

CITY PLAN COMMISSION

Wednesday, May 18, 2016

A meeting of the City Plan Commission was called to order at 7:00 p.m. by Chairperson Rick Wiesner in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members Rick Wiesner, Ron Vandertie, Jeff Norland, Mike Gilson, Steven Hurley, Bob Starr, and Dennis Statz and were present. Also present were City Administrator Josh Van Lieshout, Planner/Zoning Administrator Ryan Kernosky, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Starr, seconded by Mr. Hurley to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from March 16, 2016.
4. Consideration of: Memorial Drive shoreline improvements for Austad Family Trust, 942 Memorial Drive.
5. Presentation of: Zoning map amendment from Single-Family Residential (R-2) to Multi-Family Residential (R-4) for Doneff Land Company, LLC, for a vacant parcel located on N. 9th Avenue, east of the Big Hill Regency House, parcel #281-62-17000105B.
6. Consideration of: Modification of PUD for Maritime Museum addition, 120 N. Madison Avenue.
7. Consideration of: Approval of Certified Survey Map (CSM) for New Urban Focus (Bay Lofts), 49 N. Madison Avenue.
8. Consideration of: Official name for new public street abutting the north side of Cadence (1425 S. Neenah Avenue)
9. Consideration of: Zoning code amendment relating to minimum roof pitch for dwellings.
10. Consideration of: Zoning code amendment relating to requiring a garage for all newly constructed dwellings.
11. Election of Vice-Chair.
12. Public comment on non-agenda items.

Carried.

Approval of minutes from March 16, 2016: Moved by Mr. Gilson, seconded by Mr. Vandertie to approve the minutes from March 16, 2016. All ayes. Carried.

Consideration of: Memorial Drive shoreline improvements for Austad Family Trust, 942

Memorial Drive: Mr. Kernosky explained that the Austad Family Trust would like to modify the shoreline property on Memorial Drive. The Municipal Code has restrictions for a scenic easement. The landscape proposal is to create a 4 foot concrete sidewalk from the curb along Memorial Drive to the existing dock, as well as a concrete fire pit area. The seawall proposal would fill 4 feet towards the bay with a 2 foot wide seawall. They would also like to plant three trees.

Mr. Olejniczak added that no buildings are allowed along the shoreline. The City maintains the property and nothing can interfere with the City cutting grass. John Wiese had previously been approved to make improvements. Trees cannot grow more than 3 feet tall.

Mr. Gilson stated that this is a scenic easement to protect the view. What they are proposing fits in except for the trees.

Dan Austad said he would withdraw the request for three trees, but in turn would like the existing tree removed.

Mr. Olejniczak said that Council approval is needed as well as DNR approval beyond the shoreline.

After further discussion, it was moved by Mr. Gilson, seconded by Mr. Statz to recommend to Council approval of the landscaping proposal as presented, with the exception of three trees and subject to DNR approval for the shoreline changes. All ayes. Carried.

Presentation of: Zoning map amendment from Single-Family Residential (R-2) to Multi-Family Residential (R-4) for Doneff Land Company, LLC, for a vacant parcel located on N. 9th Avenue, east of the Big Hill Regency House, parcel #281-62-17000105B: Mr. Kernosky stated that Doneff Land Company is requesting to rezone a vacant parcel located west of N. 9th Ct. from Single-Family Residential (R-2) to Multi-Family Residential (R-4). They are proposing a 20 unit multi-family structure to be built on the vacant parcel. A public hearing will be held in June, followed by a recommendation to Council.

No action was needed.

Consideration of: Modification of PUD for Maritime Museum addition, 120 N. Madison Avenue: The Maritime Museum presented new plans to relocate the proposed tower. The tower's location was originally placed in the central area of the museum. They would like to shift it to the northeast side of the museum.

According to Architect Ben Schenkelberg, the reason for relocating the tower is for visual reasons. Where originally proposed, there is no water view. This also allows the first and second floor addition to have more windows. The back of the building would be placed up to the museum.

After a short discussion, it was moved by Mr. Starr, seconded by Mr. Norland to approve the modification of the PUD for the Maritime Museum. All ayes. Carried.

Consideration of: Approval of Certified Survey Map (CSM) for New Urban Focus (Bay Lofts), 49 N. Madison Avenue: Mr. Olejniczak stated that in regard to the parameters of the PUD for Bay Lofts, the City would vacate the triangular shape piece of property on Madison Avenue in exchange for right-of-way. The Council had approved the vacation of the right-of-way.

The Commission discussed the certified survey map. Moved by Mr. Vandertie, seconded by Mr. Statz to recommend to Council approval of the certified survey map (CSM) for Bay Lofts. All ayes. Carried.

Consideration of: Official name for new public street abutting the north side of Cadence (1425 S. Neenah Avenue): Mr. Kernosky stated that just north of Cadence the City is in the process of building a street. In order to get updated by the County, the street needs to be named with a nautical term beginning with an I or H.

Mr. Olejniczak added that Cadence was asked if they had any suggestions for a street name and they would prefer a shorter name.

A list of possible names were given to the Commission to choose from. Helm Street was one of the suggestions, but Mr. Hurley thought it sounded too much like Elm Street. Inlet was also a suggestion. After discussion, it was moved by Mr. Statz, seconded by Mr. Vandertie to recommend to Council Helm Street as the new street name. All ayes. Carried.

Consideration of: Zoning code amendment relating to minimum roof pitch for dwellings: Mr. Kernosky stated that this item was in regard to roof pitch requirements in the R-1, R-2, R-3, and R-4 Residential zoning districts and if the Plan Commission wanted to pursue this item. Architect Virge Temme has started a focus group of 24 people ranging from age 24 to 70 years old to get different ideas regarding architecture preference. She had submitted photos of different low pitched roofs that are below the minimum roof pitch allowed, which is a 4:12 pitch.

Mr. Wiesner stated that anything less than a 4:12 pitch becomes hard to support. Just because plans can be drawn doesn't mean that they can be built.

Mr. Olejniczak said any existing flat roofs would be exempt and should only pertain to new construction.

By consensus staff was directed to draft language for the next meeting.

Consideration of: Zoning code amendment relating to requiring a garage for all newly constructed dwellings: Mr. Olejniczak stated that currently garages are not required when new homes are built. It was suggested that Sturgeon Bay require a garage with new dwellings. Habitat for Humanity does not build garages. Options are to require an attached garage for new construction with a minimum floor area, such as 240 square feet, or require either an attached or detached garage with a minimum floor area, such as 240 square feet.

Mr. Starr stated most prefer attached garages. A detached garage may be an only option in some cases.

After further discussion, it was moved by Mr. Starr, seconded by Mr. Vandertie to incorporate language into the Municipal Code by adding section 20.9(08(7)(i) as follows: *For all dwellings constructed after the effective date in this paragraph, an either attached or detached accessory building with a minimum floor area of 240 square feet shall be constructed.* All ayes. Carried.

Election of Vice-Chair: Moved by Mr. Gilson, seconded by Mr. Starr to nominate Dennis Statz as Vice-Chair. All ayes. Carried.

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

Adjourn: Moved by Mr. Starr, seconded by Mr. Norland to adjourn. Carried. Meeting adjourned at 7:54 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary