

December 19, 2025

City of Sheboygan Planning Commission
City Hall
828 Center Avenue
Sheboygan, WI 53081

Re: Final Draft of Zoning Chapter Rewrite

Mayor Sorenson, Commissioners, and City Staff,

After over a year of collaboration, we are pleased to present you the final draft of a rewritten ***Chapter 105: General Zoning*** for the city of Sheboygan Code of Ordinances. This draft reorganizes, consolidates, and strengthens the city's land use development regulations in numerous ways. Specifically, the final draft includes the following changes.

1. A reorganized structure is easier to read, navigate, administer, and update to reflect the community's evolving priorities and needs.
2. Simplified administration procedures delegate review authority for day-to-day tasks to staff, focusing Plan Commission agendas on legislative, long-term planning, land division, planned development districts, and other high-level decisions that require public oversight.
3. A reduced reliance on subjective review procedures and conditional uses reduces legal risk associated with recent changes to state laws.
4. Consolidated zoning districts organize the city by intensity, rather than a strict separation of underlying uses, to better consider existing neighborhood context while still allowing the city to grow and adapt naturally over time.
5. Greater flexibility for residential developments, including allowing accessory dwelling units, duplexes, cottage courts, townhomes, and mixed-use buildings in a wider number of situations, also allows local, small-scale, and natural growth to address needed housing.
6. A consolidated use table allows for greater use flexibility within districts, while still regulating businesses most frequently cited as nuisances.
7. Objective site design regulations applied across the city update standards for native-focused landscaping; multi-modal access and parking lot design; dark sky lighting design; high-quality architecture; and similar publicly-visible aspects of development that provide flexibility for property owners while keeping high standards of development city-wide.

Furthermore, since the December 9 Plan Commission meeting, we made the following amendments to the ordinance based on community feedback.

1. Property owners may now build accessory buildings for lots with residential uses up to 24 feet, or the height of the principal building, whichever is shorter, if that accessory building includes a permitted accessory dwelling unit.
2. Development standards have been added for wireless communication towers, mobile home parks, outdoor dining areas.
3. The regulations regarding the administration of historical preservation procedures now lie within this zoning chapter and are unchanged from the city's existing ordinance. Previously, we recommended moving these regulations to a different chapter of the Code of Ordinances to consolidate similar committee descriptions; however, based on feedback from yourselves and the Historic Preservation Commission, they instead remain as-is for further discussion later.

In total, we believe these collective changes will clarify and strengthen Sheboygan's development processes and procedures. Its objective guidelines set meaningful standards for developers to follow and the public to easily understand. Most importantly, it sets a more flexible framework around which the city can discuss future changes to keep Sheboygan's zoning regulations up-to-date for decades to come. We greatly appreciated the city's engaged and supportive mindset throughout this rewrite process, remain available to assist the city implement this ordinance, and look forward to seeing your collective efforts bear fruit for all your businesses and residents.

Very truly yours,

von BRIESEN & ROPER, s.c.

Thor C. Jeppson
Samuel A. Schultz, AICP