

**CITY OF SHEBOYGAN  
HEARING 9-23-24**

**MARCH 4, 2024.**

Pursuant to letters sent and a notice published by the City Clerk, there is a hearing scheduled this evening for the purpose to change the Land Use Classification of property located at 3512 Wilgus Avenue – Parcel No. 59281215827 from Class Suburban Commercial (SC) to Suburban Commercial (SC) with PUD Overlay Classification.

All interested parties will now be heard.

NOTICE OF PUBLIC HEARING ON AMENDMENT TO THE CITY OF SHEBOYGAN OFFICIAL ZONING  
MAP OF THE SHEBOYGAN ZONING ORDINANCE:

Notice is hereby given that a public hearing will be held at 6:00 P.M., March 4, 2024 in City Hall, 3<sup>rd</sup> Floor Council Chambers, 828 Center Avenue, Sheboygan, Wisconsin, to give persons an opportunity to be heard relative to the proposed amendment to the City of Sheboygan's Official Zoning Map. The purpose of the amendment is to change the Use District Classification of the following described property from Class Suburban Commercial (SC) to Class Suburban Commercial (SC) with PUD Overlay Classification:

Property located – 3512 Wilgus Avenue - Parcel No. 59281215827:

SEC 21 T15N R23E PRT N1/2 NW1/4 LOT 1 AND S 10' OF LOT 2 CSM REC IN VOL 14 P 240 AS  
DOC #1492826 ROD 1.95 A

MEREDITH DEBRUIN  
City Clerk



## Order Confirmation

Not an Invoice

Account Number:	1012694
Customer Name:	Sheb, City Of,Legal Acct
Customer Address:	Sheb, City Of,Legal Acct 828 Center AVE # 110 Accounts Payable Sheboygan WI 53081-4442
Contact Name:	ACCT SHEB, CITY OF,LEGAL
Contact Phone:	
Contact Email:	
PO Number:	

Date:	02/01/2024
Order Number:	9816034
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	28.0000
Height in Inches:	0.0000

### Print

Product	#Insertions	Start - End	Category
SHE Sheboygan Press	2	02/16/2024 - 02/23/2024	Govt Public Notices
SHE sheboyganpress.com	2	02/16/2024 - 02/23/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$41.60
Service Fee 3.99%	\$1.66
Cash/Check/ACH Discount	-\$1.66
Payment Amount by Cash/Check/ACH	\$41.60
Payment Amount by Credit Card	\$43.26

Order Confirmation Amount	\$41.60
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Ad Preview

**NOTICE OF PUBLIC HEARING ON  
AMENDMENT TO THE CITY OF  
SHEBOYGAN OFFICIAL ZONING MAP  
OF THE SHEBOYGAN ZONING  
ORDINANCE:**

Notice is hereby given that a public hearing will be held at 6:00 P.M., March 4, 2024 in City Hall, 3rd Floor Council Chambers, 828 Center Avenue, Sheboygan, Wisconsin, to give persons an opportunity to be heard relative to the proposed amendment to the City of Sheboygan's Official Zoning Map. The purpose of the amendment is to change the Use District Classification of the following described property from Class Suburban Commercial (SC) to Class Suburban Commercial (SC) with PUD Overlay Classification:

Property located – 3512 Wilgus Avenue -  
Parcel No. 59281215827:

SEC 21 T15N R23E PRT N1/2 NW1/4  
LOT 1 AND S 10' OF LOT 2 CSM REC  
IN VOL 14 P 240 AS DOC #1492826  
ROD 1.95 A

MEREDITH DEBRUIN  
City Clerk

2/16, 23, 2024 WNAXLP

CITY OF SHEBOYGAN  
828 CENTER AVE.  
SHEBOYGAN, WI 53081

February 23, 2024

Dear Property Owner:

I wish to notify you that there will be a public hearing on an amendment to the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance at 6:00 P.M., March 4, 2024, in the Council Chambers of City Hall, 828 Center Avenue. The purpose of the amendment is to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance of the following described property from Class Suburban Commercial (SC) to Class Suburban Commercial (SC) with PUD overlay Classification.

Property located – 3512 Wilgus Avenue - Parcel No. 59281215827:

SEC 21 T15N R23E PRT N1/2 NW1/4 LOT 1 AND S 10' OF LOT 2 CSM REC IN VOL 14 P 240 AS  
DOC #1492826 ROD 1.95 A

If you have questions, please direct your inquiries to the **DEPARTMENT OF CITY DEVELOPMENT**  
**AT 459-3377.**

Sincerely,

MEREDITH DEBRUIN, City Clerk

VANHORN PROPERTIES OF SHEBOYGAN LLC	PO BOX 298	PLYMOUTH	WI	53073-0298
SHEBOYGAN LLC	2400 S 108TH ST	MILWAUKEE	WI	53227-1904
BRIDGEPOINT INVESTORS LLC	3346 S PINE TREE RD	HOBART	WI	54155-9073
TRINITY MEDICAL COMPLEX LLC	2307 W WILLOW CREEK LN	SHEBOYGAN	WI	53083-5903
TRINITY MEDICAL COMPLEX LLC	2307 W WILLOW CREEK LN	SHEBOYGAN	WI	53083-5903
PLANKVIEW GREEN DEVELOPMENT LLC	PO BOX 298	PLYMOUTH	WI	53073-0298
TRANSPO MINI-STORAGE INC	1209 S 11TH ST	SHEBOYGAN	WI	53081-5301
BADGER HOUSING ASSOCIATES III	PO BOX 896	MARSHFIELD	WI	54449-0896
TOWN OF SHEBOYGAN	4020 TECHNOLOGY PARKWAY	SHEBOYGAN	WI	53083



**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

