

AGENDA
CITY OF STURGEON BAY
CITY PLAN COMMISSION
Wednesday, January 20, 2016
7:00 p.m.
Council Chambers, City Hall
421 Michigan Street

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from December 16, 2015.
4. Public comment on non-agenda items.
5. Presentation of: Zoning map amendment from Light Industrial (I-1) to Single-Family Residential (R-1) for Arthur and Darlene Hohlfelder, for property located on Columbia Avenue, parcel #'s 281-66-12001401 and 281-66-12001402.
6. Preliminary Planned Unit Development for New Urban Focus, Inc., 49 N. Madison Avenue, parcel #281-24-15110103A.

Presentation:
Public hearing:
Consideration of:
7. 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:

Rick Wiesner – Chair
Ron Vandertie
Mike Gilson
Laurel Brooks
Jeff Norland
Robert Starr
Dennis Statz

3:00 p.m.
1/15/16
CN

CITY PLAN COMMISSION
Wednesday, December 16, 2015

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 Ron Vandertie, Dennis Statz, Rick Wiesner, Laurel Brooks, Mike Gilson, Jeff Norland and Bob Starr were present. Also present were Aldermen Jerry Stults and Will Gregory, Planner/Zoning Administrator Ryan Kernosky, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Ms. Brooks, seconded by Mr. Statz to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from November 18, 2015.
4. Public comment on non-agenda items.
5. Consideration of: Conditional use request from Marina View Apartments to construct a 15-unit multiple-family dwelling, with a lower level parking structure, located at 230 Nautical Drive.
6. Consideration of: Zoning Code Amendment – Tourist Rooming Houses.
7. Adjourn.

Carried.

Approval of minutes from November 18, 2015: Moved by Ms. Brooks, seconded by Mr. Statz to approve the minutes from November 18, 2015. All ayes. Carried.

Public comment on non-agenda items: Chris Kellems, 120 Alabama St., stated that as far as sustainability, she would like Commission members to read the Comprehensive Plan. She referred to the proposal for 49 N. Madison Avenue. The proposal did not address sustainability. Her thought was that sustainability should be addressed for all future developments. She added that the definition of sustainability is the ability to meet today's needs without compromising tomorrow.

Consideration of: Conditional use request from Marina View Apartments to construct a 15-unit multiple-family dwelling, with a lower level parking structure, located at 230 Nautical Drive: Mr. Kernosky stated that at the October Plan Commission meeting consideration of the conditional use request was tabled and Marina View Apartments was instructed to come back to a future meeting with revised plans that addressed concerns regarding the setback from the property line and the height of the building. He spoke with Marina View Apartments representative and was told that they have no intentions of resubmitting plans at this time.

Mr. Kernosky suggested taking action on the conditional use request. He offered options, such as continue to table consideration, approved the request with conditions, approve as presented, or deny with reasons. Staff recommended denial of the conditional use request, with reasons being the nearness of the large number of units to the adjoining property and the residential density of the parcel compared to the other apartment buildings. Marina View Apartments can come back and re-apply for a conditional use at any time.

Mr. Olejniczak pointed out that City staff supports apartments on that lot, but had concerns with the specific plan for the old foundation building given its location.

Mr. Statz stated that the parcel boundary lines have changed since the beginning of the construction of the apartment buildings. The various apartment buildings were submitted one property at a time. Mr. Schott had the option to make the different lots different sizes to accommodate a PUD. It was made clear by the Plan Commission that they did not want the foundation built upon close to the other

property and did not want a three-story building. It was all Mr. Schott's decision the way he pursued this.

Mr. Starr referred to an executive summary dated July, 2011, that stated the existing concrete building, known as the foundation building, may not be expanded either outward or upward except for a stairway enclosure to allow safe egress. However, non-permanent recreational structures such as picnic tables, grill, etc. may be placed on the foundation building.

Ms. Brooks recalled that Mr. Schott's attorney at previous meetings stated that they never had an intention to build on the foundation.

Discussion continued. Moved by Mr. Starr, seconded by Ms. Brooks to deny the conditional use request, based on the proximity to the neighboring property and the approval process that was made, and process that occurred in 2011.

Mr. Gilson stated he was not comfortable with the second reason for denial. He said it had to do with convoluted discussion. Mr. Starr, along with the second, removed his second reason for denial, with the revised motion being to deny the conditional use request based upon the proximity to the neighboring property. A vote was taken on the motion. All ayes. Carried.

Consideration of: Zoning Code Amendment – Tourist Rooming Houses: Mr. Kernosky stated that this item was brought back from the previous Plan Commission meeting with some changes to a proposed ordinance. The first change included the duration of rentals. Instead of 30 days, the Department of Revenue language, *one calendar month or 30 days, whichever is less, counting the first day of the rental and not counting the last day of rental*, was inserted. Licensing was also discussed. It would be similar to the issuance of liquor licenses. Permits would have to be applied for through the Community Development Department. Items such as zoning would be checked, as well as a state issued sales tax and tourist rooming house permit. If it was a first time applicant, the application would go to the City Clerk insuring that bills have been paid, such as taxes or any other outstanding invoices. The application would then be approved or denied. At renewal time, the police department would go through their system and make sure there were no complaints regarding that rental.

The restricting of rentals to one family was also removed from the previous version.

Discussion took place regarding the June 30th permit expiration date. Mr. Gilson thought a better date would be in November. A fee for review should also be charged, such as \$50 to \$100. Mr. Kernosky responded that the June 30th expiration date is the same date that the state has for a tourist rooming house permit based off their budget cycle. Mr. Statz suggested having a calendar year expiration date. Also, it was discussed whether or not the permit should be renewed every year. If there were no problems the first year, then it could be a 2 – 3 year renewal process.

After further discussion, it was moved by Mr. Starr, seconded by Mr. Gilson to recommend to Council to adopt the zoning code amendment with a renewal being every two years after the first year for each new owner, and that the renewal can begin anytime after January 1st. All ayes. Carried.

Adjourn: Moved by Mr. Statz, seconded by Ms. Brooks to adjourn. Carried. Meeting adjourned at 7:36 p.m.

Respectfully submitted,


Cheryl Nault
Community Development Secretary

Ryan J. Kernosky
Planner/Zoning Administrator
421 Michigan Street
Sturgeon Bay, WI 54235



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Website: www.sturgeonbaywi.org

MEMO

To: City Plan Commission
From: Ryan Kernosky, Planner & Zoning Administrator *RK*
Date: December 16, 2015
Subject: Zoning Map Amendment for Hohlfelder – I-1 to R-1

Arthur and Darlene Hohlfelder have petitioned to rezone two parcels from Light Industrial (I-1) to Single Family Residential (R-1). The first parcel is on the corner of Sawyer Drive (Oak St) and Columbia Ave and contains roughly 2.13 acres of land with a wetland to the far west of the property. The second parcel abuts Columbia Ave and contains roughly 1.81 acres of land with the same wetland to the far west of the property. Both parcels currently stand vacant. A map of the subject parcels is located within this packet.

Per procedures for zoning changes, the first step in the process is the initial presentation before Plan Commission during the January 20th meeting. This allows for the petitioners to explain the proposal and for the Commission members to provide feedback, ask questions, and to have general discussion. However, no formal action will be taken by the Plan Commission until after the required public hearing is held during a subsequent meeting of Plan Commission.

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

Date Received: 12/15/15
 Fee Paid \$ 450.00
 Received By: RK

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	Arthur & Darlene Hohlfelder	
Company		
Street Address	1422 Green Bay Rd	
City/State/Zip	Sturgeon Bay, WI 54235	
Daytime Telephone No.	920-243-8526	
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY:
 Location if not assigned a common address: Columbia Ave

TAX PARCEL NUMBER: 281-66-12001401
281-66-12001402

CURRENT ZONING CLASSIFICATION: I-1

CURRENT USE AND IMPROVEMENTS:
open field

ZONING DISTRICT REQUESTED: R-1

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: Mixed residential

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:
 North: Low density single family
 South: open space + recreation
 East: Mixed residential
 West: Mixed residential

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:
 North: Single family residential R-1
 South: E-P vacant
 East: unzoned
 West: unzoned

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

Attach a full legal description (preferably on disk), 8-1/2" X 11" location map, and Agreement for Reimbursement of expenses.

Darlene Hohlfelder
Property Owner (Print Name)

Darlene Hohlfelder
Signature

12-15-15
Date

Applicant/Agent (Print Name)

Signature

Date

I, Darlene Hohlfelder, 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.

12-15-15 Darlene Hohlfelder [Signature]
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

Location Map

Zoning Map Amendment

Hohlfelder - I-1 to R-1



NOTE: Public Hearing to be held in the City Council Chamber at 7:00 PM on February 17, 2016

STAFF REPORT TO CITY PLAN COMMISSION
Preliminary PUD – The Bay Lofts Mixed-Use Development

Background: New Urban Focus, Inc. (Jeff Gillis, Agent) petitions for approval of a Planned Unit Development (PUD) for a mixed-use 34 unit apartment building with 2,300 square feet of commercial space located on the former Harbor Place site (49 N Madison Avenue).

The PUD designation allows the developer greater flexibility and potential deviations from the normal underlying zoning standards, but requires a higher level of scrutiny, including the design of the building. All zoning related aspects of the proposed development are reviewed, including the proposed use, density, layout, relationship to surrounding existing and planned uses, and building design. The preliminary PUD approval process involves a public hearing, recommendation by the Plan Commission to the Common Council, and formal decision by the Council to approve or deny the PUD request. If the preliminary PUD zoning is approved, the applicant then submits a final PUD application, which requires more details and final plans.

Existing Conditions: The proposed site is the former location of the Harbor Place Shoppes. That complex burned down in 2014, and has been sitting vacant since. The lot is currently blighted in character, with the west end of the property covered with the asphalt of the former parking lots, and the east end of the property covered in gravel. It is currently 1.05 acres in size, and abuts Madison Avenue, Larch Street, and Locust Street.

The current zoning classification is C-2, Central Business District.

