

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 51-24-25 and G.O. 16-24-25 by Alderpersons Belanger and Ramey amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1202 N. 31st Street from Class Suburban Office (SO) to Class Urban Residential (UR-12) Classification.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: September 5, 2024

MEETING DATE: September 24, 2024

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

Wisconsin Statutes:
Municipal Code: N/A

BACKGROUND / ANALYSIS:

ABG, LLC is proposing to rezone Parcel #59281213130 from Suburban OFFICE (SO) to Urban Residential (UR-12). The applicant states the following:

- It is proposed that for the immediate future the property would be used as a community based residential facility using ~85% of the building and one residential unit using ~15% of the building.
- In 1-2 years, it is intended for the entire building to be renovated to residential units.
- This kind of zoning changes from community residential to residential resulting in fewer people on this property, which allows for efficiency of land use while reducing energy consumption and transportation costs. It also provides badly needed additional housing.
- There is a need for more housing in Sheboygan. The CBRF that currently existing in the building, plans to move to another location. In the meantime, one area of the building will be converted to a residential unit. Once the CBRF move, the rest of the building will also be converted to residential units.
- Th transition from the building’s current community residential use to mixed, and then to completely residential use will be consistent with the surrounding land use and allow for badly needed residential units. It also means there will be fewer people using the property, which in turn means less impact on the environment.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- North: Mixed Residential 8
- South: Suburban Office
- East: Mixed Residential 8 and Suburban Office
- West: Urban Residential 12 and Suburban Office

It is important for the Plan Commission to understand that if the property zoning designation is changed from SO to UR-12, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the UR-12 zone.

If the Common Council approves the rezone, the applicant needs to be aware that a conditional use will need to be reviewed by the City of Sheboygan Plan Commission prior to creating a multiplex/apartments at this location.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Suburban Office (SO) to Urban Residential (UR-12) for Parcel #59281213130.

ATTACHMENTS:

Rezone Application and required attachments