

CITY OF SHEBOYGAN

CITY PLAN COMMISSION

Tuesday, September 14, 2021

1. OPENING OF MEETING MEMBERS PRESENT: Mayor Sorenson, Jerry Jones, Marilyn Montemayor, David Hoffman,

Alderperson Mitchell and

Ryan Sazama MEMBERS EXCUSED:

John Motiska STAFF/OFFICIALS PRESENT:

Planning & Development Director Chad Pelishek and Manager of Planning & Zoning Steve Sokolowski

1.1 Call to Order

Chair Mayor Sorenson called the meeting to order.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.3 Introduction of committee members and staff.

Introductions were made.

1.4 Identify potential conflict of interest.

No committee member had a conflict of interest.

2. MINUTES

Minutes:

2.1 Approval of the Plan Commission minutes from August 24, 2021.

Motion by Marilyn Montemayor, second by Jerry Jones to approve. Motion carried.

### 3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Public Hearing regarding a Subtraction Territory Amendment in Tax Increment District (TID)

18.

No public comment. Mayor Sorenson closed public hearing.

3.2 Consideration and possible action on approving the Subtraction Territory Amendment in Tax Increment District (TID) 18 and approving the corresponding project plan.

Motion by Marilyn Montemayor, second by Ryan Sazama to approve. Motion carried.

3.3 Application for Conditional Use with exceptions by Priority One Investments, LLC to install new murals on the north and south walls of Nikki's Nex 2 New located at 1019 N. 8 th Street.

Motion by Jerry Jones, second by Dave Hoffman to approve with the following conditions: Applicant shall obtain all necessary permits prior to installation of mural. The mural shall not contain any political, advertising (business name, logos, slogans, messages, etc.), etc. Mural installation must be completed within six (6) months of the start date. A one-time extension for an additional 60 days may be granted if the request is submitted in writing prior to the end of the initial 60 -day period. If these dates are not met the Plan Commission, at its discretion, may cancel the mural permit. Materials shall be long-lasting and graffiti-resistant to the greatest extent possible. The applicant shall properly maintain mural and any issues of disrepair shall be addressed immediately.

If, for whatever reason, the mural falls into disrepair, the building owner will be notified in writing and reèquired to make necessary repairs within 60 days. If the repairs are not made within the specified time, the city reserves the right to repair or remove the mural at the owner s expense. If using lighting, lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (no spillover light onto adjacent properties and/or the streets). If there are any amendments to the approved plans, the applicant will be required to submit a new conditional use application reflecting those amendments. Motion carried.

3.4 Application for Conditional Use with exceptions by Jason LaBouve to operate

Harbor Cafe at 340 S. Pier Drive.

Motion by Ryan Sazama, second by Marilyn Montemayor 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, health, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements. If serving alcohol, the applicant shall obtain the necessary liquor license in order to serve alcohol. Applicant may serve alcohol if and only if all required liquor licenses are obtained. Dumpsters and/or grease receptacles shall be located within the screened enclosure. Outdoor storage of materials, products or equipment shall be prohibited. All ground level, rooftop mechanicals and/or venting shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.). The applicant shall work with staff on these matters. If there are any concerns regarding these issues, staff may bring it back to the Plan Commission for review/approval. 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 install signage meeting the South Pier Design Guidelines and shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage.

If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs). No outdoor seating is permitted in the Riverfront promenade area without obtaining the required encroachment/Sidewalk Caf, permit. 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. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Motion carried.

3.5 Application for Conditional Use with exceptions by Tony Rosek to operate Rosek Garage at 1019 N. Water Street (EBCO Venture Center accessory building located on the west side of the property along N. Water Street at 1221 Erie Avenue).

Motion by Jerry Jones, second by Dave Hoffman 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, hazardous materials, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements. A licensed heating contractor must certify that ventilation requirements are met for auto repair. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. In no instance shall the auto repair create a nuisance for neighboring properties (noise, hours of operation, garbage, etc.). If any issue(s) arises, the Plan Commission may again review the conditional use permit. If using dumpsters, 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 the dumpster. Outdoor storage of materials, products or equipment shall be prohibited. The applicant may not store any unlicensed or inoperable vehicles on the property and may not do any type of auto repair outside the building. Inoperative vehicles, equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, hoods, venting, 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. Vehicle location shall not cause any type of pedestrian/vehicle conflict or safety issues. Applicant may not sell vehicles from this site. 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. All vehicles to be serviced shall be located on the paved parking area only (vehicles are not permitted on landscape areas and gravel is not permitted). Applicant shall pave and landscape all the gravel areas located onto the south side of the building by June 10, 2022. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Proposed and future signage at this EBCO Venture Center property/facilities shall be individual letter signs (no flat panel or interior lit cabinet signs). Staff may bring the proposed signage design back to the Plan Commission for review/approval. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary 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.). 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 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 vehicles shall be located on the private property (paved parking lot) and shall not be located on any City streets, public right-of-ways, landscape areas, etc. Total number of vehicles and equipment permitted on the paved parking area site is

10. If the applicant proposes any type of exterior remodel/renovation to the building, City of Sheboygan Architectural Review Board approval is required prior to construction. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Motion carried.

3.6 Gen. Ord. No. 22 - 21 - 22 by Alderpersons Felde and Mitchell annexing territory owned by the City to the City of Sheboygan, Wisconsin.

Motion by Jerry Jones, second by Ryan Sazama to recommend approval. Motion carried.

4. NEXT MEETING

September 28, 2021

5. ADJOURN

5.1 Motion to Adjourn

Motion by Jerry Jones, second by Alderperson Mitchell to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4: 16 p.m.