

CITY OF SHEBOYGAN

R. O. 128-24-25

BY CITY CLERK.

APRIL 14, 2025.

Submitting a rezone application from POI Properties, LLC to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 120 Vollrath Boulevard – Parcel No. 59281014410 from Class Suburban Residential (SR-5) to Suburban Residential (SR-5) with PUD Overlay Classification.

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: _____
FILING FEE: \$200.00 (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: POI Properties, LLC PHONE NO.: (312) 485.3974
ADDRESS: 1900 N Howe Street E-MAIL: rachel.kohler@thekohopfamily.com
OWNER OF SITE: Rachel Kohler PHONE NO.: (312) 485.3974

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 120 Vollrath Boulevard, Sheboygan, 53081

LEGAL DESCRIPTION: LOTS 1 & 3 OF CSM, VOL. 9, PG. 205-26, DOC.#1212196
PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4
SECTION 14, T15N, R23E CITY OF SHEBOYGAN SHEBOYGAN COUNTY, WI

PARCEL NO. 59281014410 MAP NO. online

EXISTING ZONING DISTRICT CLASSIFICATION: Suburban Residential (SR) - 5 District

PROPOSED ZONING DISTRICT CLASSIFICATION: SR-5 with a PUD overlay

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: _____

Single-family residence with accessory garage

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: _____

Single-family residences with accessory family recreational facility and garage

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? _____

The amendment develops the property in accordance with the ordinance
maintaining the character of the area in lieu of a larger development that is allowed

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? _____

The proposed development consists of single-family residences and a family
building that is indistinguishable from a single-family home consistent with the
density, lot area, and size of buildings subject to the SR-5 bulk regulations.

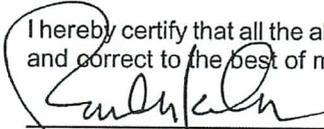
Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

The proposed amendment keeps the development of the site low density

single-family residential in size and distribution consistent with the SR-5 district.

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

10/28/27
DATE

Rachel Kohler
PRINT ABOVE NAME

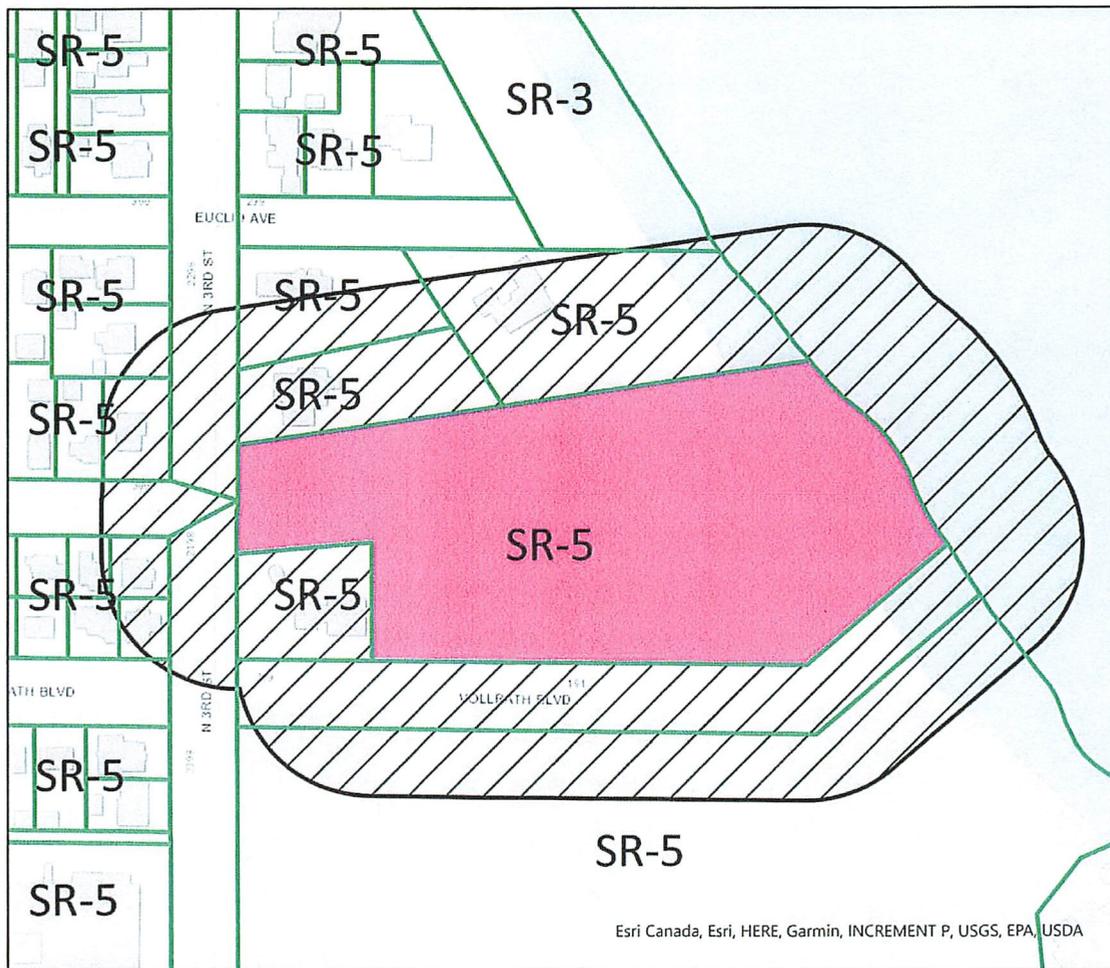
APPLICATION SUBMITTAL REQUIREMENTS

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 SUBURAN RESIDENTIAL (SR-5)
TO SUBURAN RESIDENTIAL (SR-5) PUD OVERLAY**

LOTS 1 & 3 OF CERTIFIED SURVEY MAP RECORDED IN VOL 9 OF CSM AT PAGE 205, AS DOC #1212196, LOCATED IN THE SE 1/4 OF THE NE 1/4, AND THE NE 1/4 OF THE SE 1/4, SECTION 14, T15N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



0 100 200 400 Feet



CLK322B

City Of Sheboygan
City Clerk's Office

* General Receipt *

Receipt No: 250319

License No: 0000

Date: 04/09/2025

Received By: MKC

Received From: RACHEL D KOHLER

Memo: REZONE 120 VOLLRATH

Method of Payment: \$200.00 Check No. 134

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.