

II

R. O. No. 116 - 21 - 22. By CITY PLAN COMMISSION. January 17, 2022.

Your Commission to whom was referred Gen. Ord. No. 34-21-22 by Alderperson Perrella and R. O. No. 111-21-22 by City Clerk amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located on Erie Avenue - Parcel #59281204550 and Parcel #59281204560 from Class Urban Industrial (UI) to Urban Residential (UR-12) Classification; wishes to report this matter was discussed at the regular meeting of the City Plan Commission, January 11, 2022, and after due consideration, recommends filing the R. O. and adopting the Ordinance.

CITY PLAN COMMISSION

~~X~~

Gen. Ord. No. 34 - 21 - 22. By Alderperson Perrella. December 20, 2021.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located on Erie Avenue - Parcel #59281204550 and Parcel #59281204560 from Class Urban Industrial (UI) to Urban Residential (UR-12) Classification.

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

Section 1. Appendix A, Chapter 15 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 Urban Residential (UR-12) Classification:

Property located on Erie Avenue - Parcel #59281204550 and Parcel #59281204560:

Section 22, Township 15 North, Range 23 East. Original Plat Lot 7 & 8 Block 80.

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 All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

City Plan



I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor



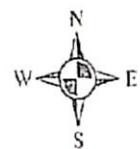
PROPOSED REZONE FROM URBAN INDUSTRIAL (UI) TO URBAN RESIDENTIAL (UR-12)

SECTION 22, TOWNSHIP 15 NORTH, RANGE 23 EAST

ORIGINAL PLAT LOT 7 & 8 BLOCK 80



0 50 100 200 300 400 Feet



II

24

R. O. No. 111 - 21 - 22. By CITY CLERK. December 20, 2021.

Submitting an application from Partners for Community Development and KG Development Group for a change in zoning classification for property on Erie Avenue (Parcel #59281204550 and Parcel #59281204560) from Class Urban Industrial (UI) to Urban Residential (UR-12) Classification.

Copy Plan

CITY CLERK

OFFICE USE ONLY

APPLICATION NO.: _____

RECEIPT NO.: 211897

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: Partners for Community Development and KG Development Group

PHONE NO.: (800-584-8172 EXT.101)

ADDRESS: 1407 S 13TH St, Sheboygan, WI 53081

E-MAIL: KARIN.KIRCHMEIER@PARTNERS4CD.COM/Anthony@kgdevgroup.com

OWNER OF SITE: Robert Heimerl PHONE NO.: (920-207-7030)

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 1236 Erie Ave, Sheboygan, WI 53081

LEGAL DESCRIPTION: Section 22, Township 15 North, Range 23 East

PARCEL NO. 204550 and 204560

MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: Urban Industrial

PROPOSED ZONING DISTRICT CLASSIFICATION: Urban Residential

BRIEF DESCRIPTION OF THE **EXISTING** OPERATION OR USE: The site has four parcels that are vacant. Two parcels are used for UR. and two parcels are zoned for UI.

BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: We are seeking to develop 44 units of affordable housing with underground parking and some surface parking.

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?

This site is not in a flood plain & the site is less than an acre, so the agency's above do not need to be involved. N/A.

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: The UI or Urban Industrial zoning at this location is no longer applicable. Industrial property has relocated to business parks and out of the center of the city. UR zoning is more applicable for the location today.

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?

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

This area of the city of Sheboygan is predominantly residential & commercial/retail. Due to this and the fact that the city of Sheboygan is in need of affordable apartments we feel that affordable apartments is an ideal land use for this property at 13Th St Erie Ave.

4. CERTIFICATE

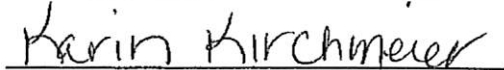
I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



APPLICANT'S SIGNATURE

12-6-21

DATE



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 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.

I, ROBERT HEIMERL (seller),
authorize PARTNERS FOR COMMUNITY DEVELOPMENT & KG DEV. GROUP (buyer) to submit a rezone
application for my property located at 4 PARCELS FROM
1236 ERIE THRU 1220 ERIE AVE SHEBOYGAN WI 53081
(address or parcel # of property to be amended).

Name Robert Heimerl Date 1/2/2021

Thanks,

Anthony Kazee, HDP

KG Development Group, Principal

414.323.3666

1033 N Mayfair Rd Suite 300

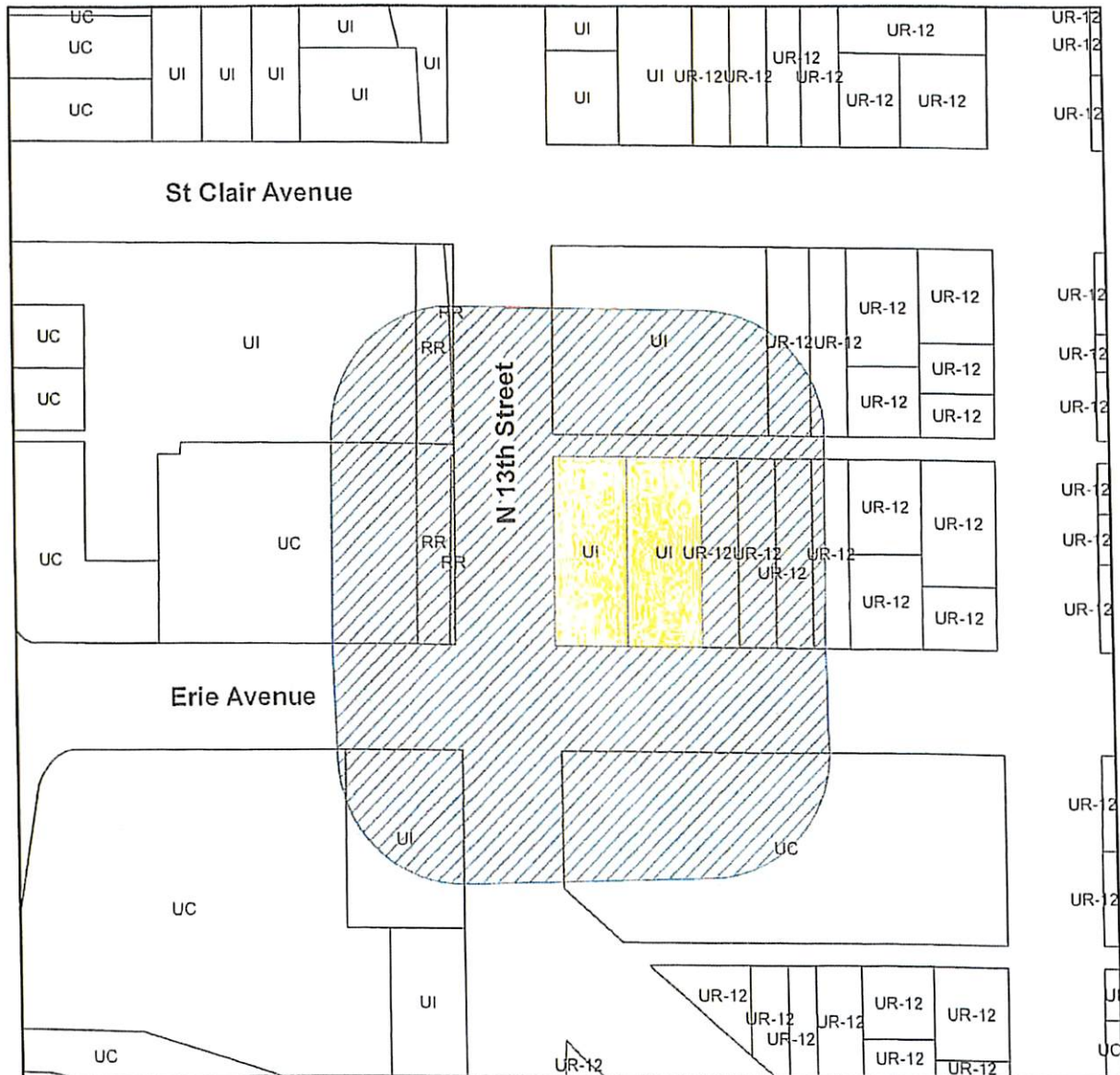
Wauwatosa, WISCONSIN (WI) 53226

<http://www.kgdevgroup.com> Pardon the brevity: sent from my iPhone.

PROPOSED REZONE
FROM URBAN INDUSTRIAL (UI)
TO URBAN RESIDENTIAL (UR-12)

