

II

R. O. No. 141 - 22 - 23. By CITY PLAN COMMISSION. April 17, 2023.

Your Commission to whom was referred Gen. Ord. No. 30-22-23 by Alderperson Filicky-Peneski and R. O. No. 128-22-23 by City Clerk submitting application to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property on Pershing Avenue - Parcel #59281012240 from Suburban Residential (SR-3) to Suburban Residential (SR-5) Classification; recommends adopting the Ordinance.

CITY PLAN COMMISSION

I

Gen. Ord. No. 30 - 22 - 23. By Alderperson Filicky-Peneski. April 5, 2023.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property on Pershing Avenue - Parcel #59281012240 from Suburban Residential (SR-3) to 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 Suburban Residential (SR-3) to Suburban Residential (SR-5) Classification:

Property located on Pershing Avenue - Parcel #59281012240:

NORTH SHORE SUBD NO 1 LOT 11 & THE W 5' OF LOT 12 & THAT PRT OF LOT 8 DESC AS: COM AT THE NE COR OF LOT 12, TH NWLY 35.15' ALG THE W LN OF LOT 8 TO THE SW COR OF LOT 7, TH NELY 66.83' ALG THE N LN OF LOT 8, TH SLY 56.6' TO THE NE COR OF LOT 11, TH WLY 55.41' ALG THE N LN OF LOT 11 TO THE POB

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 All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

City Plan

R. Filicky-Peneski

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

PROPOSED REZONE FROM SUBURAN RESIDENTIAL (SR-3) TO SUBURAN RESIDENTIAL (SR-5)

NORTH SHORE SUBD NO 1 LOT 11 & THE W 5' OF LOT 12 & THAT PRT OF LOT 8
DESC AS: COM AT THE NE COR OF LOT 12, TH NWLY 35.15' ALG THE W LN OF
LOT 8 TO THE SW COR OF LOT 7, TH NELY 66.83' ALG THE N LN OF LOT 8, TH
SLY 56.6' TO THE NE COR OF LOT 11, TH WLY 55.41' ALG THE N LN OF LOT 11
TO THE POB



0 100 200 400 US Feet



II

16

R. O. No. 128 - 22 - 23. By CITY CLERK. April 5, 2023.

Submitting an application from Jack VanDerWeele for a change in zoning classification for property on Pershing Avenue - Parcel No. 59281012240 from Suburban Residential (SR-3) to Suburban Residential (SR-5) Classification.

CityPlac

CITY CLERK

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: <u>230564</u>
FILING FEE: \$150.00

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: Jack VanDerWeele PHONE NO.: (920) 946-7844
 ADDRESS: N7012 Riverwoods Drive E-MAIL: inspjvdw@gmail.com
 OWNER OF SITE: same PHONE NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: N/A
 LEGAL DESCRIPTION: Enclosed

PARCEL NO. 59281012240 MAP NO. 11 327 009
 EXISTING ZONING DISTRICT CLASSIFICATION: _____
 PROPOSED ZONING DISTRICT CLASSIFICATION: _____
 BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: _____

EMPTY LOT

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: _____
NEW HOME

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? Same purpose - single family lot

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: Lot was originally an SR-5 (historically R-1, NR). Purchased by previous owner, and new zoning maps were changed to have his home/lots all be zoned the same (SR-3)

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? All other homes/lots on Pershing Ave. are

zoned SR-5, across the street and west to 11th street. The lot complies with SR-5 zoning of 60' wide and 6000 sq. ft. It does not comply with the SR-3 of 70' wide and 10,000 sq. ft.

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

Description and Purpose are identical for both the SR-3 and SR-5

4. 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.

