

CITY OF SHEBOYGAN

PLAN COMMISSION

JUNE 27, 2017

1. OPENING OF MEETING MEMBERS PRESENT: Ryan Sazama, Don Cvetan, Alderperson John Belanger and Mayor Micheal Vandersteen MEMBERS EXCUSED: Jerry Jones, Marilyn Montemayor and Bill Thiel STAFF/OFFICIALS: Planning & Development Director Chad Pelishek, Manager of Planning & Zoning Steve Sokolowski, City Administrator Darrell Hofland, Finance Director Nancy Buss and Budget Analyst Carrie Arenz

Chair Mayor Vandersteen called meeting to order.

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Identify potential conflict of interest.

No one had a conflict of interest with an item on this agenda.

2.2 Approval of the Plan Commission minutes from June 13, 2017.

Motion by Alderperson John Belanger, seconded by Don Cvetan to approve.

Motion carried.

2.3 Conditional Use and variance application by Olivu to install new signage at 502 N. 8 th Street.

Motion by Ryan Sazama, seconded by Don Cvetan to approve with the following conditions: Applicant shall obtain the necessary sign permits prior to installation. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets. Applicant shall remove the soda machine so it is not visible from both Pennsylvania Avenue and N. 8 th street

(applicant may move the soda machine to the east side of their property so that it is not visible from Pennsylvania Avenue or can locate it inside the store). Soda machine shall be removed by July 7, 2017. If there are any amendments to the approved sign plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Variance granted: To install six (6) wall signs. Motion carried.

2.4 Conditional Use Permit application by James and Dave Fergades to operate the Splatterhaus Haunted House at 1202 S. Wildwood Avenue (Sheboygan Lakers Ice Center).

Motion by Alderperson John Belanger, seconded by Ryan Sazama to approve with the following conditions: Applicant shall obtain a carnival license from the City Clerk's Department including a hold harmless agreement and a certificate of insurance listing the City of Sheboygan as an additional insured. A walk through by the building and fire department shall take place a minimum of 48 hours prior to opening to public. At the time of the walk through, applicant shall provide the Police Department their current security policy and make contact numbers of the organizers available for the Police and Fire Departments. No haunted house activities shall take place outside of the facility after . If applicant is taking the position that they will card to operate after 11 pm then they shall take preventive steps by advertising that those under 18 will not be allowed in after 10: 30 pm. A new conditional use permit shall be required in the future only if the Fergades (Splatterhaus) add additional features and/or if the haunted house is relocated to a new location in the City of Sheboygan.

All the conditions approval must continue to be met and the Fergades (Splatterhaus) are still responsible for working with the City of Sheboygan Building Inspection, Fire and Police Departments in order to meet all required building/fire code and public safety requirements prior to operation. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Motion carried.

2.5 Conditional use application by Hang Li to operate Tokyo Sushi and Steak House Restaurant at 723 Center Avenue.

Motion by Alderperson John Belanger, seconded by Don Cvetan to approve with the following conditions: 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, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements. Applicant shall obtain the necessary liquor license in order to serve alcohol. Applicant may serve alcohol if and only if all required liquor licenses are obtained. The existing dumpster is in poor condition. Prior to issuance of an occupancy permit, applicant shall repair dumpster enclosure and shall re-install the gate. Dumpsters and/or grease receptacles shall be screened and enclosed and constructed of like materials and colors of the facility. Outdoor storage of materials, products or equipment shall be prohibited. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.). All new lighting shall be installed

per Section

15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets. Applicant shall obtain the necessary sign permits prior to installation. Proposed signage will be individual letter signs and shall meet the 8th Street design guidelines (no flat panel or interior lit cabinet signs).

Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building.

Staff may bring the proposed signage design back to the Plan Commission for review/approval. Prior to building permit issuance, the temporary Econo Lodge Banner at the southwest corner of the building shall be removed. Prior to issuance of an occupancy permit, applicant shall repaint the southern side of the building a color to match the rest of the 1 -story southern section of the building (replace the yellowish color with the matching color of the rest of the 1st floor of the building). If there are to be any renovation 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 renovation. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Motion carried.

2.6 Conditional use and variance application by Sheb Pro, LLC to construct a new Fairfield Inn Hotel along S. Taylor Drive (Parcel 470615).

Motion by Ryan Sazama, seconded by Don Cvetan to approve with the following conditions: 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, health, water, sewer, health, storm drainage, State of Wisconsin DNR, 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. Building permits shall be issued only at such time as the applicant has obtained official documentation from the Wisconsin Department of Natural Resources indicating that all DNR issues have been appropriately resolved (wetland disturbance permits, etc.). 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). 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. 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.). Outdoor storage of materials, products or equipment shall be prohibited. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets. All areas used for parking or maneuvering of vehicles shall be paved. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. Applicant shall obtain the necessary sign permits prior to installation. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration. Applicant shall be permitted a

freestanding monument sign for the site. Minimum setback is 12 feet with a maximum height of 8 feet. Applicant shall be permitted to install individual letter signs only on the structure (no cabinet or flat panel signs are permitted). Applicant may work with staff provided signs meet zoning ordinance requirements. Maximum building height permitted is 53 feet (grade to peak). Absolutely no portion of the new building and other site improvements shall cross the property line including but not limited to balconies, decks, foundation, walls, gutters, eaves, roof, signs, landscaping, retaining walls, etc.). 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). 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, 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. All vehicles, equipment, materials, products, etc. shall temporarily be located on the parking lot property to the north per the developer's agreement. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant. Applicant will take all appropriate actions to minimize the time period that adjacent properties and streets are impacted by the development (utilities, streets, etc.). 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 Prior to building permit issuance, the applicant will provide formal documentation that all required easements, agreements, etc. between the property owners have been officially recorded by Sheboygan County. Easements/agreements including but not limited to shared parking, access, utilities, storm drainage etc. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building plans. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Variance granted: For a sideyard paving setback of zero (0) feet for the hotel parcel. For a front yard paving setback eight (8) feet for the hotel parcel. For a building height of 53 feet. From the locational landscaping requirements. Motion carried.

2.7 Res. No. 36 - 17 - 18 by Ald. Bitters and Donohue approving the Capital Improvements Program recommended by the Capital Improvements Commission, for the program period of 2018 - 2022 and adopting the program for implementation.

Motion by Alderperson Belanger to change Capital Improvements Program Budget to 8.6 million. Due to no second - Motion FAILED.

Motion by Ryan Sazama, seconded by Don Cvetan to approve as present.

Motion carried (3 - 1: Belanger)

3. ADJOURN

3.1 Motion to Adjourn

Motion by Ryan Sazama, seconded by Alderperson John Belanger to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 4: 59 p.m.

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