

CITY PLAN COMMISSION - 4: 00 PM (Tuesday, July 26, 2016)Generated by Janet Duellman on Wednesday, July 27, 2016

1. OPENING OF MEETINGPresent: Ryan Sazama, Marilyn Montemayor, Jerry Jones, Alderperson John Belanger, Mayor Michael Vandersteen, Todd Wolf and Don CvetanStaff: Planning & Development Director Chad Pelishek, Steve Sokolowski, and Janet M Duellman

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from July 12, 2016.Alderperson John Belanger moved to approve, Todd Wolf seconded.

Motion passed unanimously.

2.2 Conditional Use application by Old World Creamery, LLC to utilize the existing vacant facility at 1606 Erie Avenue for dairy related purposes (the former Verifine facility).Alderperson John Belanger moved, Todd Wolf seconded 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, water, sewer, health, food, State of Wisconsin, hazardous materials, etc.An occupancy permit will be granted only at such time as the applicant has met all requirements. If using dumpsters, the 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, 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 properly maintain the landscaping on the property (presently is over grown and not properly maintained). Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs only on the structure no cabinet signs are permitted. Applicant shall work with staff on sign design if the applicant proposes any changes to the legal nonconforming pylon sign. Any new ingress/egress driveway openings and any drives to be closed or modified shall be 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 and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees,

etc.). Absolutely no portion of the new building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, 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 all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.). All Semi-trucks shall use designated truck routes in the City of Sheboygan. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. If the applicant proposes any significant exterior remodeling of the building, the applicant shall obtain City of Sheboygan Architectural Review Board approval prior to remodel construction. The applicant shall infill the loading doors to be removed with a design, materials and colors that match the existing facility. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments. Applicant shall work with the Department of City Development with regards to submitting a landscape plan for this site.

Motion passed unanimously.

2.3 Precise Implementation Plan by Horizon Capital Investments, LLC to construct the new Portscape Apartments located in the S. Pier District along S. Pier Drive, Blue Harbor Drive, Illinois Avenue and Fisherman's Road. Alderperson John Belanger moved, Todd Wolf seconded 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, 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). 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 for the first apartment building to be occupied. 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, satellite dishes, etc.). All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets. Applicant shall install signage meeting the South Pier Design Guidelines and shall work with staff with regards to appropriate signage. Applicant will be required to submit the final design package in order to be incorporated into the approved PIP. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. 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. Sign shall be located outside of the 15 foot vision triangle. All areas used for parking/maneuvering of vehicles shall be paved.

All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. Any new ingress/egress driveway openings and any drives to be closed or modified shall be 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 and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.). Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the Portscape Apartments development (utilities, streets, 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. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.). Applicant is responsible for working with all private and public utilities in order to adequately service this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary). 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 if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc. The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) creating the parcels as proposed. No building permits shall be issued until such time as the applicant can show City staff that the CSM has been officially recorded by Sheboygan County and the lots have been officially created. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the Portscape Apartments. In cooperation with the City, a traffic study shall be completed, to the satisfaction of the Plan Commission, prior to the commencement of Phase 1. In cooperation with the City, a parking study shall be completed, to the satisfaction of the Plan Commission, prior to the commencement of Phase 2. If the applicant does not proceed with Portscape Apartments Phase 2, the applicant shall restore to its original condition all private and public lands/property, temporary roads, temporary access drives, etc. 60 days after the City is notified that the applicant is not proceeding with Phase 2.

Applicant shall also be required to remove any permanent off-premise signage and/or temporary advertising from these parcels within this same 60 day period. If there are any amendments to the approved PIP (including but not limited to site plan, architectural design, etc.) the applicant will have to submit an amended PIP for review by the Plan Commission that accurately reflects any and all proposed changes. Motion passed unanimously.

2.4 Site Plan application by the City of Sheboygan to construct the new Arts and Culture Plaza on parcel # 107310 (former Boston Store property). Todd Wolf moved to approve, Jerry Jones seconded.

Motion passed unanimously.

3. ADJOURN

3.1 Motion to Adjourn Jerry Jones moved to adjourn, Alderperson John Belanger seconded. Motion passed unanimously. Being no further business the meeting was adjourned at 4: 52 p.m.