

**CITY OF SHEBOYGAN
R. O. 31-23-24**

BY CITY PLAN COMMISSION.

AUGUST 7, 2023.

Your Commission to whom was referred Gen. Ord. No. 11-23-24 by Alderperson Ramey and R. O. No. 23-23-24 by City Clerk submitting application to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1923 Erie Avenue (Parcel #59281215510) from Class Urban Industrial (UI) to Class Suburban Office (SO) Classification; recommends filing the R. O. and adopting the Ordinance.

**CITY OF SHEBOYGAN
ORDINANCE 11-23-24**

BY ALDERPERSON RAMEY.

JULY 3, 2023.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1923 Erie Avenue (Parcel #59281215510) from Class Urban Industrial (UI) to Class Suburban Office (SO) Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

SECTION 1: AMENDMENT Pursuant to Section 105-35 of the Sheboygan Municipal Code, the official zoning map of the City is hereby *amended* so as to provide that the Use District Classification of the following described lands from Class Urban Industrial (UI) to Class Suburban Office (SO) Classification:

Property located at 1923 Erie Avenue described as:

SEC 22 T15N R23E COM AT A PNT IN SLY LINE OF ERIE AVE, N 67 DEG 47' E 719' FROM W LINE E ½ OF NW ¼, S 22 T 15 R 23, TH S 150', TH E 105', N 190.83' TO S LINE OF ERIE AVE, TH S 67 DEG 47' W 113.02' ALONG SLY LINE OF ERIE AVE TO BEG.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

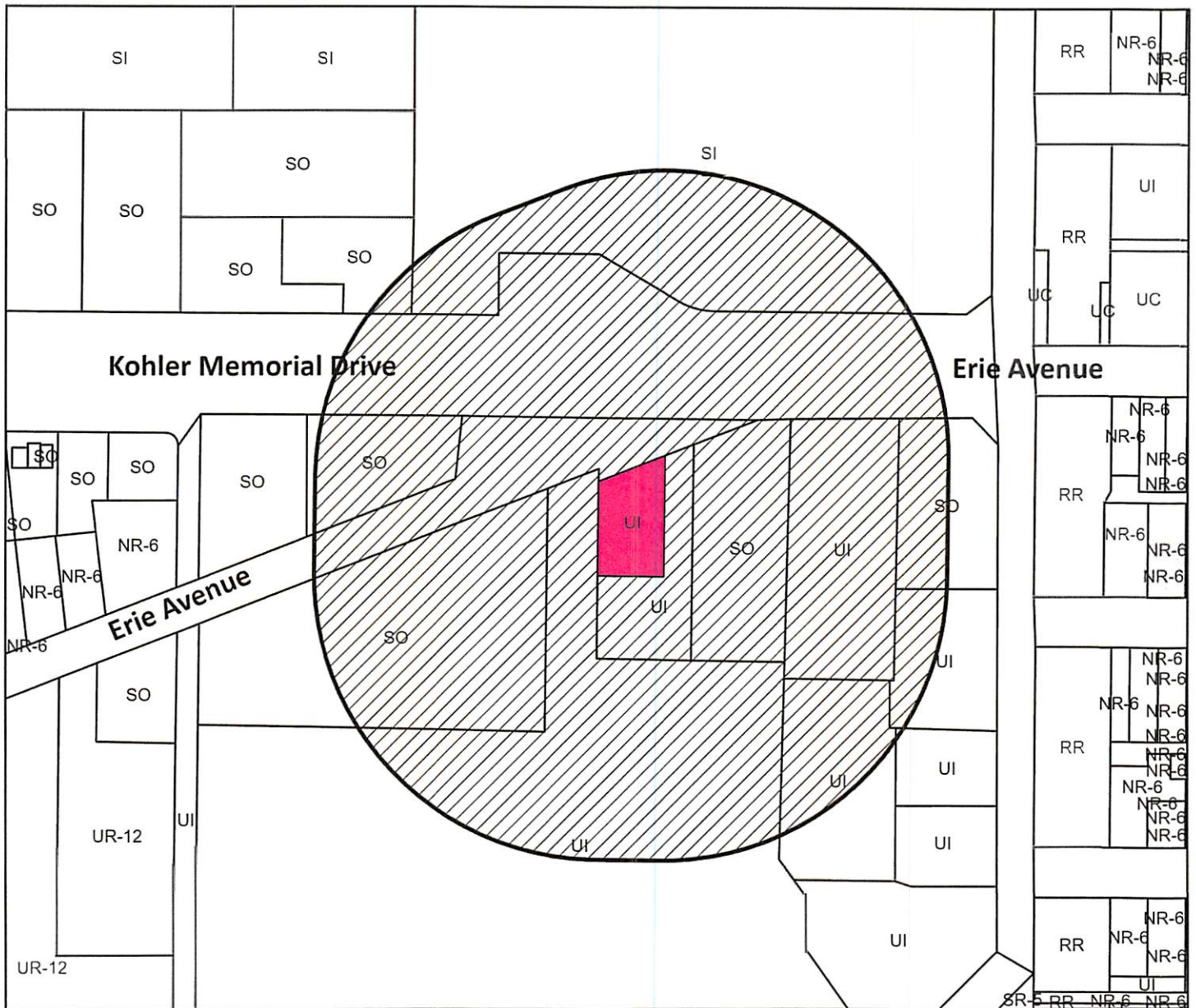
Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

