

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Concept Plan by Rachel Kohler to construct three new single-family homes, a family hall building, and a pool and gym building located at 120 Vollrath Boulevard. SR-5 Zone.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: October 21, 2024

MEETING DATE: October 29, 2024

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Rachel Kohler is proposing to construct three new single-family homes, a family hall building, and a pool and gym building located at 120 Vollrath Boulevard. In order to develop this site, the property must go through the Planned Unit Development (PUD) process. PUD's provide for the possible relaxation of certain development standards pertaining to the underlying standard zoning district. The PUD process shall essentially combine the process for a zoning map amendment with that required for a conditional use, with several additional requirements.

The applicant states the following:

- The project theme for the development of the site is to increase the number of dwellings for the family as they have outgrown the existing residence. The development will provide the necessary living quarters for the family to live in, visit, and gather in reinforcing their connection the property and greater community.
- The buildings reference both the existing structure, the Chalet, and Austrian residential traditions alluding to the family's origins while being modern, site specific, and energy efficient.
- The PUD entails the renovation and expansion of the existing single-family residence known as 'The Chalet'. The Chalet is the original home built on the property in 1919, and it will remain a single-family residence with a new master suite added to the first floor.
- Three (3) new single-family villas are planned for the eastern edge of the property overlooking the lake forming a new shared lawn and garden between them.

- A new family hall and pool building with gym are planned for the southwest area of the property. The family hall will contain the main plant for this building and the incoming services for the property.
- Underground parking for four (4) cars and two (2) more outside are planned below grade. At the first floor will be dining and gathering spaces for the family with private artistic work spaces above on the second floor.
- The adjacent pool building with gym is a one-story structure containing a gym, pool, and sauna.
- The final building will be a new garage built in place of the existing garage. The new garage is planned for two (2) cars and a storage bay at grade with a family apartment above. The apartment will only to be used by extended family and guests visiting the property.
- All dwellings are for private use only and not for hire.
- Site access is being moved from Vollrath Boulevard to Third Street where the driveway was originally built.
- Vehicles will not have access to the entire property and pervious pathways will link the parking area and family hall to the other buildings on the property.
- Approximate residential densities and nonresidential intensities
 - Dwelling units allowed per acre - 5
 - Lot Area = 4.59 acres or 200,242 sf with a BCR of 0.40 = 80,095 sf allowed
 - BCR proposed = 14,864 sf
 - Impervious surface area = 3,345 sf
- The natural features of the property will be retained, enhanced, and densified at the perimeter of the property. New lawns and gardens will be created around and between the various structures creating privacy between the buildings and common spaces for the family to gather in.
- The new buildings all sit at or within the setbacks governing the SR-5 zoning district the property is governed by. The furthest west building is set an additional 58'-0" from the side yard setback to give it separation from the adjacent property at 220 Vollrath Boulevard.
- The new garage with apartment is set to the north of the property 13'-0" off of the property line in the same vicinity of the existing garage being demolished.
- The villas are set to the east of the property far from neighboring residences and only villa three abuts the street setback on the south property line.
- The proposed development maintains the current residential use of the district and character of the existing properties found adjacent to the property on Vollrath Boulevard and Third Street.
- Draft list of zoning standards that will not be met by the proposed PUD
 - Dwelling unit per acre
 - Special use for Private Residential Recreational Facility
 - Bulk regulations for Accessory Structures
 - Minimum Number of Off-Street Parking Spaces

- The land use of the property remains the same, private single-family residential with accessory uses. The modification sought is the granting of a special use for the establishment of private residential recreational facilities on the property.
- The development maintains the character of the SR-5 Suburban Residential District and requires an increase from one (1) dwelling unit per lot to five (5) dwelling units and two (2) private residential recreational facilities exceeding the bulk requirements for accessory structures per 15-4.
- The bulk modifications needed are an increase in the accessory building height and total area allowed.
- Reduce the required parking from 3 spaces per dwelling unit or 15 for the 5 dwelling units to 8 spaces. Additional parking can be accommodated along the new driveway and turnabout, but they are not dedicated parking spaces.

STAFF COMMENTS:

Zoning standards not being met:

- Buildings per lot: In the SR-5 district, only one principal building shall be permitted on any one lot. The applicant is requesting four primary buildings (single-family homes).
- Bulk regulations for Accessory Structures: The exact standards not being met will be determined with a more detailed site plan but may include square footage, height, number of accessory buildings, and use of buildings.
- Minimum Number of Off-Street Parking Spaces: Three spaces per dwelling unit required (15 spaces). Applicant is requesting eight spaces.

ATTACHMENTS:

Concept Plan Attachments