

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Site Plan Review by Quorum Architects on behalf of Rogers Memorial Hospital to construct an addition located at 1108 S Wildwood Avenue. SO Suburban Office Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: May 1, 2026

MEETING DATE: May 12, 2026

APPLICANT PROPOSAL:

Quorum Architects on behave of Rogers Memorial Hospital is proposing to construct an addition located at 1108 S Wildwood Avenue. The applicant states the following:

- New 1,260 square foot 1-story addition to existing 1-story wood framed 'B' Business occupancy building.
- The budget for the new addition is \$565,000 with an estimated completion date of 10/30/2026.
- Rogers Behavioral Health currently uses the building to provide intensive outpatient behavioral health services for patients in the community. These services can include cognitive behavioral therapy (CBT), dialectical behavior therapy (DBT), and medication management.
- Programming is structured as either a six-hour treatment day or a three-hour intensive outpatient treatment day, depending on patient acuity and clinical needs.
- Services are provided Monday through Friday between the hours of 8:00 AM and 3:00 PM.
- The use is clinical in nature and does not involve overnight stays in clinic.
- The proposed addition will expand the existing behavioral health clinic to include two additional group therapy spaces, one office, and one consult room. No new programs are planned.
- These new spaces will allow for group separation of the existing intensive outpatient services to focus on acuity-specific treatment topics and improve clinical flow.
- At this time, there are no plans to hire additional staff. Existing staff will be redistributed within the building to better align with assigned patient populations.
- Services will continue to be provided Monday through Friday between the hours of 8:00 AM and 3:00 PM.
- The proposed expansion is designed to maintain the existing quiet, professional character of the site, keeping the current operating hours, staffing, and level of patient acuity.

STAFF ANALYSIS:

The use is permitted by right under the Suburban Office (SO) zoning district. There are no exceptions required.

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 to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain Architectural Review approval prior to receiving a building permit for such remodel/renovation.
7. If there are any amendments to the approved site plan, the applicant will be required to submit a new application reflecting those amendments.

ATTACHMENTS:

Special Use Permit application and attachments