

**AGENDA
CITY OF STURGEON BAY
AESTHETIC DESIGN & SITE PLAN REVIEW BOARD**

Monday, May 16, 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 March 7, 2016.
4. Consideration of: Proposed 24' x 40' pavilion for Marina View Apartments,
306 Nautical Drive.
5. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Committee members

Jon Burk

Mark Lake

Jeff Serafico

Dennis Van Bramer

Josh Van Lieshout

5/13/16

10:30 a.m.

CN

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

Monday, March 7, 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 Josh Van Lieshout, Jeff Serafico, Jon Burk, and Mark Lake were present. Excused: Member Dennis Van Bramer. Also present were Tractor Supply representative Chris Kettler (by phone conference), DeLeers representative Mike Cashman, Planner/Zoning Administrator Ryan Kernosky, 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 22, 2016.
4. Consideration of: Landscaping plan for Tractor Supply Company, 1833 Egg Harbor Rd.
5. Consideration of: New building for Olson Dental, 1524 Michigan Street.
6. Adjourn.

Carried.

Approval of minutes from February 22, 2016: Moved by Mr. Serafico, seconded by Mr. Burk to approve the minutes from February 22, 2016. All ayes. Carried.

Consideration of: Landscaping plan for Tractor Supply Company, 1833 Egg Harbor Rd.: Mr. Kernosky stated that at the last meeting the building aesthetics were approved, but there were concerns about the landscaping around the remote outdoor storage area. There were also concerns regarding shielding the proposed ramp from Egg Harbor Rd. Tractor Supply has now proposed to install several Linden trees along Egg Harbor Road and black vinyl chain link fencing around the remote storage area. Also, three Linden trees are proposed in front of the current display area. The right-of-way goes right up to the edge of the curb. Installing trees at Tractor Supply's or the landlord's expense would be within the right-of-way. The City would need to work with Tractor Supply in installing and maintaining the trees.

Chris Kettler added that the existing fence attached to the building will be used and the trees will soften the area and add additional screening.

Mr. Van Lieshout stated he would be satisfied with planting ornamental grasses and mulch.

Mr. Kernosky mentioned that where the proposed remote outdoor display area is, the elevation is higher than Egg Harbor Road. Mulch would not even be visible from Egg Harbor Road.

After further discussion, it was moved by Mr. Burk, seconded by Mr. Van Lieshout to approve the Linden trees as proposed, with three planted on the west side of the entrance and five planted on the north side of the remote fenced in area. All ayes. Carried.

Consideration of: New building for Olson Dental, 1524 Michigan Street: Mike Cashman presented the proposed plans for a new dental office. The lower front of the building will contain 2 inch stone veneer, with a darker green vinyl commercial siding. The roof will be shingled, with a partial steel roof. The steel gives it more of a country look. "Eyebrows" will be placed over the front entrance and windows. The dumpster will have a wooden enclosure located on the side of the building. The landscaping plan will be brought back to a future meeting for approval.

Mr. Van Lieshout requested using stone materials on the building that fit the county.

Mr. Kernosky added that there will have to be some type of screening along the driveway as long as the parking lot is adjacent to it. The parking lot asphalt will be replaced. Parking stalls need to be 5 feet off of the right-of-way.

Mr. Cashman stated that there will be dry bottom ponds installed.

In regard to landscaping, Mr. Van Lieshout encouraged them to use plants that have a benefit to birds and butterflies. There is a lot of open space.

Mr. Kernosky said that the overall height of the building is approximately 21' from the average grade to the highest point. The only mechanical equipment that will be located outside in back of the building is the air conditioner. Building lighting will be LED downward directed. Parking lot lighting is not required, although lighting is required not to splash onto adjacent properties.

Signage, lighting, and landscaping is to come back to a future meeting for approval.

Moved by Mr. Serafico. seconded by Mr. Burk to approve the site layout and building design as presented. All ayes. Carried.

Adjourn: Moved by Mr. Burk, seconded by Mr. Serafico to adjourn. Carried. Meeting adjourned at 7:37 p.m.

Respectfully submitted,



Cheryl Nault
Community Development Secretary

Commercial & Industrial Staff Site Plan Review Community Development Department

Project Name: Pavillion / Accessory structure

Project Address: 306 Nautical Drive

Tax Parcel Number: 281-64-26000808B2

Current Zoning Classification: C-2

Permitted Use - non-Residential accessory structure

Conditional Use

Building Height Max: 18'

Proposed Building Height: not given

Setbacks – Meets Required Setbacks? yes.

