

CITY OF SHEBOYGAN

CITY PLAN COMMISSION - 4: 00 PM

Tuesday, April 27, 2021

1. OPENING OF MEETINGMEMBERS PRESENT: Mayor Sorenson, Alderperson Mitchell (remote), Jerry Jones, Ryan Sazama, 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 April 13, 2021.

Motion by Dave Hoffman,

second by Jerry Jones to approve. Motion carried.

### 3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

#### 3.1 Election of Vice-Chair of the Plan Commission.

Motion by Dave Hoffman, second by Ryan Sazama to nominate Jerry Jones as the Vice-Chair of the Plan Commission. Motion carried.

#### 3.2 Application for Conditional Use with exceptions by James Passmore to install a new mural on the north wall of George Michael's tavern located at 513 N. 8 th Street.

Motion by Dave Hoffman, second by Ryan Sazama 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. There shall be 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 and Sign Permit with exceptions by the University of Wisconsin Green Bay to install new signage at their Sheboygan Campus located at 1 University Drive.

Motion by Ryan Sazama, second by Jerry Jones to approve with the following conditions: Applicant shall obtain the necessary sign permits prior to installation. The maximum height of the structure shall be 30 feet (peak to grade). 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. In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line,

exceed  
0.30 footcandles

above ambient lighting conditions on a cloudless night. 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. The minimum standard time between message changes permitted for the electronic message center face shall be ten (10) seconds (messages permitted to rotate every 10 seconds). Audio speakers and all forms of pyrotechnics are prohibited. If the electronic message center is causing interference with traffic signals or controls, creates a confusing or dominating background that might reduce the clarity or effectiveness of a traffic control device, or otherwise obstructs a motorist's line of sight with traffic signals or controls, this conditional use permit can be reviewed by the City of Sheboygan Plan Commission. The continuing operation of a malfunctioning sign that causes and glare shall be considered an immediate traffic hazard. At such time the sign shall be turned off immediately and the applicant shall work with City staff to rectify the operational issue so as to mitigate the hazard prior to operation. The applicant will include a default design to freeze a display in one still position so that if a malfunction occurs traffic safety is maintained. Applicant will be willing to work with the City when necessary with regards to public service announcement messages such as Amber alerts, emergency weather issues, etc. This conditional use permit may be reviewed again in six (6) months if it is determined that the electronic message center is creating traffic/public safety or other nuisances by possibly increasing the number of vehicle crashes in the area or by increasing the number of complaints received from residents in the area. Exceptions granted: To have a 30-foot tall, three (3) sided electronic message center V-shaped sign that is approximately 1,360 sf (actual square footage of advertising on all 3 sides of sign). Motion carried.

3.4 Application for Conditional Use with exceptions by Scott Meyers to operate mini-storage on the 1st and 3rd floors of this four-story building as part of the first phase of this future mixed use commercial facility at 1234 Kentucky Avenue.

Motion by Jerry Jones, second by Dave Hoffman 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, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements (applicant shall be in contact with building inspection, fire/police departments, etc.). Applicant shall obtain all necessary permits for the demolition, construction, the storage and the handling of hazardous chemicals and/or fuels. Applicant shall 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. Dumpster(s) shall be screened/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. There shall be no spillover light onto adjacent streets and/or properties. Applicant shall obtain the necessary sign permits prior to installation. If staff has any concerns with any proposed sign design, the matter may be brought back to the Plan Commission for their consideration Applicant shall be permitted to install individual letter signs no cabinet or flat panel signs. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. All areas used for parking or maneuvering of vehicles shall be paved. This paving shall include the alley along the north side of the property which provides access to this facility improvement of alley from 12 th

to 13 th

Street. The applicant shall work with the City Engineering Department regarding the specifications that this alley shall be designed to. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping (no gravel on the site). Any new or modified ingress/egress driveway openings and any existing driveways to be closed shall be 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 street/alley improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, 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 will provide adequate public access along the street and alley and will take all appropriate actions to minimize the time period that these streets will be closed/affected. 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. Mini-storage shall only be permitted on the lower level basement and the 2 nd

floors as proposed. Phase 2 (1 st

and 3 rd

floors) shall be other mixed uses that are permitted or conditionally permitted in the Urban Commercial (UC) Zone. If applicant leases space to additional tenants, the tenants shall obtain all necessary land use (conditional use,

etc.) and building approvals/permits prior to occupancy for these initial and future Phase 2 units (multi-tenant commercial mixed use facility). Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all proposed structures. Existing accessory building shall be razed unless needed as part of this project. If the small accessory building is to remain, the applicant shall match the design, materials and colors of the primary facility. 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: Requesting a parking lot paving setback of 0 feet.

Requesting not to install landscaping at this time (Phase 1). Motion carried.

#### 4. NEXT MEETING

May 11, 2021

#### 5. ADJOURN

##### 5.1 Motion to Adjourn

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

Being no further business, the meeting was adjourned at 4: 33 p.m.