

CITY PLAN COMMISSION - 4: 00 PM (Tuesday, June 28, 2016)Generated by Janet Duellman on Wednesday, June 29, 2016

1. OPENING OF MEETINGPresent: Don Cvetan, Ryan Sazama, Marilyn Montemayor, Todd Wolf, Mayor Vandersteen, Ald. John Belanger, and Jerry JonesStaff: Chad Pelishek, Steve Sokolowski, Atty Charles Adams, and Janet M Duellman

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from June 14, 2016.Ald. John Belanger moved to approve, Todd Wolf seconded.

Motion passed unanimously.

2.2 Conditional Use Permit Application by Basudev Adhiahri to remodel the existing convenience store and add a new liquor store at Tidy Store Gas Station located at 810 N. 14 th Street.Ald. 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, alcohol, storm drainage, etc.An occupancy permit will be granted only at such time as the applicant has met all requirements. Applicant may only sell beer/alcohol if and only if all required beer/liquor licenses are obtained. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slattting (PDS) material in order to effectively screen and enclose these mechanical units.

Applicant shall install new privacy decorative Slattting (PDS) to match the new color of the facility (remove existing blue slattting and install new PDS slattting to match new color of the building). The existing shed presently located on the south side of the existing facility shall be removed or relocated to a less visible location such as the west side of the building.

The applicant shall paint the shed a matching color so it blends in well with the newly remodeled building. 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.). 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.). The uses 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 (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets. Applicant will be required to obtain a sign permit for each sign to be installed on the property prior to installation. Applicant shall be permitted to install individual letter signs only on the structure no cabinet signs are permitted. Applicant may work with staff provided signs meet zoning ordinance requirements. Applicant shall remove the manual readerboard sign presently located on the light pole at the northeast corner of the property adjacent to N. 14 th Street.

Sign shall be removed prior to issuance of an occupancy permit. Applicant is required to paint all canopy support structures white or an earth tone color matching the colors of the new exterior remodel project. The canopy shall be painted prior to Tidy Store Gas Station receiving an occupancy permit to operate. Any future proposal to remodel the existing canopy (including signage) will require submittal of new conditional use and architectural review applications that will need to be approved prior to receiving a building permit for such canopy project. Absolutely no portion of the 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. 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 Wisconsin Avenue, N. 14 th, N. 15 th Street and the alley and will take all appropriate actions to minimize the time period that these sidewalks/streets will be closed/affected. Applicant shall properly maintain their landscaping at both of their properties located at 810 N. 14 th Street (convenience store) and 1418 Wisconsin Avenue (single-family dwelling). Applicant shall maintain existing landscaping/shrubs and eliminating overgrown weeds. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building 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.

Motion passed unanimously.

2.3 Conditional Use and variance application by LCM Funds, LLC to construct new apartments along S. 8 th Street between New Jersey and Virginia Avenue (Parcel # 109806). Ald. 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 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. 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.). Outdoor storage of materials, products or equipment shall be prohibited. 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. 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 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 may work with staff provided signs meet zoning ordinance requirements. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback is 12 feet with a maximum height of 8 feet. Absolutely no portion of the new building and other site improvements shall cross the property line including but not limited to balconies, decks, foundation, walls, gutters, eaves, roof, 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). Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications. The drop off and loading area 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 and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, 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. Applicant will take all appropriate actions to minimize the time period that adjacent properties and streets are impacted by the LCM development (utilities, streets, etc.). 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 pressure, etc. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building 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 have a
8.6 foot rear yard setback To have a building height of
57.3 feet From the locational and bufferyard landscaping requirements To
have 90 units on
1.1 acres To have a minimum lot area of 532 sf per unit (1.1 acres) To have
a 24 foot access aisle width

Motion passed unanimously.

2.4 Sheboygan Area School District time extension request to a previously approved conditional use permit to construct the new Field of Dreams on parcel # 631481 (property located directly east of the existing Field of Dreams along Taylor Drive). Jerry Jones moved to approve the extension to August 11, 2017, Don Cvetan seconded. Motion pass unanimously.

3. ADJOURN

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

30.