

CITY PLAN COMMISSION

Wednesday, June 15, 2016

A meeting of the City Plan Commission was called to order at 7:00 p.m. by Chairperson Rick Wiesner in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members Rick Wiesner, Steven Hurley, Bob Starr, and Dennis Statz were present. Excused: Members Jeff Norland and Mike Gilson. Ron Vandertie entered the meeting at 7:20 p.m. Also present were Alderpersons Kelly Catarozoli and Stewart Fett, 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. Starr, seconded by Mr. Statz to adopt the following agenda by moving item #5 to item #4:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from May 18, 2016.
4. Zoning map amendment from Single-Family Residential (R-2) to Multi-Family Residential (R-4) for Doneff Land Company, LLC, for a vacant parcel located on N. 9th Avenue, east of the Big Hill Regency House, parcel #281-62-17000105B.
Presentation
Public hearing
Consideration of
5. Consideration of: Zoning code amendment relating to minimum roof pitch for dwellings.
6. Reconsideration of: Official name for new public street abutting the north side of Cadence (1425 S. Neenah Avenue).
7. Public comment on non-agenda items.
8. Adjourn.

Carried.

Approval of minutes from May 18, 2016: Moved by Mr. Statz, seconded by Mr. Hurley to approve the minutes from May 18, 2016. All ayes. Carried.

Consideration of: Zoning Code amendment relating to minimum roof pitch for dwellings: Mr. Mr. Kernosky stated that this item was discussed at the last Plan Commission meeting and was directed to bring back language allowing the opportunity to have a lower pitched roof. He presented a draft ordinance amending the zoning code to allow a roof with a minimum pitch of at least four feet in height for each 12 feet in width, unless a lesser pitch is approved by the Aesthetic Design & Site Plan Review Board.

Architect Virge Temme, 9098 Lime Kiln Road, suggested that the City should drop all language in the zoning code relating to roofs. One argument against flat roofs that has always been made relates to snow load. Arguments in favor of the flat roofs are that they are easier to maintain and inspect. The interiors are easier to heat and cool. They are lower cost and reduce stormwater runoff velocity. They also enable the construction of vegetative roofs. In the 1970's, it was all about aesthetics and to prevent mobile homes from moving into residential neighborhoods. Millennials are more likely to stop and look at modern buildings than historic ones. Most of the people that look at architecture in Sturgeon Bay are baby boomers who prefer ranch homes than contemporary and are not aware of current trends. The code needs to reflect the change that is happening in architecture across the country, as well as revising it according to taste and purchasing power. She recommends deleting the roof pitch discussion all together in the code.

Mr. Starr expressed his concern of not matching other homes in the neighborhood. Millennials need to integrate in some of the committees to provide a balance. After further discussion, it was moved by

Mr. Starr, seconded by Mr. Statz to recommend to Council to amend section 20.07(7)(c) of the zoning code to allow a roof with a minimum pitch of at least four feet in height for each 12 feet in width, unless a lesser pitch is approved by the Aesthetic Design & Site Plan Review Board. All ayes. Carried.

Zoning map amendment from Single-Family Residential (R-2) to Multi-Family Residential (R-4) for Doneff Land Company, LLC, for a vacant parcel located on N. 9th Avenue, east of the Big Hill Regency House, parcel #281-62-17000105B:

Presentation: Mr. Kernosky stated that Doneff Land Company is requesting that 1 $\frac{3}{4}$ acres of property be rezoned from Single-Family Residential (R-2) to Multi-Family Residential (R-4). Big Hill Regency House, located across the street, is also owned by Doneff Land Company. Mr. Kernosky went over the zoning classification of the surrounding area. The Comprehensive Plan identifies multi-family housing in that area. Two buildings are proposed, with four unit townhouses in one building and six units in another, with attached two car garages. A lot of concerns have been brought up from surrounding neighborhoods. Staff recommends that the zoning request be sent to Council for approval.

Mr. Olejniczak reminded Commissioners that action is only needed for the zoning classification change. A conditional use approval is needed to build the townhouses.

Sarah Bonovich, one of the owners of Big Hill Regency, stated that they had bought this property for future use. It would be marketed to people over 55 years old. There is a waiting list at Big Hill Regency House. All the landscaping and maintenance will be done by Doneff. There are no steps going into the townhouses. They are all two bedroom units, with some having lofts.

Public hearing: Chairperson Wiesner opened the public hearing at 7:30 p.m.

Chris Kellems, 120 Alabama St., stated she is a sustainable building advisor. This development fits in the Comprehensive Plan and sustainable issues. This is what our County needs. It should be opened to a wide range of ages and not just over 55 years of age.

There were no letters of correspondence in favor.

Bob Konrad, 846 Georgia Street, and owns property at 837 Georgia Street, stated his property abuts the Doneff property. He spoke against the rezoning.

Diane Konrad, 846 Georgia Street, was also opposed to the rezoning. Things were promised in the past by the Doneffs and were never followed through. If blasting were to be done it could damage the water tower and homes.

Paul Anschutz, 221 N. 6th Avenue, stated he was concerned with safety for adults and kids. Georgia Street to 14th Avenue has no sidewalks. Sidewalks should be put in first before considering rezoning.

Laurel Brooks, 920 Kentucky Place, stated that it is an unsafe area. Georgia Street was created with these issues in existence.

Mr. Wiesner reminded everyone that the issue here is rezoning, not to put a structure on the property.

Reid Rocheleau, 408 Cedar Street, Stevens Point, owns two properties on Georgia Street. He said this matter was addressed and settled 18 years ago. He didn't know how conditions could be changed on a PUD.

Pat Johnson, 845 Georgia Street, agreed with the safety and traffic issues and is in opposition to the rezoning.

Diane Konrad spoke again and stated what everyone is saying is that traffic is the main problem and concern. She likes the quietness of the neighborhood and security.

Kelly Catarozoli, 344 N. 3rd Avenue, mentioned it is very hard coming out of that area. The safety issue should be addressed before changing the density.

Mr. Olejniczak stated that this property is not part of the PUD. There are no current restrictions on the property. Based on the frontage, three two-family homes and a single-family home, or 4 -5 single family homes could be built on that property. R-4 zoning allows up to 20 units. Seven units could be built without changing the number of units.

Mr. Wiesner said to research and get feedback on what was said.

The consensus was to bring back consideration to the July meeting.

Reconsideration of: Official name for new public street abutting the north side of Cadence (1425 S. Neenah Avenue): Moved by Mr. Statz, seconded by Mr. Starr, seconded by Mr. Statz to reconsider this item. All ayes. Carried.

Mr. Kernosky stated that the fire chief thought the recommendation to name the street Helm Street sounded too close to Elm Street, which currently exists on the west side.

After a short discussion, it was moved by Mr. Starr, seconded by Mr. Statz to recommend to Council Halyard as the new street name. All ayes. Carried.

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

Adjourn: Moved by Mr. Starr, seconded by Mr. Statz to adjourn. Carried. Meeting adjourned at 8:24 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary