

CITY PLAN COMMISSION
SPECIAL MEETING
Wednesday, December 17, 2014

A meeting of the City Plan Commission was called to order at 7:57 p.m. by Chairperson Dan Wiegand in Sturgeon Bay High School Auditorium, 1230 Michigan Street.

Roll call: Members Dennis Statz, Laurel Brooks, Ed Ireland, Dan Wiegand, and Mike Gilson were present. Excused: Members Jeff Norland and Steve Parent. Also present were City Attorney Randy Nesbitt, Community Development Director Marty Olejniczak, Community Development Secretary Cheryl Nault, and members of the public.

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

1. Roll call.
2. Adoption of agenda.
3. Public comment on non-agenda items.
4. Consideration of: Planned Unit Development for Sawyer Hotel Development, LLC, located at the former Door County Co-op, 92 E. Maple Street
5. Adjourn.

Carried.

Public comment on non-agenda items: Terry Ullman, 1092 Cty. U, asked what was going to be done with the tugboats. There was great effort in keeping the Coast Guard here.

Monica Sawyn, 1615 N. Fulton Pl., said she contacted one of the tugboat owners and they do not want to move. She supports Bay Ship. They are working tugs and charming. Tourists enjoy them. They want to stay on the Westside and then money won't have to be spent on a festival pier.

Hans Christian, 330 N. 3rd Ave., stated that staying open-minded is as important as making a decision itself. People have been feeling excluded.

Jennifer Bacon, 458 N. 5th Pl., said this has become a humanitarian thing and about listening to the people in your community.

Megan Lundahl, 321 S. Fulton Ave., stated that the sign entering Sturgeon Bay welcomes people into historic Sturgeon Bay. Maybe the City should pay for the tugs to be where they are. The grain tower could be repaired. TID #4 has been researched, but there is more work to do. A study is needed for summer traffic flow. The City should get outside the box and take a hard look at any development.

Bill Parsons, 4147 Bay Shore Dr., was present representing Lewis Krueger, owner of Stone Harbor. The project cannot be successful and will lose millions. The worst thing that can happen is a 5-story derelict building.

Kathryn Hayes, 864 Circle Ridge Pl., asked about the K-Mart building. How many jobs would the hotel bring? Would property taxes increase or decrease? Are all rooms filled? Isn't it better to preserve our history?

Lane Kendig, 4089 Snake Island Rd. and 29 W Pine St., stated a new wall is slowly being built against the water. This is the first opportunity for someone going down Maple Street to see the water. The hotel should be placed as close to Greystone Castle as possible. Parking needs to be structured. Open up the waterfront.

Carrie Andersson, 323 S. 9th Ave., held up a sign displaying the Community Development mission statement. She gave stats on condos that have been sold. What demographics are being used? She asked what the Comprehensive Plan states with being in competition with another TID. She is proud to represent our community.

Bill Utley, 2050 S. Lake Michigan Dr., questioned the green space on the old PBI property and if it will be developed. He also mentioned the Palmer Johnson building at the end of Jefferson St. and the loss of the scenery, as well as the Coast Guard building blocking the water when using the pavilion.

Larry Smith, 7186 Rock Farm Rd. and business owner at 715 Jefferson St., offered his thoughts as being chairman of the Nasewaupsee Plan Commission. Citizens can help do the job. The City has heard from the future. Don't slam the door! Participation is what is going to save the human race.

Jessica Holland, 117 S Lansing Ave., sent out a reminder for smart growth. Make sure a procedure is in place.

Claire Wendland, 20 S. Hudson Ave., is a senior at St. Norbert's College. She said she heard about a year-round farmer's market that would offer full-time employment. A hotel would only bring part-time employment. It is hard to find year-round work. There is an environmental concern with the issue of erosion with a larger building on a parking lot.

Consideration of: 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 the latest design changes show the hotel being slightly rotated to improve the vision corridor coming down Neenah Ave. There was considerable testimony at the public hearing. Many people did not like the design of the hotel or didn't want any development at all. The request is to change the zoning of the property from the existing C-2 to Planned Unit Development. A PUD is an overlay of top of C-2 that gives flexibility in development standards, such as height or setbacks. The Plan Commission and Council can require certain design requirements. By itself, approval of the PUD does not approve or deny the hotel. Approval of the development is also needed from the Waterfront Design Review Board, Waterfront Redevelopment Authority, as well as the Council. The Plan Commission makes recommendation to Council. C-2 allows a hotel with a height of 45'. Setbacks of 15' from the street, 25' from the rear and 5' from the side.

Ms. Brooks stated that Council should take note of what everyone says. There are rules for building to make it a practical place for everyone to live. This proposal is contrary to the intention of the Comprehensive Plan. There is nothing in the proposal that is compatible with any part of the City. There is nothing creative or appealing about the proposal. It is a shame to waste green space on a parking lot. We should step back and wait for a good idea and come up with the best possible solution.

In response to a question from Mr. Gilson, Mr. Olejniczak stated that the Comprehensive Plan contains specific recommendations for the subject area. He disagreed with Ms. Brooks and feels that the development proposal does fit the Comprehensive Plan. There are many things the Plan Commission needs to look at under a PUD.

Mr. Gilson stated that there are many positive things that have happened in this community. He referred to Stone Harbor and Bridgeport. He said he is in favor of the development. All change has been for the good.

Mr. Statz addressed the cost of land and other improvements at the site. He said the public has been given a limited amount of input.

Mr. Olejniczak stated that the Waterfront site, which is the former Door County Co-op and Coast Guard storage sites, totals 3.7 acres in size. Within a tax increment financing district, property taxes from new development is used to pay off the cost of public improvements. If it is successful, there is no impact to the general fund. The intention of the City is to match public improvements to the level of new development.

Mr. Ireland mentioned that he was walking through neighborhoods and most people he spoke to were in favor of the development. More study is needed and more input from the public. He would like to see a concrete idea that would make money.

Mr. Olejniczak stated that \$900,000.00 has been invested in the redevelopment project with buying the property, clean-up of the property, legal fees, etc. Approximately \$500,000.00 of that amount could get recovered through the tax increment district. The hotel doesn't have to be built in 2015. If not under construction in spring, it does not kill the development project. There is an option to reduce the hotel by removing one story.

Mr. Statz stated that the interest is to get more public input. Moved by Mr. Statz, seconded by Ms. Brooks to set up a series of public meetings or forums for the purpose of discussing the public improvements along the waterfront on the Westside, both in person and with online surveys and delay any decision on the PUD until that process is complete. Carried, with Mr. Statz, Ms. Brooks, and Mr. Wiegand voting aye and Mr. Ireland and Mr. Gilson voting no.

Adjourn: Moved by Mr. Statz, seconded by Ms. Brooks to adjourn. Carried. Meeting adjourned at 9:14 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary