

MINUTES

SHEBOYGAN COMMON COUNCIL

COMMITTEE OF THE WHOLE

Wednesday, March 9th 2011 at 5:00 p.m.

The meeting was called to order by Chairman Rindfleisch at 5:08 p.m.

Ald. Present: Bohren, Bowers, Dekker, Hammond, Kath, Kittelson, Montemayor, Rindfleisch, Roeseler, Sampson.

Ald. Excused: Bouck, Hanna, VanderWeele, Versey, Wangemann.

Pledge of Allegiance was recited.

Approval of minutes of the November 17th, 2010 meeting. Hammond/Roeseler. All ayes. Minutes approved.

Chad Pelishek introduced Brian Peterson from JJR, LLC, a Madison based consulting firm. Mr. Peterson proceeded to present a powerpoint presentation regarding the revised design guidelines for the South Pier District. He talked about the regulation plan and gave us a project update. He also spoke of the history and the goals of the project. He stated that the public spaces were of great importance. He talked of the characteristics of the project and the model of success – and expounded on 4 things - Holistic, quality, patience and responsibility. He also stated that people from the city of Oak Creek came to Sheboygan to take a look at Blue Harbor's layout and plan.

A question and answer session then began.

Ald. Bohren asked about condos above 1st floor buildings.

Chad Pelishek responded a few condos are located on 1st floor level. Some are sold and some are in foreclosure. CREISS building – ¾ of the condos are sold. Blue Harbor most are sold. Right now we are looking at higher quality rental units.

Ald. Rindfleisch stated that the development of condos are for the tourism base. People are looking for affordable housing that the current condo situation does not meet.

Chad stated that there is a lack of professional housing for young people to live downtown. Young people want to be more urban.

Ald. Hammond stated that the goal is to keep the area as public as possible. We have a unique opportunity to get this right. He then asked about restrictive covenants – do we have them at this time?

Steve Sokolowski from planning department spoke to this and stated that they are the design guidelines that will force this type of building to be done properly and that is why it is good to have this guideline to be able to put it to use.

Attorney Dave Gass asked: Does the plan include the Pentair site?

Chad Pelishek from planning stated that no it does not because the land is still owned by Pentair. The plan, however, is to work closely with them.

Attorney Gass then asked with regard to the guideline, to what extent did you look at successful development? Have windows of opportunity passed us by?

Brian Peterson responded saying that the model is based on Public Multi-Use Districts. The look of the area is based on the characteristics of the streets and also what is contributed to the public spaces of the area.

Ald. Rindfleisch asked if the design is urban to streets, is there a call for more office or retail space?

Brian Peterson said that the plan does not dictate what the space should be.

Ald. Kath asked if the plan concerns long-term tenants in the urban design, does the plan include garages?

Chad Pelishek stated that it could be possible that a strip of land along Illinois Avenue could be developed into garages for future use.

Bert Peneski asked about the restrictive covenants again and did the plan include them?

Chad Pelishek stated no, at this time that would come with the development. We would work with the developer.

Ald. Hammond asked if there was green space accounted for?

Brian Peterson stated that yes there is green space connected to the pedestrian walkway that would be respected on the plan. Steve Sokolowski also stated that we would make sure green spaces would fit into the plan. Chad also stated that 1 or 2 areas would be left completely as green space and the future development would dictate how that would play out. Steve S. also spoke to the parking issue and that we would be sure to provide enough.

Ald. Bowers asked if there are any businesses we don't allow – fast foods, another hotel?

Chad Pelishek spoke to this question and stated that another hotel is a touchy subject – something we would have to look at. Franchise fast food type of restaurants would be fine if they met the design guidelines.

Ald. Bowers asked if anyone had been to Lake Geneva? They are successful and could we draw on their experience?

Brian Peterson spoke to this and stated that yes it is a very healthy area and they have a good model to look at.

At this time all questions were concluded and a motion to send to the full Common Council a favorable recommendation to accept and adopt the South Pier Design Guidelines was made. Hammond/Montemayor. All ayes. Motion carries.

There being no further business, the Chairman called for adjournment at 6:00 p.m.

Motion by Roeseler/seconded by Montemayor. All ayes. Motion carried.

Respectfully submitted,

Alderman Jean Kittelson, Common Council President