AGENDA
CITY OF STURGEON BAY
AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

Monday, September 15, 2014
7:00 p.m.
Council Chambers, City Hall
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.

2. Adoption of agenda.

3. Approval of minutes from June 23, 2014.

4. Consideration of: Revised plans for Marina View Apartments for previously approved 8-unit multi-family dwelling, with detached garage buildings, located at 249 Thorn Street (Lot 6 of Marina View Subdivision).

5. Consideration of: 8-unit multi-family dwelling for Marina View Apartments, with detached garage buildings, located at 238 Thorn Street (Lot 2 of Marina View Subdivision).

6. Consideration of: Proposed plans for Bordeau's Farm Market, 529 N. 8th Avenue.

7. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Committee members
Jon Burk
Mark Lake
Jeff Serafico
Dennis Van Bramer
Josh Van Lieshout

09/11/14
10:00 a.m.
CN

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD
Monday, June 23, 2014

The Aesthetic Design & Site Plan Review Board meeting was called to order at 6:07 p.m. by Chairperson Mark Lake in Council Chambers, City Hall, 421 Michigan St.

Roll call: Members Mark Lake, John Kolodziej, and Dennis Van Bramer were present. Excused: Member Jon Burk. Also present were Ken Lynch, Marina View Apartments, Community Development Director Marty Olejniczak and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Van Bramer, seconded by Mr. Kolodziej to adopt the following amended agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from March 31, 2014.
4. *Elections of Chair and Vice-Chair.*
5. Consideration of: 16-unit multi-family dwelling, with detached garage buildings, located at 252 Thorn Street (Lot 3 of Marina View Subdivision).
6. Consideration of: 8-unit multi-family dwelling, with detached garage buildings, located at 267 Thorn Street (Lot 4 of Marina View Subdivision).
7. Consideration of: 8-unit multi-family dwelling, with detached garage buildings, located at 249 Thorn Street (Lot 6 of Marina View Subdivision).
8. Adjourn.

Carried.

Approval of minutes from March 31, 2014: Moved by Mr. Kolodziej, seconded by Mr. Van Bramer to approve the minutes from March 31, 2014. Carried.

Elections of Chair and Vice-Chair: Mr. Kolodziej had sent a letter of resignation and that this would be his last meeting that he would be attending. Ms. Feldman also declined reappointment on the Board.

Moved by Mr. Van Bramer, seconded by Mr. Kolodziej to table elections of Chair and Vice-Chair until the two vacant positions are filled. All ayes. Carried.

Consideration of: 16-unit multi-family dwelling, with detached garage buildings, located at 252 Thorn Street (Lot 3 of Marina View Subdivision): Mr. Olejniczak stated that the 16-unit multi-family dwelling is similar to all the other 8-units that exist. This unit will be built in sections because of the size. He went over the conditions that the Plan Commission had placed on the approval of the conditional use. A revised site plan had been submitted that has met some of the conditions. Mr. Olejniczak had spoken with Jon Asher at Roen Salvage and Mr. Asher inquired about having a fence installed between Marina View Apartments and Roen Salvage.

Ken Lynch provided photos of existing apartment buildings to show what the proposed apartment building will look like. He mentioned that their intention is to plant cedars along the lot line, as well as placing park benches in the grassy area in front of the building. There are also plans for an indoor pool in the future. The location of the future waterfront walkway was also discussed.

After further discussion, it was moved by Mr. Kolodziej, seconded by Mr. Van Bramer to issue a certificate of appropriateness for the 16-unit multi-family dwelling on Lot #3 as presented. All ayes. Carried.

Consideration of: 8-unit multi-family dwelling, with detached garage buildings, located at 267 Thorn Street (Lot 4 of Marina View Subdivision): Mr. Olejniczak stated that the revised site plan

complies with conditions that the Plan Commission placed on the conditional use approval. The Plan Commission was specific on the location of the common gathering area, to be located between the street and parking area. There will be plantings around the foundation and canopy trees near the parking lot. This building is identical to the building that just got completed. The trash/recycling area will be located in a common trash/recycling area.

After a short discussion, it was moved by Mr. Kolodziej, seconded by Mr. Van Bramer to issue a certificate of appropriateness for the 8-unit multi-family dwelling on Lot #4 as presented. All ayes. Carried.

Consideration of: 8-unit multi-family dwelling, with detached garage buildings, located at 249 Thorn Street (Lot 6 of Marina View Subdivision): Mr. Olejniczak stated that the Plan Commission did not act on this item. On the original plan the garages did not meet the required setbacks. There was also a 5' bumpout containing water meters that would not fit on the lot. Marina View planned on asking for a variance, but according to a revised plan, the 5' bumpout was being relocated to the corner of the building. Since this is not a waterfront lot, the building will not have stone facing. The trash/recycling area will be removed and placed in a common trash/recycling area.

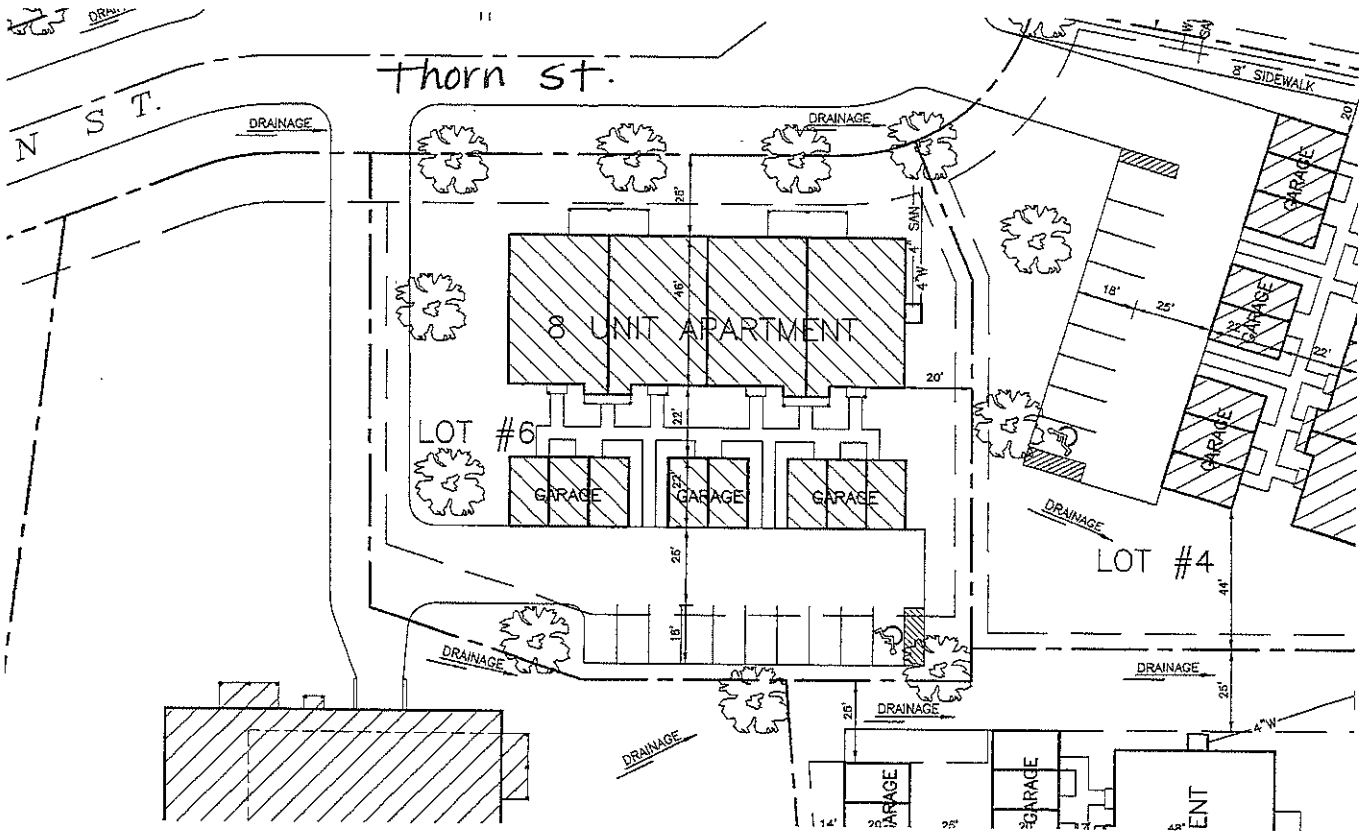
After discussion, it was moved by Mr. Kolodziej, seconded by Mr. Van Bramer to issue a certificate of appropriateness for an 8-unit multi-family dwelling on Lot #6 as per revised plans presented. All ayes. Carried.

Adjourn: Moved by Mr. Kolodziej, seconded by Mr. Van Bramer to adjourn. All ayes. Carried. Meeting adjourned at 6:38 p.m.

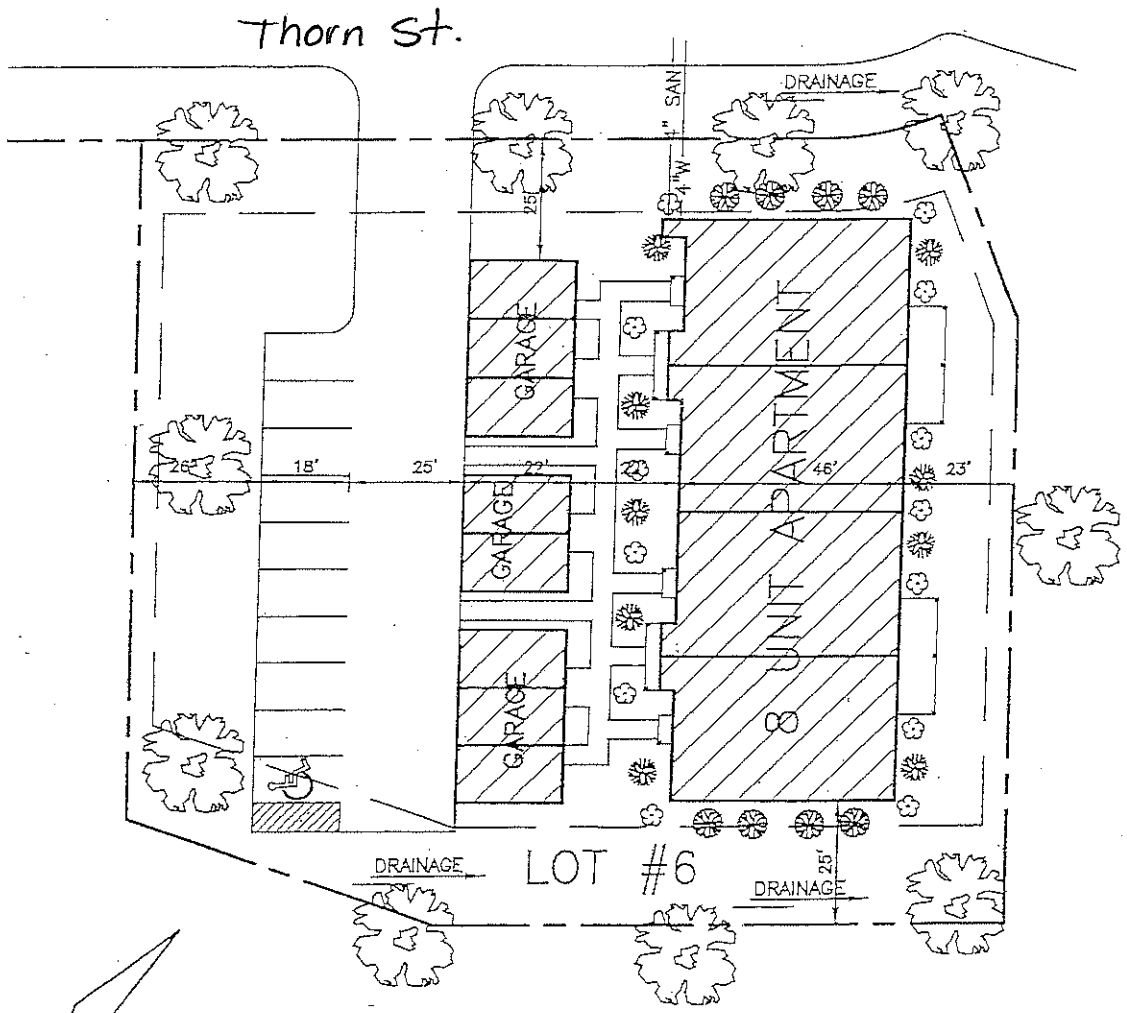
Respectfully submitted,

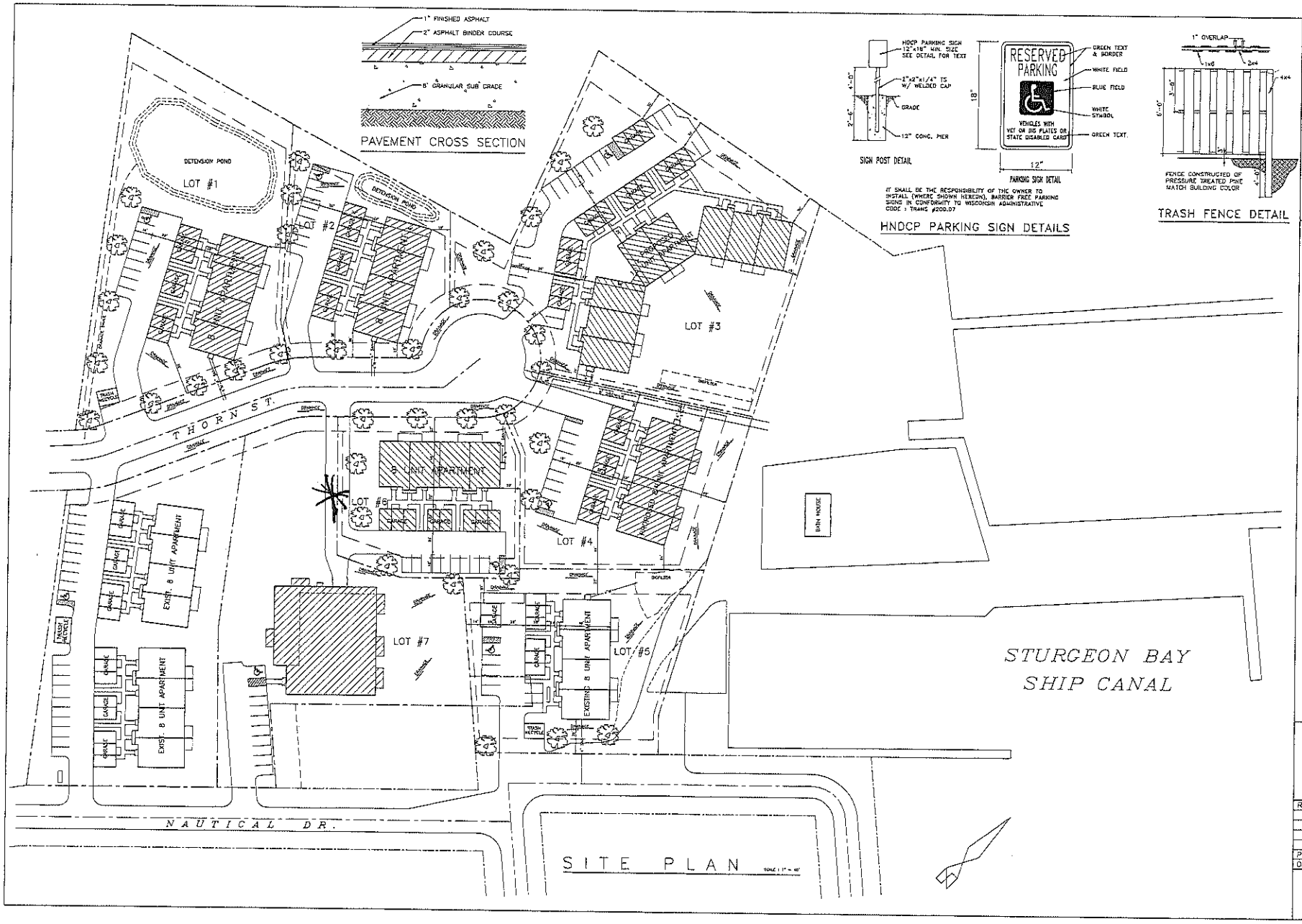
Cheryl Nault

Cheryl Nault
Community Development Secretary


thorn st.
N ST.
DRAINAGE
8' SIDEWALK
8 UNIT APARTMENT
LOT #6
LOT #4
GARAGE
4" SAN
4" W
20'
22'
25'
18'
46'
44'

PREVIOUSLY APPROVED





DONALD R. HAANEN
ARCHITECT INC.
1856 BADGER STREET
GREEN BAY WISCONSIN 54303
(920) 497-5007

APARTMENT BUILDINGS

MARINA VIEW APARTMENTS

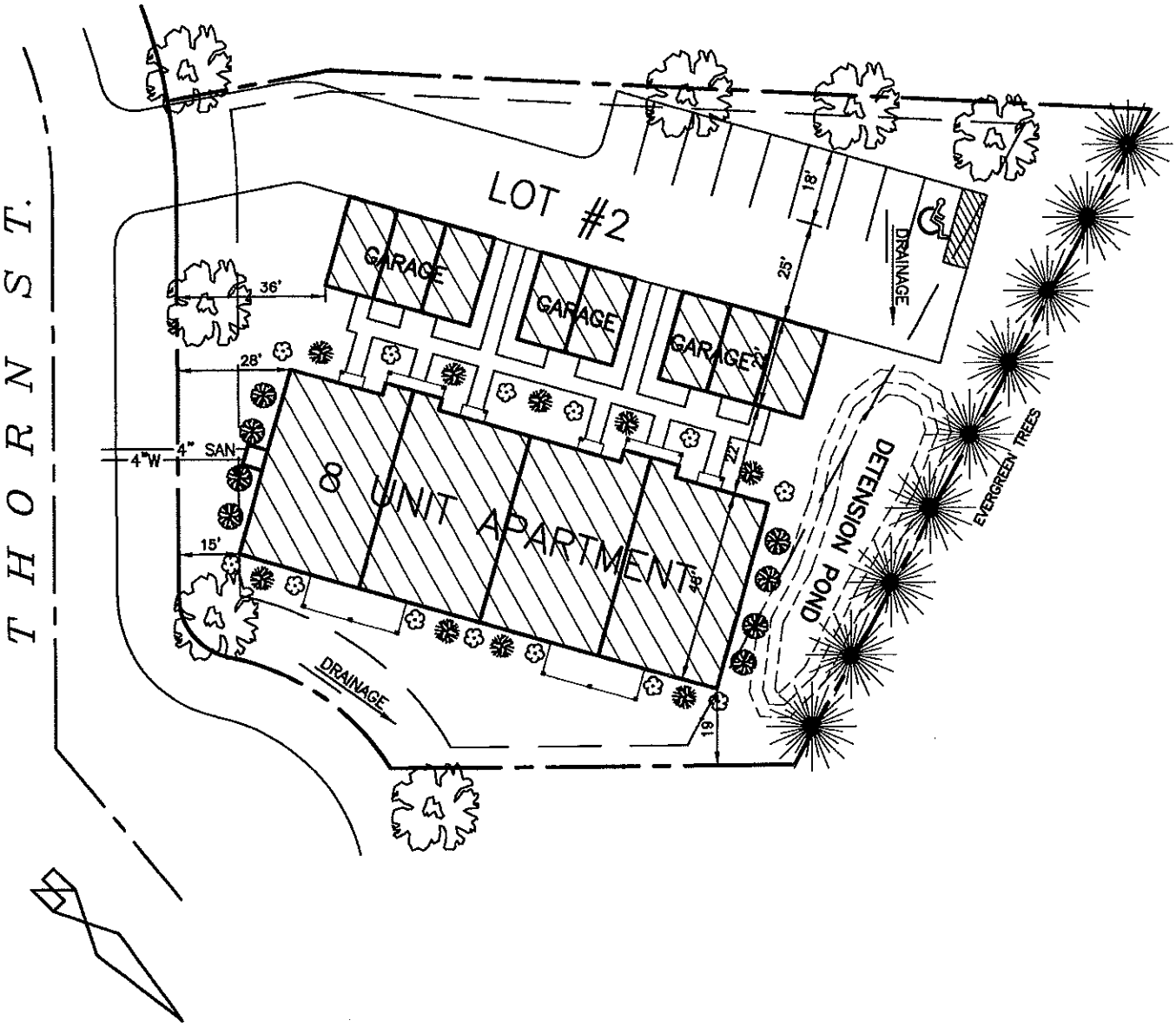
276 NAUTICAL DRIVE STURGEON BAY WISCONSIN 54235

(920) 743-3311

REVISIONS

PROJ. NO. 201441
DATE: 7/16/14

1



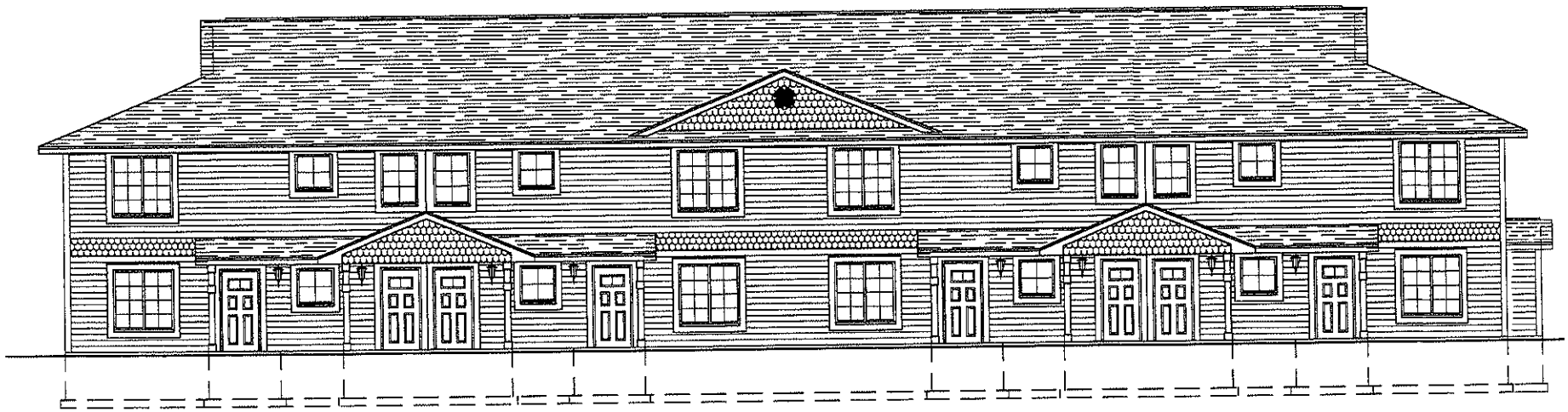
SITE PLAN

SCALE : 1" = 40'

