

**Egg Harbor Road Business District
Development Opportunities Information Packet**

City of Sturgeon Bay, WI
421 Michigan St
Sturgeon Bay, WI 54235
920-746-2900

Who to contact:

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Quick Look: Community Profile

Population: 9,144 (year-round)

Persons ≤ 5 : 5.7%

Persons ≤ 18 : 19.8%

Persons $>18 < 65$: 55.3%

Persons ≥ 65 : 19.2%

Male: 48.1%

Female: 51.9%



Per Capita Personal Income (Door County): \$47,300



Top Employers

- Bayship Building – 906
- Ministry Health – 650
- Hatco – 369
- Therma-Tron-X – 207
- NEW Industries – 203
- Marine TraveLift – 160

There are many places where your business can prosper. There are some places where you can find a lifestyle of exceptional quality. There are very few places, like Sturgeon Bay, that can offer you both. While many relish Sturgeon Bay as a vacation destination, it's also known for its thriving business climate energized with companies whose products are marketed locally and globally. People like the way business gets done here, in a relaxed atmosphere enhanced by extraordinary natural beauty. A century of shipbuilding serves as a solid foundation for a rapidly growing collection of manufacturing and service industries. A skilled workforce, brimming with ambition and a strong work ethic, helps foster their success.



Sturgeon Bay is home to a remarkably distinctive and successful community of business leaders and entrepreneurs. They have discovered Sturgeon Bay's ability to nurture a thriving population of businesses and entrepreneurs. The business climate is energized with companies whose products are marketed on the local and international stage. They have set their goal at having it all. In Sturgeon Bay they found that they could. Complementing Sturgeon Bay's magnificent natural beauty is a solid infrastructure created to support businesses of all sizes.

Updates to Egg Harbor Road

The City of Sturgeon Bay has made a serious investment in the reconstruction of Egg Harbor Road throughout the last several years. The investment totaled nearly \$1.3 million dollars and included curb, gutter, sidewalk, bike lanes, and decorative lighting. These investments have attracted several new businesses to the Egg Harbor Road Business District.

2012

Wal-Mart Supercenter (1536 Egg Harbor Road)

2013

O'Reilly's Auto Parts (944 Egg Harbor Road)

McDonalds (1212 Egg Harbor Road)

Maurice's (1433 Egg Harbor Road)

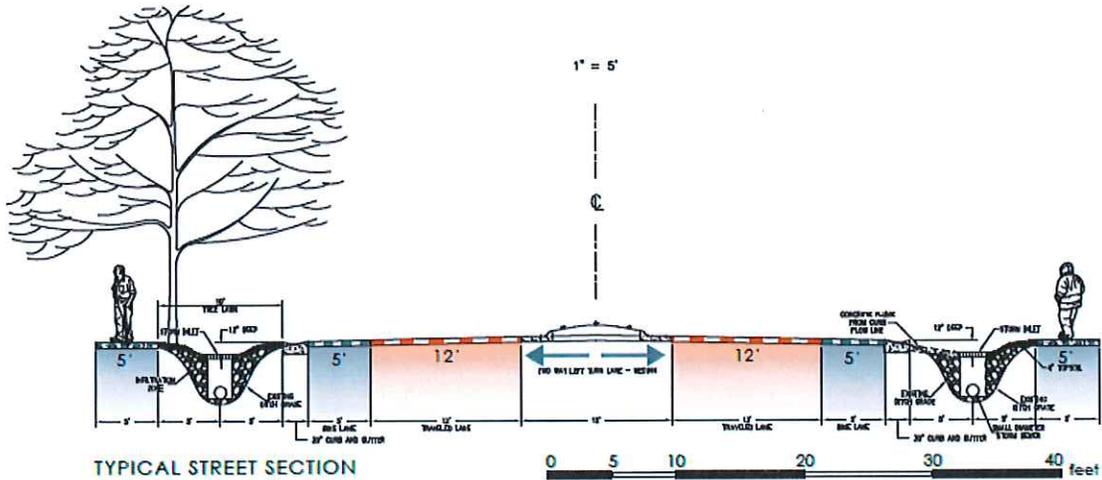
2014

CVS Pharmacy (1407 Egg Harbor Road)

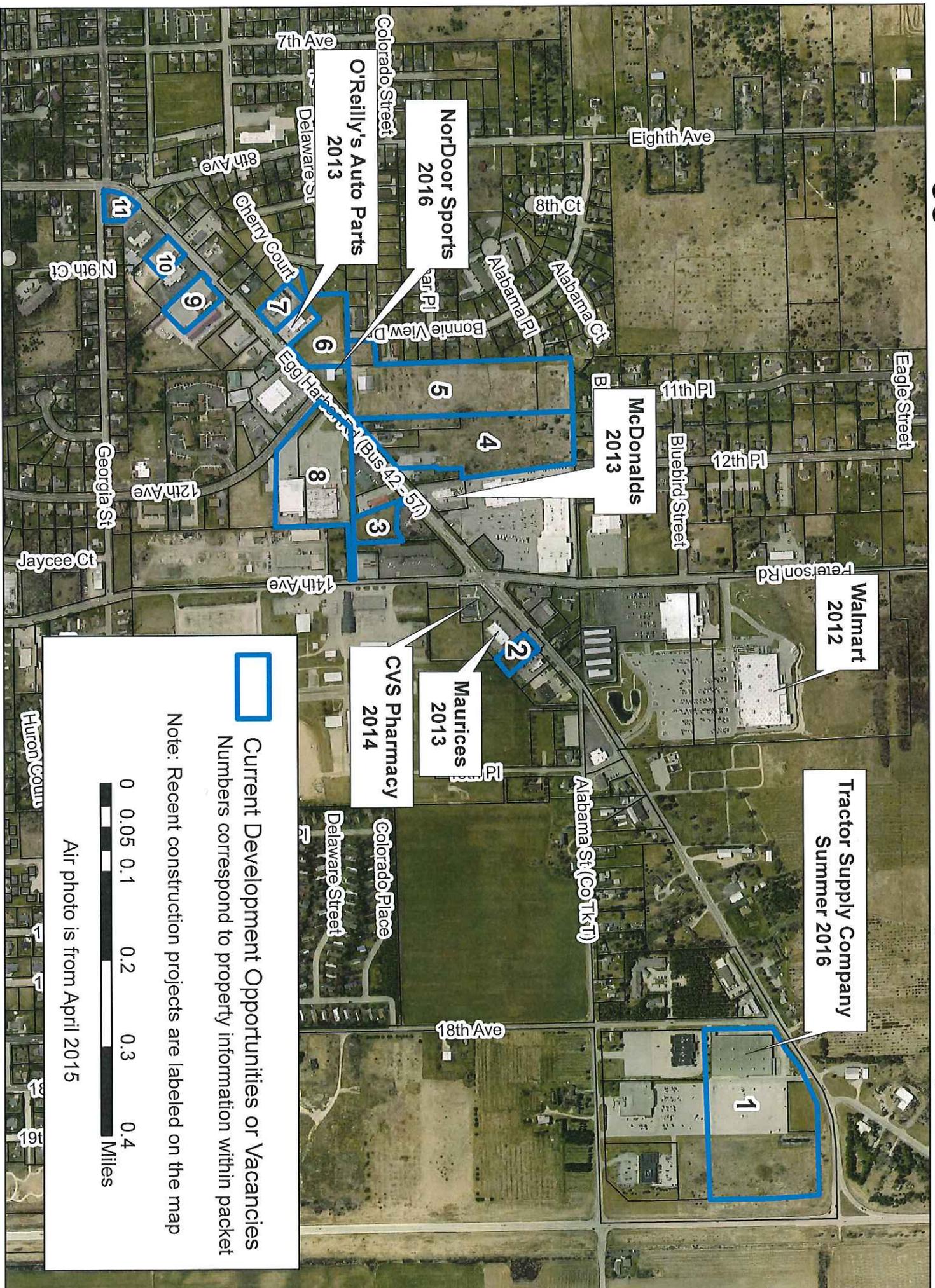
2016

NorDoor Sports (1014 Egg Harbor Road)

Tractor Supply Company (1833 Egg Harbor Road)



Egg Harbor Road Business District - Sturgeon Bay, WI



Redevelopment Site #1 – Former K-MART Building

Acres: 13.1 plus 1.1 acre outlot

Owner: Stearns Investments
1546 Averill Park Dr
San Pedro, CA 90732

Contact: Jim Smith (214) 906-5151

Property Address: 1833 Egg Harbor Road

Current Zoning:

K-Mart & Parking Lot – C-1 (General Commercial)
Open area near highway – R-4 (Multifamily Residential)

Further Information: Tractor Supply Company plans on opening in approximately 25,000 sq ft of the former K-Mart Building in the summer of 2016, giving new life to a prominent entrance into the Sturgeon Bay community. **This allows for nearly 65,000 sq ft of development opportunities within the remaining portion of the building.** With plenty of traffic along the main artery into Northern Door County and the recent reconstruction of Egg Harbor Road makes this redevelopment opportunity attractive.

