



CITY PLAN COMMISSION AGENDA

November 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. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

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 November 14, 2023

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [5.](#) Application for Conditional Use with exceptions by Sheboygan County to operate the Community Social Worker Program at 829 Union Avenue.
- [6.](#) R. O. No. 74-23-24 by City Clerk submitting an application from City Church Sheboygan, Inc. for a rezone of property located at 3021 Main Avenue – Parcel No. 59281615440 from Class Suburban Residential (SR-5) to Mixed Residential (MR-8). REFER TO CITY PLAN COMMISSION
- [7.](#) Gen. Ord. No. 30-23-24 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 at 3021 Main Avenue - Parcel No. 59281615440 from Class Suburban Residential (SR-5) to Mixed Residential (MR-8) Classification. REFER TO CITY PLAN COMMISSION

NEXT MEETING

8. December 12, 2023

ADJOURN

9. 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, November 14, 2023

MEMBERS PRESENT: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Braden Schmidt, Jerry Jones and Kimberly Meller

EXCUSED: Alderperson Trey Mitchell

STAFF/OFFICIALS PRESENT: Program Assistant Ellise Rose, Building Inspection Specialist Linnae Wierus, Director of Planning & Development Diane McGinnis-Casey and Community Development Planner Janet Duellman

OPENING OF MEETING

1. Roll Call

Mayor Sorenson called the meeting to order at 4 pm.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Identify potential conflict of interest

No committee member had a conflict.

MINUTES

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

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD NOVEMBER 14, 2023.

Motion made by Marilyn Montemayor, seconded by Jerry Jones

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Braden Schmidt, Jerry Jones, Kimberly Meller.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Public Hearing regarding a Territorial and Project Plan amendments for Tax Incremental District (TID) 17.

Phil Cosson from Ehlers & Associates, Inc. explained the amendments from TID 17.

MOTION TO CLOSE THE PUBLIC HEARING REGARDING A TERRITORIAL AND PROJECT PLAN AMENDMENTS FOR TAX INCREMENTAL DISTRICT (TID) 17.

Motion made by Jerry Jones, seconded by Marilyn Montemayor.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Braden Schmidt, Jerry Jones, Kimberly Meller.

6. Public Hearing regarding a Territorial and Project Plan Amendment for Tax Incremental District (TID) 18.

Phil Cosson from Ehlers & Associates, Inc. explained the amendments from TID 18.

MOTION TO CLOSE THE PUBLIC HEARING REGARDING A TERRITORIAL AND PROJECT PLAN AMENDMENTS FOR TAX INCREMENTAL DISTRICT (TID) 18.

Motion made by Jerry Jones, seconded by Marilyn Montemayor.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Braden Schmidt, Jerry Jones, Kimberly Meller.

7. Consideration and possible action on approving the Territorial and Project Plan Amendments for Tax Incremental District (TID) 17.

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Jerry Jones, seconded by Marilyn Montemayor.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Braden Schmidt, Jerry Jones, Kimberly Meller.

8. Consideration and possible action on approving the Territorial and Project Plan Amendments for Tax Incremental District (TID) 18.

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Jerry Jones, seconded by Marilyn Montemayor.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Braden Schmidt, Jerry Jones, Kimberly Meller.

9. Application for Conditional Use with exceptions by Amy Lee to operate Chubby Bunny Boba at 3325A Business Drive.

MOTION 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. 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 Slating (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. 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.
8. 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 made by Jerry Jones, seconded by Marilyn Montemayor.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Braden Schmidt, Jerry Jones, Kimberly Meller.

NEXT MEETING

10. November 28, 2023

Item 4.

The next meeting is scheduled to be held on November 28, 2023 at 4:00 pm.

ADJOURN

11. Motion to Adjourn

MOTION TO ADJOURN AT 4:26 PM.

Motion made by Jerry Jones, seconded by Marilyn Montemayor.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Braden Schmidt, Jerry Jones, Kimberly Meller.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Sheboygan County to operate the Community Social Worker Program at 829 Union Avenue. NR-6 Zone.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: November 15, 2023

MEETING DATE: November 28, 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:

Matthew Strittmater with Sheboygan County is proposing to operate the Sheboygan County Health and Human Services – Community Social Worker Program located at 829 Union Avenue. The applicant states the following about the project:

- The Wesley House, located at 829 Union Avenue is the parsonage of Wesley United Methodist Church. At the present time, the church uses this space for offices and storage.
- The proposed space will be the southside site for the Community Social Worker Program through Sheboygan Health and Human Services. This side was selected due to the collaboration with the Farnsworth Neighborhood Association.
- Community Social Workers will be providing support via resume referral, advocacy support, and problem-solving assistance to residents living in the identified service area (Longfellow and Sheridan school district boundaries).
- The projected number of clients visiting the site is an average of 20 people a day.
- There is sufficient off-street parking in the front of the building on Union Avenue and on S. 9th Street.
- The purpose is to serve and support residents of the community where the CSW is housed. The southside CSW site is based on the connection with the newly formed Farnsworth Neighborhood Association, Farnsworth Middle School, and the identified service area of Longfellow and Sheridan Elementary Schools.
- The Community Social Worker Program staff met with the Farnsworth Neighborhood Association to share the program's purpose. The plan is for the CSW to continue engagement with the above-named neighborhood association and, if needed, address issues before they become problematic.

- The CSW staff are tasked with assisting to build neighborhood teams to focus community-based prevention and early intervention efforts to support families, communities, and agency partners. Program staff will work towards increasing communication between community stakeholders to, in turn, increase resources for families living in the identified service area.
- The CSW Program will use this space only for the purpose of providing a space for program staff to meet with clients, hold community meetings, and engage residents of the neighborhood to discuss what is working well and in what areas they may need additional support.
- Currently, Wesley United Methodist Church has a wooden sign placed on a bracket with their name. The Community Social Worker Program sign will replace the sign after the program logo is finalized and a sign permit approved.

STAFF COMMENTS:

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. Staff may bring the proposed signage design back to the Plan Commission if there are 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 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.
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 Slating (PDS) material in order to effectively screen the dumpster.
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 well-designed signage for the site. Staff may bring the proposed sign design back to the Plan Commission for review/approval.
7. 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.
8. Applicant shall adequately monitor the Community Social Worker Program location 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.
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 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) Sheboygan County | Authorized Representative Matthew Strittmater | Title Health and Human Services Director | |
| Mailing Address 1011 N 8th St | City Sheboygan | State WI | ZIP Code 53081 |
| Email Address matthew.strittmater@sheboygancounty.com | | Phone Number (incl. area code) 920-459-3213 | |
| SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant) | | | |
| Applicant Name (Ind., Org. or Entity) Wesley United Methodist Church | Contact Person John Stone | Title Church Council Member | |
| Mailing Address 823 Union Ave | City Sheboygan | State WI | ZIP Code 53081 |
| Email Address Rock78@att.net | | Phone Number (incl. area code) 920-889-6572 | |
| SECTION 3: Project or Site Location | | | |
| Project Address/Description 829 Union Ave, Sheboygan, WI, 53081/Office space | | Parcel No. 59281314090 | |
| SECTION 4: Proposed Conditional Use | | | |
| Name of Proposed/Existing Business: | Wesley United Methodist Church | | |
| Existing Zoning: | Neighborhood Residential-6 zoning district | | |
| Present Use of Parcel: | Parsonages/offices | | |
| Proposed Use of Parcel: | Offices | | |
| Present Use of Adjacent Properties: | Church and residential | | |
| SECTION 5: Certification and Permission | | | |
| <p>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.</p> | | | |
| <p>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.</p> | | | |
| Name of Owner/Authorized Representative (please print) Matthew Strittmater/Sheboygan County | Title Health and Human Services Director | Phone Number 920-459-3213 | |
| Signature of Applicant  | | Date Signed 11-7-23 | |

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.

CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS

A. Name of project/development.

Sheboygan County Health and Human Services - Community Social Worker Program (CSW)

B. Summary of the Conditional Use and general operation of proposed use:

- Description of existing use

The Wesley House, located at 829 Union Ave, Sheboygan, WI, 53081, is the parsonage of Wesley United Methodist Church. At the present time, the church uses this space for offices and storage.

- Description of proposed use (indoor, outdoor, etc.), why was this site selected?

The proposed space will be the southside site for the Community Social Worker Program through Sheboygan Health and Human Services. This site was selected due to the collaboration with the Farnsworth Neighborhood Association.

- All services, products, etc. to be provided

Community Social Workers will be providing support via resource referral, advocacy support, and problem-solving assistance to residents living in the identified service area (Longfellow and Sheridan school district boundaries).

- Projected number of residents, employees, and/or daily customers

The projected number of clients visiting the site is an average of 20 people a day.

- Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre

Not applicable.

- Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)

Not applicable.

- A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area

Not applicable.

- An explanation of any interior and/or exterior renovations

Not applicable.

- Is access appropriate and is there sufficient customers/resident off-street parking?

Yes, there is appropriate access to the building. There is sufficient off-street parking in the front of the building on Union Avenue and on S. 9th Street.

- Proposed signage

Currently, Wesley United Methodist Church has a wooden sign placed on a bracket with their name. The Community Social Worker Program sign will replace the sign after the program logo is finalized and a sign permit approved.

- Project timeline and estimated value of project

Not applicable as no improvements or expansions will be completed to the existing property.

- Compatibility of the proposed use and design with adjacent and other properties in the area.

The purpose is to serve and support residents of the community where the CSW is housed. The southside CSW site is based on the connection with the newly formed Farnsworth Neighborhood Association, Farnsworth Middle School, and the identified service area of Longfellow and Sheridan Elementary Schools.

- How will you insure that the business will not become a nuisance to adjacent properties (i.e.

parking, noise, smells, hours of operations, etc.

The Community Social Worker Program staff met with the Farnsworth Neighborhood Association to share the program's purpose. The plan is for the CSW to continue engagement with the above-named neighborhood association and, if needed, address issues before they become problematic.

- Other information that would be considered pertinent by the Plan Commission.

The CSW staff are tasked with assisting to build neighborhood teams to focus on community-based prevention and early intervention efforts to support families, communities, and agency partners. Program staff will work towards increasing communication between community stakeholders to, in turn, increase resources for families living in the identified service area.

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

Not applicable.

D. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:

a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan

Comprehensive Master Plan?

The Community Social Worker Program anticipates requests for assistance in the following areas: housing, food security, employment, and mental health. The master plan from 2011 states that the city is being careful as to where they are placing small community facilities. Since Wesley United Methodist Church is already in existence in the neighborhood, the collaboration between Health and Human Services is an example of bringing community facilities together to support the residents.

b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?

The CSW Program does not anticipate any of the above mentioned items.

c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?

The CSW Program will use this space only for the purpose of providing a space for program staff to meet with clients, hold community meetings, and engage residents of the neighborhood to discuss what is working well and in what areas they may need additional support.

