

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Site Plan Review by Gerald Peot to construct and operate a natural gas regulator station located at 2733 Calumet Dr. UC Urban Commercial Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: May 6, 2025

MEETING DATE: May 13, 2025

APPLICANT PROPOSAL:

Gerald Peot, authorized representative of Wisconsin Public Service Corp. is proposing to operate a natural gas regulator station located at 2733 Calumet Dr. The applicant states the following:

- The proposed structure is a 14'x20'x8' prefabricated utility building, class 1 Div 2 constructed.
- Clay colored exterior with Patrician Bronze trim with sound proofing insulation.
- Yard fence to be 6' high brown vinyl coated chain link with brown privacy slats and an additional 3 strands of vinyl coated barbed wire for an overall height of 7'.
- Surrounding trees to stay except the ones in the proposed driveway.
- The new structure will replace obsolete utility vaults located between south curb and sidewalk of North Ave just east of Kwik Trip driveway.
- District Regulator Stations take higher pressure steel gas feeder lines operating up to 150 psig and reduce pressure to 60 psig or less which allows the use of plastic gas lines to serve customers.
- By locating above ground, it reduces maintenance costs and improves reliability of the station.
- It will also allow the installation of real time SCADA to monitor operations 24/7.

STAFF ANALYSIS:

The use is permitted as special use under the Urban Commercial District as public services and utilities. The site plan review shows that no exceptions are required for the project.

ACTION REQUESTED:

Staff recommends approval of the site plan subject to the following conditions:

1. 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, health, water, sewer, storm drainage, hazardous materials, etc.
2. 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, etc.).
3. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent streets and/or properties.
6. 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 street improvements, new and/or closed ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
7. 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.
8. Applicant will provide adequate public access along streets and will take all appropriate actions to minimize the time period that these streets will be closed/affected.
9. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
10. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
11. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
12. Absolutely no portion of the new building and/or site improvements shall cross the property line (buildings, parking, retaining walls, signs, landscaping, etc.).
13. If there are any amendments to the approved site plan, the applicant will be required to submit a new application reflecting those amendments.

ATTACHMENTS:

Site plan review application and attachments