

CITY PLAN COMMISSION MINUTES - 4 PM (Tuesday, May 10, 2016)Generated by Janet Duellman on Tuesday, May 10, 2016

1. OPENING OF MEETINGPresent: Mayor Vandersteen, Ald. John Belanger, Jerry Jones, Marilyn Montemayor, Ryan Sazama, and Todd WolfAbsent: Don CvetanStaff: 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 April 26, 2016.Ald. John Belanger moved to approve, Todd Wolf seconded.

Motion passed unanimously.

2.2 Conditional Use Permit Application by Rob Hurrie to construct and operate a new banquet facility at the Black Pig Restaurant located at 821 N. 8 th Street.Todd Wolf moved, Ald. John Belanger seconded to approve with the following conditions:

Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, health, liquor, etc.

An occupancy permit shall be granted only at such time as the applicant has met all requirements. Applicant may sell beer/liquor if and only if all required 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 Slatting (PDS) material in order to effectively screen and enclose these mechanical units. 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 obtain the necessary sign permits prior to installation (applicant shall install signage meeting the 8 th Street Design Guidelines). It will be the applicant s responsibility to work with all private and public utilities. Applicant shall replace the existing panels at the new entrance with

brick to match the existing facility (new entrance at southeast corner of the building). 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 the Founders Club, LLC to remodel and operate new dorm style housing from 930 N. 6 th Street (former Sheboygan Senior Community Nursing Home).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, 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. 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 Slating (PDS) material in order to effectively screen and enclose these mechanical units. 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 will be required to obtain a sign permit for each sign to be installed on the property prior to installation. 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.

Maximum square footage of 24 sf.

Sign shall be located outside of the 15 foot vision triangle. 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. 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.). The Conditional Use Permit is approved for the dorm style living development (institutional residential development) use only.

Any proposed future change in use shall require a new conditional use permit to be reviewed and approved by the City of Sheboygan Plan Commission (change from dorm style living to more formal apartments, other types of housing, etc.). If there are any amendments to the approved conditional use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Variance Granted: Requesting a variance to have a total of 73 parking spaces
Requesting a variance to have 82 dwelling units per acre To have a minimum lot area of 530 sf per unit (1.62 acres)

Motion passed unanimously.

2.4 Precise Implementation Plan by the Sailing Education Association of Sheboygan (SEAS) to construct the new SEAS facilities at 824 S. 8 th Street (former Alliant and Naval Museum facility). Todd Wolf moved, Ald John Belanger 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, floodplain, DNR, etc.

An occupancy permit will be granted only at such time as the applicant has met all requirements. 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.). 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.

If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose these mechanical units. 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 shall install signage meeting the 8 th Street 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 N. 8 th Street, Virginia Avenue and Riverfront Drive and will take all appropriate actions to minimize the time period that these sidewalks/streets will be closed/affected.

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 is responsible for maintaining access for the property owner to the west per the ingress/egress easement between the properties. If the City of Sheboygan ever proposes to construct a pedestrian river front trail in the 25 foot easement along the river, the applicant shall work with and cooperate with the City regarding such an improvement. Prior to building permit issuance, applicant shall provide a survey of the site that delineates the location of the floodplain on the property, the river elevations and the building elevations. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the SEAS facilities. If Phase 2 of the Boat Works addition is not completed by May 1, 2021, the applicant shall be required to appropriately reconstruct/remodel the west elevation to match other elevations of the building in terms of design, materials, colors, etc. (the Light-gray horizontal cement-board

lap siding, etc.).

This matter shall be reviewed by the Architectural Review Board prior to building permit issuance. If there are any amendments to the approved PIP (including but not limited to site plan, architectural design, etc.) or if the applicant does not complete the entire project by May 1, 2021, the applicant will have to submit an amended PIP for review by the City of Sheboygan Plan Commission that accurately reflects any and all proposed changes.

Exemption Granted: Applicant is requesting a building height of 40 - 45 feet. Applicant is requesting to build the storage building with a 6 foot setback to the property line. To permit an indoor storage use in the SEAS PUD

Motion passed unanimously.

2.5 Site Plan application by Lakeshore Community Health Care to construct a new small vestibule addition, a new parking lot and to modify their existing parking lot at 1714 Cambridge. Todd Wolf moved, Ald. John Belanger 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, driveway, 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. Prior to building permit issuance, the gates on the existing dumpster enclosure shall be reinstalled and maintained. 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 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.

There shall be no spillover light onto adjacent properties or the streets. In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.50 footcandles. 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. The parking lot facilities shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. 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 Saemann Avenue, Cambridge Avenue, N. 17 th Street and the alley and will take all appropriate actions to minimize the time period that these sidewalks/streets will be closed/affected. 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. Absolutely no portion of the new building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.). Applicant will be required to obtain a sign permit for each sign to be installed on the property prior to installation. The temporary sign advertising Lakeshore Community Health Care located on the north side of the site shall be removed (Saemann Avenue r-o-w). If there are any amendments to the site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion passed unanimously.

2.6 Site plan review application by Vinton Construction Company to operate a temporary mobile crusher on the Van Der Vaart property located at 1436 S. 15 th Street. Ald. John Belanger moved, Jerry Jones seconded to approve with the following conditions:

Applicant shall obtain all permits necessary to operate the mobile crusher including but not limited to building, electrical, plumbing, HVAC, water hook up permits, erosion control, WI DNR, etc. Applicant shall not create any nuisances to the surrounding neighborhood due to the operation of the mobile crusher including but not limited to noise, dust, traffic, tracking of materials, etc. Applicant shall operate mobile crusher per City of Sheboygan Municipal Ordinance pertaining to hours of operation. Applicant shall immediately clean any and all sediments, materials, tracking, dust, etc. that may be spilled off-site on private or public lands (streets, public right-of-ways, etc.). Roadbeds, drainage facilities, and associated roadway infrastructure damaged and/or disturbed during construction/operation shall be promptly repaired by the applicant. All trucks transporting materials shall use designated City truck routes. Applicant shall remove the temporary mobile crusher from the site and shall restore the property to its pre-existing condition by October 28, 2016.

Motion passed 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: 37 pm.