

CITY PLAN COMMISSION MINUTES - 4 PM (Tuesday, February 24, 2015) Generated by Janet Duellman on Friday, February 27, 2015

1. OPENING OF MEETING Present: Ald. John Belanger, Ryan Sazama, Jerry Jones, Marilyn Montemayor, and Mayor Michael Vandersteen Excused: Jose Araujo Absent: Don Cvetan Staff: Steve Sokolowski, Janet M Duellman, David Biebel, Atty Steve McLean, Jim Amodeo, Susan Richards and Chad Pelishek

1.1 Pledge of Allegiance

1.2 Public Input Guidelines Ald. John Belanger moved to approve, Marilyn Montemayor seconded. Motion passed unanimously.

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from February 10, 2015. Ald. John Belanger moved to approve, Jerry Jones seconded. Motion passed unanimously.

2.2 Conditional Use and variance application by Wells Fargo to install a new monument sign at 1251 Wilson Avenue. Ald. John Belanger moved, Ryan Sazama seconded to approve with the following conditions: Applicant shall obtain all necessary sign permits prior to installing the sign(s). 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. The sign shall meet the minimum 5.8 foot setback from the sidewalk (closest edge of sign to sidewalk).

It is the responsibility of the applicant to insure the sign meets the required

5.8 foot sign setback. The sign must be located on the applicant s property and may not encroach into the City of Sheboygan Wilson Avenue public right-of-way. Maximum height of sign is 8 feet (top of sign to grade).

Variance Granted: Install a monument sign with 5.8 foot setback to the sidewalk -Minimum sign setback is 12 feet to the property line. Motion passed unanimously.

2.3 Conditional Use and variance application by Wells Fargo to install a new monument sign at 2802 Calumet Drive. Held until next meeting.

2.4 Conditional use permit and variance application by Sheboygan School District to install a new monument sign with an electronic message center at Jefferson School located at 1538 N. 15 th Street. Ald. John Belanger moved, Marilyn Montemayor seconded to approve with the following conditions:

Applicant shall obtain all necessary sign permits prior to installation. Applicant shall meet Sections

15.804 (a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles.

No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.

There shall be no spillover light onto adjacent properties or the streets.

The sign shall meet the minimum
6.3 foot setback from the sidewalk (closest edge of sign to sidewalk).

It is the responsibility of the applicant to insure the sign meets the
required

6.3 foot sign setback. Applicant shall meet all vision triangle
requirements per Section
15.703 of the City of Sheboygan Zoning Ordinance. Maximum height of sign
is 8 feet (top of sign to grade). Variance Granted: Applicant is
requesting a 40 sf sign - Maximum permitted sign area in a residential zone is
24 sf. Applicant is requesting to install a monument sign with
6.3 foot setback to the sidewalk - Minimum permitted sign setback is 12 feet
from the property line. Motion passed unanimously.

2.5 Conditional Use Permit time extension request from Lakeshore Community
Health Care to operate from 1714 Cambridge Avenue. Ald. John Belanger moved,
Ryan Sazama seconded to approve the conditional use permit extension to June
26, 2015 with the following conditions: Applicant shall provide
documentation to the City of Sheboygan Department of City Development that
Sheboygan Area Community Clinics and/or Lakeshore Community Health Clinic is
the owner of the property at 1714 Cambridge Avenue (present owner of the
property is American Orthodontics). Sheboygan Area Community Clinics
and/or Lakeshore Community Health Clinic shall obtain a building permit from
the City of Sheboygan Building Inspection Department. Motion passed
unanimously.

2.6 GO 46 - 14 - 15 and RO 243 - 14 - 15 amending the zoning to change the Use
District Classification of property located 3306 Saemann Avenue from Class SR-
5 Suburban Residential to Class SO Suburban Office Classification. Ald. John
Belanger moved, Marilyn Montemayor seconded to to file GO 46 - 14 - 15 and RO
243 - 14 - 15.

Motion passed unanimously. Ald. John Belanger moved, Marilyn Montemayor
seconded to approve Substitute GO 46 - 14 - 15 which conditions the zoning
amendment upon the purchase and sale of the former "Field of Dreams" property
from the Sheboygan Area School District to Aurora Health Care, or related
entity, for development of medical and office facilities, on or before December
31, 2016.

Also the Future Land Use Map of the City of Sheboygan Comprehensive Plan is
amended to a classification consistent with the proposed rezone and that a
resolution be drafted and introduced at the next

City Council meeting directing a public hearing for an amendment to the
Sheboygan Comprehensive Land Use Plan and a change in zoning for the property
located at 3306 Saemann Ave. Motion passed unanimously.

2.7 RO 242 - 14 - 15 submitting a communication from the EHS Specialist-Air &
Landfill Management, Kohler Co., proposing to construct a vertical expansion
for continued disposal of nonhazardous industrial solid waste at the Twin Oaks
Landfill. Jerry Jones moved, Ald. John Belanger seconded to approve with the
condition that a letter be drafted by the City Attorney to Kohler Co. stating
no City approvals are required. Motion passed unanimously.

2.8 GO 45 - 14 - 15 rededicating vacated portion of N. 8 th St. from a point 6
' south of the north line of Wisconsin Ave. to a point
38.5 ' south of the north line of Lot 7, Block 129, Original Plat. Ald. John
Belanger moved to approve, Marilyn Montemayor seconded. Motion passed

unanimously.

3. ADJOURN

3.1 Motion to Adjourn Jerry Jones moved to adjourn, Ryan Sazama seconded.
Motion passed unanimously. Being no further business, meeting was adjourned
at 5: 38 pm.