

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: General Development Plan by Rachel Kohler to construct three new single-family homes, a family hall building, a pool and gym building, and a garage with a family apartment above located at 120 Vollrath Boulevard. PUD Planned Unit Development Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: April 21, 2025

MEETING DATE: April 29, 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:

Today the Plan Commission will be reviewing the General Development Plan (GDP) by Rachel Kohler for property located at 120 Vollrath Boulevard.

The applicant states the following about the project:

- 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 to 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.
- 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 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 family hall interior elevation Off-Street Parking Spaces
- 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.

STAFF COMMENTS:

It is staffs understanding that these units will only be used by the Kohler family and their guests. These units will not be used as short-term or long-term rentals.

The applicant is requesting the following exemptions from the underlying SR-5 zoning district:

- Accessory land uses: In no instance shall an accessory use, cellar, basement, tent or recreational trailer be used as a residence – applicant is requesting an apartment above the accessory garage.
- Number of buildings per lot: In the RA-35ac, ER-1, SR-3, SR-5 and NR-6 Districts, only one principal building shall be permitted on any one lot – applicant is requesting four single family homes.
- Maximum square footage of accessory structures: 200 square feet – applicant is requesting two accessory buildings exceeding 200 square feet.
- Maximum height of a detached accessory structure: 15 feet – applicant is requesting three accessory structures exceeding 15 feet
- Parking regulations: Three spaces for all single-family and two-family dwelling units – applicant is requesting 8 parking spaces for the five residential units.
- Maximum number of accessory structures per lot: 3 – applicant is requesting 4, the garage, the family hall, the pool/gym building, and the existing boat house.

ACTION REQUESTED:

Motion to recommend the Common Council approve the amended General Development 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, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
5. All areas used for parking/maneuvering of vehicles shall be paved.
6. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
7. 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.).

8. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
9. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
10. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
11. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, art, etc.
12. Applicant is responsible for working with all private and public utilities in order to adequately service this development (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
13. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department.
14. The structures on the property shall not be used as short- or long-term rentals.

If there are any amendments to the approved GDP, the applicant will have to submit an amended GDP for review that accurately reflects any and all proposed changes.

ATTACHMENTS:

General Development Plan amendments and required attachments.