

**CITY OF SHEBOYGAN  
HEARING 5-25-26**

**JUNE 16, 2025.**

Pursuant to a notice published and letters sent by the City Clerk, this hearing is to allow interested parties to be heard relative to a proposed amendment to the City of Sheboygan's Official Zoning Map. The purpose of the amendment is to change the Use District Classification of property located North of Pennsylvania Ave and East of N. 13<sup>th</sup> Street bordering the Sheboygan River from Class Urban Commercial, Urban Industrial, and Railroad to Urban Residential 12 with PUD Overlay Classification.

All interested parties will now be heard.

NOTICE OF PUBLIC HEARING ON AMENDMENT TO THE CITY OF SHEBOYGAN OFFICIAL ZONING  
MAP OF THE SHEBOYGAN ZONING ORDINANCE:

Notice is hereby given that a public hearing will be held at 6:00 P.M., June 16, 2025 in City Hall, 3<sup>rd</sup> Floor Council Chambers, 828 Center Avenue, Sheboygan, Wisconsin, to give persons an opportunity to be heard relative to the proposed amendment to the City of Sheboygan's Official Zoning Map. The purpose of the amendment is to change the Use District Classification for the following described lands from Class Urban Commercial, Urban Industrial, and Railroad to Urban Residential 12 with PUD Overlay Classification.

Property located North of Pennsylvania Ave and East of N. 13<sup>th</sup> Street bordering the Sheboygan River:

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  $\frac{1}{4}$  and NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 22 and the SW  $\frac{1}{4}$  and the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  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.

MEREDITH DEBRUIN  
City Clerk



# Order Confirmation

Not an Invoice

Account Number:	1012694
Customer Name:	Sheb, City Of,Legal Acct
Customer Address:	Sheb, City Of,Legal Acct 828 Center AVE # 110 Accounts Payable Sheboygan WI 53081-4442
Contact Name:	ACCT SHEB, CITY OF,LEGAL
Contact Phone:	
Contact Email:	
PO Number:	

Date:	05/15/2025
Order Number:	11325288
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	89.0000
Height in Inches:	7.3700

## Print

Product	#Insertions	Start - End	Category
SHE Sheboygan Press	2	05/30/2025 - 06/06/2025	Public Notices
SHE sheboyganpress.com	2	05/30/2025 - 06/06/2025	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$128.27
Tax Amount	\$0.00
Service Fee 3.99%	\$5.12
Cash/Check/ACH Discount	-\$5.12
Payment Amount by Cash/Check/ACH	\$128.27
Payment Amount by Credit Card	\$133.39

Order Confirmation Amount

\$128.27

# Ad Preview

## NOTICE OF PUBLIC HEARING ON AMENDMENT TO THE CITY OF SHEBOYGAN OFFICIAL ZONING MAP OF THE SHEBOYGAN ZONING ORDINANCE:

Notice is hereby given that a public hearing will be held at 6:00 P.M., June 16, 2025 in City Hall, 3rd Floor Council Chambers, 828 Center Avenue, Sheboygan, Wisconsin, to give persons an opportunity to be heard relative to the proposed amendment to the City of Sheboygan's Official Zoning Map. The purpose of the amendment is to change the Use District Classification for the following described lands from Class Urban Commercial, Urban Industrial, and Railroad to Urban Residential 12 with PUD Overlay Classification.

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MEREDITH DEBRUIN  
City Clerk

Run: May 30, June 6, 2025 WNAXLP



CITY OF SHEBOYGAN  
828 CENTER AVE.  
SHEBOYGAN, WI 53081

June 6, 2025

Dear Property Owner:

I wish to notify you that there will be a public hearing on an amendment to the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance at 6:00 P.M., June 16, 2025, in the Council Chambers of City Hall, 828 Center Avenue. The purpose of the amendment is to change the Use District Classification of the following described lands from Class Urban Commercial, Urban Industrial, and Railroad to Urban Residential 12 with PUD Overlay Classification:

Property located North of Pennsylvania Ave and East of N. 13<sup>th</sup> Street bordering the Sheboygan River:

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.

If you have questions, please direct your inquiries to the **DEPARTMENT OF CITY DEVELOPMENT**  
**AT 459-3377.**

Sincerely,

MEREDITH DEBRUIN, City Clerk

REDEVELOPMENT AUTHORITY OF THE CITY OF SHEBOYGAN  
828 CENTER AVE  
SHEBOYGAN, WI 53081-4442

REDEVELOPMENT AUTHORITY OF THE CITY OF SHEBOYGAN  
828 CENTER AVE STE 210  
SHEBOYGAN, WI 53081-4442

REDEVELOPMENT AUTHORITY OF THE CITY OF SHEBOYGAN  
828 CENTER AVE STE 210  
SHEBOYGAN, WI 53081-4442

REDEVELOPMENT AUTHORITY OF THE CITY OF SHEBOYGAN  
828 CENTER AVE STE 210  
SHEBOYGAN, WI 53081-4442

SHEBOYGAN COUNTY WISCONSIN PLANNING DEPT  
508 NEW YORK AVE  
SHEBOYGAN, WI 53081-4126

LEHMANN LLC  
1054 PENNSYLVANIA AVE  
SHEBOYGAN, WI 53081-4318

CITY OF SHEBOYGAN  
807 CENTER AVE  
SHEBOYGAN, WI 53081-4462

SCHAAL, RANDALL SCOTT  
1608 ALEXANDER CT  
SHEBOYGAN, WI 53081-2461

MILLENNIUM PROPERTIES INC  
PO BOX 934  
SHEBOYGAN, WI 53082-934

1217 CENTER AVENUE REAL ESTATE LLC  
PO BOX 183  
LAKE GENEVA, WI 53147-183

REDEVELOPMENT AUTHORITY OF THE CITY OF SHEBOYGAN  
828 CENTER AVE STE 210  
SHEBOYGAN, WI 53081-4442

REDEVELOPMENT AUTHORITY OF THE CITY OF SHEBOYGAN  
828 CENTER AVE STE 210  
SHEBOYGAN, WI 53081-4442

REDEVELOPMENT AUTHORITY OF THE CITY OF SHEBOYGAN  
828 CENTER AVE STE 210  
SHEBOYGAN, WI 53081-4442

CITY OF SHEBOYGAN  
828 CENTER AVE  
SHEBOYGAN, WI 53081-4442

REDEVELOPMENT AUTHORITY OF THE CITY OF SHEBOYGAN  
828 CENTER AVE STE 210  
SHEBOYGAN, WI 53081-4442

THE DURBROW-STEINGRABER LIVING TRUST OF 2018  
9601 LAKESHORE RD  
NEWTON, WI 53063-9508

CIMAROSTI, DANIEL R & SUSAN M  
421 BLACKSTOCK AVE  
SHEBOYGAN, WI 53083-5071

OTTER CREEK IRREVOCABLE TRUST  
1234 NEW YORK AVE  
SHEBOYGAN, WI 53081-3903

THOMSON'S PARKVIEW MARINA LLC  
N4498 COUNTY ROAD I  
SHEBOYGAN FLS, WI 53085-2728

PRIGGE'S CHARTERED BUSES INC  
1139 PENNSYLVANIA AVE  
SHEBOYGAN, WI 53081-4319

G&T REAL ESTATE HOLDINGS LLC  
W2137 SHAMROCK DR  
SHEBOYGAN, WI 53083-1670

C A FLIPSE SONS CO  
1119 PENNSYLVANIA AVE  
SHEBOYGAN, WI 53081-4319

PHALIN, KIM M  
4133 PINE BLUFF DR  
SHEBOYGAN, WI 53083-2176

PRIGGE'S CHARTERED BUSES INC  
1139 PENNSYLVANIA AVE  
SHEBOYGAN, WI 53081-4319

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CRAMER HOLDINGS LLC  
11200 HACIENDA DEL MAR BLVD UNIT 201  
PLACIDA, FL 33946-2438

UNION PACIFIC RR COMPANY  
1400 DOUGLAS ST  
OMAHA, NE 68179-1001

ATD PROPERTIES LLC  
W794 ORCHARD BEACH DR  
SHEBOYGAN, WI 53083-5344

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