

CITY PLAN COMMISSION
Wednesday, October 15, 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, and Dan Wiegand were present. Excused: Member Jeff Norland. Absent: Member Ed Ireland. Also present were 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 adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from September 17, 2014.
4. Public comment on non-agenda items.
5. Conditional use request from Michelle Denil for a Bed & Breakfast establishment, located at 825 W. Elm Street:
Presentation
Public hearing
Consideration of
6. Presentation of: Conceptual Planned Unit Development for Sawyer Hotel Development, LLC, located at the former Door County Co-op property, 92 E. Maple Street.
7. Presentation of: Conceptual Planned Unit Development for Conchco II, LLC dba Tugboat Sally's Brewery & Restaurant, located at the former Door County Co-op property, 92 E. Maple Street.
8. Adjourn.

Carried.

Approval of minutes from September 17, 2014: Moved by Mr. Gilson, seconded by Mr. Parent to approve the minutes from September 17, 2014. Carried.

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

Conditional use request from Michelle Denil for a Bed & Breakfast establishment, located at 825 W. Elm Street:

Presentation: Mr. Olejniczak stated that a bed & breakfast is allowed as a conditional use in all residential districts. This property is located on the corner of N. Duluth Avenue and Elm Street.

Michelle Denil, currently residing at 839 Circle Ridge Circle, presented her plans for a bed and breakfast establishment to be located at her recently purchased home at 825 W. Elm Street. The home currently has four bedrooms and one bathroom. She will be adding one more bathroom, as well as expanding the driveway to provide extra parking stalls. Ms. Denil's eldest daughter will be operating the proposed two room bed & breakfast.

Public hearing: Chairperson Dan Wiegand opened the public hearing at 7:05 p.m. No one spoke during the hearing. There was no written correspondence. The public hearing was declared closed at 7:06 p.m.

Consideration of: Mr. Olejniczak stated that there are several bed & breakfasts found throughout the City. Signage is limited to maintain a residential setting. Room tax is required to be paid, as well as obtaining a state license. Four parking stalls are required, two for the dwelling and two for the guests. He recommended approval, subject to the following conditions:

1. The establishment shall be restricted to three rooms for rent to transient guests.
2. The establishment shall be licensed by the Wisconsin Dept. of Health & Family Services.
3. The establishment shall meet all requirements for B & B's in the municipal code, including payment of the accommodations (room) tax.

After further discussion, it was moved by Ms. Brooks, seconded by Mr. Statz to approve the conditional use request, subject to Mr. Olejniczak's recommendation. All ayes. Carried.

Presentation of: Conceptual Planned Unit Development for Sawyer Hotel Development, LLC, located at the former Door County Co-op property, 92 E. Maple Street: Mr. Olejniczak stated that this development is presented in conjunction with a restaurant/brewery. A planned unit development is a special zoning district that both projects are requesting. During the conceptual review no decisions are made. Commission members are able to provide feedback to the developers. A preliminary PUD looks at uses, landscaping, drainage, etc. The final PUD looks at building design, parking, etc. They are asking the Commission to allow them to follow the combined preliminary/final PUD process.

Hotel developer Bob Papke then presented his proposal for a 85-90 room boutique style hotel, including meeting rooms and a spa.

Architect Henry Isaksen stated there are a number of room configurations. The total size of the building footprint of the hotel, just under 18,000 sq. ft., is approximately half the size of Bridgeport Resort. The five story building is 61 feet tall. The first floor is all masonry, with a wood frame above. There will be flat panels with brick and wood siding. The concept is not to create a "big box". The first floor will include a pool, exercise area, laundry, and meeting facilities. They would like to have the project completed by May, 2016.

After discussion, it was moved by Mr. Gilson, seconded by Mr. Parent to approve the review process, followed with a combined preliminary/final PUD at a future meeting. Carried, with Mr. Statz voting no.

Presentation of: Conceptual Planned Unit Development for Conchco II, LLC dba Tugboat Sally's Brewery & Restaurant, located at the former Door County Co-op property, 92 E. Maple Street: Restaurant/Brewery developers Robert & Noreen Pollman presented their proposed 300 seat restaurant/brew pub, which will be located between the proposed hotel and Maritime Museum. There will also be outdoor seating facing the water for customers to enjoy watching the boating activity. A nautical theme will be spread throughout the restaurant and brewery. Lagers, ales, and aged beers will be available on tap. There will also be a retail area with shirts and beers for sale. Weekend entertainment will be provided either inside or outside.

Mr. Olejniczak mentioned that the 35' high building is a single story, but will appear to look like a two-story building. Extra height is needed for the brewery. The site plan shows vehicular access between the restaurant and Maritime Museum down to the waterfront.

Bayland Buildings representative Dave Phillips stated the property is 84' x 120' sq. ft. and the building footprint is 7,700 sq. ft. plus an additional 800 sq. ft. of outdoor seating area. It will have a New England look with metal type siding, with shake on the upper level. They would like to drive pilings at the same time as the hotel, as well as other ground work.

After a short discussion, it was moved by Mr. Gilson, seconded by Mr. Parent to approve the combined preliminary/final PUD review process. All ayes. Carried.

Adjourn: Moved by Mr. Statz, seconded by Ms. Brooks to adjourn. Carried. Meeting adjourned at 8:08 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary