

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Preliminary Plat Approval for N 29th St Subdivision located east of St. Nicholas Hospital on North 29th Street between Superior Avenue and Saemann Avenue.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: August 20, 2024

MEETING DATE: August 27, 2024

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:

Josh Posthuma of Posthuma Homes has submitted the preliminary plat for N 29th St Subdivision located east of St. Nicholas Hospital on North 29th Street between Superior Avenue and Saemann Avenue. The applicant states:

- This subdivision will create a total of seven buildable lots.
- The lots will range in size from 90'x133' to 124.5'x133'.

STAFF COMMENTS:

The lots are currently zoned Suburban Office with a Planned Unit Development Overlay. When the subdivision is complete, the parcels will convert to Suburban Residential 5 zone which permits single family dwellings.

As this is in an existing developed area of the City, no new street rights-of-way are required.

The Plan Commission may want to have the applicant explain:

- Expected timeframes as to when development is to occur.
- The home design, sizes, features, estimated costs for these homes, etc.

ACTION REQUESTED:

Staff recommends approval of the preliminary plat subject to the following conditions:

1. The applicant shall obtain all subdivision approval from appropriate agencies including but not limited to City, County, State of Wisconsin, DNR, etc.
2. Applicant shall submit final plats that meet the City of Sheboygan Subdivision Ordinance.

ATTACHMENTS:

N 29th St Subdivision Preliminary Plat