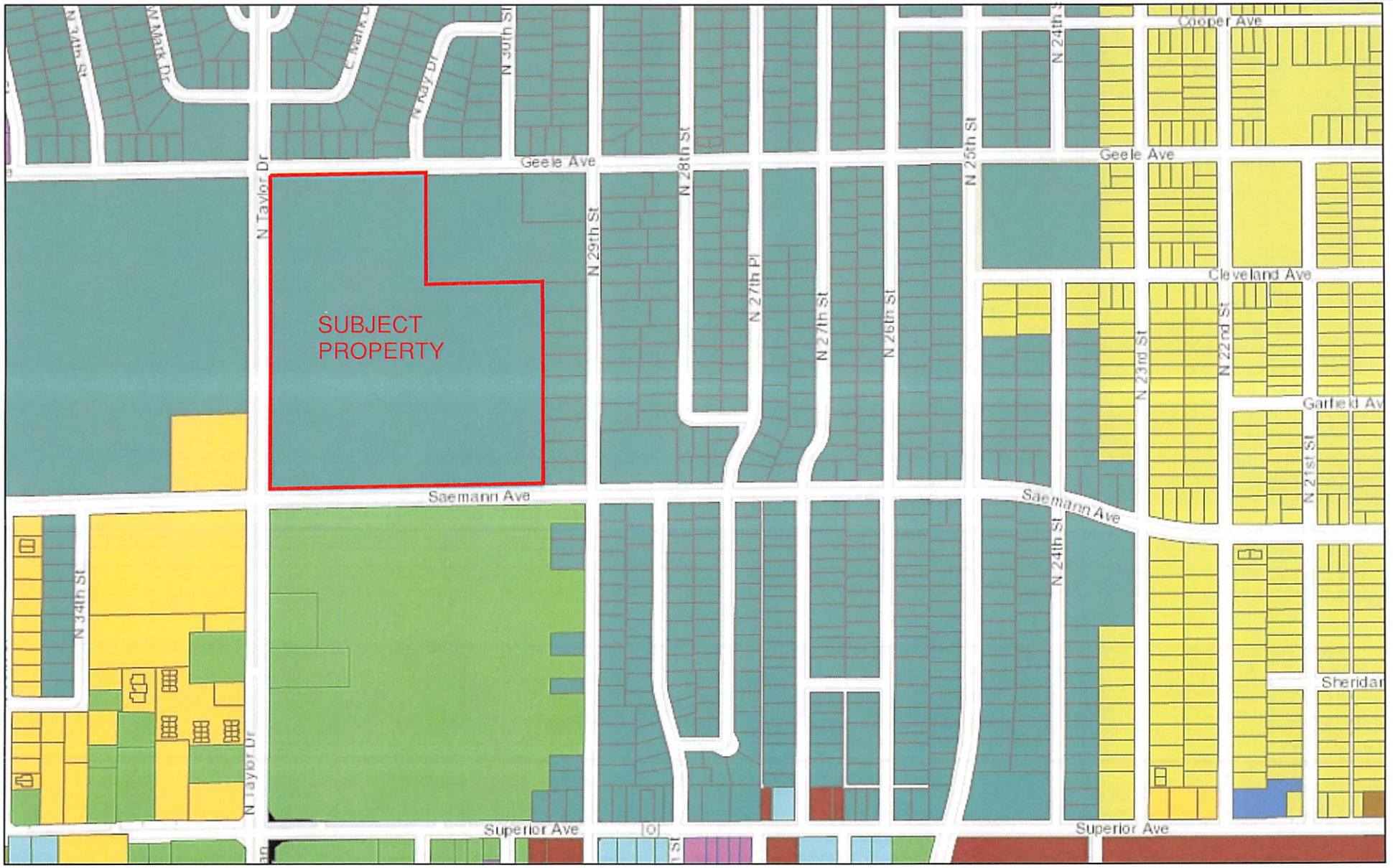
PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing:

- ❑ The property proposed to be rezoned.
- ❑ All lot dimensions of the subject property.
- ❑ All other lands within 200 feet of the subject property.
- ❑ Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- ❑ Graphic scale and north arrow.

ZONING MAP
SENIOR HOUSING-change zoning classification from "Suburban Residential (SR-5)" to "Urban Residential (UI



11/1/2022, 2:07:21 PM

City Zoning Published Layer

- Mixed Residential-8 District
- Neighborhood Office District
- Neighborhood Residential-6 District
- Suburban Commercial District
- Suburban Industrial District
- Suburban Office District
- Suburban Residential-5 District
- Urban Commercial District
- Urban Industrial District

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

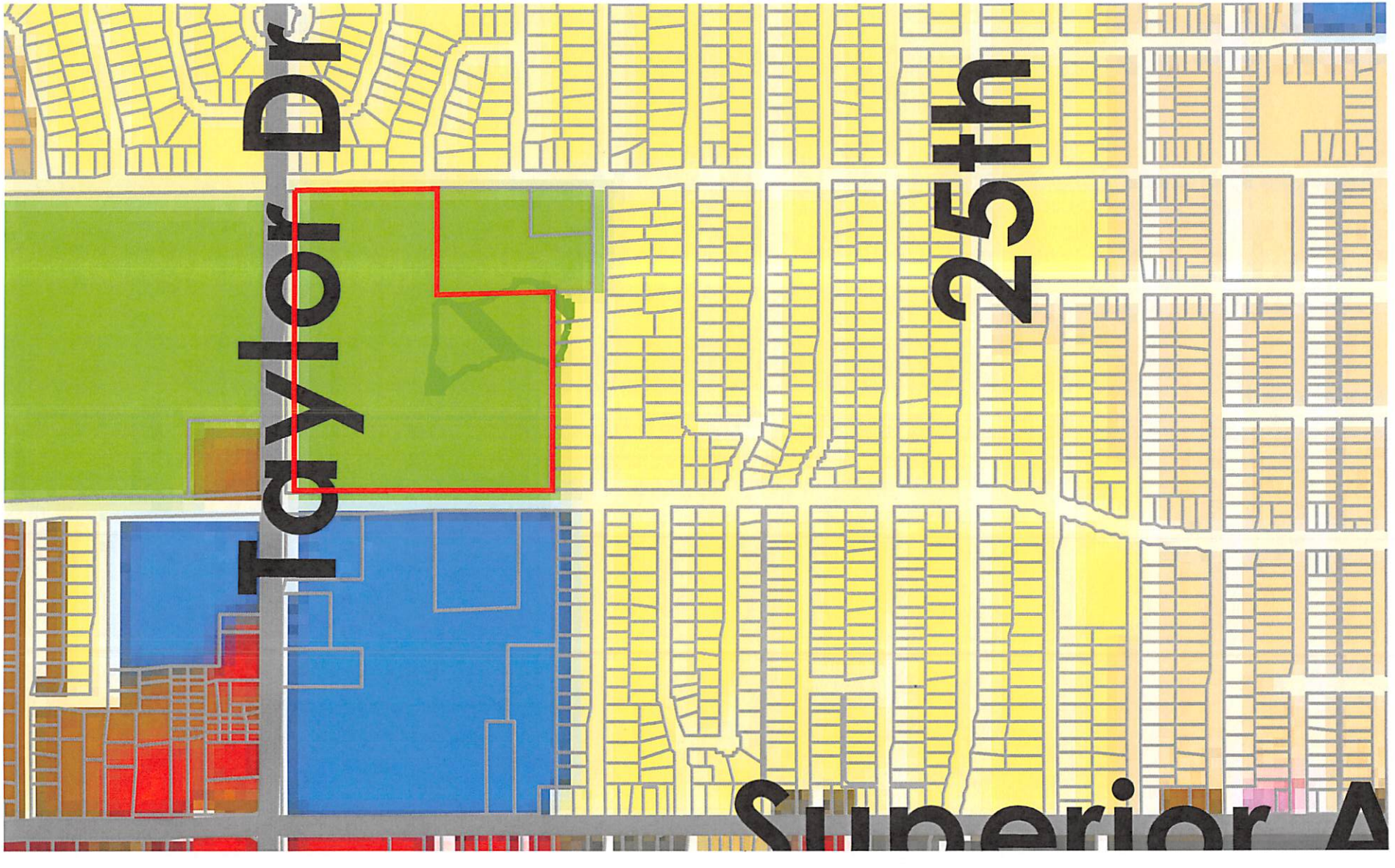
Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METI/NASA, EPA, USDA

ArcGIS Web App

Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METI/NASA, EPA, USDA

COMPREHENSIVE PLAN

Senior Housing Parcels-change land use classification from "Public Parks and Open Space" (green) to "Multi-Family Residential" (brown)



PROPOSED REZONE MAP AMENDMENT FROM SUBURBAN RESIDENTIAL (SR-5) TO URBAN RESIDENTIAL (UR-12)

CLIENT

Ryan Companies US, Inc.

SITE ADDRESS

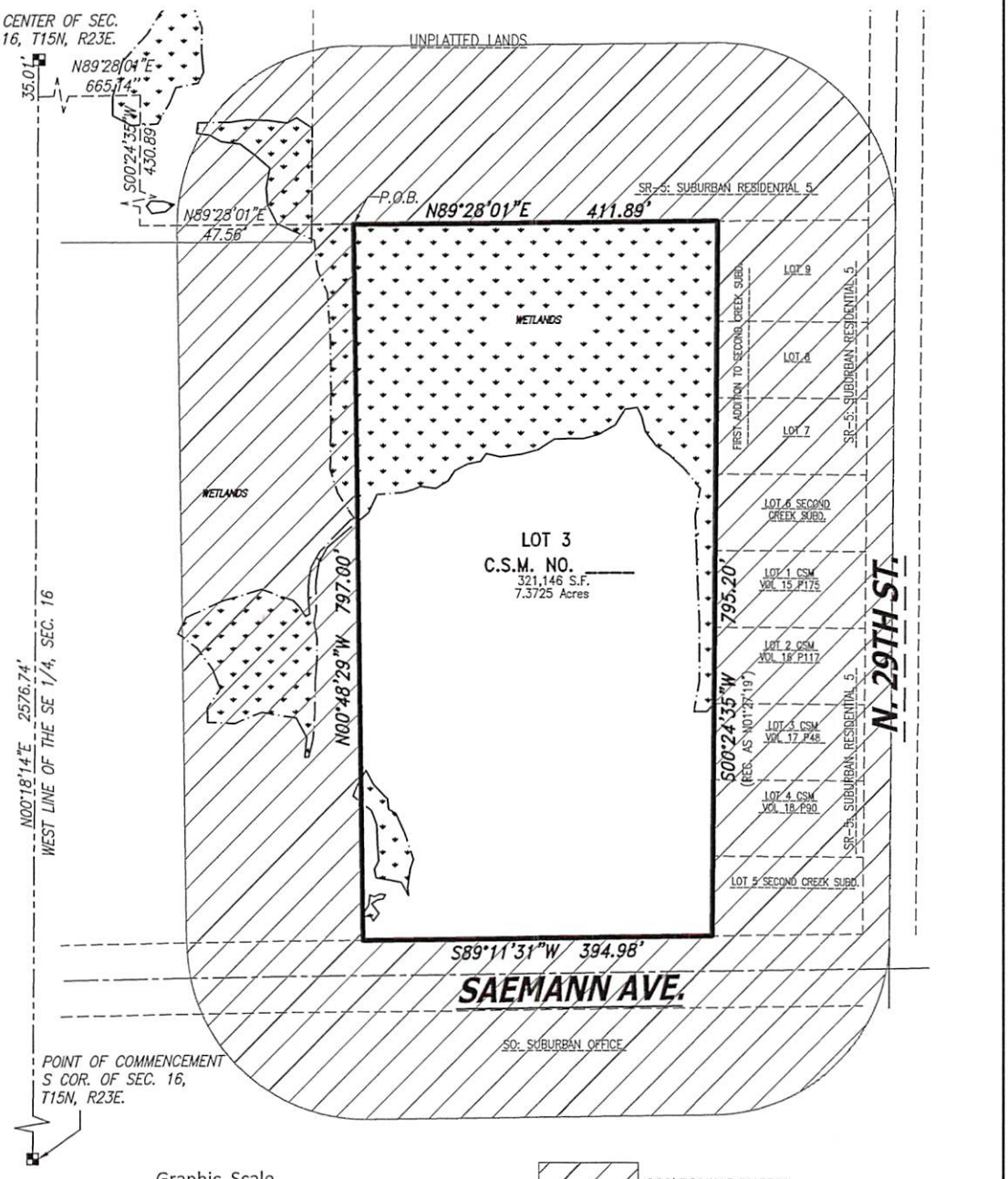
Sheboygan County Tax Parcel 59281631481 City of Sheboygan, Sheboygan County, Wisconsin.

LEGAL DESCRIPTION - LOT 3

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin more fully described as follows:

COMMENCING at the Southwest corner of said Southeast 1/4 Section;

thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East along the South line of Geele Avenue 665.14 feet to a point; thence South 00°24'35" West 430.89 feet to a point; thence North 89°28'01" East 47.56 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East 411.89 feet to a point; thence South 00°24'35" West 795.20 feet to a point lying on the North line of Saemann Avenue; thence South 89°11'31" West along said North line 394.98 feet to a point; thence North 00°48'29" West 797.00 feet to the point of beginning.



Graphic Scale

0 150 300

1" = 150'

200' ZONING BUFFER

Date: February 9, 2023

Sheet 3 OF 3 SHEETS

Date	Revision description	

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.

Drawing No. 1729-SWC

CHAPUT LAND SURVEYS
234 W. Florida Street Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

CERTIFIED SURVEY MAP NO. _____

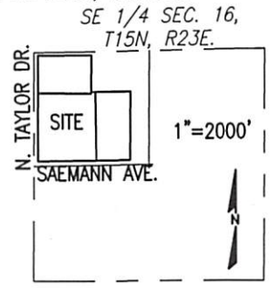
That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin

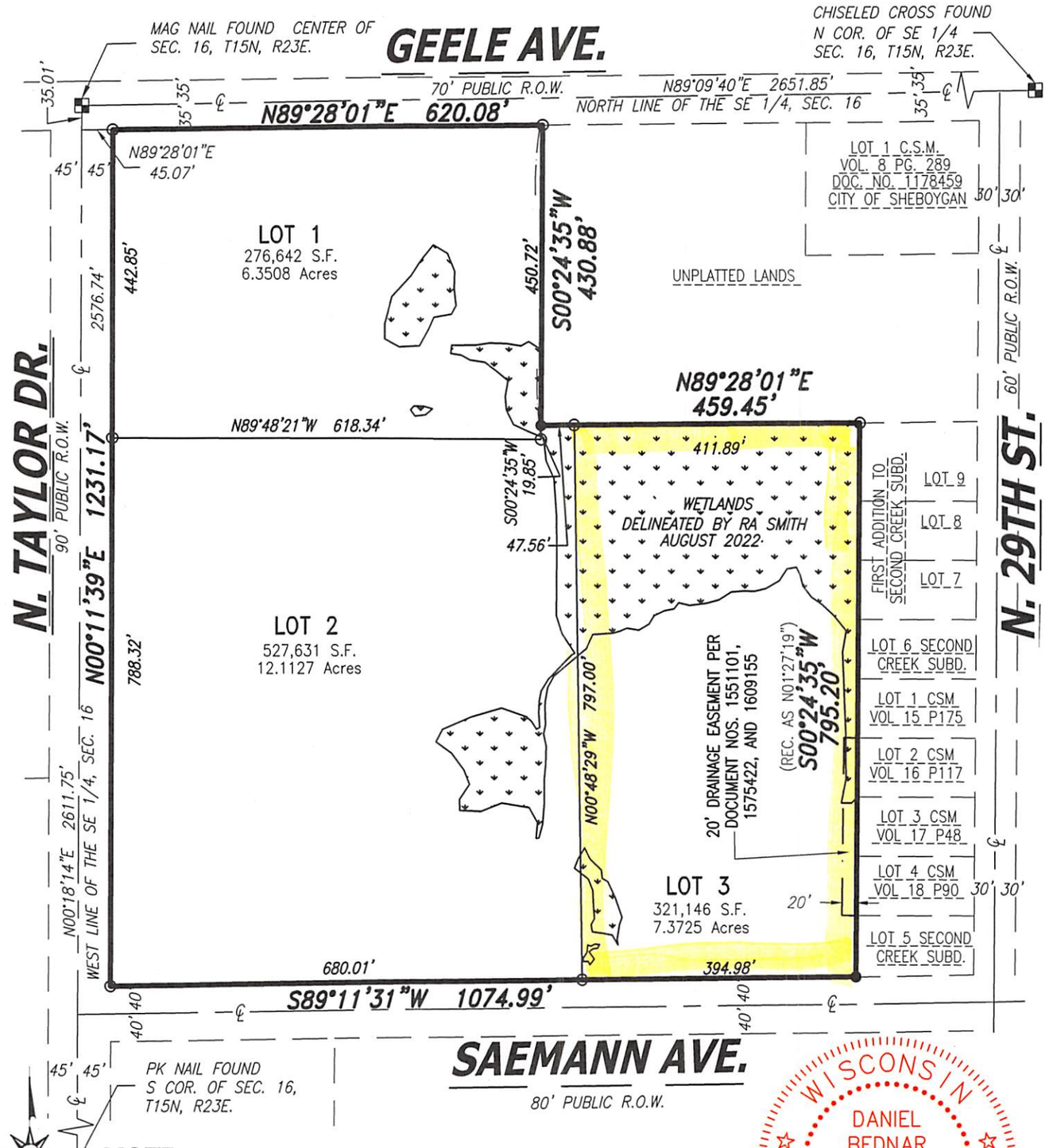
Bearings are referenced to the Sheboygan County Coordinate System, in which the North line of the Southwest 1/4 of Section 16, Town 15 North, Range 23 East, bears N89°09'40"E.

LEGEND

- ○ Indicates Set 1" Iron Pipe, 18" in length weighing 1.13 lbs. per lineal foot.
- ● Indicates Found 1" Iron Pipe.

Subdivider:
FROEDERT HEALTH, INC.
900 N 92ND ST.
MILWAUKEE, WI 53226





NOTE:
Cross access easements and storm water easements to be provided by separate document

GRAPHIC SCALE
0 200 400
1 inch = 200 ft.

WISCONSIN
DANIEL BEDNAR
S-2812
GERMANTOWN
WI
LAND SURVEYOR

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Daniel Bednar
Registered Land Surveyor S-2812

Date: January 18, 2023
Sheet 1 OF 3 SHEETS
Drawing No. 1729-

CERTIFIED SURVEY MAP NO. _____

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, DANIEL BEDNAR, Registered Land Surveyor, do hereby certify:
THAT I have surveyed, divided and mapped a part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located within the City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

COMMENCING at the Southwest corner of said Southeast 1/4 Section;
thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East 45.07 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East along the South line of Geele Avenue 620.08 feet to a point; thence South 00°24'35" West 430.88 feet to a point; thence North 89°28'01" East 459.45 feet to a point; thence South 00°24'35" West 795.20 feet to a point on the North line of Saemann Avenue; thence South 89°11'31" West along said North line 1074.99 feet to a point on the East line of North Taylor Drive; thence North 00°11'39" East along said East line 1231.17 feet to the point of beginning.

