

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

Monday, June 20, 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 May 16, 2016.
4. Consideration of: Proposed swimming pool for Marina View Apartments, 305 Thorn Street.
5. Consideration of: Cold storage building for Brad Huber, for property located on Egg Harbor Road.
6. Preliminary Review: Door County Senior Center and Aging Disability Resource Center - Old Highway Shop (916 N 14th Ave). (NOTE: This is a preliminary review, no formal action will be taken on this item.)
7. Elections of Chair and Vice-Chair.
8. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Committee members

Jon Burk

Mark Lake

Jeff Serafico

Dennis Van Bramer

Josh Van Lieshout

6/17/16

1:30 p.m.

CN

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

Monday, May 16, 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, and Mark Lake were present. Excused: Members Dennis Van Bramer and Mark Lake. Also present were Dan Schott, Planner/Zoning Administrator Ryan Kernosky, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Serafico, seconded by Mr. Van Lieshout to adopt the following agenda:

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.

Carried.

Approval of minutes from March 7, 2016: Moved by Mr. Serafico, seconded by Mr. Burk to approve the minutes from March 7, 2016. All ayes. Carried.

Consideration of: Proposed 24' x 40' pavilion for Marina View Apartments, 306 Nautical Drive: Dan Schott, owner of Marina View Apartments, presented his proposed plans to construct a 24' x 40' pavilion for use by the apartment residents and the marina. The pavilion will have a concrete floor and match the rest of the buildings on the property, including the blue color and white trim. It will be supported with 10 treated lumber posts. There will be no ceiling, just trusses. It will have a 3:12 roof pitch and 8 feet high, with 12 feet high at the peak. The pavilion will be located near the bath house to the west.

Mr. Van Lieshout stated that his preference would be to wrap the posts and also to install a ceiling to prevent nesting of birds, bees, etc.

Mr. Kernosky mentioned that the pavilion cannot be constructed any higher than the bath house. It meets all setback requirements.

After further discussion, it was moved by Mr. Van Lieshout, seconded by Mr. Serafico to approve the request for a 24' x 40' pavilion, with the conditions that the treatments and colors match the apartments and the 10 treated lumber posts are wrapped to match the white trim. All ayes. Carried.

Adjourn: Moved by Mr. Serafico, seconded by Mr. Van Lieshout to adjourn. Carried. Meeting adjourned at 7:13 p.m.

Respectfully submitted,



Cheryl Nault

Community Development Secretary

Commercial & Industrial Staff Site Plan Review Community Development Department

Project Name: Pool Building – Marina View Apartments

Project Address: 235 Thorn Street

Tax Parcel Number: 281-76-072726006

Current Zoning Classification: C-2

Permitted Use

Conditional Use

Building Height Max: 45'

Proposed Building Height: ~22'

Setbacks – Meets Required Setbacks? Yes

Required	Proposed
Front: 25'	~145' From Thorn St
Side: 10'	~76'/~83'
Rear: 25'	~46' (building to lot line)

Parking Requirements: There are no specific requirements for this use. Because this use is for residents of the Marina View Apartments, the zoning administrator feels there is no need for more parking. However, the state and federal government appears to be requiring Marina View Apartments to install at least one handicapped parking stall off of Nautical Drive because of the elevation change to get into the building.

Proposed Parking: 1 handicapped stall

5% Landscaping Requirement: N/a

Canopy Tree Requirement: N/a

Residential Screening Req.: N/a

Parking Setbacks: N/a

Parking Requirements Met? N/a

Vehicular Access: Handicapped stall will have access to the building off of Nautical Drive with a path to the building. There is a parking lot on the north end of the building that is used by the tenants of that building.

Pedestrian Access: There is no sidewalk in the area. Pedestrians would have to walk on the side of the road or through the grass to get to the parcel.

Signage: No plans for signage have been submitted.

General Landscaping: No landscaping plan has been submitted. There is a row of evergreens long the property line to the south.

Refuse Area Location: No proposed refuse area is identified on the site plan.
Screening: N/a

Outdoor Lighting: No outdoor lighting is proposed.

Building:

Exterior Paint Color(s) and Type: Building will match existing apartments.

Storm water management: City Engineer has reviewed this property's storm water management in years past. There may be concerns regarding storm water management from the handicapped parking lot, depending on the size.

Approvals Needed:

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

Site Plan Notes (Future Planning Perspective): In order to meet setbacks, Marina View Apartments will have to combine Lot 6 and Lot 7 into one lot. The Certificate of Appropriateness should be contingent on that happening first.

Prepared by: RYAN KERNOSKY
Date: 6/17/16

CITY OF STURGEON BAY

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

APPLICATION FOR *CERTIFICATE OF APPROPRIATENESS*

Name: Marina View Apartments LLC

Owner of Premises: Marina View LLC

Address or Legal Description of Premises:

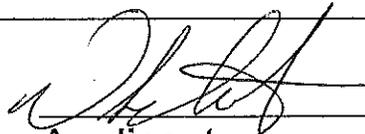
228 Nautical

Statement of Specific Item Requested for Approval:

Swimming Pool - Pickle Ball Court

6-5-16

Date



Applicant

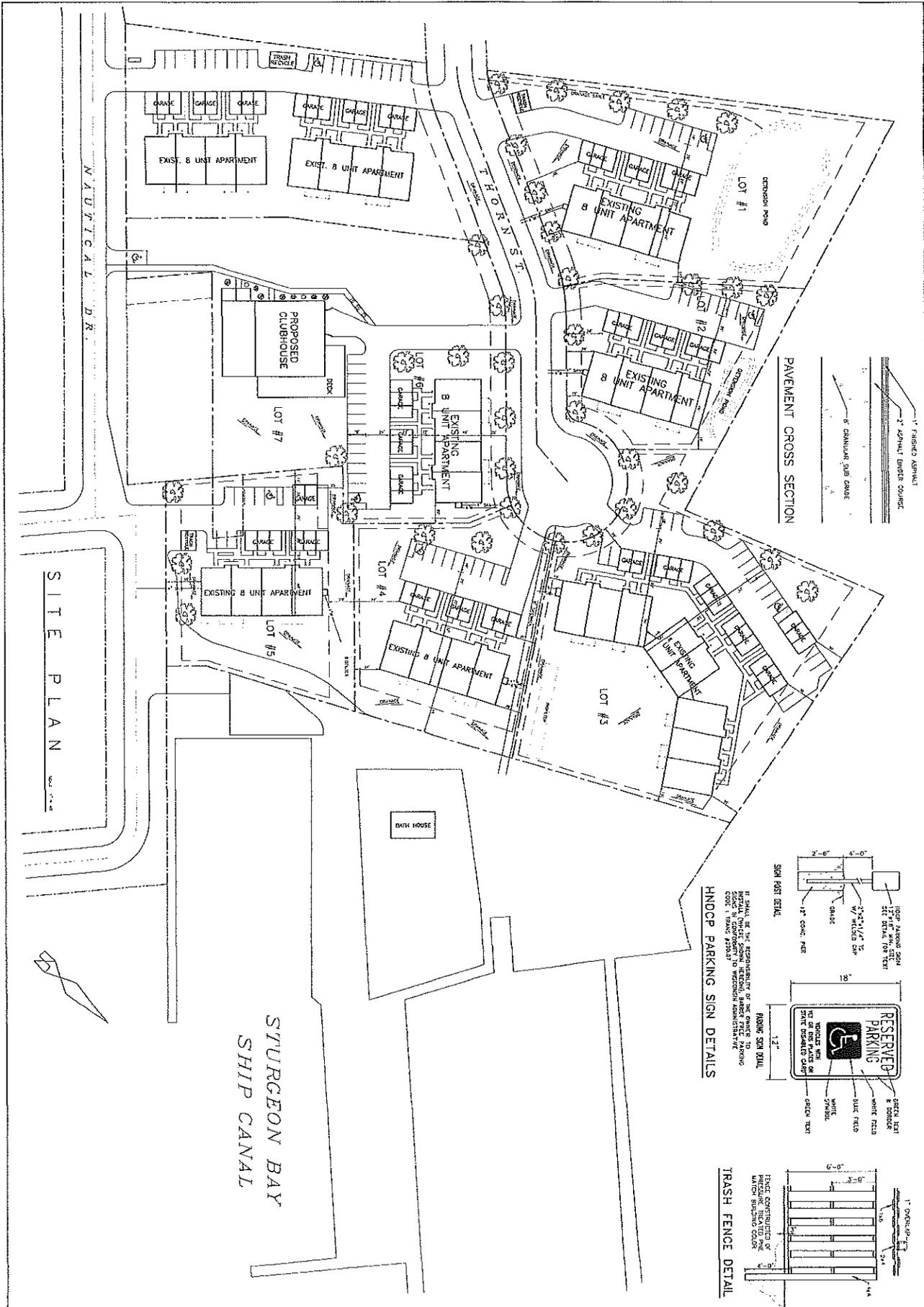
Date Received:

