



*****AMENDED*** CITY PLAN COMMISSION AGENDA**

September 29, 2026 at 4:00 PM

**City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,
Sheboygan, WI**

This meeting may be viewed LIVE on:

**Charter Spectrum Channel 990, AT&T U-Verse Channel 99 and:
www.wscssheboygan.com/vod.**

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose. All Commission members may attend the meeting remotely.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify Potential Conflict(s) of Interest

MINUTES

4. Approval of the Plan Commission minutes from September 15, 2026.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Habitat for Humanity Lakeside, Inc. to construct a single-family residence located at parcel #59281507210.
6. Public hearing regarding application for Specific Implementation Plan Amendment by Rachel Kohler to construct a 6' fence within the designated street yard setback located at 2125 N 3rd St.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Application for Conditional Use Permit with exceptions by Habitat for Humanity Lakeside, Inc. to construct a single-family residence located at parcel #59281507210.

- [8.](#) Application for Specific Implementation Plan Amendment by Rachel Kohler to construct a 6' fence within the designated street yard setback located at 2125 N 3rd St.
- [9.](#) Architectural review of the proposed facade renovation at the Stefanie H. Weill Center located at 826 N 8th Street.
- [10.](#) Gen. Ord. No. 15-26-27 by Alderperson Close amending section 101-21 of the Sheboygan Municipal Code so as to update the language regarding the frequency of the city plan commission meeting dates.

TENTATIVE DATE OF NEXT REGULAR MEETING

11. Next scheduled meeting: October 13, 2026 at 4:00 PM

ADJOURN

12. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

City Hall • Mead Public Library
Sheboygan County Administration Building • City's website

CITY OF SHEBOYGAN

CITY PLAN COMMISSION MINUTES

Tuesday, September 15, 2026

MEMBERS PRESENT: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Joe Clarke, and Alderperson Michael Close

EXCUSED: Jerry Jones and Braden Schmidt

STAFF/OFFICIALS PRESENT: Zoning Administrator Ellise Rose

OPENING OF MEETING

1. Roll Call

Mayor Ryan Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify Potential Conflict(s) of Interest

No conflicts are identified.

MINUTES

4. Approval of the Plan Commission minutes from August 26, 2026.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON AUGUST 26, 2026.

Motion made by Kevin Jump, seconded by Alderperson Michael Close

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Joe Clarke, and Alderperson Michael Close

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Gen. Ord. No. 13-26-27 by Alderperson Close granting CD Smith, on behalf of the Sheboygan Area School District, its successors and assigns, the privilege of encroaching upon the described portions of South 10th Street, Ashland Avenue, and South 11th Street right-of-way in the City of Sheboygan for the purpose of protecting the public, construction personnel, and project stakeholders from construction-related hazards, including equipment movement, material handling, site logistics, staging, and other active building construction operations.

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Alderperson Michael Close, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Joe Clarke, and Alderperson Michael Close

Motion carried.

TENTATIVE DATE OF NEXT REGULAR MEETING

6. Next scheduled meeting: September 29, 2026 at 4:00 PM

ADJOURN

7. Motion to Adjourn

MOTION TO ADJOURN THE MEETING.

Motion made by Kevin Jump, seconded by Joe Clark

Voting yea: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Joe Clarke, and Alderperson Michael Close

Motion carried.

Meeting is adjourned at 4:03 pm.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Habitat for Humanity Lakeside, Inc. to construct a single-family residence located at parcel #59281507210. UC Zone

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: September 21, 2026

MEETING DATE: September 29, 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:

Habitat for Humanity Lakeside, Inc. Is proposing to construct a single-family residence located at parcel #59281507210 The applicant states the following:

- Description of existing use:
 - Vacant lot
 - Currently Zoned UC, however the buildings adjacent to the lot on both the east and west are currently residences
- Description of proposed use (indoor, outdoor, etc.), why was this site selected?
 - Single Family residence. 1001 square feet. 3-bedroom, 1 bath, 60 square ft covered porch at front entrance, 25 square ft covered side entrance.
 - The site was selected as the most feasible of buildable lots offered to Habitat for Humanity Lakeside from the City of Sheboygan for development.
- Projected number of residents:
 - The current family selected for the home is a Family of 3 consisting of a single parent and 2 children ages 13 and 11
- Is access appropriate and is their sufficient resident off-street parking?
 - Off street parking access at alley with concrete path to side entrance, concrete steps/ approach at front entrance.
- Project timeline and estimated value of project
 - Project will commence immediately upon transfer of deed to Habitat Lakeside, and permit approval. (roughly October of 2026 – June 2027)
 - Estimated value of Project, (based upon most recent appraisals of completed Habitat Homes in the area) is \$240,000

STAFF COMMENTS:

A single-family home is permitted as a conditional use in the Neighborhood Commercial zoning district.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit subject to the following conditions:

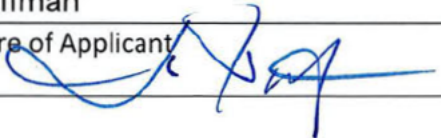
1. Prior to operation/occupancy, the applicant shall obtain all licenses, and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
3. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

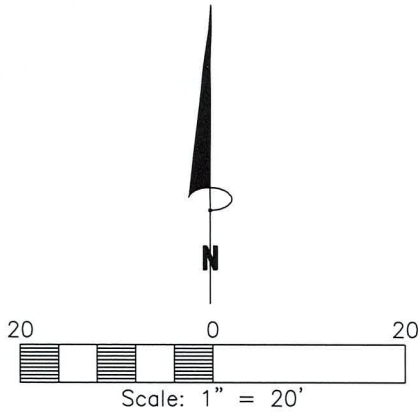
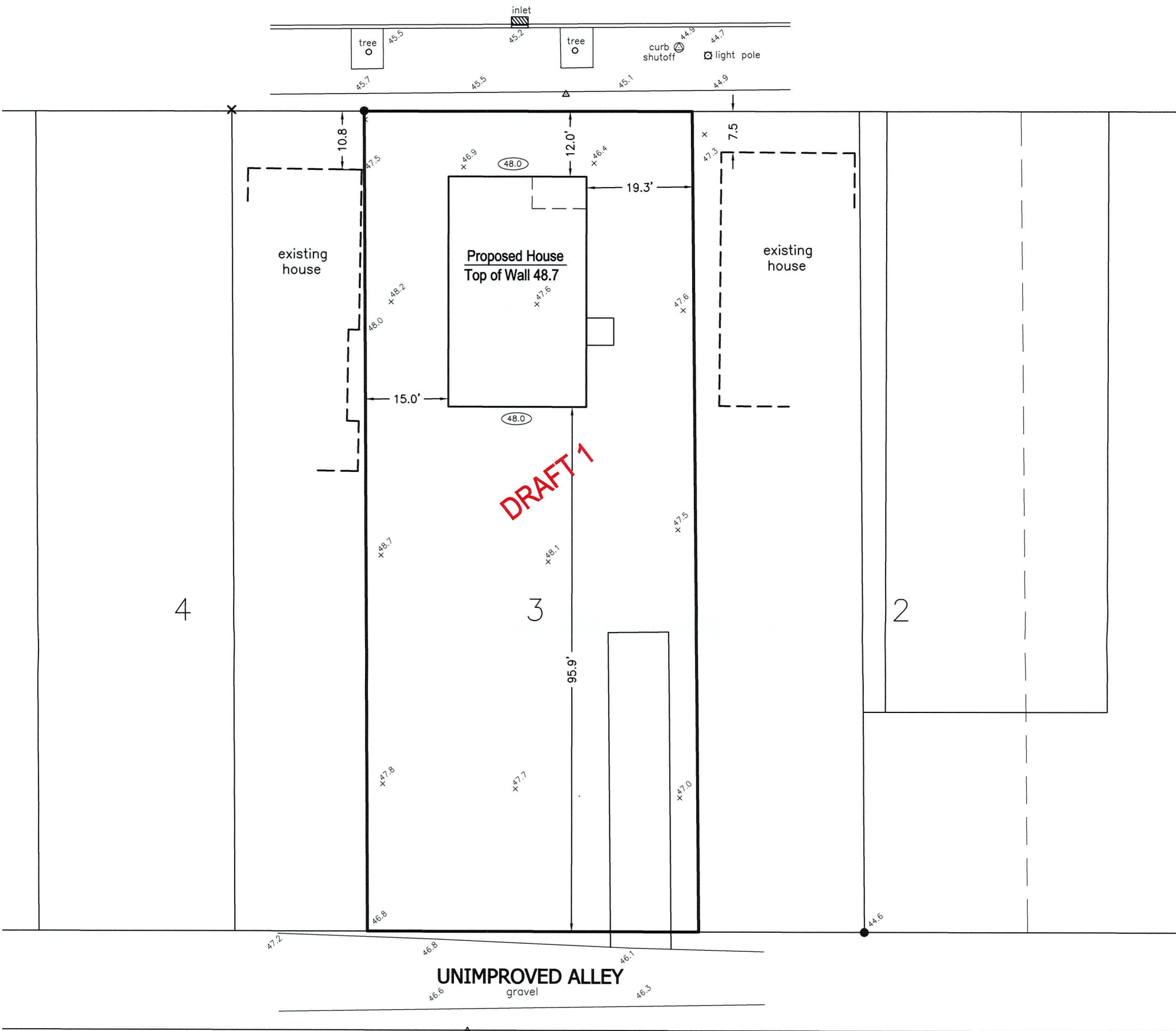
	CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE	Fee: \$250.00 Review Date: _____ Zoning: _____
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Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Habitat for Humanity Lakeside, Inc	Authorized Representative Jon Hoffman	Title Construction Manager	
Mailing Address [REDACTED]	City Sheboygan	State WI	ZIP Code 53082
Email Address [REDACTED]	Phone Number (incl. area code) [REDACTED]		
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)		
SECTION 3: Project or Site Location			
Project Address/Description Vacant Lot		Parcel No. 59281507210	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Single family residence		
Existing Zoning:	UC		
Present Use of Parcel:	Vacant lot		
Proposed Use of Parcel:	Single family swelling		
Present Use of Adjacent Properties:	Residential		
SECTION 5: Certification and Permission			
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.			
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.			
Name of Owner/Authorized Representative (please print) Jon Hoffman	Title Construcyion Manager	Phone Number [REDACTED]	
Signature of Applicant 		Date Signed 09/01/2026	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

INDIANA AVE



I, John M. DuMez, Wisconsin Professional Land Surveyor, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

/ /2026

Date

John M. DuMez - Wisconsin P.L.S. S-2267

The certification contained on this document shall not apply to copies.

