

CITY OF SHEBOYGAN

CITY PLAN COMMISSION - 4: 00 PM

Tuesday, August 24, 2021

1. OPENING OF MEETINGMEMBERS PRESENT: Mayor Sorenson, Jerry Jones, Marilyn Montemayor, John Motiska, and David HoffmanMEMBERS EXCUSED:

Alderperson Mitchell and

Ryan SazamaSTAFF/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 10, 2021.

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

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Application for Conditional Use with exceptions by Marvin Goetsch to install a new mural on the south wall of Peabody s Pizza located at 1123 N. 8 th Street.

Motion by Jerry Jones, second by Marilyn Montemayor

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.

3.2 Application for Conditional Use with exceptions by Jim DuBois to install a new mural on the north wall of DuBois Formal wear and Tuxedo Rental located at 832 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.

3.3 Application for Conditional Use with exceptions by Wisconsin Power and Light to install a new fence at the electrical substation located at 810 S. 8 th Street.

Motion by Jerry Jones, second by Marilyn Montemayor to approve with the following conditions: The applicant shall obtain all licenses/permits as well as meet all required codes. Fence shall be installed per Section 15.720 (3)(c) of the City Zoning Ordinance. The maximum height of the fence will be nine (9) feet tall. The applicant shall install and maintain the mesh screening material as designed.

If there are any issues with the screening/mesh of the fence being damaged and/or in disrepair, the applicant will have 30 days to address/fix the issue.

Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. 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 street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.). Applicant will provide adequate access along the streets and private properties and will take all appropriate actions to minimize the time period that these areas are closed/affected. Absolutely no portion of the site improvements shall cross the property line. 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.Exceptions granted: To install a decorative wrap with signage on the fence. Motion carried.

3.4 Application for Conditional Use with exceptions by Kwik Trip, Inc. to construct a new addition at the Kwik Trip property located at 1618 Calumet Drive and at the Menzer Glass property located at 1628 Calumet Drive.

Motion by Jerry Jones, second by Marilyn Montemayor 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, storm drainage, health, DNR, 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 shall obtain all necessary razing permits for all structures to be demolished. Once structures have been demolished, the applicant will maintain the site(s) in a clean and dust free condition. 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.). The facility will meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. Submittal/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).

Landscaping shall be installed prior to issuance of an occupancy permit. Applicant shall reinstall landscape island as proposed along Calumet Drive between the middle and northern driveway access drives located in front of the convenience store as shown on the site plan. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit. Outdoor display of firewood, two (2) ice freezers and two (2) LP tank cages at the front of the store as proposed on site plan and architectural perspective are permitted.

The outdoor display in this area will not cause any pedestrian and/or vehicular conflicts due to visibility issues, its location, etc. Product shall be maintained in a neat and orderly fashion. Outdoor display of softener salt under our gas fueling canopy (three squares under the canopy between each gas pump) is permitted.

The outdoor display in this area will not cause any pedestrian and/or vehicular conflicts due to visibility issues, its location, etc.

Product shall be maintained in a neat and orderly fashion.

All other outdoor storage of materials, products or equipment shall be prohibited.

Any fencing/retaining wall shall be installed per Section 15.720 (3)(c) of the City of Sheboygan Zoning Ordinance.

Applicant shall work with staff with regards to constructing appropriate and well-designed fence/retaining wall and shall obtain the necessary permits prior to installation. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, 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 (except those areas granted an exception). Applicant 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. Applicant shall install individual letter signs no cabinet or flat panel signs. 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 (not gravel, stone, etc.).

Including the areas at the southwest corner of the store and the along the west boundary line where the overflow alarm area is located. The parking lot and drive-through facilities shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. The applicant will be permitted three (3) access drives from Calumet Drive as proposed on the site plan. Any new ingress/egress driveway openings shall be improved to standard City specifications.

All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications. 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. 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, grading, 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.). 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. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way). 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 pressures, etc. 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). The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the Certified Survey Map (CSM) reconfiguring lot lines and/or creating the parcels as proposed. City Development staff will sign the proposed CSM only if the proposal exactly matches the approved development plan/property layout. If there are any amendments to the approved site plan and/or parcel configuration, the applicant will have to submit an amended conditional use permit for review by the City of Sheboygan Plan Commission that accurately reflects any and all changes. Building permits shall be issued only at such time as the applicant can provide documentation that the proposed CSM has been recorded and the applicant can demonstrate that they are the owner of newly created lot. 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 conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments. Exceptions granted: To maintain existing asphalt areas that are closer to the property line than the required five (5) foot setback To exceed .5 footcandles at the property line From the locational and bufferyard landscaping requirements Motion carried.

3.5 R.O. 64 - 21 - 22 and G.O. 18 - 21 - 22 by Alderperson Filicky-Peneski amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located 418 Geele Avenue (Parcel # 59281004850 and Parcel # 59281004870) from Institutional and Community Facilities to Two-Family Residential Classification.

Motion by Marilyn Montemayor, second by Jerry Jones

to recommend approval. Motion carried.

3.6 R.O. 64 - 21 - 22 and G. O. 19 - 21 - 22 by Alderperson Filicky-Peneski amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for 418 Geele Avenue - Parcel # 59281004850 and Parcel # 59281004870 from Class Suburban Residential (SR- 5) to Mixed Residential (MR- 8) Classification.

Motion by Dave Hoffman, second by Jerry Jones

to recommend approval. Motion carried.

4. NEXT MEETING

September 14, 2021

5. ADJOURN

5.1 Motion to Adjourn

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

Being no further business, the meeting was adjourned at 4: 45 p.m.