

**CITY OF SHEBOYGAN
R. O. 74-23-24**

BY CITY CLERK.

NOVEMBER 20, 2023.

Submitting an application from City Church Sheboygan, Inc. for a rezone of property located at 3021 Main Avenue – Parcel No. 59281615440 from Class Suburban Residential (SR-5) to Mixed Residential (MR-8).

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: _____
FILING FEE: \$200.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP**

(Requirements Per Section 15.903)
Revised May, 2012

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: City Church Sheboygan, INC PHONE NO.: (920) 452-0111

ADDRESS: 3021 Main Ave, Sheboygan, WI E-MAIL: office@ourcity.cc

OWNER OF SITE: City Church Sheboygan, INC PHONE NO.: (920) 452-0111

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 3021 Main Ave, Sheboygan, WI

LEGAL DESCRIPTION: Non-profit church corporation

PARCEL NO. 59281615440 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: Suburban Residential-5

PROPOSED ZONING DISTRICT CLASSIFICATION: Mixed Residential-8

BRIEF DESCRIPTION OF THE **EXISTING** OPERATION OR USE: Sunday and
Wednesday services with groups and office hours through the week, all ages

BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: Add licensed
Childcare Ministry Monday-Friday with early childhood education

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? Add a much needed licensed

childcare program with early childhood education to the county to bring in

more employees to the city and county who have previously turned down jobs because they cannot find childcare.

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: The current assigned zone does not have conditional use for group
day care centers.

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? Choosing to go with the moderately high

density character allows the area to stay residential.

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

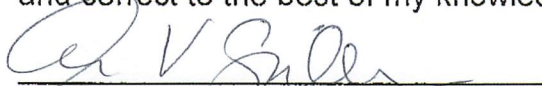
The county has a need for more employees but a lack of licensed childcare

Preventing them from accepting jobs. There are approximately 340 children

currently on waiting lists. New zoning will allow this program to help meet some of this need while keeping the neighborhood's current character.

4. **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.


