

**CITY OF SHEBOYGAN
GENERAL ORDINANCE 41-23-24**

BY ALDERPERSON MITCHELL.

FEBRUARY 19, 2024.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located around 1828 Oakland Avenue including Parcel Nos. 59281425440, 59281425550, and 59281425510 from Class Urban Industrial (UI) to Class Urban Industrial (UI) with PUD overlay Classification.

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

Section 1. Chapter 105 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 Urban Industrial (UI) to Class Urban Industrial (UI) with PUD overlay Classification:

Property located around 1828 Oakland Avenue including Parcel Nos. 59281425440, 59281425550, and 59281425510:

Parcel 59281425440 described as South Sheboygan Lot 16 BLK 3 & all of BLK 4, also vac S 18th Street between BLKS 3 & 4, and between the S line of Union Avenue & the NWLY R/W line of C & NW RY Main Track, also both vacated N-S alleys & the vacated E-W alley of BLK 4.

Parcel 59281425550 described as South Sheboygan Lots 6,7,8,9, & 10 BLK 5 and that part of vacated E/W alley adjacent thereto.

Parcel 59281425510 described as South Sheboygan the E 45' of Lots 1, 2, 3, 4 & 5 BLK 5 and that part of vacated E/W alley adjacent to Lot 5.

Parcel 92533418 (p) described as beginning at the northwest corner of Block 4, said South Sheboygan Plat; thence S00°04'03"E, 354.71 feet to its intersection of the north line of Oakland Avenue right of way; thence N89°14'39"W, 80.01 feet to the monumented north line of Oakland Avenue right of way and its intersection of the west line of South 19th Street right of way; thence N00°04'03"W, 354.93 feet to the monumented south line of Union Avenue right of way and its intersection of the west line of South 19th Street right of way; thence S89°05' 15"E, 80.01 feet to the point of beginning for a vacation area of 28,385.9 square feet more or less.

Parcel 92533429 (p) described as beginning at the southwest corner of Block 4, said South Sheboygan Plat; thence S89°14'39"E, 296.65 feet

to its intersection of the west line of Union Pacific Railroad right of way; thence S43°07'04"W, 81.20 feet to the monumented south line of Oakland Avenue right of way and its intersection of the west line of the Union Pacific Railroad right of way; thence N89°14'39"W, 241.07 feet to the monumented south line of Oakland Avenue right of way and its intersection of the east line of South 19th Street right of way; thence N00°04'03"W, 60.01 feet to the point of beginning for a vacation area of 16,132 square feet more or less.

Section 2. 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.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

[illegible]

Legal Descriptions for HTT Rezone

Beginning at the northwest corner of Block 4, said South Sheboygan Plat; thence S00°04'03"E, 354.71 feet to its intersection of the north line of Oakland Avenue right of way; thence N89°14'39"W, 80.01 feet to the monumented north line of Oakland Avenue right of way and its intersection of the west line of South 19th Street right of way; thence N00°04'03"W, 354.93 feet to the monumented south line of Union Avenue right of way and its intersection of the west line of South 19th Street right of way; thence S89°05' 15"E, 80.01 feet to the point of beginning for a vacation area of 28,385.9 square feet more or less. Parcel 92533418 (p)

Beginning at the southwest corner of Block 4, said South Sheboygan Plat; thence S89°14'39"E, 296.65 feet to its intersection of the west line of Union Pacific Railroad right of way; thence S43°07'04"W, 81.20 feet to the monumented south line of Oakland Avenue right of way and its intersection of the west line of the Union Pacific Railroad right of way; thence N89°14'39"W, 241.07 feet to the monumented south line of Oakland Avenue right of way and its intersection of the east line of South 19th Street right of way; thence N00°04'03"W, 60.01 feet to the point of beginning for a vacation area of 16,132 square feet more or less. Parcel 92533429 (p)

South Sheboygan Lot 16 BLK 3 & all of BLK 4, also vac S 18th Street between BLKS 3 & 4, and between the S line of Union Avenue & the NWLY R/W line of C & NW RY Main Track, also both vacated N-S alleys & the vacated E-W alley of BLK 4. Parcel 59281425440

South Sheboygan the E 45' of Lots 1, 2, 3, 4 & 5 BLK 5 and that part of vacated E/W alley adjacent to Lot 5. Parcel 59281425510

South Sheboygan Lots 6,7,8,9, & 10 BLK 5 and that part of vacated E/W alley adjacent thereto. Parcel 59281425550