

Tuckey Design Studio



120 VOLLRATH BOULEVARD
City of Sheboygan PUD Step III Review
03 April 2025

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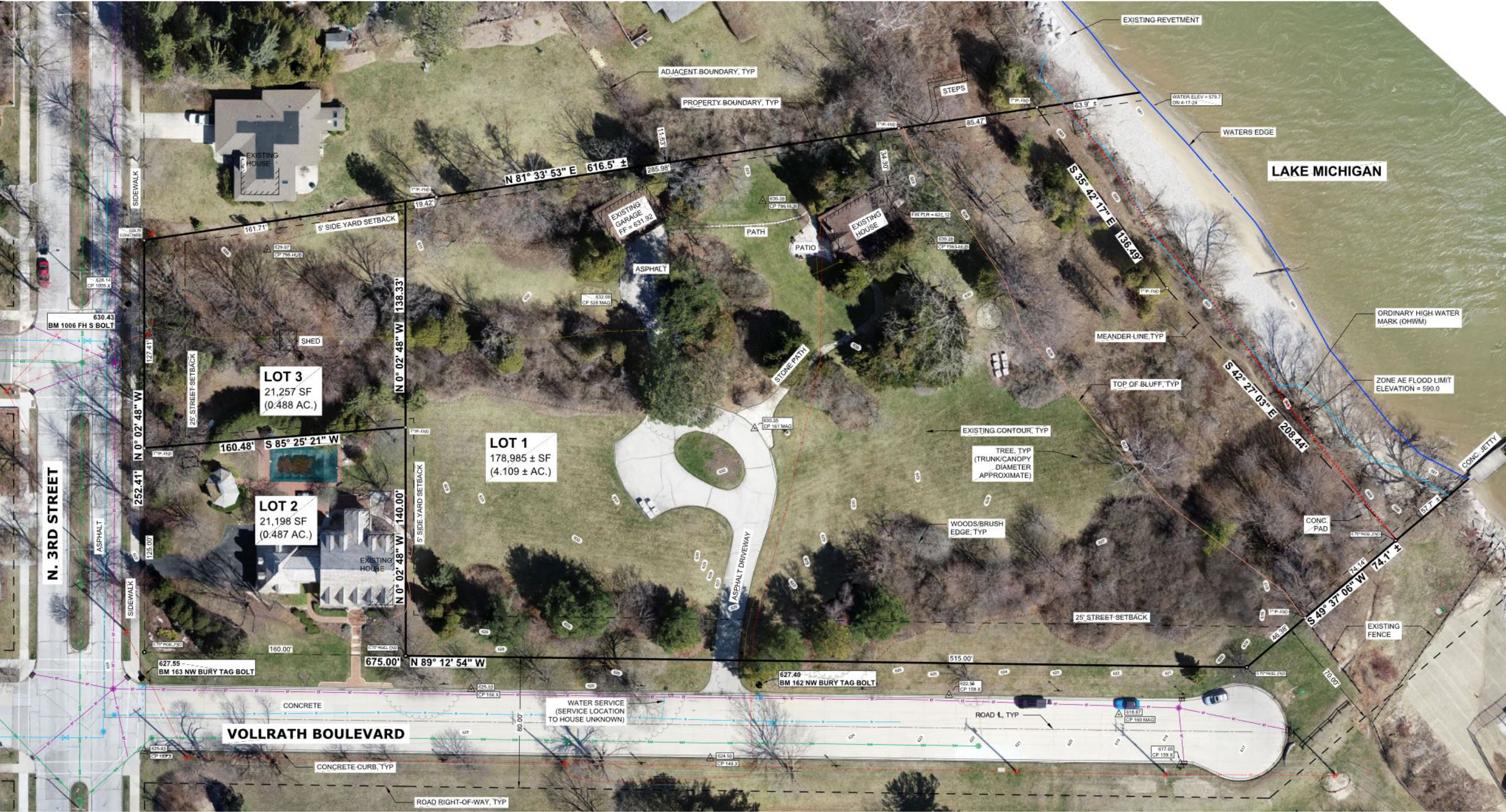
CONCEPTUAL GRADING PLAN

CONCEPTUAL LANDSCAPING PLAN

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villa interior rendering

PROPOSED PUD

General project themes and images

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.

Mix of dwelling unit types or land uses

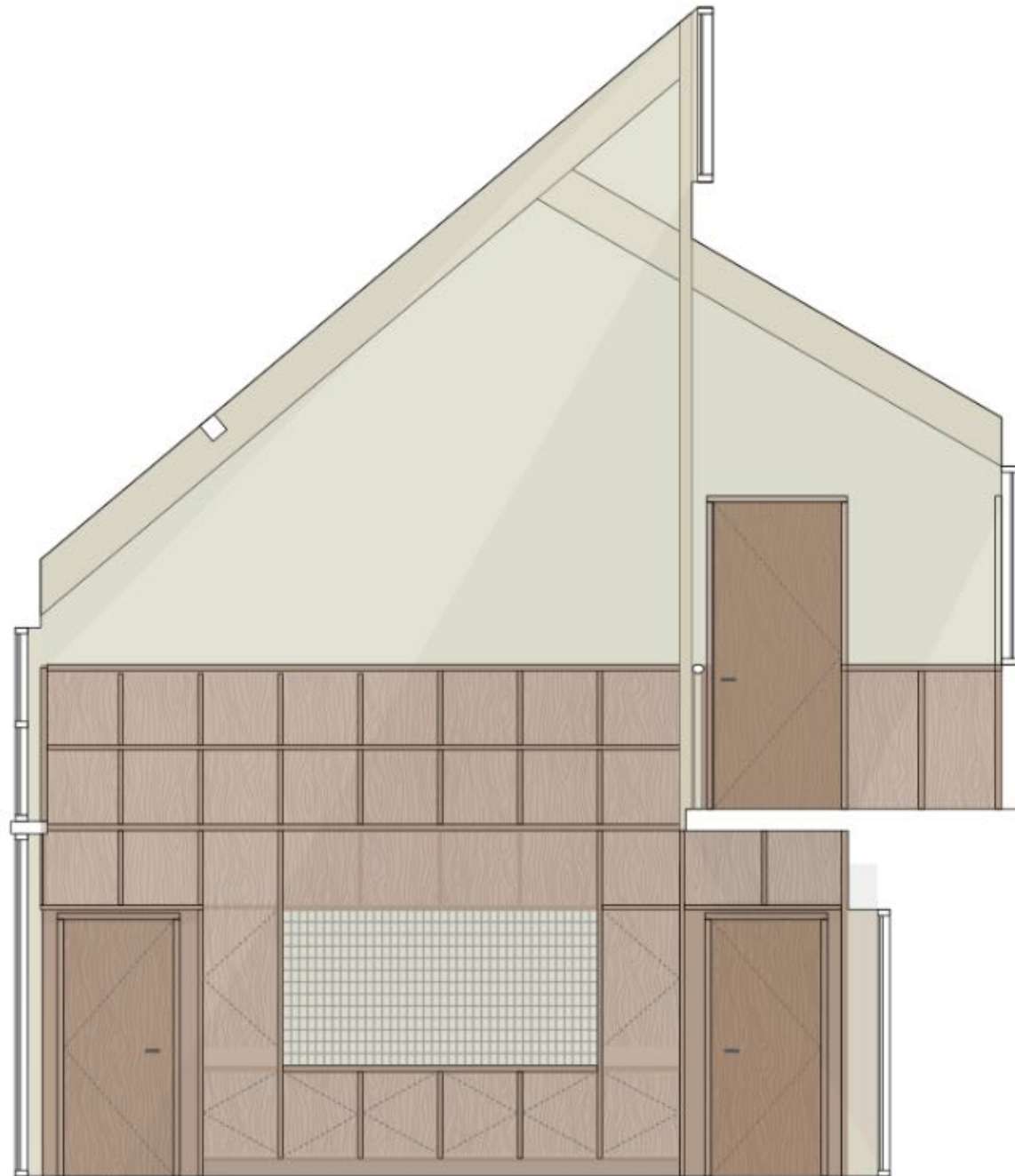
The PUD entails the renovation and expansion of the existing single-family residence known as 'The Chalet'. The Chalet is the original home built on the property in 1919, and it will remain a single-family residence with a new master suite added to the first floor.

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.



family hall interior elevation

PROPOSED PUD

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

Treatment of natural features

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.

Relationship nearby properties and public streets

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 residence s and only villa three abuts the street setback on the south property line.

Relationship of the project to the comprehensive master plan

The proposed development maintains the current residential use of the district and character of the exiting properties found adjacent to the property on Vollrath Boulevard and Third Street.

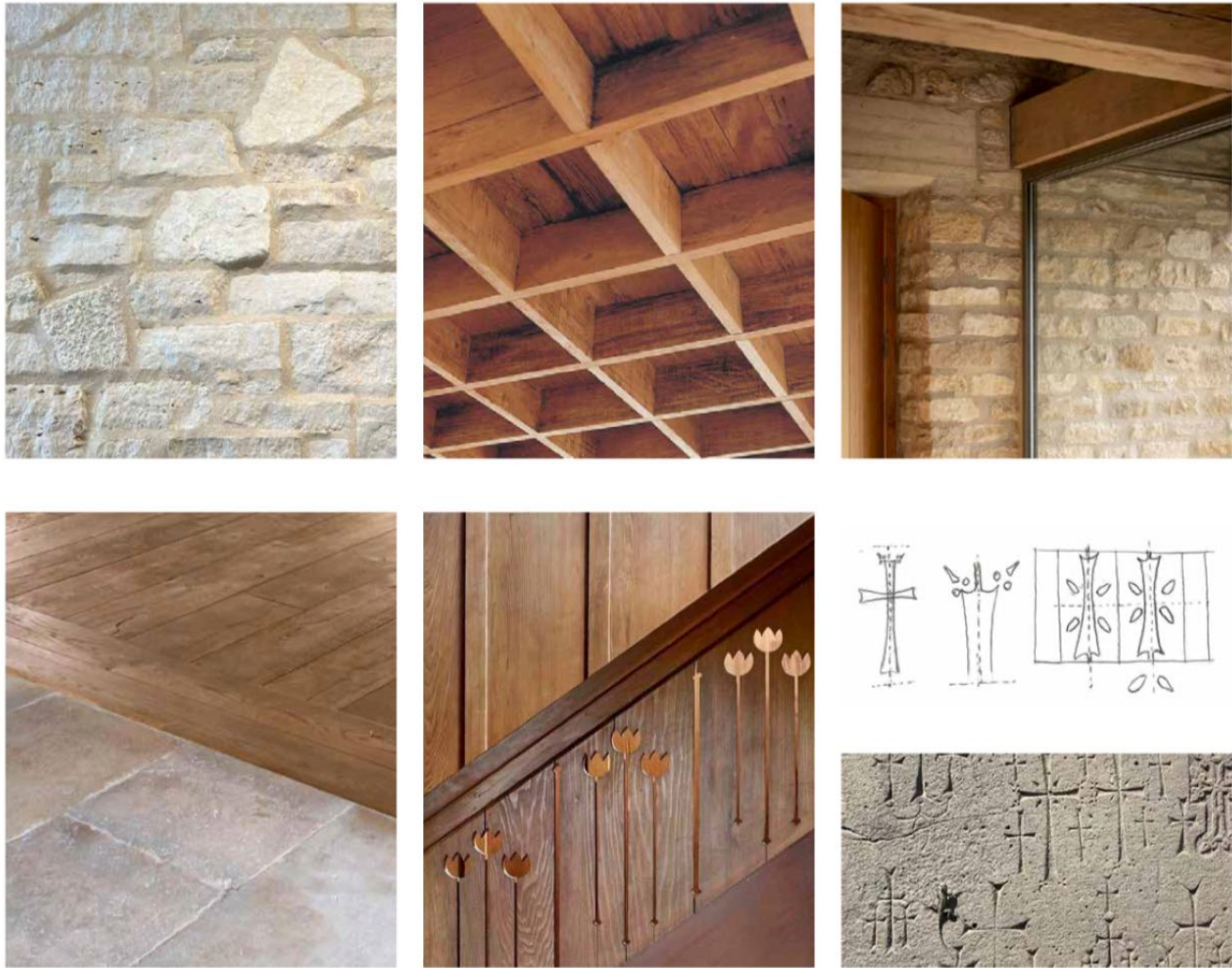
Draft list of zoning standards that will not be met by the proposed PUD

Dwelling unit per acre

Special use for Private Residential Recreational Facility

Bulk regulations for Accessory Structures

Minimum Number of Off-Street Parking Spaces



project materials

PROPOSED MODIFICATIONS

Land use modifications

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.

