

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: _____

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: ABG LLC PHONE NO.: (347) 244.6914
 ADDRESS: 2408 S 9th St Sheboygan, WI E-MAIL: abgllc2405@gmail.com
 OWNER OF SITE: ABG LLC PHONE NO.: (347) 244.6914

1. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 1202 N 31st St Sheboygan, WI
 LEGAL DESCRIPTION: The East 140 feet of Lot 6, The North 50 feet of Lots 9 and 10, and the East 4 feet of North 50 feet of Lot 8, all in Block 5, Smith Gardens Subdivision of the City of Sheboygan, Sheboygan County, Wisconsin. EXCEPTING THEREFROM the East 5 feet of said Lots 6 and 10 as conveyed in Volume 912 of Records, Page 626.

PARCEL NO. 59281213130 MAP NO. _____
EXISTING ZONING DISTRICT CLASSIFICATION: SO w/ conditional use community living 9-15 res
PROPOSED ZONING DISTRICT CLASSIFICATION: UR-12 with continued special use community
BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: _____ living 9-15 res
Community Based Residential Facility using 100% of the property

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: _____
Immediate Future: Community Based Residential Facility using ~85% of the building & one Residential Unit using ~15% of the building. Interior renovations only.
In ~1-2 years: Entire building will be renovated to Residential Units.

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? _____
This kind of zoning changes from community residential to residential, resulting in fewer people on the property, which allows for efficiency of land use while reducing energy consumption and transportation costs. It also provides badly needed additional housing.

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: There is a need for more housing in Sheboygan. The CBRF that currently exists in the building, plans to move to another location. In the mean time, one area of the building will be converted to a residential unit. Once the CBRF moves, the rest of the building will also be converted to residential units.

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 transition from the building's current community residential use to mixed (community residential & residential use), and then to completely residential use will be consistent with the surrounding land use and allow for badly needed residential units. It also means there will be fewer people using the property, which in turn means less impact on the environment.

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

Adds badly needed housing units. Matches zoning of a neighboring parcel which is in

harmony with the City of Sheboygan comprehensive plan.

2. 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.



August 12, 2024

APPLICANT'S SIGNATURE

DATE

Melissa Gundlach

PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

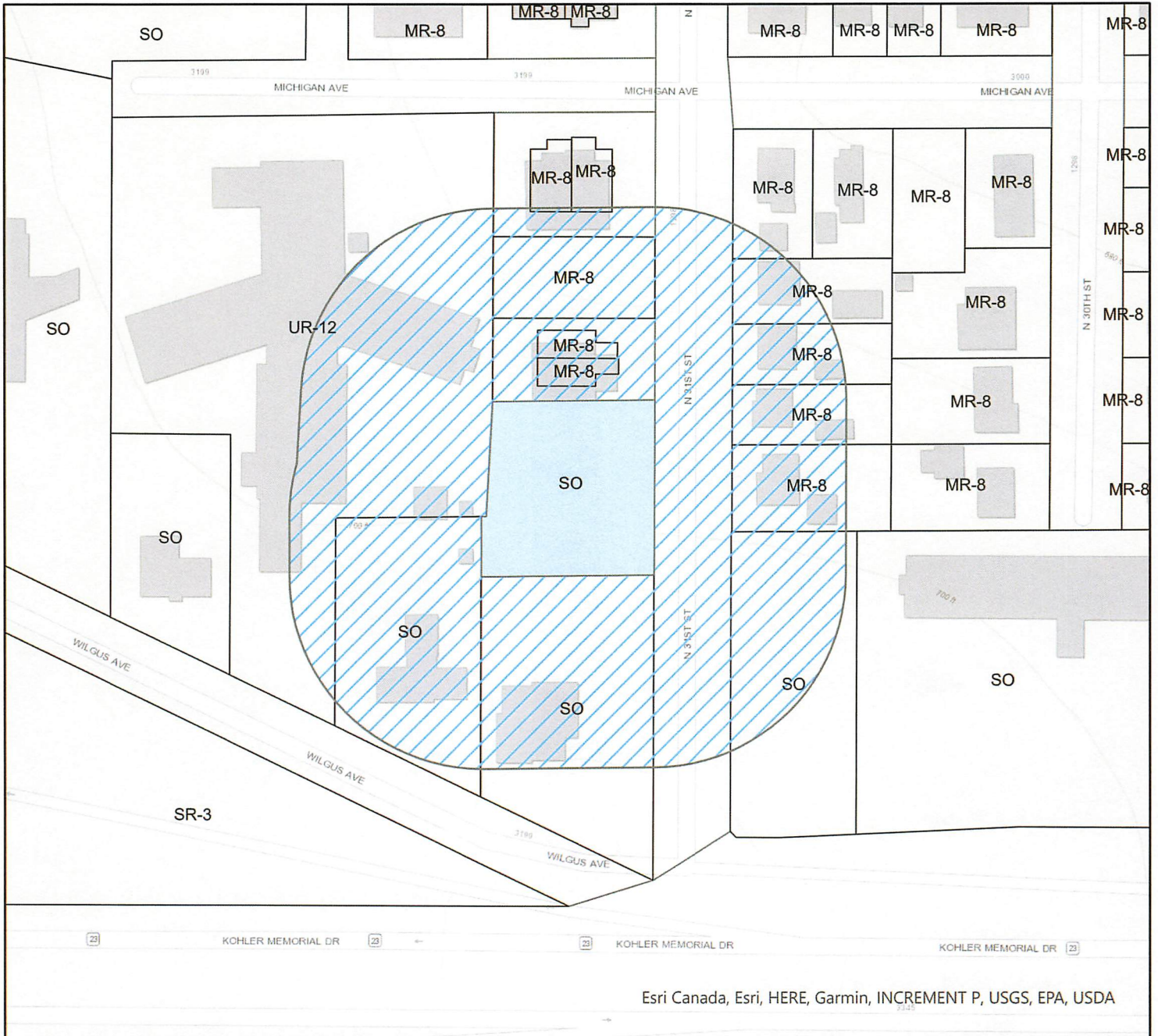
A copy of the current zoning map of the subject property and vicinity showing:

- 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 SUBURBAN OFFICE (SO) TO URBAN RESIDENTIAL (UR-12)

SMITH GARDENS THE E 140' OF LOT 6, THE N 50' OF LOTS 9 & 10, & THE E 4' OF
THE N 50' OF LOT 8 BLK 5 EXCEPT THE E 5' OF THE AFORE DESCRIBED

Parcel # 59281213130



CLK322B

City Of Sheboygan
City Clerk's Office

* General Receipt *

Receipt No: 241094

License No: 0000

Date: 08/16/2024

Received By: MKC

Received From: ABG LLC

Memo: ZONING FEES

Method of Payment: \$200.00 Cash

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.