

**CITY OF SHEBOYGAN
DIRECT REFERRAL R. O. 133-23-24
TO CITY PLAN COMMISSION**

BY CITY CLERK.

APRIL 9, 2024

Submitting an application from Jacob Norberte for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance for property located around 929 Green field Avenue including Parcel Nos. 59281321761, 59281321762, and 59281321763 from Class Suburban Residential (SR-5) to Class Suburban Residential (SR-5) with PUD Overlay Classification.

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: 240162
FILING FEE: \$200.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP**
(Requirements Per Section 105.996)
Revised January 2024

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: Jacob Norberte PHONE NO.: (920) 452-4444
ADDRESS: 1135A Michigan Ave, Sheboygan, WI E-MAIL: _____
OWNER OF SITE: Sheboygan Christian School Association PHONE NO.: (920) 458-9981

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 929 Greenfield Ave, Sheboygan, WI
LEGAL DESCRIPTION: NW NW and NE NW Sec 2

PARCEL NO. 59281321763, 59281321761, 59281321762 MAP NO. _____
EXISTING ZONING DISTRICT CLASSIFICATION: SR-5
PROPOSED ZONING DISTRICT CLASSIFICATION: PUD Overlay on SR-5
BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: High School

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: K through
12th Grade School

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? _____

Site is staying SR-5 with a PUD overlay

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: Site is staying SR-5 with a PUD overlay
-
-

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? _____

Site is staying SR-5 with a PUD overlay

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

PUD zoning overlay is proposed to help streamline the review process for future
additions to the proposed site through multiple phases

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.

Jacob Norbert
APPLICANT'S SIGNATURE

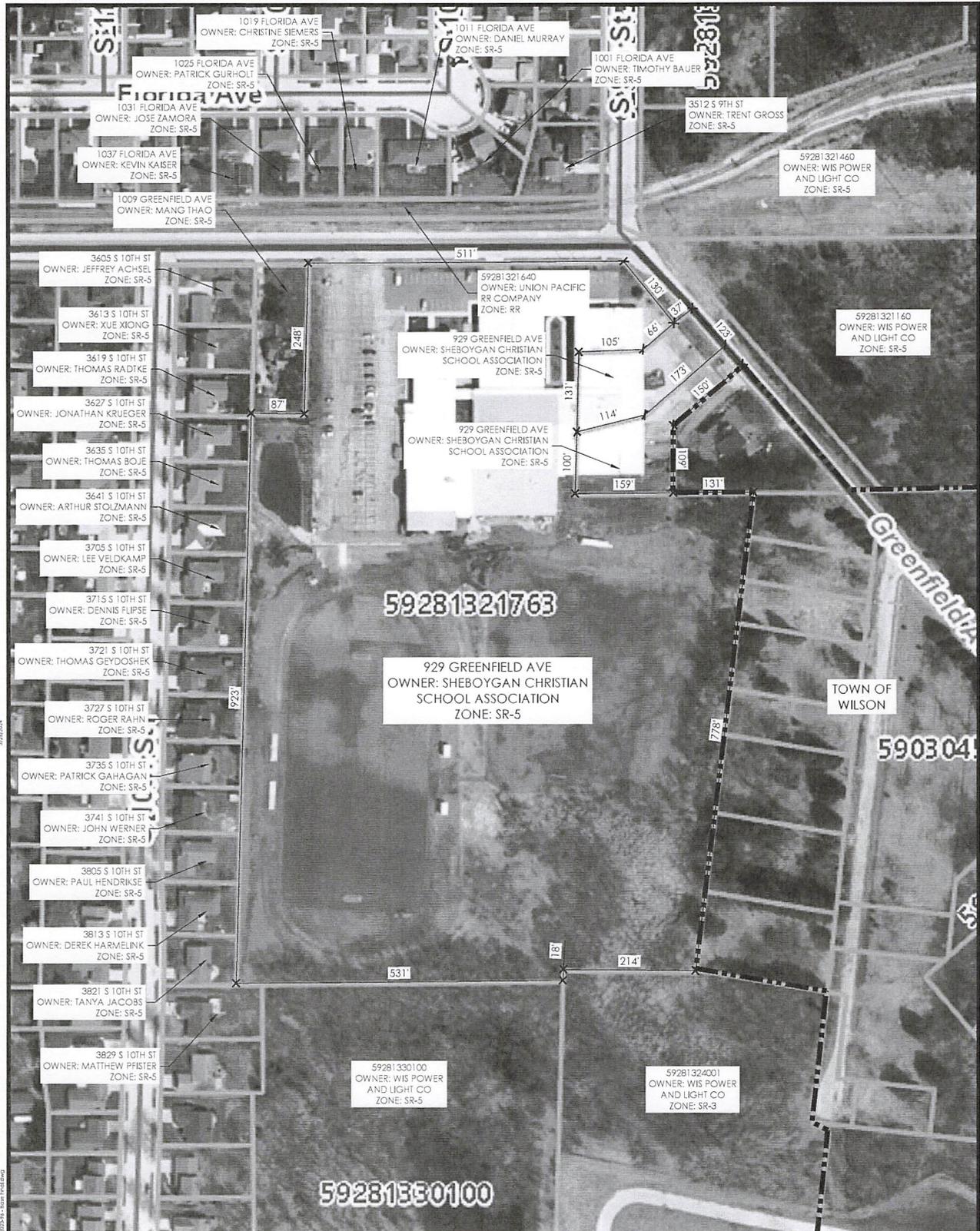
3/28/24
DATE

Jacob Norbert
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 100 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.



ZONING MAP



SCALE: 1"=150'

March 28, 2024
Sheboygan Christian School
 929 Greenfield Avenue, Sheboygan, WI
 Proj. No. 2023-96

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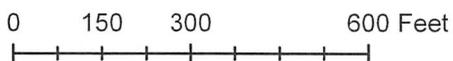
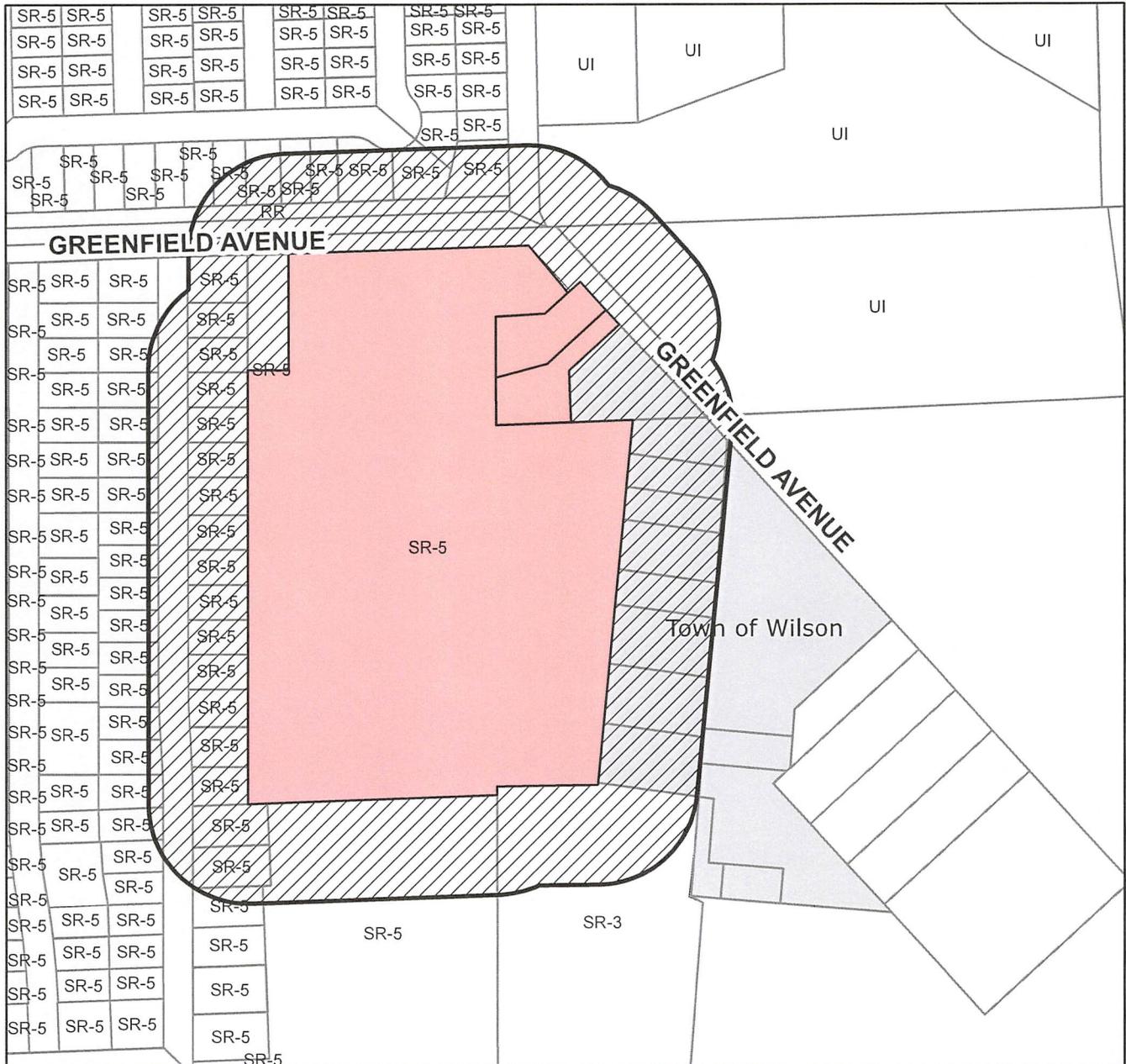
3/28/2024

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PROPOSED REZONE FROM SUBURBAN RESIDENTIAL 5 (SR-5) TO SUBURBAN RESIDENTIAL-5 -PUD OVERLAY (SR-5 -PUD OVERLAY)

SECTION 2, TOWNSHIP 14 NORTH, RANGE 23 EAST

Legal Descriptions attached



CLK322B

City Of Sheboygan
City Clerk's Office

* General Receipt *

Receipt No: 240162

License No: 0000

Date: 04/04/2024

Received By: MMD

Received From: ABACUS ARCHITECTS

Memo: REZONE CHRISTIAN SCHOOL

Method of Payment: \$200.00 Check No. 12847

Total Received: \$200.00

<u>Fee Description</u>	<u>Fee</u>
Zoning Change	200.00

This document signifies receipt of fees in the amount indicated above.