

CITY OF SHEBOYGAN

CITY PLAN COMMISSION - 4: 00 PM

Tuesday, June 15, 2021

1. OPENING OF MEETINGMEMBERS PRESENT: Mayor Sorenson, Alderperson Mitchell,
Jerry Jones, Ryan Sazama, and

Marilyn MontemayorMEMBERS EXCUSED:

David Hoffman,

and John MotiskaSTAFF/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 May 25, 2021.

Motion by Jerry Jones, second by Ryan Sazama to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Application for Conditional Use with exceptions by JMKAC Art Preserve to construct a new storage building at 3636 Lower Falls Road.

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/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, State of Wisconsin DNR, Army Corp of Engineers, floodplain, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements. Applicant may only impact areas designated as wetlands if and only if they have written documentation (license, permit, etc.) from the DNR permitting them to do so.

Applicant shall provide such documentation to the Department of City Development prior to impacting any designated wetlands. 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/police departments, 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. Landscaping shall be installed prior to occupancy. Dumpsters shall be screened and enclosed and constructed of like materials and colors of the facility.

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, etc.). All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. 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. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs no cabinet or flat panel signs. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration. 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 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 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. 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 site plan, the applicant will be required to submit a new conditional use application reflecting those amendments. Exceptions granted: To have a warehouse storage building that is 20 feet above grade at the ridge. From the locational landscaping requirements. Motion carried.

3.2 Application for Conditional Use Permit with exceptions by Torginol, Inc. to construct a new warehouse facility on parcel # 59281479085 located along Behrens Parkway in the Sheboygan Business Park.

Motion by Marilyn Montemayor, second by Jerry Jones to approve with the following conditions: Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin DNR, Army Corp of Engineers, 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. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.

Submittal and approval of a proposed landscape plan prior to building permit issuance.

Applicant will submit a landscape plan that addresses all four (4) landscaping requirements (except for approved landscape locational variance). Landscaping shall be installed prior to issuance of an occupancy permit. Applicant shall provide and maintain landscaping, berming and screening that adequately screens the proposed trailers and dock doors from Behrens Parkway and the property lines.

This landscaping/berming/screening shall be incorporated into the landscape plan and/or stormwater grading plan and shall be installed per approved plans.

Fencing shall be installed per Section 15.720 (3)(c) of the City Zoning Ordinance.

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 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, etc.). All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.

There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity.

Applicant shall obtain the necessary sign permits prior to installation.

The proposed signage shall meet the City of Sheboygan Zoning Ordinance and Business Park Protective Covenants.

All signage must be submitted to and reviewed/approved by the City of Sheboygan Architectural Review Board. Applicant shall be permitted to install individual letter signs no cabinet or panel signs. All areas used for parking or maneuvering of vehicles shall be paved (no gravel permitted). All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. 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, stormwater easements, etc. 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, driveways over storm water easements, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, 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). 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 adequately address all Sheboygan Water Utility concerns related to this development. Applicant shall adequately address all Fire Department concerns related to this development. The applicant may construct a driveway connecting parcel # 59281479085 with their property/facility at 4530 Tower Drive if and only if the applicant obtains the

required easement from the City permitting this to occur.

This easement shall be completed prior to building permit issuance. This driveway crossing the storm water easement shall be constructed to specifications required by the City Engineering Department.

The driveway construction/specifications drawings shall be approved prior to building permit issuance. Prior to building permit issuance, the applicant is responsible for providing all shared agreements/easements between the subject property and adjoining properties including but not limited to ingress/egress, shared access, parking, stormwater facilities, utilities, etc.

This easement document shall be officially recorded by Sheboygan County. Applicant shall meet the Sheboygan Business Park Protective Covenants. 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 have a zero (0) foot sideyard paving setback. From the locational landscaping requirements. Motion carried.

3.3 R.O. 22 - 21 - 22 and G.O. 4 - 21 - 22 by Alderperson Dekker amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of vacant land on N. 15 th Street - Part of Parcel # 59281550000 from Class Urban Residential (UR- 12) to Class Urban Commercial (UC) Classification.

Motion by Ryan Sazama, second by Marilyn Montemayor to recommend the Common Council approve the proposed rezone to the City of Sheboygan Zoning Map from Urban Residential (UR- 12) to Urban Commercial (UC) for a portion of Parcel # 59281550000.

4. NEXT MEETING

June 29, 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: 15 p.m.

