

AGENDA
CITY OF STURGEON BAY
CITY PLAN COMMISSION
Wednesday, July 30, 2014
7:00 p.m.
Council Chambers, City Hall
421 Michigan Street

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from June 18, 2014.
4. Public comment on non-agenda items.
5. Consideration of: Conditional use request from Marina View Apartments to construct an 8-unit multiple-family dwelling, with detached garage buildings, located at 249 Thorn Street (Lot 6 of Marina View Subdivision).
6. Conditional use request from Marina View Apartments to construct an 8-unit multiple-family dwelling, with detached garage buildings, located at 238 Thorn Street (Lot 2 of Marina View Subdivision).

Presentation
Public hearing
Consideration of
7. Consideration of: Landscaping plan and placement of fill material, 1222 Memorial Drive.
8. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Notice is hereby given that a majority of the Common Council may be present at this meeting to gather information about a subject over which they have decision-making responsibility. If a quorum of the Common Council does attend, this may constitute a meeting of the Common Council and is noticed as such, although the Common Council will not take any formal action at this meeting.

Plan Commission Members:

Dan Wiegand – Chair
Ed Ireland
Mike Gilson
Laurel Brooks
Jeff Norland
Steve Parent
Dennis Statz

CITY PLAN COMMISSION
Wednesday, June 18, 2014

A meeting of the City Plan Commission was called to order at 7:03 p.m. by Chairperson Dan Wiegand in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members Mike Gilson, Dennis Statz, Laurel Brooks, Steve Parent, Rick Wiesner, Jeff Norland, and Dan Wiegand were present. Also present were Community Development Director Marty Olejniczak and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Wiesner, seconded by Mr. Norland to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from April 16, 2014.
4. Public comment on non-agenda items.
5. Conditional use request from Marina View Apartments to construct a 16-unit multiple-family dwelling, with detached garage buildings, located at 252 Thorn Street (Lot 3 of Marina View Subdivision).
Presentation
Public hearing
Consideration of
6. Conditional use request from Marina View Apartments to construct an 8-unit multiple-family dwelling, with detached garage buildings, located at 267 Thorn Street (Lot 4 of Marina View Subdivision).
Presentation
Public hearing
Consideration of
7. Conditional use request from Marina View Apartments to construct an 8-unit multiple-family dwelling, with detached garage buildings, located at 249 Thorn Street (Lot 6 of Marina View Subdivision).
Presentation
Public hearing
Consideration of
8. Consideration of: Meeting date for July.
9. Adjourn.

Carried.

Approval of minutes from April 16, 2014: Moved by Ms. Brooks, seconded by Mr. Gilson to approve the minutes from April 16, 2014. Carried.

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

Conditional use request from Marina View Apartments to construct a 16-unit multiple-family dwelling, with detached garage buildings, located at 252 Thorn Street (Lot 3 of Marina View Subdivision).

Presentation: Mr. Olejniczak gave a brief overview of the request for a 16-unit multiple-family dwelling to be constructed on the largest lot (Lot 3) of Marina View's eight lot

subdivision that has preliminary plat approval. The architecture is very similar to the existing 8-unit buildings. The only difference is that the 16-unit will be built in sections. It meets all density and setback requirements. The design for Thorn Street was recently approved by Council. Marina View is required to reserve an easement for a public sidewalk from the end of the cul-de-sac leading to the future waterfront walkway that runs along the edge of the marina property.

Dan Schott, owner of the property, stated that this is a continuation of the development. His intention is to put all the foundations in as soon as possible and finish it out within the next two years. The final paving of the street will continue after all the heavy construction vehicles are done working so they don't destroy the street. He will most likely set up an escrow account with the City for the final paving. Marina View Apartments are fully rented and already have four deposits down on the 16-unit building. He added that 80% of the tenants are ages 65 and older.

Public hearing: Chairperson Wiegand opened the public hearing at 7:10 p.m.

No one spoke during the hearing. Ms. Nault read two letters of concern from Roen Salvage Company and Jennifer DuPont.

The public hearing was declared closed at 7:15 p.m.

Consideration of: Mr. Wiegand stated he would like the City Attorney contacted in regard to anything the City can do in response to Roen Salvages concern with dust and noise.

Mr. Wiegand also mentioned that Mr. Ireland will be taking over Mr. Wiesner's position on the Plan Commission beginning in July. Moved by Mr. Wiegand, seconded by Ms. Brooks to postpone consideration of this item at this time until Mr. Ireland joins the Plan Commission and the City Attorney has been contacted. Motion failed, with Mr. Wiegand and Mr. Wiesner voting aye and Ms. Brooks, Mr. Norland, Mr. Gilson, Mr. Parent, and Mr. Statz voting no.

Mr. Olejniczak stated that this is not unusual to have multi-family near other types of uses.

Mr. Norland added that Mr. Schott is the one taking the risk of not being able to rent the apartments next to Roen Salvage knowing there is dust and noise.

Drainage, a recreation area for the residents, and landscaping was discussed.

Mr. Olejniczak stated that the Aesthetic Design and Site Plan Review Board will also need to approve the buildings, landscaping and site design. In regard to a recreational area, he had no recommendations. The Plan Commission can require some type of gazebo, benches, or other common area.

Mr. Parent suggested some type of screening along the 30' utility easement that could block some of the view, noise and dust. It would have to be verified with Sturgeon Bay Utilities that the easement could be planted over.

Mr. Gilson suggested drafting an agreement where Marina View acknowledges that Roen Salvage exists and what their business is all about.

Mr. Schott stated he has lived on the property for 3 years and didn't think Roen Salvage was a problem. The tenants have not complained. There will be no driveway between Marina View Apartments and Bay Marine. It is also his intent to put evergreens all along the property line. He also mentioned his plans for the future of constructing an indoor pool, recreational area, and an area for residents to cook out on the marina property.

Mr. Wiegand would like to see a landscaping plan showing evergreens along the property line.

After further discussion, it was moved by Mr. Gilson, seconded by Mr. Norland to approve the conditional use, subject to:

1. The lot must be created by recording the plat of Marina View Subdivision or other means.
2. Thorn Street must be dedicated and constructed in accordance with plans approved by the Common Council or the required bond to cover construction costs must be posted.
3. The required street yard for the garages must be met by either shifting the garages, eliminating one or more garage stalls or by moving one of the garages to the west side of the parking area.
4. The parking lot should be adjusted, so that it is at least three feet from the lot line.
5. At least three canopy trees must be planted within 10 feet of the perimeter of the parking area.
6. All portions of the stormwater management system for Marina View Subdivision impacted by the proposed development on Lot 3 must be installed, including off-site improvements.
7. Any exterior lighting needs to use the cutoff fixtures to prevent spillover onto adjoining parcels.
8. The trash recycling area shall be enclosed by solid fencing and shall be relocated to the end of the parking area, unless it is a joint trash/recycling area for multiple apartment buildings.
9. Record an agreement for the creation of the 10-ft wide pedestrian easement and installation of the walkway from the end of Thorn Street to the east line of the Marina View Subdivision. The parameters for construction and dedication of the walkway shall be consistent with the Common Council action from May 20, 2014.
10. Approval of a certificate of appropriateness by the Aesthetic Design and Site Plan Review Board.
11. Approval of the grading plan by the City Engineer.
12. Approval by the Community Development Director and City Forester of a landscape plan for the north lot line.

There was continued discussion on the motion and on the potential need for recreational area for the residents and whether stone work should be required for the water side of the building.

Moved by Mr. Wiegand, seconded by Mr. Wiesner to amend the motion to include stone facing on the building the same as the two buildings to the south and to have a designated

gathering or common area. Roll call vote on the amendment to the motion: Carried, with Mr. Wiesner, Mr. Wiegand, Ms. Brooks, and Mr. Statz voting yes, and Mr. Parent, Mr. Norland, and Mr. Gilson voting no.

A roll call vote was taken on the original motion as amended. All ayes. Carried.

Conditional use request from Marina View Apartments to construct an 8-unit multiple-family dwelling, with detached garage buildings, located at 267 Thorn Street (Lot 4 of Marina View Subdivision).

Presentation: Mr. Olejniczak stated this request is for an 8-unit multi-family dwelling designed just like the other existing 8 unit multi-family dwellings. This complies with all density and setback requirements of the City.

Ken Lynch, 1522 Lynch's Bluff Rd., Brussels, WI, stated that the 8-unit apartment building will have stone facing, since it is a waterfront lot, and is identical to the 8-unit that was just completed.

Public hearing: Chairperson Wiegand opened the public hearing at 8:03 p.m. No one spoke during the hearing.

The correspondence that was read at the first hearing pertained to all three hearings.

The public hearing was declared closed at 8:04 p.m.

Consideration of: Mr. Statz stated that it has been difficult to know what exactly is going on with this property. He assumes that nothing is planned for the proposed lot containing the old "foundation" building and wondered if conditions could be placed that pertain to other lots.

After more discussion, it was moved by Mr. Wiegand, seconded by Mr. Parent to approve the conditional use, subject to the following conditions:

1. The lot must be created by recording the plat of Marina View Subdivision or other means.
2. Thorn Street must be dedicated and constructed in accordance with plans approved by the Common Council or the required bond to cover construction costs must be posted.
3. All portions of the stormwater management system for Marina View Subdivision impacted by the proposed development on Lot 4 must be installed, including off-site improvements.
4. Any exterior lighting needs to use the cutoff fixtures to prevent spillover onto adjoining parcels.
5. At least one canopy tree must be planted within 10 feet of the perimeter of the parking area.
6. The trash/recycling area shall for this apartment building shall be a common trash/recycling area for multiple apartment buildings either on this lot or elsewhere in the Marina View Apartment development.
7. Record an agreement for the creation of the 10-ft wide pedestrian easement and installation of the walkway from the end of Thorn Street to the east line of the Marina

View Subdivision. The parameters for construction and dedication of the walkway shall be consistent with the Common Council action from May 20, 2014.

8. Approval of a certificate of appropriateness by the Aesthetic Design and Site Plan Review Board.
9. Approval of the grading plan by the City Engineer.
10. Create a specific gathering or common area for residents between the parking lot and right-of-way for the cul-de-sac

Mr. Gilson suggested not specifically designating the area for the common area and let it be anywhere within the overall development.

A vote was taken on the motion. Carried, with Mr. Norland and Mr. Statz voting no.

Conditional use request from Marina View Apartments to construct an 8-unit multiple-family dwelling, with detached garage buildings, located at 249 Thorn Street (Lot 6 of Marina View Subdivision).

Presentation: Mr. Olejniczak explained that the layout was similar to the previous 8-unit that was just approved. The building doesn't fit on the lot because of the location of the 5-foot bump-out for the water meters room. It does not meet the required 25-foot rear yard and the 15-foot front yard. Mr. Schott plans on seeking a variance. Also, one garage needs to be shifted to meet the setback or the garages be moved closer together.

Ken Lynch stated that this is not a waterfront unit and they do not intend to place the stone facing on the building.

Public hearing: Chairperson Wiegand opened the public hearing at 8:30 p.m. No one spoke during the hearing.

The two letters of correspondence that were read for the first hearing also pertained to this hearing.

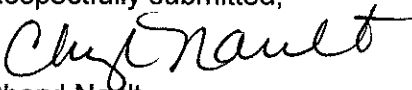
The public hearing was declared closed at 8:31 p.m.

Consideration of: Moved by Mr. Wiegand, seconded by Ms. Brooks to postpone until after the variance approval. Roll call vote: Carried, with Mr. Gilson voting no.

Consideration of: Meeting date for July: It was the consensus of the Commission to hold the next Plan Commission meeting on Wednesday, July 30, 2014, at 7:00 p.m.

Adjourn: Moved by Ms. Brooks, seconded by Mr. Statz to adjourn. Carried. Meeting adjourned at 8:40 p.m.

Respectfully submitted,



Cheryl Nault
Community Development Secretary

ADDENDUM TO EXECUTIVE SUMMARY

Title: Conditional Use – 8-Unit Multiple-Family Dwelling for Marina View Apartments (Lot #6)

Background: Marina View Apartments LLC (Dan Schott, agent) seeks a conditional use approval for an 8-unit multiple-family dwelling and detached garage buildings. The subject property is Lot 6 of the proposed plat of Marina View Subdivision, which is located on the south side of the proposed extension of Thorn Street. The proposed lot contains approximately 0.65 acre.

The original layout did not meet all of the general yard requirements for the dwelling and the garages. Mr. Schott originally proposed to seek a variance for the encroachments into the yards. The Plan Commission postponed action to see if the variances were granted.

Revised Site Plan: The developer opted not to seek the variances and instead modified the site layout. The single-story bump-out for the water meter room was originally on the north side of the apartment building, which caused the building to not fit within the minimum setbacks. The new plan has this 5' x 5' appurtenance at the northwest corner. The building now meets the minimum yards.

The three detached garages were shifted closer together. They were originally 12 feet apart and now are shown at 8 feet apart. The garages now meet the required setbacks from the street and rear lot line, as well as the minimum 5 foot separation from each other.

Other changes include the trash/recycling area being eliminated, so the dwelling will use a common trash/recycling area located on Lot 1. Also, the revised landscaping plan meets the requirements for street trees and parking lot trees.

Aesthetic Design and Site Plan Review Board Action: The project is subject to the aesthetic design and site plan review process of the zoning code. The Aesthetic Design and Site Plan Review Board approved the proposed layout and building plan.

Recommendation: The revised proposal addresses the major concerns of the previous staff report. The recommendation is for approval with the following recommended conditions:

1. The lot must be created by recording the plat of Marina View Subdivision or other means.
2. Thorn Street must be dedicated and constructed in accordance with plans approved by the Common Council or the required bond to cover construction costs must be posted.
3. All portions of the stormwater management system for Marina View Subdivision impacted by the proposed development on Lot 6 must be installed, including off-site improvements.
4. Any exterior lighting needs to use the cutoff fixtures to prevent spillover onto adjoining parcels.
5. Approval of the final grading plan by the City Engineer.

Prepared by: Martin Olejniczak
Martin Olejniczak, Community Development Director

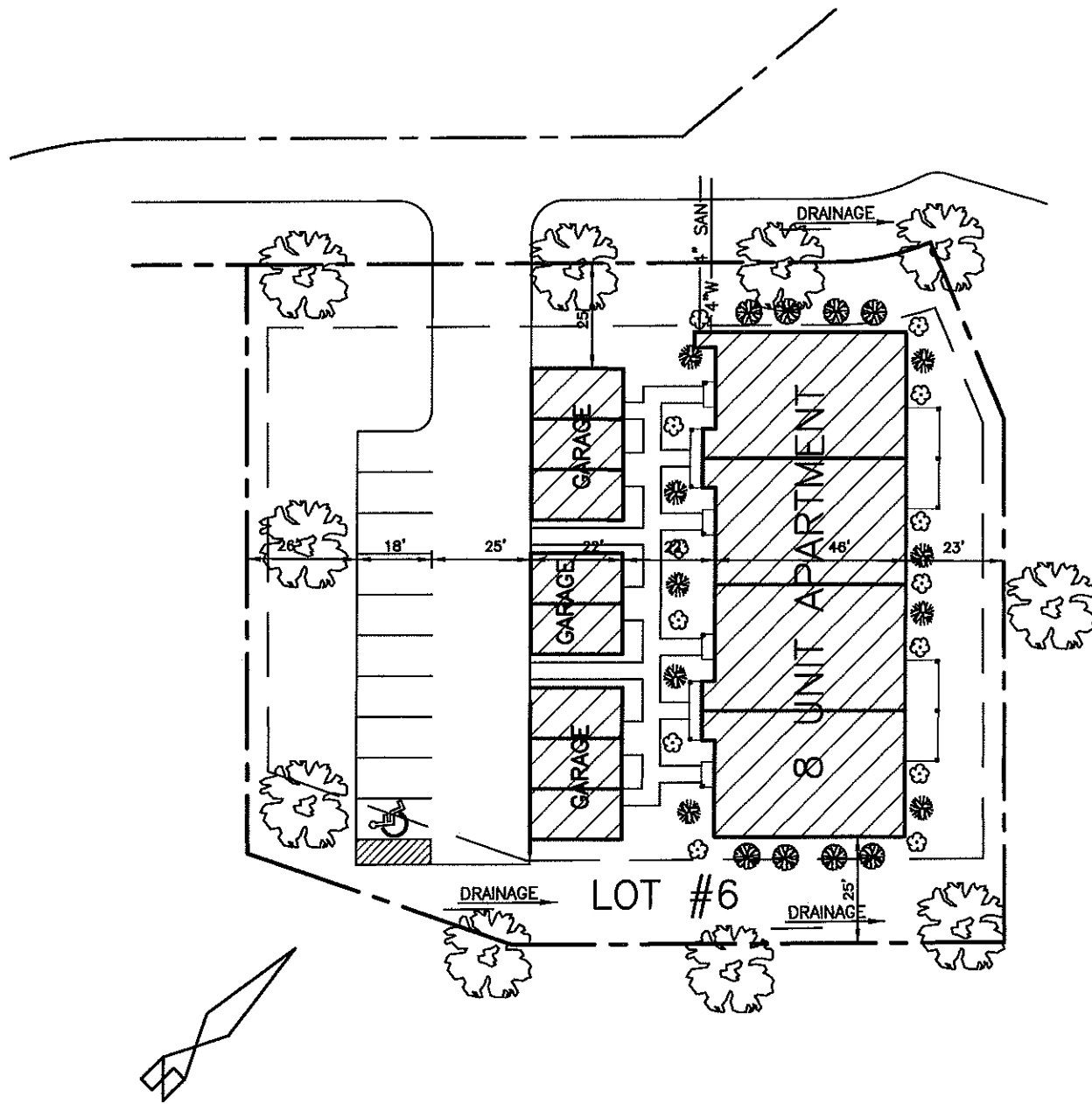
7-24-14
Date

Reviewed by: Tony Depies
Tony Depies, City Engineer

7-24-2014
Date

Reviewed by: Stephen McNeil
Stephen McNeil, City Administrator

7-24-14
Date



S I T E P L A N

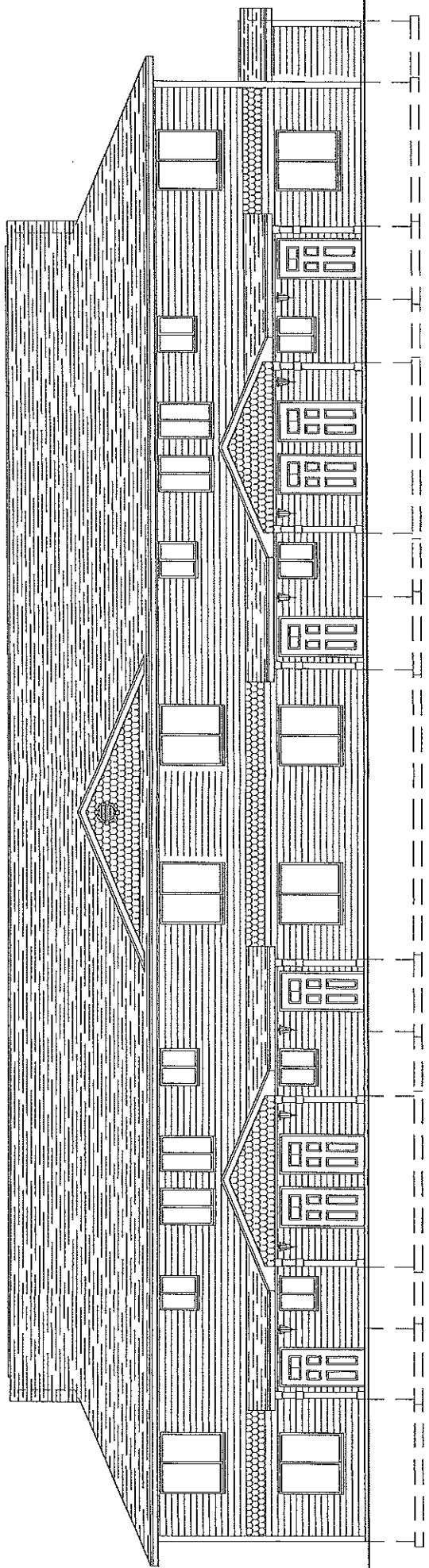
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8 UNIT APARTMENT BUILDING MARINA VIEW APARTMENTS

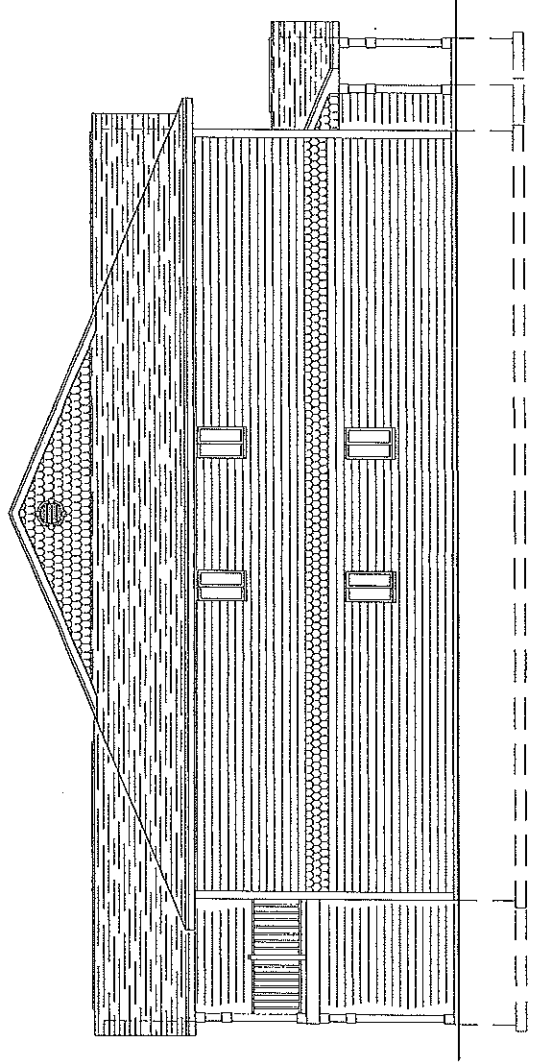
STURGEON BAY WISCONSIN 54235 (920) 743-3311

