

**AGENDA**  
**CITY OF STURGEON BAY**  
**AESTHETIC DESIGN & SITE PLAN REVIEW BOARD**  
Monday, March 7, 2016  
7:00 p.m.  
Community Room, City Hall  
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from February 22, 2016.
4. Consideration of: Landscape plan for Tractor Supply Company, 1833 Egg Harbor Rd.
5. Consideration of: New building for Olson Dental, 1524 Michigan Street.
6. Adjourn.

*NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.*

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

3/2/16  
2:00 p.m.  
CN

## AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

Monday, February 22, 2016

The Aesthetic Design & Site Plan Review Board meeting was called to order at 7:01 p.m. by Chairperson Mark Lake in Community Room, City Hall, 421 Michigan St.

**Roll call:** Members Mark Lake, Jon Burk, and Jeff Serafico were present. Excused: Members Dennis Van Bramer and Josh Van Lieshout. Also present were Planner/Zoning Administrator Ryan Kernosky, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

**Adoption of agenda:** Moved by Mr. Serafico, seconded by Mr. Burk to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from February 8, 2016.
4. Consideration of: Addition for Church of Latter Day Saints, 660 N. 18<sup>th</sup> Avenue.
5. Consideration of: New building for Olson Dental, 1524 Michigan Street.
6. Adjourn.

Carried.

**Approval of minutes from February 8, 2016:** Moved by Mr. Serafico, seconded by Mr. Burk to approve the minutes from February 8, 2016. All ayes. Carried.

**Consideration of: Addition for Church of Latter Day Saints, 660 N. 18<sup>th</sup> Avenue:** Board members discussed the addition for the church. The addition would match the existing building, but were concerned of the location of the dumpster and how it would be screened.

Mr. Kernosky mentioned that the plans also show removal of the existing satellite dish.

Mr. Olejniczak explained the purpose of the bio-retention pond. He said that it allows some water to infiltrate. A pipe leads from the outfall structure and some water is slowly released. This is a way of getting rid of sediments. The stormwater plan was reviewed by the City Engineer and found no problems with it.

Mr. Kernosky added that the new parking area meets all zoning requirements. There will be no new lighting added.

After further discussion, it was moved by Mr. Serafico, seconded by Mr. Burk to approve what is presented as far as the look of the building, but to come back with a plan indicating where the dumpster will be located and to require screening up to or exceeding the height of the dumpster on the east and south sides. All ayes. Carried.

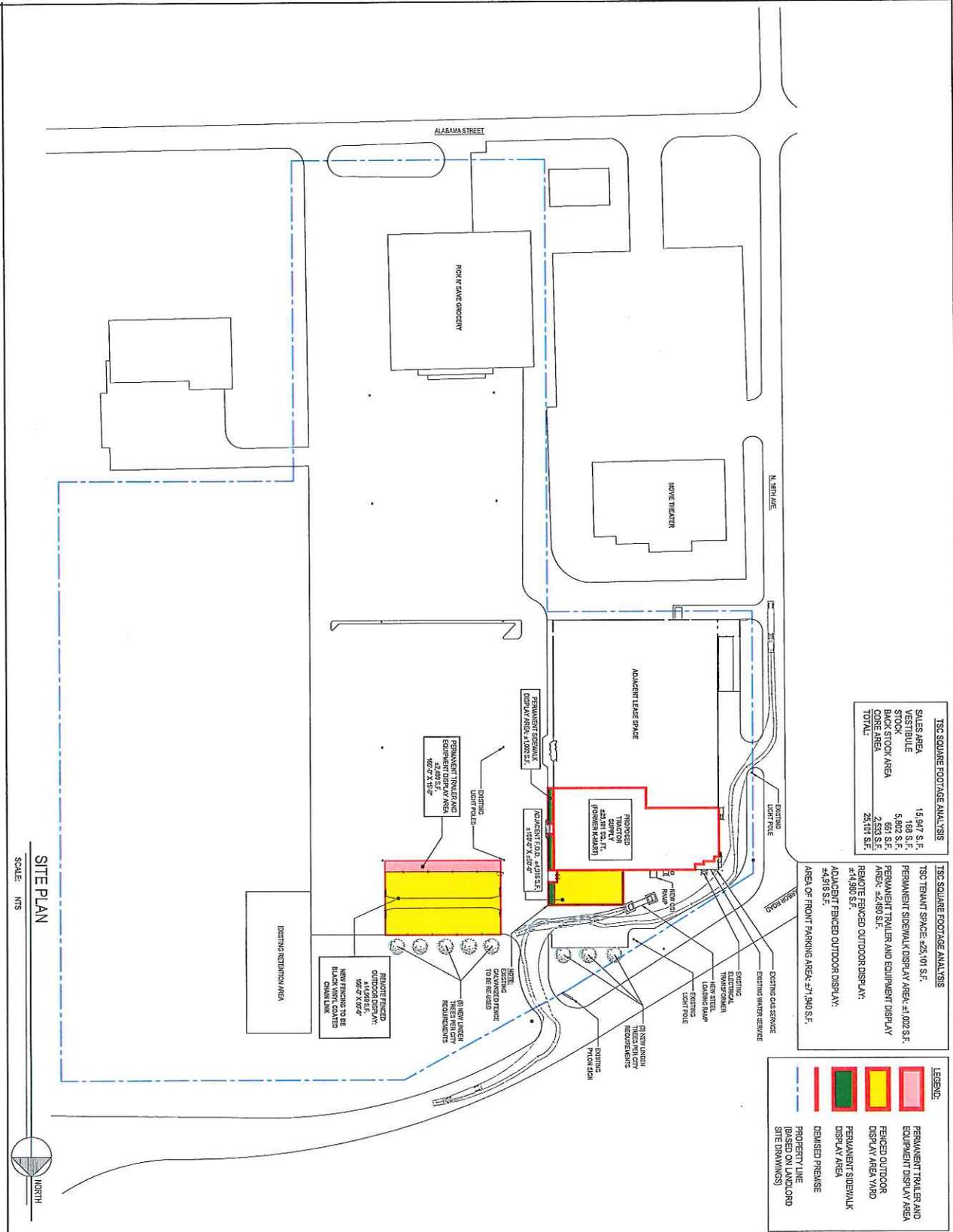
**Consideration of: New building for Olson Dental, 1524 Michigan Street:** Moved by Mr. Burk, seconded by Mr. Serafico to postpone consideration until another meeting.