SECTION 22, TOWNSHIP 15 NORTH, RANGE 23 EAST

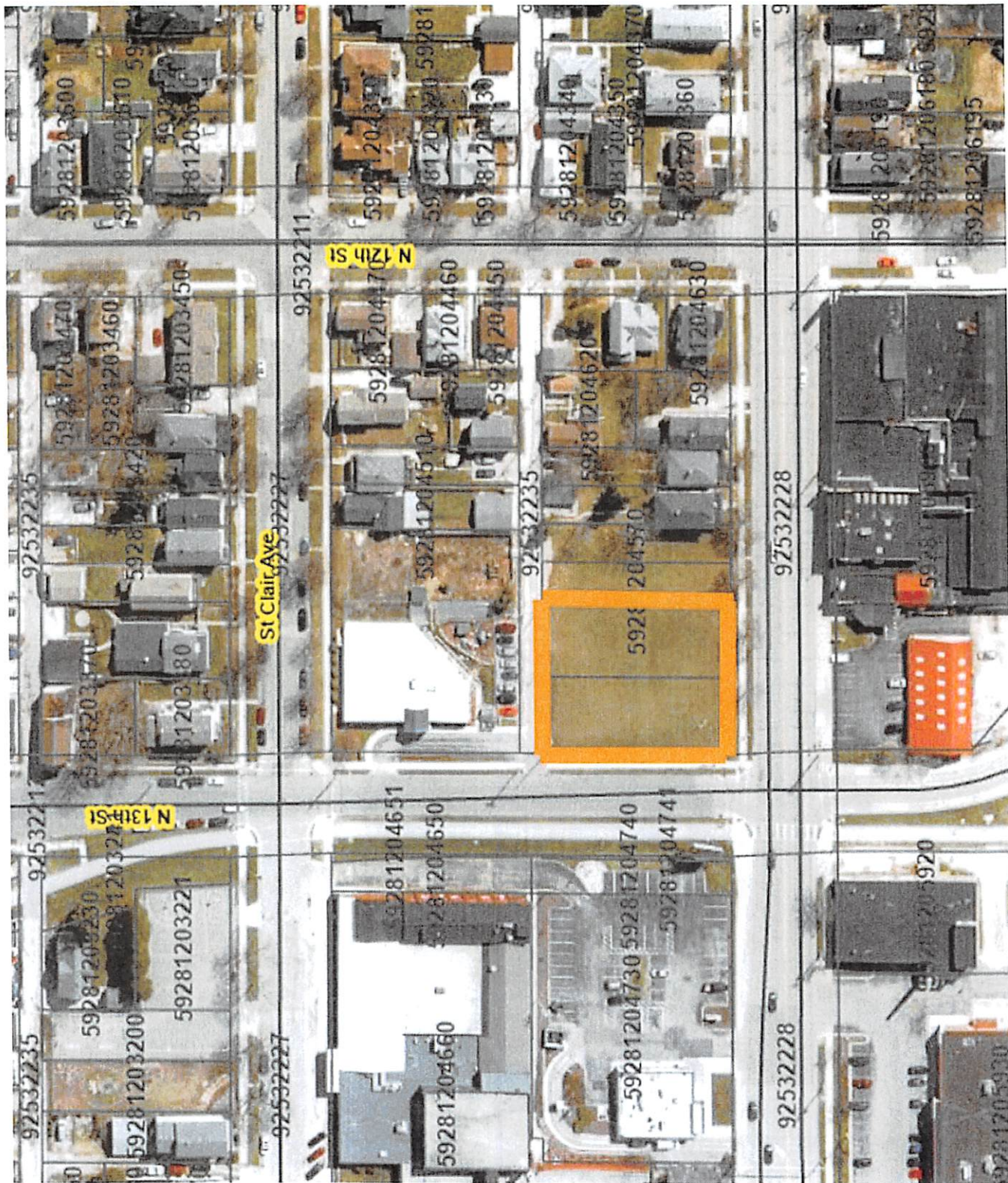
ORIGINAL PLAT LOT 7 & 8 BLOCK 80



0 50 100 200 300 400 Feet







12/1/2021

To Whom It May Concern:

Partners for Community Development, Inc. and KG Development Group ("the development team") hereby request that the City of Sheboygan rezone the parcels located at 1228 and 1234 Erie Avenue from Urban Industrial to Urban Residential-12. The development team has secured site control of four parcels located at and around 1236 Erie Avenue, west of downtown Sheboygan, and intend to apply to the Wisconsin Housing and Economic Development Authority (WHEDA) in early 2022 for a reservation of 4% Low-Income Housing Tax Credits. While two of the four parcels that comprise the proposed site are permissively zoned for the proposed redevelopment project, two are zoned as Urban Industrial and require rezoning prior to submitting an application to WHEDA. We believe the aforementioned parcels should be rezoned for two primary reasons.

Conformance to zoning of surrounding parcels

The City of Sheboygan's Future Land Use Map and Zoning Map identify these two parcels as "Employment" and "Urban Industrial." Given the fact that the land is vacant and is not immediately surrounded by industrial land uses, we believe that the sites would better conform to the surrounding neighborhood with a Multi-Family Residential Comprehensive Plan Designation and an Urban Residential Zoning Designation. We believe residential land use designations are much more compatible with the blocks neighboring residential uses to the east and the one (1) commercial use to the north. Looking to the future as well as present conditions, a multifamily land use designation and development will fit in better with the surrounding neighborhood and fulfills the spirit of the City of Sheboygan's comprehensive plan.

