

**AGENDA  
CITY OF STURGEON BAY  
WATERFRONT DESIGN REVIEW BOARD**

Thursday, July 14, 2016  
12:00 Noon  
Community Room, City Hall  
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from June 15, 2016.
4. Consideration of: Proposed exterior changes and lighting plan for The Bay Lofts, 49 N. Madison Ave.
5. Consideration of: Zero side yard (setback) for Bellin Health, 311 N. Third Avenue, for proposed lot line adjoining Bay Shipbuilding Company.
6. Consideration of: Merging Waterfront Design Review Board into the Aesthetic Design & Site Plan Review Board.
7. Adjourn.

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

WDRB members:  
Dennis Statz, Vice-Chair  
Eric Paulsen  
James Goodwin  
Shelly Phelps

7/8/16  
10:00 a.m.  
LS

**WATERFRONT DESIGN REVIEW BOARD**

Wednesday, June 15, 2016

The Waterfront Design Review Board meeting was called to order at 12:08 p.m. by Vice-Chairperson Dennis Statz in Community Room, City Hall, 421 Michigan Street.

**Roll call:** Members Eric Paulsen, Dennis Statz, and James Goodwin were present. Excused: Member Shelly Phelps. Also present were Bay Shipbuilding representatives Todd Thayse, Peter Glassen, and Jerome Orsted; Alderpersons Kelly Catarozoli and Stewart Fett; Planner/Zoning Administrator Ryan Kernosky; Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

**Adoption of agenda:** Moved by Mr. Paulsen, seconded by Mr. Goodwin to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from May 16, 2016.
4. Consideration of: Proposed fencing for Bay Shipbuilding Company.
5. Adjourn.

Carried.

**Approval of minutes from May 16, 2016:** Moved by Mr. Goodwin, seconded by Mr. Paulsen to approve the minutes from May 16, 2016. Carried.

**Consideration of: Proposed fencing for Bay Shipbuilding Company:** Mr. Olejniczak stated that when the City agreed to close Jefferson Street there was a condition placed that within 50 feet of a street a fence needed to be installed.

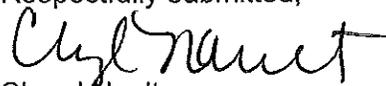
Mr. Thayse stated that there will be black cyclone fencing by the 1<sup>st</sup> Avenue turnaround that will resemble the Coast Guard fencing located down by Sawyer Park. A solid fence will be placed near the existing house located on the corner of the alley and Jefferson Street, which will be removed, and a parking lot will be installed. Any storage will be screened. The Fire Department and Police Department will have keys for the gates. The Jefferson Street gate will not be manned.

Mr. Olejniczak added that the fenced in area in which the right-of-way remains would still have to be approved by Council.

After a short discussion, it was moved by Mr. Paulsen, seconded by Mr. Goodwin to issue a certificate of appropriateness as presented. Carried.

**Adjourn:** Moved by Mr. Paulsen, seconded by Mr. Goodwin to adjourn. All ayes. Carried. Meeting adjourned at 12:20 p.m.

Respectfully submitted,

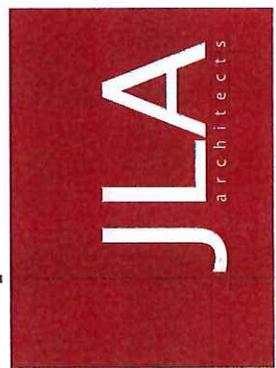


Cheryl Nault  
Community Development Secretary

4.

THE BAY LOFTS

49 N. MADISON AVENUE  
STURGEON BAY, WISCONSIN 54235



MODIFICATION TO CURRENT PUD

**BAY LOFTS**  
PROJECT DATA  
March 2, 2016

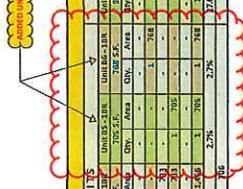
**BUILDING DATA**

UNIT TYPE	1-BEDROOM UNITS			2-BEDROOM UNITS			3-BEDROOM UNITS			TOTALS		
	UNITS	AREA	EFFICIENCY	UNITS	AREA	EFFICIENCY	UNITS	AREA	EFFICIENCY	UNITS	AREA	EFFICIENCY
1-BR	33	35.4%	2.7%	22	23.5%	5.4%	3	0.3%	0.0%	58	61.3%	2.7%
2-BR	16	16.2%	2.7%	22	23.5%	5.4%	3	0.3%	0.0%	41	42.9%	2.7%
3-BR	1	1.0%	0.0%	1	1.0%	0.0%	1	1.0%	0.0%	3	3.1%	0.0%
COMMERCIAL	1	1.0%	0.0%	1	1.0%	0.0%	1	1.0%	0.0%	3	3.1%	0.0%
TOTAL	51	51.6%	2.7%	46	48.5%	5.4%	8	8.4%	0.0%	105	108.4%	2.7%
Average Unit Size (sq ft)	695			1070			2600			1070		

