

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

Wednesday, October 12, 2016

4:30 p.m.

Community Room, City Hall
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from September 12, 2016.
4. Consideration of: Landscaping, signage, and lighting for Olson Dental, 1524 Michigan Street.
5. Consideration of: Facade changes for Door County Co-op – Appliance Avenue, 938 Egg Harbor Road (former Warner Wholesale building).
6. Consideration of: Facade changes to Jimmy Johns, 845 Egg Harbor Road (former Taco Bell).
7. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Committee members
Mark Lake – Chair
Jon Burk
Jeff Serafico
Dennis Van Bramer
Josh Van Lieshout

10/7/16
1:00 p.m.
CAN

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

Monday, September 12, 2016

The Aesthetic Design & Site Plan Review Board meeting was called to order at 4:30 p.m. by Chairperson Mark Lake in Community Room, City Hall, 421 Michigan St.

Roll call: Members Josh Van Lieshout, Dennis Van Bramer, Jon Burk, and Mark Lake were present. Excused: Member Jeff Serafico. Also present were Alderman Rick Wiesner, Planner/Zoning Administrator Ryan Kernosky, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from August 22, 2016.
4. Consideration of: Pool pavilion for Marina View Apartments, 230 Nautical Drive.
5. Consideration of: Signage for Jim Olson Ford, 440 S. Duluth Avenue.
6. Consideration of: Landscaping and lighting plans for Door County Senior Center, Aging Disability Resource Center, and Emergency Management/Ambulance Garage – 916 N. 14th Avenue.
7. Consideration of: Site plan and temporary structure for Anchors Away Garden & Gifts, 1655 Vibernum Street.
8. Adjourn.

Carried.

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

Consideration of: Pool pavilion for Marina View Apartments, 230 Nautical Drive: Dan Schott presented a new plan for a pool pavilion. The original plan was previously approved and was slightly larger than what is currently proposed. The pavilion will be open on three sides, with the 4th side being part of the fully enclosed community room.

Mr. Olejniczak stated the pool meets all setbacks and will be fenced in.

Members discussed separation from the pickleball court. There is a fence on the south side of the property line.

Mr. Van Lieshout relayed several concerns from the neighboring property owner, including noise while the pool is open, if there will be any screening between her house and the pool deck, and if the handicap stall will be buffered. Mr. Schott will also be moving the parking lot 20 feet out of the right-of-way.

Mr. Schott stated that there is a 10:00 pm quiet time curfew for the whole complex.

Lighting was the next item of discussion. Mr. Schott stated that the cathedral ceiling will contain lighting per state code. There are no lighting plans for the pickleball court. If pickleball becomes a problem in any way, a fence will be installed.

Alderman Rick Wiesner stated his concern in regard to future lighting and that light should only shine on their own property and not the neighbors.

Further discussion took place. Moved by Mr. Van Bramer, seconded by Mr. Burk to approve the pool pavilion as presented, with the condition that exterior light fixtures shall be shielded such that direct beams of light are not cast skyward or onto adjoining property. All ayes. Carried.

Consideration of: Signage for Jim Olson Ford, 440 S. Duluth Avenue: Mr. Kernosky presented the proposed wall signage and two pylon signs for Jim Olson Ford. The pylon signs will be relocated from the existing Ford dealership. One sign will display Ford and the other Lincoln. There will be no signage facing residents. All signage will be internally lit.

Mr. Van Lieshout would rather see 4-foot high ground signs than the 20-foot high pylon signs. He also stated he did not care for the orange colored "Fast Lube" wall sign. In his opinion, the orange stripe and slanted letters clash with the taste of the building. Mr. Kernosky will check into the fast lube sign to see if it will be lit.

Mr. Kernosky mentioned that Ford originally wanted signs taller than the 20 feet allowed. All signage meets code.

Mr. Van Bramer was concerned about the location of the Ford pylon sign as there may be a conflict with the drainage plan. Mr. Kernosky will confer with Bayland Buildings with respect to the landscaping and drainage plan.

After further discussion, it was moved by Mr. Burk, seconded by Mr. Van Bramer to approve the wall signs as presented, but the pylon signs are to come back to the Board for approval. All ayes. Carried.

Consideration of: Landscaping and lighting plans for Door County Senior Center, Aging Disability Resource Center, and Emergency Management/Ambulance Garage – 916 N. 14th Avenue: Architect John Cain presented the landscaping plan for the renovation of the former highway shop. There will much landscaping around the building, as well as introducing a couple of oriental trees. They will follow the schedule of plantings shown on the site plan.

Mr. Kernosky stated that there were no major concerns with the landscaping and have met the requirements regarding the canopy trees for the parking lot area.

Mr. Cain questioned whether the line of trees along 14th Avenue should be removed or bring them back in line with the trees closer to the parking area. The consensus was that two shade trees should be installed behind the right-of-way.

Lighting was discussed. Mr. Cain explained that all lighting will be downlit. Lighting requirements are met for the parking lot. The light poles are 20 feet high, with a 3-foot high concrete base. Along the walkway will be a row of 3-foot high ballards. There are also 12-foot high light poles located near the Senior Center entrance. They will be protected by the curb. There will be canopy lights by the entrance that are also downlit. Surface mounted

lights will be installed over the garage doors. There will be an entrance by the second bay and on the opposite side, with a landing. They envision a deck in the future that will go around the building at the same elevation.

Mr. Cain presented the two precast concrete monument signs with landscaping. Reclaimed stone from the original building will be used, with cast aluminum raised letters. A lighting fixture that will be 18 inches off the ground will angle up to shine on the sign.

After discussion, it was moved by Mr. Van Lieshout, seconded by Mr. Burk to approve the lighting with the necessary changes that all lights on the building are downward directed, as well as approving the proposed signage.

Moved by Mr. Van Lieshout, seconded by Mr. Burk to approve the landscaping plan, with the exception of moving the two shade trees back to the parking lot area behind the right-of-way line. All ayes. Carried.

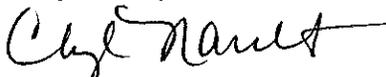
Consideration of: Site plan and temporary structure for Anchors Away Garden & Gifts, 1655 Vibernum Street: Mr. Kernosky stated that Jessica Markham and her husband have purchased the last lot in the City on Vibernum Street on the west side for relocation of their business. There is a 50-foot setback from the highway right-of-way. During Phase 1 of their plan, they would construct a grey 6' x 6' temporary structure to house the water meter. Two temporary greenhouse structures and a 13-stall parking lot will also be constructed. The parking lot will need to be paved within one year of approval.

Ms. Markham stated the greenhouses stay up for the off season months, but removes the foam. There would be hoops of galvanized steel. There are no plans for lighting. A porta potty would be available for customers use. An outdoor electric panel would be needed for minimal electric use for the cash register and fans. One dumpster would be located off of the service drive. She is entertaining a gate to be placed across the vehicle access, but would have to be left open certain nights for Advanced Disposal to empty the dumpster during the early hours of the morning. They will also relocate their existing 4' x 8' sign and place a flower bed around it.

With no further discussion, it was moved by Mr. Burk, seconded by Mr. Van Bramer to approve the plan as presented for Phase 1 and to comply with the 50' highway setback. All ayes. Carried.

Adjourn: Moved by Mr. Van Bramer, seconded by Mr. Burk to adjourn. Carried. Meeting adjourned at 5:58 p.m.

