

**AGENDA**  
**CITY OF STURGEON BAY**  
**CITY PLAN COMMISSION**  
Wednesday, July 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 June 15, 2016.
4. Consideration of:      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. 9<sup>th</sup> Avenue, west of the Big Hill Regency House, parcel # 281-62-17000105B.
5. Amendment to Planned Unit Development (PUD) zoning ordinance for The Bay Lofts, relating to the number of residential units and the number of parking spaces, located at 49 N. Madison Avenue.  
  
Presentation:  
Public hearing:  
Consideration of:
6. Conditional use request from County of Door for public garage, to utilize the former Door County Highway Shop for Emergency Services and Management, located at 916 N 14<sup>th</sup> Avenue.  
  
Presentation:  
Public hearing:  
Consideration of:
7. Consideration of:      Zero lot line setback for Bellin Health, 311 N. Third Avenue, for proposed lot line adjoining Bay Shipbuilding Company.
8. Consideration of:      Sign Code update.
9. Public comment on Plan Commission related items.
10. 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  
Jeff Norland  
Robert Starr  
Dennis Statz  
Steven Hurley

## 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. 9<sup>th</sup> 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. 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. 9<sup>th</sup> Avenue, east of the Big Hill Regency House, parcel #281-62-17000105B:**

**Presentation:** Mr. Kernosky stated that Doneff Land Company is requesting that 1 ¾ 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. 6<sup>th</sup> Avenue, stated he was concerned with safety for adults and kids. Georgia Street to 14<sup>th</sup> 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. 3<sup>rd</sup> 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.

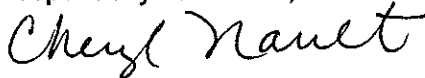
Mr. Kernosky stated that the fire chief thought the recommendation to name the street Helm Street sounded too close to Elm Street, which currently exists on the west side.

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

**EXECUTIVE SUMMARY**

**Zoning Map Amendment for Doneff Land Company, LLC  
R-2 (Single-Family Residential) to R-4 (Multi-Family Residential)**

**Background:** Doneff Land Company, LLC (Sarah Bonovich, Agent) is petitioning to rezone their property from R-2 (Single-Family Residential) to R-4 (Multi-Family Residential). The parcel is located off of N 9<sup>th</sup> Court, across from Big Hill Regency House. The parcel contains 1.60 acres of vacant land.

Doneff Land Company intends to build two townhome buildings (one with four units, the other with six units) on the subject parcel. Our zoning codes does not allow multi-family dwellings within the R-2 zoning district, therefore they are requesting a zoning change to R-4 zoning.

Under the zoning code, any multi-family dwelling that has more than 8 units is required to have a Conditional Use Permit (CUP) approved by the Plan Commission; this will happen at a later date and will include another round of public hearing notices to be sent the neighboring properties. As a reminder, this petition is to rezone the property and not for the specific use of the property.

**Surrounding Zoning and Uses:**

- North:* Single-family homes (R-2)
- South:* Big Hill City Park (CON)
- East:* Big Hill Regency House (PUD)
- West:* Commercial and Single-family homes (C-1)

**Comprehensive Plan:** The Future Land Use Map within the Sturgeon Bay Comprehensive Plan identifies the subject parcel as a multiple family residential future use. Multiple family residential is defined in our Comprehensive Plan as *"a residential area predominantly comprised of multiple-family dwellings. Typical density will not exceed 12.4 units per acre."* There appears to be no other specific recommendations of the Comprehensive Plan that pertains directly to this lot.

Also within the Comprehensive Plan we have adopted neighborhood goals. These goals state that the City should maintain high-quality residential neighborhoods that provide housing choices and open space amenities, as well as opportunities for new housing. Objective 1.2 states the City should encourage mixed density and dwelling types in the planned development as a means of both diversifying the housing stock and as a means of providing attainable housing. Objective 2.2 states that the City should utilize infill parcels for development where infrastructure and utilities are available.

City staff feels as though this rezoning petition is not in conflict with the Comprehensive Plan.

**Public Hearing:** During the June Plan Commission meeting a public hearing was held for the rezoning request. Several members of the public were in attendance and provided testimony. Some of the pertinent comments centered on the following issues:

*Traffic Safety Concerns:* There were concerns about visibility at 9<sup>th</sup> Ct/Georgia St and adding more traffic to Georgia Street. The amount of traffic added from new development under the current R-2 district compared to the proposed R-4 district is not expected to be significantly

different. Concerns over visibility, speed and so forth is something that the city takes seriously and uses the traffic and parking committee to address. Options such as removal of vegetation at the intersection, turning the intersection into a three-way stop and other methods can certainly be considered if deemed necessary.

*Pedestrian and Bicycle Safety Concerns:* Several members of the public brought forth concerns regarding pedestrian and bicycle safety. Currently, there are no sidewalks on Georgia Street with no immediate plans to install sidewalks on Georgia Street. Unfortunately, Georgia Street only has a 50' wide right of way (compared to the usual 60'). This offers very little room to install sidewalk without either narrowing the street or purchasing more right of way from homeowners on either side, both of which are cost prohibitive.

Another option to address pedestrian traffic is to create alternative walking paths through Big Hill Park. The required park and playground impact fee for their development could be used to initiate the installing walking paths through Big Hill Park. The Plan Commission could also consider requiring easements, if necessary, to allow an alternative walking path across the Doneff property to reach the park. If the rezoning to R-4 occurs, it could lead to more pedestrian trips and, therefore, it would be appropriate for the Plan Commission to consider such conditions during the conditional use process.

*Planned Unit Development of the Big Hill Regency House:* It was questioned whether the previously approved PUD for the Big Hill Regency development prohibited development of the subject site. Staff has traced the legal description from that PUD and confirmed that the PUD only applies to the parcel that Big Hill Regency House is located on. Therefore the PUD ordinance of the Big Hill Regency House does not apply to the subject parcel for rezoning. We could find no record that the subject parcel is restricted in any way due to the previous PUD.

*Illegal Spot Zoning:* A concern was brought up regarding whether the requested zoning was illegal spot zoning. Having a parcel be zoned differently from surrounding parcels does not necessarily make it illegal spot zoning. Staff is confident that because the surrounding uses include Big Hill Regency House, and that the 2010 Comprehensive Plan update recognizes this parcel for multiple family residential, this is not illegal spot zoning.

*Other Concerns:* Some of the testimony centered on concerns over the future development, such as blasting, setbacks/buffering, number of units that will be ultimately built, and so on. While these are legitimate concerns, they are issues that are more specific to the actual development, not the zoning classification. But they should certainly be brought and addressed during the public hearing and consideration for any future multiple-family residential development.

**Other Considerations:** The R-4 zoning district allows as a permitted use multi-family dwellings up to 8 units. If the applicant wishes to build more than 8 units, they must receive a conditional use permit from the Plan Commission. Under our R-4 zoning district, the density maximum for this parcel would be 20 units.

The adjoining Big Hill Regency House was developed by Doneff Land Company in 1999 through a Planned Unit Development (PUD). Big Hill Regency House is a 3 story 41-unit senior housing development with underground parking.

Traffic concerns have been brought up regarding the cul-du-sac on N 9<sup>th</sup> Court because of the Big Hill Regency House and the potential townhouses. As a comparison, the Alabama Place

Apartments (48 units) and the Marina View Apartments on Thorn Street (56 units) both sit on a cul-du-sac. While there will be a slight increase in traffic on N 9<sup>th</sup> Court and Georgia Street, Staff continues to have no major concerns with traffic flow or intersection back-up.

If the rezoning is approved and a multiple-family residential development proceeds, the Aesthetic Design and Site Plan Review Board must also review the building aesthetics and site plan; they make require changes to be made (ie fencing, screening, landscaping, setback requirements). Therefore both the Plan Commission through the conditional use review and the Design Board through the design review could require changes to improve the development.

Sewer and water mains exist up N 9<sup>th</sup> Court. New laterals would have to be installed to service the subject parcel.


**Development without the rezoning:** With any vacant land, Doneff Land Co. could still develop the parcel without the rezoning, but would be limited to either single-family or two-family homes. It appears that roughly 5-7 units could be constructed under the current R-2 district.

**Fiscal Impact:** There is not a direct fiscal impact to change the zoning classification. However, if Doneff Land Company makes the intended improvements to the parcel, there would be an increase in tax revenue for taxing entities.

**Options:**

- 1) Recommend approval of the R-2 to R-4 zoning change to the Council
- 2) Recommend denial of the R-2 to R-4 zoning change to the Council
- 3) Recommend a different zoning classification to the Council

**Staff Recommendation:** Staff is supportive of the proposed rezoning and eventual development of townhouses. If the rezoning is adopted, it is anticipated that the Plan Commission will require appropriate conditions to the eventual development plan to limit impacts on adjoining properties and address pedestrian improvements in the region.

Prepared by:   
Ryan Kernosky  
Planner & Zoning Administrator

7/15/16  
Date

Reviewed by:   
Marty Olejniczak  
Community Development Director

7/15/16  
Date

Reviewed by:   
Josh Van Lieshout  
City Administrator

7/15/16  
Date

# CITY OF STURGEON BAY ZONING/REZONING APPLICATION

Date Received: <u>5/23/16</u>
Fee Paid \$ <u>400 + 50</u>
Received By: <u>CN</u>

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	<u>SARAH BONOVICH</u>	<u>ANTON DONEFF SR.</u>
Company	<u>DONEFF LAND COMPANY LLC</u>	
Street Address	<u>4563 CTY HWY E</u>	
City/State/Zip	<u>EGG HARBOR, WI 54209</u>	
Daytime Telephone No.	<u>920-559-6455</u>	
Fax No.	<u>920-682-4632</u>	
<b>STREET ADDRESS OF SUBJECT PROPERTY:</b> <u>Vacant Parcel off of N 9th Court</u>		
Location if not assigned a common address: _____		
<b>TAX PARCEL NUMBER:</b> <u>281-62-17000105B</u>		
<b>CURRENT ZONING CLASSIFICATION:</b> <u>R-2 (Single Family Residential)</u>		
<b>CURRENT USE AND IMPROVEMENTS:</b> <u>Vacant parcel located adjacent to Big Hill Park and across from the Big Hill Regency House</u>		
<b>ZONING DISTRICT REQUESTED:</b> <u>R-4 (Multi-family Residential)</u>		
<b>COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY:</b> <u>Multi-family residential</u>		
<b>PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:</b>		
North:	<u>Single Family Residential - Lower Density</u>	
South:	<u>Open Space and Recreation</u>	
East:	<u>Multiple Family Residential</u>	
West:	<u>Mixed Residential</u>	
<b>ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:</b>		
North:	<u>R-2 Single-family Homes</u>	
South:	<u>Big Hill Park</u>	
East:	<u>Big Hill Regency House</u>	
West:	<u>C-1 Single-family/ Commercial</u>	



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.

X ANTON DONEFF SR.  
Property Owner (Print Name)

[Signature]  
Signature

27 April 2016  
Date

SARAH BONDVICH  
Applicant/Agent (Print Name)

[Signature]  
Signature

4/26/16  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

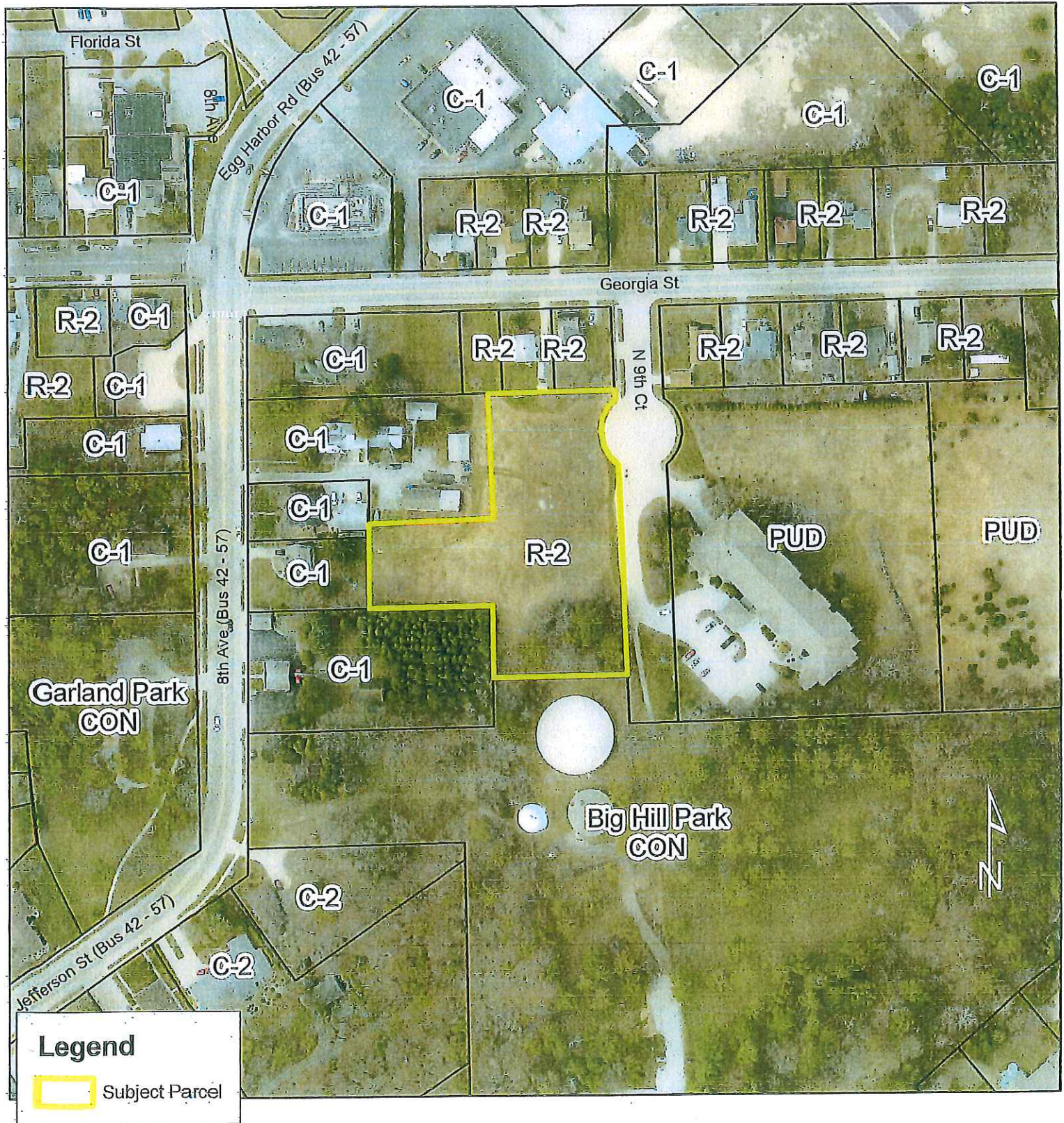
\_\_\_\_\_  
Date

\_\_\_\_\_  
Community Development Director

# Rezoning Request

## Doneff Land Company, LLC

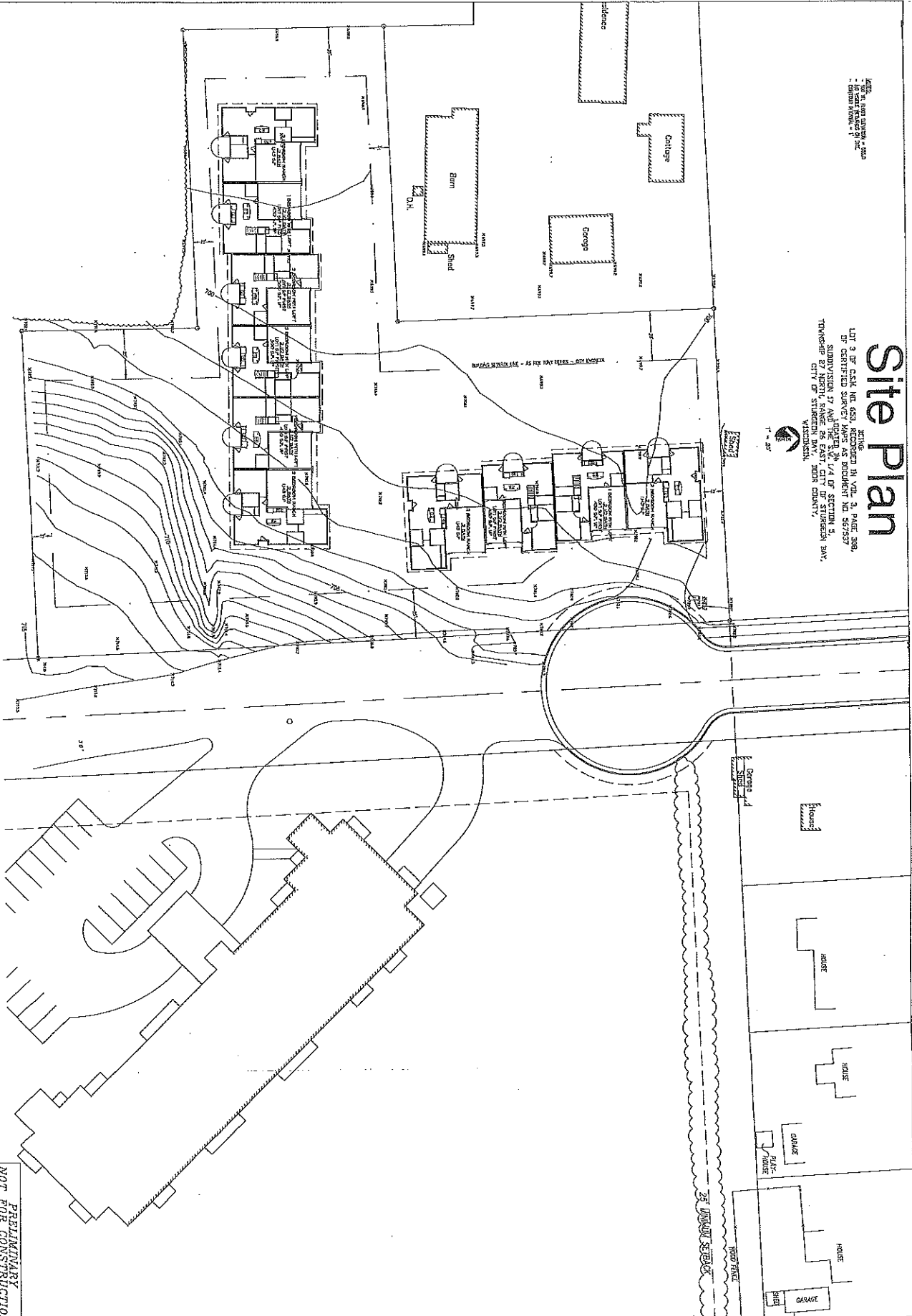
### R-2 (Single-Family) to R-4 (Multi-Family)



**NOTE: PUBLIC HEARING TO BE HELD JUNE 15, 2016 AT 7:00 PM  
IN THE COUNCIL CHAMBERS (2ND FLOOR, 421 MICHIGAN ST)**

# Site Plan

LOT 3 OF C&H, INC. 653, RECORDED IN VOL. 2, PAGE 398,  
 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 957257  
 SUBDIVISION 17 AND THE S.W. 1/4 OF SECTION 2,  
 TOWNSHIP 27 NORTH, RANGE 28 EAST, CITY OF STURGEON BAY,  
 COUNTY OF STURGEON BAY COUNTY, WISCONSIN.



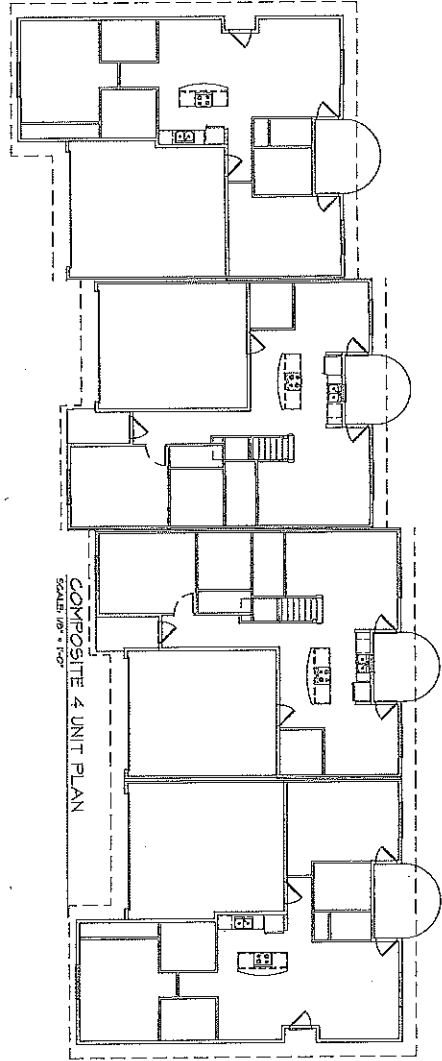
PRELIMINARY  
 NOT FOR CONSTRUCTION

**NEW TOWNHOME BUILDINGS;**  
**Big Hill Townhomes**  
 STURGEON BAY, WISCONSIN

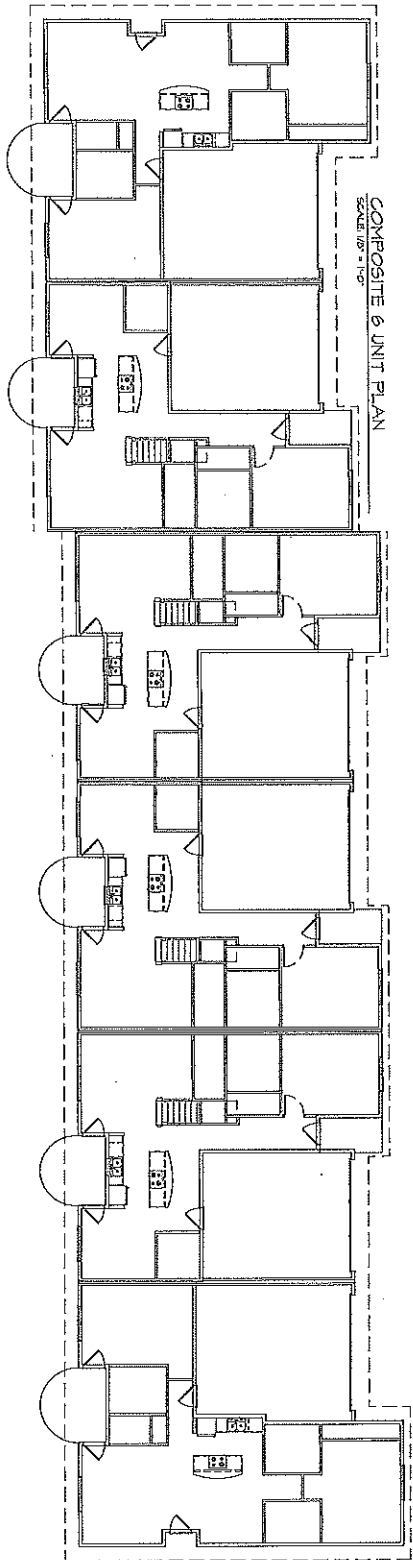
BIG HILL - # 101404  
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 Date: 2019

**DONEFF COMPANIES**  
 LLC  
 OFFICE: 3161 Edge Dr., Suite 100 Telephone: 920.432.0066  
 Milwaukee, Wisconsin 53170 email: doneff@doneff.com

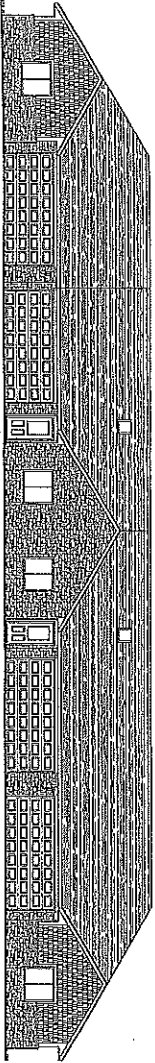
OFFICE: 515 WILLARD DRIVE  
 GREEN BAY, WISCONSIN  
 54303  
 GREEN BAY, WISCONSIN 54303  
 Telephone: 920.131.9169  
 EMAIL: la@doneff.com



COMPOSITE 4 UNIT PLAN  
SCALE: 1/8" = 1'-0"



COMPOSITE 6 UNIT PLAN  
SCALE: 1/8" = 1'-0"



4 UNIT ELEVATION  
SCALE: 1/8" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

A	DATE	SCALE	SHEET
	NO.	REV.	

NEW TOWNHOME BUILDINGS;  
**Big Hill Townhomes**  
STURGEON BAY, WISCONSIN

Big Hill - # 1041404  
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**DONEFF COMPANIES**  
LLC  
OFFICE: 5100 Bay Dr., Suite 105 Telephone: (920) 652-0055  
Madison, Wisconsin 53710 anton@doneff.com

OFFICE: 216 WILLARD DRIVE  
GREEN BAY, WISCONSIN  
ADDRESS: 1316 BLESSING WAY  
GREEN BAY, WISCONSIN 54313  
Telephone: (920) 737-9149  
EMAIL: info@antarchitects.com



## Executive Summary

**Title:** Modification to Planned Unit Development for The Bay Lofts – Residential Density and Parking

**Background:** The Bay Lofts is an apartment building with ground level commercial space at the corner of Larch Street and Madison Avenue. It was recently approved as a Planned Unit Development (PUD) and is currently under construction. The PUD limits the development to 36 units and requires the parking to follow the C-2 requirements. The developers have requested to modify the PUD to increase the number of units in the building from 35 to 37, which is one more than allowed under the adopted PUD ordinance. They also desire to keep the number of parking stalls at the current 61 spaces, which is one less than required.

Under section 20.24(6) of the planned unit development section of the zoning code, the Plan Commission has the authority to approve minor changes to the PUD, if such changes do not affect the character and standard of the PUD. Since the increase in the number of units does not impact the site plan, the footprint/floor area of the building or the architecture, it appears the proposed changes can be reviewed under that section of the code. However, because a change to the adopted PUD ordinance is required to implement the changes, a public hearing and approval by the Common Council is also required in this instance.

According to the developers, the proposed change to the density (number of units) is intended to keep the project financially viable by providing additional revenue to offset higher than anticipated construction costs. The additional units would come from rearranging the leasing office and fitness center and from reducing the size of the clubhouse.

With the extra units the number of parking spaces becomes one less than normally required. The options are to add another space to the site plan, seek a payment in lieu of parking through the Parking & Traffic Committee, or amend the PUD ordinance to allow the one-space reduction. It will be difficult to add the extra space due to the need for landscaping and stormwater management facilities. The developers are requesting the amendment to the PUD ordinance to waive one required space. It is noted that the overall project will result in additional on street parking along Larch Street. In addition, if overnight winter parking is needed, there is unused space directly across Madison Avenue in the municipally owned parking areas for Harbor Club Marina and Maritime Museum. It is expected that this downtown apartment project will generate slightly less parking demand than other apartments in Sturgeon Bay, so City staff is comfortable with waiving the one space through either the PUD ordinance or through the Parking & Traffic Committee option.

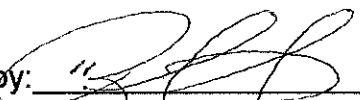
**Fiscal Impact:** The proposed changes should not affect the overall value of the development or the tax increment. The extra two units mean \$600 in park and playground fees. If the parking reduction is run through the Parking & Traffic

Committee, the payment in lieu of the space typically has been in the range of \$100 to \$500.

**Recommendation:** Staff recommends approval of modification of the PUD ordinance for The Bay Lofts, as follows:

1. Section B.2. is repealed and recreated as follows: Density. The minimum lot area per dwelling unit shall be ~~4,300~~ 1250 square feet. The total number of dwelling units within the PUD shall not to exceed ~~36~~ 37 residential units.
2. Section B.4. is amended as follows: Parking. The minimum number of required parking spaces may be reduced by one space. A maximum of 10 parking spaces within the indoor parking area may have less than 9 feet of width (compact car spaces), provided the width of those spaces shall not be less than 8'-0". All other spaces necessary to comply with the minimum number of parking spaces shall be at least 9 feet wide.

Prepared by:  July 15, 2016  
Martin Olejniczak Date  
Community Development Director

Reviewed by:  7/15/16  
Ryan Kernosky Date  
Planner/Zoning Administrator

Reviewed by:  7/15/16  
Josh Van Lieshout Date  
City Administrator

## 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 20, 2016, at 7:00 p.m. or shortly thereafter, regarding a petition from The Bay Lofts, LLC (Christopher Laurent, Agent) to amend an existing Planned Unit Development (PUD) zoning ordinance. The ordinance relates to the development standards for an apartment building with ground floor commercial space. The proposed amendments to the PUD ordinance are to increase the maximum number of residential units from 36 to 37 units and to allow the number of parking spaces to be one space less than required under the underlying C-2 zoning district. The subject property is located at 49 North Madison Avenue, tax parcel #281-24-15110103A. The proposed plans are 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 amendments to the PUD ordinance, either in person at the hearing or in writing.

By order of:  
City of Sturgeon Bay Plan Commission

# Public Hearing Location Map

## PUD Change

### New Urban Focus INC



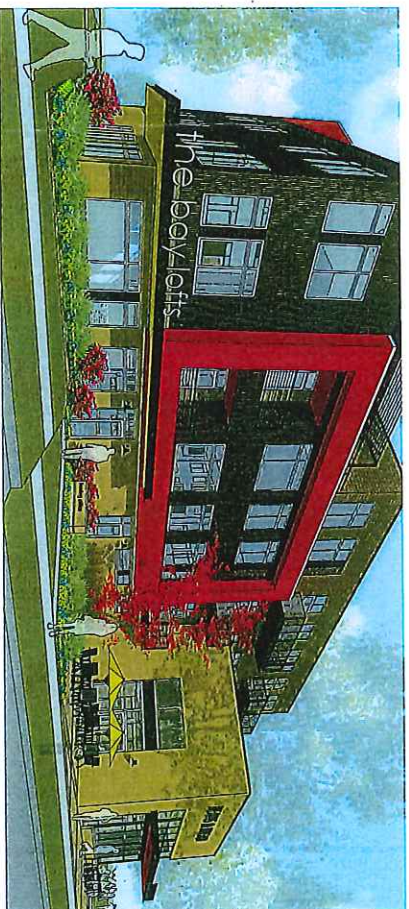
Subject Area

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

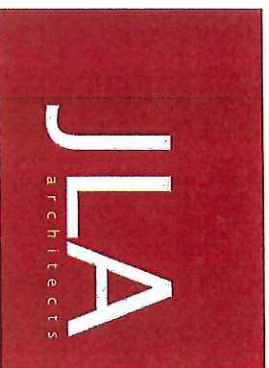


THE BAY LOFTS

49 N. MADISON AVENUE  
STURGEON BAY, WISCONSIN 54235



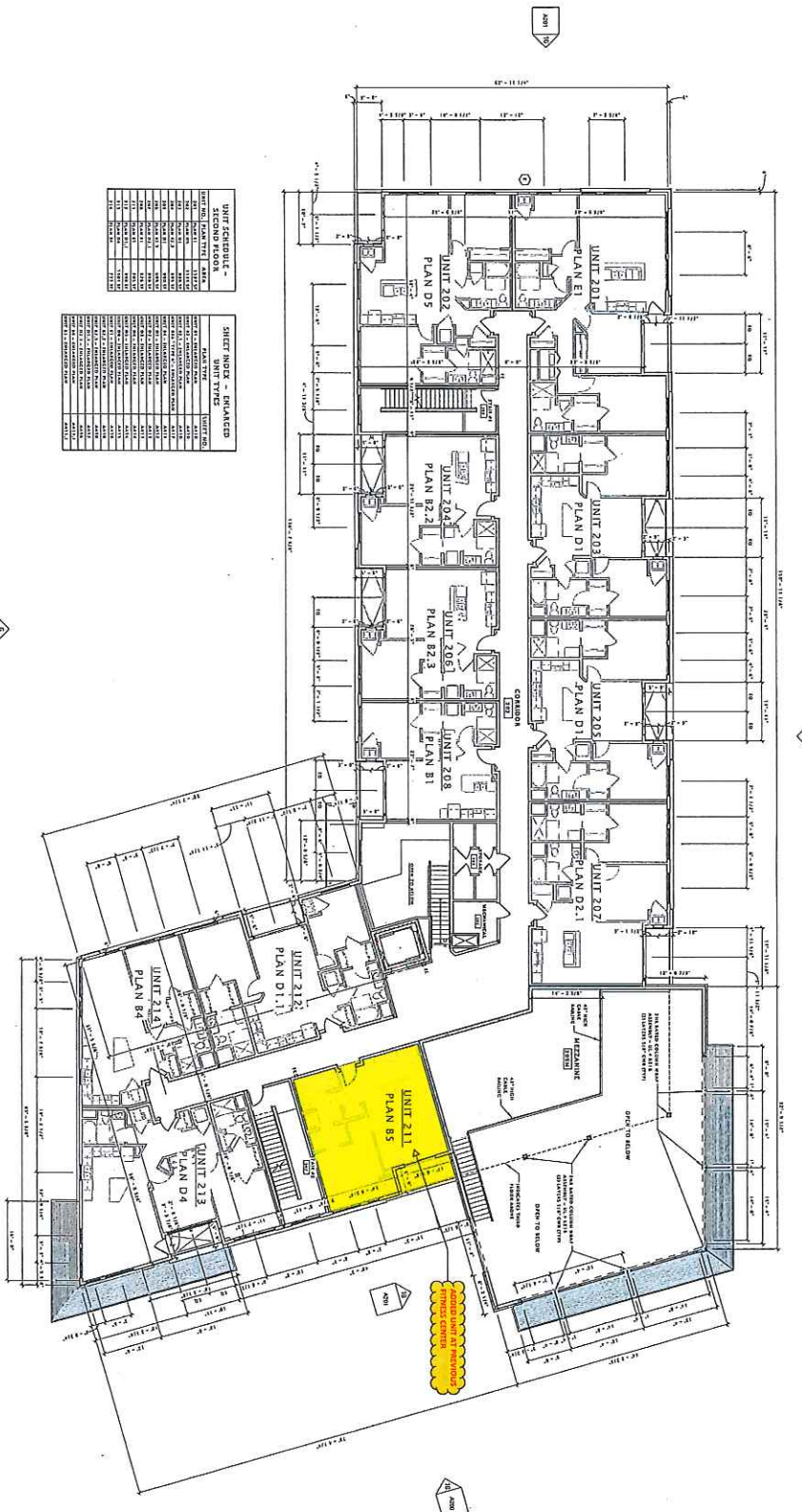
MODIFICATION TO CURRENT PUD





WINDOW SCHEDULE - SECOND FLOOR

Window	Type	Size	Material	Manufacturer	Model	U-Value	R-Value	Comments
W1	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W2	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W3	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W4	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W5	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W6	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W7	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W8	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W9	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W10	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W11	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W12	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W13	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W14	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W15	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W16	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W17	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W18	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W19	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W20	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W21	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W22	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W23	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W24	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W25	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W26	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W27	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W28	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W29	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W30	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W31	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W32	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W33	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W34	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W35	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W36	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W37	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W38	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W39	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W40	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W41	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W42	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W43	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W44	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W45	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W46	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W47	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W48	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W49	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window
W50	1	3'-0" x 4'-0"	Aluminum	Aluminum	6000	0.35	2.86	Standard window



UNIT SCHEDULE - SECOND FLOOR

UNIT NO.	UNIT TYPE	UNIT AREA	UNIT PERIMETER
201	1	1,200	140
202	1	1,200	140
203	1	1,200	140
204	1	1,200	140
205	1	1,200	140
206	1	1,200	140
207	1	1,200	140
208	1	1,200	140
209	1	1,200	140
210	1	1,200	140
211	1	1,200	140
212	1	1,200	140
213	1	1,200	140

