

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 33-24-25 and G.O. 12-24-25 by Alderperson Ramey amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located at 3100 Superior Avenue from Suburban Office (SO) to Suburban Office – Planned Unit Development Overlay (SO-PUD) Classification.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: July 18, 2024

MEETING DATE: July 23, 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 is proposing to rezone 3100 Superior Ave from Suburban Office (SO) to Suburban Office – Planned Unit Development Overlay (SO-PUD). The applicant states the following:

- This land is currently a vacant portion of the larger Hospital Property.
- It is proposed that this land will be divided into residential lots with new single family homes constructed on the lots.

STAFF COMMENTS:

The lands being rezoned to include the PUD overlay will be the entire parcel #59281631527. In order for this property to be able to go through the subdivision process it must have the PUD overlay to allow for the creation of the lot sizes desired for residential. When the subdivision is complete, the PUD overlay will be removed and the parent parcel will retain the SO zoning district while the child parcels will convert to SR-5 to allow for the single family homes.

The proposed rezone will have the following conditions:

- a) After the subdivision is complete, the property retained by the hospital will revert back to Suburban Office.
- b) After the subdivision is complete, the child parcels will convert to Suburban Residential 5 (SR-5).

- c) If the development has not begun within five years of this rezone, the child parcels will revert back to Suburban Office

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Suburban Office (SO) to Suburban Office – Planned Unit Development Overlay (SO-PUD) for 3100 Superior Avenue.

ATTACHMENTS:

Rezone Application and required attachments