Respectfully submitted,



Cheryl Nault
Community Development Secretary



MEMO

To: Aesthetic Design and Site Plan Review Board
From: Ryan Kernosky, Planner & Zoning Administrator
Date: October 6, 2016
Subject: Olson Dental Landscaping and Signage

I have reviewed the landscaping and signage plan for Olson Dental (1524 Michigan Street). Below are my recommendations and comments:

Landscaping:

- Within 10' of the parking lot 3 trees are required. The proposed landscaping plan has three Autumn Blaze Pear trees. Two are within the required 10'; however, one appears to be a few feet too far. I met with the owner and contractor on the property, they agreed to move the tree closer to the parking lot.

Signage:

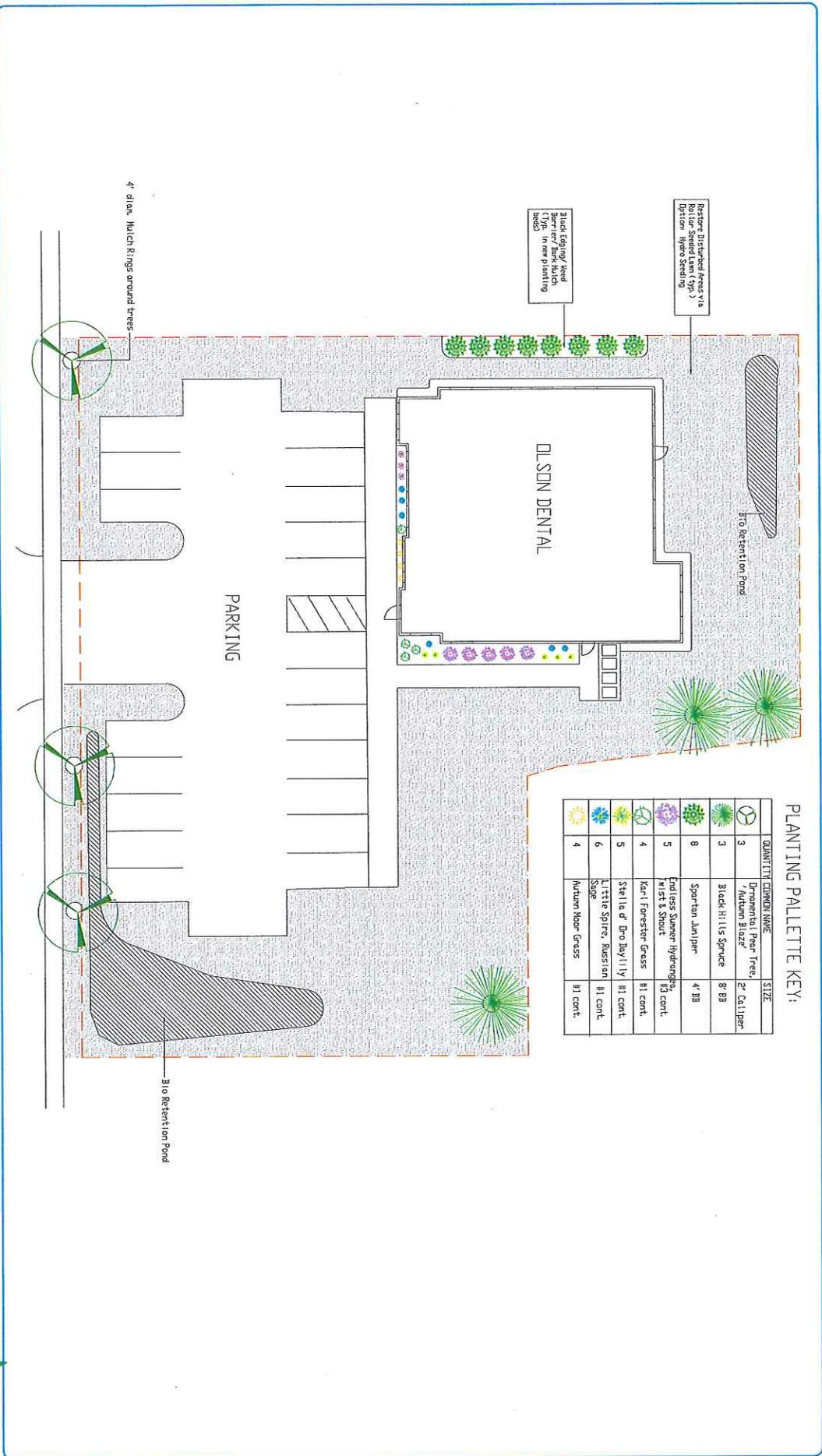
- I met with the owner and contractor on the property, the sign will be legally placed next to the driveway.
- The sign will be externally lit; however, no clear lighting has been submitted.

Lighting:

- In discussion with the contractor, it appears that they do intend to install exterior lighting and parking lot lighting. However, that has not been submitted to the City yet. The owner and contractor will submit items before the Wednesday meeting.

Conclusion:

- The property, signage, landscaping, and lighting meets code.

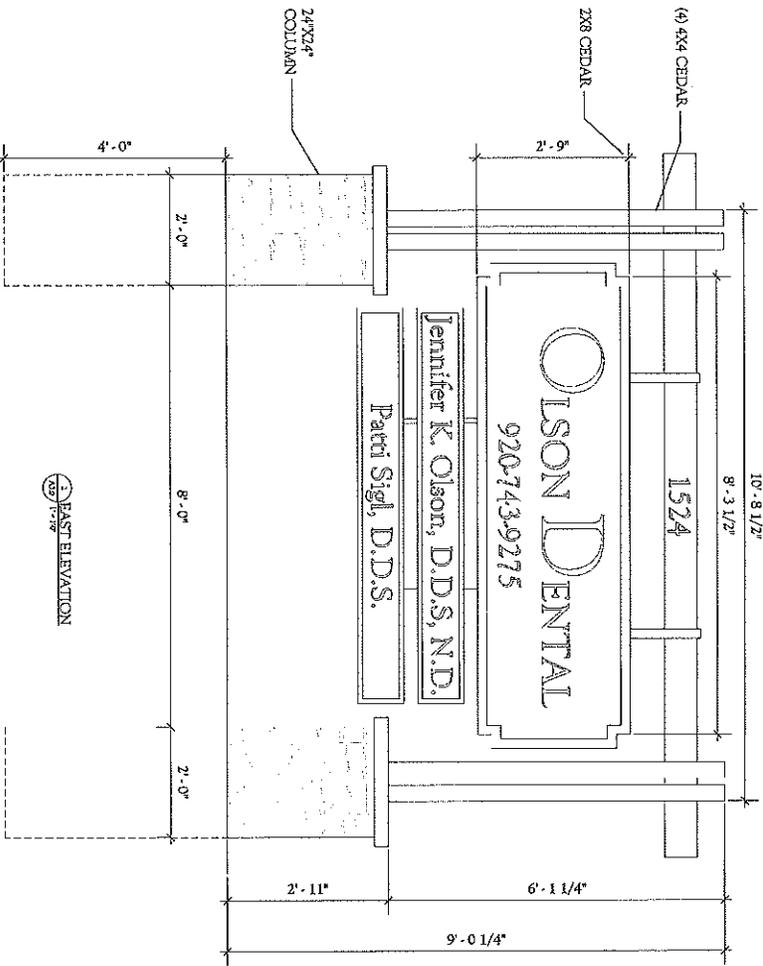


PLANTING PALETTE KEY:

QUANTITY	COMMON NAME	SIZE
3	Downy Birch, Pear Tree, Autumn Blaze	2" Caliper
3	Black Hill Spruce	8' BB
8	Spartan Juniper	4' BB
5	Endless Summer Hydrangea, Mist & Shout	13 cont.
4	Karl Forester Grass	11 cont.
5	Starlite® Bro-Bay Lily	11 cont.
6	Little Spire, Russian Sage	11 cont.
4	Autumn Moor Grass	11 cont.

DL Son Dental 1524 Michigan Street Sturgeon Bay, WI Drawn By: P. Raime	Date: 09/07/2016 Scale 1" = 10'	Revisions:	North ↑
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1 SOUTH ELEVATION

2 EAST ELEVATION

3 FLOOR PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	15-11-24
SCALE	A3.0
PROJECT NAME	1524 MICHIGAN STREET STURGEON BAY, WISCONSIN
CLIENT	OLSON DENTAL
DESIGNER	DELEERS CONSTRUCTION, INC.
CONTRACT NO.	
DATE	
REVISIONS	
NO.	DESCRIPTION
1	ISSUE FOR PERMIT
2	ISSUE FOR CONSTRUCTION
3	ISSUE FOR AS-BUILT
4	ISSUE FOR FINAL
5	ISSUE FOR ARCHIVE
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50	ISSUE FOR

PROPOSED FOR:
 15-11-24
 1524 MICHIGAN STREET STURGEON BAY, WISCONSIN



CITY OF STURGEON BAY

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name: DOOR COUNTY COOP - APPLIANCE AVE

Owner of Premises: DOOR COUNTY COOP

Address or Legal Description of Premises:

938 EGG HARBOR ROAD

Statement of Specific Item Requested for Approval:

CHANGE FRONT FASCIADE / EIFS
PAINT ENTIRE EXTERIOR
NEW WINDOWS AND DOORS
NEW SIGNAGE
COLOR CHANGE
DECORATIVE AWNING

9-27-16
Date

DAVE PHILLIPS
BAYLAND BUILDINGS
Applicant

Date Received: 9-27-16

Staff Signature: _____

Date Approved/Denied: _____

Commercial & Industrial Staff Site Plan Review Community Development Department

Project Name: Door County Coop – Appliance Avenue

Project Address: 938 Egg Harbor Rd

Tax Parcel Number: 281-62-16000110

Current Zoning Classification: C-1

Permitted Use

Conditional Use

Building Height Max: 45'

Existing Building Height: ~18'

Setbacks – Meets Required Setbacks? Yes

Required	Existing
Front: 25'	~51'
Side: 10'	~5' / ~73'
Rear: 25'	~41'

Parking Requirements: Appliance Stores require 1 space per 500 sq ft of floor area.

Proposed Parking: 21 stalls

5% Landscaping Requirement: Because the parking area is existing, this is not applicable.

Canopy Tree Requirement: Because the parking area is existing, this is not applicable.

Residential Screening Req.: N/a

Parking Setbacks: Because the parking area is existing, this is not applicable.

Parking Requirements Met? Yes

Vehicular Access: Traffic will access off of Egg Harbor Road.

Pedestrian Access: Recent improvements done on Egg Harbor Road now includes sidewalk and bike lanes.

Signage: Staff is still in discussion regarding signage. This item may come back to this committee.

General Landscaping: No landscaping plan has been submitted. This should come back to the committee for approval.

Refuse Area Location: No proposed refuse area is identified on the site plan. This is something that should be discussed at the ADSPRB meeting.

Screening: N/a

Outdoor Lighting: No outdoor lighting is proposed.

Building:

Exterior Paint Color(s) and Type: The existing building façade is updated significantly. Colors include two gray colors and a maroon accent. It appears new windows will be added to the east of the existing door.

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): Similar to Tractor Supply Company, the existing building and parking areas are 'grandfathered' into the code.

Other Considerations:

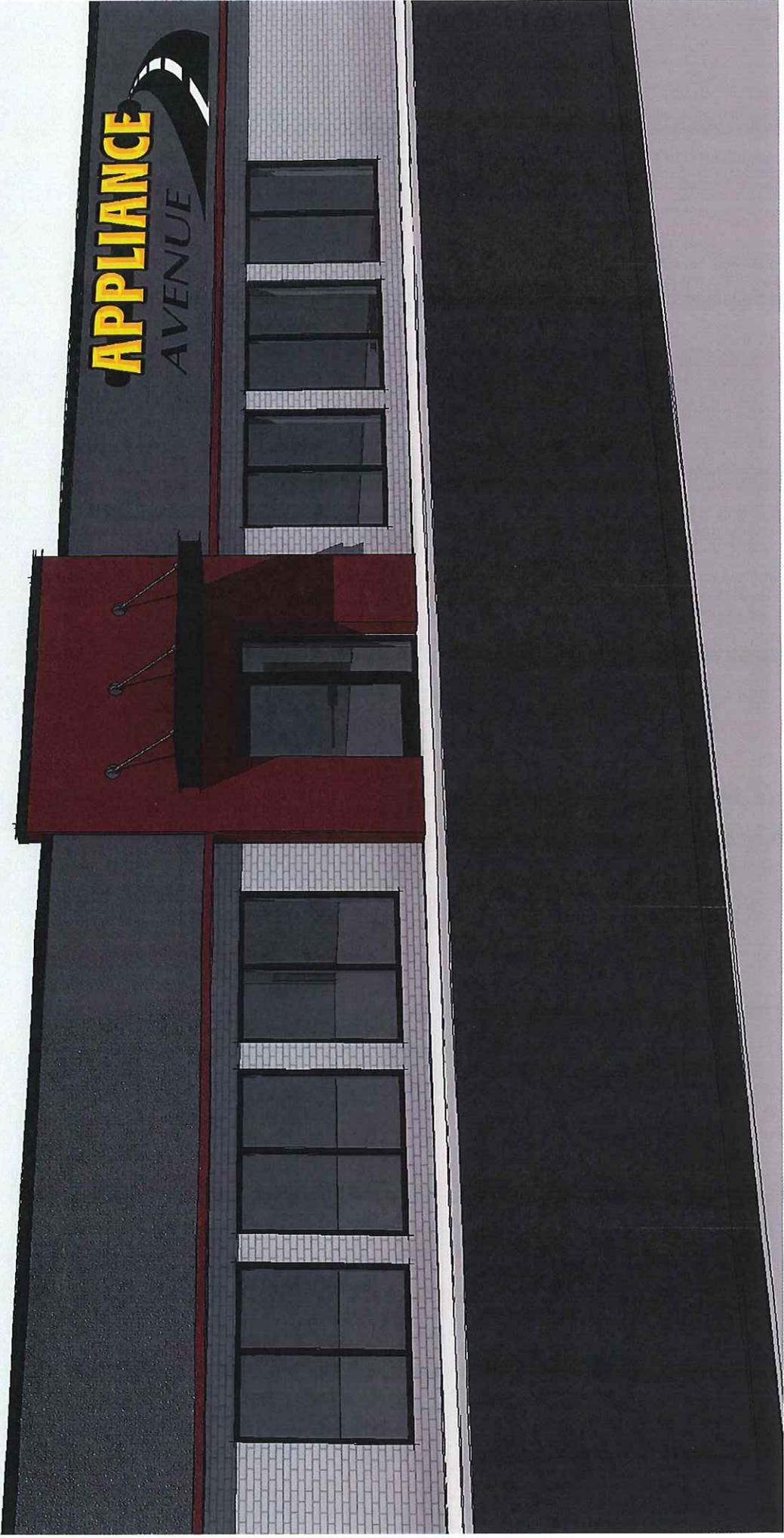
- Refuse area needs to be identified and screened accordingly.
- Windows facing Egg Harbor Road should be consistent, meaning that the old windows and new windows should match.
- Signage and landscaping should come back to this committee for final approval, or should be at the discretion of the chair.
- Outdoor lighting hasn't been submitted, but if they are to install lighting, downward directed lights with no spillage onto adjacent properties should be included.

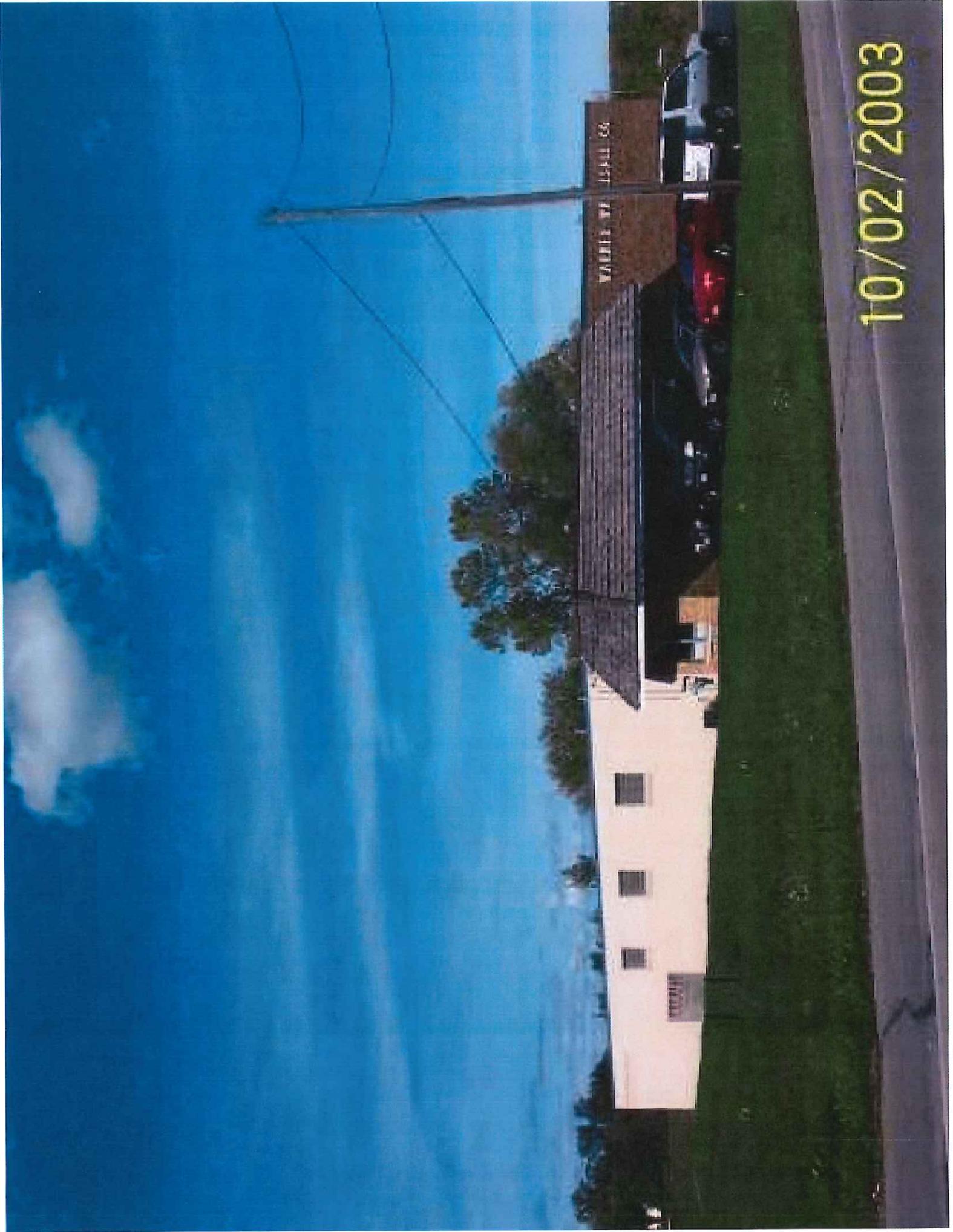
Prepared by: RYAN KERNOSKY

Date: 10/6/2016

APPLIANCE

AVENUE





10/02/2003

Looking North - Old Warner Wholesale



Plat of Survey

LOCATED IN:

THE SE 1/4 OF THE NW 1/4 OF SECTION 5, T. 27 N., R. 26 E.,
CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN



LEGEND

- = U.S. PUBLIC LAND SURVEY CORNER
(EXISTING DOOR COUNTY MONUMENT)
- = EXISTING 1" IRON PIPE
(UNLESS NOTED)
- = SET 1" IRON PIPE WEIGHING
1.13 LBS. PER LINEAL FOOT

SURVEYOR'S NOTE:

BEARINGS REFERENCED TO THE NORTHWESTERLY
RIGHT-OF-WAY OF EGG HARBOR ROAD BEARING
S 50°39'27" W BASED FROM C.S.M. #2837, RECORDED
IN VOL. 16, C.S.M., PG. 18, AS DOC. #751043.

DESCRIPTION: TAX PARCEL NO. 281-62-16000110

A tract of land located in the Southeast one-quarter of the Northwest one-quarter of Section 5,
Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin and
described as follows:

Commencing at the Southwest corner of Lot 1 of Certified Survey Map No. 2631, recorded in
Volume 16 of Certified Survey Maps, Page 18, as Document No. 751043, thence S 50°34'35" W
160.11 feet, thence N 41°26'25" W 250.11 feet, thence N 50°33'13" E 160.02 feet,
thence S 41°27'41" E 250.18 feet to the point of commencement

Said tract contains 0.919 acres of land.

SURVEYOR'S CERTIFICATE:

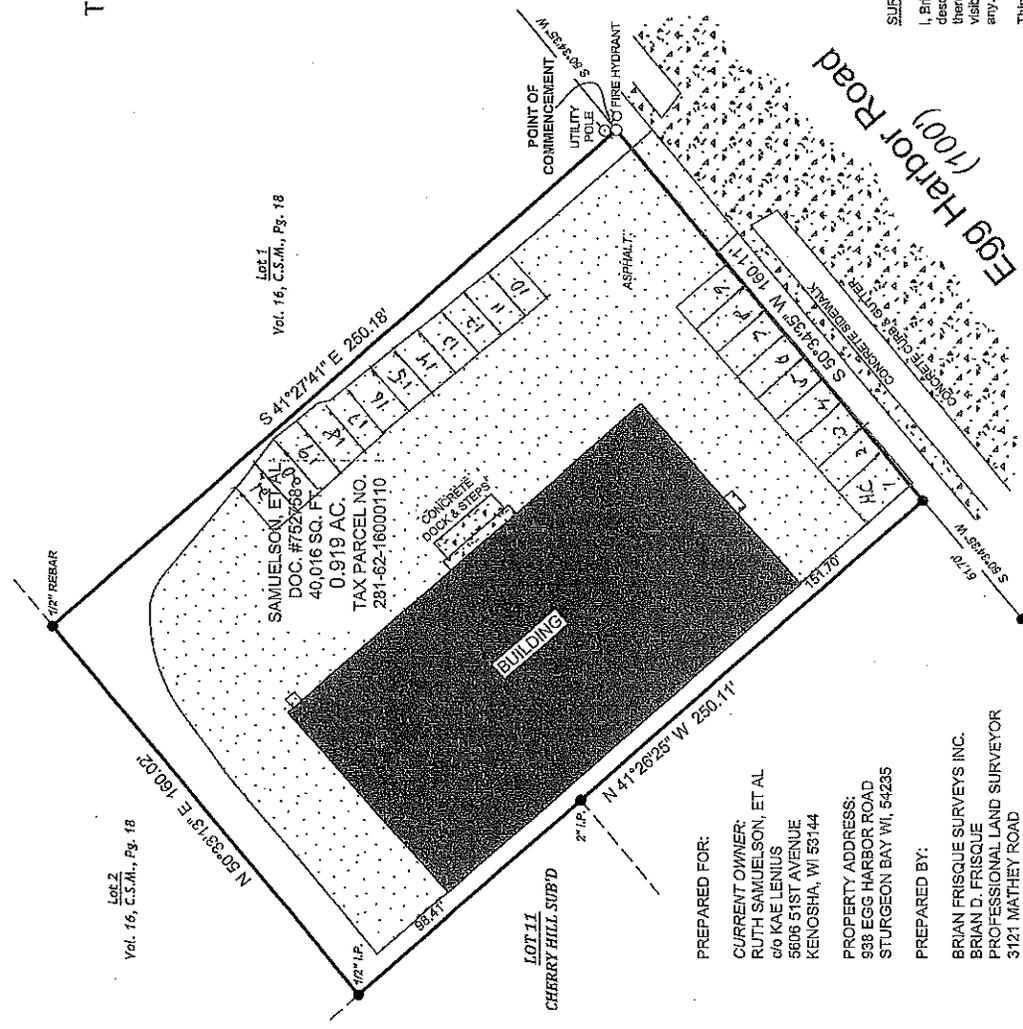
I, Brian D. Frisque, Professional Land Surveyor, do hereby certify that I have surveyed the property
described herein and to the best of my knowledge and belief the adjacent map is a true representation
thereof and shows the size and location of the property, its exterior boundaries, the location of all
visible structures, boundary fences, apparent easements, roadways and visible encroachments, if
any. I further certify that this map complies with Chapter A-E 7 of the Wisconsin Administrative Code.

This survey is made for the use of the present owners of the property and also those who purchase,
mortgage or guarantee title thereto.

Dated

Brian D. Frisque
P.L.S., S-2428

9-9-16
D-090516G.dwg
Drawn By: D.F.H. //
JOB#: D-090516G



PREPARED FOR:
CURRENT OWNER:
RUTH SAMUELSON, ET AL
60 KAE LENIUS
5806 51ST AVENUE
KENOSHA, WI 53144

PROPERTY ADDRESS:
588 EGG HARBOR ROAD
STURGEON BAY WI 54235

PREPARED BY:
BRIAN FRISQUE SURVEYS INC.
BRIAN D. FRISQUE
PROFESSIONAL LAND SURVEYOR
3121 MATHIEY ROAD
STURGEON BAY, WI 54235
(920) 743-7183

CITY OF STURGEON BAY

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

APPLICATION FOR *CERTIFICATE OF APPROPRIATENESS*

Name: Jimmy John's

Owner of Premises: OTB 845^{LLC} + Espos LLC

Address or Legal Description of Premises:
845 Egg Harbor Road, Sturgeon Bay

Statement of Specific Item Requested for Approval:
Eliminate sloped roof, raise new parapet level w/ center section
Eliminate all arched elements
Repaint/replace store front and door w/ black frames
Paint building Sherwin Williams SW7670 Gray Shingle
Paint metal cap and center band black
Infill recessed areas

9/30/16
Date

[Signature]
Applicant

Date Received: _____
Staff Signature: _____
Date Approved/Denied: _____

Commercial & Industrial Staff Site Plan Review Community Development Department

Project Name: Jimmy John's (Old Taco Bell)

Project Address: 845 Egg Harbor Rd

Tax Parcel Number: 281-62-16000116

Current Zoning Classification: C-1

Permitted Use

Conditional Use

Building Height Max: 45'

Existing Building Height: ~19'

Setbacks – Meets Required Setbacks? Yes

Required	Existing
Front: 25'	~28'
Side: 10'	~92' / ~20'
Rear: 25'	~102'

Parking Requirements: Appliance Stores require 1 space per 500 sq ft of floor area.

Proposed Parking: 21 stalls (existing)

5% Landscaping Requirement: Because the parking area is existing, this is not applicable.

Canopy Tree Requirement: Because the parking area is existing, this is not applicable.

Residential Screening Req.: N/a

Parking Setbacks: Because the parking area is existing, this is not applicable.

Parking Requirements Met? Yes

Vehicular Access: Traffic will access off of Egg Harbor Road, drive through traffic will exit onto Egg Harbor Road.

Pedestrian Access: Recent improvements done on Egg Harbor Road now includes sidewalk and bike lanes.

Signage: No signage has been submitted, this should come back to this committee for approval.

General Landscaping: No landscaping plan has been submitted. This should come back to the committee for approval.

Refuse Area Location: There's an existing refuse area behind the building that is screened by a fence and trees.

Screening: -

Outdoor Lighting: No outdoor lighting is proposed, there is existing outdoor lighting on the property.

Building:

Exterior Paint Color(s) and Type: The existing building façade is updated significantly. Colors include a gray color with black and red accents.

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): Similar to Tractor Supply Company, the existing building and parking areas are 'grandfathered' into the code.

Other Considerations:

- Signage and landscaping should come back to this committee for final approval, or should be at the discretion of the chair.

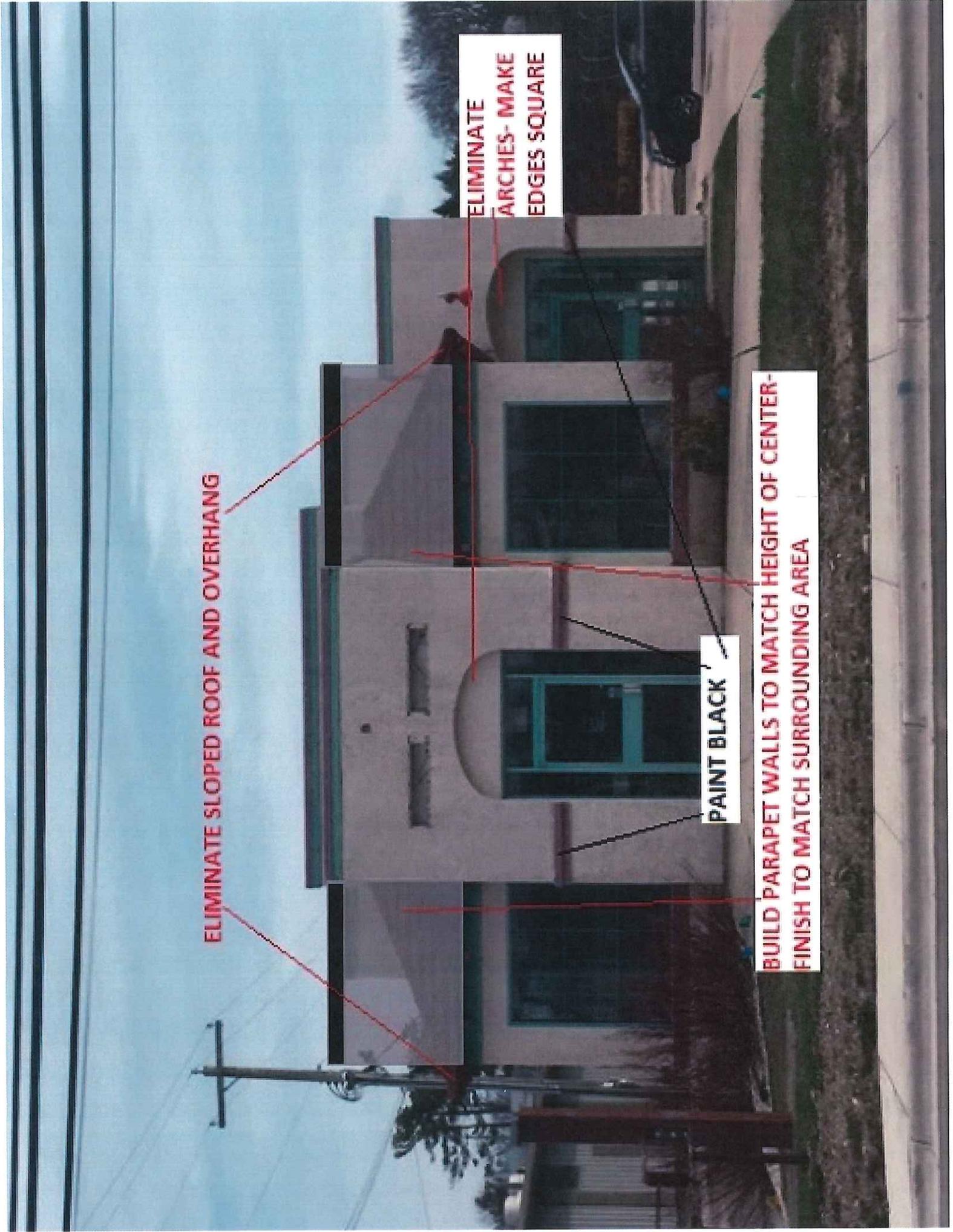
Prepared by: RYAN KERNOSKY 
Date: 10/6/2016

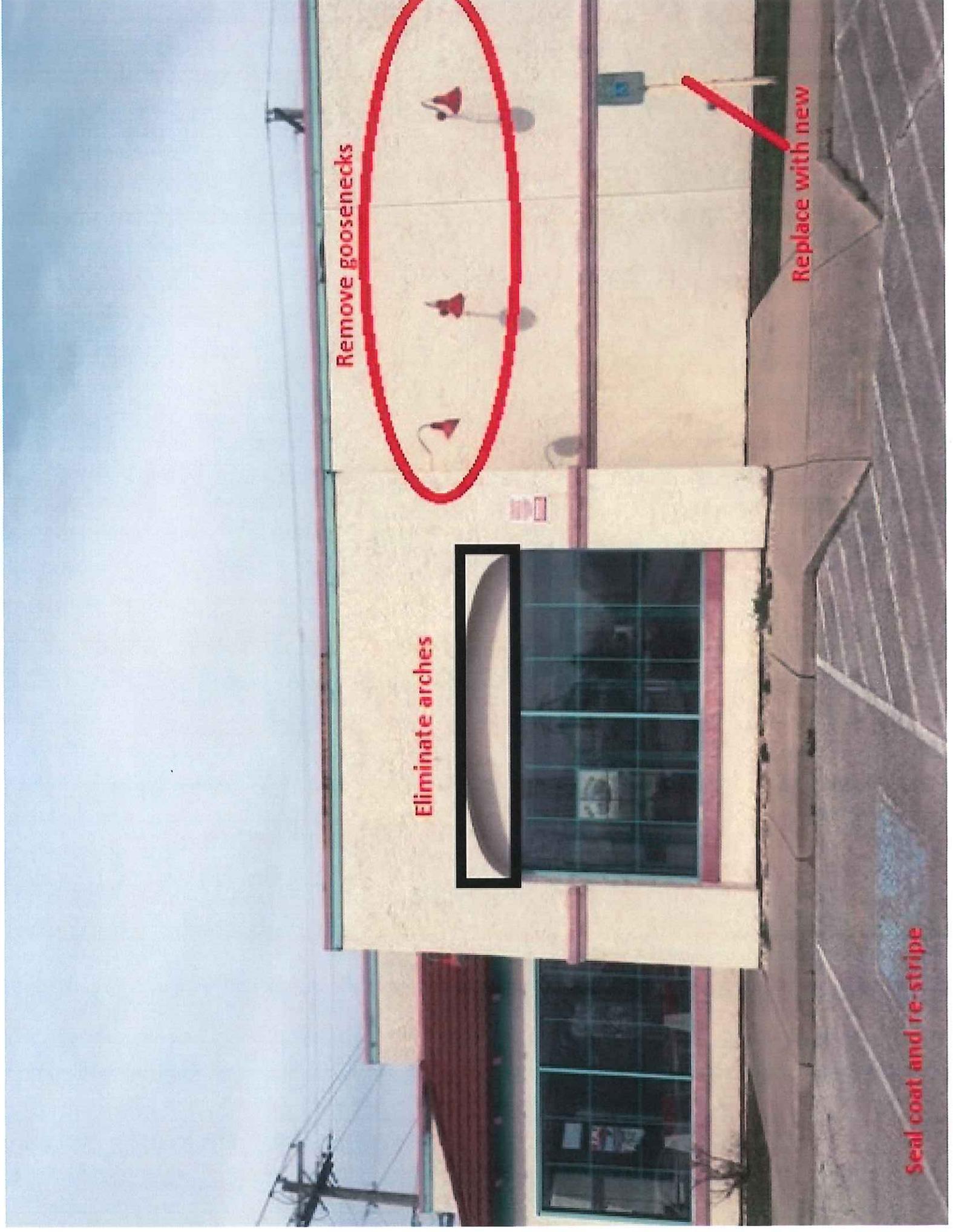
ELIMINATE SLOPED ROOF AND OVERHANG

**ELIMINATE
ARCHES- MAKE
EDGES SQUARE**

PAINT BLACK

**BUILD PARAPET WALLS TO MATCH HEIGHT OF CENTER-
FINISH TO MATCH SURROUNDING AREA**





Remove goosenecks

Eliminate arches

Replace with new

Seal coat and re-stripe



eliminate arches

Remove

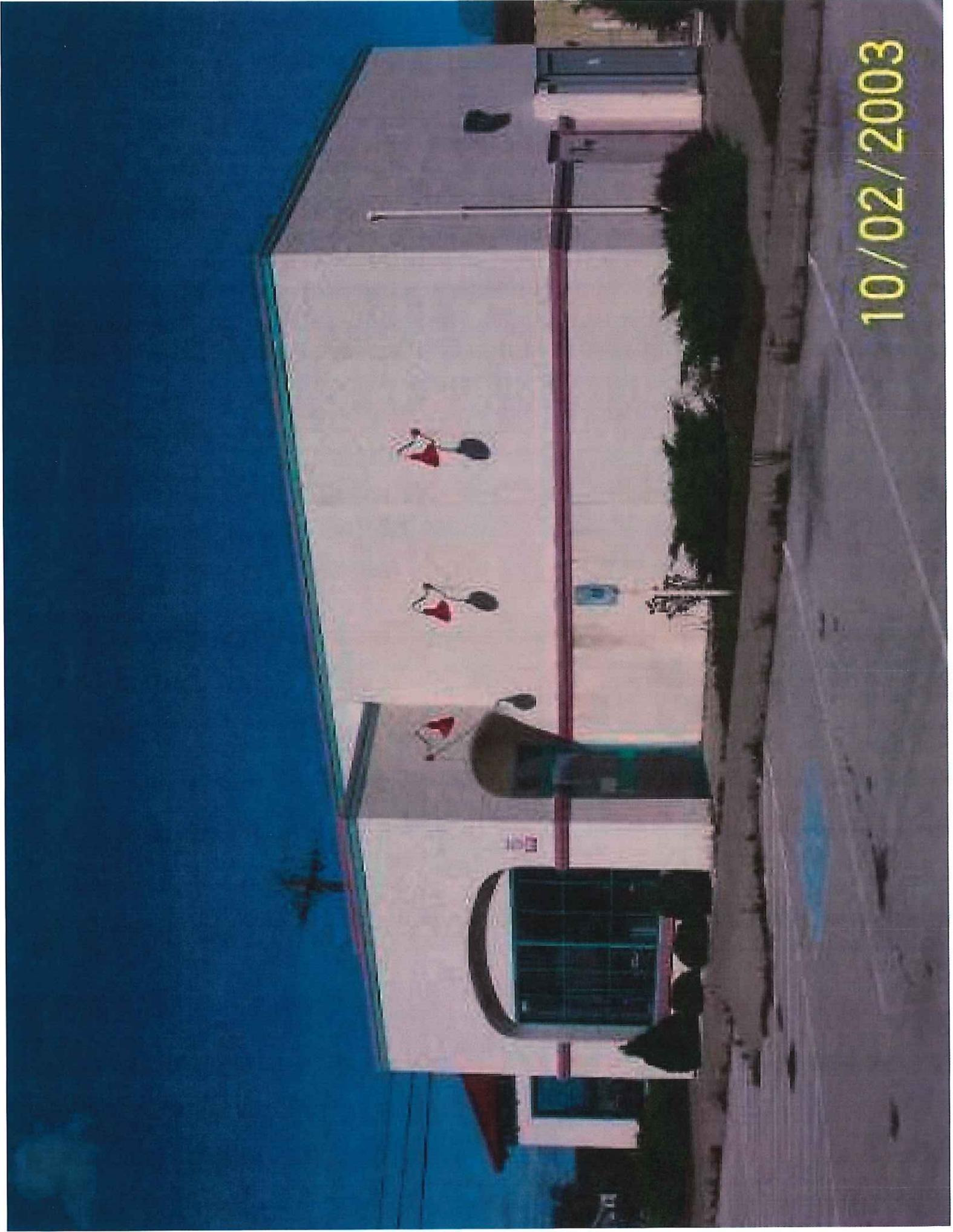
Example





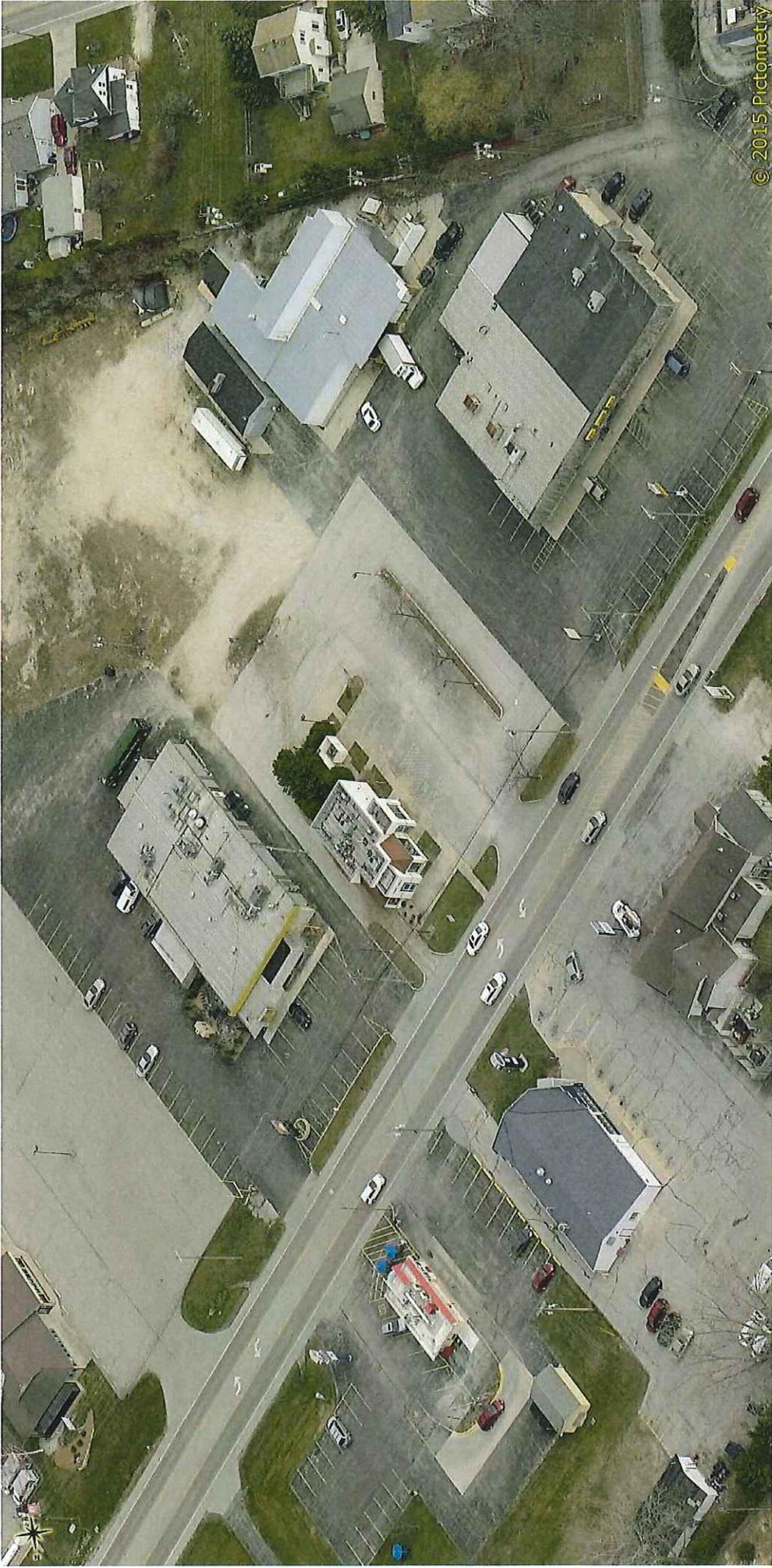
DO NOT ENTER

10/02/2009



10/02/2003

Looking South - Old Taco Bell



PLAT OF SURVEY

LOCATED IN:
 THE SE 1/4 OF THE NW 1/4 OF SECTION 5,
 TOWNSHIP 27 NORTH, RANGE 26 EAST
 (ALSO KNOWN AS SUBDIVISION 16),
 CITY OF STURGEON BAY,
 DOOR COUNTY,
 WISCONSIN.



