

II

R. O. No. 115 - 22 - 23. By CITY PLAN COMMISSION. March 6, 2023.

Your Commission to whom was referred Gen. Ord. No. 21-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 1) from Public Parks and Open Space to Multi-Family Residential Classification; recommends adopting the Ordinance.

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CITY PLAN COMMISSION

Gen. Ord. No. 21 - 22 - 23. By Alderperson Felde. February 20, 2023.

AN ORDINANCE amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 1) from Public Parks and Open Space to Multi-Family Residential Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Chapter 2 of the Sheboygan Comprehensive Plan establishing future land use classifications is hereby amended by changing the Future Land Use Maps thereof and Use Classifications of the following described lands from Class Public Parks and Open Space to Multi-Family Residential Classification:

Property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 1):

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin, more fully described as follows:  
COMMENCING at the Southwest corner of said Southeast 1/4 Section; thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East 45.07 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East along the South line of Geele Avenue 620.08 feet to a point; thence South 00°24'35" West 450.72 feet to a point; thence North 89°48'21" West 618.34 feet to a point; thence North 00°11'39" East along the East line of N. Taylor Drive 442.85 feet to the point of beginning.

Section 2. Said zoning amendment shall be effective upon passage, publication and satisfaction of the transfer of parcel #59281631481 from the Sheboygan Area School District to Froedtert Health, Inc., or related entity, for development of medical facilities and senior housing (high density assisted living facility and memory care on proposed northwest corner lot and lower density independent living facilities on proposed southeast corner lot) on or before December 31, 2024.

*City Plan*

Section 3. 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.

Barb Feltz

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 COMPREHENSIVE PLAN AMENDMENT FROM PUBLIC PARKS AND OPEN SPACES TO MULTI-FAMILY RESIDENTIAL

## CLIENT

Ryan Companies US, Inc.

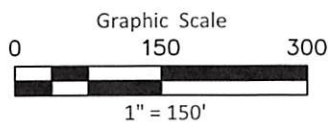
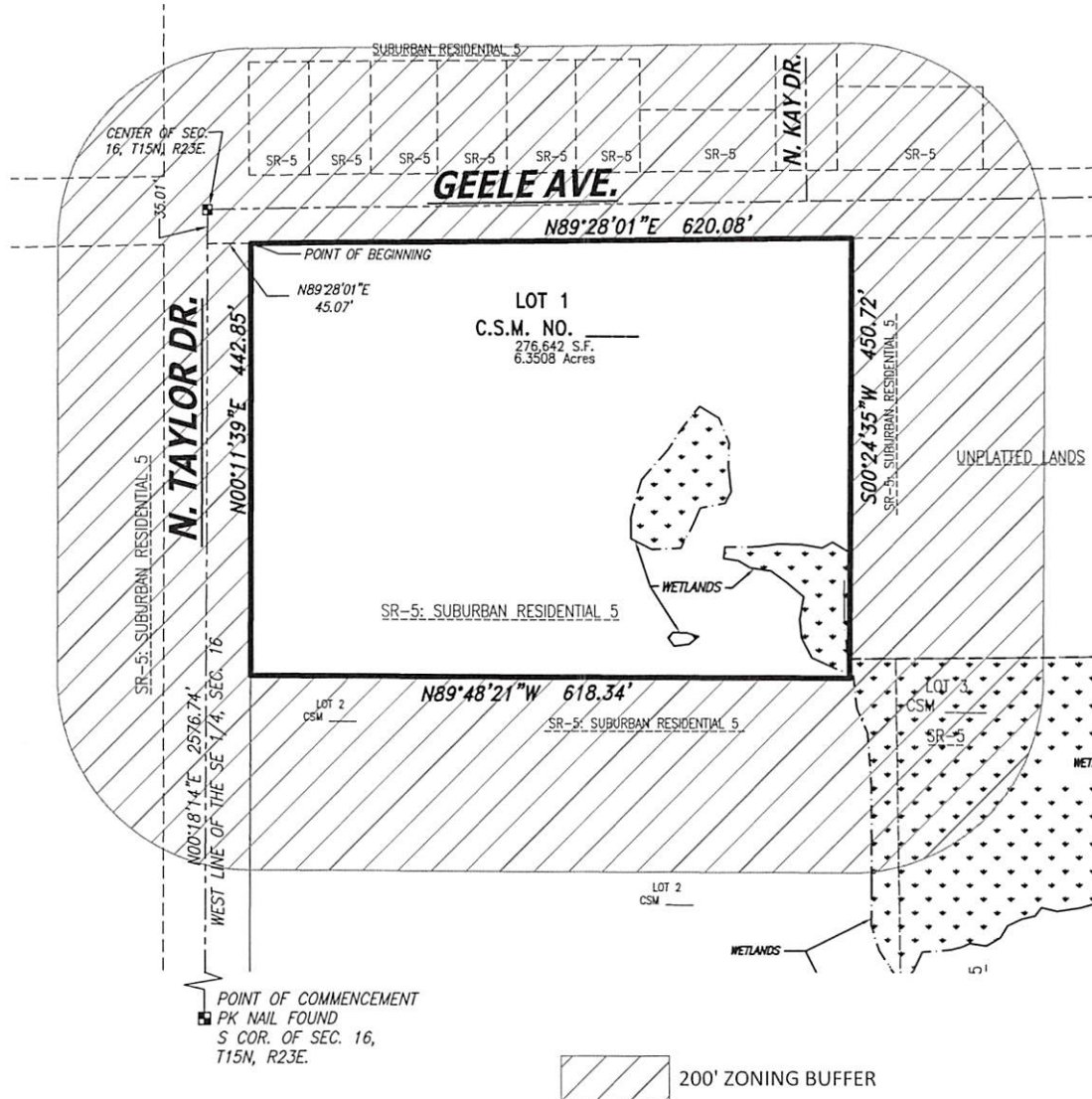
## SITE ADDRESS

Sheboygan County Tax Parcel 59281631481 City of Sheboygan, Sheboygan County, Wisconsin.

## LEGAL DESCRIPTION - LOT 1

That part of the Northwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, located in the City of Sheboygan, Sheboygan County, Wisconsin, more fully described as follows:

COMMENCING at the Southwest corner of said Southeast 1/4 Section; thence North 00°18'14" East along the West line of said Southeast 1/4 Section 2576.74 feet to a point; thence North 89°28'01" East 45.07 feet to the point of beginning of the lands to be described hereinafter; thence continue North 89°28'01" East along the South line of Geele Avenue 620.08 feet to a point; thence South 00°24'35" West 450.72 feet to a point; thence North 89°48'21" West 618.34 feet to a point; thence North 00°11'39" East along the East line of N. Taylor Drive 442.85 feet to the point of beginning.



**CHAPUT**  
LAND SURVEYS

234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chaputlandsurveys.com

Date: February 9, 2023  
Sheet 1 OF 3 SHEETS

Date	Revision description

This document is an instrument of professional service, and may be protected by the surveyor's work product doctrine or surveyor's client privilege. The information shown herein is intended solely for the use of the client and client directed third parties.  
Drawing No. 1729-SWC