Jack Van Der Weele

APPLICANT'S SIGNATURE

3-1-23

DATE

JACK VAN DERWEELE

PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing:

- ☐ The property proposed to be rezoned. (1)
 - ☐ All lot dimensions of the subject property. (3)
 - ☐ All other lands within 200 feet of the subject property. (2)
 - ☐ Map size not more than 11" X 17" and map scale not less than 1" = 600'.
 - ☐ Graphic scale and north arrow.
-

PROPOSED REZONE FROM SUBURAN RESIDENTIAL (SR-3) TO SUBURAN RESIDENTIAL (SR-5)

NORTH SHORE SUBD NO 1 LOT 11 & THE W 5' OF LOT 12 & THAT PRT OF LOT 8
DESC AS: COM AT THE NE COR OF LOT 12, TH NWLY 35.15' ALG THE W LN OF
LOT 8 TO THE SW COR OF LOT 7, TH NELY 66.83' ALG THE N LN OF LOT 8, TH
SLY 56.6' TO THE NE COR OF LOT 11, TH WLY 55.41' ALG THE N LN OF LOT 11
TO THE POB



0 100 200 400 US Feet





-87.700 43.780 Degrees



REGISTERED LAND SURVEYORS
& CONSULTING ENGINEERS

Hinze Bruggink
LLC.

OUR FOCUS IS YOU

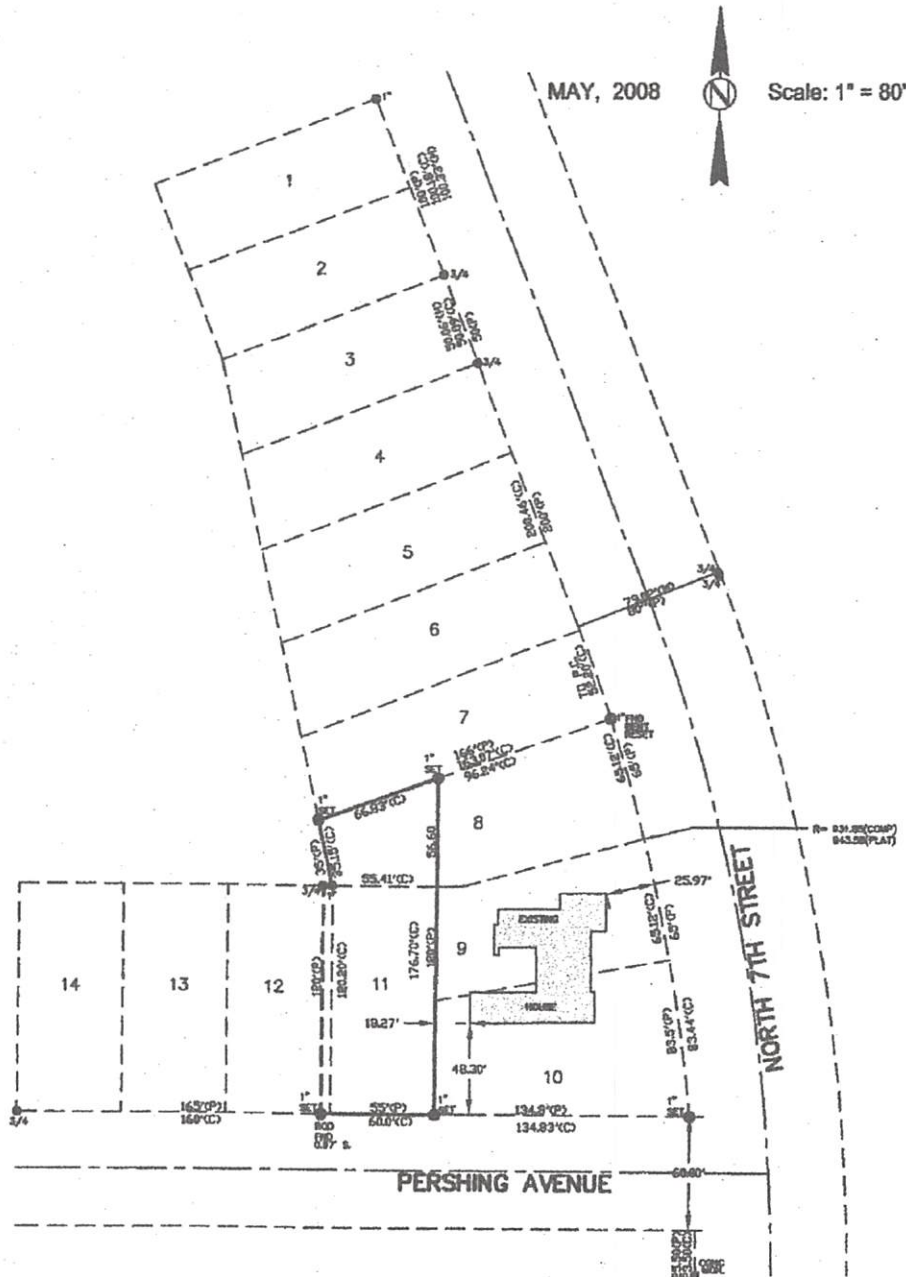
2602 North Fifteenth St.
Sheboygan, Wisconsin 53083

