

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Preliminary Plat Approval for Northern Lights Subdivision located on the former Aurora Hospital site between 6th Street and 7th Street parcel no. 59281007701.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: May 5, 2025

MEETING DATE: May 27, 2025

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:

Devin Coyle of Pelton Builders has submitted the preliminary plat for Northern Lights Subdivision located on the former Aurora Hospital site between 6th Street and 7th Street. The applicant states:

- The proposed subdivision includes 21 single-family lots, each approximately 70 feet wide.
- The two northernmost lots along North Avenue are planned at 92 feet in width to comply with existing side setback requirements.
- This proposed layout is fully consistent with the zoning requirements of the Neighborhood Residential – 6 (NR-6) District. Accordingly, no zoning amendments are being requested at this time.
- The development will be constructed in phases from north to south, with approximately 5 to 6 homes built during each phase.
- Planned homes will range from 1,500 to 1,800 square feet in size with an anticipated average purchase price of approximately \$400,000.
- Typical designs will include three bedrooms, two bathrooms, and a side-loaded, two-car garage, ensuring a high quality and cohesive residential neighborhood.
-

STAFF COMMENTS:

The City has purchased this property for the development of single-family homes to match the character of the existing neighborhood.

The lot sizes meet the minimum lot size requirements for the NR-6 zoning district. There are no maximum lot size requirements.

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. Applicant shall submit final plats that meet the City of Sheboygan Subdivision Ordinance.
3. A developer's agreement shall be executed prior to signing any final plats.

ATTACHMENTS:

Northern Lights Subdivision Preliminary Plat