

CITY PLAN COMMISSION - 4 PM (Tuesday, December 15, 2015) Generated by Janet Duellman on Wednesday, December 16, 2015

1. OPENING OF MEETING Present:

Todd Wolf, Ryan Sazama, Ald. John Belanger, Mayor Michael Vandersteen, Marilyn Montemayor, and Don Cvetan Excused: Jerry Jones Staff: Steve Sokolowski, Chad Pelishek, and Janet M Duellman

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from November 10, 2015. Ald. John Belanger moved to approve, Todd Wolf seconded. Motion passed unanimously.

2.2 Conditional Use and variance application by Mid-America to install temporary signage at the Taylor Heights Shopping Center located at 525 S. Taylor Drive. Ald. John Belanger moved, Ryan Sazama seconded to approve with the following conditions: Banner(s) shall be removed by July 1, 2016. The location of the free standing banner on the property shall not impact pedestrian and/or vehicular safety (blocking vision). 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). Variances granted: To install two (2) 60 sf temporary advertising banners. To install three (3) temporary signs. To install a temporary advertising banner for approximately more than 30 days. Motion passed unanimously.

2.3 Conditional Use and variance application by 3 Sheep s Brewing Company to operate at 1809 and 1837 North Avenue (former Coca Cola facility). Todd Wolf moved, Don Cvetan 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, health, brewing, State of Wisconsin, 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 serve beer/alcohol in taproom and/or on the outdoor patio/beer garden if and only if all required beer/liquor licenses are obtained. If using dumpsters, the 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.). Fencing shall be installed per Section 15.720 (3)(c) of the City of Sheboygan Zoning Ordinance.

Applicant shall install a shadow box style fence. 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 meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. All areas used for parking or maneuvering of vehicles shall be paved.

The parking lot shall be paved by October 28, 2016. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. Submittal and approval of a proposed landscape plan prior to building permit issuance for the parking lot. Submittal and approval of a proposed storm drainage plan prior to building permit issuance for the parking lot. 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, temporary and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, 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 obtain the necessary sign permits prior to installation. Applicant shall remove the unused pylon sign frame located at the northwest corner of the site prior to occupancy. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation. Building permits shall be issued only at such time as the applicant can provide official documentation that 3 Sheep's owns the property. Occupancy permits shall be issued only at such time as the applicant can provide recorded documentation from Sheboygan County that the two (2) lots have been combined into one (1) lot as depicted on the approved site. 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. Variance Granted: Requesting a variance from the locational landscaping requirements Applicant is requesting a zero (0) foot paving setback for the new interior access road off of North Avenue that leads to the new parking lot between the buildings/properties Motion passed unanimously.

2.4 Conditional Use Permit application by Rehabilitation Center of Sheboygan (RCS) to operate an indoor storage facility at 2213 Calumet Drive (former Pick N Save tenant space at Calumet Square). 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. All dumpster(s) shall be screened and 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 the dumpsters.

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 lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. The uses shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. Applicant shall remove the weeds, dead plant, etc. and properly maintain all landscape areas around the facility (in particular the east side of the building). Applicant shall obtain the necessary conditional use/sign permits prior to installation. The facility shall not be permitted to have temporary signage other than what is permitted by Section 15.807 of the City of Sheboygan Zoning Ordinance. If applicant leases space to additional tenants, the tenants will obtain all necessary land use and building approvals/permits prior to occupancy. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation. Applicant is required to work with City staff regarding a payment in lieu of taxes (PILOT) for their facility located at 2213 Calumet Drive (parcel # 601980).

Applicant will have an executed PILOT with the City of Sheboygan prior to issuance of a building permit. If there are any amendments to the approved floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Motion passed unanimously.

2.5 GO 41 - 15 - 16 amending the City of Sheboygan Comprehensive Plan Future Land Use Maps to change the Land Use Classification of Parcel # 624220 from Employment to Multi-Family Classification. Todd Wolf moved to approve, Ald. John Belanger seconded. Motion passed unanimously.

2.6 GO 40 - 15 - 16 and RO 205 - 15 - 16 amending the City's Zoning Map to change the Use Classification of property located at 1560 N. 17 th Street (Parcel # 624220) from Class Urban Industrial (UI) to Class Urban Residential (UR- 12). Ald. John Belanger moved to approve, Todd Wolf seconded. Motion passed unanimously.

2.7 RO 219 - 15 - 16 Submitting a communication from Ted Matkom from Gorman and Company requesting a time extension for the rezone and conditional use permit for Washington School located at 1238 Geele Avenue. Ald. John Belanger

moved to approve the extension until September 30, 2016, Todd Wolf seconded. Motion passed unanimously.

2.8 Request from Gorman and Company for a conditional use permit deadline extension for Washington School located at 1238 Geele Avenue. Ald. John Belanger moved to approve the extension until September 30, 2016, Todd Wolf seconded. Motion passed unanimously.

2.9 A Resolution by Ald. Belanger authorizing acceptance of 1222 N. 10 th Street for \$1.00 for rehabilitation and re-sale from the Jack Schumacher Trust. Todd Wolf moved to approve, Ald. John Belanger seconded. Motion passed unanimously.

3. ADJOURN

3.1 Motion to Adjourn Ald. John Belanger moved to adjourn, Ryan Sazama seconded. Motion passed unanimously. Being no further business the meeting was adjourned at 4: 52 pm.