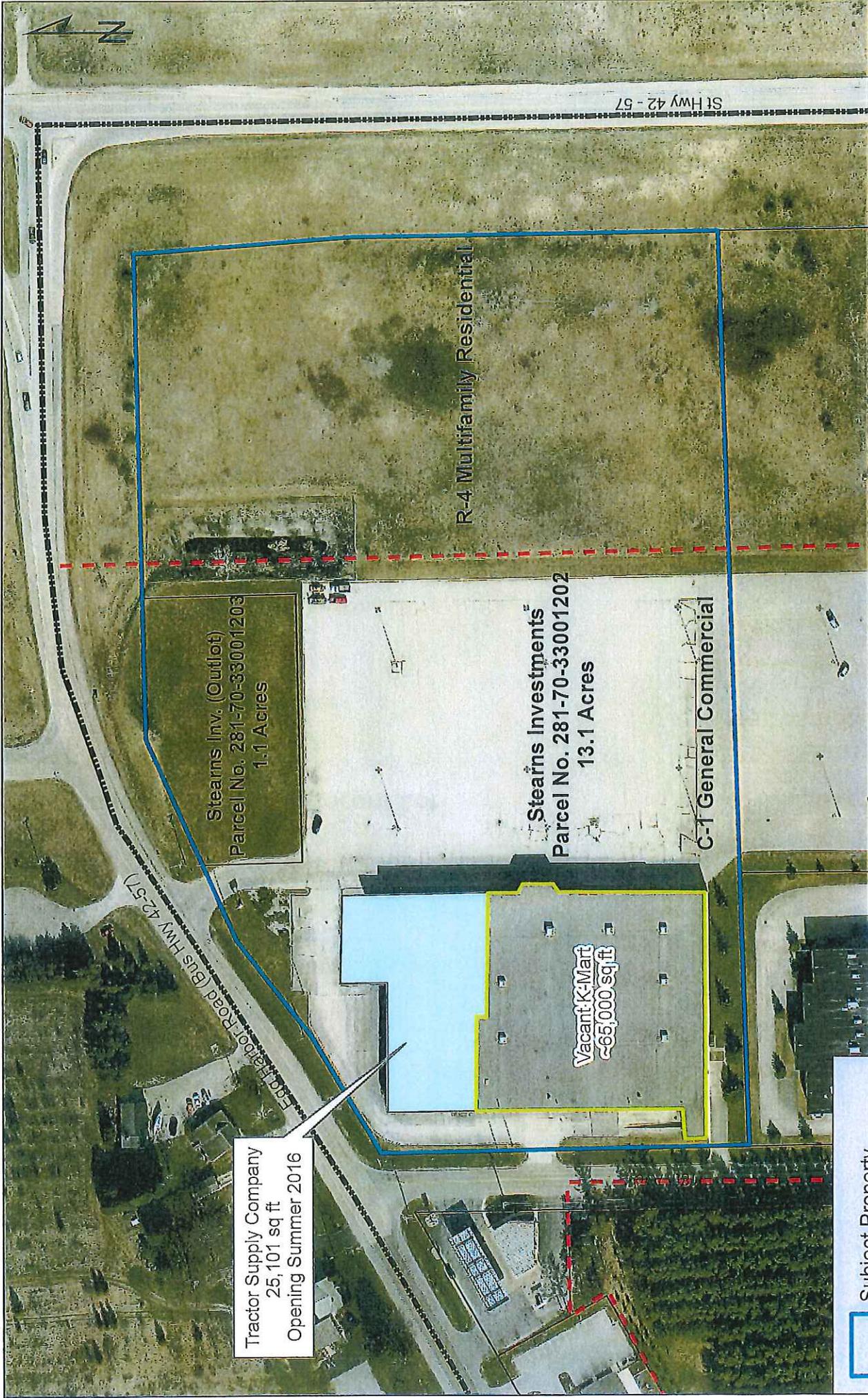


Within this property is an open area off of Highway 42/57 that is prime for multifamily apartment style housing, a much needed housing option not only within Sturgeon Bay, but within Door County.

Traffic Counts:

Highway 42/57 (Sept 2015) – 9,700 vehicles per day
Egg Harbor Road (Sept 2015) – 5,400 vehicles per day

Redevelopment Site # 1 - Former K-Mart



Tractor Supply Company
25,101 sq ft
Opening Summer 2016

Stearns Inv. (Outlot)
Parcel No. 281-70-33001203
1.1 Acres

Stearns Investments
Parcel No. 281-70-33001202
13.1 Acres

Vacant K-Mart
~65,000 sq.ft

R-4 Multifamily Residential

C-1 General Commercial

-  Subject Property
-  Municipal Boundary
-  Zoning District Boundary



Redevelopment Site #2 – Lot with House

Acres: 0.63

Owner: Chet Gauger
1451 Egg Harbor Road
Sturgeon Bay, WI 54235

Property Address: 1451 Egg Harbor Road

Current Zoning: C-1 (General Commercial)

Further Information: Currently For Sale By Owner

Traffic Counts:

Egg Harbor Road (Sept 2015) – 6,300 vehicles per day

Development Site #3 – Vacant Lot

Acres: 1.27

Owner: Nicholas & Gretna Wagener
515 Leffingwell Ave #220
Ellenton, FL 34222

Property Address: -

Parcel No: 281-62-10000117

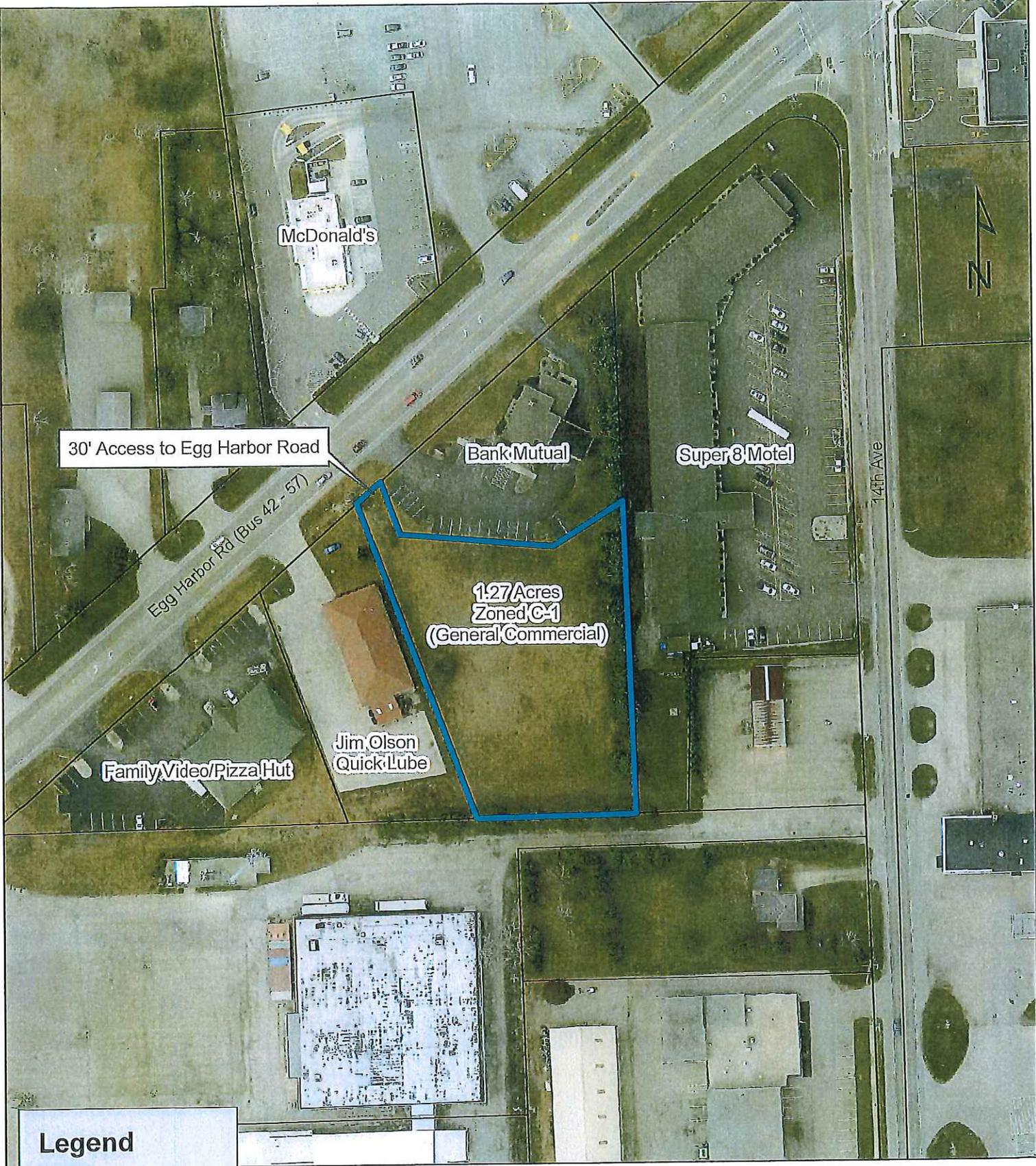
Current Zoning: C-1 (General Commercial)

Further Information: Potential location for an office complex or small set of multi-family housing.

Traffic Counts:

Egg Harbor Road (Sept 2015) – 6,300 vehicles per day

Development Site # 3



Development Site #4 – Vacant Lot

Acres: ~7.5

Owner: Ken Peil
Contact: Terry Stauber
6030 Cty Hwy T
Sturgeon Bay, WI 54235

Property Address: 1116 Egg Harbor Road

Current Zoning: C-1 (General Commercial) & R-4 (Multifamily Residential)

Further Information: Potential site for multifamily apartment complex. Within walking distance to grocery stores, shopping, banking, and bike shop. Small homes are in the smaller lots closer to Egg Harbor Road, but have been posted for sale.

Traffic Counts:

Egg Harbor Road (Sept 2015) – 8,000 vehicles per day

Development Site #5 – Vacant Lot

Acres: ~8.6

Owner: Baylake Bank
217 N 4th Ave
Sturgeon Bay, WI 54235

Property Address: -

Parcel No: 281-62-10000105

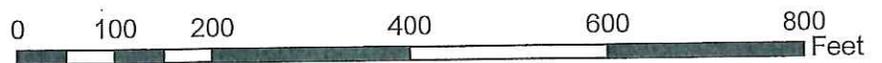
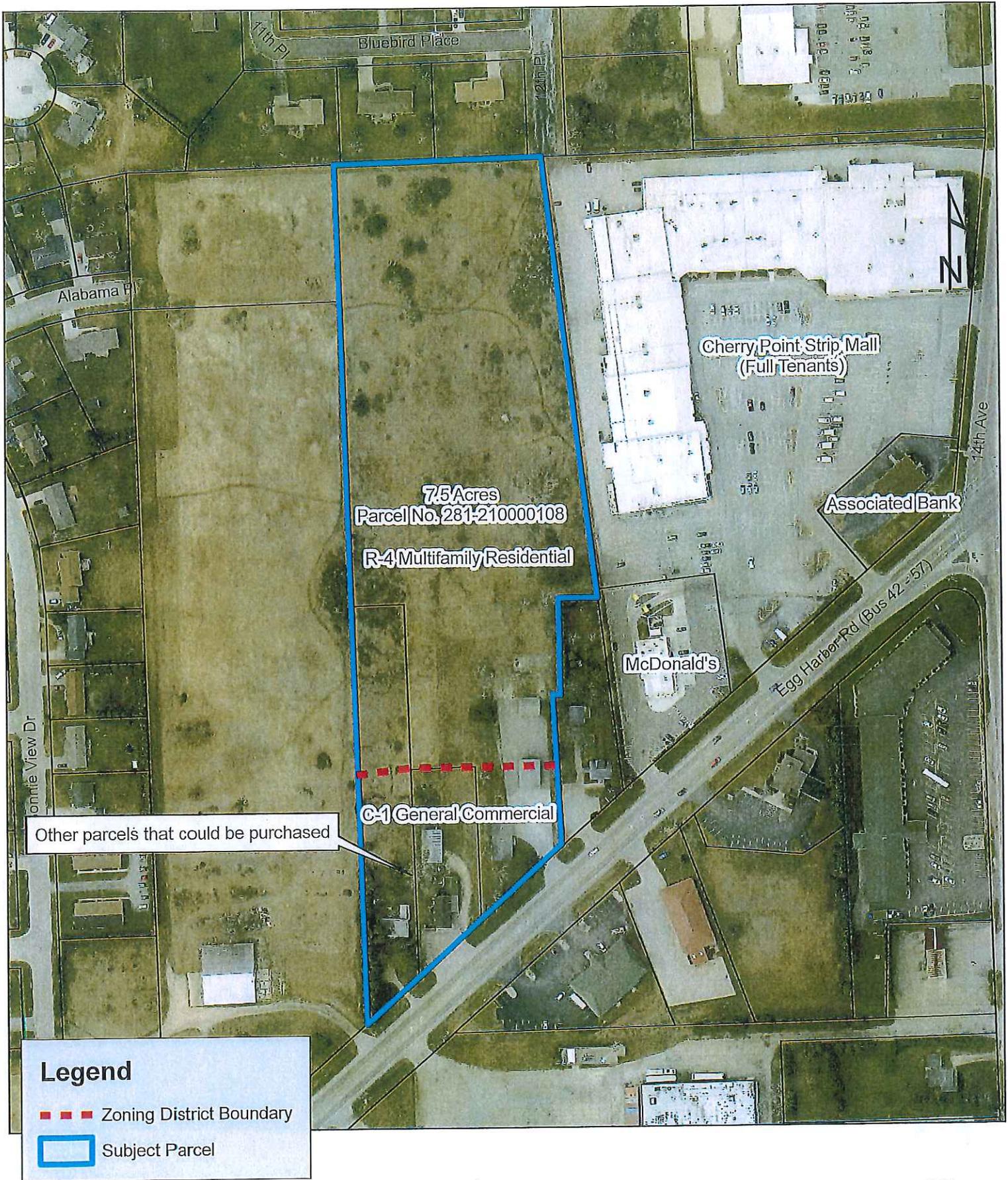
Current Zoning: C-1 (General Commercial) & R-4 (Multifamily Residential)