1.05 ACRES (41,111) = 352 U/A

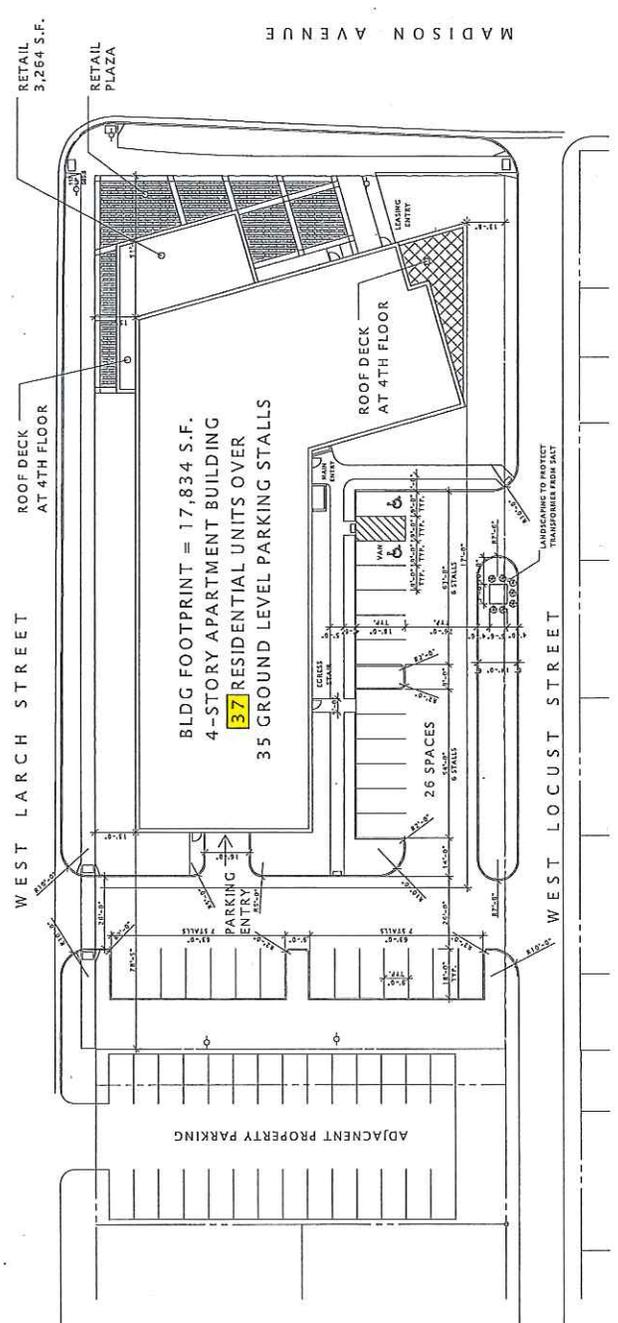
SY	UNITS			PARKING			TOTAL	RATIO
	1BR	2BR	3BR	TOTAL	SURFACE	COVERED		
4	0	4	0	4	12	21		
3	0	3	0	3	9	13		
2	0	5	0	5	6	12		
1	3,264 S.F. COMMERCIAL / RETAIL (INCLUDES MEZZANINE)							
T.	0	12	0	12	37	65	61	1.64/UNIT

37000 UNITS



CONCEPT DATA

SY	1BR	2BR	3BR	TOTAL	SURFACE	COVERED	TOTAL	RATIO
4	0	4	0	4	12	21		
3	0	3	0	3	9	13		
2	0	5	0	5	6	12		
1	3,264 S.F. COMMERCIAL / RETAIL (INCLUDES MEZZANINE)							
T.	0	12	0	12	37	65	61	1.64/UNIT



JOSEPH L. LEE, ASSOCIATES  
515 N. LOCUST STREET, SUITE 100  
ANN ARBOR, MI 48106  
313.963.1144

the bay lofts, llc

MODIFICATION TO CURRENT PUD

THE BAY LOFTS

DATE OF ISSUANCE: JUNE 30, 2016  
REVISION SCHEDULE

SHEET TITLE: ARCHITECTURAL SITE LAYOUT PLAN

SHEET NUMBER: ASP-100







WINDOW SCHEDULE - FOURTH FLOOR

UNIT	TYPE	FINISH	GLASS	OPERATION	SCREENING	REMARKS	FINISH	GLASS	OPERATION	SCREENING	REMARKS
UNIT 401	1	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
UNIT 402	2	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
UNIT 403	3	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
UNIT 404	4	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
UNIT 405	5	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
UNIT 406	6	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
UNIT 407	7	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
UNIT 408	8	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
UNIT 409	9	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
UNIT 410	10	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
UNIT 411	11	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
UNIT 412	12	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
UNIT 413	13	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
UNIT 414	14	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"

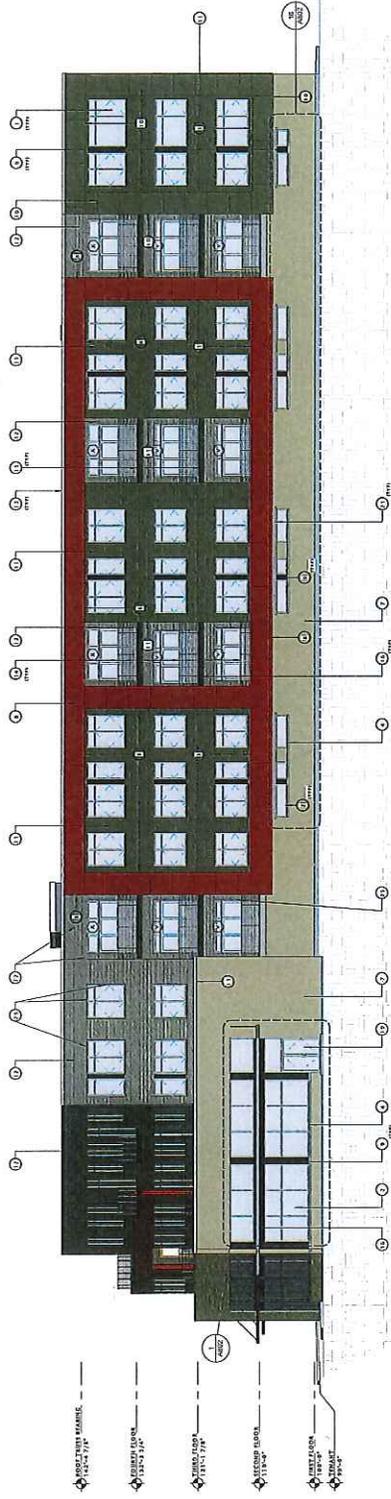


SHEET INDEX - SHARED UNIT TYPES

UNIT NO.	PLAN TYPE	UNIT TYPE
401	1	1/2"
402	2	1/2"
403	3	1/2"
404	4	1/2"
405	5	1/2"
406	6	1/2"
407	7	1/2"
408	8	1/2"
409	9	1/2"
410	10	1/2"
411	11	1/2"
412	12	1/2"
413	13	1/2"
414	14	1/2"

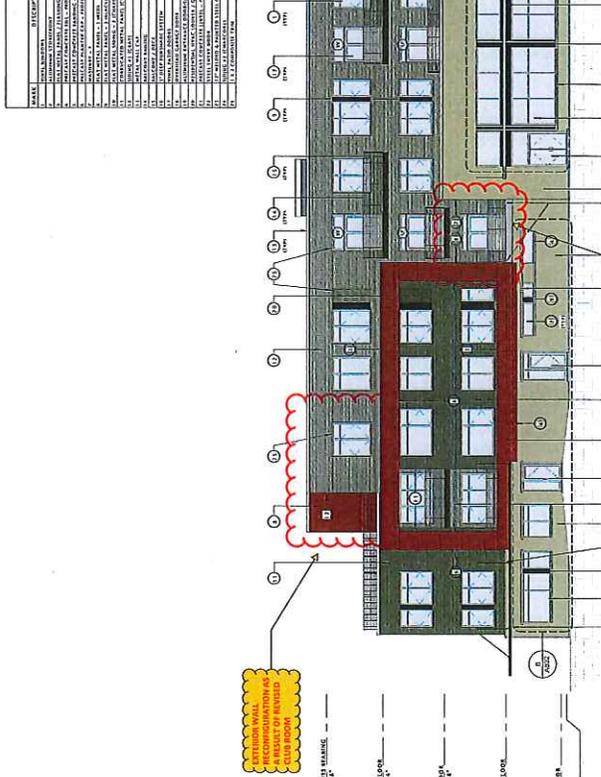
UNIT SCHEDULE - FOURTH FLOOR

UNIT NO.	PLAN TYPE	UNIT TYPE
401	1	1/2"
402	2	1/2"
403	3	1/2"
404	4	1/2"
405	5	1/2"
406	6	1/2"
407	7	1/2"
408	8	1/2"
409	9	1/2"
410	10	1/2"
411	11	1/2"
412	12	1/2"
413	13	1/2"
414	14	1/2"

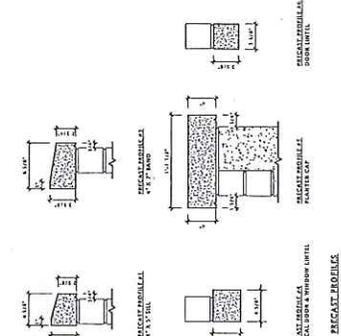


1 NORTH ELEVATION (LARCH STREET)  
1" = 1/8" = 0'

MARK	DESCRIPTION	NOTES	DATE
1	REVISION TO MATERIALS SCHEDULE	REVISION TO MATERIALS SCHEDULE	06/30/16
2	REVISION TO MATERIALS SCHEDULE	REVISION TO MATERIALS SCHEDULE	06/30/16
3	REVISION TO MATERIALS SCHEDULE	REVISION TO MATERIALS SCHEDULE	06/30/16
4	REVISION TO MATERIALS SCHEDULE	REVISION TO MATERIALS SCHEDULE	06/30/16
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10	REVISION TO MATERIALS SCHEDULE	REVISION TO MATERIALS SCHEDULE	06/30/16
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41	REVISION TO MATERIALS SCHEDULE	REVISION TO MATERIALS SCHEDULE	06/30/16
42	REVISION TO MATERIALS SCHEDULE	REVISION TO MATERIALS SCHEDULE	06/30/16
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46	REVISION TO MATERIALS SCHEDULE	REVISION TO MATERIALS SCHEDULE	06/30/16
47	REVISION TO MATERIALS SCHEDULE	REVISION TO MATERIALS SCHEDULE	06/30/16
48	REVISION TO MATERIALS SCHEDULE	REVISION TO MATERIALS SCHEDULE	06/30/16
49	REVISION TO MATERIALS SCHEDULE	REVISION TO MATERIALS SCHEDULE	06/30/16
50	REVISION TO MATERIALS SCHEDULE	REVISION TO MATERIALS SCHEDULE	06/30/16



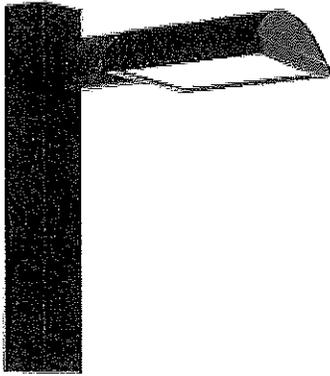
11 EAST ELEVATION (MADISON AVENUE)  
1" = 1/8" = 0'



EXTERIOR WALL  
CORNER  
WINDOW  
DOOR



# ALED4T105N



Specification grade area lights available with IES Type IV distribution. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Replaces up to 1000W HID fixtures. Patent pending management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project:  
**BAY LOFTS**

Type: **A**

Prepared By:

Date:

### Driver Info

Type:	Constant Current
120V:	0.89A
208V:	0.58A
240V:	0.50A
277V:	0.44A
Input Watts:	106W
Efficiency:	99%

### LED Info

Watts:	105W
Color Temp:	4000K
Color Accuracy:	82 CRI
L70 Lifespan:	100000
Lumens:	8,790
Efficacy:	83 LPW

## Technical Specifications

### Listings

#### UL Listing:

Suitable for wet locations.

#### IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label.

#### Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

#### DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: P0000177H

### LED Characteristics

#### Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

#### LEDs:

Multi-chip, high-output, long-life LEDs

#### Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

#### Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

### Construction

#### IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

#### Effective Projected Area:

EPA = 0.75

#### Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

#### Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

#### Thermal Management:

Superior thermal management with external Air-Flow fins.

#### Housing:

Die-cast aluminum housing, lens frame and mounting arm.

#### Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

#### Reflector:

Specular vacuum-metallized polycarbonate

#### Gaskets:

High-temperature silicone gaskets

#### IP Rating:

Ingress Protection rating of IP66 for dust and water.

#### Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

#### Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

#### For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

### Electrical

#### Drivers:

Two Drivers, Constant Current, Class 2, 1400mA, 100-277V, 50/60Hz, 0.8A, Power Factor 99%

#### THD:

7.6% at 120V, 16.0% at 277V

#### Surge Protection:

4kV

### Other

#### California Title 24:

See ALED4T105/BL, ALED4T105/PCS, ALED4T105/PCS2, or ALED4T105/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

#### Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

## Technical Specifications (continued)

### Other

#### Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

#### Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

#### Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

#### Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

#### GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

### Optical

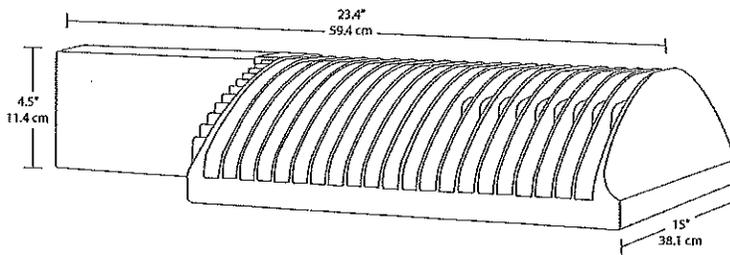
#### BUG Rating:

B1 U0 G2

# ALED4T105N



## Dimensions



## Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type IV distribution
- 5-year warranty

## Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Bi-Level
<b>ALED</b>									
2T = Type II		360 = 360W	= Arm	= 5000K (Cool)	= Bronze	= 120-277V	= No Photocell	= No Dimming	= No Bi-Level
3T = Type III		260 = 260W	SF = Slipfitter	Y = 3000K (Warm)	W = White	480 = 480V	/PC = 120V Button	/D10 = Dimmable	/BL = Bi-Level
4T = Type IV		150 = 150W		N = 4000K (Neutral)	RG = Gray		/PC2 = 277V Button		
		125 = 125W					/PCS = 120V Swivel		
		105 = 105W					/PCS2 = 277V Swivel		
		78 = 78W					/PCT = 120-277V Twistlock		
							/PCS4 = 480V Swivel		
							/PCT4 = 480V Twistlock		



LED 26W Wallpacks. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 7.5 lbs

Project:  
**BAY LOFTS**

Type:  
**B**

Prepared By:

Date:

**Driver Info**

Type: Constant Current  
120V: 0.26A  
208V: 0.16A  
240V: 0.14A  
277V: 0.12A  
Input Watts: 30W  
Efficiency: 88%

**LED Info**

Watts: 26W  
Color Temp: 4000K  
Color Accuracy: 83 CRI  
L70 Lifespan: 100000  
Lumens: 2,415  
Efficacy: 81 LPW

**Technical Specifications**

Listings

**UL Listing:**

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

**Dark Sky Approved:**

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

**DLC Listed:**

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.  
DLC Product Code: P0000175P

LED Characteristics

**Lifespan:**

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

**Color Consistency:**

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

**Color Stability:**

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

**Color Uniformity:**

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

**IP Rating:**

Ingress Protection rating of IP66 for dust and water.

**Finish:**

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

**Ambient Temperature:**

Suitable for use in 40°C ambient temperatures.

**Cold Weather Starting:**

The minimum starting temperature is -40°F/-40°C.

**Thermal Management:**

Cast aluminum Thermal Management system for optimal heat sinking. The LPACK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

**Green Technology:**

RAB LEDs are Mercury, Arsenic and UV free.

**For use on LEED Buildings:**

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

**Driver:**

Multi-chip 26W high output long life LED Driver Constant Current, 720mA, Class 2, 6kV Surge Protection, 100V-277V, 50-60 Hz, 100-240V, 4 Amps.

**THD:**

8.4% at 120V, 10.7% at 277V

Other

**California Title 24:**

See WPLED26/PC for a 2013 California Title 24 compliant model.

**Equivalency:**

The WPLED26 is Equivalent in delivered lumens to a 175W Metal Halide Wallpack.

**HID Replacement Range:**

The WPLED26 can be used to replace 150 - 200W Metal Halide Wallpacks based on delivered lumens.

**Patents:**

The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN301649064S.

**Country of Origin:**

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

**Country of Origin:**

Designed by RAB in New Jersey and assembled in Taiwan.

**Trade Agreements Act Compliant:**

This product is a product of Taiwan and a "designated country" end product that complies with the Trade Agreements Act.

**GSA Schedule:**

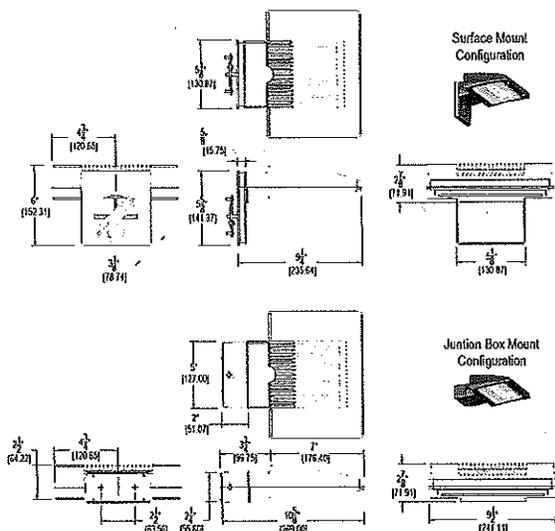
Suitable in accordance with FAR Subpart 25.4.

Optical

**BUG Rating:**

B1 U0 G0

**Dimensions**



**Features**

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5-year warranty

**Ordering Matrix**

Family	Watts	Color Temp	Sensor	Finish	Photocell	Dimming
WPLED	26 = 26W	= 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	= No Sensor MS = Mini Sensor	= Bronze W = White	= No Photocell /PC = 120V Button /PCS = 120V Swivel /PC2 = 277V Button	= No Dimming /D10 = Dimmable