Conformance to 2011 Gateway Neighborhood Revitalization Program

In May 2011, the City of Sheboygan adopted the Gateway Neighborhood Revitalization Program, which specifically outlined how the City would like for this corridor to evolve as a link to the riverfront and downtown. On page 18 of this plan, the City highlights the 1200 block of Erie Avenue as a gateway into the surrounding neighborhood and even recommends as an option consolidating the four subject parcels controlled by the development team into a single parcel that would be developed into multifamily housing. The project proposed by the development team directly aligns with the spirit of this plan and would implement the recommended "Option 1" by constructing multifamily housing, specifically for low-income Sheboygan households.

12/1/2021

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My name is Karin Kirchmeier, and I am the Executive Director of Partners for Community Development. We are currently in the process of acquiring the land at 13th and Erie St. Therefore, I am requesting assistance in receiving the map and legal description of the parcel proposed to amend the comp plan and to be rezoned. The exact parcels to be rezoned from are:

- Parcel # 204550 and Parcel # 204560

Comp Plan amended from Employment to Multi-Family Residential

Rezoned from Urban Industrial (UI) to Urban Residential (UR-12)

CLK322B

City Of Sheboygan
City Clerk's Office

** General Receipt **

Receipt No: 211897

License No: 0000

Date: 12/13/2021

Received By: MKC

Received From: PARTNERS FOR COMMUNITY DEVELOPMENT

Memo:

Method of Payment: \$200.00 Check No. 1262

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.