**Adjourn:** Moved by Mr. Burk, seconded by Mr. Serafico to adjourn. Carried. Meeting adjourned at 7:28 p.m.

Respectfully submitted,



Cheryl Nault  
Community Development Secretary



**TSC SQUARE FOOTAGE ANALYSIS**

SALES AREA	13,947 S.F.
REST ROOM	783 S.F.
NEW TRAILER	5,783 S.F.
BACK STOCK AREA	661 S.F.
CORE AREA	2,533 S.F.
<b>TOTAL</b>	<b>25,707 S.F.</b>

**TSC SQUARE FOOTAGE ANALYSIS**

TSC TENANT SPACE	253,101 S.F.
PERMANENT SIDEWALK DISPLAY AREA	4,002 S.F.
PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA	42,499 S.F.
REMOTE FENCED OUTDOOR DISPLAY	4,149 S.F.
AREA OF FRONT PARKING AREA	27,190 S.F.

**LEGEND:**

- PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA
- FENCED OUTDOOR DISPLAY AREA YARD
- PERMANENT SIDEWALK DISPLAY AREA
- DEEMED PREMISE
- PROPERTY LINE (BASED ON LANDLORD SITE DRAWINGS)

**SITE PLAN**  
SCALE: NTS

DATE	DESCRIPTION
02/08/2019	PRELIMINARY SITE PLAN
10/31/2018	AS-1

**TRACTOR SUPPLY CO.**

1833 EGG HARBOR ROAD STURGEON BAY, WI

**ADA ARCHITECTS, INC.**

17715 Dufferin Avenue, Lakeside, Ohio 44137  
Phone: (440) 525-5111 Fax: (440) 525-5122 Website: www.adaarchitects.com

# Commercial & Industrial Staff Site Plan Review Community Development Department

Project Name: NEW OLSON DENTAL BUILDING

Project Address: 1524 MICHIGAN STREET

Tax Parcel Number: 281-16-22200121B & 281-16-222000121C

Current Zoning Classification: R-4 (B), C-1 (C)

Permitted Use

Conditional Use

Building Height Max: 35'

Proposed Building Height: ~21'

Setbacks – Meets Required Setbacks? Yes

Required	Proposed
Front: 25'	77'
Side: 10'	27' / 16'
Rear: 25'	33'

**Parking Requirements:** 1 SPACE PER 200 SQ FT OF PATIENT AREA, 1 SPACE PER DOCTOR, 1 SPACE PER EMPLOYEE ON A MAXIMUM SHIFT.

