

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: General Development Plan by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility on parcels 59281215827 and 59281215833. PUD Planned Unit Development Zone.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: February 2, 2024

MEETING DATE: February 13, 2024

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Today, the Plan Commission will be reviewing the Van Horn Kia General Development Plan (GDP) for property located at parcels 59281215827 and 59281215833. The process for review and approval of the GDP is similar to zoning map amendments. Thus, the Plan Commission will be reviewing the GDP and making a recommendation to the Common Council to rezone the proposed project area from Suburban Commercial (SC) to Suburban Commercial with Planned Unit Development (PUD) overlay.

The applicant states the following about the Van Horn Kia project:

- Land use on the site will match that of the existing site of car dealership and repair center with vehicle display. The building will now be on the west lot with the parking primarily on the east lot.
- A PUD will best help to meet the needs of the site due to the constraints of existing unique circumstances such as the existing Town of Sheboygan utility lines and easements, building location, and site access. Deviations requested from code help provide public benefit and reduce existing conditions.
- For the total existing site ratios the building area is 13.2% and impervious area is 83.4%. Proposed total ratios for the building area is 15.3% and impervious area is 79.7%.
- The existing pond on the north side of the site is being relocated to the northeast corner of the site. Existing grades and landscaping around the perimeter of the site to remain.

- The site is on the north side of Wilgus Ave., approximately at the intersection of Wilgus Ave. and N. 36th Street. The two existing parcels have three total driveway accesses to Wilgus Ave. A fourth driveway access is proposed to Wilgus Ave.
- From the City of Sheboygan Comprehensive Plan Map 2-1 Future Land Use dated 12/5/2011 it shows both parcels zoned as Community Mixed Use. These uses similarly match the existing zoning of the city parcel as Suburban Commercial.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the east are zoned Suburban Commercial (SC).
- The properties to the north are zoned Urban Commercial (UC) and Suburban Commercial (SC).
- The properties to the south are zoned Suburban Commercial.
- The properties to the west are Town of Sheboygan.

If the Common Council approves the rezone, the applicant needs to be aware that a Precise Implementation Plan will need to be reviewed by the City of Sheboygan Plan Commission prior to construction of the new Van Horn Kia facility.

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Suburban Commercial to Suburban Commercial with PUD overlay for properties located at parcel nos. 59281215833 and 59281215827.

ATTACHMENTS:

General Development Plan and required attachments.