



## CITY PLAN COMMISSION MINUTES

The City Plan Commission met on Tuesday, February 11, 2014 in the 3<sup>rd</sup> Floor Conference Room at City Hall, 828 Center Avenue. Mayor Mike Vandersteen presided.

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

Absent: Jose Araujo

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

Others: Philip VanderWeele, Katie Scholz, Pat Fale, Craig Ostermann, Marc Ehler, Scott Byram, Alan Sprinkle, Jim Musso, Marc Elliot, Tim Kreft, Nick Stromberg, Jason Snipes, Kelly Heyn and Gerald Van De Kreeke.

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

Approval of minutes of the January 23, 2014 and January 28, 2014 meetings.

Ald. Scott Versey moved to approve the minutes, Don Cvetan seconded. Motion passed unanimously.

Conditional Use and variance application by First Christian Reformed Church to install a new monument sign with an electronic message center at the southwest corner of the church property located at 426 Geele Avenue.

Katie Scholz, Craig Ostermann and Philip VanderWeele were present.

First Christian Reformed Church is proposing to install a new 39sf, 6.5 feet high, electronic message center monument sign at the southwest corner of the church property located at 426 Geele Avenue. The church will be replacing its existing manual readerboard sign with a new electronic message center sign in approximately the same location.

Mr. Ostermann asked Mr. VanderWeele if it was a problem that the existing brick pillars needed to be re-erected. Mr. VanderWeele stated he would prefer they be reinstalled.

Ms. Scholz questioned the time line as to when the pillars needed to be reinstalled by.

John Van Der Male moved, Ald. Scott Versey seconded to approve with the following conditions:

1. Applicant shall obtain the necessary sign permits to install the sign.
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. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No

signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.

4. The sign shall be setback from the sidewalk a minimum of six (6) feet (closest edge of sign to sidewalk). Applicant responsible to verify.
5. Applicant shall reinstall the brick pillars on the sign by June 1, 2014.
6. Applicant shall remove all temporary signage from the site (banners, black freestanding sign in front of church along Geele, etc.)

Variance granted:

- To locate a sign six (6) feet from the sidewalk – Minimum sign setback is 12 feet from the right-of-way line, or 24 feet from the face of the curb whichever is shorter.

The motion passed unanimously.

Conditional Use Permit by Marc and Hollie Ehler to operate BoMallies Catering from 2427 Calumet Drive (Salon Shibui facility).

Marc Ehlers and Jason Snipes were present.

Marc and Hollie Ehler are proposing to operate BoMallies Catering from Salon Shibui facility. Marc Ehler has been operating a food truck which operates during May–November (weather permitting). In order to expand their catering business, they would like to open and operate a catering kitchen from 2427 Calumet Drive. Locating our catering kitchen at the Salon Shibui facility/site would permit us to operate our business more effectively because it would allow us to do catering parties for up to 150 guests. By having a catering kitchen we would be able to work year round and promote our food in the surrounding area.

Jerry Jones moved, Ald. Scott Versey 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, etc.
2. If a dumpster is used, the 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 dumpsters.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. 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.).
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 (especially residential properties).
6. Applicant shall obtain sign permits prior to installing any new signage.
7. 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 (such as utilizing additional space in the facility).

The motion passed unanimously.

Conditional Use and Variance application by Wisconsin Power and Light Co. for the installation of an Air Quality Control System at the Edgewater Generating Station at 3738 Lakeshore Drive and for an outdoor storage and fabricating area on the vacant parcels located on the west side of Lakeshore Drive.

Jim Musso, Scott Byram, Alan Sprinkle, Marc Elliott, Tim Kreft, and Nick Stromberg were present.

WPL is proposing to install a new Air Quality Control System (AQCS) on Unit 5 at its Edgewater Generating Station (EGS) located at 3739 Lakeshore Drive in Sheboygan. The AQCS construction is expected to start in the spring of 2014 and be completed during the spring of 2016 in order to meet the EPA requirements of removing SO<sub>2</sub> by January 1, 2017. The purpose of the AQCS is to reduce the emissions of sulfur dioxide (SO<sub>2</sub>). SO<sub>2</sub> emissions from Unit 5 are expected to be reduced by 90%. This initiative is being implemented by WPL in response to regulatory and legal requirements mandated by the Environmental Protection Agency.

**The Edgewater Unit 5 AQCS project includes the installation of a circulating fluidized bed scrubber and baghouse, pebble lime storage silo, two pebble lime feed silos, two lime hydrators, two hydrated lime silos, two mechanical exhausters, a scrubber byproduct silo, haul truck and rail capability for transport of incoming lime and outgoing byproduct as well as piping, instrumentation, electrical and operational equipment. The highest point of the equipment is approximately 182 feet above grade.**

**Based upon current plans, this construction project is expected to employ on average approximately 150 craft laborers from 2014 to 2016. In addition to craft workers, there will be management, engineering, service engineers, etc.**

**WPL property adjacent to Lakeshore Drive (between Lakeshore Drive and the stations fence line) will be utilized as a gravel parking lot for use by workers during the construction of the AQCS. Upon completion of the construction project, this parking lot will be paved and retained as a permanent parking facility.**

Due to a small construction site, tight roads through the City of Sheboygan, and high voltage overhead power lines, temporary project equipment/material storage and fabrication locations are proposed for undeveloped areas, both on the site and on adjacent parcels, owned by WPL. The parcels being used for these outdoor storage and fabrication activities are located south of Washington Avenue and west of Lakeshore Drive. The proposed areas are needed for fabrication and to store ductwork, equipment and structural steel during a 2-year construction phase. The north yard will be used for both storage and fabrication. The middle laydown yard to the south has recently been used for another control equipment project implemented by WPL for Unit 5 and will be used for equipment/material storage only. Based on the current project schedule, the storage and fabrication activities will be completed less than 2 years from the start of construction. Both laydown yards will be stripped of construction materials/rock and vegetation reseeded following completion of the project.

The planned hours for construction during the vast majority of the construction period will be a single shift of five, 10-hour days – typically 7:00 am to 5:30 pm. This will limit construction-related noise to daytime hours and not create a nuisance for neighboring residences during

evening or overnight periods. A second shift is not planned, but would be considered on a contingency basis as a measure to accelerate construction if needed to make up for project delays (similar to the extended hours when there are plant outages).

Alliant representatives stated that by adding the new an Air Quality Control System will improve environment conditions. The project estimated cost is \$413.7 million. They will work with city staff on landscaping along the sewer plant property and along the outdoor storage and fabrication area adjacent to Washington Avenue and Lakeshore Drive. The existing sewer property fence will be approximately 5-6' from the interior road that will be on the property line. This interior road is needed to adequately service the AQCS facility. The height of the fabrication structures will be 30' tall and WPL is trying to screen the outdoor storage and fabrication yard with a 12' high fence. Rail car storage on West side is not part of the Conditional Use request it will be brought back at a later date.

The committee discussed fencing, screening, landscaping railcars, storage, height of temporary and permanent structures, noise, hours of operation, what is going to happen to the work area after completion.

Ald. Scott Versey moved, Ryan Sazama seconded to approve with the following conditions:

1. 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 construction and operations of the proposed AQCS project.
2. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, hazardous materials, health, etc. for the construction of all AQCS project structures (Applicant shall be in contact with building inspection, fire, police, etc.).
3. Submittal/approval of a proposed storm drainage plan for all land disturbing activities - the construction site, the outdoor storage and fabrication sites, future parking lot, etc.
4. Submittal/approval of a proposed landscape plan. Applicant will work with staff with regards to a landscape plan that addresses all zoning ordinance requirements as well as all areas of concern – the sewer plant, Lakeshore Drive and Washington Avenue, future paved parking area, etc.
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 building structures shall meet the 75 foot setback from the Lake Michigan ordinary high water mark.
7. All permanent and temporary structures will meet the minimum required building setbacks for structures in the Urban Industrial (UI) Zone.
8. All Conex box structures shall be painted a neutral color and all boxes structures shall be painted the same color.
9. If any structures are proposed to be razed, applicant shall obtain all necessary razing permits.
10. Fence shall be a maximum of 12 feet tall, shall be appropriately screened/landscaped and shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance.
11. All vehicles, equipment, materials, products, etc. shall be located on the WPL's property (no storage on public rights-of-way).

12. Applicant will provide adequate public access along Washington Avenue, Lakeshore Drive, Greenfield Avenue and the City of Sheboygan Sewer Plant and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
13. 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, temporary and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
14. All trucks transporting materials shall use designated truck routes in the City of Sheboygan.
15. Roadbeds, drainage facilities, and associated roadway infrastructure damaged and/or disturbed during installation of buried facilities shall be promptly repaired by the applicant.
16. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands.
17. All areas used for parking/maneuvering of vehicles shall be paved.
18. The applicant shall pave the entire temporary parking area on the west side of the Edgewater property (adjacent to Lakeshore Drive) 60 days after the AQCS project is complete. Applicant shall meet all zoning requirements, submit all necessary plans (zoning, building, stormwater and landscaping, etc.) and obtain all necessary permits prior to paving this area.
19. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
20. The applicant shall restore all private and public land/property, temporary roads, temporary access drives, etc. with appropriate landscaping 60 days after the AQCS project is complete.
21. 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.
22. The construction and operation of the new AQCS addition shall meet all City of Sheboygan Zoning Ordinance requirements, including but not limited to, drainage, landscaping, lighting, vibration, noise, air pollution, odor, hazardous and/or explosive materials, etc.
23. Any potential changes/modifications to the rail line or storage of rail cars will need to be reviewed/approved by the Plan Commission prior to installation of those changes.
24. 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.

Variances granted:

- To have a 0-5 foot paving setback for the new road required on the north side of the new AQCS Baghouse – minimum five (5) foot paving setback required.
- To have a fence height of 12 feet – Maximum fence height is 9 feet high.
- To have a temporary gravel parking lot during the construction phase of the AQCS project – All areas for parking and maneuvering shall be paved.

The motion passed unanimously.

Conditional Use Permit and Variance Application by Marshall Sign, LLC to install a new internally lit projecting sign at Hops Haven located at 1327 N. 14<sup>th</sup> Street.

Project withdrawn per Jim Marshall of Marshall Signs.

An R. O. by the City Clerk submitting a communication from Pat Fale requesting a 15' wide driveway easement so that he may purchase 2 parcels of land to build 2 homes.

Pat Fale was present.

Mr. Fale explained that he is asking the City of Sheboygan to give him an easement to access two lots located within the Town of Sheboygan. He stated that he currently lives within the City and would like to build a retirement home on one of the two lots. He will be able to get Town sewer and water even if he has to annex to the City.

Steve Sokolowski stated that this is not a formal request that the Plan Commission needs to act on because Mr. Fale does not own the property. Mr. Sokolowski stated that if an easement or other access is going to be granted it should be granted on the condition that Mr. Fale annexes the property to into the City. Mr. Sokolowski recommended filing the communication and told Mr. Fale to contact him to set up an appointment to meet with staff to discuss this matter further.

Ald. Scott Versey moved to file, Jerry Jones seconded.

The motion passed unanimously.

An R. C. by Finance recommending referring document submitting a communication from Meals on Wheels asking to purchase the piece of land immediately north of the property they purchased last year.

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

The motion passed unanimously.

Adjournment.

John Van Der Male moved to adjourn, Ryan Sazama seconded.

The motion passed unanimously. Meeting adjourned at 4:36 pm.

Janet M Duellman  
Recording Secretary