

OFFICE USE ONLY

APPLICATION NO.: \_\_\_\_\_  
RECEIPT NO.: \_\_\_\_\_  
FILING FEE: **\$200.00** (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN**  
**APPLICATION FOR**  
**AMENDMENT OF OFFICIAL ZONING MAP**  
(Requirements Per Section 105.996)  
Revised January 2024

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: Eastern Pines LLC PHONE NO.: ( 920 )226-4062

ADDRESS: 25 E Union Ave., Cedar Grove, WI 53013

E-MAIL: josh@postumahomes.com

OWNER OF SITE: St. Nicholas Hospital Sisters of St Francis

PHONE NO.: ( )

**2. DESCRIPTION OF THE SUBJECT SITE**

ADDRESS OF PROPERTY AFFECTED: 3100 Superior Ave,

LEGAL DESCRIPTION: See Exhibit

PARCEL NO. 59281631527 MAP NO. N/A

EXISTING ZONING DISTRICT CLASSIFICATION: Suburban Office District

PROPOSED ZONING DISTRICT CLASSIFICATION: Suburban Residential 5 District

BRIEF DESCRIPTION OF THE **EXISTING** OPERATION OR USE: This land is currently a vacant portion of the larger Hospital Property

BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: It is proposed that this land will be divided into residential lots with new single family homes constructed on the lots.

### 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? The proposed change does not adversely affect the Zoning Ordinance, WDN, or FEMA.

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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: The Hospital wished to sell off some of its unused land, fronting 29<sup>th</sup> Street, for residential use consistent with existing residential lots on 29<sup>th</sup> Street.
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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? The proposed residential use is consistent with existing residential lots on 29<sup>th</sup> Street.

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

The proposed residential use is consistent with existing residential lots on 29<sup>th</sup> Street.

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#### 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.

  
\_\_\_\_\_  
**APPLICANT'S SIGNATURE**

05/06/2024  
\_\_\_\_\_  
**DATE**

Joshua L Posthuma  
\_\_\_\_\_  
**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.
- All lot dimensions of the subject property.
- All other lands within 100 feet of the subject property.
- Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.



Approved by the Wisconsin Real Estate Examining Board  
5-1-22 (Optional Use Date) 7-1-22 (Mandatory Use Date)

**WB-40 AMENDMENT TO OFFER TO PURCHASE**

**CAUTION: Use a WB-40 Amendment if both Parties will be agreeing to modify the terms of the Offer.  
Use a WB-41 Notice if a Party is giving a Notice which does not require the other Party's agreement.**

1 Buyer and Seller agree to amend the Offer dated April 25, 2024, and accepted on April 30, 2024,  
2 for the purchase and sale of real estate at Lots North 29th Street, Sheboygan, WI 53081  
3 City of Sheboygan, County of Sheboygan, Wisconsin as follows:  
4 Closing date is changed from \_\_\_\_\_, \_\_\_\_\_, to \_\_\_\_\_, \_\_\_\_\_.  
5 Purchase price is changed from \$ \_\_\_\_\_ to \$ \_\_\_\_\_.  
6 Other: \_\_\_\_\_  
7 Seller gives consent to the rezoning of the lots listed on 29th Street, Sheboygan to residential zoning.

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31 The attached \_\_\_\_\_ is/are made part of this Amendment.  
32 ALL OTHER TERMS OF THE OFFER TO PURCHASE AND ANY PRIOR AMENDMENTS REMAIN THE SAME.  
33 This Amendment is binding upon Seller and Buyer only if a copy of the accepted Amendment is delivered to the Party  
34 offering the Amendment on or before May 20, 2024 (Time is of the Essence). Delivery  
35 of the accepted Amendment may be made in any manner specified in the Offer to Purchase, unless otherwise provided  
36 in this Amendment.  
37 **NOTE: The Party offering this Amendment may withdraw the offered Amendment prior to acceptance and**  
38 **delivery as provided at lines 33-34.**

39 This Amendment was drafted by Elaine K. Graf, First Weber, Inc. on May 14, 2024  
40 Licensee and Firm ▲ Date ▲

41 This Amendment was presented by Elaine K. Graf, First Weber, Inc. on May 14, 2024  
42 Licensee and Firm ▲ Date ▲

43 (x) JOSHUA POSTHUMA 5/14/2024  
44 Buyer's Signature ▲ Date ▲  
45 Print name ▶

(x) [Signature] 5/15/2024  
44 Seller's Signature ▲ Date ▲  
45 Print name ▶ Damian Skelton VP, Chief Facilities offi