Required	Proposed
Front: <u>25'</u>	<u>725'</u>
Side: <u>5'</u>	<u>75'</u>
Rear: <u>Bay 25'</u>	<u>120'</u>

Parking Requirements: not required

Proposed Parking: _____

5% Landscaping Requirement: _____

Canopy Tree Requirement: _____

Residential Screening Req.: _____

Parking Setbacks: _____

Parking Requirements Met? _____

Vehicular Access: Access off of Nautical Drive. BOATERS
Have access off of bay and mooring area.

Pedestrian Access: no sidewalks/bike lanes on Nautical
OR HORN ST.

Signage: none proposed

General Landscaping: none proposed

Refuse Area Location: not in plan
Screening: _____

Outdoor Lighting: not in plan

Building:
Exterior Paint Color(s) and Type:
will match buildings - blue with white trim

Storm water management:
none proposed.

- Approvals Needed:
- Plan Commission
 - Historic Preservation
 - Industrial Park
 - Aesthetic Design
 - Waterfront Design

Other Notes:
Governed under 20.295(7).

Prepared by: Ryan Kernosky
Date: 5/12/16

CITY OF STURGEON BAY

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

APPLICATION FOR **CERTIFICATE OF APPROPRIATENESS**

Name: Marina View Apartments

Owner of Premises: Marina View Apartments

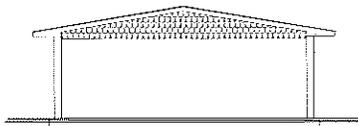
Address or Legal Description of Premises:
306 Nautical Dr.

Statement of Specific Item Requested for Approval:
24'x40' pavilion - will match
apartment buildings.

5-10-16
Date

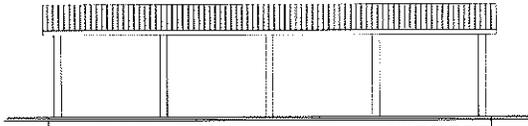
Dan Schott
Applicant (CN)

Date Received:	<u>5-10-16</u>
Staff Signature:	_____
Date Approved/Denied:	_____



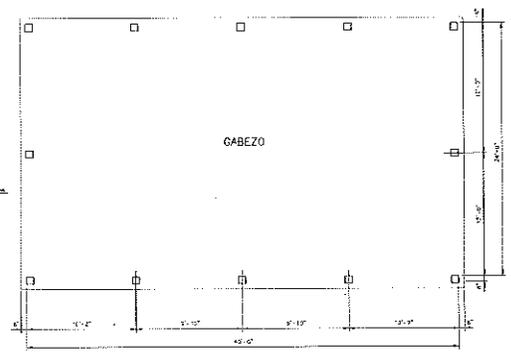
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



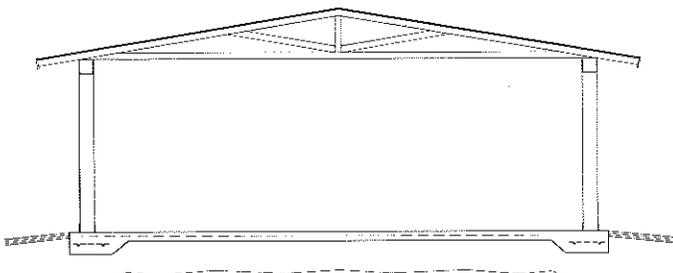
SIDE ELEVATION

SCALE: 1/4" = 1'-0"



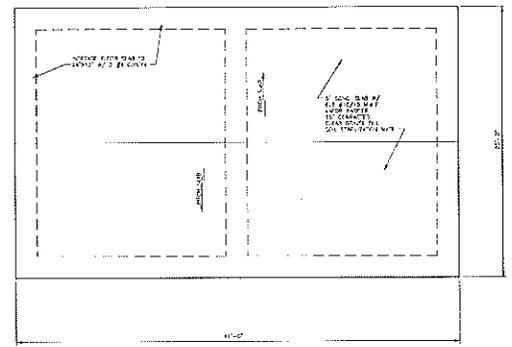
FLOOR PLAN

SCALE: 1/4" = 1'-0"



TYP. CANOPY SECTION

SCALE: 1/2" = 1'-0"