**Proposed Parking:** 20 STALLS PROPOSED. ZONING CODE REQUIRES THEY HAVE 20 STALLS. – MET

**5% Landscaping Requirement:** 8,190 TOTAL SQ FT, 410 SQ FT (5%) REQUIRED, PROPOSAL HAS 1,140 SQ FT OF INTERIOR LANDSCAPING INCLUDING THE AREAS DIRECTLY ADJACENT TO BACK-IN AREAS) –MET

**Canopy Tree Requirement:** 20 PROPOSED STALLS, REQUIRES 3 TREES LANDSCAPING PLAN HAS NOT BEEN SUBMITTED

**Residential Screening Req.:** SCREENING IS REQUIRED IN BOTH PROPOSED PARKING AREAS, IS MET.

**Parking Setbacks:** 5' SETBACK IS REQUIRED. THE PROPOSED SITE PLAN HAS A 5' SETBACK FOR THE PARKING LOT.

**Parking Requirements Met?** WILL NEED FINAL LANDSCAPING PLAN FOR CANOPY TREES

**Vehicular Access:** USE OF EXISTING DRIVEWAY IS PLANNED OFF OF MICHIGAN STREET. A NEW APRON WOULD BE INSTALLED.

**Pedestrian Access:** AN EXISTING SIDEWALK IS IN THE CITY'S RIGHT-OF-WAY NORTH OF MICHIGAN STREET. THERE IS ALSO SHARROW'S ON MICHIGAN STREET FOR BICYCLE ACCESS.

**Signage:** NO PLANS FOR SIGNAGE HAVE BEEN SUBMITTED, THEY WILL SUBMIT THEM AT A LATER DATE.

**General Landscaping:** LANDSCAPING WILL BE SUBMITTED AT A LATER DATE.

**Refuse Area Location:** NORTHEAST SIDE OF THE BUILDING

**Screening:** SUBMITTED PLANS SHOW A WOODEN FENCE SCREENING THE REFUSE AREA.

**Outdoor Lighting:** NO PLANS FOR OUTDOOR LIGHTING HAVE BEEN SUBMITTED

**Building:**

**Exterior Paint Color(s) and Type:** COLOR SCHEMES WERE NOT SUBMITTED AT THE TIME OF THIS REVIEW BEING SUBMITTED, BUT WILL BE DECIDED UPON AT THE AESTHETIC DESIGN MEETING.

**Storm water management:** CITY ENGINEER IS REVIEWING

**Approvals Needed:**

- Plan Commission
- Historic Preservation
- Industrial Park
- Aesthetic Design
- Waterfront Design

