

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Marshall Sign to install a new wall sign for City Church located at 2313 N. 31st Street. SR-5 Zone

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

REPORT DATE: February 7, 2020

MEETING DATE: February 11, 2020

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Marshall Sign is proposing to install a new wall sign for City Church located at 2313 N. 31st Street. This is a 48sf (2.3 x 21) interior lit individual letter wall sign advertising City Church. The wall sign will be located on the north side of the building facing Main Avenue. City Church would like the ability to install new wall signage in order to advertise their location to people. This permanent wall sign will replace a temporary banner.

STAFF COMMENTS:

The applicant is requesting a variance to have 48sf wall sign – The maximum square footage permitted for a church wall sign is 24sf. Applicant states that the church is setback far from the street and they want the sign to be readable and in proportion to the size of their building.

ACTION REQUESTED:

Staff recommends approval of the conditional use, variance and sign permit subject to the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
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. Any additional signage for this facility will be individual letters (no flat panel and/or cabinets) and shall obtain all approval and permits required (variance sign permits, etc.).
4. Applicant shall remove all temporary signs and may install temporary signage as permitted by the City of Sheboygan Zoning Ordinance.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 615440
MAP NO. _____
ZONING CLASSIFICATION: SR-5

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 1/28/20
2/11/20

FILING FEE: \$250.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT
Requirements Per Section 15.905
Revised May 2018

Completed 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 two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (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: Katie Scholz
ADDRESS: 220 Young St. E-MAIL: marshallsignkatie@wi.rr.com
PHONE: (920) 526-3100 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: City Church
ADDRESS OF PROPERTY AFFECTED: 2313 N. 31st St.
LEGAL DESCRIPTION: Church

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Church

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____

Church, no change

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: add new letterset that is above allowed 24 sq. ft.

RE: Variance for City Church

1-6-2020

Site Location: 2313 N 31st Street

Dear Mr. Sokolowski,

We would like to apply for a variance for City Church. They are currently zoned residential and are only allowed 1 sign up to 24 Sq. ft.

Because their building is so large and set back from the road they would like a variance for sign with individual letters above the allowed square feet so it looks proportional and scale with the building size.

We propose the signage to be around 48 square feet versus the allowed 24 square feet.

We plan to make the design simple with legible clean letters similar to the buildings aesthetic, so everything ties together nicely.

We hope that the city considers and approves our above requests. Thank you for your time.

Sincerely,

Katie Scholz

OFFICE USE ONLY

PARCEL NO.: _____

MAP NO.: _____

ZONING CLASSIFICATION: _____

OFFICE USE ONLY

REVIEW DATE: _____

APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081
Phone: (920) 469-3377 Fax: (920) 469-7302
E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

1. APPLICANT INFORMATION

APPLICANT: Katie Scholz

ADDRESS: 220 Young St., Glenbeulah, WI 53023

E-MAIL ADDRESS: marshallsignkatie@wi.rr.com

PHONE: (920) 526-3100 FAX NO: ()

2. OWNER INFORMATION

OWNER OF SITE: City Church

ADDRESS: 2313 N. 31st St.

PHONE: (920) 452-0111 FAX NO: ()

3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE

NAME OF PROPOSED/EXISTING BUSINESS: City Church

ADDRESS OF PROPERTY AFFECTED: 2313 N. 31st St.

USE OF PROPERTY: Church

TYPE OF SIGN: Lit Letters

DESCRIPTION OF PROPOSED SIGN: Channel letters
with white and blue faces

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 2.3' X WIDTH: 21' = TOTAL SQUARE FOOTAGE: 48.4'

AMOUNT OF PUBLIC STREET FRONTAGE: 31st St: 485' ; main Ave: 640'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 31st St: 183' ; main: 275'

SETBACK: n/a

METHOD OF ATTACHMENT: SCREWS

METHOD OF ILLUMINATION: LED

SIGN MATERIALS: aluminum, polycarbonate

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: / AFTER PROPOSED SIGN: 48.4

5. CERTIFICATE

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

Katie Scholz
APPLICANT'S SIGNATURE

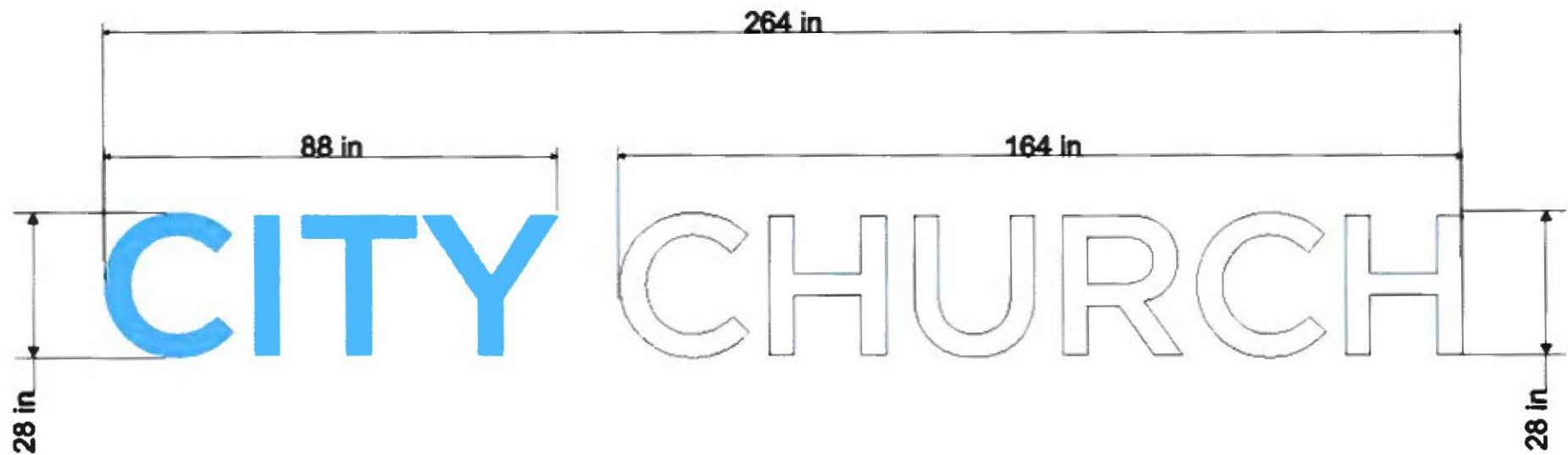
1/2/20
DATE

Katie Scholz
PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

- a. *For new development*, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. *For existing development*, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.

City Church - 2313 N 31st St. - Sheboygan, WI 53083



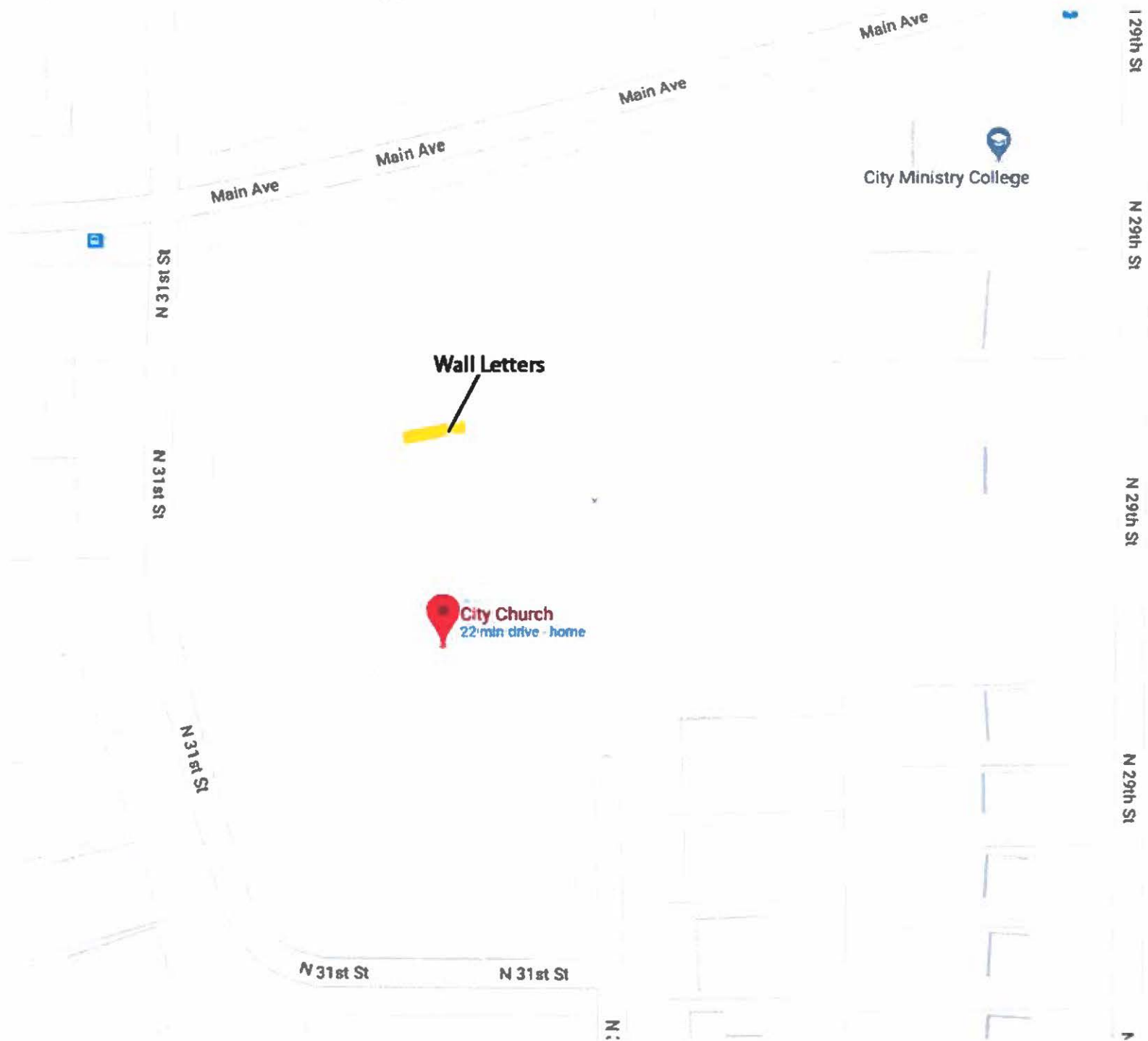
Qty: 1
Facilit LED Channel letters
Fabricated/Installed on site

Taylor Apple
Phone: (920) 452-0111

**Marshall
Sign**
18445 Oak View Ln, Plymouth, WI 53073
(920) 483-4300 Fax (920) 483-4483
www.marshallsigns.com

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City Church - 2313 N 31st St, Sheboygan, WI 53083



Wall Letters

City Church
22 min drive - home

Main Ave

City Ministry College

N 31st St

N 31st St

N 31st St

N 31st St

N 31st St

N

N 29th St

N 29th St

N 29th St

N 29th St

N



CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Marshall Sign to install a new monument sign at the Courtyard Apartments located at 3427 Lakeshore Road. UR-12 Zone

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

REPORT DATE: February 7, 2020

MEETING DATE: February 11, 2020

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:

Marshall Sign is proposing to install a new monument sign at the Courtyard Apartments located at 3427 Lakeshore Road. The applicant states:

- The Courtyard Apartment's would like to replace its existing weathered monument sign with a new smaller monument sign because the old wood sign is rotting/deteriorating.
- The new sign will be all painted aluminum that will withstand the Wisconsin weather for years to come. The graphics will match the Courtyard building in color and logo style.
- This will be a new single-sided, non-illuminated, 80sf and eight (8) foot tall monument sign. The sign will advertise the Courtyard Apartments with a phone number.
- The sign is proposed to be installed in the same location – northwest corner of the property facing the intersection of N. 15th Street and Eisner Avenue.
- Burke Properties currently owns other apartment locations in the Oak Creek area and are proposing to install the same exact signs to their property in Sheboygan. The Burke Company is trying to install signage and logos so all their properties signage is uniform in feel and look to attract new tenants.
- The existing monument sign is approximately 116sf and the new sign is 80sf so the new sign is approximately 36sf smaller.

- The sign will be installed in the same location which is setback around 20 feet from the property line which is much further than the minimum 12 foot setback required.
- Because of the busy corner/angle and large lot they are located on we find it necessary to put up the sign in the same exact location.
- Our goal is to upgrade this very old sign so everything ties together nicely and we hope that the city considers and approves our above requests.

STAFF COMMENTS:

The applicant is requesting a variance to have 80sf monument sign – The maximum size permitted for an apartment complex in in the UR-12 zone is 24sf.

The sign has a nice design and is smaller than the original sign.

ACTION REQUESTED:

Staff recommends approval of the conditional use, variance and sign permit subject to the following conditions:

1. Applicant shall obtain the necessary sign permits prior to installation.
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 remove existing monument sign to be replaced by new monument sign.
4. The maximum height of the sign shall be 8 feet tall (top of sign to grade).
5. Applicant shall meet 12 foot setback to property line.
6. Applicant shall remove all temporary signs and may install temporary signage as permitted by the City of Sheboygan Zoning Ordinance.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 719420

MAP NO. _____

ZONING CLASSIFICATION: UR-12

Office Use Only

APPLICATION/FILE NO. _____

REVIEW DATE: 2/11/20

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**

Requirements Per Section 15.905
Revised May 2018

Completed 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 two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (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: Katie Scholz

ADDRESS: 220 Young St., Glenbeulah, WI 53023 E-MAIL: marshallsignkatie@wi.rr.com

PHONE: (920) 526-3100 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Courtyard Apartments

ADDRESS OF PROPERTY AFFECTED: 3427 Lakeshore Rd.

LEGAL DESCRIPTION: Apartment Complex

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: _____

Housing for multi-tenants

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____

Apartments - No change

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: The complex is zoned in residential

only allowing up to 24 sq. ft. of signage.

RE: Variance for The Courtyard Apartment

3427 Lakeshore Rd., Sheboygan, WI 53081

1-21-20

Dear Mr. Sokolowski,

We would like to apply for a variance for The Courtyard Apartments. They are currently zoned residential and are only allowed 1 sign up to 24 Sq. ft.

They currently have a sign that is oversized at 116.4 sq. ft. They are requesting to install a much smaller new sign that is 80 sq. ft.

The old wood sign is rotting and deteriorating and starting to fall over. Their new sign will be all painted aluminum that will withstand the Wisconsin weather for years to come. The graphics will match the Courtyard building in color and logo style. Burke Properties currently owns 2 other locations in the Oak Creek area in which we are installing the same exact signs at. They would like all their properties signage to match in a similar feel and look to attract new tenants.

The sign will be even farther than the required normal setback of 12' and will be setback around 20' from the property line. Because of the busy corner/angle and large lot they are located on we find it necessary to put up the sign in the same exact location.

Our goal is to upgrade this very old sign so everything ties together nicely and we hope that the city considers and approves our above requests. Thank you for your time.

Sincerely,

Katie Scholz

Marshall Sign

920-526-3100

marshallsignkatie@wi.rr.com

OFFICE USE ONLY

PARCEL NO.: _____

MAP NO.: _____

ZONING CLASSIFICATION: _____

OFFICE USE ONLY

REVIEW DATE: _____

APPROVAL: _____

Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081

Phone: (920) 459-3377 Fax: (920) 459-7302

E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

1. APPLICANT INFORMATION

APPLICANT: Katie Scholz

ADDRESS: 220 Young St., Glenbeulah, WI 53023

E-MAIL ADDRESS: marshallsignkatie@wi.rr.com

PHONE: (920) 526-3100 FAX NO: ()

2. OWNER INFORMATION

OWNER OF SITE: Burke Properties

ADDRESS: 622 N. Water St. Milwaukee, WI

PHONE: (414) 270-0200 FAX NO: ()

3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE

NAME OF PROPOSED/EXISTING BUSINESS: Courtyard Apartments

ADDRESS OF PROPERTY AFFECTED: 3427 Lakeshore Rd.

USE OF PROPERTY: Apartments

TYPE OF SIGN: Monument

DESCRIPTION OF PROPOSED SIGN: Aluminum (painted),
non-lit, vinyl lettering.

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 8' X WIDTH: 10' = TOTAL SQUARE FOOTAGE: 80 sq. ft.

AMOUNT OF PUBLIC STREET FRONTAGE: 690' (Eisner); 730' (N. 18th)

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: multiple complex

SETBACK: 36' from corner of curb, 23' property line

METHOD OF ATTACHMENT: footings

METHOD OF ILLUMINATION: none

SIGN MATERIALS: aluminum, paint, vinyl

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: 116' AFTER PROPOSED SIGN: 80'

5. CERTIFICATE

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

Katie Scholz
APPLICANT'S SIGNATURE

1-16-20
DATE

Katie Scholz
PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

- a. *For new development*, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. *For existing development*, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.

Courtyard Apartments - 3427 Lakeshore Rd. Sheboygan, WI 53083

Existing



Proposed



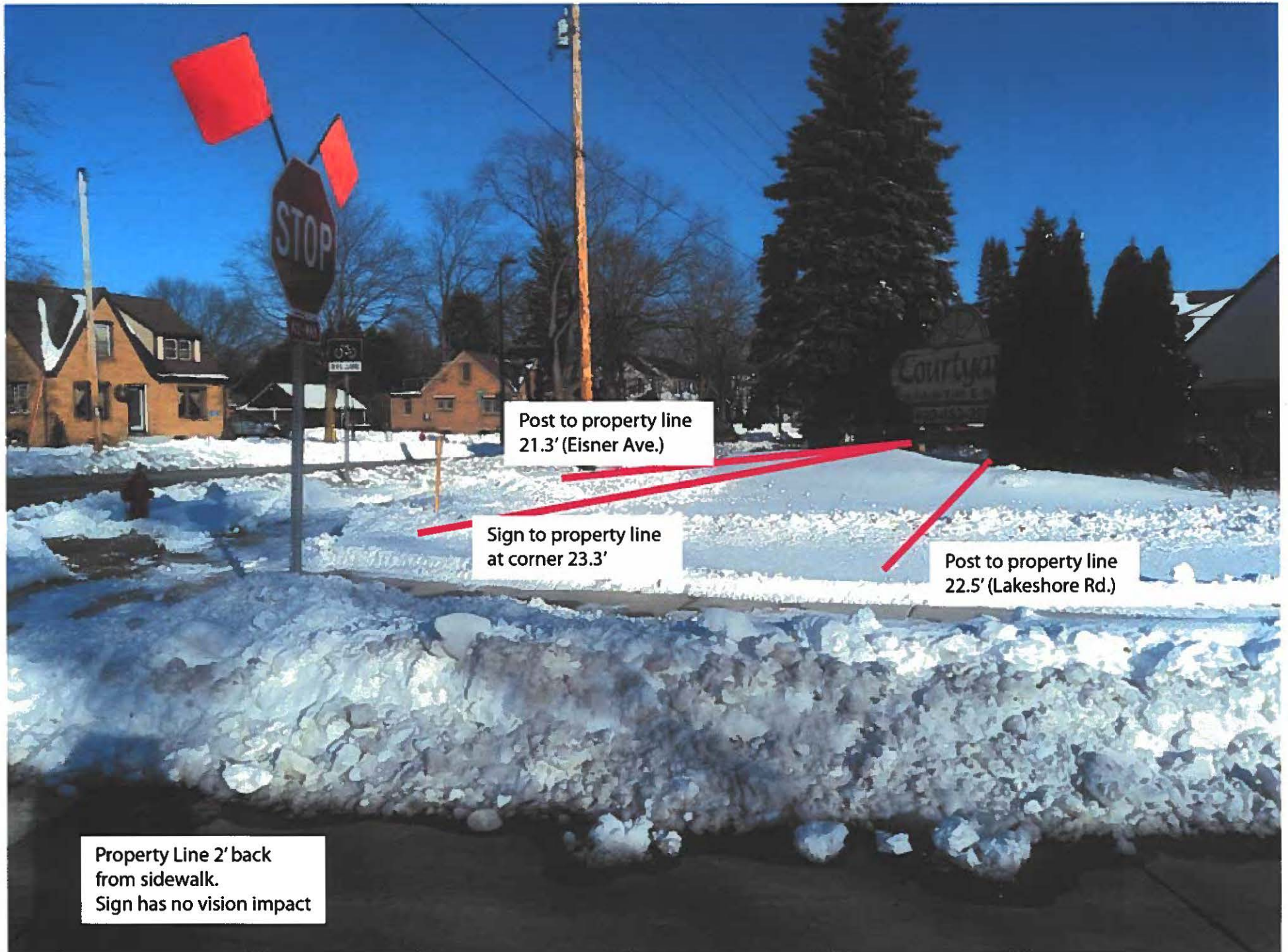
Qty: 1
Single Sided
Non-Illuminated
Painted Aluminum Monument Sign
Vinyl Copy Applied

Gina Goodwin
gina@burkeproperties.com
414.788.8977 c

**Marshall
Sign**
19325 Oak View Ln, Plymouth, WI 53075
(262) 893-6306 fax (262) 893-6483
www.marshallsign.com

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The Courtyard Apartments - 3427 Lakeshore Rd. Sheboygan



Post to property line
21.3' (Eisner Ave.)

Sign to property line
at corner 23.3'

Post to property line
22.5' (Lakeshore Rd.)

Property Line 2' back
from sidewalk.
Sign has no vision impact

The Courtyard Apartments - 3427 Lakeshore Rd. Sheboygan



-  Property Line
-  Sign Location



the **Courtyard**

APARTMENTS

920-452-2920

QUAL HOUSING OPPORTUNITY.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use application by Eight Street Investments, LLC to construct a new 3rd floor apartment at 632 N. 8th Street. CC Zone

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

REPORT DATE: February 7, 2020

MEETING DATE: February 11, 2020

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:

Eight Street Investments, LLC is proposing to convert third floor space into an apartment at 632 N. 8th Street. The applicant states the following about the project:

- Eighth Street Investments, LLC, owns the property at 632 N. 8th Street which is presently used for office/retail use. The owner has been approached to sell the third floor to a local manufacturer for living quarters for visiting employees from other locations, customers or invitees. The downtown location was particularly attractive given the access to downtown attractions and amenities. Given this interest, the owner decided to convert the property into a condominium development and sell the third floor to the interested local manufacturer and convert this space into a dwelling unit.
- The third floor space is vacant and was previously used as office and storage space.
- There will be no exterior renovations.
- The 1st and 2nd floors will continue to be used commercially.

STAFF COMMENTS:

The Plan Commission may want to have the applicant explain who the local manufacturer is that will be purchasing this condo.

The applicant will need to work with the building inspection department regarding the conversion of the 3rd floor space into an apartment. Occupancy shall be granted only at such time as all permits and codes have been met.

If operating as a short term rental, the applicant will be required to file the proper room tax paper work with the City of Sheboygan.

Staff and the Plan Commission have been encouraging downtown living and the proposed conversion provides additional residential opportunities downtown.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit 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 building, plumbing, electrical, HVAC, fire, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
3. 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.).
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. 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.
6. 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.
7. Applicant shall obtain the necessary sign permits prior to installation. Proposed signage will be individual letter signs and shall meet the 8th Street design guidelines (no flat panel or interior lit cabinet signs).
8. 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.
9. 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.
10. 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.).
11. If operating as a short term rental, the applicant will be required to file the proper room tax paper work with the City of Sheboygan.
12. If there are any amendments to the site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 107951
MAP NO. _____
ZONING CLASSIFICATION: CC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 2/11/20

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT** *pd*
Requirements Per Section 15.905
Revised May 2012

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (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: Eighth Street Investments, LLC
ADDRESS: 7722 Hawthorne Rd., Mequon, WI 53097 E-MAIL: pweaver832@aol.com
PHONE: (414) 731-0795 FAX NO. () _____

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Existing owner rents out 1st Floor to a real estate company, 2nd Floor is vacant and 3rd Floor is to be sold for residential use.

ADDRESS OF PROPERTY AFFECTED: 632 N. 8th Street, Sheboygan, WI.

LEGAL DESCRIPTION: See attached.

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Commercial office space in a condominium structure.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Conversion of 3rd floor to a 5-bedroom apartment.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: N/A

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

for the Third Floor of the Building ("Unit 3") allows a local business to use Unit 3 for customers, suppliers and invitees. This use will be consistent with the increased residential presence in Harbor Centre Sheboygan. Indeed, existing residential facilities rent out apartments to local companies for use by customers, suppliers and invitees.

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 proposed use brings people to the Harbor Centre area who are likely to use local venues such as restaurants.

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? No, Unit C has dedicated off street parking which is more than adequate for users of Unit 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? An apartment is already a permitted conditional use in the Central Commercial (CC) Zone.

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.

4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)

OWNER OF SITE: Eighth Street Investments, LLC

ADDRESS: 7722 Hawthorne Rd., Mequon, WI 53097 E-MAIL: pweaver832@aol.com

ARCHITECT: Distinctive Design Studio

ADDRESS: 215 Pine St., Sheboygan Falls, WI 53085 E-MAIL: steve@distinctivedesignstudio.com

CONTRACTOR: TBD

ADDRESS: _____ E-MAIL: _____

5. 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

1-6-2020

DATE

Paul C. Weaver
PRINT ABOVE NAME

PROJECT DESCRIPTION

Eighth Street Investments, LLC

Eighth Street Condominium – Unit 3

632 N. 8th St., Sheboygan, WI 53081

- An explanation of the existing/previous use.

The owner, Eighth Street Investments, LLC, owns the property presently for office/retail use. The owner had been approached to sell the third floor to a local manufacturer for use by them in providing living quarters for visiting employees from other locations, customers or invitees. The downtown location was particularly attractive given the access to downtown attractions and amenities. Given this interest, the owner decided to convert the property into a condominium development and sell the third floor to the interested local manufacturer.

- An explanation of the proposed apartment use – how many apartments, how many bedrooms, parking, etc.

One condominium with 5 bedrooms, existing off-street parking.

- Why did you select this location?

As stated above a local business showed interest in the 3rd floor for living space as set forth above because of its downtown location and easy access to amenities.

- Where are the apartments located in this building – please provide floor plan showing how the space is to be used (1st floor and 2nd floor - office, retail, apartments, etc.).

3rd floor. See attached design and site plan (originally attached to Application for Conditional Use Permit) which includes the floor plans.

- Number of parking spaces - is their enough parking for clients, employees and tenants?

Existing dedicated off-street parking is more than adequate for intended use.

- How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. vehicles, equipment, lighting, noise, architectural style, outdoor storage of materials, garbage, etc.)?

Owner owns the first floor and second floor condominium units and adjoining building on the west side and is thus absolutely motivated to avoiding any disorderly uses of the third floor condominium. We would also submit that the owner of the third floor condominium, being a local manufacturer with a strong reputation, will have the same strong motivation.

- Estimated cost/value?

The only cost is the interior renovation of Unit 3, for which the Buyer will be responsible.

- Benefit of the creation of such a use in the downtown?

Increased visitor presence in Harbor Centre Sheboygan, which brings people to Harbor Centre area who are likely to use local venues such as restaurants and shops.

- Any other information that will be useful for the Plan Commission to understand your proposed business

None

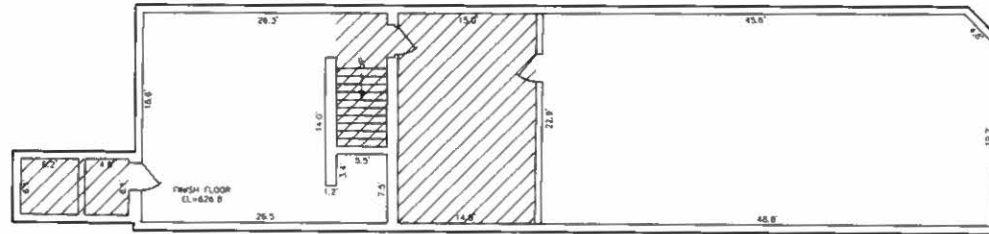
8th STREET & NEW YORK AVE.

