



CITY PLAN COMMISSION MINUTES

The City Plan Commission met on Tuesday, January 14, 2014 in the 3rd Floor Conference Room at City Hall, 828 Center Avenue. Mayor Mike Vandersteen presided.

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

Excused: Don Cvetan

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

Others: Gerry Isbell, Jane Krepsky, and Brian Dunton.

The meeting was called to order at 4:00 pm and the Pledge of Allegiance was recited.

Approval of minutes of the December 10, 2013 meeting.

Ald. Scott Versey moved to approve the minutes, John Van Der Male seconded. Motion passed unanimously.

Conditional Use Permit and variance application by SignMeUp of Wisconsin, LLC to install a monument sign at Orange Cross located at 1919 Ashland Avenue.

Brian Dunton, Gerry Isbell, and Jane Krepsky were present.

SignMeUp of Wisconsin, LLC is proposing to install a new 40sf monument sign for Orange Cross located at 1919 Ashland Avenue. The monument sign will be hand carved with blue painted posts on the north side of the office building facing Ashland Avenue. The entrance of the building is not well defined so the new sign will direct customers to the billing office entry way. The sign will eventually have spot lights on it and the blue, orange and white were chosen because they are Orange Cross colors.

Applicant is requesting the following variance to install the monument sign with a one (1) foot setback to the property line and 12 foot setback to the curb.

John Van Der Male moved, Jose Araujo seconded to approve with the following conditions:

1. The necessary sign permits shall be obtained prior to installation.
2. 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.
3. 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.
4. The monument sign is permitted to have a one (1) foot setback to the property line and 12 foot setback to the curb. Applicant is responsible for insuring the sign meets these setbacks.

Variances granted:

- To install a monument sign with a one (1) foot setback to the property line and 12 foot setback to the curb – minimum sign setback required is 12 feet from the property line or 24 feet from the face of the curb

The motion passed 5-0-1 abstained: Versey

GO 48-13-14 and RO 207-13-14 relative to rezoning property located at 1539 N. 33rd Place from Urban Residential (UR-12) to Suburban Office (SO).

AW Real Estate is proposing to rezone the property at 1539 N. 33rd Place from Urban Residential (UR-12) to Suburban Office (SO). 1539 N 33rd Place was developed as a commercial office and parking lot and has been used for commercial office since 1988. The subject property has a proven track record of being a good neighbors as well as an asset to the area. The surrounding zoning classifications are UR-12 (Urban Residential) to the North, East, and West and SO (Suburban Office) to the south. The proposed zoning change would make the property's commercial use conforming.

Ald. Scott Versey moved, Jerry Jones seconded to the ordinance.

The motion passed unanimously.

Res. 110-13-14 relative to vacating and discontinuing remaining 40 feet of New York Avenue right-of-way from the west line of N. Water Street to the east bank of the Sheboygan River.

Chad Pelishek explained that Wisconsin Public Service Corp is applying for a Voluntary Party Liability Exemption (VPLE) through the WI Dept. of Natural Resources for the former Camp Marina property that is now owned by the City. A VPLE is similar to an insurance policy that takes the liability from past owners and puts it on the State. If in the future more contamination is found, neither of the property owners is responsible for cleanup costs and it puts the burden on the State. In order to be accepted into the VPLE program, the property needs to be one continuous parcel. Thus, the right of-way needs to be vacated in order to combine the properties and create one parcel.

Jose Araujo moved, Ryan Sazama seconded to adopt the resolution.

The motion passed unanimously.

Res. 111-13-14 authorizing the purchase of 812 New Jersey Avenue for the purposes of adding to the adjacent City of Sheboygan owned development site.

Chad Pelishek stated the reason for the purchase of this property was to be able to combine it with other adjacent lots which may result in redevelopment opportunities at Virginia Avenue and S. 8th Street.

Ald. Scott Versey moved, Jerry Jones seconded to adopt the resolution.

The motion passed unanimously.

Res. 121-13-14 authorizing the sale of City-owned property formerly known as 1014 and 1016 Erie Ave.

Chad Pelishek stated this resolution was for the sale of properties at 1014 & 1016 Erie Avenue to Habitat for Humanity in order to build a two story home on it.

John Van Der Male moved, Ald. Scott Versey seconded to adopt the resolution.

The motion passed unanimously.

RO 234-12-13 communication from Nsight regarding City of Sheboygan Ordinance and telecommunication facilities within residentially zoned districts.

Steve Sokolowski explained this was an old RO that need to be filed.

Jose Araujo moved, Ald. Scott Versey seconded to file.

The motion passed unanimously.

Other business

Aldersperson Scott Versey requested a special meeting on Thursday, January 23, 2014 at 4:00pm for Spaceport Sheboygan and Cosmic Bounce. Plan Commission agreed to hold a special meeting on this date.

Adjournment.

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

The motion passed unanimously. Meeting adjourned at 4:20 pm.

Janet M Duellman
Recording Secretary