46 (x) \_\_\_\_\_  
47 Buyer's Signature ▲ Date ▲  
48 Print name ▶

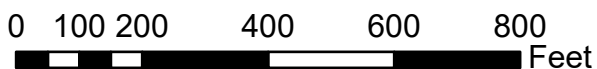
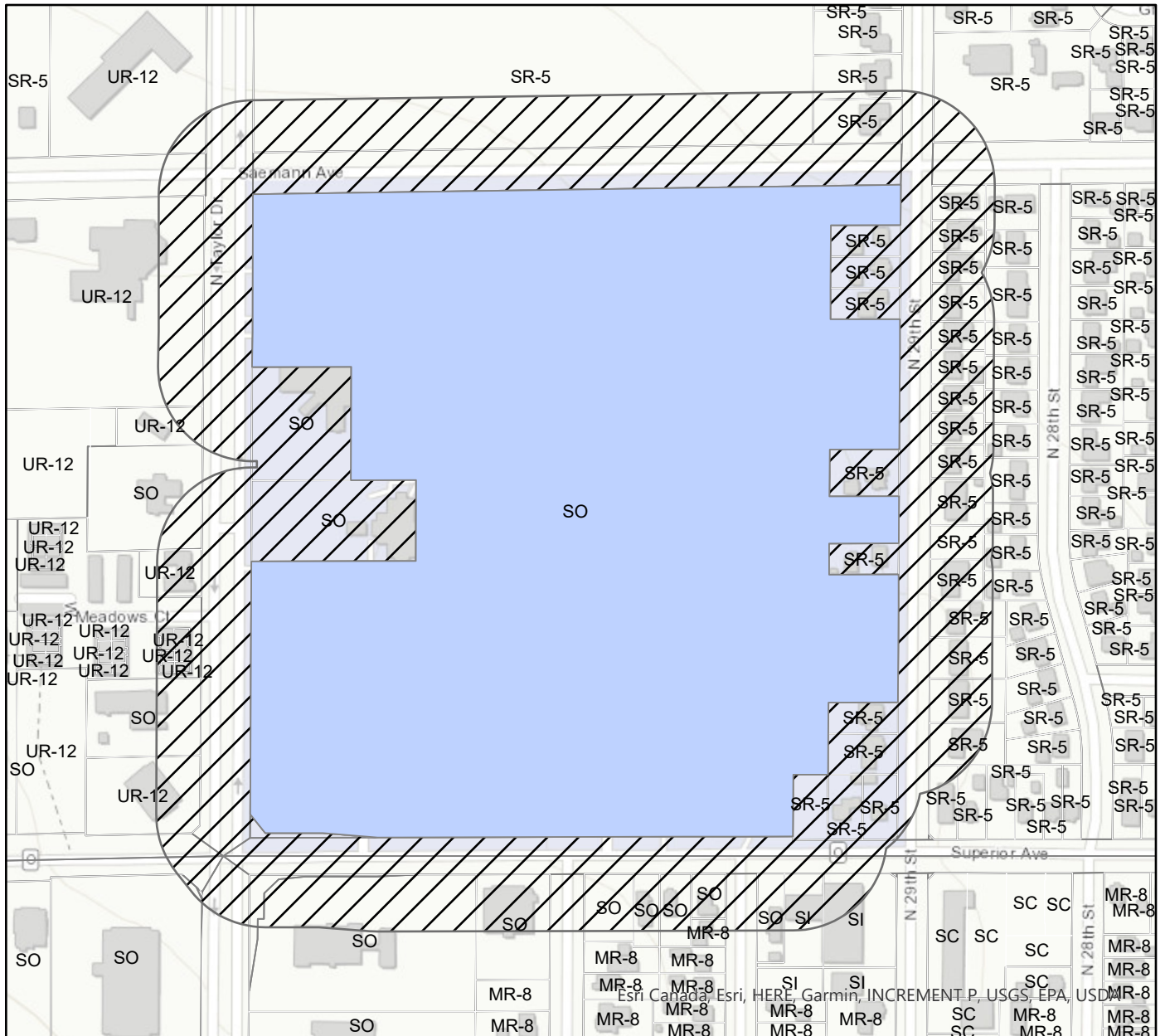
(x) \_\_\_\_\_  
47 Seller's Signature ▲ Date ▲  
48 Print name ▶

49 This Amendment was rejected \_\_\_\_\_  
50 \_\_\_\_\_ Party Initials ▲ \_\_\_\_\_ Date ▲

**PROPOSED REZONE  
FROM SUBURBAN OFFICE (SO)  
TO  
SUBURBAN OFFICE-PLANNED UNIT DEVELOPMENT OVERLAY (SO -PUD)**

PRT OF THE SWSE SEC 16, T15N, R23E BOUNDED BY THE E LN OF N TAYLOR DR, THE W LN OF N 29TH ST, S LN OF SAEMANN AVE & THE N LN SUPERIOR AVE; EXC COM AT S1/4 COR SD SEC 16; TH N01-31-56W, 40' AND N88-29-58', 50.46' TO E LN N TAYLOR DR; TH N01-31-56W, ALG SD E LN 528.94'; TH N88-28'-04"E 315'; TH N- 01-31'-56"W 155'; TH S88-28'-04"W 125'; TH N01-31-56W, 217'; TH S88-28-04W, 190'; TH S01-31-56E ALG E LN N TAYLOR DR TO POB; ALSO EXC COM AT INT OF N LN SUPERIOR AVE W WEST LN N 29TH ST; TH W ALG SUPE

