

**CITY OF SHEBOYGAN
REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

ITEM DESCRIPTION: Determination if the proposed amendment to the 120 Vollrath Boulevard Specific Implementation Plan is a minor or substantial change.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: August 20, 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	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

The Plan Commission has previously approved the Rachel Kohler Specific Implementation Plan (SIP) for property located at 120 Vollrath Boulevard.

The applicant is proposing an amendment to the previously approved SIP. The Plan Commission must determine whether the revision is minor or substantial. A minor change would include small modifications to the approved SIP. A substantial change would include major modifications to the SIP, or modifications to the GDP, because the change materially affects the intended design of the project and the impact of the project on neighboring uses. Based on the significance of the revision, the plan commission shall also determine what public hearings may be needed to review the change.

If the change is determined to be a minor adjustment to the SIP, the plan commission shall review the request and may approve the change without a public hearing. If the requested change is determined by the plan commission to be substantial, because of its effect on the intended design of the project or on neighboring uses, a public hearing shall be held by the plan commission to review the proposed change.

If the Plan Commission determines that the change is minor, the commission may take action on item 11. If the Plan Commission determines that the change is substantial, item 11 must be tabled until a public hearing can be scheduled.

ATTACHMENTS:

Amended Specific Implementation Plan and required attachments.