

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Special Use Permit by Vollrath Co., LLC to construct a 110,000 square-foot manufacturing addition located at 1236 N 18th Street.

REPORT PREPARED BY: Jeffrey Witte, Planner

REPORT DATE: January 19, 2026

MEETING DATE: January 27, 2026

APPLICANT PROPOSAL:

Vollrath Co., LLC to construct a 110,000 square-foot manufacturing addition located at 1236 N 18th Street. The applicant states the following:

- The project will include construction of a new 110,000-square-foot state-of-the-art manufacturing facility at the company's corporate campus at 1236 N. 18th Street and represents one of the largest capital investments in Vollrath's 150-year history.
- This being Phase I of a multi-year, phased development will streamline production flows, increase operational efficiency, and incorporate modern production technologies, positioning Vollrath for continued growth in the competitive foodservice equipment market. The new facility will deepen Vollrath's metal-forming expertise that has long been a hallmark of the company's Sheboygan operations.
- The existing building(s) that currently support Vollrath's Production-Manufacturing have been demolished.

STAFF ANALYSIS:

The use is permitted as special use under the Suburban Industrial (SI) zoning district as a manufacturing facility.

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 special use permit and/or site plan, the applicant will be required to submit a new application reflecting those amendments.

ATTACHMENTS:

Special Use Permit application and attachments