

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R. O. No. 106-24-25 and Gen. Ord. No. 37-24-25 by Alderperson Belanger amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at N. 15th Street and Martin Avenue – Parcel Nos. 59281718350 and 59281712930 from Class Urban Residential (UR-12) to Urban Residential (UR-12) with PUD Overlay Classification.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: February 6, 2025

MEETING DATE: February 11, 2025

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

The City of Sheboygan is proposing to rezone parcels 59281718350 and 59281712930 from Class Urban Residential (UR-12) to Urban Residential (UR-12) with PUD Overlay. The applicant states the following:

- The City purchased the property with American Rescue Plan Act dollars because the previous improvements had been vacant and blighted for a number of years. ARPA requires the property to be redeveloped as affordable housing.
- The surrounding land uses are a combination of commercial and residential. The zoning change will allow for the site to be redeveloped into a residential use appropriate for affordable housing opportunities not currently in the neighborhood.
- The proposed redevelopment will assist with meeting the number of units for new affordable multi-family pre the City’s 2021 Affordable Housing Market Study and redevelop a site that previously housed a vacant/blighted structure.

STAFF COMMENTS:

The surrounding neighborhood zoning is:

- The properties to the north are zoned Urban Commercial (UC).
- The properties to the south are zoned Urban Commercial (UC) and Neighborhood Residential (NR-6).
- The properties to the east are zoned Neighborhood Residential (NR-6).

- The properties to the west are zoned Urban Commercial (UC).

ACTION REQUESTED:

Motion to recommend the Common Council approve the proposed rezone from Urban Residential (UR-12) to Urban Residential (UR-12) with PUD Overlay for parcels located at N. 15th Street and Martin Avenue – Parcel Nos. 59281718350 and 59281712930.

ATTACHMENTS:

Rezone application and required attachments.