



CITY PLAN COMMISSION AGENDA

January 24, 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 January 10, 2023.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Conditional Use with exceptions by Jason Peterson for installation of concrete slab for parking and the potential future construction of a new accessory building at 2115 N. 18th Street.
6. Gen. Ord. No. 17-22-23 by Alderperson Filicky-Peneski amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of N. 15th Street and Martin Avenue – Parcel #59281718350, Parcel #59281712950 and Parcel #59281712930 from Class Neighborhood Preservation to Multi-Family Residential.
7. R. O. No. 95-22-23 by City Clerk submitting an application from City of Sheboygan for a change in zoning classification for property off of N. 15th Street and Martin Avenue (former Jakum Hall Parcel No. 59281718350, 59281712950 and 59281712930) from Class Urban Commercial (UC) to Class Urban Residential (UR-12).
8. Gen. Ord. No. 18-22-23 by Alderperson Filicky-Peneski amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of N. 15th Street and Martin Avenue – Parcel #59281718350, Parcel #59281712950 and Parcel #59281712930 from Class Urban Commercial (UC) to Urban Residential (UR-12) Classification.

NEXT MEETING

9. February 14, 2023

ADJOURN

10. 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, January 10, 2023

OPENING OF MEETING

MEMBERS PRESENT: Mayor Sorenson, Ryan Sazama, Marilyn Montemayor, Kimberly Meller, Alderperson Trey Mitchell and David Hoffman

EXCUSED: Planning & Development Director Chad Pelishek and Jerry Jones

STAFF/OFFICIALS PRESENT: 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 December 13, 2022.

Motion by Marilyn Montemayor, second by Kimberly Meller to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Conditional Use with exceptions by Angelina Yang to operate Bestea at 1323 Michigan Avenue.

Motion by Marilyn Montemayor, second by Dave Hoffman 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 Slatted (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. Applicant may not use and shall remove nonconforming projecting sign by June 30, 2023.
10. Applicant shall remove the painted plywood at the northeast corner of the building (east elevation) by June 30, 2023. Applicant shall install siding to match the existing siding in terms of design, color, materials, width, etc.
11. Applicant shall paint and/or remove shed in the rear of the property by June 30, 2023.
12. The cornice area at the northeast corner of the front façade facing Michigan Avenue shall be painted to match the existing color (the entire cornice shall all be painted a consistent color). Applicant shall complete the painting of the cornice by June 30, 2023.
13. All areas used for parking/maneuvering of vehicles shall be paved. Applicant shall pave and landscape the all gravel areas on property by June 30, 2023. Applicant will obtain all required permits/approvals prior to constructing the driveway/parking lot including but not limited to building permit, site plan, storm water, etc.
14. No outdoor seating is permitted in the Michigan Avenue sidewalk area without obtaining the required Sidewalk Café permit.
15. 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.
16. 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.

NEXT MEETING

6. January 24, 2023

ADJOURN

7. Motion to Adjourn

Motion by Dave Hoffman, second by Ryan Sazama to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4:06 p.m.

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Jason Peterson for installation of concrete slab for parking and the potential future construction of a new accessory building at 2115 N. 18th Street. UC Zone

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

REPORT DATE: January 20, 2023

MEETING DATE: January 24, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Jason Peterson is requesting approval for installation of concrete slab for parking and the potential future construction of a new accessory building at 2115 N. 18th Street. The applicant states the following:

- The current commercial building at 2115 N. 18th street has been around for 50 plus years. Over the years some improvements have been made but not many. I am the new owner of this property and currently in the process of making improvements. I am planning to bring up its outside appearance to improve the look of the neighborhood. Currently there is a run-down garage that I would like to remove and rebuild a 1,200sf metal building next to that location. The purpose of this would be to allow for better parking and snow removal during winter months. The new commercial building will allow better use of the space and improve the overall appearance of the property.
- The proposed replacement of existing concrete and adding four (4) extra feet to each section. Adding an additional 30 x 40 concrete slab for the purpose of constructing a metal building for future commercial use.
- The new building will be constructed according to local codes and standards.
- Gravel driveway will be used for access to the building.
- New concrete area is 1,812sf.

STAFF COMMENTS:

The applicant has already installed the concrete without obtaining the required approvals and permits to do so. In addition, the concrete that has been installed does not meet the minimum required paving setbacks of:

- 25 feet to a residential side property line to the north – zero (0) foot setback.
- Five (5) feet to a nonresidential rear property line to the east - 3.4 foot setback

In addition to getting the conditional use permit and exceptions for the concrete that has already been installed, the applicant will need to submit stormwater plans to the City Engineering Department for this project.

The applicant indicates he would eventually like to replace the existing weathered 400sf detached building with a new 1,200sf detached building. Applicant has provided some very general Menards plans for a metal building but will need much more detailed plans that will need to be reviewed by the Architectural Review Board. The applicant will want to propose a well designed building in order to help improve the overall design of the buildings on this property. In addition, the applicant will be required to address all commercial building codes for such a future structure (such as required spacing between buildings and fire codes).

There is a significant amount of gravel on this property that remains. All areas used for parking and/or maneuvering of vehicles are to be located on a paved surface. Thus, staff will be recommending that as part of these improvements the remaining gravel areas need to be paved and/or landscaped by June 30, 2023 (the timing of the paving can be discussed further).

The applicant and/or the contractor shall meet with staff to discuss the parking lot plans and shall obtain all required storm water, landscaping, lighting approvals prior to issuance of a building permit for constructing the new parking lot.

Applicant will obtain all required permits/approvals prior to constructing the new building and parking lot including but not limited to building permit, site plan, storm water, etc.

The Plan Commission may want to ask the applicant:

- What exactly is the present use of the facility?
- What is the proposed use of the proposed 1,200sf structure?
- Why does the structure need to be so big and why can't it be relocated?

Other property/site issues include:

- Remove outdoor piles of miscellaneous debris and materials located on the north, south and east sides of the building. These materials may be stored indoors.

- There is an old weathered sign structure with rusted poles in the front of the building property N. 18th Street. This structure shall be removed.
- Appears the applicant has installed a temporary Fortress Floor banner sign on the front of the building. This temporary banner shall be removed. The applicant can consider installing a new permanent wall sign in the future.

The applicant is requesting the following exception:

- Requesting to have a zero (0) foot building/paving setback to the north property line - Minimum building/paving setback to a residential property line is 25 feet.
- Requesting to have a 3.4 foot building/paving setback to the east property line - Minimum building/paving setback to a nonresidential property line is 25 feet.
- Requesting an exception from the landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

It is staff's position that the paving and building setbacks should be a minimum of five (5) feet from all of the property lines in this area (north, south and east) and that the applicant be required to remove the concrete encroaching within the five (5) foot setback areas by June 2, 2023.

Staff will also be recommending that prior to issuance of a building permit for any new building structure and or site improvements the following must occur:

- Applicant shall submit and receive approval for a storm water permit for the paving recently installed.
- Applicant shall remove all required paving within five (5) feet of all property lines.
- Architectural Review Board will review plans for any new building.
- Applicant will submit new site plan for structure showing the minimum five (5) setbacks to all property lines.
- Paving of the gravel lot areas shall be completed.

ACTION REQUESTED:

Staff recommends approval of the conditional use and exceptions subject to 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 demolition, building, plumbing, electrical, HVAC, fire, hazardous materials, health, water, sewer, storm drainage, demolition, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The applicant shall submit a stormwater plan to the City Engineering Department for the paving that has already been installed by March 3, 2023. An approved storm drainage

- plan is required prior to building permit issuance (for existing paving and for any future structures and/or site improvements).
3. Applicant shall meet the minimum building and paving setback of five (5) feet to all property lines. Applicant shall remove the existing concrete encroaching within the five (5) foot setback areas prior to building permit issuance for a new structure or by June 2, 2023 whichever occurs first.
 4. 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 and enclose the dumpster.
 5. Outdoor storage of materials, products or equipment shall be prohibited. Applicant shall remove outdoor piles of miscellaneous debris and materials located on the north, south and east sides of the building by March 3, 2023.
 6. 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.).
 7. 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.
 8. 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.
 9. Applicant shall remove temporary Fortress Floors banner located on the front of the building facing N. 18th Street by March 3, 2023.
 10. Proposed and future signage at this property/facility shall be individual letter signs (no flat panel or interior lit cabinet signs).
 11. Applicant shall remove the old weathered sign structure with rusted poles in the front of the building along N. 18th Street by March 3, 2023.
 12. All areas used for parking/maneuvering of vehicles shall be paved. Applicant shall pave and landscape the all gravel areas on property by June 30, 2023. Applicant will obtain all required permits/approvals prior to constructing the parking lot including but not limited to building permit, site plan, storm water, etc.
 13. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
 14. 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, etc.).
 15. 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, fencing/retaining walls, signs, landscaping, etc.
 16. Prior to issuance of a building permit for any new structure and/or exterior remodeling, the applicant shall submit plans to the City Architectural Review Board for review and approval.

17. 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.
18. 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 and/or architectural review applications reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

	CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE	Fee: \$250.00 Review Date: _____
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Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) <i>Jason Peterson</i>	Authorized Representative	Title	
Mailing Address <i>2716 N 13th Street</i>	City <i>Sheboygan</i>	State <i>WI</i>	ZIP Code <i>53083</i>
Email Address <i>JPeterson@FortressFloors.com</i>	Phone Number (incl. area code)		
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 <i>2115 North 18th Street</i>			Parcel No.
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:			
Existing Zoning: <i>Commercial</i>			
Present Use of Parcel: <i>Personal Storage</i>			
Proposed Use of Parcel: <i>Commercial Rental</i>			
Present Use of Adjacent Properties: <i>Commercial</i>			
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) <i>Jason Peterson</i>		Title	Phone Number <i>(920) 917-0023</i>
Signature of Applicant <i>Jason Peterson</i>		Date Signed <i>12/19/2022</i>	

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.

SITE NARRATIVE – CONDITIONAL USE APPLICATION

December 22, 2022

2716 North 13th street
Sheboygan WI 53083
Jpeterson@fortressfloors.com
(920)917-0023

PROJECT NAME AND ADDRESS:

- The parcel is defined as tax parcel 59281621650
- It is defined as Lawndale Addn Lot 6 & N 12.5 of Lot 7 Blk 1, Also Undivided ½ int in S ½ of N25 of Lot 7 SDD Blk 1

ZONING CLASSIFICATION:

RC- Residential/Commercial

EXISTING SITE CONDITIONS/LAND USE:

Formerly Fortress Floors, before that the building was Zelle Welding and Canvas

PROPOSED USE/LOT COVERAGE:

- The proposed replacement of excising concrete and adding 4 extra feet to each section. Adding a additional 30 x 40 concrete slab for the purpose of constructing a metal building for future commercial use.
- The new building will be constructed according to local codes and standards.
- No additional sanitary sewer or public water will be needed
- Gravel driveway will be used for access to the building.
- Proposed concrete area 1812 square feet

SITE SELECTION

- The current site is a commercial building that is being fixed up to improve its appearance. There is currently a run-down metal garage on the site. I would like to remove it and build the new building next to the garages current location. This will allow easier snow removal and allow for better parking.

Jason Peterson

2716 north 13th street

Sheboygan WI 53083

Concrete Replacement and Building:

The current commercial building at 2115 north 18th street has been around for 50 plus years. Over the years some improvements have been made but not many. I am the new owner of this property and currently in the proses of making improvements. I am planning to bring up its outside appearance to improve the look of the Neiborhood. Currently there is a run-down garage that I would like to remove and rebuild a 1200 square foot metal building next to that location. The purpose of this would be to allow for better parking and snow removal during winter months. The new commercial building will allow better use of the space and improve the overall appearance of the property.

Date: 12/05/2022 - 10:37 AM

Design Name: Post Frame Designer

Design ID: 324755935897

System V Estimate ID: 66290

Estimated price: \$25,496.35 *

*Today's estimated price, future pricing may go up or down.

Tax, labor, and delivery not included.

MENARDS

Item 5.

Design & BuyTM

POST FRAME

How to recall and purchase a saved design at home



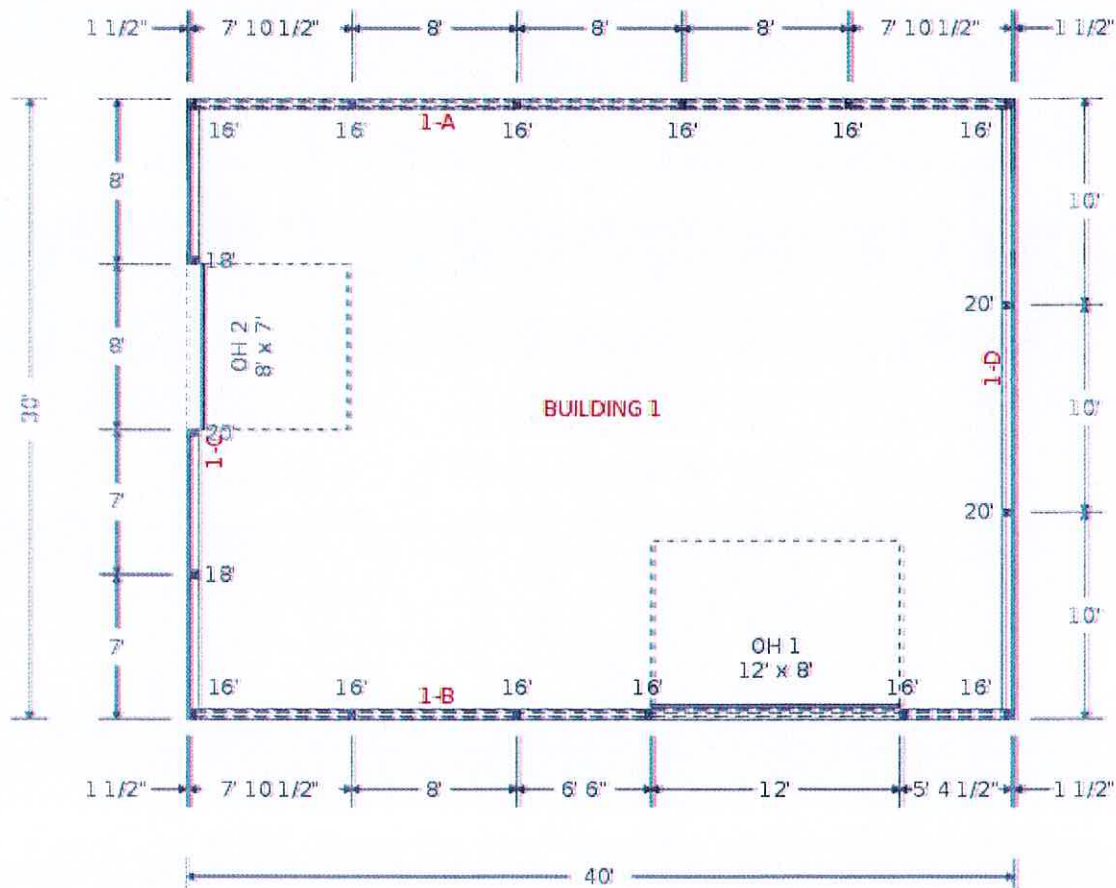
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 324755935897
4. Follow the on-screen purchasing instructions

How to purchase at the store

1. Enter Design ID: 324755935897 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

FLOOR PLAN

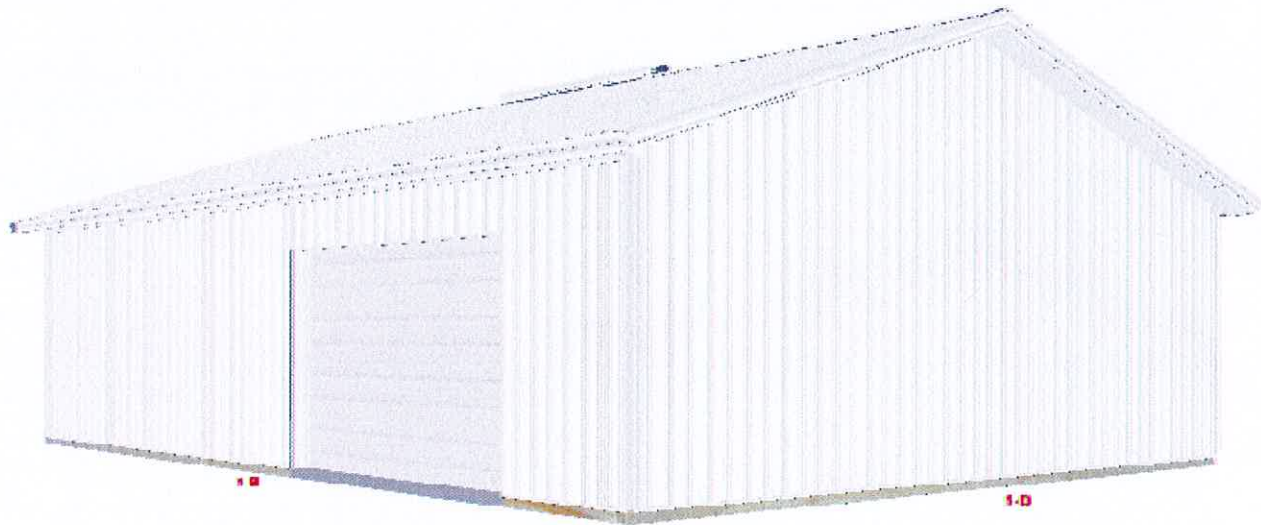
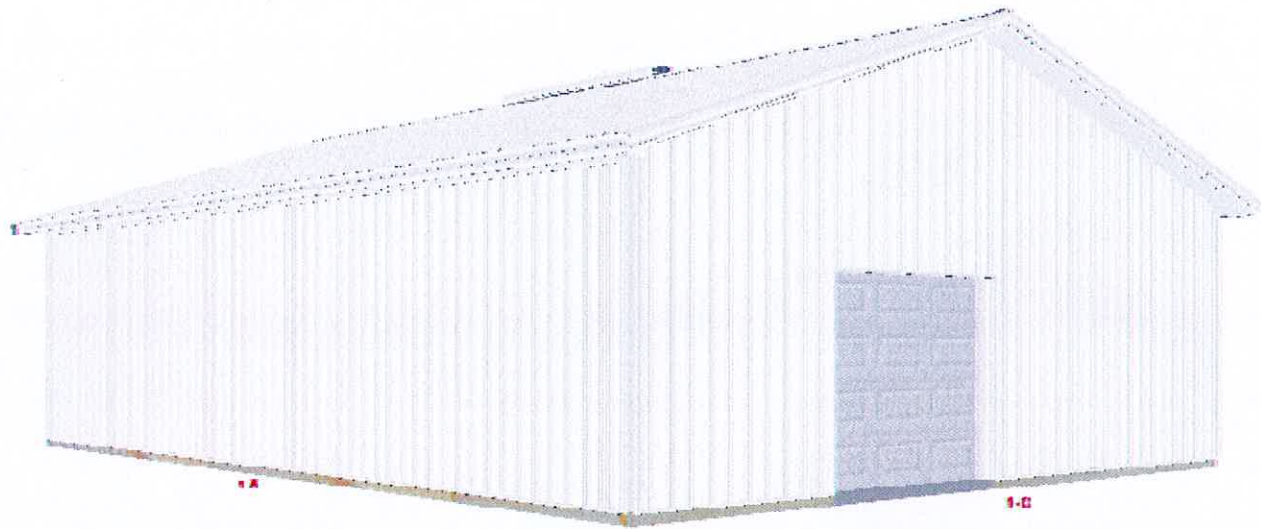


Design #: 324755935897
Estimate #: 66290
Store: SHEBOYGAN



Post Frame Building Est. **Item 5.**
Date: Dec 5, 2022 10:37:55 AM

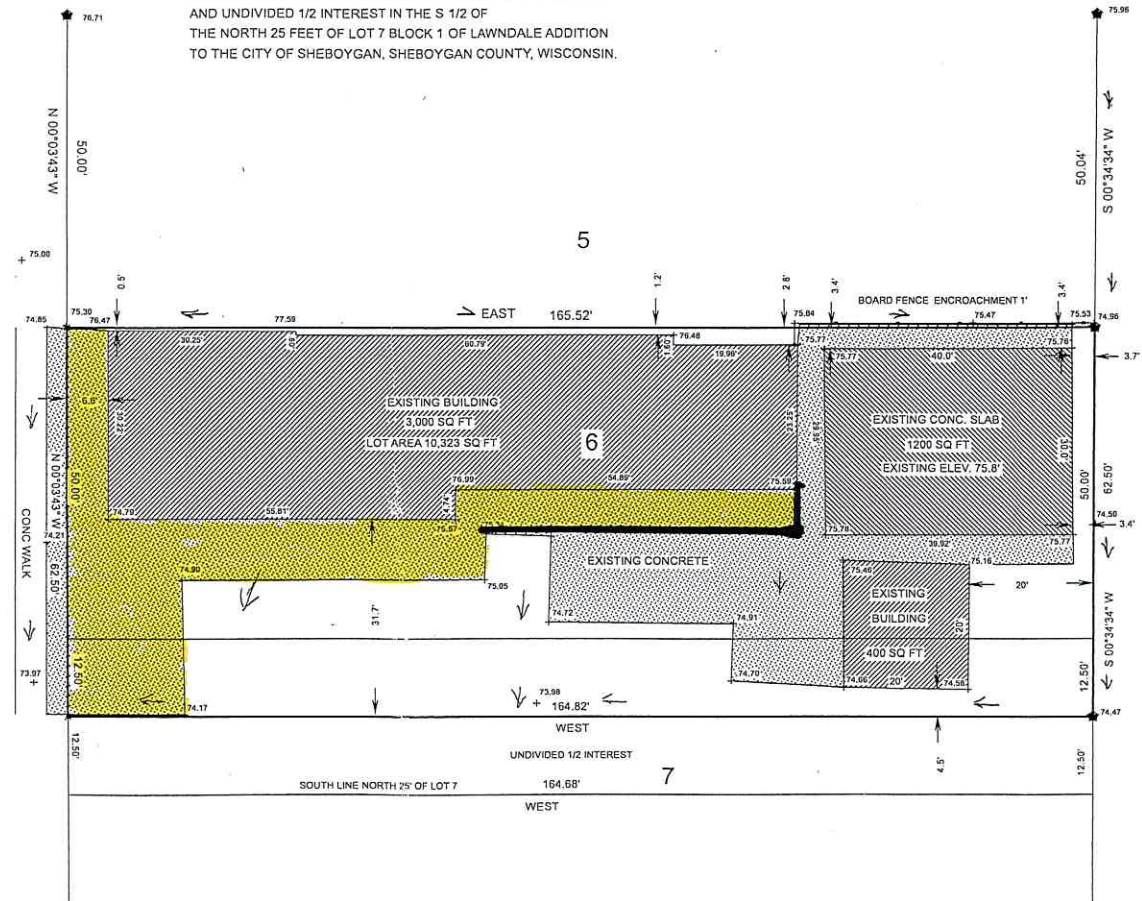
Elevation Views



D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN

2115 N. 18th STREET
PARCEL 59281621650
BEING ALL OF LOT 6 AND THE NORTH 12.5 FEET OF LOT 7 BLOCK 1
AND UNDIVIDED 1/2 INTEREST IN THE S 1/2 OF
THE NORTH 25 FEET OF LOT 7 BLOCK 1 OF LAWNDALE ADDITION
TO THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

N. 18th
STREET



THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis E. Van Sluys
Dennis E. Van Sluys S-1238

Dated this 25th day of November, 2022.

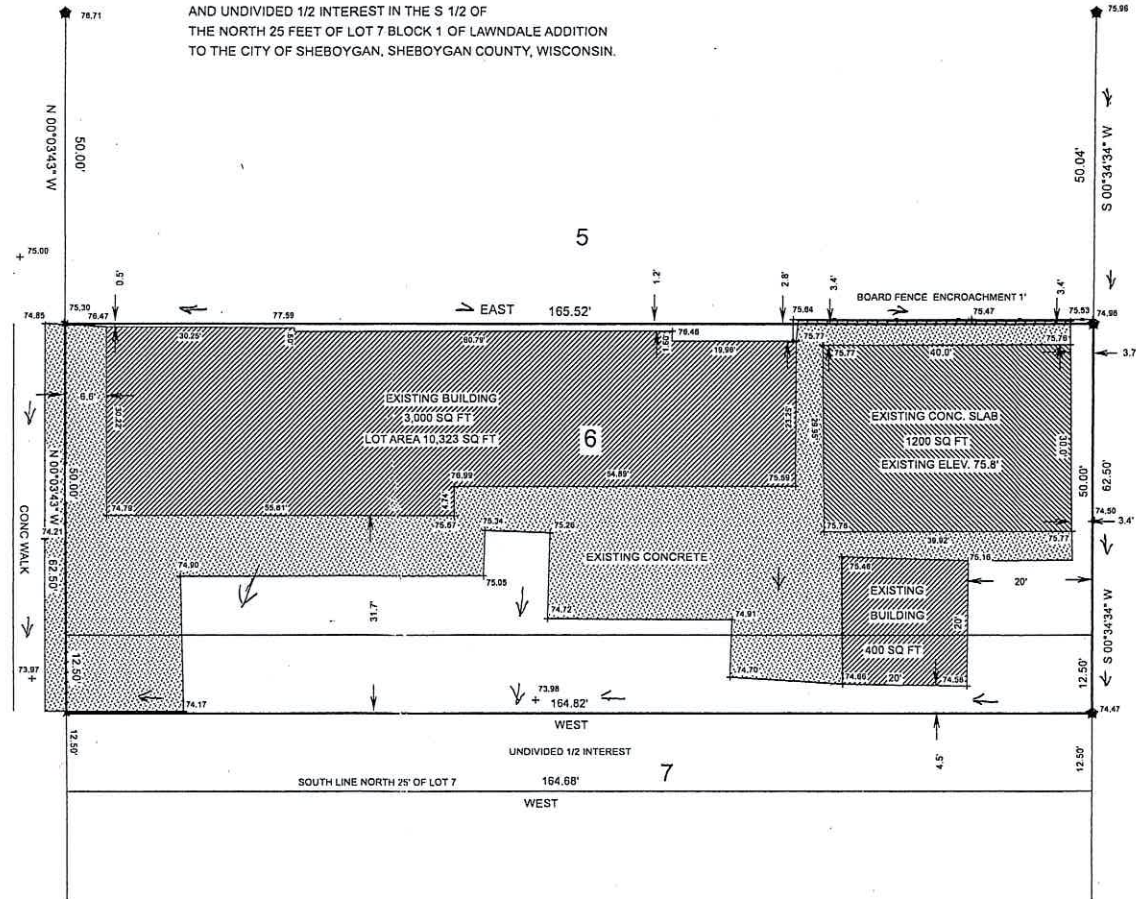
- ★ = 1" IRON PIPE FOUND
- ✕ = CHISELED CROSS SET
- + = EXISTING GRACE CITY DATUM