SHEET INDEX - UNLACED

SHEET NO.	SHEET TITLE
1	FOUNDATION PLAN
2	FIRST FLOOR PLAN
3	SECOND FLOOR PLAN
4	THIRD FLOOR PLAN
5	ROOF PLAN
6	MECHANICAL PLAN
7	ELECTRICAL PLAN
8	PLUMBING PLAN
9	HAZARDOUS WASTE PLAN
10	ASBESTOS ABATEMENT PLAN
11	ENVIRONMENTAL REPORT
12	CONCRETE FINISH PLAN
13	WOOD FINISH PLAN
14	PAINT FINISH PLAN
15	CEILING FINISH PLAN
16	FLOOR FINISH PLAN
17	WALL FINISH PLAN
18	DOOR FINISH PLAN
19	WINDOW FINISH PLAN
20	STAIR FINISH PLAN
21	ELEVATION PLAN
22	SECTION PLAN
23	DETAIL PLAN
24	ANNOTATED PHOTOGRAPH CENTER

SECOND FLOOR PLAN  
202-102

DATE OF ISSUANCE: JUNE 29, 2016  
 REVISION SCHEDULE:  
 NO. DESCRIPTION DATE

SHEET NUMBER: A102

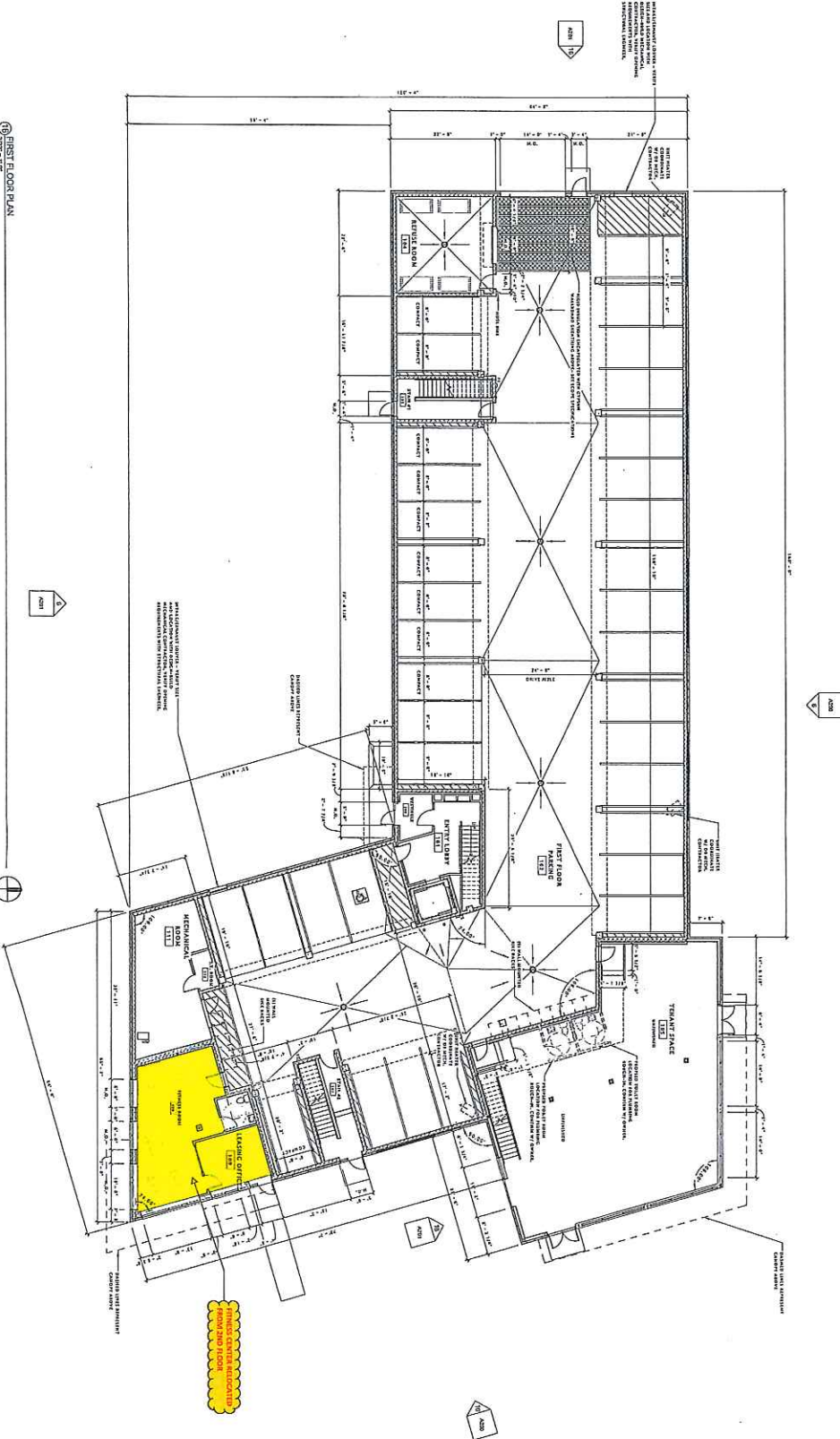
THE BAY LOFTS

MODIFICATION TO CURRENT PUD

the bay lofts, llc

JLA  
 JONATHAN L. ANDERSON, P.E.  
 15111131

⑩ FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**JLA**  
ARCHITECTS

JORDAN LEE ASSOCIATES  
1000 BROADWAY, SUITE 2000  
ANN ARBOR, MI 48106  
TEL: 734.769.1234  
WWW.JLA-ARCHITECTS.COM

the bay lofts, llc

MODIFICATION TO CURRENT PUD

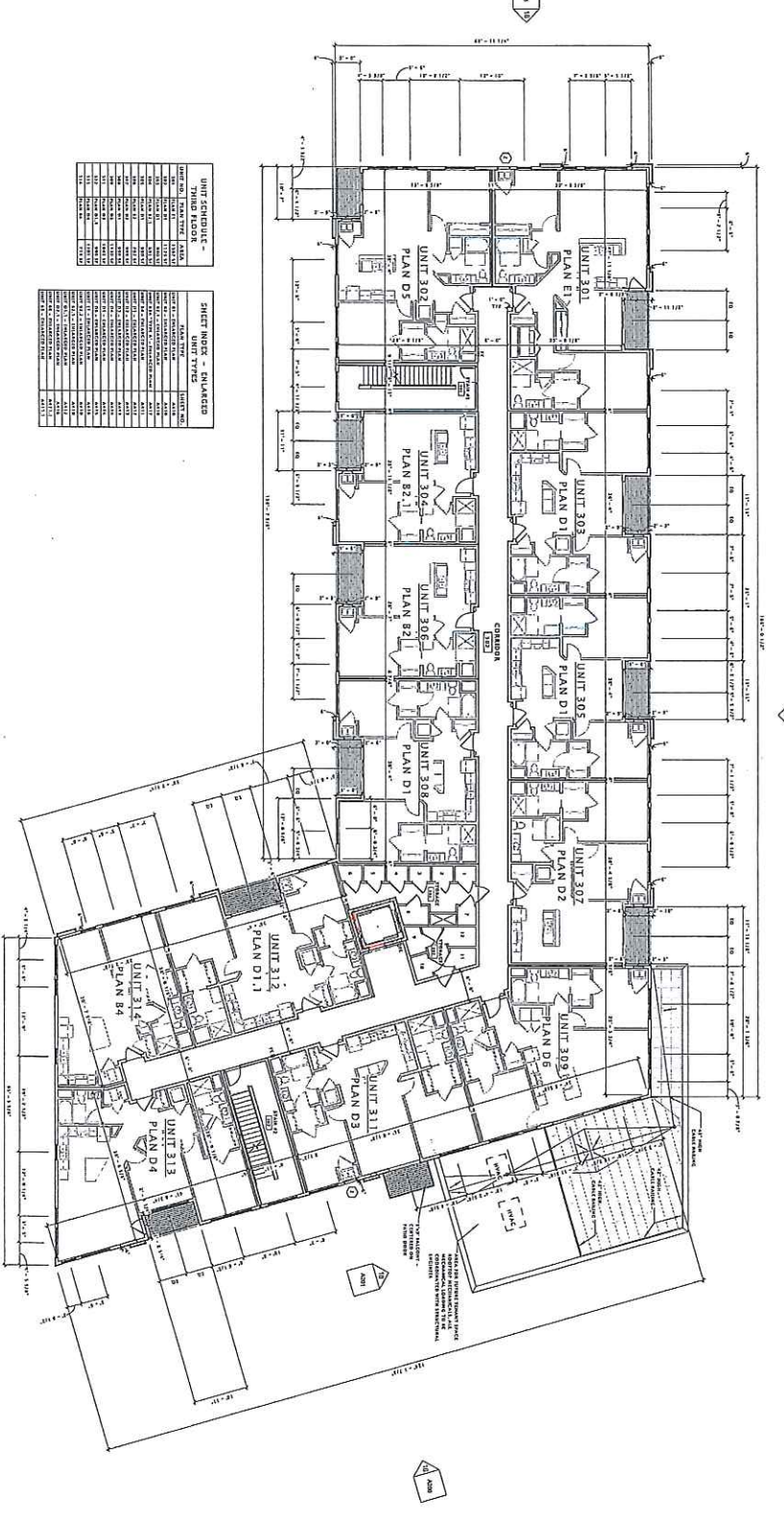
THE BAY LOFTS

DATE OF ISSUANCE	JUNE 20, 2018
REVISION SCHEDULE	
DATE	DESCRIPTION

SHEET TITLE  
FIRST FLOOR PLAN

SHEET NUMBER  
A101

Level	Room No.	Room Name	Partitions	Headings	Panel	Window Frame	Frame Material	Comments
Third Floor	301	UNIT 301	GLASS CURTAIN WALL	GLASS CURTAIN WALL	GLASS CURTAIN WALL	ALUMINUM	ALUMINUM	
Third Floor	302	UNIT 302	GLASS CURTAIN WALL	GLASS CURTAIN WALL	GLASS CURTAIN WALL	ALUMINUM	ALUMINUM	
Third Floor	303	UNIT 303	GLASS CURTAIN WALL	GLASS CURTAIN WALL	GLASS CURTAIN WALL	ALUMINUM	ALUMINUM	
Third Floor	304	UNIT 304	GLASS CURTAIN WALL	GLASS CURTAIN WALL	GLASS CURTAIN WALL	ALUMINUM	ALUMINUM	
Third Floor	305	UNIT 305	GLASS CURTAIN WALL	GLASS CURTAIN WALL	GLASS CURTAIN WALL	ALUMINUM	ALUMINUM	
Third Floor	306	UNIT 306	GLASS CURTAIN WALL	GLASS CURTAIN WALL	GLASS CURTAIN WALL	ALUMINUM	ALUMINUM	
Third Floor	307	UNIT 307	GLASS CURTAIN WALL	GLASS CURTAIN WALL	GLASS CURTAIN WALL	ALUMINUM	ALUMINUM	
Third Floor	308	UNIT 308	GLASS CURTAIN WALL	GLASS CURTAIN WALL	GLASS CURTAIN WALL	ALUMINUM	ALUMINUM	
Third Floor	309	UNIT 309	GLASS CURTAIN WALL	GLASS CURTAIN WALL	GLASS CURTAIN WALL	ALUMINUM	ALUMINUM	
Third Floor	310	UNIT 310	GLASS CURTAIN WALL	GLASS CURTAIN WALL	GLASS CURTAIN WALL	ALUMINUM	ALUMINUM	
Third Floor	311	UNIT 311	GLASS CURTAIN WALL	GLASS CURTAIN WALL	GLASS CURTAIN WALL	ALUMINUM	ALUMINUM	
Third Floor	312	UNIT 312	GLASS CURTAIN WALL	GLASS CURTAIN WALL	GLASS CURTAIN WALL	ALUMINUM	ALUMINUM	
Third Floor	313	UNIT 313	GLASS CURTAIN WALL	GLASS CURTAIN WALL	GLASS CURTAIN WALL	ALUMINUM	ALUMINUM	
Third Floor	314	UNIT 314	GLASS CURTAIN WALL	GLASS CURTAIN WALL	GLASS CURTAIN WALL	ALUMINUM	ALUMINUM	
Third Floor	315	UNIT 315	GLASS CURTAIN WALL	GLASS CURTAIN WALL	GLASS CURTAIN WALL	ALUMINUM	ALUMINUM	
Third Floor	316	UNIT 316	GLASS CURTAIN WALL	GLASS CURTAIN WALL	GLASS CURTAIN WALL	ALUMINUM	ALUMINUM	
Third Floor	317	UNIT 317	GLASS CURTAIN WALL	GLASS CURTAIN WALL	GLASS CURTAIN WALL	ALUMINUM	ALUMINUM	
Third Floor	318	UNIT 318	GLASS CURTAIN WALL	GLASS CURTAIN WALL	GLASS CURTAIN WALL	ALUMINUM	ALUMINUM	
Third Floor	319	UNIT 319	GLASS CURTAIN WALL	GLASS CURTAIN WALL	GLASS CURTAIN WALL	ALUMINUM	ALUMINUM	
Third Floor	320	UNIT 320	GLASS CURTAIN WALL	GLASS CURTAIN WALL	GLASS CURTAIN WALL	ALUMINUM	ALUMINUM	



