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R. O. No. 95 - 22 - 23. By CITY CLERK. January 16, 2023.

Submitting an application from City of Sheboygan for a change in zoning classification for property off of N. 15<sup>th</sup> Street and Martin Avenue (former Jakum Hall Parcel No. 59281718350, 59281712950 and 59281712930) from Class Urban Commercial (UC) to Class Urban Residential (UR-12).

*City Plan*

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CITY CLERK

OFFICE USE ONLY

APPLICATION NO.: \_\_\_\_\_  
RECEIPT NO.: \_\_\_\_\_  
FILING FEE: ~~\$200.00~~ (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN**  
**APPLICATION FOR**  
**AMENDMENT OF OFFICIAL ZONING MAP**  
(Requirements Per Section 15.903)  
Revised May, 2012

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of \$200 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

**1. APPLICANT INFORMATION**

APPLICANT: City of Sheboygan PHONE NO.: (920) 459-3383  
ADDRESS: 828 Center Avenue E-MAIL: development@sheboyganwi.gov  
OWNER OF SITE: City of Sheboygan PHONE NO.: (920)459-3383

**2. DESCRIPTION OF THE SUBJECT SITE**

ADDRESS OF PROPERTY AFFECTED: Parcel Numbers: 59281718350, 59281712950, and 59281712930 (former Jakum Hall Parcels)  
LEGAL DESCRIPTION: Parcel No. 59281718350- Edwin Schaezters Subdivision Lot 6-7-8-9-10-11 Block 3  
12 cap Parcel No. 59281712950- Lutz Division N. 20' of Lot 10 Block 1  
Parcel No. 59281712930- Lutz Division Lot 9, Block 1

PARCEL NO. See above MAP NO. \_\_\_\_\_

**EXISTING** ZONING DISTRICT CLASSIFICATION: Urban Commercial (UC)

**PROPOSED** ZONING DISTRICT CLASSIFICATION: Urban Residential (UR) / 2 (rdp)

BRIEF DESCRIPTION OF THE **EXISTING** OPERATION OR USE: Former Jakum Hall Properties, that the city purchased in 2022 and demolished for redevelopment.

BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: Future affordable housing redevelopment site.

### 3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency? There are no wetlands or floodplains on the subject property.

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Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
- Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.

**Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.**

Explain: The city purchased the property with American Rescue Plan Act dollars because the existing improvements had been vacant and blighted for a number of years. ARPA requires the property to be redeveloped in the future as affordable housing. The city plans to find a developer interested in developing affordable housing at this site.

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How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The surrounding land use are a combination of commercial and residential. The zoning change will allow for the site to be redeveloped into a residential that is less intense than commercial land uses and provide affordable housing opportunities not currently in the neighborhood.

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Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

The proposed redevelopment will assist with meeting the number of units for new affordable multi-family per the City's 2021 Affordable Market Study and redevelop a site that previously housed a vacant/blighted structure.

#### 4. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Chad Delishch  
APPLICANT'S SIGNATURE

1/12/23  
DATE

Chad Delishch  
PRINT ABOVE NAME

#### APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing:

- The property proposed to be rezoned.
- All lot dimensions of the subject property.
- All other lands within 200 feet of the subject property.
- Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.



# PROPOSED REZONE FROM URBAN COMMERCIAL (UC) TO URBAN RESIDENTIAL (UR-12)

SECTION 15, TOWNSHIP 15 NORTH, RANGE 23 EAST

EDWIN SCHAEZERS SUBD LOTS 6-7-8-9-10-11 & 12 BLK 3  
AND  
LUTZ DIVISION LOT 9 BLK 1  
AND  
LUTZ DIVISION N 20' OF LOT 10 BLK 1