PROPOSED REZONE FROM URBAN INDUSTRIAL (UI) TO SUBURBAN OFFICE (SO)

SECTION 22, TOWNSHIP 15 NORTH, RANGE 23 EAST

COM AT A PNT IN SLY LINE OF ERIE AVE, N 67 DEG 47' E 719' FROM W LINE E 1/2
OF NW 1/4, S 22, T.15 R 23, TH S 150', TH E 105', N 190.83' TO S LINE OF ERIE
AVE, TH S 67 DEG 47' W 113.02' ALONG SLY LINE OF ERIE AVE TO BEG.



II

18

R. O. No. 23 - 23 - 24. By CITY CLERK. July 3, 2023.

Submitting an application from MVP Storage LLC for a change in zoning classification of property located at 1923 Erie Avenue (Parcel #59281215510) from Class Urban Industrial (UI) to Class Suburban Office (SO).

City Plan

CITY CLERK

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: MVP Storage LLC PHONE NO.: (920) 946-4630
ADDRESS: 3434 Mill Rd #17 E-MAIL: diane@mvpstorage.com
OWNER OF SITE: MVP Storage LLC PHONE NO.: (920) 946-4630
Jerry + Diane Fletcher

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 1923 Erie Ave

LEGAL DESCRIPTION: _____

PARCEL NO. 59281215510 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: Urban Industrial

PROPOSED ZONING DISTRICT CLASSIFICATION: Suburban Office

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: _____

Service of Motorcycles + Sales of used Motorcycles

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: _____

same but they would like to expand their sales dept.

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? _____

no change

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: _____

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? _____

no change

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

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.

Diane Fletcher
APPLICANT'S SIGNATURE

6-15-23
DATE

Diane Fletcher
PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

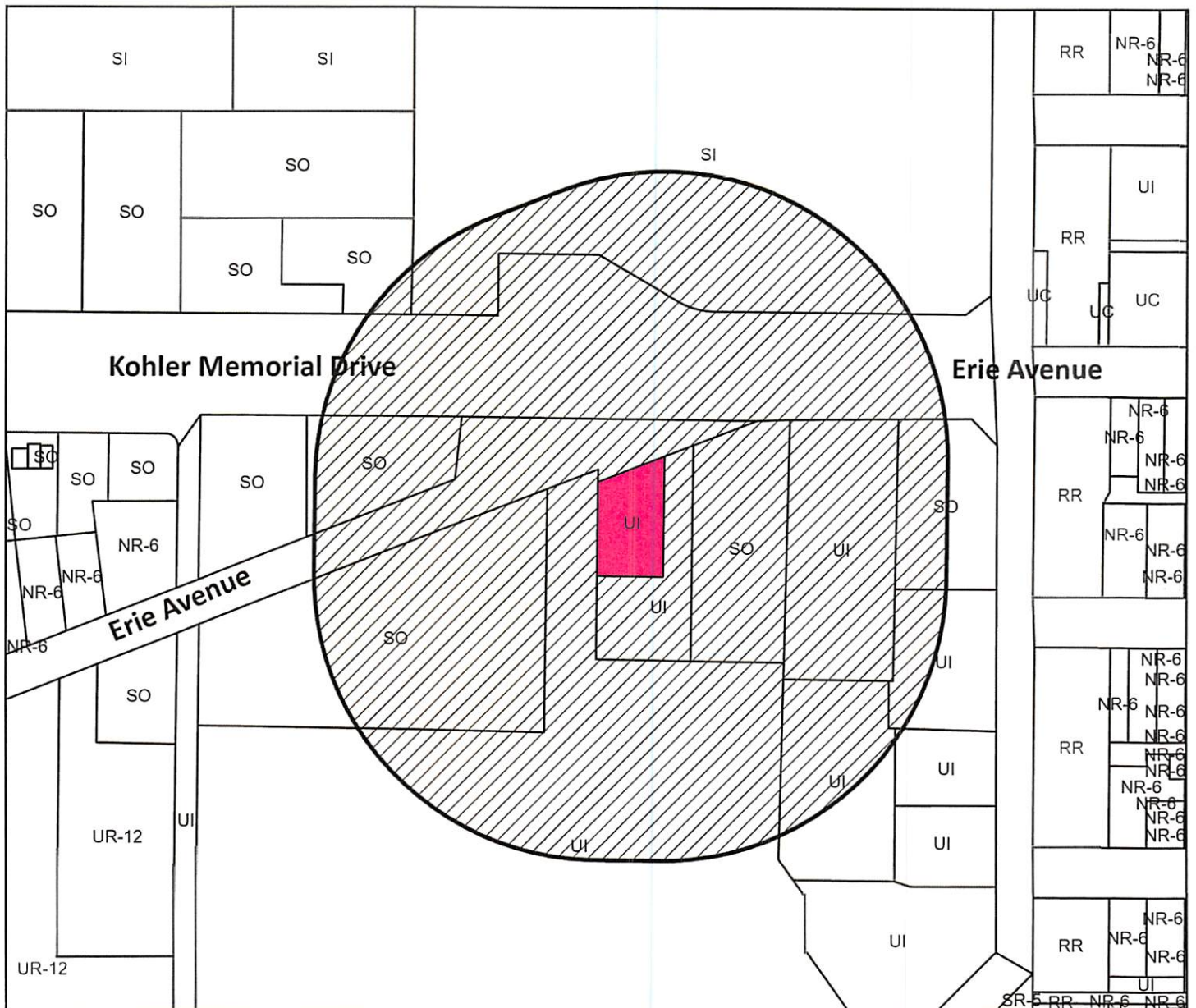
A copy of the current zoning map of the subject property and vicinity showing:

- ☒ 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 URBAN INDUSTRIAL (UI) TO SUBURBAN OFFICE (SO)

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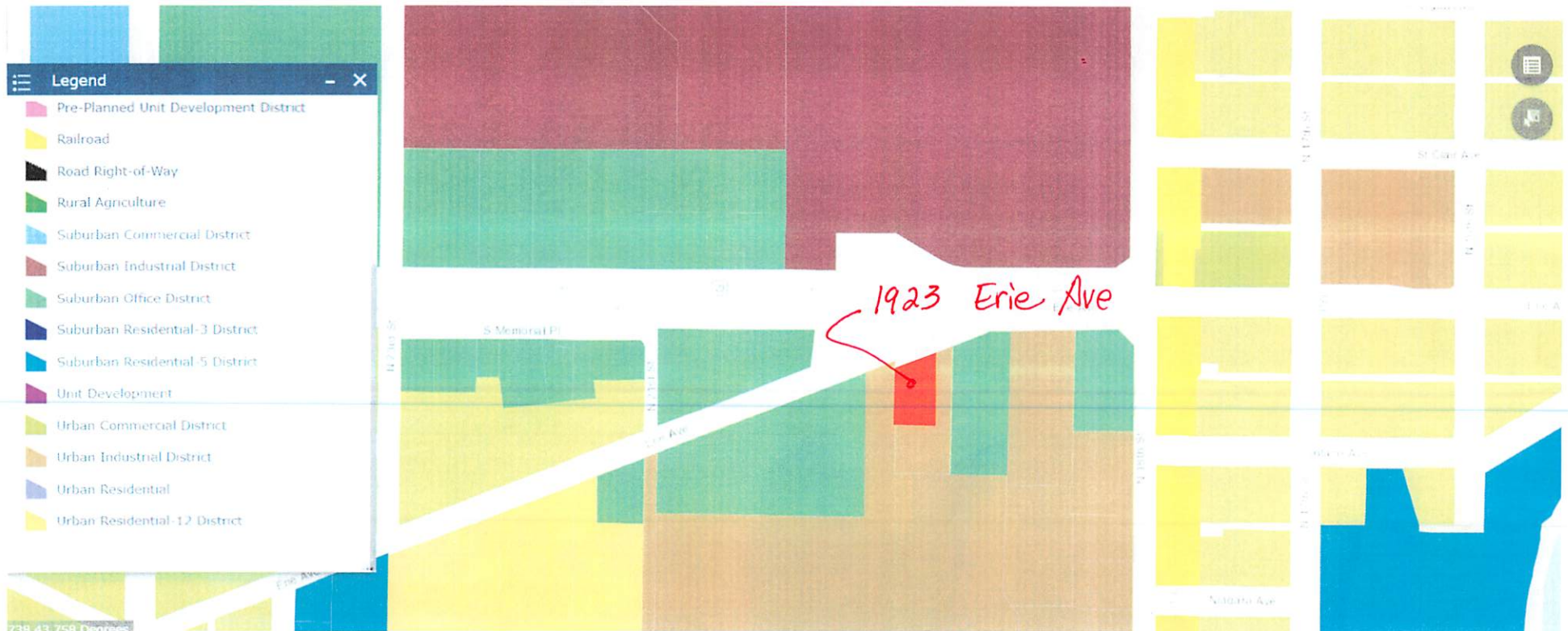


City of Sheboygan Zoning Map

Application of Rezoning 1923 Erie Ave from Urban Industrial to Suburban Office – this is marked in red on the map

Property Description:

SEC 22 T15N R23E COM AT A PNT IN SLY LINE OF ERIE AVE, N 67 DEG 47' E 719' FROM W LINE E 1/2 OF NW 1/4, S.22 T.15 R.23, TH S 150', TH E 105', N



CLK322B

City Of Sheboygan
City Clerk's Office

** General Receipt **

Receipt No: 230928

License No: 0000

Date: 06/15/2023

Received By: MAF

Received From: MVP STORAGE LLC

Memo:

Method of Payment: \$200.00 Check No. 2269

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.