

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 128-22-23 and G.O. 30-22-23 by Alderperson Filicky-Peneski amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property on Pershing Avenue – Parcel #59281012240 from Suburban Residential (SR-3) to Suburban Residential (SR-5) Classification.

REPORT PREPARED BY: Steve Sokolowski

REPORT DATE: April 6, 2023

MEETING DATE: April 11, 2023

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Jack Van Der Weele is proposing to rezone Parcel # 59281012240 from Suburban Residential (SR-3) to Suburban Residential (SR-5). The purpose for the rezone is to allow the development of a new single-family dwelling. It is staff understanding that there is a buyer who is looking to purchase the lot in order to construct a single-story ranch home with attached garage.

The City of Sheboygan Comprehensive Plan identifies several key initiatives including the following:

- Promoting infill development and redevelopment to grow efficiently, strengthen existing business districts and neighborhoods, and leverage existing infrastructure and connectivity.
- Encourage redevelopment and infill development over greenfield development wherever feasible, while planning for long-term growth of office, industrial, commercial, and residential uses in the City.

The proposed rezone will allow development of a vacant lot into a new single-family home which will provide infill redevelopment and will be complimentary to the adjoining single-family neighborhood.

STAFF COMMENTS:

Presently, the property is vacant and is zoned SR-3. The issues with the current SR-3 zone that limit development include:

- The minimum lot size is 10,000sf – the lot is presently 9,943sf
- The minimum lot width is 70 feet – the lot is 60 feet wide
- The minimum front yard setback is 35 feet
- The minimum side setback is 10 feet one side and a total of 25 feet on both sides.

Thus, the lot is currently considered nonconforming because the lot does not meet several of the SR-3 residential bulk requirements - lot size and lot width.

In addition, the setbacks limit the width of the home that can be constructed on the lot – based on the required setbacks the maximum width home that can be built on this lot is 35 feet.

The rezone to SR-5 changes several of the residential bulk requirements to:

- The minimum lot size is 6,000sf – the lot is presently 9,943sf
- The minimum lot width is 60 feet – the lot is 60 feet wide
- The minimum front yard setback is 25 feet
- The minimum side setback is 5 feet one side and a total of 5 feet on both sides.

Thus, the lot would now be considered conforming with the SR-5 residential bulk requirements of lot size and lot width.

In addition, the setback reduction permits a width that allows more flexibility in terms of design based on having additional footprint area to work with. The SR-5 permits 45 feet of compared to the 35 feet in the SR-3 Zone. The additional width permits the homeowner an opportunity to construct a single-story home that blends in and is compatible with the rest of the neighborhood.

It should also be noted that the single-family dwellings in the neighborhoods immediately to the northwest, west and southwest are all smaller lots zoned SR-5 while the properties to the east are all larger lots zoned SR-3.

It should be noted that a home can be constructed on the lot as currently zoned SR-3 but the SR-5 zone permits a little more flexibility in terms of the amount of land that can be used for development. The larger SR-3 setbacks would likely require a two-story home which certainly could be constructed. This additional footprint area of the SR-5 zone permits the ability to construct a single-family ranch style home with attached garage which seems to fit the neighborhood better.

The surrounding neighborhood zoning is:

- The properties to the north are zoned Suburban Residential (SR-3) and Suburban Residential (SR-5).
- The properties to the south are zoned Suburban Residential (SR-5).
- The properties to the west are zoned Suburban Residential (SR-5).
- The properties to the east are zoned Suburban Residential (SR-3).

It is important for the Plan Commission to understand that if the property zoning designation is changed from SR-3 to SR-5, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the SR-5 zone.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Suburban Residential (SR-3) to Suburban Residential (SR-5) for Parcel # 59281012240.

ATTACHMENTS:

Rezone Application and required attachments