**Site Plan Notes (Future Planning Perspective):** PARCELS WILL NEED TO BE COMBINED INTO ONE PARCEL.

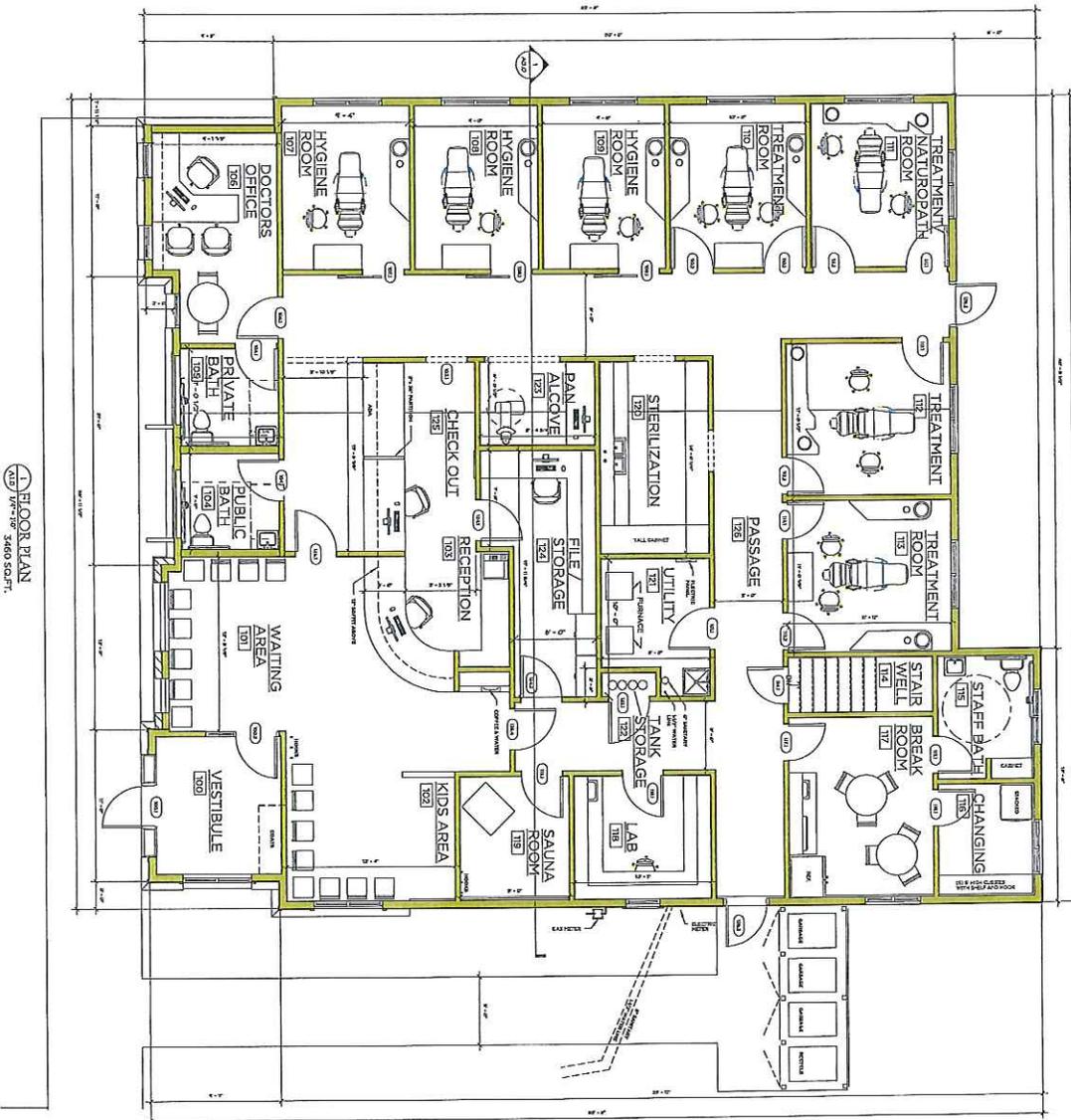
LIGHTING, LANDSCAPING, AND SIGNAGE WILL NEED TO COME BACK FOR EITHER CHAIR OR BOARD APPROVAL.

PARKING FIGURED AT 1,952 SQ FT OF PATIENT ACCESS AREAS.

**Prepared by:** RYAN KERNOSKY

**Date:** 2/9/2016





FLOOR PLAN  
1:1/8" = 1'-0"  
3460 SCAFF.

PRELIMINARY - NOT FOR CONSTRUCTION

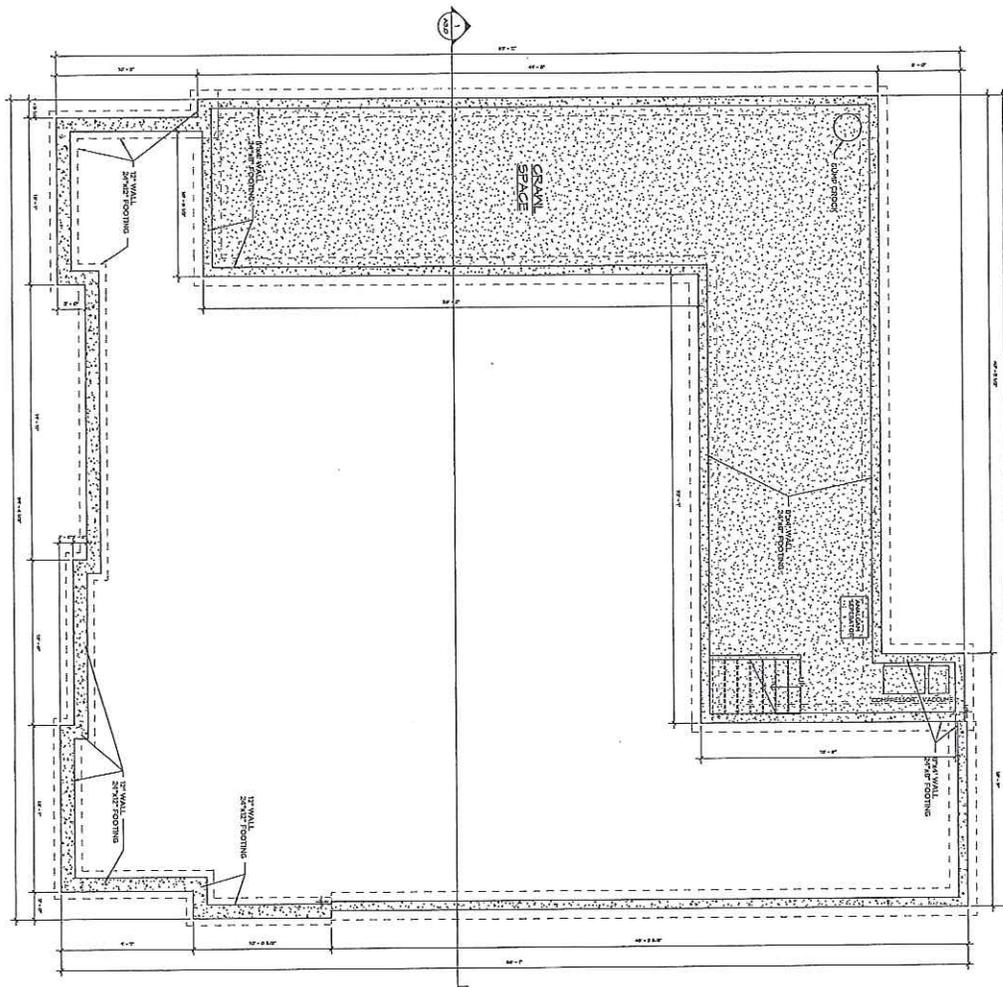
**DELEERS** Construction, Inc.  
1524 Michigan Street Sturgeon Bay, WI 54989  
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PROPOSED FOR:  
**15-11-24**  
1524 MICHIGAN STREET STURGEON BAY, WISCONSIN