**UNIT SCHEDULE - THIRD FLOOR**

UNIT NO.	UNIT TYPE	FINISHES
301	1 BR	SEE UNIT 301
302	1 BR	SEE UNIT 302
303	1 BR	SEE UNIT 303
304	1 BR	SEE UNIT 304
305	1 BR	SEE UNIT 305
306	1 BR	SEE UNIT 306
307	1 BR	SEE UNIT 307
308	1 BR	SEE UNIT 308
309	1 BR	SEE UNIT 309
310	1 BR	SEE UNIT 310
311	1 BR	SEE UNIT 311
312	1 BR	SEE UNIT 312
313	1 BR	SEE UNIT 313
314	1 BR	SEE UNIT 314
315	1 BR	SEE UNIT 315
316	1 BR	SEE UNIT 316
317	1 BR	SEE UNIT 317
318	1 BR	SEE UNIT 318
319	1 BR	SEE UNIT 319

**SHEET INDEX - SCHEDULED**

UNIT NO.	UNIT TYPE	FINISHES
301	1 BR	SEE UNIT 301
302	1 BR	SEE UNIT 302
303	1 BR	SEE UNIT 303
304	1 BR	SEE UNIT 304
305	1 BR	SEE UNIT 305
306	1 BR	SEE UNIT 306
307	1 BR	SEE UNIT 307
308	1 BR	SEE UNIT 308
309	1 BR	SEE UNIT 309
310	1 BR	SEE UNIT 310
311	1 BR	SEE UNIT 311
312	1 BR	SEE UNIT 312
313	1 BR	SEE UNIT 313
314	1 BR	SEE UNIT 314
315	1 BR	SEE UNIT 315
316	1 BR	SEE UNIT 316
317	1 BR	SEE UNIT 317
318	1 BR	SEE UNIT 318
319	1 BR	SEE UNIT 319

③ THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



the bay lofts, llc

MODIFICATION TO CURRENT PWD

DATE OF ISSUANCE: JUNE 30, 2016

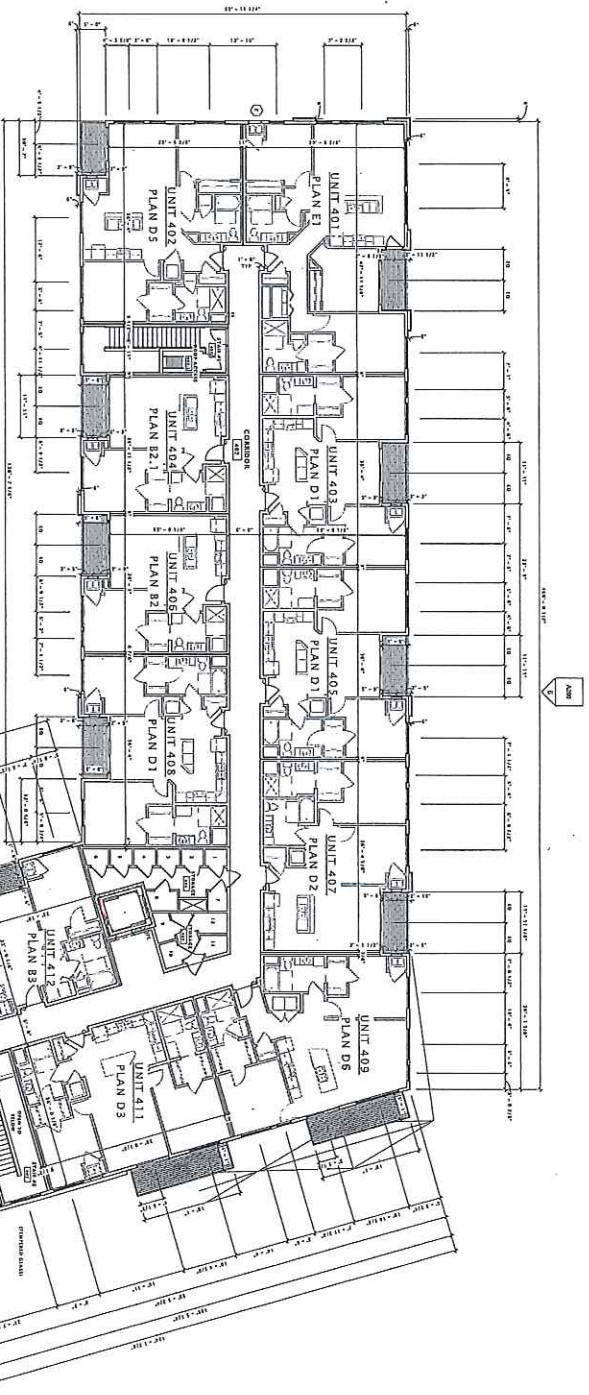
REVISION SCHEDULE

REVISION NO. DATE

THIRD FLOOR PLAN

SHEET NUMBER: A103

UNIT		TYPE		FINISHES		REVISIONS		DATE	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
1	UNIT 401	1	UNIT 401	1	UNIT 401	1	UNIT 401	1	UNIT 401
2	UNIT 402	2	UNIT 402	2	UNIT 402	2	UNIT 402	2	UNIT 402
3	UNIT 403	3	UNIT 403	3	UNIT 403	3	UNIT 403	3	UNIT 403
4	UNIT 404	4	UNIT 404	4	UNIT 404	4	UNIT 404	4	UNIT 404
5	UNIT 405	5	UNIT 405	5	UNIT 405	5	UNIT 405	5	UNIT 405
6	UNIT 406	6	UNIT 406	6	UNIT 406	6	UNIT 406	6	UNIT 406
7	UNIT 407	7	UNIT 407	7	UNIT 407	7	UNIT 407	7	UNIT 407
8	UNIT 408	8	UNIT 408	8	UNIT 408	8	UNIT 408	8	UNIT 408
9	UNIT 409	9	UNIT 409	9	UNIT 409	9	UNIT 409	9	UNIT 409
10	UNIT 410	10	UNIT 410	10	UNIT 410	10	UNIT 410	10	UNIT 410



**UNIT SCHEDULE - FOURTH FLOOR**

UNIT NO.	UNIT TYPE	FINISHES
401	UNIT 401	UNIT 401
402	UNIT 402	UNIT 402
403	UNIT 403	UNIT 403
404	UNIT 404	UNIT 404
405	UNIT 405	UNIT 405
406	UNIT 406	UNIT 406
407	UNIT 407	UNIT 407
408	UNIT 408	UNIT 408

**SHEET INDEX - ENCLACES**

SHEET NO.	UNIT TYPE	FINISHES
401	UNIT 401	UNIT 401
402	UNIT 402	UNIT 402
403	UNIT 403	UNIT 403
404	UNIT 404	UNIT 404
405	UNIT 405	UNIT 405
406	UNIT 406	UNIT 406
407	UNIT 407	UNIT 407
408	UNIT 408	UNIT 408

ADDED UNIT AT VERT CORNER OF RECONSTRUCTION

UNIT 414  
PLAN B6

UNIT 411  
PLAN D3

**the bay lofts, llc**

MODIFICATION TO CURRENT PAD

DATE OF ISSUANCE: **JUNE 23, 2016**

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	ISSUANCE	06/23/16

SHEET NUMBER: **A104**

FOURTH FLOOR PLAN

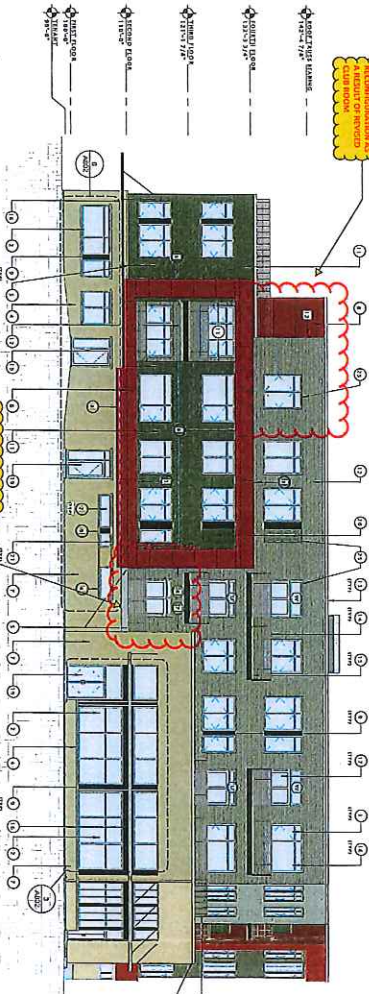
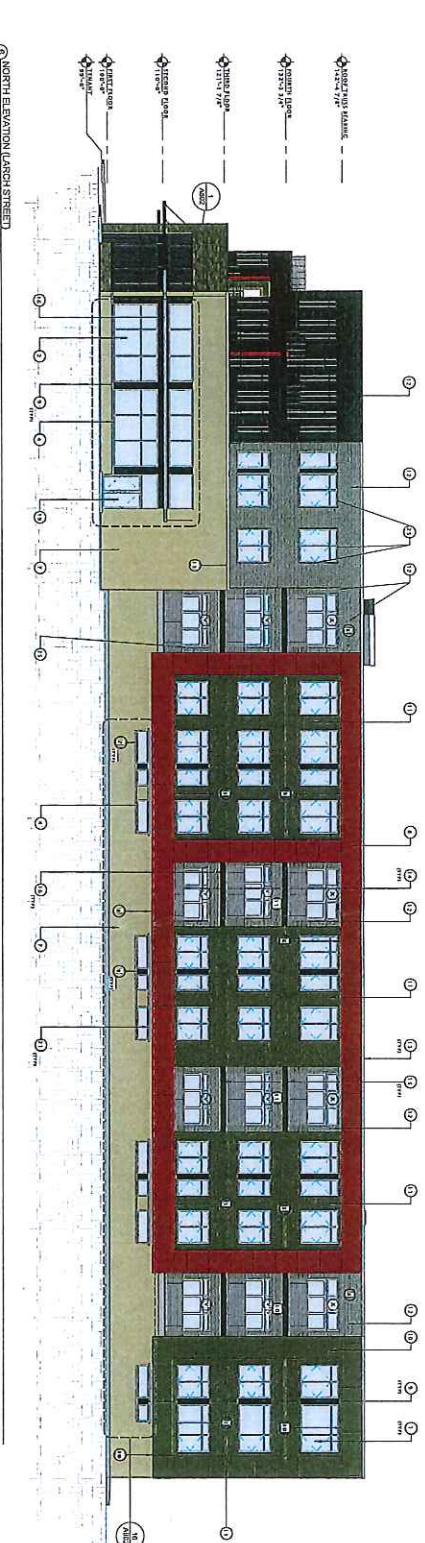
**JLA**