Compsite
Surveying & Mapping
Oostburg, Wisconsin
(920) 564-6812

TAX PARCEL NO. --

ADDRESS: --

PATH:

DRAWN BY: jdm

PROJECT: --

Description of Proposed project at parcel # 59281507210

Located on the south side of Indiana Ave between 15th and 16th Street (2217?)

Description of existing use:

- Vacant lot
- Currently Zoned UC, however the buildings adjacent to the lot on both the east and west are currently residences

Description of proposed use (indoor, outdoor, etc.), why was this site selected?

- Single Family residence. 1001 square feet. 3-bedroom, 1 bath, 60 square ft covered porch at front entrance, 25 square ft covered side entrance.
- The site was selected as the most feasible of buildable lots offered to Habitat for Humanity Lakeside from the City of Sheboygan for development.

Projected number of residents:

- The current family selected for the home is a Family of 3 consisting of a single parent and 2 children ages 13 and 11

Is access appropriate and is their sufficient resident off-street parking?

- Off street parking access at alley with concrete path to side entrance, concrete steps/ approach at front entrance.

Project timeline and estimated value of project

- Project will commence immediately upon transfer of deed to Habitat Lakeside, and permit approval. (roughly October of 2026 – June 2027)
- Estimated value of Project, (based upon most recent appraisals of completed Habitat Homes in the area) is \$240,000

NEW HOME PLAN SPECIFICATIONS

FOUNDATION INFORMATION

- **HOUSE FOUNDATION**

8" x 8'-0" POURED CONCRETE WALL

- **PORCH/PATIO FOUNDATION (UNEXCAVATED)**

6" x 4'-0" POURED CONCRETE WALL (MIN. 4'-0" TALL)

- WALL THICKNESS FOR REPRESENTATION ONLY-
- MASON/CONTRACTOR TO VERIFY
- FINAL WALL/POST FOOTING SIZE AND DEPTH DETERMINED BY CONTRACTOR
- MASON TO LOCATE PILASTERS AND SIZE FOOTINGS PER CODE AND SOIL CONDITIONS
- WINDOWS/DOORS TO BE SET IN CONCRETE WALL- MAKE R.O. 3" BIGGER IN WIDTH AND HEIGHT
- BEARING WALLS TO SIT ON MIN. 16" x 8" CONT. CONCRETE FOOTINGS, STUDS @ 16" O.C.

WALL INFORMATION

- STUDS @ 16" O.C. (UNLESS NOTED/SHOWN OTHERWISE)
- **HOUSE EXTERIOR**
FIRST FLOOR WALL HEIGHT: 2 x 6 x 8' 1 1/8"
(UNLESS NOTED/SHOWN OTHERWISE)
- **HOUSE INTERIOR**
FIRST FLOOR WALL HEIGHT: 2 x 4 x 8' 1 1/8"
(UNLESS NOTED/SHOWN OTHERWISE)

FLOOR SYSTEMS

- **BASEMENT**
 - 4" CONCRETE SLAB
- **FIRST FLOOR**
 - 2X10 FLOOR JOIST @ 12" O.C.
 - STANDARD LOADING (PER SQ. FT.)
 - 40' LL. 15' DL.
 - ADDITIONAL LOADING (PER SQ. FT.) (WHEN APPLICABLE)
 - 10' DL. FOR TILE FLOOR
 - 13' DL. FOR GYPCRETE (1.5" THICK)
 - 20' DL. FOR FIREPLACE FACE/HEARTH
 - 25' DL. FOR GRANITE/QUARTZ
 - DEFLECTION: LL=L/480, TL=L/360
 - DURATION OF LOAD: 1.00%

ROOF SYSTEMS

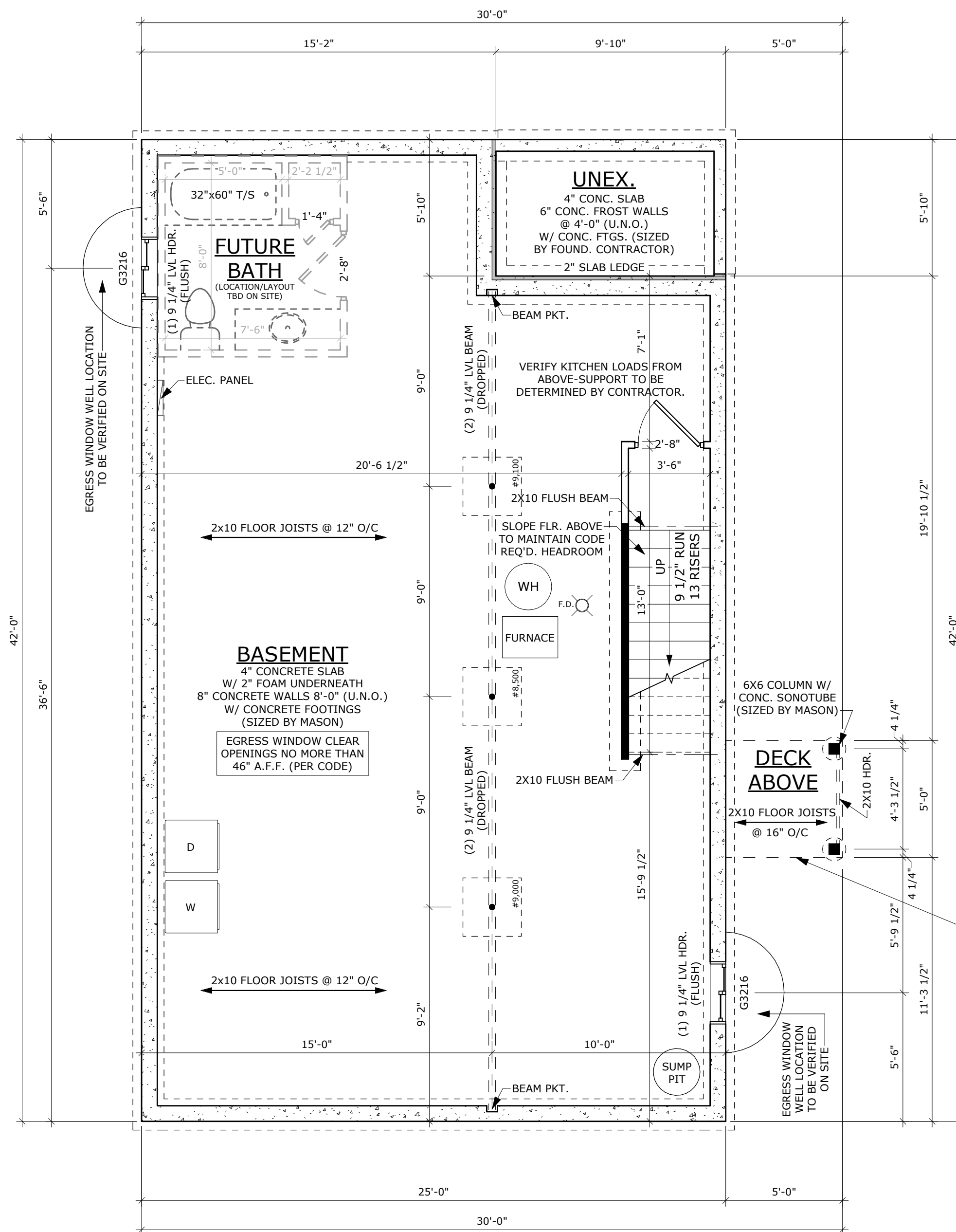
- ENGINEERED WOOD TRUSSES @24" O.C.
DESIGNED FOR: ZONE 2
- STD. LOADING (PER SQ. FT.)
30# TCLL, 10# TCDL, 10# BCDL
- DEFLECTION: $LL=L/240$, $TL=L/180$
- DURATION OF LOAD: 1.15%

HEADERS

- STANDARD HEADER
 - ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2x10'S
 - HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR OFF-SITE CONSTRUCTION)
- TOP OF WINDOW R.O.S.
 - FIRST FLOOR @ 6'-11 3/8" ABOVE SUBFLOOR (UNLESS NOTED/SHOWN OTHERWISE)
- MINIMUM OF (2) SHOULDER STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER

GENERAL INFORMATION

- ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
 - 2X6 WALLS = 5 1/2", 2X4 WALLS = 3 1/2"
- ALL DIMENSIONS ARE TO OUTSIDE OF FOUNDATION WALLS/BRICK LEDGES
- GENERAL CONTRACTOR TO LOCATE THE FOLLOWING ITEMS IN THE FOUNDATION (WHEN APPLICABLE)
 - FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER, SUMP PIT + PUMP, FURNACE, GAS/LP LINE, BASEMENT, WINDOWS, ETC.
- ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON-SITE BY GENERAL CONTRACTOR
- DECK FRAMING SPECIFICATION TO MEET OR EXCEED REQUIREMENTS DEFINED WITHIN "APPENDIX B" OF THE WI UNIFORM DWELLING
- ALL CABINET LAYOUTS ARE CONCEPTUAL-CONSULT CABINET DESIGNER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS
- ALL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN OTHERWISE



FOUNDATION PLAN

$$1/4'' = 1'-0''$$

NOTE:
ACCOMMODATE FOR 2" FOAM UNDER
FOUNDATION SLAB & 2" FOUNDATION WALL FOAM
(ADJ. AS NEEDED PER HEAT LOSS CALC.)

