

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Gen. Ord. No. 11-23-24 by Alderperson Ramey amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1923 Erie Avenue (Parcel #59281215510) from Class Urban Industrial (UI) to Class Suburban Office (SO) Classification.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: July 21, 2023

MEETING DATE: July 25, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

MVP Storage LLC is proposing to rezone Parcel #59281215510 from Urban Industrial (UI) to Suburban Office (SO). The applicant states the following:

- The current use of the property is the service of motorcycles and sales of used motorcycles.
- The current tenant would like to expand their sales department.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The property to the north is zoned Suburban Industrial (SI).
- The properties to the east, west and south are zoned Urban Industrial (UI).

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

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to expanding sales at this property.

The property is designated as an Employment Use in the Future Land Use map in the City of Sheboygan Comprehensive Plan which is consistent with the proposed Suburban Office zoning designation being requested.

ACTION REQUESTED:

Motion to recommend the Common Council approve G.O. No. 11-23-24 the proposed rezone to the City of Sheboygan Zoning Map from Urban Industrial (UI) to Suburban Office (SO) for Parcel #59281215510.

ATTACHMENTS:

Rezone Application and required attachments