JULIA L. ANDERSON, ARCHITECT

1111 15th Street, Suite 1000, San Francisco, CA 94103

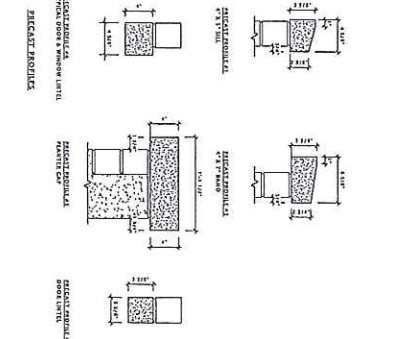
415.774.2200

www.jla.com



### EXTERIOR MATERIALS SCHEDULE

NO.	DESCRIPTION	AMOUNT / UNIT	UNIT PRICE	TOTAL COST	DATE
1	WOOD VENEER STAIRS	100 SQ FT	150.00	15000.00	01/20/24
2	WOOD VENEER	5000 SQ FT	4.00	20000.00	01/20/24
3	WOOD VENEER	1000 SQ FT	2.00	2000.00	01/20/24
4	WOOD VENEER	2000 SQ FT	1.50	3000.00	01/20/24
5	WOOD VENEER	1500 SQ FT	2.00	3000.00	01/20/24
6	WOOD VENEER	1000 SQ FT	2.00	2000.00	01/20/24
7	WOOD VENEER	500 SQ FT	2.00	1000.00	01/20/24
8	WOOD VENEER	200 SQ FT	2.00	400.00	01/20/24
9	WOOD VENEER	100 SQ FT	2.00	200.00	01/20/24
10	WOOD VENEER	50 SQ FT	2.00	100.00	01/20/24



**JLA**  
JOSEPH LEE ASSOCIATES  
ARCHITECTS  
13417-85

the bay lofts, llc

MODIFICATION TO CURRENT PAD

THE BAY LOFTS

DATE OF ISSUANCE	JUNE 20, 2018
REVISION SCHEDULE	
NO.	DATE

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A 200**





**EXECUTIVE SUMMARY  
CITY PLAN COMMISSION**

**Conditional Use Permit – Door County Emergency Service and Management / Ambulance Station**

**Petition:** The County of Door (Grant Thomas and Wayne Spritka, Agents) is in the process of expanding and converting the former Door County Highway Shop (916 N 14<sup>th</sup> Ave) into the new Human Services Resource Center and the Emergency Services and Management facilities. Under s. 20.26(2)(a), public garages are a conditional use in the C-3 zoning district.

The north portion of the existing building and the expansion area will house ambulances for the Door County Emergency Services facility and the vehicles for the Human Services Resource Center; therefore approval of a conditional use by the Plan Commission is required. The Human Services Resource Center, which will house the Aging and Disability Resource Center and Senior Center, is a permitted use within the C-3 zoning district. Approval by the Plan Commission is not required for that component of the County's project.

**Existing Conditions:** The subject parcel is currently owned by the County of Door. The building is on the northwest side of John Miles County Park (Door County Fair Grounds), off of N 14<sup>th</sup> Avenue. On the south side of the building are fueling stations for City and County vehicles, and various warehouses for salt and vehicle storage. The building had been used by the County until the new Door County Highway Shop was built in the early 2000's, but most recently it was leased for storage by Palmer Johnson Yachts.

**Surrounding Uses and Zoning:**

- North: C-1 – City stormwater pond & CVS Pharmacy
- South: Ag – John Miles County Park/Door County Fair Grounds
- East: Ag – John Miles County Park/Door County Fair Grounds
- West: C-1 –Car Wash & Best Western Hotel

**Comprehensive Plan:** Under the 2010 Comprehensive Plan Future Land Use (Figure 9-5A), this parcel is designated Public and Institutional. Public and Institutional is defined as *"an area containing community facilities or public building such as schools, colleges, hospitals, churches, municipal buildings, and cultural facilities."* There appears to be no other specific recommendations for this parcel, and staff is confident that this proposal is consistent with the Comprehensive Plan.

**Proposed Design:** The Emergency Services facility will be an addition to north side of the existing building. The 85' x 105' addition will include a new ambulance garage, sleeping quarters, offices, equipment cleaning, and a training facility. The exterior will be a brown brick, with a black flat metal entry area. The proposal is to reuse eight garage bays (four on each side of the building) for ambulance storage in addition to the new garage bay. Ten total bays will be used for emergency vehicle storage, and two bays will be used for ADRC/Senior Center vehicles.

There will be four parking stalls located off of 14<sup>th</sup> Avenue for visitor parking, and several shrubs and trees have been proposed for landscaping, but have not yet been approved by the Aesthetic Design and Site Plan Review Board.

The exterior of the building and the site plan have been reviewed by the Aesthetic Design and Site Plan Review Board and have been approved.

**Other Considerations:**

*Alternative locations* – The County has been contemplating the new Emergency Service facility for some time. Previously, it considered a stand-alone facility at the southwest corner of Michigan Street and Highway 42-57. But the County is now convinced that the renovation and expansion of the former highway shop is the most cost-effective and efficient solution. N 14<sup>th</sup> Avenue offers excellent access to Egg Harbor Road, which in turn allows for access to highway 42/57.

*Best Western Hotel* – A concern that staff had was siren noise with the Best Western Hotel located on the corner of 14<sup>th</sup> and Egg Harbor Road. Further discussion with the Door County Emergency Services Director and the City Fire Chief revealed that both departments utilize N 14<sup>th</sup> Ave frequently to access Egg Harbor Road. While there will be more ambulance usage on N 14<sup>th</sup> Ave, the Door County Emergency Services Director believes there will only be a nominal increase in siren noise.

**Fiscal Impact:** County of Door owned properties are exempt from property taxes. There would be no fiscal impact to the City.


**Plan Commission Options:** Plan Commission has the authority to approve the conditional use, approve with conditions, or deny the conditional use.

**Staff Recommendation:** City staff is supportive of the petition for a Conditional Use Permit.

Prepared By:  7/15/16  
Ryan Kernosky  
Planner/Zoning Admin Date

Reviewed By:  7/15/16  
Marty Olejniczak  
Community Development Director Date

Reviewed By:  7-15-16  
Chad Shefchik  
City Engineer Date

Reviewed By:  7/15/16  
Josh Van Lieshout  
City Administrator Date

# CITY OF STURGEON BAY CONDITIONAL USE PERMIT APPLICATION

Date Received:	<u>6-23-16</u>
Fee Paid	\$ <u>300 + 50 sign dep</u>
Received By:	<u>CN</u>

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	Grant P. Thomas or Wayne Spritka	County of Door
Company	County of Door	
Street Address	421 Nebraska Street	
City/State/Zip	Sturgeon Bay, WI 54235	
Daytime Telephone No.	920-746-2552	
Fax No.	920-746-2339	

**STREET ADDRESS OF SUBJECT PROPERTY:** 916 N 14th Ave  
**Location if not assigned a common address:** \_\_\_\_\_

**TAX PARCEL NUMBER:** 281-6211-000113

**CURRENT ZONING CLASSIFICATION:** C-3 Commercial / Light Manufacturing  
A Agricultural

**CURRENT USE AND IMPROVEMENTS:**  
C-3 portion current has the old highway shop which is now vacant. The fueling station which  
is in use and the current ADRC / Senior Resource Center.

**IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM BEING REQUESTED FOR REVIEW:** 20.16(1), 20.16(2)(a), and 20.14(2)(i). Requesting to use the former Door County Highway Shop for the new Human Services Resource Center (which will include the ADRC and Senior Resource Center), which is a permitted use. The north half of the structure will be used for the  
Emergency Services and Management, which is a conditional use.

**ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:**  
**North:** C-1 & A: Stormwater ponds and CVS Pharmacy  
**South:** A: Parking lot for John Miles Park, R-M south of John Miles Park  
**East:** A: John Miles Park, R-M east of John Miles Park  
**West:** C-3: Motel, carwash, SB municipal services building

**PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:**

North: Community Commercial Public -


South: Institutional Public - Institutional

East: Community Commercial

West: \_\_\_\_\_

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? Yes IF YES, EXPLAIN: Old Highway shop was used by Palmer Johnson for storage. Approved January 18, 2006. No longer used for storage.

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.

<u>County of Door</u> Property Owner (Print Name)	_____ Signature	_____ Date
<u>Grant P. Thomas</u> Applicant/Agent (Print Name) Corporation Counsel	 Signature	<u>June 24, 2016</u> Date

I, Grant P. Thomas, 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.

May 17, 2016  
Date of review meeting

 Applicant Signature	 Staff Signature
---	--

Attachments:  
Procedure & Check List  
Agreement For Reimbursement of Expenses

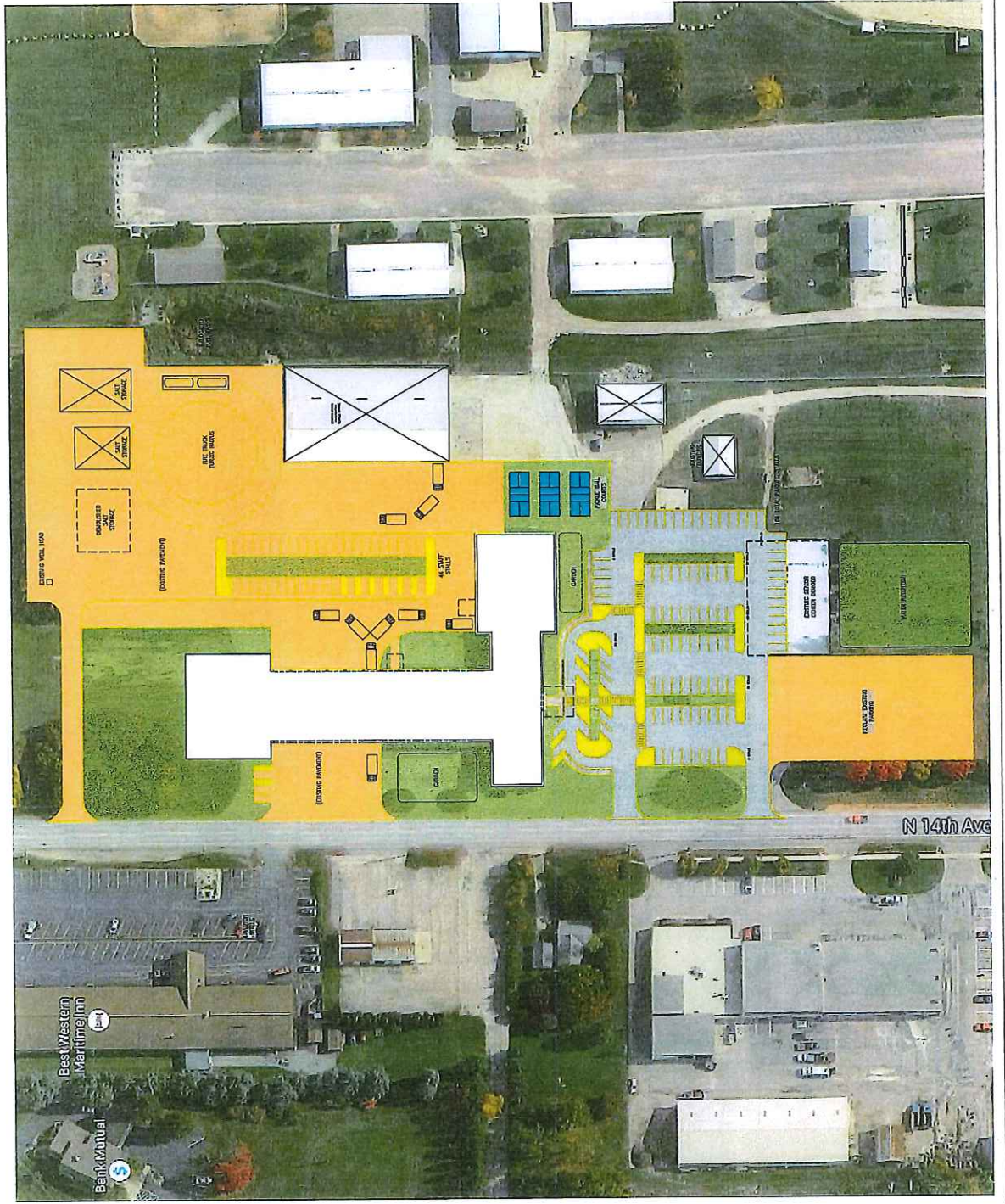
**STAFF USE ONLY**

Application conditions of approval or denial:

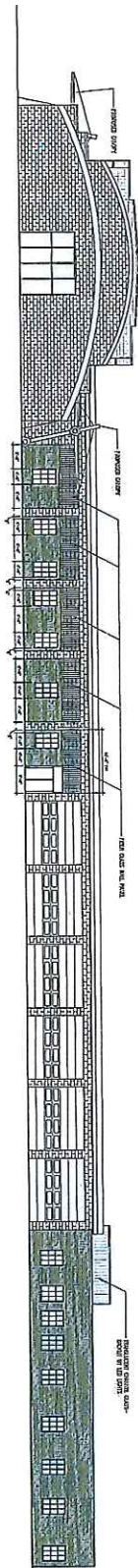
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Date

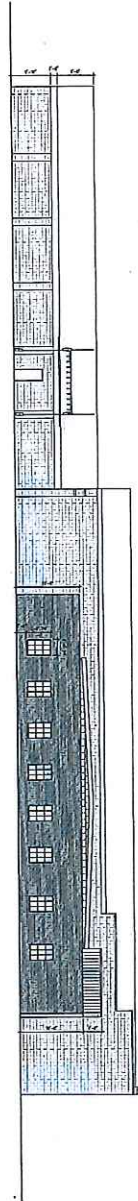
\_\_\_\_\_  
Community Development Director



1 East Elevation  
 1/8" = 1'-0"



1 North Elevation  
 1/8" = 1'-0"



Project Name	DOOR COUNTY HISTORIC HIGHWAY SHOP RENOVATION SENIOR CENTER AND AMBULANCE HEADQUARTERS
Client	DOOR COUNTY
Address	215 E. Main St., Sturgeon Bay, WI 54229
Architect	Venture Architects
Scale	1/8" = 1'-0"
Sheet No.	A301

Project Name  
 DOOR COUNTY HISTORIC HIGHWAY SHOP RENOVATION  
 SENIOR CENTER AND AMBULANCE HEADQUARTERS

Client  
 DOOR COUNTY

Address  
 215 E. Main St., Sturgeon Bay, WI 54229

Architect  
 Venture Architects

Scale  
 1/8" = 1'-0"

Sheet No.  
 A301

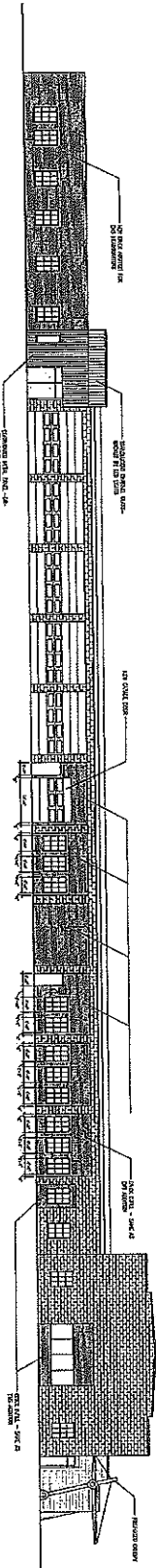
**Door County**  
 PUBLIC WORKS  
 "Use It or We'll"

Door County Government Center  
 Department of Public Works  
 Sturgeon Bay, WI

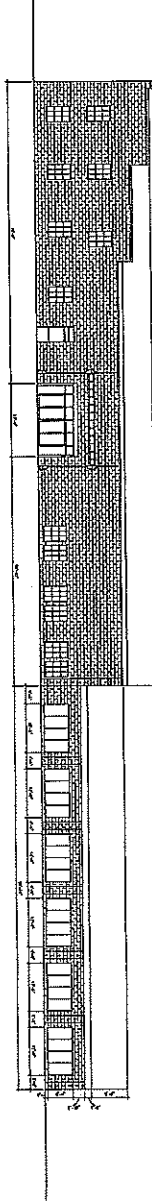
110 North 14th Avenue  
 Sturgeon Bay, WI 54229

**Venture Architects**  
 ARCHITECTS  
 110 North 14th Avenue  
 Sturgeon Bay, WI 54229  
 Phone: 920.861.1100  
 Fax: 920.861.1101  
 www.venturearchitects.com

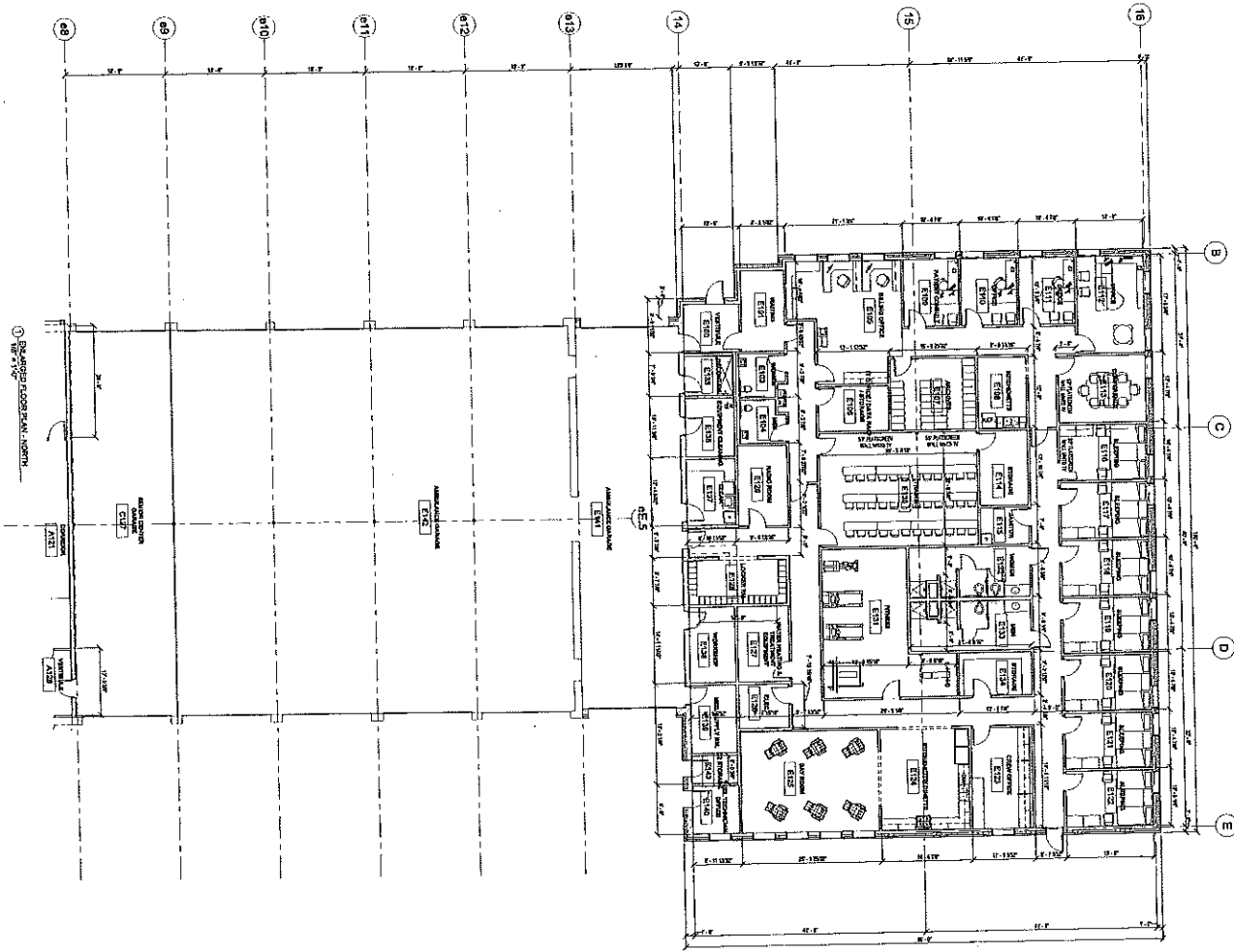
① East Elevation  
Scale: 1/8" = 1'-0"



② South Elevation  
Scale: 1/8" = 1'-0"



<p>Project Name DOOR COUNTY HISTORIC HIGHWAY SHOP RENOVATION - SENIOR CENTER AND AMBULANCE HEADQUARTERS</p>			<p>Door County Government Center Department of Public Works Sturgeon Bay, WI</p>	
<p>Sheet Title BUILDING ELEVATIONS</p>		<p>111 North Star Avenue Sturgeon Bay, WI 54782</p>		
<p>Date: 03/01/11</p> <p>Scale: 1/8" = 1'-0"</p> <p>Project: 20110001</p> <p>Sheet: A302</p>				