Surrounding Uses:

North – C-2, Bridgeport Condos and Sonny's Pizza
 South – C-2, Baylake Bank and Mobil Gas
 East – C-2, Door County Maritime Museum
 West – C-2, Bridgeport Resort Parking Lot

The site is flat and has no natural features. The project area incorporates a triangular area of street right-of-way along Madison Avenue that is currently an angle parking area. The site includes above ground power lines along Larch Street, and decorative lighting along Madison Avenue.

Comprehensive Plan: The future land use map of the City of Sturgeon Bay identifies that parcel as *Central Business District Commercial*.

Central Business District Commercial is defined in the Comprehensive Plan as the following:

This area is the main business “core” of the City. It includes a range of retail, service, office, entertainment and institutional uses within a geographically compact setting near the center of the City. The Central Business District is intended to be the emphasis of the community's retail activity.

The land use chapter also contains objectives/policies to support a strong mix of uses in the downtown (incl. housing); redevelop underutilized parcels on the west side to integrate both open space features and mixed uses; emphasize retail uses along Madison Avenue; and identify sites where storm water management practices including rain gardens can be implemented.

The housing chapter of the comprehensive plan has several objectives and policies that support the project, including objectives to diversify the range of housing available; develop mixed-use projects downtown to promote housing choices; and ensuring that zoning regulations used for new development allows for sufficient density and promotes efficient development patterns and wise use of municipal infrastructure.

The economic development section of the comprehensive plan recommends prioritizing infill development and re-use of currently zoned commercial areas. It also desires that retail development be neighboring land uses and recommends identifying areas where housing can be integrated into commercial districts.

The City has also adopted the West Waterfront Area Redevelopment Plan, which addresses this area more specifically and has greater detail of development goals and objectives. This site was included in this plan, where it was recommended that market-rate residential structures were built with below grade parking. The plan also cites that the corner of Madison Avenue and Larch Street should remain in commercial use, and as an alternative states that *“this redevelopment site could feature a new mixed-use development with ground-floor retail leveraging the Madison Avenue frontage and new residential spaces above.”*

City staff is confident that this proposed use is consistent with the Comprehensive Plan and the West Waterfront Area Redevelopment Plan.

Site Plan and Design Considerations: City staff has thoroughly reviewed the proposed development both for compliance with various municipal codes and for general soundness. The following is a summary of the aspects of the development:

Use – The proposal is for a 4 storied mixed-use building with indoor parking. The development will include 34 units with a mix of 1, 2, or 3 bedrooms with balconies, a fitness center and leasing office, a fourth floor deck and 37 indoor parking stalls. It will also have a proposed 2,300 square foot single-story retail space on the corner of Larch Street and Madison Avenue, with an outdoor retail plaza. Behind the building there are 24 stalls of outdoor off-street parking. The proposed uses are allowed under the zoning code.

Building – The proposed footprint is roughly 17,600 square feet. For comparison, the former buildings on the site (Harbor Place Shoppes & furniture store) had a combined footprint of about 16,150 square feet. The building is an L-shape and fronts on Larch Street and Madison Avenue. Contemporary in style, the proposed mixed-use building is four stories with a flat roof. The first floor is nearly all covered parking, with a mechanical room and leasing office. The proposed commercial space is also located on the first floor, steps out from the main footprint at 10 and 23 feet, giving a sense of separation from the residential use of the development. The exterior of the entire first floor is a cream colored brick veneer with a metal canopy overhanging the commercial space.

The second floor encompasses 11 residential units with balconies and a fitness center. The exterior is primarily corrugated metal panel and a flat metal panel. All balconies are metal with metal railings. The third floor encompasses 13 residential units with balconies, and has the same exterior as the second story. The fourth floor encompasses 10 residential units with balconies, and has the same exterior as the floors below. Also within the fourth floor is a club room and a roof deck with a metal pergola.

Building Height – The proposed building is approximately 47 feet in height. Under the Sturgeon Bay Zoning Code 20.27, the maximum building height in a C-2 zoning district is 45 feet. Therefore, if approved, the building height must be addressed in the PUD ordinance. There are no concerns over servicing the building with utilities or fire protection.

Density – Under the current Zoning Code (20.27), the minimum lot area per dwelling unit is 3,500 square feet. The current tax parcel is approx. 46,077 square feet, but the developer is asking the City to vacate the triangular portion of street right-of-way off of Madison Ave (City would give up approx. 3,372 sq ft), and the developer would give right of way along Larch Street (developer would give up approx. 1,756 sq ft). This would create a proposed tax parcel of approx. 47,400 square feet, which would allow for a total of 14 units. The proposed development is 34 units. Therefore, if approved, the number of units/density must be addressed in the PUD ordinance. It is noted that due to the fact that the residential density in the zoning code is the same for all areas of the city, it is difficult to have multiple family dwellings in the downtown without a variance or PUD designation. Other residential projects in the downtown, such as the condominiums on the former PBI shipyard have been accomplished through a PUD designation, although the proposed PUD would be the densest in the City.

Parking – Sturgeon Bay Zoning Code (20.31) requires the following parking requirements for residential multiple-family dwellings:

- 1.50 spaces for each one-bedroom unit or efficiency
- 1.75 spaces for each two-bedroom unit
- 2.00 spaces for each three or more bedroom unit

Because the property is a C-2 zone, the commercial space is exempt from the off-street parking requirements set forth in our zoning code (s. 20.31(9)).

Under the current proposal, there are 10 one-bedroom units, 21 two-bedroom units, and 3 three-bedroom units. Therefore, there is a need for 58 parking spaces. The proposed development has 61 spaces. There are 37 spaces within the 1st floor parking garage. This garage will be accessed via either the west end or south end of the building. Both options should be fine, but the final building design and plans need to be consistent throughout with one option chosen. Within our code, we include a requirement that 5% of the interior parking area is landscape treatment (20.31(11)), this proposal meets this requirement.

However, also within our code is a requirement that for every six parking stalls, a canopy tree is installed. This would require 4 total canopy trees within 10 feet of the parking area, and the proposed landscaping plan does not include that.

The proposed parking plan meets all of our code requirements with the exception to the canopy tree minimum. This could be addressed with the final PUD landscaping plan or in the PUD motion.

Landscaping – The conceptual landscaping plan has 18 total trees, a mixture of Japanese Tree Lilac, Red Jewell Crabapple, and Dark Green Arborvitae. The greenspace surrounding the building has various perennials and shrubs including Koblod Blue Liatris, False Sunflower, Switchgrass, Green Velvet Boxwood, and Vanhoutte Spirea. It should be noted that the preliminary landscaping plan includes existing boulevard trees; however, there are no boulevard trees on the site at this time. The municipal code requires that for new residential developments street trees are required at a rate of one tree per 50 feet of street frontage. Under that provision 6 street trees would be needed along Larch Street and 3 trees along Madison Avenue. No trees are required along Locust Street due to the very narrow right-of-way width. Final decisions regarding landscaping will need to be considered by Plan Commission and the Waterfront Design Review Board at a later date.

Street Right-of-Way Swap – Along the Madison Avenue side of the development the street right-of-way widens out in a triangular fashion due to a former street that ran at an angle. Currently, there are some angled parking stalls in this area. The right-of-way for Larch Street narrows by 8 feet along the east portion of the frontage making it difficult to establish a typical street cross-section with sidewalk and street trees. To address these unusual right-of-way situations, the proposal is for the city to vacate the triangular section of right-of-way along Madison Avenue and the developer to dedicate the missing 8 feet of right-of-way width along Larch Street. This swap of land results in a slight increase of lot area to the developer (about 1600 square feet), but most importantly allows for the south side of Larch Street and the west side of Madison Avenue to have desired cross-sections and amenities. The exact details, costs, and responsibilities for the street upgrades will be determined by the Waterfront Redevelopment Authority and Common Council.

Setbacks – In the current C-2 zoning district, the standard setback for buildings is 15' from the street lot line and 25' from the rear lot line.

The proposed site plan has the following setbacks:

Street Yard	Feet
Commercial building to Larch Street property line	10' if property line is changed as planned
Apartment building to Larch Street property line	15' if property line is changed as planned
Apartment building to Locust Street property line	13'
Apartment building to Madison Avenue property line	17' if street parking area is vacated
Commercial building to Madison Avenue property line	16' if street parking area is vacated
Rear Yard	Feet
Apartment building to rear property line	78'

The proposed site plan meets the normal setbacks except part of the residential portion of the building is 2 feet into the 15-foot setback along Locust Street and the retail portion of the building is 5 feet into the setback along Larch Street. The former buildings on the site had a zero setback from Locust Street and about an 8-foot setback from Larch Street so the new development has greater setbacks. It is noted that the Plan Commission has the authority in the C-2 district to reduce the minimum street yard to establish a more traditional downtown development pattern with buildings set close to the street. This is also something that the PUD ordinance can address.

Utilities – Overhead electrical and communication wires run down the south side of Larch Street, but relocating these wires underground would be in the best interest of the City and the developer. There's also underground electricity along the West side of Madison Avenue that would allow easy access to the building.

Sanitary lines run from Madison Avenue to Larch Street. There is a sanitary sewer under the proposed plaza, therefore a utility easement is required if the proposed vacation of the right-of-way is approved.

Telecommunications run underground crossing Larch Street from Madison Avenue and are accessible to the proposed building.

Water lines follow along Larch Street and are accessible to the proposed building.

Gas lines follow along Locust Street and are accessible to the proposed building.

The proposed development poses no concerns regarding utilities besides the easement that will need to be included if the Madison Ave parking stalls are vacated.

Lighting – The existing property has one cobra light about half way down Larch Street, and decorative lighting along Madison Avenue. If the current parking area off of Madison Ave is vacated by the City, the decorative lighting needs to be relocated, with an estimated cost of \$1,500 per pole. Extending decorative lighting down Larch Street is a possibility, and Sturgeon Bay Utilities has estimated to install 2-3 poles at the cost of \$4,000 per pole.

Storm Water Management - The previous development on the site had an impervious surface ratio of approximately 81%. With the previous development there were very little, if any, storm water controls on site, nearly all of the water either sheet flowed onto the streets and entered the storm sewer system, or directly deposited into the storm sewer system.

The proposed development for the site will have an impervious surface ratio of approximately 73% which is less than that of the previous development. A formal submittal for the storm water management design has not been submitted at this time. However, the conceptual / preliminary grading & drainage plan appears to show a variety of storm water controls incorporated into the development that may help to reduce peak flows and reduce sediments as follows:

- The downspouts for the roof of the building appear to discharge into (3) rain gardens located along the West side of the building and at the Southeast portion of the property. It appears the rain gardens will allow for some infiltration possibilities and peak flow reductions, before drain tiles located beneath the rain gardens would ultimately allow for water to discharge into the storm sewer system.
- The South parking areas appear to drain towards (3) catch basins located along the sidewalks near the building. Therefore, water from the site appears to not run toward Locust Street and sumps within the catch basins could allow for sediment reductions.
- The West parking areas appear to drain North and West towards (2) flumes located in the curb lines along the West edge of the parking areas. Therefore, very little water from the site appears to drain directly onto W Larch Street. The flumes discharge into a bio-retention swale along the West side of the property which could allow for some infiltration possibilities and peak flow reductions along with sediment reductions.
- Along the North side of the property the water from the site appears to drain toward W Larch Street. However, there does not appear to be any concentrated release points and the sidewalk is shown located near the building allowing for a “tree lawn” area between the curb and sidewalk. Therefore, water releases onto W Larch Street should be very minimal.
- Along the East side of the property the water from the site appears to drain toward N Madison Ave. However, there does not appear to be any concentrated release points so it appears that only water from the sidewalk and retail plaza areas will drain directly onto the roadway.

PUD Review Criteria: In general, the zoning ordinance directs the Plan Commission to consider whether the proposed development is consistent with the spirit and intent of the zoning code, has been prepared with competent professional guidance, and produces benefits to the City compared with conventional developments. In addition, there are nine specific review criteria to consider for PUD’s. The following is a discussion of those criteria.

1. Compatibility with Comprehensive Plan and other Pertinent Plans – As discussed earlier, the proposed development conforms to the Comprehensive Plan and the West Waterfront Redevelopment Plan.
2. Internally and Externally Compatible Land Uses – The proposed mixed-use building will add more commercial and more market-rate residential opportunities for the west side.
3. Creative Approach in Land Development – The proposed mixed-use building integrates well into the West Side Waterfront Redevelopment efforts. There is a need for quality rental opportunities for professionals and empty nesters in Sturgeon Bay, and this development helps to create more of those opportunities. The proposed commercial space also helps retain the west side downtown feel and corridor leading into the east side downtown.
4. Conserves Environmentally Sensitive Areas – The site was previously developed, and there are no environmentally sensitive areas within the site.

5. Addresses Open Space and Recreation Needs – The proposed development will assist in the creation of the West Side Waterfront Park by generating increment for Tax Increment District #4 (TID). Residents of the development will be within short walking distance to the West Side Waterfront Park and three existing parks (Otumba Park, Bayview Park, and Sawyer Park). The proposed project also has a fitness center, roof deck and clubhouse to help with the recreational needs of tenants.

6. Would Not Adversely Affect Municipal Services (utilities, police/fire, snow removal, etc.) – The site was previously developed, therefore there's been power, sewer, water, and telecommunications to the site. No upgrades are required other than the potential burying of the overhead lines along Larch Street. Further discussion with the police and fire departments did not bring up any concerns regarding ability to maintain public safety.

7. Safe and Adequate Transportation Facilities – The existing streets and sidewalks satisfies this criterion. The apartments have the required parking under the code.

8. Economic Practicality – The Waterfront Redevelopment Authority will need to approve the development and create a development agreement. That will involve investigation of the developer's ability to financially complete the project and confirm that the City's portion of the overall project costs for site improvements will be covered through future tax increment generated by the mixed-use building. The financial feasibility will also be considered by the developer's lender. Furthermore, the developer has completed market analysis and research, indicating that there is a demand for market-rate residential rental dwellings in downtown Sturgeon Bay.

9. Benefits to City Justify the Intended Variations – Because the C-2 zoning district already allows considerable flexibility for new infill development, the proposed PUD does not require any significant variations from the underlying zoning requirements, with the exception of the maximum residential density. The "one size fits all" density maximum within the zoning code does not necessarily reflect the objectives of the Comprehensive Plan and West Waterfront Redevelopment Plan. The proposed development will eliminate a blighted site, create a new option for housing, and generate need tax increment for the city's redevelopment effort. Thus, it is beneficial to the City to promote this type of development through a PUD.

Public Comments: A public hearing is required. This report is written without the benefit of that input and some of the conclusions and recommendations could be adjusted based upon ideas and concerns of the public.

Fiscal Impact: The assessed value of the development is still being considered, but estimates by the developer and City Assessor shows a value range of approximately \$2.5 to \$3.5 million. This parcel is within the tax increment district #4 (TID), therefore property taxes generated will be directed toward paying the costs of the public costs for the overall West Side Redevelopment project. Once the TID is retired, the taxes will be directed to the various taxing entities. The developer intends to request TIF assistance to help with the building construction and public related improvements such as burying overhead utility lines. A development agreement will be required by the Waterfront Redevelopment Authority and Council.

Recommendation: City staff is supportive of the proposed PUD. The deviations from underlying zoning requirements are justified based upon the uniqueness of the project and the planning goals of the West Waterfront Redevelopment Plan.

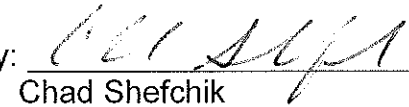
Therefore, while the PUD zoning district can be established, there is still a need for final review of the layout and building design prior to construction.


The recommendation is to approve the PUD, subject to the following:

1. Appropriate changes to the building design, landscaping, and signage as determined by the Waterfront Design Review Board and Plan Commission during final PUD review process.
2. The following zoning parameters shall be incorporated into the PUD zoning ordinance.
 - a. Building height is not to exceed 4 stories and 47 feet.
 - b. The proposed project is not to exceed 36 residential units.
 - c. Minimum yards and building setbacks shall conform to the final site plan, but in no case shall be less than 5 feet.
3. The City must approve of the vacation of the portion of the right-of-way off of Madison Avenue and dedication of the 8-foot strip of right-of-way along Larch Street.

Prepared by:  _____ Date 1/15/16
Ryan Kerrosky
Planner & Zoning Administrator

Prepared by:  _____ Date 1/15/16
Marty Olejniczak
Community Development Director

Reviewed by:  _____ Date 1-15-16
Chad Shefchik
City Engineer

Approved by:  _____ Date 1/15/16
Josh Van Lieshout
City Administrator

CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received: <u>1/4/16</u>
Fee Paid \$ <u>435.00</u>
Received By: <u>CN</u>

Application For: Conceptual Preliminary Final Combined Preliminary/Final

Note: There are different requirements for each of the above processes. A separate application is required for each.

NAME OF PROPOSED PLANNED UNIT DEVELOPMENT: _____

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	Mr. Jeff Gillis	Harbor Place, LLC
Company	New Urban Focus, Inc.	Attention: Wolf Bros.
Street Address	4906 Femrite Drive	155 East Walnut Street
City/State/Zip	Madison, Wisconsin 53716	Sturgeon Bay, Wisconsin 54235
Daytime Telephone No.	608.273.1069	920.743.5587
Fax No.	None	None

STREET ADDRESS(es) OF SUBJECT PROPERTY: 49 North Madison Avenue
 Location if not assigned a common address: _____

TAX PARCEL NUMBER(s): 281-24-15110103A

AREA OF SUBJECT PROPERTY AND NO. OF LOTS: One (1) Parcel - 1.050 Acres

CURRENT ZONING CLASSIFICATION: C-2

CURRENT USE AND IMPROVEMENTS: Vacant Land

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: Central Business District - Commercial

WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes No Explain: _____

PLEASE IDENTIFY SPECIFIC PROPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A PARTICULAR LOT, LOCATION, BUILDING, ETC.

Mixed-Use Development: Multi-Family Residential & Commercial/Retail

CURRENT USE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:

North: Commercial - Restaurant, Hotel

South: Commercial - Gas Station

East: Commercial Land (Parking) & PUD Maritime Museum

West: Single-Family Residential (R-2)

COMPREHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:

North: Recreational & Tourist Commercial

South: Central Business District Commercial

East: Recreational & Tourist Commercial

West: Public & Institutional

IS ANY VARIANCE FROM COMPREHENSIVE PLAN, SUBDIVISION ORDINANCE, OR ZONING ORDINANCE BEING REQUESTED? If yes, describe:

Potential Building Setbacks - requesting setbacks per plans

Potential Building Coverage Ratio, Floor Area Ratio, Open Space Ratio, Landscape Ratio -

Requesting ratios per plans

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? Yes IF YES, EXPLAIN:

PUD was previously approved, but never implemented

Attach an 11" X 17" detailed site plan (if site plan is larger than 8-1/2" x 11", also include 20 copies folded to 8-1/2" X 11"), full legal description (preferably on disk), location map with site boundaries marked, proof of ownership, and Agreement for Reimbursement of expenses. Site or plot plan shall include dimensions of property, structures, building elevations, proposed site improvements, signature of person who drew plan, etc.

Property Owner (Print Name)

Mr. Jeff Gillis

Applicant/Agent (Print Name)

Signature

Handwritten signature of Mr. Jeff Gillis

Signature

Date

November 13, 2015

Date

I, Jeff Gillis, 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.

Nov. 5, 2015
Date of review meeting

Handwritten signature of Applicant

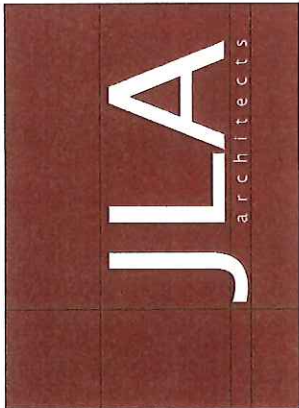
Applicant Signature

Handwritten signature of Staff

Staff Signature

THE BAY LOFTS

49 NORTH MADISON STREET
STURGEON BAY, WISCONSIN 54235



PUD - PRELIMINARY SUBMITTAL

Site Plan Existing Conditions

LOT 1 OF CERTIFIED SURVEY MAP 1142

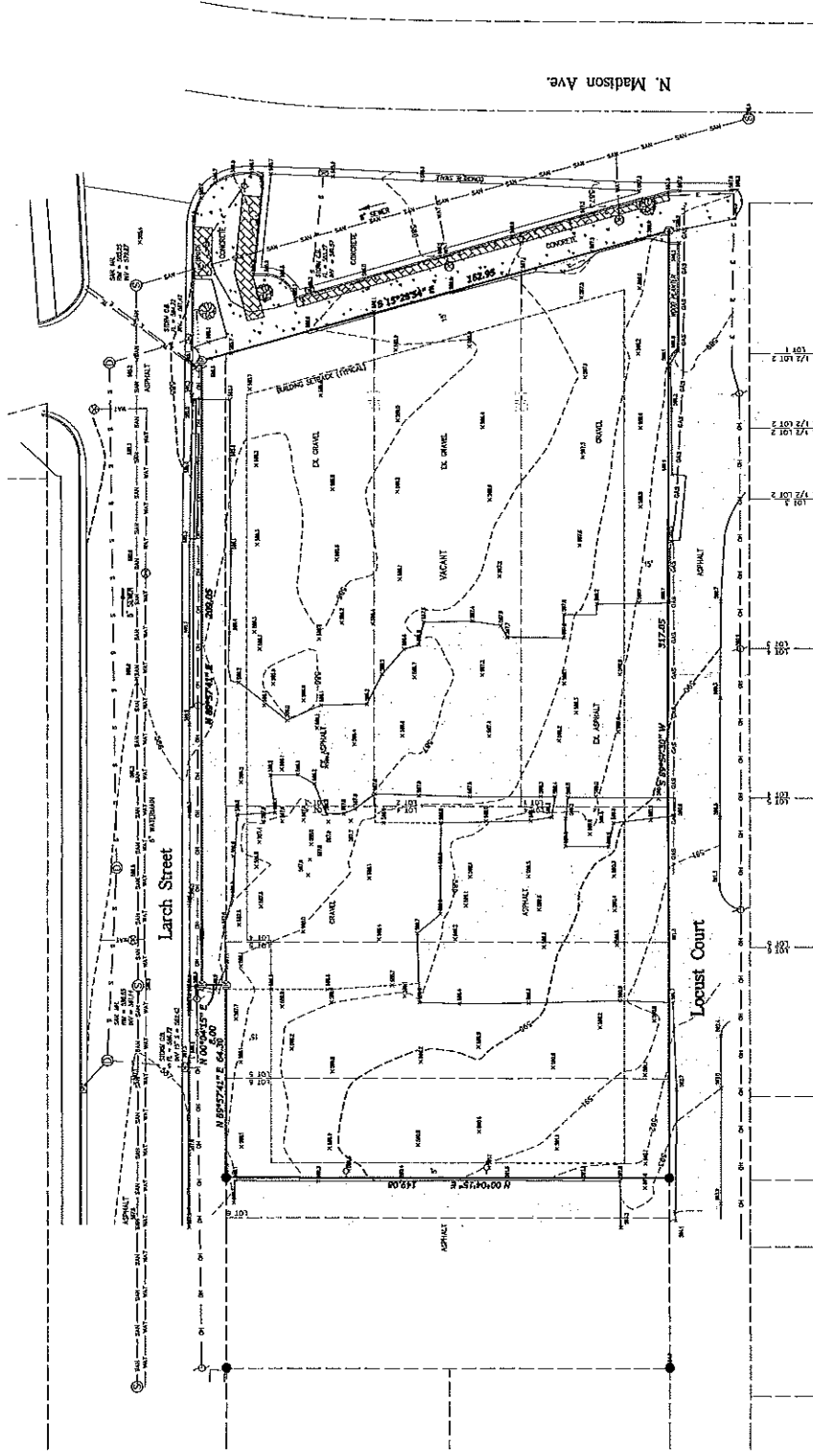
LOCATED IN SECTION 7,
TOWNSHIP 27 NORTH, RANGE 26 EAST,
CITY OF STURGEON BAY, DOOR COUNTY,
WISCONSIN.



PREPARED BY:
BAUDUIN ENGINEERING, INC.
35 S. 3RD AVENUE
P.O. BOX 105
STURGEON BAY, WI 54235
BAUDUINENGINEERING.COM

PANEL CONTAIN - 4500 SQUARE FEET
BENCHMARK - PM0005 622.33 (MAG08)
ZONING - CENTRAL BUSINESS DISTRICT (C-1)
NO PORTION OF THE PROPERTY IS BELOW THE BASE FLOOD
ELEVATION OF SURROUNDING WAT.

- E — UNDERGROUND ELECTRICAL
 - P — OVERHEAD WIRE
 - S — STORM SEWER
 - G — GAS
 - W — WATER
 - T — UNDERGROUND TELECOMMUNICATION
-
- OUT WIRE
 - POWER POLE
 - ◇ LIGHT POLE
 - CABLE VALVE
 - CLOSURE
 - HYDRANT
 - SANITARY MANHOLE
 - STORM INLET
 - STORM MANHOLE
 - SET 5/8" REBAR
 - FOUND 5/8" REBAR



NEW URBAN FOCUS,
 INC.

PUD - PRELIMINARY SUBMITTAL

THE BAY LOFTS

PROGRESS DOCUMENTS
 THESE DOCUMENTS REFLECT THE CURRENT DESIGN AND ANY CHANGES TO THE DESIGN SHALL BE INDICATED BY A RED LINE OR A RED CIRCLE. ANY CHANGES TO THE DESIGN SHALL BE INDICATED BY A RED LINE OR A RED CIRCLE. ANY CHANGES TO THE DESIGN SHALL BE INDICATED BY A RED LINE OR A RED CIRCLE.

DATE OF ISSUANCE: DECEMBER 20, 2015

REVISION SCHEDULE

MARK DESCRIPTION DATE

SHEET TITLE

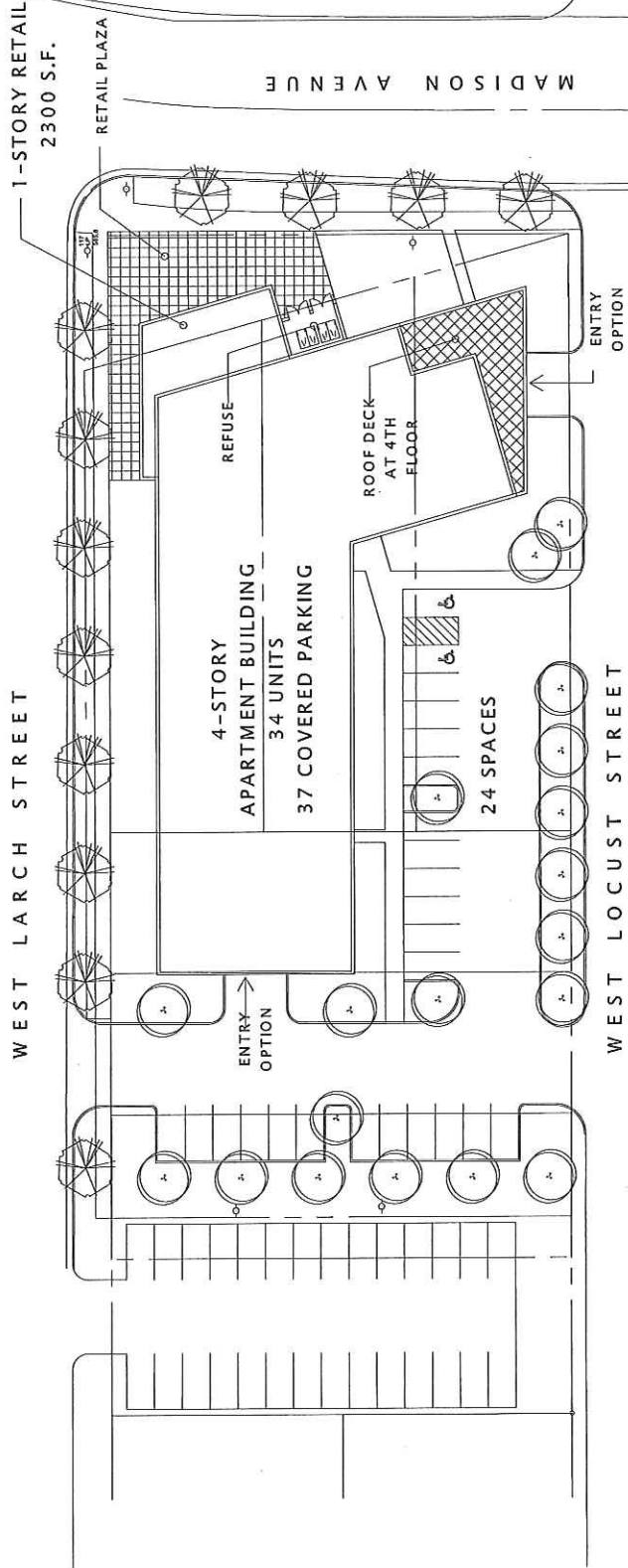
ARCHITECTURAL SITE
 PLAN

SHEET NUMBER

ASP-100

1.05 ACRES (+/-) = 32.4 U/A

UNIT	UNITS				PARKING				
	ST	1BR	2BR	3BR	TOTAL	BR'S	SURFACE COVERED	TOTAL RATIO	
4	0	2	0	7	10	19			
3	0	3	0	9	13	24			
2	0	5	0	5	10	17			
1	2,500 S.F. COMMERCIAL / RETAIL								37
T.	0	10	0	21	34	61	24	1.87/UNIT	
	0%	23%	0%	62%	9%			1.00/BR	

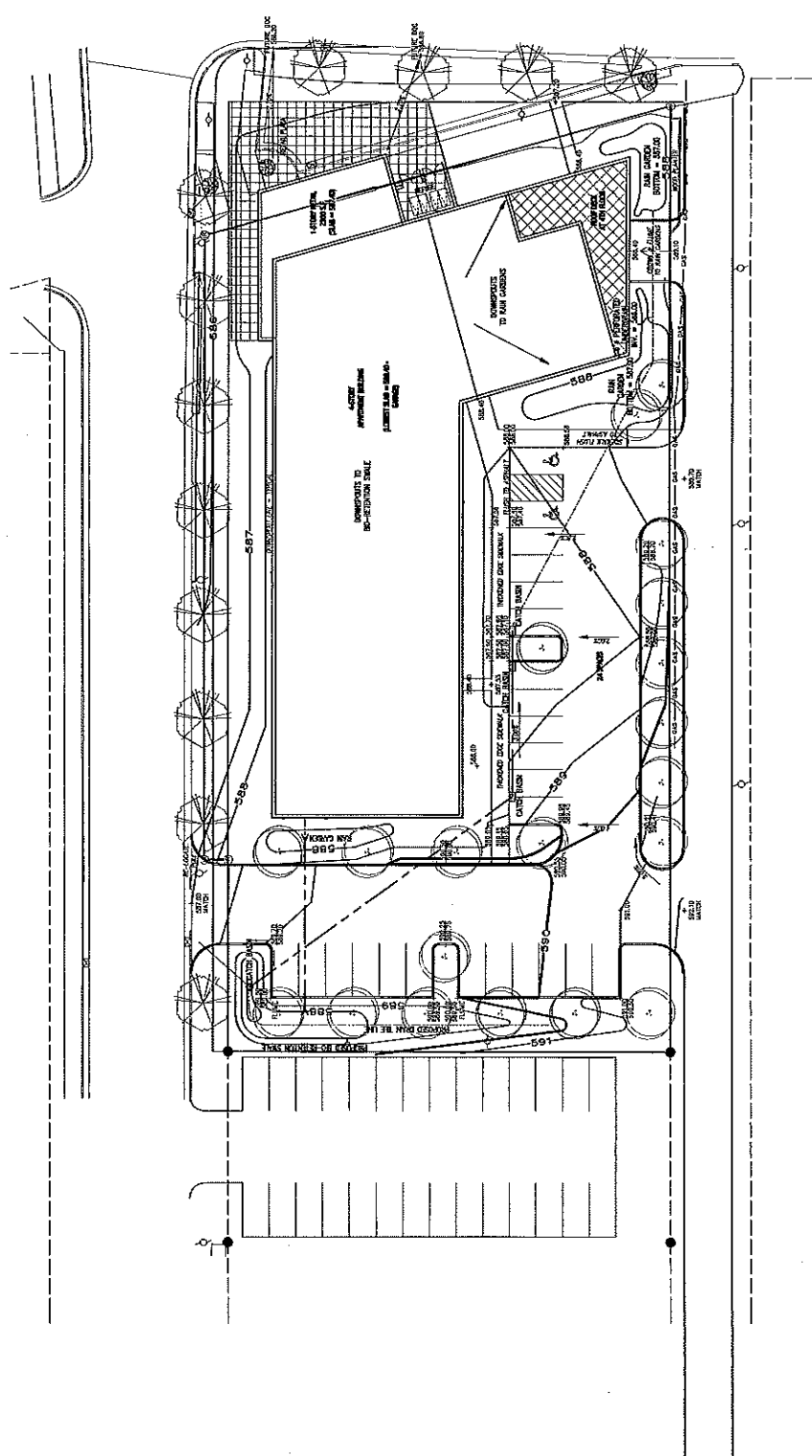


Preliminary Grading & Drainage Plan

LOT 1 OF CERTIFIED SURVEY MAP 1142
 BEING
 LOCATED IN SECTION 7,
 TOWNSHIP 27 NORTH, RANGE 28 EAST,
 COUNTY OF STURGEON BAY, DOOR COUNTY,
 WISCONSIN.



PREPARED BY:
 BAUER ENGINEERING
 25 S. JACKSON
 STURGEON BAY, WI 54235
 BAUERENGINEERING.COM



Preliminary Utility Plan

REVISIONS:
LOT 1 OF CERTIFIED SURVEY MAP 1142

LOCATED IN:
GOVERNMENT LOT 3 OF SECTION 7,
TOWNSHIP 27 NORTH, RANGE 28 EAST,
CITY OF STURGEON BAY, DOOR COUNTY,
WISCONSIN.



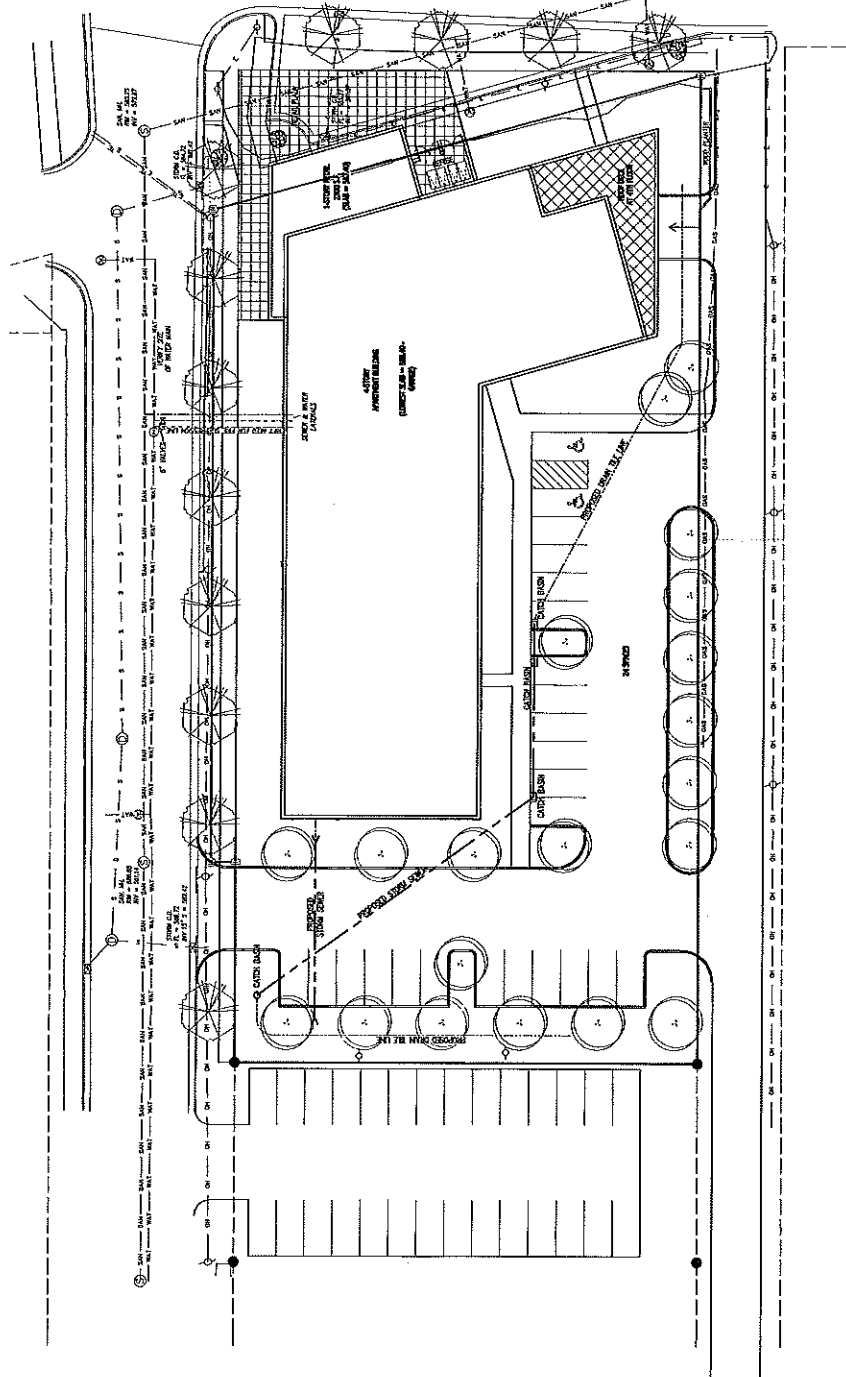
PREPARED BY:
BAUGHN INCORPORATED
55 S. ORD AVENUE
STURGEON BAY, WI 54235
DRAWN BY: MJC
MICHAEL@BAUGHN.COM

PARCEL CONTAIN - 45,899 SQUARE FEET
BENCHMARK - MAGN00 522.26 (NAD83)

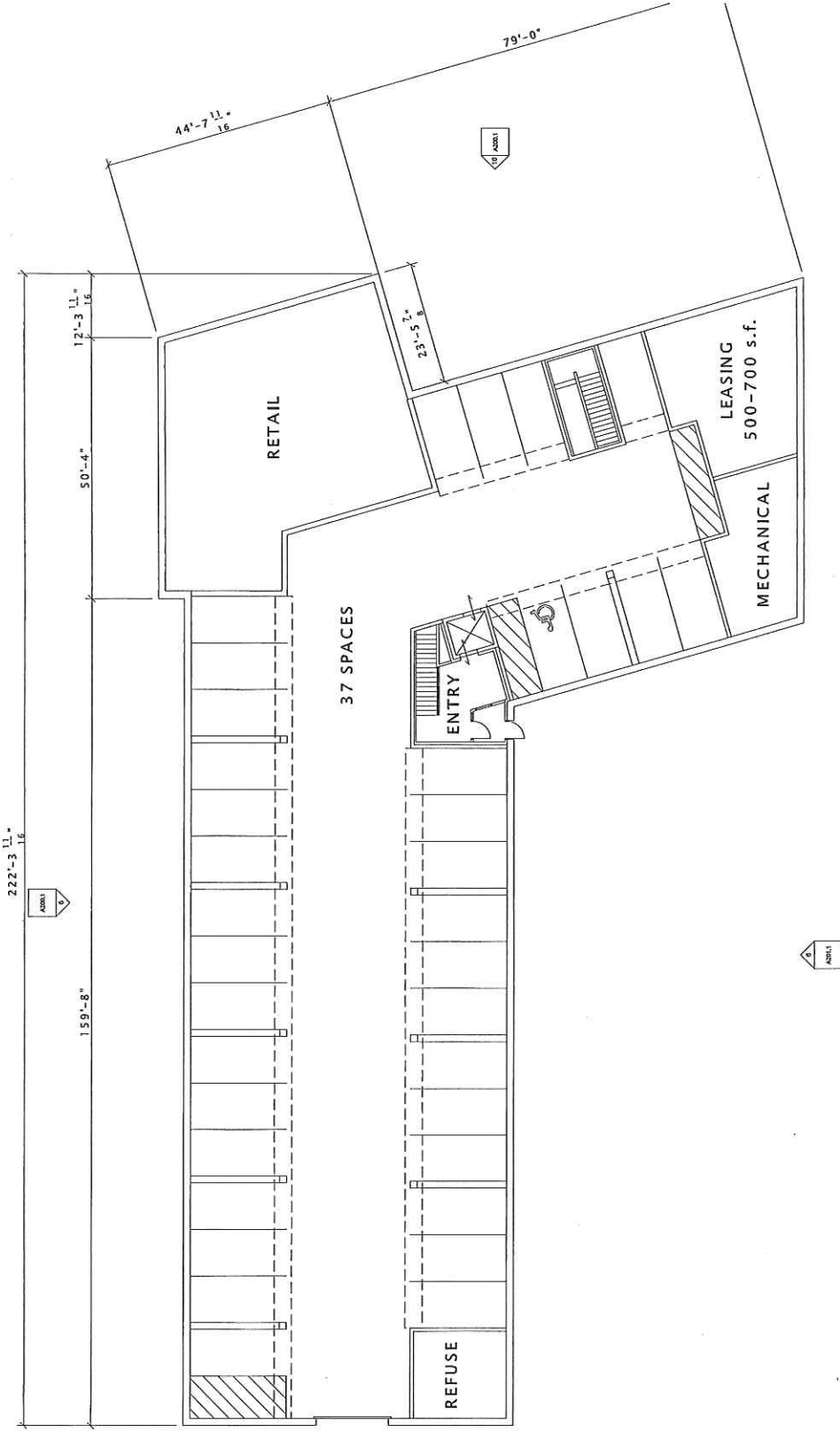
ZONING - CENTRAL BUSINESS DISTRICT (C-2)
NO PORTION OF THE PROPERTY IS BELOW THE BASE FLOOD
ELEVATION OF STURGEON BAY

- E — E — C — UNDERGROUND ELECTRICAL
- OH — OH — OH — OVERHEAD WIRE
- SS — SS — SS — STORM SEWER
- GAS — GAS — GAS — GAS
- WATER — WATER — WATER — WATER
- TELECOM — TELECOM — TELECOM — UNDERGROUND TELECOMMUNICATION

- OFF WIRE
- POWER POLE
- LIGHT POLE
- GATE VALVE
- CURB STOP
- HYDRANT
- SANITARY MANHOLE
- STORM INLET
- STORM MANHOLE
- SET 5/8" REBAR
- FOUND 5/8" REBAR



WINDOW SCHEDULE			
TYPE	SYMBOL	DESCRIPTION	MANUFACTURER



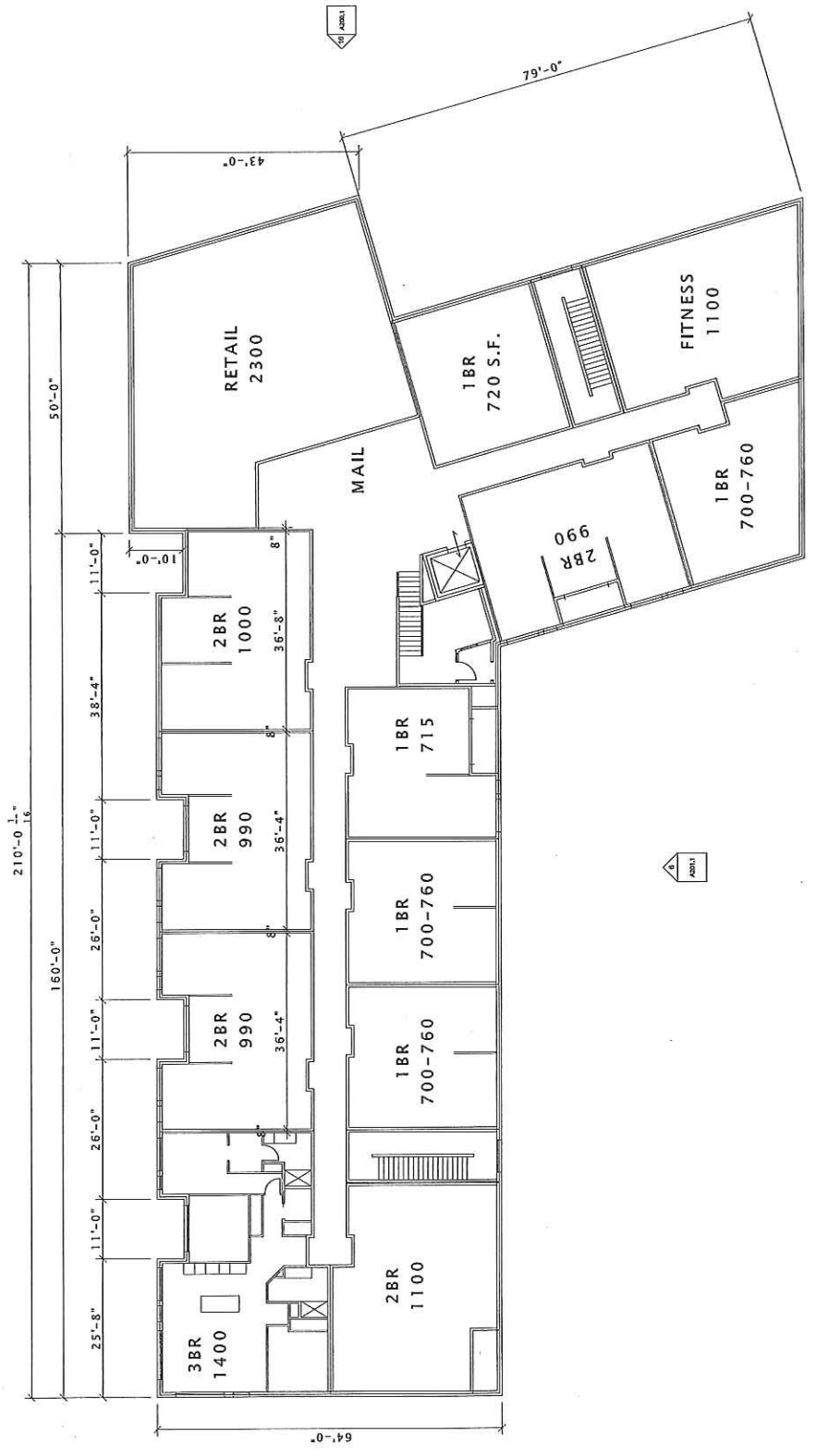
PROGRESS DOCUMENTS

These documents reflect program and layout and may be subject to change, including additional conditions, for use for final bidding or construction-related purposes.

DATE OF ISSUANCE		DECEMBER 23, 2015	
REVISION SCHEDULE		DATE	DESCRIPTION

WINDOW SCHEDULE

Type	Unit	Brand	Manufacturer	Model	Window Frame Comp.	Glazing Analysis	U-Factor	SHGC	Notes





JLA ASSOCIATES
 245 W. 5TH AVENUE, SUITE 200
 DENVER, CO 80202
 TEL: 303.733.1111 FAX: 303.733.1112
 WWW.JLA.COM

ILA PROJECT NUMBER: 15-1113

NEW URBAN FOCUS, INC.

PUD - PRELIMINARY SUBMITTAL

THE BAY LOFTS

PROGRESS DOCUMENTS

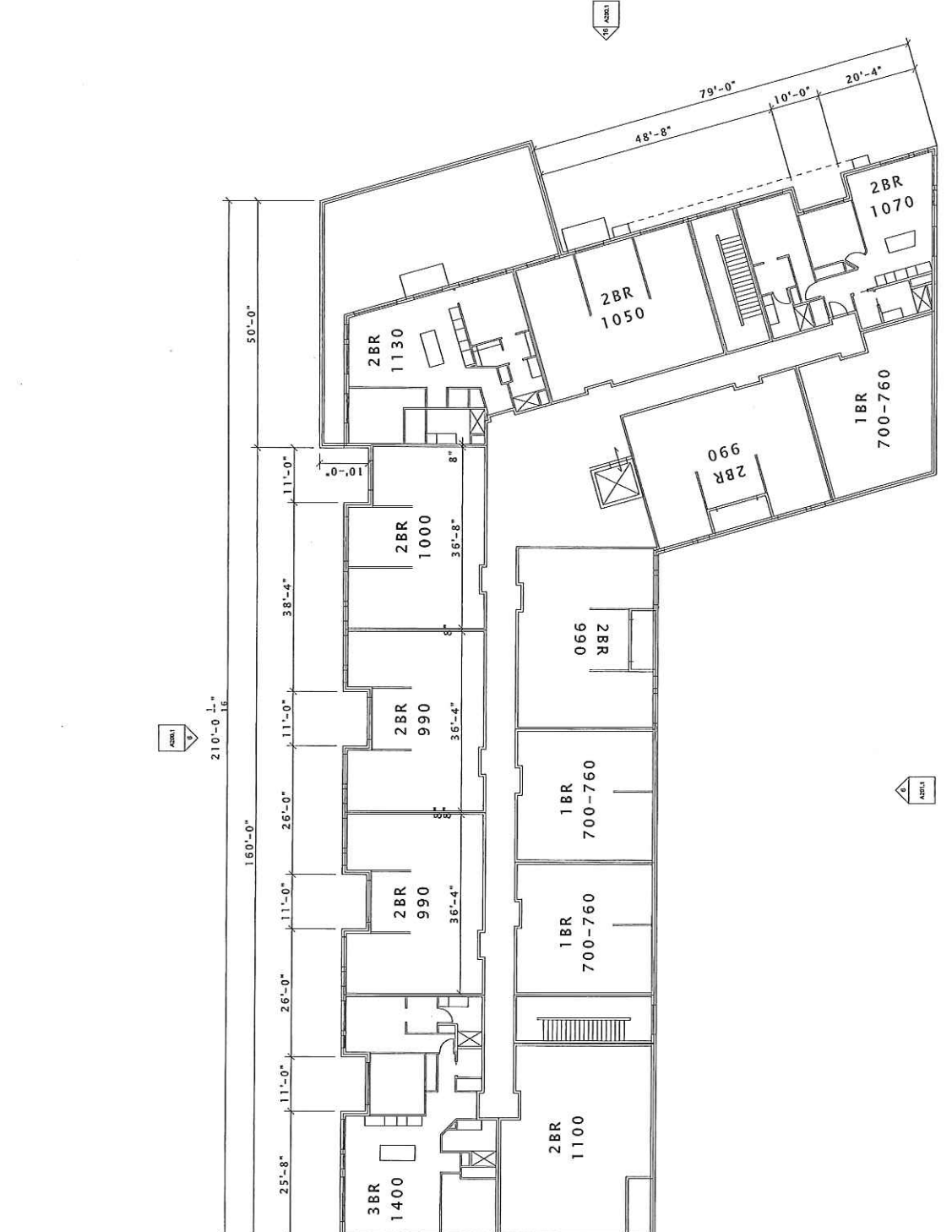
These documents reflect progress and changes and may be subject to change, including additional work. These drawings are for informational purposes only and are not for construction or construction-related purposes.