APPLICANT'S SIGNATURE

November 15, 2023

DATE

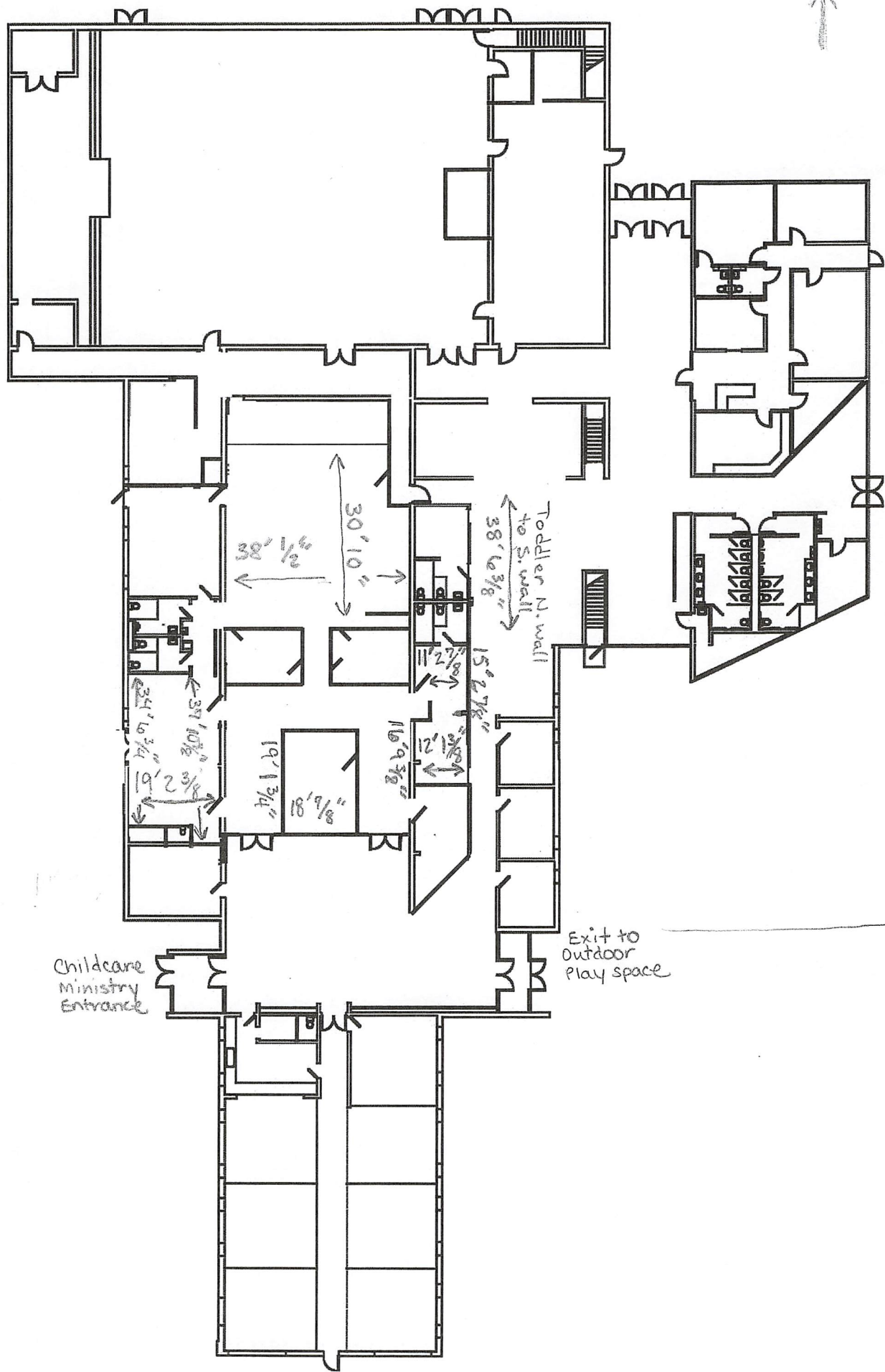
A. Vicky Guillen

PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

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

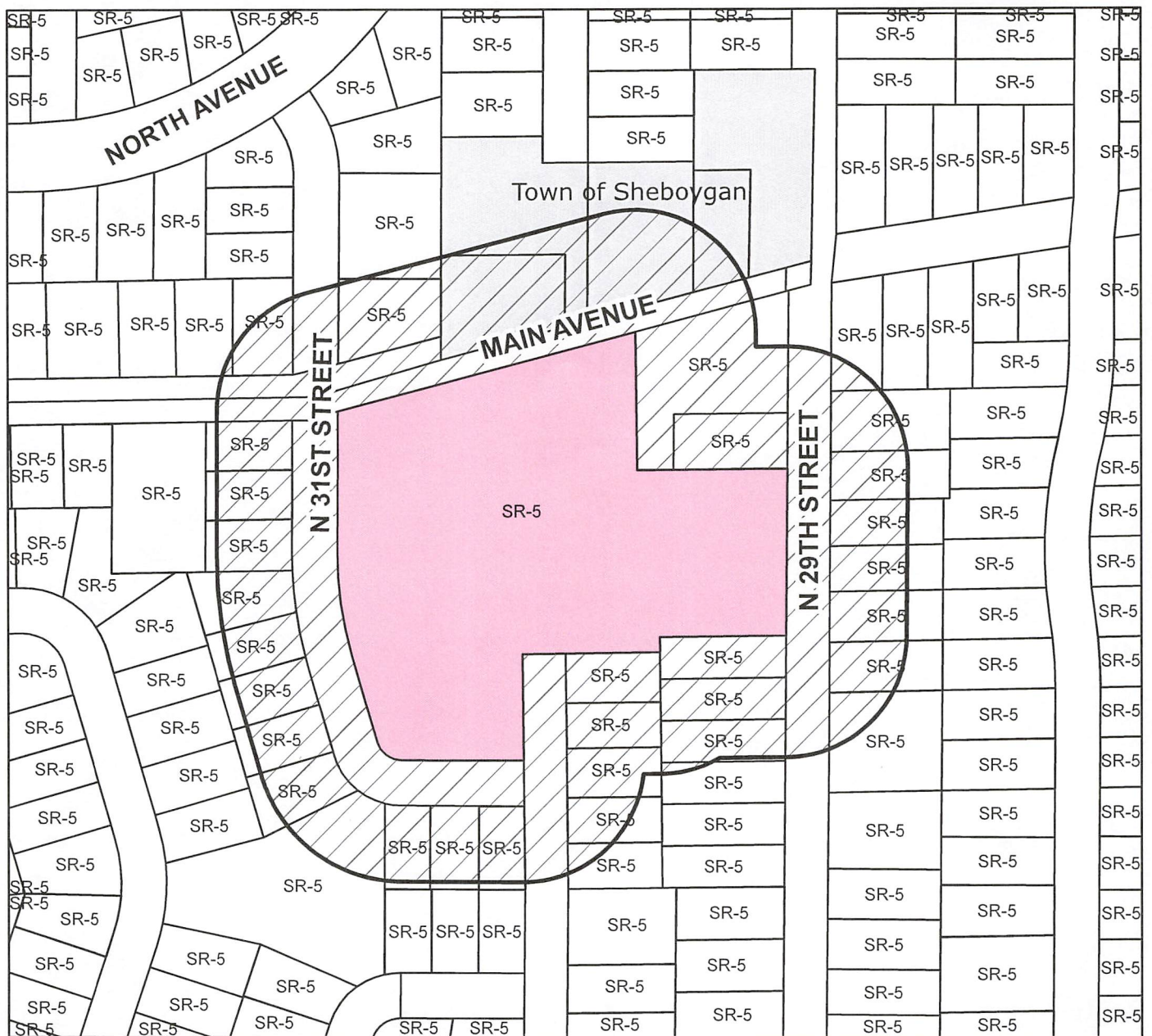
- ☐ The property proposed to be rezoned.
- ☐ All lot dimensions of the subject property.
- ☐ All other lands within 200 feet of the subject property.
- ☐ Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- ☐ Graphic scale and north arrow.



PROPOSED REZONE FROM SUBURBAN RESIDENTIAL-5 (SR-5) TO MIXED RESIDENTIAL-8 (MR-8)

SECTION 16, TOWNSHIP 15 NORTH, RANGE 23 EAST

GRACELAND SUBD NO 14 ALL OF BLK 26 OF SD SUBD & ALSO ALL OF BLK 26 OF GRACELAND SUBD NO 16, ALSO UNPLATTED LAND DESC AS: COM AT THE NE COR OF LOT 8 BLK 26 OF GRACELAND SUBD NO 16, TH S-88-DEG-55'-00"-W 161.22' ALG THE N LINE OF SD BLOCK 