

CITY OF SHEBOYGAN

PLAN COMMISSION

MARCH 14, 2017 at 4: 00 PM

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

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 has a conflict of interest with items on this agenda.

2.2 Approval of the Plan Commission minutes from February 28, 2017.

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

Motion carried.

2.3 Conditional Use and variance application by Acuity to install temporary banners at 2800 S. Taylor Drive.

Motion by Alderperson Belanger, seconded by Jerry Jones to approve with the following conditions: Banner(s) shall be removed by December 1, 2017. If applicant proposes to install any future banners, the applicant will be required to obtain the necessary permits to do so (conditional/variance and sign permit). Variance Granted: To install a 644 sf temporary advertising banner. To install temporary advertising banners for more than 30 days throughout 2017. Motion carried.

2.4 Conditional Use and variance application by RLO Sign, Inc. to install a new electronic readerboard monument sign at Urban Middle School located at 1226 North Avenue.

Motion by Marilyn Montemayor, seconded by Ryan Sazama to approve with the following conditions: Applicant shall obtain the necessary sign permits prior to installation. Maximum height of sign is eight (8) feet (top of sign to grade). Sign shall meet the 12 foot setback to the property line . 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. The proposed colors and materials of the brick columns shall match the existing school facility brick colors and materials so that they are consistent and match.Variance Granted: To permit a 69 sf sign.Variance Denied: To permit an 11 foot sign setbackMotion carried.

2.5 Conditional Use and variance application by RLO Sign, Inc. to install new signage at SACO Polymers located at 3120 Crocker Avenue.

Motion by Alderperson Belanger to hold, seconded by Don Cvetan.

Motion carried.

2.6 Conditional Use and variance application by Sheboygan County YMCA to construct building additions and to relocate their outdoor playground on the west side of the facility located at 812 Broughton Drive.

Motion by Alderperson Belanger, seconded by Jerry Jones to approve with the following conditions: Prior to construction and operation, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, Applicant will obtain all required licenses to operate the day care facility. Submittal/approval of a proposed storm drainage plan prior to building permit issuance. Submittal and approval of a proposed landscape plan prior to building permit issuance. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If fencing is to be installed, fencing shall be installed per Section 15.720 (3)(c) of the City of Sheboygan Zoning Ordinance.The fence shall have black vinyl coating. 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 street and properties. All areas used for parking and maneuvering of vehicles shall be paved prior to issuance of an occupancy permit. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping prior to issuance of an occupancy permit. 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 N. Franklin Street, Washington Court, and Wisconsin Avenue and will take all appropriate actions to minimize the time period that these streets, sidewalks and driveways will be closed/affected. Absolutely no portion of the building, parking lot, landscaping, etc. shall cross the property line (appears the building, fencing and landscaping is very close to the property line). It is the applicant's responsibility to insure the new structures meet the approved setbacks. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs no cabinet signs. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building and sign design. 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 permit a 12.3 foot setback for the new storage garage building addition to N. Franklin Street To permit a 1.9 foot setback for the new storage room building addition to N. Franklin Street To permit a one (1) foot paving setback variance for the new playground sidewalk N. Franklin Street and Wisconsin Avenue From the locational landscaping requirements Motion carried.

2.7 Conditional Use and variance application by Ben Stanley to operate a mini-storage facility from 1234 Kentucky Avenue.

Steve Sokolowski explained the mini-storage conditional use proposal to the Plan Commission.

Mr. Sokolowski explained that it is critical for the Plan Commission to consider both the Indiana Avenue Revitalization Plan as well as the City of Sheboygan Comprehensive Plan when considering this mini-storage use of 1234 Kentucky Avenue.

Mr. Sokolowski stated that the Indiana Avenue Revitalization Plan as well as the City of Sheboygan Comprehensive Plan have been reviewed by the public, staff, the Plan Commission, etc. and adopted by the Common Council.

These plans recommend when making land use decisions that the City try to realize the greatest potential of a proposed redevelopment.

The Indiana Avenue Revitalization Plan specifically identifies the former Wisconsin Woodcrafters building at 1234 Kentucky Avenue as a redevelopment opportunity.

The Plan states the following with regards to 1234 Kentucky Avenue:

Superblock Redevelopment The south section of this block offers a large redevelopment site with views to downtown and the lake. Following the relocation of existing uses on the north section, this location offers the opportunity to

redefine an entire block.

Redevelopment of the superblock should focus on a mix of retail, mixed-use along Indiana Avenue and residential along Kentucky Avenue.

Mr. Sokolowski stated that based upon a number of goals, policies and objectives of the plans, it is staff's position that there is greater potential that can be realized at 1234 Kentucky Avenue.

Therefore, staff is recommending that the conditional use permit for a mini-storage use of 1234 Kentucky Avenue be denied based on the goals and objectives of the Indiana Avenue Redevelopment Plan and Implementation Strategy and the City of Sheboygan Comprehensive Plan as noted in the staff report.

Scott Matula stated that the 2011 plan is outdated.

This use is allowed through conditional use and would be a good buffer between Indiana Avenue and the residential properties on Kentucky Avenue. Mini-storage is not a high traffic use compared to residential housing.

There is currently a number of housing complexes in the works right now.

Ben Stanley explained the mini-storage proposal.

Mr. Stanley mentioned that they will have one full time onsite management and possibly a couple of part time staff, the building will have a security system to monitor who is in the building, the building will have a sprinkler system in case of a fire, they will not allow for interior vehicle storage, the parking lot will be paved, the interior and exterior of the building will be remodeled.

Neighbors expressed concerns about automobile storage, hazardous materials, fire concerns, traffic and dust from gravel alley, and the building being an eyesore, etc.

Motion by Ryan Sazama to deny, seconded by Marilyn Montemayor.

Motion carried.

2.8 R.O. 236 - 16 - 17 and G.O. 45 - 16 - 17 by Ald. Donohue and Hou-Seye amending the City's Future Land Use Map of the Comprehensive Plan to change the Land Use Classification of property located at 1031 Maryland Ave. from Employment to Central Mixed Use.

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

Motion carried.

2.9 R.O. 236 - 16 - 17 and G.O. 43 - 16 - 17 by Ald. Donohue and Hou-Seye amending the City's Zoning Map to change the Use District Classification of property located at 1031 Maryland Ave. from Class UI Urban Industrial to Class CC Central Commercial Classification.

Motion by Alderperson Belanger to approve, seconded by Marilyn Montemayor.

Motion carried.

2.10 R. O. No. 235 - 16 - 17 by the City Clerk submitting a petition for direct annexation by unanimous approval for property located in the Town of Sheboygan at 3009 N. 15 th St. G.O. 44 - 16 - 17 by Ald. Belanger and Wolf annexing territory to the City of Sheboygan, Wisconsin.

Steve Sokolowski that Mr. Kisiolek is requesting annexation in order to receive City water because this property s private well is failing.

Mr. Sokolowski informed the property owner that there are presently a number of property maintenance issues that will need to be addressed which include items scattered throughout the yard, an unlicensed/inoperable van, a commercial truck parked on property, etc.

Mr. Sokolowski stated he wanted to inform the owner of these property issues now so the owner can properly address these concerns.

City staff would prefer not to have to address property maintenance violations immediately after the property is annexed into the City.

Chad Pelishek informed the committee that the Finance Committee had also recently reviewed this annexation request and have approved paying the 5 years worth of taxes but it will be charged back to the property owner. Mr. Kisiolek stated if that is what I need to do to get water then I have to do that.

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

Motion carried.

3. ADJOURN

3.1 Motion to Adjourn

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

Motion carried.

Being no further business meeting was adjourned at 5: 01 p.m.