ABBREVIATIONS

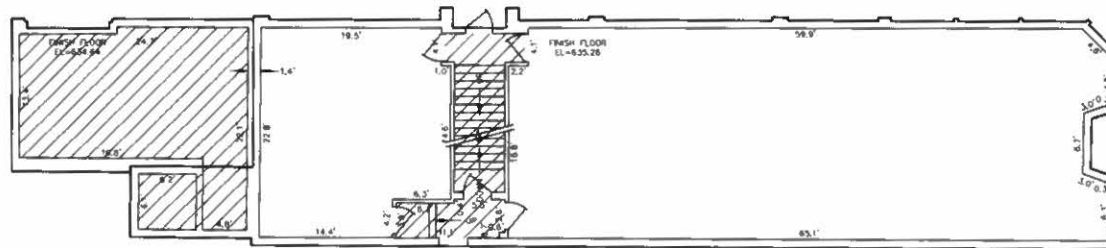
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|-----------|---|
| AFT | ABOVE FINISHED FLOOR |
| A/S | ANCHOR BOLT |
| ADCR | AGGREGATE |
| ALT | ALTERNATE |
| APPROX | APPROXIMATELY |
| B/W | BOTH WAYS |
| BO | BOARD |
| BLDG | BUILDING |
| BLK | BLOCK |
| BM | BENCHMARK |
| BTM | BOTTOM |
| C/J | CONTROL JOINT |
| CLD | CEILING |
| CLM | CLASH |
| COL | COLUMN |
| CONC | CONCRETE |
| CONN | CONNECTION |
| CONTR | CONTRIBUTOR |
| DOG | DOOR |
| DR | DRAIN |
| D/S | DOWNSTREAM |
| E/S | UPSTREAM |
| E/W | EACH WAY |
| EA | EACH |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EQ | EQUAL |
| EXP | EXPANSION |
| F/D | FLOOR DRAIN |
| FF | FINISH FLOOR |
| F/DB | FACE OF BRICK |
| F/DC | FACE OF CONCRETE |
| FDN | FOUNDATION |
| FIN | FINISH |
| FLR | FLOOR |
| FTG | FOOTING |
| FURN | FURNISHING |
| G/C | GENERAL CONTRACTOR |
| GLB | GLOBE |
| GA | GANG |
| GALV | GALVANIZED |
| H/B | HOSE BIB |
| HW | HARDWOOD |
| HWY | HARDWARE |
| HVAC | HEATING, VENTILATION AND AIR CONDITIONING |
| ID | INSIDE DIAMETER |
| INT | INTERIOR |
| JNT | JOINT |
| JST | JOIST |
| KIT | KITCHEN |
| LAV | LAVATORY |
| L | LIGHT |
| M/O | MASONRY OPENING |
| MAL | MASONRY |
| MECH | MECHANICAL |
| MEWH | MECHANICAL |
| MFR | MANUFACTURER |
| MN | MENOR |
| MISC | MISCELLANEOUS |
| MIR | MIRROR |
| MTL | METAL |
| MUL | MULLION |
| N/T & NOM | NOT TO SCALE |
| N | NORMAL |
| O/C | ON CENTER |
| O/D | OUTSIDE DIAMETER |
| OH | OVERHEAD |
| OPG | OPENING |
| OPP | OPPOSITE |
| PLY | PLYWOOD |
| PL | PLUMB |
| R/O | ROUGH OPENING |
| RECD | REQUIRED |
| RM | ROOM |
| S/C | SOLID CORE |
| S/F | SQUARE FOOT |
| S/ST | STAINLESS STEEL |
| SCHED | SCHEDULE |
| SECT | SECTION |
| SH | SHIELD |
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EIGHTH STREET CONDOMINIUM

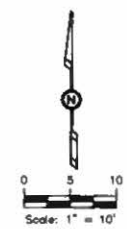
Part of Lots 1 and 2, Block 151, Original Plat of Sheboygan, Located in the NE 1/4 of the SW 1/4, Section 23, T15N, R23E, Sheboygan County, Wisconsin.



UNIT 1
BASEMENT
1,614 SQ. FT.



UNIT 1
FIRST FLOOR
1,897 SQ. FT.



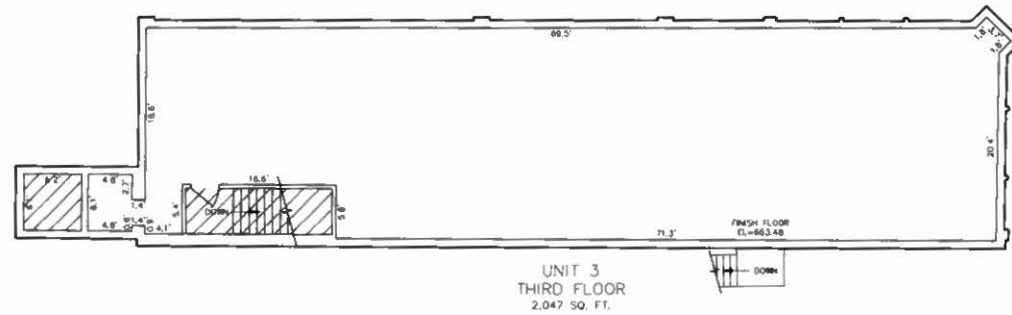
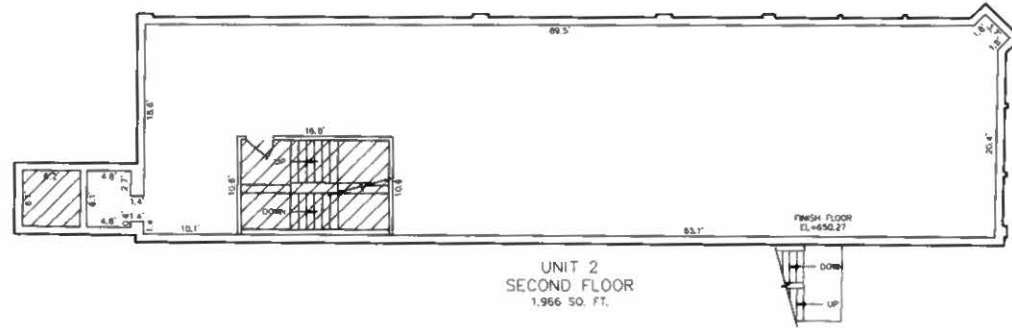
 = Common Element



THIS INSTRUMENT WAS DRAFTED BY PETER ROLHE OF CEDAR CREEK SURVEYING, LLC


 941 Center Avenue, Suite 1
 Oostburg, WI 53070
 608-547-4599
CEDAR CREEK SURVEYING, LLC
 www.cedarcreeksurveying.com
 FILE No. 2018110 DATE: 10/4/2018 PAGE: 2 OF 3

EIGHTH STREET CONDOMINIUM
 Part of Lots 1 and 2, Block 151, Original Plat of Sheboygan, Located in the NE
 1/4 of the SW 1/4, Section 23, T15N, R23E, Sheboygan County, Wisconsin.



 = Common Element

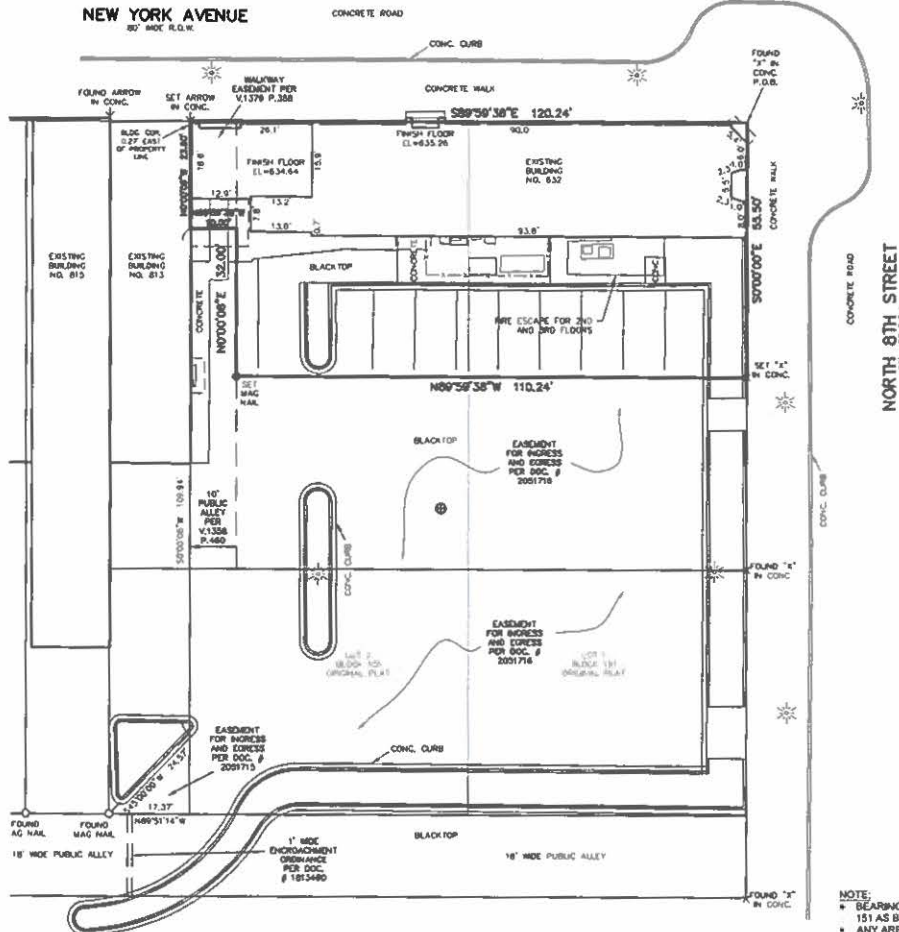

 841 Center Avenue, Suite 1
 Oostburg, WI 53070
 920-547-0899
CEDAR CREEK SURVEYING, LLC
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FILE NO. 2018110 DATE: 10/4/2018 PAGE: 3 OF 3



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EIGHTH STREET CONDOMINIUM

Part of Lots 1 and 2, Block 151, Original Plat of Sheboygan, Located in the NE 1/4 of the SW 1/4, Section 23, T15N, R23E, Sheboygan County, Wisconsin.



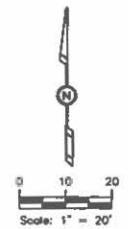
SURVEYORS CERTIFICATE
 I, Benjamin J. Reenders, Registered Land Surveyor number S-3114, do hereby certify that I have surveyed the following described property and that this survey is an accurate representation of the exterior boundary lines and the location of the proposed building and improvements on the property.

Part of Lot 1 and Lot 2, Block 151 of the Original Plat of the City of Sheboygan, Sheboygan County, Wisconsin; and further described as follows: Commencing and point of beginning being at the chiseled X of the NE corner of Block 151; thence the following bearings and distances: 500°00'00\"/>

I further certify that this plat is a correct representation of "Eighth Street Condominium" as proposed at the date hereof, and the identification and location of each UNIT and the common elements can be determined from the plat. The undersigned surveyor makes no certification as to the accuracy of the floor plans of the condominium building and units contained in the plat and the approximate dimensions and floor area thereof.

That I have fully complied with provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulation of the City of Sheboygan in surveying, dividing and mapping the same.

Benjamin J. Reenders Dated this 29th day of September, 2019
 Benjamin J. Reenders PLS S-3114



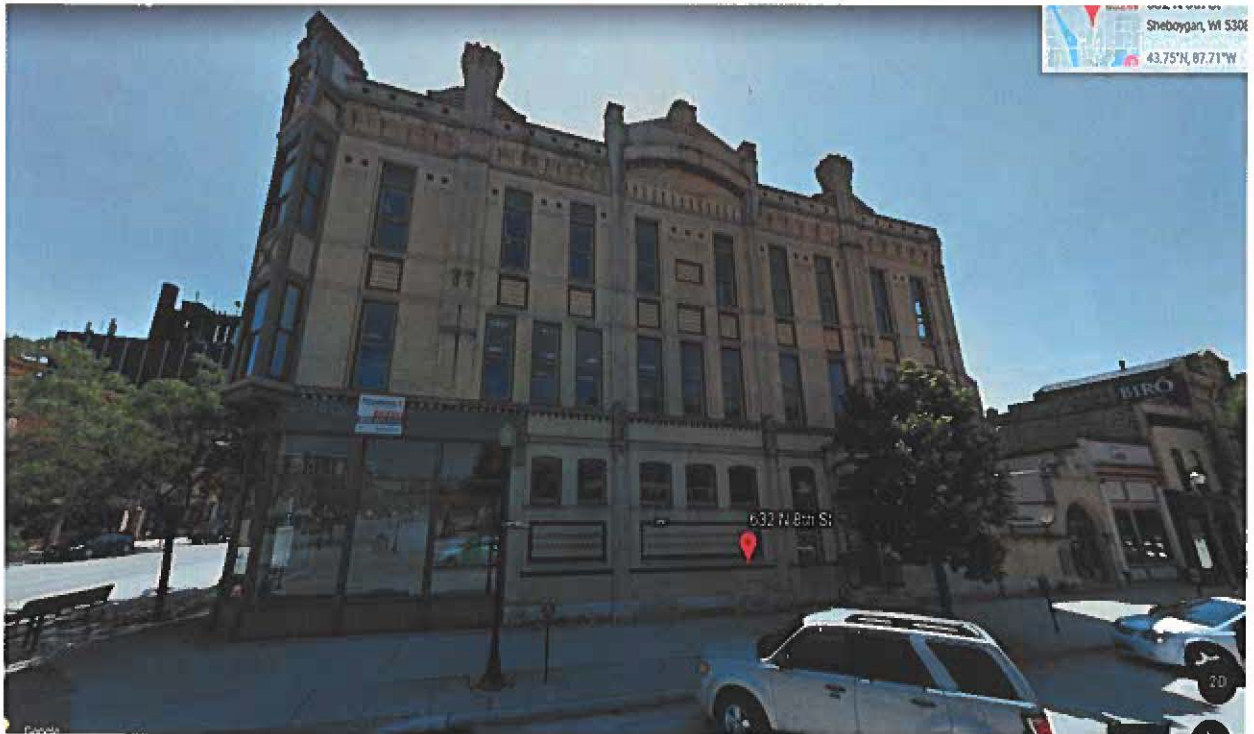
- NOTE:**
- BEARINGS ARE BASED ON THE EAST LINE OF BLOCK 151 AS BEING ASSUMED TO BEAR 500°00'00\"/>

- = Iron Pipe Found
- ⊗ = Catch Basin Manhole
- ⊙ = Street Light
- = Building Overhang
- - - = Wood Fence

941 Center Avenue, Suite 1
 Oostburg, WI 53070
 608-547-0299

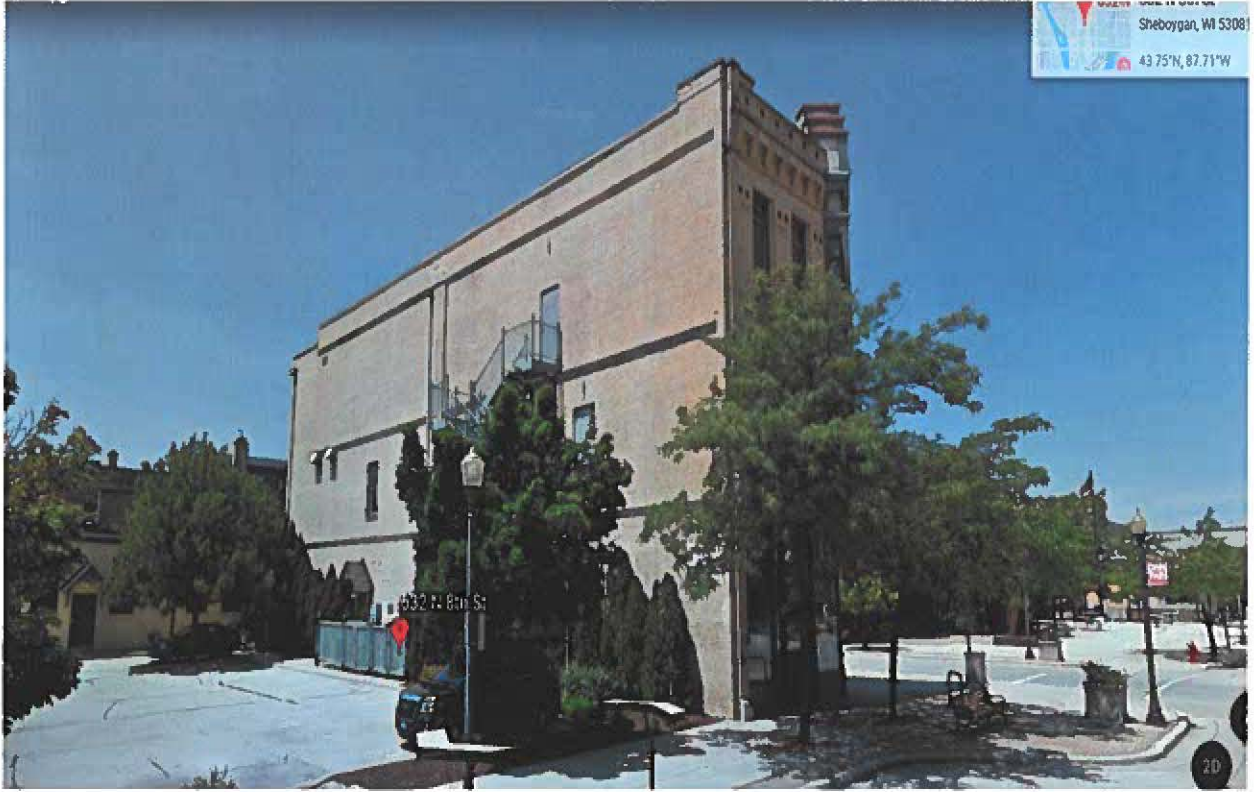
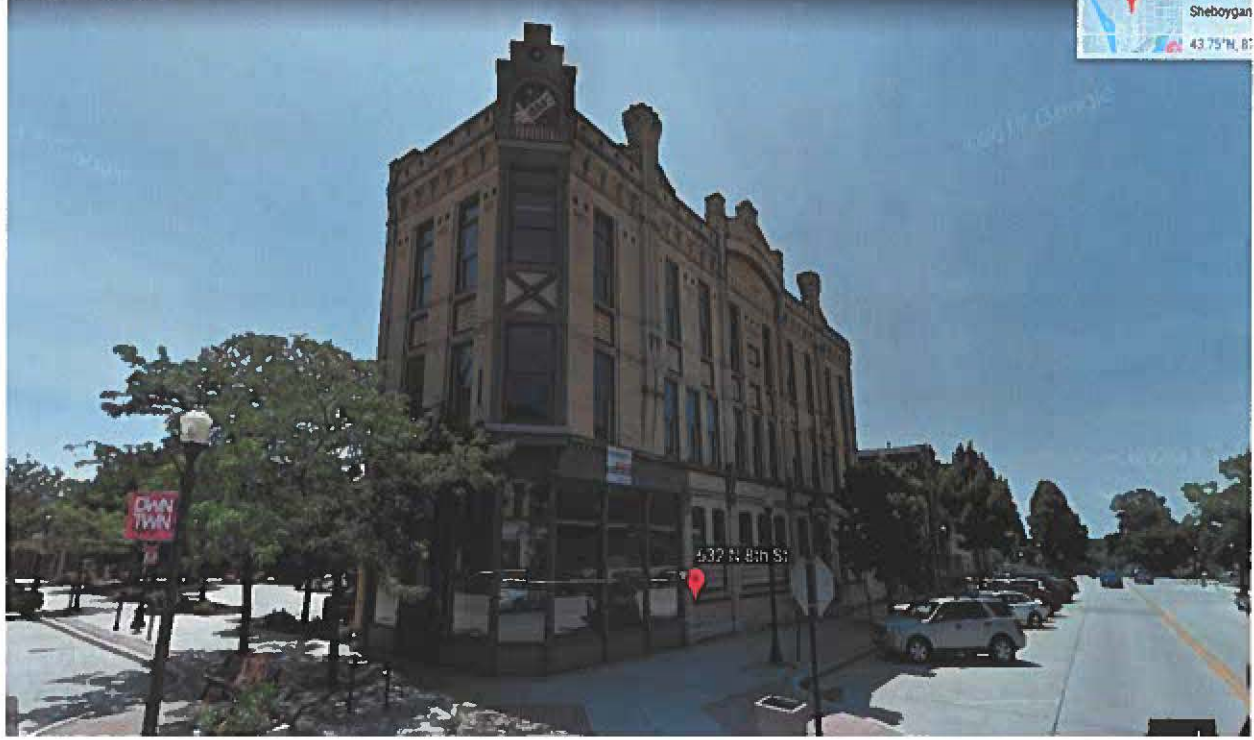
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FILE NO. 201910 DATE: 10/4/2019 PAGE: 1 OF 3



Sheboygan, Wisconsin

632 N 8th St
Sheboygan
43.75°N, 87.71°W



632 N 8th St
Sheboygan, WI 53081
43.75°N, 87.71°W

CITY OF SHEBOYGAN

REQUEST FOR LICENSING, HEARINGS AND PUBLIC SAFETY CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Robert Heimerl to create a new single-family lot at 3820 N. 13th Street. SR-3 Zone

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

REPORT DATE: February 7, 2020

MEETING DATE: February 11, 2020

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

In September of 2019, Robert Heimerl annexed his single-family dwelling located at 3820 N. 13th Street into the City. At that time, the owner indicated the reason for annexation was to potentially create a new lot for single-family development (create 2 lots out of the 1 large lot). Today, the Plan Commission is reviewing the proposed certified survey map (CSM) to create a new parcel. The applicant states:

- Newly created Lot 1 will be 46,570sf (1.1 acres). The new lot can accommodate a very nice home that could have a walkout basement if pushed north by the edge of the hill. Both lots are also designed to provide Pigeon River frontage (access for kayaking, fishing, etc.).
- The lot sale price will be relatively high and with the river frontage it is likely that a high end home will be constructed with nice architecture.
- The 1,700sf house was constructed on the 2.1 acre parcel in 1950. The existing home is proposed to remain and be located on proposed Lot 2. Lot 2 is proposed to be 28,390sf (.65 acres).
- It is possible that through the sale of Lot 1, additional improvements could be made to the existing single-family home located at 3820 N. 13th Street.

STAFF COMMENTS:

The applicant is proposing to create a flag lot in order to maximize development of this large two (2) acre parcel into two (2) single-family lots with Pigeon River views.

The applicant is requesting the following variances:

To have lot widths of 16.96 feet for Lots 1 and 2 – Minimum Lot width in the SR-3 zone is 70 feet.

The lots may not meet the lot width of 70 feet at the cul-de-sac; however both of the proposed lots meet the minimum 70 foot width requirement as you get further away from the cul-de-sac and more to the middle of the proposed lots. This is very similar to many of the cul-de-sac lots located in the City.

Staff understands that the owner intends on marketing Lot 1 for single-family development but will not initially record the proposed CSM. If someone is interested in buying the property as it presently exists (one parcel), the property owner may consider such a sale.

ACTION REQUESTED:

Staff recommends approval of the conditional use, variance and CSM subject to the following conditions:

1. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance.
2. No building permits shall be issued until such time as the applicant can show City staff that the CSM has been officially recorded by Sheboygan County and the lots have been officially created.
3. If there are any amendments to the approved CSM, the applicant will be required to submit a new conditional use application reflecting those amendments.
4. Driveways shall be constructed as approved on the CSM.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 719650
MAP NO. _____
ZONING CLASSIFICATION: SR-3

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 1/28/20

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**
Requirements Per Section 15.905
Revised May 2012



Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$150 (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: Robert L. Heimerl

ADDRESS: 3820 N. 13th St. Sheboygan E-MAIL: rheimerl@abacusarchitects.net
PHONE: (902) 207-7030 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: N/A

ADDRESS OF PROPERTY AFFECTED: 3820 N 13th St. Sheboygan, WI

LEGAL DESCRIPTION: Part of the NE 1/4 and SE 1/4 of the NE 1/4 of section 16, T.15N., R.23E., City of Sheboygan, Sheboygan County, Wisconsin

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Single family home

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Split 2.11 Acre site into 2 single family home sites

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Street frontage on a public street/road is below minimum which is typical on a cul de sac.

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

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 lot is currently big enough to split and allow for a new single family residence with spectacular views. The current house can remain in place with upgrades. I also keep hearing that we need more single family homes in Sheboygan County.

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 new single family home will not hinder the primary views of both neighboring houses. My home to the east has view to the N/NE, not west. The neighbor to the South has West views, not North. One block east of my property has a similar lot layout as I am proposing.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? Single family home site added to a single family neighborhood.

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

4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)

OWNER OF SITE: Robert L. Heimerl

ADDRESS: 3820 N. 13th St. Sheboygan **E-MAIL:** rheimerl@abacusarchitects.net

ARCHITECT: N/A

ADDRESS: _____ **E-MAIL:** _____

CONTRACTOR: N/A

ADDRESS: _____ **E-MAIL:** _____

5. 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.

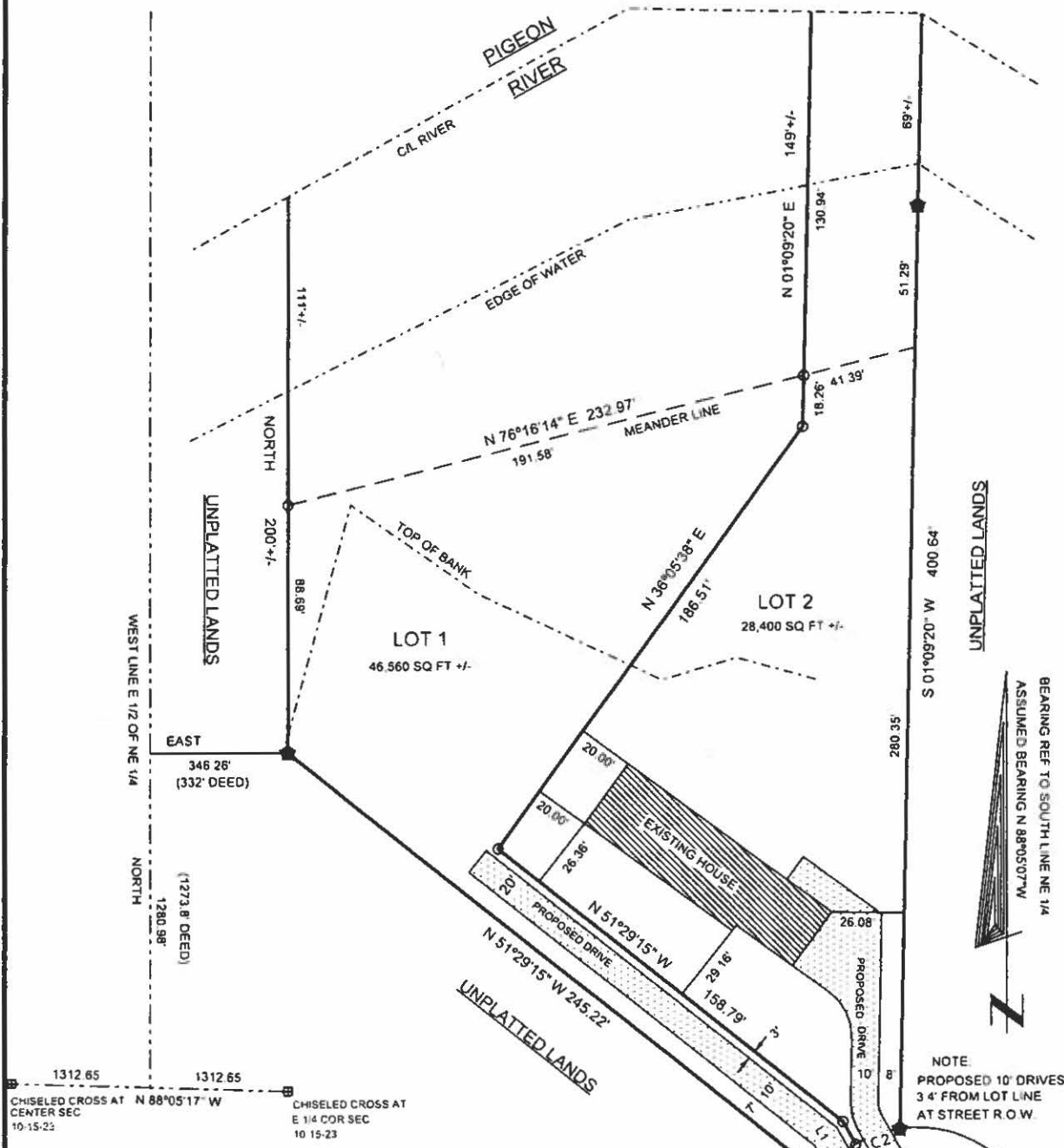

APPLICANT'S SIGNATURE

DATE

The current house at 3820 N 13th St. is a small (1700 SF) ranch home built in 1950 on a lot size of 2.11 acres. It is a single family home with 3 bedrooms and 2 bathrooms with a 2 car attached garage.

