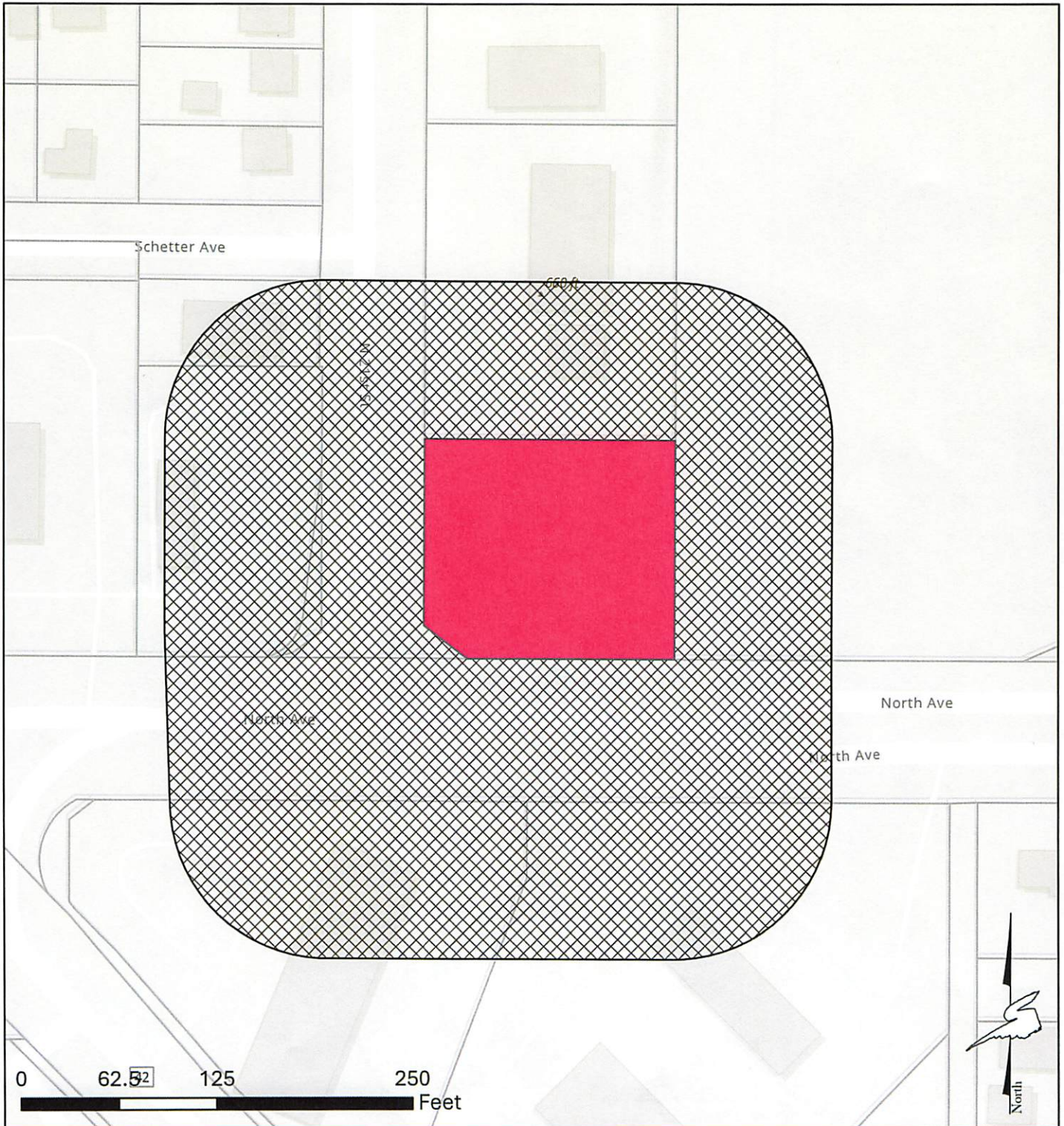




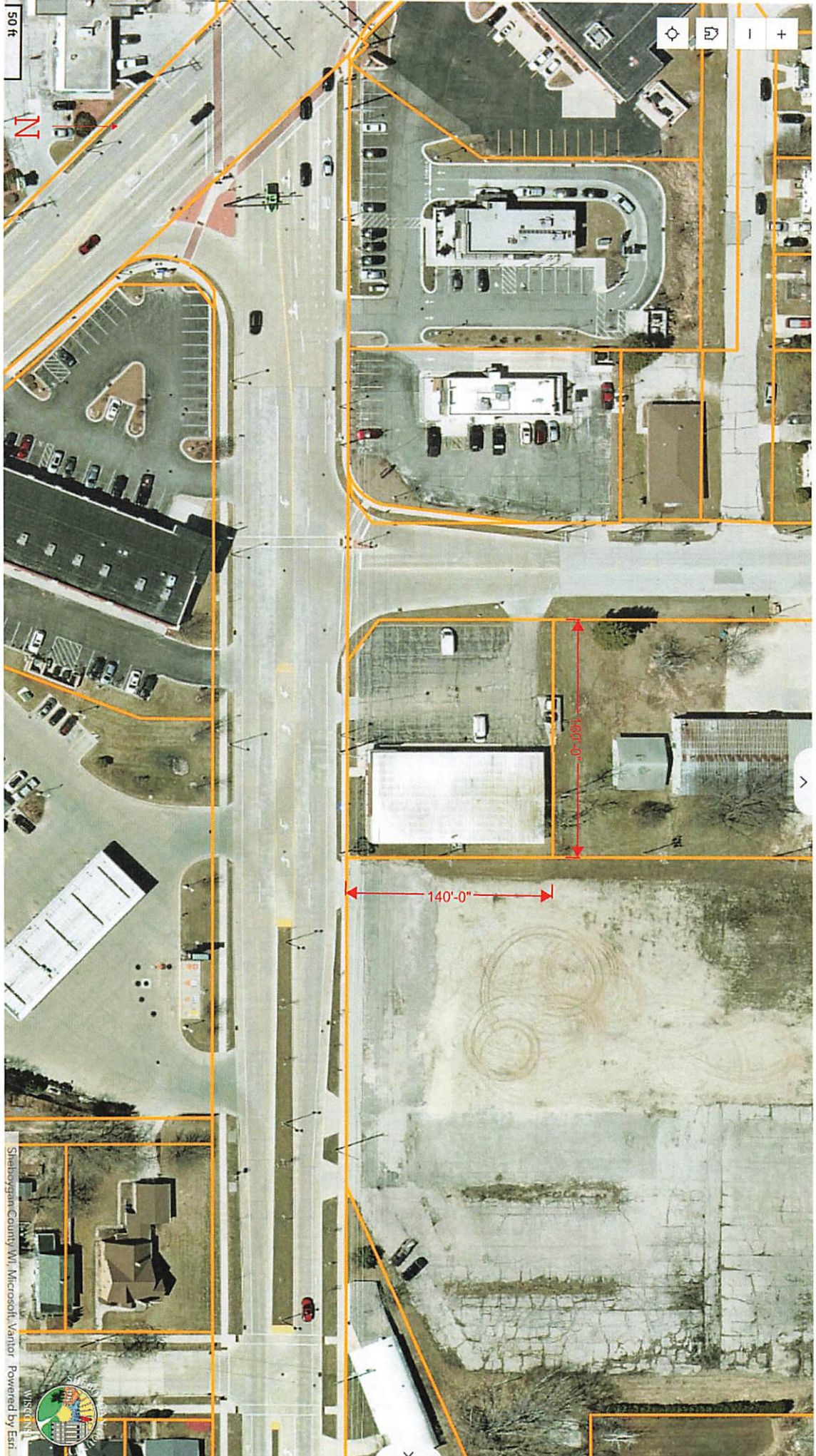
PROPOSED REZONE FROM URBAN INDUSTRIAL TO URBAN COMMERCIAL

SECTION 15, TOWNSHIP 15 NORTH, RANGE 23 EAST

SEC 15 T15N R23E PRT NE1/4 NW1/4 COM AT THE INTERSECTION OF N LN NORTH AVE & THE W LN OF NE1/4 NW1/4, TH E 33' TO THE E LN N 21ST ST, TH N 20.68' TO P.O.B. TH N 118.32', TH E 160', TH S 139', TH W 132.12', TH N 53*10'5" W 34.74' TO P.O.B.







50 ft



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 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: ANTHONY TISLAU PHONE NO.: (920) 889-0707
ADDRESS: W2013 FAIRFIELD LN. E-MAIL: ANTHONYTISLAU@GMAIL.COM
OWNER OF SITE: J&P REAL ESTATE PHONE NO.: (920) 912-6603

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 2040 N. AVE SHEBOYGAN, WI 53083
LEGAL DESCRIPTION: SEC 15 T15N R23E PRT NE1/4 NW1/4 COM AT THE INTERSECTION OF N LN NORTH AVE & THE W LN OF NE1/4 NW1/4, TH E 33' TO THE E LN N 21ST ST, TH N 20.68' TO P.O.B. TH N 118.32', TH E 160', TH S 139', TH W 132.12', TH N 53*10'5" W 34.74' TO P.O.B.

PARCEL NO. 59281629560 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: URBAN INDUSTRIAL

PROPOSED ZONING DISTRICT CLASSIFICATION: URBAN COMMERCIAL

BRIEF DESCRIPTION OF THE **EXISTING** OPERATION OR USE: _____

COMMUNICATIONS BUSINESS "OOSTDYK AND WILKE"

BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: _____

PROPOSED CHARTER / EDUCATIONAL FACILITY "FUNDAMENTALS LLC"

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? _____

GREAT REPURPOSED USE FOR THIS BUILDING TYPE AND LOCATION

NO NEGATIVE EFFECTS ON SITE / NATURAL RESOURCES

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? _____

ADJACENT URBAN COMMERCIAL ZONING. NEW TENANTS USE DOES IS NOT

CONDITIONALLY LISTED FOR URBAN INDUSTRIAL

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

OVERALL GREAT USE OF AN EXISTING FACILITY. LOCAL DEMAND FOR

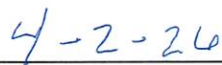
THIS TYPE OF FACILITY. ADJACENT URBAN COMMERCIAL ZONING.

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



DATE

ANTHONY TISLAU

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.

CLK322B

City Of Sheboygan
City Clerk's Office

* General Receipt *

Receipt No: 260269

License No: 0000

Date: 04/09/2026

Received By: MC

Received From: ANTHONY TISLAU 2040 NORTH AVE

Memo:

Method of Payment: \$200.00 Check No. 1003

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.