

**MINUTES**  
**CITY PLAN COMMISSION**

City Plan Commission, Tuesday, August 24, 2010 at 4:00 P.M. in the Third Floor conference room, City Hall, 828 Center Avenue. Mayor Bob Ryan presided.

Present: Mayor Ryan, Ald. Marilyn Montemayor, Don Cvetan, Jerry Jones, Steve Hemsing, Ryan Sazama and John Van Der Male

Staff present: Steve Sokolowski and Chad Pelishek

Others present: Phil Cosson, Dawn Gunderson, Jim Amodeo, Nancy Buss, Brad Pincombe, Roger Strohm Shelly Sontag, Stephen Sobieralski, Dr. Renee Ascher Ellis, Tim Ellis, Joanne Wilson, Marjorie Zohler, Kevin Horne and Ted Shonts

Mayor Ryan called the meeting to order and the Pledge of Allegiance was recited.

Approval of minutes of August 10, 2010 meeting.

Ald. Montemayor moved, Jerry Jones seconded to approve the minutes of August 10, 2010. The motion passed unanimously.

Public Hearing regarding the proposed project plan amendment of the boundaries and project plan to Tax Incremental District No. 6 (See the Public Hearing Notice which was published on August 10, 2010 and August 17, 2010.

No one appeared at the public hearing.

Consideration of "Resolution Designating Proposed Amended Boundaries and approving a Project Plan Amendment for Tax Incremental District No. 6, City of Sheboygan, Wisconsin.

Phil Cosson of Ehlers, Inc. reviewed the Project Plan Amendment to Tax Incremental District No. 6 and explained the purpose of the amendment was to remove specified parcels from the District. The parcels involved are owned by Pentair and the City of Sheboygan. Mr. Cosson explained the financial impact of the amendment.

Following due consideration, Ald. Montemayor moved, Jerry Jones seconded to approve the Project Plan Amendment for Tax Incremental District No. 6. The motion passed unanimously.

Conditional Use Permit application by Priority Sign, Inc. to install a new monument sign at Holy Name School, 814 Superior Avenue.

Kevin Horne, representing the applicant, was present to discuss this matter with the Commission.

Mayor Ryan abstained from the discussion and vote because his children attend school at Holy Name School.

The applicant is proposing to remove an existing monument sign located on the northwest corner of Superior Avenue and North 8<sup>th</sup> Street and replace it with a new double faced monument in the same location. The new readerboard monument sign will be approximately 20 square feet and 5 feet high. The cabinet will be illuminated and have four (4) rows of chargeable copy. The base of the sign will be painted to match the existing brick.

Following due consideration, Ald. Montemayor moved, Jerry Jones seconded to approve with the following conditions:

1. Applicant shall obtain the necessary sign permits to install the sign.
2. Applicant shall meet the minimum setback of 12 feet from the right-of-way line, or 24 feet from the face of the curb.
3. Applicant shall stay out of the vision triangle per section 15.703 of the City of Sheboygan Zoning Ordinance.
4. 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.
5. The monument sign shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.

The motion passed unanimously.

Conditional Use Permit application by Golden Living Center (formerly known as Greendale Nursing and Rehabilitation Center) to construct an addition to their building at 3129 Michigan Avenue.

Roger Strohm, Shelly Sontag, Stephen Sobieralski, Dr. Renee Ascher Ellis and Tim Ellis were present to discuss this matter with the Commission.

The applicant is proposing to construct additions to accommodate a total of 64 beds with a total building square footage of 37,700 square feet. The renovations and additions will not increase the existing bed count within the facility nor will it provide other services than is currently provided.

The site will contain 50 parking spaces which meets the requirements of the Zoning Ordinance.

Dr. Renee Ascher Ellis, owner of the adjacent property, expressed concern regarding the location and height of the proposed retaining wall.

Mr. Strohm of Miller Engineers indicated the ground on top of the retaining wall will be flush with the adjoining property.

Following due consideration, Ald. Montemayor moved, Jerry Jones seconded to approve with the following conditions:

1. Submittal and approval of a proposed landscape plan.
2. Submittal and approval of a proposed drainage plan.
3. The dumpster(s) 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.
4. If fencing is to be installed it shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance.
5. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
6. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.
7. All areas used for parking/maneuvering of vehicles shall be paved. The parking lot shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts (especially along Wilgus Avenue).
8. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
9. Applicant is responsible for installing sidewalk along Wilgus Avenue where needed (sidewalk will fill the gap and be constructed to match with the existing sidewalk located on the properties to the east and west along Wilgus Avenue).
10. 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, curb, gutter, sidewalk, pavement, utilities, etc.).
11. Applicant shall obtain the necessary conditional use/sign permits prior to installation.
12. Signage shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.
13. Prior to building permit issuance for any of the proposed additions and parking lots, the applicant shall provide written documentation to the Department of City Development that they have officially combined both parcels (parcel #'s 213160 and 213175) into one (1) parcel.
14. 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.

The requested variance to have a paved parking lot with a zero (0) foot setback to Wilgus Avenue was denied.

The motion passed unanimously.

Site Plan Review application by Wisconsin Power and Light Co. to temporarily store dirt/material in the empty fenced-in lot located on the southwest corner of Washington Avenue and Lakeshore Drive.

Brad Pincombe, Stephen Sobieralski and Ted Shonts were present to discuss this matter with the Commission.

The applicant is proposing to store dirt on the southwest corner of Washington Avenue and Lakeshore Drive for approximately late August, 2010 through July, 2013. The dirt will be enclosed by a silt fence and managed according to the project's Stormwater Management Plan. The dirt will be excavated from an existing berm that runs north and south along Lakeshore Drive. The excavated site will be used as a temporary parking lot. The berm will be rebuilt upon completion of the project.

Following due consideration, Jerry Jones moved, Ald. Montemayor seconded to approve with the following conditions:

1. Submittal/approval of a proposed storm drainage plan.
2. This site will be used for the storage of clean dirt fill only. There shall be no storage of vehicles, equipment, materials, product, etc. on this property.
3. The site will be kept in a dustless condition.
4. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands.
5. All fencing shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance
6. Applicant shall obtain all necessary licenses/permits and/or meet all requirements from the Environmental Protection Agency (EPA), the Wisconsin Department of Natural Resources (DNR), the City of Sheboygan, etc. for the storage of the fill on this property (no contaminated soils shall be part of this project and/or located on this property).
7. The applicant shall completely restore the property used for the temporary storage of fill to its original state with grass/landscaping 60 days after the SCR project is complete.

The motion passed unanimously.

Res. No. 82-10-11 and R. O. No. 181-10-11 authorizing the appropriate City officials to enter into a sale/purchase agreement for the City-owned two-family residence located at 628/630 South 13<sup>th</sup> Street.

The City took title to this house in exchange for the waiver of penalties and fines levied by the Building Inspection Department. The new owner will renovate the property and at least one unit will be owner-occupied for not less than 5 years following renovations by the new owner.

Following due consideration, Jerry Jones moved, Ald. Montemayor seconded to recommend approval of the sale of the property. The motion passed unanimously.

Being no further business, the meeting adjourned at 4:40 P.M.

Carol Rudie  
Recording Secretary