DATE OF ISSUANCE	DECEMBER 29, 2012
REVISION	
REVISION NUMBER	
DESCRIPTION	
DATE	

SHEET TITLE
THIRD FLOOR PLAN

SHEET NUMBER
A103

WINDOW SCHEDULE			
TYPE	MARK	HEIGHT	TYPE & COMMENTS
			WINDOW FRAME
			CASING
			GLAZING
			MANUFACTURER
			MARKET
			FINISH
			TYPE & COMMENTS



NEW URBAN FOCUS,
 INC.

PUD - PRELIMINARY SUBMITTAL

THE BAY LOFTS

PROGRESS DOCUMENTS

These documents reflect progress and approval. They are not to be used for construction. For more information, please contact the architect.

DATE OF FINANCE: DECEMBER 29, 2015

REVISION SCHEDULE

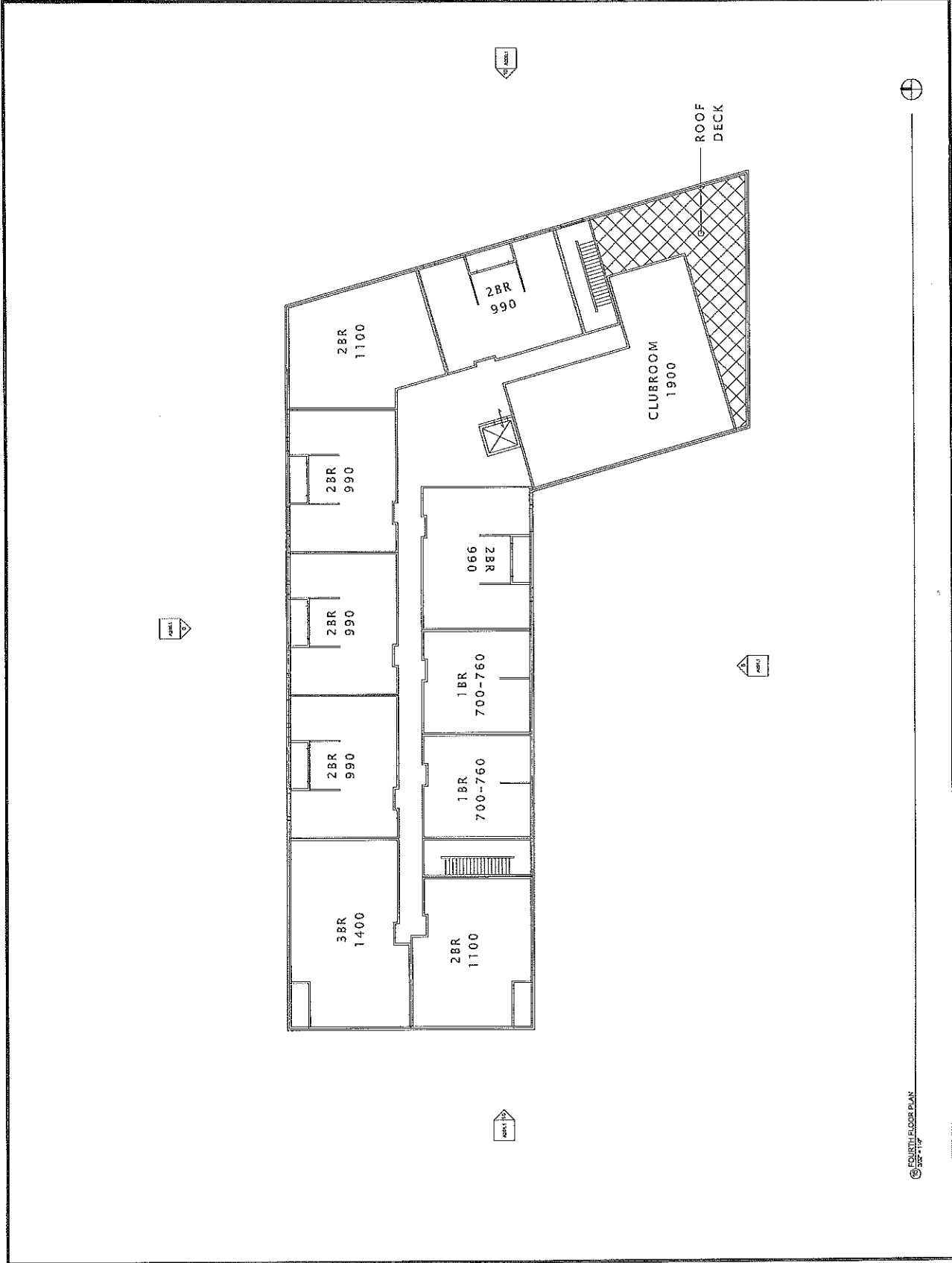
NO.	DESCRIPTION	DATE

SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A104

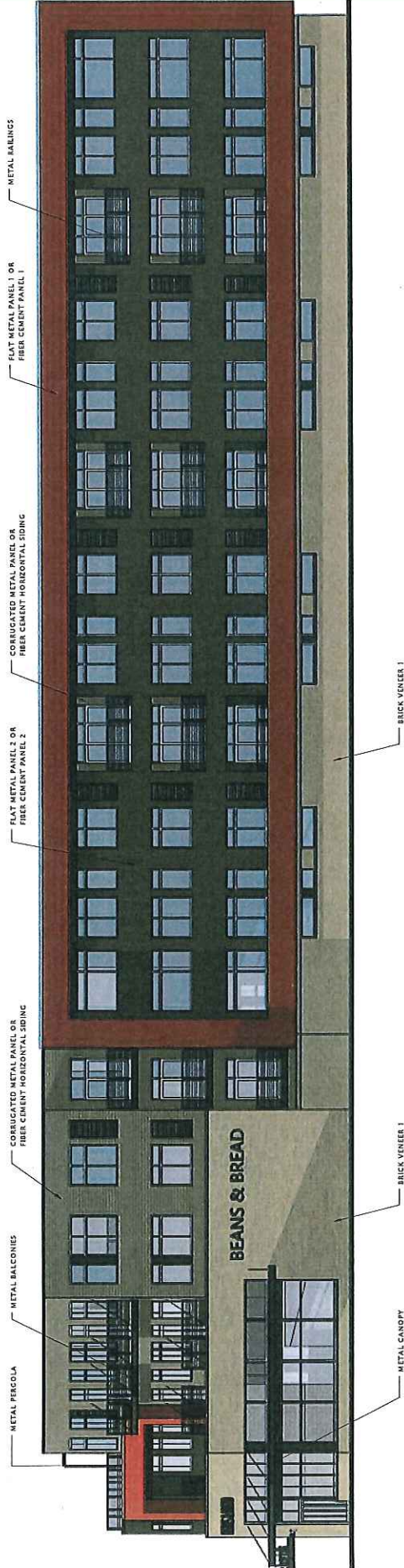


PROGRESS DOCUMENT
 These documents reflect progress and shall not be subject to change, including additional detail work for final building or construction-related documents.

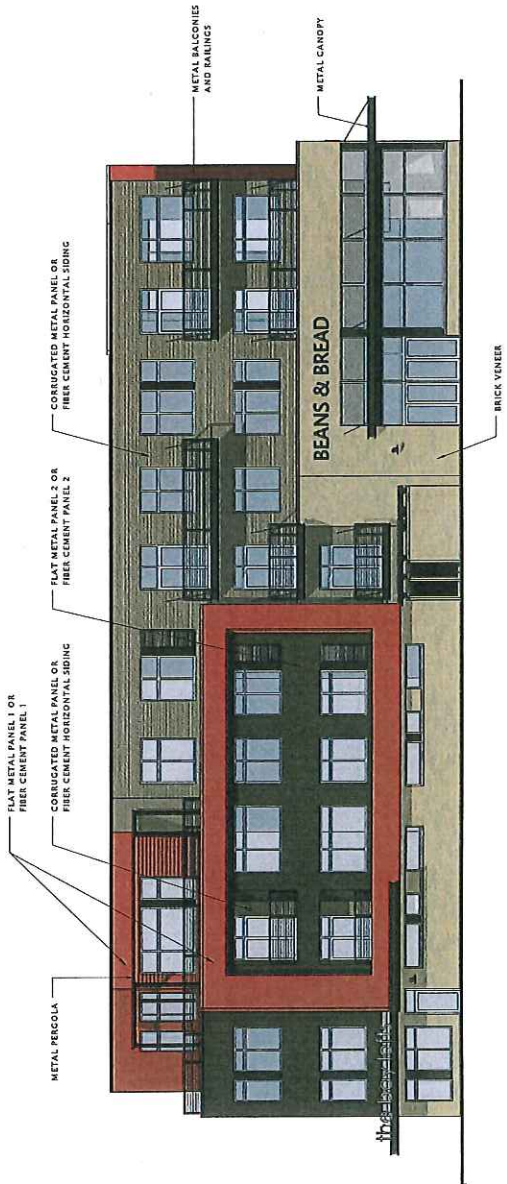
DATE OF ISSUANCE	DECEMBER 1
REVISION	SCHEDULE
DATE	DESCRIPTION

SHEET TITLE
EXTERIOR ELEVATION

SHEET NUMBER
A200



⑥ NORTH ELEVATION (MARCH STREET)
 1/8" = 1'-0"



⑦ EAST ELEVATION (MADISON AVENUE)
 1/8" = 1'-0"



PRELIMINARY EXTERIOR IMAGERY
CORNER OF MADISON & LARCH



PRELIMINARY EXTERIOR IMAGERY
MADISON AVENUE - LOOKING WEST



PRELIMINARY EXTERIOR IMAGERY
MADISON AVENUE - LOOKING NORTHWEST

JLA
 JOYCE HILL ASSOCIATES
 1001 W. LEXINGTON AVENUE, SUITE 200
 MADISON, WISCONSIN 53704
 608.261.1113

DA PROJECT NUMBER: 15-01113

NEW URBAN FOCUS,
 INC.

PUD - PRELIMINARY SUBMITTAL

THE BAY LOFTS

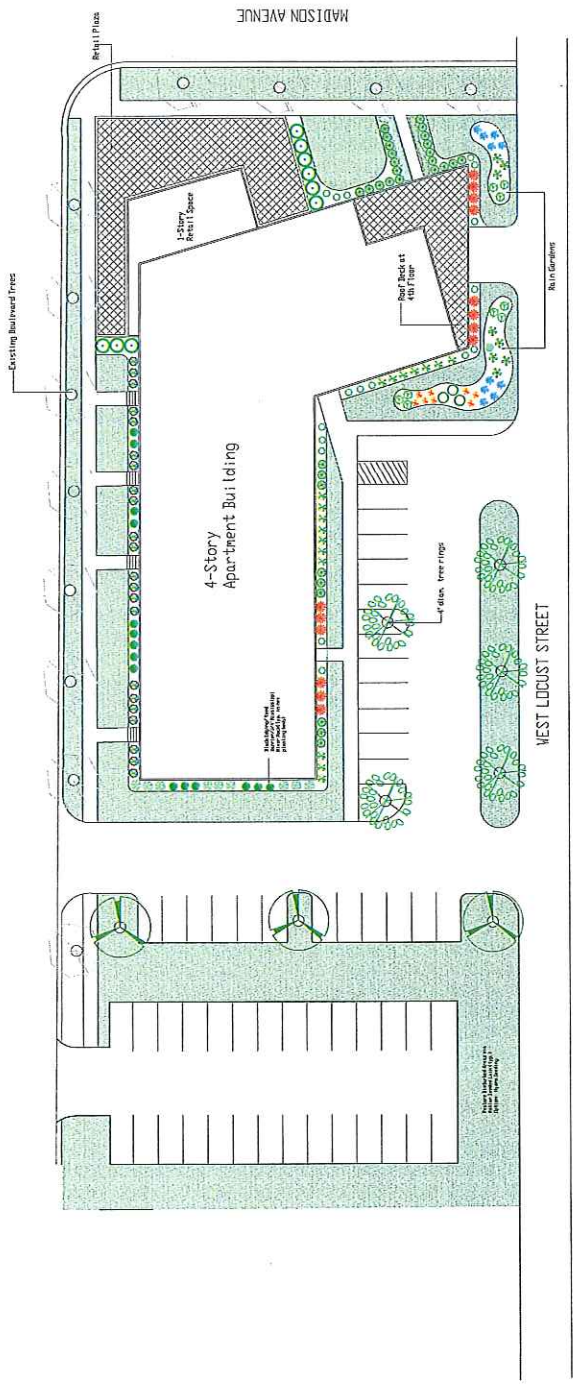
PROGRESS DOCUMENTS

These documents reflect property and layout and are
 subject to change. Include additional sheets when
 used for final bidding or construction-related purposes.

DATE OF ISSUANCE	DECEMBER 29, 2015	
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

SHEET TITLE
 PRELIMINARY
 EXTERIOR IMAGERY

SHEET NUMBER
 A201

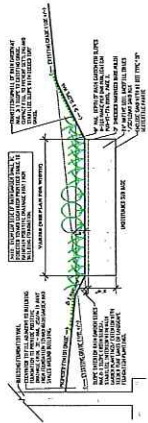


PLANTING PALLETTE KEY:

TREES	QUANTITY	COMMON NAME	SIZE
	3	Japanese Tree Lilac	2" Caliper
	5	Red Jewel Crabapple	2" Caliper
	10	Dark Green Anemone Tree	6" BB

SHRUBS	QUANTITY	COMMON NAME	SIZE
	12	Hardy Shrub Rose	18 cont.
	31	Green Yew Broom	18 cont.
	17	Go Round Spirea	18 cont.
	22	White Spirea	18 cont.
	15	Yew Broom	18 cont.
	9	Tray Hala Broom	18 cont.
		Red-trigged Broom	18 cont.

PERENNIALS	QUANTITY	COMMON NAME	SIZE
	10	Gold Blue Liatris	11 cont.
	8	Purple Daylily	11 cont.
	9	White Daylily	11 cont.
	8	Purple Daylily	11 cont.
	7	Red Grass	11 cont.



Preliminary Landscape Plan	Date:	Revisions:	North
49 Madison Ave.	01/05/2015		
Sturgeon Bay, WI	Scale		
Drawn By: P. Raine	1" = 20'		

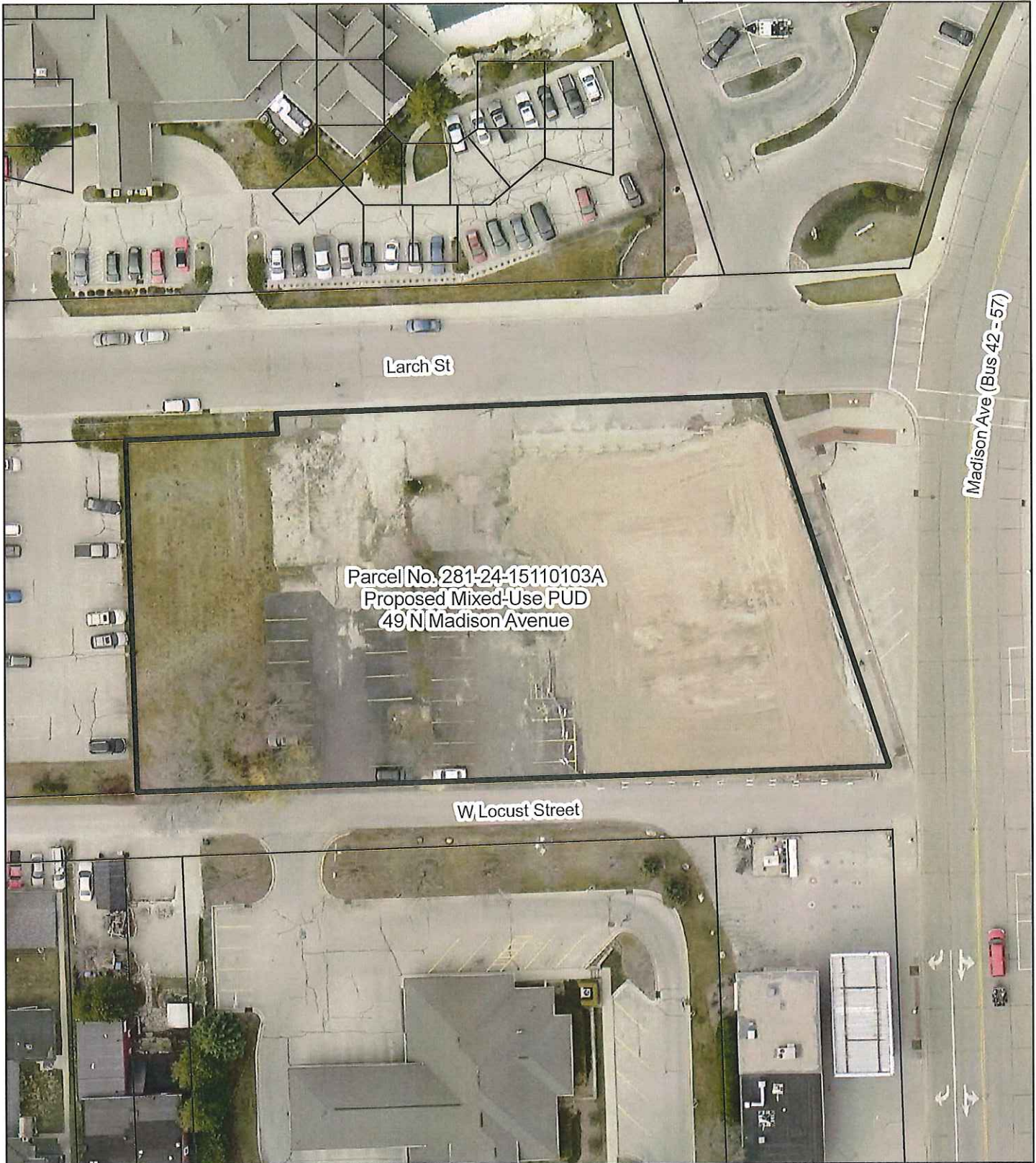
PUBLIC HEARING NOTICE

The City of Sturgeon Bay Plan Commission will conduct a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, January 20, 2016, at 7:00 p.m. or shortly thereafter, regarding a petition from New Urban Focus, Inc. (Christopher Laurent, Agent) to change the zoning classification from Central Business District (C-2) to Planned Unit Development (PUD). The proposed PUD is intended to allow for construction of an approximately 34 unit, four-story apartment building with covered parking and a retail store. The PUD is a zoning classification that provides flexibility for certain dimensional requirements such as building height, density, number of dwelling units, and setbacks. The subject property is located at 49 North Madison Avenue, tax parcel #281-24-15110103A. The application is on file with the Community Development Department, located at 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 PUD, either in person at the hearing or in writing.

By order of:
City of Sturgeon Bay Plan Commission

Location Map

Public Hearing - New Urban Focus Inc. Planned Unit Development



 Subject Area

NOTE: Public Hearing to be held January 20, 2016 at 7:00PM in the City Council Chambers (421 Michigan Street)

Proposed PUD Location -- Looking West



Proposed PUD Location -- Looking South



Proposed PUD Bay Loft Apartments