OWNER: **DELEERS CONSTRUCTION, INC.**  
DESIGNER: **DELEERS CONSTRUCTION, INC.**  
DATE: **11/15/11**  
SCALE: **1/8" = 1'-0"**



FOUNDATION PLAN  
1/2" = 20' 0" CIVIL SPACE



PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED FOR:

15-11-24

1524 MICHIGAN STREET STURGEON BAY, WISCONSIN

DELEERS  
CONSTRUCTION, INC.



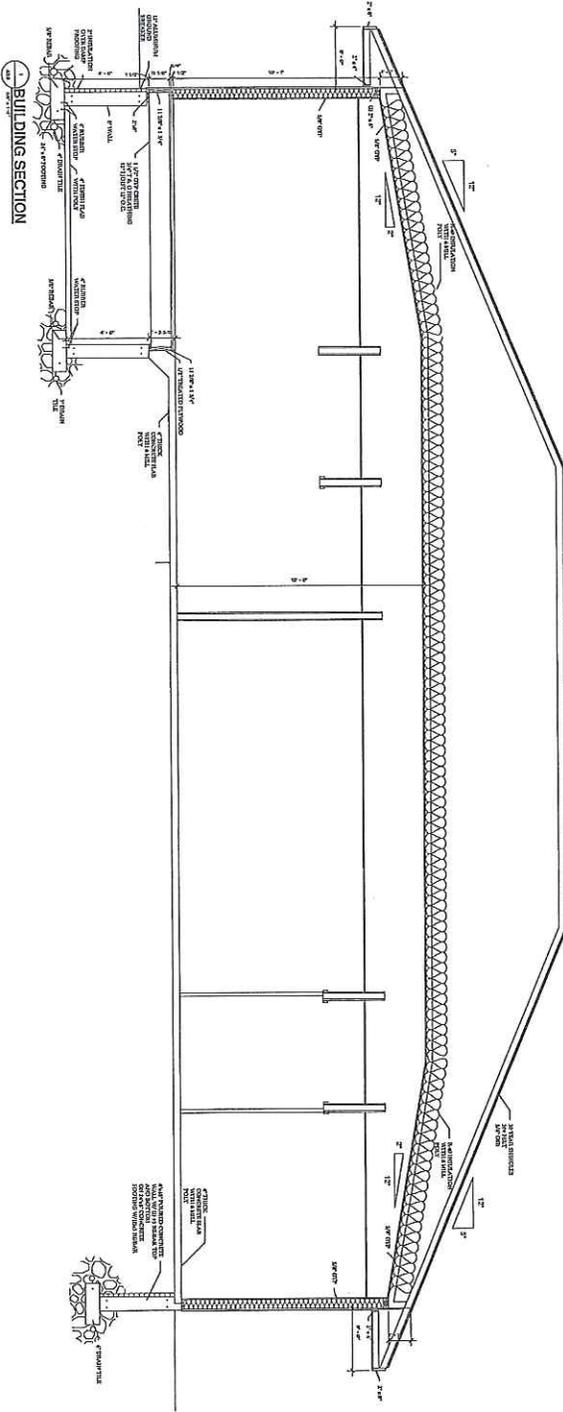
REVISIONS	
DESIGNED BY	PAUL CHAMBERLAIN
CHECKED BY	AMY J. LUKAS
DATE	11/15/24
PROJECT MANAGER	
CONTRACT NO.	
DISC NO.	
CLIENT	
SHEET	A1.1

DELEERS CONSTRUCTION, INC. 1524 MICHIGAN STREET STURGEON BAY, WISCONSIN 54989  
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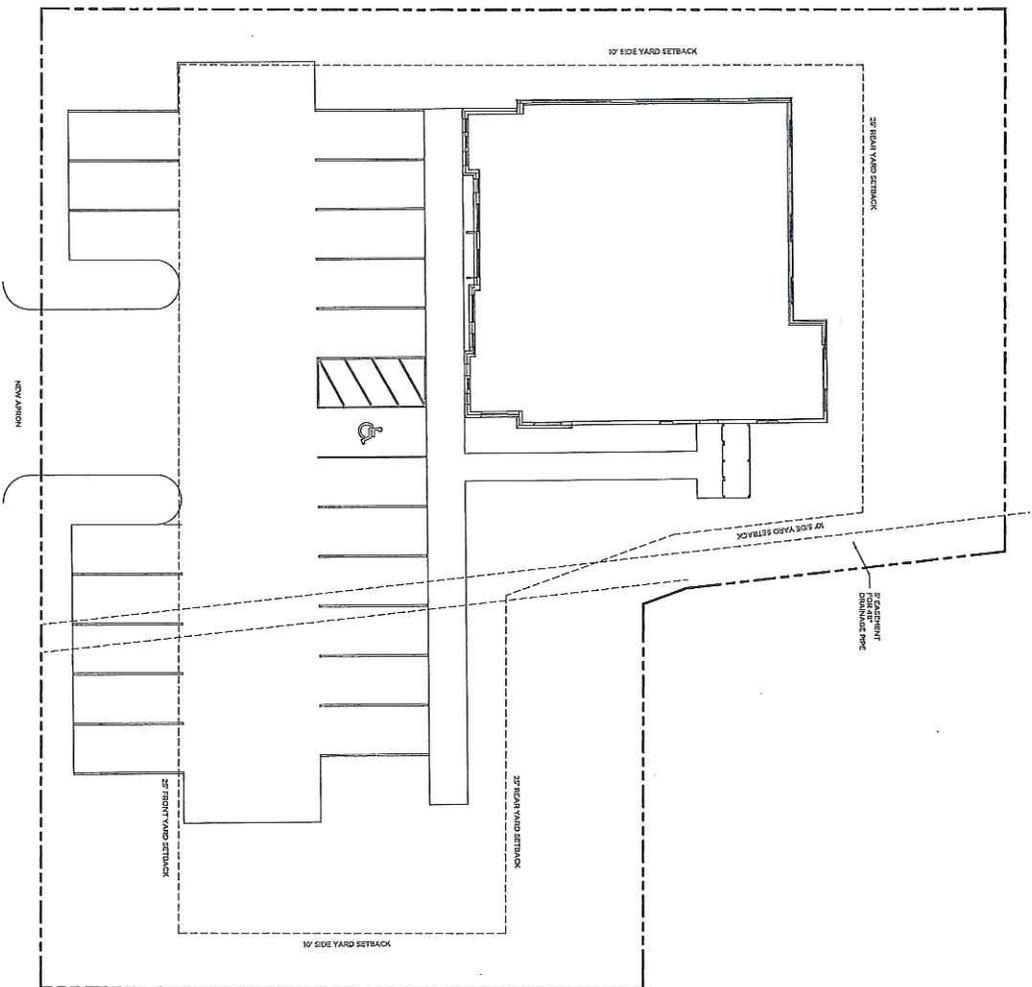
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PROPOSED FOR:	15-11-24
DATE:	1/20/24
CONTRACTING:	
DESIGN NO.:	
PROJECT MANAGER:	AMBER LEWIS
DESIGNER:	AMBER LEWIS
BUSINESS DEV. ASSISTANT:	RYAN CHAMBERLAIN
REVISIONS:	
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PROPOSED FOR:  
**15-11-24**  
 1524 MICHIGAN STREET STURGEON BAY, WISCONSIN



# 1524 MICHIGAN STREET



THESE PLANS AND SPECIFICATIONS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THESE PLANS AND SPECIFICATIONS SHALL BE MADE BY A CORRECTED CONCEPTUAL SITE PLAN.

