

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Specific Implementation Plan amendment 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, Zoning Administrator

REPORT DATE: August 18, 2026

MEETING DATE: August 26, 2026

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:

Today the Plan Commission will be reviewing an amendment to the Rachel Kohler Specific Implementation Plan (SIP) for property located at 120 Vollrath Boulevard.

The applicant states the following about the amendment to the project:

- The property is subject to increased traffic, and onlookers, due to its adjacency to Vollrath Park and the family that resides there. This has increased due to the construction on-site. During construction we see people come by the site in great numbers and some try to get into the site. A taller fence with less opacity at Vollrath will help dissipate interest if the site is less visible.
- Vollrath park lies directly across from the property. The fence does not face a private residential property. There is no neighboring homeowner on the south side whose view, light, or privacy is directly affected by the proposed fence height. The fence height and opacity requirements designed to protect neighboring residential uses are not applicable – this is a unique condition along Vollrath. Towards the adjacent neighbor to the west the fence is an open fence.
- The public right-of-way along Vollrath Boulevard is substantially wider than a typical Sheboygan residential street right-of-way. The actual distance between the subject property's legal south property line and the nearest travel lane of Vollrath Boulevard is greater than the 1-foot setback required by ordinance. The fence will sit at a substantial distance from the roadway. The height and opacity of the fence will not detract from traffic safety, sight lines, or public access to the park or beach at the turn around at the end of Vollrath.

- The proposed fence materials – cedar and stone masonry – are high-quality materials consistent with the architecture of the principal buildings and the character of the broader streetscape. Granting the requested variance will not introduce materials or fence types that are inconsistent with the surround area. The fence design has been developed in concert with the architectural design team to ensure visual consistency with the property's buildings.
- Standards for Variance Approval
 - Unnecessary hardship/practical difficulty: Strict compliance with the 4-foot height limit and 50% opacity requirement in the street side yard would prohibit privacy fencing along Vollrath Boulevard – a street bordered entirely by a public park rather than neighboring residential uses. This is a unique condition that creates practical difficulty not encountered by typical lots in the district.
 - Not self-created: The street side yard designation arises from the location of the public right-of-way and the corner lot configuration, not from any action of the applicant.
 - Consistent with intent of ordinance: The opacity and height restrictions in street yards are designed to protect the public streetscape and adjacent property owners. Neither purpose is frustrated here – the fence faces a public park, the right of way is oversized, and there are no private residential properties on the south side of the street facing the property.
 - No harm to public safety: The proposed fence will not obstruct traffic sight lines, impede emergency access, or create hazards. All automated gates are equipped with emergency override provisions for fire and emergency services.
 - No adverse effect on neighborhood character: The fence materials and design are high-quality and consistent with the character of the estate and the broader area. Granting the variance will not set a precedent for substandard fencing – it is specific to this unique site condition.

ACTION REQUESTED:

If the Plan Commission motions to recommend the Common Council approve the proposed amended Specific Implementation Plan, the following conditions are recommended:

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.

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

ATTACHMENTS:

Amended Specific Implementation Plan and required attachments.