

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 95-22-23 and G.O. 17-22-23 by Alderperson Filicky-Peneski amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of N. 15th Street and Martin Avenue – Parcel #59281718350, Parcel #59281712950 and Parcel #59281712930 from Class Neighborhood Preservation to Multi-Family Residential.

R.O. 95-22-23 and G.O. 18-22-23 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 located off of N. 15th Street and Martin Avenue – Parcel #59281718350, Parcel #59281712950 and Parcel #59281712930 from Class Urban Commercial (UC) to Urban Residential (UR-12) Classification.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: January 20, 2023

MEETING DATE: January 24, 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:

The City of Sheboygan is proposing to amend the comprehensive plan map and rezone map as follows:

Comprehensive Plan Map:

- Parcel #s 59281718350, 59281712950 and 59281712930 from **Neighborhood Preservation** to **Multi-Family Residential**.

Rezone:

- Parcel #s 59281718350, 59281712950 and 59281712930 from **Urban Commercial (UC)** to **Urban Residential (UR-12)**.

The City of Sheboygan is requesting to rezone the aforementioned parcels to Urban Residential (UR-12) to accommodate the future development of affordable housing. The City used American Rescue Plan Act (APRA) funds to purchase the property and demolish the

existing vacant buildings and per the requirements of ARPA the site needs to be used for affordable housing. There are no specific development plans at this time, however, the rezone from Urban Commercial (UC) to Urban Residential (UR-12) permits an applicant to submit a conditional use permit to potentially permit a multi-family development in the future.

This site's location presents a great opportunity for a new infill redevelopment along this N. 15th Street corridor. A proposed development has the opportunity to provide revitalization to property that has been stagnant the past several years in a manner that compliments the surrounding mixed use neighborhood.

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

- 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.
- Promote infill development and redevelopment to grow efficiently, strengthen existing business districts and neighborhoods, and leverage existing infrastructure and connectivity.
- Promote infill development that will provide for additional urban living and workforce housing opportunities.
- Actively promote infill development and redevelopment of aging or previously passed over sites for productive, compatible uses, engaging in public/private partnerships as a way to encourage investment in the City.
- Promote a mix of housing types and price ranges to meet the diverse needs of different sectors of the City's population.
- Plan for a sufficient supply of housing to accommodate a variety of housing income levels, age groups, and household sizes.
- Facilitate the provision of quality, safe and appealing housing at a variety of price points and for all stages of life.
- Promote a mix of housing types and price ranges to meet the diverse needs of different sectors of the City's population.
- Partner with private property owners, developers, and neighbors to realize the greatest potential for each new development/redevelopment envisioned under the Plan. N.15th Street is specifically identified/targeted as an area for redevelopment in the Comprehensive Plan.

The proposed housing development will accomplish these key initiatives by:

- The proposed multi-family development will accomplish these key initiatives, allowing the redevelopment of a vacant, underutilized site into housing which provide infill development and be complementary to the adjoining uses.

- The proposed development is consistent with the objectives and policies set forth in Chapter 4 Housing and Neighborhood Development of the City of Sheboygan Comprehensive Plan
- Support mixed-use development projects that integrate residential and nonresidential uses in high-quality, unified places. Mixed use areas provide nodes of concentrated activity and integrate people with jobs, services and shopping in a pedestrian-friendly environment. Developing a vacant site (former Jakum's Hall) into additional affordable housing is ideal as it directly borders on residential and commercial zoning districts.

The Multi-Family Residential Comprehensive Plan Designation is identified as the most appropriate designation for this type of multi-family development.

The Urban Residential (UR-12) zone is identified as the most appropriate zoning for this type of multi-family development.

STAFF COMMENTS:

Over time, growth patterns for nearly every municipality shift. The City of Sheboygan is no different as there continues to be a shortage in the supply of affordable housing which can be supported in the affordable housing market study conducted in April of 2021.

The City of Sheboygan has been making significant efforts to address and meet these housing needs. Development of these properties will continue to address the need for more desirable affordable housing units in the City as employment opportunities remain robust. For the variety of reasons outlined above, we believe a comprehensive plan amendment to "Multi-Family Residential" and a rezone to "Urban Residential" will achieve the highest and best use for this site and compliment the surrounding mixed use residential and commercial neighborhood.

The surrounding neighborhood zoning is:

- The properties to the north and west are zoned Urban Commercial (UC).
- The properties to the south are zoned Urban Commercial (UC) and Neighborhood Residential (NR-6).
- The properties to the east are zoned Neighborhood Residential (NR-6).

It is important for the Plan Commission to understand that if the property zoning designation is changed from UC to UR-12, an applicant could apply to use the property for any use that is permitted and/or conditionally permitted in the UR-12 zone.

If the Common Council approves the rezone, an applicant needs to be aware that a conditional use will need to be submitted to and reviewed by the City of Sheboygan Plan Commission prior to construction of a new multi-family development.

In addition to the rezone, the applicant is proposing to amend the comprehensive plan for these properties from Neighborhood Preservation and Central Mixed Use to Multi-Family Residential. The property will be designated Multi-Family Residential in the Future Land Use map in the City of Sheboygan Comprehensive Plan which is consistent with the proposed Urban Residential (UR-12) zoning designation being requested.

ACTION REQUESTED:

Motion to recommend the Common Council approve R.O. 95-22-23 and G.O. 17-22-23 by Alderperson Filicky-Peneski amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of N. 15th Street and Martin Avenue – Parcel #59281718350, Parcel #59281712950 and Parcel #59281712930 from Class Neighborhood Preservation to Multi-Family Residential.

Motion to recommend the Common Council approve R.O. 95-22-23 and G.O. 18-22-23 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 located off of N. 15th Street and Martin Avenue – Parcel #59281718350, Parcel #59281712950 and Parcel #59281712930 from Class Urban Commercial (UC) to Urban Residential (UR-12) Classification.

ATTACHMENTS:

Rezone Application and required attachments