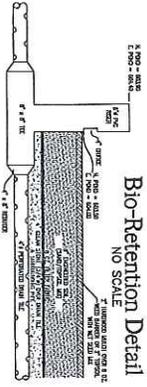
PRELIMINARY - NOT FOR CONSTRUCTION

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PROJECT NO.	_____
OWNER	_____
DESIGNER	_____
PROJECT MANAGER	_____
DATE	_____
SCALE	C1.0

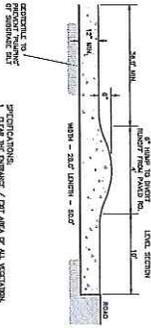
PROPOSED FOR:  
**15-11-24**  
 1524 MICHIGAN STREET STURGBON  
 BAY, WISCONSIN

**DELEERS**  
 CONSTRUCTION, INC.





Temporary Stone Construction Entrance Detail  
NO SCALE

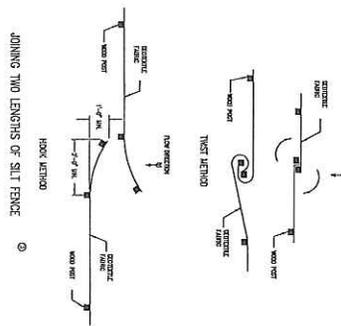
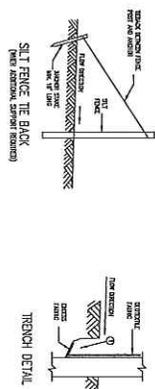
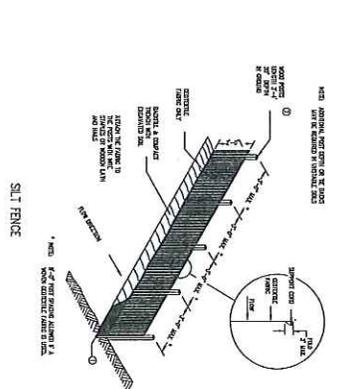


- GENERAL NOTES:**
1. STONE SHALL BE A MINIMUM OF 4" DIA. IN ALL DIRECTIONS.
  2. STONE SHALL BE CLEAN AND FREE OF ORGANIC MATERIALS.
  3. STONE SHALL BE PLACED IN A RANDOM PATTERN WITH THE OPENINGS / GAPS BETWEEN STONES NOT EXCEEDING 1 1/2" DIA.
  4. STONE SHALL BE PLACED TO A MINIMUM DEPTH OF 4' IN ALL AREAS.
- NOTES:**
1. THE STONE SHALL BE PLACED IN A RANDOM PATTERN TO PROVIDE A PERMEABLE FILTER AND TO PREVENT THE STONE FROM BEING WASHED AWAY FROM THE CURB.

**Procedures of Construction**  
(BASED ON A 45 DAY SCHEDULE, ANTICIPATED START: MAY 1, 2016)

1. PREPARE THE SITE BY REMOVING ALL EXISTING VEGETATION AND GRASS.
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14. PREPARE THE SITE BY REMOVING ALL EXISTING VEGETATION AND GRASS.

Site Fence Detail  
NO SCALE



- GENERAL NOTES:**
1. THE SILT FENCE SHALL BE A MINIMUM OF 4" DIA. IN ALL DIRECTIONS.
  2. THE SILT FENCE SHALL BE CLEAN AND FREE OF ORGANIC MATERIALS.
  3. THE SILT FENCE SHALL BE PLACED IN A RANDOM PATTERN WITH THE OPENINGS / GAPS BETWEEN SILT FENCES NOT EXCEEDING 1 1/2" DIA.
  4. THE SILT FENCE SHALL BE PLACED TO A MINIMUM DEPTH OF 4' IN ALL AREAS.

