

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: _____
FILING FEE: <b>\$200.00</b> (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: Eastern Pines LLC - Joshua L Posthuma PHONE NO.: ( 920 ) 226-4062  
 ADDRESS: 25 E Union Ave, Cedar Grove, WI 53013 E-MAIL: josh@postumahomes.com  
 OWNER OF SITE: Eastern Pines LLC PHONE NO.: ( 920 ) 226-4062

**2. DESCRIPTION OF THE SUBJECT SITE**

ADDRESS OF PROPERTY AFFECTED: Rolling Meadows Dr & N 29th St

LEGAL DESCRIPTION: OUTLOT 3 CSM V32 P86-89 #2178447, PRT SW SE SEC 4.

OUTLOT 2 CSM V32 P86-89 #2178447, PRT SE SE SEC 4.

PARCEL NO. 59281636511 & 59281636512 MAP NO. \_\_\_\_\_

EXISTING ZONING DISTRICT CLASSIFICATION: SR-3

PROPOSED ZONING DISTRICT CLASSIFICATION: ER-1

BRIEF DESCRIPTION OF THE **EXISTING** OPERATION OR USE: \_\_\_\_\_

Agricultural

BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: \_\_\_\_\_

Proposed 39 lot, single-family residential development.

**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? \_\_\_\_\_

It creates a development that has less impact on current environmental conditions within the property. The proposed change

\_\_\_\_\_ would allow for less density which in turn has greater ability to maintain the existing environmental conditions.

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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? \_\_\_\_\_

It's a more suitable zoning for the proposed residential development.

\_\_\_\_\_

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

It adds desirable single-family residential building lots to the City of Sheboygan.

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#### 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**

03/17/2026  
\_\_\_\_\_  
**DATE**

Eastern Pines LLC - Joshua L Posthuma  
\_\_\_\_\_  
**PRINT ABOVE NAME**

#### APPLICATION SUBMITTAL REQUIREMENTS

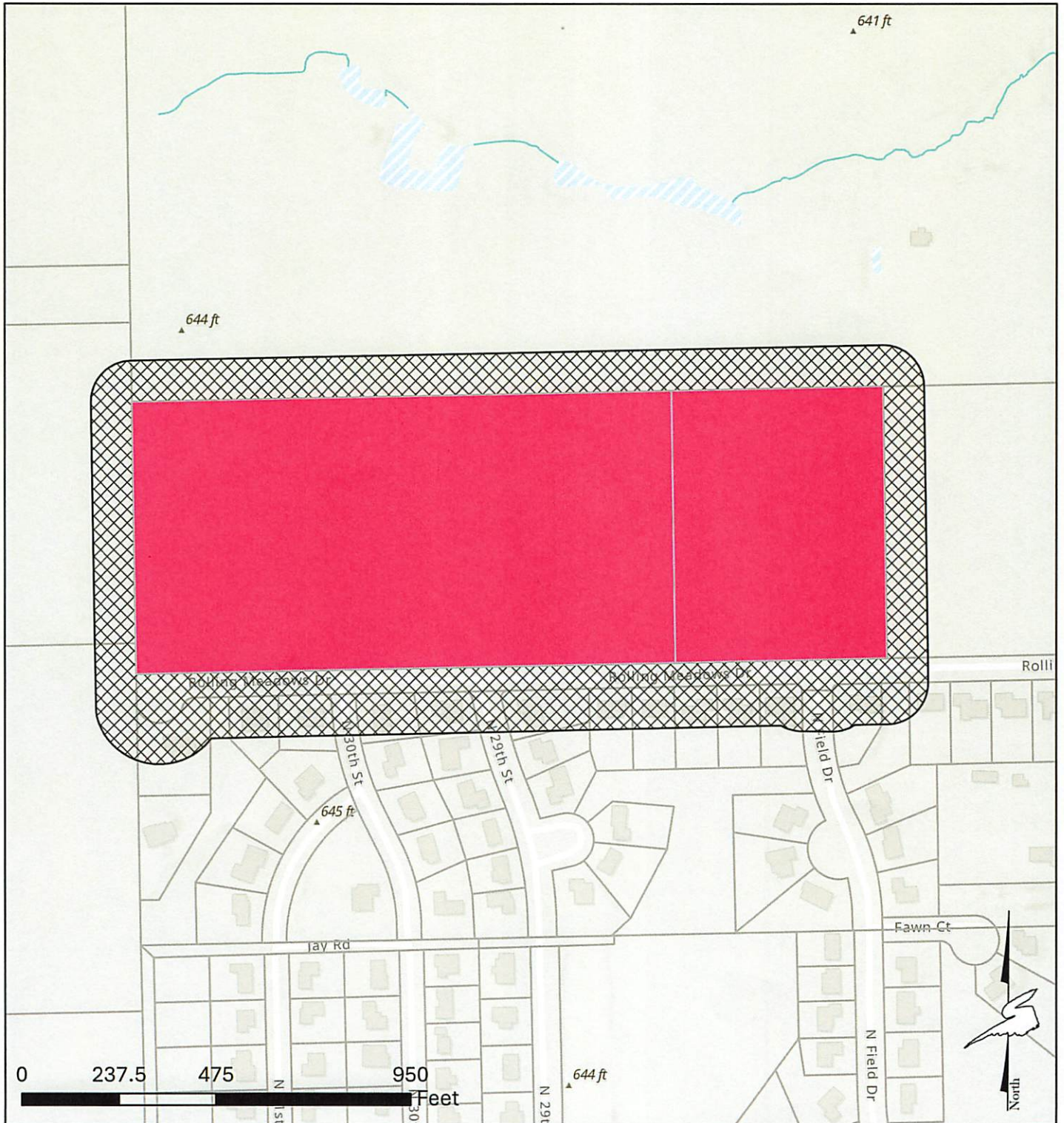
A copy of the current zoning map of the subject property and vicinity showing:

- 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.



# PROPOSED REZONE FROM SUBURBAN RESIDENTIAL 3 TO ESTATE RESIDENTIAL 1

SECTION 23, TOWNSHIP 15 NORTH, RANGE 23 EAST  
OUTLOT 3 CSM V32 P86-89 #2178447, PRT SW SE SEC 4.  
AND  
OUTLOT 2 CSM V32 P86-89 #2178447, PRT SE SE SEC 4.





# CERTIFIED SURVEY MAP

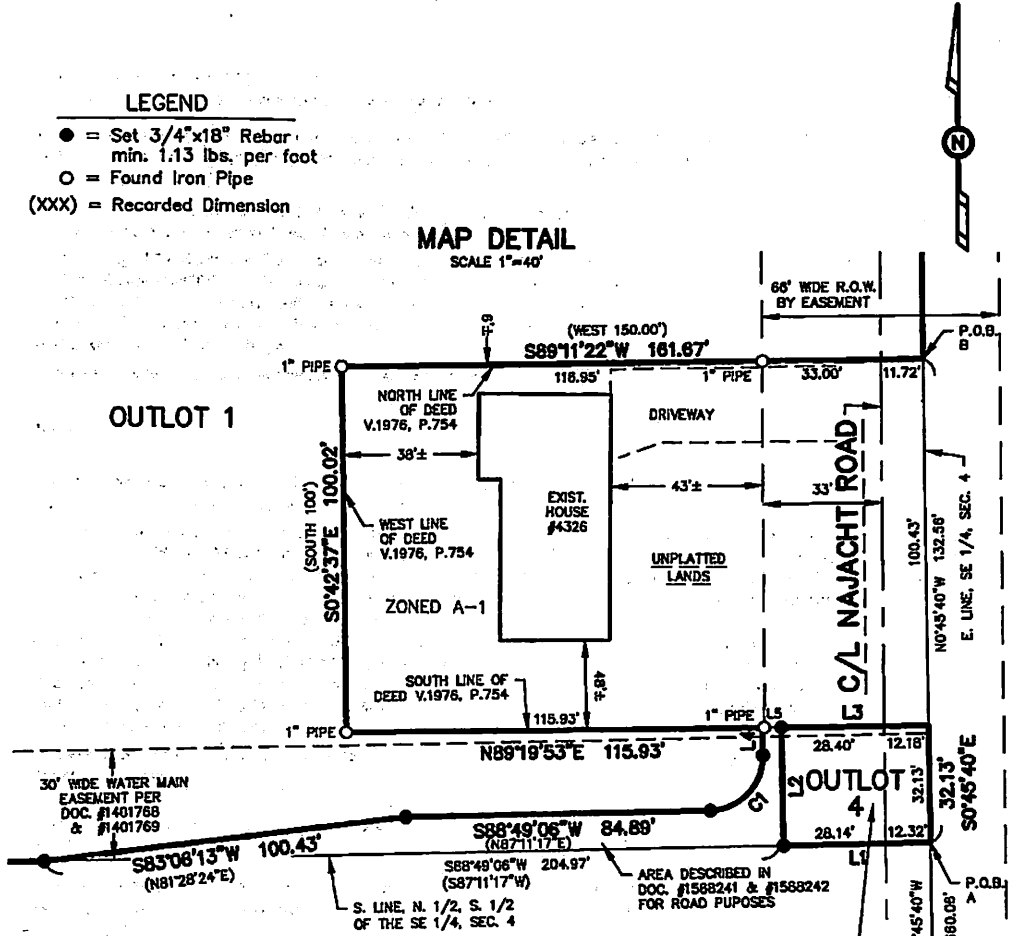
PART OF THE N. 1/2, S. 1/2 OF THE SE 1/4, SECTION 4, T15N, R23E, TOWN OF SHEBOYGAN AND CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

## LEGEND

- = Set 3/4"x18" Rebar  
min. 1.13 lbs. per foot
- = Found Iron Pipe
- (XXX) = Recorded Dimension

## MAP DETAIL

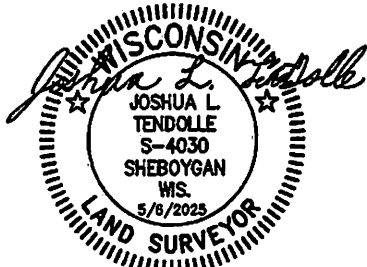
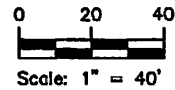
SCALE 1"=40'



Line #	Direction	Length
L1	S88°49'06"W (S87°11'17"W)	40.47'
L2	N0°57'48"W (S02°35'37"E) (33.78')	32.50'
L3	N89°19'53"E (EAST)	40.58'
L4	S0°57'48"E (N02°35'37"W) (8.83')	7.60'
L5	N89°19'53"W (N88°59'09"E)	5.25'

Curve #	Delta	Arc	Radius	Bearing	Distance
C1	89°46'54"	23.50'	15.00'	S43°55'39"W (N42°17'50"E)	21.17'

**OUTLOT 4**  
1,310 SQ. FT.  
OR 0.030 ACRES  
MAG NAIL  
SE 1/4  
SEC. 4  
T15N, R23E  
ALL OF OUTLOT 4 LIES  
WITHIN THE ROAD  
RIGHT-OF-WAY FOR  
NAJACHT ROAD.



This instrument was drafted by Joshua L. TenDolle.



100 South 10th Street  
Oostburg, WI 53070  
920-647-0599

**CEDAR CREEK SURVEYING, LLC**  
ENGINEERS • SURVEYORS • DRAFTERS  
www.cedarcreeksurveying.com

FILE No.: 2025027S DATE: 5/8/2025 PAGE: 2 OF 4

# CERTIFIED SURVEY MAP

PART OF THE N. 1/2, S. 1/2 OF THE SE 1/4, SECTION 4, T15N, R23E, TOWN OF SHEBOYGAN AND CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, Joshua L. TenDolle, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a part of the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 4, T15N, R23E, Town of Sheboygan and City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Part of the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 4, T15N, R23E, Town of Sheboygan and City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Commencing at the Southeast Corner of said Section 4; thence  $N00^{\circ}45'40''W$  660.06 feet along the East line of the Southeast 1/4 of said Section 4 to the POINT OF BEGINNING of this description; thence  $S88^{\circ}49'06''W$  40.47 feet along the South line of the North 1/2 of the South 1/2 of the Southeast 1/4 of said Section 4; thence  $N00^{\circ}57'48''W$  32.50 feet along the West right-of-way line of Najacht Road as described in deed #1588241; thence  $N89^{\circ}19'53''E$  40.58 feet to the East line of the Southeast 1/4 of said Section 4; thence  $S00^{\circ}45'40''E$  32.13 feet along said East line to the Point of Beginning.

This parcel contains 1,310 square feet or 0.030 acres and lies entirely within the Right-of-Way for Najacht Road.

AND:

Part of the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 4, T15N, R23E, Town of Sheboygan and City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows:

Commencing at the Southeast Corner of said Section 4; thence  $N00^{\circ}45'40''W$  792.62 feet along the East line of the Southeast 1/4 of said Section 4 to the POINT OF BEGINNING of this description; thence  $S89^{\circ}11'22''W$  161.67 feet along the North line of the parcel described in Deed V.1976, P.754; thence  $S00^{\circ}42'37''E$  100.02 feet along the West line of said parcel; thence  $N89^{\circ}19'53''E$  115.93 feet along the South line of said parcel; thence  $S00^{\circ}57'48''E$  7.60 feet along the West line of the road right-of-way for Rolling Meadows Drive as described in Deed #1588241; thence Southwesterly 23.50 feet along said right-of-way on a 15.00 foot radius curve to the right, the chord of which bears  $S43^{\circ}55'39''W$  21.17 feet; thence  $S88^{\circ}49'06''W$  84.89 feet along the North line of said right-of-way; thence  $S83^{\circ}06'13''W$  100.43 feet along said North right-of-way line; thence  $S88^{\circ}49'06''W$  2386.31 feet along said North right-of-way line for Rolling Meadows Drive and the South line of the North 1/2 of the South 1/2 of the Southeast 1/4 of said Section 4; thence  $N00^{\circ}55'44''W$  659.64 feet along the West line of the Southeast 1/4 of said Section 4; thence  $N88^{\circ}48'34''E$  2633.68 feet along the North line of the Southeast 1/4 of said Section 4; thence  $S00^{\circ}45'40''E$  527.50 feet along the East line of the Southeast 1/4 of said Section 4 to the Point of Beginning.

This parcel contains 1,717,928 square feet or 39.438 acres and is subject to highway right-of-way for Najacht Road over the Easterly portion as depicted on this map.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulation of the Town of Sheboygan and the City of Sheboygan in surveying, dividing and mapping the same.

*Joshua L. TenDolle* Dated this 6th day of May, 2025  
Joshua L. TenDolle PLS S-4030



This instrument was drafted by Joshua L. TenDolle.



# CERTIFIED SURVEY MAP

PART OF THE N. 1/2, S. 1/2 OF THE SE 1/4, SECTION 4, T15N, R23E, TOWN OF SHEBOYGAN AND CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

## OWNERS CERTIFICATES

As owners, we hereby certify that we have caused the lands described herein to be surveyed, divided, and mapped as represented on this map. We also certify that this map is required to be submitted to the Town of Sheboygan, City of Sheboygan and the Sheboygan County Planning Department for approval.

Chester A. Bahr Dated 5/16/25, 2025  
Chester A. Bahr

Luanne Bahr Dated 5/16/2025, 2025  
Luanne Bahr

Dale A. Bahr Dated 5-16-25, 2025  
Dale A. Bahr

Deb Q. Bahr P.O.A. Dated 5-16-25, 2025  
Vicky Bahr

## CITY PLANNING COMMISSION APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the City of Sheboygan is hereby approved by the Planning Commission of the City of Sheboygan.

on this 21<sup>st</sup> day of May, 2025.

Elaine Rose  
Planner

## TOWN OF SHEBOYGAN APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the Town of Sheboygan is hereby approved by the town board of the Town of Sheboygan.

on this 20 day of May, 2025.

David Allen  
Town Chairman

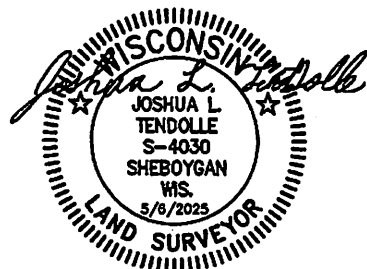
Driscoll  
Town Clerk

## COUNTY OF SHEBOYGAN PLANNING DEPARTMENT CERTIFICATE

Resolved that the Certified Survey Map in the Town of Sheboygan and City of Sheboygan is hereby approved by the Sheboygan County Planning Department.

on this 21 day of May, 2025.

Tyler Stutz  
Planner Deputy Director

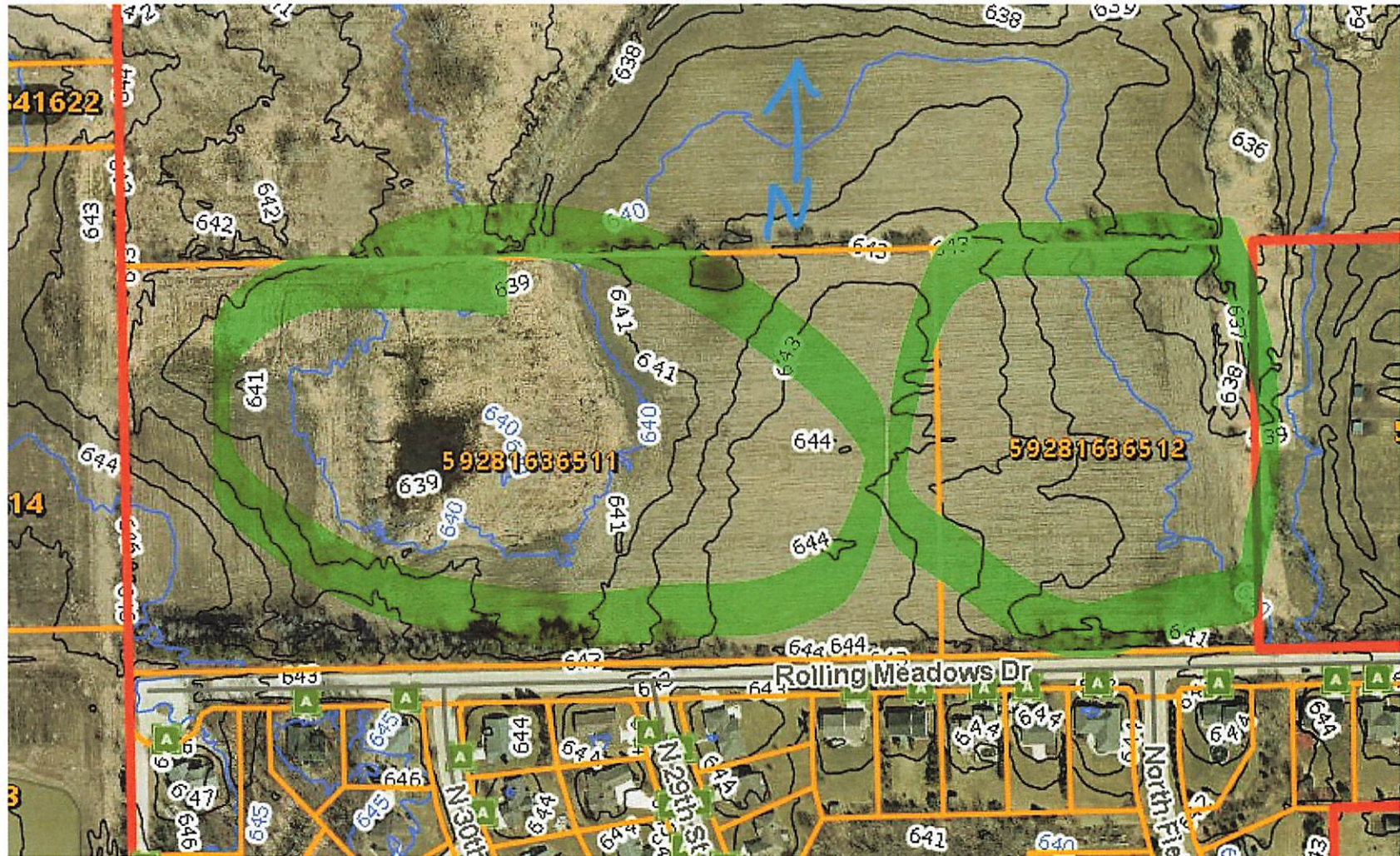


This instrument was drafted by Joshua L. Tendolle.

100 South 10th Street  
Oostburg, WI 53070  
920-547-0599

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www.cedarcreeksurveying.com

FILE No.: 2025027S DATE: 5/8/2025 PAGE: 4 OF 4



CLK322B

City Of Sheboygan  
City Clerk's Office

\* General Receipt \*

Receipt No: 260237

License No: 0000

Date: 03/31/2026

Received By: MMD

Received From: POSTHUMA HOMES LLC

Memo: ROLLING MEADOWS AND N 29TH ST REZONE

Method of Payment: \$200.00 Check No. 2783

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.