

Hearing No. 6 - 22 - 23. March 20, 2023.

Pursuant to a notice published and personal notices sent by the City Clerk, there is a hearing scheduled this evening to amend the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of the following described lands from Public Parks and Open Space to Multi-Family Residential Classification.

Property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 3):

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin more fully described as follows:  
COMMENCING at the Southwest corner of said Southeast 1/4 Section; thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East along the South line of Geele Avenue 665.14 feet to a point; thence South 00°24'35" West 430.89 feet to a point; thence North 89°28'01" East 47.56 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East 411.89 feet to a point; thence South 00°24'35" West 795.20 feet to a point lying on the North line of Saemann Avenue; thence South 89°11'31" West along said North line 394.98 feet to a point; thence North 00°48'29" West 797.00 feet to the point of beginning.

Any interested persons may be heard.

NOTICE OF PUBLIC HEARING ON AMENDMENT TO THE CITY OF SHEBOYGAN  
FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN AND THE  
OFFICIAL ZONING MAP OF THE SHEBOYGAN ZONING ORDINANCE:

Notice is hereby given that a public hearing will be held at 6:00 P.M., March 20, 2023, in the Council Chambers of City Hall, 828 Center Avenue, Sheboygan, Wisconsin, to give persons an opportunity to be heard relative to the proposed amendment to the City of Sheboygan Future Land Use Map of the City's Comprehensive Plan and to the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance. The purpose of the amendment is to change the Land Use Classification of the following described property from Public Parks and Open Space to Multi-Family Residential Classification (Comprehensive Plan) and change the Land Use Classification from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification (Zoning Map).

Property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 3):

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

COMMENCING at the Southwest corner of said Southeast 1/4 Section; thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East along the South line of Geele Avenue 665.14 feet to a point; thence South 00°24'35" West 430.89 feet to a point; thence North 89°28'01" East 47.56 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East 411.89 feet to a point; thence South 00°24'35" West 795.20 feet to a point lying on the North line of Saemann Avenue; thence South 89°11'31" West along said North line 394.98 feet to a point; thence North 00°48'29" West 797.00 feet to the point of beginning.

MEREDITH DEBRUIN  
City Clerk

**wisconsin media**  
PART OF THE USA TODAY NETWORK

SHEB, CITY OF,LEGAL ACCT  
828 CENTER AVE STE 110  
SHEBOYGAN WI 53081-4442

or beginning.

MEREDITH DEBRUIN  
City Clerk

RUN: March 3, 10, 2023      WNAXLP



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

## CLIENT

Ryan Companies US, Inc.

## SITE ADDRESS

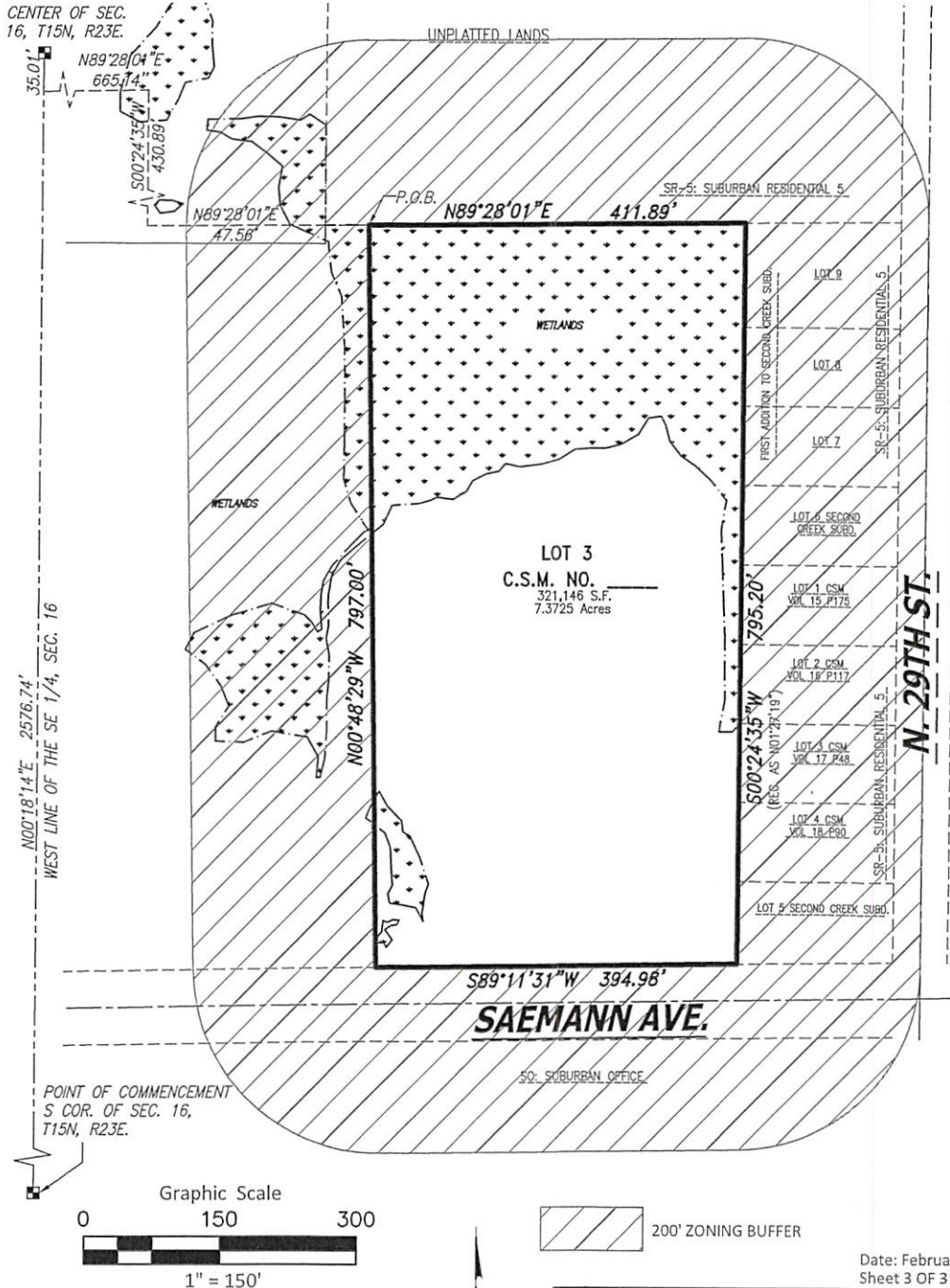
Sheboygan County Tax Parcel 59281631481 City of Sheboygan, Sheboygan County, Wisconsin.

## LEGAL DESCRIPTION - LOT 3

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

COMMENCING at the Southwest corner of said Southeast 1/4 Section;

thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East along the South line of Geele Avenue 665.14 feet to a point; thence South 00°24'35" West 430.89 feet to a point; thence North 89°28'01" East 47.56 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East 411.89 feet to a point; thence South 00°24'35" West 795.20 feet to a point lying on the North line of Saemann Avenue; thence South 89°11'31" West along said North line 394.98 feet to a point; thence North 00°48'29" West 797.00 feet to the point of beginning.



**CHAPUT**  
LAND SURVEYS

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

200' ZONING BUFFER

Date: February 9, 2023  
Sheet 3 OF 3 SHEETS

Date	Revision description

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Drawing No. 1729-SWC

CITY OF SHEBOYGAN  
828 CENTER AVE.  
SHEBOYGAN, WI 53081

March 10, 2023

Dear Property Owner:

I wish to notify you that there will be a public hearing on an amendment to the City of Sheboygan Future Land Use Map of the City's Comprehensive Plan and the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance at 6:00 P.M., March 20, 2023, in the Council Chambers of City Hall, 828 Center Avenue. The purpose is to amend the City of Sheboygan Future Land Use Map of the City's Comprehensive Plan and to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance of the following described property from Class Public Parks and Open Space to Multi-Family Residential Classification (Comprehensive Plan) and from Class Suburban Residential (SR-5) to Urban Residential (UR-12) Classification (Zoning Map):

Property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 3):

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If you have questions, please direct your inquiries to the DEPARTMENT OF CITY DEVELOPMENT AT 459-3377.

Sincerely,

MEREDITH DEBRUIN, City Clerk



PARCELID	SITEADDRESS	OWNERNAME1	OWNERNAME2	PSTLADDRESS	
59281631511	3212 SAEMANN AVE	MILWAUKEE B'NAI B'RITH NON-PROFIT HOUSING CORP		4455 W BRADLEY RD	MILWAUKEE WI 53223
59281631535	3215 SAEMANN AVE	EBENEZER UNITED CHURCH OF CHRIST		3215 SAEMANN AVE	SHEBOYGAN WI 53081-1838
59281631461	1910 N 29TH ST	JOEL S JACKSON	KELLY J JACKSON	1910 N 29TH ST	SHEBOYGAN WI 53081-1921
59281631464	1812 N 29TH ST	STEPHEN J RASMUSSEN	CHERI L RASMUSSEN	1812 N 29TH ST	SHEBOYGAN WI 53081-1919
59281631463	1820 N 29TH ST	STEVEN E SOKOLOWSKI	DAWN M SOKOLOWSKI	1820 N 29TH ST	SHEBOYGAN WI 53081-1919
59281615650	3118 GEELE AVE	JORGE RINCON		3118 GEELE AVE	SHEBOYGAN WI 53083-4349
59281615600	3152 GEELE AVE	ALEX HORVAT JR.	JESSICA HENSHAW-HORVAT	3152 GEELE AVE	SHEBOYGAN WI 53083-4349
59281615660	3106 GEELE AVE	ALVIN STARCK JR.		3106 GEELE AVE	SHEBOYGAN WI 53083-4349
59281631527	3100 SUPERIOR AVE	ST NICHOLAS HOSPITAL SISTERS OF ST FRANCIS		3100 SUPERIOR AVE	SHEBOYGAN WI 53081-1994
59281615530	3006 GEELE AVE	DANIEL DE BAKER	BARBARA REVOCABLE TRST	4817 SINGING TREES DR	RACINE WI 53406-1211
59281615610	3146 GEELE AVE	ANGELA K FINK		3146 GEELE AVE	SHEBOYGAN WI 53083-4349
59281615630	3132 GEELE AVE	ERIC J & DIANE L PLOETZ		3132 GEELE AVE	SHEBOYGAN WI 53083-4349
59281615850	3111 E MARK DR	MARY R BOCKIN		3111 E MARK DR	SHEBOYGAN WI 53083-4324
59281615830	2215 N TAYLOR DR	SANTOS J VALENCIANA		2215 N TAYLOR DR	SHEBOYGAN WI 53083-4314
59281630980		ST NICHOLAS HOSPITAL SISTERS OF ST FRANCIS		3100 SUPERIOR AVE	SHEBOYGAN WI 53081-1994
59281631405	1804 N 29TH ST	VINCENT J KORBAL	MICHAEL D KORBAL	1804 N 29TH ST	SHEBOYGAN WI 53081-1919
59281631408	2006 N 29TH ST	JOHN W PILGRIM	DONNA H PILGRIM	2006 N 29TH ST	SHEBOYGAN WI 53081-1923
59281631470	3025 GEELE AVE	CITY OF SHEBOYGAN		828 CENTER AVE	SHEBOYGAN WI 53081-4442
59281631471	2214 N TAYLOR DR	WIS POWER & LIGHT CO		824 S 8TH ST	SHEBOYGAN WI 53081-4410
59281615870	2301 E MARK DR	JOSE AVINA	ANA AVINA	2301 E MARK DR	SHEBOYGAN WI 53083-4320
59281615670	2210 N KAY DR	ANTON DRAGAN JR LIVING TRUST		2210 N KAY DR	SHEBOYGAN WI 53083-4331
59281615860	3105 E MARK DR	SUSAN L WACHTER		3105 E MARK DR	SHEBOYGAN WI 53083-4324
59281631510	3306 SAEMANN AVE	SHEB AREA SCHOOL DIST		830 VIRGINIA AVE	SHEBOYGAN WI 53081-4427
59281631462	1830 N 29TH ST	JULIE P DETERDING		1830 N 29TH ST	SHEBOYGAN WI 53081-1919
59281615540	3022 GEELE AVE	TIMOTHY R HYLAND		3022 GEELE AVE	SHEBOYGAN WI 53083-4347
59281615620	3138 GEELE AVE	GARY L GAGNON		3138 GEELE AVE	SHEBOYGAN WI 53083-4349
59281615640	3126 GEELE AVE	VALERIE A ELIAS	MICHAEL & DONNA ELIAS	3126 GEELE AVE	SHEBOYGAN WI 53083-4349
59281615840	3117 E MARK DR	RICHARD T REISS	PAMELA J REISS	3117 E MARK DR	SHEBOYGAN WI 53083-4324
59281631406	1916 N 29TH ST	PETER M PETERSON	KRISTIN M PETERSON	1916 N 29TH ST	SHEBOYGAN WI 53081-1921
59281631407	1926 N 29TH ST	NOU THOR	YER MOUA	1926 N 29TH ST	SHEBOYGAN WI 53081-1921
59281631409	2012 N 29TH ST	SHARON K SCHMIDT LIVING TRUST OF 2018		2415 N LOMA PT	HERNANDO FL 34442-5045
59281631481		SHEB AREA SCHOOL DIST		830 VIRGINIA AVE	SHEBOYGAN WI 53081-4427
59281615550	2211 N KAY DR	WILLIAM S FISHER	MARLENE B FISHER	2211 N KAY DR	SHEBOYGAN WI 53083-4332