Sheet No.	Date	Revised	By	Check	Appr.	Notes
AS01	1/27/2006					

**Project Name**  
 DOOR COUNTY HISTORIC HIGHWAY SHOP RENOVATION  
 - SENIOR CENTER AND AMBULANCE HEADQUARTERS

Drawn by:  
 ENLARGED FLOOR PLAN - NORTH

**Door County Wisconsin**  
 The Big Well

Door County Government Center  
 Department of Public Works  
 Sturgeon Bay, WI

513 North 10th Avenue  
 Sturgeon Bay, WI 54229

*Aventura Architects*  
 ARCHITECTS  
 1000 N. MILWAUKEE  
 MILWAUKEE, WI 53233

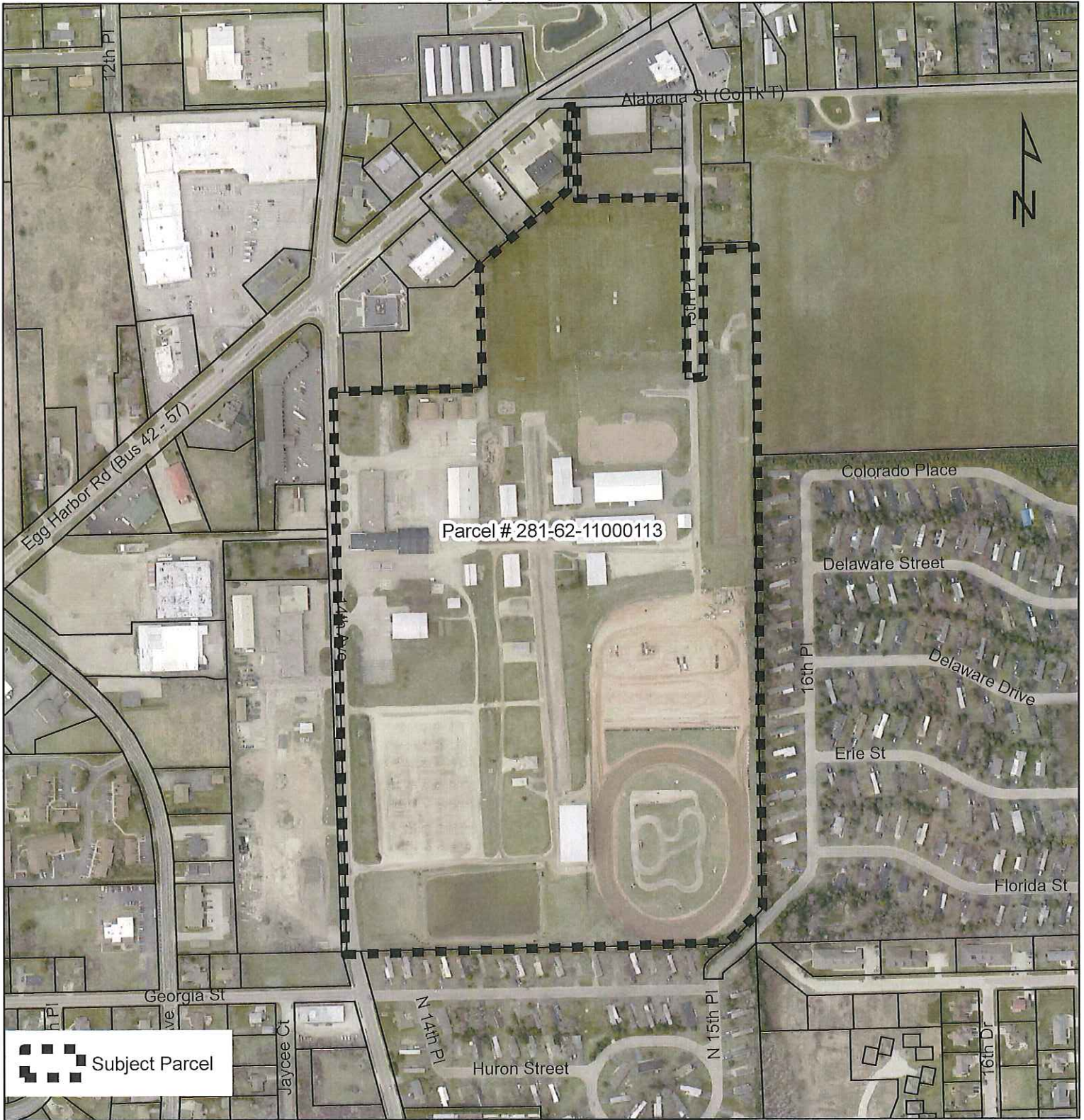


## **NOTICE OF PUBLIC HEARING**

The City of Sturgeon Bay Plan Commission will hold a public hearing in the Council Chamber, 421 Michigan Street, Sturgeon Bay, Door County, Wisconsin on Wednesday, July 20<sup>th</sup>, 2016 at 7:00 p.m. or shortly thereafter regarding a request from the County of Door (Grant Thomas & Wayne Spritka, agents) for a conditional use approval of a proposed public garage (Ambulance Station). The proposed project is located within an addition to the north side of the former Door County Highway Shop and also utilizes a portion of the former highway shop building located 916 N 14<sup>th</sup> Ave, tax parcel # 281-62-11000113. The application is on file with the Community Development Department and can be viewed at 421 Michigan Street weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to attend the meeting and give testimony in favor or against the proposed conditional use permit.

By order of:  
City of Sturgeon Bay Plan Commission

# Location Map Conditional Use Permit County of Door



**EXECUTIVE SUMMARY**

**Title:** Zero Lot Line Setback for Bellin Healthcare Clinic

**Background:** Fincantieri Bay Shipbuilding Company is proposing to acquire a portion of the lot for Bellin Healthcare's Clinic at 311 N. Third Avenue, currently owned by Sturgeon Bay Development, LLC. The proposal is to move the lot line right to the west wall of the building. Fincantieri has purchased the former Palmer Johnson Yachts facility and will be erecting security fencing. In this area, their plan is to use the wall of the Bellin Healthcare building as part of the fence.

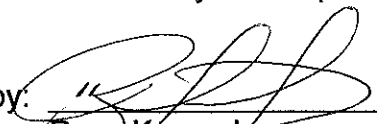
The property is within the Central Business District (C-2) zoning district, which allows the Plan Commission to authorize a lesser setback than normally required. The intent of the provision is to provide relief from the setback requirements in locations where it is desirable to create, recreate, or maintain a traditional downtown development pattern, which often is characterized by building right up to lot lines.

The provision applies in the Waterfront Redevelopment District and requires review and recommendation from the Waterfront Design Review Board. The Board recommended to the Plan Commission to approve the plan by Fincantieri/Bellin Healthcare. There is an exit at the southwest corner of the building that will be eliminated (or relocated to the Jefferson Street side, if needed for emergency exiting purposes).

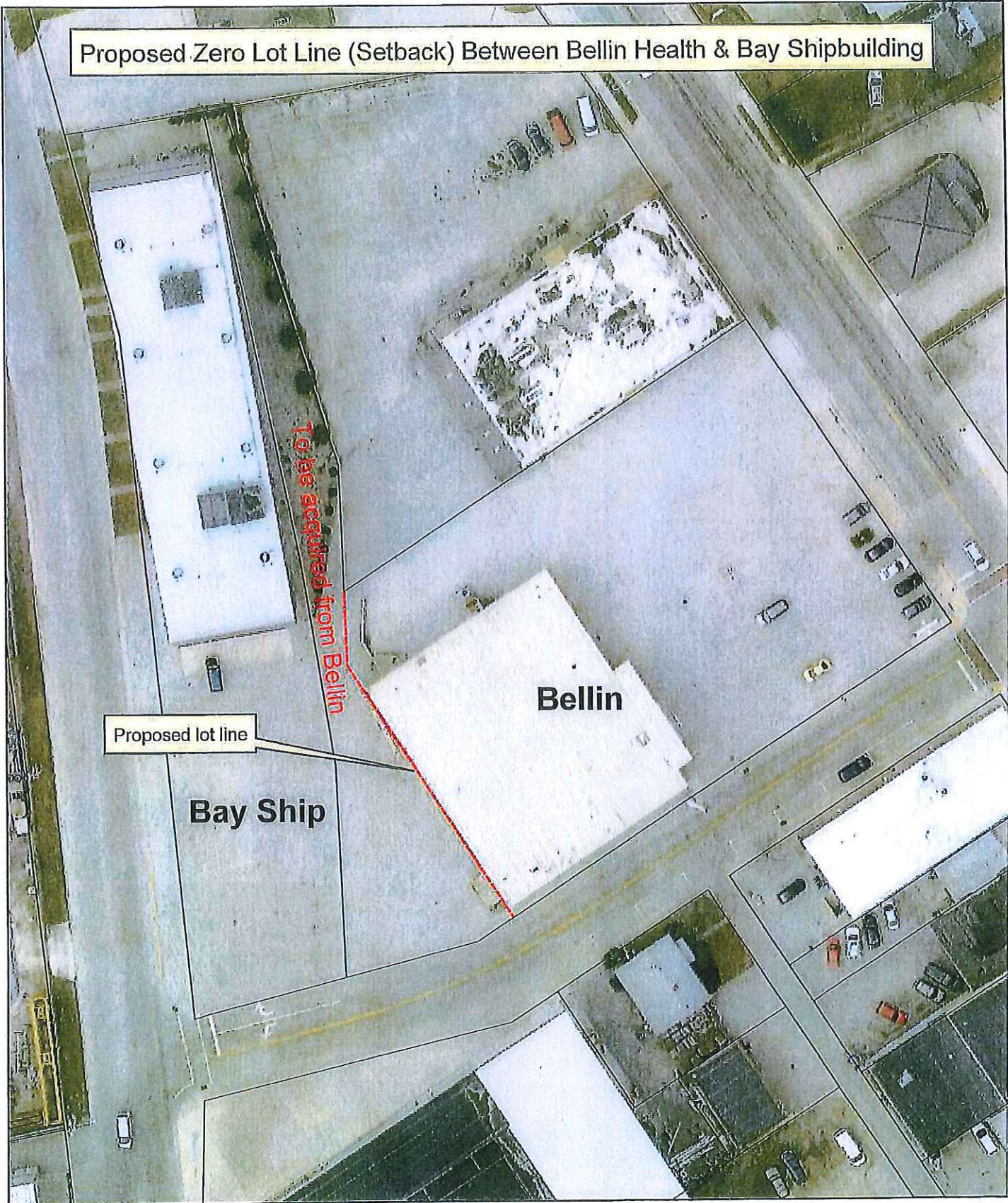
**Fiscal Impact:** None.

**Recommendation:** Approve the zero setback between the Fincantieri and Bellin Healthcare parcels.

Prepared by:  July 15, 2016  
Martin Olejniczak Date  
Community Development Director

Reviewed by:  7/15/16  
Ryan Kernosky Date  
Planner/Zoning Administrator

Proposed Zero Lot Line (Setback) Between Bellin Health & Bay Shipbuilding



Proposed lot line

To be acquired from Bellin

Bellin

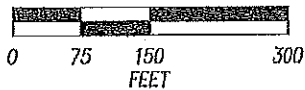
Bay Ship

# CERTIFIED SURVEY MAP

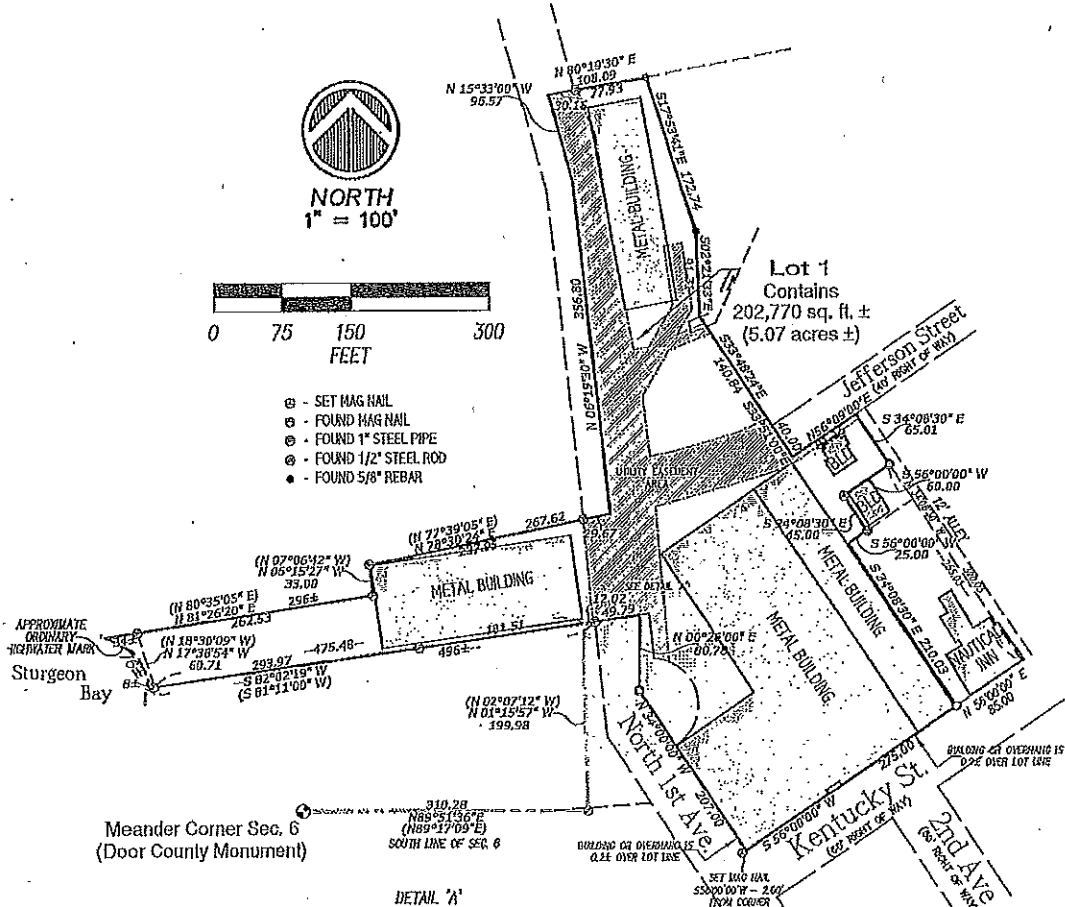
LOCATED IN:  
 GOVERNMENT LOT FOUR (4), SECTION SIX (6),  
 LOT ONE (1), LOT FOUR (4), AND LOT SIX (6) IN BLOCK THIRTY-SIX (36),  
 LOT FOURTEEN (14), BLOCK THIRTY-SEVEN (37) AND PART OF BLOCK THIRTY-FOUR (34)  
 OF THE ASSESSOR'S MAP OF THE CITY OF STURGEON BAY,  
 ALL IN:  
 SECTION SIX (6), TOWNSHIP TWENTY-SEVEN (27) NORTH, RANGE TWENTY-SIX (26) EAST,  
 CITY OF STURGEON BAY,  
 DOOR COUNTY,  
 WISCONSIN



NORTH  
 1" = 100'



- ⊙ - SET MAG NAIL
- ⊙ - FOUND MAG NAIL
- ⊙ - FOUND 1" STEEL PIPE
- ⊙ - FOUND 1/2" STEEL ROD
- - FOUND 5/8" REBAR



Meander Corner Sec. 6  
 (Door County Monument)

