

~~X~~

Gen. Ord. No. 25 - 22 - 23. By Alderperson Felde. February 20, 2023.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 2) from Suburban Residential (SR-5) to Suburban Office (SO) Classification.

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

Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class Suburban Residential (SR-5) to Suburban Office (SO) Classification:

Property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel #59281631481 (Lot 2):

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 a point; thence South 00°11'39" West 442.85 feet to the point of beginning of the lands to be described hereinafter; thence continue South 89°48'21" East 618.34 feet to a point; thence North 00°24'35" East 19.85 feet to a point; thence North 89°28'01" East 47.56 feet to a point; thence South 00°48'29" East 797.00 feet to a point lying along the North line of Saemann Avenue; thence South 89°11'31" West along said North line 680.01 feet; thence North 00°11'39" East along the East line of N. Taylor Drive 788.32' 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 All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

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 REZONE MAP AMENDMENT FROM SUBURBAN RESIDENTIAL (SR-5) TO SUBURBAN OFFICE (SO)

CLIENT

Ryan Companies US, Inc.

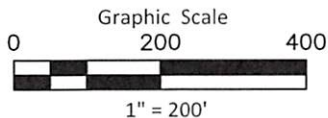
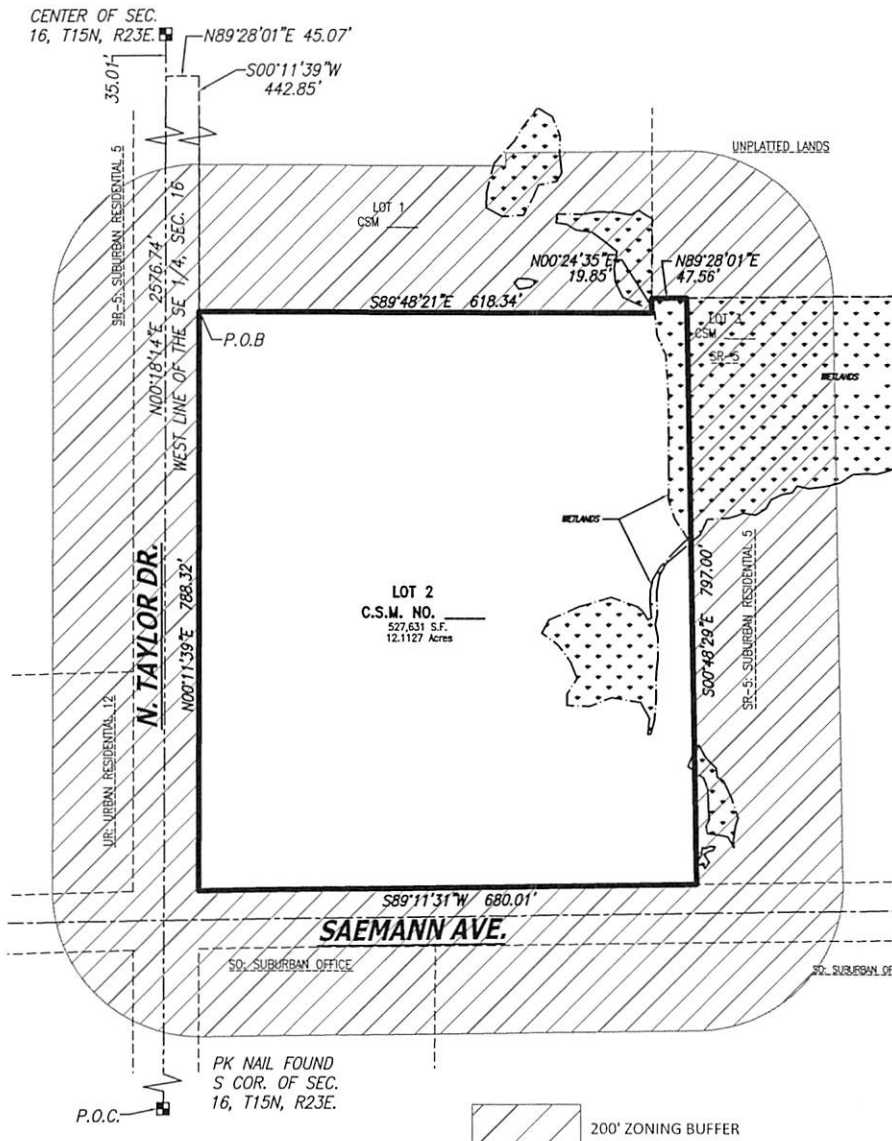
SITE ADDRESS

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

LEGAL DESCRIPTION - LOT 2

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 a point; thence South 00°11'39" West 442.85 feet to the point of beginning of the
lands to be described hereinafter; thence South 89°48'21" East 618.34 feet to a point; thence North 00°24'35" East 19.85 feet to a point; thence North
89°28'01" East 47.56 feet to a point; thence South 00°48'29" East 797.00 feet to a point lying along the North line of Saemann Avenue; thence South
89°11'31" West along said North line 680.01 feet; thence North 00°11'39" East along the East line of N. Taylor Drive 788.32' to the point of beginning.



CHAPUT
LAND SURVEYS

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



Date: February 8, 2023
Sheet 2 OF 3 SHEETS

Date	Revision description

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