

CITY PLAN COMMISSION
Wednesday, September 17, 2014

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 Mike Gilson, Dennis Statz, Laurel Brooks, Steve Parent, Ed Ireland, Jeff Norland, and Dan Wiegand were present. Also present were Community Development Director Marty Olejniczak and Community Development Secretary Cheryl Nault.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from July 30, 2014.
4. Public comment on non-agenda items.
5. Consideration of: Revised site plan for conditional use – 8-unit apartment building on Lot 6 of Marina View Subdivision – Thorn St.
6. Consideration of: Vacation of portion of N. Ithaca Avenue
7. Consideration of: Updates regarding West Waterfront Redevelopment Project.
8. Consideration of: Steering Committee for UW-Landscape Architecture Capstone Project.
9. Adjourn.

Carried.

Approval of minutes from July 30, 2014: Moved by Mr. Norland, seconded by Ms. Brooks to approve the minutes from July 30, 2014. Carried.

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

Consideration of: Revised site plan for conditional use – 8-unit apartment building on Lot 6 of Marina View Subdivision – Thorn St.: Mr. Olejniczak stated that this building had been approved at the last meeting. Since then, Mr. Schott thought by turning the building 90 degrees it would be a better fit on the lot. This would allow the garage buildings to be further apart and the 5' x 5' bumpout for utilities can be relocated. It meets all setback requirements. The Aesthetic Design and Site Plan Review Board had also given their approval.

After a short discussion, it was moved by Mr. Gilson, seconded by Mr. Norland to approve the revised site plan, subject to all other conditions of the Plan Commission approval on July 30, 2014 remain in effect. All ayes. Carried.

Consideration of: Vacation of portion of N. Ithaca Avenue: Mr. Olejniczak stated that approximately 3 years ago the City received a request from the owner at the end of Ironwood Street to vacate the north end of Ithaca Street, which is a dead end street that has never been fully improved. Plan Commission recommended approval of the request, but the Council opted to narrow the right-of-way of Ithaca Ave. to 20 feet for the entire block, which would basically turn the street into an alley. The City Attorney drafted the necessary document, but was rejected by the Register of Deeds due to problems with the legal description. Since then, the problem has been resolved and is recommended to begin the process all over again. If a recommendation to Council is approved, a public hearing would be held. If the partial street

vacation is approved, each abutting property owner would receive 20' of property and the center 20' of the street would remain as right-of-way for access to the back of the lots.

Mr. Gilson asked how someone would turn around in the alley. Mr. Olejniczak responded that the only people using that alley should be the property owners. Some type of hammerhead could be made on the end.

After further discussion, it was moved by Mr. Wiegand, seconded by Ms. Brooks to recommend to Council to vacate the easterly 20 feet and the westerly 20 feet of Ithaca Avenue from Juniper Street north to the end. All ayes. Carried.

Consideration of: Updates regarding West Waterfront Redevelopment Project: Mr. Olejniczak presented a power point presentation in regard to the Westside Waterfront. He updated the Plan Commission regarding the evolving nature of the redevelopment and current status of the plans and projects. He explained the different grants that had been received relating to the grain elevator, soil testing, improvements, etc. He also explained that the City didn't have rights to the whole property to the bulkhead line. The land that was filled remains owned by the State under the Public Trust Doctrine.

Local developers have shown strong interest in constructing a boutique hotel, as well as a brewery/restaurant on the Co-op property. A Tax Increment Financing District has been developed for this area. There is also a potential residential developer interested in the property on the corner of Maple St. and Madison Ave. where the current Bargain Corner is located.

Mr. Olejniczak answered questions regarding environmental liability, but no action was necessary.

Consideration of: Steering Committee for UW-Landscape Architecture Capstone Project: Mr. Olejniczak stated that there is a student at UW Madison in the landscape architecture program that would like to complete his Senior Capstone Project by planning and designing for Egg Harbor Road. There would be no cost to the City, except possibly gas expense for a trip to Sturgeon Bay and materials. The student, Konner Kearney, has a summer home in Door County. As part of the project, he needs a local steering committee. Since the Plan Commission was the steering committee for the Comprehensive Plan, it was recommended that the Plan Commission be the steering committee for this project. The project would take place over the school year.

The Commission agreed that this would be a good project. Moved by Mr. Wiegand, seconded by Ms. Brooks that the Plan Commission become the steering Committee for the Capstone Project. All ayes. Carried.

Adjourn: Moved by Ms. Brooks seconded by Mr. Statz to adjourn. Carried. Meeting adjourned at 7:35 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary