

CITY OF SHEBOYGAN

PLAN COMMISSION

APRIL 25, 2017

1. OPENING OF MEETING MEMBERS PRESENT: Jerry Jones, Ryan Sazama, Marilyn Montemayor, and Don Cvetan MEMBERS EXCUSED: Alderperson John Belanger, Mayor Michael Vandersteen, and Bill Thiel STALL/OFFICIALS PRESENT:

Manager of Planning and Zoning Steve Sokolowski

Vice-Chair Jerry Jones called the meeting to order at 4: 03 p.m.

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Identify potential conflict of interest.

No committee member has a conflict of interest with items on agenda.

2.2 Approval of the Plan Commission minutes from April 11, 2017.

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

Motion carried.

2.3 Conditional Use and variance application by Wisconsin Power and Light to construct a new bottom ash building addition at the Edgewater Generating Station located at 3739 Lakeshore Drive.

Motion by Ryan Sazama, 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, hazardous materials, State of Wisconsin, Public Service Commission, Environmental Protection Agency, 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. Outdoor storage

of materials, products or equipment shall be prohibited. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. 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 landscape and/or pave the areas where structures are to be demolished at the northwest corner of the facility as depicted on the approved site plan. This landscaping/paving shall be completed 60 days after the dry ash system is complete. Applicant is responsible for insuring building is located outside the floodplain and meets the minimum 75 foot setback to the Lake Michigan Ordinary high-water mark. 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: From the locational landscape requirements. Motion carried.

2.4 Bridgestone Retail Operations time extension request to a previously approved conditional use permit to construct a new Firestone Auto Care Facility on Parcel Number 431739 (Washington Square Outlot along Washington Avenue).

Ryan Sazama stated the existing storm sewer inlet/pipe on the Southeast corner of the site needs to be extended to the north so the sidewalk can be constructed on the Washington Avenue.

Once a distance is determined on the length of the storm sewer extension the property owner will have to grant a storm sewer utility/drainage easement to the City of Sheboygan.

The preliminary dimensions of this storm sewer utility/drainage easement is 5 x 5 but this dimension may change once the design of the storm sewer extension is determined.

Motion by Don Cvetan, seconded by Marilyn Montemayor to approve the extension to November 3, 2017 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, hazardous materials, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements. Submittal and 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). Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. 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 properties and/or streets. Applicant shall obtain the necessary sign permits prior to installation. All areas used for parking and 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. Applicant shall be permitted to install individual letter signs only on the structure to match the signs in the Washington Square Development no cabinet signs are permitted. Applicant may work with staff provided signs meet zoning ordinance requirements. Applicant shall be permitted a freestanding monument sign(s) for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. 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. 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.). Applicant will provide adequate public access along Washington Avenue,

South Business Drive II and the Washington Square frontage roads and will take all appropriate actions to minimize the time period that these streets will be closed/affected. If there are any amendments to the approved conditional use/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. The applicant is responsible for and will work with the City Engineering Department with regards to the public sidewalk

to be installed in the Washington Avenue public right-of-way adjacent to the Firestone property. At such time as the public sidewalk is installed in the Washington Avenue public right-of-way, the applicant shall be required to install a private sidewalk and bicycle rack from the front entrance door to the public sidewalk. Applicant shall install the private sidewalk 60 days after the public sidewalk has been installed. Applicant will work with the City Engineering Department with regards to stormwater, sidewalk installation, easements, etc.

The existing storm sewer inlet/pipe on the Southeast corner of the site that needs to be extended to the north so the sidewalk can be constructed on the Washington Avenue.

The applicant will work with the Engineering Department and building permits will be issued only at such time as the storm water plans has been reviewed and approved. Variance Granted: From the locational landscape requirements. Motion carried.

3. ADJOURN

3.1 Motion to Adjourn

Motion by Marilyn Montemayor, seconded by Don Cvetan to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 4: 17 p.m.

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