MARINA VIEW APARTMENTS

8 UNIT APARTMENT



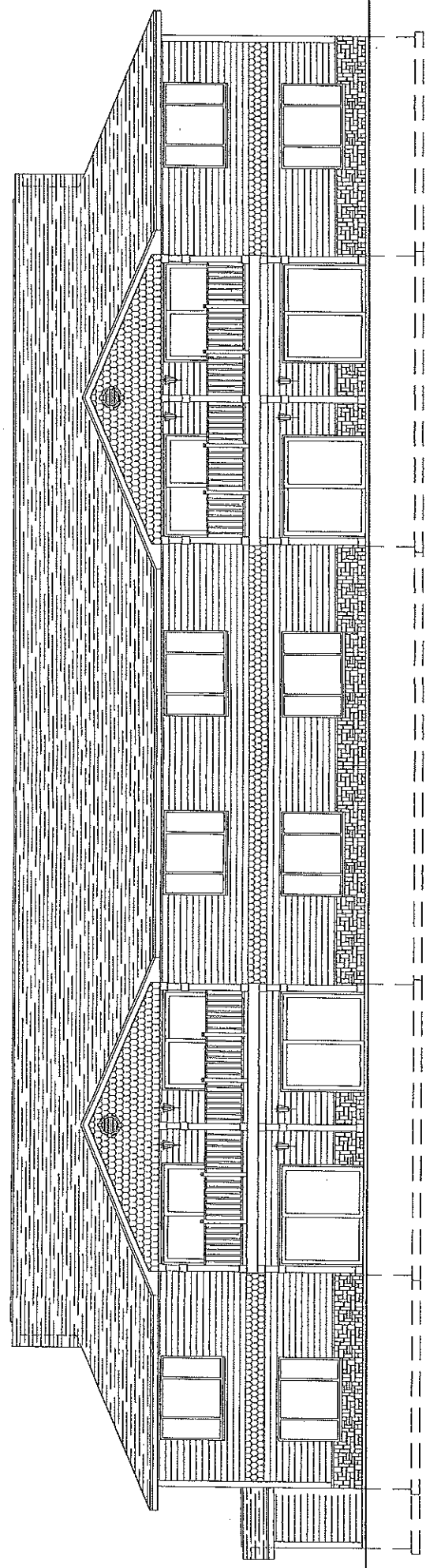
SOUTH ELEVATION



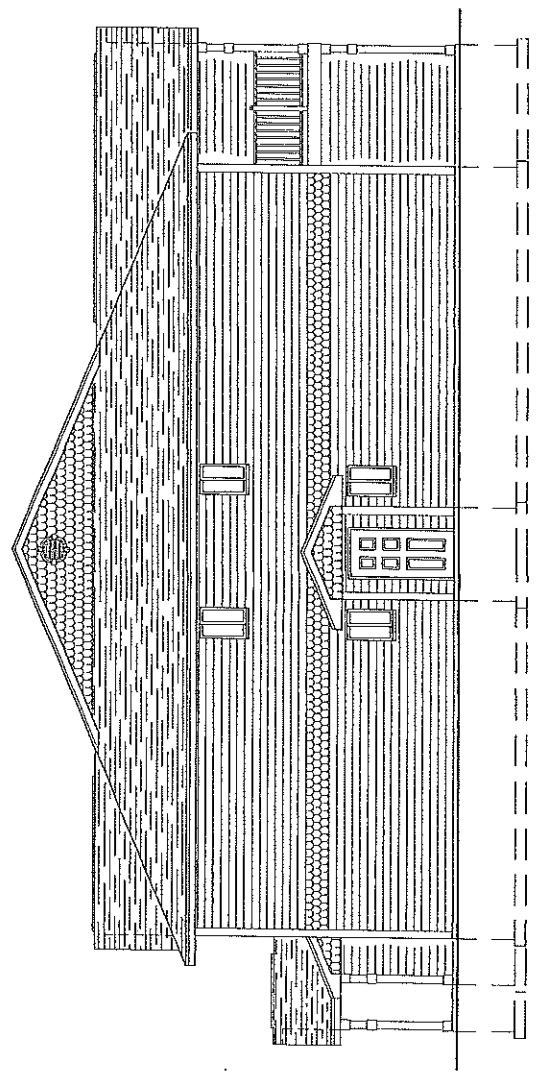
WEST ELEVATION

MARINA VIEW APARTMENTS

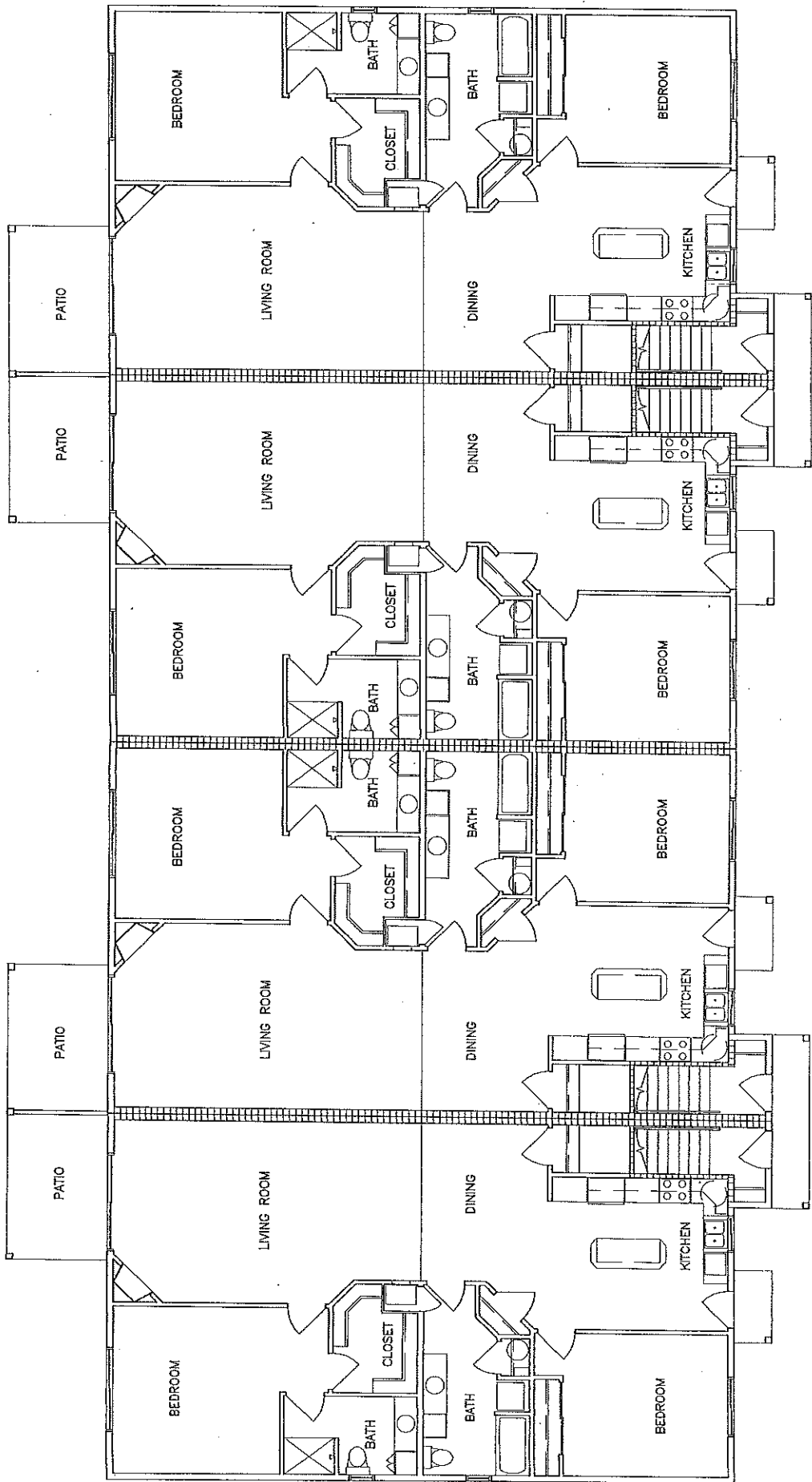
8 UNIT APARTMENT



NORTH ELEVATION



EAST ELEVATION



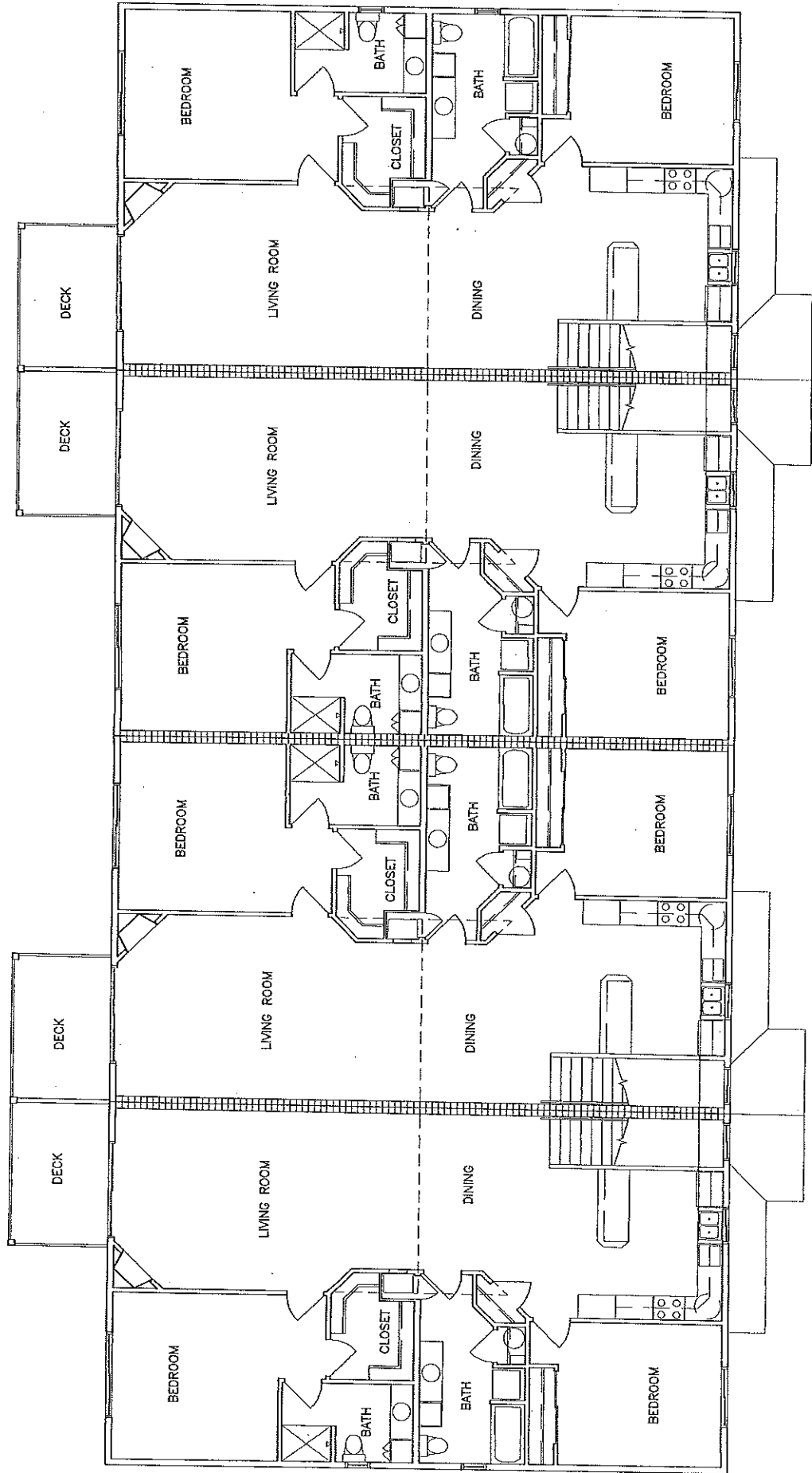
FIRST FLOOR PLAN

FLOOR PLAN S.F. 1,465 / UNIT

8 UNIT APARTMENT

WADSWORTH

ARCHITECTS



SECOND FLOOR PLAN

FLOOR PLAN S.F. 1,514 / UNIT

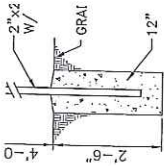
8 UNIT APARTMENT

REVISED

- Larger View

8" GRANULAR SUB GRADE

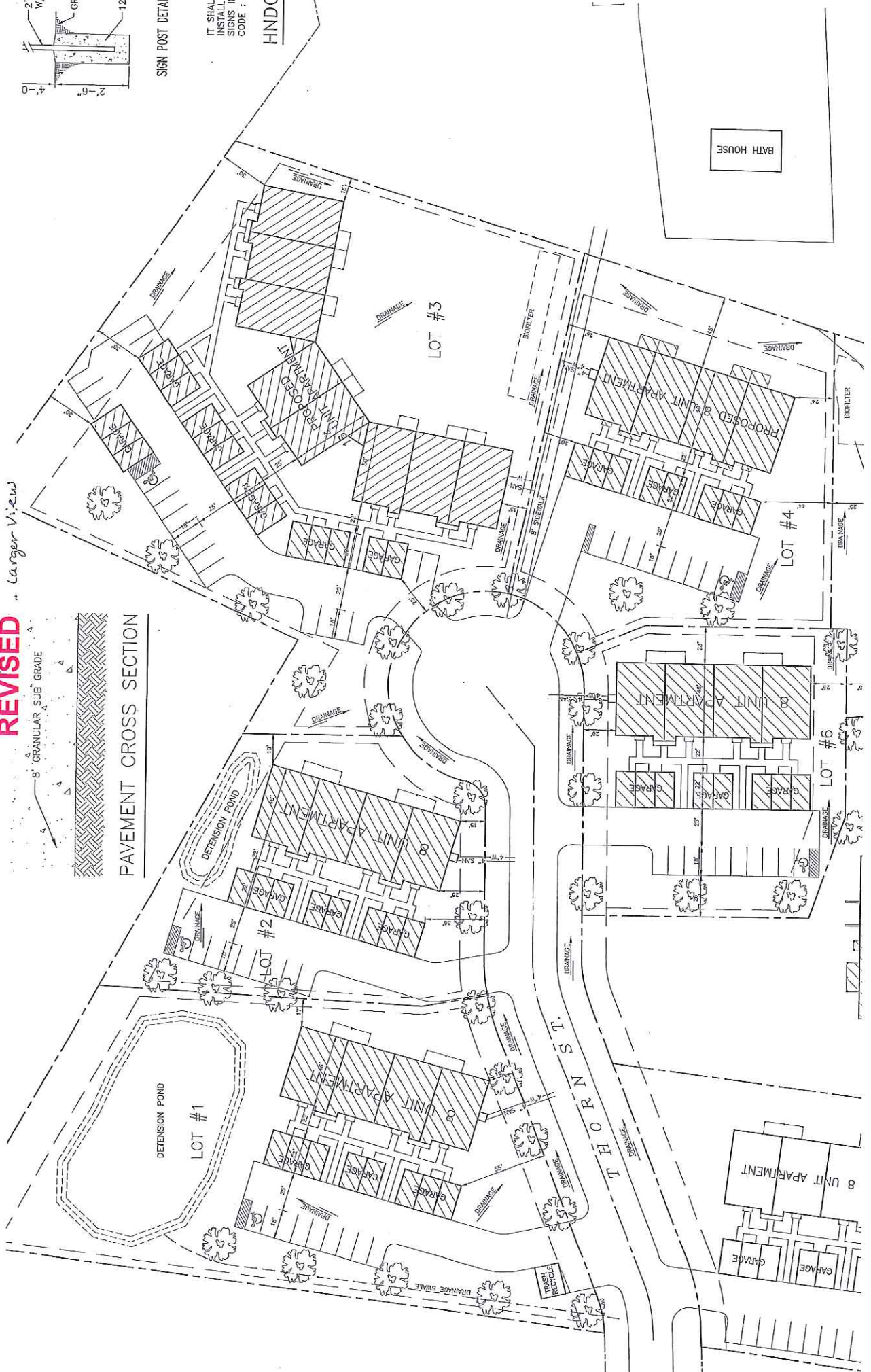
PAVEMENT CROSS SECTION



SIGN POST DETAIL

IT SHALL
INSTALL (1)
SIGNS IN
CODE : T

HNDC



EXECUTIVE SUMMARY

Title: Conditional Use – 8-Unit Multiple-Family Dwelling for Marina View Apartments (Lot #2)

Background: Marina View Apartments LLC (Dan Schott, agent) seeks a conditional use approval for an 8-unit multiple-family dwelling. The proposal also includes detached garage buildings. The subject property is Lot 2 of the proposed plat of Marina View Subdivision, which is located on the north side of the proposed extension of Thorn Street. The proposed lot contains approximately 0.71 acre.

The proposed multifamily building is a continuation of the redevelopment of the former Sturgeon Bay Yacht Harbor property and related property into multiple-family dwellings. Five 8-unit buildings and one 4-unit building have already been constructed and two other 8-unit buildings and a 16-unit building have been approved, but not yet constructed. In addition, another 8-unit building is also proposed under a separate pending conditional use application.

Existing Conditions: The proposed site is part of Marina View Subdivision. This plat has not been recorded yet, so the site is currently part of Lot 1 of certified survey map #2721. In order to file the final plat to officially create the lot for apartment development, the developer must either complete the public improvements (street, utilities, drainage) or post a bond covering the cost of the improvements. The Council recently affirmed the design of Thorn Street, so the developer is now able to proceed with final engineering and construction.

Lot 2 of the proposed plat is currently vacant. To the east and west are approved sites for apartment buildings that are not yet constructed. To the north is the Bay Marine boat storage facility. To the south are existing apartments or proposed apartments, along with a storage building.

The subject site is within the C-2 Central Business District zoning classification, which requires a conditional use approval for multiple-family dwellings. The surrounding abutting parcels are also zoned C-2. To the west are lots zoned R-2 that contain single-family and two-family dwellings.

Comprehensive Plan: The Future Land Use Map of the Sturgeon Bay Comprehensive Plan recommends Recreational & Tourist Commercial land use for this site. This land use area is described in the plan as "areas which are characterized by uses that are recreational in nature or are geared toward visitors and tourists, such as marinas, hotels, galleries, restaurants and the like. These areas are mostly located along the waterfront and near to the central business district to take advantage of the waterfront recreational opportunities and the pedestrian nature, and emphasize retail goods and services which cater to the visiting public. It may also include some residential uses such as condominiums."

Another plan recommendation that relates to this subject site is the proposed waterfront pedestrian loop that runs through this area. The plan envisions a waterfront pathway (10 feet wide) leading to the existing waterfront walkway downtown. While the path wouldn't necessarily have to be across the subject site, it is proposed to be somewhere in this vicinity. As part of the approval of the preliminary plat for Marina View Subdivision and the approval of previous conditional uses for apartments, the developer was required to identify an easement for the future pedestrian facility. An agreement has been recorded, which grants the easement, and is located along the edge of the property line between the marina and the apartment lots. Official dedication of the formal easement will occur when other easements or right-of-way is obtained to extend the walkway back to the City street network. This avoids the situation of having a "dead end" walkway easement.

Building and Design Considerations: The maximum density for multiple-family dwellings is one unit per 3,500 square feet of lot area. The proposed 8-unit dwelling matches the maximum number of units that could potentially be constructed on the subject site.

The proposed 8-unit building is two stories high. Its design matches the existing apartment buildings. It complies with the general design standards under the zoning code. There are three detached garages, two with three stalls and one with two stalls (8 stalls total), so that each unit has one garage parking

space. The garages match the design of the existing garages for the previously approved apartments. Like the apartment building, they need to be approved as part of the conditional use.