FOUNDATION PLAN

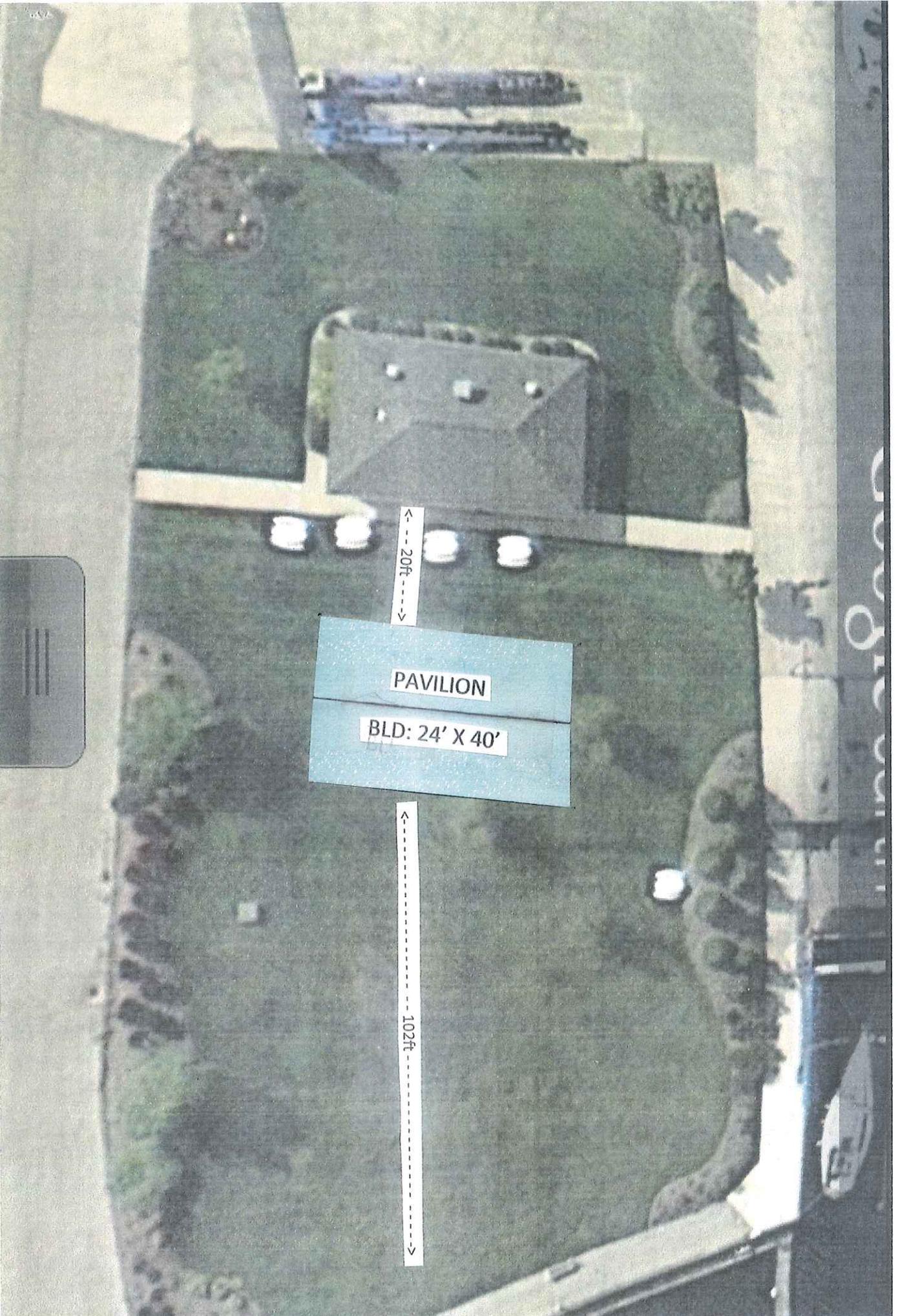
SCALE: 1/4" = 1'-0"

DONALD R. HAANEN
ARCHITECT INC.
5065 FLAT ROCK ROAD
CECIL WISCONSIN 54111
(920) 497-5007

GAZEBO
MARINA VIEW APARTMENTS
P.O. BOX 227 STURGEON BAY WISCONSIN 54235 (920) 743-3311

REVISED	1
GAZEBO	
PROJ. NO. 201622	
DATE: 5/5/16	

306 Nautical Drive, Sturgeon Bay, WI



← --- 20ft --- →

PAVILION
BLD: 24' X 40'

← --- 102ft --- →



Pavilion site

Nautical Drive