26 TO THE S LINE OF MAIN AVE., TH N-75-DEG-07'- 00"-E 329.30' ALONG SD S LINE, TH S-02-DEG-16'-00"-E 178.71', TH S-89-DEG-04'- 30"E 196.75' TO THE W LINE OF N 29TH ST, TH S-00-DEG- 50'-00"-E 220' ALG SD W LINE, TH S-89-DEG-04'-30"-E 167.75', TH S-00-DEG-50'- 00"-E 20', TH S-89-DEG-01'- 00"-W 125.00' TO THE E LINE OF N 30TH ST, TH S-89-DEG- 12'-00"-W 60.14' TO THE SE COR OF LOT 4 OF BLK 26 OF GRACELAND SUBD NO 16, BEING A POINT IN THE W LINE OF N 30TH ST, TH N-00-DEG-48'- 00"-W 245', TH N-02-DEG-22'- 00"-E 100.44' ALG SD E LINE TO BEG



0 100 200 400 US Feet



CLK322B

*City Of Sheboygan
City Clerk's Office*

** General Receipt **

Receipt No: 231443

License No: 0000

Date: 11/15/2023

Received By: MKC

Received From: CITY CHURCH SHEBOYGAN, INC

Memo: REZONE

Method of Payment: \$200.00 Check No. 1019

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.