

**AGENDA**  
**CITY OF STURGEON BAY**  
**WATERFRONT DESIGN REVIEW BOARD**  
Friday, August 5, 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 July 14, 2016.
4. Consideration of: Proposed Guard House for Bay Shipbuilding to be installed on 1<sup>st</sup> Avenue.
5. Consideration of: Proposed parking lot for Bay Shipbuilding, located at 225 Jefferson Street.
6. Adjourn.

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

WDRB members:  
Dennis Statz, Vice-Chair  
Eric Paulsen  
James Goodwin  
Cindy Weber

8/2/16  
3:00 p.m.  
CN

## WATERFRONT DESIGN REVIEW BOARD

Thursday, July 14, 2016

The Waterfront Design Review Board meeting was called to order at 12:01 p.m. by Vice-Chairperson Dennis Statz in Community Room, City Hall, 421 Michigan Street.

**Roll call:** Members Shelly Phelps, Eric Paulsen, Dennis Statz, and James Goodwin were present. Also present were The Bay Lofts representative Jeff Gillis, Bay Shipbuilding representative Jerome Orsted, 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. Paulsen, seconded by Mr. Goodwin to adopt the following agenda:

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 Avenue.
5. Consideration of: Zero side yard (setback) for Bellin Health, 311 N. Third Avenue, for proposed lot line adjoining Bay Shipbuilding Company.
- 5a. Consideration of: Wall signage for Fincantieri Bay Shipbuilding at 273 N. 1<sup>st</sup> Avenue and 128 Kentucky Street.
6. Consideration of: Merging Waterfront Design Review Board into the Aesthetic Design & Site Plan Review Board.
7. Adjourn.

Carried.

**Approval of minutes from June 15, 2016:** Moved by Mr. Paulsen, seconded by Mr. Goodwin to approve the minutes from June 15, 2016. Carried.

**Consideration of: Proposed exterior changes and lighting plan for The Bay Lofts, 49 N. Madison Ave.:** Jeff Gillis presented the lighting plan for The Bay Lofts. The diagram showed no spillage of light onto the neighbors properties. There will be four light poles installed in the parking lot, with wall packs placed on the building facing Larch Street. Two street lights will also be installed. Exterior changes include the red shadow box having a dimension change and will now be built out with an 8 inch depth instead of 2 feet. It will also be more cost effective. On the parking lot side of the building LP smart siding will be installed, which is a different material than originally proposed. The color will remain the same with the light and darker grey color. The corners will be wrapped in metal, with the red color remaining throughout the building. The metal and masonry facing Madison Avenue will remain, with smart siding on the upper level and on all decks.

After consideration, it was moved by Mr. Paulsen, seconded by Ms. Phelps to issue a certificate of appropriateness for all changes including lighting. All ayes. Carried.

**Consideration of: Zero side yard (setback) for Bellin Health, 311 N. Third Avenue, for proposed lot line adjoining Bay Shipbuilding Company:** Mr. Olejniczak stated that several years ago the code had been changed to include a zero lot line for construction in the C-2 district. Bay Shipbuilding would like to change the lot line behind the Bellin Health building.

Jerome Orsted stated their intentions to install a guardian fence right up to the Bellin building. Bellin Health has given their permission for the fence to be installed without a setback. There is an unused door in the rear of the building. Bellin Health has a service door on the north side of the building.

Mr. Olejniczak mentioned that a door would be needed on the Jefferson Street side of the building.

Mr. Orsted stated that the police and fire departments had no problems with the fence location.

Mr. Olejniczak stated that in this case it is not an aesthetic issue. The lot line is moving to the building rather than the building moving to the lot line. A recommendation to Plan Commission to approve the zero lot line would be needed.

After further discussion, it was moved by Mr. Goodwin, seconded by Mr. Goodwin to recommend to Plan Commission the change of lot line. All ayes. Carried.

**Consideration of: Wall signage for Fincantieri Bay Shipbuilding at 273 N. 1<sup>st</sup> Avenue and 128 Kentucky Street:** Mr. Orsted presented proposed signage for the property located at 273 N. 1<sup>st</sup> Avenue, which would include a 34-foot long x an approximate 7 ½ foot backlit LED wall sign. The property at 128 Kentucky Street, would include an approximate 24-foot x 5-foot non-lit wall sign, as well as a 10-foot x an approximate 2-foot backlit LED sign installed above the entrance door.