BAY LOFT SITE

Designer: JAW  
Date: 4/27/2018  
Scale:  
Drawing No.  
Summary

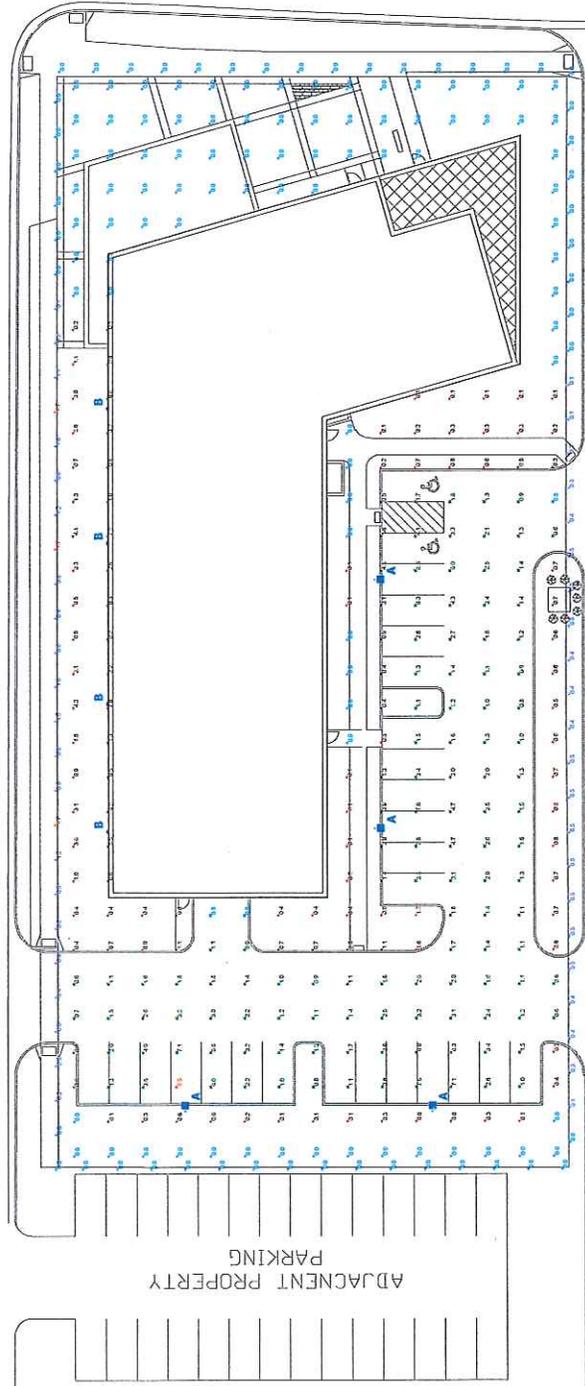
1 of 1

*Light Locations*

WEST LARCH STREET

WEST LOCUST STREET

MADISON AVENUE



ADJACENT PROPERTY PARKING

Plan View  
Scale - 1" = 16'

REVISIONS		DATE		BY		CHECKED	
1	ADD LIGHTING	4/27/18	JAW	4/27/18	JAW	4/27/18	JAW
2	REVISE LIGHTING	4/27/18	JAW	4/27/18	JAW	4/27/18	JAW

REVISIONS		DATE		BY		CHECKED	
1	ADD LIGHTING	4/27/18	JAW	4/27/18	JAW	4/27/18	JAW
2	REVISE LIGHTING	4/27/18	JAW	4/27/18	JAW	4/27/18	JAW

TYPE A - MOUNTED ON A 15' POLE WITH A 3' BASE.  
TYPE B - MOUNTED 10' ABOVE GRADE.

CITY OF STURGEON BAY

WATERFRONT DESIGN REVIEW BOARD

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name: Fincantieri Marine Group, LLC / Bellin Memorial Hospital, Inc.

Owner of Premises: \* Fincantieri Marine Group, LLC

Address or Legal Description of Premises:  
311 North Third Avenue

Statement of Specific Item Requested for Approval:  
Applicant requests that the WDRB approve a zero-foot side yard setback along the western facade of the building situated on the subject property, so that such facade may form part of the eastern boundary of Lot 1 on a certified survey map currently being proposed by Fincantieri Marine Group, LLC.

