

CITY OF SHEBOYGAN

PLAN COMMISSION

DECEMBER 11, 2018

1. OPENING OF MEETING MEMBERS PRESENT: Jerry Jones, Marilyn Montemayor, Alderperson Jim Bohren, Mayor Michael Vandersteen, and Don Cvetan MEMBERS EXCUSED: Bill Thiel and Ryan Sazama STAFF/OFFICIALS PRESENT: Manager of Planning & Zoning Steve Sokolowski and Planning & Development Director Chad Pelishek

1.1 Call to Order.

Chair Mayor Vandersteen called the meeting to order.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.3 Introduction of committee members and staff.

Introductions were made.

1.4 Identify potential conflict of interest.

No committee member has a conflict of interest with any item on this agenda.

2. MINUTES

2.1 Approval of the Plan Commission minutes from November 27, 2018.

Motion by Alderperson Bohren, seconded by Jerry Jones to approve.

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Conditional Use application Kohler Credit Union to install a temporary sign at the new Meijer site located at 924 N. Taylor Drive.

Motion by Alderperson Bohren, seconded by Don Cvetan to approve with the following conditions: Maximum square footage permitted is 32 sf. Sign messages and/or location shall not create any pedestrian/vehicular conflicts. The sign shall be appropriately maintained. Temporary sign shall be removed 30 days after an occupancy permit has been issued or by June 1, 2019, whichever occurs first. Variance granted: To install a temporary banner for longer than 30 days. Motion carried.

3.2 Conditional Use and variance application by Sheboygan Human Rights Association, Inc. to operate a family support service office at 1706 S. 11 th Street (former St. Andrew Lutheran Church Parsonage).

Motion by Alderperson Bohren, seconded by Marilyn Montemayor to approve with the following conditions: Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, etc.

An occupancy permit will be granted only at such time as the applicant has met all requirements. The applicant shall to construct a concrete ramp with decorative rails that match the colors of the structure.

If staff has any concerns with the handicap ramp design, the matter may be brought back to the Plan Commission for their consideration.

Proposed handicap ramp shall meet all required building codes. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.

Dumpster enclosure shall be completed prior to issuance of an occupancy permit. Outdoor storage of materials, products or equipment shall be prohibited. 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.). All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.).

There shall be no spillover light onto adjacent properties or the streets. Existing fencing is weathered and shall be re-stained a color compatible with that of the primary structure by June 28, 2019. If the applicant installs a new fence, the fence shall be installed per Section 15.720 (3)(c) of the City of Sheboygan Zoning Ordinance.

The applicant will work with staff with regards to the proposed fence design.

If staff has any concerns with proposed fence design, the matter may be brought back to the Plan Commission for their consideration. Applicant shall not be able to install any signage at this site. This conditional use permit only allows SHRAI to use the structure/property located 1706 S. 11 th Street.

SHRAI may not lease this property to any other tenant, agency, organization, etc. If SHRAI sells this structure/property located 1706 S. 11 th Street, it shall be sold as a single-family home use only. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such remodel/renovation. Applicant is required to work with City staff regarding a payment in lieu of taxes (PILOT) for their facility located at 1706 S. 11 th Street (parcel # 400130). Applicant will have an executed PILOT with the City of Sheboygan prior to issuance of a building permit. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments. Variances granted: To maintain the existing building setback to the property lines. From the minimum parking requirements (2 parking spaces). Motion carried.

3.3 GO 27 - 18 - 19 by Alderperson Bohren repealing Resolution No. 457 - 83 - 84, Gen. Ord. No. 216 - 88 - 89, and Gen. Ord. No. 110 - 92 - 93 relating to the grants of encroachment privileges.

Motion by Marilyn Montemayor, seconded by Don Cvetan to approve. Motion carried.

3.4 GO 28 - 18 - 19 and RO 186 - 18 - 19 by Alderperson Bohren granting Badger State Lofts, LP, its successors and assigns, the privilege of encroaching upon described portions of South 10 th Street located at 1031 Maryland Avenue in the City of Sheboygan for the purpose of construction and vehicular and pedestrian ingress and egress (with landscaping).

Motion by Alderperson Bohren, seconded by Jerry Jones to approve. Motion carried.

3.5 GO 29 - 18 - 19 and RO 187 - 18 - 19 by Alderperson Bohren granting Badger State Lofts, LP, its successors and assigns, the privilege of encroaching upon described portions of South 11 th Street located at 1031 Maryland Avenue in the City of Sheboygan for the purpose of continuing overhang of the existing building.

Motion by Jerry Jones, seconded by Don Cvetan to approve. Motion carried.

3.6 GO 30 - 18 - 19 and RO 188 - 18 - 19 by Alderperson Bohren granting Badger State Lofts, LP, its successors and assigns, the privilege of encroaching upon

described portions of Maryland Avenue located at 1031 Maryland Avenue in the City of Sheboygan for the purpose of parking, construction, and vehicular and pedestrian ingress and egress.

Motion by Jerry Jones, seconded by Don Cvetan to approve. Motion carried.

3.7 GO 31 - 18 - 19 and RO 189 - 18 - 19 by Alderperson Bohren granting Badger State Lofts, LP, its successors and assigns, the privilege of encroaching upon described portions of South 11 th Street located at 1031 Maryland Avenue in the City of Sheboygan for the purpose of parking, construction, and vehicular and pedestrian ingress and egress.

Motion by Jerry Jones, seconded by Marilyn Montemayor to approve. Motion carried.

3.8 RES 138 - 18 - 19 by Alderperson Bohren authorizing the appropriate City officials to execute an Easement Agreement between Badger State Lofts, LP and the City of Sheboygan, Wisconsin, regarding the property located near 1031 Maryland Avenue, Sheboygan, Wisconsin.

Motion by Alderperson Bohren, seconded by Marilyn Montemayor to approve. Motion carried.

4. NEXT MEETING

January 15, 2019

****MEETING LOCATION:** Municipal Service Building located at 2026 New Jersey Avenue in the Training Room.**

5. ADJOURN

5.1 Motion to Adjourn

Motion by Jerry Jones, seconded by Alderperson Bohren to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 4: 35 p.m..