

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Site Plan Review by Abacus Architects, Inc. to construct a 824 square-foot manufacturing addition to Vollrath Co. LLC located at 1236 N 18th Street.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: February 17, 2026

MEETING DATE: February 24, 2026

APPLICANT PROPOSAL:

Vollrath Co., LLC to construct an 824 square-foot employee entrance addition located at 1236 N 18th Street. The applicant states the following:

- Vollrath Co., LLC is proposing to add a new Employee Entry to the South side of what is considered Building 1. The entry will help with employee access – providing a more direct route (in and out) of the portions of the campus that cater to Production.
- The addition is roughly 824 S.F. and will be constructed as a masonry bearing system with cream city brick to match the existing building as well as Architectural Metal Wall Panels – which will match the new renovated Employee Entry on the North side of Campus.
- Construction is due to start ASAP.
- The existing operation and use of the Building is primarily State of the Art Manufacturing of food service equipment using Vollrath Co. LLC metal forming expertise.
- This project will not change this at all.
- The actual proposed use of the building is not changing.

STAFF ANALYSIS:

The use is permitted as special use under the Suburban Industrial (SI) zoning district as a manufacturing facility. Proposed addition meets all zoning requirements.

ACTION REQUESTED:

Staff recommends approval of the site plan subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC,

fire, water, sewer, storm drainage, health, State of Wisconsin, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.

2. If dumpsters are used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).
3. Outdoor storage of materials or equipment shall be prohibited.
4. All lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
6. If there are any amendments to the approved special use permit and/or site plan, the applicant will be required to submit a new application reflecting those amendments.

ATTACHMENTS:

Site Plan Review application and attachments