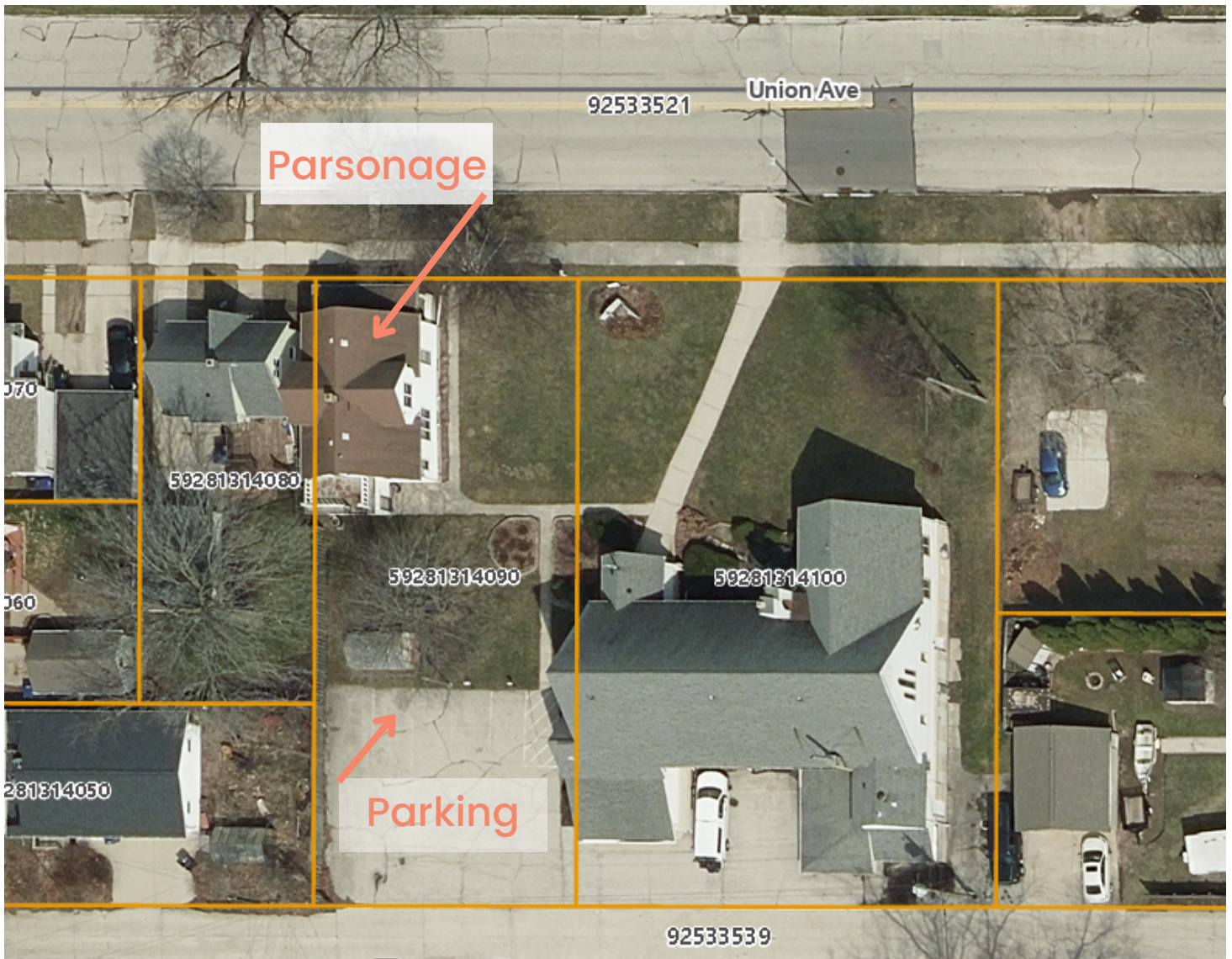
d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

Yes, the location is within a residential zone with access to public agencies.



Sheboygan County Health and Human Services – Community Social Worker Program (CSW)

Item 5.



A Site Plan including:
The overall property
The existing location of building(s) on the property
The parking spaces location on the property



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 74-23-24 and G.O. 30-23-24 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 at 321 Main Avenue – Parcel # 59281615440 from Suburban Residential (SR-5) to Mixed Residential (MR-8) Classification.

REPORT PREPARED BY: Ellise Rose

REPORT DATE: November 22, 2023

MEETING DATE: November 28, 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:

City Church is proposing to rezone Parcel # 59281615440 from Suburban Residential (SR-5) to Mixed Residential (MR-8). The applicant states the following:

- The proposed use is to add a licensed Childcare Ministry Monday through Friday with early childhood education.
- This will add a much needed licensed childcare program with early childhood education to the county to bring in more employees to the city and county who have previously turned down jobs because they cannot find childcare.

The proposed rezone will allow for a much-needed daycare facility and will be complimentary to the adjoining single-family neighborhood.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north, south, east, and west are zoned Suburban Residential (SR-5).

It is important for the Plan Commission to understand that if the property zoning designation is changed from SR-5 to MR-8, and applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the MR-8 zone.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be reviewed by the City of Sheboygan Plan Commission prior to operating a daycare at this facility.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Suburban Residential (SR-5) to Mixed Residential (MR-8) for Parcel #59281615440.

ATTACHMENTS:

Rezone Application and required attachments

**CITY OF SHEBOYGAN
R. O. 74-23-24**

BY CITY CLERK.

NOVEMBER 20, 2023.

Submitting an application from City Church Sheboygan, Inc. for a rezone of property located at 3021 Main Avenue – Parcel No. 59281615440 from Class Suburban Residential (SR-5) to Mixed Residential (MR-8).

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

Item 6.

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 Church Sheboygan, INC PHONE NO.: (920) 452-0111
ADDRESS: 3021 Main Ave, Sheboygan, WI E-MAIL: office@ourcity.cc
OWNER OF SITE: City Church Sheboygan, INC PHONE NO.: (920) 452-0111

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 3021 Main Ave, Sheboygan, WI
LEGAL DESCRIPTION: Non-profit church corporation

PARCEL NO. 59281615440 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: Suburban Residential-5

PROPOSED ZONING DISTRICT CLASSIFICATION: Mixed Residential-8

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: Sunday and
Wednesday services with groups and office hours through the week, all ages

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: Add licensed
Childcare Ministry Monday-Friday with early childhood education

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? Add a much needed licensed

childcare program with early childhood education to the county to bring in

more employees to the city and county who have previously turned down jobs because they cannot find childcare.

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 current assigned zone does not have conditional use for group
day care centers.

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? Choosing to go with the moderately high

density character allows the area to stay residential.

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

The county has a need for more employees but a lack of licensed childcare

Preventing them from accepting jobs. There are approximately 340 children

currently on waiting lists. New zoning will allow this program to help meet some of this need while keeping the neighborhood's current character.

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.


