

MINUTES
CITY PLAN COMMISSION

City Plan Commission, Tuesday, November 13, 2012, at 4:00pm in the third floor conference room at City Hall, 828 Center Ave, Sheboygan WI. Chairperson Mayor Terry Van Akkeren presided.

Present: Mayor Terry Van Akkeren, Ald. Julie Kath, Todd Wolf, John Van Der Male, and Ryan Sazama

Excused: Don Cvetan, and Jerry Jones

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

Others: Christopher Kidd, Steve Smith, Matthew Veriha, and Ald. Carlson

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

Approval of minutes of the October 23, 2012 meeting.

Todd Wolf moved, Ald. Julie Kath seconded to approve the minutes of the October 23, 2012 meeting.

The motion passed unanimously.

Conditional Use Permit by Christopher Kidd to locate an apartment on the second floor of the retail/office facility located at 629-633 North 8th Street.

Christopher Kidd was present to discuss this item.

The applicant is proposing to convert some 2nd floor office space at 629-633 N. 8th Street into a two-bedroom luxury apartment for his family. The remaining office space on the second floor will be used as a field office for the applicant's architectural practice. Mr. Kidd wants to be part of the community and to encourage and help with the continued revitalization of downtown Sheboygan.

Mr. Kidd thanked the committee for the opportunity to bring this item back in front of the board. The committee had previously approved this conditional use but when the economy took a turn he decided that it would be in his best interest not follow through with the apartments at that time. He spends time here with his family and would like a place that they can call home when they are here. He did explore other options but decided that downtown with the historical buildings is where he and his family want to be because it best reflects them.

Todd Wolf moved, John Van Der Male seconded to approve the conditional use with the following conditions:

1. The applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, occupancy etc.
2. 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.).
3. If a dumpster is used, a 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 tanks.
4. If there is any exterior remodeling/renovating, the applicant will be required to submit architectural plans to the City of Sheboygan Architectural Review Board.
5. If there are any amendments to the approved use/floor plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

The motion passed unanimously.

Site Plan Review for St Nicholas Hospital to construct a new emergency generator addition at 3100 Superior Avenue.

Matthew Veriha and Steve Smith present to discuss this item.

The applicant is proposing to construct a new 2,100sf addition that would enclose the emergency generators. The proposed addition and equipment replacement will not increase any odor, noise or vibration levels beyond the requirements of the zoning ordinance. The new generators will be installed on vibration isolators. The generator exhaust is being connected to the existing vent stack. Any noise generated by the operation of the generator will be directed toward the loading dock area.

Ryan Sazama stated that the applicant should contact the Engineering Department in regards to what needs to be done for the Stormwater run-off.

Ald. Julie Kath moved, Ryan Sazama seconded to approve conditional use with the following conditions:

1. Prior to construction/operation, the applicant shall obtain all necessary permits/licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, occupancy, DNR, etc.
2. Submittal and approval of a proposed landscape plan.
3. Submittal and approval of a proposed storm drainage plan.
4. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
5. Outdoor storage of materials, products or equipment shall be prohibited.
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. 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 (especially residential properties).
8. The addition will meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
9. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, DNR, etc.).
10. All areas used for parking or maneuvering of vehicles shall be paved.
11. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. These disturbed areas will be addressed in a timely fashion.

The motion passed unanimously.

Gen. Ord. No. 38-12-13 and R. O. No. 180-12-13 relative to rezoning property located at 1020 Superior Avenue from NR Neighborhood Residential to NC Neighborhood Commercial.

Ald. Carlson was present to discuss this item. Property owner was out-of-state.

The property owner is proposing to rezone the property from Neighborhood Residential (NR) to Neighborhood Commercial (NC). The first floor of the property has been used commercially dating back to the 1950s. The surrounding properties are zoned Neighborhood Residential (NR).

Ald. Carlson spoke in favor of the rezoning stating that it has been a commercial use for many years and the structure is being kept up and looks good.

Ald. Kath questioned the surrounding zoning and if surrounding neighbors could start businesses.

Todd Wolf moved, Ryan Sazama seconded to approve.

The motion passed unanimously.

Being no further business, John Van Der Male moved, Todd Wolfe seconded to adjourn the meeting at 4:23 pm. Motion carried.

Janet M Duellman
Recording Secretary