www.hinzebrugginkllc.com
920.458.5921

Survey Prepared for: NORMAN MINSTER
Survey Address: PERSHING AVENUE
CITY OF SHEBOYGAN

North Shore Subd.

Description: LOT 11 AND THE WEST 5' OF LOT 12 AND THAT PART OF LOT 8,
DESCRIBED AS: COMMENCING AT THE N/E CORNER OF LOT 12 THENCE
NORTHWESTERLY 35.15' ALONG THE WEST LINE OF LOT 8 TO THE SW
CORNER OF LOT 7 THENCE NORTHEASTERLY 66.83' ALONG THE NORTH
LINE OF LOT 8 THENCE SOUTHERLY 56.60' TO THE NORTH EAST
CORNER OF LOT 11 THENCE WESTERLY 55.41' ALONG THE NORTH LINE
OF LOT 11 TO THE POINT OF BEGINNING. CITY OF SHEBOYGAN,
SHEBOYGAN COUNTY, WISCONSIN.



SURVEY CERTIFICATE

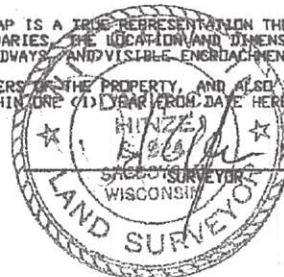
I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

FILED

MAY 11 2008

SHEBOYGAN COUNTY
REAL PROPERTY LISTING DEPT.



Job No. 0782

BOOK NO. PG. NO.

1 22221

NORTH SHORE SUBD NO 1
LOT 11 & THE W 5' OF LOT
12 & THAT PRT OF LOT 8
DESC AS: COM AT THE NE
COR OF LOT 12, TH NWLY
35.15' ALG THE W LN OF
LOT 8 TO THE SW COR OF
LOT 7, TH NELY 66.83'
ALG THE N LN OF LOT 8,
TH SLY 56.6' TO THE NE
COR OF LOT 11, TH WL Y
55.41' ALG THE N LN OF

F3=Exit F12=Previous

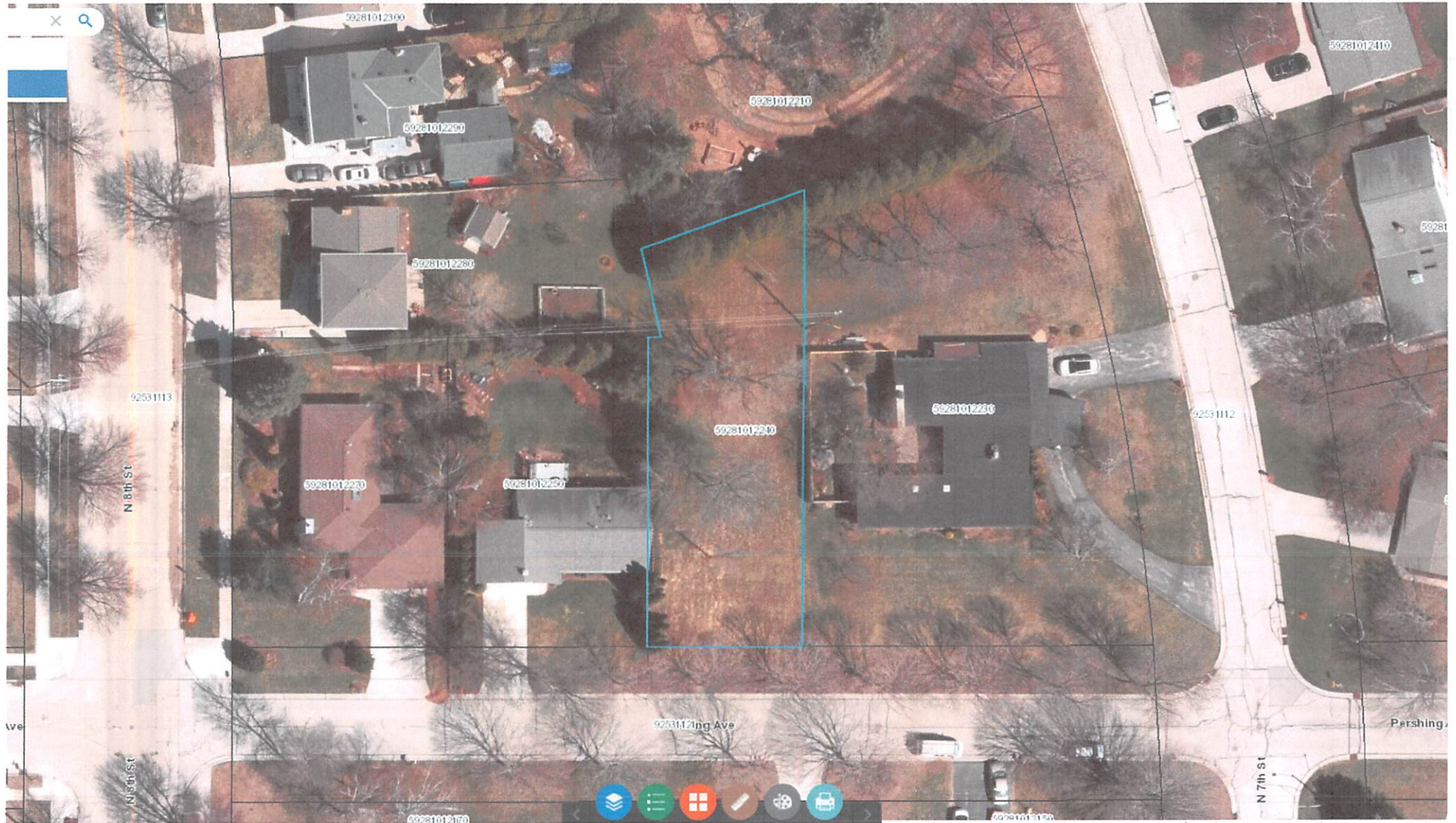
Abbreviated Legal Description

(See recorded documents for a complete legal description)

NORTH SHORE SUBD NO 1 LOT 11 & THE W 5' OF LOT 12 & THAT PRT OF LOT 8 DESC AS: COM AT THE NE COR OF LOT 12, TH NWLY 35.15' ALG THE W LN OF LOT 8 TO THE SW COR OF LOT 7, TH NELY 66.83' ALG THE N LN OF LOT 8, TH SLY 56.6' TO THE NE COR OF LOT 11, TH WLY 55.41' ALG THE N LN OF LOT 11 TO THE POB

<https://treasurer.shehovaniancounty.com/GCSWebPortal/Search.aspx>

subject property (1)



CLK322B

City Of Sheboygan
City Clerk's Office

* General Receipt *

Receipt No: 230264

License No: 0000

Date: 03/16/2023

Received By: MMD

Received From: JACK VANDERWEELE

Memo:

Method of Payment: \$200.00 Check No. 8879

Total Received: \$200.00

<u>Fee Description</u>	<u>Fee</u>
Zoning Change	200.00

This document signifies receipt of fees in the amount indicated above.