



AMENDED

CITY OF STURGEON BAY COMMON COUNCIL AGENDA

TUESDAY, APRIL 3, 2012

7:00 P.M.

**COUNCIL CHAMBERS, CITY HALL – 421 MICHIGAN STREET
THAD G. BIRMINGHAM, MAYOR**

1. Call to order.
2. Pledge of Allegiance.
3. Roll call.
4. Adoption of agenda.
5. Presentation of: Proclamation, Door County Altrusa Awareness Day.
6. Consideration of the following bills: General Fund – \$107,104.36, Capital Fund - \$270.00, Cable TV - \$4,691.66 and Solid Waste Enterprise - \$2,014.33 for a grand total of \$114,080.35. [roll call]
7. CONSENT AGENDA

* All items listed with an asterisk (*) are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member requests before the Adoption of the Agenda, in which event the item will be removed from the Consent Agenda and considered immediately following the consent agenda.

* a. Approval of 3/20/12 regular Common Council minutes.

* b. Approval of the following minutes:

- (1) Sturgeon Bay Utility Commission – 2/13/12
- (2) Finance/Purchasing & Building Committee – 3/13/12
- (3) Waterfront Design Review Board – 3/14/12
- (4) Personnel Committee – 3/14/12
- (5) Personnel Committee Closed Session – 3/14/12
- (6) City Plan Commission – 3/14/12
- (7) Parking & Traffic Committee – 3/19/12
- (8) Committee of the Whole – 3/19/12
- (9) Personnel Committee – 3/21/12
- (10) Personnel Committee Closed Session – 3/21/12
- (11) City Plan Commission – 3/21/12
- (12) Park & Recreation Committee/Board – 3/28/12

* c. Consideration of: Beverage Operator License.

* d. Resolution re: Disallowance of claim resolution for Rose Wodack.

* e. Finance/Purchasing & Building Committee re: Write-off the 2010 delinquent personal property taxes due in 2011 in the amount of \$785.41 and to publish the list in the Door County Advocate.

- * f. **Parking & Traffic Committee recommendation re: Close 3rd Avenue from Oregon Street to Pennsylvania Street and Pennsylvania Street from 3rd Avenue to the alley for a period of one hour prior to and one hour after the Harmony by the Bay concerts.**
 - * g. **Parking & Traffic Committee recommendation re: Charge John Martin Restaurant located at 50 South 3rd Avenue a fee of \$100 per stall for two stalls in lieu of parking.**
 - * h. **Park & Recreation Committee & Board recommendation re: Proposed skateboard park be located in the southeast corner of the Westside Field property, near the corner of Madison Street and West Spruce Street.**
8. **Mayoral appointments.**
 9. **Consideration of: Boards, committees, and commissions.**
 10. **First reading of ordinance re: Repeal and recreate Section 15.01(5) of the Municipal Code – Building Regulations.**
 11. **City Plan Commission recommendation re: Approval of Preliminary PUD for the Cottages at Deer Run Village, based upon the revised plans.**
 12. **City Plan Commission recommendation re: Temporary agricultural use for one year for the Jeff Uecker property, located east of Evening Shadows Subdivision and fronting Barrick Road, subject to conditions.**
 13. **City Plan Commission recommendation re: Approve Final PUD for the Door County Maritime Museum, located at 120 North Madison Avenue, subject to PUD parameters.**
 14. **First reading of ordinance re: Rezone property from ~~Two-Family Residential (R-3)~~ *Central Business District (C-2)* to Planned Unit Development (PUD) and shall be subject to the site plan and requirements – Door County Maritime Museum.**
 15. **Public comments on non-agenda items.**
 16. **Mayor's comments.**
 17. **Adjourn.**

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Posted:

Date: 3/30/12

Time: 1:50pm

By: *Dejeu*



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Posted:

Date:

3/30/12

Time:

12:00pm

By:

d. Lopez

CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

INVOICES DUE ON/BEFORE 04/03/2012

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
LAW/LEGAL				
16555	PINKERT LAW FIRM, LLP	TRAFFIC MATTERS	01-110-000-55010	1,224.00
			TOTAL	1,224.00
			TOTAL LAW/LEGAL	1,224.00
CITY CLERK-TREASURER				
04696	DOOR COUNTY TREASURER	2011 TAX BILLCOLLECTION	01-115-000-58100	2,704.35
			TOTAL	2,704.35
			TOTAL CITY CLERK-TREASURER	2,704.35
CITY ASSESSOR				
01740	ASSESSMENT TECHNOLOGIES	UPGRADE FOR MARKET DRIVE	01-130-000-51100	2,880.00
ASSO APP	ASSOCIATED APPRAISAL	04/03/12 CONTRACT	01-130-000-55010	1,245.83
			TOTAL	4,125.83
			TOTAL CITY ASSESSOR	4,125.83
PUBLIC WORKS ADMINISTRATION				
03767	STAPLES ADVANTAGE	FILE CABINET	01-150-000-54999	183.69
GIESCHEN	DARRELL GEISCHEN	MSHA TRAINING	01-150-000-55600	615.90
			TOTAL	799.59
			TOTAL PUBLIC WORKS ADMINISTRATION	799.59
CITY HALL				
05500	ENERGY CONTROL AND DESIGN INC	REPIAR BOILER #1	01-160-000-58999	2,137.23
05500		CHECK BOILER NOISE CH	01-160-000-58999	506.40
08280	HILL BUILDING MAINTENANCE INC	02/12 CLEANING CH	01-160-000-55300	590.00
23730	WPS	421 MICHIGAN ST	01-160-000-56600	1,825.06
WARNER	WARNER-WEXEL WHOLESALE &	HAND, KITCHEN & BATH TOWELING	01-160-000-51850	123.46
WARNER		CASE TOILET TISSUE	01-160-000-51850	44.15
			TOTAL	5,226.30
			TOTAL CITY HALL	5,226.30
GENERAL EXPENDITURES				
03940	STEPHANIE REINHARDT	MILEAGE WPPI MEETING	01-199-000-55605	79.92
08167	GANNETT WISCONSIN NEWSPAPERS	PHN WELLHEAD PROT	01-199-000-57450	41.16
08167		PHN BETHESDA	01-199-000-57450	42.57
08167		AQUATIC SPRAY ADS	01-199-000-57450	96.20

INVOICES DUE ON/BEFORE 04/03/2012

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
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GENERAL FUND

08167		PHN COTTAGES @ DEER RUN	01-199-000-57450	58.98
TOTAL				318.83
TOTAL GENERAL EXPENDITURES				318.83

POLICE DEPARTMENT

06592	FOX VALLEY TECHNICAL COLLEGE	LEEDS ALUMNI TRAINING BRINKMAN	01-200-000-55600	35.00
14850	NORTHEAST PHOTOCOPY CO INC	2ND QTR COPY MACH MAINT	01-200-000-55650	595.09
20081	TARGET BANK	DVD'S	01-200-000-51950	12.34
20081		CHLOROX WIPES	01-200-000-51950	10.64
22800	WALMART COMMUNITY	TAPE	01-200-000-51950	9.41
22800		OFFICE SUPPLIES	01-200-000-51950	26.42
22800		OFFICE SUPPLIES	01-200-000-51950	8.88
22800		RETURN	01-200-000-51950	-74.40
22800		8 GB MICROSD	01-200-000-51950	74.40
22800		RETURN TAPE	01-200-000-51950	-7.85
22800		RETURN	01-200-000-51950	-59.28
TOTAL				630.65
TOTAL POLICE DEPARTMENT				630.65

POLICE DEPARTMENT/PATROL

02329	JOE BILODEAU	REIMB MEAL TRNG CRIME	01-215-000-55600	12.22
04590	DOOR COUNTY HUMANE SOCIETY	2011 2ND QTR ANIMAL CONTROL	01-215-000-55100	2,117.50
04696	DOOR COUNTY TREASURER	02/12 FUEL	01-215-000-51650	4,903.79
19296	SIRCHIE FINGER PRINT LABS	FINGERPRINTING SYSTEM	01-215-000-54999	64.90
19580	STREICHERS PROF POLICE EQUIP	AMMO	01-215-000-51050	1,720.00
19959	SUPERIOR CHEMICAL CORP	GLASS CLEANER	01-215-000-58550	74.64
22800	WALMART COMMUNITY	TRASH BAGS, BUCKET	01-215-000-54999	6.77
ENGEBOSE	KYLE ENGEBOSE	REIMB SADDLE MOUNT	01-215-000-52900	29.50
HENRY	CLINT HENRY	REIMB BOOTS	01-215-000-52900	60.00
R0000608	AUTO ZONE, INC	WAX PASTE	01-215-000-58550	7.99
TOTAL				8,997.31
TOTAL POLICE DEPARTMENT/PATROL				8,997.31

POLICE DEPT. / INVESTIGATIONS

04696	DOOR COUNTY TREASURER	SHERIFF SECURITY SERVICE	01-225-000-57950	105.86
20081	TARGET BANK	MEMORY CARD FOR DIGITAL CAMERA	01-225-000-51500	166.20
20081		CAMERA CASE	01-225-000-51500	88.09
TOTAL				360.15
TOTAL POLICE DEPT. / INVESTIGATIONS				360.15

FIRE DEPARTMENT

INVOICES DUE ON/BEFORE 04/03/2012

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
02206	BAY MARINE	MERCURY OIL	01-250-000-53000	3.99
02206		WATER MOP & HANDLE	01-250-000-53000	74.84
02206		STABIL	01-250-000-53000	15.99
02275	BENDLIN FIRE EQUIPMENT	BOOT INSERTS STUEWER	01-250-000-52900	10.00
02275		TURN OUT GEAR CLEANER	01-250-000-54999	127.00
02275		STREAMLITE BATTERIES	01-250-000-54999	54.00
03075	CARQUEST OF DOOR COUNTY	BULB	01-250-000-53000	2.12
03075		BODY FILLER	01-250-000-53000	15.56
04545	DOOR COUNTY COOPERATIVE	FUSES	01-250-000-53000	3.19
04696	DOOR COUNTY TREASURER	02/12 FUEL	01-250-000-51650	1,334.11
06400	FIVE ALARM FIRE SAFETY	STREAMLITE	01-250-000-52900	64.00
08260	TIM HERLACHE	REIMB MEALS GOV CONF	01-250-000-55600	23.09
12549	PAUL CURTIS	REIMB SAFETY SHOES	01-250-000-52900	50.00
19880	STURGEON BAY UTILITIES	MEM FLD SPRINKLER	01-250-000-56675	21.30
19880		MEM FLD WARMING HOUSE	01-250-000-56675	21.30
19880		SALT SHED	01-250-000-56675	2.70
19880		N 14TH AVE CITY GARAGE	01-250-000-56675	21.30
19880		N 7TH AVE GARLAND PARK	01-250-000-56675	2.70
19880		DUCK POND	01-250-000-56675	2.70
19880		SUNSET CNTR/NEW CONC	01-250-000-56675	21.30
19880		FRANK GRASSE MEM SHELTER	01-250-000-56675	6.70
19880		OTUMBA PARK	01-250-000-56675	2.70
19880		WEST SIDE WARMING HOUSE	01-250-000-56675	2.70
19880		WEST SIDE FIRE STATION	01-250-000-56150	113.06
19880		WEST SIDE FIRE STATION	01-250-000-56675	21.30
19880		WEST SIDE FIRE STATION	01-250-000-58650	94.32
19880		38 S NEENAH AVE PAVILLION	01-250-000-56675	2.70
19880		JC FLD STAND	01-250-000-56675	9.90
19880		MICH ST JC BALLFLD SPRINKLER	01-250-000-56675	21.30
19880		WEST SIDE BALLFIELD	01-250-000-56675	2.67
19880		GIRLS LITTLE LEAGUE	01-250-000-56675	21.30
19880		FIRE PROTECTION	01-250-000-56675	17,441.50
19880		N 14TH AVE WARNING SIREN	01-250-000-56150	12.64
19880		QUINCY ST BAY SHIP PIT	01-250-000-56675	21.30
19880		COVE RD/CANAL RD SIREN	01-250-000-56150	15.10
19880		1028 N 14TH AVE	01-250-000-56675	2.70
19880		1423 EGG HARBOR RD	01-250-000-56675	2.70
19880		SUNSET PK STAR PLANT	01-250-000-56675	21.30
19880		N 14TH AVE DOG POUND	01-250-000-56675	2.70
19880		CHERRY BLOSSOM PARK	01-250-000-56675	6.70
19880		CLAY BANKS SIREN	01-250-000-56150	15.75
23730	WFS	WEST SIDE FIRE STATION	01-250-000-56600	196.89
PAULCONW	PAUL CONWAY SHIELDS	HEAT SLEEVE	01-250-000-52900	19.85
PAULCONW		GOGGLE GUARDS TIM D & R SOUKUP	01-250-000-52900	43.38
POWER	POWER TOOL SERVICE CO	SAW CASE	01-250-000-52700	16.33
		TOTAL		19,988.68
		TOTAL FIRE DEPARTMENT		19,988.68
STORM SEWERS				
06012	FASTENAL COMPANY	BITS	01-300-000-54999	18.96
06012		18V BATTERY 2 PACK	01-300-000-54999	219.98
		TOTAL		238.94

INVOICES DUE ON/BEFORE 04/03/2012

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
			TOTAL STORM SEWERS	238.94
ROADWAYS/STREETS				
04975	ECONO FOODS	MSHA TRAINING FOOD	01-400-000-54999	24.84
			TOTAL	24.84
			TOTAL ROADWAYS/STREETS	24.84
SNOW REMOVAL				
02844	BRUCE MUNICIPAL EQUIPMENT INC	OIL PRESSURE SENDING UNIT	01-410-000-51400	112.65
06012	FASTENAL COMPANY	200 FLOW BOLTS GRADE 8	01-410-000-51400	201.60
06012		100 GRADE 8 NUTS	01-410-000-51400	43.43
06012		200 LOCK WASHERS	01-410-000-51400	17.92
06012		BAND SAW	01-410-000-51400	608.30
13150	MASTERCRAFT WELDING SYSTEM	STEEL	01-410-000-51400	105.00
16300	PARTS ASSOCIATES	2 PKGS CLEVIS PINS	01-410-000-51400	38.36
16300		2 PKGS COTTER PINS	01-410-000-51400	46.71
16300		SHIPPING	01-410-000-51400	12.00
R0000655	TRANSMOTION, LLC	SEAL KIT	01-410-000-51400	62.76
			TOTAL	1,248.73
			TOTAL SNOW REMOVAL	1,248.73
STREET MACHINERY				
03075	CARQUEST OF DOOR COUNTY	BLUE CORAL, OIL FILTER IMP ADP	01-450-000-52150	23.57
03075		16-G16FJX	01-450-000-52150	19.60
03075		16G-16FJX90S	01-450-000-52150	37.44
03075		MEGA FLEX 2W	01-450-000-52150	33.84
03075		FORM-A-FUNNEL	01-450-000-52700	23.99
03075		OIL, FILTERS, BLUE CORAL, CLNR	01-450-000-52150	123.98
04696	DOOR COUNTY TREASURER	02/12 FUEL & DIESEL	01-450-000-51650	6,172.29
19959	SUPERIOR CHEMICAL CORP	CASE BREAKWAY	01-450-000-53000	111.55
19959		CASE MOLECULE	01-450-000-53000	123.45
19959		SHIPPING	01-450-000-53000	12.98
			TOTAL	6,682.69
			TOTAL STREET MACHINERY	6,682.69
CITY GARAGE				
04966	EAGLE MECHANICAL INC	FURNACE WORK MUN SERVICES	01-460-000-58999	275.18
06012	FASTENAL COMPANY	ER70S-6 F.035	01-460-000-56250	62.51
19310	GALETON GLOVES INC	GLOVES	01-460-000-52350	304.88
19310		SHIPPING	01-460-000-52350	40.40
19880	STURGEON BAY UTILITIES	SALT SHED	01-460-000-56150	8.24

INVOICES DUE ON/BEFORE 04/03/2012

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GENERAL FUND				
19880		N 14TH AVE CITY GARAGE	01-460-000-56150	928.92
19880		N 14TH AVE CITY GARAGE	01-460-000-58650	190.10
23730	WPS	835 N 14TH AVE	01-460-000-56600	1,517.51
R0000351	JOHN FINCH	2 WASHING BRUSHES & HANDLES	01-460-000-54999	54.30
TOTAL				3,382.04
TOTAL CITY GARAGE				3,382.04
HIGHWAYS - GENERAL				
19880	STURGEON BAY UTILITIES	TRFC WARNNG LIGHT ELM & CTY C	01-499-000-58000	2.75
TOTAL				2.75
TOTAL HIGHWAYS - GENERAL				2.75
PARKS AND PLAYGROUNDS				
03075	CARQUEST OF DOOR COUNTY	ROLL HEAT SHIELD TAPE	01-510-000-53000	24.51
03075		IDLER PULLY	01-510-000-53000	15.99
03075		4 WAY HAZARD SWITCH	01-510-000-53000	153.07
03075		VEHICLE PARTS	01-510-000-53000	290.82
03075		2 SPANNER WASHERS	01-510-000-54999	13.78
03075		FREIGHT	01-510-000-54999	8.39
03075		BATTERY	01-510-000-53000	91.27
03075		CORE RETURN	01-510-000-53000	-14.00
03075		OIL & AIR FILTERS	01-510-000-53000	25.03
03075		CASE OF 5W30 OIL	01-510-000-53000	38.88
04545	DOOR COUNTY COOPERATIVE	HOSE END	01-510-000-53000	29.99
04696	DOOR COUNTY TREASURER	02/12 FUEL CHARGES	01-510-000-51650	995.26
06012	FASTENAL COMPANY	BAND SAW	01-510-000-52700	608.30
14939	NORTHERN SAFETY CO., INC.	SAFETY VESTS	01-510-000-52350	83.67
19240	SERVICE MOTOR CO	STEARING COLUMN	01-510-000-53000	200.93
19240		DISCOUNT	01-510-000-53000	-20.09
19880	STURGEON BAY UTILITIES	MARTIN PARK	01-510-000-56150	8.68
19880		MEM FLD WARMING HOUSE	01-510-000-56150	79.75
19880		MEM FLD WARMING HOUSE	01-510-000-58650	49.85
19880		N 7TH AVE GARLAND PARK	01-510-000-56150	8.24
19880		SUNSET CNTR/NEW CONC	01-510-000-56150	151.58
19880		SUNSET CNTR/NEW CONC	01-510-000-58650	48.40
19880		FRANK GRASSE MEM SHELTER	01-510-000-56150	25.40
19880		OTUMBA PARK	01-510-000-56150	8.24
19880		WEST SIDE WARMING HOUSE	01-510-000-56150	10.38
19880		JC FLD STAND	01-510-000-56150	9.96
19880		FLAG LIGHT 5TH & MICHIGAN	01-510-000-56150	36.98
19880		MEM FLD	01-510-000-56150	8.00
19880		MEM FLD PARKING LOT	01-510-000-56150	8.24
19880		WEST SIDE BALLFIELD	01-510-000-56150	8.27
19880		GIRLS LITTLE LEAGUE	01-510-000-56150	8.24
19880		MEM FLD BASEBALL PBI	01-510-000-56150	8.24
19880		OTUMBA PARK	01-510-000-56150	245.00
19880		OTUMBA PARK ST LIGHTS	01-510-000-56150	147.96
19880		FLORIDA ST/SUNSET PK	01-510-000-56150	15.32

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GENERAL FUND				
19880		N 14TH AVE DOG POUND	01-510-000-56150	18.54
19880		CHERRY BLOSSOM PARK	01-510-000-56150	8.24
23730	WPS	MEMORIAL FIELD	01-510-000-56600	188.52
GIESCHEN	DARRELL GEISCHEN	MSHA TRAINING	01-510-000-55600	384.10
GIESCHEN		MILEAGE & HOTEL	01-510-000-55600	215.90
WARNER	WARNER-WEXEL WHOLESALE &	50 CASES CAN LINERS	01-510-000-51850	1,262.50
TOTAL				5,510.33
TOTAL PARKS AND PLAYGROUNDS				5,510.33
BALLFIELDS				
RASS	RASS EXCAVATING & MATERIAL LLC	165 YDS QUARRY WASH	01-520-000-54999	1,650.00
TOTAL				1,650.00
TOTAL BALLFIELDS				1,650.00
MUNICIPAL DOCKS				
16725	PORT A PIER	2012 BUOY INSTALLATION	01-550-000-55350	735.00
19880	STURGEON BAY UTILITIES	36 S NEENAH AVE PARKING LOT	01-550-000-56150	79.30
19880		38 S NEENAH AVE PAVILLION	01-550-000-56150	37.40
19880		38 S NEENAH AVE RESTROOMS	01-550-000-56150	78.94
23730	WPS	36 S NEENAH AVE	01-550-000-56600	9.39
INNOV	INNOVATIVE PRINTING, LLC	1,000 DOOR HANGERS FOR SBOBT	01-550-000-51600	75.75
TOTAL				1,015.78
TOTAL MUNICIPAL DOCKS				1,015.78
WATERFRONT PARKS & WALKWAYS				
19880	STURGEON BAY UTILITIES	DCMM WALKWAY LIGHTS	01-570-000-56150	37.60
19880		DCMM PARKING LOT LIGHTS	01-570-000-56150	203.07
TOTAL				240.67
TOTAL WATERFRONT PARKS & WALKWAYS				240.67
COMMUNITY & ECONOMIC DEVLEPMT				
04549	DOOR COUNTY ECONOMIC DEVELOPME	2ND QTR ADMIN CITY PROGRAMS	01-900-000-55850	6,250.00
04549		2ND QTR COMMITMENT	01-900-000-55750	4,525.00
TOTAL				10,775.00
TOTAL COMMUNITY & ECONOMIC DEVLPMT				10,775.00
TOTAL GENERAL FUND				75,147.46

INVOICES DUE ON/BEFORE 04/03/2012

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
CAPITAL FUND				
FIRE DEPARTMENT				
EXPENSE				
02275	BENDLIN FIRE EQUIPMENT	PBI HOODS	10-250-000-59050	270.00
TOTAL EXPENSE				270.00
TOTAL FIRE DEPARTMENT				270.00
TOTAL CAPITAL FUND				270.00
CABLE TV				
CABLE TV / GENERAL				
CABLE TV / GENERAL				
03159	CHARTER COMMUNICATIONS	CB MUSIC SERVICE 64855	21-000-000-56700	33.20
22800	WALMART COMMUNITY	RETURN MONITOR	21-000-000-59070	-165.00
22800		MONITOR	21-000-000-59070	158.00
22800		RETURN DVD'S	21-000-000-51950	-30.22
22800		DVD'S	21-000-000-51950	28.64
22800		DVD'S, INK, CASE	21-000-000-51950	102.82
22800		HARD DRIVE	21-000-000-59070	149.00
22800		EXCHANGE CASE	21-000-000-51950	-5.00
22800		DVD'S	21-000-000-51950	30.22
MANN	MANN COMMUNICATIONS, LLC	04/03/12 CONTRACT	21-000-000-55015	4,390.00
TOTAL CABLE TV / GENERAL				4,691.66
TOTAL CABLE TV / GENERAL				4,691.66
TOTAL CABLE TV				4,691.66
SOLID WASTE ENTERPRISE				
SOLID WASTE ENTERPRISE FUND				
SOLID WASTE ENTERPRISE FUND				
04696	DOOR COUNTY TREASURER	02/12 538.59 GALLONS DIESEL	60-000-000-51650	2,014.33
TOTAL SOLID WASTE ENTERPRISE FUND				2,014.33
TOTAL SOLID WASTE ENTERPRISE FUND				2,014.33
TOTAL SOLID WASTE ENTERPRISE				2,014.33
TOTAL ALL FUNDS				82,123.45

MANUAL CHECKS

BP Amoco \$ 70.96
03/13/12
Check #70086
Out of town fuel
01-215-000-51650

Minnesota Life Insurance \$ 1,686.88
03/13/12
Check #70087
Life insurance
01-600-000-50552

Baylake Bank \$ 27,465.50
03/15/12
Check #70088
TID #3 payment
27-330-937-70001

Card Member Services \$ 1,463.56
03/19/12
Check #70092
Credit card payment
Misc accounts

WI Dept of Natural Resources \$ 1,270.00
03/23/12
Check #70165
2012 Aquatic app permit
01-560-000-55010

TOTAL MANUAL CHECKS \$ 31,956.90

DATE: 03/27/2012
TIME: 16:32:42
ID: AP443000.CST

CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

PAGE: 8

INVOICES DUE ON/BEFORE 04/03/2012

VENDOR # NAME ITEM DESCRIPTION ACCOUNT # AMOUNT DUE

SUMMARY OF FUNDS:

GENERAL FUND	75,147.46	107,104.36
CAPITAL FUND	270.00	
CABLE TV	4,691.66	
SOLID WASTE ENTERPRISE	2,014.33	

TOTAL --- ALL FUNDS	82,123.45	114,080.35

Sunny B. Wright 3-27-12
Rehlikt Op 3-27-12

COMMON COUNCIL
March 20, 2012

A meeting of the Common Council was called to order at 7:00 p.m. by Mayor Birmingham. The Pledge of Allegiance was recited. Roll call: Ald. Wiegand, Vandertie, Lodi, Abeyta, Stutting, Fett and Schlicht were present.

Schlicht/Fett to adopt agenda moving item 71 from the consent agenda to the regular agenda and removing Item 9 from the agenda. Carried.

Abeyta/Schlicht to approve bills: General Fund – \$288,555.82, Capital Fund - \$355.00, TID #2 - \$437,634.79, and Solid Waste Enterprise - \$10,099.23 for grand total of \$736,644.84. Roll call: All voted aye. Carried.

Abeyta/Fett to approve consent agenda:

- a. Approval of 3/6/12 regular Common Council minutes.
- b. Approval of the following minutes:
 - (1) Industrial Park Development Review Team – 2/16/12
 - (2) Board of Canvassers – 2/27/12
 - (3) Finance/Purchasing & Building Committee – 2/28/12
 - (4) Bicycle and Pedestrian Advisory Board – 3/1/12
 - (5) Community Protection & Services Committee – 3/8/12
 - (6) Loan Review Committee – 3/12/12
- c. Place on the file the following reports:
 - (1) Fire Department Report – February 2012
 - (2) Police Department Report – February 2012
 - (3) Street Department Report – February 2012
- d. Consideration of: Beverage Operator Licenses.
- e. Consideration of: Temporary Class B Beer and Temporary Class B Wine license.
- f. Consideration of: Request from Miller Art Museum to serve wine for special reception when library is not open.
- g. Consideration of: Street Closure application from CJ Promotions LLC – Sidepork Fest.
- h. Finance/Purchasing & Building Committee recommendation re: Amend Section 15.01(5) to establish a two year time frame and a one year extension for building permit duration and to amend the fee schedule to charge a renewal fee equal to the minimum permit fee for the specific type of permit being renewed.
- i. ~~Revolving Loan Fund Committee recommendation re: Approve loan in the amount of \$400,000 for James Olson Automotive Group, LLC to be used to purchase equipment and inventory, subject to conditions. Removed from consent agenda.~~

Carried.

There were no Mayoral appointments.

RECOMMENDATION

We, the Sturgeon Bay Revolving Loan Fund Committee, hereby recommend that a loan of \$400,000 be approved for James Olson Automotive Group, LLC to be used to purchase equipment and inventory, and that the loan be approved subject to the following conditions:

- A. In accordance with Section 4.1 (10) of the Sturgeon Bay RLF Policies and Procedures Manual, the committee is recommending a loan value in excess of the standard maximum loan amount of \$250,000 due to the size and economic impact of this project.
- B. Interest Rate: 2.0%
- C. Term of Loan: 5 Years with a 5 -Year Amortization Period.
- D. Monthly payments of principal and interest will be made to the City of Sturgeon Bay.

- E. The collateral for the loan will be a first lien purchase money security interest in equipment and inventory purchased with loan proceeds.
- F. James Olson Automotive Group, LLC will enter into a General Business Security Agreement, subordinate to BMO Harris Bank.
- G. The loan shall be personally guaranteed by James Olson.
- H. James Olson Automotive Group, LLC shall contribute Owner's Equity as stated in their application in the amount of \$750,000 as well as secure private funding in the amount of \$5 Million from BMO Harris Bank.
- I. James Olson Automotive Group, LLC shall obtain and keep insurance on the equipment to be purchased with the City of Sturgeon Bay listed as loss payee.
- J. James Olson Automotive Group, LLC will create 26 FTE (full-time equivalency) jobs within three years of loan closing.
- K. James Olson Automotive Group, LLC shall provide the City's Loan Administrator with annual business income tax returns and quarterly financial statements.
- L. James Olson Automotive Group, LLC will pay all out-of-pocket loan-processing costs at closing including attorney fees for loan documentation.
- M. James Olson Automotive Group, LLC shall submit a complete application package, to the satisfaction of William Chaudoir, Executive Director, DCEDC.
- N. The loan recipient's business location must remain in the City of Sturgeon Bay or the loan immediately becomes due and payable.
- O. This commitment is valid for a 60-day period at which time the loan shall be closed or this commitment is null and void.

We further recommend that the City Attorney be authorized to prepare the loan agreement, promissory note, security instrument and other necessary legal documents and that the Mayor and City Clerk be authorized to sign the necessary documents to implement this action.

STURGEON BAY REVOLVING LOAN FUND COMMITTEE

By: Mike Gilson, Chr.

Introduced by City Administrator McNeil. Stutting/Schlicht to adopt. Discussion took place regarding the total amount of available funds in the three loan programs, the job creations that come with this recommendation, and the conditions placed on the loan. Carried.

A contract for market feasibility and business model study for the Four Seasons Market was discussed. The Council reviewed the purpose of the study, where the matching money for the grant would come from, and promotion of the City to developers. Stutting/Fett to use \$12,500 of reserves to fund the market feasibility and business model study for Four Seasons Market. Roll call: Wiegand, Vandertie, Abeyta, Stutting, Fett, and Schlicht voted aye. Lodi voted no. Carried.

RECOMMENDATION

We, the Community Protection & Services Committee, hereby recommend to change the Compost Rules to include prohibiting chain saw use except by authorized personnel at the Compost Site.

COMMUNITY PROTECTION & SERVICES COMMITTEE

By: John Lodi, Chr.

Introduced by Lodi. Lodi/Schlicht to adopt. Carried.

RECOMMENDATION

We, the Finance/Purchasing & Building Committee, hereby recommend to accept the bid from RNOW for two 2012 Bridgeport Automated side loader refuse trucks at a total cost not to exceed \$403,544.00.

FINANCE/PURCHASING & BUILDING COMMITTEE

By: James Abeyta, Chr.

Introduced by Abeyta. Abeyta/Schlicht to adopt. Carried.

No one spoke during public comment.

The Mayor made his comments.

Lodi/Schlicht to adjourn. Carried. The meeting adjourned at 7:32 p.m.

Respectfully submitted,



Stephanie L. Reinhardt
City Clerk

STURGEON BAY UTILITIES

Regular Meeting
February 13th, 2012

President Stewart Fett called the regular meeting of the Utilities Commission to order at 5:31 p.m. at the Sturgeon Bay Utilities office. Roll call: President Stewart Fett, Vice-President Bernard Ellenbecker, Secretary Gary DeNamur, Mayor Thad Birmingham and Commissioners James Abeyta, Matt Felhofer and David Phillips were present. Also present were General Manager James Stawicki and Operations Manager Cliff White.

A request to move item #3 to #4 was made. Abeyta/Birmingham to adopt the amended agenda (complete copy on file at the Utility office). Motion carried.

Melissa Moren presented the Commission with SBU's energy services action plan for 2012. Ms. Moren updated the Commissioners with information pertaining to CTC programs and expenditure plans, provided a summary of funds to be carried forward from prior years' programs and the plans for disbursement of those funds.

Next was a presentation by Jon Blahnik from Raymond James. Mr. Blahnik presented the Commission with current market trends and investment options for SBU. Items discussed included SBU's current investment policy, laddering maturities and the future of short-term interest rates.

Abeyta/Felhofer to approve the minutes of the regular meeting held on January 9th, 2012. Motion carried.

The Commission proceeded to review the bills for January in the amount of \$1,670,203.73. Fett/DeNamur to approve payment of the bills. Motion carried.

The December 2011 financials were presented. Felhofer/Ellenbecker to accept the financials subject to audit. Motion carried.

General Manager Stawicki reported on the current investments and their allocations. No formal action was taken.

A memo from General Manager Stawicki regarding the proposed write-offs was presented for consideration. DeNamur/Abeyta to approve the write-offs in the amount of \$5,297.28. Motion carried.

Operations report was presented by Operations Manager White. Abeyta/Birmingham to accept the Operations Report for January. Motion carried.

The next item of business was the General Manager's report.

- a. Adjustments for the month
- b. Update on projects
 1. ERGS tour
 2. CSR staffing

Abeyta/Felhofer to adjourn. Motion carried. The meeting adjourned at 7:01 p.m.

Gary DeNamur
Secretary

Approved for publication:

Stewart Fett
President

James Stawicki
General Manager

Date: _____

Date: _____

FINANCE/PURCHASING & BUILDING COMMITTEE
March 13, 2012

A meeting of the Finance/Purchasing & Building Committee was called to order at 7:03 p.m. by Chairperson Abeyta in Council Chambers, City Hall. Roll call: Alderperson Abeyta, Alderperson Schlicht, and Alderperson Wiegand were present. Also present: Alderperson Fett, City Administrator McNeil, Finance Director/City Treasurer Clarizio, Public Works/Park and Recreation Superintendent Bordeau, members of the general public, and Office/Accounting Assistant II Flinn.

Moved by Alderperson Abeyta, seconded by Alderperson Schlicht to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Consideration of: Purchase of Refuse Carts.
4. Consideration of: Bids for Automated Refuse Trucks.
5. Consideration of: Write-off of 2010 delinquent personal property tax accounts.
6. Review of unfinished business list.
7. Review bills.
8. Adjourn.

Carried.

Refuse cart purchase was the first item discussed. Public Works/Park and Recreation Superintendent Bordeau stated that it is being considered to allow City residents the option choose either 96 gallon or 64 gallon carts. They have received numerous calls from residents concerned that the 96 gallon carts are too big for them to handle or have no place to store such a big container. Alderperson Schlicht commented that it will cost the City less for the 64 gallon verses the 94 gallon carts. One of the things that was considered with having all residents use the 96 gallon carts is that they may put the cart out every other week instead of every week, therefore cutting costs.

Tom Turchiano of Cascade Cart Solutions started the presentations for refuse carts. He stated that Cascade carts are injected molded for extra strength. The walls and bottoms are thicker to increase durability and stability. They come in a variety of sizes and colors. Their carts have a 10-year non-prorated warranty. The cost for 4,000, 64 gallon carts is \$36.00 per cart totaling \$144,000.00. The cost for 4,000 of the 96 gallon carts is \$42.00 per cart totaling \$168,000.00. Freight would cost approximately \$9,750.00 for an approximate total of \$321,750.00. Their cost for all 96 gallon carts would be approximately \$373,200.00. Cascade will supply replacement parts to the City.

Julie Applegate of Otto Environmental Systems stated that they use the injected molded process for their carts as well. They upgraded the wheels on their carts, at no charge to the City, to the rubber tread since they maneuver better in winter. They also have a 10-

year non-prorated warranty. Their cost for the 65 gallon carts is \$37.50 per cart, including shipping. The cost for the 95 gallon carts is \$46.00, per cart including shipping. Otto Environmental Systems will supply replacement parts to the City. Ms. Applegate added that Otto Environmental Systems offers a 2% discount net 10 days and Otto also offers financing.

Shane Langemeier of Toter Inc. stated that they use the advanced rotation molding for their carts and they come in a variety of colors and sizes. Their carts are 100% sealed carts and they are nestable when fully assembled. Toter Inc. has a .02% failure rate on their carts. Toter Inc. also has a 10-year non-prorated warranty. The cost for 9,000, 96 gallon carts is \$44.25 per cart totaling \$398,250 plus shipping for an approximate total of \$425,250.00. They are going to forward a proposal for the 64 gallon carts to the City.

Public Works/Park and Recreation Superintendent Bordeau stated that the 64 gallon cart will hold 4 of the blue bins that the City residents currently have. Depending on how much recycling or garbage families normally put out each week will determine what size cart they will choose. Recycling will be streamlined, which means that comingled and paper will be placed together in the same container. City Administrator McNeil is going to work with staff to put the information received by the vendors into a spreadsheet and present it at the next Finance/Purchasing & Building Committee meeting. Moved by Alderperson Abeyta, seconded by Alderperson Schlicht to postpone the purchase of refuse carts until the Finance/Purchasing & Building Committee on March 27, 2012. Carried.

Public Works/Park and Recreation Superintendent Bordeau presented the following bids for Automated Refuse Trucks:

<u>Vendor</u>	<u>Manufacturer</u>	<u>Price</u>	<u>Trade-in</u>	<u>City Cost</u>	<u>Chassis Only</u>
Stepp Equipment	Labri	\$233,527	\$ 7,650	\$225,877	
RNOW	Bridgeport	\$228,022	\$22,500	\$205,522	
Serwe Implement	Curbtender	\$221,419	\$10,000	\$211,419	
V&H Truck	New Way	\$222,500	0	\$222,500	
RNOW	Loadmaster	\$227,055	\$22,500	\$204,555	
RNOW	EZ Pack	\$236,808	\$22,500	\$214,308	
Packer City	International	\$223,100	0	\$223,100	\$111,550
Little Hoppers			\$10,200		
Wisconsin Peterbuilt	Peterbuilt Option #2				\$125,575 \$121,825
City Budget		\$215,000	\$10,000	\$205,000	

Public Works/Park and Recreation Superintendent Bordeau stated that the Loadmaster

was the lowest bid at \$200,805.00. However, the loader has only been made for a short period of time and is not a proven truck at this time. There are no units in Wisconsin and all repair parts come from Norway, Michigan adding downtime when repairs are necessary. Moved by Alderperson Schlicht, seconded by Alderperson Abeyta to recommend to the Common Council to accept the bid from RNOW for two 2012 Bridgeport Automated side loader refuse trucks at a total cost not to exceed \$403,544.00. Carried.

Finance Director/City Treasurer Clarizio led the discussion on the write-off of 2010 delinquent personal property tax accounts. She stated that Copies Plus More is within the limit that the City generally sues in small claims court. However, they are no longer in business and she feels that they will not pay. Therefore, there will be cost to the City to go through the process for small claims and it is a good possibility that the payment may not be received anyway.

Moved by Alderperson Schlicht, seconded by Alderperson Wiegand to recommend to the Common Council to write-off the 2010 delinquent personal property taxes due in 2011 in the amount of \$785.41 as follows and to publish the list in the Door County Advocate:

Write-off list

<u>Tax Account #</u>	<u>Name</u>	<u>City Portion of Del. Taxes</u>	<u>Ref. Out</u>
281-0191	Bulk Petroleum Corp. Station #4279 (Self Reported 2010) (Bankruptcy)	\$ 17.03	
281-0378	Sawyer House Bed and Breakfast, Ruth Norton (Late Payment / Interest Only)	\$.19	
281-0462	Sneakers & Boots Inc, Lou Ann Papke (Self Reported 2010)	\$ 4.97	
281-0570	Copies Plus More, Inc, David Salo (Manufacturing Assessed)	\$ 318.32	1/2012
281-0880	Bulk Petroleum Corp. Station #4276, Charles Daane (Self Reported 2010) (Bankruptcy)	\$ 49.36	
281-0901	Nightengale Properties LLC, David Kuck (Doomaged)	\$ 82.56	
281-0719	Sara Lee Food Service Inc (Late Payment / Interest Only)	\$.12	
281-0847	JM Construction (Doomaged)	\$ 23.83	
281-0941	DJO LLC (Late Payment / Interest Only)	\$.01	
281-0957	Barbicon Condo #4, Robert Kells (Doomaged)	\$ 62.14	
281-0975	Peninsula Jeweler, Kim & Tamela Pedler (Late Payment / Interest Only)	\$.48	
281-1040	3 rd Avenue Café, Scott Mertens (Doomaged)	\$ 12.76	1/2012

Write-off list - continued

<u>Tax</u> <u>Account #</u>	<u>Name</u>	<u>City</u> <u>Portion of</u> <u>Del. Taxes</u>	<u>Ref.</u> <u>Out</u>
281-1095	Andre's Food & Spirits, Thomas Hruska (Doomaged)	\$ 85.12	1/2011
281-1096	Chef Andy's Nautical Inn LLC, Andrew Mueller (Self Reported)	\$ 128.52	1/2011
		\$ 785.41	

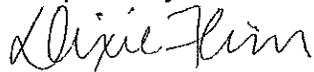
Carried.

The Committee reviewed the unfinished business list.

Moved by Alderperson Wiegand, seconded by Alderperson Abeyta to accept the bills as presented and forward to the Common Council for payment. Carried.

Moved by Alderperson Wiegand, seconded by Alderperson Schlicht to adjourn. Carried. The meeting adjourned at 8:36 p.m.

Respectfully submitted,



Dixie Flinn
Office/Accounting Assistant II

WATERFRONT DESIGN REVIEW BOARD

Tuesday, March 14, 2012

The Waterfront Design Review Board meeting was called to order at 12:06 p.m. by Vice-Chairperson Dennis Statz in Community Room (Room 122), City Hall, 421 Michigan Street.

Roll call: Members Shelly Kerwin, Dennis Statz, and James Goodwin were present. Excused: Chairperson William Galligan. Absent: Member Eric Paulsen. Also present were Andrew Wagener and Doug Larson of Red Oak Winery, Omni Associates Project Manager Clark Meyer, Door County Economic Development Corporation Executive Director Bill Chaudoir, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Goodwin, seconded by Ms. Kerwin to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from February 7, 2012.
4. Consideration of: Site improvements and facade changes to Red Oak Winery, 325 N. 3rd Avenue.
5. Adjourn.

Carried.

Approval of minutes from February 7, 2012: Moved by Ms. Kerwin, seconded by Mr. Goodwin to approve the minutes from February 7, 2012. Carried.

Consideration of: Site improvements and facade changes to Red Oak Winery, 325 N. 3rd Avenue: Mr. Olejniczak explained that this item includes 315 N. 3rd as well. The only zoning issue is that the proposed entry addition and proposed deck area at 325 N. 3rd Avenue would cross over the lot line at 315 N. 3rd Avenue. Approval would have to be conditioned on adjusting the lot line or combining the two parcels.

Mr. Meyer, Mr. Larson, and Mr. Wagener presented the proposed plans for the Red Oak Winery and Red Oak Grill. The existing winery building (proposed Red Oak Grill), 325 N. 3rd Ave., has a block exterior, with rough-cut cedar on the upper half of the building. The former Red Owl building, 315 N. 3rd Ave., is a combination of brick and block. It will become the manufacturing area for the winery. Plans are to modify the parking lot and pull it 15' away from the buildings in order to install a sidewalk that will connect the two buildings and add green space. The existing pylon sign will be removed from the corner of Jefferson St. and 3rd Ave. and a smaller monument sign will be installed. Two 20' shielded-type pole lights will be installed in the parking lot. The plan also includes an outdoor raised patio. Since the site slopes from east to west they have incorporated a ramp and stairs to provide access to the outdoor dining area. The public entrance will be to the south for the wine tasting and restaurant and on the east side of the Red Owl building there will be minor modifications to the entry. The two buildings will look compatible and will make a nice destination point at the north end of Third Avenue.

Mr. Meyer mentioned that on the "Grill" building, they are taking the existing block and putting in a steel angle on the bottom and adding stone veneer and EFIS (cement plaster product) to cover it up. Some of the existing roof structure and building will be removed to elevate the lobby and create a clear story window to get more natural light into the building. There will be some downlighting to create a better feel of the property at night, with cutoff fixtures. Burgundy canvas awnings will be installed to get a wine corner feeling. This building will have an approximate 4,000 sq. ft. restaurant that will seat 85-90, serving brick oven pizzas, as well as a large wine tasting area for about 80-90 people and a smaller wine tasting area for private groups up to 36 people.

The brick feature on the Red Owl building will be taken down by the entry and modified so the two buildings will look the same. They are also looking at adding windows on the Jefferson St. side to show the fermentation room to create interest. Production, tours, small retail, and small wine tasting area will be held inside this building. The same materials will be used on the sign as the building. The monument sign will be spot lit.

They would like to reserve the right to install additional signage on the rear of the Grill building. There will be signage placed on the existing "golf tee" shaped area facing 3rd Ave.

On the north side of the Grill building, stone will be wrapped around and come down 20 ft. and the rest of that wall painted to match the EFIS color.

In regard to the Red Owl building, the Jefferson St. side and the side facing Palmer Johnsons will also be wrapped with stone and painted to match. The area between the train depot and building will become a picnic area. The existing roof will remain, but the high roof over the existing entry will be a rubber membrane.

Mr. Statz stated as far as signage, they still need to come up with final details and obtain approval from the chairperson.

Mr. Wagener asked about installing a monument sign on the north corner of the property. Mr. Olejniczak responded because there are two frontages they would be allowed two monuments signs. Mr. Wagner added that they may come back for approval of removing the "golf tee" portion of the Grill building.

Moved by Mr. Goodwin, seconded by Ms. Kerwin to grant a certificate of appropriateness as presented and discussed, with final determination needed on materials and final location of signs. There is a possibility of installing a monument sign on the north side of the property along 3rd Avenue, with approval of chairperson. They may want to take down the "flag or golf tee" sign, with approval of chairperson. All ayes. Carried.

Adjourn: Moved by Ms. Kerwin, seconded by Mr. Goodwin to adjourn. Carried. Meeting adjourned at 12:50 p.m.

Respectfully submitted,



Cheryl Nault
Community Development Secretary

PERSONNEL COMMITTEE

March 14, 2012

A meeting of the Personnel Committee was called to order at 5:33 p.m. by Chairperson Vandertie in the second floor conference room, City Hall. Roll call: Members Vandertie and Stutting were present. Member Abeyta was excused. Also present: Ald. Schlicht, City Administrator McNeil, Municipal Services Superintendent Bordeau, and Assistant City Administrator Allen. Mayor Birmingham entered at 5:40 p.m.

Moved by Mr. Vandertie, seconded by Mr. Stutting to adopt the following agenda:

1. Call to order.
2. Roll call.
3. Adoption of agenda.
4. Consideration of: Section 125 Plan/policy re: Health insurance non-enrollment.
5. Convene in closed session in accordance with the following exemption:

Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. Wis. Stats. 19.85(1)(c).

Consideration of: Seasonal Aquatic Plant Crew Leader position applicants.

Move to reconvene in open session to take formal action upon preceding subject of closed session, if appropriate; or to conduct discussion or give further consideration where the subject is not appropriate for closed session consideration. The Committee may adjourn in closed session.

6. Adjourn.

Carried.

The Committee discussed the information received to date regarding increasing the non-enrollment health insurance payment for a separate employee group. How to establish a dollar amount, potential public and internal perceived benefit enhancement for affected employees, inconsistency in benefits between employee groups, and savings that could be realized were discussed. No action was taken.

After the Chairperson announced the statutory basis, it was moved by Mr. Vandertie, seconded by Mr. Stutting to convene in closed session. Roll call: All voted aye. Carried. The meeting moved to closed session at 5:45 p.m. The meeting adjourned at 6:17 p.m.

Respectfully submitted,


Mary Lou Allen
Assistant City Administrator

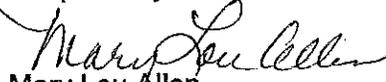
CLOSED SESSION
PERSONNEL COMMITTEE
March 14, 2012

The closed session of the Personnel Committee was convened at 5:45 p.m. by Chairperson Vandertie in the second floor conference room, City Hall. Members Vandertie and Stutting were present. Member Abeyta was excused. Also present: Mayor Birmingham, Ald. Schlicht, City Administrator McNeil, Municipal Services Superintendent Bordeau, and Assistant City Administrator Allen.

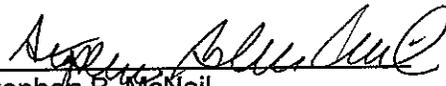
The Committee reviewed the Seasonal Aquatic Plan Crew Leader position applications.

Moved by Mr. Stutting, seconded by Mr. Vandertie to adjourn. Carried. The meeting adjourned at 6:17 p.m.

Respectfully submitted,


Mary Lou Allen
Assistant City Administrator

Approved for publication:

By: 
Stephen B. McNeil
City Administrator

Date: 3-22-12

CITY PLAN COMMISSION
Wednesday, March 14, 2012

A meeting of the City Plan Commission was called to order at 7:00 p.m. by Chairperson Dan Wiegand in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members Jeff Norland, John Lodi, Steve Parent, Dan Wiegand, Dennis Statz, Laurel Brooks, and Mike Gilson, were present. Also present were City Engineer Tony Depies, City Administrator Steve McNeil, Community Development Director Marty Olejniczak and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Statz, seconded by Ms. Brooks to approve the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Public information session regarding proposed Wellhead Protection Ordinance.
4. Consideration of: Conditional use request to construct a Community Based Residential Facility (CBRF) on property located south of Utah St. and west of Highway 42-57.
5. Adjourn.

Carried.

Public information session regarding proposed Wellhead Protection Ordinance: Mr. Olejniczak explained that this is a potential ordinance that would be added to the City's zoning code that would provide additional requirements for certain uses within the zones of contribution within the City. There are five active wells located at different locations within the City. Each has an area where ground water is recharged into those wells.

Sturgeon Bay Utilities Operations Manger Cliff White stated that in the 1970's, three wells had been abandoned. Of the five existing wells, three of them obtain additional treatment with an ozone system followed with chlorine, because from time to time they receive water that shows bacterial contamination. In 2003, the City of Sturgeon Bay, Sturgeon Bay Utilities, Town of Sturgeon Bay, Town of Nasewaupee, and Town of Clay Banks did a ground water study and the zones of contribution were determined.

The ordinance regulates certain uses within the zones of contribution. If a new business is located within the zones of contribution the business should check to see if it is under a regulated use (section 7). If so, as outlined in section 9, a permit is needed. If it is an existing use and do not have regulated substances on the property, it is not regulated. If it is an existing use and has regulated substances on the property, a permit is not needed, but the business needs to submit a contingency plan with SB Utilities, so that if there should be an incident, wells can be turned off and react accordingly to protect the water supply and public health. If a business changes uses or expands, it would then be evaluated as a new use. If a business is sold and the use has not changed, there is no action required. Sturgeon Bay Utilities is looking for is the best management plan to address potential releases of contaminants.

Mr. Olejniczak mentioned that single-family residents are exempt from this ordinance. The ordinance is administered by the Sturgeon Bay Utilities Commission. There is also

an appeals avenue to the Zoning Board of Appeals. The uses in these areas are the same as the zoning district you are in. It doesn't change the zoning. There a few setbacks imposed by this code from the actual wells. They range from a distance of 50' for a storm sewer main up to 1200' for a salt storage facility. The ordinance is asking for a good plan of controlling a release of the substances.

Mr. Parent wondered how a new business owner with a new building would be made aware of this ordinance. Mr. Olejniczak responded it would be reviewed by City staff for compliance with the zoning code and if found that it is in the wellhead protection area they would be referred to Mr. White before the zoning approval would be issued.

Mr. White stated that some towns have used the policy drafted in 2003. The goal is to have similar regulations in force throughout the zones of contribution.

No one from the public gave their input.

Mr. Wiegand explained that this will be looked at further at future meetings.

Consideration of: Conditional use request to construct a Community Based Residential Facility (CBRF) on property located south of Utah St. and west of Highway 42-57: Mr. Parent excused himself due to conflict of interest and left the meeting..

Mr. Olejniczak explained that this is a conditional use in the R-1 district. A public hearing was held at the last meeting. More information was requested by the Plan Commission, so consideration was postponed until this meeting.

Tammy Begley, developer of the property and owner and operator of Anna's Health Care in New Franken, Jim Thyges of Bayland Buildings, and Pete Hurth, engineer for Baudhuin, Inc., answered the questions and concerns that the Plan Commission had from the last meeting.

Ms. Begley stated the reason she is interested in this area is that she does business with Door County Social Services. People are coming from Sturgeon Bay to her for services.

Mr. Hurth explained the proposed stormwater management plan and will follow the City's and DNR criteria for stormwater management. There are two proposed stormwater ponds. One for the commercial development and one for the future residential development. The ordinance requires that the post developed flow be less than the pre-developed rate. Mr. Depies added that the future proposed southwest pond would help the residents on 16th Ct. with or without the future proposed residential development. Mr. Hurth said that a second storm pond is not in the budget at this time for the proposed development. The only thing that is proposed at this time is the CBRF development. In addition, Mr. Hurth stated that soil borings were completed in 2001 by Baudhuin, Inc. and they indicated no blasting will be needed.

Mr. Thyges mentioned that at the last meeting some neighbors had concerns regarding the 60' strip to Utah Street and if it would be an access way to the back of the facility for delivery trucks. All vehicles would use S. 18th Avenue or a new driveway off of Utah St. The 60' strip could be developed into a cul-de-sac whenever the residential development would occur.

Landscaping was discussed. Mr. Thyes stated a complete landscape plan will be completed that will meet all requirements. On the north side, a 5 ft. high berm with landscape flowers, trees, and shrubs would be designed for a landscape buffer. There is no screening to the west being planned at this time unless required by the City.

Mr. Thyes stated that they will not be upgrading S. 18th Avenue. Their intention is to create a new driveway off of Utah Street, parallel to S. 18th Avenue. Ms. Begley would be willing to give the City an easement, since the City desires to construct a public street in the future. Leathem Smith currently has an easement on that property.

Ms. Begley stated that all of their financing is in place. They have also done a feasibility study on memory care and dementia care, as well as the other services they are putting in the building. It is assisted living, but is a little more skilled than a regular assisted living Class C CNA. Ms. Brooks asked for a copy of the criteria used for the study and resources used for the information, so it can be compared to other areas of similar demographics.

Ms. Begley added that they did a quick analysis on the Deer Run project and themselves and developed their plan. She didn't know the whole development plan of Deer Run. Anna's Health Care in New Franken is a 60 bed facility, serving 8 from Door County, with some on a waiting list.

Ms. Brooks voiced her concern with being overbuilt, with our current CBRF facilities, as well as the addition of Deer Run, and then no one succeeds. The community risks the possibility of another unsightly building.

Ms. Begley responded to a question in regard to downsizing the building and dividing it into two smaller buildings. That would not work because if community funds or COPS funding program is utilized, the intake of finances is lessened. With their budget, occupancy of approximately 45% would take care of paying staff and bills. They were also looking at some type of daycare facility for staff working for the facility.

Ms. Brooks asked how many employees will be needed at full capacity, what skill levels and pay range. Ms. Begley responded with 46 employees, including RN's, LPN's, CNA's, maintenance, dietary, staff, and housekeeping positions. There will be ½ full time and ½ part-time employees. She doesn't have the pay schedule set up yet.

Additional discussion took place regarding staffing, utilities, and overall development concept.

Members of the community were given an opportunity to speak. Jean Marsh, 455 N. 16th Dr., stated that a \$40,000.00 market analysis was done for Deer Run for HUD financing. According to the analysis, once Deer Run was completed the market would be saturated for the next five years. Deer Run consists of two CBRF's, not one large facility, which gives it a more homelike atmosphere. She said Deer Run and the newly proposed facility cannot both exist.

Joe Knappen, 848 S. 16th Ct., addressed the Commission and said their job was to deal with the highest and best use of a very prime piece of property. A CBRF is not his personal choice. He lives right in the middle of the drainage flow. He would like to see the whole parcel's drainage issue being taken care of at one time.

Fran Shefchik, 1237 N. 8th Avenue, stated Dr. Tully had asked him to attend the meeting. He mentioned that Ms. Begley had met with Mr. Tully and saw all of his plans. She indicated that she had not known about his project. If she had known, she said she wouldn't have gone this far.

Lyle Berndt, 818 S. 16th Ct., expressed his concern about the drainage.

Ms. Begley stated that when she met with Dr. Tully he showed her the plans of his building. She did not know where he was with his financing. He was doing things in phases. She said she didn't know the extent of his project.

Discussion took place regarding the future proposed southwest detention pond. Mr. Wiegand explained that we need to look at the project that is presented. It is an existing drainage problem and is not caused by this proposed project.

Mr. Hurth stated that the developer would be willing to grant the City a 10' wide easement along the west lot line if the City wanted to do some type of project for the S. 16th Ct. neighbors.

Mr. Lodl questioned the berm to the north of the property. Mr. Olejniczak explained that a 4' berm matches what is in the zoning code for parking lot screening. What is planted in the berm is more important than how high the berm is.

Moved by Mr. Lodl, seconded by Mr. Wiegand to approve the conditional use request, with the following conditions:

1. In regard to the property to the north, remove the barn foundation, as well as other structures if they cannot be restored.
2. The property be cleaned up.
3. The berm to the north should be 5'.
4. Allow the City an easement along the west boundary of this property, as well as an easement for a roadway.

