

**CITY OF SHEBOYGAN
R. O. 105-23-24**

BY CITY CLERK.

FEBRUARY 5, 2024.

Submitting an application for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance for property located west of/and including 3512 Wilgus Avenue (Parcel Nos. 59281215833 and 59281215827).

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: Van Horn Properties of Sheboygan LLC PHONE NO.: (920) 892-6466

ADDRESS: PO Box 298, Plymouth, WI 53073 E-MAIL: jniesen@vhcars.com

OWNER OF SITE: Van Horn Family Real Estate LLC PHONE NO.: (920) 892-6466

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: Parcel immediately west of 3512 Wilgus Ave (Town)
3512 Wilgus Ave (City)

LEGAL DESCRIPTION: PRT N1/2 NW1/4 LOT 1 AND S 10' OF LOT 2 CSM
REC IN VOL 14 P 240 AS DOC #1492826 ROD AND LOT 2 CSM V21 P117-118
#1754914 & AFFT #1765532 - PRT NE NW & NW NW SEC 21

PARCEL NO. 59281215833 & 59281215827 MAP NO. TBD

EXISTING ZONING DISTRICT CLASSIFICATION: SC (Suburban Commercial)

PROPOSED ZONING DISTRICT CLASSIFICATION: SC (Suburban Commercial) with PUD overlay

BRIEF DESCRIPTION OF THE **EXISTING** OPERATION OR USE: _____
Existing vehicle display lot

BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: _____
Proposed car dealership with repairs

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? _____

Combines two sites under the same ownership and use to more uniformly meet code and

stormwater across the site.

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: Planned unit development

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 properties will be used for the same purpose, a car dealership.


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

Matches zoning of existing neighboring parcel which is in harmony with the City of Sheboygan

comprehensive plan.

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.


Jeff Niesen (Jan 18, 2024 17:38 CST)

APPLICANT'S SIGNATURE

Jan 18, 2024

DATE

Jeff Niesen

PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing: See sheet C1.1A

- ☐ 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.


Application for Signature


Final Audit Report


2024-01-18


Created:	2024-01-18
By:	Jessica Rodriguez (jessica.rodriguez@excelengineer.com)
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"Application for Signature" History


 Document created by Jessica Rodriguez (jessica.rodriguez@excelengineer.com)
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 Signer jniesen@vhcars.com entered name at signing as Jeff Niesen
2024-01-18 - 11:38:29 PM GMT

 Document e-signed by Jeff Niesen (jniesen@vhcars.com)
Signature Date: 2024-01-18 - 11:38:31 PM GMT - Time Source: server

 Agreement completed.
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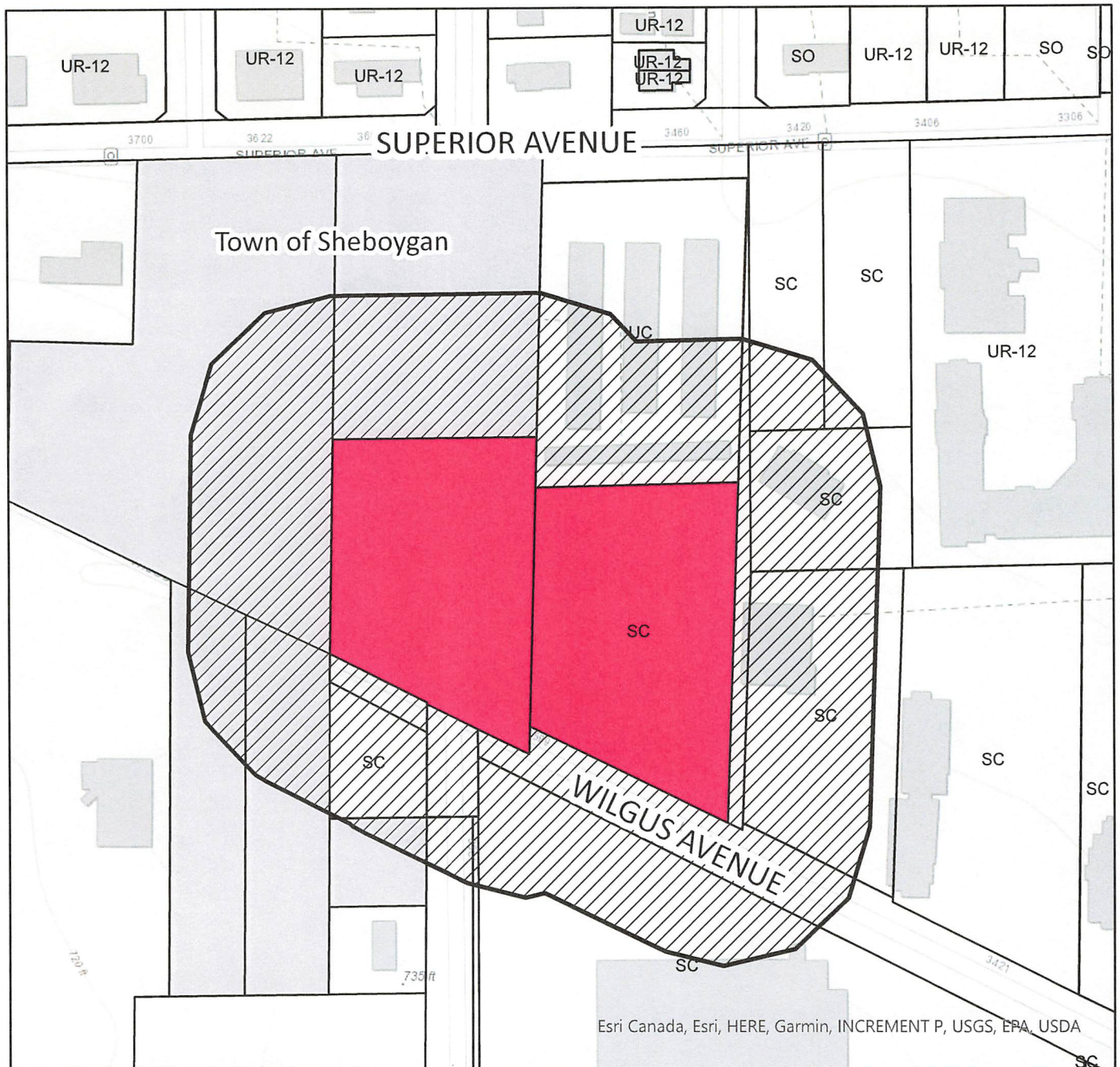


Adobe Acrobat Sign

**PROPOSED REZONE
FROM SUBURBAN COMMERCIAL (SC)
TO SUBURBAN COMMERCIAL -PUD OVERLAY**

SECTION 21, TOWNSHIP 15 NORTH, RANGE 23 EAST

PRT N1/2 NW1/4 LOT 1 AND S 10' OF LOT 2 CSM REC IN VOL 14 P 240 AS DOC
#1492826 ROD AND LOT 2 CSM V21 P117-118 #1754914 & AFFT #1765532 - PRT
NE NW & NW NW SEC 21



0 100 200 400 Feet