DATA/CSHEB22/2115N8 D-3554

D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN

2115 N. 18th STREET
PARCEL 59281621650
BEING ALL OF LOT 6 AND THE NORTH 12.5 FEET OF LOT 7 BLOCK 1
AND UNDIVIDED 1/2 INTEREST IN THE S 1/2 OF
THE NORTH 25 FEET OF LOT 7 BLOCK 1 OF LAWNDALE ADDITION
TO THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

N. 18th
STREET



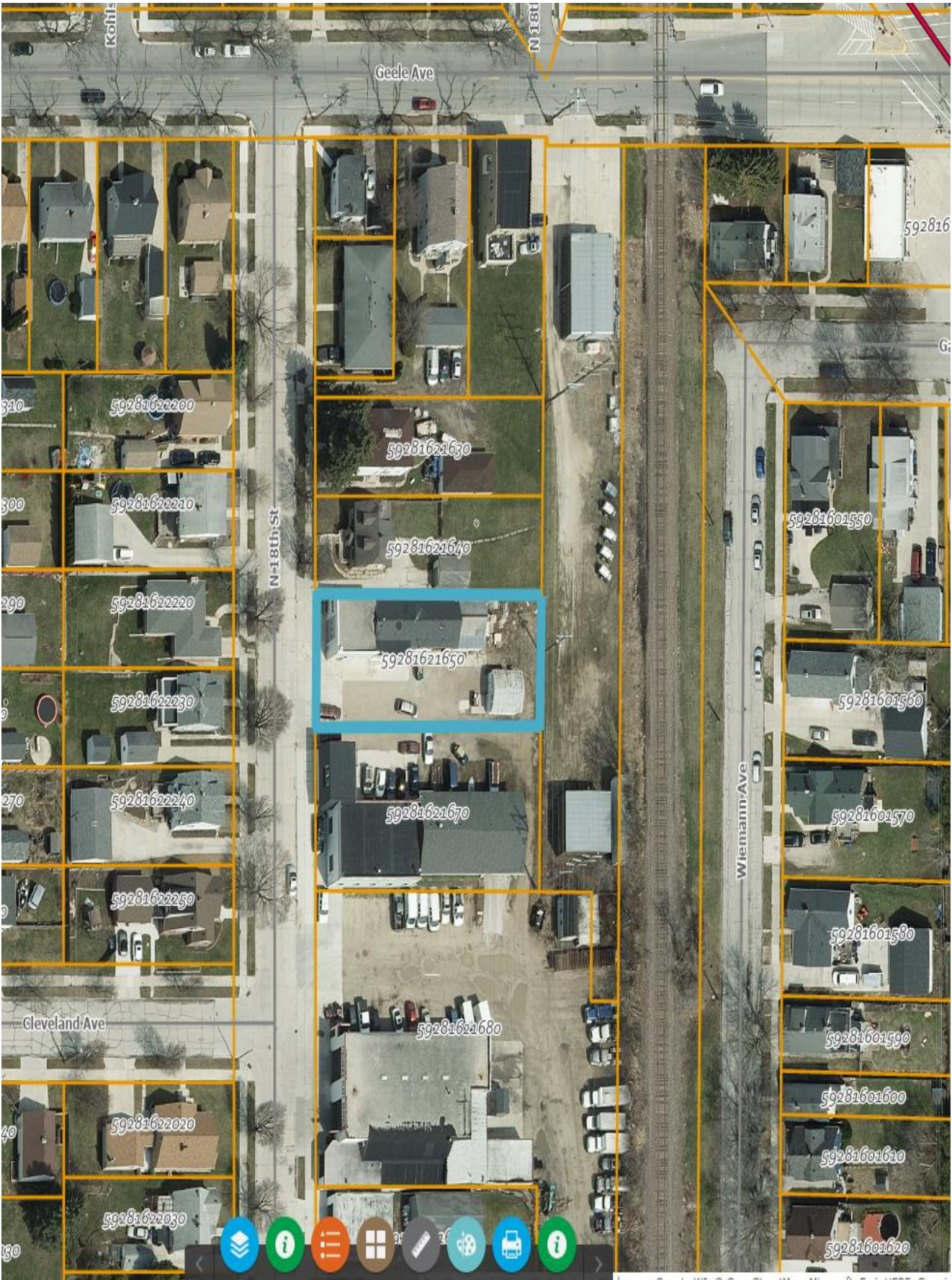
THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys
Dennis J. Van Sluys S-1238

Dated this 25th day of November, 2022.

- ★ = 1" IRON PIPE FOUND
- X = CHISELED CROSS SET
- + = EXISTING GRACE CITY DATUM

DATA/CSHEB22/2115N8 D-3554















Gen. Ord. No. 17 - 22 - 23. By Alderperson Filicky-Peneski. January 16, 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 N. 15th Street and Martin Avenue - Parcel #59281718350, Parcel #59281712950 and Parcel #59281712930 from Class Neighborhood Preservation to Multi-Family Residential.

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 Neighborhood Preservation to Multi-Family Residential Classification:

Property located off of N. 15th Street and Martin Avenue - Parcel #59281718350, Parcel #59281712950 and Parcel #59281712930:

Section 15, Township 15 North, Range 23 East. Edwin Schaetzers Subd Lots 6-7-8-9-10-11 & 12 Blk 3 and Lutz Division Lot 9 Blk 1 and Lutz Division N 20' of Lot 10 Blk 1

Section 2. 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

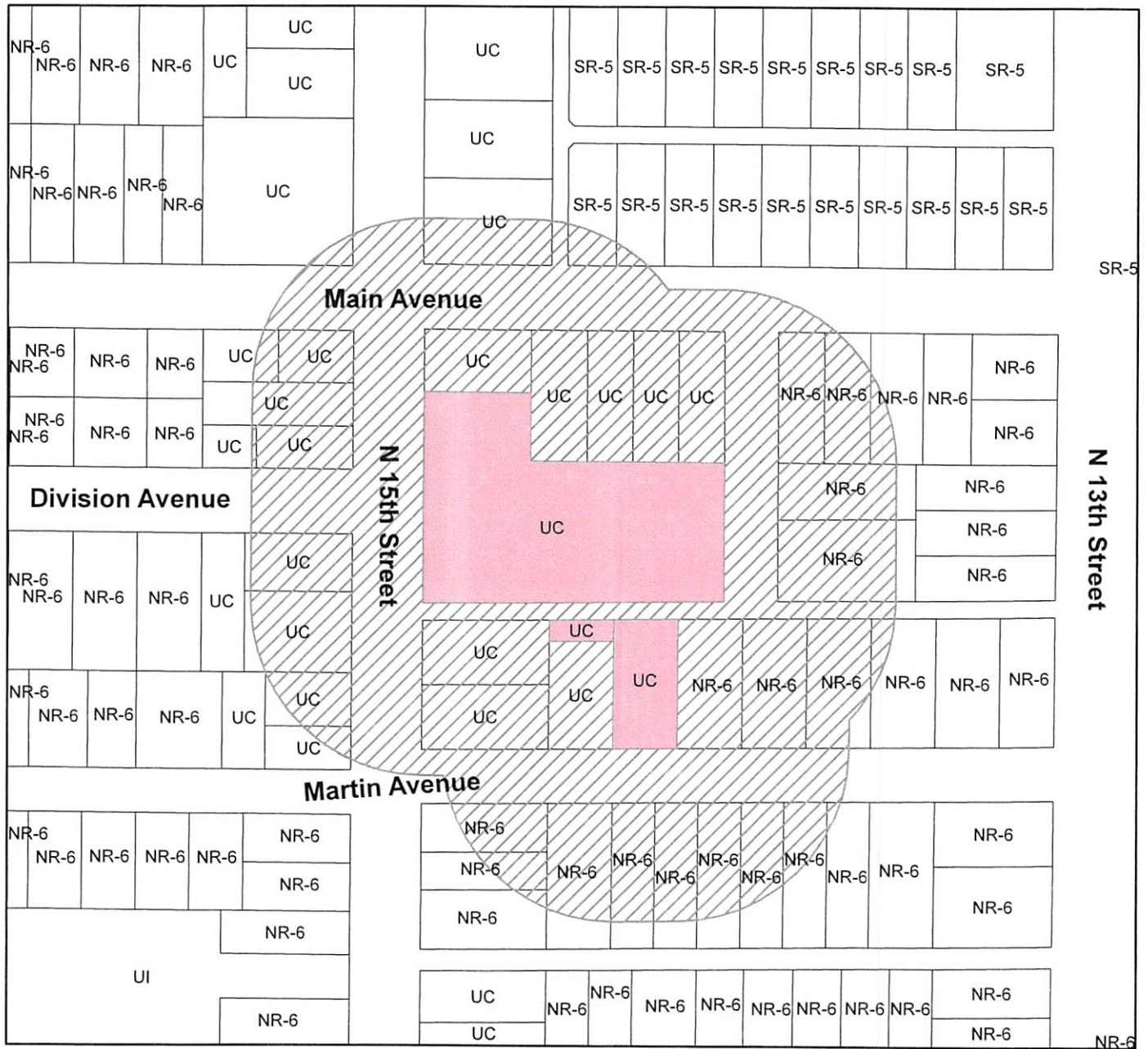
Approved _____ 20____. _____, Mayor

PROPOSED COMPREHENSIVE PLAN AMENDMENT FROM NEIGHBORHOOD PRESERVATION TO MULTI-FAMILY RESIDENTIAL

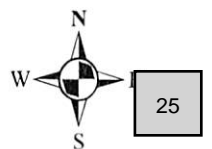
Item 6.

SECTION 15, TOWNSHIP 15 NORTH, RANGE 23 EAST

EDWIN SCHAEZERS SUBD LOTS 6-7-8-9-10-11 & 12 BLK 3
AND
LUTZ DIVISION LOT 9 BLK 1
AND
LUTZ DIVISION N 20' OF LOT 10 BLK 1



0 40 80 160 240 320
Feet



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 95-22-23 and G.O. 17-22-23 by Alderperson Filicky-Peneski amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of N. 15th Street and Martin Avenue – Parcel #59281718350, Parcel #59281712950 and Parcel #59281712930 from Class Neighborhood Preservation to Multi-Family Residential.

R.O. 95-22-23 and G.O. 18-22-23 by Alderperson Filicky-Peneski amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of N. 15th Street and Martin Avenue – Parcel #59281718350, Parcel #59281712950 and Parcel #59281712930 from Class Urban Commercial (UC) to Urban Residential (UR-12) Classification.

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

REPORT DATE: January 20, 2023

MEETING DATE: January 24, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

The City of Sheboygan is proposing to amend the comprehensive plan map and rezone map as follows:

Comprehensive Plan Map:

- Parcel #s 59281718350, 59281712950 and 59281712930 from **Neighborhood Preservation** to **Multi-Family Residential**.

Rezone:

- Parcel #s 59281718350, 59281712950 and 59281712930 from **Urban Commercial (UC)** to **Urban Residential (UR-12)**.

The City of Sheboygan is requesting to rezone the aforementioned parcels to Urban Residential (UR-12) to accommodate the future development of affordable housing. The City used American Rescue Plan Act (APRA) funds to purchase the property and demolish the

existing vacant buildings and per the requirements of ARPA the site needs to be used affordable housing. There are no specific development plans at this time, however, the rezone from Urban Commercial (UC) to Urban Residential (UR-12) permits an applicant to submit a conditional use permit to potentially permit a multi-family development in the future.

This site's location presents a great opportunity for a new infill redevelopment along this N. 15th Street corridor. A proposed development has the opportunity to provide revitalization to property that has been stagnant the past several years in a manner that compliments the surrounding mixed use neighborhood.

The City of Sheboygan Comprehensive Plan identifies several key initiatives including the following:

- Encourage redevelopment and infill development over greenfield development wherever feasible, while planning for long-term growth of office, industrial, commercial, and residential uses in the City.
- Promote infill development and redevelopment to grow efficiently, strengthen existing business districts and neighborhoods, and leverage existing infrastructure and connectivity.
- Promote infill development that will provide for additional urban living and workforce housing opportunities.
- Actively promote infill development and redevelopment of aging or previously passed over sites for productive, compatible uses, engaging in public/private partnerships as a way to encourage investment in the City.
- Promote a mix of housing types and price ranges to meet the diverse needs of different sectors of the City's population.
- Plan for a sufficient supply of housing to accommodate a variety of housing income levels, age groups, and household sizes.
- Facilitate the provision of quality, safe and appealing housing at a variety of price points and for all stages of life.
- Promote a mix of housing types and price ranges to meet the diverse needs of different sectors of the City's population.
- Partner with private property owners, developers, and neighbors to realize the greatest potential for each new development/redevelopment envisioned under the Plan. N.15th Street is specifically identified/targeted as an area for redevelopment in the Comprehensive Plan.

The proposed housing development will accomplish these key initiatives by:

- The proposed multi-family development will accomplish these key initiatives, allowing the redevelopment of a vacant, underutilized site into housing which provide infill development and be complementary to the adjoining uses.

- The proposed development is consistent with the objectives and policies set forth in Chapter 4 Housing and Neighborhood Development of the City of Sheboygan Comprehensive Plan
- Support mixed-use development projects that integrate residential and nonresidential uses in high-quality, unified places. Mixed use areas provide nodes of concentrated activity and integrate people with jobs, services and shopping in a pedestrian-friendly environment. Developing a vacant site (former Jakum's Hall) into additional affordable housing is ideal as it directly borders on residential and commercial zoning districts.

The Multi-Family Residential Comprehensive Plan Designation is identified as the most appropriate designation for this type of multi-family development.

The Urban Residential (UR-12) zone is identified as the most appropriate zoning for this type of multi-family development.

STAFF COMMENTS:

Over time, growth patterns for nearly every municipality shift. The City of Sheboygan is no different as there continues to be a shortage in the supply of affordable housing which can be supported in the affordable housing market study conducted in April of 2021.

The City of Sheboygan has been making significant efforts to address and meet these housing needs. Development of these properties will continue to address the need for more desirable affordable housing units in the City as employment opportunities remain robust. For the variety of reasons outlined above, we believe a comprehensive plan amendment to "Multi-Family Residential" and a rezone to "Urban Residential" will achieve the highest and best use for this site and compliment the surrounding mixed use residential and commercial neighborhood.

The surrounding neighborhood zoning is:

- The properties to the north and west are zoned Urban Commercial (UC).
- The properties to the south are zoned Urban Commercial (UC) and Neighborhood Residential (NR-6).
- The properties to the east are zoned Neighborhood Residential (NR-6).

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

If the Common Council approves the rezone, an 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 a new multi-family development.

In addition to the rezone, the applicant is proposing to amend the comprehensive plan for these properties from Neighborhood Preservation and Central Mixed Use to Multi-Family Residential. The property will 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.

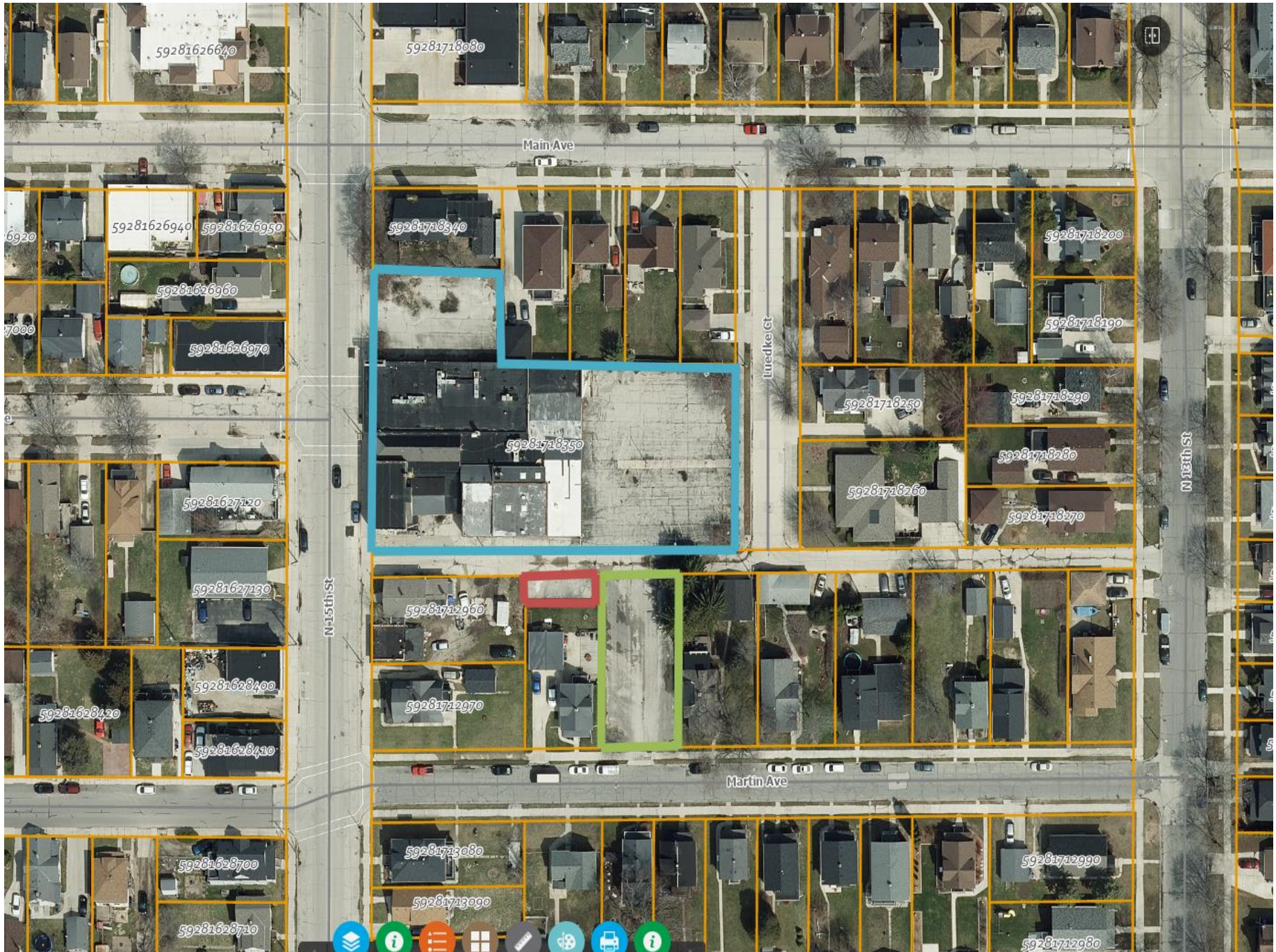
ACTION REQUESTED:

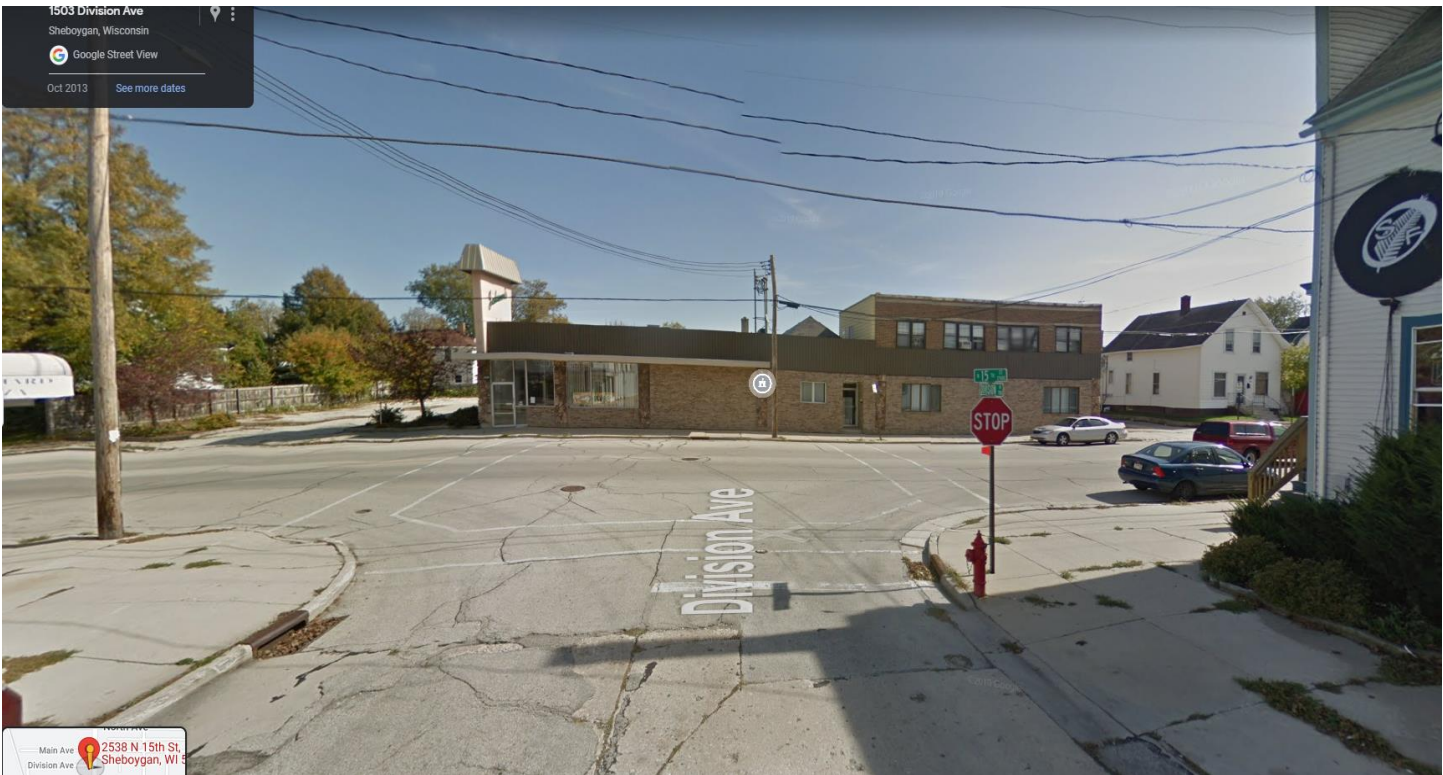
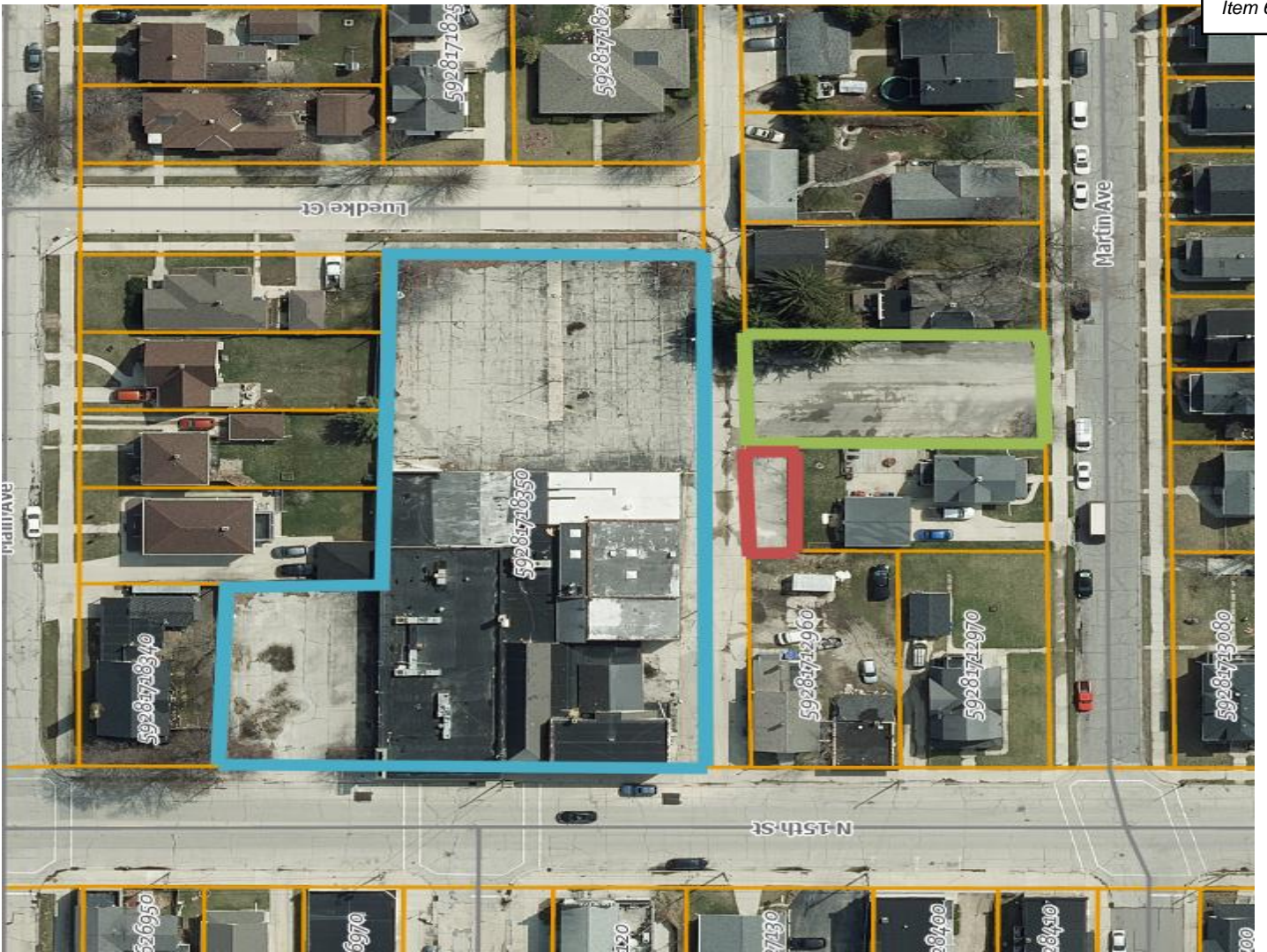
Motion to recommend the Common Council approve R.O. 95-22-23 and G.O. 17-22-23 by Alderperson Filicky-Peneski amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of N. 15th Street and Martin Avenue – Parcel #59281718350, Parcel #59281712950 and Parcel #59281712930 from Class Neighborhood Preservation to Multi-Family Residential.

Motion to recommend the Common Council approve R.O. 95-22-23 and G.O. 18-22-23 by Alderperson Filicky-Peneski amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of N. 15th Street and Martin Avenue – Parcel #59281718350, Parcel #59281712950 and Parcel #59281712930 from Class Urban Commercial (UC) to Urban Residential (UR-12) Classification.

ATTACHMENTS:

Rezone Application and required attachments

















II
R. O. No. 95 - 22 - 23. By CITY CLERK. January 16, 2023.

Submitting an application from City of Sheboygan for a change in zoning classification for property off of N. 15th Street and Martin Avenue (former Jakum Hall Parcel No. 59281718350, 59281712950 and 59281712930) from Class Urban Commercial (UC) to Class Urban Residential (UR-12).

City Plan

CITY CLERK

APPLICATION NO.: _____

RECEIPT NO.: _____

FILING FEE: ~~\$200.00~~ (Payable to City of Sheboygan)

Item 7.

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: City of Sheboygan PHONE NO.: (920) 459-3383

ADDRESS: 828 Center Avenue E-MAIL: development@sheboyganwi.gov

OWNER OF SITE: City of Sheboygan PHONE NO.: (920) 459-3383

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: Parcel Numbers: 59281718350, 59281712950, and 59281712930 (former Jakum Hall Parcels)

LEGAL DESCRIPTION: Parcel No. 59281718350- Edwin Schaetzers Subdivision Lot 6-7-8-9-10-11 Block 3

12 (rdp)

Parcel No. 59281712950- Lutz Division N. 20' of Lot 10 Block 1

Parcel No. 59281712930- Lutz Division Lot 9, Block 1

PARCEL NO. See above MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: Urban Commercial (UC)

PROPOSED ZONING DISTRICT CLASSIFICATION: Urban Residential (UR) / 2 (rdp)

BRIEF DESCRIPTION OF THE **EXISTING** OPERATION OR USE: Former Jakum Hall Properties, that the city purchased in 2022 and demolished for redevelopment.

BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: Future affordable housing redevelopment site.

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? There are no wetlands or floodplains on the subject property.

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: The city purchased the property with American Rescue Plan Act dollars because the existing improvements had been vacant and blighted for a number of years. ARPA requires the property to be redeveloped in the future as affordable housing. The city plans to find a developer interested in developing affordable housing at this site.

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 surrounding land use are a combination of commercial and residential. The zoning change will allow for the site to be redeveloped into a residential that is less intense than commercial land uses and provide affordable housing opportunities not currently in the neighborhood.

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

The proposed redevelopment will assist with meeting the number of units for new affordable multi-family per the City's 2021 Affordable Market Study and redevelop a site that previously housed a vacant/blighted structure.

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.

Chad Delishch
APPLICANT'S SIGNATURE

1/12/23
DATE

Chad Delishch
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.

1/12/23

Charlotte

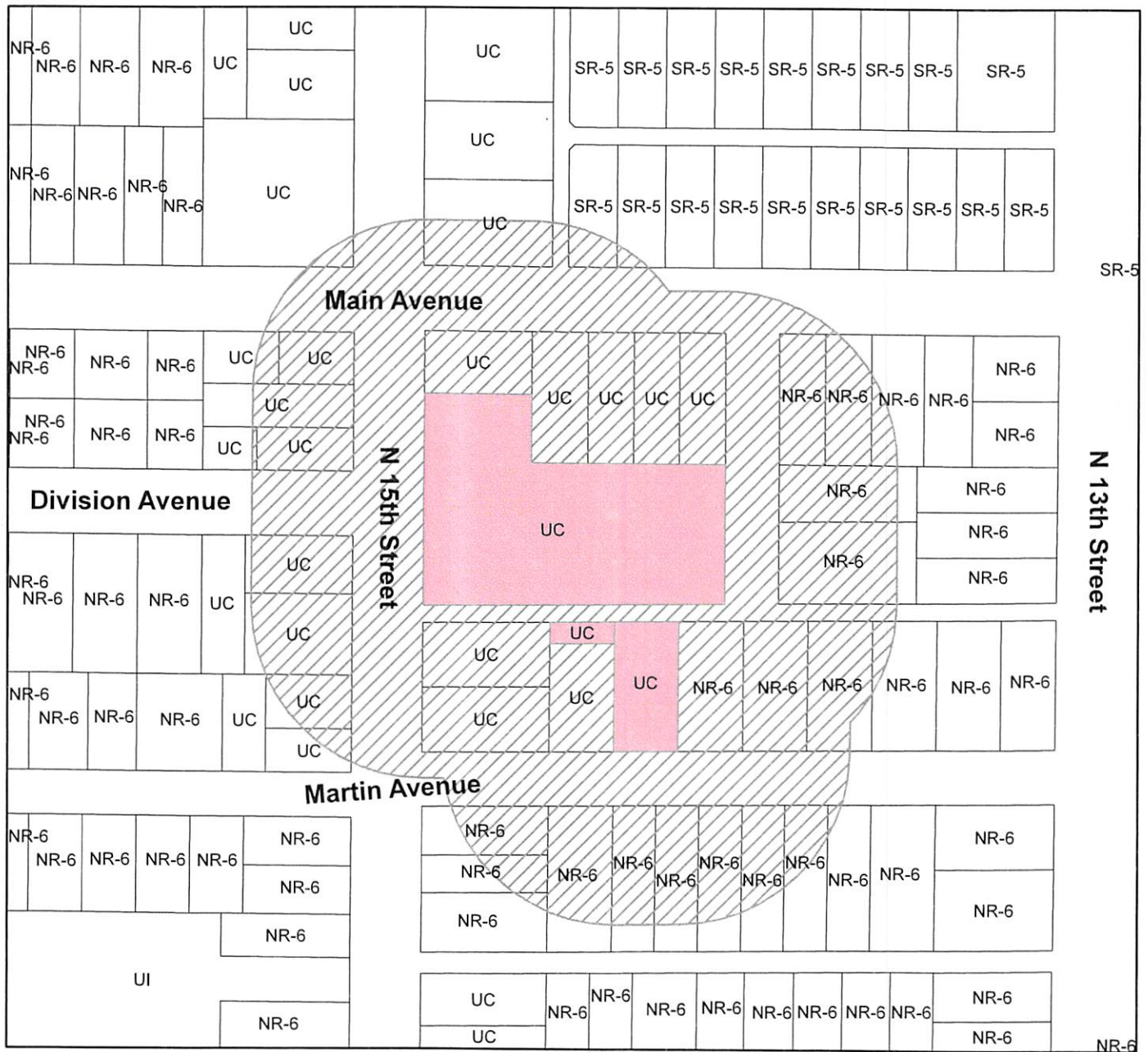
Charlotte

PROPOSED REZONE FROM URBAN COMMERCIAL (UC) TO URBAN RESIDENTIAL (UR-12)

Item 7.

SECTION 15, TOWNSHIP 15 NORTH, RANGE 23 EAST

EDWIN SCHAEZTERS SUBD LOTS 6-7-8-9-10-11 & 12 BLK 3
AND
LUTZ DIVISION LOT 9 BLK 1
AND
LUTZ DIVISION N 20' OF LOT 10 BLK 1



0 40 80 160 240 320
Feet



Handwritten red 'X' mark

Gen. Ord. No. 18 - 22 - 23. By Alderperson Filicky-Peneski. January 16, 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 N. 15th Street and Martin Avenue - Parcel #59281718350, Parcel #59281712950 and Parcel #59281712930 from Class Urban Commercial (UC) 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 Urban Commercial (UC) to Urban Residential (UR-12) Classification:

Property located off of N. 15th Street and Martin Avenue - Parcel #59281718350, Parcel #59281712950 and Parcel #59281712930:

Section 15, Township 15 North, Range 23 East. Edwin Schaetzers Subd Lots 6-7-8-9-10-11 & 12 Blk 3 and Lutz Division Lot 9 Blk 1 and Lutz Division N 20' of Lot 10 Blk 1

Section 2. 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.

City Plan

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 FROM URBAN COMMERCIAL (UC) TO URBAN RESIDENTIAL (UR-12)

Item 8.

SECTION 15, TOWNSHIP 15 NORTH, RANGE 23 EAST

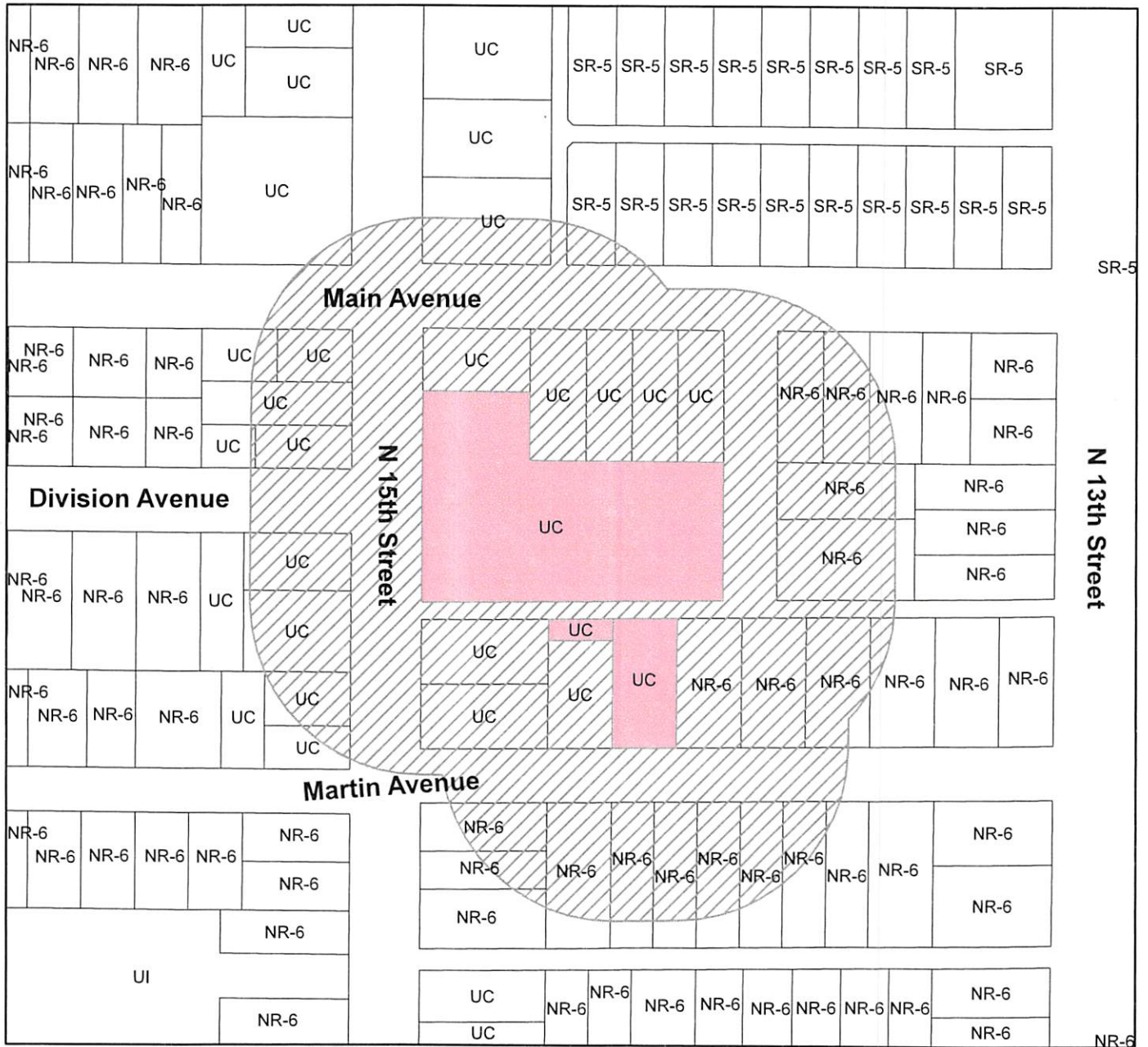
EDWIN SCHAEZTERS SUBD LOTS 6-7-8-9-10-11 & 12 BLK 3

AND

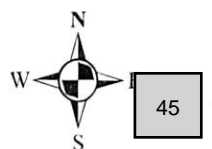
LUTZ DIVISION LOT 9 BLK 1

AND

LUTZ DIVISION N 20' OF LOT 10 BLK 1



0 40 80 160 240 320 Feet



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 95-22-23 and G.O. 17-22-23 by Alderperson Filicky-Peneski amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of N. 15th Street and Martin Avenue – Parcel #59281718350, Parcel #59281712950 and Parcel #59281712930 from Class Neighborhood Preservation to Multi-Family Residential.

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

REPORT DATE: January 20, 2023

MEETING DATE: January 24, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

The City of Sheboygan is proposing to amend the comprehensive plan map and rezone map as follows:

Comprehensive Plan Map:

- Parcel #s 59281718350, 59281712950 and 59281712930 from **Neighborhood Preservation** to **Multi-Family Residential**.

Rezone:

- Parcel #s 59281718350, 59281712950 and 59281712930 from **Urban Commercial (UC)** to **Urban Residential (UR-12)**.

The City of Sheboygan is requesting to rezone the aforementioned parcels to Urban Residential (UR-12) to accommodate the future development of affordable housing. The City used American Rescue Plan Act (APRA) funds to purchase the property and demolish the

existing vacant buildings and per the requirements of ARPA the site needs to be used affordable housing. There are no specific development plans at this time, however, the rezone from Urban Commercial (UC) to Urban Residential (UR-12) permits an applicant to submit a conditional use permit to potentially permit a multi-family development in the future.

This site's location presents a great opportunity for a new infill redevelopment along this N. 15th Street corridor. A proposed development has the opportunity to provide revitalization to property that has been stagnant the past several years in a manner that compliments the surrounding mixed use neighborhood.

The City of Sheboygan Comprehensive Plan identifies several key initiatives including the following:

- Encourage redevelopment and infill development over greenfield development wherever feasible, while planning for long-term growth of office, industrial, commercial, and residential uses in the City.
- Promote infill development and redevelopment to grow efficiently, strengthen existing business districts and neighborhoods, and leverage existing infrastructure and connectivity.
- Promote infill development that will provide for additional urban living and workforce housing opportunities.
- Actively promote infill development and redevelopment of aging or previously passed over sites for productive, compatible uses, engaging in public/private partnerships as a way to encourage investment in the City.
- Promote a mix of housing types and price ranges to meet the diverse needs of different sectors of the City's population.
- Plan for a sufficient supply of housing to accommodate a variety of housing income levels, age groups, and household sizes.
- Facilitate the provision of quality, safe and appealing housing at a variety of price points and for all stages of life.
- Promote a mix of housing types and price ranges to meet the diverse needs of different sectors of the City's population.
- Partner with private property owners, developers, and neighbors to realize the greatest potential for each new development/redevelopment envisioned under the Plan. N.15th Street is specifically identified/targeted as an area for redevelopment in the Comprehensive Plan.

The proposed housing development will accomplish these key initiatives by:

- The proposed multi-family development will accomplish these key initiatives, allowing the redevelopment of a vacant, underutilized site into housing which provide infill development and be complementary to the adjoining uses.

- The proposed development is consistent with the objectives and policies set forth in Chapter 4 Housing and Neighborhood Development of the City of Sheboygan Comprehensive Plan
- Support mixed-use development projects that integrate residential and nonresidential uses in high-quality, unified places. Mixed use areas provide nodes of concentrated activity and integrate people with jobs, services and shopping in a pedestrian-friendly environment. Developing a vacant site (former Jakum's Hall) into additional affordable housing is ideal as it directly borders on residential and commercial zoning districts.

The Multi-Family Residential Comprehensive Plan Designation is identified as the most appropriate designation for this type of multi-family development.

The Urban Residential (UR-12) zone is identified as the most appropriate zoning for this type of multi-family development.

STAFF COMMENTS:

Over time, growth patterns for nearly every municipality shift. The City of Sheboygan is no different as there continues to be a shortage in the supply of affordable housing which can be supported in the affordable housing market study conducted in April of 2021.

The City of Sheboygan has been making significant efforts to address and meet these housing needs. Development of these properties will continue to address the need for more desirable affordable housing units in the City as employment opportunities remain robust. For the variety of reasons outlined above, we believe a comprehensive plan amendment to "Multi-Family Residential" and a rezone to "Urban Residential" will achieve the highest and best use for this site and compliment the surrounding mixed use residential and commercial neighborhood.

The surrounding neighborhood zoning is:

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

If the Common Council approves the rezone, an 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 a new multi-family development.

In addition to the rezone, the applicant is proposing to amend the comprehensive plan for these properties from Neighborhood Preservation and Central Mixed Use to Multi-Family Residential. The property will 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.

ACTION REQUESTED:

Motion to recommend the Common Council approve R.O. 95-22-23 and G.O. 17-22-23 by Alderperson Filicky-Peneski amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of N. 15th Street and Martin Avenue – Parcel #59281718350, Parcel #59281712950 and Parcel #59281712930 from Class Neighborhood Preservation to Multi-Family Residential.

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ATTACHMENTS:

Rezone Application and required attachments