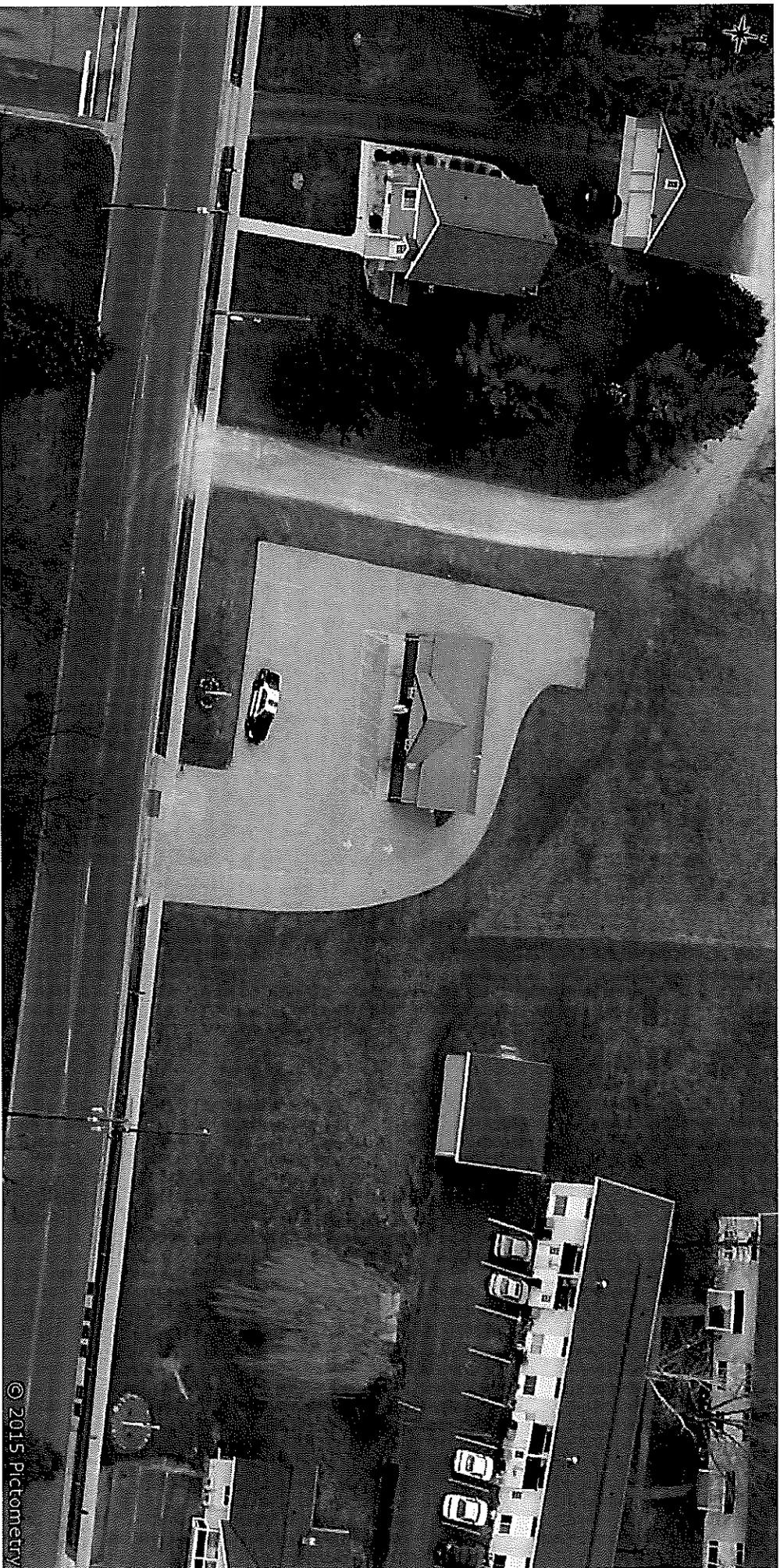
**Temporary Seeding**

SEED TYPE	3. BROADCAST SEEDING	3. SITUATED SEEDING
GRASS SEED	100 LBS/1000 SQ FT	100 LBS/1000 SQ FT
LEGUME SEED	100 LBS/1000 SQ FT	100 LBS/1000 SQ FT
WOOD STRAW	100 LBS/1000 SQ FT	100 LBS/1000 SQ FT
WOOD CHIPS	100 LBS/1000 SQ FT	100 LBS/1000 SQ FT

**Wet Seed Mix**  
1/2 BULK OF BROADCAST SEED

SEED TYPE	1/2 BULK OF BROADCAST SEED
GRASS SEED	100 LBS/1000 SQ FT
LEGUME SEED	100 LBS/1000 SQ FT
WOOD STRAW	100 LBS/1000 SQ FT
WOOD CHIPS	100 LBS/1000 SQ FT

# Looking North



04/25/2015

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# Looking West



04/25/2015