FIRST FLOOR AREA	1001 SF
FUTURE BASE. AREA	69 SF
COVERED PORCH AREA	60 SF
COV. SIDE DECK AREA	25 SF
TOTAL AREA	1155 SF

BID PLAN - FOR BIDDING PURPOSES ONLY

DrexelTM
DrexelTeam.com

SERENITY

HABITAT FOR HUMANITY - LAKESIDE

TBD

DESIGNER:
ALYSHA PAUL

SCALE: $1/4" = 1'-0"$

SHEET NO:

PROJECT NO:
R26-334-K

11

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FLOOR SYSTEMS

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4" CONCRETE SLAB
- FIRST FLOOR
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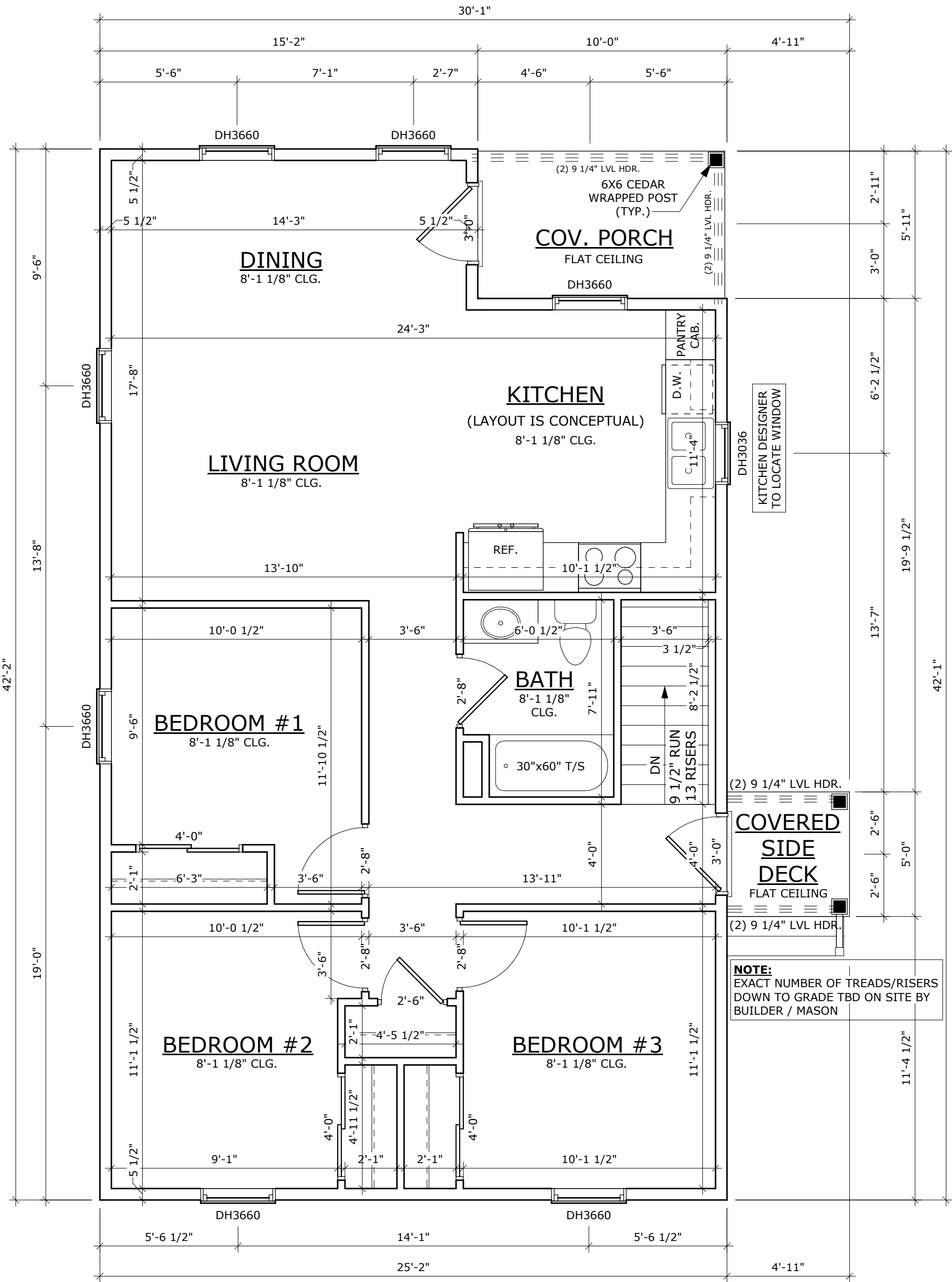
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ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2x10'S HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR OFF-SITE CONSTRUCTION)
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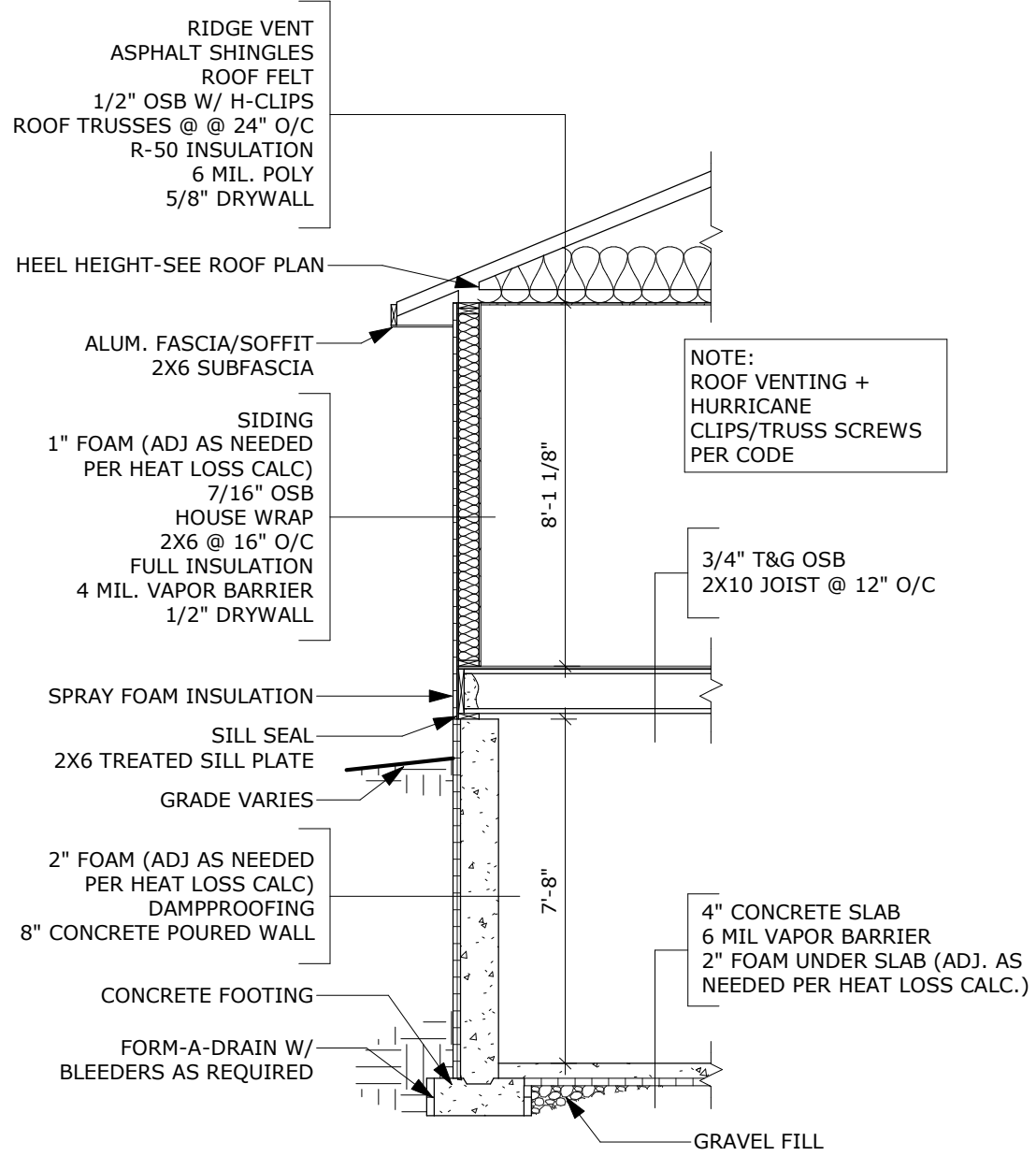
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- ALL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN OTHERWISE



FIRST FLOOR PLAN

1/4" = 1'-0"

NOTE:
FRAMED WALLS ADJUSTED OUT 1" TO ACCOMMODATE FOR 1" FOAM ON STUDS & 2" FOAM ON FOUNDATION WALLS (ADJ. AS NEEDED PER HEAT LOSS CALC.)



TYPICAL WALL SECTION

1/4" = 1'-0"

FIRST FLOOR AREA	1001 SF
FUTURE BASE. AREA	69 SF
COVERED PORCH AREA	60 SF
COV. SIDE DECK AREA	25 SF
TOTAL AREA	1155 SF

BID PLAN - FOR BIDDING PURPOSES ONLY

DESIGNER: ALYSHA PAUL	SCALE: 1/4" = 1'-0"	SHEET NO: A3	PROJECT NO: R26-334-K	HABITAT FOR HUMANITY - LAKESIDE		TBD	SERENITY	COPYRIGHT © 2026 DREXEL BUILDING SUPPLY, INC. IS THE OWNER OF ALL RIGHTS IN THE DESIGN AND CONSTRUCTION OF THIS BUILDING. NO PART OF THIS DESIGN OR CONSTRUCTION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF DREXEL BUILDING SUPPLY, INC. DREXEL BUILDING SUPPLY, INC. IS NOT RESPONSIBLE FOR ANY CHANGES OR OMISSIONS REQUIRED DURING THE CONSTRUCTION OF THIS BUILDING OR PARTS OF THESE PLANS IN THE FUTURE.	BID PLAN	6/16/2026	AAP	Item 7.









CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Specific Implementation Plan Amendment by Rachel Kohler to construct a 6' fence within the designated street yard setback located at 2125 N 3rd St. PUD Planned Unit Development Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: September 17, 2026

MEETING DATE: September 29, 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:

Today the Plan Commission will be reviewing an amendment to the Rachel Kohler Specific Implementation Plan (SIP) for property located at 120 Vollrath Boulevard. At the August 26th, 2026, meeting the Plan Commission determined that this amendment was a significant change requiring a public hearing. The applicant has made adjustments to the proposed plan based on Plan Commission feedback from the August 26, 2026, meeting.

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

- The requested fence height and density responds to unique, site-specific conditions at 120 Vollrath Boulevard.
- Unlike a typical Sheboygan residential property, this parcel adjoins heavily used Vollrath Park and its property line extends all the way to the Lake Michigan water's edge.
- In addition, the parcel now contains multiple buildings that could convey a residential neighborhood adding further confusion for the public. This unusual configuration can create understandable confusion for members of the public about where the park and public waterfront end and private residential property begins.
- That ambiguity is compounded by the intensity of nearby public activity, including the disc golf course, Monday food-truck gatherings, general park use, and people moving along the lakeside.
- The property has also historically experienced members of the public entering or traversing the lakeside portion of the site.

- A more substantial fence is therefore needed to create an obvious, respectful separation between public recreational space and private residential property, improving security and reducing inadvertent entry.
- The park and open-space setting also creates significant exposure to deer and other wildlife. A standard four-foot, substantially open fence provides limited deterrence, while the proposed taller fence would provide a materially more effective barrier and help protect the landscape.
- The requested relief is not primarily about privacy. It is intended to address the property's unusual waterfront boundary and multiple building configuration, adjacency to a heavily used public park, wildlife exposure, and the resulting need for clear public/private separation.
- Additionally, substantial landscaping would be planted in front of the fence to create an attractive border while ensuring safety sightlines are protected.
- The fence can accomplish these purposes while remaining compatible with the Vollrath Boulevard streetscape aims and the public interest.

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.

Item 8.

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.

120 Vollrath Boulevard Variance Narrative – South Boundary Fence

The requested fence height and density responds to **unique, site-specific conditions at 120 Vollrath Boulevard**. Unlike a typical Sheboygan residential property, this parcel adjoins heavily used Vollrath Park and its property line **extends all the way to the Lake Michigan water's edge**. In addition, the parcel now contains multiple buildings that could convey a residential neighborhood adding further confusion for the public. This unusual configuration can create understandable confusion for members of the public about where the park and public waterfront end and private residential property begins.

That ambiguity is compounded by the intensity of nearby public activity, including the disc golf course, Monday food-truck gatherings, general park use, and people moving along the lakeside. The property has also historically experienced members of the public entering or traversing the lakeside portion of the site. A more substantial fence is therefore needed to create an **obvious, respectful separation between public recreational space and private residential property**, improving security and reducing inadvertent entry.

The park and open-space setting also creates significant exposure to deer and other wildlife. A standard four-foot, substantially open fence provides limited deterrence, while the proposed taller fence would provide a materially more effective barrier and help protect the landscape.

The requested relief is not primarily about privacy. It is intended to address the property's **unusual waterfront boundary and multiple building configuration, adjacency to a heavily used public park, wildlife exposure, and the resulting need for clear public/private separation**. Additionally, substantial landscaping would be planted in front of the fence to create an attractive border while ensuring safety sightlines are protected. The fence can accomplish these purposes while remaining compatible with the Vollrath Boulevard streetscape aims and the public interest.

A rough render of the concept, with an image below it showing what the fence would look like with the planting in front of it on page two.

We wanted to highlight a few points on how the installed landscape design will appear from Vollrath road. By setting the fence back six feet from the property line, we can incorporate a mix of shrubs, trees, and natural plantings of varying heights to soften the fence line. As a result, the fence will ultimately be obscured when viewed from the park.

At the western end, we are proposing a six-foot open metal fence so that the corner of the property does not visually encroach the view to the Vollrath and 3rd Street intersection. The proposed metal fence continues 23' east of the southwest property line corner and then the proposed single sided cedar board fence begins. All revisions to the overall fencing layout on sheet L-1.7 are highlighted in a blue revision cloud.

This nestling of the fence within a wooded thicket, is reminiscent of the natural thicket that existed on the property before recent developments. The result will feel, in a more refined way, like a naturalized buffer between the private property and the public spaces.



CRAIG BERGMANN[®]
Landscape Design, Inc

The Art of Fine Gardening

900 North Waukegan Road
Lake Forest, IL 60045
Telephone: (847) 251-8355
Email: info@craigbergmann.com

PROJECT

SHEBOYGAN POINT
120 Vollrath Boulevard
Sheboygan, Wisconsin

CONSULTANTS

ARCHITECT
Tuckey Design Studio
58 Milson Road
London W14 0LB, United Kingdom

LOCAL ARCHITECT
JOMX Architecture
john@jomxarchitecture.com

CIVIL ENGINEER
Wagner Excavating
3437 Paine Avenue
Sheboygan, Wisconsin 53081

ARBORIST
The Davey Tree Expert Co.
6663 N. 40th Street
Milwaukee, Wisconsin 53209

SEAL

ISSUED FOR

PERMIT REVIEW

NOT FOR
CONSTRUCTION
September 8, 2026

REVISIONS

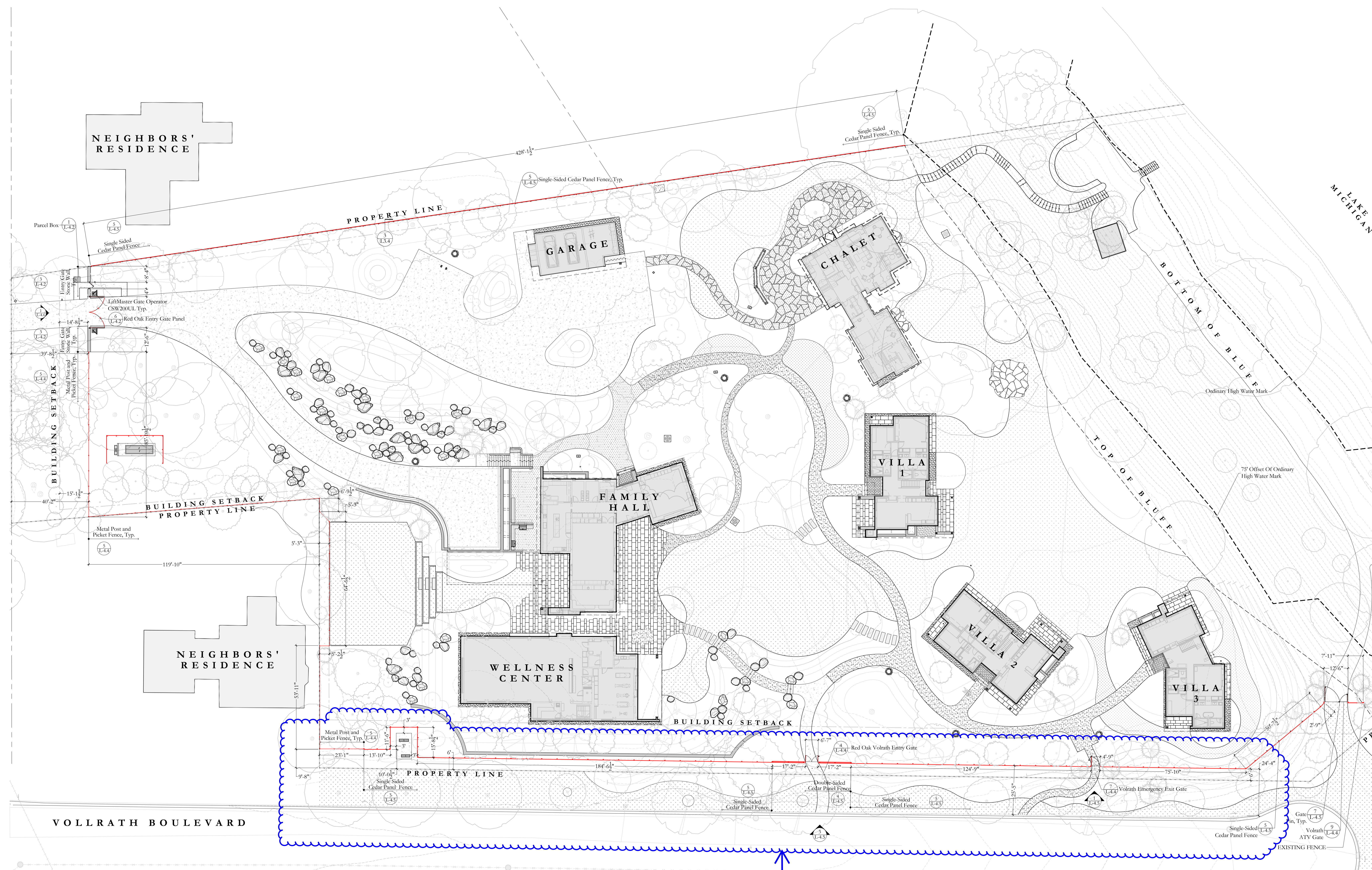
#	Date	Notes
1	12/09/25	Planting Updates
2	12/22/25	Pickleball Court
3	1/14/26	Family Hall Updates
4	9/8/26	Fence Revisions
5		

DRAWING TITLE

**OVERALL FENCING
LAYOUT &
MATERIALS PLAN**

DESIGNED BY: CB & TEAM

L-1.7



GENERAL LEGEND

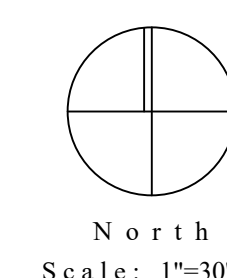
- Property Line
- Building Setback
- Lake Line
- Ordinary High Water Mark
- Chain Link Fence Line
- Steel Fence Line
- Single-Sided Cedar Fence Panel Line
- Double-Sided Cedar Fence Panel Line
- Typ. Typical Condition

MATERIALS LEGEND

- Double-Sided Cedar Solid Board Driveway Gates
- LifeMaster Gate Operator CSW200UL
- Fond Du Lac Heritage Blend Entrance Walls

**EXTENTS OF
FENCING
RELOCATION**

30 0 15 30
SCALE: 1"= 30'



SHEBOYGAN POINT

Property View from Vollrath Park



Proposed View (mature view)

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW CONSIDERATION

ITEM DESCRIPTION: Architectural review of the proposed facade renovation at the Stefanie H. Weill Center located at 826 N 8th Street.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: September 17, 2026

MEETING DATE: September 29, 2026

FISCAL SUMMARY:**STATUTORY REFERENCE:**

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

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

BACKGROUND / ANALYSIS:

Rickman Architecture + Design is proposing a facade renovation at the Stefanie H. Weill Center located at 826 N 8th Street. The applicant states the following:

- Scope to include remaining demolition of portions of previously demolished buildings located at 816 N 8th St. The exposed exterior walls on the west facade (facing N 8th Street) and south facade facing adjacent building will be clad in EIFS.
- The existing Spanish Colonial Revival facade at the Weill center consists of stone veneer, stucco, terracotta roofing and misc steel with storefront glass and mullions.
- The proposed EIFS finish will compliment the existing architectural style and use of stucco already existing.

STAFF COMMENTS:

None

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Application and required attachments.



CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW
APPLICATION

Fee: _____

Review Date: _____

Item 9.

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) Rickman Architecture + Design	Authorized Representative Rachel Cook	Title Executive Assistant	
Mailing Address [REDACTED]	City Villa Rica	State GA	ZIP Code 30180
Email Address [REDACTED]	Phone Number (incl. area code) [REDACTED]		

SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)

Name (Ind., Org. or Entity) Weill Center Foundation	Contact Person Katy Glodosky	Title Executive Director	
Mailing Address 826 N 8th St	City Sheboygan	State WI	ZIP Code 53081
Email Address [REDACTED]	Phone Number (incl. area code) [REDACTED]		

SECTION 3: Architect Information

Name Michael Rickman, Rickman Architecture + Design			
Mailing Address [REDACTED]	City Villa Rica	State GA	Zip 30180
Email Address [REDACTED]	Phone Number (incl. area code) [REDACTED]		

SECTION 4: Contractor Information

Name Carlos Hernandez, GTO Stucco & Designs, LLC			
Mailing Address [REDACTED]	City Milwaukee	State WI	Zip 53215
Email Address [REDACTED]	Phone Number (incl. area code) [REDACTED]		

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Architectural Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Michael Rickman	Title Owner, RAD	Phone Number [REDACTED]
Signature of Applicant 		Date Signed 09/11/2026

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Project Address/Description

816 N 8th St Sheboygan, WI

Parcel No.

59281107120

Name of Proposed/Existing Business:

Weill Center Foundation

Address of Property Affected:

816 N 8th St Sheboygan, WI

Zoning Classification:

Central Commercial District

New Building: ☐Addition: ☐Remodeling: ☒**SECTION 7: Description of Proposed Project**

Scope to include remaining demolition of portions of previously demolished buildings located at 816 N 8th St. The exposed exterior walls on the west facade (facing N 8th Street) and south facade facing adjacent building will be clad in EIFS.

SECTION 8: Description of EXISTING Exterior Design and Materials

The existing Spanish Colonial Revival facade at the Weill center consists of stone veneer, stucco, terracotta roofing and misc steel with storefront glass and mullions.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

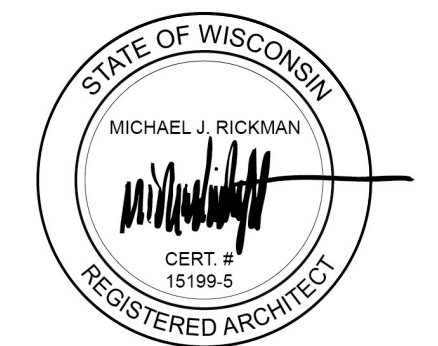
The proposed EIFS finish will compliment the existing architectural style and use of stucco already existing.

#	DATE	DESCRIPTION

DRAWN BY: Author
REVIEWED BY: MR

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PROFESSIONAL STAMP



JOB #

23020

PHASE

PERMIT + CONSTRUCTION

DATE

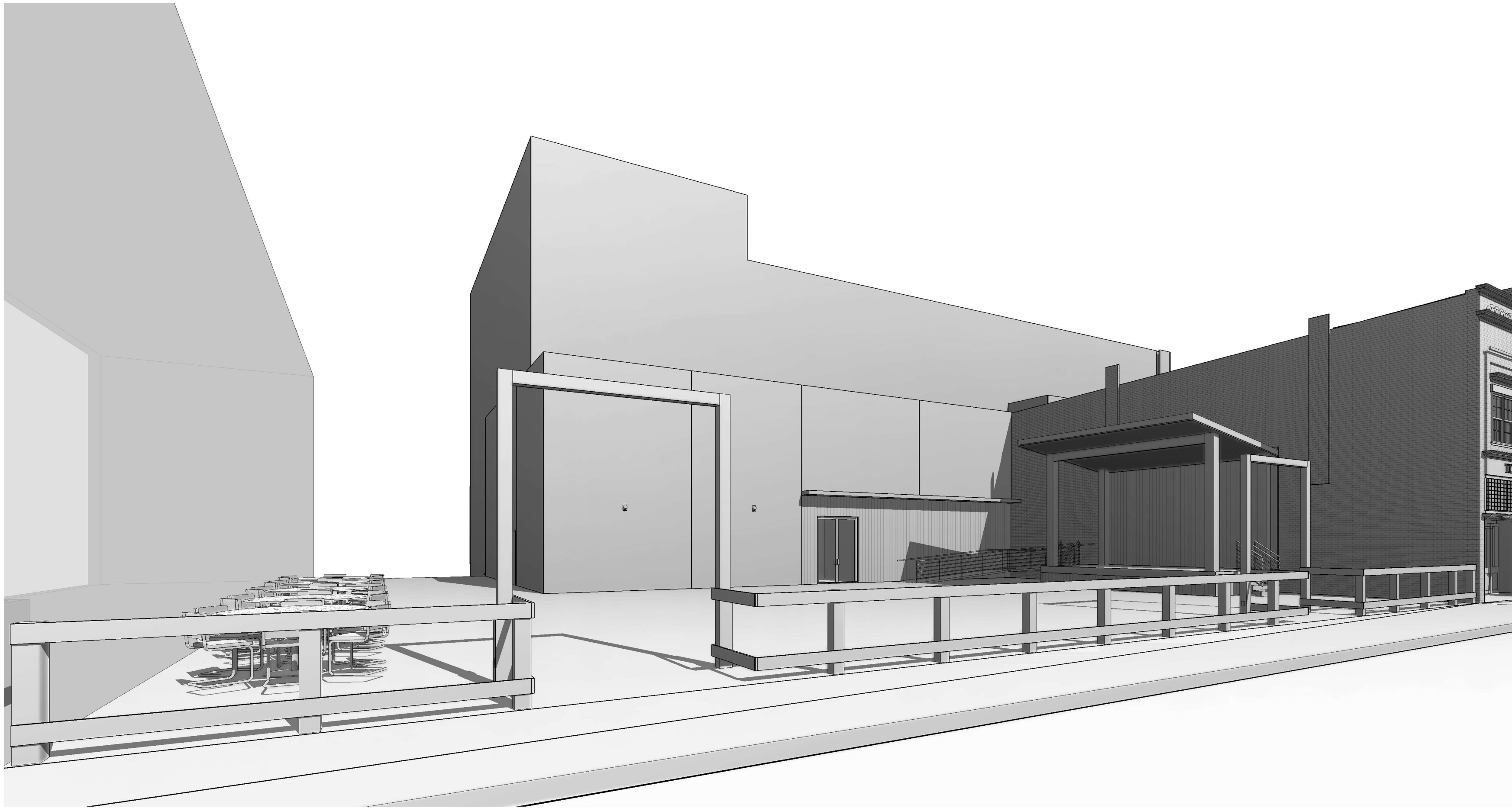
27 MAY 2026

SHEET TITLE

COVER

Weill Center Foundation South

826 N 8TH ST., SHEBOYGAN, WI 53081



PROJECT INFORMATION

Site improvements and structural alterations to the Weill Center property to establish a new outdoor assembly venue. Construction includes a new exterior wall and foundation, new wall openings into the existing building on two levels, and a new permanent exterior stage. The patio area will utilize salvaged brick pavers. Project includes the installation of new egress gates at the site perimeter fencing and connects to existing interior plumbing and concession amenities.

APPLICABLE CODES

Building Code

SPS 362, State of Wisconsin Building Code Based on the 2021 International Building Code (IBC) w/ amendments.

SPS 366, State of Wisconsin Existing Building Code Based on the 2021 International Existing Building Code (IEBC) w/ amendments.

Fire Prevention/Fire Code

SPS 314, NFPA 1, Fire Code with amendments, 2021 Edition.

Electrical Code

SPS 316, Electrical Code Based on NFPA 70: National Electrical Code® (NEC), 2023 Edition w/amendments.

Mechanical Code

SPS 364, State of Wisconsin Mechanical Code Based on the 2021 International Mechanical Code (IMC) w/ amendments.

Plumbing Code

SPS 381-387, Wisconsin Uniform Plumbing Code.

Energy Code

SPS 363, Building Energy Conservation Code Based on the 2021 International Energy Conservation Code (IECC) w/ amendments.

Major NFPA Standards (as referenced by 2021 IBC)

NFPA 10: Standard for Portable Fire Extinguishers, 2018 Edition.

NFPA 13: Standard for the Installation of Sprinkler Systems, 2019 Edition.

NFPA 14: Standard for the Installation of Standpipe and Hose Systems, 2019 Edition.

NFPA 20: Standard for Installation of Stationary Fire Pumps for Fire Protection, 2019 Edition.

NFPA 72: National Fire Alarm and Signaling Code®, 2019 Edition.

GENERAL NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THIS PROJECT.
2. ALL DIMENSIONS ON THE FLOOR PLANS, UNLESS OTHERWISE NOTED, ARE TAKEN FROM FACES OF STUDS OF EXTERIOR WALLS AND INTERIOR WALLS.
3. THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING THE GENERAL CONTRACTOR OF ANY ADDITIONAL ITEMS TO BE INSTALLED THAT ARE NOT SHOWN ON THE DRAWINGS.
4. ANY PENETRATIONS OF, OR MODIFICATIONS TO CONCRETE, MUST BE COORDINATED WITH ARCHITECT PRIOR TO CONSTRUCTION.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE PUBLIC AND/OR WORK PERSONS ON THE JOB AND TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
6. WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS, ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING OR DEMOLISHING EXISTING CONSTRUCTION (INCLUDING UTILITIES) WHICH WILL INTERFERE WITH NEW WORK.
7. PRIOR TO THE SHUT-DOWN OR TYING INTO ANY UTILITY, APPROVAL SHALL BE OBTAINED FROM THE OWNER'S REPRESENTATIVE.
8. COORDINATE WITH OWNER'S REPRESENTATIVE, LOCATION OF CONTRACTORS EQUIPMENT AND MATERIAL STORAGE.
9. ALL MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MECHANICAL CONTRACTOR AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.
10. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR ALL IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.
11. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR AND IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.
12. ALL STRUCTURAL FRAMING WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.

DRAWING INDEX

Sheet Number	Sheet Name	Sheet Issue Date
G0	COVER	31 AUGUST 2026
A0	ARCHITECTURAL SITE + FLOOR PLAN	31 AUGUST 2026
A2	EXTERIOR ELEVATIONS	31 AUGUST 2026
A3	WALL SECTIONS + DETAILS	31 AUGUST 2026

CODE ANALYSIS

Jurisdiction: City of Sheboygan
828 Center Ave., Sheboygan WI 53081
920 459 4000

Maximum Floor Area Allowances, per:
Occupant: SPS 362 Table 1004.5

SPS 362 (International Building Code 2021)

Use and Occupancy Classification(s): Chapter 3
Section 303.3.3: Assembly Group A-2 (5,408 GSF)

Seating Area
Assembly:
220 SF / 15 Net per Person = 15

Standing Area:
3,074 SF / 5 Net per Person
= 615

Stage:
Assembly:
550 SF / 15 Net per Person
= 37

Total = 667 Occupants

Plumbing Systems (Chapter 26)

Table 2902.1

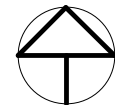
1. A-3 Assembly: 667 Occupants (333 Male + 334 Female)
 - a. Male: 3 Water Closets & 2 Lavatory Required
 - b. Female: 6 Water Closets & 2 Lavatory Required
 - c. 1 Drinking Fountain & 1 Service Sink Required

*All required plumbing fixtures are provided inside the Main building.

VICINITY MAP



826 N 8th St., Sheboygan, WI
53081



PROJECT DIRECTORY

OWNER

Weill Foundation
826 N 8th St.,
Sheboygan, WI 53081
920 208 0808
weillcenter.com

ARCHITECT

RAD
Rickman Architecture + Design
224 W Montgomery St
Villa Rica, Georgia 30180
radga.com
678 282 7974

HATCH LEGEND

PLAN:
NEW WALL
BRICK

SECTION:
BRICK
CMU
CONCRETE
STEEL
INSULATION

ELEVATION:
GYP. BD. / STUCCO
CLEAR GLASS
SPANDREL GLASS

RIGID INSULATION
GYP. BD. / M.D.F. / SAND
EARTH
PLYWOOD

SYMBOLS LEGEND

ROOM NUMBER XXX
WINDOW TAG X
WALL TYPE X1
CEILING ELEVATION TAG 0'-0"
ELEVATION TAG XXX X
SECTION TAG XXX X
DETAIL TAG X XXX

DOOR NUMBER XX
COLUMN GRID XX

SHEET NO.
DRAWING NO.
SHEET NO.
DRAWING NO.
SHEET NO.



224 W MONTGOMERY ST
VILLA RICA, GA 30180
radga.com
678 282 7974

PROJECT

Weill Center Foundation
South

825 N 8TH ST, SHEBOYGAN, WI 53081

CLIENT

Weill Center Foundation

CONSULTANT INFO

#	DATE	DESCRIPTION
7	08/31/2026	Revision 1

DRAWN BY: Author
REVIEWED BY: MR

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PROFESSIONAL STAMP



JOB #

23020

PHASE

PERMIT + CONSTRUCTION

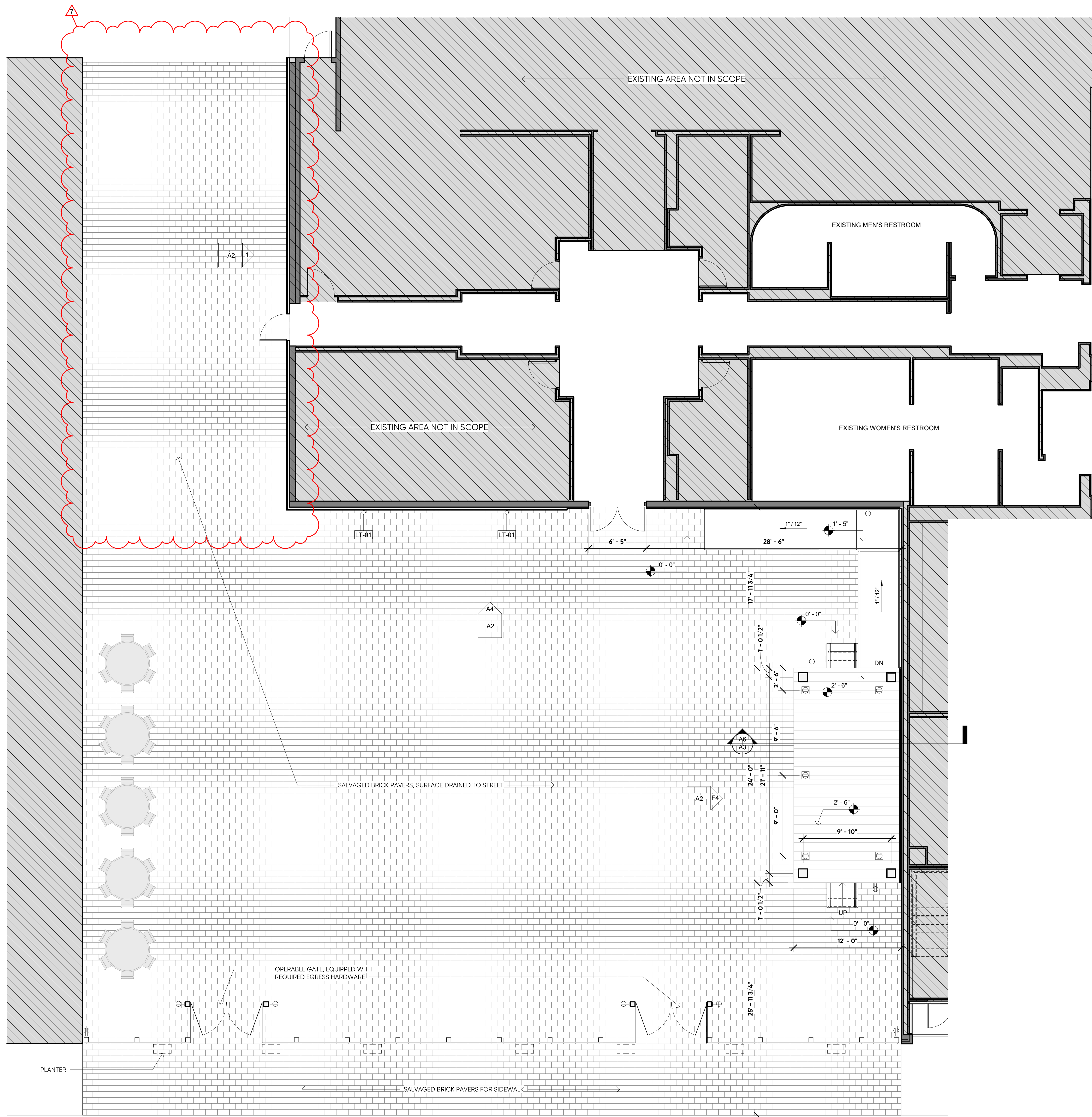
DATE _____

27 MAY 2026

SHEET TITLE

ARCHITECTURAL
SITE + FLOOR PLAN

A0

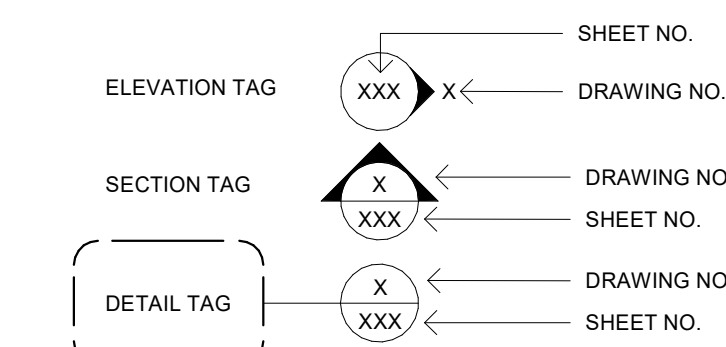


A1	South Outdoor Architectural Site Plan SCALE 3/16" = 1'-0"
1 A2	

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ON THE FLOOR PLANS (UNLESS OTHERWISE NOTED) ARE TAKEN FROM FACE OF EXISTING SURFACES.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK COMMENCING.
3. SEE GENERAL NOTES ON COVER SHEET FOR MORE INFORMATION CONCERNING WORK NOT SHOWN ON DRAWING.
4. ALLOW A MINIMUM OF 18 INCHES LATCH-SIDE CLEARANCE ON THE PULL SIDE OF ALL DOORS WITH CLOSERS AND A MINIMUM OF 12 INCHES LATCH-SIDE CLEARANCE ON THE PUSH SIDE OF ALL
5. NO INTERIOR SCOPE OF WORK PERFORMED, ONLY EXTERIOR RE-BUILDING, FACADE RENOVATION & EXTERIOR SITE WORK.

FLOOR PLAN LEGEND



 EXISTING WALLS
 NEW WALLS
 EXISTING - NOT IN SCOPE



RICKMAN
ARCHITECTURE +
DESIGN

224 W MONTGOMERY ST
VILLA RICA, GA 30180
radga.com
678.262.7974

PROJECT
**Weill Center Foundation
South**

828 N 8TH ST, SHEBOYGAN, WI 53081

CLIENT
Weill Center Foundation
828 N 8TH ST, SHEBOYGAN, WI 53081

CONSULTANT INFO

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7	08/31/2026	Revision 1

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REVIEWED BY: MR

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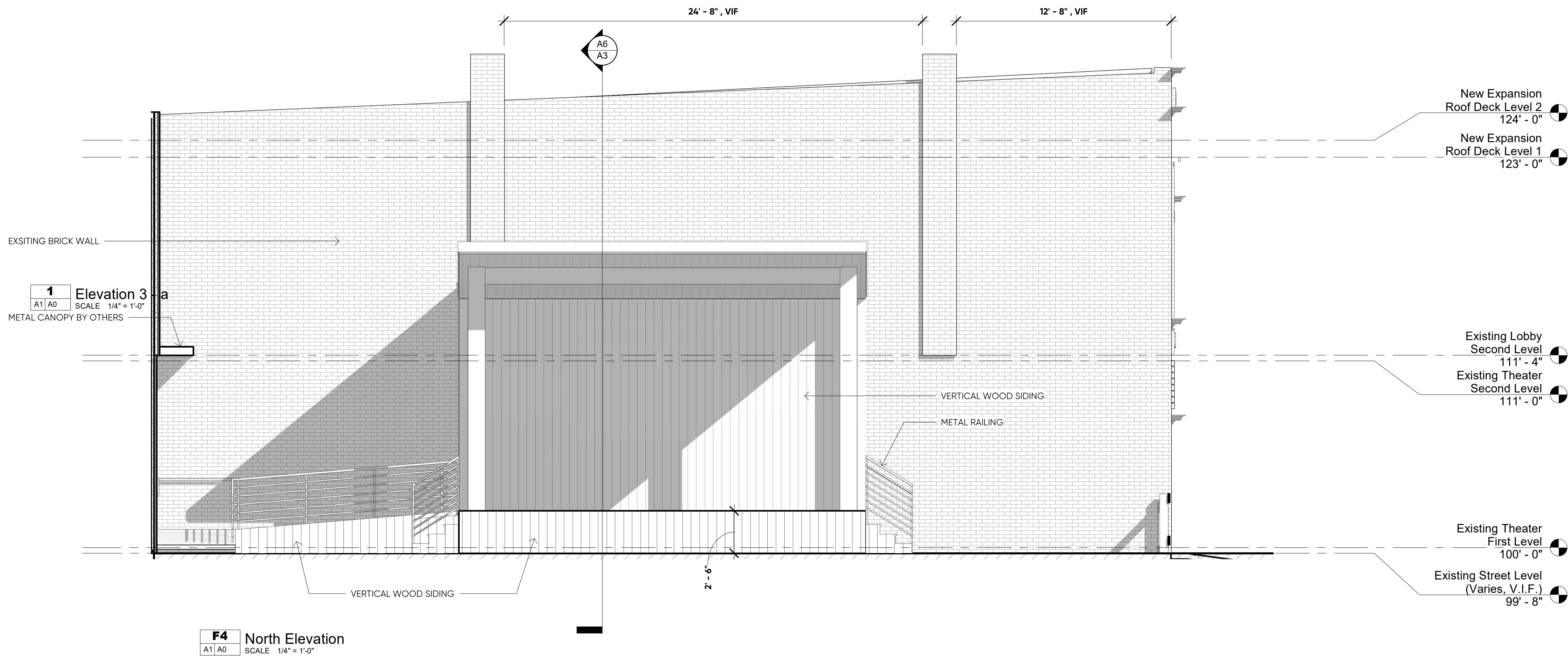
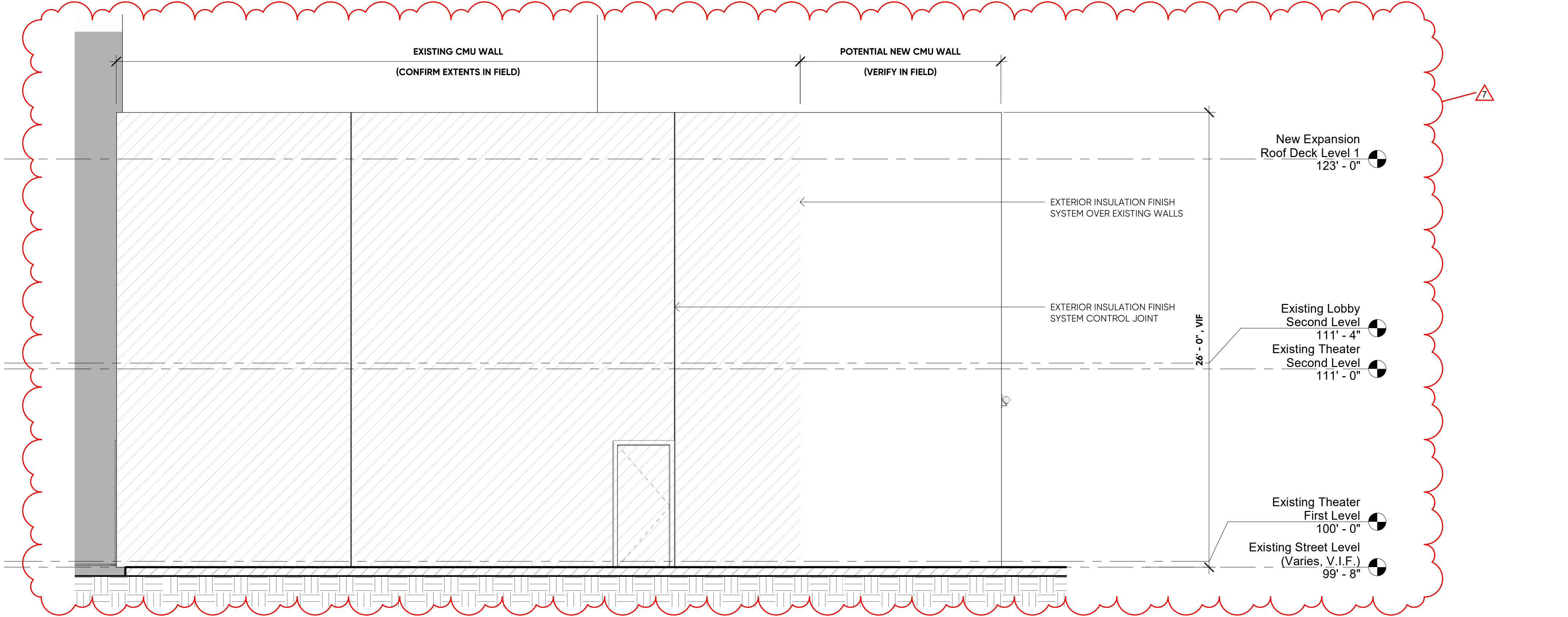


JOB #
23020

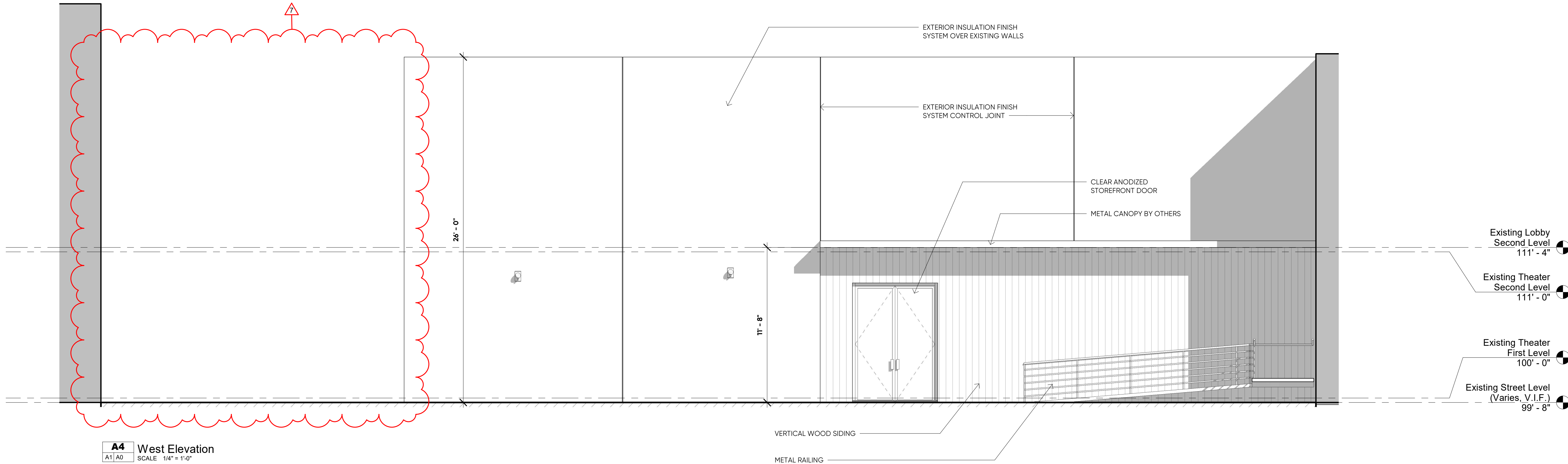
PHASE
PERMIT + CONSTRUCTION

DATE
27 MAY 2026

SHEET TITLE
**EXTERIOR
ELEVATIONS**



F4 North Elevation
SCALE 1/4" = 1'-0"



A4 West Elevation
SCALE 1/4" = 1'-0"

K

J

I

H

G

F

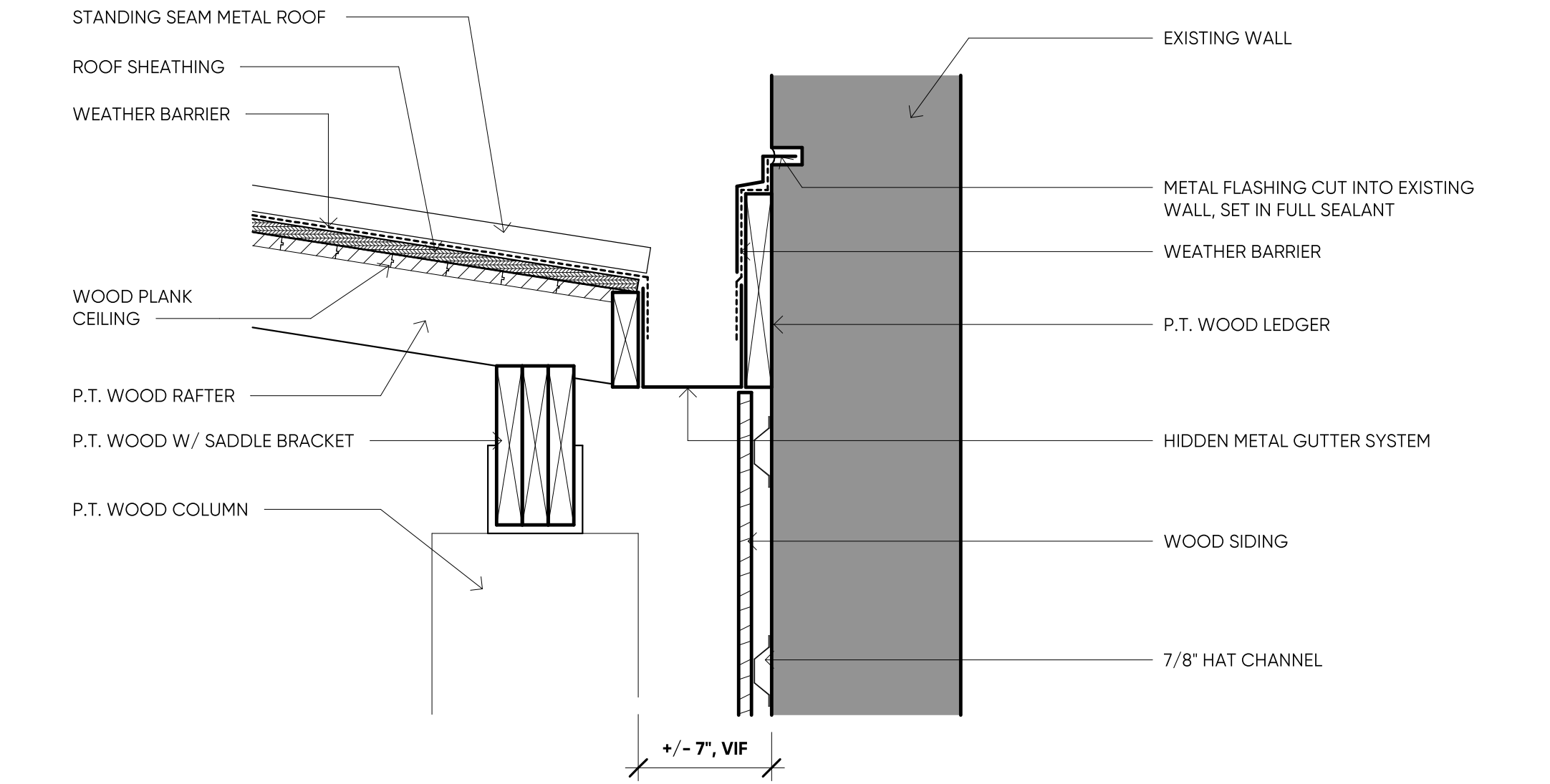
E

D

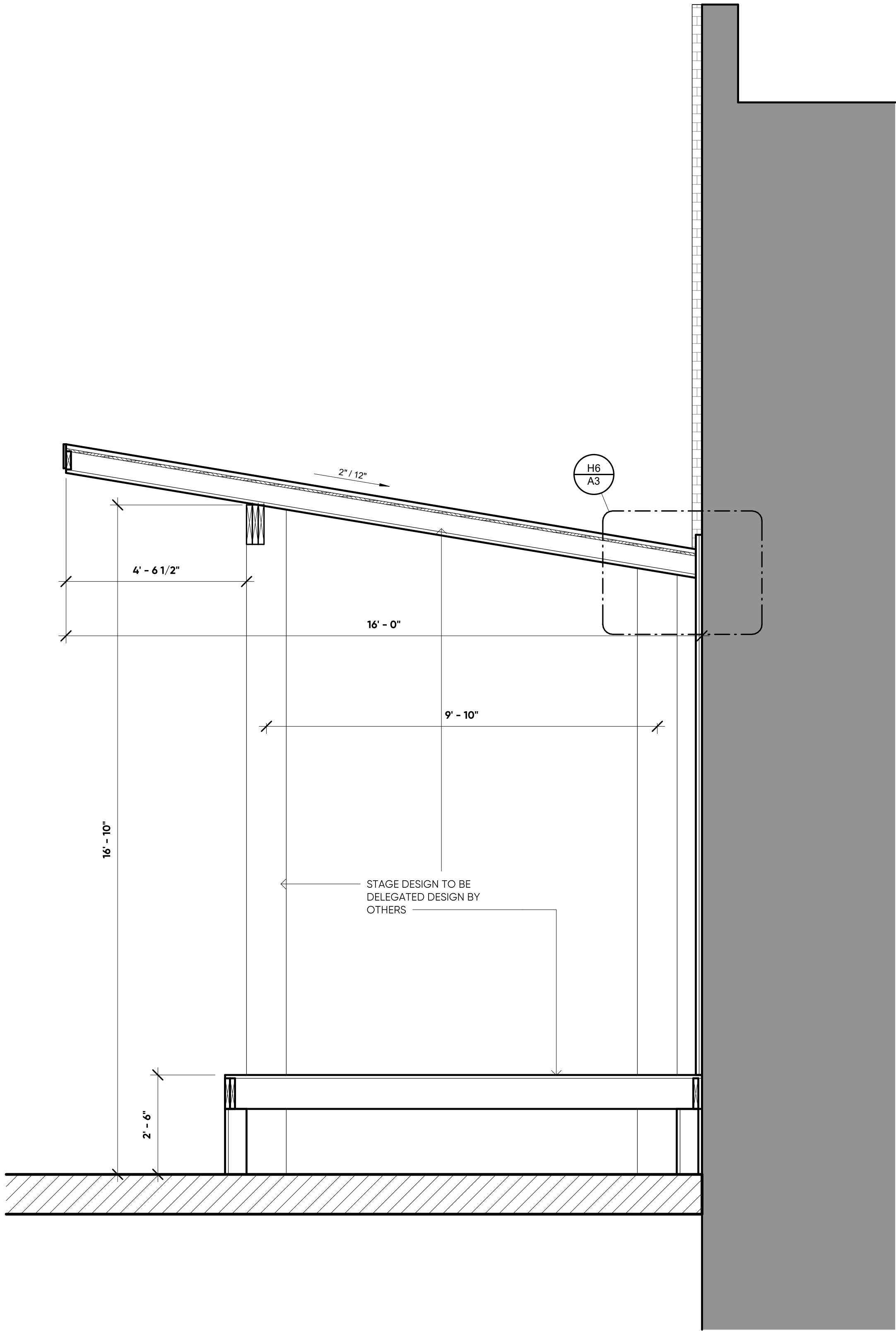
C

B

A



H6 SECTION DETAIL AT HIDDEN GUTTER
A6/A3 SCALE 1/12" = 1'-0"



A6 Wall Section @ Stage
A1/A0 SCALE 1/2" = 1'-0"



K

J

I

H

G

F

E

D

C

B

A

**RICKMAN
ARCHITECTURE +
DESIGN**

224 W MONTGOMERY ST
VILLA RICA, GA 30180
radga.com
678.262.7974

PROJECT

**Weill Center Foundation
South**

828 N 8TH ST, SHEBOYGAN, WI 53081

CLIENT

Weill Center Foundation
828 N 8TH ST, SHEBOYGAN, WI 53081

CONSULTANT INFO

#	DATE	DESCRIPTION

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REVIEWED BY: MR

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PROFESSIONAL STAMP



JOB #

23020

PHASE

PERMIT + CONSTRUCTION

DATE

27 MAY 2026

SHEET TITLE

**WALL SECTIONS +
DETAILS**

A3



**CITY OF SHEBOYGAN
ORDINANCE 15-26-27**

BY ALDERPERSON CLOSE.

SEPTEMBER 29, 2026.

AN ORDINANCE amending section 101-21 of the Sheboygan Municipal Code so as to update the language regarding the frequency of the city plan commission meeting dates.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

SECTION 1: **AMENDMENT** “Sec 101-21 Compensation; Meetings” of the Sheboygan Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

Sec 101-21 Compensation; Meetings

The members of the city plan commission shall receive no compensation for their services on the commission and shall meet on the first Wednesday of each month. Any matter referred to the city plan commission may be subsequently referred to the committee of the whole prior to its resubmission to the common council.

(Code 1997, § 86-33; Ord. No. 2-07-08, § 1, 6-4-2007)

AFTER AMENDMENT

Sec 101-21 Compensation; Meetings

The members of the city plan commission shall receive no compensation for their services on the commission and ~~shall~~may meet ~~on the first Wednesday of each month~~twice monthly. Any matter referred to the city plan commission may be subsequently referred to the committee of the whole prior to its resubmission to the common council.

(Code 1997, § 86-33; Ord. No. 2-07-08, § 1, 6-4-2007)

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 3: EFFECTIVE DATE This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

_____.

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan