

CITY OF SHEBOYGAN

PLAN COMMISSION

MAY 30, 2017

1. OPENING OF MEETING MEMBERS PRESENT: Marilyn Montemayor, Jerry Jones, Mayor Michael Vandersteen, Ryan Sazama, Alderperson John Belanger, and Don Cvetan MEMBERS EXCUSED: Bill Thiel STAFF/OFFICIALS: Alderpersons Donahue, Holzschuh, Trester, Nelson, Damrow, Bitters and Lewandoske, City Administrator Darrell Hofland, City Attorney Chuck Adams, Director of Public Works David Biebel, Director of Planning and Development Chad Pelishek, Manager of Planning and Zoning Steve Sokolowski, and Chief of Police Christopher Domagalski

Chair Mayor Vandersteen called the meeting to order.

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Identify potential conflict of interest.

No committee member had a conflict of interest with the items on this agenda.

2.2 Approval of the Plan Commission minutes from May 9, 2017.

Motion by Marilyn Montemayor, seconded by Jerry Jones to approve the minutes from May 9, 2017.

2.3 Kohler Annexation--Public Input The following individuals spoke as part of the Public Input: Jeri Gundlach, Angela Hullin, Rose Philips, James Schuessler, Greg Hopkins, Linda Shimon, Roger Miller, Michael Huitiak, John Ehmann, Matt Fore, David Sanderson, Donald Weimann, David Bruggink, Alizee Desmoulin, Kathleen Wessel, Alexandra Nugent, Terry Lillesand, John A Holzward, Lisa Vihos, Claudia Bricks, Jason Peters, Kathleen Rammer, Debbie Desmoulin, Dane Checolinski, Nancy DesJardins, Dave Aldag, and Jayne Zabrowski.

2.4 R. O. No. 32 - 17 - 18 by the City Clerk submitting a communication from Reinhart Attys. at Law at the request of their client, Kohler Co., a Wisconsin

corporation ("Kohler"), enclosing the Annexation Petition for lands in the vicinity of Stahl Road (CTH KK) and 12 th St. (CTH V) in the Town of Wilson.

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

2.5 Gen. Ord. No. 4 - 17 - 18 by Ald. Bohren and Sorenson amending the City's Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property being the entire area included in the annexation petition as shown on the attached map received and dated May 15, 2017, from Town of Wilson P 1, A 2, A 3 and R 1 to Class Suburban Residential (SR- 5) Classification.

Motion by Alderperson John Belanger, seconded by Ryan Sazama to approve. Motion carried.

2.6 Conditional Use and variance application by Anchor of Hope Pregnancy Center of Sheboygan to install new signage at 703 N. 9 th Street.

Motion by Alderperson John Belanger, seconded by Jerry Jones to TABLE until the next meeting.

Motion carried.

2.7 Conditional Use and variance application by Depot Auto Service and Towing to install a new free standing sign at 1131 Pennsylvania Avenue.

Motion by Alderperson John Belanger, seconded by Jerry Jones to approve with the following conditions: Applicant shall obtain the necessary sign permits prior to installation. Maximum height of sign is 12 feet (top of sign to grade). The new sign shall remain in the exact same location as the existing sign. Applicant shall meet Sections 15.804 (a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles.No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted. 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. Sign messages and/or location shall not create any pedestrian/vehicular conflicts.Variance granted: To have a 12 foot tall monument sign To maintain the sign in its existing location.Motion carried.

2.8 Conditional Use and variance application by Ron Becker to construct and operate Transpo Mini-Storage facility from 1331 Wisconsin Avenue (former Northwoods Chemical).

Motion by Jerry Jones, seconded by Alderperson John Belanger 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, storm drainage, hazardous materials, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.). Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. Submittal/approval of a storm drainage plan prior to building permit issuance. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall include a legend that shows how the four (4) landscape criteria are being met, how the landscape bufferyard criteria are being met and where street trees are to be located. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Outdoor storage of materials, products or equipment shall be prohibited. Applicant shall install a black, six (6) foot tall decorative fence along the Wisconsin Avenue front/street yard end of the site (fence shall be in line with the buildings and not any closer to the front property line).

Applicant shall install a black, eight (8) foot tall chain-link fence along the south end.

Applicant is required to submit specific fence details to staff for review/approval.

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

Fence shall be installed per Section 15.720 (3)(c) of the Zoning Ordinance. All ground level and rooftop mechanicals shall be screened/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. There shall be no spillover light onto adjacent streets and/or properties. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs no cabinet or flat panel signs. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration. 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. The development shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. Any new or modified ingress/egress driveway openings shall be improved to standard City specifications. The unused driveway openings to the east shall be closed and improved to standard City specifications. 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 street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.). It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary. Applicant

will provide adequate public access along Wisconsin Avenue, N. 13 th and/or N. 14 th Street and will take all appropriate actions to minimize the time period that these streets will be closed/affected. 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. All vehicles, equipment, materials, products, etc. shall be located on the applicant s property (no storage on public rights-of-way). If applicant leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy. 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. Applicant shall work with the property owner at 1303 Wisconsin Avenue to maintain the driveway per easement agreement between properties. Variances granted: To have an 8.5 foot front yard setback. To have a 21.5 foot rear yard setback. To the locational landscaping requirements. Motion carried.

2.9 Conditional Use and variance application by Sheboygan Area School District to construct new building additions, to reconstruct the parking lot and to add a new access drive along Pershing Avenue at Pigeon River and Elementary School for the Arts and Academics (ESAA) at 3508 N. 21 st Street.

Motion by Alderperson John Belanger, seconded by Don Cvetan to approve with the following condition: 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, storm drainage, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements. 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 and landscaping bufferyard criteria are being met. Dumpster(s) shall be screened/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 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. There shall be no spillover light onto adjacent streets and/or properties. 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 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. 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. The new Pershing Avenue access drive/entrance gate shall be utilized by SASD authorized personal only. This access drive shall not be used by the general public including but not limited to school staff, parents, the public etc. Prior to issuance of an occupancy permit, the applicant is required to construct sidewalk at the southwest and southeast corners of the school property along Pershing Avenue to complete these sidewalk gaps. 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 street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.). It will be the applicant s responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary. Applicant will provide adequate public access along Pershing Avenue and N. 21 st Street and will take all appropriate actions to minimize the time period that these streets will be closed/affected. 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. All vehicles, equipment, materials, products, etc. shall be located on the applicant s property (no storage on public rights-of-way). 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: To the locational landscaping requirements. Motion carried.

2.10 R. C. No. 16 - 17 - 18 by Public Safety to whom was referred R. O. No. 2 - 17 - 18 by the City Clerk submitting a communication from Angela Smith who resides at 1410 Illinois Ave. raising concerns regarding Thomas Industries' noise and lighting.

Motion by Alderperson John Belanger, seconded by Jerry Jones to file.

Motion carried.

3. ADJOURN

3.1 Motion to Adjourn

Motion by Jerry Jones, seconded by Alderperson John Belanger to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 6: 30 p.m.

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