The project is subject to the aesthetic design and site plan review process of the zoning code. The Aesthetic Design and Site Plan Review Board must issue a certificate of appropriateness. The Board will schedule its review after action by the Plan Commission.

Site Layout: The apartment building and garages comply with the minimum street, side and rear yards.

The outdoor parking area is located across from the garages. A total of 9 outdoor spaces are provided. The parking complies with the required number of spaces and design and number of parking lot trees.

There is no trash/recycling area. Instead, a common trash/recycling area is planned on the adjoining lot. This is consistent with the wishes of the Plan Commission for previous apartments.

The landscaping plan shows the prerequisite street trees and parking lot trees. Some proposed shrubs surround the building foundation. In addition, a line of evergreen trees are proposed along the north lot line. These trees will screen the large boat storage building on the adjoining lot.

With this conditional use request, the developer has now submitted apartment plans for each lot in Marina View Subdivision, except for the lot containing the old "foundation building". It is expected that apartments will also be proposed for that lot, but no specific plan has been submitted. The Plan Commission is only acting upon the 8-unit dwelling on proposed Lot 2.

Stormwater Management: An overall stormwater management plan was submitted and approved through the subdivision review process. The proposed development will follow that plan, but a detention pond is included to help with drainage along the north line. A grading plan for the lot is required to ensure that runoff flows properly.

Utilities: Sanitary sewer and water service already exists. The mains are located in Thorn Street. Laterals connect to the south side of the building. Sturgeon Bay Utilities reports no concerns with utilities for the development.

Street Construction: The proposal requires the extension of Thorn Street. The design/layout was approved by the Council. The developer intends to complete grading during this construction season, but wait to complete asphalt paving until next spring in order to avoid damage from construction vehicles for the apartments. As stated earlier, the road must be finished or a bond posted in order to create the lots through final platting.

Sidewalk: The Council's approval of the design for Thorn Street did not include sidewalks along the street. However, the Council required the easement for the future waterfront walkway. The Council also required the walkway from the end of the cul-de-sac leading to the future waterfront walkway. The Council required that the walkway be built upon completion of development of Lots 3 or 4, but agreed that the walkway wouldn't have to be dedicated as a public walkway until the waterfront walkway is formally dedicated. Basically, the typical sidewalk that would be constructed on Thorn Street is waived in exchange for pedestrian facilities between Lots 3 and 4 and the easement for the waterfront walkway. This decision is consistent with the previous Plan Commission actions regarding pedestrian facilities for Marina View Apartments.

Fiscal impact: The City would receive park and recreation fees for the 8 new dwelling units for a total of \$2,400. Costs to extend the utilities and street and install drainage improvements will be paid by the developer. The City will need to provide services, such as police and fire protection to the new residents.

The property value for tax assessment is not known yet, but based upon previous phases of Marina View Apartments, the value of the proposed buildings should be around \$650,000.

Recommendation: Staff recommends that the Plan Commission approve the conditional use subject to the following conditions:

1. The lot must be created by recording the plat of Marina View Subdivision or other means.
2. Thorn Street must be dedicated and constructed in accordance with plans approved by the Common Council or the required bond to cover construction costs must be posted.
3. All portions of the stormwater management system for Marina View Subdivision impacted by the proposed development on Lot 4 must be installed, including off-site improvements.
4. Any exterior lighting needs to use the cutoff fixtures to prevent spillover onto adjoining parcels.
5. Approval of a certificate of appropriateness by the Aesthetic Design and Site Plan Review Board.
6. Approval of the grading plan by the City Engineer.

Prepared by: Martin Olejniczak 7-24-14
Martin Olejniczak Date
Community Development Director

Reviewed by: Tony Depies 7-24-2014
Tony Depies Date
City Engineer

Reviewed by: Stephen McNeil 7-24-14
Stephen McNeil Date
City Administrator

CITY OF STURGEON BAY CONDITIONAL USE PERMIT APPLICATION

Date Received:	6-23-14
Fee Paid	\$ 300.00
Received By:	CN

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	Marina View apt.	Same
Company		
Street Address	Thorn St. (Lot 2)	
City/State/Zip	Sturgeon Bay, WI	
Daytime Telephone No.	920-743-6511	
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: 238 Thorn St.
 Location if not assigned a common address: _____

TAX PARCEL NUMBER: 281-64-76000809A3

CURRENT ZONING CLASSIFICATION: C-2

CURRENT USE AND IMPROVEMENTS: Vacant / Apts.

IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM BEING REQUESTED FOR REVIEW: Section 20.15(2)(d)
Construct 8-unit multi-family dwelling.

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North:	<u>C-2</u>
South:	<u>C-2</u>
East:	<u>C-2</u>
West:	<u>C-2</u>

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:

North: Rec + Tourist Commercial

South:

East:

West:

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? NO IF YES, EXPLAIN:

Attach an 8-1/2" X 11" detailed site plan (if site plan is larger than 8-1/2" x 11", also include 15 large sized copies), full legal description (preferably on disk), 8-1/2 x 11" location map, construction plans for the proposed project, and Agreement for Reimbursement of expenses. Site plan shall include dimensions of property, pertinent structures and buildings, proposed site improvements, signature of person who drew plan, etc.

Marilyn View Apt
Property Owner (Print Name)

[Signature]
Signature

6-23-14
Date

Applicant/Agent (Print Name)

Signature

Date

I, _____, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.

Date of review meeting

Applicant Signature

Staff Signature

Attachments:

- Procedure & Check List
- Agreement For Reimbursement of Expenses

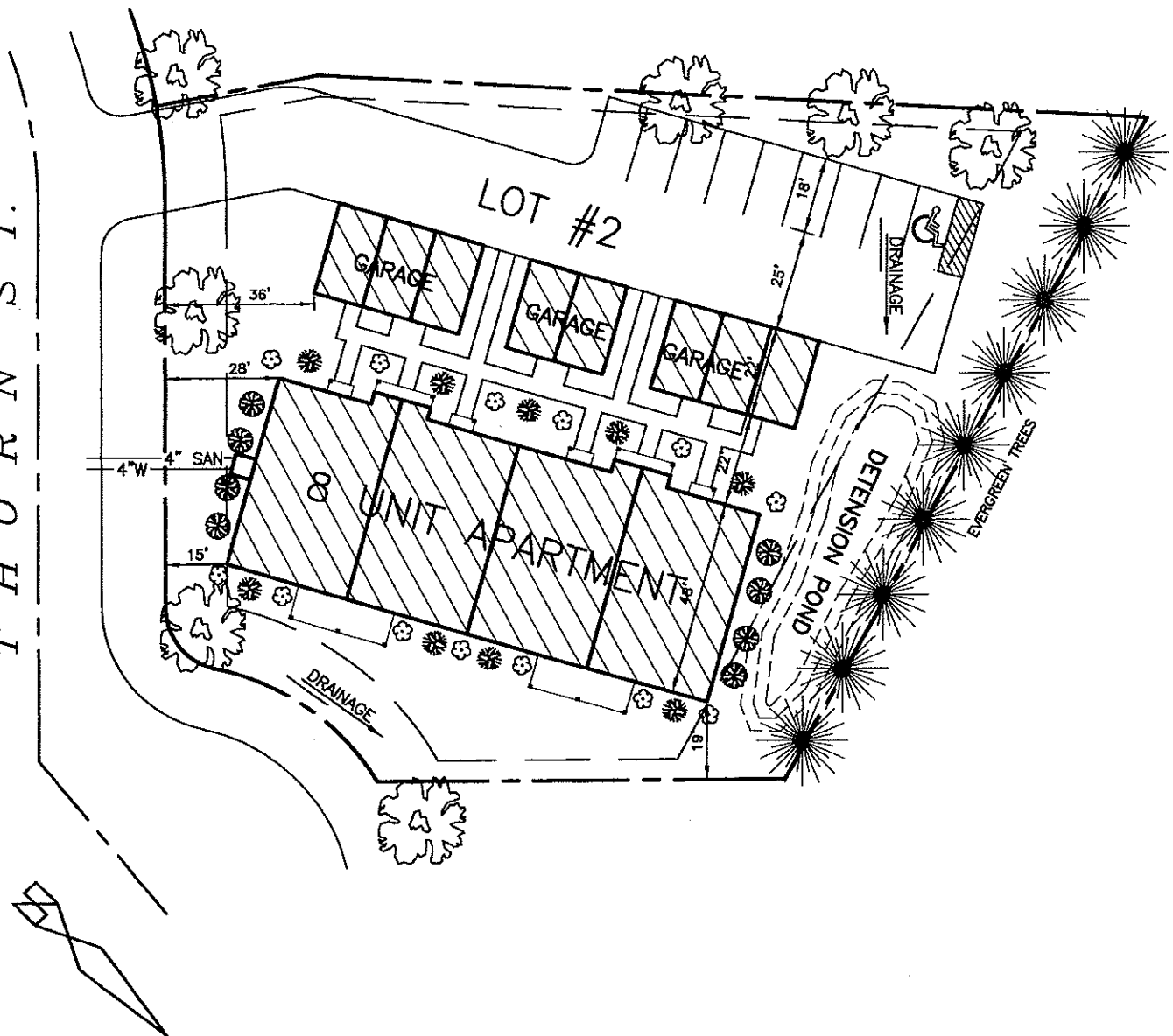
STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director

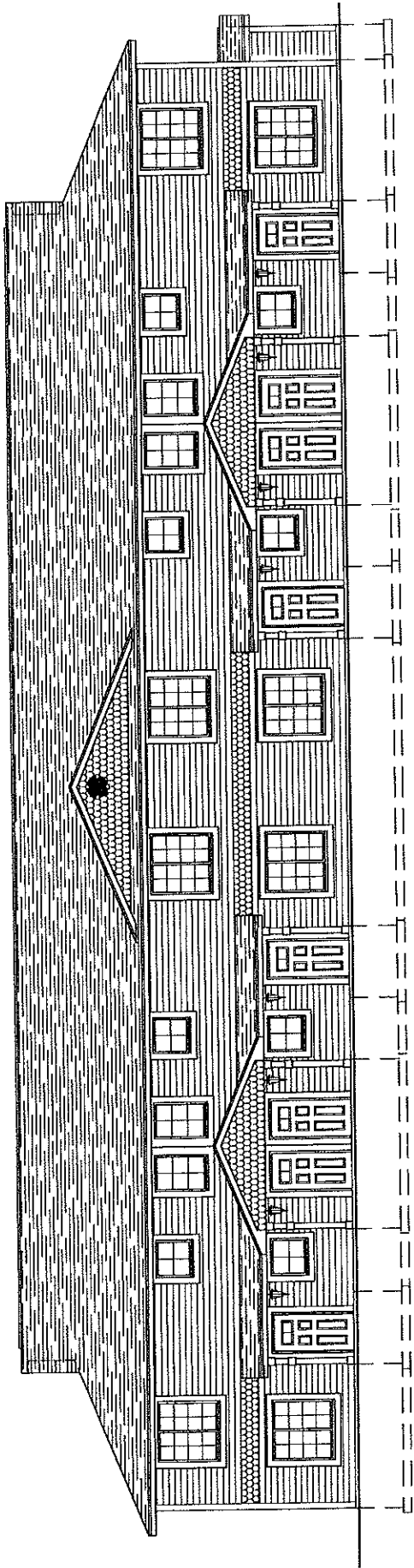
T H O R N S T .



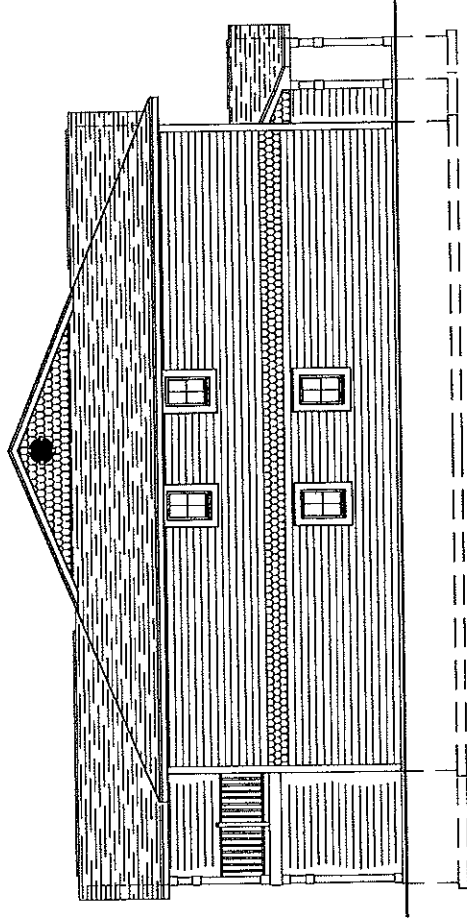
S I T E P L A N

SCALE : 1" = 40'

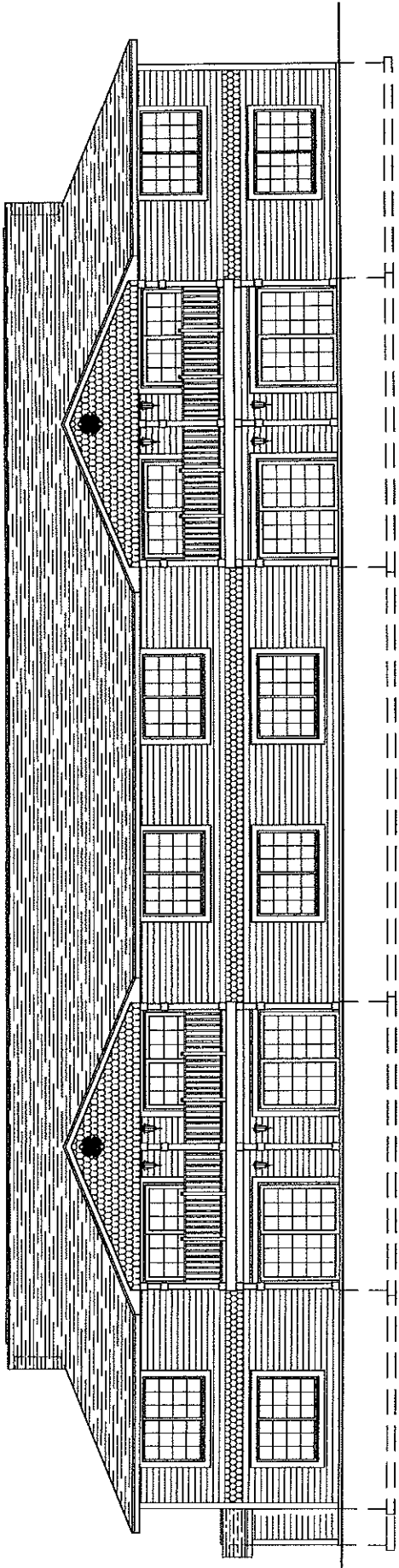
8 UNIT APARTMENT BUILDING
MARINA VIEW APARTMENTS
STURGEON BAY WISCONSIN 54235 (920) 743-3311



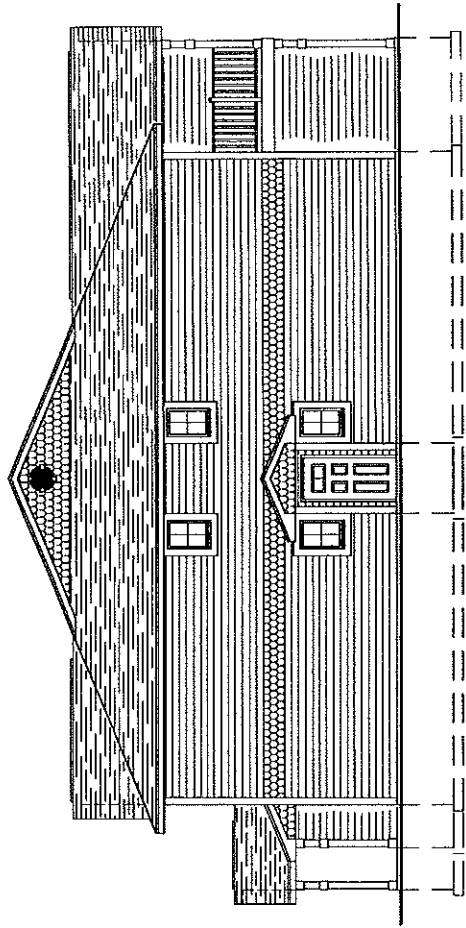
SOUTH ELEVATION SCALE: 1/8" = 1'-0"



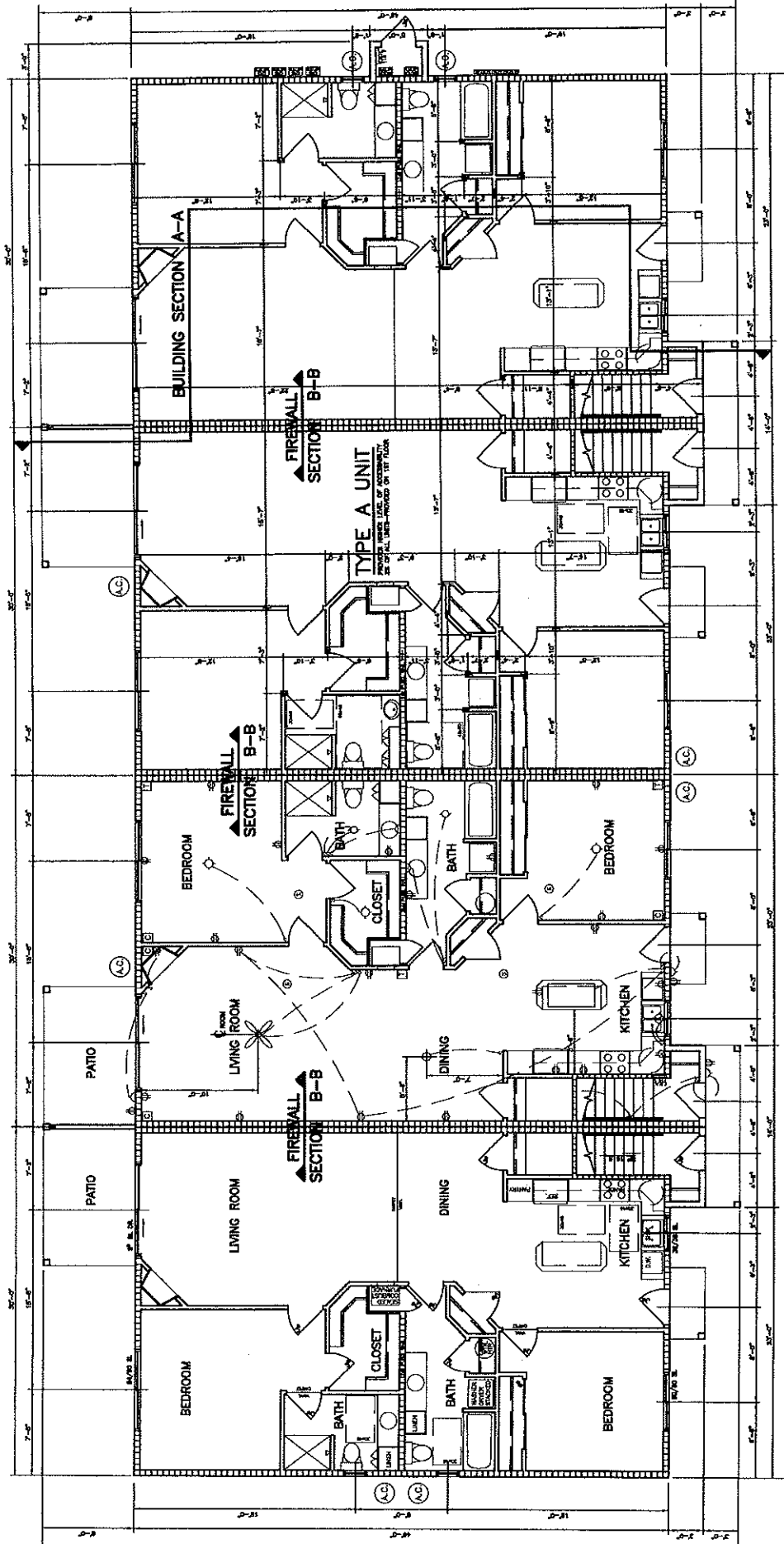
WEST ELEVATION SCALE: 1/8" = 1'-0"



NORTH ELEVATION SCALE: 1/8" = 1'-0"



EAST ELEVATION

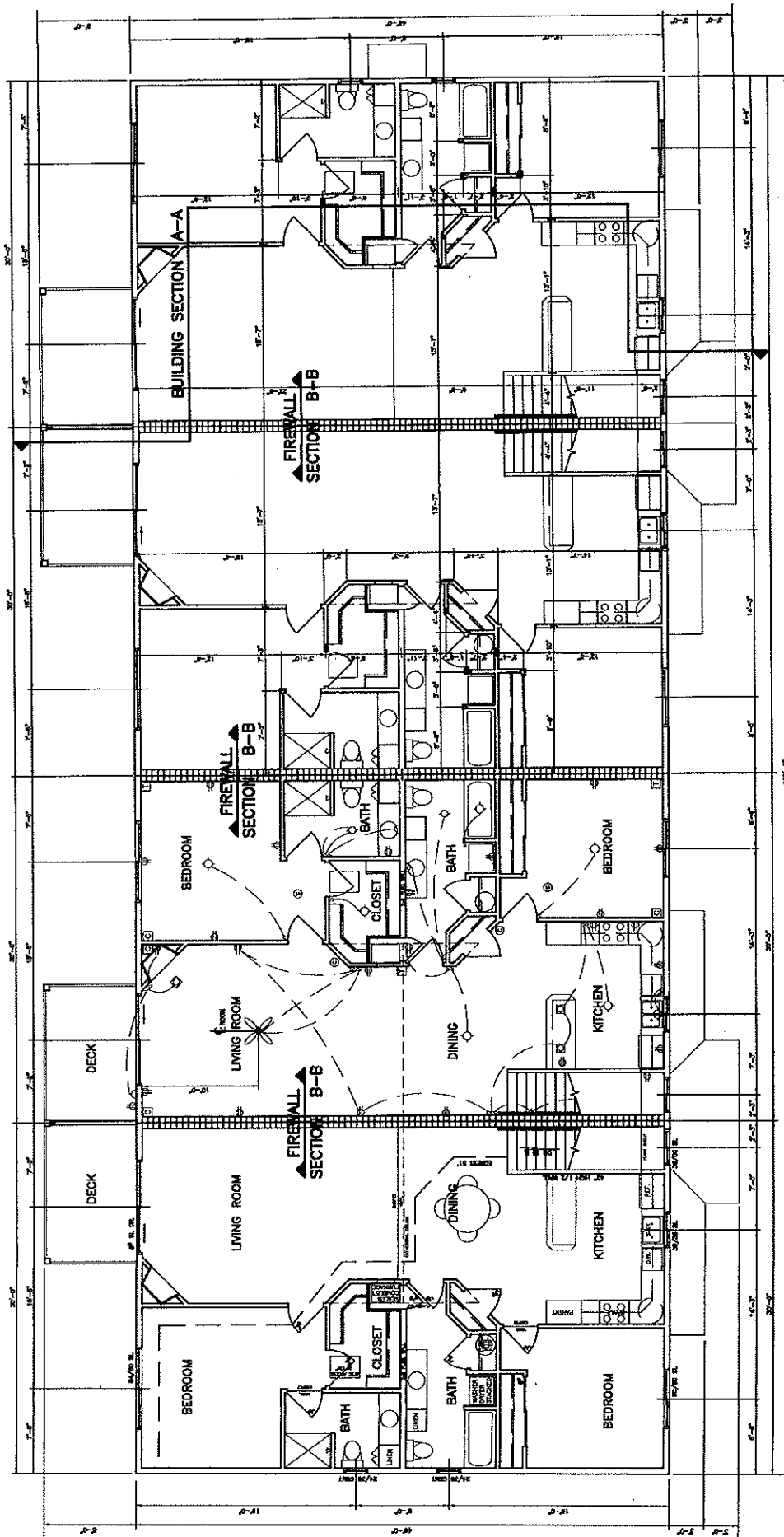


FIRST FLOOR PLAN

FLOOR PLAN S.F. 1,340 / UNIT



SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
 FLOOR PLAN S.F. 1,400 / UNIT



PUBLIC HEARING NOTICE

The City of Sturgeon Bay Plan Commission will conduct a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, July 30, 2014, at 7:00 p.m. or shortly thereafter, regarding a petition from Marina View Apartments, for approval of a conditional use under Section 20.15(2)(d) of the Municipal Code (Zoning Code). The proposal is for an 8-unit multiple-family dwelling, with detached garage buildings. The subject parcel is located on a proposed extension of Thorn Street and is Lot 2 of the proposed subdivision plat known as Marina View Subdivision, which currently is a portion of parcel #281-64-76000809A3. The application is on file with the Community Development Department, located at City Hall, 421 Michigan Street, and can be viewed weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to give testimony in favor or against the proposed conditional use, either in person at the hearing or in writing (must be received by 4:00 p.m., July 30th).

By order of:
City of Sturgeon Bay Plan Commission

**Location Map
Public Hearing
Conditional Use Request
Marina View Apartments, LLC**



Subject Area



Note: Public Hearing to be held on July 30, 2014

EXECUTIVE SUMMARY

Title: Landscaping plan and placement of fill material – 1222 Memorial Drive


Background: Under s. 20.33 of the zoning code, the private property between Memorial Drive and the bay has restrictions. The restrictions are intended to protect a scenic easement that the City controls for this stretch of shoreline. No structures and no plantings can be placed in this area without the approval of the Council. In addition, any filling along the shore must be approved by the Council upon recommendation of the Plan Commission.

John & Cathy Wiese desire to modify the shoreline area at 1222 Memorial Drive. The proposal is to create a cement walkway with a patio with a 3-ft wall surrounding it. There would be a fire pit in the center. Plantings would be placed along the outside of the retaining wall as it tapers to the existing grade. For the shore area, the plan is a tapered stone retaining wall with an 8-ft wide ramp to the water for small craft such as canoes or kayaks.


The Council approved the landscaping and patio portion of the project, subject to plantings being limited to 3 feet in height. The shore work also was approved by the Council, subject to approval from the Wisconsin DNR and the City Plan Commission.

Fiscal Impact: None.

Recommendation: Approve the proposed shoreline project, subject to approval of the DNR.

Prepared by: 
Martin Olejniczak
Community Development Director

7-23-2014
Date

Reviewed by: 
Tony Depies
City Engineer

7-24-2014
Date

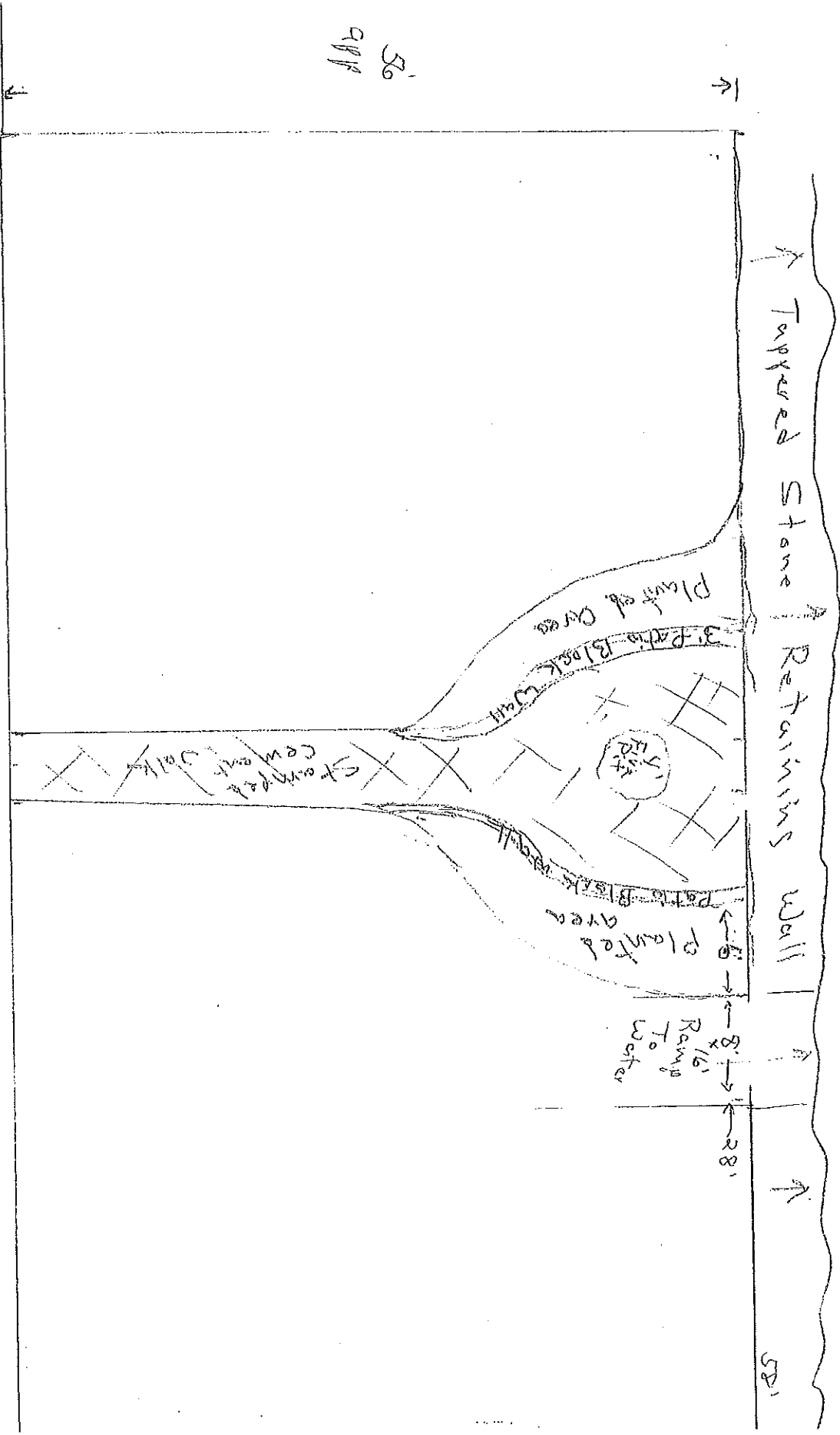
Shore Walk at 1000 Memorial Dr

Scale 1/8" = 1'

Memorial Dr.

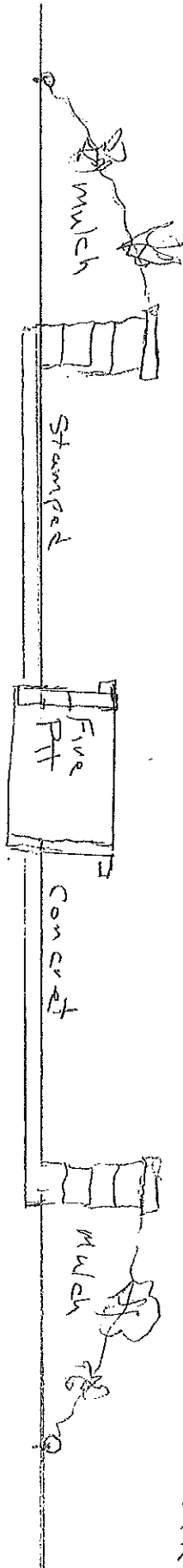
100'

30'
9pp



Scale 3/32" = 1 ft.

Scale 1/4" = 1 ft



Retaining Wall will Top
To Grade at sidewalk

Location Map - Wiese - 1222 Memorial Drive

