

**CITY OF SHEBOYGAN**  
**CITY PLAN COMMISSION MINUTES**

**Tuesday, October 10, 2023**

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**MEMBERS PRESENT:** Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Alderperson Trey Mitchell, Jerry Jones and Kimberly Meller

**EXCUSED:** Braden Schmidt

**STAFF/OFFICIALS PRESENT:** Program Assistant Ellise Rose

**OPENING OF MEETING**

1. Roll Call

Mayor Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge is recited.

3. Identify potential conflict of interest

No committee member had a conflict.

**MINUTES**

4. Approval of the Plan Commission minutes from September 26, 2023.

Motion by Marilyn Montemayor, second by Jerry Jones to approve. Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

5. Application for Conditional Use with exceptions by Sheboygan Paint Company to provide Company provided, on-site recreation at Sheboygan Paint Company located at 1439 N 25<sup>th</sup> Street.

Motion by Marilyn Montemayor, second by Ryan Sazama 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, liquor, occupancy, etc.
2. Outdoor storage of materials, products or equipment shall be prohibited.
3. 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.
4. Fencing shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence.
5. Applicant shall insure that all outdoor patio related structures (patio sets, landscaping, fencing, etc.) will all be located on the Sheboygan Paint Company property and shall not cross a property line (nothing located on the N 25<sup>th</sup> Street public right-of-way).
6. No temporary signage is permitted in the outdoor patio area (banners, pennants, etc.).
7. Applicant may only install items related to the outdoor patio - No other structures are permitted. If staff has any concerns with proposed outdoor patio, the matter may be brought back to the Plan Commission for their consideration.

8. Applicant shall adequately monitor/regulate and maintain the outdoor patio. In no instance shall the patio create a nuisance for neighboring properties (noise, hours of operation, garbage, etc.). If any issue(s) arises, the Plan Commission may again review the conditional use permit.
9. 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.
10. A landscape plan will need to be submitted before a permit will be issued.

Exceptions granted:

- From the locational landscaping buffer yard requirements. Landscape Plan still required and required point must be met.
- To located an accessory use between a principal building and a street frontage on the same lot
- To located an accessory use within a required front yard or street side

Motion carried.

6. Gen. Ord. No. 24-23-24 by Alderperson Mitchell annexing territory from the Town of Wilson to the City of Sheboygan, Wisconsin. REFER TO CITY PLAN COMMISSION

Motion by Alderperson Mitchell, second by Jerry Jones to recommend approval. Motion carried.

7. R. O. No. 48-23-24 by City Clerk submitting a Petition for Direct Annexation by Unanimous Approval regarding certain lands within the Town of Wilson that are to be annexed to the City of Sheboygan (Tax Parcel Nos: 59030454421, 59030454462, 59030454450, and 59030454460). REFER TO CITY PLAN COMMISSION

Motion by Jerry Jones, second by Ryan Sazama to recommend approval. Motion carried.

#### **NEXT MEETING**

8. October 24, 2023

#### **ADJOURN**

9. Motion to Adjourn

Motion by Jerry Jones, second by Alderperson Mitchell to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4:03 p.m.