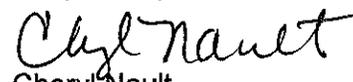
After a short discussion, it was moved by Mr. Goodwin, seconded by Ms. Phelps to issue a certificate of appropriateness as presented. All ayes. Carried.

**Consideration of: Merging Waterfront Design Review Board into the Aesthetic Design & Site Plan Review Board:** Mr. Olejniczak began by stating that Ms. Phelps has resigned from the Board. Mr. Galligan has not yet been replaced. The Waterfront Redevelopment Authority had authorized the chairman to choose additional members. Mr. Goodwin, who technically is the professional planner/architect/engineer on the Board, is no longer a professional engineer. The City has an overall Aesthetic Design & Site Plan Review Code that was written into the zoning ordinance that basically applies to everything not residential or in the Waterfront, Historic or Industrial Park district. The Waterfront code could be part of the Aesthetic Design & Site Plan Review code and make it a seven member board. The Aesthetic Design & Site Plan Review Board had no objections. They do have their own set of guidelines. The Historic Preservation Commission has different mandates and should be kept as a separate board. Options are to leave the WDRB as it is and replace Ms. Phelps and Mr. Galligan, dissolve the committee and code and let the Aesthetic Board take it over, or merge the two committees and make a seven member board.

Mr. Statz thought it would make more sense to merge the boards, but was concerned about what they have previously approved. Members agreed to merge the boards and present it to Council.

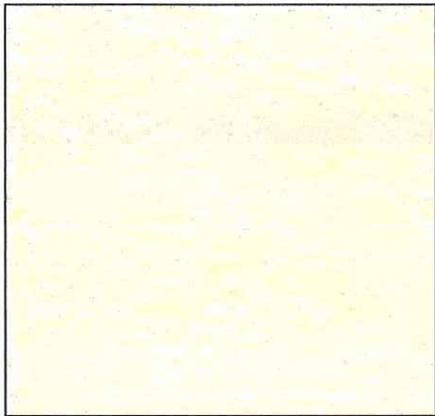
**Adjourn:** Moved by Ms. Phelps, seconded by Mr. Paulsen to adjourn. All ayes. Carried. Meeting adjourned at 12:30 p.m.

Respectfully submitted,

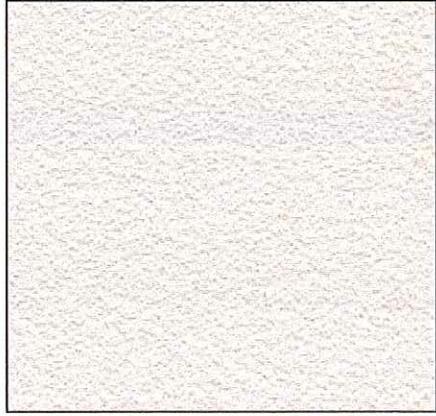
  
Cheryl Nault  
Community Development Secretary



Panel Built Inc

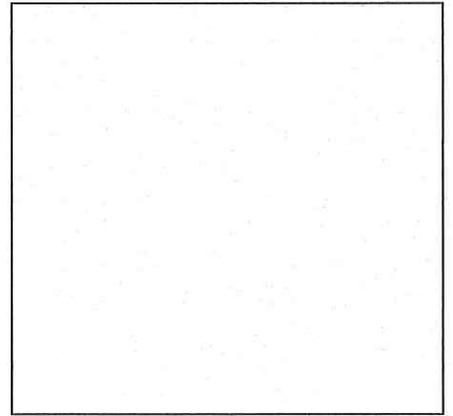


**CREAM**



**DOVE GREY**

Proposed color



**OFF WHITE**

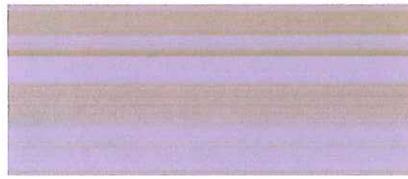


# Metal Roofing Color Options

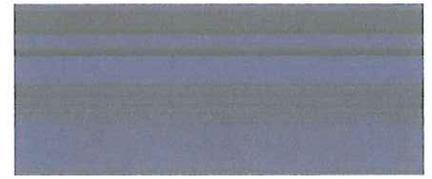
## Standard Options



Regal White



Surrey Beige



Slate Gray



Charcoal



Dark Bronze



Evergreen



Regal White



Medium Bronze

Proposed color

## Premium Options



Regal White



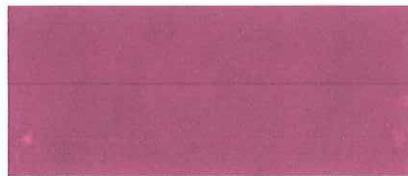
Copper Penny



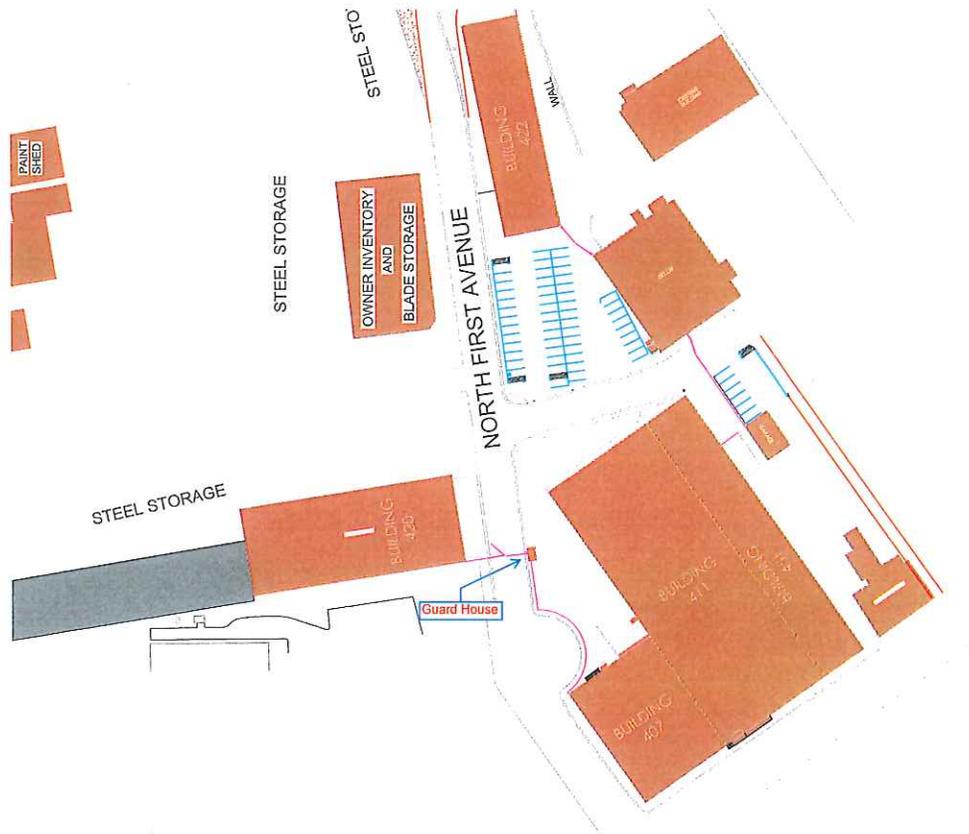
Brandywine

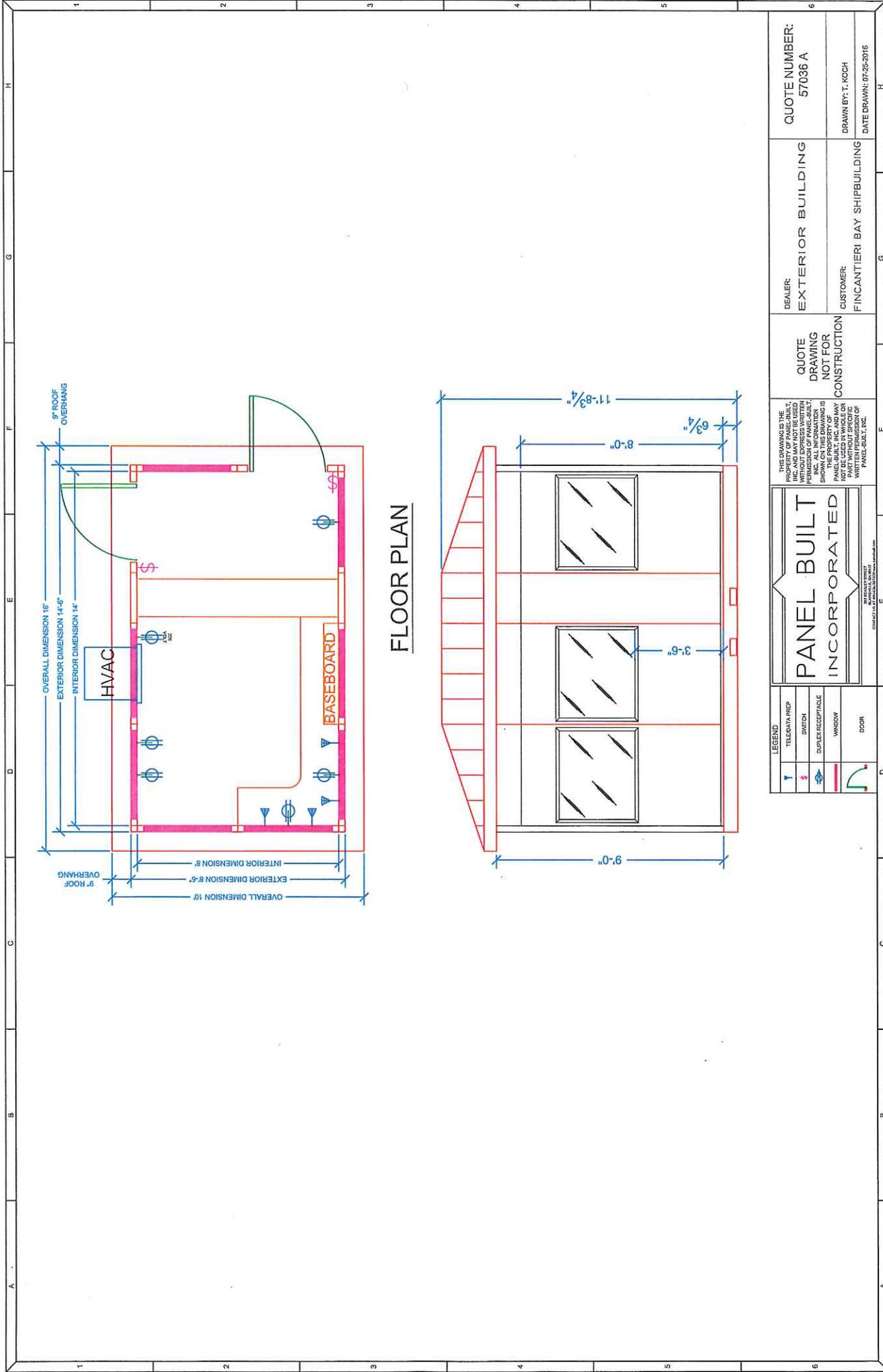


Hartford



Brite Red





**FLOOR PLAN**

**LEGEND**

	TELEDATA PREP
	SWITCH
	DUPLEX RECEPTACLE
	WINDOW
	DOOR

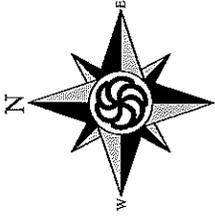
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 CHARLOTTE, NC 28202  
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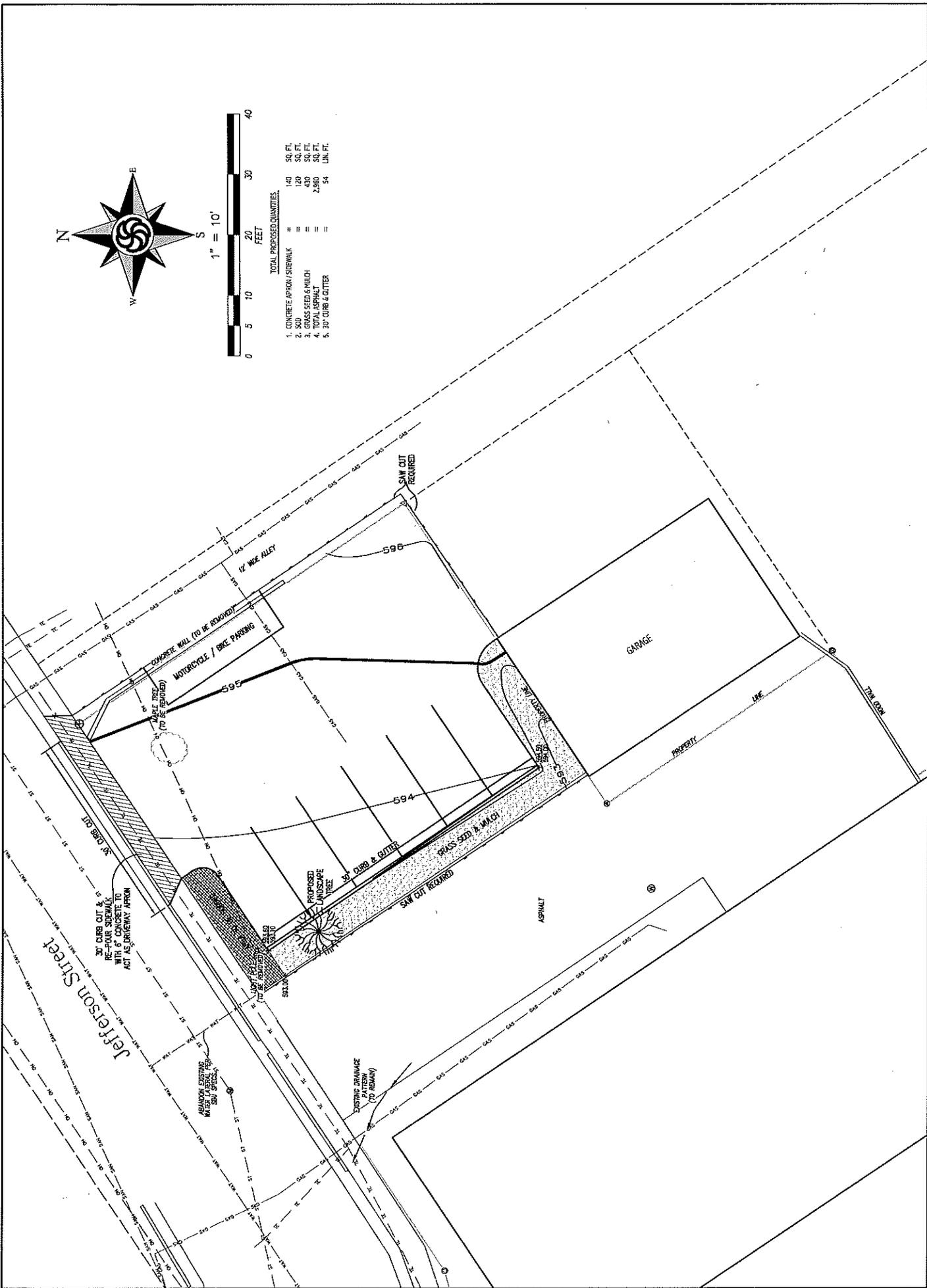
DEALER: EXTERIOR BUILDING  
 CUSTOMER: FINCANTIERI BAY SHIPBUILDING

QUOTE NUMBER: 57036 A  
 DRAWN BY: T. KOCH  
 DATE DRAWN: 07/25/2016



TOTAL PROPOSED QUANTITIES

	SQ. FT.
1. CONCRETE APRON / SIDEWALK	140
2. SOD	120
3. GRASS SEED & MULCH	180
4. 3\"/>	



PROJECT NO.	684-10852
DATE	7-28-16
SCALE	HORIZ. - 1" = 10'
DESIGNED BY	RAYSHIP P.J.S. Z284
REVISED DATE	
PROJECT	RAYSHIP P.J.S. Z284
DATE	7-28-16
BY	
DATE	
BY	
DATE	

55 S. 3RD AVENUE  
 P.O. BOX 105  
 STURGEON BAY, WI  
 54235  
 PHONE: 920-745-8211  
 FAX: 920-745-8217

**Baudhuin Incorporated**  
 Site Engineering - Surveying - Soil Science

**GRADING & DRAINAGE PLAN**

GP1

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