

CITY OF SHEBOYGAN

PLAN COMMISSION

DECEMBER 13, 2016 at 4: 00 PM

1. OPENING OF MEETING MEMBERS PRESENT: Mayor Michael Vandersteen, Alderperson John Belanger, Ryan Sazama, Marilyn Montemayor, and Don Cvetan MEMBERS EXCUSED:

Jerry Jones and Alderperson Todd Wolf STAFF/OFFICIALS PRESENT: Planning & Development Director Chad Pelishek and Planning & Zoning Manager Steve Sokolowski

Chair Mayor Michael 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 November 29, 2016.

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

Motion carried.

2.3 Conditional Use, variance and CSM application by KW SBM, LLC to construct a new cross dock distribution facility in the Sheboygan Business Park located at the southwest corner of Concord Drive and Gateway Drive (Parcel # 470938).

Motion by Alderperson John Belanger, 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, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin DNR, Army Corp of Engineers, 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 may only impact areas designated as wetlands if and only if they have written documentation (license, permit, etc.) from the DNR permitting them to do so. Applicant shall provide such documentation to the Department of City Development prior to impacting any designated wetlands. Submittal and approval of a proposed storm drainage plan prior to building permit issuance. If the applicant is proposing to utilize City of Sheboygan property for their stormwater purposes, a stormwater agreement will also need to be completed prior to building permit issuance. The agreement shall specifically detail issues such as use, construction, maintenance, access, etc. Submittal and approval of a proposed landscape plan prior to building permit issuance. Applicant will submit a landscape plan that addresses all four (4) landscaping and bufferyard requirements (except for approved landscape locational variance). Applicant shall provide and maintain landscaping, berming and screening that adequately screens the proposed trailers and dock doors from Concord Drive and the property lines. This landscaping/berming/screening shall be incorporated into the landscape plan and shall be installed per approved plans. Fencing shall be installed per Section 15.720 (3)(c) of the City of Sheboygan Zoning Ordinance. The applicant shall install the black vinyl Beta Fence as they have proposed.

The applicant shall not install barb wire fencing. Compactor and dumpster 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. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. 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 spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity. Applicant shall obtain the necessary sign permits prior to installation. The proposed signage shall meet the City of Sheboygan Zoning Ordinance and Business Park Protective Covenants. All signage must be submitted to and reviewed/approved by the City of Sheboygan Architectural Review Board. Applicant shall be permitted to install individual letter signs no cabinet or panel signs. 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 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 shall adequately address all Sheboygan Water Utility concerns related to this development. Applicant shall adequately address all Fire Department concerns related to this development. Applicant will provide adequate public access along Gateway and Concord 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. The Certified Survey Map (CSM) will be reviewed if and only if the Plan Commission approves the conditional use permit. The proposed CSM will exactly match the approved site plan/property layout. Applicant shall submit a

Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance. Building permits will only be issued at such time as the applicant can provide documentation from Sheboygan County that the CSM has been officially recorded and that KW SBM, LLC is the owner of the parcel. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building and sign design. The fueling station design shall architecturally match the main cross dock facility with regards to design, materials, colors, etc. 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:

1. From the locational landscaping requirements

Motion carried.

3. ADJOURN

- 3.1 Motion to Adjourn

Motion by Alderperson John Belanger to adjourn, seconded by Marilyn Montemayor.

Motion carried.

Being no further business the meeting was adjourned at 4: 15 p.m.

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