My goal was to build a new home on the new parcel and tear down the existing small ranch home. My plan has changed. This lot deserves a new home with amazing views. My home needs updating since I saw it as a tear down. If I sell the best part of my large lot, I can use the proceeds of the sale to upgrade my small home which is ideal for me now. No need to downsize now since I never built a new larger home. The shape of the lot is to maximize for the new lot while maintaining a good lot size for the existing lot. The design also provides river frontage and access to the cul de sac for both properties. We will move our garage door East so that we can completely separate driveways for both properties.

My original plan when buying the property was to build a new home on the point and tear down the existing home, but my plans have changed. Times have changed and big houses on big lots aren't as popular as smaller homes on smaller lots. I decided that a house could be built on the point and keep the current modestly sized ranch house and fix it up and keep it. The new lot can accommodate a much larger home than mine and it could have a walk out basement. To do this, the house could be pushed north over the edge of the hill. By pushing the house north, more of our neighbors view through our lot could remain. The lots are also designed to give water frontage on the Pigeon River. Each house could have access for kayaking, etc. This lot sale price will be relatively high and will likely get a home built on it that would be on the higher end of home values in our neighborhood too so the architecture will as good or an improvement compared to the homes in our neighborhood. With the sale of this lot, I can afford to make improvements to my home. Both homes will improve the values of the neighboring homes. With the improvements to my home, it will be worth +/- \$250,000 and the other home could be worth up to a million or more depending on the buyer.



CHISELED CROSS AT N 88°05'17" W CENTER SEC 10-15-23

CHISELED CROSS AT E 1/4 COR SEC 10-15-23

| CURVE | ARC | RADIUS | CHORD LENGTH | CHORD BEARING |
|-------|-------|--------|--------------|---------------|
| C1 | 33.91 | 45.00 | 33.12 | S 60°20'06" W |
| C2 | 16.96 | 45.00 | 16.86 | S 71°07'47" W |
| C3 | 16.96 | 45.00 | 16.86 | S 49°32'26" W |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 29°39'54" W | 9.30 |

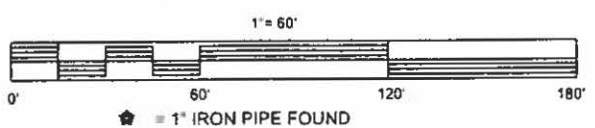
WISCONSIN

DENNIS J. VAN SLUYS
S-1238

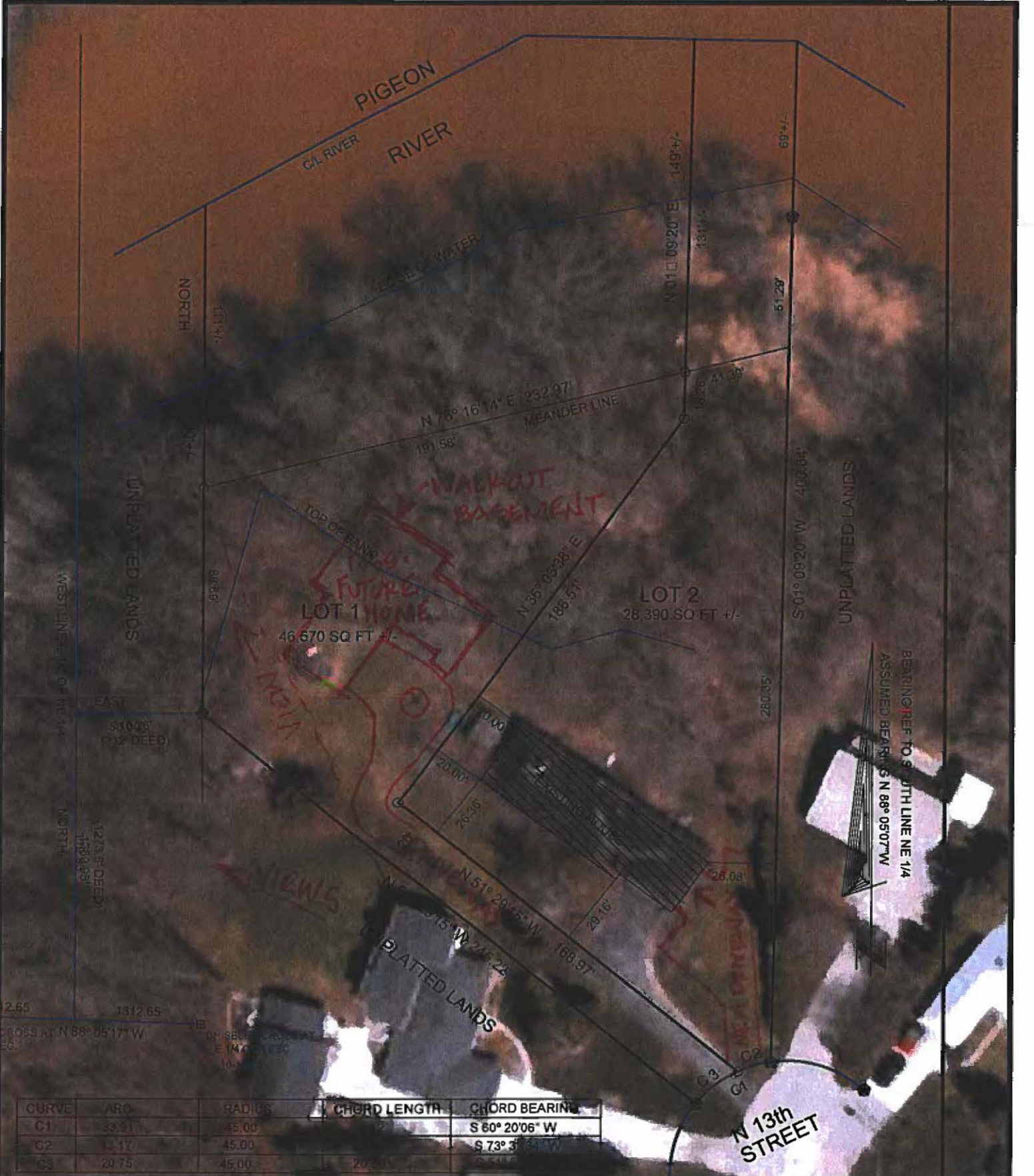
Dennis J. Van Sluys

Dennis J. Van Sluys S-1238
dated this 10th day of December, 2019
Revised 1/24/20

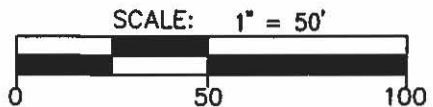
SURVEYOR



○ = 1"(OD)x 18" IRON PIPE WEIGHING 1.18 LBS/FT SET



| CURVE | ARC | RADIUS | CHORD LENGTH | CHORD BEARING |
|-------|-------|--------|--------------|-----------------|
| C1 | 33.91 | 45.00 | 20.30 | S 60° 20'06" W |
| C2 | 13.17 | 45.00 | 7.50 | S 73° 3' 51" W |
| C3 | 20.75 | 45.00 | 20.30 | S 51° 29' 15" W |

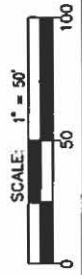




Pigeon River



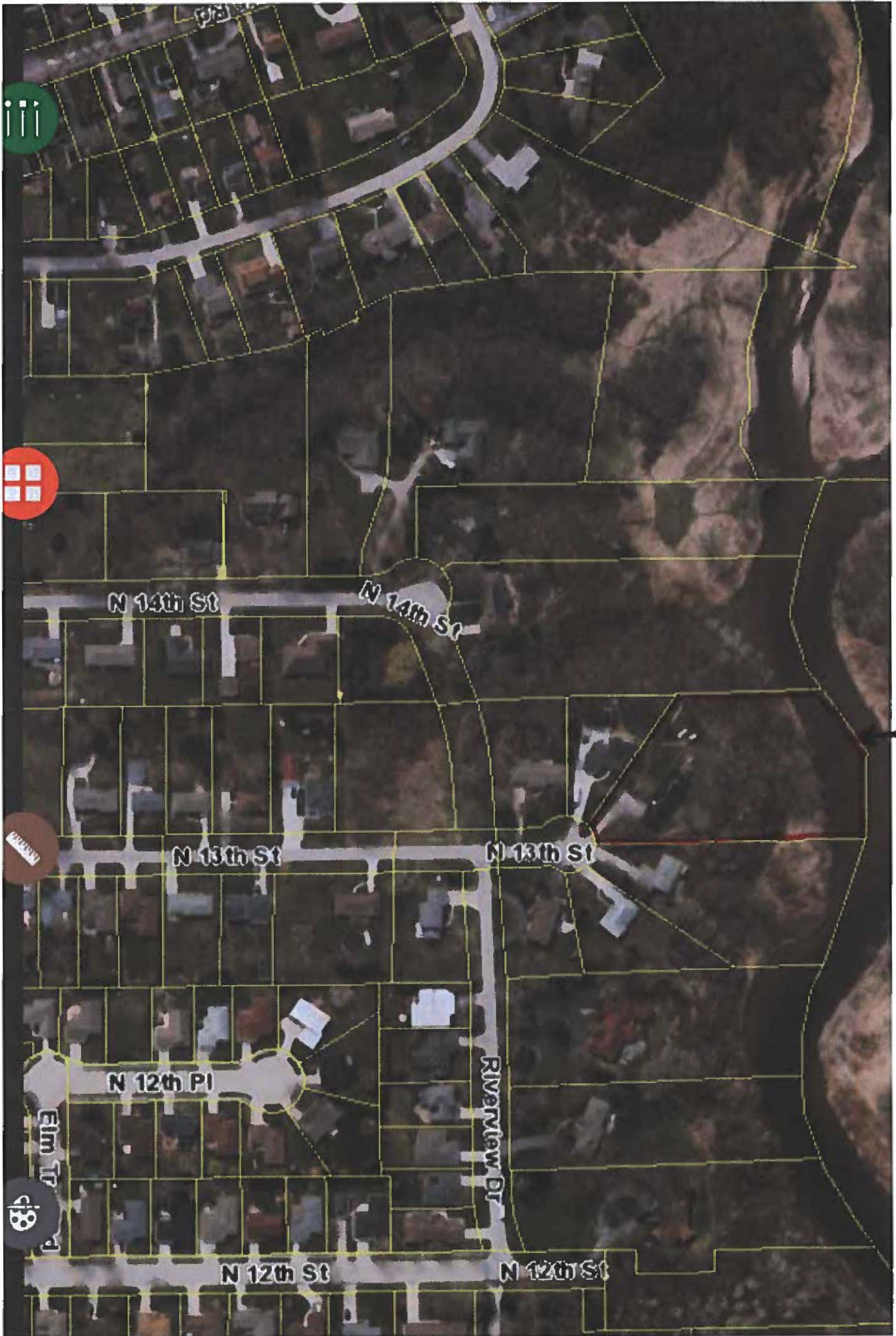
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OVERALL SITE PLAN

SCALE: 1"=50'

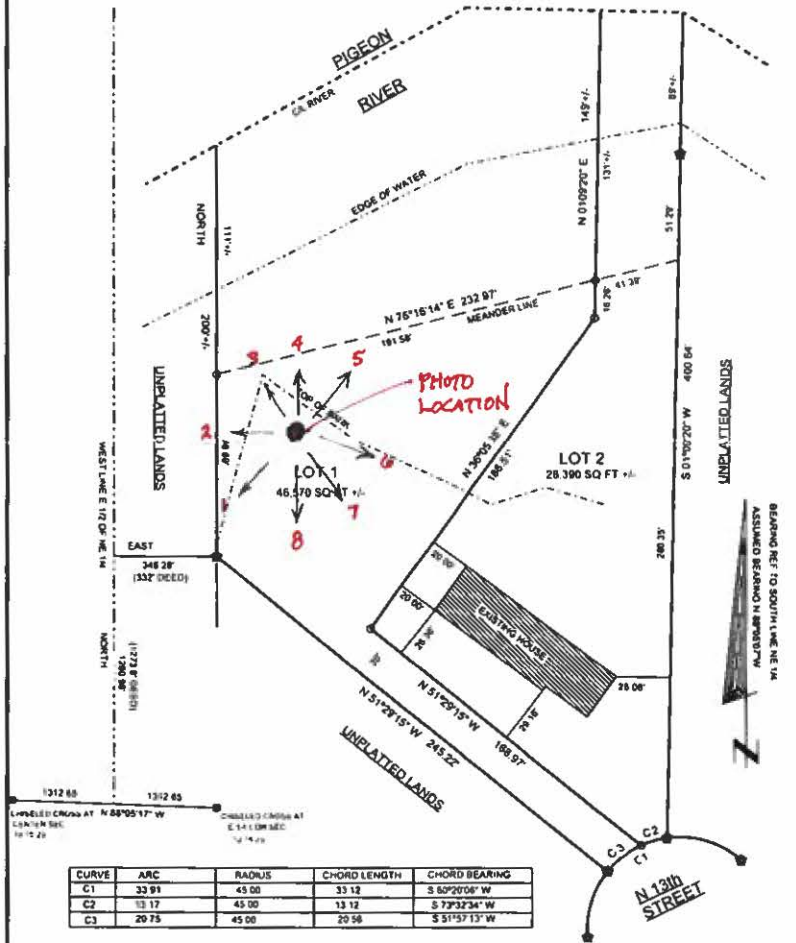
June 20, 2019
Project Name
 Sheboygan, WI Proj. No.



3820
N 13th

CERTIFIED SURVEY MAP
 STATE OF WISCONSIN)
 SHEBOYGAN COUNTY) SHEET 1 OF 2

PART OF THE NE 1/4 AND SE 1/4 OF
 THE NE 1/4 OF SECTION 16, T.15 N.,
 R.23 E., CITY OF SHEBOYGAN
 SHEBOYGAN COUNTY, WISCONSIN



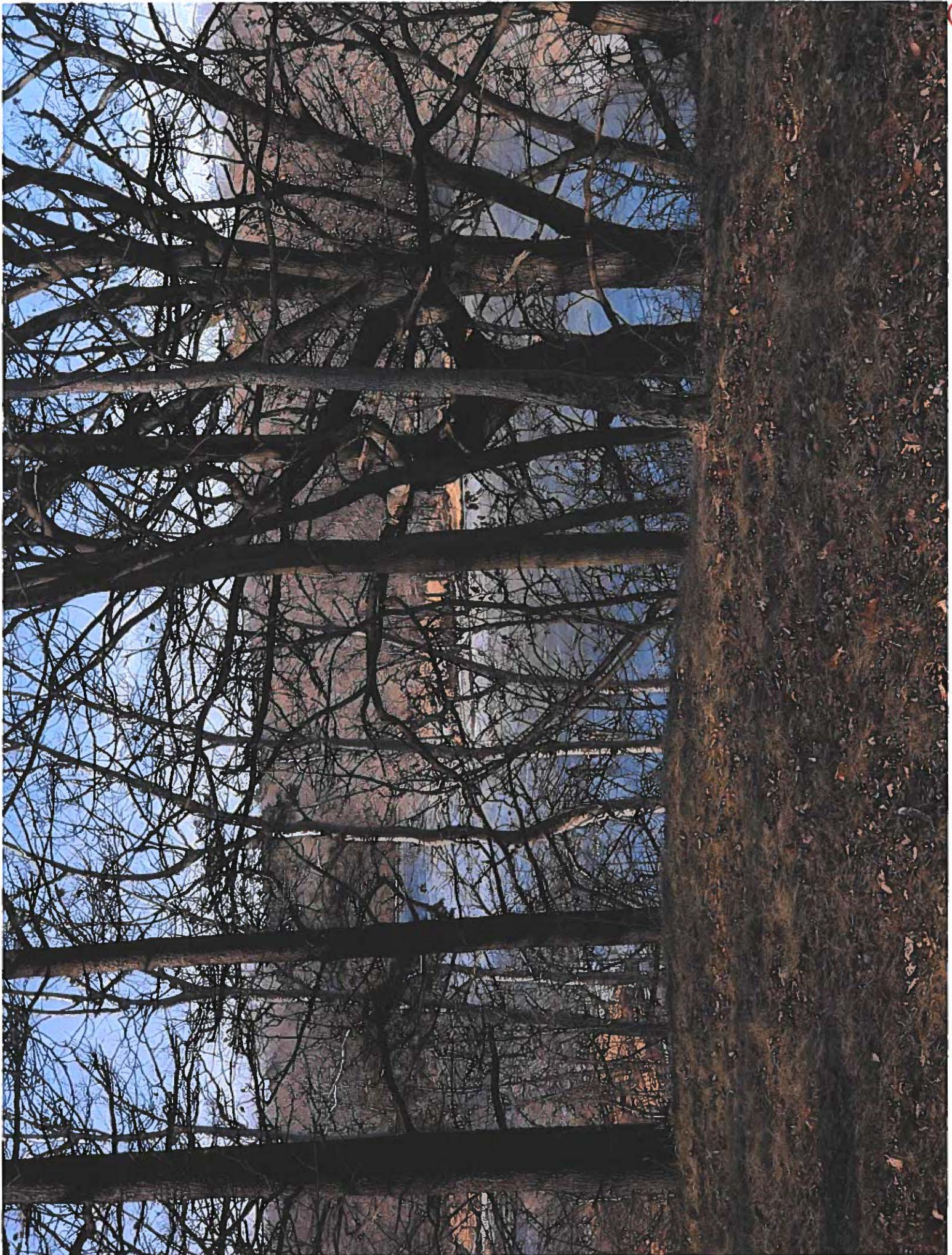
WISCONSIN
 DENNIS J. VAN SLUYS
 S. 238
 SHEBOYGAN
 Dennis J. Van Sluys
 December 2018



THIS INSTRUMENT DRAFTED BY DENNIS J VAN SLUYS DATA/CHEB18/BIEMERL/HIEMCSM MAP L-24059

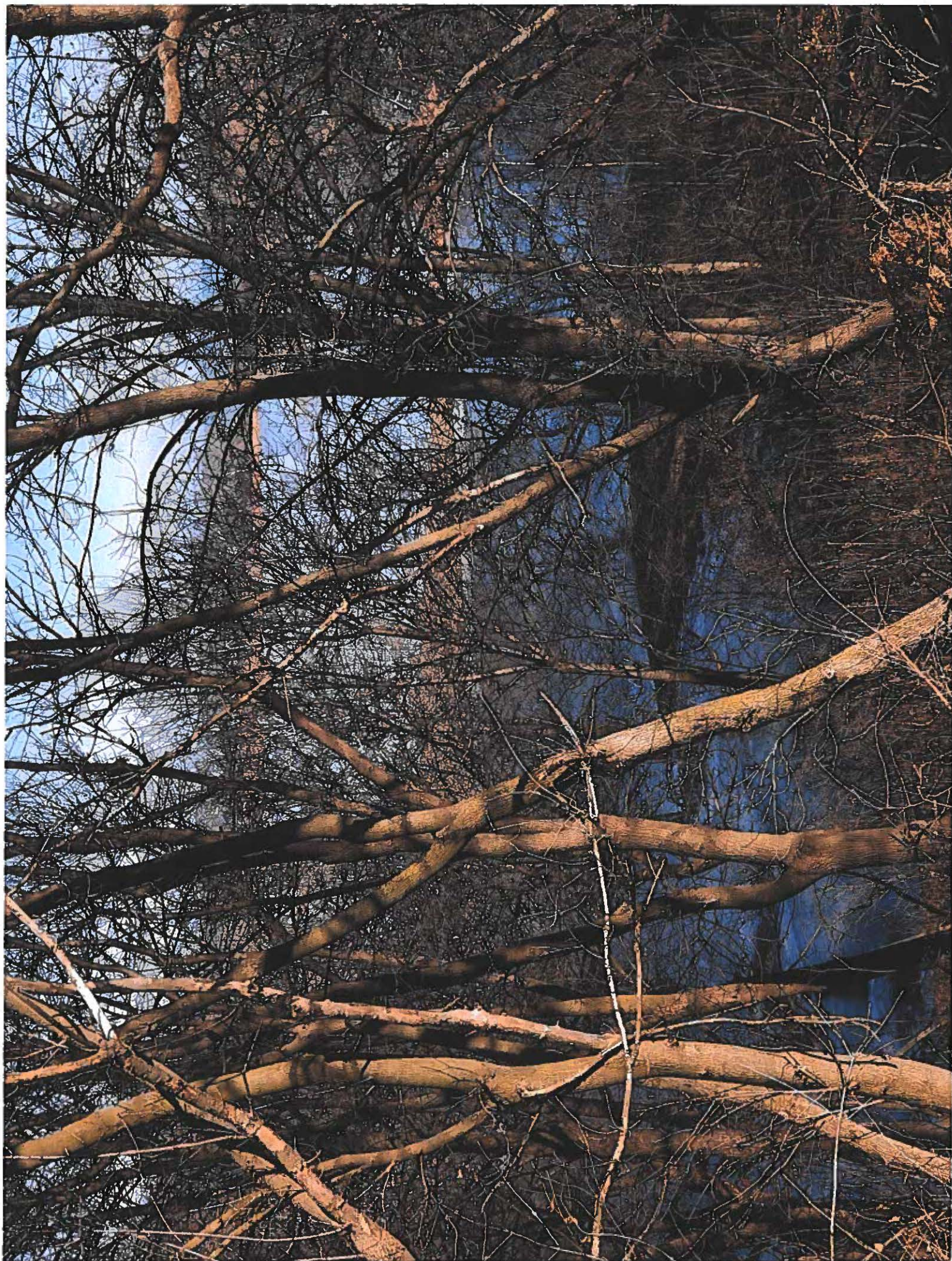
PHOTOGRAPHY MAP
 3820 N 13TH ST

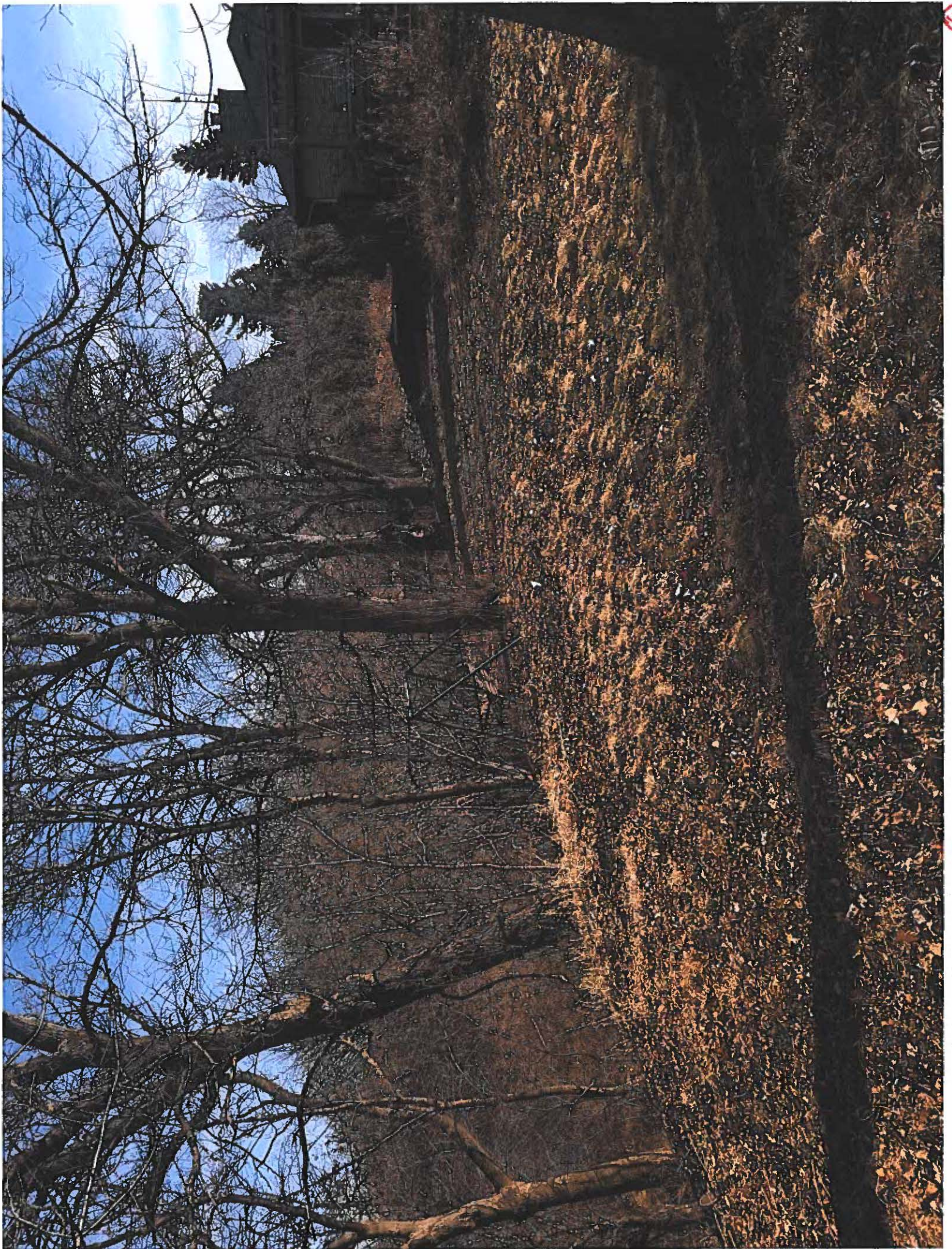








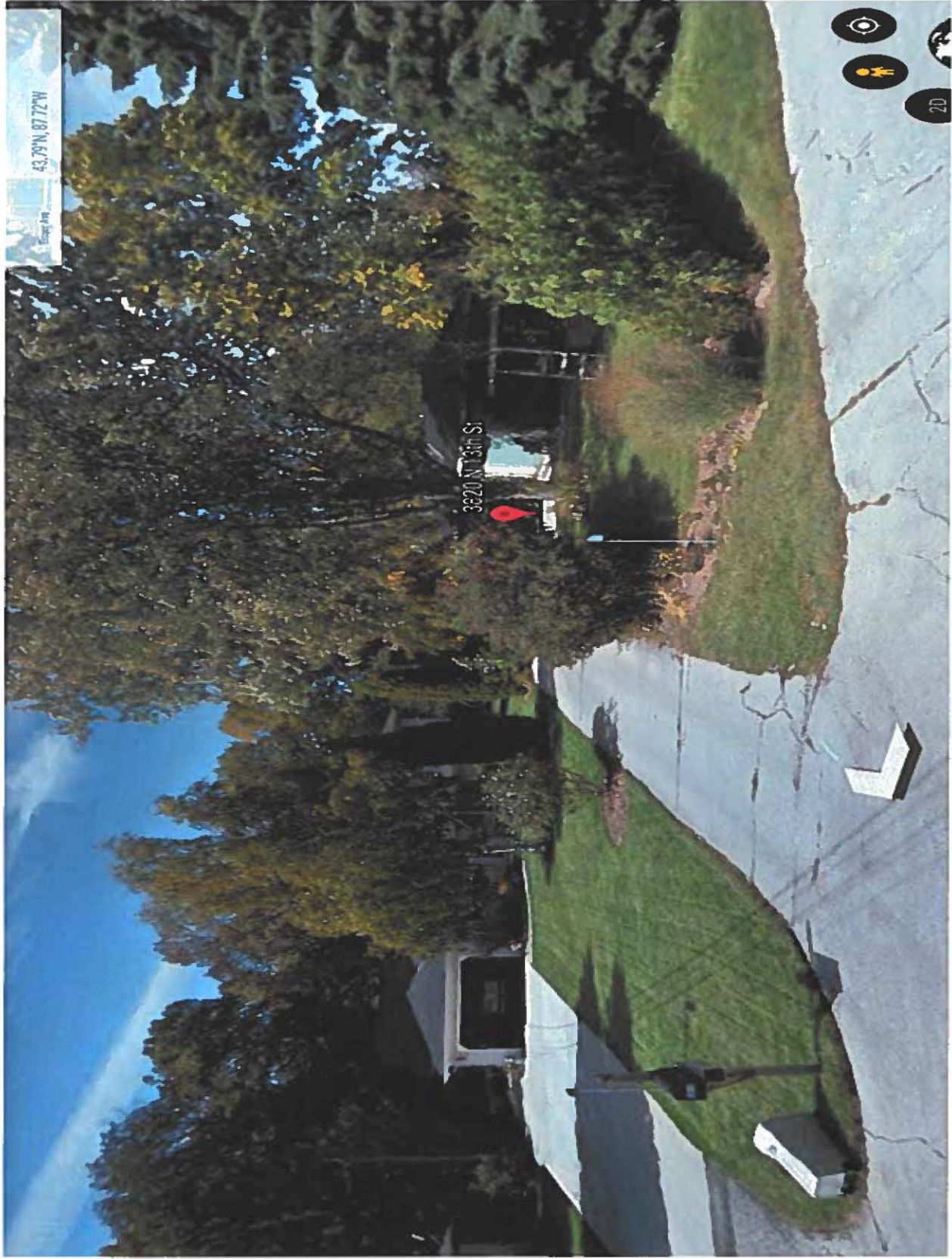












CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Preliminary Plat Approval for Stonebrook Crossing Addition #1 located south of Fox Meadows Subdivision between S. Business Drive and Moenning Road.

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

REPORT DATE: February 7, 2020

MEETING DATE: February 11, 2020

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:

Robert and Ross Werner of Werner Homes have submitted the preliminary plat for Stonebrook Crossing Addition #1 located south of Fox Meadows Subdivision between S. Business Drive and Moenning Road. The applicant states:

- This is a 68 acre, 134 lot subdivision that will be completed in phases.
- The subdivision has several zoning designations that permit different type of uses/structures:
 - 39 lots zoned MR-8 which permits single-family and two-family dwellings. Lots ranging from 9,000sf to 46,000sf. Average is right around 12-15,000sf
 - 96 lots zoned SR-5 which permits single-family dwellings. Lots ranging from 10,000sf to 41,000sf. Average is right around 13-17,000sf
 - 1 Lot (Lot #68) located at the very northwest corner of the subdivision will be Neighborhood Commercial (NC) which permits and conditionally permits a mix of uses that include single-family, two-family, multi-family and a number of commercial use such as personal or professional services, retail, restaurants, taverns, daycare, etc. Lot 1 is 83,000sf (1.9 acres).
 - Outlots 1 and 2 – Storm Drainage ponds that will be dedicated to the City.
 - 1.7 acre – new park dedicated to the City (southwest corner of the subdivision).

- The plan for this development is to have two (2) main entrance roads with one entering off S. Business Drive and one from Moenning Road. We have designed these roads to have winding elements to add visual appeal while maintaining safe traffic patterns. Off the main road there are four (4) cul-de-sacs and one circle road. This subdivision will connect to the Rammer Ponds subdivision to the south through the existing Chime Lane roadway.
- Servicing the subdivision is a planned neighborhood park and two (2) stormwater ponds. The subdivision is planned to be developed in phases. Phase 1 will include development of 46 lots (lots 14-59), the park and both stormwater ponds. This initial phase would include both main entrances and install the main utilities and stormwater infrastructure that would also support the subsequent phases.

STAFF COMMENTS:

The City has land dedicated as a park located at the southeast corner of the property (parcel # 59281471040, lots 123-127). This is a 3.7acre parcel that is heavily wooded.

The applicant is interested in relocating the park from its present location to a 1.7 acre parcel located around the southwest corner of the property. Thus, the applicant is interested in swapping property with the City to develop a neighborhood park as part of the subdivision.

There is a process involved in the City transferring park land for other purposes. This is a hearings process that is referred to the Marina, Parks and Forestry who then makes a recommendation to the City Council to approve or deny such a request.

The preliminary plat before you today is drawn in such a way that assumes the park relocation will take place. If this land transaction does not take place, then a new preliminary plat will be required to be submitted.

The land to be dedicated to the City as a park shall be identified as Outlot #3 on the final plat.

In addition, Werner Homes is in the process of submitting a rezone request in order to amend the original zoning that was placed on this property around 10+ years ago. This is not a major rezone request it is more of an adjustment based upon the subdivision plat you have before you today. The minor tweaks are based upon how the subdivision is proposed to be platted today compared to what was proposed 10+ years ago. The next item on the agenda relates to the rezoning request. The rezoning proposed:

- Neighborhood Commercial (NC) located at the northwest corner of the subdivision (lot 68)
- Mixed Residential (MR-8) along the west side of the development (39 lots)
- Suburban Residential (SR-5) approximately east of eastern section of Stonebrook Drive (96 lots)

The Plan Commission should be aware that the developer will not be constructing a typical street section with curb, gutter and sidewalk. The standard proposed for Stonebrook Crossing Addition #1 will be pavement with a marked on street path with drainage ditch. Only the main streets (Stonebrook Drive and Rim Rock Road) will have the on street four (4) foot wide pedestrian/bike path that will be located on each side of the road.

The Plan Commission may want to have the applicant explain:

- Expected timeframes as to when development is to occur (initial site improvements, 1st phase, future phases, etc.).
- The single-family and twin home design, sizes, features, estimated costs for these homes, etc.
- Does the applicant have any expectation for lot 68 which is approximately two (2) acres and zoned commercial (NC zone).

ACTION REQUESTED:

Staff recommends approval of the preliminary plat subject to the following conditions:

1. The applicant shall obtain all subdivision approval from appropriate agencies including but not limited to City, County, State of Wisconsin, etc.
2. The land to be dedicated to the City for park purposes shall be designated at Outlot #3.
3. The preliminary plat is approved if and only if the lands/lots proposed to be rezoned match the subdivision plat as proposed. If lands proposed to be rezoned are denied a new preliminary plat will be submitted.
4. If the City and applicant are unable to reach an agreement concerning the land swap and relocation of proposed park, a new preliminary plat will need to be submitted.
5. Applicant shall submit final plats that meet the City of Sheboygan Subdivision Ordinance.
6. The applicant shall provide utility of at least six (6) feet in width on each side of all rear lot lines and alongside lot lines, for poles, wires, conduits, storm and sanitary sewers, gas, water or other mains as a condition of each final plat.
7. A developer's agreement shall be executed prior to signing any final plats.

ATTACHMENTS:

Stonebrook Crossing Addition #1 Preliminary Plat



4539 South Taylor Drive
Sheboygan, Wisconsin 53081

January 14, 2020

City of Sheboygan
Department of City Development
828 Center Avenue
Sheboygan, WI 53081

Dear Mayor Vandersteen and City Plan Commission,

SUBJECT: Preliminary Plat Submittal

As part of the proposed land development for the Stonebrook Crossing Addition No. 1 subdivision, we respectfully make application for review and approval of the preliminary plat.

The residential development is planned for 134 residential lots with up to 39 Twin House lots and 95 Single Family Detached Dwelling lots. These residential lots will be adjacent to existing residential subdivisions with Fox Meadows to the North, Rammer Ponds to the South and the original Stonebrook Crossing to the Northwest and will create a contiguous residential neighborhood to these with similar lot densities and characteristics. There is also one commercial lot that is located between two existing commercial parcels which would have access from South Business Drive/County Highway OK. The application for amendment to the zoning map to support this plan was submitted to the City on January 14, 2020 with the intention to be reviewed in conjunction with the preliminary plat.

The plan for this development is to have two main entrance roads with one entering off Business Drive/Highway OK and the other from Moening Road. We have designed these roads to have winding elements to add visual appeal while maintaining safe traffic patterns. Off the main road there are four cul-de-sacs and one circle road. This subdivision will connect to the Rammer Ponds subdivision to the South through the existing Chime Lane roadway.

Servicing the subdivision is a planned neighborhood park and two stormwater ponds. The subdivision is planned to be developed in phases with 46 lots, the park and both ponds to be included in Phase 1 (lots numbered 14-59 on the preliminary plat). This initial phase would include both main entrances and install the main utilities and stormwater infrastructure that would also support the subsequent phases.

We appreciate the City's consideration of this preliminary plat to allow for the planned development and look forward to working with you to make this a great addition to the City.

Sincerely,

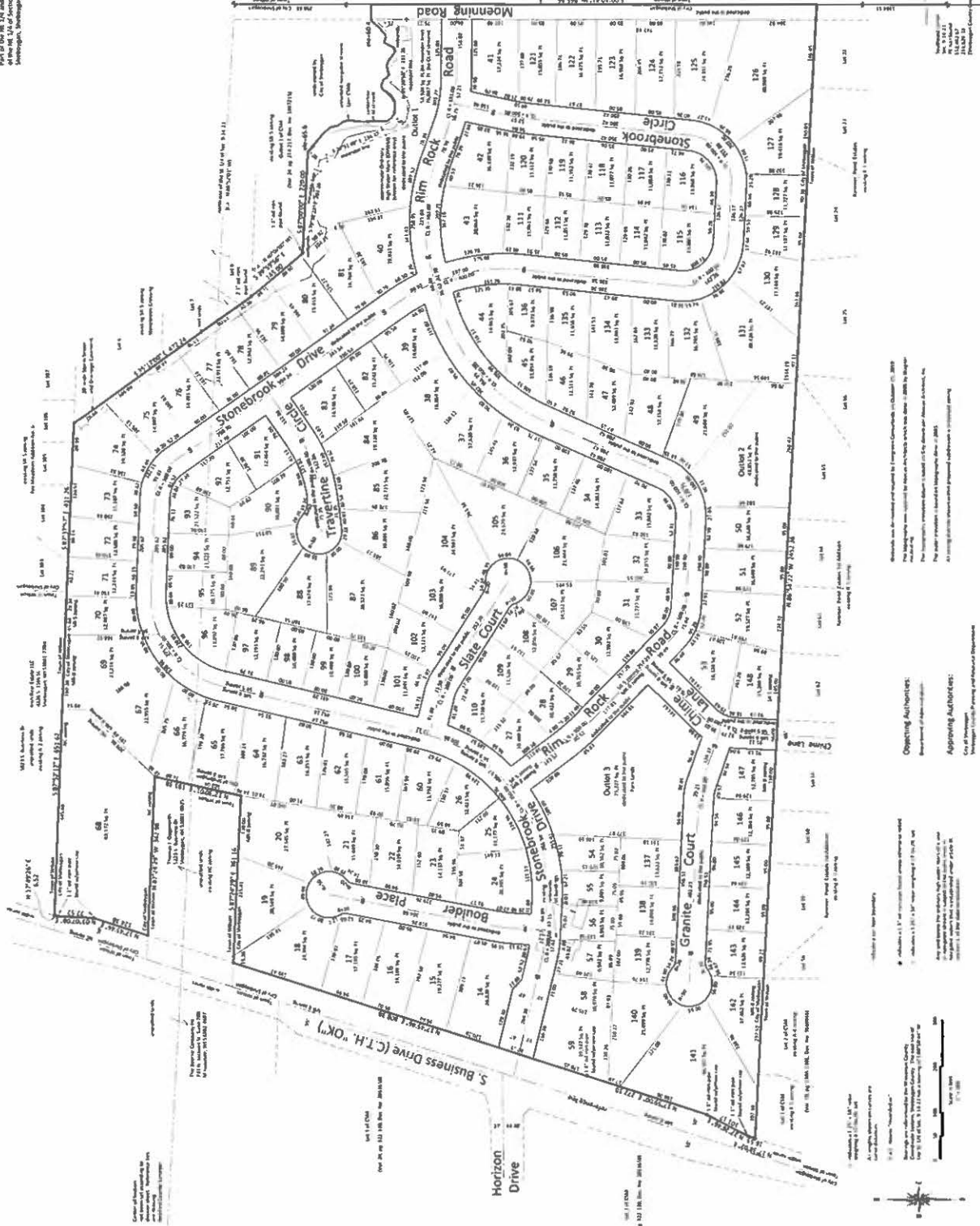
Robert J. Werner

President – Werner Homes

Preliminary Plat of Stonebrook Crossing Addition No. 1

Part of the lot 232 and more or less of lots 124 and 125 of the 34, 124 and 125 2nd
Subdivision, Township 25 North, Range 25 East, City of
Huntington, Washington County, Missouri.

Prepared by
JAMES W. BROWN
Surveyor
1001 S. 1st Street
Huntington, Missouri 64703



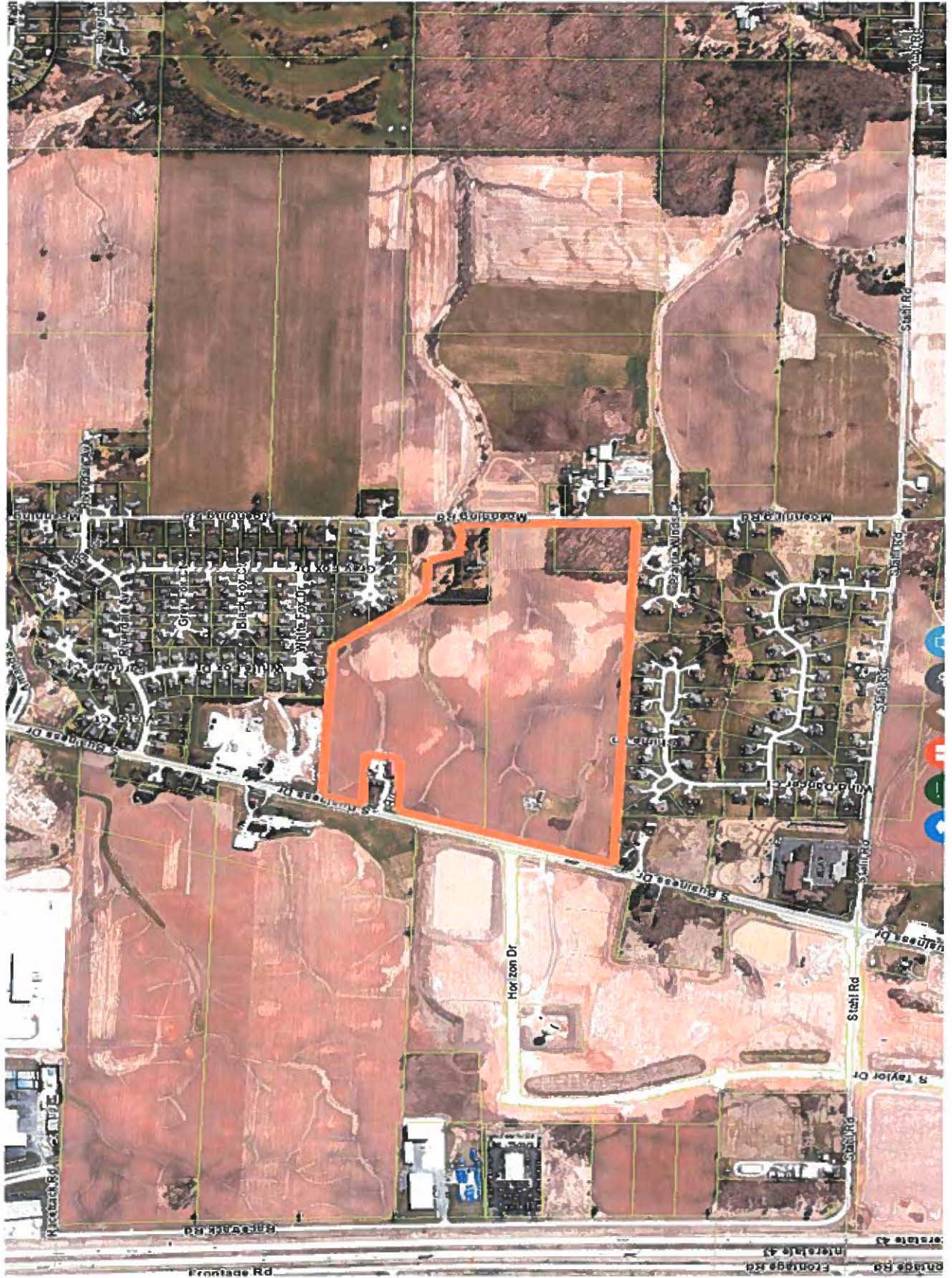
Survey/Platmaker
James W. Brown
Surveyor
1001 S. 1st Street
Huntington, Missouri 64703

Records have been made and kept by the Surveyor General of Missouri, 1820 to 1892.
The records are on file in the Surveyor General's Office, Jefferson City, Missouri.
The Surveyor General's Office is located at the State Capitol Building, Jefferson City, Missouri.
The Surveyor General's Office is open from 8:00 a.m. to 5:00 p.m., Monday through Friday.
The Surveyor General's Office is closed on Saturdays, Sundays, and public holidays.

Objecting Authorities:
Department of Administration
City of Huntington

Approving Authorities:
Missouri State Planning and Economic Development
City of Huntington

Scale: 1" = 100 feet
North Arrow





Department of Public Works
 Engineering Division
 2026 New Jersey Avenue
 Sheboygan, WI 53081-4714

Phone: (920) 459-3394
 www.ci.sheboygan.wi.us

DATE _____
 CLIENT _____
 PROJECT _____
 PROJECT NO _____
 BY _____ PAGE _____ OF _____

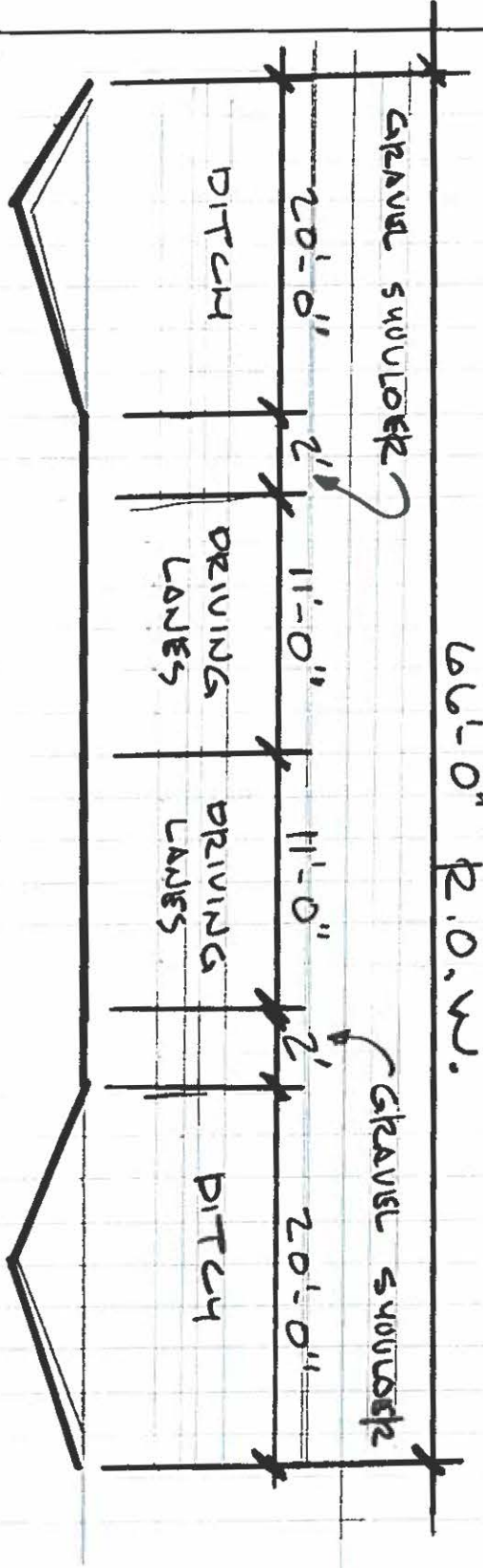
- MEMO
- MEETING
- PHONE MEMO

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MISCELLANEOUS ROAD CROSS SECTION IMPROVEMENT SUBD.

- (2) 11'-0" ASPHALT DRIVING LANES
- (2) 2'-0" GRAVEL SHOULDER
- (2) 20'-0" DITCHES



CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 146-19-20 and G.O. 43-19-20 by Alderpersons Bohren and Wolf amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of South Business Drive (Parcel No. 59281471031) from Class Suburban Residential (SR-5) to Class Neighborhood Commercial (NC) Classification.

R.O. 146-19-20 and G. O. 44-19-20 by Alderpersons Bohren and Wolf amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of Moenning Road (Parcel No. 59281471051 and Parcel No. 59281471040 and Parcel No. 59281471035) from Class Mixed Residential (MR-8) to Class Suburban Residential (SR-5) Classification.

R.O. 146-19-20 and G. O. 45-19-20 by Alderpersons Bohren and Wolf amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of South Business Drive (Parcel No. 59281471031 and Parcel No. 59281471051) from Class Suburban Residential (SR-5) and Class Neighborhood Commercial (NC) to Class Mixed Residential (MR-8) Classification.

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

REPORT DATE: February 7, 2020

MEETING DATE: February 11, 2020

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:

Robert and Ross Werner of Werner Homes are proposing to rezone property they own that relates to the proposed Stonebrook Crossing Addition #1 subdivision they are looking to construct south of Fox Meadows Subdivision between S. Business Dr. and Moenning Road. Stonebrook Subdivision is a 68 acre, 148 lot subdivision that will be completed in phases.

Werner Homes purchased this property from the City for residential development 10+ years ago. This is not a major rezone request it is more of an adjustment based upon the subdivision plat you have before you today. The minor tweaks are based upon how the subdivision is proposed to be platted today compared to what was proposed 10+ years ago.

The proposed zoning change maintains the same three (3) zoning districts, but modifies the boundaries to align with the proposed subdivision development. While designing the development, they felt the best use was to increase the amount of residential land while decreasing the amount of commercial land

- Mixed Residential (MR-8)

Currently 6 acres Proposed 22 acres Increase of 15.5 acres.

39 lots zoned MR-8 which permits single-family and two-family dwellings. Lots ranging from 9,000sf to 46,000sf. Average is right around 12-15,000sf. This also includes the outlot that will be dedicated as future neighborhood park.

- Suburban Residential (SR-5)

Currently 52 acres Proposed 44 acres Decrease of 7.5 acres.

96 lots zoned SR-5 which permits single-family dwellings. Lots ranging from 10,000sf to 41,000sf. Average is right around 13-17,000sf. This also includes the two (2) outlots dedicated to the City for storm drainage pond purposes.

- Neighborhood Commercial (NC)

Currently 10 acres Proposed 2 acres Decrease of 8 acres.

1 Lot (Lot #68) located at the very northwest corner of the subdivision will be Neighborhood Commercial (NC) which permits and conditionally permits a mix of uses that include single-family, two-family, multi-family and a number of commercial use such as personal or professional services, retail, restaurants, taverns, daycare, etc. Lot 1 is 83,000sf (1.9 acres).

The most significant change is along the lots fronting S. Business Drive. Previously, Werner Homes had all of the property fronting along S. Business Drive designated as Neighborhood Commercial (NC) in order to permit commercial uses along S. Business Drive. Werner Homes is now proposing to rezone a majority of their S. Business Drive frontage as MR-8 in order to develop more housing in this area.

The only area remaining Neighborhood Commercial (NC) zoning designation is the 1.9 acre Lot 68 parcel at the northwest corner of the subdivision. Lot 68 is north of Thunder Truck and Auto which is located in the Town of Wilson at 5223 S. Business Drive and south of the former Edler and Sons Trucking and Excavating operation located in the Town of Wilson at 5023 S. Business Dr. The NC zone does permit a mix of residential and commercial uses.

The surrounding neighborhood zoning is:

- Properties north are zoned Suburban Residential (SR-5) and Town of Wilson A-2.
- Properties south are zoned Town of Wilson R-1.
- Properties east are zoned Town of Wilson R-1 and A-1.
- Properties west are zoned Suburban Industrial (SI) - SouthPointe Enterprise Campus.

STAFF COMMENTS:

The proposed rezone meets several goals and objectives of comprehensive plan:

- Engage in thoughtful land use decision making to achieve economic growth, cultural opportunities, and vibrant neighborhoods in Sheboygan.
- Maintain the existing neighborhoods and housing stock, while increasing the amount of quality housing opportunities in the City.
- Ensure that new development positively impacts the quality of life for existing residents and contributes to making Sheboygan a special/unique place to live and to raise a family.
- Partner with private property owners, developers, and neighbors to realize the greatest potential for each new development and redevelopment site envisioned under this Plan.
- Promote a mix of housing types and price ranges to meet diverse needs of different sectors of the City's population, with an emphasis on the importance of owner-occupied housing.

The proposed rezone meets the above stated goals and sets the stage for this proposed Stonebrook Crossing Addition #1 subdivision which will provide needed single-family and two-family housing opportunities in the City of Sheboygan.

The proposed rezoning of Neighborhood Commercial (NC), Mixed Residential (MR-8) and Suburban Residential (SR-5) are consistent with the 2011 Comprehensive Master Plan land designations of Community Mixed Use and Single-Family.

ACTION REQUESTED:

Motion to recommend the Common Council approve R.O. 146-19-20 and G.O. 43-19-20 by Alderpersons Bohren and Wolf amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of South Business Drive (Parcel No. 59281471031) from Class Suburban Residential (SR-5) to Class Neighborhood Commercial (NC) Classification.

Motion to recommend the Common Council approve R.O. 146-19-20 and G. O. 44-19-20 by Alderpersons Bohren and Wolf amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of Moenning Road (Parcel No. 59281471051 and Parcel No. 59281471040 and Parcel No. 59281471035) from Class Mixed Residential (MR-8) to Class Suburban Residential (SR-5) Classification.

Motion to recommend the Common Council approve R.O. 146-19-20 and G. O. 45-19-20 by Alderpersons Bohren and Wolf amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off

of South Business Drive (Parcel No. 59281471031 and Parcel No. 59281471051) from Class Suburban Residential (SR-5) and Class Neighborhood Commercial (NC) to Class Mixed Residential (MR-8) Classification.

ATTACHMENTS:

Rezone Application and required attachments.

II

R. O. No. 146 - 19 - 20. By CITY CLERK. February 3, 2020.

Submitting an application from Robert Werner, Werner Homes, for a change in zoning classification of property located off of South Business Drive and Moening Road as part of the proposed land development for the Stonebrook Crossing Addition No. 1 subdivision.

CITY CLERK

City Clerk

~~IX~~

6.2

Gen. Ord. No. 43 - 19 - 20. By Alderpersons Bohren and Wolf.
February 3, 2020.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of South Business Drive (Parcel No. 59281471031) from Class Suburban Residential (SR-5) to Class Neighborhood Commercial (NC) 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 Class Neighborhood Commercial (NC) Classification:

Property located off of South Business Drive (Parcel No. 59281471031).

Part of the SW 1/4 of the NE 1/4 of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows:

Commencing at the east quarter corner of said Section 9; thence S 00°10'44" W, along the east line of said SE 1/4, 1264.49 feet to a point in the easterly extension of the north line of Rammer Pond Estates, a recorded subdivision in said SE 1/4; thence N 86°54'22" W, along said north line of Rammer Pond Estates and along the north line of Rammer Pond Estates 1st Addition and its westerly extension which is along the north line of Certified Survey Map recorded in Volume 19 on pages 130A-130E, as Document No. 1669866 and its easterly extension, 2486.99 feet to the reference line of S. Business Drive (C.T.H. "OK"); thence N 17°59'00" E, along said reference line, 397.23 feet; thence N 17°45'46" E continuing along said reference line, 990.05 feet to the northwest corner of lands described in Document No. 2033437 as recorded in said Sheboygan County Register of Deeds Office to the point of beginning of lands herein described; thence continuing N 17°45'46" E, along said reference line, 210.95 feet to the southwest corner of lands described in Document No. 2030991 as recorded in the Sheboygan County Register of Deeds Office; thence S 87°52'12" E, along the south line of said lands described in Document No. 2030991 and along the south line of lands described in Document No. 2083381, 477.17 feet; thence S 02°22'03" W, 49.14 feet; thence S 43°37'36" W, 209.86 feet to the northeast corner of lands

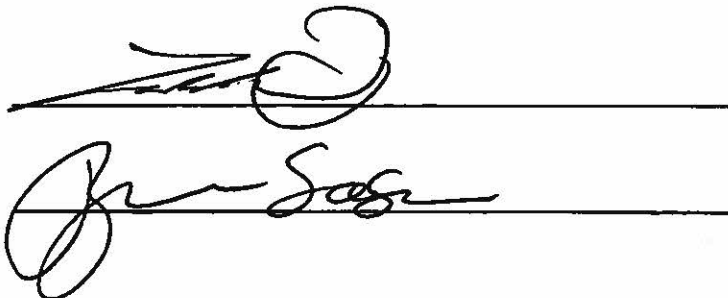
City Plan

described in Volume 1061, page 876-877, as Document No. 1157964; thence N 87°24'29" W, along the south line of said lands described in Volume 1061, page 876-877 and along the north line of lands described in Document No. 2033437, 394.78 feet to the point of beginning.

Containing 92,813 square feet (2.131 acres) more or less.

Note: This legal description contains lands lying within S. Business Drive (C.T.H. "OK") right of way

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.



The image shows two handwritten signatures, each written over a horizontal line. The top signature is a cursive name that appears to be 'John D. ...'. The bottom signature is also cursive and appears to be 'John D. ...'.

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

~~IX~~

6.3

Gen. Ord. No. 44 - 19 - 20. By Alderpersons Bohren and Wolf.
February 3, 2020.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of Moenning Road (Parcel No. 59281471051 and Parcel No. 59281471040 and Parcel No. 59281471035) from Class Mixed Residential (MR-8) to Class Suburban Residential (SR-5) 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 Mixed Residential (MR-8) to Class Suburban Residential (SR-5) Classification.

Property located off of Moenning Road (Parcel No. 59281471051 and Parcel No. 59281471040 and Parcel No. 59281471035).

Part of the NE 1/4 and NW 1/4 of the SE 1/4 and part of the SE 1/4 and SW 1/4 of the NE 1/4 of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows:

Commencing at the east quarter corner of said Section 9; thence S 00°10'44" W, along the east line of said SE 1/4, 298.63 feet to the most southeast corner of Certified Survey Map recorded in the Sheboygan County Register of Deeds Office in Volume 24 on pages 214-216, as Document No. 1897215, being the point of beginning of lands herein described; thence continuing, S 00°10'44" W, along said east line of the SE 1/4, 965.86 feet to a point in the easterly extension of the north line of Rammer Pond Estates, a recorded subdivision in said SE 1/4; thence N 86°54'22" W, along said north line of Rammer Pond Estates and along the north line of Rammer Pond Estates 1st Addition, 1580.24 feet to the centerline of Chime Lane; thence N 03°05'38" E, at right angles, 91.13 feet; thence northeasterly, along the arc of a curve to the right 71.77 feet, chord N 23°39'14" E 70.24 feet, curve radius 100.00 feet, delta 41°07'12"; thence N 44°12'50" E, 176.61 feet; thence N 45°47'10" W, at right angles, 177.81 feet; thence northwesterly, along the arc of a curve to the right 80.52 feet chord N 41°10'22" W 80.43, curve radius 500.00 feet, delta 09°13'36"; thence N 36°33'34" W, 143.52 feet; thence northeasterly, along the arc of a curve to the left 220.98 feet, chord N 31°31'42" E 217.33 feet, curve radius 350.00 feet, delta 36°10'30"; thence N 13°26'27" E, 452.14 feet; thence northeasterly, along the arc of a curve to

City Plan

the right 182.42 feet, chord N 39°34'16" E 176.17 feet, curve radius 200.00, delta 52°15'39"; thence N 00°10'23" W, 204.28 feet to a point in the south line of lands described in Document No 2083381 as recorded in said Sheboygan County Register of Deeds Office; thence S 87°52'12" E, along the south line of lands described in Document No. 2083381, 45.64 to a point in the westerly extension of the south line of Fox Meadows Addition No. 6, a recorded subdivision in said NE 1/4; thence S 87°37'57" E, continuing along said south line of lands described in Document No. 2083381, along said westerly extension and along the south line of said Fox Meadows Addition No. 6, 411.26 feet to the northwest corner of Lot 6 of Stonebrook Crossing, a recorded subdivision in said SE 1/4 of the NE 1/4 and part of the NE 1/4 of the SE 1/4 of Section 9; thence S 35°17'00" E, along the southwesterly line of said Lot 6 and along the southwesterly line of Lots 7 and 8, 472.24 feet to the most southwesterly corner of said Lot 8; thence S 39°59'56" E, along the westerly line of said Certified Survey Map recorded in Volume 24 on pages 214-217, 145.00 feet; thence S 79°36'23" E, along a meander line, along the south side of a stream, 203.26 feet; thence S 20°51'48" E, continuing along said meander line, along the west side of said stream, 205.86 feet; thence N 89°20'56" E, continuing along said meander line, along the south side of said stream, 231.26 feet to a point in the right of way line of Moenning Road; thence N 00°10'44" E, along said right of way line, 75.43 feet; thence East, 33.00 feet to the point of beginning.

Containing 1,927,038 square feet (44.239 acres) more or less.

Together with those lands lying between said meander line and centerline of stream.

~~II~~ 6.4
Gen. Ord. No. 45 - 19 - 20. By Alderpersons Bohren and Wolf.
February 3, 2020.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of South Business Drive (Parcel No. 59281471031 and Parcel No. 59281471051) from Class Suburban Residential (SR-5) and Class Neighborhood Commercial (NC) to Class 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) and Class Neighborhood Commercial (NC) to Class Mixed Residential (MR-8) Classification.

Property located off of South Business Drive (Parcel No. 59281471031 and Parcel No. 59281471051).

Part of the NE 1/4 and NW 1/4 of the SE 1/4 and part of the SE 1/4 and SW 1/4 of the NE 1/4 of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows:

Commencing at the east quarter corner of said Section 9; thence S 00°10'44" W, along the east line of said SE 1/4, 1264.49 feet to a point in the easterly extension of the north line of Rammer Pond Estates, a recorded subdivision in said SE 1/4; thence N 86°54'22" W, along said north line of Rammer Pond Estates and along the north line of Rammer Pond Estates 1st Addition, 1580.24 feet to the centerline of Chime Lane, being the point of beginning of lands herein described; thence continuing N 86°54'22" W, along said north line of Rammer Pond Estates 1st Addition and its westerly extension which is along the north line of Certified Survey Map recorded in Volume 19 on pages 130A-130E, as Document No. 1669866 and its easterly extension, 906.75 feet to the reference line of S. Business Drive (C.T.H. "OK"); thence N 17°59'00" E, along said reference line, 397.23 feet; thence N 17°45'46" E continuing along said reference line, 794.71 feet to the southwest corner of lands described in Document No. 2033437 as recorded in said Sheboygan County Register of Deeds Office; thence S 87°24'29" E, along the south line of said lands described in Document No. 2033437 and along the

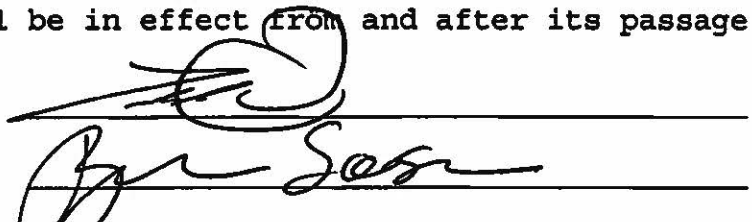
City Print

south line of lands described in Volume 1061, page 876-877, as Document No. 1157964, 412.97 feet to the southeast corner of said lands; thence N 12°30'01" E, along the east line of said lands described in Volume 1061 on pages 876-877, 191.38 feet to the northeast corner of said lands; thence N 43°37'36" E, 209.86 feet; thence N 02°22'03" E, 49.14 feet to a point in the south line of lands described in Document No. 2083381; thence S 87°52'12" E, along said south line of lands described in Document No. 2083381, 160.38 feet; thence S 00°10'23" E, 204.28 feet; thence southwesterly, along the arc of a curve to the left 182.42 feet, chord S 39°34'16" W 176.17 feet, curve radius 200.00 feet, delta 52°15'39"; thence S 13°26'27" W, 452.14 feet; thence southwesterly, along the arc of a curve to the right 220.98 feet, chord S 31°31'42" W 217.33 feet, curve radius 350.00 feet, delta 36°10'30"; thence S 36°33'34" E, 143.52 feet; thence southeasterly, along the arc of a curve to the left 80.52 feet, chord S 41°10'22" E 80.43 feet, curve radius 500.00 feet, delta 09°13'36"; thence S 45°47'10" E, 177.81 feet; thence S 44°12'50" W, at right angles, 176.61 feet; thence southwesterly, along the arc of a curve to the left 71.77 feet, chord S 23°39'14" W 70.24 feet, curve radius 100.00 feet, delta 41°07'12"; thence S 03°05'38" W, 91.13 feet to the point of beginning.

Containing 955,304 square feet (21.931 acres) more or less.

Note: This legal description contains lands lying within S. Business Drive (C.T.H. "OK") right of way

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

| |
|---|
| 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: Werner Homes PHONE NO.: (920) 458-4104

ADDRESS: 4539 S. Taylor Drive E-MAIL: bwerner@wernerhomes.com

OWNER OF SITE: Lee Realty of Sheboygan, Inc

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: Refer to Legal Description

LEGAL DESCRIPTION: See Attached

PARCEL NO. 59281471031, 59281471051 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: NC, MR-8, SR-5

PROPOSED ZONING DISTRICT CLASSIFICATION: NC, MR-8, SR-5

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: Agricultural

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: Residential;
Commercial

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? This proposed rezoning aligns with the 2011 Comprehensive Master Plan to have Residential and Community Mixed Use on these parcels. In planning and designing the best use and development for these parcels, it is desired to have a larger portion of the parcels to be used for residential due to demand and a smaller portion of the parcels to be used for commercial. This request is to have the same zoning classes on these parcels with revised boundaries. This is not in a flood plain and wetland areas are remaining untouched with the addition of retention ponds to enhance stormwater management.

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: This proposed rezoning aligns with the 2011 Comprehensive Master Plan to have Residential and Community Mixed Use on these parcels. In planning and designing the best use and development for these parcels, it is desired to have a larger portion of the parcels to be used for residential due to residential demand and a smaller portion of the parcels to be used for commercial. This request is to have the same zoning classes on these parcels with revised boundaries.

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 adjacent parcels are residential to the North and South, along with commercial along the West. This proposed rezoning will maintain continuity with the adjacent parcels for both residential/commercial usage and density.

Indicate reasons why the applicant believes the proposed map amendment is in



4539 South Taylor Drive
Sheboygan, Wisconsin 53081

January 14, 2020

City of Sheboygan
828 Center Avenue
Sheboygan, WI 53081

Dear Mayor Vandersteen, Common Council and City Plan Commission,

SUBJECT: Application for Amendment of Zoning Map

As part of the proposed land development for the Stonebrook Crossing Addition No. 1 subdivision, we respectfully make application and petition the Common Council to amend the zoning map.

These parcels are currently in three zoning districts: SR-5 Suburban Residential, MR-8 Mixed Residential and NC Neighborhood Commercial. The proposed zoning change is to maintain the same three zoning districts, but to modify the boundaries to align with the proposed land development. While designing the development, we felt the best use for the land was to increase the amount of residential land while decreasing the amount of commercial land:

| Zoning | Current* | Proposed* | Change* |
|-----------------------|-----------------|-----------------|----------------------|
| Residential | 58 Acres | 66 Acres | + 8 Acres |
| SR-5 | 52 Acres | 44 Acres | - 7.5 Acres |
| MR-8 | 6 Acres | 22 Acres | + 15.5 Acres |
| Commercial | 10 Acres | 2 Acres | - 8 Acres |
| Overall Parcel | 68 Acres | 68 Acres | +/- 0.0 Acres |

** Acreage is approximated*

The proposed land development is for 135 lots with one NC Lot that is located between two existing commercial parcels with access from South Business Drive/County Highway OK and 134 Residential lots with up to 39 Twin House lots (two single family residences that are attached with MR-8 zoning) and 95 Single Family Detached Dwelling lots (with SR-5 zoning). These residential lots will be adjacent to existing residential subdivisions with Fox Meadows to the North and Rammer Ponds to the South and will create a contiguous residential neighborhood with similar densities. Additionally, there is a planned neighborhood park within the development. These parcels were designated for a combination of Single Family Residential and Community Mixed Use in the 2012 Comprehensive Plan Future Land Use Map and the planned development keeps with this usage.

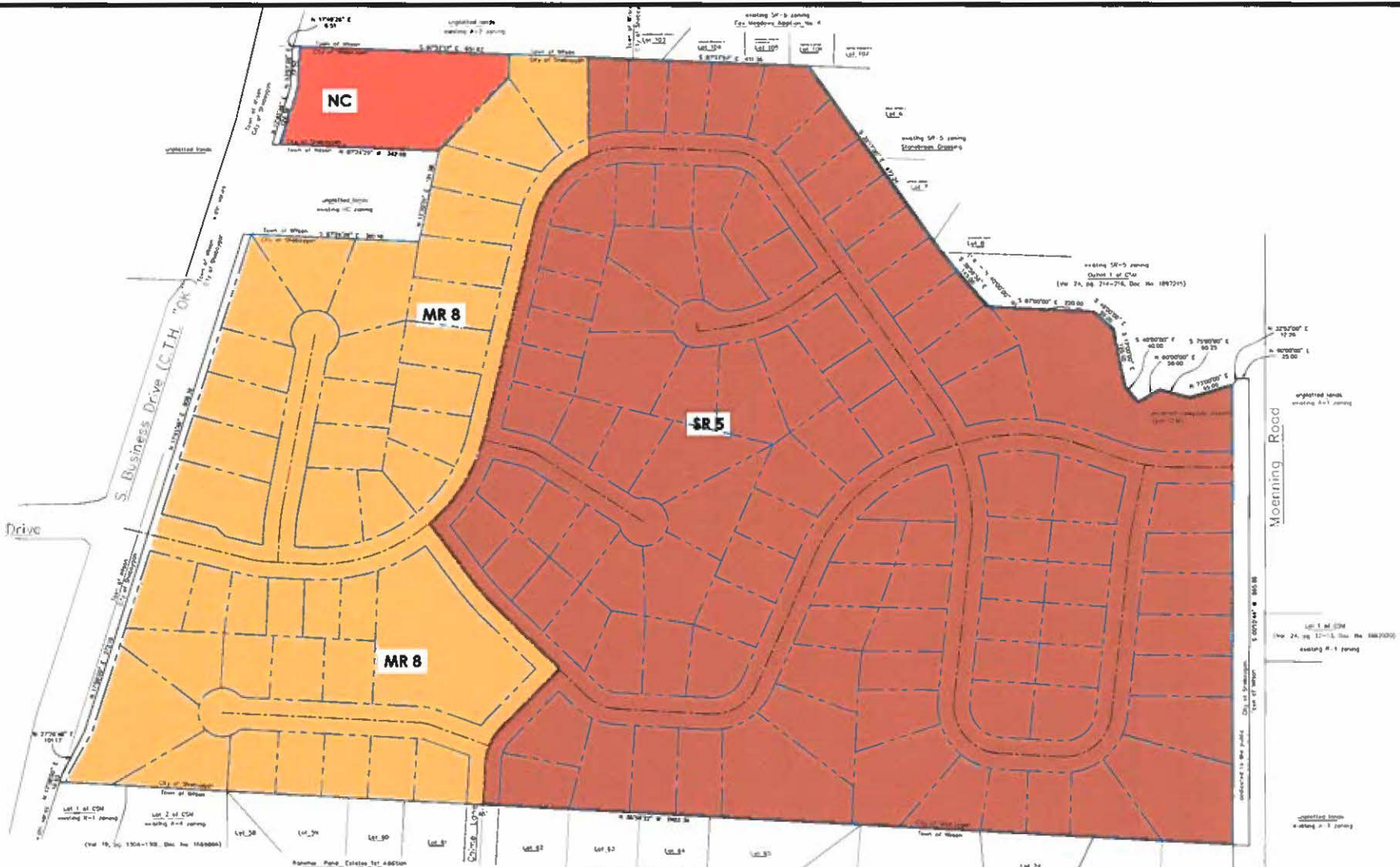
We appreciate the City's consideration of this amendment to the zoning map to allow for the planned development.

Sincerely,

Robert J. Werner

President – Werner Homes

1/27/2020 10:25:11 AM Back Home Autodesk Project: Z:\Cadd\2020\Documents\3115\3115.dwg 20 8 162 84g



| HATCH LEGEND | |
|--------------|--|
| | SR-5 - SUBURBAN RESIDENTIAL - 5 DISTRICT (44.7 ACRES) |
| | MR-8 - MIXED RESIDENTIAL - 8 DISTRICT (20.2 ACRES) |
| | NC - NEIGHBORHOOD COMMERCIAL DISTRICT (1.8 ACRES) |

January 27, 2020
Proposed Zoning Map
 Sheboygan, WI



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Preliminary Plat of Stonebrook Crossing Addition No. 1

Part of the SE 1/4 and SW 1/4 of the SE 1/4 and part of the SE 1/4 and SW 1/4 of Section 16, Township 35 North, Range 23 East, City of Stonebrook, Benton County, Missouri.

Subdivided into 100 lots
Total Area: 100.00 Acres
Plat No. 100-100-100
Date: 10/10/2010



Location Sketch



Survey/Plat:
City of Stonebrook, MO
Benton County, MO
10/10/2010

Engineer:
David L. Lusk, P.E.
Missouri Professional Engineer No. 000000000
10/10/2010

Surveyor:
David L. Lusk, P.E.
Missouri Registered Surveyor No. 000000000
10/10/2010

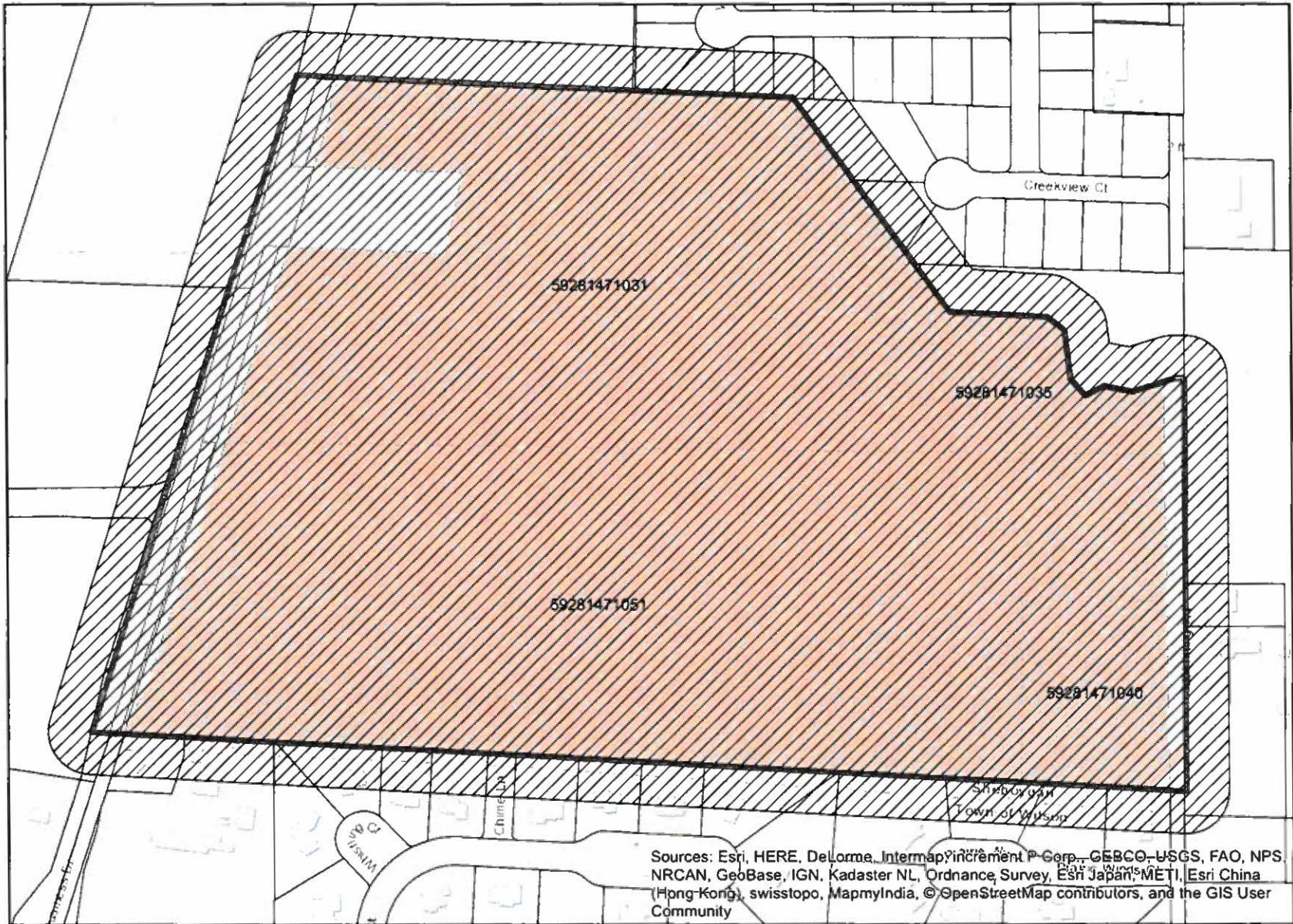
Block and lot numbers shown on this plat are subject to the provisions of the Missouri Plat Act, R.S.Mo. 463.010-463.030. The plat is subject to the provisions of the Missouri Plat Act, R.S.Mo. 463.010-463.030. The plat is subject to the provisions of the Missouri Plat Act, R.S.Mo. 463.010-463.030.

Objecting Authorities:
None

Approving Authority:
City of Stonebrook, Missouri

Scale: 1" = 100' (Horizontal)
1" = 200' (Vertical)

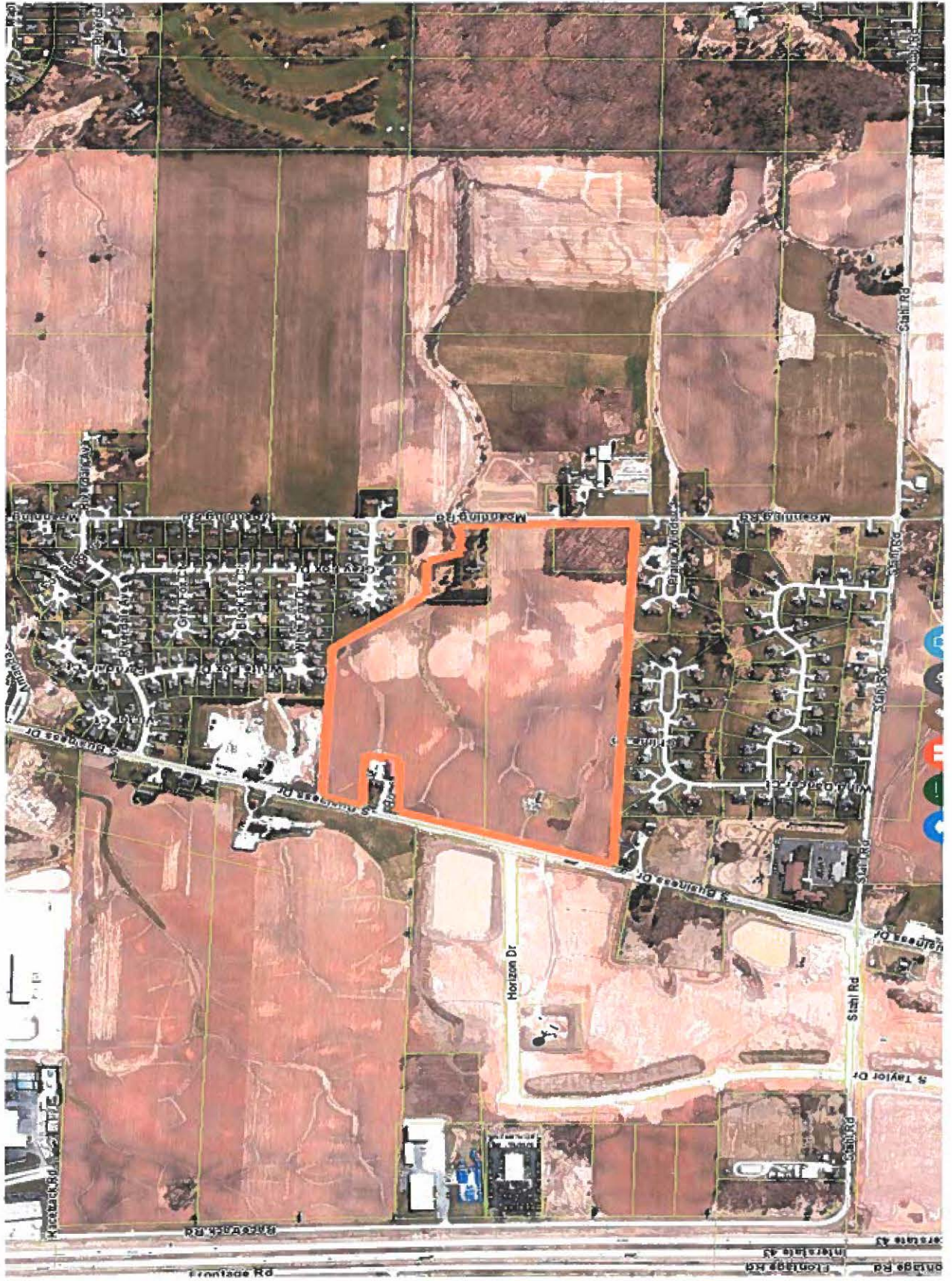
North Arrow



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Stonebrook Crossing 100' Buffer





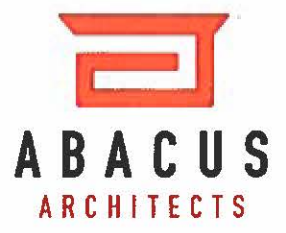


January 13, 2020
Location Map
 Sheboygan, WI



SCALE: 1" = 2,640'

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ZONING LEGEND

-  SUBURBAN RESIDENTIAL S
-  NEIGHBORHOOD COMMERCIAL
-  MIXED RESIDENTIAL B

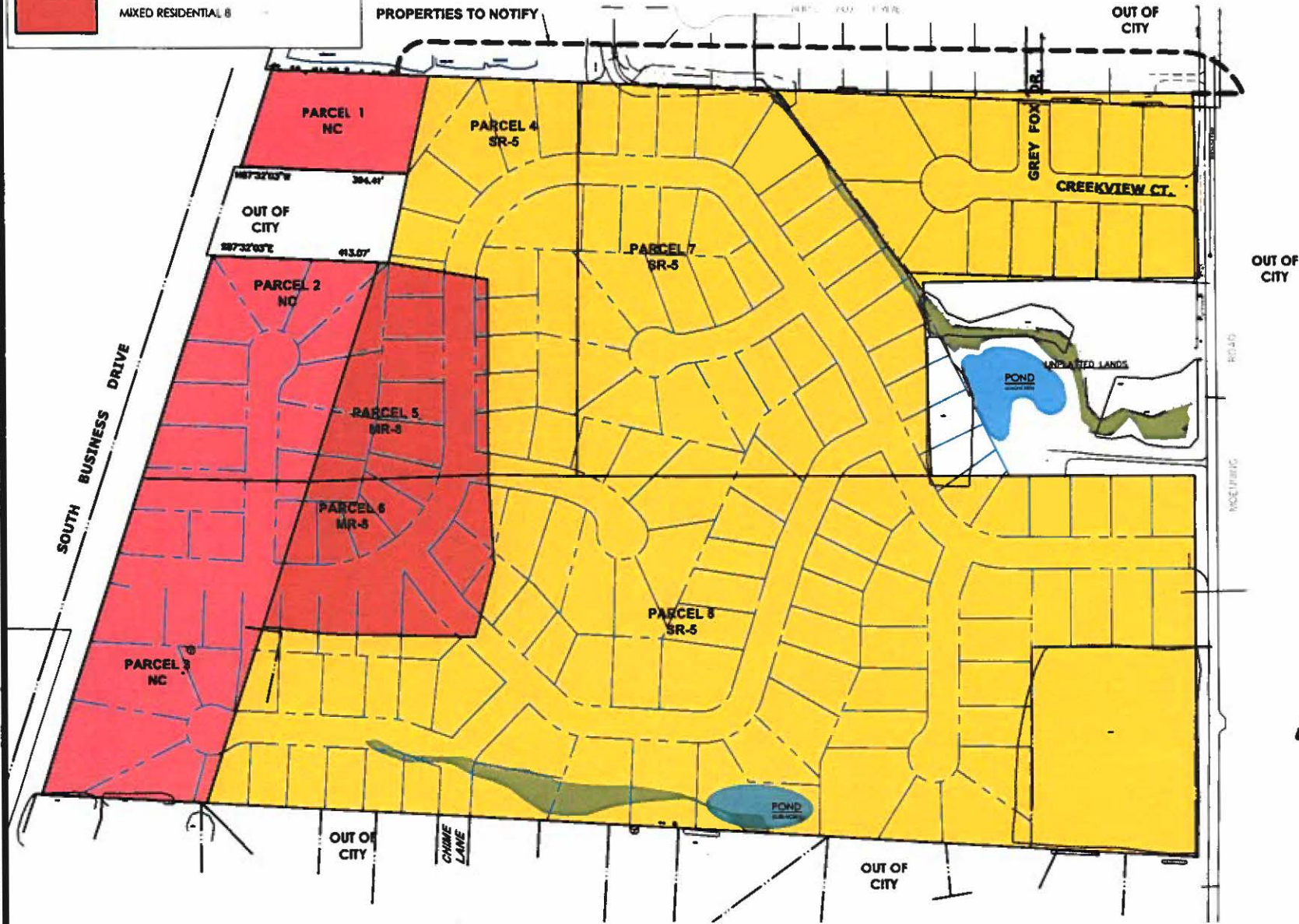
*Existing Zoning
since 2006*

PROPOSED ZONING DESIGNATIONS FOR WERNER DEVELOPMENT

SECTION 9, T. 14 N., R. 23E.

PROPERTIES TO NOTIFY

OUT OF CITY



SCALE: 1" = 300'



ABACUS
ARCHITECTS

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 146-19-20 and G.O. 43-19-20 by Alderpersons Bohren and Wolf amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of South Business Drive (Parcel No. 59281471031) from Class Suburban Residential (SR-5) to Class Neighborhood Commercial (NC) Classification.

R.O. 146-19-20 and G. O. 44-19-20 by Alderpersons Bohren and Wolf amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of Moenning Road (Parcel No. 59281471051 and Parcel No. 59281471040 and Parcel No. 59281471035) from Class Mixed Residential (MR-8) to Class Suburban Residential (SR-5) Classification.

R.O. 146-19-20 and G. O. 45-19-20 by Alderpersons Bohren and Wolf amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of South Business Drive (Parcel No. 59281471031 and Parcel No. 59281471051) from Class Suburban Residential (SR-5) and Class Neighborhood Commercial (NC) to Class Mixed Residential (MR-8) Classification.

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

REPORT DATE: February 7, 2020

MEETING DATE: February 11, 2020

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:

Robert and Ross Werner of Werner Homes are proposing to rezone property they own that relates to the proposed Stonebrook Crossing Addition #1 subdivision they are looking to construct south of Fox Meadows Subdivision between S. Business Dr. and Moenning Road. Stonebrook Subdivision is a 68 acre, 148 lot subdivision that will be completed in phases.

Werner Homes purchased this property from the City for residential development 10+ years ago. This is not a major rezone request it is more of an adjustment based upon the subdivision plat you have before you today. The minor tweaks are based upon how the subdivision is proposed to be platted today compared to what was proposed 10+ years ago.

The proposed zoning change maintains the same three (3) zoning districts, but modifies the boundaries to align with the proposed subdivision development. While designing the development, they felt the best use was to increase the amount of residential land while decreasing the amount of commercial land

- Mixed Residential (MR-8)

Currently 6 acres Proposed 22 acres Increase of 15.5 acres.

39 lots zoned MR-8 which permits single-family and two-family dwellings. Lots ranging from 9,000sf to 46,000sf. Average is right around 12-15,000sf. This also includes the outlot that will be dedicated as future neighborhood park.

- Suburban Residential (SR-5)

Currently 52 acres Proposed 44 acres Decrease of 7.5 acres.

96 lots zoned SR-5 which permits single-family dwellings. Lots ranging from 10,000sf to 41,000sf. Average is right around 13-17,000sf. This also includes the two (2) outlots dedicated to the City for storm drainage pond purposes.

- Neighborhood Commercial (NC)

Currently 10 acres Proposed 2 acres Decrease of 8 acres.

1 Lot (Lot #68) located at the very northwest corner of the subdivision will be Neighborhood Commercial (NC) which permits and conditionally permits a mix of uses that include single-family, two-family, multi-family and a number of commercial use such as personal or professional services, retail, restaurants, taverns, daycare, etc. Lot 1 is 83,000sf (1.9 acres).

The most significant change is along the lots fronting S. Business Drive. Previously, Werner Homes had all of the property fronting along S. Business Drive designated as Neighborhood Commercial (NC) in order to permit commercial uses along S. Business Drive. Werner Homes is now proposing to rezone a majority of their S. Business Drive frontage as MR-8 in order to develop more housing in this area.

The only area remaining Neighborhood Commercial (NC) zoning designation is the 1.9 acre Lot 68 parcel at the northwest corner of the subdivision. Lot 68 is north of Thunder Truck and Auto which is located in the Town of Wilson at 5223 S. Business Drive and south of the former Edler and Sons Trucking and Excavating operation located in the Town of Wilson at 5023 S. Business Dr. The NC zone does permit a mix of residential and commercial uses.

The surrounding neighborhood zoning is:

- Properties north are zoned Suburban Residential (SR-5) and Town of Wilson A-2.
- Properties south are zoned Town of Wilson R-1.
- Properties east are zoned Town of Wilson R-1 and A-1.
- Properties west are zoned Suburban Industrial (SI) - SouthPointe Enterprise Campus.

STAFF COMMENTS:

The proposed rezone meets several goals and objectives of comprehensive plan:

- Engage in thoughtful land use decision making to achieve economic growth, cultural opportunities, and vibrant neighborhoods in Sheboygan.
- Maintain the existing neighborhoods and housing stock, while increasing the amount of quality housing opportunities in the City.
- Ensure that new development positively impacts the quality of life for existing residents and contributes to making Sheboygan a special/unique place to live and to raise a family.
- Partner with private property owners, developers, and neighbors to realize the greatest potential for each new development and redevelopment site envisioned under this Plan.
- Promote a mix of housing types and price ranges to meet diverse needs of different sectors of the City's population, with an emphasis on the importance of owner-occupied housing.

The proposed rezone meets the above stated goals and sets the stage for this proposed Stonebrook Crossing Addition #1 subdivision which will provide needed single-family and two-family housing opportunities in the City of Sheboygan.

The proposed rezoning of Neighborhood Commercial (NC), Mixed Residential (MR-8) and Suburban Residential (SR-5) are consistent with the 2011 Comprehensive Master Plan land designations of Community Mixed Use and Single-Family.

ACTION REQUESTED:

Motion to recommend the Common Council approve R.O. 146-19-20 and G.O. 43-19-20 by Alderpersons Bohren and Wolf amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of South Business Drive (Parcel No. 59281471031) from Class Suburban Residential (SR-5) to Class Neighborhood Commercial (NC) Classification.

Motion to recommend the Common Council approve R.O. 146-19-20 and G. O. 44-19-20 by Alderpersons Bohren and Wolf amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of Moenning Road (Parcel No. 59281471051 and Parcel No. 59281471040 and Parcel No. 59281471035) from Class Mixed Residential (MR-8) to Class Suburban Residential (SR-5) Classification.

Motion to recommend the Common Council approve R.O. 146-19-20 and G. O. 45-19-20 by Alderpersons Bohren and Wolf amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off

of South Business Drive (Parcel No. 59281471031 and Parcel No. 59281471051) from Class Suburban Residential (SR-5) and Class Neighborhood Commercial (NC) to Class Mixed Residential (MR-8) Classification.

ATTACHMENTS:

Rezone Application and required attachments.

II

R. O. No. 146 - 19 - 20. By CITY CLERK. February 3, 2020.

Submitting an application from Robert Werner, Werner Homes, for a change in zoning classification of property located off of South Business Drive and Moening Road as part of the proposed land development for the Stonebrook Crossing Addition No. 1 subdivision.

CITY CLERK

City Clerk

~~IX~~

6.2

Gen. Ord. No. 43 - 19 - 20. By Alderpersons Bohren and Wolf.
February 3, 2020.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of South Business Drive (Parcel No. 59281471031) from Class Suburban Residential (SR-5) to Class Neighborhood Commercial (NC) 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 Class Neighborhood Commercial (NC) Classification:

Property located off of South Business Drive (Parcel No. 59281471031).

Part of the SW 1/4 of the NE 1/4 of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows:

Commencing at the east quarter corner of said Section 9; thence S 00°10'44" W, along the east line of said SE 1/4, 1264.49 feet to a point in the easterly extension of the north line of Rammer Pond Estates, a recorded subdivision in said SE 1/4; thence N 86°54'22" W, along said north line of Rammer Pond Estates and along the north line of Rammer Pond Estates 1st Addition and its westerly extension which is along the north line of Certified Survey Map recorded in Volume 19 on pages 130A-130E, as Document No. 1669866 and its easterly extension, 2486.99 feet to the reference line of S. Business Drive (C.T.H. "OK"); thence N 17°59'00" E, along said reference line, 397.23 feet; thence N 17°45'46" E continuing along said reference line, 990.05 feet to the northwest corner of lands described in Document No. 2033437 as recorded in said Sheboygan County Register of Deeds Office to the point of beginning of lands herein described; thence continuing N 17°45'46" E, along said reference line, 210.95 feet to the southwest corner of lands described in Document No. 2030991 as recorded in the Sheboygan County Register of Deeds Office; thence S 87°52'12" E, along the south line of said lands described in Document No. 2030991 and along the south line of lands described in Document No. 2083381, 477.17 feet; thence S 02°22'03" W, 49.14 feet; thence S 43°37'36" W, 209.86 feet to the northeast corner of lands

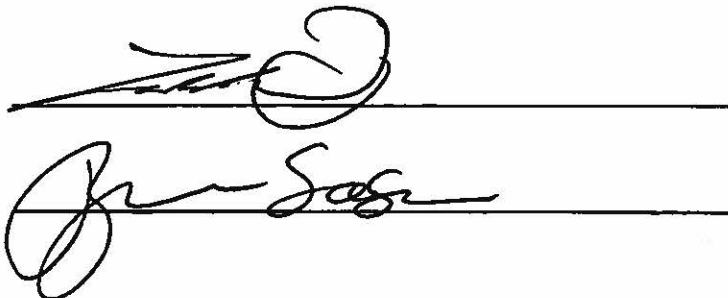
City Plan

described in Volume 1061, page 876-877, as Document No. 1157964; thence N 87°24'29" W, along the south line of said lands described in Volume 1061, page 876-877 and along the north line of lands described in Document No. 2033437, 394.78 feet to the point of beginning.

Containing 92,813 square feet (2.131 acres) more or less.

Note: This legal description contains lands lying within S. Business Drive (C.T.H. "OK") right of way

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.



The image shows two handwritten signatures, each written over a horizontal line. The top signature is a cursive name that appears to be 'John D. ...'. The bottom signature is also cursive and appears to be 'John D. ...'.

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

~~IX~~

6.3

Gen. Ord. No. 44 - 19 - 20. By Alderpersons Bohren and Wolf.
February 3, 2020.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of Moenning Road (Parcel No. 59281471051 and Parcel No. 59281471040 and Parcel No. 59281471035) from Class Mixed Residential (MR-8) to Class Suburban Residential (SR-5) 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 Mixed Residential (MR-8) to Class Suburban Residential (SR-5) Classification.

Property located off of Moenning Road (Parcel No. 59281471051 and Parcel No. 59281471040 and Parcel No. 59281471035).

Part of the NE 1/4 and NW 1/4 of the SE 1/4 and part of the SE 1/4 and SW 1/4 of the NE 1/4 of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows:

Commencing at the east quarter corner of said Section 9; thence S 00°10'44" W, along the east line of said SE 1/4, 298.63 feet to the most southeast corner of Certified Survey Map recorded in the Sheboygan County Register of Deeds Office in Volume 24 on pages 214-216, as Document No. 1897215, being the point of beginning of lands herein described; thence continuing, S 00°10'44" W, along said east line of the SE 1/4, 965.86 feet to a point in the easterly extension of the north line of Rammer Pond Estates, a recorded subdivision in said SE 1/4; thence N 86°54'22" W, along said north line of Rammer Pond Estates and along the north line of Rammer Pond Estates 1st Addition, 1580.24 feet to the centerline of Chime Lane; thence N 03°05'38" E, at right angles, 91.13 feet; thence northeasterly, along the arc of a curve to the right 71.77 feet, chord N 23°39'14" E 70.24 feet, curve radius 100.00 feet, delta 41°07'12"; thence N 44°12'50" E, 176.61 feet; thence N 45°47'10" W, at right angles, 177.81 feet; thence northwesterly, along the arc of a curve to the right 80.52 feet chord N 41°10'22" W 80.43, curve radius 500.00 feet, delta 09°13'36"; thence N 36°33'34" W, 143.52 feet; thence northeasterly, along the arc of a curve to the left 220.98 feet, chord N 31°31'42" E 217.33 feet, curve radius 350.00 feet, delta 36°10'30"; thence N 13°26'27" E, 452.14 feet; thence northeasterly, along the arc of a curve to

City Plan

the right 182.42 feet, chord N 39°34'16" E 176.17 feet, curve radius 200.00, delta 52°15'39"; thence N 00°10'23" W, 204.28 feet to a point in the south line of lands described in Document No 2083381 as recorded in said Sheboygan County Register of Deeds Office; thence S 87°52'12" E, along the south line of lands described in Document No. 2083381, 45.64 to a point in the westerly extension of the south line of Fox Meadows Addition No. 6, a recorded subdivision in said NE 1/4; thence S 87°37'57" E, continuing along said south line of lands described in Document No. 2083381, along said westerly extension and along the south line of said Fox Meadows Addition No. 6, 411.26 feet to the northwest corner of Lot 6 of Stonebrook Crossing, a recorded subdivision in said SE 1/4 of the NE 1/4 and part of the NE 1/4 of the SE 1/4 of Section 9; thence S 35°17'00" E, along the southwesterly line of said Lot 6 and along the southwesterly line of Lots 7 and 8, 472.24 feet to the most southwesterly corner of said Lot 8; thence S 39°59'56" E, along the westerly line of said Certified Survey Map recorded in Volume 24 on pages 214-217, 145.00 feet; thence S 79°36'23" E, along a meander line, along the south side of a stream, 203.26 feet; thence S 20°51'48" E, continuing along said meander line, along the west side of said stream, 205.86 feet; thence N 89°20'56" E, continuing along said meander line, along the south side of said stream, 231.26 feet to a point in the right of way line of Moenning Road; thence N 00°10'44" E, along said right of way line, 75.43 feet; thence East, 33.00 feet to the point of beginning.

Containing 1,927,038 square feet (44.239 acres) more or less.

Together with those lands lying between said meander line and centerline of stream.

~~II~~ 6.4
Gen. Ord. No. 45 - 19 - 20. By Alderpersons Bohren and Wolf.
February 3, 2020.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of South Business Drive (Parcel No. 59281471031 and Parcel No. 59281471051) from Class Suburban Residential (SR-5) and Class Neighborhood Commercial (NC) to Class 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) and Class Neighborhood Commercial (NC) to Class Mixed Residential (MR-8) Classification.

Property located off of South Business Drive (Parcel No. 59281471031 and Parcel No. 59281471051).

Part of the NE 1/4 and NW 1/4 of the SE 1/4 and part of the SE 1/4 and SW 1/4 of the NE 1/4 of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows:

Commencing at the east quarter corner of said Section 9; thence S 00°10'44" W, along the east line of said SE 1/4, 1264.49 feet to a point in the easterly extension of the north line of Rammer Pond Estates, a recorded subdivision in said SE 1/4; thence N 86°54'22" W, along said north line of Rammer Pond Estates and along the north line of Rammer Pond Estates 1st Addition, 1580.24 feet to the centerline of Chime Lane, being the point of beginning of lands herein described; thence continuing N 86°54'22" W, along said north line of Rammer Pond Estates 1st Addition and its westerly extension which is along the north line of Certified Survey Map recorded in Volume 19 on pages 130A-130E, as Document No. 1669866 and its easterly extension, 906.75 feet to the reference line of S. Business Drive (C.T.H. "OK"); thence N 17°59'00" E, along said reference line, 397.23 feet; thence N 17°45'46" E continuing along said reference line, 794.71 feet to the southwest corner of lands described in Document No. 2033437 as recorded in said Sheboygan County Register of Deeds Office; thence S 87°24'29" E, along the south line of said lands described in Document No. 2033437 and along the

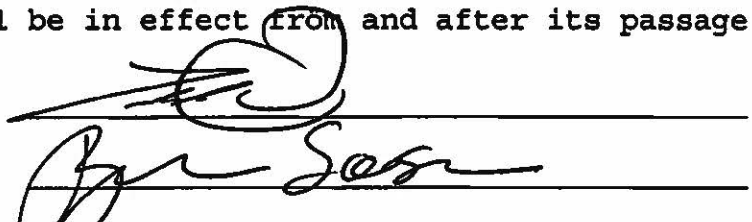
City Print

south line of lands described in Volume 1061, page 876-877, as Document No. 1157964, 412.97 feet to the southeast corner of said lands; thence N 12°30'01" E, along the east line of said lands described in Volume 1061 on pages 876-877, 191.38 feet to the northeast corner of said lands; thence N 43°37'36" E, 209.86 feet; thence N 02°22'03" E, 49.14 feet to a point in the south line of lands described in Document No. 2083381; thence S 87°52'12" E, along said south line of lands described in Document No. 2083381, 160.38 feet; thence S 00°10'23" E, 204.28 feet; thence southwesterly, along the arc of a curve to the left 182.42 feet, chord S 39°34'16" W 176.17 feet, curve radius 200.00 feet, delta 52°15'39"; thence S 13°26'27" W, 452.14 feet; thence southwesterly, along the arc of a curve to the right 220.98 feet, chord S 31°31'42" W 217.33 feet, curve radius 350.00 feet, delta 36°10'30"; thence S 36°33'34" E, 143.52 feet; thence southeasterly, along the arc of a curve to the left 80.52 feet, chord S 41°10'22" E 80.43 feet, curve radius 500.00 feet, delta 09°13'36"; thence S 45°47'10" E, 177.81 feet; thence S 44°12'50" W, at right angles, 176.61 feet; thence southwesterly, along the arc of a curve to the left 71.77 feet, chord S 23°39'14" W 70.24 feet, curve radius 100.00 feet, delta 41°07'12"; thence S 03°05'38" W, 91.13 feet to the point of beginning.

Containing 955,304 square feet (21.931 acres) more or less.

Note: This legal description contains lands lying within S. Business Drive (C.T.H. "OK") right of way

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

| |
|---|
| 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: Werner Homes PHONE NO.: (920) 458-4104

ADDRESS: 4539 S. Taylor Drive E-MAIL: bwerner@wernerhomes.com

OWNER OF SITE: Lee Realty of Sheboygan, Inc

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: Refer to Legal Description

LEGAL DESCRIPTION: See Attached

PARCEL NO. 59281471031, 59281471051 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: NC, MR-8, SR-5

PROPOSED ZONING DISTRICT CLASSIFICATION: NC, MR-8, SR-5

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: Agricultural

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: Residential;
Commercial

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? This proposed rezoning aligns with the 2011 Comprehensive Master Plan to have Residential and Community Mixed Use on these parcels. In planning and designing the best use and development for these parcels, it is desired to have a larger portion of the parcels to be used for residential due to demand and a smaller portion of the parcels to be used for commercial. This request is to have the same zoning classes on these parcels with revised boundaries. This is not in a flood plain and wetland areas are remaining untouched with the addition of retention ponds to enhance stormwater management.

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: This proposed rezoning aligns with the 2011 Comprehensive Master Plan to have Residential and Community Mixed Use on these parcels. In planning and designing the best use and development for these parcels, it is desired to have a larger portion of the parcels to be used for residential due to residential demand and a smaller portion of the parcels to be used for commercial. This request is to have the same zoning classes on these parcels with revised boundaries.

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 adjacent parcels are residential to the North and South, along with commercial along the West. This proposed rezoning will maintain continuity with the adjacent parcels for both residential/commercial usage and density.

Indicate reasons why the applicant believes the proposed map amendment is in



4539 South Taylor Drive
Sheboygan, Wisconsin 53081

January 14, 2020

City of Sheboygan
828 Center Avenue
Sheboygan, WI 53081

Dear Mayor Vandersteen, Common Council and City Plan Commission,

SUBJECT: Application for Amendment of Zoning Map

As part of the proposed land development for the Stonebrook Crossing Addition No. 1 subdivision, we respectfully make application and petition the Common Council to amend the zoning map.

These parcels are currently in three zoning districts: SR-5 Suburban Residential, MR-8 Mixed Residential and NC Neighborhood Commercial. The proposed zoning change is to maintain the same three zoning districts, but to modify the boundaries to align with the proposed land development. While designing the development, we felt the best use for the land was to increase the amount of residential land while decreasing the amount of commercial land:

| Zoning | Current* | Proposed* | Change* |
|-----------------------|-----------------|-----------------|----------------------|
| Residential | 58 Acres | 66 Acres | + 8 Acres |
| SR-5 | 52 Acres | 44 Acres | - 7.5 Acres |
| MR-8 | 6 Acres | 22 Acres | + 15.5 Acres |
| Commercial | 10 Acres | 2 Acres | - 8 Acres |
| Overall Parcel | 68 Acres | 68 Acres | +/- 0.0 Acres |

** Acreage is approximated*

The proposed land development is for 135 lots with one NC Lot that is located between two existing commercial parcels with access from South Business Drive/County Highway OK and 134 Residential lots with up to 39 Twin House lots (two single family residences that are attached with MR-8 zoning) and 95 Single Family Detached Dwelling lots (with SR-5 zoning). These residential lots will be adjacent to existing residential subdivisions with Fox Meadows to the North and Rammer Ponds to the South and will create a contiguous residential neighborhood with similar densities. Additionally, there is a planned neighborhood park within the development. These parcels were designated for a combination of Single Family Residential and Community Mixed Use in the 2012 Comprehensive Plan Future Land Use Map and the planned development keeps with this usage.

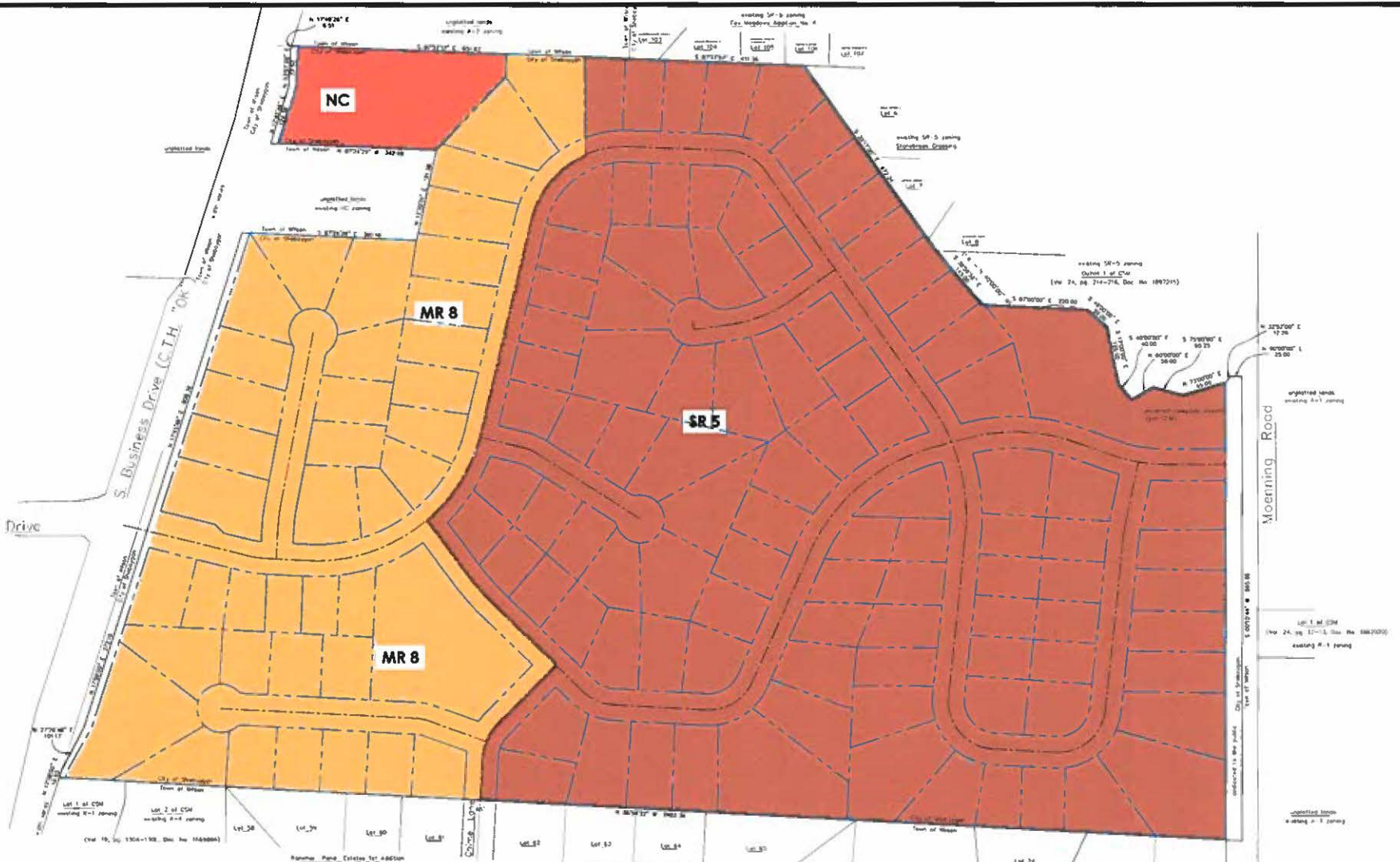
We appreciate the City's consideration of this amendment to the zoning map to allow for the planned development.




Sincerely,

Robert J. Werner

President – Werner Homes

1/27/2020 10:30:33 AM Back Home Autodesk Project: Z:\Cadd\2020\Documents\31154\Drawings\20 8 102.dwg



| HATCH LEGEND | |
|---|--|
|  | SR-5 - SUBURBAN RESIDENTIAL - 5 DISTRICT (44.7 ACRES) |
|  | MR-8 - MIXED RESIDENTIAL - 8 DISTRICT (20.2 ACRES) |
|  | NC - NEIGHBORHOOD COMMERCIAL DISTRICT (1.8 ACRES) |

January 27, 2020
Proposed Zoning Map
 Sheboygan, WI



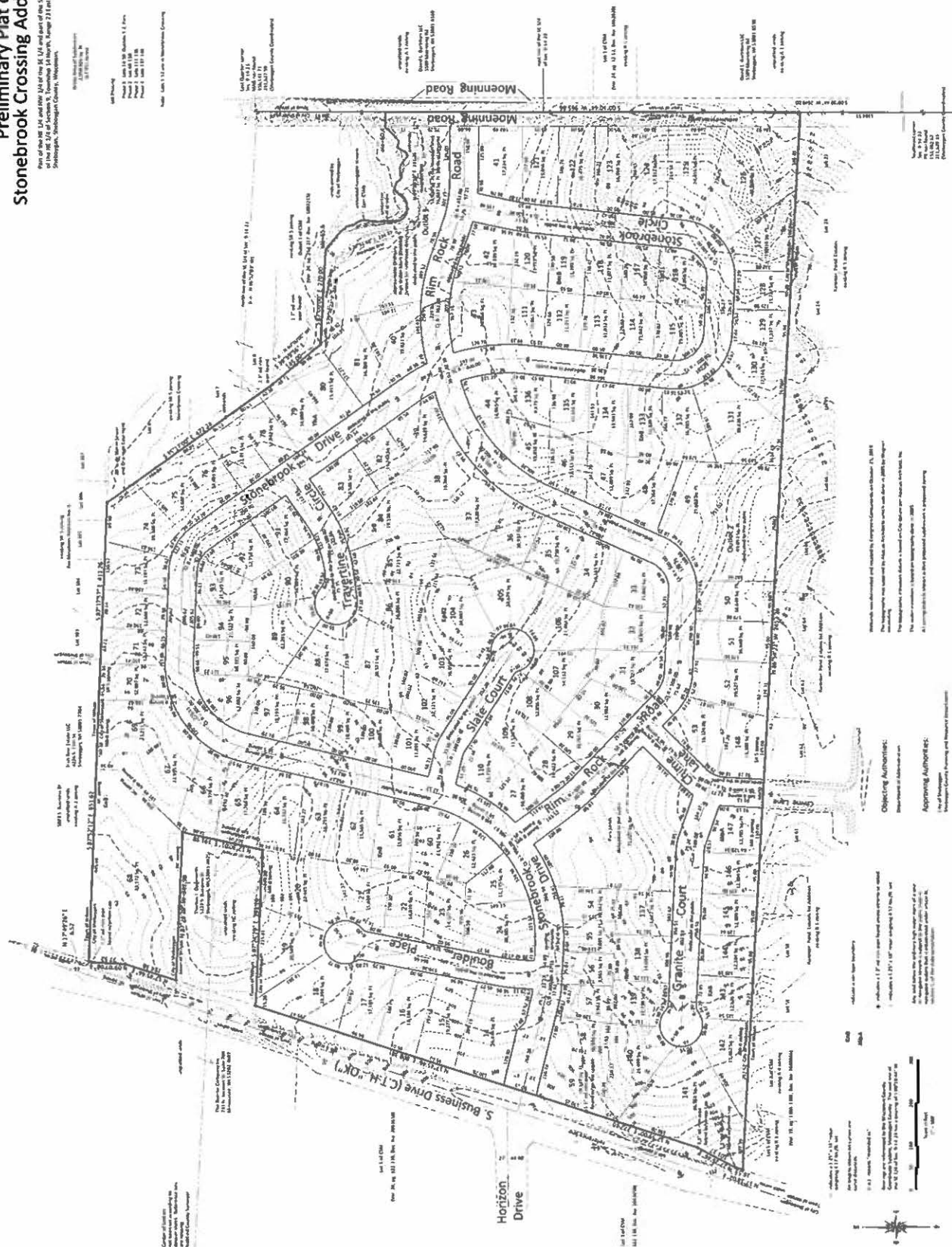
Abacus Architects, Inc. holds all rights of copyright in and to these plans, drawings and documents. No reproduction, copying, alteration, modification, usage, incorporation into other documents, or assignment of the same may occur without the prior written permission of Abacus Architects, Inc.
 © Abacus Architects, Inc. 2020



Preliminary Plat of Stonebrook Crossing Addition No. 1

Part of the SE 1/4 and SW 1/4 of the SE 1/4 and part of the SE 1/4 and SW 1/4 of Section 16, Township 35 North, Range 23 East, City of Stonebrook, Benton County, Missouri.

Subdivided into 100 lots
Total Area: 100.00 Acres
Total Area: 100.00 Acres
Total Area: 100.00 Acres



Location Sketch



Survey/Platting:
City of Stonebrook, MO
Benton County, MO
Map No. 100.00
Date: 10/15/2024

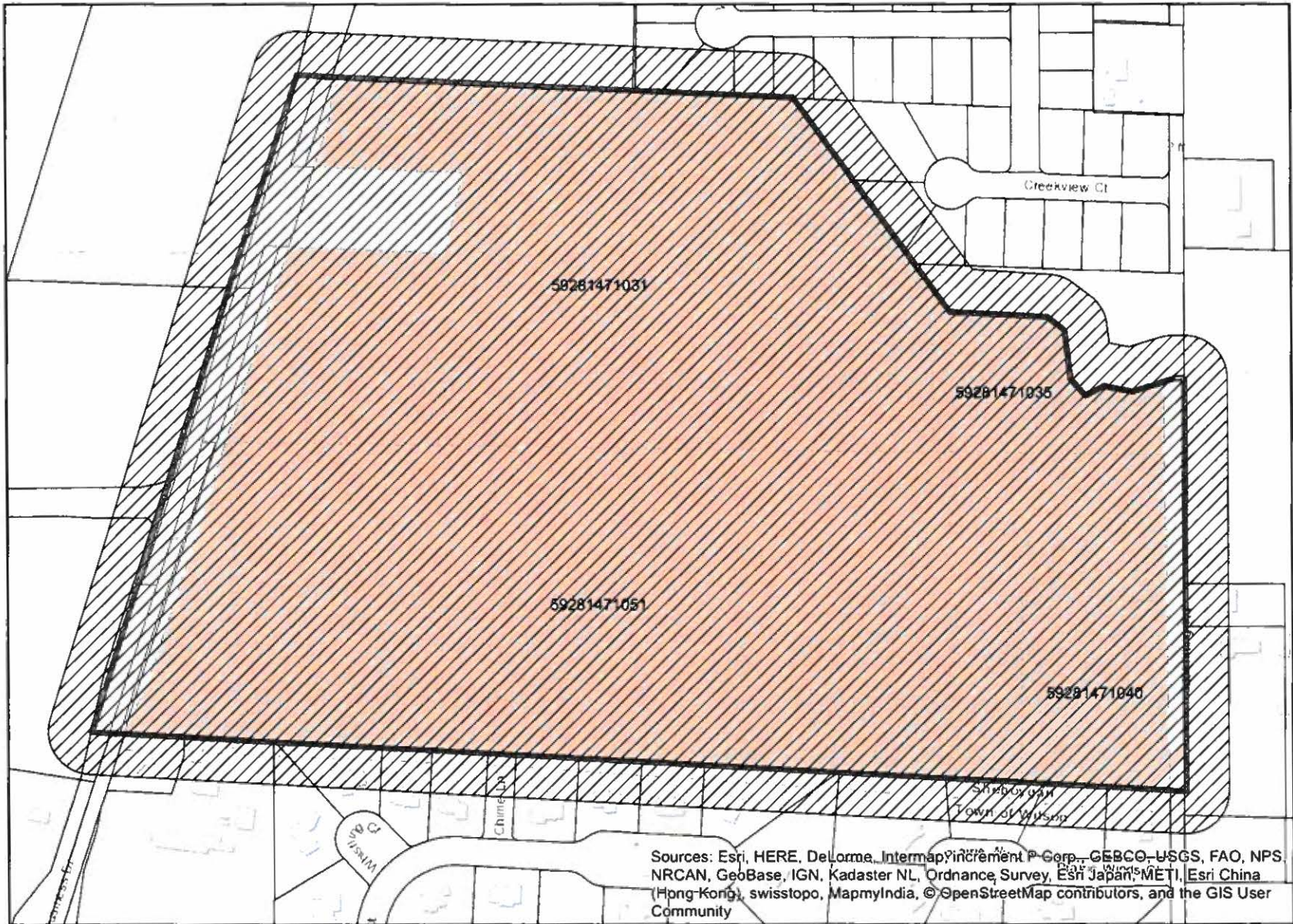
Block was measured and plotted by Computer Graphics Software (C.G.S.)
The platting was done by the City of Stonebrook with data from 2024 surveying.
The platting was done by the City of Stonebrook with data from 2024 surveying.
The platting was done by the City of Stonebrook with data from 2024 surveying.

Objecting Authorities:
Benton County Planning and Recovery Department

Approving Authority:
Benton County Planning and Recovery Department

Scale:
1" = 100'

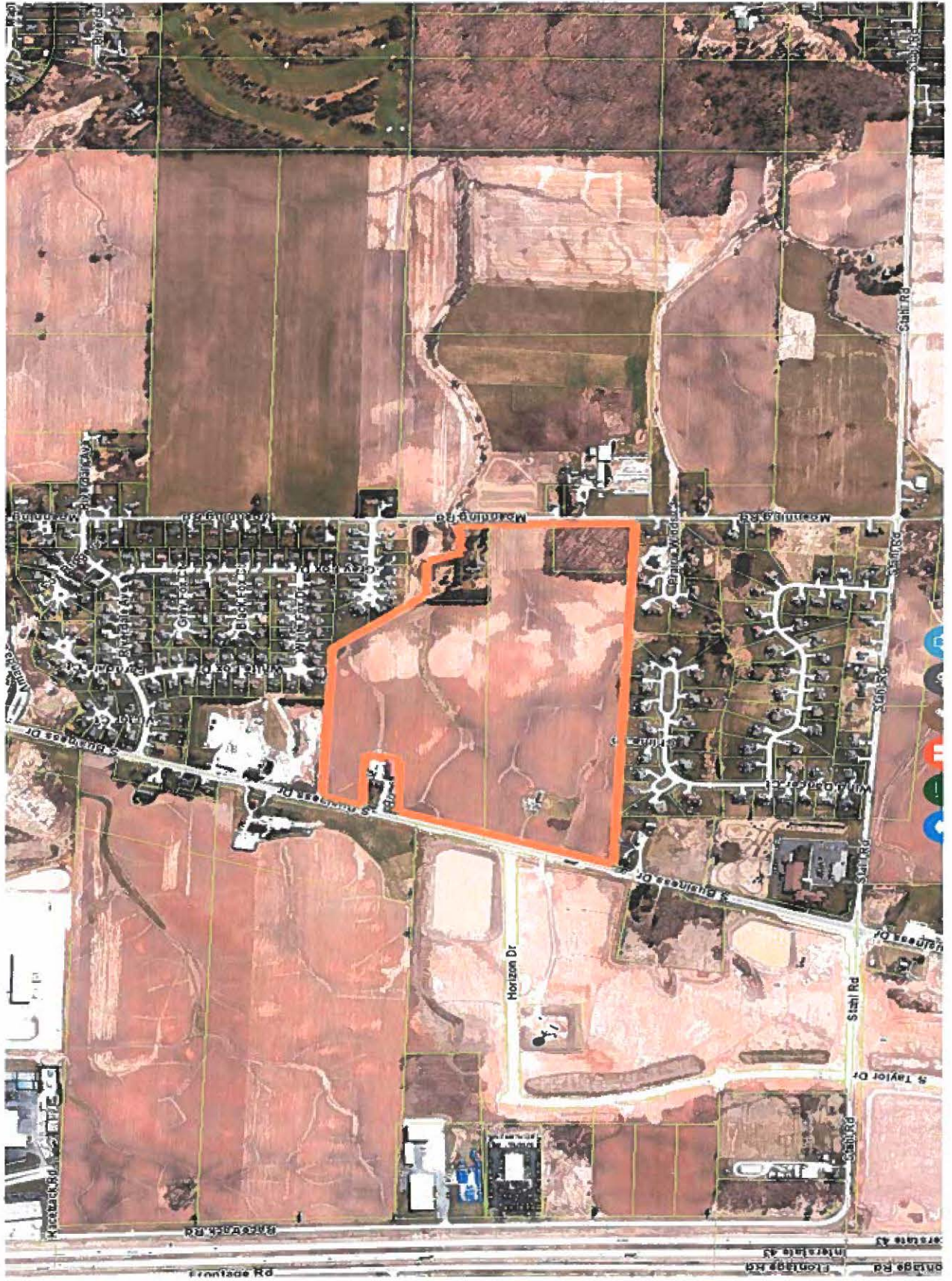


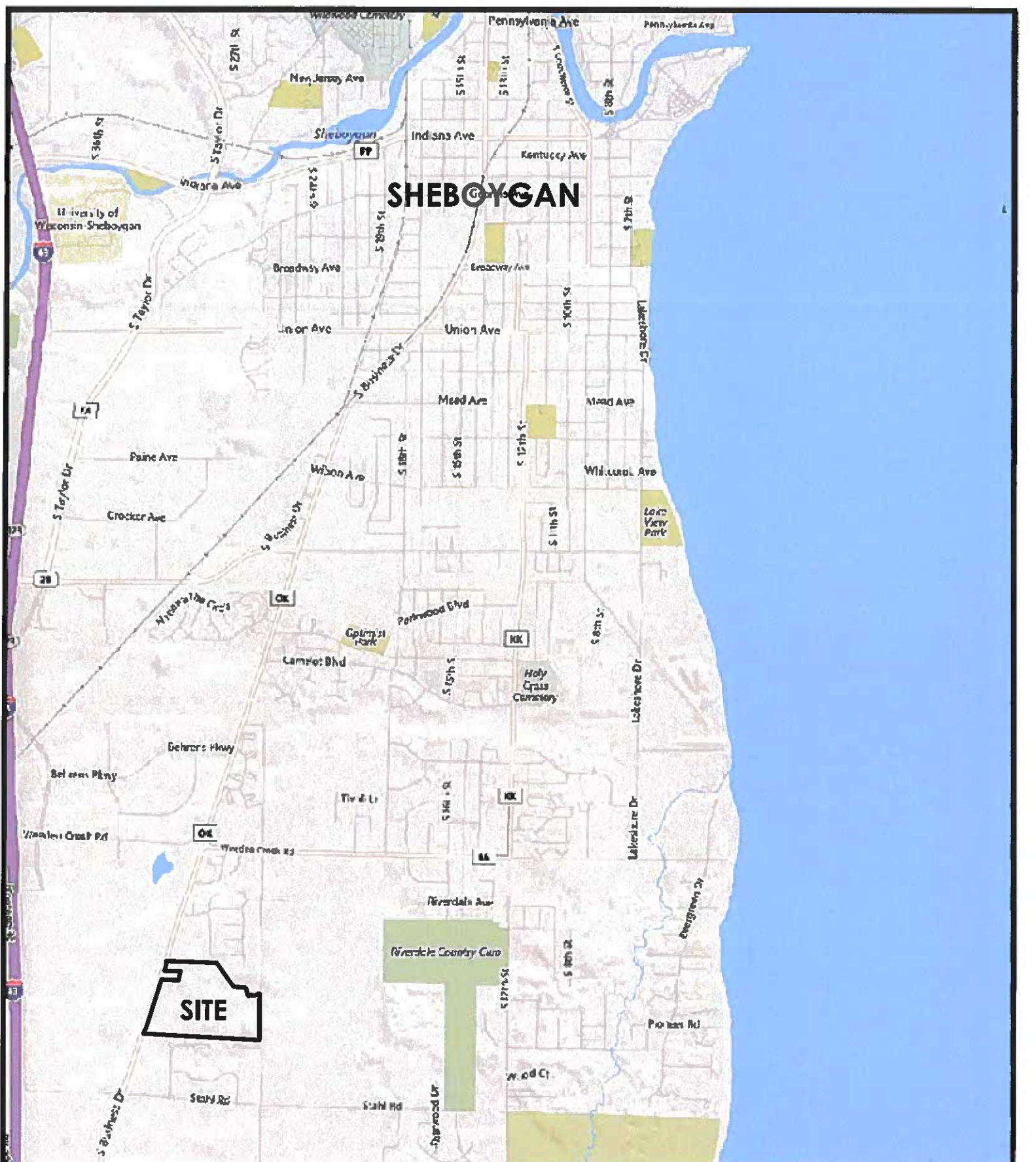


Stonebrook Crossing 100' Buffer



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community





January 13, 2020

Location Map

Sheboygan, WI



SCALE: 1" = 2,640'

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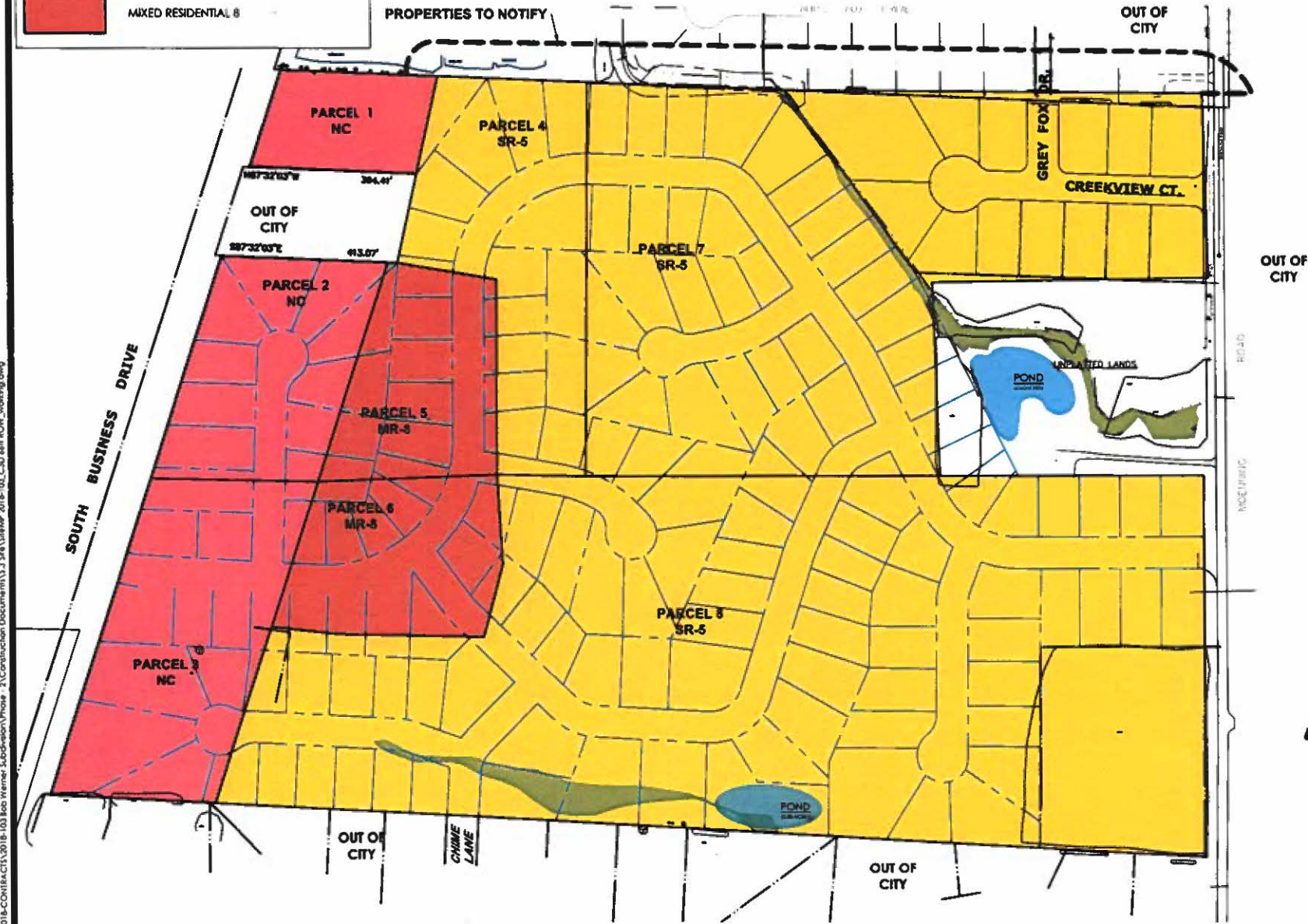
ZONING LEGEND

-  SUBURBAN RESIDENTIAL S
-  NEIGHBORHOOD COMMERCIAL
-  MIXED RESIDENTIAL B

*Existing Zoning
since 2006*

PROPOSED ZONING DESIGNATIONS FOR WERNER DEVELOPMENT

SECTION 9, T. 14 N., R. 23E.



SCALE: 1" = 300'



ABACUS
ARCHITECTS

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 146-19-20 and G.O. 43-19-20 by Alderpersons Bohren and Wolf amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of South Business Drive (Parcel No. 59281471031) from Class Suburban Residential (SR-5) to Class Neighborhood Commercial (NC) Classification.

R.O. 146-19-20 and G. O. 44-19-20 by Alderpersons Bohren and Wolf amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of Moenning Road (Parcel No. 59281471051 and Parcel No. 59281471040 and Parcel No. 59281471035) from Class Mixed Residential (MR-8) to Class Suburban Residential (SR-5) Classification.

R.O. 146-19-20 and G. O. 45-19-20 by Alderpersons Bohren and Wolf amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of South Business Drive (Parcel No. 59281471031 and Parcel No. 59281471051) from Class Suburban Residential (SR-5) and Class Neighborhood Commercial (NC) to Class Mixed Residential (MR-8) Classification.

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

REPORT DATE: February 7, 2020

MEETING DATE: February 11, 2020

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:

Robert and Ross Werner of Werner Homes are proposing to rezone property they own that relates to the proposed Stonebrook Crossing Addition #1 subdivision they are looking to construct south of Fox Meadows Subdivision between S. Business Dr. and Moenning Road. Stonebrook Subdivision is a 68 acre, 148 lot subdivision that will be completed in phases.

Werner Homes purchased this property from the City for residential development 10+ years ago. This is not a major rezone request it is more of an adjustment based upon the subdivision plat you have before you today. The minor tweaks are based upon how the subdivision is proposed to be platted today compared to what was proposed 10+ years ago.

The proposed zoning change maintains the same three (3) zoning districts, but modifies the boundaries to align with the proposed subdivision development. While designing the development, they felt the best use was to increase the amount of residential land while decreasing the amount of commercial land

- Mixed Residential (MR-8)

Currently 6 acres Proposed 22 acres Increase of 15.5 acres.

39 lots zoned MR-8 which permits single-family and two-family dwellings. Lots ranging from 9,000sf to 46,000sf. Average is right around 12-15,000sf. This also includes the outlot that will be dedicated as future neighborhood park.

- Suburban Residential (SR-5)

Currently 52 acres Proposed 44 acres Decrease of 7.5 acres.

96 lots zoned SR-5 which permits single-family dwellings. Lots ranging from 10,000sf to 41,000sf. Average is right around 13-17,000sf. This also includes the two (2) outlots dedicated to the City for storm drainage pond purposes.

- Neighborhood Commercial (NC)

Currently 10 acres Proposed 2 acres Decrease of 8 acres.

1 Lot (Lot #68) located at the very northwest corner of the subdivision will be Neighborhood Commercial (NC) which permits and conditionally permits a mix of uses that include single-family, two-family, multi-family and a number of commercial use such as personal or professional services, retail, restaurants, taverns, daycare, etc. Lot 1 is 83,000sf (1.9 acres).

The most significant change is along the lots fronting S. Business Drive. Previously, Werner Homes had all of the property fronting along S. Business Drive designated as Neighborhood Commercial (NC) in order to permit commercial uses along S. Business Drive. Werner Homes is now proposing to rezone a majority of their S. Business Drive frontage as MR-8 in order to develop more housing in this area.

The only area remaining Neighborhood Commercial (NC) zoning designation is the 1.9 acre Lot 68 parcel at the northwest corner of the subdivision. Lot 68 is north of Thunder Truck and Auto which is located in the Town of Wilson at 5223 S. Business Drive and south of the former Edler and Sons Trucking and Excavating operation located in the Town of Wilson at 5023 S. Business Dr. The NC zone does permit a mix of residential and commercial uses.

The surrounding neighborhood zoning is:

- Properties north are zoned Suburban Residential (SR-5) and Town of Wilson A-2.
- Properties south are zoned Town of Wilson R-1.
- Properties east are zoned Town of Wilson R-1 and A-1.
- Properties west are zoned Suburban Industrial (SI) - SouthPointe Enterprise Campus.

STAFF COMMENTS:

The proposed rezone meets several goals and objectives of comprehensive plan:

- Engage in thoughtful land use decision making to achieve economic growth, cultural opportunities, and vibrant neighborhoods in Sheboygan.
- Maintain the existing neighborhoods and housing stock, while increasing the amount of quality housing opportunities in the City.
- Ensure that new development positively impacts the quality of life for existing residents and contributes to making Sheboygan a special/unique place to live and to raise a family.
- Partner with private property owners, developers, and neighbors to realize the greatest potential for each new development and redevelopment site envisioned under this Plan.
- Promote a mix of housing types and price ranges to meet diverse needs of different sectors of the City's population, with an emphasis on the importance of owner-occupied housing.

The proposed rezone meets the above stated goals and sets the stage for this proposed Stonebrook Crossing Addition #1 subdivision which will provide needed single-family and two-family housing opportunities in the City of Sheboygan.

The proposed rezoning of Neighborhood Commercial (NC), Mixed Residential (MR-8) and Suburban Residential (SR-5) are consistent with the 2011 Comprehensive Master Plan land designations of Community Mixed Use and Single-Family.

ACTION REQUESTED:

Motion to recommend the Common Council approve R.O. 146-19-20 and G.O. 43-19-20 by Alderpersons Bohren and Wolf amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of South Business Drive (Parcel No. 59281471031) from Class Suburban Residential (SR-5) to Class Neighborhood Commercial (NC) Classification.

Motion to recommend the Common Council approve R.O. 146-19-20 and G. O. 44-19-20 by Alderpersons Bohren and Wolf amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of Moenning Road (Parcel No. 59281471051 and Parcel No. 59281471040 and Parcel No. 59281471035) from Class Mixed Residential (MR-8) to Class Suburban Residential (SR-5) Classification.

Motion to recommend the Common Council approve R.O. 146-19-20 and G. O. 45-19-20 by Alderpersons Bohren and Wolf amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off

of South Business Drive (Parcel No. 59281471031 and Parcel No. 59281471051) from Class Suburban Residential (SR-5) and Class Neighborhood Commercial (NC) to Class Mixed Residential (MR-8) Classification.

ATTACHMENTS:

Rezone Application and required attachments.

II

R. O. No. 146 - 19 - 20. By CITY CLERK. February 3, 2020.

Submitting an application from Robert Werner, Werner Homes, for a change in zoning classification of property located off of South Business Drive and Moening Road as part of the proposed land development for the Stonebrook Crossing Addition No. 1 subdivision.

CITY CLERK

City Clerk

~~IX~~

6.2

Gen. Ord. No. 43 - 19 - 20. By Alderpersons Bohren and Wolf.
February 3, 2020.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of South Business Drive (Parcel No. 59281471031) from Class Suburban Residential (SR-5) to Class Neighborhood Commercial (NC) 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 Class Neighborhood Commercial (NC) Classification:

Property located off of South Business Drive (Parcel No. 59281471031).

Part of the SW 1/4 of the NE 1/4 of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows:

Commencing at the east quarter corner of said Section 9; thence S 00°10'44" W, along the east line of said SE 1/4, 1264.49 feet to a point in the easterly extension of the north line of Rammer Pond Estates, a recorded subdivision in said SE 1/4; thence N 86°54'22" W, along said north line of Rammer Pond Estates and along the north line of Rammer Pond Estates 1st Addition and its westerly extension which is along the north line of Certified Survey Map recorded in Volume 19 on pages 130A-130E, as Document No. 1669866 and its easterly extension, 2486.99 feet to the reference line of S. Business Drive (C.T.H. "OK"); thence N 17°59'00" E, along said reference line, 397.23 feet; thence N 17°45'46" E continuing along said reference line, 990.05 feet to the northwest corner of lands described in Document No. 2033437 as recorded in said Sheboygan County Register of Deeds Office to the point of beginning of lands herein described; thence continuing N 17°45'46" E, along said reference line, 210.95 feet to the southwest corner of lands described in Document No. 2030991 as recorded in the Sheboygan County Register of Deeds Office; thence S 87°52'12" E, along the south line of said lands described in Document No. 2030991 and along the south line of lands described in Document No. 2083381, 477.17 feet; thence S 02°22'03" W, 49.14 feet; thence S 43°37'36" W, 209.86 feet to the northeast corner of lands

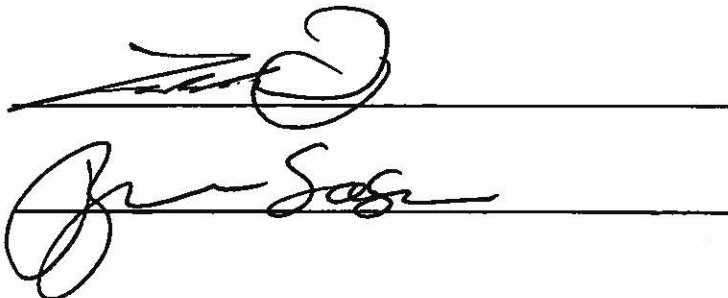
City Plan

described in Volume 1061, page 876-877, as Document No. 1157964; thence N 87°24'29" W, along the south line of said lands described in Volume 1061, page 876-877 and along the north line of lands described in Document No. 2033437, 394.78 feet to the point of beginning.

Containing 92,813 square feet (2.131 acres) more or less.

Note: This legal description contains lands lying within S. Business Drive (C.T.H. "OK") right of way

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.



The image shows two handwritten signatures, each written over a horizontal line. The top signature is a cursive name that appears to be 'John D. ...'. The bottom signature is also cursive and appears to be 'John D. ...'.

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

~~IX~~

6.3

Gen. Ord. No. 44 - 19 - 20. By Alderpersons Bohren and Wolf.
February 3, 2020.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of Moenning Road (Parcel No. 59281471051 and Parcel No. 59281471040 and Parcel No. 59281471035) from Class Mixed Residential (MR-8) to Class Suburban Residential (SR-5) 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 Mixed Residential (MR-8) to Class Suburban Residential (SR-5) Classification.

Property located off of Moenning Road (Parcel No. 59281471051 and Parcel No. 59281471040 and Parcel No. 59281471035).

Part of the NE 1/4 and NW 1/4 of the SE 1/4 and part of the SE 1/4 and SW 1/4 of the NE 1/4 of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows:

Commencing at the east quarter corner of said Section 9; thence S 00°10'44" W, along the east line of said SE 1/4, 298.63 feet to the most southeast corner of Certified Survey Map recorded in the Sheboygan County Register of Deeds Office in Volume 24 on pages 214-216, as Document No. 1897215, being the point of beginning of lands herein described; thence continuing, S 00°10'44" W, along said east line of the SE 1/4, 965.86 feet to a point in the easterly extension of the north line of Rammer Pond Estates, a recorded subdivision in said SE 1/4; thence N 86°54'22" W, along said north line of Rammer Pond Estates and along the north line of Rammer Pond Estates 1st Addition, 1580.24 feet to the centerline of Chime Lane; thence N 03°05'38" E, at right angles, 91.13 feet; thence northeasterly, along the arc of a curve to the right 71.77 feet, chord N 23°39'14" E 70.24 feet, curve radius 100.00 feet, delta 41°07'12"; thence N 44°12'50" E, 176.61 feet; thence N 45°47'10" W, at right angles, 177.81 feet; thence northwesterly, along the arc of a curve to the right 80.52 feet chord N 41°10'22" W 80.43, curve radius 500.00 feet, delta 09°13'36"; thence N 36°33'34" W, 143.52 feet; thence northeasterly, along the arc of a curve to the left 220.98 feet, chord N 31°31'42" E 217.33 feet, curve radius 350.00 feet, delta 36°10'30"; thence N 13°26'27" E, 452.14 feet; thence northeasterly, along the arc of a curve to

City Plan

the right 182.42 feet, chord N 39°34'16" E 176.17 feet, curve radius 200.00, delta 52°15'39"; thence N 00°10'23" W, 204.28 feet to a point in the south line of lands described in Document No 2083381 as recorded in said Sheboygan County Register of Deeds Office; thence S 87°52'12" E, along the south line of lands described in Document No. 2083381, 45.64 to a point in the westerly extension of the south line of Fox Meadows Addition No. 6, a recorded subdivision in said NE 1/4; thence S 87°37'57" E, continuing along said south line of lands described in Document No. 2083381, along said westerly extension and along the south line of said Fox Meadows Addition No. 6, 411.26 feet to the northwest corner of Lot 6 of Stonebrook Crossing, a recorded subdivision in said SE 1/4 of the NE 1/4 and part of the NE 1/4 of the SE 1/4 of Section 9; thence S 35°17'00" E, along the southwesterly line of said Lot 6 and along the southwesterly line of Lots 7 and 8, 472.24 feet to the most southwesterly corner of said Lot 8; thence S 39°59'56" E, along the westerly line of said Certified Survey Map recorded in Volume 24 on pages 214-217, 145.00 feet; thence S 79°36'23" E, along a meander line, along the south side of a stream, 203.26 feet; thence S 20°51'48" E, continuing along said meander line, along the west side of said stream, 205.86 feet; thence N 89°20'56" E, continuing along said meander line, along the south side of said stream, 231.26 feet to a point in the right of way line of Moenning Road; thence N 00°10'44" E, along said right of way line, 75.43 feet; thence East, 33.00 feet to the point of beginning.

Containing 1,927,038 square feet (44.239 acres) more or less.

Together with those lands lying between said meander line and centerline of stream.

~~II~~ 6.4
Gen. Ord. No. 45 - 19 - 20. By Alderpersons Bohren and Wolf.
February 3, 2020.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located off of South Business Drive (Parcel No. 59281471031 and Parcel No. 59281471051) from Class Suburban Residential (SR-5) and Class Neighborhood Commercial (NC) to Class 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) and Class Neighborhood Commercial (NC) to Class Mixed Residential (MR-8) Classification.

Property located off of South Business Drive (Parcel No. 59281471031 and Parcel No. 59281471051).

Part of the NE 1/4 and NW 1/4 of the SE 1/4 and part of the SE 1/4 and SW 1/4 of the NE 1/4 of Section 9, Township 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, which is bounded and described as follows:

Commencing at the east quarter corner of said Section 9; thence S 00°10'44" W, along the east line of said SE 1/4, 1264.49 feet to a point in the easterly extension of the north line of Rammer Pond Estates, a recorded subdivision in said SE 1/4; thence N 86°54'22" W, along said north line of Rammer Pond Estates and along the north line of Rammer Pond Estates 1st Addition, 1580.24 feet to the centerline of Chime Lane, being the point of beginning of lands herein described; thence continuing N 86°54'22" W, along said north line of Rammer Pond Estates 1st Addition and its westerly extension which is along the north line of Certified Survey Map recorded in Volume 19 on pages 130A-130E, as Document No. 1669866 and its easterly extension, 906.75 feet to the reference line of S. Business Drive (C.T.H. "OK"); thence N 17°59'00" E, along said reference line, 397.23 feet; thence N 17°45'46" E continuing along said reference line, 794.71 feet to the southwest corner of lands described in Document No. 2033437 as recorded in said Sheboygan County Register of Deeds Office; thence S 87°24'29" E, along the south line of said lands described in Document No. 2033437 and along the

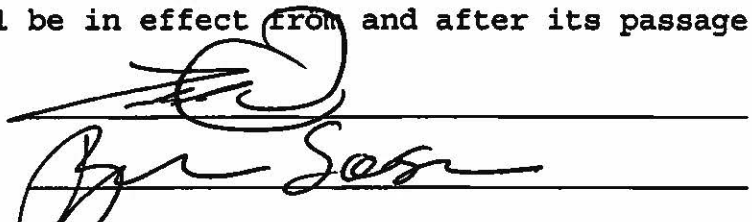
City Print

south line of lands described in Volume 1061, page 876-877, as Document No. 1157964, 412.97 feet to the southeast corner of said lands; thence N 12°30'01" E, along the east line of said lands described in Volume 1061 on pages 876-877, 191.38 feet to the northeast corner of said lands; thence N 43°37'36" E, 209.86 feet; thence N 02°22'03" E, 49.14 feet to a point in the south line of lands described in Document No. 2083381; thence S 87°52'12" E, along said south line of lands described in Document No. 2083381, 160.38 feet; thence S 00°10'23" E, 204.28 feet; thence southwesterly, along the arc of a curve to the left 182.42 feet, chord S 39°34'16" W 176.17 feet, curve radius 200.00 feet, delta 52°15'39"; thence S 13°26'27" W, 452.14 feet; thence southwesterly, along the arc of a curve to the right 220.98 feet, chord S 31°31'42" W 217.33 feet, curve radius 350.00 feet, delta 36°10'30"; thence S 36°33'34" E, 143.52 feet; thence southeasterly, along the arc of a curve to the left 80.52 feet, chord S 41°10'22" E 80.43 feet, curve radius 500.00 feet, delta 09°13'36"; thence S 45°47'10" E, 177.81 feet; thence S 44°12'50" W, at right angles, 176.61 feet; thence southwesterly, along the arc of a curve to the left 71.77 feet, chord S 23°39'14" W 70.24 feet, curve radius 100.00 feet, delta 41°07'12"; thence S 03°05'38" W, 91.13 feet to the point of beginning.

Containing 955,304 square feet (21.931 acres) more or less.

Note: This legal description contains lands lying within S. Business Drive (C.T.H. "OK") right of way

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

| |
|---|
| 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: Werner Homes PHONE NO.: (920) 458-4104

ADDRESS: 4539 S. Taylor Drive E-MAIL: bwerner@wernerhomes.com

OWNER OF SITE: Lee Realty of Sheboygan, Inc

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: Refer to Legal Description

LEGAL DESCRIPTION: See Attached

PARCEL NO. 59281471031, 59281471051 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: NC, MR-8, SR-5

PROPOSED ZONING DISTRICT CLASSIFICATION: NC, MR-8, SR-5

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: Agricultural

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: Residential;
Commercial

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? This proposed rezoning aligns with the 2011 Comprehensive Master Plan to have Residential and Community Mixed Use on these parcels. In planning and designing the best use and development for these parcels, it is desired to have a larger portion of the parcels to be used for residential due to demand and a smaller portion of the parcels to be used for commercial. This request is to have the same zoning classes on these parcels with revised boundaries. This is not in a flood plain and wetland areas are remaining untouched with the addition of retention ponds to enhance stormwater management.

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: This proposed rezoning aligns with the 2011 Comprehensive Master Plan to have Residential and Community Mixed Use on these parcels. In planning and designing the best use and development for these parcels, it is desired to have a larger portion of the parcels to be used for residential due to residential demand and a smaller portion of the parcels to be used for commercial. This request is to have the same zoning classes on these parcels with revised boundaries.

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 adjacent parcels are residential to the North and South, along with commercial along the West. This proposed rezoning will maintain continuity with the adjacent parcels for both residential/commercial usage and density.

Indicate reasons why the applicant believes the proposed map amendment is in



4539 South Taylor Drive
Sheboygan, Wisconsin 53081

January 14, 2020

City of Sheboygan
828 Center Avenue
Sheboygan, WI 53081

Dear Mayor Vandersteen, Common Council and City Plan Commission,

SUBJECT: Application for Amendment of Zoning Map

As part of the proposed land development for the Stonebrook Crossing Addition No. 1 subdivision, we respectfully make application and petition the Common Council to amend the zoning map.

These parcels are currently in three zoning districts: SR-5 Suburban Residential, MR-8 Mixed Residential and NC Neighborhood Commercial. The proposed zoning change is to maintain the same three zoning districts, but to modify the boundaries to align with the proposed land development. While designing the development, we felt the best use for the land was to increase the amount of residential land while decreasing the amount of commercial land:

| Zoning | Current* | Proposed* | Change* |
|-----------------------|-----------------|-----------------|----------------------|
| Residential | 58 Acres | 66 Acres | + 8 Acres |
| SR-5 | 52 Acres | 44 Acres | - 7.5 Acres |
| MR-8 | 6 Acres | 22 Acres | + 15.5 Acres |
| Commercial | 10 Acres | 2 Acres | - 8 Acres |
| Overall Parcel | 68 Acres | 68 Acres | +/- 0.0 Acres |

** Acreage is approximated*

The proposed land development is for 135 lots with one NC Lot that is located between two existing commercial parcels with access from South Business Drive/County Highway OK and 134 Residential lots with up to 39 Twin House lots (two single family residences that are attached with MR-8 zoning) and 95 Single Family Detached Dwelling lots (with SR-5 zoning). These residential lots will be adjacent to existing residential subdivisions with Fox Meadows to the North and Rammer Ponds to the South and will create a contiguous residential neighborhood with similar densities. Additionally, there is a planned neighborhood park within the development. These parcels were designated for a combination of Single Family Residential and Community Mixed Use in the 2012 Comprehensive Plan Future Land Use Map and the planned development keeps with this usage.

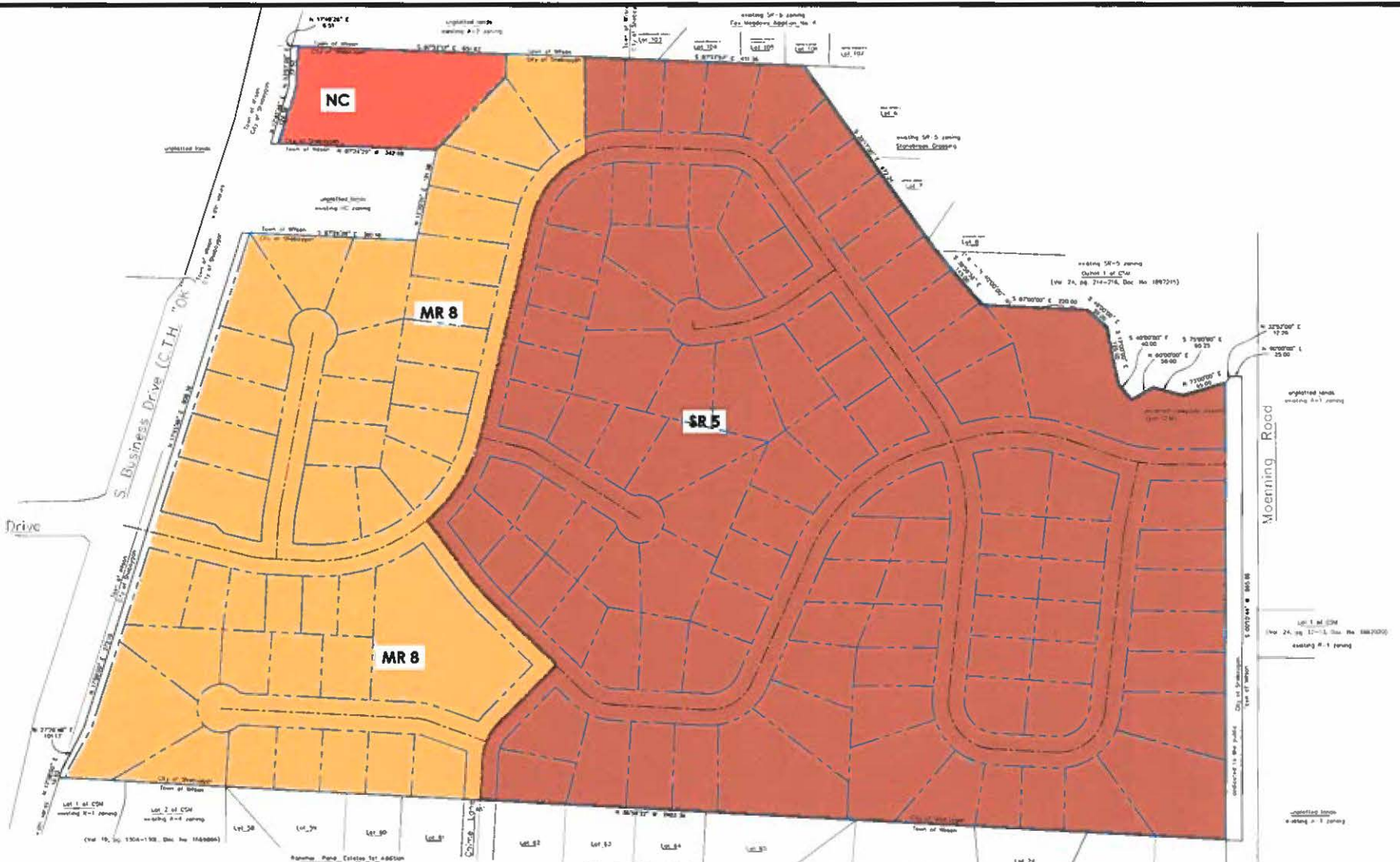
We appreciate the City's consideration of this amendment to the zoning map to allow for the planned development.




Sincerely,

Robert J. Werner

President – Werner Homes

1/27/2020 10:30:33 AM Back to Home Dashboard Project: Zoning Ordinance Document 031314/04/20 8:16:22 PM



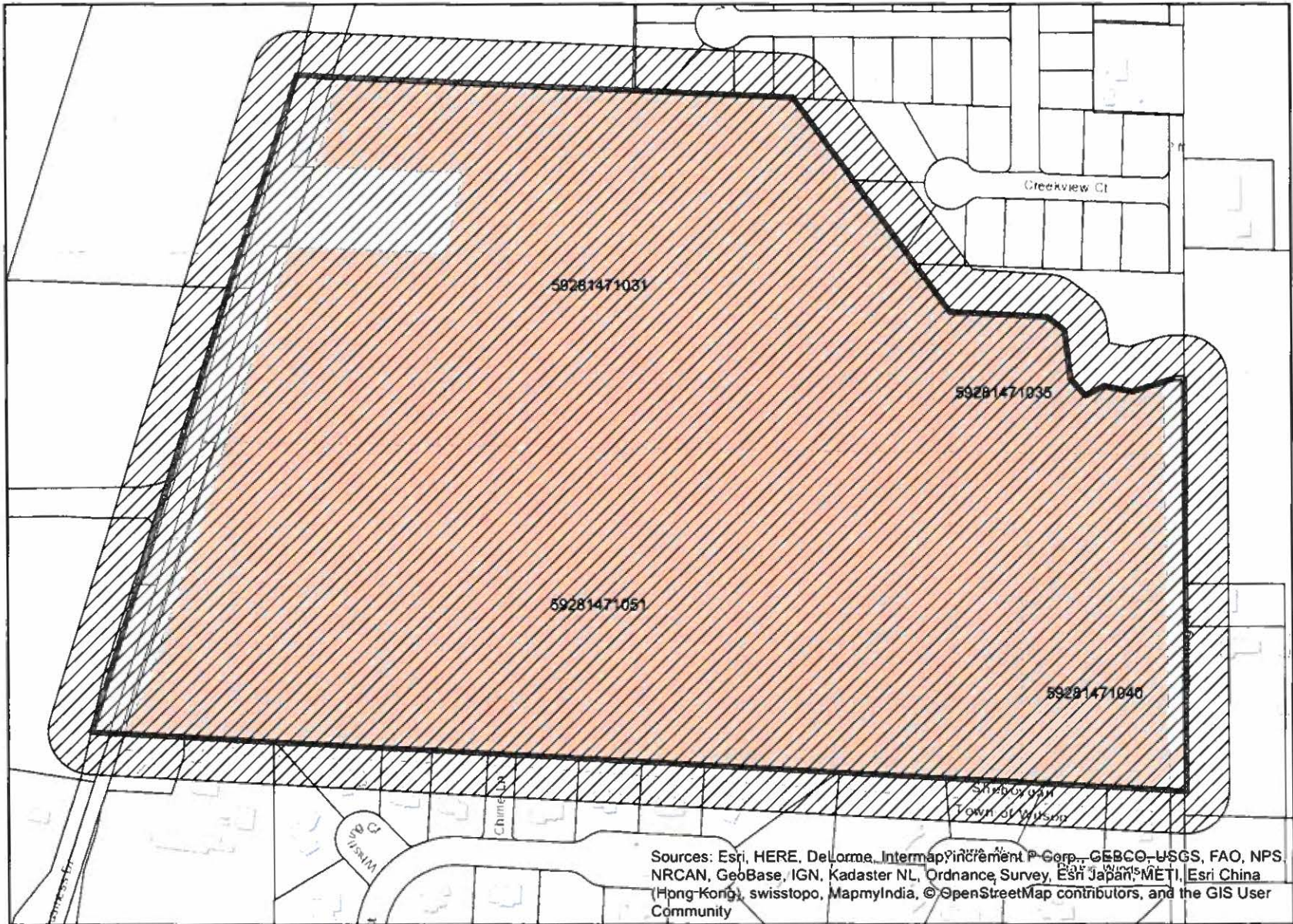
| HATCH LEGEND | |
|---|--|
|  | SR-5 - SUBURBAN RESIDENTIAL - 5 DISTRICT (44.7 ACRES) |
|  | MR-8 - MIXED RESIDENTIAL - 8 DISTRICT (20.2 ACRES) |
|  | NC - NEIGHBORHOOD COMMERCIAL DISTRICT (1.8 ACRES) |

January 27, 2020
Proposed Zoning Map
 Sheboygan, WI



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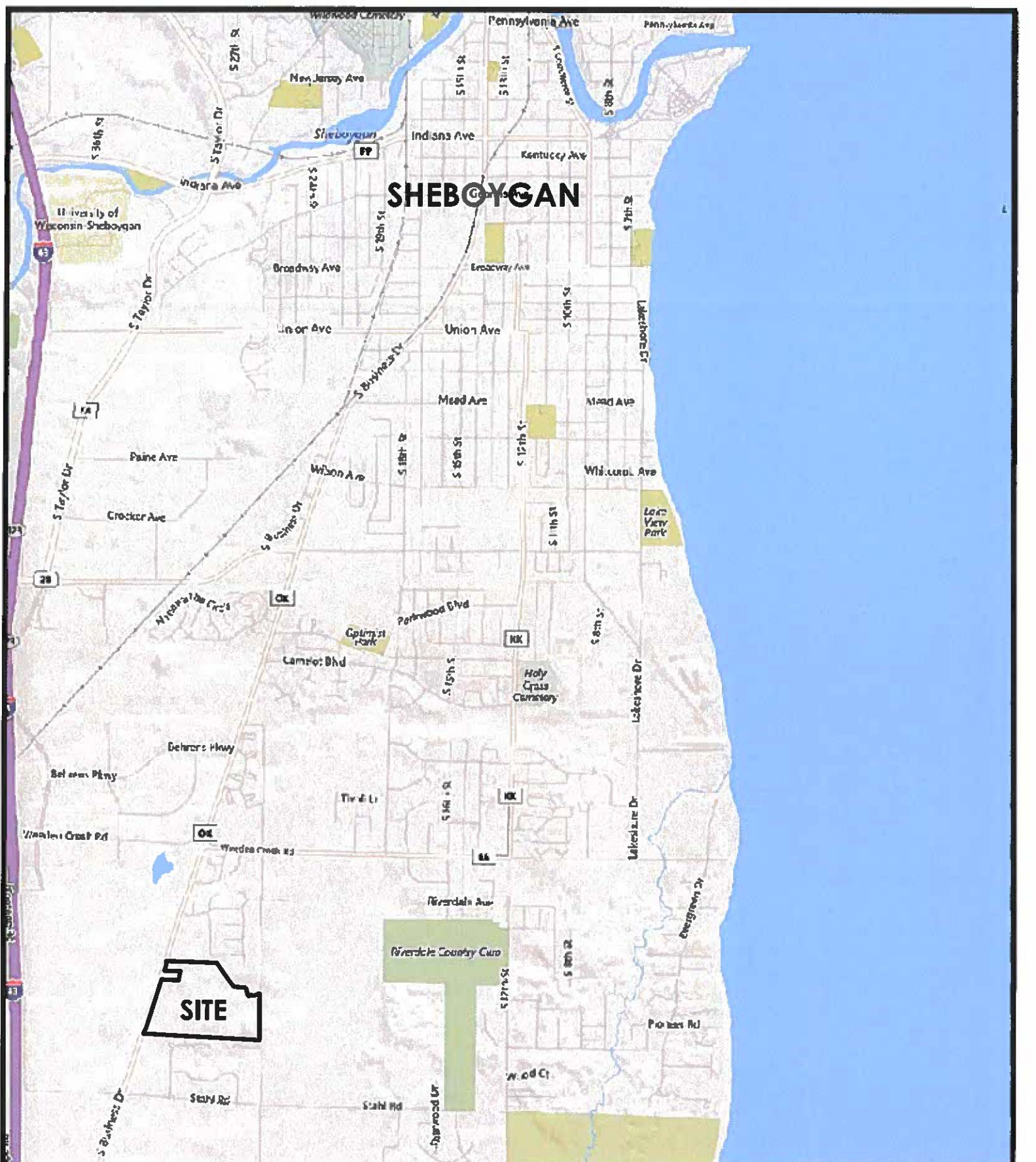




Stonebrook Crossing 100' Buffer



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



January 13, 2020

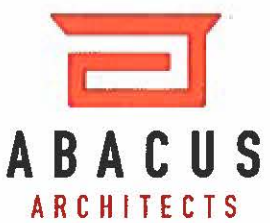
Location Map

Sheboygan, WI



SCALE: 1" = 2,640'

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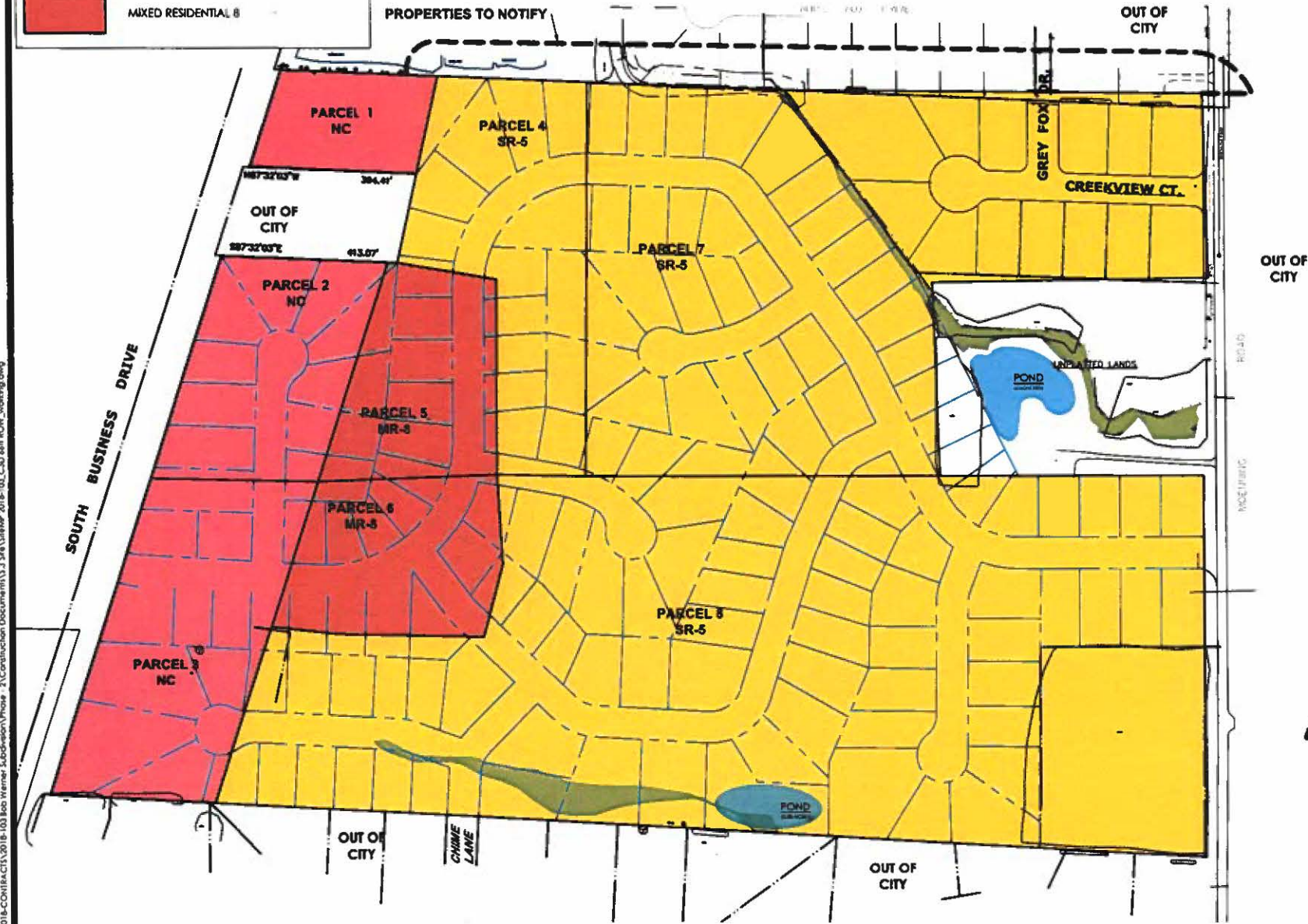
ZONING LEGEND

-  SUBURBAN RESIDENTIAL S
-  NEIGHBORHOOD COMMERCIAL
-  MIXED RESIDENTIAL B

Existing Zoning since 2006

PROPOSED ZONING DESIGNATIONS FOR WERNER DEVELOPMENT

SECTION 9, T. 14 N., R. 23E.



SCALE: 1" = 300'



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