Said lands contain 1,125,419 square feet, or 25.8359 acres.

THAT I have made the survey, land division and map by the direction of Froedert Health, Inc., Owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Division and the Subdivision Ordinance of the City of Sheboygan in surveying, dividing and mapping the same.

January 25, 2023
DATE

DANIEL BEDNAR
REGISTERED LAND SURVEYOR S-2812

WISCONSIN
DANIEL
BEDNAR
S-2812
GERMANTOWN
WI
LAND SURVEYOR

CHAPUT
LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Daniel Bednar
Registered Land Surveyor S-2812

CERTIFIED SURVEY MAP NO. _____

Part of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 28, Town 15 North, Range 23 East, located within the Village of Kohler, Sheboygan County, Wisconsin

CORPORATE OWNER'S CERTIFICATE

Froedert Health, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin , as owner, certifies that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Village of Kohler Code of Ordinances.

This agreement shall be binding on the undersigned and assigns.

In Witness Where of, Froedert Health, Inc. has caused these presents to be signed by _____, its _____, at _____, Wisconsin, ____ day of _____, 2023.

In the presence of:

Froedert Health, Inc.

_____
(print name)

STATE OF WISCONNSIN)
): SS
SHEBOYGAN COUNTY)

Personally came before me this ____ day of _____,2023,_____, of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of the corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of the company, by its authority.

(Notary Seal)

_____
Notary Public State of Wisconsin
My commission expires,
My commission is permanent.

CITY PLAN COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Sheboygan on this ___ day of _____, 2023.

_____
Ryan Sorenson, Chairperson

_____
Meredith DeBruin, City Clerk

COMMON COUNCIL CERTIFICATE OF APPROVAL AND ACCEPTANCE OF DEDICATION

APPROVED by the Common Council of the City of Sheboygan on this ___ day of _____, 2023.

_____
Ryan Sorenson, Mayor

_____
Meredith DeBruin, City Clerk

WISCONSIN
DANIEL
BEDNAR
S-2812
GERMANTOWN
WI
LAND SURVEYOR

CHAPUT
LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Daniel Bednar
Registered Land Surveyor S-2812

Date: January 25, 2023
Sheet 3 OF 3 SHEETS
Drawing No. 1729-SMS

CLK322B

City Of Sheboygan
City Clerk's Office

** General Receipt **

Receipt No: 230177
License No: 0000
Date: 02/15/2023
Received By: MMD
Received From: RYAN COMPANIES US, INC
Memo: LOT 3 - FROEDTERT REZONE
Method of Payment: $200.00 Check No. 889032
Total Received: $200.00

Fee Description	Fee
Zoning Change	200.00

This document signifies receipt of fees in the amount indicated above.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Gen. Ord. No. 21-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Public Parks and Open Space to Multi-Family Residential Classification.

Gen. Ord. No. 22-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Public Parks and Open Space to Institutional and Community Facilities Classification.

Gen. Ord. No. 23-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Public Parks and Open Space to Multi-Family Residential Classification.

R.O. 107-22-23 and G.O. 24-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

R.O. 108-22-23 and G.O. 25-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Suburban Residential (SR-5) to Suburban Office (SO) Classification.

R.O. 109-22-23 and G.O. 26-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: February 24, 2023 **MEETING DATE:** February 28, 2023

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND ANALYSIS:

Froedtert is proposing to amend the comprehensive plan map and rezone map as follows:

Comprehensive Plan Map:

- Parcel #s 59281631481 (proposed Lot 1 – Northwest corner of the parcel) from **Public Parks and Open Space** to **Multi-Family Residential.**

- Parcel #s 59281631481 (proposed Lot 2 – Southwest corner of the parcel) from **Public Parks and Open Space** to **Institutional and Community Facilities.**

- Parcel #s 59281631481 (proposed Lot 3 – Southeast corner of the parcel) from **Public Parks and Open Space** to **Multi-Family Residential.**

Rezone:

- Parcel #s 59281631481 (proposed Lot 1 – Northwest corner of the parcel) from **Suburban Residential (SR-5)** to **Urban Residential (UR-12).**

- Parcel #s 59281631481 (proposed Lot 2 – Southwest corner of the parcel) from **Suburban Residential (SR-5)** to **Suburban Office (SO).**

- Parcel #s 59281631481 (proposed Lot 3 – Southeast corner of the parcel) from **Suburban Residential (SR-5)** to **Urban Residential (UR-12).**

Froedtert has entered into a purchase contract to acquire the property from the Sheboygan Area School District (SASD) which is a 25-acre vacant site located at the northeast corner of Taylor Dr. and Saemann Ave. Froedtert intends to subdivide the site to allow for two proposed development projects:

1. A new healthcare facility containing a neighborhood hospital, surgery center, and medical clinic space. This project will be located on an approximately 12.1-acre parcel located at the southeast corner of the site, depicted as “Lot 2” on the enclosed draft CSM. This proposed land use is consistent with the pattern of development along the Taylor Dr. medical and commercial corridor.

2. A new senior housing development including multiple housing options for seniors. The development is planned to include 150-200 units of independent living, assisted living, and memory care. This project will be located at the northwest and southeast corners of the site on two separate parcels containing approximately 13.7 acres, depicted as “Lot 1” and “Lot 3” on the enclosed draft CSM. This proposed land use provides a comfortable transition from the proposed Froedtert facility to the nearby single family residential neighborhood.

The applicant states the proposed projects would benefit the Sheboygan community in many ways, including, without limitation, as follows:

- Brings home a group of local physicians currently practicing outside the Sheboygan market.

- Centralizes range of healthcare services in a community-focused, modern medical facility, delivering patient care closer to home.

- Adds a new healthcare option to Sheboygan through Froedtert’s academic-based approach to medicine.

- Addresses local need for senior housing indicated by Sheboygan's housing study.

- As aging residents in the community move into the new senior housing, they will vacate single family homes that young families can move into.

The development team hosted a community open house on January 18, 2023 and comments from community members indicated three important themes that the Froedtert team is confident they can accommodate in their development plans:

1. Provide appropriate buffering between the proposed project and the adjacent residential homes that abut the site to the east. The zoning code specifies "bufferyard" requirements that will be incorporated into our site plan.

2. Preserve as much wooded area and wildlife habitat as possible. A significant portion of wooded areas on the site is not slated for development and will be preserved as wetlands.

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Quite simply, these projects are aimed at meeting the needs of the Sheboygan community in a variety of meaningful ways and in alignment with the City of Sheboygan Department of Planning & Development's mission statement. Moreover, the projects will feature a wide array of green design elements, designed to minimize buildings' impacts on the environment and nature, as well as promote energy efficiency and renewable resources.

Concurrent with the zoning change, the proposed projects require amendments to the City of Sheboygan Comprehensive Plan as follows:

1. Froedtert healthcare parcel: Change land use classification from "Public Parks and Open Space" to "Institutional and Community Facilities," which aligns with the health care facilities immediately to the south.

2. Senior housing parcels: Change land use classification from "Public Parks and Open Space" to "Multi-Family Residential."

The proposed projects support the following Key Initiatives indicated in the Comprehensive Plan:

- Promoting infill development and redevelopment – established land uses surround this parcel on all sides creating a vacant, infill site condition that is ready to be placed into service as a productive land use for the community.

- Spur economic development and job creation – the proposed projects represent a $70M+ capital investment into the community and are estimated to create 300 permanent jobs (in addition to construction jobs during development).

- Strengthening older neighborhoods – existing neighborhoods will benefit from new healthcare and housing options close to home.

- Diversifying the City's housing stock – Sheboygan has a shortage of senior housing which this project delivers.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north and east are zoned Suburban Residential (SR-5).
- The properties to the west are zoned Suburban Residential (SR-5) and Urban Residential (UR-12).
- The properties to the south are zoned Suburban Residential (SR-5) and Suburban Office (SO).

It is important for the Plan Commission to understand that if the property zoning designation is changed from SR-5 to SO and UR-12, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the SO and UR-12 zoning districts.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to construction of any new development proposed for this property.

In addition, the applicant is proposing to amend the comprehensive plan for these properties from Public Parks and Open Space to Multi-Family Residential and Institutional and Community Facilities. The properties are proposed to be designated:

- Multi-Family Residential in the Future Land Use map in the City of Sheboygan Comprehensive Plan which is consistent with the proposed Urban Residential (UR-12) zoning designation being requested.

- Institutional and Community Facilities in the Future Land Use map in the City of Sheboygan Comprehensive Plan which is consistent with the proposed Suburban Office (SO) zoning designation being requested.

Staff did receive a letter from a neighbor objecting to the requests.

ACTION REQUESTED:

Staff is recommending approval of the three (3) comprehensive plan map amendment request and the three (3) rezone requests.

ATTACHMENTS:

Rezone Application and required attachments

February 23, 2023

Dear Mayor, Common Council and Plan Commission:

My name is Steve Sokolowski and I am the Manager of Planning and Zoning for the City of Sheboygan. In addition, I am a city employee who lives in the City of Sheboygan. My family and I reside at 1820 N. 29th Street which is one of the properties that physically abuts the Sheboygan Area School District (SASD) property that you are considering to potentially amend the City of Sheboygan Comprehensive Plan Future Land Use Map and City of Sheboygan Zoning Map. The decision you make regarding these requests will impact my property and the neighborhoods surrounding this parcel for years to come and your decision will certainly impact and influence whether I will continue to reside in the City of Sheboygan.

The SASD property (Parcel # 59281631481) is a very beautiful piece of property within the City limits. This property provides valuable habitat and a home to many species of animals which include deer, sandhill crane (who mate and migrate every year), many species of birds, hawks, turkeys, pheasant, ducks, geese, owls, the occasional eagle, fox, various species of small mammals, many species of amphibians, etc. Many who are preparing to have their young this spring as they have done every year in the past.

The property owners that surround this parcel of land are very fortunate to have such an amazing piece of property to spend countless hours appreciating the beauty and the wildlife activity that takes place every day on this property.

On behalf of the citizens of Sheboygan, the Plan Commission and Common Council adopted the City of Sheboygan Comprehensive Plan in 2011. Based on that, it is important for today's Common Council and Plan Commission members to understand that the previous council and plan commission approved this property to have a comprehensive plan designation of "Public Parks and Open Space." What does that mean? It means that previous council and plan commission believed that this property's long term land use designation should be public parks and open space. My neighbors and I agree with the previous council and plan commission position and strongly encourage todays council and plan commission to maintain this position.

The City of Sheboygan Comprehensive plans states the following about the Public Parks and Open Space land use designation:

> *This future land use category includes park and public open space facilities devoted to playgrounds play fields, trails, picnic areas, public golf courses, and related active and passive recreational activities and conservation areas.*

In fact there are several Natural Resource goals, objective and policies adopted in the Comprehensive Plan that state the following:

- Preserve natural resources and advance community sustainability for the benefit of present and future generations.

- Protect environmental corridors from new development by directing land development away from steep slopes, natural areas, drainageways, critical infiltration areas and floodplains to prevent future conflicts.

- Embrace a concerted initiative to become more sustainable and energy conscious community.

- Preserve environmentally sensitive lands by directing new development away from mapped environmental corridors and isolated natural areas.

- Cooperate with the WisDNR to protect wildlife habitat, particularly rare and endangered species.

- Identify open space lands that are important to the overall quality of life in the community and take measures to assure their conservation.

- Ensure the provision of sufficient number of parks recreational facilities, and open space areas, with opportunities for all ages and physical abilities, to enhance the health, welfare of City residents and the City's appeal to visitors.

- Explore opportunities to enhance parks.

- The Comprehensive Plan identifies areas on this property as wetlands and states that these areas are important for aquifer recharge, ground water and surface water quality improvement and wildlife habitat.

The City of Sheboygan Comprehensive Outdoor Recreation Plan adopted by the Common Council in March 2016 states (Section 1.1 Purpose and Scope):

- The primary purpose of the Outdoor Recreation Plan for the City of Sheboygan is to guide the preservation, acquisition and development of land for park, recreation and related open space purposes to serve the recreational needs of the population.

- "Parks and recreational planning have become an essential part of comprehensive and community planning……They also serve as important habitats for urban wildlife and as laboratories for environmental and conservation education."

- Section 3.2 Special Use Park/Conservancy Area – Areas of open space that cannot be measured by a quantifiable standard because of their unique and diverse contributions to the community. Examples of Special Use Space Areas are varied but can include those lands that accommodate passive or special recreational activities as well as land that have been protected for their environmental significance or sensitivity and provide limited opportunity for recreational use. Examples of that latter may include……, environmental corridors or isolated natural areas, wildlife habitats, areas of rare or endangered plant and/or animal species, prairie remnants and restoration areas.

All of these Natural Resource goals, objective and policies adopted in the Comprehensive Plan and the Outdoor Recreation Plan strongly relate to the parcel we are discussing today and are reasons why the "Public Parks and Open Space" future land use designation should be maintained.

The organization most responsible for this situation is the Sheboygan Area School District (SASD) who could make this go away instantly. What is most disappointing is the lack of vision shown by the Superintendent and the SASD Board of Education regarding the future use of this property.

All you hear about today is STEM and going green. The fact that the SASD superintendent and board of education does not recognize the opportunity that this piece of property provides for increasing students interest in STEM and going green is unfathomable.

Many are concerned about our children and the lack of interest and/or difficulty they may have in STEM (Science, Technology, Engineering and Math) programs. Often times these subjects can be difficult and challenging to many students especially when it is strictly book learning in a classroom. However, if you took examples of classroom book learning into a living laboratory, teachers could show students how these subjects can actually be utilized in the field. It is likely such a living laboratory would generate more student interest in these STEM subjects and with that interest the possibility of increasing grades in these challenging subjects.

This property offers SASD educators and students the opportunity to teach and learn about these fields not only in the classroom but in this amazing living laboratory whether such a school would be elementary, middle, high or all of the above.

Imagine the ability to teach and learn the following subjects from a school on this property:

- Agriculture and Horticulture – land previously used as the Hmong Gardens; soils that produce quality fruits, vegetables, plants and flowers.

- Natural Resources Conservation – protection of existing species and how to create a better habitat for existing and potentially even new species to inhabit these lands.

- Environmental Science and assessment – flora, fauna, wetlands, woodlands, habitat, water quality, etc.

- Hydrology and Engineering – How such improvements can be done to handle large floods but can also be done in such a way that beautifies the property or provides new public use like the City storm drainage pond at the southwest corner of 29th and Saemann – can be used for flood prevention but could certainly be improved for better wildlife habitat with public access (not fenced to keep humans and animals out).

- Biology and Chemistry – What is the biology of the species who live here and how do the impacts of City life impact the chemistry of the land (winter salt, fertilizers, etc.)

- Geology and Geography – soils, wetlands, native flora and fauna.

- Ecosystem Management – Watch with improvements to the property how the habitat improves over time or are there issues negatively impacting the land that require problem solving skills to address and enhance over time.

- Computer Science and Geographic Information Systems (GIS) – using these technologies to specifically identify key habitat areas, nesting grounds, wetlands, etc.

- Math and Statistics – Keeping track of animals who make this land their home and have their young. Those animals that migrate through and studying this overtime….is it improving, why?

- Psychology – The positive feeling of placemaking and helping habitat who cannot help or speak for themselves. Or providing these types of spaces to students who may not have access to such an amazing piece of property which is good for their mind, body and soul.

- Veterinary – helping injured animals.

- Green Energy – consideration of wind, sun and geothermal energy sources to heat, cool, energize, light, etc. the school.

We all talk about the climate change, habitat destruction and species extinction; the contamination of air, water and soil; the spread of toxic chemicals, the progressive loss of habitats that species need to survive and reproduce. We all talk the talk but do we walk the walk - rarely do we ourselves act. Here is that opportunity. The SASD has the opportunity to be proactive in teaching future generations these subjects and why they are important.

In addition, the SASD could work with higher educational facilities like University of Wisconsin-Green Bay-Sheboygan, Lakeland University, Lakeshore Technical College and or others to offer college credits for students interested in majoring in these fields at these universities. How wonderful that this property could strengthen our community, educate our children and maybe even make these universities more enticing to those from Sheboygan as well as to those from outside the area.

Imagine a child growing up and starting grade school at the same time that a fawn is born and then advancing through school and studying this fawn and how it grows over the years and eventually has its own fawn. Watching how the sand hill cranes migrate through and have their young on this property and within a matter of months watching that young crane become the size of an adult and how this happens on this property year after year. How the habitat could be improved over the years by removing invasive species and providing native plants that offer improved habitat for the creatures and clean the wetlands.

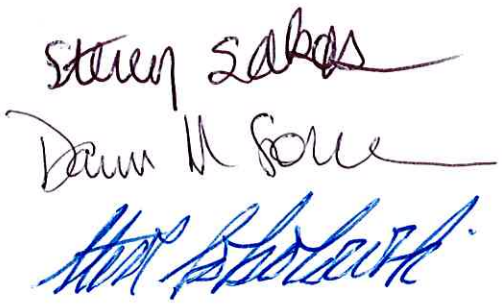
The SASD already is seeing nature program schools at Maywood, Story Book Gardens and other Charter schools. Parents today have various options to select where their child will attend school, having such a nature school could really influence parents to select such a SASD school to educate their children.

Or we could have a hospital with apartments and homes for the elderly on this property. I think the answer is clear and on behalf of my family and neighbors we ask that you deny all six of the ordinances before you this evening with regard to changing the comprehensive plan designation and rezoning the property. It is unfortunate that the SASD has put you in this position but we ask that you do the difficult task of denying this request so that the SASD can take the time to come up with a new and much better vision as to how best to utilize this amazing piece of property.

On behalf of my family and neighbors, we appreciate your time, your willingness to read and digest this letter and to carefully consider the decision before you today.

Sincerely,

Steve, Dawn, Savana and Steven Sokolowski



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Grace Park
Sheboygan Church of Christ
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Sheboygan Pediatric
Associates SC
Scott Glaeser,
MD, FAAOS
Sheboygan Cancer
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Colleen M. Gumm, APNP
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Ebenezer United Church of Christ
Signature Dental
Colleen M. Gumm, APNP
Sheboygan Cancer & Blood Spec
Scott Glaeser MD FAAOS
Sheboygan Church of Christ
2D

1800 N Taylor Dr
Sheboygan, Wisconsin
Google Street View
Oct 2021
See more dates
Sheboygan
Church of Christ
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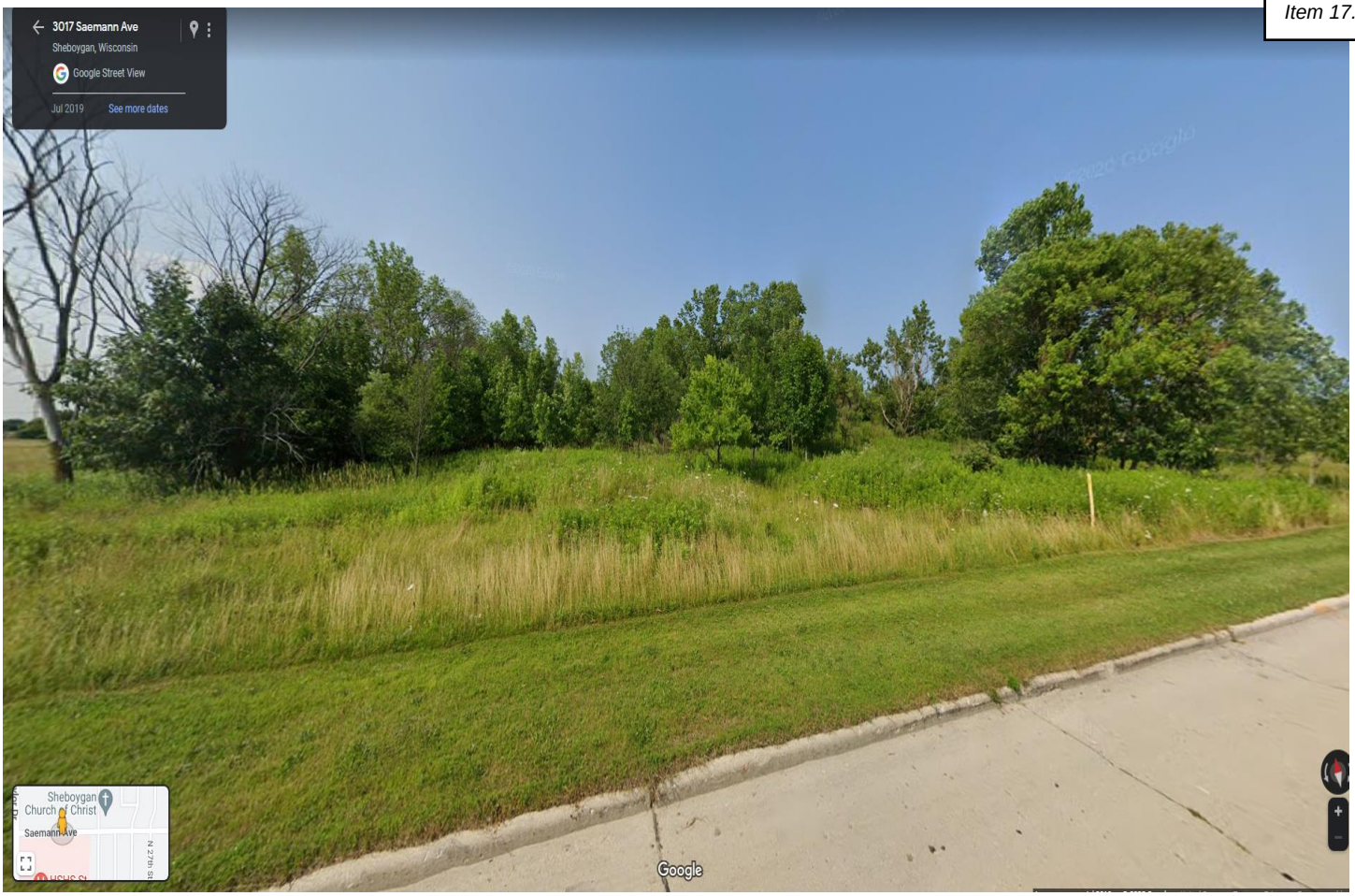
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Geele Ave
Calvary Evanglical Lutheran Church
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3028 Geele Ave
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Sep 2021
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2200 N 30th St
Sheboygan, Wisconsin
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Jul 2019
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Geele Ave

Sheboygan, Wisconsin
Google Street View
Sep 2021
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SPEED LIMIT 25
Calvary Evangelical Lutheran Church

Sheboygan, Wisconsin
Google Street View
Jul 2019
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Calvary Evangelical Lutheran Church

Sheboygan, Wisconsin
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Jul 2019
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Calvary Evanglical Lutheran Church

2017 N 29th St
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Jul 2019
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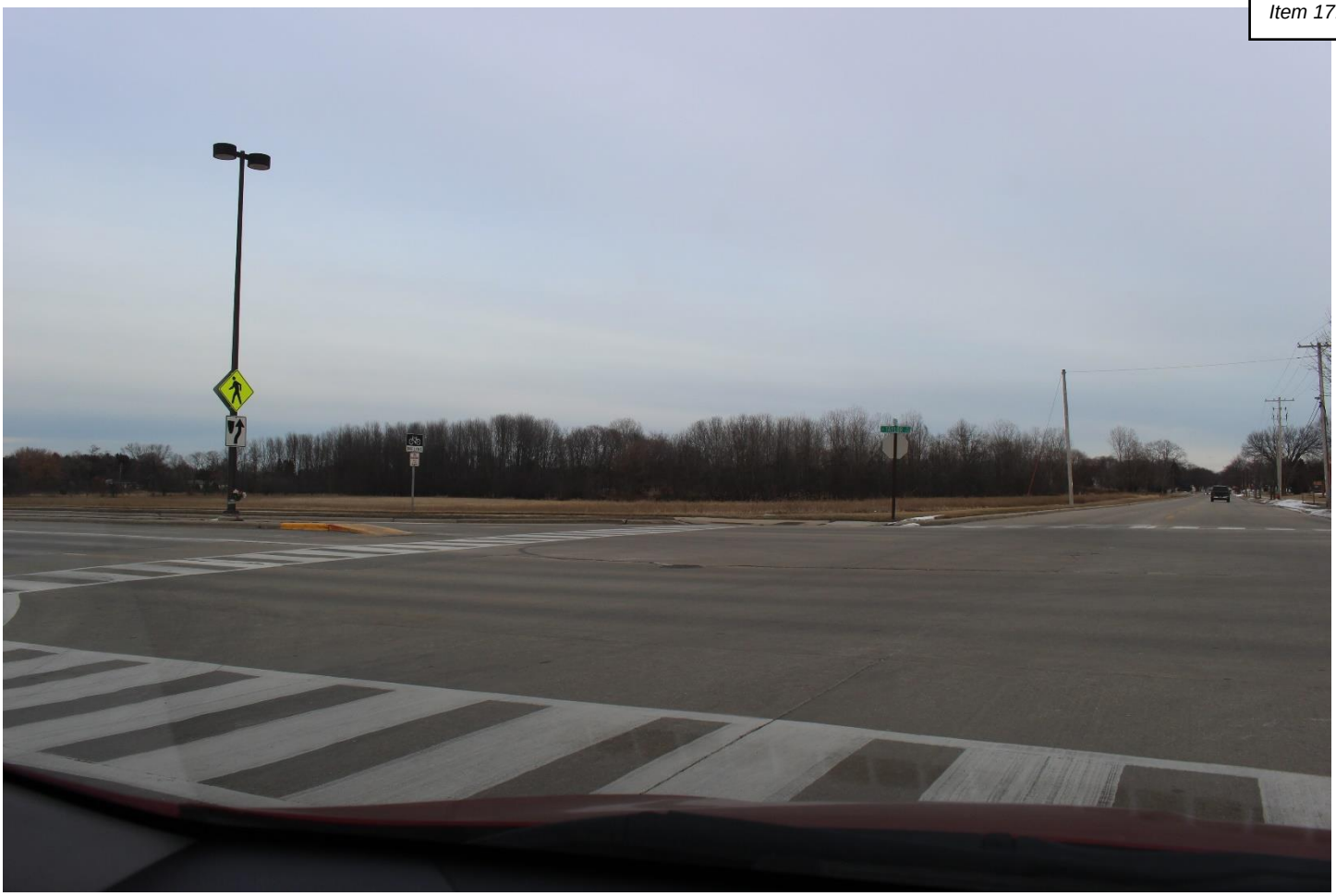
SNOW ROUTE
Calvary Evanglical Lutheran Church

STOP



SNOW
ROUTE

Gen. Ord. No. 26 - 22 - 23. By Alderperson Felde. February 20, 2023.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 3) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class Suburban Residential (SR-5) to Urban Residential (UR-12) Classification:

Property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 3):

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin more fully described as follows: COMMENCING at the Southwest corner of said Southeast 1/4 Section; thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East along the South line of Geele Avenue 665.14 feet to a point; thence South 00°24'35" West 430.89 feet to a point; thence North 89°28'01" East 47.56 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East 411.89 feet to a point; thence South 00°24'35" West 795.20 feet to a point lying on the North line of Saemann Avenue; thence South 89°11'31" West along said North line 394.98 feet to a point; thence North 00°48'29" West 797.00 feet to the point of beginning.

Section 2. Said zoning amendment shall be effective upon passage, publication and satisfaction of the transfer of parcel #59281631481 from the Sheboygan Area School District to Froedtert Health, Inc., or related entity, for development of medical facilities and senior housing (high density assisted living facility and memory care on proposed northwest corner lot and lower density independent living facilities on proposed southeast corner lot) on or before December 31, 2024.