APPLICANT'S SIGNATURE

November 15, 2023

DATE

A. Vicky Guillen

PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

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

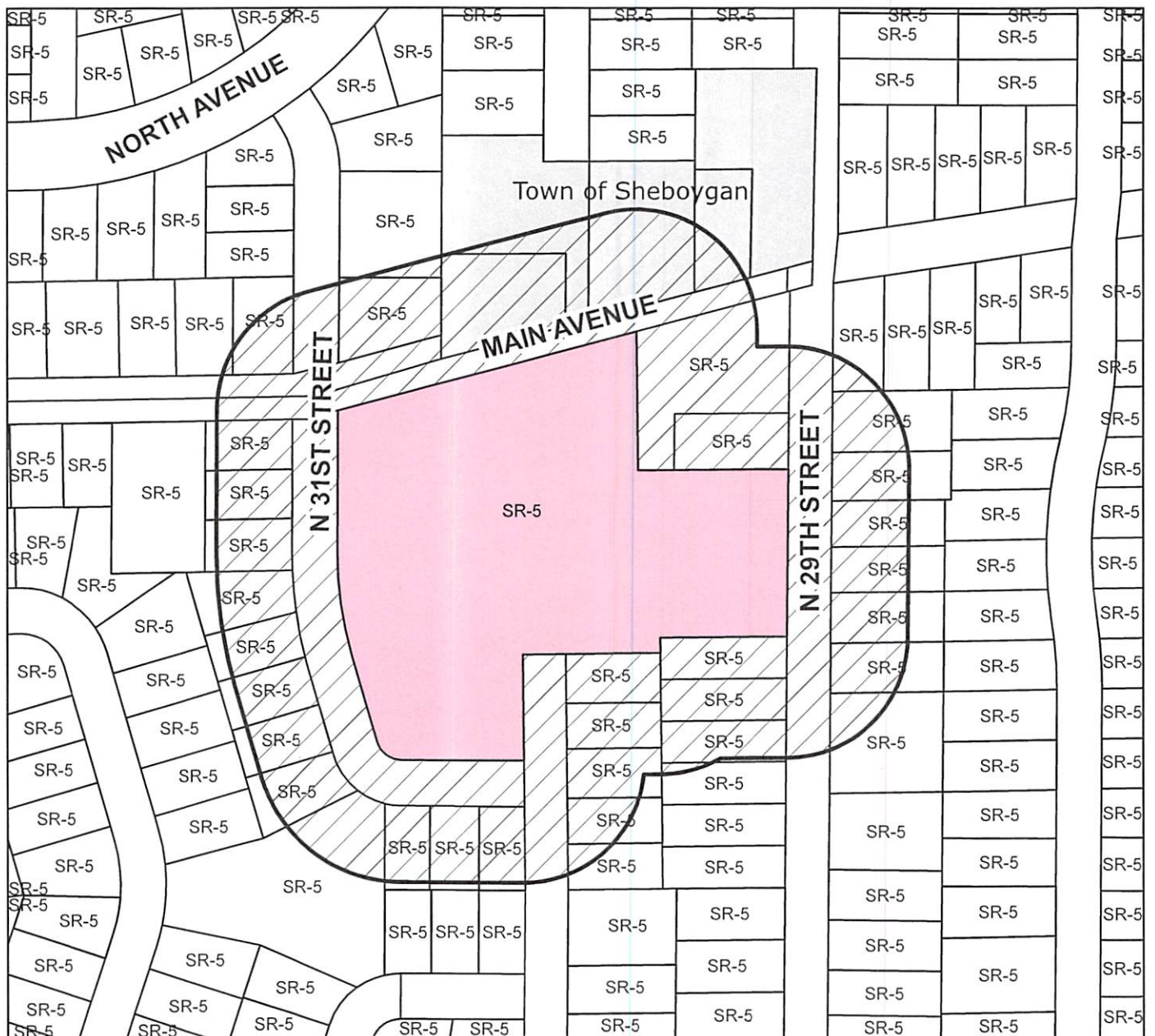
- ☐ The property proposed to be rezoned.
- ☐ All lot dimensions of the subject property.
- ☐ All other lands within 200 feet of the subject property.
- ☐ Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- ☐ Graphic scale and north arrow.



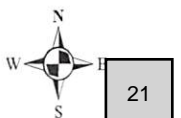
PROPOSED REZONE FROM SUBURBAN RESIDENTIAL-5 (SR-5) TO MIXED RESIDENTIAL-8 (MR-8)

SECTION 16, TOWNSHIP 15 NORTH, RANGE 23 EAST

GRACELAND SUBD NO 14 ALL OF BLK 26 OF SD SUBD & ALSO ALL OF BLK 26 OF GRACELAND SUBD NO 16, ALSO UNPLATTED LAND DESC AS: COM AT THE NE COR OF LOT 8 BLK 26 OF GRACELAND SUBD NO 16, TH S-88-DEG-55'-00"-W 161.22' ALG THE N LINE OF SD BLOCK 26 TO THE S LINE OF MAIN AVE., TH N-75-DEG-07'- 00"-E 329.30' ALONG SD S LINE, TH S-02-DEG-16'-00"-E 178.71', TH S-89-DEG-04'- 30"E 196.75' TO THE W LINE OF N 29TH ST, TH S-00-DEG- 50'-00"-E 220' ALG SD W LINE, TH S-89-DEG-04'-30"-E 167.75', TH S-00-DEG-50'- 00"-E 20', TH S-89-DEG-01'- 00"-W 125.00' TO THE E LINE OF N 30TH ST, TH S-89-DEG- 12'-00"-W 60.14' TO THE SE COR OF LOT 4 OF BLK 26 OF GRACELAND SUBD NO 16, BEING A POINT IN THE W LINE OF N 30TH ST, TH N-00-DEG-48'- 00"-W 245', TH N-02-DEG-22'- 00"-E 100.44' ALG SD E LINE TO BEG