Density and intensity modifications

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.

Bulk modifications

The bulk modifications needed are an increase in the accessory building height and total area allowed

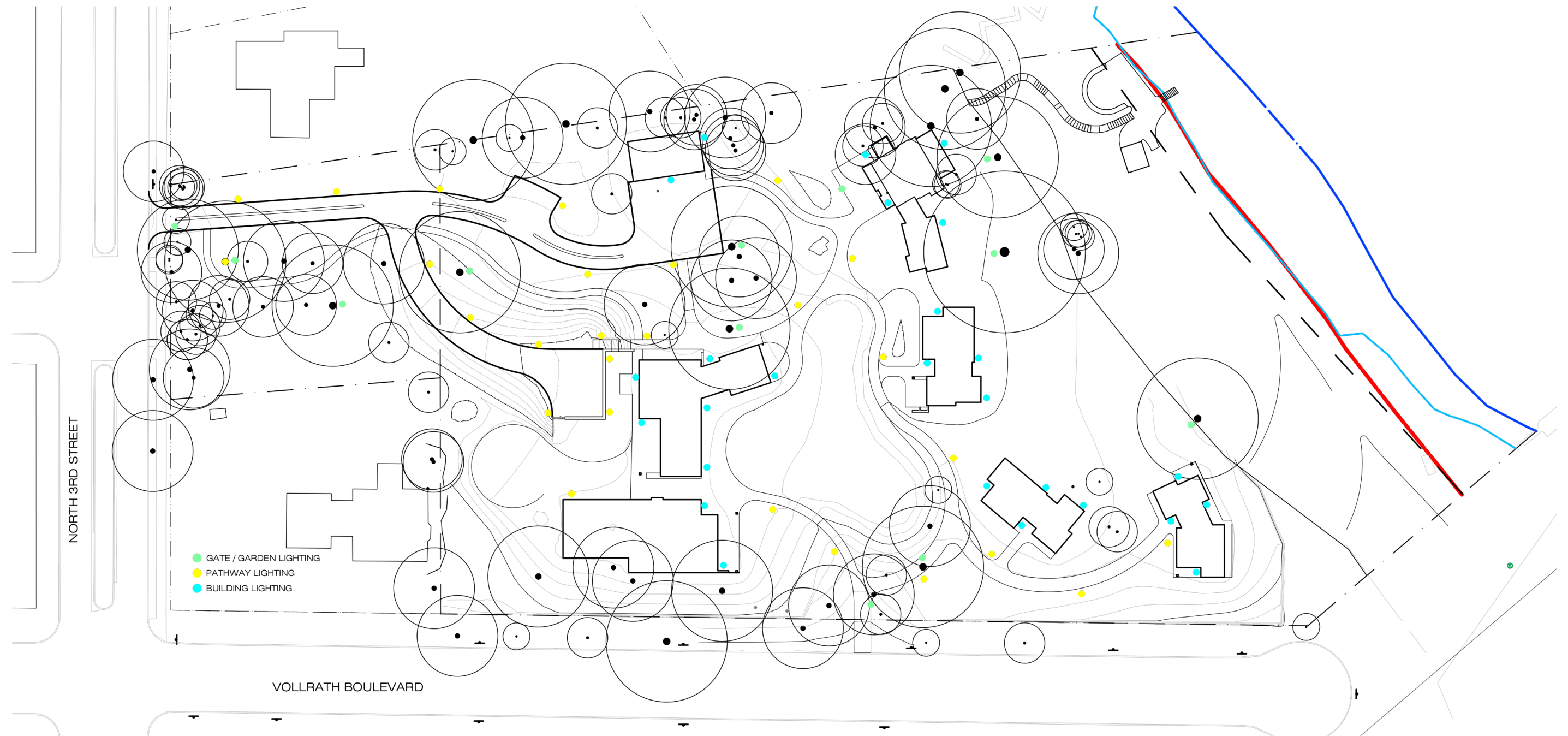
Landscaping modifications

No modification is necessary for the development.

Parking and loading modifications

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.







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