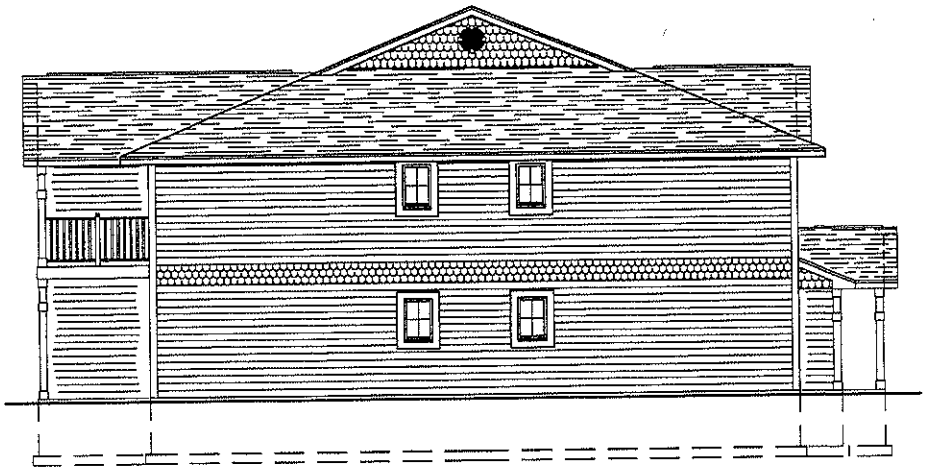
8 UNIT APARTMENT BUILDING

MARINA VIEW APARTMENTS

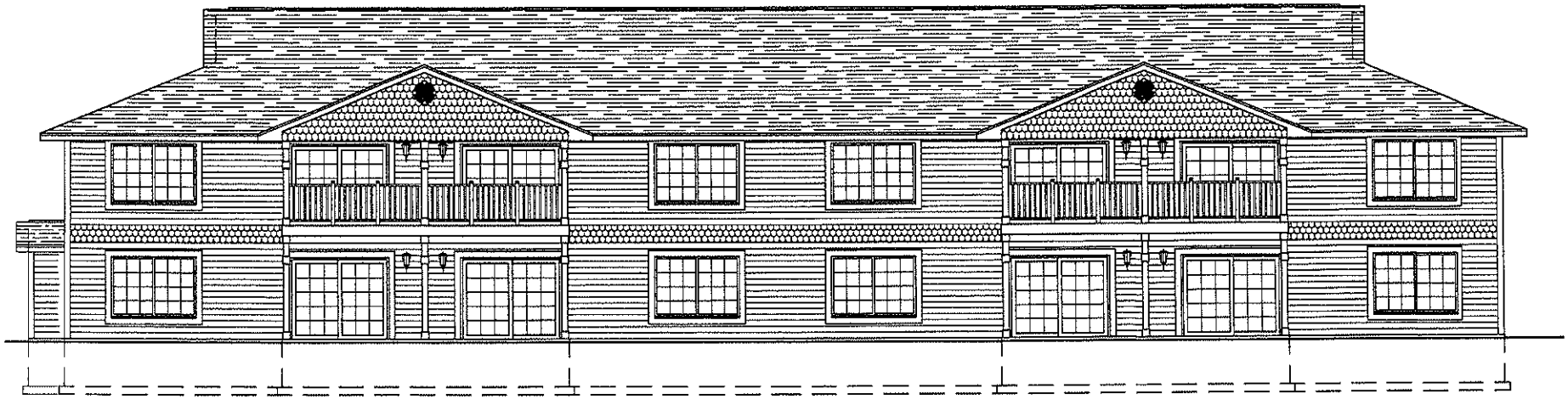
STURGEON BAY WISCONSIN 54235 (920) 743-3311



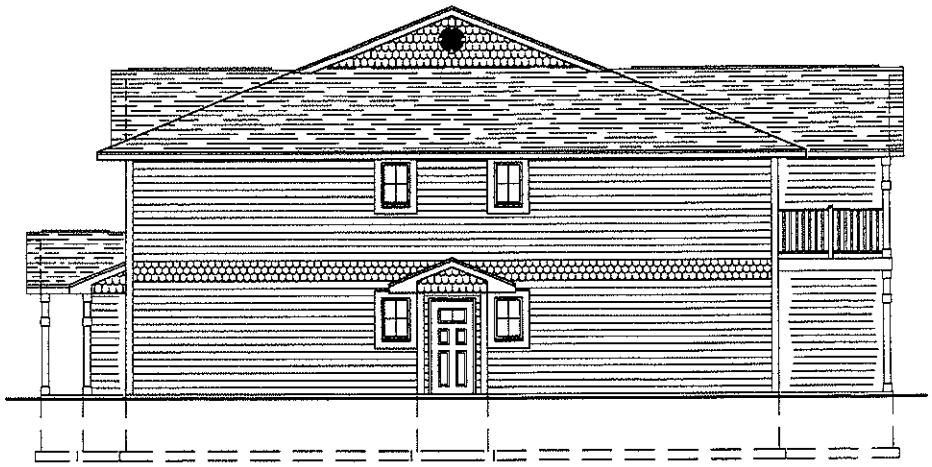
SOUTH ELEVATION SCALE : 1/8" = 1'-0"



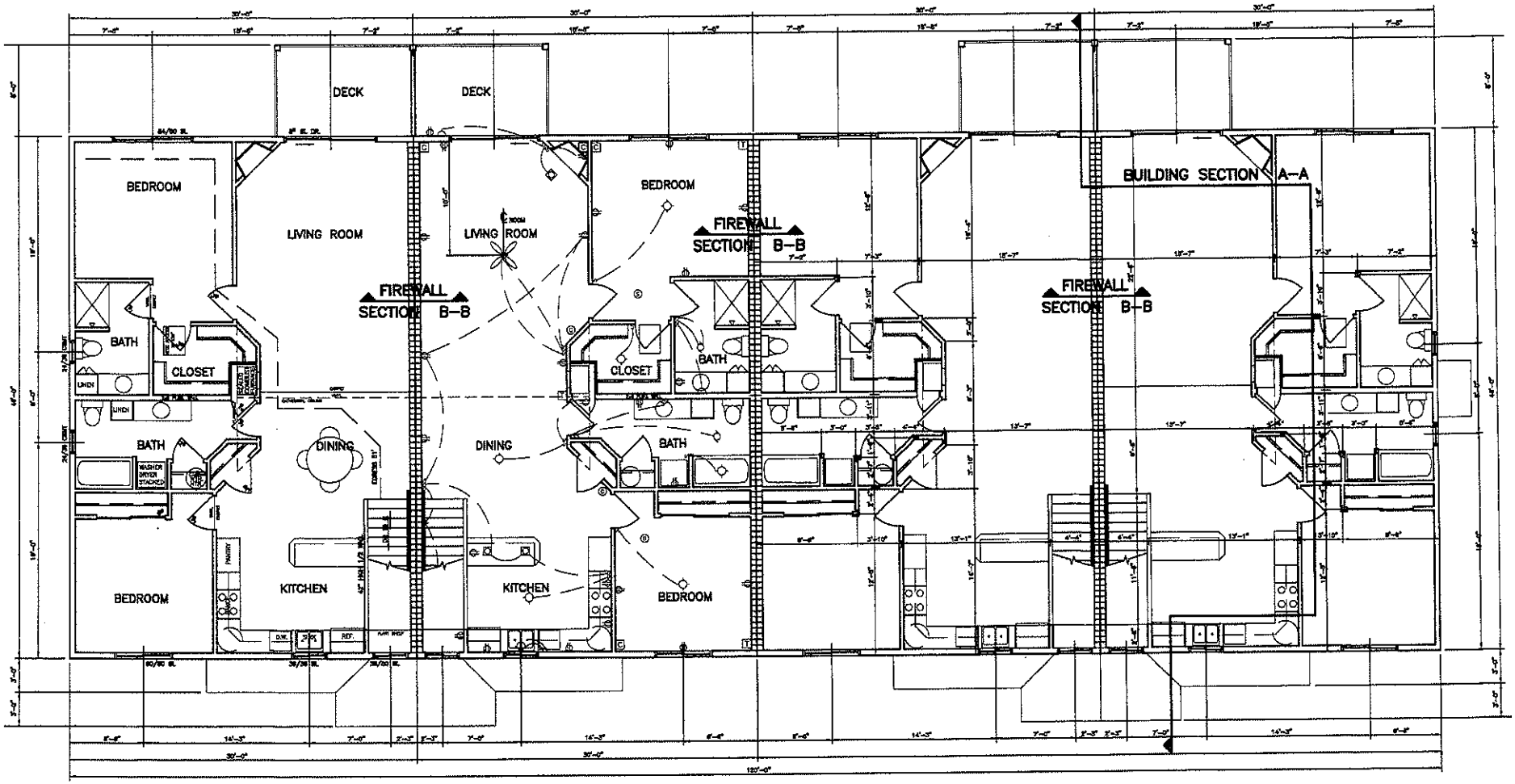
WEST ELEVATION SCALE : 1/8" = 1'-0"



