

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Gen. Ord. No. 31-24-25 by Alderperson Belanger amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at N. Commerce Street – Parcel No. 59281501600 from Class Urban Commercial to Class Urban Industrial Classification.

R. O. No. 99-24-25 by City Clerk submitting an application for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance for property located on N. Commerce Street - Parcel No. 59281501600 from Class Urban Commercial to Class Urban Industrial Classification.

Gen. Ord. No. 32-24-25 by Alderperson Belanger amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at N. Commerce Street – Parcel No. 59281501550 from Class Urban Commercial to Class Urban Industrial Classification.

R. O. No. 100-24-25 by City Clerk submitting an application for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance for property located on N. Commerce Street - Parcel No. 59281501550 from Class Urban Commercial to Class Urban Industrial Classification.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: January 21, 2025

MEETING DATE: January 28, 2025

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

Wisconsin Statutes:
Municipal Code: N/A

BACKGROUND / ANALYSIS:

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

Rezone parcel #s 59281501600 and 59281501550 from Urban Commercial (UC) to Urban Industrial (UI).

The City of Sheboygan is requesting to rezone the aforementioned parcels to Urban Industrial (UI) to combine with other Urban Industrial parcels to ultimately accommodate the future development of housing.

This site's location presents a great opportunity for a new infill redevelopment along this N. Commerce 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.

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 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 housing units in the City as employment opportunities remain robust. For the variety of reasons outlined above, we believe a rezone to "Urban Industrial" will ultimately achieve the highest and best use for this site and compliment the surrounding mixed use residential and commercial neighborhood.

ACTION REQUESTED:

Motion to recommend the Common Council approve R.O. 99-24-25, R.O. 100-24-25, G.O. 31-24-25 and G.O. 32-24-25 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 at N Commerce Street – Parcel #59281501550 and Parcel #59281501600 from Class Urban Commercial (UC) to Urban Industrial (UI) Classification.

ATTACHMENTS:

Rezone Application and Attachments