City Plan

Section 3. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

_____

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

PROPOSED REZONE MAP AMENDMENT FROM SUBURBAN RESIDENTIAL (SR-5) TO URBAN RESIDENTIAL (UR-12)

CLIENT

Ryan Companies US, Inc.

SITE ADDRESS

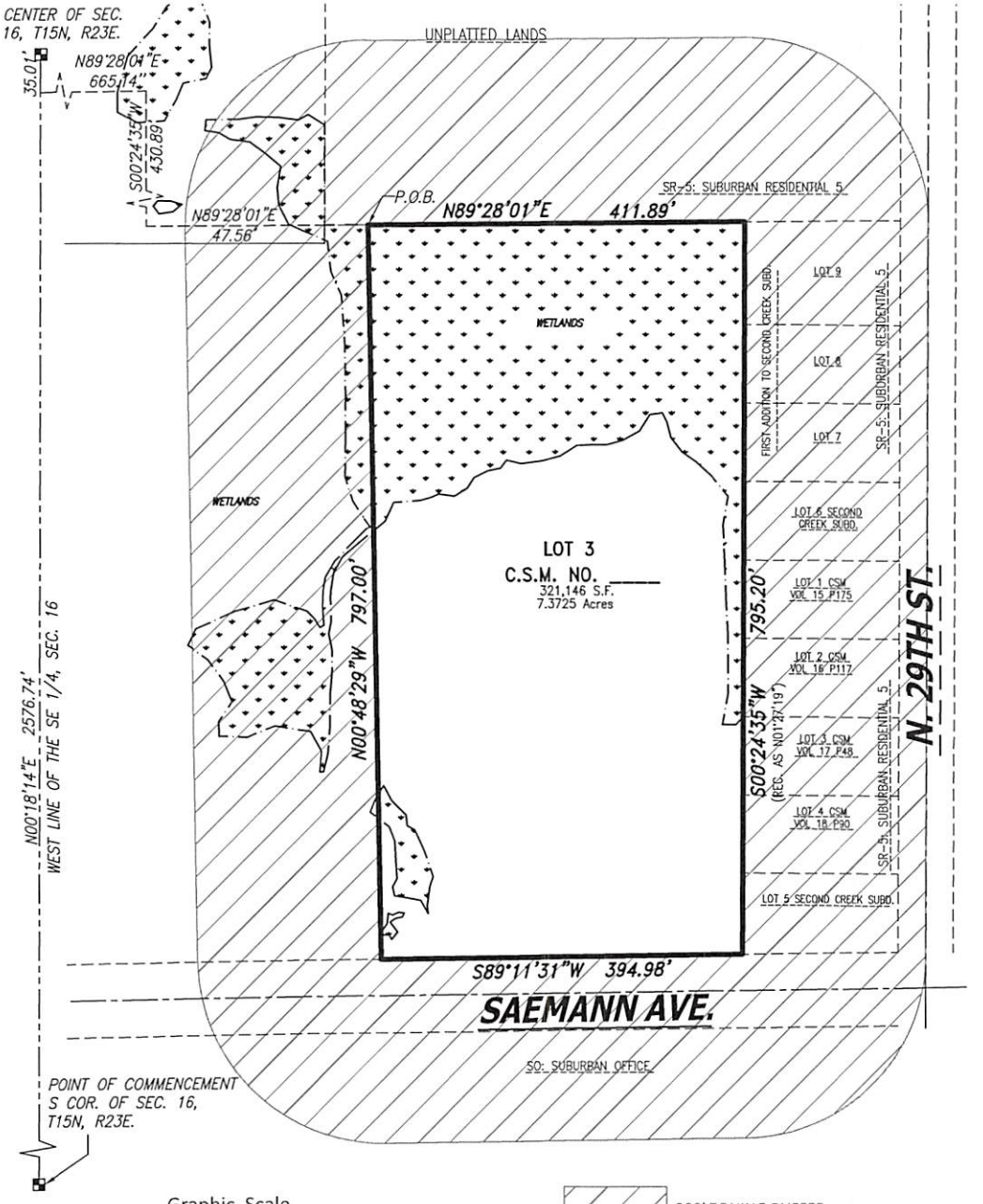
Sheboygan County Tax Parcel 59281631481 City of Sheboygan, Sheboygan County, Wisconsin.

LEGAL DESCRIPTION - LOT 3

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin more fully described as follows:

COMMENCING at the Southwest corner of said Southeast 1/4 Section;

thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East along the South line of Geele Avenue 665.14 feet to a point; thence South 00°24'35" West 430.89 feet to a point; thence North 89°28'01" East 47.56 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East 411.89 feet to a point; thence South 00°24'35" West 795.20 feet to a point lying on the North line of Saemann Avenue; thence South 89°11'31" West along said North line 394.98 feet to a point; thence North 00°48'29" West 797.00 feet to the point of beginning.



Graphic Scale

0 150 300

1" = 150'

200' ZONING BUFFER

Date: February 9, 2023
Sheet 3 OF 3 SHEETS

Date	Revision description	

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.

Drawing No. 1729-SWC

CHAPUT LAND SURVEYS
234 W. Florida Street Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Gen. Ord. No. 21-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Public Parks and Open Space to Multi-Family Residential Classification.

Gen. Ord. No. 22-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Public Parks and Open Space to Institutional and Community Facilities Classification.

Gen. Ord. No. 23-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Public Parks and Open Space to Multi-Family Residential Classification.

R.O. 107-22-23 and G.O. 24-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

R.O. 108-22-23 and G.O. 25-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Suburban Residential (SR-5) to Suburban Office (SO) Classification.

R.O. 109-22-23 and G.O. 26-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: February 24, 2023 **MEETING DATE:** February 28, 2023

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND ANALYSIS:

Froedtert is proposing to amend the comprehensive plan map and rezone map as follows:

Comprehensive Plan Map:

- Parcel #s 59281631481 (proposed Lot 1 – Northwest corner of the parcel) from **Public Parks and Open Space** to **Multi-Family Residential.**

- Parcel #s 59281631481 (proposed Lot 2 – Southwest corner of the parcel) from **Public Parks and Open Space** to **Institutional and Community Facilities.**

- Parcel #s 59281631481 (proposed Lot 3 – Southeast corner of the parcel) from **Public Parks and Open Space** to **Multi-Family Residential.**

Rezone:

- Parcel #s 59281631481 (proposed Lot 1 – Northwest corner of the parcel) from **Suburban Residential (SR-5)** to **Urban Residential (UR-12).**

- Parcel #s 59281631481 (proposed Lot 2 – Southwest corner of the parcel) from **Suburban Residential (SR-5)** to **Suburban Office (SO).**

- Parcel #s 59281631481 (proposed Lot 3 – Southeast corner of the parcel) from **Suburban Residential (SR-5)** to **Urban Residential (UR-12).**

Froedtert has entered into a purchase contract to acquire the property from the Sheboygan Area School District (SASD) which is a 25-acre vacant site located at the northeast corner of Taylor Dr. and Saemann Ave. Froedtert intends to subdivide the site to allow for two proposed development projects:

1. A new healthcare facility containing a neighborhood hospital, surgery center, and medical clinic space. This project will be located on an approximately 12.1-acre parcel located at the southeast corner of the site, depicted as “Lot 2” on the enclosed draft CSM. This proposed land use is consistent with the pattern of development along the Taylor Dr. medical and commercial corridor.

2. A new senior housing development including multiple housing options for seniors. The development is planned to include 150-200 units of independent living, assisted living, and memory care. This project will be located at the northwest and southeast corners of the site on two separate parcels containing approximately 13.7 acres, depicted as “Lot 1” and “Lot 3” on the enclosed draft CSM. This proposed land use provides a comfortable transition from the proposed Froedtert facility to the nearby single family residential neighborhood.

The applicant states the proposed projects would benefit the Sheboygan community in many ways, including, without limitation, as follows:

- Brings home a group of local physicians currently practicing outside the Sheboygan market.

- Centralizes range of healthcare services in a community-focused, modern medical facility, delivering patient care closer to home.

- Adds a new healthcare option to Sheboygan through Froedtert’s academic-based approach to medicine.

- Addresses local need for senior housing indicated by Sheboygan's housing study.

- As aging residents in the community move into the new senior housing, they will vacate single family homes that young families can move into.

The development team hosted a community open house on January 18, 2023 and comments from community members indicated three important themes that the Froedtert team is confident they can accommodate in their development plans:

1. Provide appropriate buffering between the proposed project and the adjacent residential homes that abut the site to the east. The zoning code specifies "bufferyard" requirements that will be incorporated into our site plan.

2. Preserve as much wooded area and wildlife habitat as possible. A significant portion of wooded areas on the site is not slated for development and will be preserved as wetlands.

3. During construction, be thoughtful about disruption to the neighbors and be accountable to concerns as they arise. The applicant's construction teams will communicate regularly with the neighbors to address concerns throughout the process. We have already created a project email that community members can use to contact the development team any time: TaylorDr.Project@ryancompanies.com

Quite simply, these projects are aimed at meeting the needs of the Sheboygan community in a variety of meaningful ways and in alignment with the City of Sheboygan Department of Planning & Development's mission statement. Moreover, the projects will feature a wide array of green design elements, designed to minimize buildings' impacts on the environment and nature, as well as promote energy efficiency and renewable resources.