0 100 200 400 US Feet



CLK322B

City Of Sheboygan
City Clerk's Office

** General Receipt **

Receipt No: 231443

License No: 0000

Date: 11/15/2023

Received By: MKC

Received From: CITY CHURCH SHEBOYGAN, INC

Memo: REZONE

Method of Payment: \$200.00 Check No. 1019

Total Received: \$200.00

| <u>Fee Description</u> | <u>Fee</u> |
|------------------------|------------|
| Zoning Change | 200.00 |

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

**CITY OF SHEBOYGAN
GENERAL ORDINANCE 30-23-24**

BY ALDERPERSON FELDE.

NOVEMBER 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 at 3021 Main Avenue - Parcel No. 59281615440 from Class Suburban Residential (SR-5) to Mixed Residential (MR-8) 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 Mixed Residential (MR-8) Classification:

Property located at 3021 Main Avenue – Parcel No. 59281615440

SECTION 16, TOWNSHIP 15 NORTH, RANGE 23 EAST

GRACELAND SUBD NO 14 ALL OF BLK 26 OF SD SUBD & ALSO ALL OF BLK 26 OF GRACELAND SUBD NO 16, ALSO UNPLATTED LAND DESC AS: COM AT THE NE COR OF LOT 8 BLK 26 OF GRACELAND SUBD NO 16, TH S-88-DEG-55'-00"-W 161.22' ALG THE N LINE OF SD BLOCK 26 TO THE S LINE OF MAIN AVE., TH N-75-DEG-07'-00"-E 329.30' ALONG SD S LINE, TH S-02-DEG-16'-00"-E 178.71', TH S-89-DEG-04'-30"E 196.75' TO THE W LINE OF N 29TH ST, TH S-00-DEG-50'-00"-E 220' ALG SD W LINE, TH S-89-DEG-04'-30"-E 167.75', TH S-00-DEG-50'-00"-E 20', TH S-89-DEG-01'-00"-W 125.00' TO THE E LINE OF N 30TH ST, TH S-89-DEG-12'-00"-W 60.14' TO THE SE COR OF LOT 4 OF BLK 26 OF GRACELAND SUBD NO 16, BEING A POINT IN THE W LINE OF N 30TH ST, TH N-00-DEG-48'-00"-W 245', TH N-02-DEG-22'-00"-E 100.44' ALG SD E LINE TO BEG

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.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

Aldersperson, City of Sheboygan

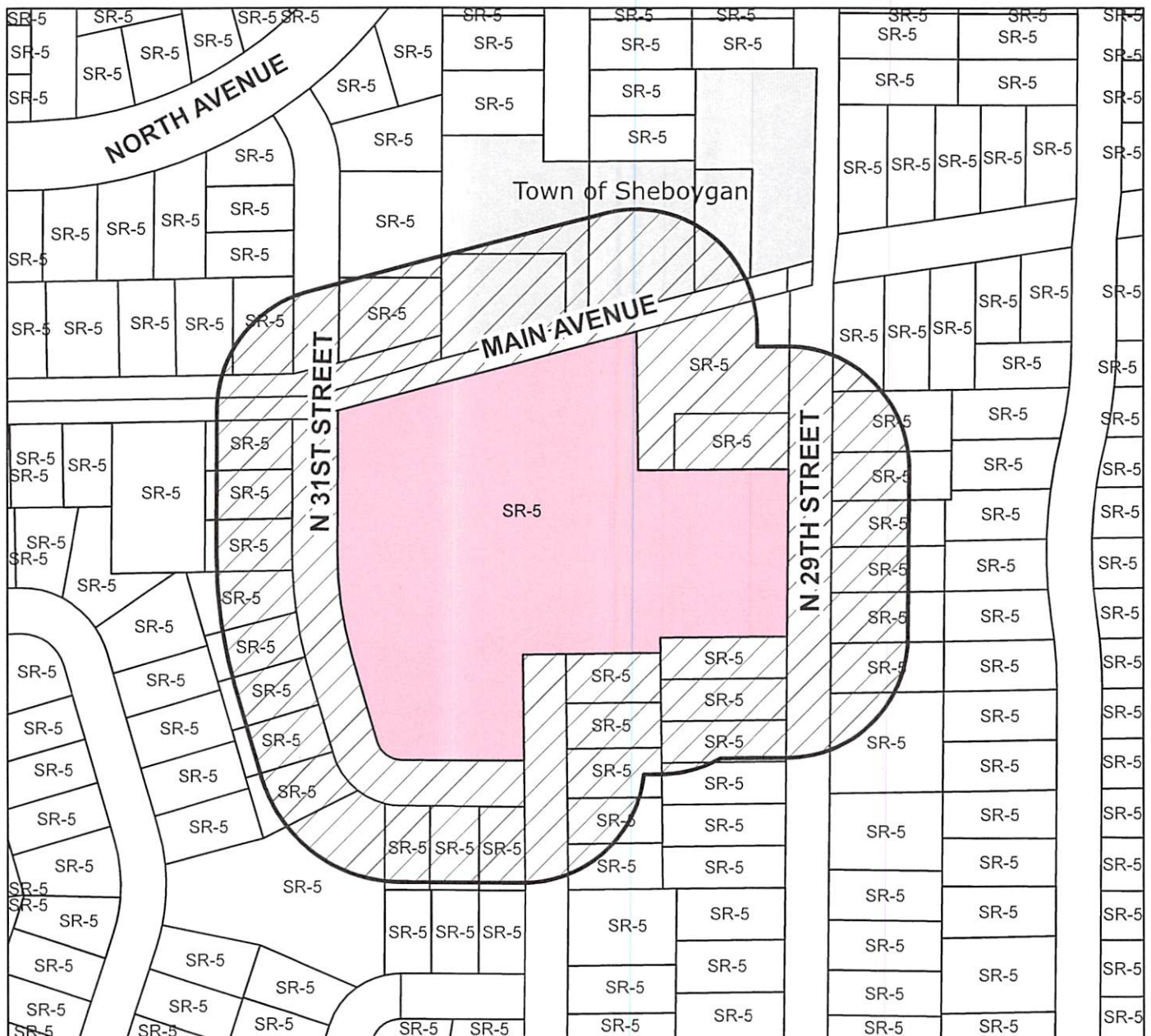
Aldersperson, City of Sheboygan

PROPOSED REZONE FROM SUBURBAN RESIDENTIAL-5 (SR-5) TO MIXED RESIDENTIAL-8 (MR-8)

Item 7.

SECTION 16, TOWNSHIP 15 NORTH, RANGE 23 EAST

GRACELAND SUBD NO 14 ALL OF BLK 26 OF SD SUBD & ALSO ALL OF BLK 26 OF GRACELAND SUBD NO 16, ALSO UNPLATTED LAND DESC AS: COM AT THE NE COR OF LOT 8 BLK 26 OF GRACELAND SUBD NO 16, TH S-88-DEG-55'-00"-W 161.22' ALG THE N LINE OF SD BLOCK 26 TO THE S LINE OF MAIN AVE., TH N-75-DEG-07'- 00"-E 329.30' ALONG SD S LINE, TH S-02-DEG-16'-00"-E 178.71', TH S-89-DEG-04'- 30"E 196.75' TO THE W LINE OF N 29TH ST, TH S-00-DEG- 50'-00"-E 220' ALG SD W LINE, TH S-89-DEG-04'-30"-E 167.75', TH S-00-DEG-50'- 00"-E 20', TH S-89-DEG-01'- 00"-W 125.00' TO THE E LINE OF N 30TH ST, TH S-89-DEG- 12'-00"-W 60.14' TO THE SE COR OF LOT 4 OF BLK 26 OF GRACELAND SUBD NO 16, BEING A POINT IN THE W LINE OF N 30TH ST, TH N-00-DEG-48'- 00"-W 245', TH N-02-DEG-22'- 00"-E 100.44' ALG SD E LINE TO BEG



0 100 200 400 US Feet