Parcel # 59281631527

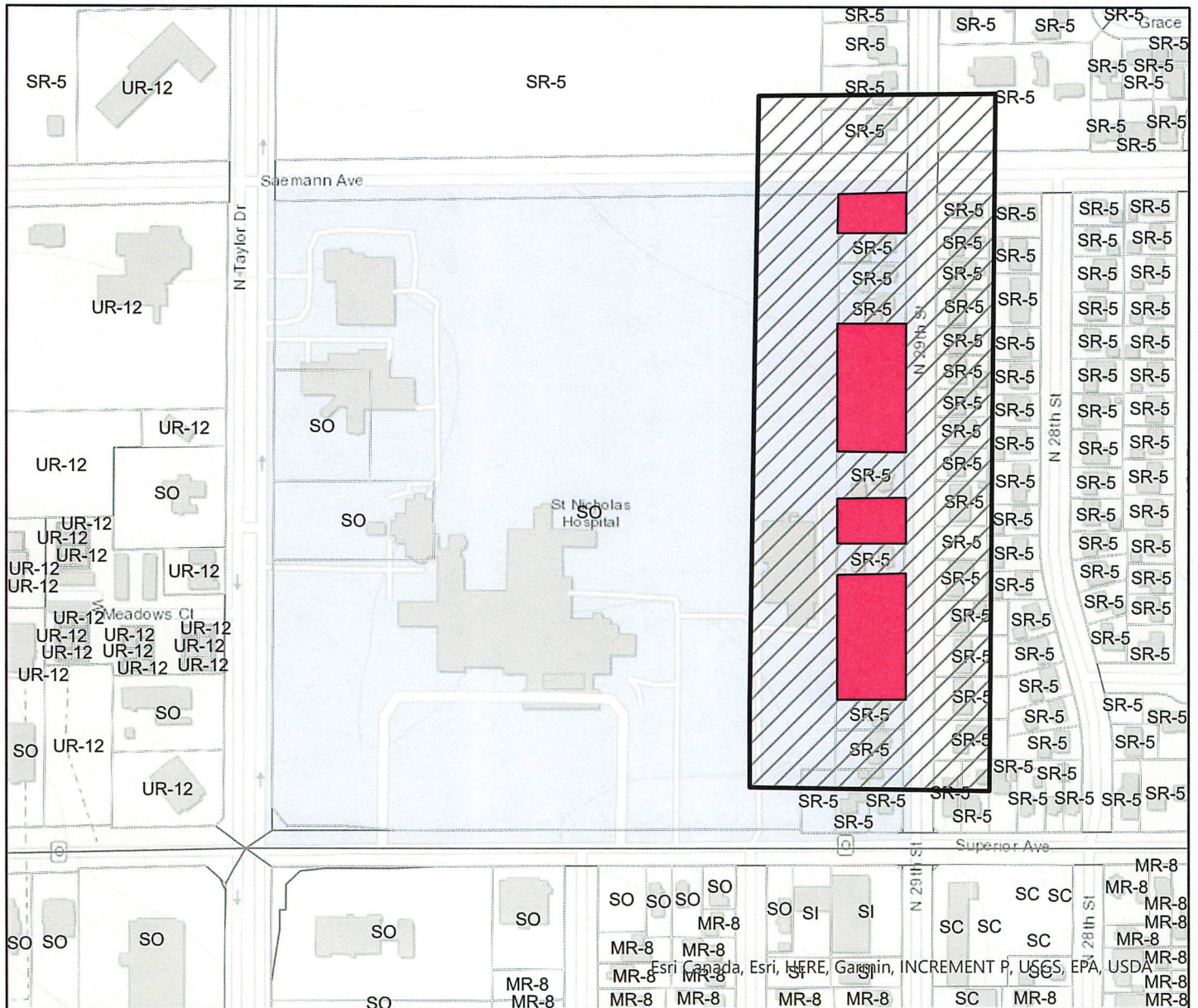




# PROPOSED REZONE FROM SUBURBAN OFFICE-PLANNED UNIT DEVELOPMENT OVERLAY (SO-PUD) TO SUBURBAN RESIDENTIAL-5 (SR-5)

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 15 NORTH,  
RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

See attached Legal Descriptions



0 100 200 400 600 800 Feet



CLK322B

City Of Sheboygan  
City Clerk's Office

\* General Receipt \*

Receipt No: 240970

License No: 0000

Date: 07/09/2024

Received By: MMD

Received From: POSTUMA HOMES LLC

Memo: REZONE OF 3100 SUPERIOR AVE

Method of Payment: \$200.00 Check No. 2555

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.