

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Rickman Architecture and Design to construct an addition to the Sheboygan Weill Center located at 826 N 8th Street. CC Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: September 30, 2025

MEETING DATE: October 14, 2025

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Rickman Architecture and Design is proposing to construct an addition to the Sheboygan Weill Center located at 826 N 8th St. The applicant states the following:

- The existing Weill Center is currently used as a performing arts center along with all the necessary support spaces required: restrooms, storage, offices, bars, stage, green rooms, dressing rooms, seating, etc.
- Space constraints require additional expansion in the following areas: more lobby space, additional bar/service areas, additional seating, office space, storage, modern elevator and a rooftop bar with outdoor roof deck.
- The proposed expansion will have a basement level, then 2 full levels above the street and a partial level above those that will house the rooftop bar and deck.
- Total SF of expansion is +/- 18,000 SF and will be constructed directly north of the existing lobby at the street intersections of Niagara & N 8th.
- The expansion will add to and complement the existing Spanish Colonial Revival architectural design on the exterior with similar design aesthetic that includes: Stucco, Terracotta, Tile materials.
- The interior will also include upgraded finishes that complement and extend the current design aesthetic.
- The project is scheduled to start construction October 2025 and will last 12-14 months.
- There are no exceptions/variances we are seeking with this expansion and believe by extending the current use and adding the additional amenity of a rooftop bar and deck will enhance the current Weill Center and offer new experiences for patrons.

STAFF COMMENTS:

The applicant shows conceptual signage but has not submitted a specific sign package for the site at this time. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

Applicant is requesting following exceptions:

- Building height: 20 feet – Applicant is requesting a height of ~44 feet
- Wall sign: Applicant is requesting 2 additional wall signs and 1 additional projecting sign – applicant is allowed two on building signs, including one projecting sign. Applicant currently has 1 wall sign and two projection signs.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit and exceptions subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. All new 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.
6. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
8. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
9. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

