



CITY PLAN COMMISSION MINUTES

The City Plan Commission met on Tuesday, June 11, 2013 in the 3RD Floor Conference Room at City Hall, 828 Center Avenue. Mayor Mike Vandersteen presided.

Present: Mayor Mike Vandersteen, Jerry Jones, John Van Der Male, Ryan Sazama, and Jose Araujo

Excused: Don Cvetan

Absent: Ald. Scott Versey

Staff present: Steve Sokolowski, Chad Pelishek, and Janet M Duellman

Others: Rick Neerhof (Nemschoff), Christos Balassi (Pete's Little Chicago) and Mike LoCicero (Sheboygan Press)

The meeting was called to order and the Pledge of Allegiance was recited. The Mayor welcomed Jose Araujo to the Plan Commission.

Approval of minutes of the May 28, 2013 meeting.

Jerry Jones moved to approve the minutes, Ryan Sazama seconded. Motion passed unanimously.

Conditional Use Permit and variance application by Chris Balassi to install signage and operate Pete's Little Chicago Restaurant at 1402 S. 8th Street.

Christos Balassi was present to discuss this item.

Pete's Little Chicago will be a casual dining and carry-out restaurant serving Chicago style pizza, burgers, hot dogs, and sandwiches. The intent is to ultimately serve beer and wine from the existing bar area located at the rear of the restaurant. There will be approximately 2-4 fulltime and part time employees. The hour of operation will be 3:00 pm to 11:00 pm, 7 days per week. The applicant is proposing to enclose a new dumpster area, install a new 40sf wall sign which will be externally lit, and refurbish landscaping.

Christos Balassi explained that he will do what is necessary to meet the health code along with adding new flooring. He hopes to have the restaurant opened by Aug 1, 2013.

The committee discussed the wall sign and the length of the current vacancy.

John Van Der Male motioned, Jerry Jones seconded to approve with the following conditions:

1. Prior to construction and operation, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, health,

food, occupancy, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.

2. Applicant shall obtain the necessary liquor license in order to serve alcohol in the new restaurant/bar.
3. 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/gates.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. 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.
6. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
7. Applicant will be required to obtain a sign permit for each sign to be installed on the property prior to installation.
8. Applicant shall reinstall and maintain landscaping around the 1402 S. 8th Street property.
9. Applicant shall not cross property lines and shall not encroach onto City of Sheboygan public right-of-way with landscaping, signage, dumpster enclosure, etc.

Variance granted:

- To operate a legal nonconforming pizza restaurant
- To have zero (0) parking spaces
- To have a 40sf wall sign

The motion passed unanimously.

Conditional Use Permit and variance by Nemschoff, Inc. to construct a new parking lot on Parcel # 210490 and a portion of the unimproved N. 22nd Street right-of-way adjacent to their facility located at 2218 Julson Court.

Rick Neerhof was present to discuss this item.

Nemschoff is coming before the committee this time for the conditional use for phase 2 of the parking lot which will add a total of 43 parking spaces. Nemschoff will be constructing both Phase 1 and 2 this summer, a total of 94 new parking spaces (total of 330 parking spaces). The new parking lot is on the south side of the facility and is utilizing Nemschoff property, City of Sheboygan property (lease) and N. 22nd Street unimproved public right-of-way (encroachment).

Ryan Sazama motioned, Jose Araujo seconded to approve with the following conditions:

1. Building permits for the construction of Phase 2 shall be issued only at such time as a lease agreement with the City of Sheboygan has been executed (for use of the City of Sheboygan property) and when the encroachment to utilize a portion of the unimproved N. 22nd Street public right-of-way has been obtained.
2. Submittal and approval of a proposed storm drainage plan.
3. Submittal and approval of a landscape plan.
4. Outdoor storage of materials, products or equipment shall be prohibited.

5. 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.
6. All areas used for parking or maneuvering of vehicles shall be paved.
7. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
8. 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.
9. Applicant shall work with the Sheboygan Water Utility to address all water issues/concerns.
10. Applicant shall obtain all necessary licenses/permits and/or meet all requirements from the Wisconsin Department of Natural Resources (DNR), the City of Sheboygan Floodplain Zoning Ordinance, etc.
11. Prior to building permit issuance, the applicant shall provide written engineering documentation that the portion of the proposed parking lot located within the 100 year floodplain meets all requirements of the City of Sheboygan Floodplain Zoning Ordinance (Sheboygan River Floodway of the Flood Insurance Maps).

Variance granted:

- To have a zero (0) foot parking setback

The motion passed unanimously.

GO 7-13-14 & RO 38-13-14 annexing territory (4108 S 18th St) owned by Town of Wilson to the City of Sheboygan, Wisconsin.

Steve Sokolowski and Chad Pelishek explained that the reason for the annexation request was because portions of the Dog Park property are in the Town and portions are in the City. The Town owns all of the Dog Park property. When issues arise there is confusion as to who is responsible to handle the incident. Annexing this property completely into the City of Sheboygan eliminates this jurisdictional issue and the City will be responsible for handling issues occurring at the Dog Park.

Jerry Jones motion to approve, John Van Der Male seconded.

Adjournment.

John Van Der Male motion to adjourn, Jerry Jones seconded.

The motion passed unanimously. Meeting adjourned at 4:16 pm.

Janet M Duellman
Recording Secretary