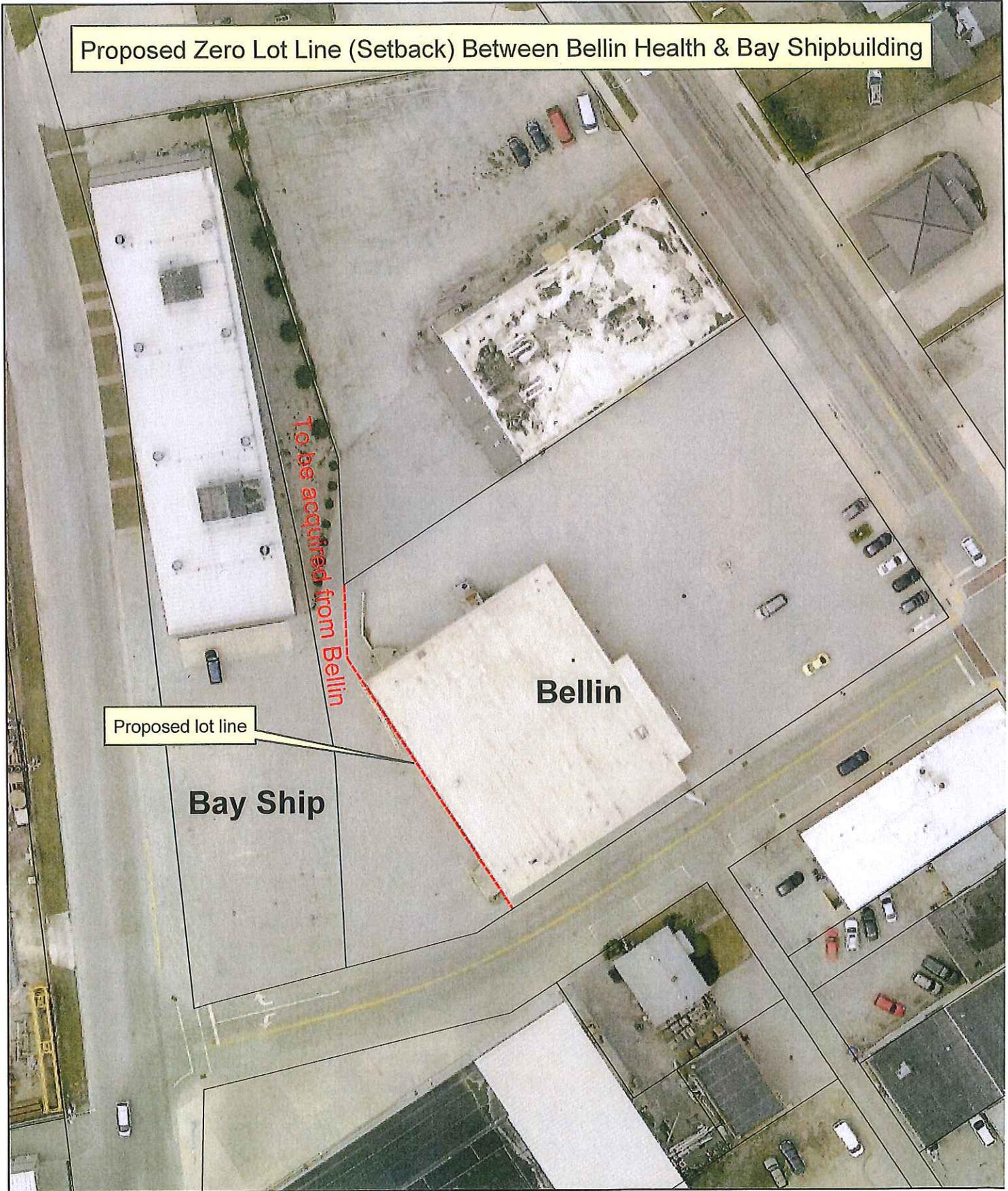
7/26/16  
Date

[Signature]  
Applicant

Date Received:
_____
Date Approved/Denied:
_____

\* Fincantieri anticipates purchasing a portion of the subject property from Bellin during 3Q 2016.

Proposed Zero Lot Line (Setback) Between Bellin Health & Bay Shipbuilding

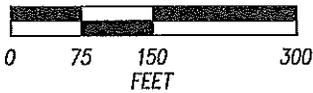


# CERTIFIED SURVEY MAP

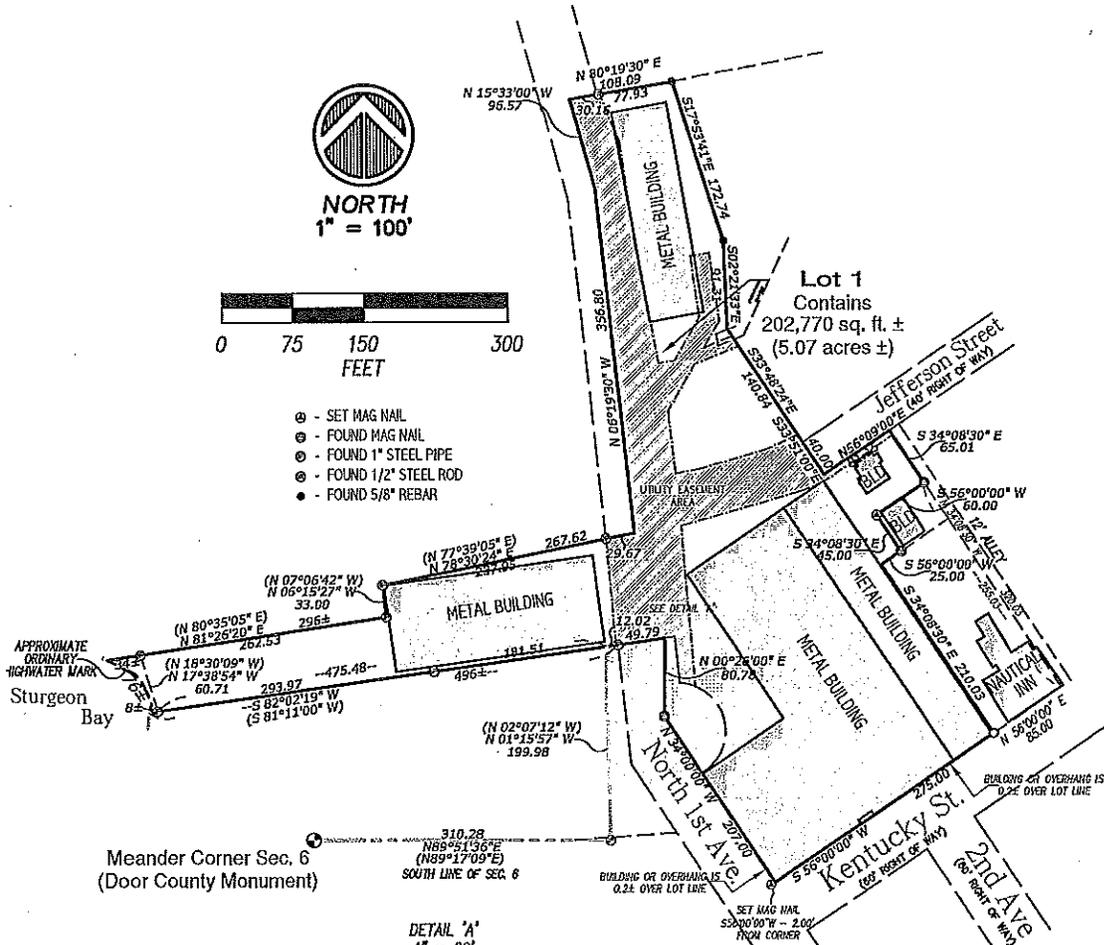
LOCATED IN:  
 GOVERNMENT LOT FOUR (4), SECTION SIX (6),  
 LOT ONE (1), LOT FOUR (4), AND LOT SIX (6) IN BLOCK THIRTY-SIX (36),  
 LOT FOURTEEN (14), BLOCK THIRTY-SEVEN (37) AND PART OF BLOCK THIRTY-FOUR (34)  
 OF THE ASSESSOR'S MAP OF THE CITY OF STURGEON BAY,  
 ALL IN:  
 SECTION SIX (6), TOWNSHIP TWENTY-SEVEN (27) NORTH, RANGE TWENTY-SIX (26) EAST,  
 CITY OF STURGEON BAY,  
 DOOR COUNTY,  
 WISCONSIN



