

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for site plan review by Abacus Architects to construct a metal pole building at Vollrath Co., Inc. located at 1236 N 18th Street. SI Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: March 5, 2025

MEETING DATE: March 11, 2025

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Abacus Architects is proposing to construct a metal pole building at Vollrath Co., Inc. located at 1236 N 18th Street. The applicant states the following:

- The Vollrath Co., Inc., founded in 1874 has been providing high quality, commercial cooking and serving equipment that provides efficiency and ease of use in the demanding environment of commercial kitchens and foodservice operations.
- Vollrath offers OEM Solutions, Wholesale Food Service Products, and advanced cleaning products.
- Vollrath serves both U.S. and International Markets.
- The Vollrath Co., Inc. Will be constructing a new Metal Pole Building (approx. 40' x 60') on their property to accommodate storage needs for equipment.
- This is required as they prepare for new and improve existing building areas to accommodate future growth.
- The structure will be located in the vicinity of the existing Production area on the North end of the site approx. a few hundred feet from Superior Avenue to the North.
- The structure itself is a Pre-Engineered Metal Pole Building.
- This type of Architectural Design will match existing buildings on the Vollrath Campus and surrounding buildings such as S.E.A.S. on the Northeast corner of 18th and Superior Avenue.
- Materials – Colors will be similar to man other buildings on The Vollrath Campus so that new building blends in with Architectural character of surrounding building on property and those adjoining.
- Project start will be as soon as possible relative to City of Sheboygan Plan Commission, Architectural Review Board and Building Inspection Approvals.
- The Pole Building is required to facilitate growth at The Vollrath Company.

- It is the first piece in a Long-Range Master Planning to not only improve current operations, but to efficiently and methodically build for the next generation.
- The structure will not require additional parking, revised loading and/or service areas, Site Lighting, Signage or new lighting-illumination.

STAFF COMMENTS:

It appears the applicant is designing the new pole building to be compatible with the Vollrath Co. building and other accessory buildings located at the site in terms of materials, colors, etc.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit and exceptions 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, hazardous materials, health, storm drainage, etc.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal and approval of a landscape plan prior to building permit issuance.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance.
6. All areas used for parking/maneuvering of vehicles shall be paved.
7. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
8. The addition will meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
9. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
10. Applicant shall obtain the required demolition permit for building to be removed.
11. If there are any amendments to the approved site plan, the applicant will be required to submit a new site plan review application reflecting those amendments.

ATTACHMENTS:

Site Plan Review Application and Attachments