6-5-16

Staff Signature: _____

Date Approved/Denied: _____





SITE PLAN

STURGEON BAY
SHIP CANAL

BATH HOUSE

CLUBHOUSE

MARINA VIEW APARTMENTS

P.O. BOX 227

STURGEON BAY WISCONSIN 54235

(920) 743-6511

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

REVISIONS
PROJ. NO. 201645
DATE: 8/9/16

Commercial & Industrial Staff Site Plan Review Community Development Department

Project Name: Brad Huber – Cold Storage Building

Project Address: Egg Harbor Road

Tax Parcel Number: 281-62-16000121

Current Zoning Classification: C-1

Permitted Use

Conditional Use

Building Height Max: 45'

Proposed Building Height: 45'

Setbacks – Meets Required Setbacks? Yes

Required	Proposed
Front: 25'	~180' Egg Harbor Rd
Side: 10'	~14' / ~62'
Rear: 25'	~26'

Parking Requirements: Cold Storage buildings do not require parking minimums, and because of the transient nature of cold storage buildings, the zoning administrator does not believe there's a need for parking.

- Proposed Parking: N/a
- 5% Landscaping Requirement: N/a
- Canopy Tree Requirement: N/a
- Residential Screening Req.: N/a
- Parking Setbacks: N/a
- Parking Requirements Met? N/a**

Vehicular Access: Traffic will access off of Egg Harbor Road and off of Huber's existing property just NE of proposed site.

Pedestrian Access: Recent improvements done on Egg Harbor Road now includes sidewalk and bike lanes. Staff doesn't foresee major use of this facility from bicycles or pedestrians.

Signage: No plans for signage have been submitted.

General Landscaping: No landscaping plan has been submitted. According to the site plan, 69.15% of the property will be impervious surface; the City has a maximum of 70%

impervious surface rule. The non-impervious areas will be used for stormwater management.

Refuse Area Location: No proposed refuse area is identified on the site plan.
Screening: N/a

Outdoor Lighting: No outdoor lighting is proposed.

Building:

Exterior Paint Color(s) and Type: Building will match colors as the building also owned by Brad Huber (Maroon, Green, and a cream color). This is within your packets.

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): There's been extensive discussion regarding the location of the driveway off of Egg Harbor Road. City staff has been working with the developer, SBU, and the City Engineer to find some common ground to avoid the possibility of having three driveways in a row. These discussions are still on-going, and a solution has not been reached when this review was prepared.

Prepared by: RYAN KERNOSKY

Date: 6/17/16

CITY OF STURGEON BAY

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

APPLICATION FOR *CERTIFICATE OF APPROPRIATENESS*

Name: Brian Seigworth

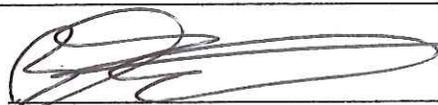
Owner of Premises: Brad Huber

Address or Legal Description of Premises:

Statement of Specific Item Requested for Approval:

Looking for ~~an~~ aesthetic Deising
approved

6-1-16
Date


Applicant

Date Received:	<u>6/1/16</u>
Staff Signature:	_____
Date Approved/Denied:	_____



Erosion Control Notes

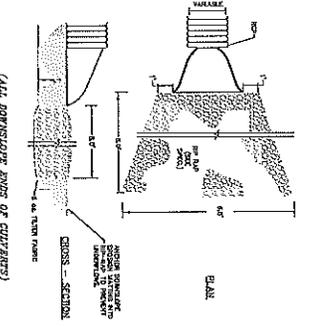
1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED AS SHOWN ON THESE PLANS.
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ITEM	DESCRIPTION	QUANTITY	UNIT
1	1" x 4" x 8" STEEL CHANNEL	100	LINEAR FEET
2	1" x 4" x 8" STEEL CHANNEL	100	LINEAR FEET
3	1" x 4" x 8" STEEL CHANNEL	100	LINEAR FEET
4	1" x 4" x 8" STEEL CHANNEL	100	LINEAR FEET
5	1" x 4" x 8" STEEL CHANNEL	100	LINEAR FEET
6	1" x 4" x 8" STEEL CHANNEL	100	LINEAR FEET
7	1" x 4" x 8" STEEL CHANNEL	100	LINEAR FEET
8	1" x 4" x 8" STEEL CHANNEL	100	LINEAR FEET
9	1" x 4" x 8" STEEL CHANNEL	100	LINEAR FEET
10	1" x 4" x 8" STEEL CHANNEL	100	LINEAR FEET

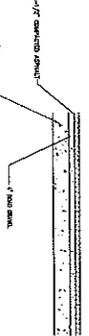
Procedures of Construction

- (BASED ON A 30 DAY SCHEDULE, ANTICIPATED START: JUNE 15, 2016)
1. INSTALL EROSION CONTROL MEASURES AS SHOWN ON THESE PLANS.
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Culvert Rip-rap Detail



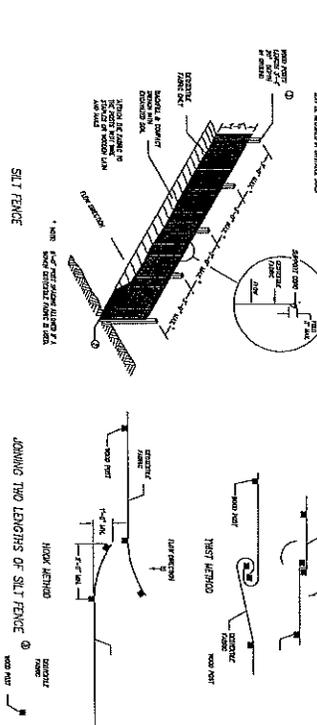
Driveway Cross - Section



Stabilization Specifications

- (REFER TO EROSION CONTROL PLAN FOR APPLICABLE AREAS)
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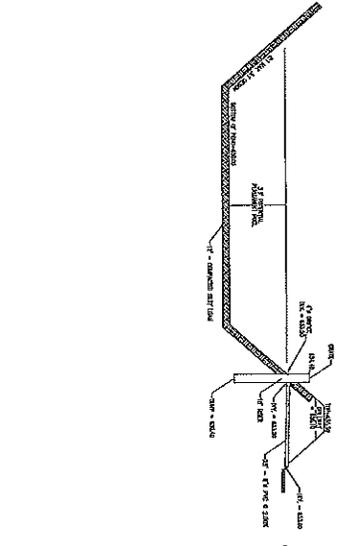
Silt Fence Detail



Trench Detail



Pond Cross - Section



GENERAL NOTES

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STATE OF ILLINOIS
DEPT OF TRANSPORTATION

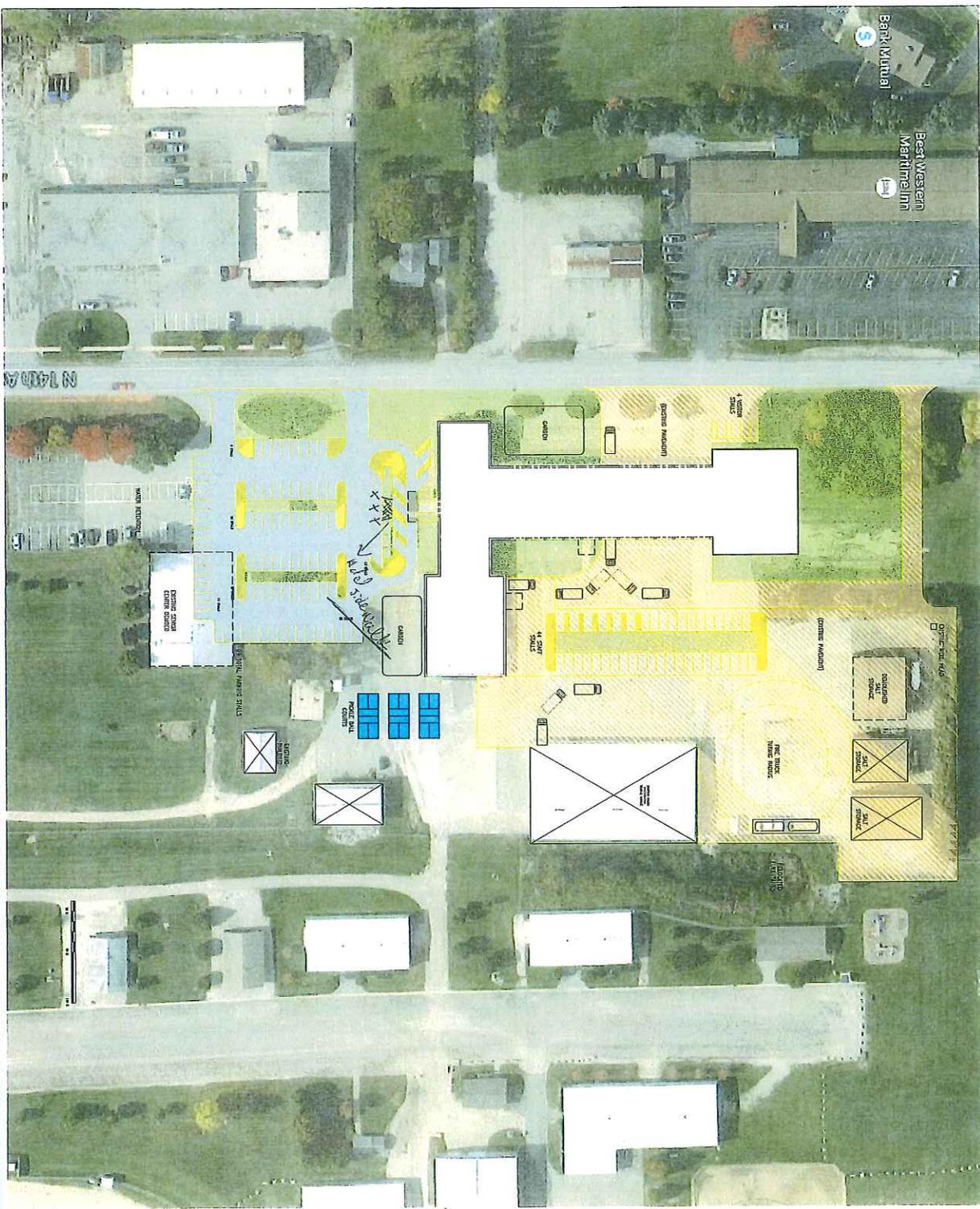
CONSTRUCTION DETAILS

BDH Construction

Baudhuin Incorporated
Site Engineering - Surveying - Soil Science

56 S. 3RD AVENUE
P.O. BOX 100
STURGEON BAY, WI
54253
PHONE: 920-43-8211
FAX: 920-743-8217

NO.	DATE	DESCRIPTION
1	06/15/16	ISSUED FOR PERMIT
2	06/15/16	ISSUED FOR PERMIT
3	06/15/16	ISSUED FOR PERMIT
4	06/15/16	ISSUED FOR PERMIT
5	06/15/16	ISSUED FOR PERMIT
6	06/15/16	ISSUED FOR PERMIT
7	06/15/16	ISSUED FOR PERMIT
8	06/15/16	ISSUED FOR PERMIT
9	06/15/16	ISSUED FOR PERMIT
10	06/15/16	ISSUED FOR PERMIT



99 South
 Franklin Square

ADD
 PLAN

Door County Highway Garage
 Floor Plan

Master Architects

