

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Final Plat Approval for Northern Lights Subdivision located on the former Aurora Hospital site between 6th Street and 7th Street parcel no. 59281007701.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: July 1, 2025

MEETING DATE: July 15, 2025

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Devin Coyle of Pelton Builders has submitted the final plat for Northern Lights Subdivision located on the former Aurora Hospital site between 6th Street and 7th Street. The applicant states:

- The proposed subdivision includes 21 single-family lots, each approximately 70 feet wide.
- The two northernmost lots along North Avenue are planned at 92 feet in width to comply with existing side setback requirements.
- This proposed layout is fully consistent with the zoning requirements of the Neighborhood Residential – 6 (NR-6) District. Accordingly, no zoning amendments are being requested at this time.
- The development will be constructed in phases from north to south, with approximately 5 to 6 homes built during each phase.
- Planned homes will range from 1,500 to 1,800 square feet in size with an anticipated average purchase price of approximately \$400,000.
- Typical designs will include three bedrooms, two bathrooms, and a side-loaded, two-car garage, ensuring a high quality and cohesive residential neighborhood.
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STAFF COMMENTS:

The City has purchased this property for the development of single-family homes to match the character of the existing neighborhood.

The lot sizes meet the minimum lot size requirements for the NR-6 zoning district. There are no maximum lot size requirements.

ACTION REQUESTED:

Staff recommends approval of the final plat subject to any relevant legal restrictions currently in place and the following conditions:

1. The applicant shall obtain all subdivision approval from appropriate agencies including but not limited to City, County, State of Wisconsin, etc.

ATTACHMENTS:

Northern Lights Subdivision Preliminary Plat