Concurrent with the zoning change, the proposed projects require amendments to the City of Sheboygan Comprehensive Plan as follows:

1. Froedtert healthcare parcel: Change land use classification from "Public Parks and Open Space" to "Institutional and Community Facilities," which aligns with the health care facilities immediately to the south.

2. Senior housing parcels: Change land use classification from "Public Parks and Open Space" to "Multi-Family Residential."

The proposed projects support the following Key Initiatives indicated in the Comprehensive Plan:

- Promoting infill development and redevelopment – established land uses surround this parcel on all sides creating a vacant, infill site condition that is ready to be placed into service as a productive land use for the community.

- Spur economic development and job creation – the proposed projects represent a $70M+ capital investment into the community and are estimated to create 300 permanent jobs (in addition to construction jobs during development).

- Strengthening older neighborhoods – existing neighborhoods will benefit from new healthcare and housing options close to home.

- Diversifying the City's housing stock – Sheboygan has a shortage of senior housing which this project delivers.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north and east are zoned Suburban Residential (SR-5).
- The properties to the west are zoned Suburban Residential (SR-5) and Urban Residential (UR-12).
- The properties to the south are zoned Suburban Residential (SR-5) and Suburban Office (SO).

It is important for the Plan Commission to understand that if the property zoning designation is changed from SR-5 to SO and UR-12, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the SO and UR-12 zoning districts.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to construction of any new development proposed for this property.

In addition, the applicant is proposing to amend the comprehensive plan for these properties from Public Parks and Open Space to Multi-Family Residential and Institutional and Community Facilities. The properties are proposed to be designated:

- Multi-Family Residential in the Future Land Use map in the City of Sheboygan Comprehensive Plan which is consistent with the proposed Urban Residential (UR-12) zoning designation being requested.

- Institutional and Community Facilities in the Future Land Use map in the City of Sheboygan Comprehensive Plan which is consistent with the proposed Suburban Office (SO) zoning designation being requested.

Staff did receive a letter from a neighbor objecting to the requests.

ACTION REQUESTED:

Staff is recommending approval of the three (3) comprehensive plan map amendment request and the three (3) rezone requests.

ATTACHMENTS:

Rezone Application and required attachments

February 23, 2023

Dear Mayor, Common Council and Plan Commission:

My name is Steve Sokolowski and I am the Manager of Planning and Zoning for the City of Sheboygan. In addition, I am a city employee who lives in the City of Sheboygan. My family and I reside at 1820 N. 29th Street which is one of the properties that physically abuts the Sheboygan Area School District (SASD) property that you are considering to potentially amend the City of Sheboygan Comprehensive Plan Future Land Use Map and City of Sheboygan Zoning Map. The decision you make regarding these requests will impact my property and the neighborhoods surrounding this parcel for years to come and your decision will certainly impact and influence whether I will continue to reside in the City of Sheboygan.

The SASD property (Parcel # 59281631481) is a very beautiful piece of property within the City limits. This property provides valuable habitat and a home to many species of animals which include deer, sandhill crane (who mate and migrate every year), many species of birds, hawks, turkeys, pheasant, ducks, geese, owls, the occasional eagle, fox, various species of small mammals, many species of amphibians, etc. Many who are preparing to have their young this spring as they have done every year in the past.

The property owners that surround this parcel of land are very fortunate to have such an amazing piece of property to spend countless hours appreciating the beauty and the wildlife activity that takes place every day on this property.

On behalf of the citizens of Sheboygan, the Plan Commission and Common Council adopted the City of Sheboygan Comprehensive Plan in 2011. Based on that, it is important for today's Common Council and Plan Commission members to understand that the previous council and plan commission approved this property to have a comprehensive plan designation of "Public Parks and Open Space." What does that mean? It means that previous council and plan commission believed that this property's long term land use designation should be public parks and open space. My neighbors and I agree with the previous council and plan commission position and strongly encourage todays council and plan commission to maintain this position.

The City of Sheboygan Comprehensive plans states the following about the Public Parks and Open Space land use designation:

> *This future land use category includes park and public open space facilities devoted to playgrounds play fields, trails, picnic areas, public golf courses, and related active and passive recreational activities and conservation areas.*

In fact there are several Natural Resource goals, objective and policies adopted in the Comprehensive Plan that state the following:

- Preserve natural resources and advance community sustainability for the benefit of present and future generations.

- Protect environmental corridors from new development by directing land development away from steep slopes, natural areas, drainageways, critical infiltration areas and floodplains to prevent future conflicts.

- Embrace a concerted initiative to become more sustainable and energy conscious community.

- Preserve environmentally sensitive lands by directing new development away from mapped environmental corridors and isolated natural areas.

- Cooperate with the WisDNR to protect wildlife habitat, particularly rare and endangered species.

- Identify open space lands that are important to the overall quality of life in the community and take measures to assure their conservation.

- Ensure the provision of sufficient number of parks recreational facilities, and open space areas, with opportunities for all ages and physical abilities, to enhance the health, welfare of City residents and the City's appeal to visitors.

- Explore opportunities to enhance parks.

- The Comprehensive Plan identifies areas on this property as wetlands and states that these areas are important for aquifer recharge, ground water and surface water quality improvement and wildlife habitat.

The City of Sheboygan Comprehensive Outdoor Recreation Plan adopted by the Common Council in March 2016 states (Section 1.1 Purpose and Scope):

- The primary purpose of the Outdoor Recreation Plan for the City of Sheboygan is to guide the preservation, acquisition and development of land for park, recreation and related open space purposes to serve the recreational needs of the population.

- "Parks and recreational planning have become an essential part of comprehensive and community planning……They also serve as important habitats for urban wildlife and as laboratories for environmental and conservation education."

- Section 3.2 Special Use Park/Conservancy Area – Areas of open space that cannot be measured by a quantifiable standard because of their unique and diverse contributions to the community. Examples of Special Use Space Areas are varied but can include those lands that accommodate passive or special recreational activities as well as land that have been protected for their environmental significance or sensitivity and provide limited opportunity for recreational use. Examples of that latter may include……, environmental corridors or isolated natural areas, wildlife habitats, areas of rare or endangered plant and/or animal species, prairie remnants and restoration areas.

All of these Natural Resource goals, objective and policies adopted in the Comprehensive Plan and the Outdoor Recreation Plan strongly relate to the parcel we are discussing today and are reasons why the "Public Parks and Open Space" future land use designation should be maintained.

The organization most responsible for this situation is the Sheboygan Area School District (SASD) who could make this go away instantly. What is most disappointing is the lack of vision shown by the Superintendent and the SASD Board of Education regarding the future use of this property.

All you hear about today is STEM and going green. The fact that the SASD superintendent and board of education does not recognize the opportunity that this piece of property provides for increasing students interest in STEM and going green is unfathomable.

Many are concerned about our children and the lack of interest and/or difficulty they may have in STEM (Science, Technology, Engineering and Math) programs. Often times these subjects can be difficult and challenging to many students especially when it is strictly book learning in a classroom. However, if you took examples of classroom book learning into a living laboratory, teachers could show students how these subjects can actually be utilized in the field. It is likely such a living laboratory would generate more student interest in these STEM subjects and with that interest the possibility of increasing grades in these challenging subjects.

This property offers SASD educators and students the opportunity to teach and learn about these fields not only in the classroom but in this amazing living laboratory whether such a school would be elementary, middle, high or all of the above.

Imagine the ability to teach and learn the following subjects from a school on this property:

- Agriculture and Horticulture – land previously used as the Hmong Gardens; soils that produce quality fruits, vegetables, plants and flowers.

- Natural Resources Conservation – protection of existing species and how to create a better habitat for existing and potentially even new species to inhabit these lands.

- Environmental Science and assessment – flora, fauna, wetlands, woodlands, habitat, water quality, etc.

- Hydrology and Engineering – How such improvements can be done to handle large floods but can also be done in such a way that beautifies the property or provides new public use like the City storm drainage pond at the southwest corner of 29th and Saemann – can be used for flood prevention but could certainly be improved for better wildlife habitat with public access (not fenced to keep humans and animals out).

- Biology and Chemistry – What is the biology of the species who live here and how do the impacts of City life impact the chemistry of the land (winter salt, fertilizers, etc.)

- Geology and Geography – soils, wetlands, native flora and fauna.

- Ecosystem Management – Watch with improvements to the property how the habitat improves over time or are there issues negatively impacting the land that require problem solving skills to address and enhance over time.

- Computer Science and Geographic Information Systems (GIS) – using these technologies to specifically identify key habitat areas, nesting grounds, wetlands, etc.

- Math and Statistics – Keeping track of animals who make this land their home and have their young. Those animals that migrate through and studying this overtime….is it improving, why?

- Psychology – The positive feeling of placemaking and helping habitat who cannot help or speak for themselves. Or providing these types of spaces to students who may not have access to such an amazing piece of property which is good for their mind, body and soul.

- Veterinary – helping injured animals.

- Green Energy – consideration of wind, sun and geothermal energy sources to heat, cool, energize, light, etc. the school.

We all talk about the climate change, habitat destruction and species extinction; the contamination of air, water and soil; the spread of toxic chemicals, the progressive loss of habitats that species need to survive and reproduce. We all talk the talk but do we walk the walk - rarely do we ourselves act. Here is that opportunity. The SASD has the opportunity to be proactive in teaching future generations these subjects and why they are important.

In addition, the SASD could work with higher educational facilities like University of Wisconsin-Green Bay-Sheboygan, Lakeland University, Lakeshore Technical College and or others to offer college credits for students interested in majoring in these fields at these universities. How wonderful that this property could strengthen our community, educate our children and maybe even make these universities more enticing to those from Sheboygan as well as to those from outside the area.