NORTH  
 1" = 100'

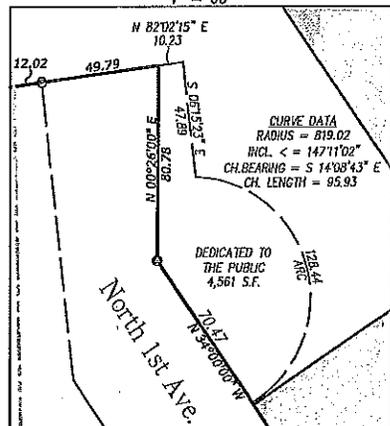


- ⊙ - SET MAG NAIL
- ⊖ - FOUND MAG NAIL
- ⊙ - FOUND 1" STEEL PIPE
- ⊙ - FOUND 1/2" STEEL ROD
- - FOUND 5/8" REBAR



Meander Corner Sec. 6  
 (Door County Monument)

DETAIL 'A'  
 1" = 60'



(3) *Exceptions to yard requirements:*

- (a) Within the C-2 district, where a proposed building or addition abuts an existing building on the adjoining lot (zero side yard), the minimum street yard (setback) shall be equal to the existing street yard for the adjoining building.
- (b) Within the C-2 district, the minimum side yard shall be reduced to zero if an adjoining building already has a zero side yard.
- ★ (c) Within that portion of the C-2 district that is also within the Waterfront Redevelopment District, the city plan commission may, after review and recommendation by the Waterfront Design Review Board, authorize a zero side yard or a lesser street yard (setback) than required under subsection (2). The intent of this provision is to provide relief from the yard requirements in locations where it is desirable to create, recreate, or maintain a traditional downtown development pattern and character.
- (d) Structures such as ramps and landings, lifts, or elevator housings designed to comply with the Americans with Disabilities Act requirements, for which there are no feasible alternative locations shall be excepted from the minimum yard requirements.
- (e) Within the R-2, R-3, and C-5 districts, the minimum street yard (setback) shall be 17 feet for unenclosed appurtenances to a dwelling, such as porches, decks, balconies, and stairways.

(4) *Zero lot line duplexes (attached dwelling units).* In districts where two-family dwellings are allowed, such dwellings may be developed as zero lot line duplexes (attached dwelling units), subject to the following requirements:

- (a) The side yard for adjoining lots identified for attached dwelling units may be zero along the common lot line, provided that:
  - 1. Each lot shall have a minimum lot width of 40 feet and a minimum lot area of 4,000 square feet and a combined minimum lot width of 80 feet and minimum lot area of 12,000 square feet.
  - 2. Such adjoining lots proposed for the zero side yard are held under the same ownership at the time of initial construction.
  - 3. The adjoining side yard setback of the lot adjacent to the zero side yard setback is also zero.
  - 4. The opposite side yard is not less than required under subsection (2).
  - 5. Easements shall be provided across zero lot lines where necessary for water, sewer and utility services.
- (b) The construction of the dwelling units shall meet the following requirements at all times:
  - 1. There shall be a minimum one-car enclosed garage, attached to such main building, for each unit.

# MEMO

**To:** Waterfront Design Review Board  
**From:** Martin Olejniczak, Community Development Director  
**Date:** July 7, 2016  
**Subject:** Merging Waterfront Design Review Code

Currently there are four different design review codes and districts serving different parts of the city. These include the Historic Preservation District, Waterfront Redevelopment District, Industrial Park, and the overall city under the Aesthetic Design and Site Plan Review Code. There has been previous consideration to combining some of the design districts/code to streamline the review process. Ms. Phelps has resigned effective July 15th and Mr. Goodwin is potentially no longer eligible to serve as the professional planner, architect or engineer. Therefore, it may be a good time to consider again whether it makes sense to merge the Waterfront Design Review code into the city's overall Aesthetic Design and Site Plan Review Code. Staff would like to discuss with the WDRB the pros and cons of eliminating the Waterfront Design Review Code and having the projects within the Waterfront Redevelopment District be handled through the ADSPRB.