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



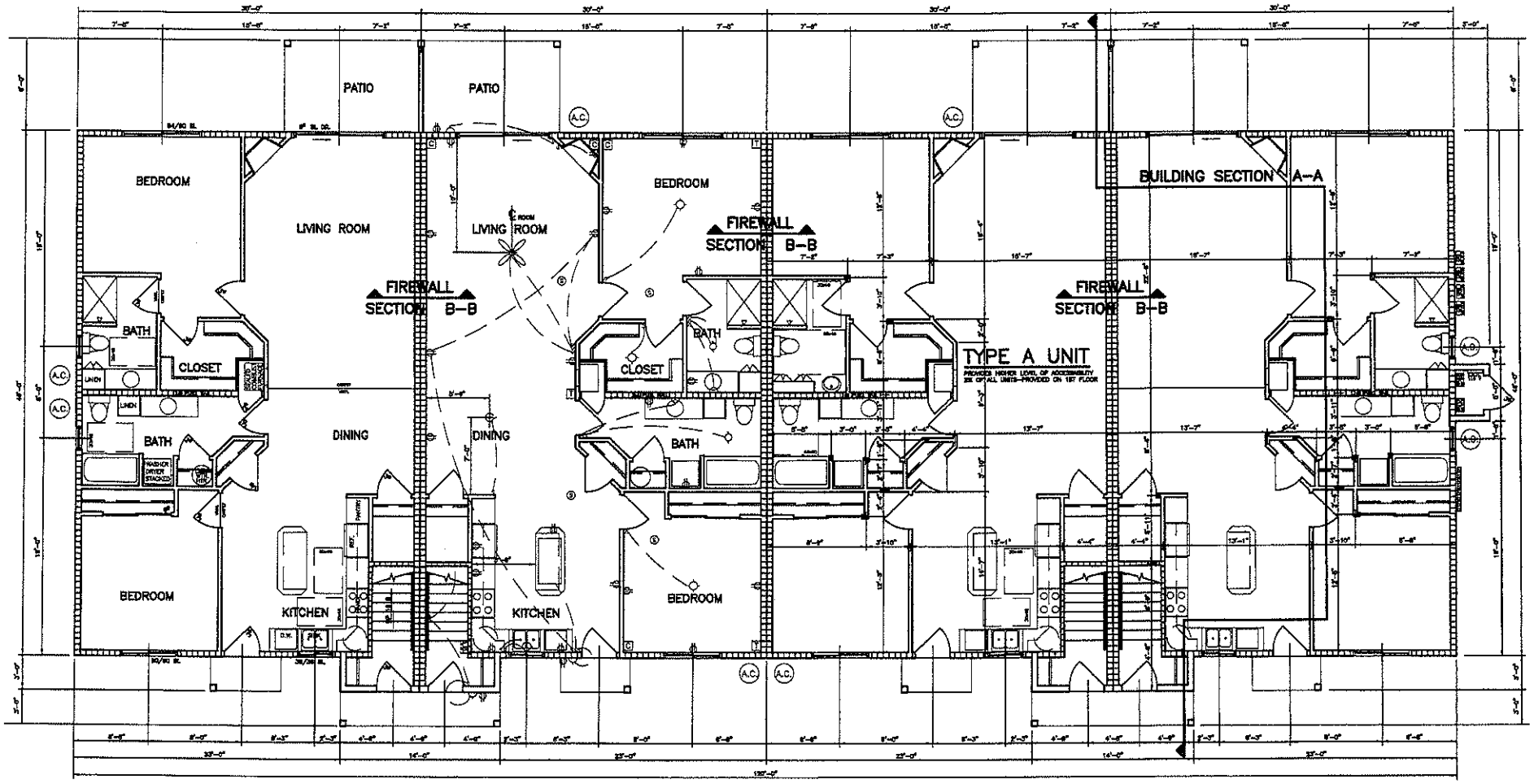
EAST ELEVATION



SECOND FLOOR PLAN

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

FLOOR PLAN S.F. 1,400 / UNIT



FIRST FLOOR PLAN

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

FLOOR PLAN S.F. 1,340 / UNIT

CITY OF STURGEON BAY

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

APPLICATION FOR ***CERTIFICATE OF APPROPRIATENESS***

Name: Bordeau's Farm Market

Owner of Premises: Robert & Joy Bordeau

Address or Legal Description of Premises:
509 N. 8th Ave Sturgeon Bay

Statement of Specific Item Requested for Approval:
Approval of Farm Market Building to be built on property
Floor - Floating slab on grade Thickened edges Frost Protected
Roof - Metal Roof on Trusses
Exterior - Vinyl siding Monogram .044 Color TBD
Soffit & Facia - Aluminum
Porch Post Cedar
Windows & Doors SEE ATTACHED

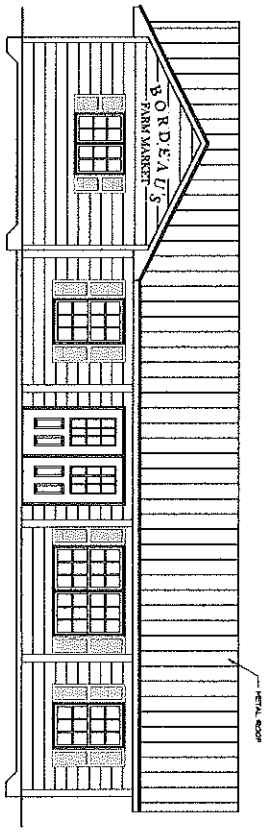
9/4/2014
Date

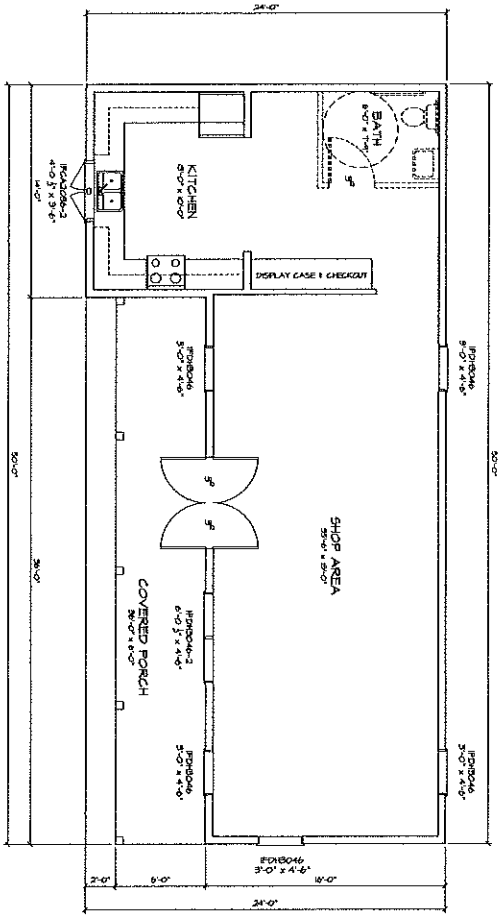
Robert Bor
Applicant

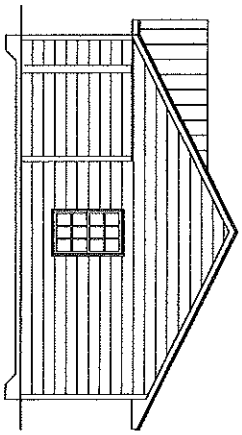
Date Received: 9/4/14

Staff Signature:

Date Approved/Denied:







BOB BORDEAU

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS, DIMENSIONS, NOTES, SIZES, AND STRUCTURAL MEMBERS. ALL FOUNDATION HEIGHTS, CHANGES IN HEIGHTS, AND WALL THICKNESS MUST ALSO BE VERIFIED AND APPROVED BY THE CONTRACTOR.