Further Information: Potential site for multifamily apartment complex, or mix of residential development. Within walking distance to grocery stores, shopping, banking, and bike shop. Existing cold storage building could be repurposed.

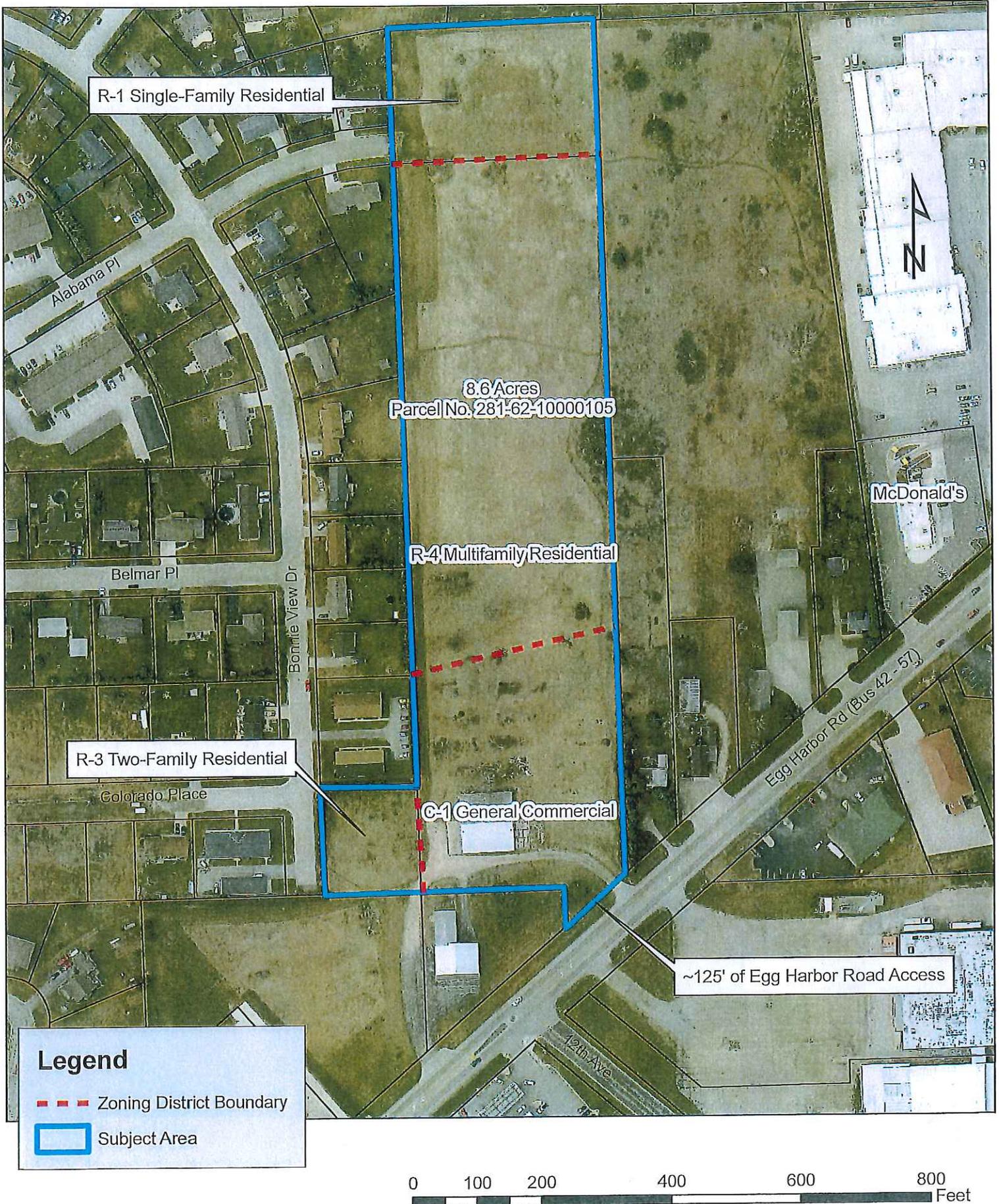
Traffic Counts:

Egg Harbor Road (Sept 2015) – 8,000 vehicles per day

Development Site # 4



Development Site # 5



Development Site #6 – Vacant Lot

Acres: 2.41

Owner: Baylake Bank
217 N 4th Ave
Sturgeon Bay, WI 54235

Property Address: -
Parcel No: 281-62-16000111B

Current Zoning: C-1 (General Commercial) & R-3 (Two-Family Residential)

Further Information: Potential site for duplexes. Within walking distance to grocery stores, shopping, banking, and bike shop.

Traffic Counts:
Egg Harbor Road (Sept 2015) – 8,000 vehicles per day

Redvelopment Site #7 – Warner Wholesale Building

Acres: ~1.0
Square Footage of Building: 10,690

Contact: Isaksen Reality
920-559-7069

Property Address: 938 Egg
Harbor Road
Parcel No: 281-62-16000111B

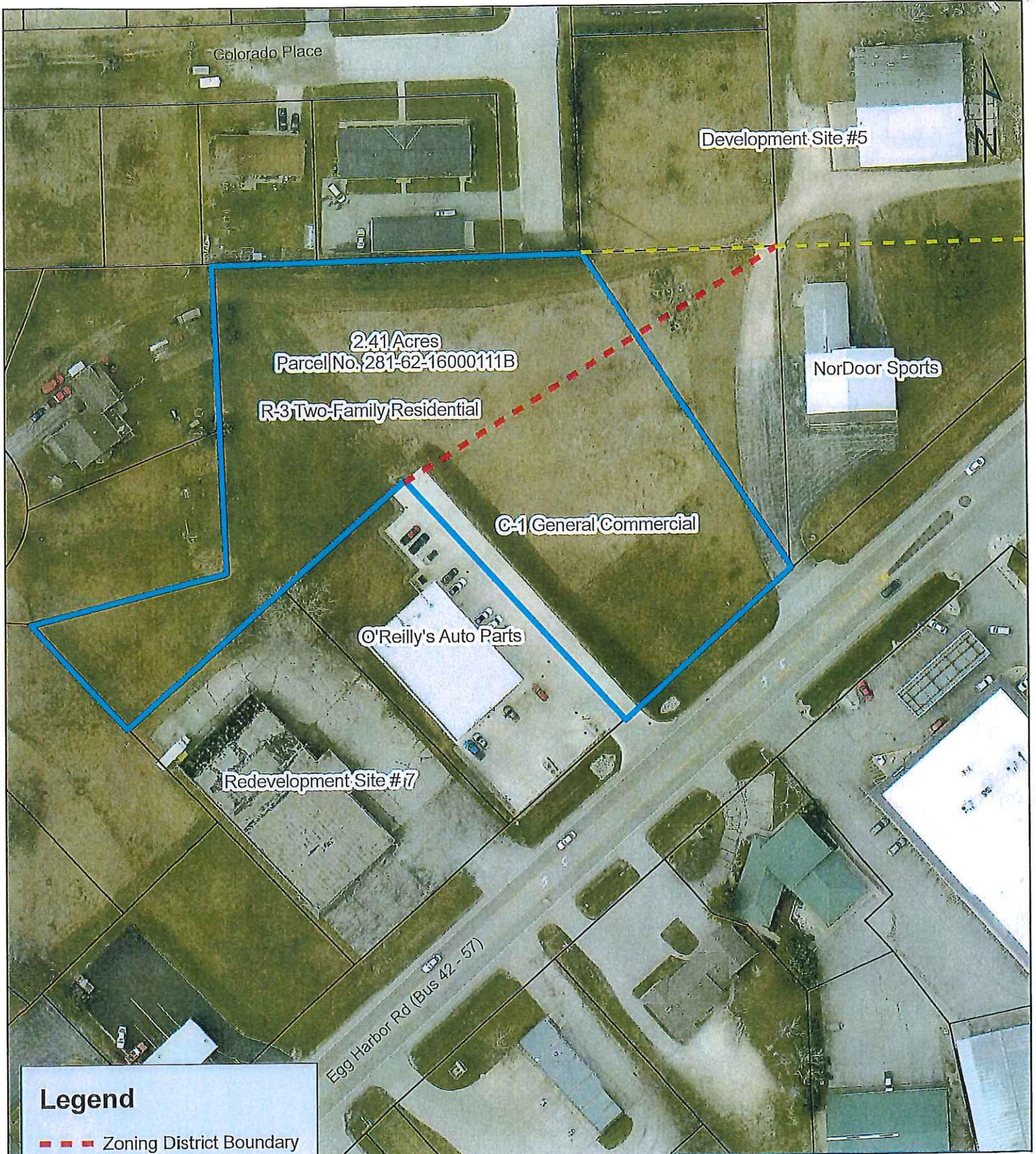
Current Zoning: C-1 (General
Commercial)

Further Information: Former
wholesaler, plenty of storage.
Property behind is available
for purchase.

Traffic Counts:
Egg Harbor Road (Sept 2015)
– 8,000 vehicles per day

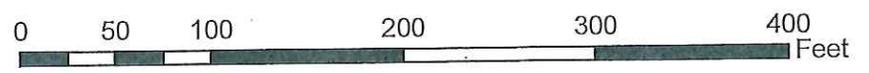


Development Site # 6



Legend

- Zoning District Boundary
- Subject Area



Redevelopment Site #8 – Former Retail and Grocery Stores

Acres: 6.5

Square Footage of Building: 63,200



Contact:

Former Palmer Johnson – Donna K Peterson Trust, PO Box 109 Sturgeon Bay, WI 54235

Former Save a Buck – Bill Parsons Trust, PO Box 109 Sturgeon Bay, WI 54235

Property Address: 1023 Egg Harbor Road, 1019 Egg Harbor Road

Current Zoning: C-3 (Commercial, Light Manufacturing)

Further Information: Great opportunities for a potential retailer, or indoor storage facilities.

Traffic Counts:

Egg Harbor Road (Sept 2015) – 8,000 vehicles per day

Redevelopment Site #9 – Vacant Restaurant

Acres: 1.36

Square Footage of Building: 6,227

Owner: Crystal Ross
7401 Rock Farm Road
Sturgeon Bay, WI 54235

Property Address: 915 Egg Harbor Road

Current Zoning: C-1 (General Commercial) & R-3 (Two-Family Residential)

Further Information: Good location for restaurant.



Traffic Counts:

Egg Harbor Road (Sept 2015) – 8,000 vehicles per day

Redevelopment Site #10 – Vacant Restaurant (Taco Bell)

Acres: .65

Square Footage of Building: 1,616

Contact: ESPOS Inc
6000 Lakeshore Rd
Sturgeon Bay, WI 54235

Property Address: 845 Egg Harbor Road

Current Zoning: C-1 (General Commercial)

Further Information: Drive-thru facilities currently exist, good for smaller restaurant.

Traffic Counts:

Egg Harbor Road (Sept 2015) – 8,000 vehicles per day

Redevelopment Site #11 – Vacant Restaurant (Hardees)

Acres: .63

Square Footage of Building: 2,786

Contact: Sturgeon Bay Building Company
527 W 4th St
Davenport, IA 52801

Property Address: 614 N 8th Ave

Current Zoning: C-1 (General Commercial)

Further Information: Drive-thru facilities currently exist, good size building for restaurant. Corner lot, could also be demolished and small shops could be constructed.

Traffic Counts:

Egg Harbor Road (Sept 2015) – 8,000 vehicles per day

