

CITY OF SHEBOYGAN

PLAN COMMISSION

NOVEMBER 13, 2018

1. OPENING OF MEETINGMEMBERS PRESENT: Marilyn Montemayor, Don Cvetan, Mayor Michael Vandersteen, Jerry Jones, and Ryan SazamaMEMBERS EXCUSED: Alderperson Jim BohrenMEMBERS ABSENT: Bill ThielSTAFF/OFFICIALS PRESENT: Planning & Development Director Chad Pelishek and Manager of Planning & Zoning Steve Sokolowski

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.

Introduction were made.

1.4 Identify potential conflict of interest.

Mayor Vandersteen has a conflict of interest with item

3.
2.

2. MINUTES

2.1 Approval of the Plan Commission minutes from October 23, 2018.

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

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Conditional Use and variance application by PJR Properties, LLC to create two (2) parcels of property at the north side Piggly Wiggly property located at 2905 N. 15 th Street.

Motion by Marilyn Montemayor, seconded by Jerry Jones to approve with the following conditions: Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance. Prior to the City signing the proposed CSM, the applicant will provide all shared agreements between proposed Lot 1 and Lot 2 (parking, access, signage, storm drainage, landscaping, utilities, etc.). Prior to the City signing the proposed CSM, the applicant shall remove all temporary advertising signs from the properties. The Pig Stop Convenience Store shall install a dumpster enclosure by August 1, 2018.

The applicant shall submit a design to staff prior to construction.

If staff has any concerns with proposed dumpster design, the matter may be brought back to the Plan Commission for their consideration. If there are any amendments to the approved CSM, the applicant will be required to submit a new conditional use application reflecting those amendments. Variance Granted: To have a zero (0) foot sideyard paving setback. To locate existing pylon sign off-premise. To exceed .5 footcandles at property lines. Motion carried.

3.2 Conditional Use application by Leslie Kohler to construct a new multi-tenant facility on the former Alliant property located at the northeast corner of S. 8 th Street and Riverfront Drive (Parcel # 59281110032).

Motion by Jerry Jones, seconded by Ryan Sazama approved 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, Sheboygan Floodplain Zoning Ordinance, DNR, Army Corp, contamination, etc. 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. Applicant is responsible to insure that the proposed buildings are meeting all Federal, State and Local codes pertaining to the Sheboygan River Floodplain. Submittal/approval of a proposed storm drainage plan prior to building permit issuance. Submittal and approval of a landscape plan prior to building permit issuance.

Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan).

Landscaping shall be installed prior to issuance of an occupancy permit.

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. Existing chain link gate, fencing and barbwire shall be removed (located along the south side of the property). If fencing is to be installed, fence shall be installed per Section 15.720 (3)(c) of the City of Sheboygan Zoning Ordinance.

Applicant is required to submit specific fence details to staff.

If staff has any concerns with the fence design, the matter may be brought back to the Plan Commission for their consideration (fencing would need a decorative design). 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. Applicant shall install signage meeting the 8 th Street Design Guidelines and shall work with staff with regards to appropriate signage.

Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage.

If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration. Applicant shall to install individual letter signs no cabinet or flat panel signs. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Sign shall be located outside of the 15 foot vision triangle. All areas used for parking/maneuvering of vehicles shall be paved. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications. Applicant shall replace all street trees that are required to be removed for the project. 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.). Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant. 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, etc.). 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, retaining walls, street trees, etc.). Applicant is responsible for working with all private and public utilities in order to adequately service this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary). All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way). City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Water Utility. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc. If applicant leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design. Applicant is responsible for maintaining access for the property owner to the west per the ingress/egress easement between the properties. If the City of Sheboygan ever proposes to construct a pedestrian river front trail in the 25 foot easement along the river, the applicant shall work with and cooperate with the City regarding such an improvement. Applicant shall remove the large top soil pile located on the north side of the existing parking lot by December 1, 2018. 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. Variance Granted: To have a building height of 35 feet. From the Locational and Bufferyard landscaping requirement. Motion carried (4 - 0 - 1 abstained: Vandersteen).

3.3 R.O. 157 - 18 - 19 and G.O. 23 - 18 - 19 by City Clerk submitting a communication from David Gass, Rohde Dales LLP, requesting an encroachment into the Wisconsin Avenue Street right-of-way.

Motion by Jerry Jones, seconded by Marilyn Montemayor to approve as amended.

Motion carried.

3.4 RES. 115 - 18 - 19: Resolution approving the SouthPointe Enterprise Campus Protective Covenants and authorizing staff to record said covenants as deed restrictions against the property.

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

4. NEXT MEETING

November 27, 2018

****NEW 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 Ryan Sazama to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 4: 42 p.m.