

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: City of Sheboygan PHONE NO.: (920)459-3383

ADDRESS: 828 Center Avenue E-MAIL: development@sheboyganwi.gov

OWNER OF SITE: RDA of the City of Sheboygan PHONE NO.: (920)459-3383

**2. DESCRIPTION OF THE SUBJECT SITE**

ADDRESS OF PROPERTY AFFECTED: Address and Parcel to be created

LEGAL DESCRIPTION: See attached map

PARCEL NO. \_\_\_\_\_ MAP NO. \_\_\_\_\_

**EXISTING ZONING DISTRICT CLASSIFICATION:** Urban Industrial

**PROPOSED ZONING DISTRICT CLASSIFICATION:** Urban Residential 12 w/ PUD  
Overlay

BRIEF DESCRIPTION OF THE **EXISTING** OPERATION OR USE: Vacant Parcel

BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: Apartments

### 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? There are no wetlands on the property. There are flood plains on the eastern edge of the property. The building will not be built in the floodplain.

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: This property will be used to build an apartment building as the City is lacking in housing units per the City's 2021 Affordable Housing Market Study. This location was no longer being use as an industrial site. Industrial uses have mainly moved into the industrial parks in Sheboygan.

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? Nearby land uses include commercial and residential. The zoning change will allow for additional multi-family units to serve the

area.

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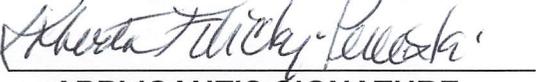
Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

The proposed development will assist with meeting the number of units for new single family housing per the City's 2021 Affordable Housing Market Study.

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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

5-8-2025  
DATE

ROBERTA FILICKY-PENESKI  
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 URBAN COMMERCIAL, URBAN INDUSTRIAL, AND RAILROAD TO URBAN RESIDENTIAL 12 WITH PUD OVERLAY

SECTION 23, TOWNSHIP 15 NORTH, RANGE 23 EAST

Part of Lot 2 and all of Lot 3,4,5,6,7,8,9,10 in Block 157, all of Lots 1,2,3,4,5,6,7,8,9,10,11,12, Block 148, all of Block 158 and part of Lots 1 and 12 of Block 159 in the Original Plat for the City of Sheboygan, located in SE ¼ and NE ¼ of the SE ¼ of Section 22 and the SW ¼ and the NW ¼ of the SW ¼ of Section 23, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, being more particularly described as:

Commencing at the Southeast corner of Section 22, Township 15 North, Range 23 East; thence N0°01'01"E along the east line of the southeast 1/4 of said Section 22, 1237.36 feet to a point on the north right of way line for Pennsylvania Avenue; thence S89°41'10"E along said north right of way line 42.90 feet to the point of beginning; thence N00°18'50"E, 17.47 feet; thence N89°41'10"W parallel to the north line of Pennsylvania Avenue 42.00 feet to a point of a curve to the left having a radius of 38.00 feet and a chord bearing N22°11'10"W, 29.08'; thence along the arc of said curve 29.85 feet to a point of tangent; thence N44°41'10"W, 24.82 feet to a point of curve to the right having a radius of 24.00' and a chord bearing N22°01'59"W, 18.49 feet; thence along the arc of said curve 18.98 feet to a point of tangent; thence N00°37'11"E, 348.56 feet to a point of curve to the left having a radius of 253.50 feet and a chord bearing N13°22'35"W, 122.62 feet; thence along the arc of said curve 123.85 feet to a point of tangent; thence N27°22'22"W, 284.85 feet to a point; thence N26°12'22"W, 80.84 feet to a point; thence N63°53'06"E along a line being 18.00 feet southeasterly of and parallel to the northwesterly line and extension of Lot 12, Block 148 of the Original Plat for the City of Sheboygan 170.92 feet to a point; thence S72°24'21"E, 14.46 feet to a point; thence S28°41'48"E, 923.94 feet to a point; thence S59°07'37"W, 194.96 feet to a point of curve to the left having a radius of 41.00 feet and a chord bearing S30°25'28"W, 39.38 feet; thence along the arc of said curve 41.08 feet to a point on the north right of way line for Pennsylvania Avenue; thence N89°41'10"W along said north line 155.09 feet to the point of beginning. Said described parcel contains 243,171 Square feet or 5.582 acres of land.