Ms. Brooks thought that after the last meeting, one of the concerns the Plan Commission had was the potential of overbuilding of CBRF's. It was a gray area about the status of Deer Run. She thought one of the first concerns was if this would create a problem, rather than solve a problem. We should be planning for our needs.

Mr. Olejniczak cautioned the Plan Commission that concern over impact on other CBRF projects should not be a sole basis of denying a project. The particulars of the site and impacts on the neighborhood needs to be considered and looking at the City as a whole.

Mr. Olejniczak thought it is a good location. It's almost very similarly situated to the Deer Run development. He asked the Commission to think about the size of the building, as it is bigger than anything approved in the past for assisted living. He suggested adding the following conditions if the project were to be approved: The lighting must be shielded, using full cut-off fixtures; dedication of right-of-way for future road; an impervious surface maximum of 70%; and obtain a state license.

Mr. Lodl amended his motion, seconded by Mr. Wiegand, to include Mr. Olejniczak's recommendations and amend the size of the berm back to 4'.

Mr. Gilson stated he doesn't like the size of the building. There is engineering to be completed, with questions on the detention ponds. The landscape plan needs to be completed. He didn't like the driveway coming off of Utah St. He would like to see the City work in conjunction with putting 18th Avenue in.

A roll call vote was taken on the amendment to the motion. All ayes. Motion carried.

Moved by Mr. Lodl to have staff enter into discussion about sewer and water down 18th Avenue up to the facility. Mr. McNeil stated that all that motion would require is to talk about it, which would be done anyway. Mr. Lodl withdrew the amendment to the motion.

Mr. Thyres said there would be no issue in removing the foundation and other structures to the north of the property.

Moved by Mr. Lodl, seconded by Mr. Wiegand to amend the motion to require a 10' easement along the west property line.

Mr. Gilson called for the question. Roll call vote on the amendment to the motion: Mr. Lodl, Mr. Wiegand, and Mr. Statz voted aye. Ms. Brooks, Mr. Gilson, and Mr. Norland voted no. Motion failed.

Roll call vote was taken on the original motion as amended. Motion failed, with Mr. Lodl voting aye.

Mr. Statz would like more information and clarification about 18th Avenue.

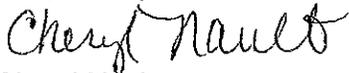
Mr. Gilson thought the west pond should be addressed. He would like to see 18th Avenue partially done, as well as the engineering and landscape plans.

Mr. Norland would like to see the market study. He said he is not in favor of regulating business.

Moved by Mr. Wiegand, seconded by Ms. Brooks to postpone until the March 21st meeting.

Adjourn: Moved by Mr. Gilson, seconded by Ms. Brooks to adjourn. Carried, with Mr. Lodl voting no. Meeting adjourned at 10:20 p.m.

Respectfully submitted,



Cheryl Nault
Community Development Secretary

PARKING AND TRAFFIC COMMITTEE
Monday, March 19, 2012

A meeting of the Parking and Traffic Committee was called to order at 4:01 p.m. by Chairperson Schlicht in Council Chambers, City Hall, 421 Michigan Street.

Members Schlicht, Vandertie and Fett were present. Also present: City Administrator McNeil, City Engineer Depies, Municipal Services Superintendent Bordeau, Community Development Director Olejniczak, Police Chief Porter, Police Captain Brinkman and Municipal Services Secretary Lenius.

Adoption of Agenda: Moved by Mr. Fett, second by Mr. Vandertie to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Public comment.
4. Consideration of: Payment in Lieu of Parking for John Martin's Restaurant at 50 S. 3rd Avenue
5. Consideration of: Request to place a handicap parking stall near the intersection of 2nd Avenue and Kentucky Street
6. Consideration of: Request to designate a 15 minute parking space in front of 219 Kentucky Street
7. Consideration of: Closing 3rd Avenue from Oregon to Pennsylvania Street and Pennsylvania Street from 3rd to 1st Avenue During the Harmony by the Bay Concerts
8. Adjourn.

No one spoke during public comment.

Consideration of: Payment in Lieu of Parking for John Martin's Restaurant at 50 S. 3rd Avenue: Mr. Olejniczak explained the location of this property is zoned C-2, Central Business District, which requires parking be provided for residential dwellings, but allows for payment in lieu of parking for a fee that is set by the parking and traffic committee. Historically the fees have been determined case by case and have ranged from \$100 to \$500 per space.

Mr. John Brasch, 50 S. 3rd Avenue stated that he is requesting to remove the two parking spaces directly behind the restaurant to allow for improvements he is planning to make to the property to allow for outdoor seating.

Mr. Bordeau explained on street parking is allowed from April 1 – November 30 and residents are able to apply for a winter parking permit that would allow them to park in Market Square during the winter months. However, vehicles do need to be out of the Market Square Parking Lot by 6:00 a.m. on Saturday morning when the Farm and Craft Market is taking place.

Moved by Mr. Vandertie, Seconded by Mr. Fett to recommend to council to charge John Martin Restaurant located at 50 S. 3rd Avenue a fee of \$100 per stall for two stalls in lieu of parking. All in favor. Carried.

Request to place a handicap parking stall near the intersection of 2nd Avenue and Kentucky Street: Discussion took place that although the street markings are in place, the handicap parking sign that used to be on the north side of Kentucky Street east of 3rd Avenue had to be repositioned to the south side of Kentucky Street west of 3rd Avenue. Judi Watson of 219 Kentucky Street stated that if a handicap stall was placed in that vicinity, she would be fine with not requesting an additional space.

No Action taken.

Consideration of: Request to designate a 15 minute parking space in front of 219 Kentucky Street: Judi Watson, 219 Kentucky Street stated that many of the businesses in the downtown area have employees who are parking on the street and are not obeying the 2 hour parking limit. She has spoken with some of the employers asking if they would ask their

employees not to park in the restricted areas, but has not seen an improvement. Chief Porter stated he agrees the 2 hour parking is being violated and that it is difficult to enforce but has spoken to the businesses in the area and has asked the CSO's to strictly enforce the parking restriction.

Mr. Vandertie commented that the employers need to be responsible to have their employees use the various parking lots to park their vehicles.

Moved by Mr. Fett, seconded by Mr. Vandertie to postpone this item until the April 16th meeting. All in favor. Carried.

Consideration of: Closing 3rd Avenue from Oregon to Pennsylvania Street and Pennsylvania Street from 3rd to 1st Avenue during the Harmony by the Bay Concerts: Mr. Schlicht stated he had several calls regarding the traffic being detoured through the residential areas. Mr. Bordeau explained that he lives in this area and the traffic already is driving through the residential areas during the concerts to get a parking space. He also stated that Pennsylvania Street would only need to be closed to the alley way and not all the way to 1st Avenue. The closed off area will make it safer for pedestrians during the concerts and will provide additional space on 3rd Avenue for concession vendors who do not need power. It will also allow for a handicap parking area to be designated on Pennsylvania Street. Mr. Porter stated a CSO will barricade the area would from 1 hour prior until 1 hour after the concerts have finished, or the park has been cleared of all attendees.

Moved by Mr. Fett, seconded by Mr. Vandertie to recommend to council to close 3rd Avenue from Oregon Street to Pennsylvania Street and Pennsylvania Street from 3rd Avenue to the alley for a period of 1 hour prior to and 1 hour after the Harmony by the Bay Concerts. All in favor. Carried.

Motion by Ald. Fett, second by Ald. Vandertie to adjourn. All in favor. Carried.

Meeting adjourned at 4:48 p.m.

Respectfully Submitted,



Jennifer Lenius
Municipal Services Secretary

COMMITTEE OF THE WHOLE
March 19, 2012

A meeting of the Committee of the Whole was called to order at 5:30 p.m. by Mayor Birmingham. Roll call: Ald. Wiegand, Vandertie, Lodl, Abeyta, Stutting, Schlicht, and Mayor Birmingham were present. Ald. Fett was excused.

Abeyta/Vandertie to adopt agenda. Carried.

The Mayor presented information to the Council on developing a City of Sturgeon Bay Coast Guard Steering Committee that would begin as a City Ad Hoc Committee. The function of the Committee would be to come up with activities that would enhance the City of Sturgeon Bay as being a good City to the Coast Guard. At this time, the Mayor was seeking alderperson names on who would be interested in this and to get a general consensus to move forward. Alderpersons Vandertie, Stutting, Wiegand, and Schlicht showed interest in serving on this type of ad hoc committee.

Discussion then took place regarding the Sturgeon Bay Utility Commission and the role of the Common Council. The members of the Committee discussed different areas that they felt were of concern regarding the level of information that was received at the Council level on Utility matters.

City Attorney Randy Nesbitt reviewed four different options that the Council could choose to implement: 1. Work with the present Utility Commission and come up with a plan to direct the Commission on what the Council would insist on being done with the Council ultimately in control. 2. Eliminate the Utility Commission. 3. Change the structure of the Commission to include more alderpersons on the Commission. 4. Do nothing.

Discussion then took place regarding the options that the City Attorney laid out to the Committee.

Moved by Lodl to postpone this item to the next Committee of the Whole meeting. Motion died due to lack of a second.

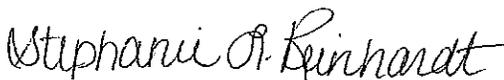
Abeyta/Schlicht to recommend to the Common Council to eliminate the Utility Commission. Further discussion took place. Stutting/Vandertie to amend the motion to look at changing the ordinance to strengthen the City's position with Utilities by using one of the following three options: 1. Work with the present Utility Commission and come up with a plan to direct the Commission on what the Council would insist on being done with the Council ultimately in control. 2. Eliminate the Utility Commission. 3. Change the structure of the Commission to include more alderpersons on the Commission.

After further discussion, Stutting and Vandertie withdrew their amendment. Abeyta and Schlicht then withdrew their original motion.

The members discussed the process and procedure of implementing a change in respect to the Utility Commission. Wiegand/Abeyta to recommend to the Council to consider amending Chapter 13 of the Municipal Code – Municipal Utilities. Schlicht/Wiegand to amend the motion to direct staff to bring back Chapter 13 to give the Common Council more control including the options of eliminating the Utility Commission and creating a strong-Council Commission. Vote taken on the amendment: Carried with Vandertie and Lodl voting no. Vote taken on the original motion as amended: Carried with Vandertie and Lodl voting no.

Wiegand/Vandertie to adjourn. Carried. The meeting adjourned at 7:18 p.m.

Respectfully submitted,


Stephanie L. Reinhardt
City Clerk

PERSONNEL COMMITTEE
March 21, 2012

A meeting of the Personnel Committee was called to order at 5:39 p.m. by Chairperson Vandertie in the 2nd floor conference room, City Hall. Roll call: Members Vandertie and Abeyta were present. Member Stutting entered at 6:00 p.m. Also present: Ald. Schlicht, City Administrator McNeil, Municipal Services Superintendent Bordeau, and Assistant City Administrator Allen. Mayor Birmingham entered at 5:50 p.m.

Moved by Mr. Vandertie, seconded by Mr. Abeyta to adopt the following agenda:

1. Call to order.
2. Roll call.
3. Adoption of agenda.
4. Convene in closed session in accordance with the following exemption:

Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. Wis. Stats. 19.85(1)(c).

Consideration of: Seasonal Aquatic Plant Crew Leader

Move to reconvene in open session to take formal action upon preceding subject of closed session, if appropriate; or to conduct discussion or give further consideration where the subject is not appropriate for closed session consideration. The Committee may adjourn in closed session.

5. Adjourn.

Carried.

After the Chairperson announced the statutory basis, it was moved by Mr. Abeyta, seconded by Mr. Vandertie to convene in closed session. Roll call: All voted aye. Carried. The meeting moved to closed session at 5:40 p.m. The meeting reconvened in open session at 6:04 p.m.

Moved by Mr. Abeyta, seconded by Mr. Stutting to extend an offer of employment to Richard Yedica, subject to pre-employment background check and drug testing, to fill the Seasonal Aquatic Plant Crew Leader position at the rate of \$20 an hour, with total 2012 wages not to exceed the budgeted amount of \$13,700. Carried.

Moved by Mr. Abeyta, seconded by Mr. Vandertie to adjourn. Carried. The meeting adjourned at 6:05 p.m.

Respectfully submitted,



Mary Lou Allen
Assistant City Administrator

CLOSED SESSION
PERSONNEL COMMITTEE
March 21, 2012

The closed session of the Personnel Committee was convened at 5:40 p.m. by Chairperson Vandertie in the 2nd floor conference room, City Hall. Members Vandertie and Abeyta were present. Member Stutting entered at 6:00 p.m. Also present: Ald. Schlicht, City Administrator McNeil, Municipal Services Superintendent Bordeaux, and Assistant City Administrator Allen. Mayor Birmingham entered at 5:50 p.m.

The Committee considered employment and compensation for the Seasonal Aquatic Plant Crew Leader finalist.

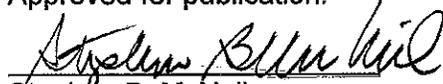
Moved by Mr. Abeyta, seconded by Mr. Vandertie to reconvene in open session. Carried. The meeting reconvened in open session at 6:04 p.m.

Respectfully submitted,



Mary Lou Allen
Assistant City Administrator

Approved for publication:



Stephen B. McNeil
City Administrator

3/28/12

Date

CITY PLAN COMMISSION
 Wednesday, March 21, 2012

A meeting of the City Plan Commission was called to order at 7:05 p.m. by Chairperson Dan Wiegand in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members Dan Wiegand, Steve Parent, John Lodi, Mike Gilson, Dennis Statz, Laurel Brooks, and Jeff Norland were present. Also present were City Attorney Randy Nesbitt, City Administrator Steve McNeil, City Engineer Tony Depies, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Lodi to amend the agenda and move item #9 after item #4, followed by items #7, #5, #6, #8, #10, #11 and #12. Motion died due to lack of second. Moved by Mr. Gilson, seconded by Mr. Statz to approve the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from February 15, 2012.
4. Public comment on non-agenda items.
5. Conditional use request to extend the height of an existing communication tower for Bethesda Christian Broadcasting, 1723 Michigan Street:
 Presentation
 Public hearing
 Consideration of
6. Preliminary Planned Unit Development (PUD) for the Cottages at Deer Run Village, located south of Tacoma Beach Road, west of Clay Banks Road, east of Ridgeway Drive, and north of Compass St.:
 Presentation
 Public hearing
 Consideration of
7. Consideration of: Final Planned Unit Development (PUD) for expansion of the Door County Maritime Museum, including an observation tower, located at 120 N. Madison Avenue.
8. Consideration of: Request from Ralph Uecker for temporary use to farm vacant lots located in Evening Shadows subdivision and 5-acre parcel owned by Jeff Uecker.
9. Conditional use request to construct a Community Based Residential Facility (CBRF) on property located south of Utah St. and west of Highway 42-57.
10. Consideration of: Residential use in the Central Business (C-2) district.
11. Consideration of: Design standards for new development.
12. Adjourn.

Approval of minutes from February 15, 2012: Moved by Mr. Statz, seconded by Ms. Brooks to approve the minutes from February 15, 2012. Carried.

Public comment on non-agenda items: No one spoke during public comment.

Conditional use request to extend the height of an existing communication tower for Bethesda Christian Broadcasting, 1723 Michigan Street:

Presentation: Dave Gordon, Executive Director for Bethesda Christian Broadcasting, presented the request to extend the height of their existing communication tower at 1723 Michigan St. Bethesda owns and operates two non-commercial radio stations at that location – WPFJ and WNLI since 2008. He gave a short background on the radio stations. The signal for each station is sent from the studios to the tower, which is located on County HH. Each station has a small dish on top of a 30' tower that has been in place for several years. Since October, 2011, they have noticed a compromised signal for WPFJ and contracted a broadcast engineer to examine what the problem was. After several surveys and tests, they concluded that it was a combination of issues causing a decreased signal quality. The strength of the signal that reached the transmitter was below what it needs to be. The weakened signal was believed to be caused from a new transformer that was installed in front of the building. He would like to increase the height of the tower not to exceed 60'. The tower has existed for many years without creating any problems to the surrounding community. The radio station broadcasts and ability to do business are severely compromised and need immediate attention.

Public hearing: Chairperson Wiegand opened the public hearing at 7:15 p.m.

Leonette Tackenberg, 809 S. 16th Ct., stated she is a fan of public radio. Many times other stations interfere and cannot pick up a signal.

Caryn Wickman, 130 S. 16th Pl., said that Christian stations are wonderful, but wants to keep this a friendly neighborhood and asked the Commission to vote no.

Ms. Nault read one letter of correspondence in opposition from Milton and Karen Lenius, 124 S. 16th Pl.

The public hearing was declared closed at 7:20 p.m.

Consideration of: Mr. Olejniczak stated that the City has a tower communication ordinance. The proposed tower complies with setback requirements. There is also a requirement for screening the base of the tower. The tower is FCC approved. He checked with Door County Memorial Hospital to see if there would be any problems with helicopters landing. They had no concerns. The proposed tower was still below the height that it would need to be lit. An engineer's report for structural analysis would have to be submitted. The recommendation would be to approve the conditional use request, subject to certification of structural integrity of the tower prior to commencing construction and installing landscaping to screen the base of the tower to the east and south.

Commission members discussed the request. Mr. Gordon was asked if he tried to get the signal out through the internet. Mr. Gordon responded going through phone lines would price them right out of the market and would not be feasible for them to do that.

Mr. Gordon also responded to comments addressed in the letter submitted by the Lenius's. As far as required lighting, 200' is the requirement for lighting. If anyone would have television interference they would be provided a filter to solve the problem.

Mr. Lodi questioned moving to another location. Mr. Gordon said that had been addressed previously, but did not feel that was something to pass on to their supporters. A higher tower is the most affordable way of making the change.

Mr. Norland suggested speaking with the installers of the transformer and possibly relocating it and thus, may be less expensive than extending the tower.

Ms. Brooks suggested renting space on another tower. Mr. Gordon responded because of costs, it has not been examined. They were looking for an immediate affordable way to fix the problem. The tower pieces they already own.

Mr. Parent asked if the engineers looked at other areas on the property instead of raising the tower. If the tower were moved to the south, closer to the hospital, the building would tend to block the line of sight from homeowners on Michigan, as well as pedestrians. Mr. Gordon stated that they did look at the original location on top of the church roof, which was ruled out.

After discussion, it was moved by Mr. Wiegand to approve the communication tower as proposed, subject to certification of the structural integrity of the tower prior to commencing construction and installing landscaping to screen the base of the tower toward the east and south. Motion died due to lack of second.

Mr. Statz suggested that other alternatives should be looked at, such as having the transformer be relocated.

Moved by Mr. Statz, seconded by Ms. Brooks to postpone until the next meeting. Carried.

Preliminary Planned Unit Development (PUD) for the Cottages at Deer Run Village, located south of Tacoma Beach Road, west of Clay Banks Road, east of Ridgeway Drive, and north of Compass St.:

Presentation: Bruce Tully presented the 4th phase of development, The Cottages at Deer Run Village. The proposed planned unit development (PUD) has existing zoning of Two-family residential (R-3). There is a total of 50 lots. The vision is to create a beautiful environment to age-in-place and create alternate living environments.

Mr. Tully gave a history of the Deer Run project and then explained Phase 4. These cottages will be offered as rental units to the elderly population, with rent at about \$1,200 per month. Mr. Tully went through a powerpoint presentation showing elevations, engineering, and landscaping. The development will occur in three phases. The first phase is 14 units. The club and recreational facility for the whole Deer Run development will be built with the first phase. Their construction period is 17 months. The cottages will be built along with the first two care facilities that were approved in Phase 2 and Phase 3.

Public hearing: Chairperson Wiegand opened the public hearing at 8:02 p.m.

Richard Husch, 1152 N. Ridgeway Dr., spoke during the hearing. He stated he was not opposed to the development. He was concerned with his property value and wants to be protected from the view of this development.

There was no written correspondence. The public hearing was declared closed at 8:06 p.m.

Consideration of: Mr. Olejniczak stated this phase is most in line with the Comprehensive Plan, looking at a density of 4 units per acre. Staff has been reviewing previous drafts of the plan. The revised plan addresses the PUD and R-3 setback

requirements for a 25' rear yard and a 10' side yard along the west property line. Staff recommends approval.

Mr. Nesbitt pointed out that this phase abuts a number of residential uses. It is the discretion of the Commission to decide if some type of screening or buffering is in order for protection of the neighbors. What is being approved is the general layout of Phase 4. Phase 1, 2, and 3 have previously been approved.

Mr. Parent excused himself from discussion and voting due to conflict of interest.

Mr. Tully didn't feel that there was a need to screen the cottages. They are small single-family homes. Mr. Olejniczak agreed that the cottages have the least visual impact on neighboring homes.

Moved by Mr. Statz, seconded by Mr. Norland to take action at this meeting. Roll call vote. All ayes, with Mr. Parent abstaining. Carried.

Moved by Mr. Statz, seconded by Ms. Brooks to recommend to Council approval of the preliminary PUD as presented. Roll call vote. All ayes, with Mr. Parent abstaining. Carried.

Consideration of: Final Planned Unit Development (PUD) for expansion of the Door County Maritime Museum, including an observation tower, located at 120 N. Madison Avenue: Maritime Museum Executive Director Bob Desh and Maritime Museum President Dan Austad presented amended elevations for the observation tower, as well as a landscaping plan. The cupola has changed to a square shape rather than octagon, with a copper pyramidal roof. Low-growing junipers will be planted between the walkway and the building. Various types of bushes with various heights will be also be added to the landscaping.

Mr. Olejniczak stated that the PUD would accomplish the allowance for the extra height, as well as allowing the tower to encroach two feet into the setback requirement, since the Museum does not own all the way to the water. The distance from the tower to the walkway is about 10 feet and about 55 feet from the building to the waterfront.

Mr. Lodl expressed his disappointment with the tower. He feels that the tower is too high and will be seen by people that don't want to see it. He also thinks the tower could have been in a different location by the building.

Moved by Mr. Gilson, seconded by Mr. Norland to approve the final PUD based upon the PUD parameters. Roll call vote: Carried, with Mr. Lodl voting no.

At 8:47 p.m. the Commission took an 8 minute break and reconvened at 8:55 p.m.

Consideration of: Request from Ralph Uecker for temporary use to farm vacant lots located in Evening Shadows subdivision and 5-acre parcel owned by Jeff Uecker: Mr. Olejniczak explained that Ralph Uecker had approached him about rezoning his property to Agricultural in the Evening Shadows subdivision to allow planting crops and farming the vacant lots, as well as the 5-acre parcel owned by Ralph's son, Jeff Uecker, that has never been subdivided. The property is zoned single-family residential and farming is not permitted. Because of the slow market, there have been no new homes built in this subdivision for a couple of years. Rezoning the parcels did not seem feasible,

but there is a provision in the zoning code that would allow a temporary use for up to one year. So, Mr. Uecker is requesting a temporary farming use. Concerns would include farm machinery damaging the residential streets, noise impacts, dust impacts, or crops growing too tall, thereby affecting vision corners. There would also be a fiscal impact if these lots are farmed, as they likely would qualify for the Agricultural use assessment. Options are to approve the temporary use with conditions or deny the request. Since the Jeff Uecker parcel adjoins homes only on one side, and is a larger parcel, it has more legitimacy in terms of allowing farming on it. Council has final approval.

Commission members discussed their concerns, such as only liquid fertilizer should be used as opposed to manure or if runoff would affect the neighbors.

Mr. Gilson said he could agree to approve the Jeff Uecker property, but not the Ralph Uecker property as it is already subdivided.

Moved by Mr. Gilson, seconded by Mr. Statz to recommend to Council approval of temporary agricultural use for the Jeff Uecker property only.

Moved by Ms. Brooks, seconded by Mr. Parent to amend the motion and add only plantings of grass, hay, or alfalfa crops are allowed. Carried.

Moved by Mr. Norland, seconded by Ms. Brooks to amend the amended motion and add that any soil on the streets is to be cleaned up and to maintain a 25' buffer along the west and south property line. A vote was taken on the amendment. All ayes. Carried.

A vote was taken on the original motion as amended. Carried, with Mr. Lodi voting no.

Conditional use request to construct a Community Based Residential Facility (CBRF) on property located south of Utah St. and west of Highway 42-57: Mr. Olejniczak stated that staff compiled a list of potential conditions based on discussion from the last meeting.

Mr. Nesbitt stated that whether or not this permit should be granted should not be based solely on competition aspects. There are numerous planning guidelines and numerous cases that suggest the question of need should not be regarded as a valid ground to refuse a permit. The purpose of zoning is not to serve as a control of business competition. He said that you can take into consideration whether the proposed use will result in another business going out of business, resulting in blight in the neighborhood, but there has to be clear evidence of that. He urged the Plan Commission to carefully weigh their decision with respect to that aspect. He has not seen any study that this type of permit will result in another business going dark. Additional information can be requested from the developer.

Mr. Parent excused himself from discussion and voting due to conflict of interest.

Jim Thyges of Bayland Buildings, questioned whether Mr. Gilson had a conflict of interest because Ms. Begley, developer of the property, originally contacted Mr. Gilson at Baylake Bank in regard to financing, but and decided to go elsewhere. It was confirmed by Mr. Nesbitt that there was no legal conflict of interest.

Mr. Olejniczak explained that all of the infrastructure will be paid by the developer. Ongoing maintenance cost is the City's responsibility.

Commission members, along with Ms. Begley and Mr. Thyes, discussed the suggested list of conditions. Mr. Thyes stated that Ms. Begley has agreed to all the conditions.

Moved by Mr. Lodi, seconded by Mr. Norland to approve the conditional use permit, subject to the 11 conditions as follows:

1. Dedicate 60-foot right-of-way for future a public street (S. 18th Ave), consistent with the city's Official Map. The right-of-way may be reduced to 50 feet in width where it abuts the state highway right-of-way.
2. Construct street improvements for S. 18th Ave southerly to the end of the radius for the driveway for the CBRF. The design of the improvements shall be approved by the city engineer, but is anticipated to include 32 feet of pavement with curb and gutter.
3. Water main shall be extended southerly within the right-of-way of future 18th Avenue to the south edge of the building. A fire hydrant is needed near the north end of the building and a second hydrant (whether temporary or permanent) is required at the end of the main.
4. The outbuilding (old farm building) located between the landscape berm and CBRF building shall be demolished.
5. The existing lot that the old farm building sits on shall be combined with the main parcel.
6. The proposed 4-ft berm shall extend at least 25 feet past the west side of the building.
7. The dumpster enclosure shall be a minimum 6-foot high fully opaque fence.
8. Any exterior lighting on the site shall use full cut-off fixtures to prevent light from being cast skyward or off of the property.
9. The amount of impervious surfaces on the site shall not exceed 70% of the lot area for the CBRF. This provision shall apply to the current parcel and any smaller parcel created through future land divisions.
10. A 15-foot drainage easement shall be recorded along the west line of the current parcel, with allowance for an additional temporary 10-foot construction easement to allow future drainage improvements to be installed at the discretion of the city (if needed).
11. The development shall comply with all city requirements, including but not limited to implementation of engineered stormwater plan, parking lot landscaping and vegetative highway screening for that portion of the building and parking within 200 feet of the highway right-of-way.

Mr. Gilson said he would still like to see a feasibility study. Ms. Begley stated that the feasibility study does not include the buildings that are not existing, such as Deer Run. She further added that her client area goes beyond Door County and she will be bringing services not currently being provided.

Alderman Bob Schlicht offered his opinion in regard to the proposed CBRF. He makes 70 visits a month to people that should be in a CBRF. These services are needed. There is room for this development.

Moved by Mr. Gilson to amend the motion to add condition #12 that a feasibility study is required. Motion died due to lack of second.

A roll call vote was taken on the motion. Carried unanimously, with Mr. Parent abstaining.

Consideration of: Residential use in the Central Business (C-2) district: Mr. Olejniczak stated that in the list of permitted uses in the C-2 zoning district, there is a use that reads "residential use when incorporated in a multi-use building and using less than 50% of the available floor area". This use typically relates to apartments located up above the first floor of a commercial building. There are a few situations where there are multiple buildings on a parcel where one building could be residential. An example is the Dorchester Nursing Home where there is a house on the property that had been used for retail, but was granted temporary use as a home for the past few years. He asked if there is any interest in tweaking the C-2 district uses to make it easier to have residential use on the property. This would probably be restricted to existing buildings.

The Commission directed staff to come back to a future meeting with a formal text amendment.

Consideration of: Design standards for new development: Mr. Olejniczak presented suggested changes from a previous draft of design guidelines and review criteria. They were originally drafted for new development for all the commercial areas of the City. He asked the Commission if these guidelines should be adopted for Egg Harbor Road only, or for the whole City. The Council would have to adopt an ordinance for the guidelines to be put in place.

As an engineer, Mr. Parent stated he likes to see things in black and white as to what the rules are. In the proposed guidelines, he liked to see the word encouraged as opposed to required.

Moved by Mr. Gilson, seconded by Mr. Statz to direct staff to work on an ordinance for the design guidelines and review criteria. All ayes. Carried.

Adjourn: Moved by Mr. Lodi, seconded by Mr. Statz to adjourn. Meeting adjourned at 10:07 p.m.

Respectfully submitted,


Cheryl Nault
Community Development Secretary

PARK AND RECREATION COMMITTEE/BOARD MEETING
March 28, 2012.

A meeting of the Joint Park and Recreation Committee/Board was called to order at 7:00 p.m. by Chairman Wiegand in Council Chambers, City Hall, 421 Michigan Street. Roll call: Alderpersons Wiegand, Vandertie and Fett. Board members: George Husby, Bill Fuerst, Chris Larsen, Leif Hagman, Randy Morrow and Bob Bordeau. Also present: John Meredith and Matt Young of the Skateboard Park Initiative Committee, Alderperson Schlicht, and Park and Recreation Secretary Kleist.

Motion by Member Fett, second by Member Vandertie to adopt the following agenda:

1. Call to Order
2. Roll Call
3. Adoption of Agenda
4. Public Comment
5. Consideration of: Skateboard Park Location
6. Adjourn

Carried.

Skateboard Park Location:

Park and Recreation Superintendent Bordeau reviewed the history of the Skateboard Park. In February of 2011 Laurel and Tommy Hauser and Jack Frank approached the Park and Recreation Committee with the idea of building a skateboard park. On May 25, 2011, the Park and Recreation Committee/Board approved the southwest corner of the Westside Field property for the skateboard park. They have now requested the skateboard park be located in the southeast corner of the property, near Madison Street and W. Spruce Street.

Motion by Member Wiegand, second by Member Hagman to recommend the proposed skateboard park be located in the southeast corner of the Westside Field property, near the corner of Madison Street and W. Spruce Street. Motion passed 10-0.

Motion by Member Hagman, second by Member Morrow to adjourn. Meeting adjourned at 7:03 p.m.

Respectfully Submitted,



Marilyn Kleist
Park and Recreation Secretary

BEVERAGE OPERATOR LICENSE

1. Healy J. Robinson

DISALLOWANCE OF CLAIM RESOLUTION

WHEREAS, A Notice of Claim was filed on December 20, 2011, with an incident date of May 1, 2011, with the City Clerk; and

WHEREAS, said Notice of Claim alleges that Rose Wodack, 421 North Fourth Avenue, Sturgeon Bay, WI 54235, sustained damages, and alleges that there were damages by the City of Sturgeon Bay and employees of the City of Sturgeon Bay; and

WHEREAS, review of this matter by the City's Insurance Carrier recommends that the claim be denied.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Sturgeon Bay that the claim submitted by Rose Wodack, be and the same is hereby denied, and no action on this claim may be brought against the City of Sturgeon Bay or any of its officers, officials, agents or employees after six months from the date of service of this notice, pursuant to Wisconsin Statute 893.80.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the claimant by certified mail, return receipt requested, as a notice of disallowance.

* * * * *

Motion made by Alderperson _____, seconded by

Alderperson _____ to adopt.

Passed by the Common Council on this _____ day of _____, 2012.

Statewide Services, Inc.

Claim Division

1241 John Q. Hammons Dr.
P.O. Box 5555
Madison, WI 53705-0555
877-204-9712

March 1, 2012

ROSE WODACK
421 N 4TH AVE
STURGEON BAY, WI 54235

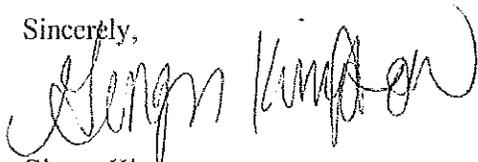
Regarding: Our Insured: City of Sturgeon Bay
Claim No: WM000152810007
Date/Loss: 05/01/2011

Dear Ms. Wodack:

I have received your letter dated February 26, 2012.

We have reviewed your claim and conducted a thorough investigation of the facts and evidence presented to us in this case. Based on our investigation, you do not have a claim for compensable damages. Therefore, we have recommended the City of Sturgeon Bay disallow your claim.

Sincerely,



Ginger Kimpton
Casualty Claims Adjuster
855-828-5515 / 866-828-6613 fax
gkimpton@statewidesvcs.com

CC: City of Sturgeon Bay

Statewide Services, Inc.

Claim Division

1241 John Q. Hammons Dr.
P.O. Box 5555
Madison, WI 53705-0555
877-204-9712

December 20, 2011

City of Sturgeon Bay
PO Box 47
Sturgeon Bay, WI. 54235

Attention : Steve McNeil

RE: Insured : City of Sturgeon Bay
Claimant Name: Rose Wodack
Claim Number: WM000152810007
Date of Loss: 5/01/2011

Statewide Services, Inc. is the third-party administrator for the League of Wisconsin Municipalities Mutual Insurance auto and liability program. We received notice of the above-referenced claim, and want to assure you that we are in the process of reviewing it. This claim has been assigned to:

Adjuster: Ginger Kimpton
Title: Casualty Claims Adjuster
Phone: 855-828-5515
Fax: 866-828-6613
Email Address: gkimpton@statewidesvcs.com

Feel free to call or email the claim handler above.

Sincerely,

Statewide Services Claim Department

Cc: Phil Burkart

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the Finance/Purchasing & Building Committee, hereby recommend to write-off the 2010 delinquent personal property taxes due on 2011 in the amount of \$785.41 as follows and to publish the list in the Door County Advocate:

Write-off list

<u>Tax Account #</u>	<u>Name</u>	<u>City Portion of Del. Taxes</u>	<u>Ref. Out</u>
281-0191	Bulk Petroleum Corp. Station #4279 (Self Reported 2010) (Bankruptcy)	\$ 17.03	
281-0378	Sawyer House Bed and Breakfast, Ruth Norton (Late Payment / Interest Only)	\$.19	
281-0462	Sneakers & Boots Inc, Lou Ann Papke (Self Reported 2010)	\$ 4.97	
281-0570	Copies Plus More, Inc, David Salo (Manufacturing Assessed)	\$ 318.32	1/2012
281-0880	Bulk Petroleum Corp. Station #4276, Charles Daane (Self Reported 2010) (Bankruptcy)	\$ 49.36	
281-0901	Nightengale Properties LLC, David Kuck (Doomaged)	\$ 82.56	
281-0719	Sara Lee Food Service Inc (Late Payment / Interest Only)	\$.12	
281-0847	JM Construction (Doomaged)	\$ 23.83	
281-0941	DJO LLC (Late Payment / Interest Only)	\$.01	
281-0957	Barbicon Condo #4, Robert Kells (Doomaged)	\$ 62.14	
281-0975	Peninsula Jeweler, Kim & Tamela Pedler (Late Payment / Interest Only)	\$.48	
281-1040	3 rd Avenue Café, Scott Mertens (Doomaged)	\$ 12.76	1/2012
281-1095	Andre's Food & Spirits, Thomas Hruska (Doomaged)	\$ 85.12	1/2011
281-1096	Chef Andy's Nautical Inn LLC, Andrew Mueller (Self Reported)	\$ 128.52	1/2011
		\$ 785.41	

Respectfully submitted,
FINANCE/PURCHASING & BUILDING
COMMITTEE

By: James Abeyta, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Dated: March 13, 2012

Introduced by _____.

Moved by Alderperson _____ seconded by

Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2012.

EXECUTIVE SUMMARY

TITLE: 2010 Delinquent Personal Property taxes.

BACKGROUND: In November of 2004 the City adopted a Billing/Accounts Receivable Policy which includes provisions for write-offs. Per the policy, accounts considered for writing-off are those that cannot be collected under any of the following circumstances:

- 1) The party owing the City money cannot be located.
- 2) The party owing the City money has filed bankruptcy (all pertinent claims will be filed by the city in the cases of bankruptcy)
- 3) The expense of collecting the delinquent funds owed to the City exceeds the amount of the delinquency. Per the City Attorney a cut off of \$250 should be used.

There are two accounts listed below, Copies Plus More Inc and Sneakers Too Inc, which would fall under the criteria noted above for pursuit in Small Claims Court; however, due to their status I am proposing they be written-off instead. Both Copies Plus More Inc. and Sneakers Too Inc have ceased operations.

Following is a list detailing the delinquent Personal Property Tax accounts for which I am proposing to write-off. The delinquent personal property tax accounts received several collection notices in 2011.

Write-off list

<u>Tax Account #</u>	<u>Name</u>	<u>City Portion of Del. Taxes</u>	<u>Ref. Out</u>
281-0191	Bulk Petroleum Corp. Station #4279 (Self Reported 2010) (Bankruptcy)	\$ 17.03	
281-0378	Sawyer House Bed and Breakfast, Ruth Norton (Late Payment / Interest Only)	\$.19	
281-0462	Sneakers & Boots Inc, Lou Ann Papke (Self Reported 2010)	\$ 4.97	
281-0570	Copies Plus More, Inc, David Salo (Manufacturing Assessed)	\$ 318.32	1/2012
281-0880	Bulk Petroleum Corp. Station #4276, Charles Daane (Self Reported 2010) (Bankruptcy)	\$ 49.36	
281-0901	Nightengale Properties LLC, David Kuck (Doomaged)	\$ 82.56	
281-0719	Sara Lee Food Service Inc (Late Payment / Interest Only)	\$.12	
281-0847	JM Construction (Doomaged)	\$ 23.83	
281-0941	DJO LLC (Late Payment / Interest Only)	\$.01	
281-0957	Barbicon Condo #4, Robert Kells (Doomaged)	\$ 62.14	
281-0975	Peninsula Jeweler, Kim & Tamela Pedler (Late Payment / Interest Only)	\$.48	
281-1040	3 rd Avenue Café, Scott Mertens (Doomaged)	\$ 12.76	1/2012

Write-off list - continued

<u>Tax</u> <u>Account #</u>	<u>Name</u>	<u>City</u> <u>Portion of</u> <u>Del. Taxes</u>	<u>Ref.</u> <u>Out</u>
281-1095	Andre's Food & Spirits, Thomas Hruska (Doomaged)	\$ 85.12	1/2011
281-1096	Chef Andy's Nautical Inn LLC, Andrew Mueller (Self Reported)	\$ 128.52	1/2011
		<u>\$ 785.41</u>	

The proposed delinquent personal property tax write-off in the amount of \$785.41 is strictly the City's portion of the personal property taxes. The other component portions that contribute to the total amount of the personal property tax bills have been charged back to the pertinent taxing bodies.

FISCAL IMPACT: The fiscal impact to the City for writing off the above listed delinquent personal property tax accounts is \$785.41.

- OPTIONS:
- 1) Write-off the above listed delinquent personal property tax accounts.
 - 2) Leave the accounts open on the City's books.

RECOMMENDATION:

- 1) Recommend to the Common Council to write-off \$785.41 in 2011 delinquent personal property taxes as per the above listing.

PREPARED BY: Valerie J. Clarizio 3/6/12
Valerie J. Clarizio Date
Finance Director/City Treasurer

REVIEWED BY: _____ Date
Stephen McNeil
City Administrator

03/06/12

Personal Property Chargebacks for 2010 Taxes Uncollectible in 2011										
FB/Acct#	Chargebacks Name	Chargebacks State of Wisconsin	Chargebacks County of Door	Chargebacks City of Surgeon Bay	Chargebacks Surgeon Bay School District	Chargebacks Stevens Point School District	Chargebacks Southern Door School District	Chargebacks NWTC	Total Chargebacks per Owner	
281-0191	Bulk Petroleum Corp # 4279	0.33	6.04	17.03	17.91			2.84	44.15	
281-0378	Sawyer House Bed and Breakfast	0.00	0.07	0.19	0.19			0.03	0.48	
281-0462	Sneakers & Boots Inc	0.10	1.77	4.97	5.23			0.83	12.90	
281-0570	Copies Plus More Inc	6.14	112.95	318.32	334.90			53.17	825.48	
281-0880	Bulk Petroleum Corp #4276	0.95	17.52	49.36	51.94			8.25	128.02	
281-0901	Nightengale Properties LLC	1.89	29.29	82.56	86.86			13.78	214.09	
281-0719	Sara Lee Food Service Inc	0.00	0.04	0.12	0.13			0.02	0.31	
281-0847	JM Construction	0.46	8.45	23.83	25.07			3.98	61.80	
281-0941	DJO LLC	0.00	0.01	0.01	0.02			0.00	0.04	
281-0957	Barbicon Condo #4	1.20	22.04	62.14	65.36			10.38	161.12	
281-0975	Peninsula Jeweler	0.01	0.17	0.48	0.50			0.08	1.24	
281-1040	3rd Avenue Cafe	0.25	4.53	12.76	13.43			2.13	33.10	
281-1095	Andre's Food & Spirits	1.84	30.20	85.12	89.55			14.22	220.73	
281-1096	Chef Andy's Nautical Inn LLC	2.48	45.60	128.52	135.22			21.47	393.29	
281-0984	Sneakers Too Inc	0.00	0.00	0.00				0.00	0.00	
	Total Chargebacks	15.15	278.69	785.41	826.31	0.00	0.00	131.19	2,036.75	

NOTICE
CITY OF STURGEON BAY

Delinquent personal property tax accounts for the 2010/2011 tax year

Personal Property Tax Account #	Name	Agent	Delinquent Amount
281-0188	Sawyer House Bed and Breakfast	Ruth Norton	0.48
281-0462	Sneakers & Boots Inc	Lou Ann Papke	12.90
281-0570	Copies Plus More Inc	David Salo	825.48
281-0901	Nightengale Properties LLC	David Kuck	214.09
281-0719	Sara Lee		0.31
281-0847	JM Construction	John Marquardt	61.80
281-0941	DJO LLC		0.04
281-0957	Barbicon Condo #4	Robert Kells	161.12
281-0975	Peninsula Jeweler	Kim & Tamela Pedler	1.24
281-1040	3rd Avenue Café	Scott Mertens	33.10
281-1095	Andre's Food & Spirits	Thomas Hruska	220.73
281-1096	Chef Andy's Nautical Inn LLC	Andrew Mueller	333.29
	Total Delinquent Amount		1,864.58

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the Parking and Traffic Committee, hereby recommend to close 3rd Avenue from Oregon Street to Pennsylvania Street and Pennsylvania Street from 3rd Avenue to the alley for a period of 1 hour prior to and 1 hour after the Harmony by the Bay Concerts.

PARKING & TRAFFIC COMMITTEE
By: Robert Schlicht, Chairperson

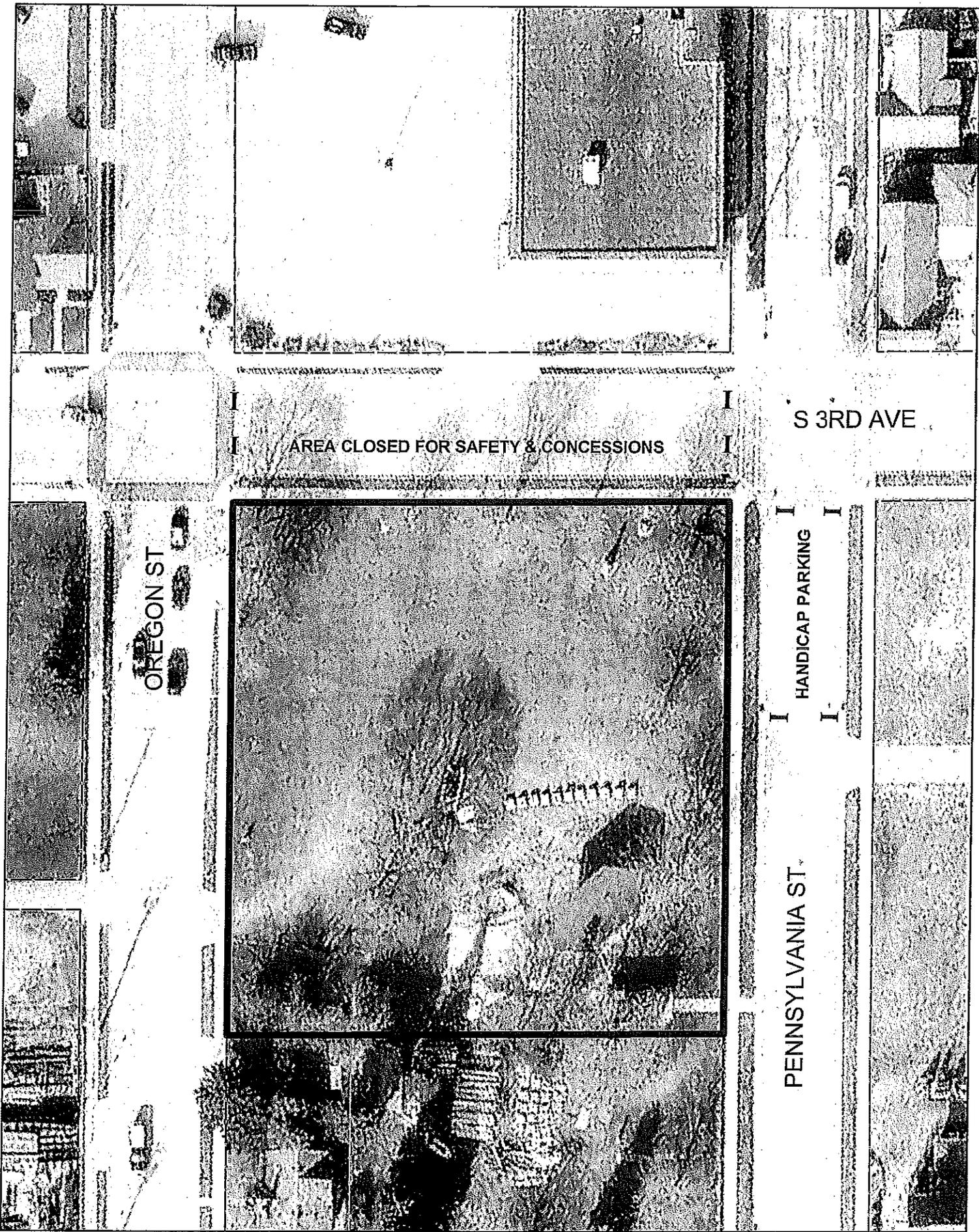
RESOLVED, that the foregoing recommendation be adopted.
Dated: March 19, 2012

Introduced by _____

Moved by Alderperson _____, second by Alderperson _____
that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2012.

1



AREA CLOSED FOR SAFETY & CONCESSIONS

S 3RD AVE

OREGON ST

HANDICAP PARKING

PENNSYLVANIA ST

I Barricade (8)



Harmony By The Bay



RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the Parking and Traffic Committee, hereby recommend to charge John Martin Restaurant located at 50 S. 3rd Avenue a fee of \$100 per stall for two stalls in lieu of parking.

PARKING & TRAFFIC COMMITTEE

By: Robert Schlicht, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Dated: March 19, 2012

Introduced by _____

Moved by Alderperson _____, second by Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2012.

Executive Summary

Set Fee for Payment in Lieu of Providing Parking – John Martin Restaurant

Background: John Martin Restaurant plans to contract an outdoor dining area to the rear of its restaurant at 50S. 3rd Avenue. The proposed project means that there would no longer be any off-street parking on the parcel. The subject property is located within the Central Business District (C-2), which exempts most parking. But the code requires that parking be provided for residential dwellings, unless a payment is made to the City in lieu of providing the required parking spaces. Because of the residential units located above the restaurant, two parking spaces must be provided or payment in lieu of provided to the city. John Brash, owner of the restaurant, is requesting the payment for the loss of the two spaces.

Considerations: Per the zoning code, the parking and traffic committee sets the required one-time fee for the parking spaces. The fee has historically been determined case by case.

There have only been a few instances where the Parking and Traffic Committee had to set a payment amount for not providing parking. In the past, the required fee has typically ranged from \$100 per space up to \$500 per space. The most recent instance was the Wellness Center on 5th Avenue, which was charged \$333 per space.

Factors that the Parking & Traffic Committee has considered in the past have been:

1. The amount or percentage of the parking spaces that the applicant is still providing vs. the number normally required if the fee option wasn't being used. In this case, no off-street spaces will be provided vs. the two spaces actually required.
2. The amount of on-street parking in the area. On street parking is available in front of the restaurant on 3rd Ave and on adjacent side streets.
3. The nearness of a municipal parking lot. The market square public parking lot is directly across the alley.

Bob Bordeau, streets superintendent, reviewed the request and has no concerns due to the availability of Market Square parking during the winter when on-street parking is restricted. The residential tenants would need to obtain the winter parking permit from his department.

Fiscal Impact: The payment set by the City will go into the parking lot fund, which is a segregated capital fund strictly for municipal parking lot creation and maintenance.

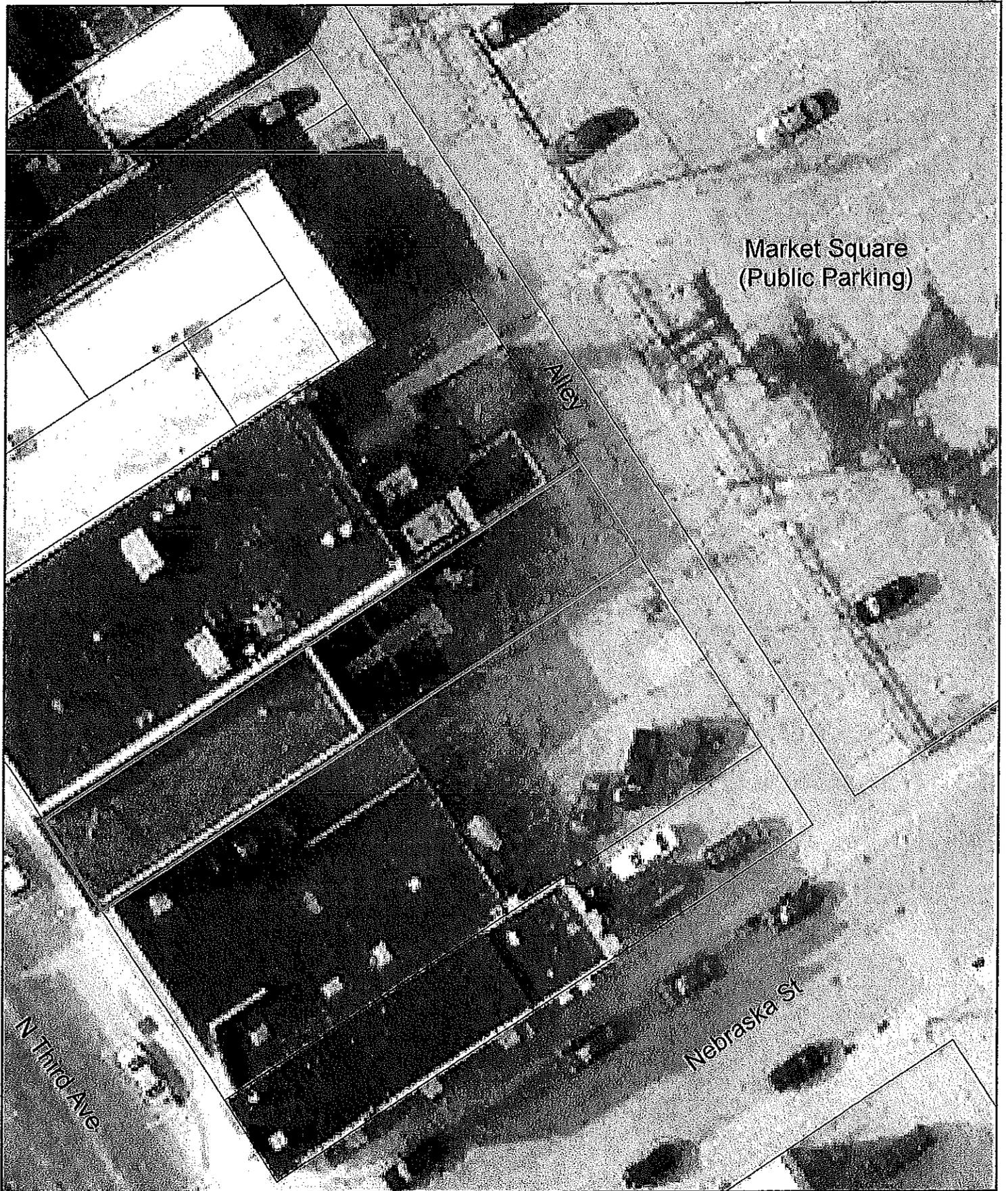
Recommendation: Set the parking fee somewhere between \$100 per space and \$500 per space.

Submitted by:  3-19-12
 Martin Olejniczak Date
 Community Development Director

Reviewed by:  3/19/2012
 Tony Depies Date
 City Engineer

4)

Location Map - John Martin Restaurant



RECOMMENDATION

We. the Park and Recreation Committee and Board hereby recommend the proposed skateboard park be located in the southeast corner of the Westside Field property, near the corner of Madison Street and W. Spruce Street.

Respectfully Submitted,
PARK AND RECREATION COMMITTEE & BOARD
Danny Wiegand, Chairman

RESOLVED, that the foregoing recommendation be adopted.

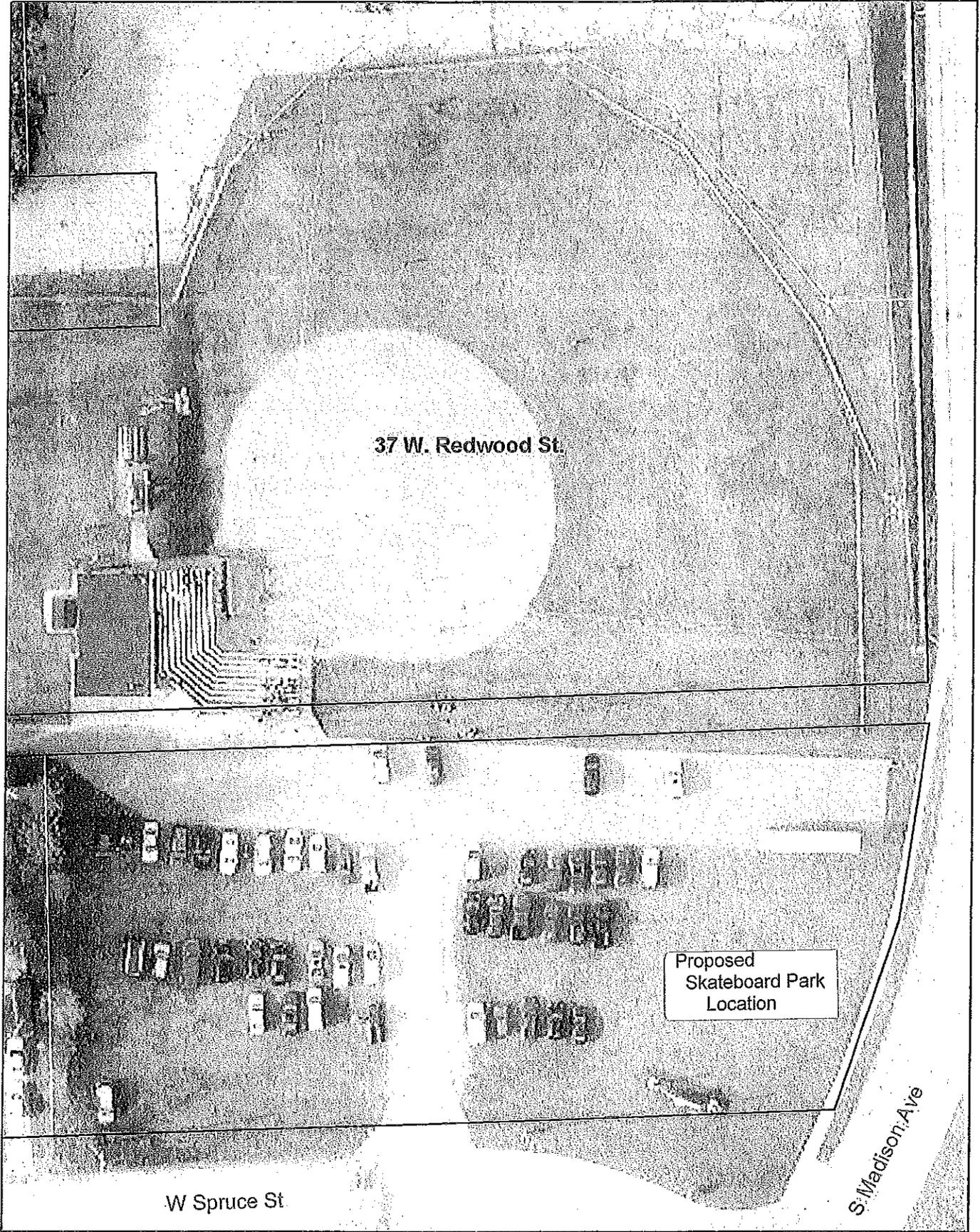
Date: March 28, 2012

Introduced by _____

Moved by Alderperson _____

Second by Alderperson _____ that said recommendation be Adopted.

Passed by the Council on the _____ day of _____, 2012.



West Side Field



ORDINANCE NO. _____

THE COMMON COUNCIL OF THE CITY OF STURGEON BAY, WISCONSIN DO ORDAIN
AS FOLLOWS:

SECTION 1: Section 15.01(5) of the Municipal Code (Building Regulations) of the City of Sturgeon Bay, Wisconsin is hereby repealed and recreated as follows:

(5) *Expiration.* Work contemplated under permits herein granted shall be completed within two years from the date of the permit, except that all permits granted hereunder may be extended by the building inspector for up to one year periods. If the permit is extended, the building inspector shall endorse the permit.

SECTION 2: This ordinance shall take effect on the day after its publication.

Approved:

Thad Birmingham
Mayor

Attest:

Stephanie L. Reinhardt
City Clerk

EXECUTIVE SUMMARY

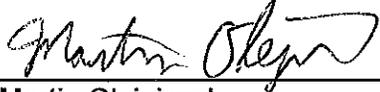
Title: Amendment to Building Code – Permit Duration

Background: Section 15.01(5) of the municipal code states that work contemplated under an issued building permit must be completed within one year of permit issuance. It further states that extensions may be granted by the building inspector. However, the State of Wisconsin allows permits to be effective for two years, which is also Independent Inspection, Ltd's policy. So, for the past several years, the City has been granting permits for two years. The two-year period generally works well, but the code should be updated to reflect the current policy. Also, the ability to grant extensions of permits should have a specific time period of one year. This would guard against projects going on indefinitely for years.

The Finance Committee reviewed the issue and recommended amending the building code to provide for the 2-year permit duration and allow permit renewals. They also recommended a fee for permit renewal. The Common Council adopted the Finance Committee's recommendation. The final step is to officially adopt an ordinance to amend the building code to reflect the new policy. The ordinance was drafted by staff based upon the adopted recommendation by the Council. It requires two readings to become officially adopted.

Fiscal Impact: Little or no impact.

Recommendation: Adopt the ordinance.

Prepared by:  3-29-12
Martin Olejniczak Date
Community Development Director

Reviewed by:  3-29-12
Stephen McNeil Date
City Administrator

* Current Ordinance *

BUILDING REGULATIONS

15.01

15.01 Permits generally.

(1) *Applications.* All applications for licenses and permits under this chapter or chapters 16 and 17 of this Municipal Code shall be made to the building inspector and all licenses and permits shall be issued by him/her.

(2) *Permit required.*

- (a) No building or structure or any part thereof shall hereafter be moved, built, enlarged, altered, or demolished, or electrical wiring, plumbing or heating apparatus or fire suppression system as defined by NFPA 301.3.3.28, installed within the city (except as hereafter provided) unless a permit therefor shall be obtained by the owner or agent from the building inspector or the fire department for fire suppression systems. If the required permits have not been obtained prior to commencement of the work, all fees for such permits shall be double the fees listed.
- (b) All work which affects the occupancy, area, structural strength, fire protection, exits, light or ventilation of the building requires a permit. Minimum repairs or alterations which are less than \$500.00 in value (of labor and materials) do not require a permit if they do not affect the occupancy, area, structural strength, fire protection, exits, lights or ventilation of a building.
- (c) Fire protection systems. Any new installations, alterations or additions to any fire suppression system (a fixed system designed to extinguish a fire or substantially reduce the heat release rate of the fire) in a commercial building shall have a third party plan review prior to the issuance for a permit. Copies of the plan review shall be forwarded to the fire department.

(3) *Inspection.* When any work for which a permit is required shall be completed, the person to whom the permit is issued shall immediately notify the building inspector and no such work shall be covered or concealed until a certificate of inspection has been issued by him/her. Such certificate of inspection shall be issued only after all work under a permit shall have been completed in accordance with the requirements of city ordinances and the state code applicable thereto and after a personal inspection of the work has been made by the building inspector.

(4) *Permit fees.* Fees for permits required under all subsections of this chapter shall be established by resolution of the common council.

* (5) *Expiration.* Work contemplated under building permits herein granted shall be commenced within 60 days from the date of the permit and shall be completed within one year from the date of the permit, and work contemplated under all other permits herein granted shall be commenced within 60 days from the date of the permit and completed within 120 days from the date of the permit, except that all permits granted hereunder may be extended by the building inspector. If the permit is extended, the building inspector shall endorse the permit.

(6) *Certificate of occupancy.*

- (a) *One-family and two-family dwellings or buildings.* The building inspector shall make a final inspection of all new buildings, additions, and alterations. If no violations which

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the City Plan Commission, hereby recommend approval of the Preliminary Planned Unit Development (PUD) for the Cottages at Deer Run Village, based upon the revised plans.

Respectfully submitted:
CITY PLAN COMMISSION
By: Dan Wiegand, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Date: March 21, 2012

Introduced by _____.

Moved by Alderperson _____, seconded by Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2012.

Executive Summary

Preliminary PUD – Deer Run Phase 4 – Single-Family Dwellings

Petition: Senex Victus (Bruce Tully, agent) petitions for approval of a preliminary Planned Unit Development (PUD) for the fourth project of the Deer Run senior housing development. This proposal calls for 52 single-family lots, with community open space including a community center building. The proposed development is located on a 12.13-acre parcel of land to the northwest of the previously approved phases of Deer Run. The land is being purchased from Roen Salvage Company.

The applicant subsequently submitted revised plans in order to address the concerns that were initially outlined by City staff. The revised plan reduces the number of proposed lots to 50 and alleviates many of the potential concerns. This summary is based upon the revised plans.

The preliminary review phase of the PUD process involves a public hearing before the Plan Commission followed by a recommendation to Council. The decision by the Council to either approve or deny the PUD would then follow. If the preliminary PUD is approved, additional engineering and design work must be completed so the proposed PUD can undergo final PUD review.

Existing Conditions: The current site is a vacant field. Samuelson Creek flows through the northwest corner of the parcel. To the east is the approved Phase 2 of Deer Run, which is planned as a 36-unit assisted living facility and also vacant land that will be a future phase of development. To the south is the approved Phase 3 of Deer Run, which also is planned as a 36-unit assisted living facility and more vacant land that will be a future phase of development. To the west are single-family homes that are within the Sand Hill Subdivision. To the north are single-family homes situated along Tacoma Beach Road on larger lots.

In terms of existing zoning classification, the subject parcel is zoned Two-Family Residential (R-3). All of the surrounding land is also zoned R-3, with the previously approved phases of Deer Run having a PUD overlay.

Comprehensive Plan: The Future Land Use Map of the Sturgeon Bay Comprehensive Plan identifies this subject area for predominantly residential use at a density up to 4 units per acre. Other plan recommendations pertaining to this site include the need for a future park somewhere in the general vicinity of Division Rd./Clay Banks Road/Tacoma Beach Rd. Clay Banks Road is planned to be a collector street and is identified as a future bike route. The revised proposal is 50 single-family dwellings with a net density of 4.12 units per acre. But, when the north and west halves of the perimeter public streets are factored in, the project has a density of 3.80 units per acre. The current R-3 district, by permitting 2-4 family dwellings, would actually allow an even greater density. In staff's opinion, the proposal is not in conflict with the Comprehensive Plan.

PUD Zoning Issues: The proposed uses within the project – single-family homes and a clubhouse – are permitted uses within the R-3 district. The development proposes to cluster the homes on small lots with lesser building setbacks in exchange for common open space. So, the PUD is needed primarily to provide relief from the minimum lot size requirements and the setback requirements. The proposal calls for lots as narrow as 45

feet and as small as 4,140 square feet. The R-3 district requires 70 feet of width and 7500 square feet of area. The proposed building setbacks are 20-ft front, 5.5-ft side with 9 feet for a street side yard, and 12-ft rear yard, except perimeter lots would have a 25-ft rear yard.

Site Plan and Design Considerations: The site design was prepared by Trapezium Consulting Group. The consultant worked with the City staff to iron out many of the details prior to formal submittal. The following is a summary of the main issues associated with the preliminary design.

Street Layout. The proposal extends Compass Street to connect Ridgeway Drive to Clay Banks Road along the south line of the subject property. This is proposed to be a public street. There also is a public street proposed along the east line of the subject property that would connect Compass Street to Tacoma Beach Road. These streets match the standard City right-of-way width and design. Sidewalks are shown on both sides of the street. The other street is a private lane that loops through the west and north portion of the property and connects to the two public streets. This road is designed with 34 feet of right-of-way and 24 feet from back of curb to back of curb. Five foot sidewalks are proposed immediately behind the curb.

The layout is very sound and provides convenient access to all proposed lots and avoids sensitive areas such as the ravine for Samuelson Creek. The City Engineer is in agreement with the initial proposed design for both the public and private streets.

Lot Layout. The lots are arranged to take advantage of the common open space where possible. 37 of the 50 lots (74%) adjoin the open space. The lots are small, but the theory behind the PUD is that surrounding open space still provides the feel of a more spacious lot. Since this development is being marketed to seniors, it is anticipated less on-site yard space is needed since there would be few or no children and a desire for less yard maintenance work.

The typical lot size is 45' x 92'. The corner lots are given slightly more width – 48 feet – to account for the street side yard. In addition, the lots along the west line of the subject property are deeper (105') to account for the required 25-foot rear yard for perimeter lots. A few other lots are slightly bigger. The preliminary proposal calls for a maximum building size of 1,972 square feet for a maximum lot coverage of 47.6%.

In general, the proposed layout is reasonable. If the preliminary PUD is approved, staff will continue to work with the developer as final plans are prepared to ensure that all lots have sufficient buildable area for the intended homes.

Building Design. Building designs are not required until the final PUD stage. For subdivision type PUD's such as this, the City usually only needs sample dwellings layouts to show that homes can fit and illustrate the look of future homes. Building plans for every lot are not needed. Two sample designs that were submitted show dwellings with footprints of 34' x 58' and 32' x 60'. Please note that these house designs are illustrative only at this point.

Open Space. The open space is split into two areas. The Samuelson Creek ravine protects a natural area, preserves views and provides a buffer for part of the development. The central open space provides recreational area and a location for the

clubhouse. The central open space also includes the stormwater pond that could also serve as an amenity. The open space seems reasonable both in size and location.

There are no details yet on the clubhouse. However, the site plan shows a canopy that would be very close to the street right-of-way. This canopy should be shortened, shifted back or eliminated to respect the street setback.

Utilities. The development will be served by municipal utilities. The conceptual utilities plan was submitted and in general is workable. The water mains will be fully looped per earlier agreements. Most of the sanitary system leads to one of two lift systems with force mains leading back to the existing sanitary sewer at Ridgeway Drive. It might be possible to eliminate one of the lift stations when the project is fully constructed.

Stormwater Management. Stormwater generally drains northerly. Senex Victus proposes a large retention pond in the eastern part of the central open space. Outfall from the pond leads to another retention area and eventually to Samuelson Creek. As a concept this plan looks OK. There are some additional information and details that are needed as the PUD progresses in order to determine if the City requirements are met, such as the required reduction of suspended solids. A couple of concerns from the concept are the closeness of the intake pipe and outfall pipe in the large retention pond and how much water is directed to the small retention pond. The preliminary cross-sections shown on the plan look OK.

Landscaping. The conceptual landscaping plan looks very nice with a walking path around the pond and through the central open space. There are path connections from the south, east and north. One suggestion is to also extend the walking path through the open space between Lots 42 and 43 to connect to the street on the west side of the development. Street trees are shown along the public streets.

Phasing: The developer intends to develop the 50 lots proposed in this part of the Deer Run development in three separate phases. Thus, it is likely that the final PUD will be submitted just for the particular phase that is planned to be constructed. The current phasing plan is to do Lots 1-14 as Phase 1, Lots 15-32 as Phase 2, and Lots 33-50 as Phase 3.

PUD Review Criteria: In general, the zoning ordinance directs the Plan Commission and Council to consider whether the proposed development is consistent with the spirit and intent of the zoning code, has been prepared with competent professional guidance, and produces benefits to the City compared with conventional developments. In addition, there are nine specific review criteria listed in the PUD section of the code.

Public Comments: The public hearing was held March 21st. One nearby property owner spoke. He had no strong concerns about the Cottages at Deer Run, but wanted the City to require buffering along his rear property line for future phase adjoining his property. See transcript of the hearing.

Fiscal Impact: The final improved value of the project site is unknown and will be based upon the value of the homes. The cost of extending utilities and street construction will be borne by the developer. The City would be responsible for maintenance of the two public streets and the utilities (except for the lift stations). The developer/future land owners are responsible for maintenance of the private street, lift

stations, and open space.

Plan Commission Actions: The Plan Commission voted unanimously to recommend approval of the preliminary Planned Unit Development based upon the revised plans.

Recommendation: Approve the Plan Commission recommendation.

Prepared by: Martin Olejniczak 3-29-12
Martin Olejniczak Date
Community Development Director

Reviewed by: Tony Depjes 3-29-12
Tony Depjes Date
City Engineer

Reviewed by: Stephen McNeil 3-29-12
Stephen McNeil Date
City Administrator

THE COTTAGES AT DEER RUN VILLAGE PROJECT NARRATIVE

The Deer Run Village Master Plan sets forth a vision for a 35-acre senior living community to be built-out in six phases. The Cottages at Deer Run Village are planned as the fourth phase of construction within the overall Deer Run Village development, and will be executed on a 12.13 acre parcel located in the northwest corner of the project site.

Phase 4 will involve the construction of a single-family Cottage subdivision designed for active seniors who wish to maintain a highly independent lifestyle in a single-family residence setting, yet have the benefits and security of being a member of the Deer Run Village community which will allow them to "age-in-place" and gracefully transition to an assisted care lifestyle. This phase of development will provide yet another housing and lifestyle option to aging baby-boomers that will complement and be supported by the first three phases of development, which include a 66-unit active independent senior apartment project, a 36-unit memory care facility, and a 36-unit assisted living facility.

The fourth phase of development, The Cottages at Deer Run Village, will involve the construction of 54 single-family cottages, a Village Recreation Center including open space and recreation areas, private access streets, and street improvements that will connect Compass Drive from Ridgeway Drive to Clay Banks Road.

The cottages will be built in two floor plans that vary slightly. Each model is designed as a two-bedroom unit, and will include Family Room, Dining area, Kitchen, Master Bedroom suite, Second Bedroom, Second Bathroom, laundry facilities, and two car garage. The model A floor plan will be 1,140 SF; the model B plan is slightly larger at 1,198 SF.

The cottages will be served by a 3,264 SF Village Recreation Center that will include a Club Room, Meeting Room, Gymnasium, Staff Offices, Small Kitchen, and Bathrooms. Site amenities will include a patio with tables and umbrellas, Jacuzzi, a passive sitting area, fire pit and barbeque area, and beautifully landscaped outdoor areas including a fishing lake and park trails. The Recreation Center will be centrally located and accessed by a network of sidewalks from within the residential village or by automobile. Twenty-four (24) surface parking spaces have been provided at the Recreation Center.

Landscape areas will include native Wisconsin species, seasonal flowering trees and shrubs, and fruit bearing species to attract birds and wildlife to the site for the enjoyment and entertainment of the resident population.

**The Cottages at Deer Run Village
Variations from Underlying Zoning (R-3)**

Lot Size	Density		Minimum Lot Area per Dwelling Unit (SF)		Required Yards			Height	Floor Area per Dwelling					
	Minimum Lot Area (SF)	Minimum Lot Width (Feet)	Single Family	Two Family	Multi-Family	Street (Feet)	Side (Feet)		Rear (Feet)	Maximum Building Height (Feet)	Single Family	Two Family	One BR	Two BR
R-3	7,500	70	7,500	6,000	3,500	25	10	25	35	800	500/1500	500	750	1,000
PUD as Proposed	4,140	45	4,140	N/A	N/A	20	0 / 11	12 / 14 on perimeter *	35	950	N/A	N/A	N/A	N/A
Variance	-3,360	-25	-3,360	N/A	N/A	-5	-10 / +1	-13	0	150	N/A	N/A	N/A	N/A
PUD Actual	4,140	45	4,140	N/A	N/A	20	0 / 11	12 / 14	18.5	1,140 - 1,198	N/A	N/A	N/A	N/A

20.28 Height and area regulations for PUD district.

There shall be no definite regulations applicable to the PUD district, except as specified in section 20.24 or as established by the applicable ordinance establishing each such district. (Ord. No. 961-1195, § 3, 11-7-95)

* Perimeter lots are defined as those lots only occurring along the western boundary of the project.

THE COTTAGES AT DEER RUN VILLAGE STURGEONBAY, WISCONSIN

Project Location

Located in the City of Sturgeon Bay, Door County, Wisconsin approximately 450 feet west of Clay Banks Road and just south of Samuelsson Creek

Site Information

Existing Zoning: Two Family Residential (R3)

Proposed Zoning: PUD

Gross Site Area: 12.13 Acres

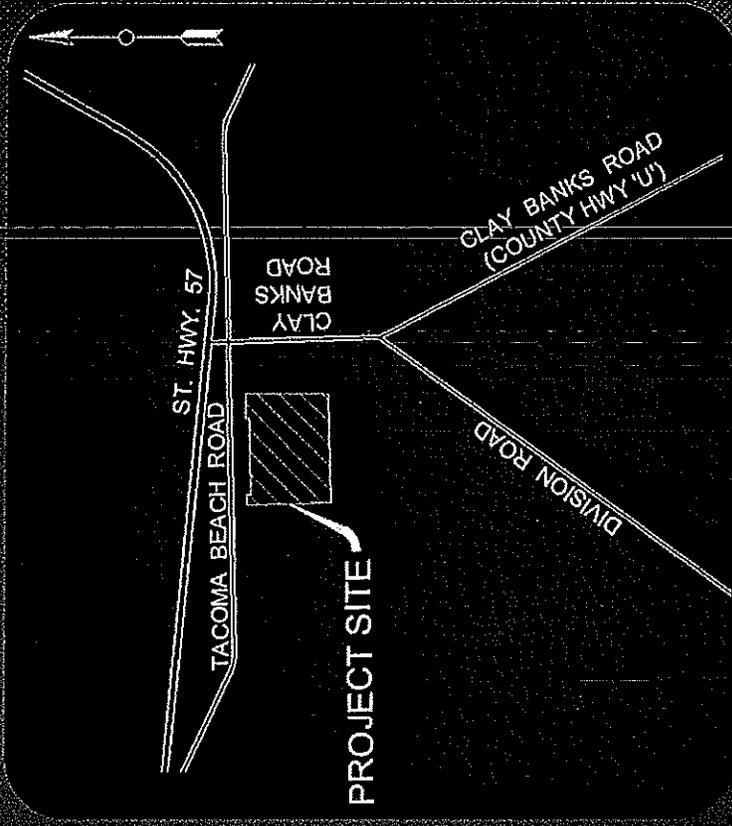
Project Density (Gross): 4.12 Units/Acre

Open Space Provided: 5.64 Acres

Lot Count: 50 Lots

Unit Mix

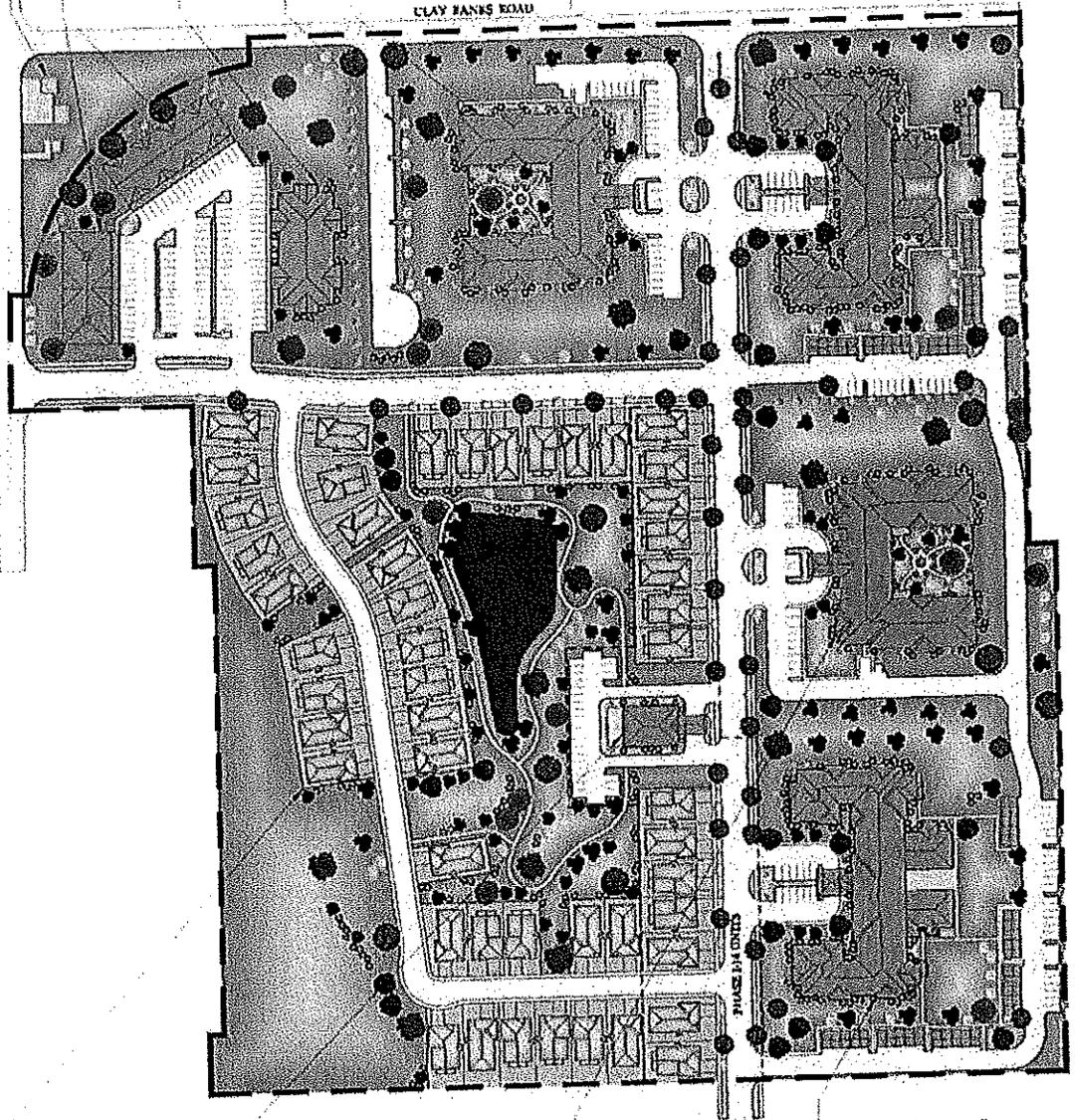
- 45' x 92' (typical lots) 38
- 45' x 105' (perimeter lots) 6
- 48+ x 92' (corner lots) 6



DEER RUN VILLAGE

DEER RUN ADULT COMMUNITY

33.5 Acre Master Plan



VILLAGE COTTAGES

Reside in 80 Cottages to be built on 100 acres. Two Bed Room Homes with Two Car Garage and Outdoor Patio, 1,150 SF. Homes are to be built with a range of Care Options including In Home Assisted Care and Supportive Care. Features include: Living Room, Kitchen, Dining Room, Bath, Two Car Garage, and Outdoor Patio. Landscaping, Maintenance and Home Maintenance Plans, Personal Shopper and Security Services.

VILLAGE BIKERSHOP CENTER - 2,540 SF

Large Biker Shop Center with Club Room, Meeting Room, Bar, and Storage. Open, Self-Service, Semi-Attached and Detached. Amenities include a large patio with tables and umbrellas, a two car garage, a two car lift, a two car garage, a fishing lake and park trail. The adjacent Center Community located and served by a network of Subscribers from within the Deer Run Village of Adultville.

THE BIKERSHOP AT DEER RUN VILLAGE

ASSISTED LIVING FACILITY
 1 BUILDING - SINGLE STORY - 2,500 SF
 Two separate wings with a total of 26 units with separate independence of each wing.
 Central care functions will serve each wing as possible. Two units shown provided: 211 SF and 411 SF.
 Amenities include: Living Room, Activity Room, Dining Room, Lounge, and Outdoor Patio.
 A beautifully landscaped Meditation Garden located in the Central Community will serve the entire facility.

ACTIVE ADULT COMMUNITIES BUILDING (ATTUNE)

1 BUILDING - 2 STORY - 10,000 SF
 11 Apartments, 100 per building, ranging in size from 710 SF to 1,150 SF.
 Amenities will include: Personal Care, 24-hour Security, 24-hour Emergency, 24-hour Concierge, 24-hour Library, 24-hour Computer Room, Indoor Pool, Gym, Physical Therapy Room, 24-hour Care Professional Salon, Yoga, Tai Chi, and Badminton.
 Full Menu of Care: In Home Care, Personal Shopper, 24-hour Medical Monitoring, Adult Home, Personal Shopper and Security Services.

CITY WELL TOWER

COMMUNITY COMMERCIAL CENTER (ATTUNE) - 14,000 SF
 Neighborhood of Grocery, Convenience Store, 1,000 SF.
 Barber Shop - 1,500 SF
 Dry Cleaning - 1,500 SF
 Laundry - 1,000 SF

WELLS CENTER MEDICAL PRACTICE AND

2 BUILDINGS - 10,000 SF
 10,000 SF
 10,000 SF
 Wellness and Therapy Center - 2,000 SF
 Senior Day Care Facility - 2,000 SF

OFFICE STORAGE UNITS FOR

DEER RUN COMMUNITY
 40' x 31' Units

THE SANCTUARY AT DEER RUN VILLAGE

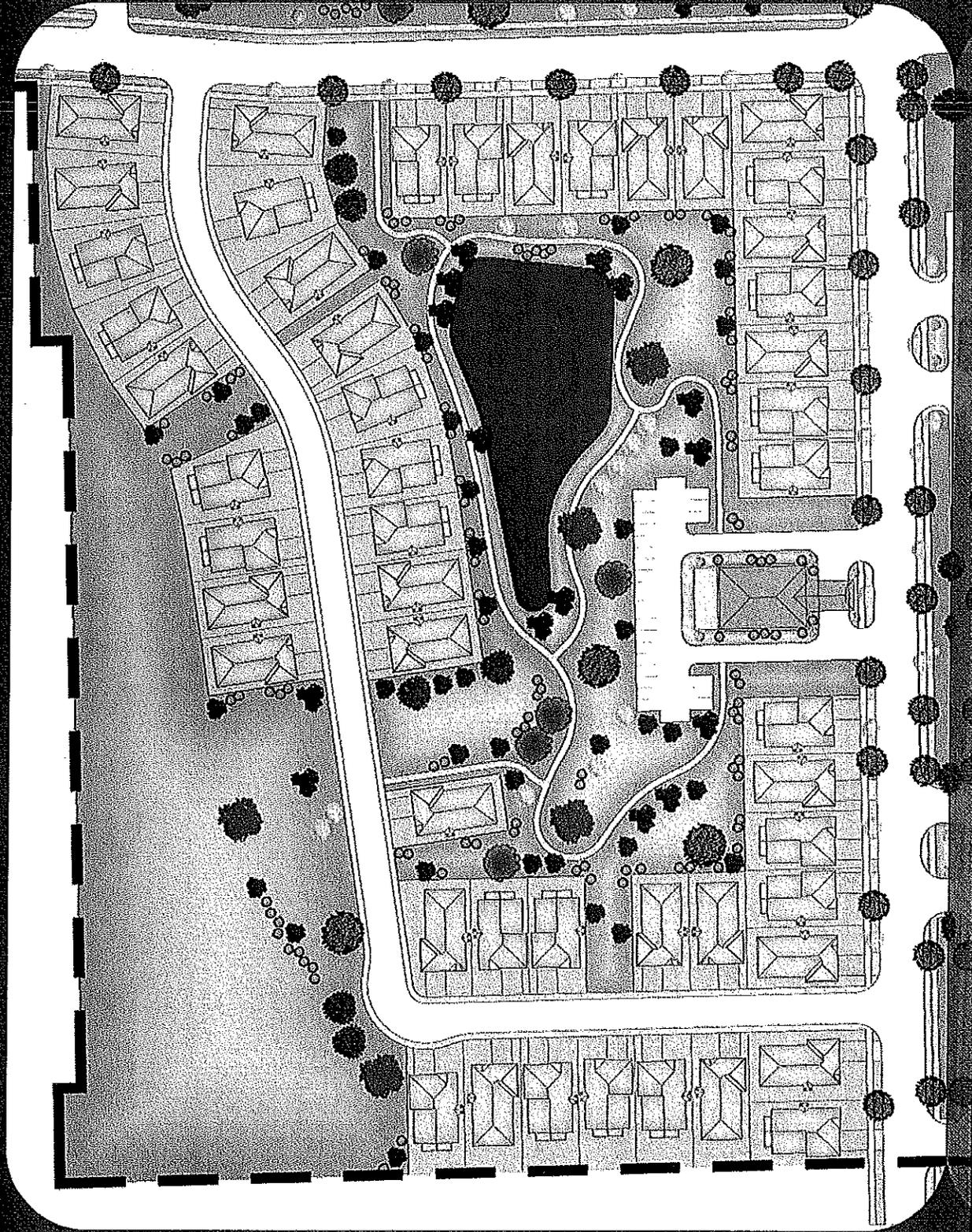
INDUSTRY CARE FACILITY
 1 BUILDING - SINGLE STORY - 25,000 SF
 Two separate wings with 16 units each (81 beds) with separate independence of each wing.
 Central care functions will serve each wing separately. Amenities include: Living Room, Activity Room, Dining Room, Lounge, and Outdoor Patio.
 A beautifully landscaped Meditation Garden located in the Central Community will serve the entire facility.

THE LINCHEY AT DEER RUN VILLAGE

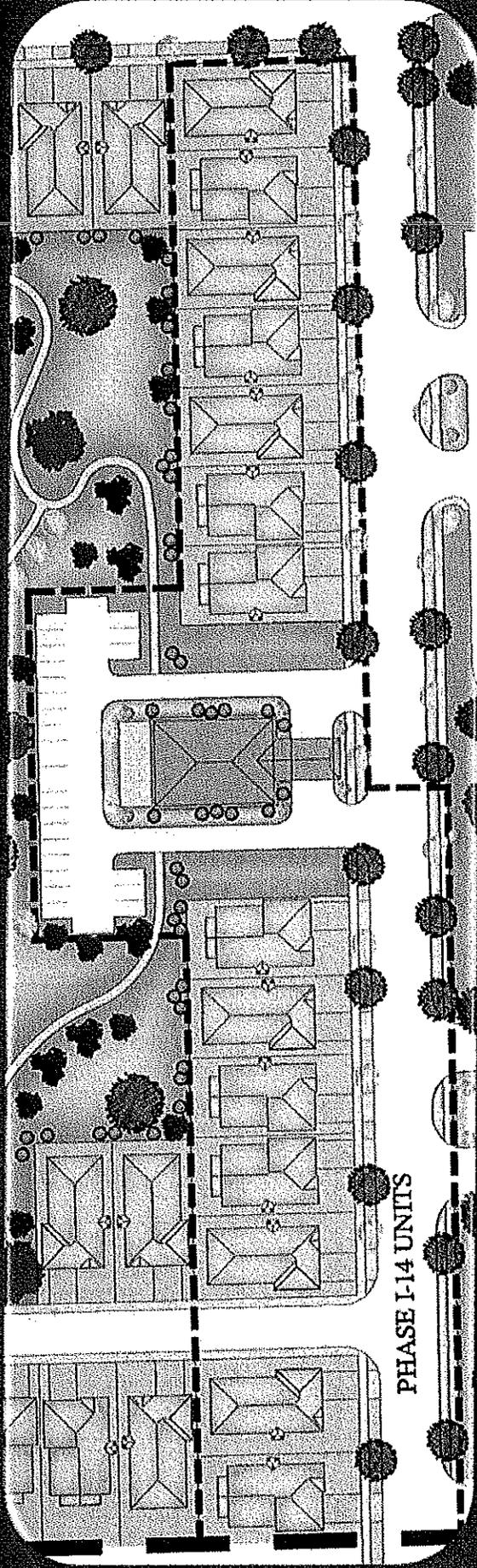
ACTIVE ADULT APARTMENT BUILDING
 1 BUILDING - 2 STORY - 10,000 SF
 11 Apartments, 100 per building, ranging in size from 710 SF to 1,150 SF.
 Amenities will include: Personal Care, 24-hour Security, 24-hour Emergency, 24-hour Concierge, 24-hour Library, 24-hour Computer Room, Indoor Pool, Gym, Physical Therapy Room, 24-hour Care Professional Salon, Yoga, Tai Chi, and Badminton.
 Full Menu of Care: In Home Care, Personal Shopper, 24-hour Medical Monitoring, Adult Home, Personal Shopper and Security Services.

SITE DEVELOPMENT PLAN
TOTAL SITE - 33.5 ACRES ±

THE COTTAGES



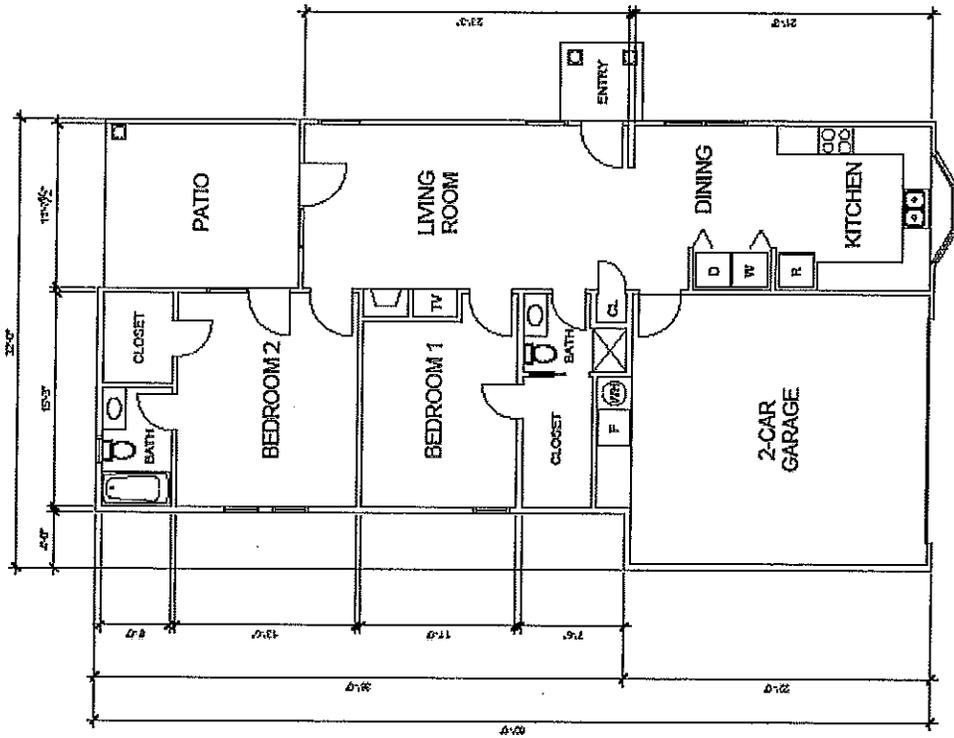
PHASE I - THE COTTAGES



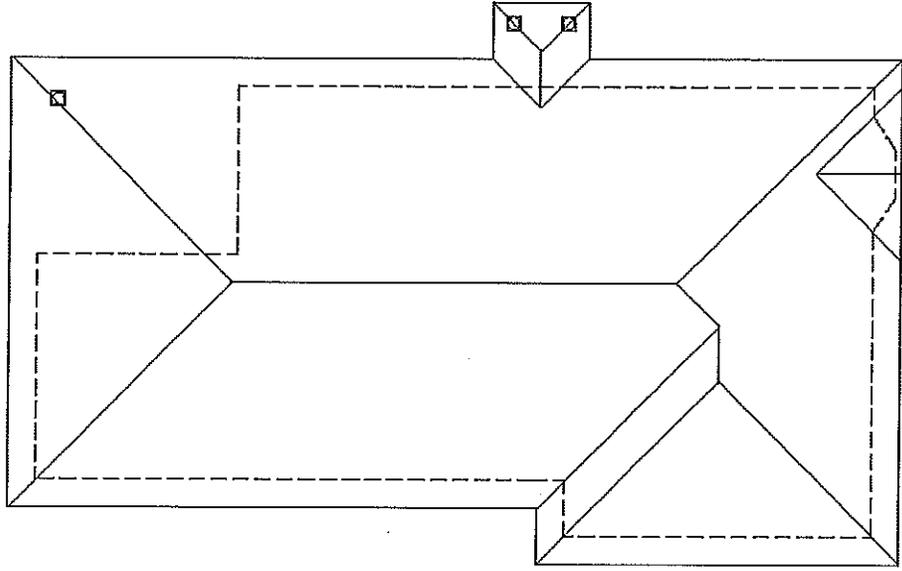
Phase I Cottages

- Rent with Option to Buy
- 2 Floor Plans Featuring One Bedroom Homes with Two Car Garage and Outdoor Patios. 1,159 SF and 1,207 SF Respectively.
- Homes May be Leased with a Menu of Care Options including In-Home Assisted Care on Regular or Part-Time Basis, Visiting Nurse and Physical Therapy Plans, Emergency Medical Monitoring, Meal Plans, Landscape Maintenance and Home Maintenance Plans, Personal Shopper and Shuttle Service.

UNIT TYPE-1 : FLOOR PLAN

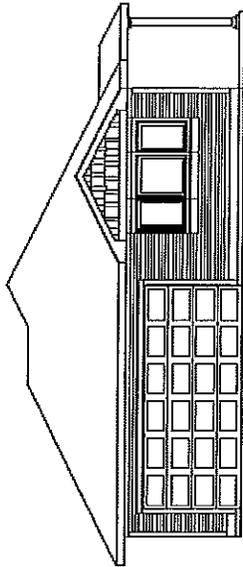


FLOOR PLAN 1/8" = 1'-0"
(1,140 SF)

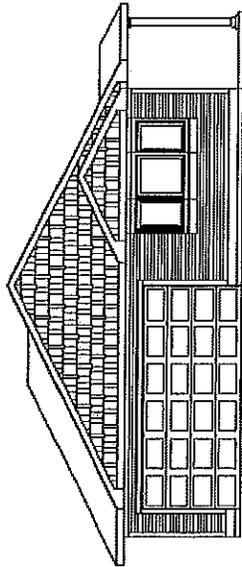


ROOF PLAN 3/8" = 1'-0"

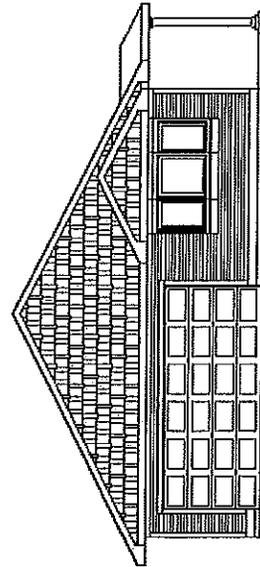
UNIT TYPE-1: ELEVATIONS



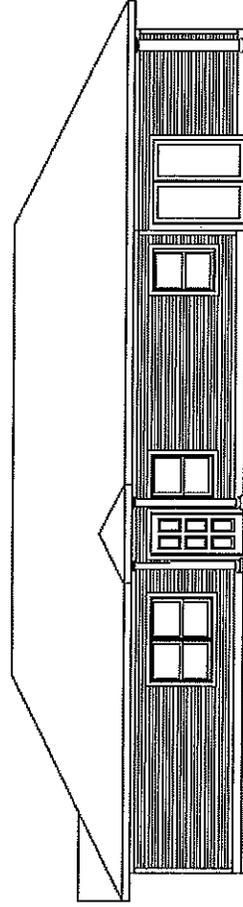
FRONT ELEVATION - OPTION 1 1/8" = 10"



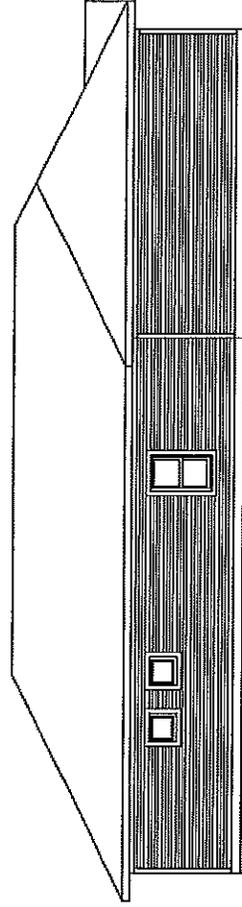
FRONT ELEVATION - OPTION 2 1/8" = 10"



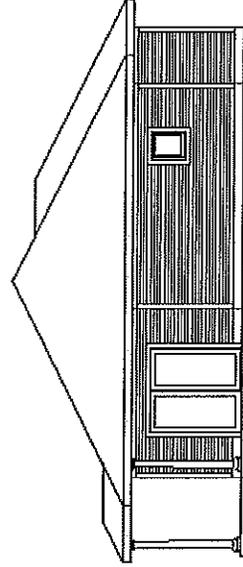
FRONT ELEVATION - OPTION 3 1/8" = 10"



RIGHT SIDE ELEVATION 1/8" = 10"

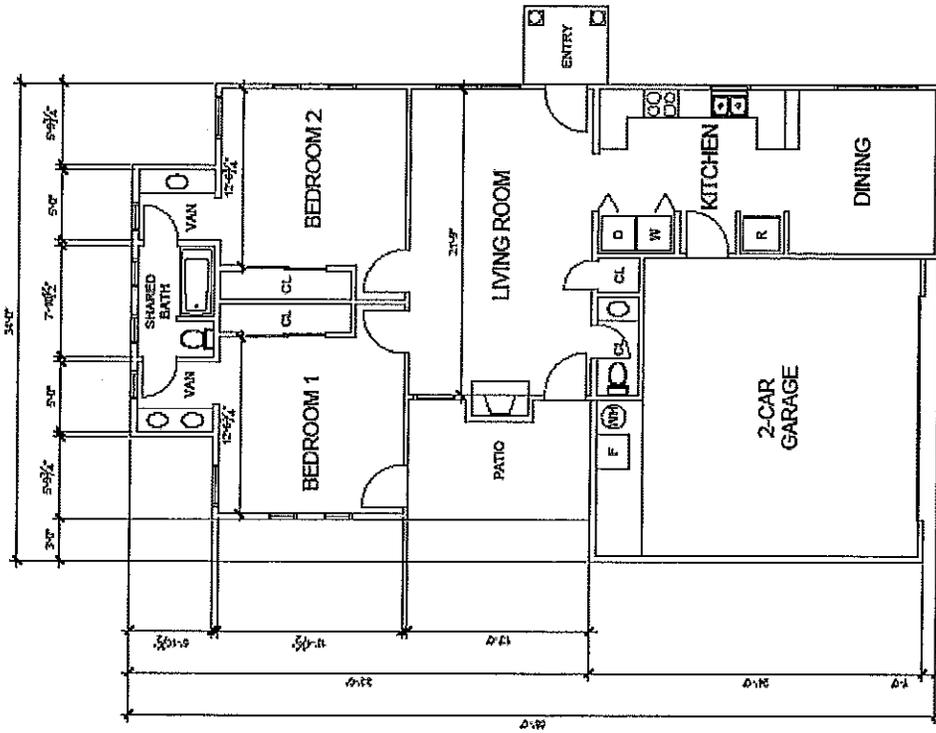


LEFT SIDE ELEVATION 1/8" = 10"

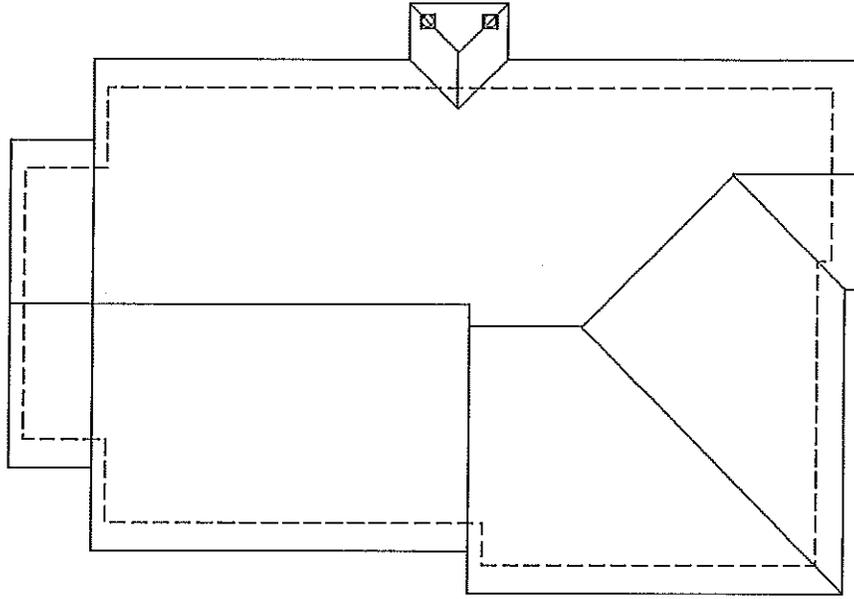


REAR ELEVATION 1/8" = 10"

UNIT TYPE-2: FLOOR PLAN

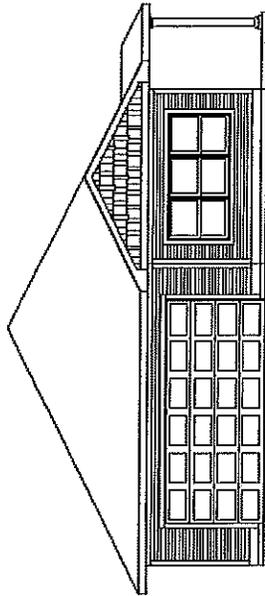


FLOOR PLAN 1/8" = 1'0"
(1,108 SF)

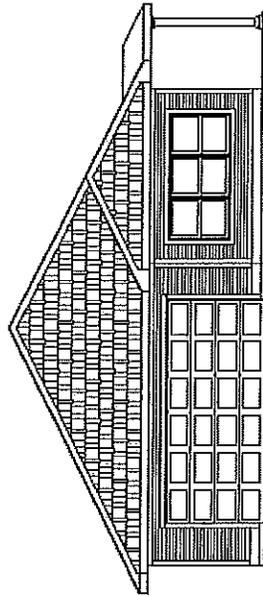


ROOF PLAN 1/8" = 1'0"

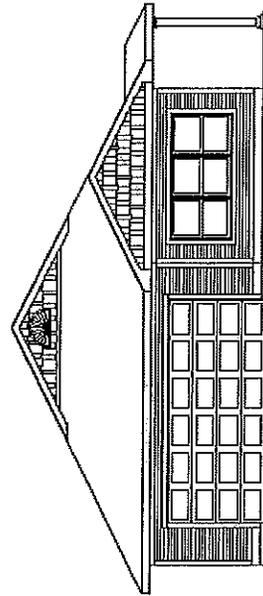
UNIT TYPE-2: ELEVATIONS



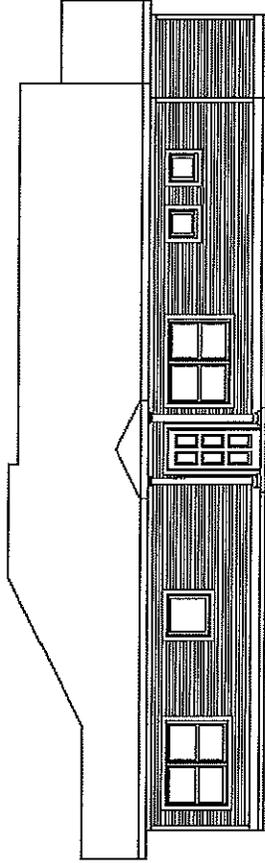
FRONT ELEVATION - OPTION 1 1/8" = 1'0"



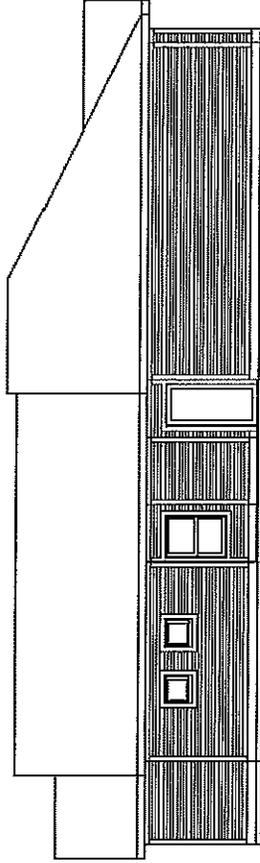
FRONT ELEVATION - OPTION 2 1/8" = 1'0"



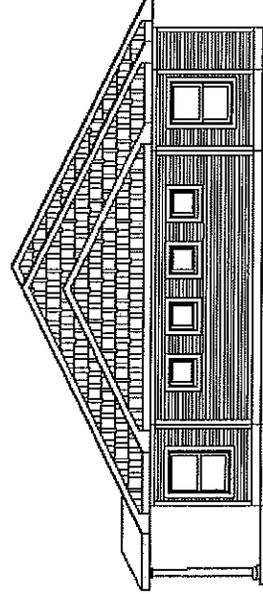
FRONT ELEVATION - OPTION 3 1/8" = 1'0"



RIGHT SIDE ELEVATION 1/8" = 1'0"

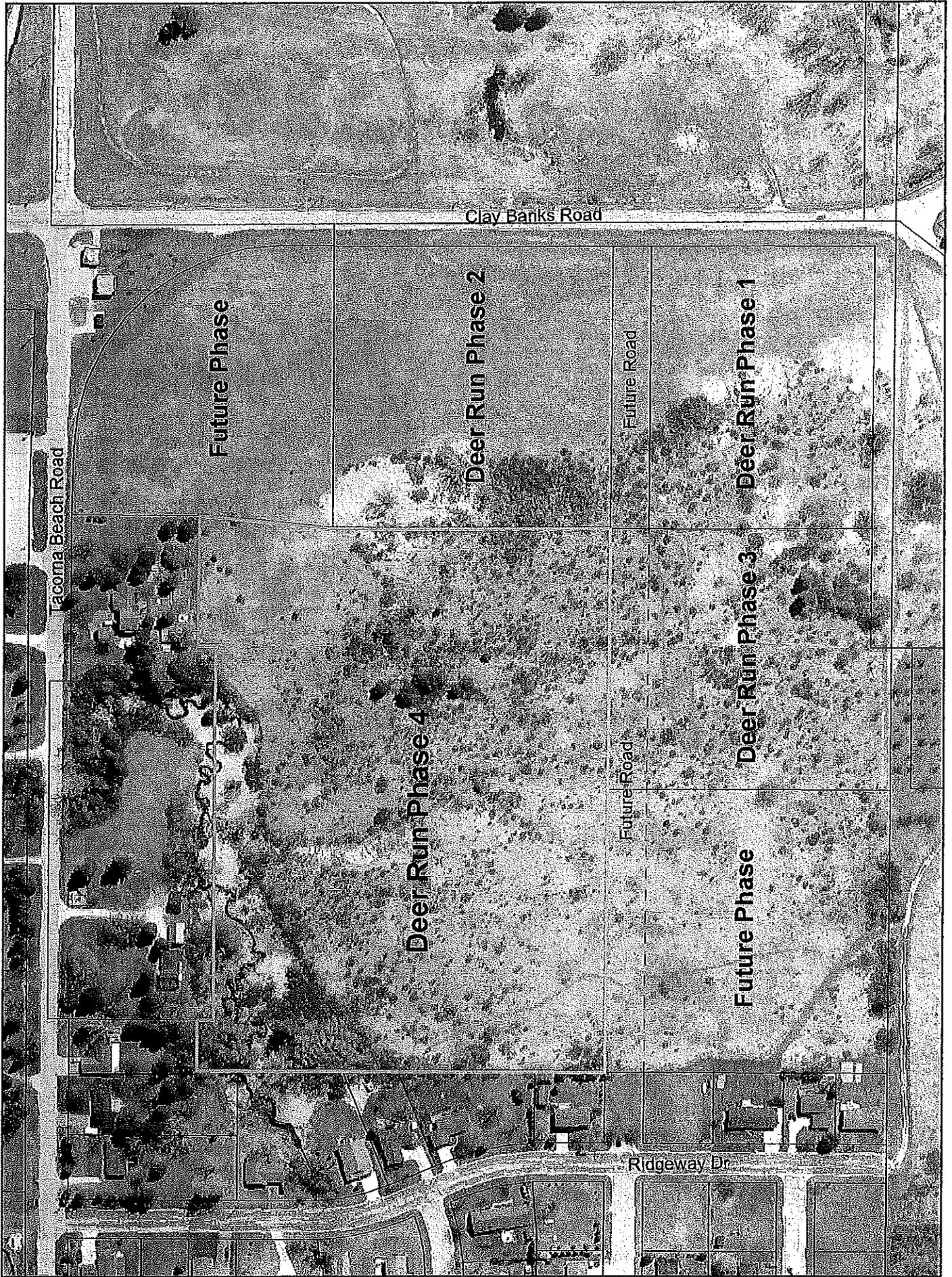


LEFT SIDE ELEVATION 1/8" = 1'0"



REAR ELEVATION 1/8" = 1'0"

Location Map - Deer Run Phase 4



**PUBLIC HEARING
CITY PLAN COMMISSION
WEDNESDAY, MARCH 21, 2012**

Preliminary Planned Unit Development (PUD) for the Cottages at Deer Run Village.

Chairperson Dan Wiegand: We will open the public hearing. Anyone wishing to speak, please step forward, state your name and address please.

Richard Husch: Hi, my name is Richard Husch. I live at 1152 S. Ridgeway Dr. I also own the vacant lot that is to if you are facing the project, to the left of me. That would be adjacent to the road that is proposed. I own all that property that right now is not proposed. There is no plan for that. I do see on the original drawings, which I haven't seen any change to, that there is still a plan to put a building there. I spoke to Mr. Tully a couple of times in private. He assured me that he would consider blocking that view from me. I know this is a meeting for Phase 4 Cottages at Deer Run, but like I said, I seen the original plans that the concept is to put a multi-story building there. Mr. Tully said that may not happen. It is very possible it would be a one-story building if a building is even put behind me. I am concerned about my property value and aesthetic value of my home. I am not here to argue about progress. I am not here to even stop the plans. That is not my intention. I am 67, so I understand what you mean. All I'm here is to ask the Commission to protect me and my property from the view of that community. I have been there quite a while. As a matter of fact, I put on an addition to my home. I put on a 4-seasons sunroom. It is beautiful. I got windows and I am looking at this view and I know it is going to change. I put it up before I knew this plan was going to take place. I put a lot of money in it. I am thinking I would like to have some trees put up. I haven't heard any of that. In private we talked. But, I haven't heard anything from the Commission. I talked about it that last time we had a meeting and I heard some of you say that you agreed with me on that. I would just like to see something to protect me and to protect our neighborhood. I applaud everything they are doing. I think it is a great idea. I just want to be blocked and screened from the view of that community. I am asking for your help before you approve anything beyond that, that they put that in their plans and we the public can see that, too. Me, as a homeowner, that I get some guarantees that it will happen. I suggested putting up trees. Mr. Tully thought about putting up shrubs. That's fine. I am concerned about parking lots behind me, too. I don't want to see any of that stuff. I think there is a precedence. I talked with Marty before. There is a precedence where some things like this were put up in the past and you did approve putting up screening from the homeowners and that is all I am asking. I am not asking to stop any project. I think it is a wonderful project. I just want to protect my aesthetic value and my property value. That is all I have to say. Thank you.

Dan Wiegand: Thank you. Anyone else wishing to speak either in favor or against the project, please step forward at this time. You will have three minutes. Anyone wishing to step forward, please do so at this time. Third and final time. Any correspondence, Cheryl?

Secretary Cheryl Nault: There is no correspondence.

Chairperson Wiegand: At this time I will close the public hearing.

The public hearing was declared closed at 8:06 p.m.

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the City Plan Commission hereby recommend temporary agricultural use for one year for the Jeff Uecker property, located east of Evening Shadows Subdivision and fronting on Barrick Road, subject to the following conditions:

- 1. Only plantings of grass, hay or alfalfa crops are allowed.
- 2. Any soil on the streets from farm machinery must be cleaned up.
- 3. Maintain a 25' buffer along the west and south property line.

Respectfully submitted:
CITY PLAN COMMISSION
By Dan Wiegand, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Date: March 21, 2012

Introduced by _____.

Moved by Alderperson _____, seconded by Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2012.

EXECUTIVE SUMMARY

Title: Agriculture as a Temporary Use for Ralph and Jeff Uecker

Background: Ralph Uecker developed the Evening Shadows Subdivision on the far west side of the City. The infrastructure to support this subdivision has been installed for many years, except that the block bounded by Columbia, Juniper and Bayfield does not have electrical service yet. Many of the lots already have homes on them. But, in addition to the 11 lots in the block without full services, there are 8 other unsold lots. The market for new homes has been very soft in the last few years. Mr. Uecker is therefore looking for other ways to generate income from these lots and would like to crop them on a temporary basis. The agricultural use would also make the land eligible for an agricultural use assessment, thereby lowering the property tax burden.

Jeff Uecker, who is Ralph's son, owns a 5-acre parcel to the east. Jeff plans to eventually subdivide and develop this land, but is waiting for more of the Evening Shadows lots to be sold so as to not compete with Ralph. Jeff also wants to farm his property on a temporary basis. Both Ralph and Jeff proposed to plant corn on the lots.

Under the zoning code the Council can authorize temporary uses for up to one year. This provision is generally used to accommodate uses of a limited duration that are determined not to be inappropriate for the specific site. The question for the Plan Commission and Council is whether using the parcels for crops would negatively impact the City, particularly the surrounding homes.

Comprehensive Plan: The future land use map of the Comprehensive Plan places the subject area in the Single-Family Residential (lower density) classification. The plan suggests this region should develop into predominantly single-family residential use. Other goals and policies in the plan include allowing agriculture as a continuing use in the City, with an emphasis on local food production, hobby farming or artisan farming. The plan also has goals and objectives relating to protecting residential uses from encroachment by incompatible uses. Hence, the farming use probably conflicts with the plan goals, unless due to its short-term duration (up to one year), it is deemed not to cause any adverse impacts on the adjoining homes.

Other Consideration: The subdivided lots to the east of Bayfield Ave. are almost completely surrounded by homes and have full services. Since these lots are not in a large contiguous block, it doesn't seem to make sense to plant a crop.

The lots to the west of Bayfield are in a contiguous block and total about 3.3 acres. Depending upon the impact to the homes to the south and across the streets, it might be reasonable to plant a crop until the market for new homes returns. It could provide some income from the land for the property owner. However, concerns include the impact of machinery on the relatively new streets, tracking dirt onto the streets, noise during planting and harvesting, use of herbicides, and whether farming these parcels would set a precedent for other residentially zoned parcels. If there was a neighborhood or City benefit, such as utilizing some or all of the parcels for community garden plots, it would be more palatable. If a grass crop (alfalfa) is planted, it probably wouldn't be much different than previous years, since Mr. Uecker is responsible for cutting down the grass and weeds periodically already. So, that type of crop could be an option.

The Jeff Uecker parcel is about 5 acres and abuts undeveloped land to the north and east, including the City park. This land has never committed to residential use through subdividing or



RALPH UECKER & SONS

120 MAIN STREET

P.O. BOX 68

FORESTVILLE, WI 54213-0068

PHONE: (414) 856-6244 6246

FAX: 9444) 856-6843

P.O. BOX 55

March 5, 2012

Martin Olejniczak

City of Sturgeon Bay, WI
Dear Martin,

I'm writing this letter concerning my lots in S.B. At this time I'm not able to sell the lots, also the taxes are so high. Could they be zoned Agricultural and taxed accordingly?

I'm asking for permission to plant corn on my land for 2012 also grain in 2013.

My Son Jeff has Roy Woods land, he also is asking for permission to plant corn.

thank You for your consideration.

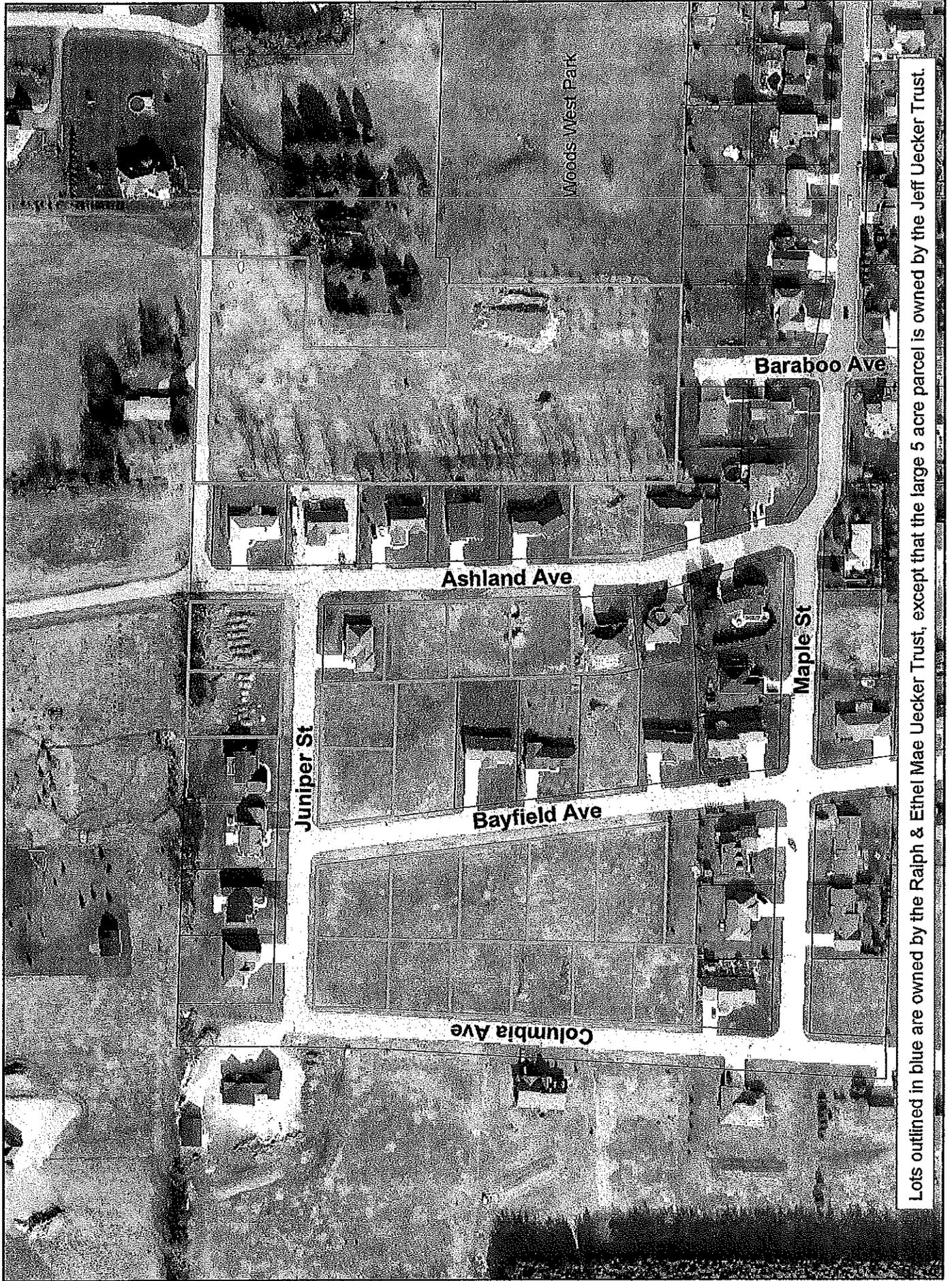
Sincerely,

Ralph Uecker

3-6-12 per discussion with Mr. Uecker,
he is seeking temporary use to farm his vacant lots and
Jeff Uecker's 5-acre parcel during 2012.

Ralph Uecker

Proposed Lots For Agricultural Use - Uecker



Lots outlined in blue are owned by the Ralph & Ethel Mae Uecker Trust, except that the large 5 acre parcel is owned by the Jeff Uecker Trust.

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the City Plan Commission, hereby recommend to approve the Final Planned Unit Development (PUD) for the Door County Maritime Museum, located at 120 N. Madison Avenue, subject to the attached PUD parameters.

Respectfully submitted,
CITY PLAN COMMISSION
By: Dan Wiegand, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Date: March 21, 2012

Introduced by _____.

Moved by Alderperson _____, seconded by Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2012.

**Planned Unit Development
Door County Maritime Museum Addition**

PUD Requirements/Conditions

A. Underlying zoning: The underlying zoning district shall be C-2 Central Business District. The permitted uses and other zoning requirements of the underlying district shall apply, except as otherwise indicated under the PUD requirements shown below or in the approved final PUD site plan.

B. Height and area requirements: The requirements of the underlying C-2 district shall apply except as follows:

1. Yards (setbacks): The minimum required yard along the waterfront side of the building shall be waived, subject to conformance with the approved PUD site plan. All other required minimum yards and setbacks shall conform to the C-2 district requirements.
2. Building Height: The maximum building height for the observation tower shall be waived, subject to conformance with the approved PUD building elevations and plans.

C. Conformance to Final PUD Plans: The development of the Maritime Museum addition and observation tower shall be in substantial conformance with the approved final PUD plans.

Executive Summary

Final PUD – Door County Maritime Museum – Observation Tower Addition

Petition: The Door County Maritime Museum petitions for approval of a final Planned Unit Development (PUD) for an addition to the museum. The addition is located on the east (water) side of the museum. It has a footprint of about 2400 square feet and includes a 10-story observation tower. The proposed development is located on the museum's parcel, located at 120 N. Madison Avenue.

Existing Conditions: The museum parcel is 30,819 square feet (0.78 acre) in size. The land originally was leased from the City, but the Common Council recently approved transferring title to the museum. The waterfront walkway area along the waterfront and the parking area are not part of the museum parcel and remain owned by the City. The site was filled when the original museum was built and is no longer within the regulated floodplain. The site is surrounded by the City-owned waterfront and parking areas, except for the former Door County Cooperative site to the south. The existing zoning classification for the subject parcel is zoned Central Business District (C-2). All of the surrounding land is also zoned C-2.

Comprehensive Plan: The Future Land Use Map of the Sturgeon Bay Comprehensive Plan identifies this subject area for recreational and tourist commercial use. The proposed PUD fits that designation. The plan also contains recommendations pertaining to West Side Waterfront Enhancements, which include Maritime Museum expansion. The Comprehensive Plan, however, does not include any specifics about the expansion, such as the observation tower. Most recently, the City adopted the West Waterfront Area Redevelopment Plan. This plan shows the museum's expansion, both in the site plan and bird's eye view. In general, the proposed PUD is consistent with the existing plans of the City.

PUD Zoning Issues: The C-2 district allows the proposed museum expansion. The PUD is being requested because the project needs relief from the building setback and height requirements. The C-2 district requires the addition to be at least 5 feet from the adjoining lot line and the building will be only 3 feet at its closest point to the north lot line. Secondly, there is a 45-foot maximum building height limit and the overall height of the tower portion is proposed to be about 120 feet.

Conformance to Approved Preliminary PUD: The final PUD plans submitted by the Maritime Museum generally conform to the preliminary plans. There have been no changes to the site plan. The final floor plans and building elevations have been completed by the museum's architect as required. The height and size of the tower has not changed, but the cupola on top has been redesigned such that the overall height increases by about 5 feet to 120 feet.

Design Considerations: The layout and design of the project was considered during the preliminary PUD review. For this final PUD, the primary issue is the building design.

The floor plans and building elevations have been submitted. Highlights include:

Building Design. The project is essentially a 10-story 29' x 29' tower connected to the existing building by a single-story addition. The first floor addition provides more lobby space and allows the museum to expand the gift shop.

The second story of the tower is slightly larger than the upper floors and provides a new board room. Floors 3 through 9 all have the same floor plan and are intended for offices and exhibit space. The tenth floor is the indoor viewing deck and contains windows along all four sides. The roof top serves as the outdoor viewing area. It is accessible via a cupola and contains a surrounding safety railing. The elevator penthouse is also on the roof.

The exterior of the lower two floors generally matches the existing museum. The rest of the tower exterior is metal panels, which are intended to give the tower a "clean" look and keep maintenance costs down. The even number floors (4,6,8) contain a window centered on each side, except on the south side, which faces the existing building, only floor #8 has a window. The odd numbered floors (3,5,7,9) do not have windows. These floors would be more conducive for exhibits because of the extra wall space and no concern about sunlight impacting artifacts.

The roof has a cornice feature that extends outward. This provides an architectural feature reminiscent of other maritime towers and provides a function of helping to prevent objects (cameras, sunglasses, spit, etc) from falling or dropping from the outdoor viewing deck.

The cupola on top of the roof that provides access to the outdoor viewing area has been designed to be a square 9' x 9' glass paneled structure. The roof of the cupola is pyramid shaped. Total height of the cupola appears to be about 20 feet.

Stormwater Management: The proposal is to continue to use an existing storm pipe that runs under the waterfront walkway and discharges to the bay. Given the small increase in building footprint, this pipe can handle the flow. The City Engineer has approved their proposal for stormwater management.

Landscaping: The landscaping plan was completed by Meissner Landscape. There would be junipers and other vegetation planted around the foundation to accent the building. The walkway leading from the rear door of the museum to the waterfront walkway will be relocated due to the new addition. A second walkway is planned leading from an emergency exit at the north corner of the tower addition. The waterfront walkway would not be impacted except that one sitting area will be relocated slightly. The plan is very professional and maintains the existing character.

PUD Review Criteria: In general, the zoning ordinance directs the Plan Commission and Council to consider whether the proposed development is consistent with the spirit and intent of the zoning code, has been prepared with competent professional guidance,

and produces benefits to the City compared with conventional developments. In addition, there are nine specific review criteria listed in the PUD section of the code. The project appears to meet these criteria, although it is up to the Plan Commission and Council to determine if the project has benefits and overall conformance to the purpose/intent of the zoning code to justify the height and setback variations.

Fiscal Impact: The museum is a tax exempt entity, so the building value will not add tax revenue. Municipal services to the museum are not expected to increase as a result of the addition.

Plan Commission Action: The Plan Commission considered the final PUD on March 21, 2012 and voted 6-1 to recommend approval of the final PUD based upon the attached PUD parameters.

Recommendation: Staff recommends approval of the Plan Commission recommendation and the PUD ordinance.

Prepared by: Martin Olejniczak 3-29-12
Martin Olejniczak Date
Community Development Director

Reviewed by: Anthony Depies 3-29-12
Tony Depies Date
City Engineer

Reviewed by: Stephen McNeil 3.29.12
Stephen McNeil Date
City Administrator

(Enclosure)

Planned Unit Development Application

Door County Maritime Museum

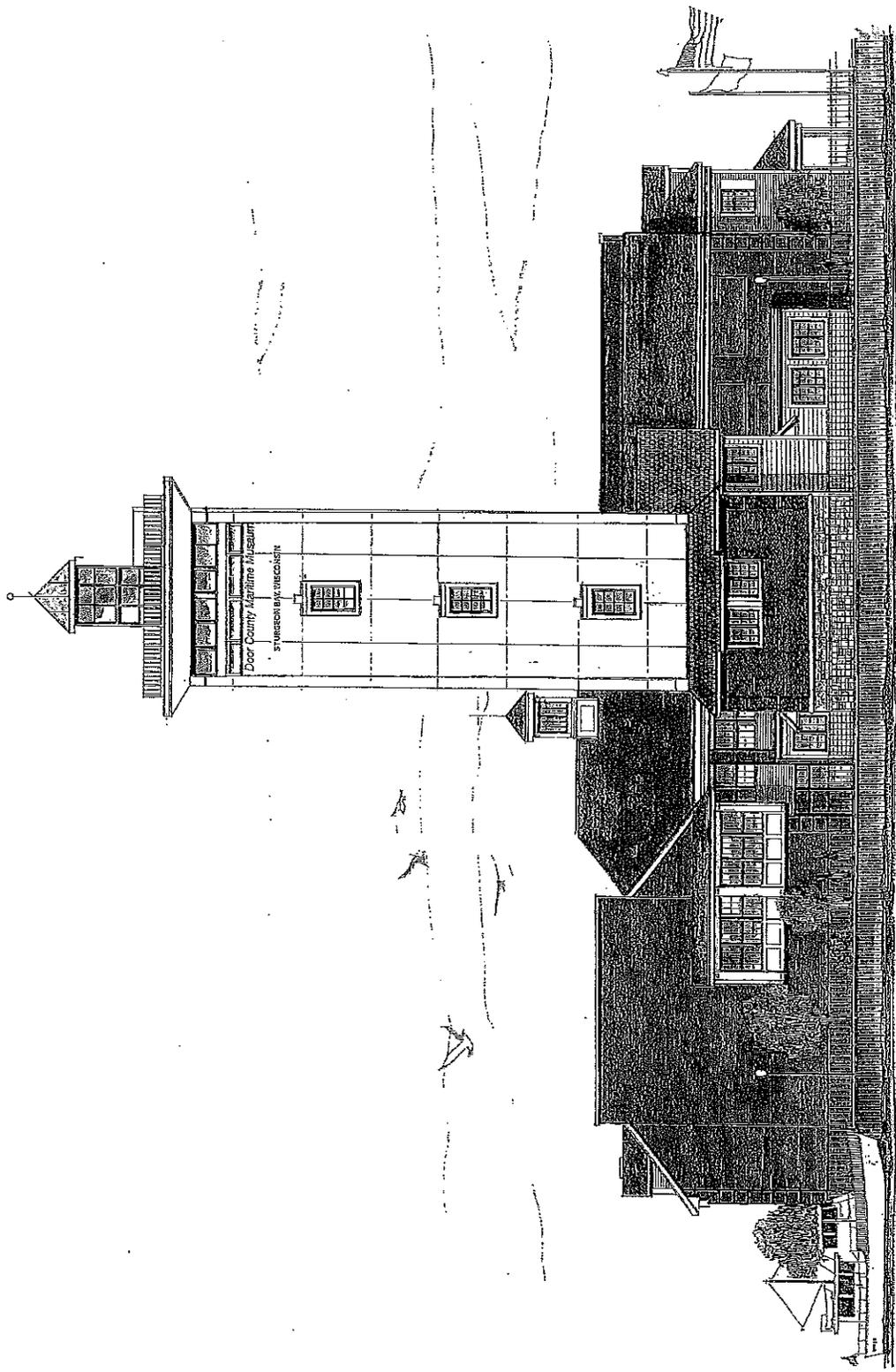
General: The Door County Maritime Museum respectfully requests a variance to the rules governing building height. We desire to construct an addition to the existing maritime museum building that includes a "Maritime Observation Tower." The cupola of this tower is planned to rise to a height of 110 feet. The upper levels of the tower below the cupola will include both open-air and enclosed observation decks, offering a panoramic view of Sturgeon Bay. In addition to the observation decks, it is planned that the tower addition will provide approximately 10,000 square feet of much needed addition working space for the museum. This additional square footage will facilitate expansion and improvement of the maritime museum's lobby area and museum store as well more gallery, exhibit and meeting space essential to the museum's future.

The museum has enjoyed great success with its recent major temporary exhibits (*Pirates, Freshwater Fury, etc.*), drawing thousands of visitors to Sturgeon Bay. Unfortunately, the gallery space required for these exhibits has limited the museum's ability to host short-term temporary exhibits and has greatly reduced general use areas for community/membership receptions and special events. The planned tower will provide both a dramatic addition to the Sturgeon Bay waterfront as well as expanded retail, gallery and general use spaces for the maritime museum.

A Landmark on the Working Waterfront: The observation tower will blend architecturally with the maritime appearance of the existing building. Its design will remind the visitor/viewer of several historic tower structures prevalent on the Great Lakes and important to the maritime heritage and history of the area. It will incorporate architectural elements found in maritime signal towers, lighthouses, and the watch towers integral to the life-saving stations that dotted the shoreline. The observation decks will offer museum visitors an extraordinary view of the port of Sturgeon Bay, the two downtown bridges, and the entire waterfront. It will undoubtedly become a "must see" for visitors to the Door Peninsula and a point of pride for all who work and live in the City of Sturgeon Bay.

An Enhancement for All: The addition of the tower in combination with the maritime museum, the tug *John Purves* and the scenic walkway will greatly enhance the appeal of the entire waterfront. This striking tower will be clearly visible from all three bridges and will undoubtedly be a major inducement for visitors travelling either north or south to stop in Sturgeon Bay. In addition to elevating attendance at the maritime museum, the anticipated increase in visitor flow should benefit all local retail shops, commercial businesses, lodging establishments and restaurants.

Future Sturgeon Bay Icon: We predict that once completed, the planned Maritime Observation Tower will become one of the most important and prominent architectural components of the Sturgeon Bay skyline. We anticipate that it will be one of the things visitors remember most about Sturgeon Bay and Door County. The tower's proximity to the historic steel bridge will only enhance its mystique. Most importantly, it will be an iconic symbol of the maritime heritage of the City and its historic port.



OBSERVATION TOWER
Door County Maritime Museum
STURGEON BAY, WISCONSIN

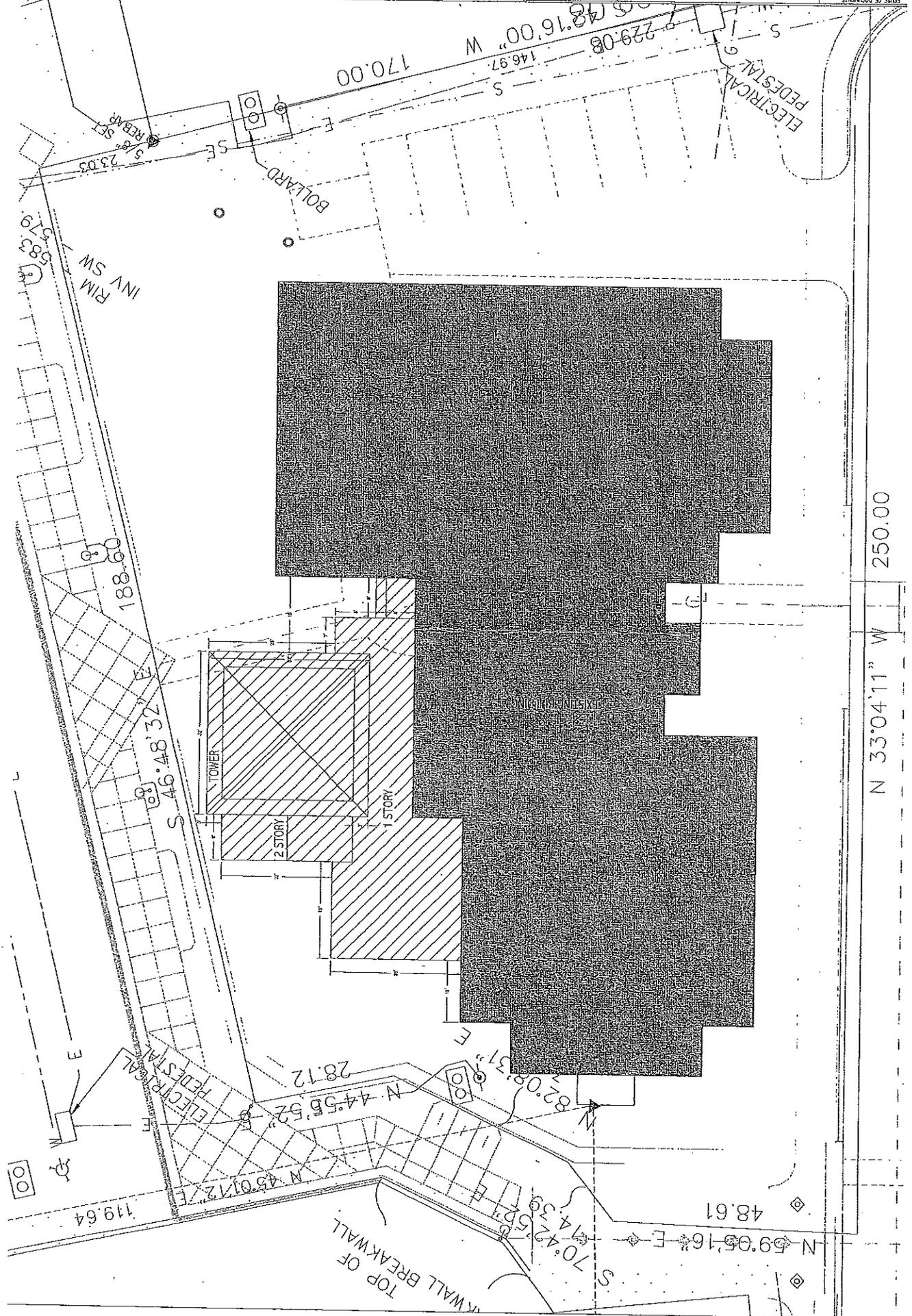
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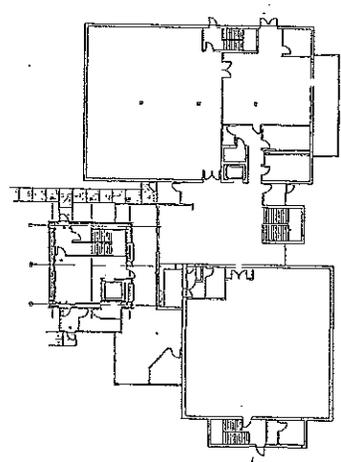
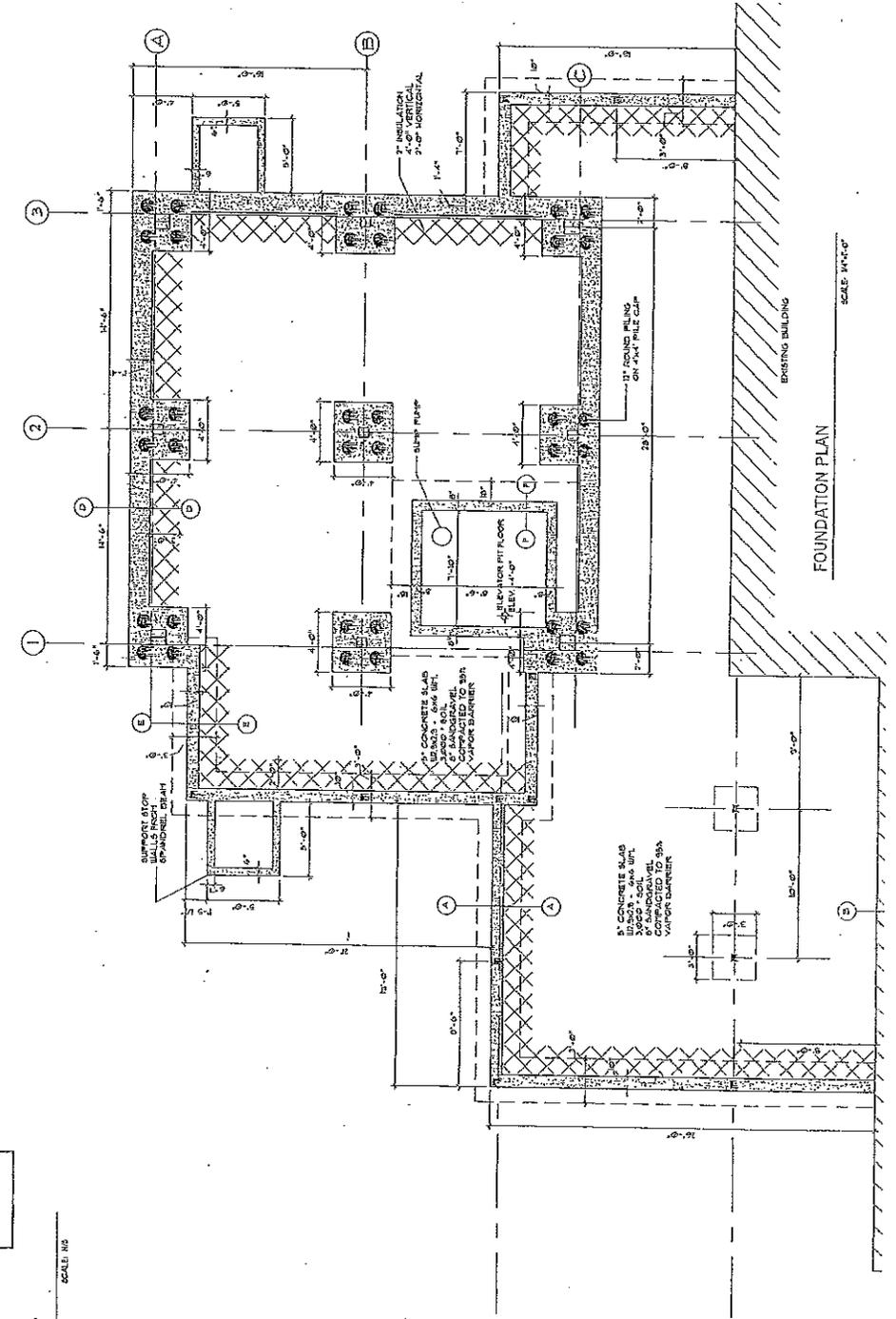
BEN SCHENKELBERG AIA
ARCHITECT
3000 SPUR LANE ■ GREENSBAY, WI 54303

ARCHITECTURE
COMMERCIAL ■ RESIDENTIAL ■ INTERIORS ■ EXHIBITION HALLS ■ RESTAURANTS ■ RETAIL ■ OFFICES

SITE PLAN

ALL RIGHTS RESERVED
 NO PART OF THIS DOCUMENT
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 OR BY ANY MEANS, ELECTRONIC
 OR MECHANICAL, INCLUDING
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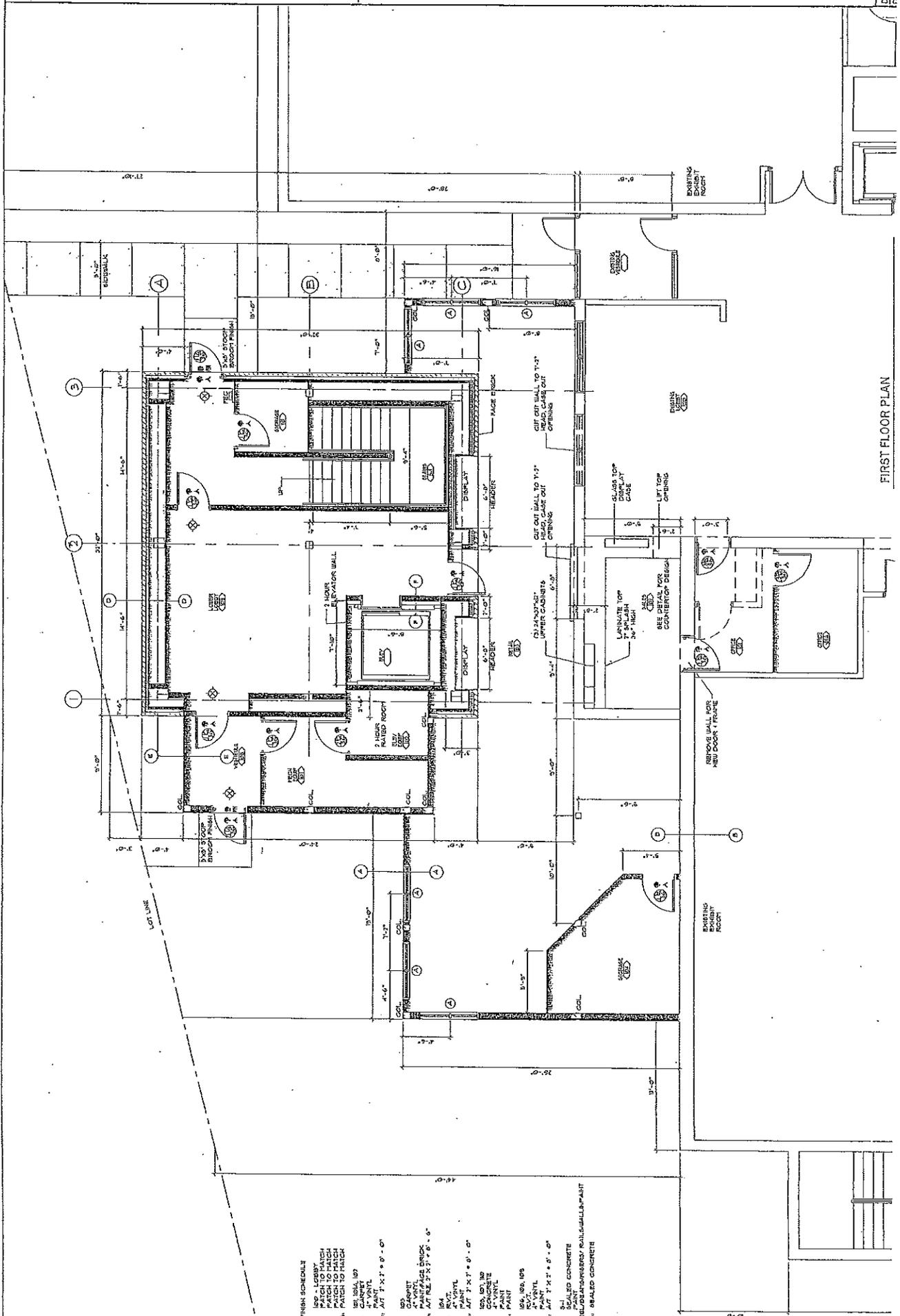


BERNARD M. SCHENKELBERG ARCHITECT

ARCHITECT

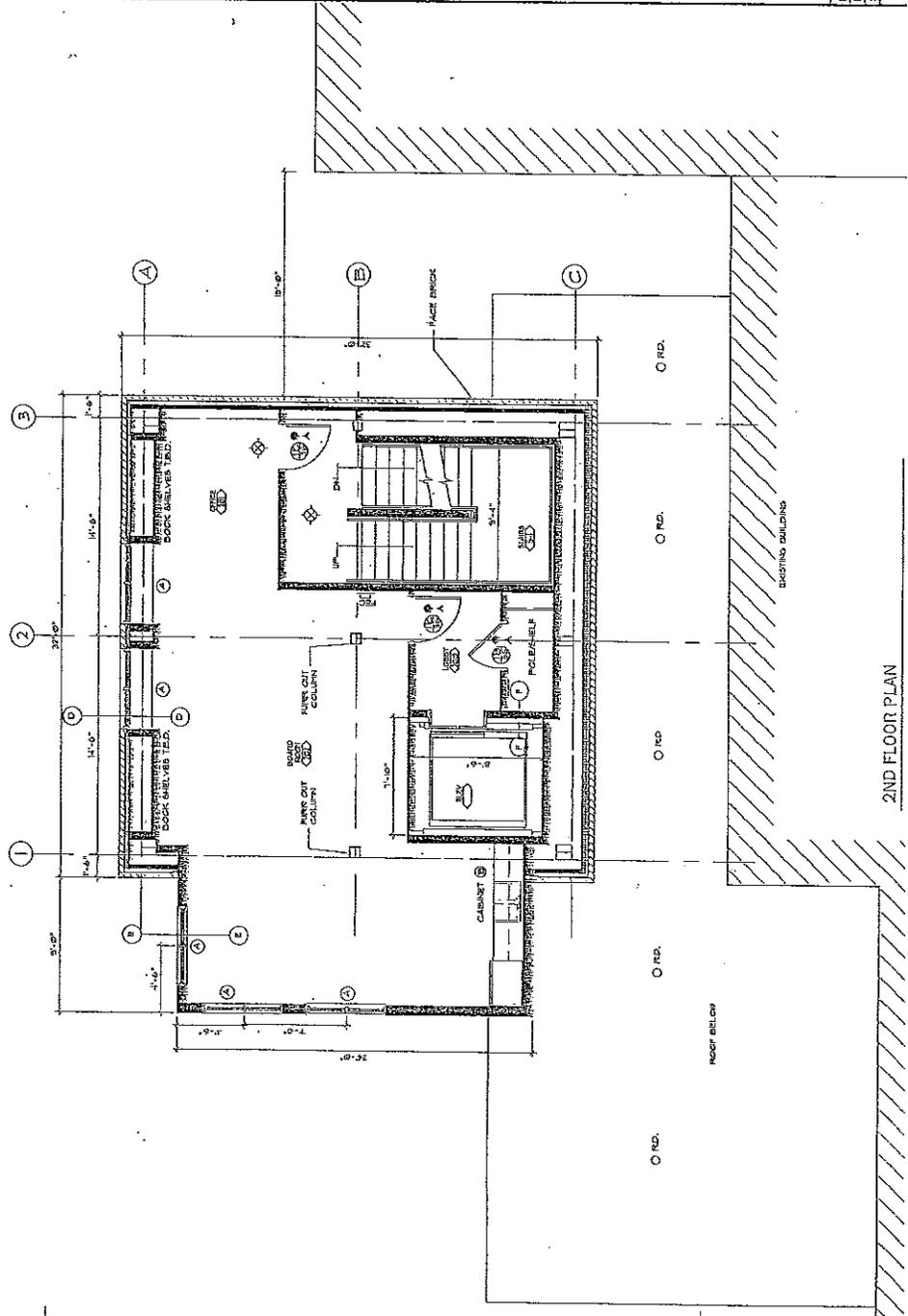
FLOOR PLANS
 DOOR COUNTY MARITIME MUSEUM
 OBSERVATION TOWER/GIFT SHOP ADDITION
 STURGEON BAY, WI

ONE MONARCH PLACE - SUITE 2540
 SUITE 2540 SPRINGFIELD, MA 01144
 CONNECTICUT ILLINOIS MASSACHUSETTS
 MINNESOTA WISCONSIN
 3309 SPUR LANE
 GREEN BAY, WI 54313
 PHONE: 920-434-3277
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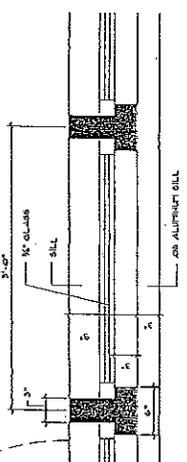


FIRST FLOOR PLAN

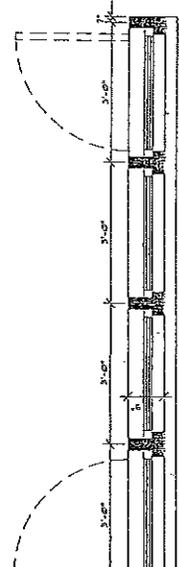
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2ND FLOOR PLAN

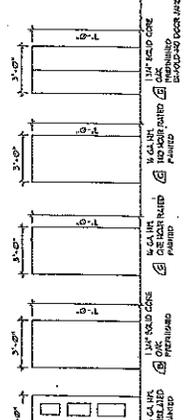
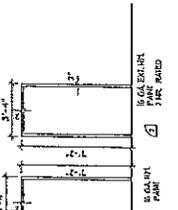


WINDOW DETAIL



WINDOW DETAIL

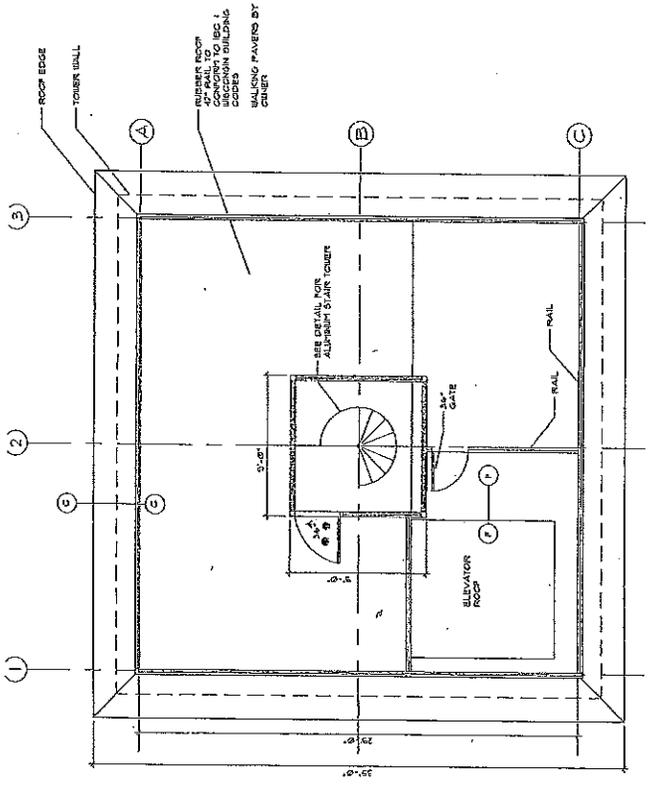
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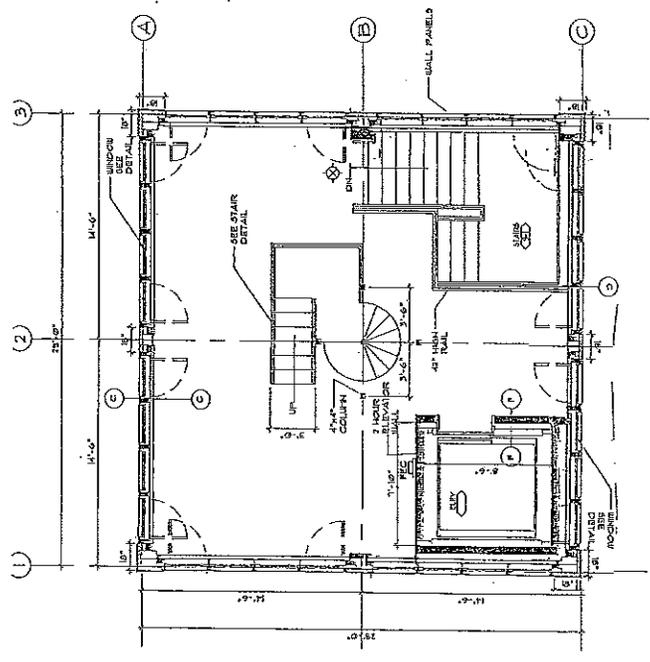
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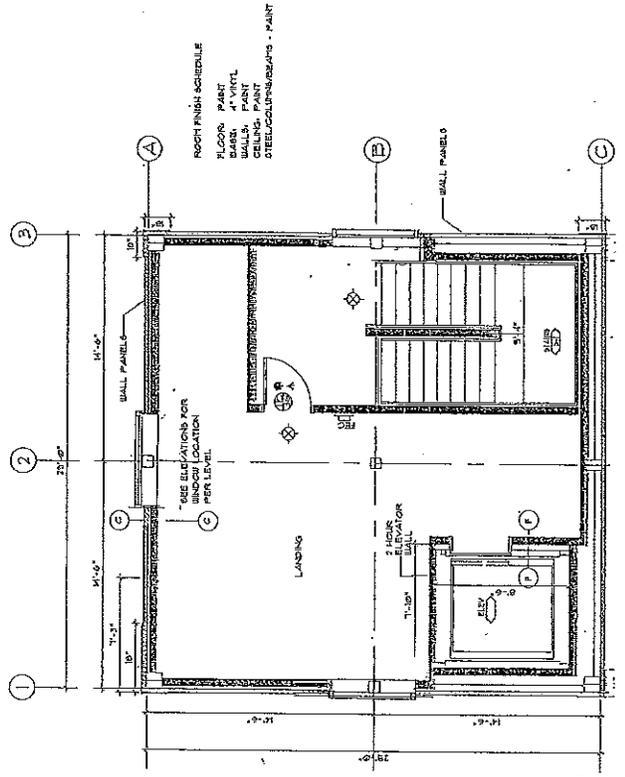
TOP FLOOR/ROOF PLAN

SCALE: 1/4"=1'-0"



TENTH FLOOR PLAN

SCALE: 1/4"=1'-0"



FLOOR PLANS
DOOR COUNTY MARITIME MUSEUM
OBSERVATION TOWER
STURGEON BAY, WI

ARCHITECT
3309 SPUR LANE
GREEN BAY, WI 54313
PHONE: 920-434-3277
FAX: 920-434-3301

BERNARD M. SCHENKELBERG
ONE RONARCH PLACE - SUITE 2540
SUITE 2540 SPRINGFIELD, MA 01144
CONNECTICUT ILLINOIS MASSACHUSETTS MINNESOTA WISCONSIN
PHONE: 413-739-0162
FAX: 413-739-0163

DRAWN BY: NBS
DATE: 02-01-01
SCALE: AS NOTED

DRAWN BY: INO
 DATE: 08-01-11
 SCALE: AS NOTED

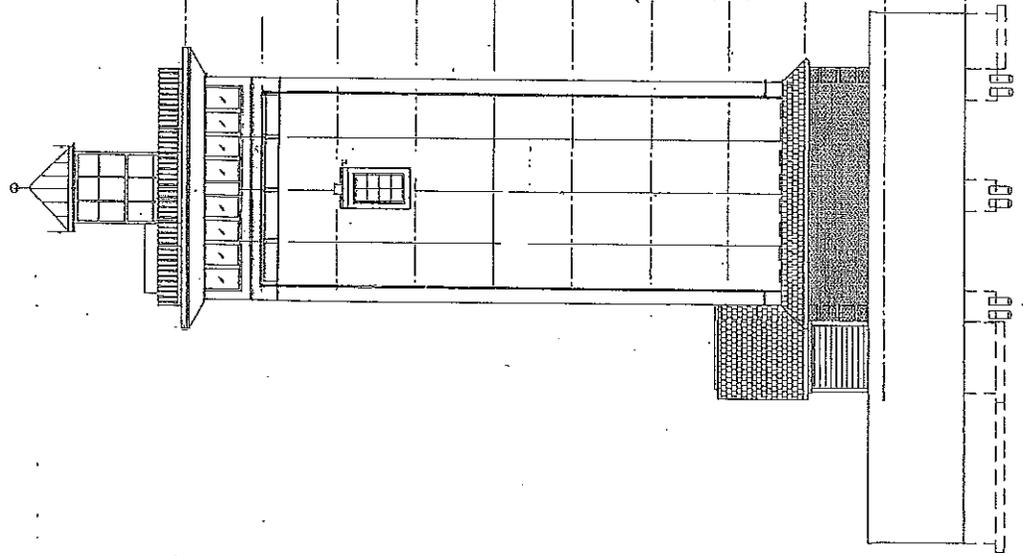
BERNARD M. SCHENKELBERG
 ARCHITECT
 ONE MONARCH PLACE - SUITE 2540
 ST. LOUIS, MISSOURI 63103
 PHONE: 314-739-0162
 FAX: 314-739-0163

3309 SPUR LANE
 GREEN BAY, WI 54313
 PHONE: 920-434-2277
 FAX: 920-434-3301

DOOR COUNTY MARITIME MUSEUM
 OBSERVATION TOWER
 STURGEON BAY, WI
 ELEVATIONS

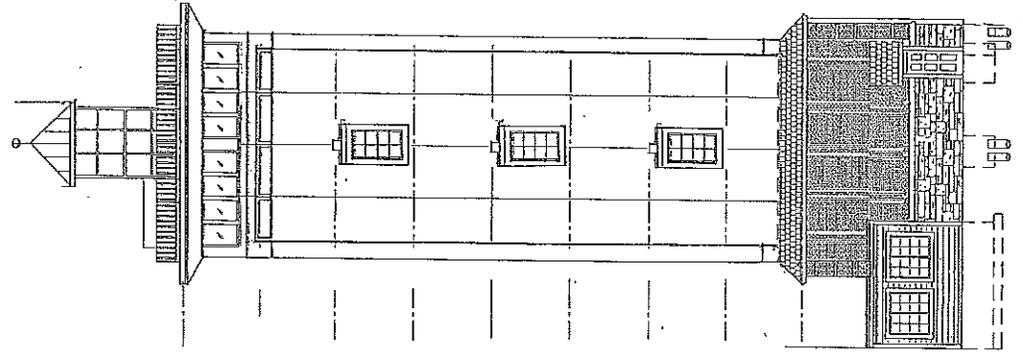
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



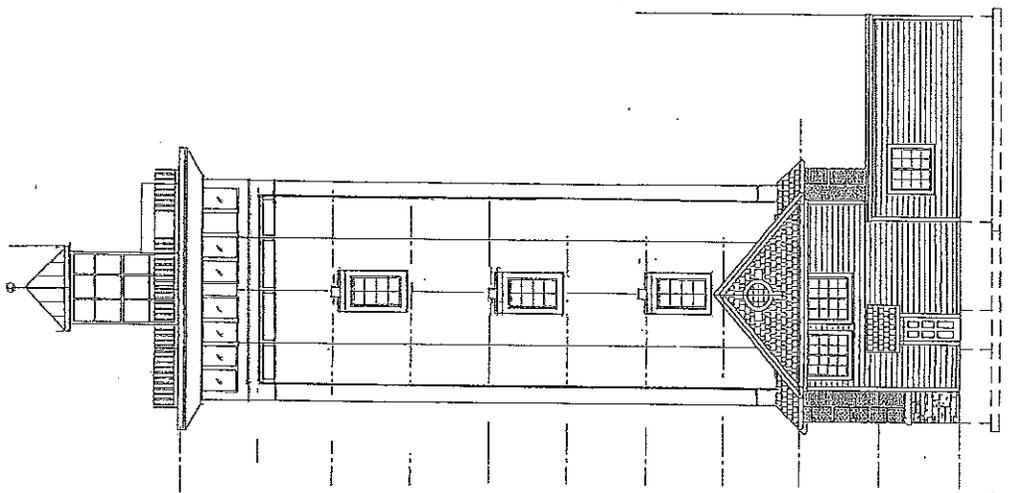
EAST ELEVATION

SCALE: 1/8"=1'-0"



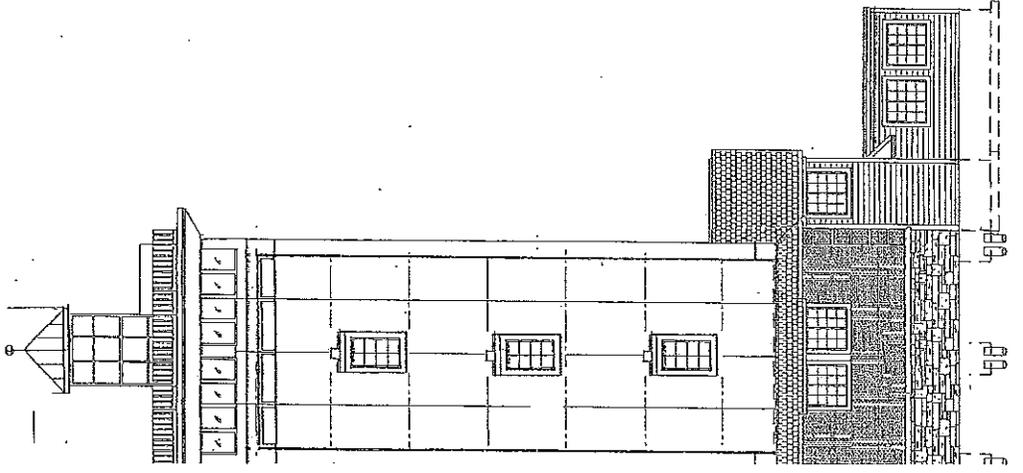
WEST ELEVATION

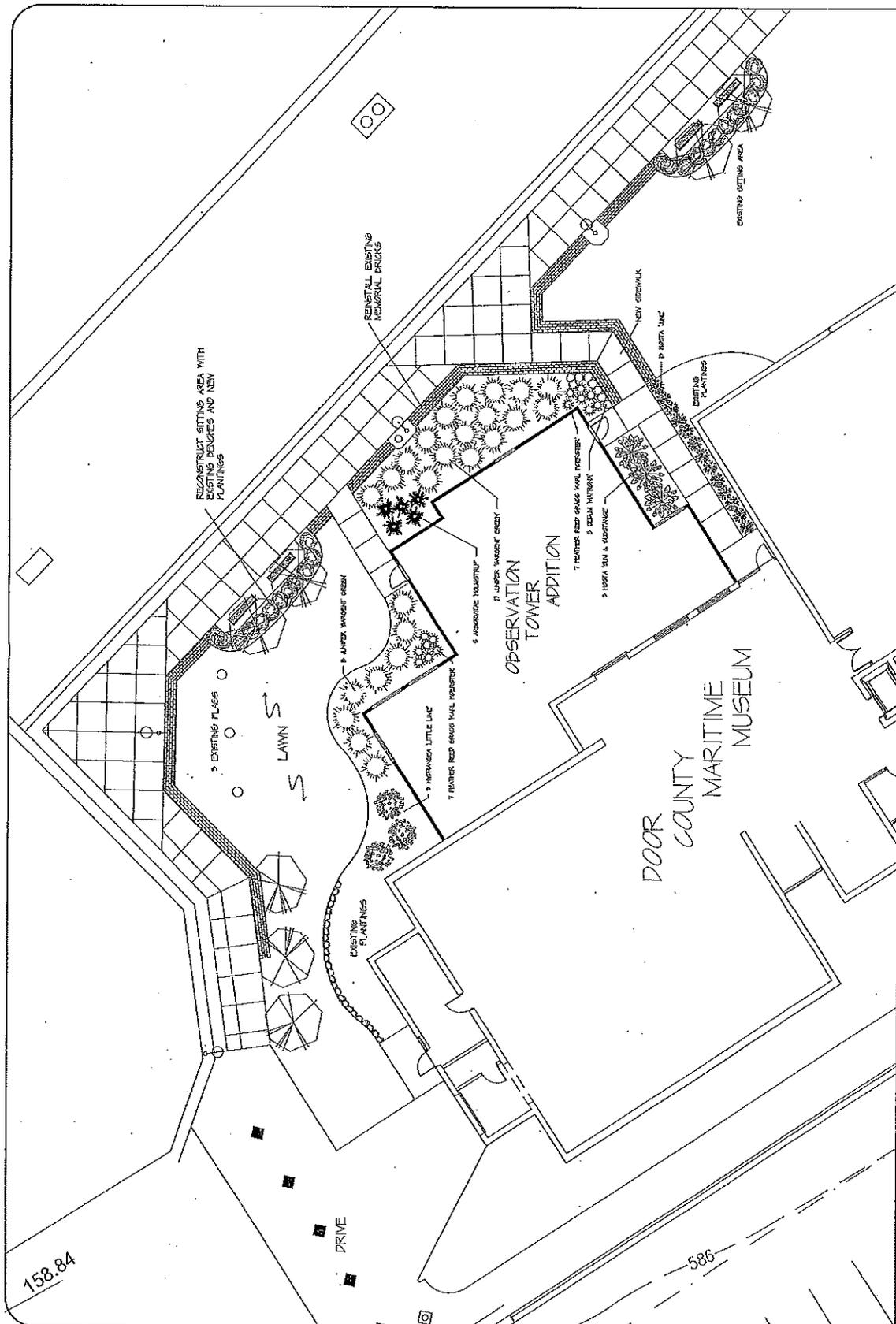
SCALE: 1/8"=1'-0"



ELEVATION

SCALE: 1/8"=1'-0"





A COMMERCIAL LANDSCAPE DESIGN FOR DC MARITIME MUSEUM (OBSERVATION TOWER AREA)		120 NORTH MADISON STURGEON BAY	
Meissner Landscape Inc. Design • Plant • Build • Maintain Phone (820) 742-8111 • Fax (820) 742-8112 • www.meissnerlandscape.com		DATE: 9/19/12 SCALE: 1"=10' DESIGN BY: EGM DRAWN BY: NEM	REVISIONS:

AMENDED

ORDINANCE NO. _____

THE COMMON COUNCIL OF THE CITY OF STURGEON BAY, WISCONSIN DO ORDAIN AS FOLLOWS:

SECTION 1: The following described property is hereby rezoned from ~~Two-Family Residential (R-3)~~ **Central Business District (C-2)** to Planned Unit Development (PUD) and shall be subject to the site plan and requirements incorporated herein:

Lot 2 of Certified Survey Map #2617, recorded in Volume 15, Page 342

SECTION 2: The following requirements and conditions are placed upon the property described within the legal description.

A. Underlying zoning: The underlying zoning district shall be C-2 Central Business District. The permitted uses and other zoning requirements of the underlying district shall apply, except as otherwise indicated under the PUD requirements shown below or in the approved final PUD site plan.

B. Height and area requirements: The requirements of the underlying C-2 district shall apply except as follows:

- 1. Yards (setbacks): The minimum required yard along the north (waterfront) side of the lot shall be waived, subject to conformance with the approved PUD site plan. All other required minimum yards and setbacks shall conform to the C-2 district requirements.
- 2. Building Height: The maximum building height for the observation tower shall be waived, subject to conformance with the approved PUD building elevations and plans.

C. Conformance to Final PUD Plans: The development of the Maritime Museum addition and observation tower shall be in substantial conformance with the approved final PUD plans.

SECTION 3: This ordinance shall take effect on the day after its publication.

Approved:

Thad Birmingham
Mayor

Attest:

Stephanie Reinhardt
City Clerk