VAN'S LUMBER & CUSTOM BUILDERS INC.

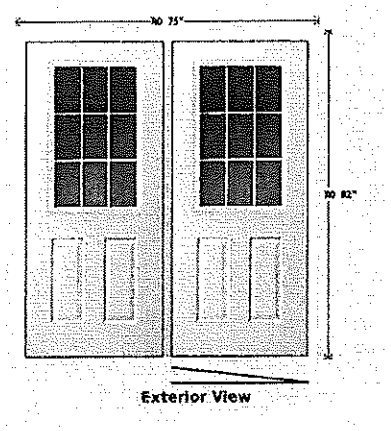
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

SCALE: 1/4" =1'-0"	XXXX SQ.FT.	SALESMAN:
DATE: 05/01/14		KURT VAN
ACCEPTED BY:		
DRAWN BY: KEVIN	REVISED:	REVISED:
	REVISED:	REVISED:
	REVISED:	REVISED:
	REVISED:	REVISED:

Quote ID SQDNM000992-1 P.O. Number

Line	Label	Qty	UOM	Family/Part Number	Unit	Extended
1		1.0000	EA	Waudena Millwork Exterior Door		

BDEXEDU-6'-0"x6'-8"-63-9L Double Entry, 6'-0" X 6'-8" , Smooth Steel 63-9L, Clear LE Glass, with White Grilles in Air Space Prefinish Slab 86 White Int 86 White Ext 2-3/4" Backset-No DBB, 86 White Clad with BM Nosing Applied to 6-9/16" Primed Jamb - Vinyl Nail Fin, HLIS, Ball Bearing SB Hinges,Adjustable Champagne IS Sill ,Beige Q-Lon Weatherstrip & Sweep (Standard),



Door Configuration: Double Entry
Unit Type: Assembled Unit
Texture: Smooth Steel
Glass Type: Clear Low-E Glass
Style: 63-9L (1/2 Lite)
Grille Color: White
Width: 6'-0", Height: 6'-8"
Hinging: Hinge Left Inswing
Hinge Type: Ball Bearing Satin Brass (US4)
2-3/4" Backset - No Deadbolt Bore
Exterior Slab Prefinish: 86 White (Matches standard clad color)
Interior Slab Prefinish: 86 White (Matches standard clad color)

Jamb & Sill
Jamb Type: Primed Pine
Jamb Depth: 6-9/16"
Jamb PreFinish: No
Clad Type: Clad with Brickmold Nosing, Clad Color: 86 White
Nail Fin: Vinyl Nailing Fin
Sill Type: Adjustable - Champagne - Coffee T-Cap
Beige Q-Lon Weatherstrip & Sweep (Standard)

Rough Opening:
Width: 75"
Height: 82"

Note: The image shown is a representation of the product and may not reflect all options selected. Verify the details above for the actual configuration.

Silver Line Windows - Abbreviated Quote Report

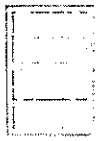
Bob Bordeau

Quote #: 49 Print Date: 08/11/2014 Quote Date: 08/11/2014 SL iQ Version: 7.0

Dealer: Vans Lumber
E 176 County Road S
Luxemburg, WI, 54217
920-866-2351
Sales Rep: Administrator

Customer: Van's Lumber & Custom Bu8ilders, Inc.
Address: , United States
Phone: Fax:
Contact:

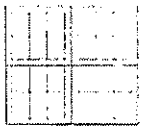
Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price



0001 **2** **3001,Double Hung** **Front**

Unit Size = 35 3/4" W x 54" H
RO Size = 36 1/4" W x 54 1/2" H

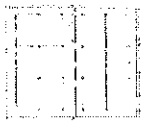
Standard, White, LowE, Argon, DP50, Double Strength, Double Strength, Flat, Colonial, Grilles Between the Glass (GBG), Full Window, 3A/2D, 3A/2D, Full Screen, Double Lock, Nailing Fin



0002 **1** **3002,Twin Double Hung**

Unit Size = 59 1/2" W x 54" H
RO Size = 60" W x 54 1/2" H

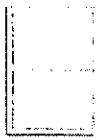
Standard, White, LowE, Argon, DP50, Double Strength, Double Strength, Double Strength, Double Strength, Flat, Colonial, Grilles Between the Glass (GBG), Full Window, 3A/2D, 3A/2D, Full Screen, Double Lock, Nailing Fin



0003 **1** **70NCW2,C-2 Twin Casement** **Kitchen**

Unit Size = 48" W x 42" H
RO Size = 48 1/2" W x 42 1/2" H

White, LR, LowE, Argon, DP30, Double Strength, Flat, Colonial, Grilles Between the Glass (GBG), Full Window, 2A/3D, 2A/3D, Full Screen, Nailing Fin with "J" channel, Standard Hinge



0004 **3** **3001,Double Hung** **Back and side**

Unit Size = 35 3/4" W x 54" H
RO Size = 36 1/4" W x 54 1/2" H

Standard, White, LowE, Argon, DP50, Double Strength, Double Strength, Full Screen, Double Lock, Nailing Fin

Site Plan for Bordeau Farm Market

0 5 10 20 30 40 Feet

Aug 27, 2014