

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Gen. Ord. No. 27-22-23 by Alderperson Mitchell amending Section 15.207 of the City of Sheboygan Zoning Ordinance, Nonconforming Use Regulations, and Section 15.934, Zoning Board of Appeals, so as to streamline and expedite the process of reviewing nonconforming use applications.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: February 24, 2023

MEETING DATE: February 28, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Staff is proposing this zoning ordinance amendment to the nonconforming use section of the zoning ordinance so as to streamline and expedite the process of reviewing nonconforming use applications.

STAFF COMMENTS:

The proposed ordinance amendment has been drafted in order to simplify the process of review so that a nonconforming use change can be considered by the City of Sheboygan Plan Commission because:

- The purview of Plan Commission is to review specific property land uses and their associated impacts/issues whereas the Board of Appeals tends to consider residential bulk regulation issues such as building and/or paving setbacks, parking, fences, etc. The Plan Commission is more familiar with land uses issues and their associated impacts such as transportation, parking noise, garbage, etc.
- Process will become more efficient because the Plan Commission meets more often than Board of Appeals – Plan Commission meets twice a month whereas the Board of Appeals meets once a month. This decrease in time can benefit both the potential property owner and/or tenant who is looking for an answer in a more efficient timeframe.

ACTION REQUESTED:

Motion to recommend the Plan Commission Common approve the proposed zoning ordinance amendment (GO 27-22-23).

ATTACHMENTS:

Gen. Ord. No. 27-22-23