Imagine a child growing up and starting grade school at the same time that a fawn is born and then advancing through school and studying this fawn and how it grows over the years and eventually has its own fawn. Watching how the sand hill cranes migrate through and have their young on this property and within a matter of months watching that young crane become the size of an adult and how this happens on this property year after year. How the habitat could be improved over the years by removing invasive species and providing native plants that offer improved habitat for the creatures and clean the wetlands.

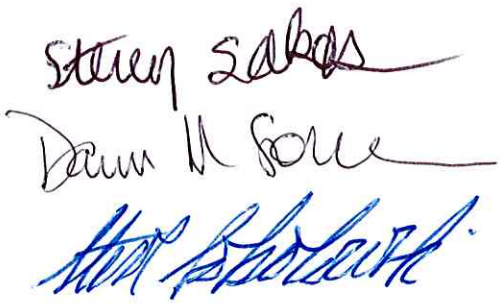
The SASD already is seeing nature program schools at Maywood, Story Book Gardens and other Charter schools. Parents today have various options to select where their child will attend school, having such a nature school could really influence parents to select such a SASD school to educate their children.

Or we could have a hospital with apartments and homes for the elderly on this property. I think the answer is clear and on behalf of my family and neighbors we ask that you deny all six of the ordinances before you this evening with regard to changing the comprehensive plan designation and rezoning the property. It is unfortunate that the SASD has put you in this position but we ask that you do the difficult task of denying this request so that the SASD can take the time to come up with a new and much better vision as to how best to utilize this amazing piece of property.

On behalf of my family and neighbors, we appreciate your time, your willingness to read and digest this letter and to carefully consider the decision before you today.

Sincerely,

Steve, Dawn, Savana and Steven Sokolowski



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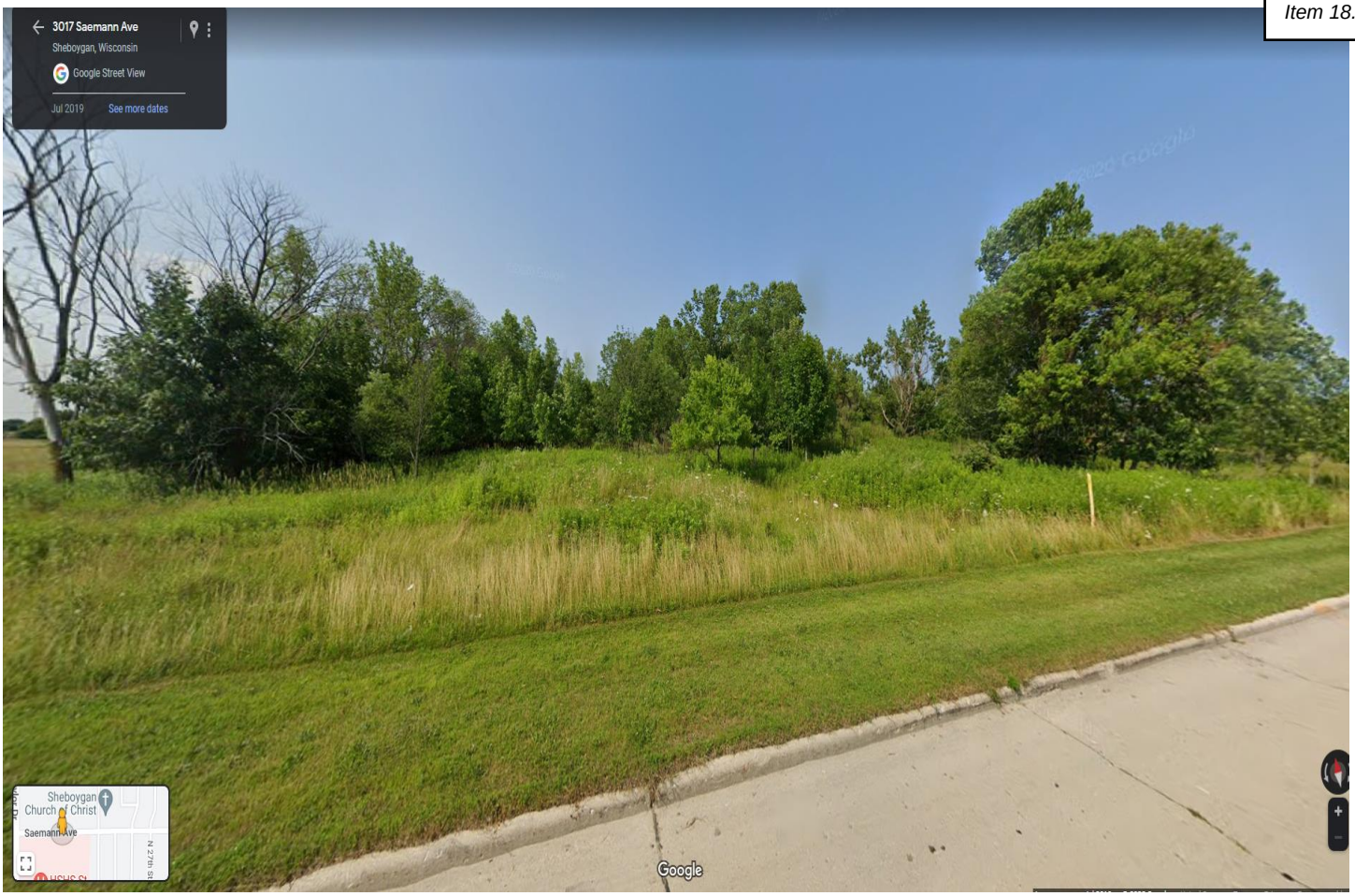
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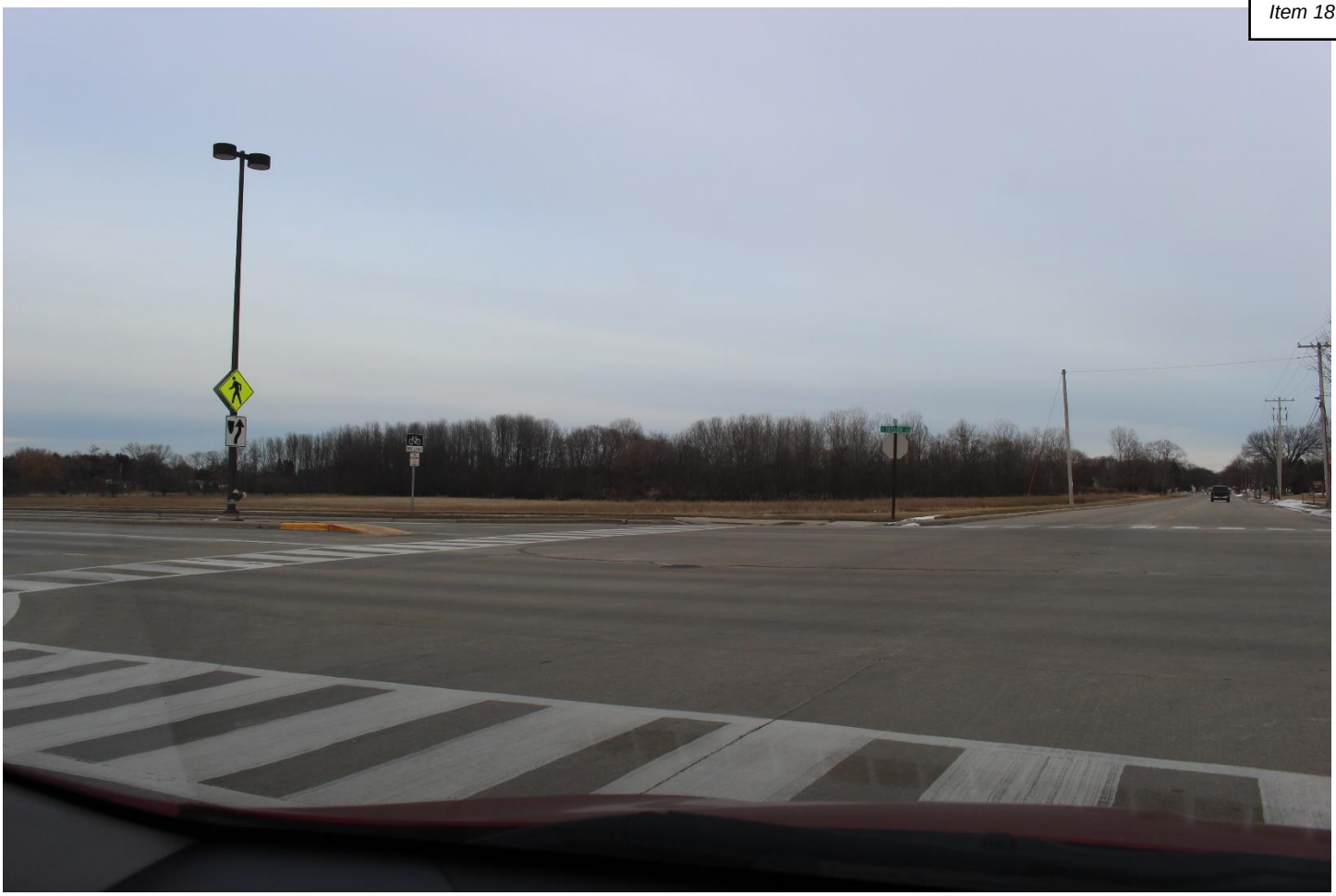

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