PREPARED FOR:
 BORDER PATROL, LLC
 147 S. BUTLER ST., STE. 2
 MADISON, WI 53703

PREPARED BY:
 BAUDHUIN INCORPORATED
 55 S. 3RD AVENUE
 P.O. BOX 105
 STURGEON BAY, WI 54235
 PHONE: 920.861.0000

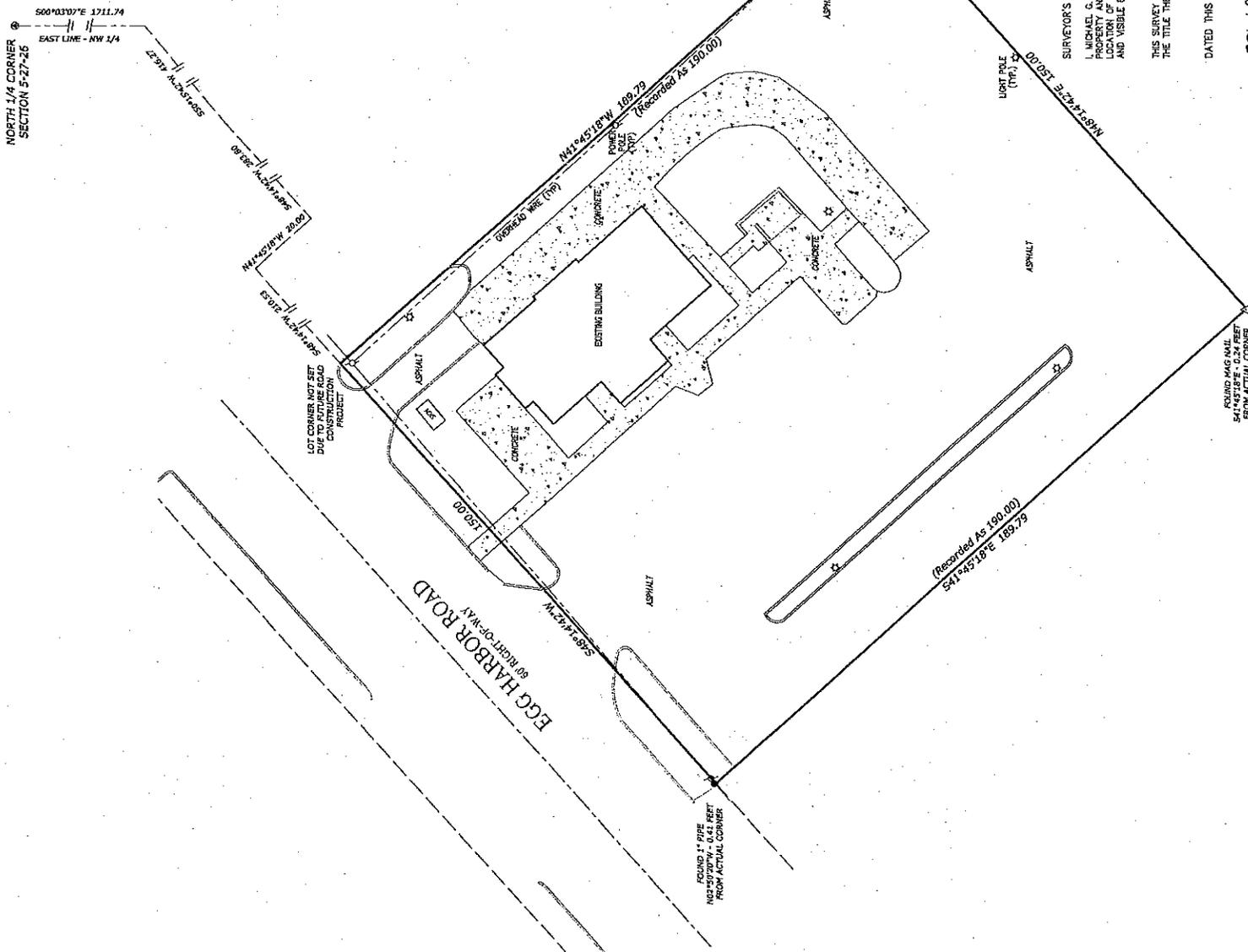
- - DOOR COUNTY MONUMENT
- - FOUND 1" STEEL PIPE
- △ - FOUND MAG NAIL

ALL BEARINGS ARE BASED ON THE
 RIGHT-OF-WAY OF EGG HARBOR
 ROAD PER PREVIOUS PROJECTS.

A parcel of land located in the SE 1/4 of the NW 1/4 of Section 5, Township 27 North,
 Range 26 East, (also known as Subdivision 16), City of Sturgeon Bay, Door County,
 Wisconsin. Bounded and described as follows:

Commencing at the North 1/2 corner of Section 5; thence S00°03'07"E - 1711.74 feet
 along the east line of the NW 1/4 of said Section 5 to the southerly right-of-way of Egg
 Harbor Road; thence along said right-of-way as follows: S50°15'42"W - 416.27 feet;
 thence S48°14'42"W - 283.80 feet; thence N41°45'18"W - 20.00 feet; thence
 S48°14'42"W - 210.53 feet to the point of beginning of lands to be described; thence
 continuing S48°14'42"W - 150.00 feet along said right-of-way; thence S41°45'18"E -
 189.79 feet; thence N48°14'42"E - 150.00 feet; thence N41°45'18"W - 189.79 feet to
 the point of beginning.

Said parcel contains 28,469 square feet.



SURVEYOR'S CERTIFICATE:

I, MICHAEL G. MC CARTY, REGISTERED LAND SURVEYOR FOR BAUDHUIN INCORPORATED, HEREBY CERTIFY THAT I HAVE SURVEYED THE DESCRIBED
 PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE MAP IS A TRUE REPRESENTATION OF THE PROPERTY AND SHOWS THE SIZE AND
 LOCATION OF THE PROPERTY, THE LOCATION OF ALL STRUCTURES THEREON, THE LOCATION OF ALL EASEMENTS, ENCUMBRANCES AND ROADWAYS
 AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO FOR THE PURPOSES OF LEASE, MORTGAGE, OR INSURE
 THE TITLE THERETO.

DATED THIS 19th DAY OF March 2015
 MICHAEL G. MC CARTY S-2288
 DOOR COUNTY, WISCONSIN



FOUND MAG NAIL
 S41°45'18"E - 0.24 FEET
 FROM ACTUAL CORNER

28-12-16 000116

SHEET 1 OF 1
 MICHAEL G. MC CARTY S-2288
 DOOR COUNTY, WISCONSIN

JOB NO. 23379

018302