

AGENDA
CITY OF STURGEON BAY
AESTHETIC DESIGN & SITE PLAN REVIEW BOARD
Monday, October 26, 2020
6:00 p.m.
Council Chambers, City Hall
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from October 12, 2020.
4. Consideration of: Facade improvements for Third Avenue Playhouse, located at 239 N. 3rd Avenue.
5. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Committee members
Dennis Statz –Chair
Jon Burk
Mark Struck
Dave Augustson
Cheryl Frank

10/22/20
3:30 p.m.
CN

AESTHETIC DESIGN AND SITE PLAN REVIEW BOARD
Monday, October 12, 2020

The Aesthetic Design and Site Plan Review Board meeting was called to order at 6:00 p.m. by Acting Chairperson Dennis Statz in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members Mark Struck, Dave Augustson, Jon Burk, and Dennis Statz were present. Excused: Member Cheryl Frank. Also present were Planner/Zoning Administrator Christopher Sullivan-Robinson and Community Development Secretary Cheryl Nault.

Adoption of Agenda: Moved by Mr. Augustson, seconded by Mr. Burk to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from September 28, 2020.
4. Election of officers.
5. Consideration of: Roof pitch request from Sherrelle Schmidt for a manufactured home to be located on a vacant parcel adjacent to Sawyer Subdivision, parcel #281-68-17000301C.
6. Consideration of: Garage replacement for Bay Electronics, located at 23 E Oak Street.
7. Adjourn.

All ayes. Carried.

Approval of minutes from September 28, 2020: Moved by Mr. Augustson, seconded by Mr. Burk to approve the minutes from September 28, 2020. All ayes. Carried.

Election of officers: Moved by Mr. Augustson, seconded by Mr. Burk to nominate Mr. Statz as Chair.

Moved by Mr. Burk, seconded by Mr. Augustson to nominate Mr. Struck as Vice-Chair.

A vote was taken on both motions together. All ayes. Carried.

Consideration of: Roof pitch request from Sherrelle Schmidt for a manufactured home to be located on a vacant parcel adjacent to Sawyer Subdivision, parcel #281-68-17000301C: Mr. Sullivan-Robinson stated that the Aesthetic Board never had to approve anything for single-family residential before. Since the committee was created, there was a provision added to the general aesthetic requirements. The requirements limit manufactured home style construction anywhere outside of a manufactured home park. The code states a minimum 4/12 roof pitch is required on a residence. If a lesser roof pitch is requested, it must be approved by the Aesthetic Design & Site Plan Review Board.

Sherrelle Schmidt stated that she resides in Green Bay and would like to have a second home in Sturgeon Bay. She is a developer from the Antigo area. The plan is to divide her 4.12 acre parcel in half and place the 28' x 66' manufactured home on the half that runs parallel with the Ahnapee Trail.

Mr. Augustson stated that the majority of the homes in that neighborhood are average pitch. The 3/12 pitch is pretty low to fit in the neighborhood. Having a gable on the front of the house helps and suggested that she bring the gable forward and add a porch in front. That would help with the length and low pitched roof.

Ms. Schmidt agreed and thought that would be a good idea. She plans on constructing a detached two-car garage. She also plans on leaving a lot of the existing trees on the property and keep as wooded as possible. The house will be set on 5 inch crushed rock rather than a slab. There will be a frost wall and sculptured block.

Mr. Sullivan-Robinson had put a list together of homes in the area including addresses and what their roof pitch is.

Mr. Burk said as long as there were other houses in the neighborhood with the same pitch, he had no problem with the proposal. It is not located in the middle of town.

Mr. Augustson said that it could be in the middle of town years from now. The 3/12 roof pitches that are located in the subdivision now were done in the 70's.

Mr. Sullivan-Robinson stated that a condition could be placed on approval to add more shrubs or trees for screening.

Mr. Augustson said he would rather see an 8' – 10' porch added instead of additional screening.

Moved by Mr. Augustson, seconded by Mr. Statz to grant a certificate of appropriateness as presented, subject to extending the front gable a minimum of 8 feet for construction of a porch.

Mr. Augustson wanted to confirm that to prepare for the placement of the home, she will be digging down and adding crushed stone, placing block on top of that, with the house placed on top of the block. He suggested to keep the home up high since there is a swamp nearby. A 4-foot frostwall will also be added.

A vote was taken on the motion. All ayes. Carried.

Consideration of: Garage replacement for Bay Electronics, located at 23 E Oak Street: Mr. Sullivan-Robinson stated that Bay Electronics is proposing a garage replacement that includes an approximate 100 square-foot addition to the east side to eliminate the jog in the building. It is currently a metal building and will be replaced with 29 gauge steel. It is fairly invisible from the right-of-way, except for the east side of the building. They will be adding two windows on the east side. On the south side of the building they will be replacing the entry door, as well as the garage door. New lighting is proposed. According to the guidelines, the only issue would be the lighting. The proposed lighting is meant to be security lighting because of issues they had in the past. They are not cut-off fixtures or night-sky friendly. It is a fairly bright light.

Mark Bushman, representing Bay Electronics, stated that they are replacing the garage to the footprint that exists. The sidewalls will go from 10' high to 11' 4" that will allow a 10' high, 16' wide overhead garage door to be installed for the larger boats on trailers that need to be worked on. The existing garage was never built on a foundation. A frostwall and concrete slab will be installed. The siding will be a metal siding in hickory moss color that will match the existing office space. He did offer to install two-color wainscoting to make it look nicer if it appeared to be an issue with the length of the building. Forest Construction is the contractor.

Mr. Statz thought that breaking up the looks of the building with a couple of cedars would make more sense.

Mr. Bushman stated that Bay Electronics has combined their two lots. The roof is the same metal material, with a white garage door, white soffit and fascia on the building. There will be no window in the garage door. He added that the lights on the back of the building will be motion censored, flush-mounted LED lights and are adjustable to point down.

Mr. Struck stated that the proposed lights are typical flood lights. No matter how much you adjust them, they still won't be downlighting.

Mr. Augustson mentioned that if the lights are adjusted down, they could be adjusted back up the next day.

Mr. Struck suggested putting a sensor on the building that would work with cut-off fixtures. Mr. Bushman said that he will look into that.

Mr. Augustson suggested to use 26 gauge steel for a commercial building, instead of the 29 gauge proposed by Forest Construction. The couple of windows added does break up the building. Although, vegetation could be required.

Mr. Struck added that some landscaping or more windows to soften up the building would be appropriate.

Discussion continued. Moved by Mr. Struck, seconded by Mr. Burk to grant a certificate of appropriateness as presented, subject to the lighting being downlighting, and submitting a landscape plan that illustrates green plantings along the east wall. Lighting specs and landscaping plan to be approved by chair. All ayes. Carried.

Adjourn: Moved by Mr. Struck, seconded by Mr. Augustson to adjourn. All ayes. Carried. The meeting adjourned at 6:43 p.m.

Respectfully submitted,


Cheryl Nault
Community Development Secretary



MEMO

To: Aesthetic Design and Site Plan Review Board
From: Christopher Sullivan-Robinson
Date: October 22, 2020
Subject: Third Avenue Play House Façade Improvements

Shirley Young has requested approval of some façade improvements to the Third Avenue Playhouse building, located at 239 N 3rd Ave. This property is not located within the historic district, which is why the Aesthetic Design and Site Plan Review Board must review this. Per the plans, the building will be refaced with brick. The layout of the first floor will be altered with the replacement of doors and windows. The proposed layout of the second floor modifies the size of the existing windows and window openings. The plan does not seek approval for the existing sign, which was recently approved by the Chairman for some minor modifications. The applicant will bring some samples of colors, window trim, and of the cornice for the committee to review.

Below are the relevant Aesthetic Design Guidelines:

Building design.

(a) Buildings shall not be limited to a preferred type of architecture or building materials. However, architectural styles, which are generally not common to Sturgeon Bay or Northeastern Wisconsin, are discouraged.

The architectural style and materials match other buildings in the downtown historic district and is generally common for this area. Based on the images provided, the proposal restores the building more toward its original construction style.

(b) Buildings should be sited and designed to be aesthetically pleasing as viewed from adjoining public streets. Excessively long, unbroken building facades shall be avoided. Building materials and design features shall be consistent with the general design theme and/or proposed use of the development.

There are no changes in the building's location and the design is complimentary to the area and streetscape.

(c) The architectural character of historic structures shall be maintained or enhanced whenever remodeling, expansions, or other changes are proposed.

The building is not located within the city designated historic district. However, the proposed design enhances the general look of the building by providing spacing between the

windows, decorative cornices, and more windows on the street frontage. This is consistent with the historic district's design strategies.

- (d) Buildings on in-fill sites shall be compatible with surrounding buildings in terms of scale, massing, height, entrances, and windows.

The existing building is significantly taller than the adjacent buildings.

- (e) Rhythm/re-occurring patterns in windows and storefronts are encouraged.

This appears to be met.

- (f) Building components, such as windows, doors, eaves, and parapet, should be in proportionate scale in relationship to one another.

This appears to be met.

- (g) The use of door and window canopies and awnings is encouraged.

There are no canopies or awnings proposed.

- (h) The use of special architectural features, including projecting windows, towers, turrets, arches and cupolas are encouraged, particularly on corner buildings.

There are no structural alterations proposed.

- (i) Rooftop mechanical equipment shall be screened with parapets or the roof form.

There is no parapet proposed.

- (j) Designs seeking Leadership in Energy and Environmental Design (LEED) certification are encouraged.

The committee can encourage LEED related design.

- (k) Buildings containing retail commercial uses that are located within 15 feet of the street should have transparent windows on the ground floor along at least 50% of the length of the building facade facing the street.

This is met.

- (l) Garages should be designed to not dominate the site. Whenever possible, detached garages shall be located to the rear of the principal building or shall be screened or have overhead doors not facing the street. Attached garages that extend beyond the front façade of the building are discouraged. Garages with three or more parking stalls shall be designed to limit the visual impact of overhead doors through features such as offsets or side-loading.

This is not applicable.

- (m) Blank walls viewable from the street are undesirable.

No issues with the proposal.

Materials and colors.

- (a) Opaque or reflective window tints and glazes are discouraged.

This appears to be met.

- (b) The use of identical building materials on all sides of a building that are visible from public streets is encouraged.

The street façade of the building will be refaced with brick.

- (c) For developments with multiple buildings, a palette of options for exterior building colors for use throughout the site should be established. The range should be wide enough to allow for variety, yet narrow enough to unify all the buildings on a site.

This are not applicable.

- (d) Metal siding is strongly discouraged except for industrial buildings or for facades not facing public areas such as streets or parking areas.

No metal is proposed for the building façade that faces the right-of-way.

CITY OF STURGEON BAY
AESTHETIC DESIGN & SITE PLAN REVIEW BOARD
APPLICATION FOR ***CERTIFICATE OF APPROPRIATENESS***

Name: Amy Frank, Managing Director, TAP

Owner of Premises: Third Avenue Playhouse, Inc.

Address or Legal Description of Premises:

239 N. 3rd Ave, Sturgeon Bay, WI

Statement of Specific Item Requested for Approval:

Building Facade Restoration

October 14, 2020

Date

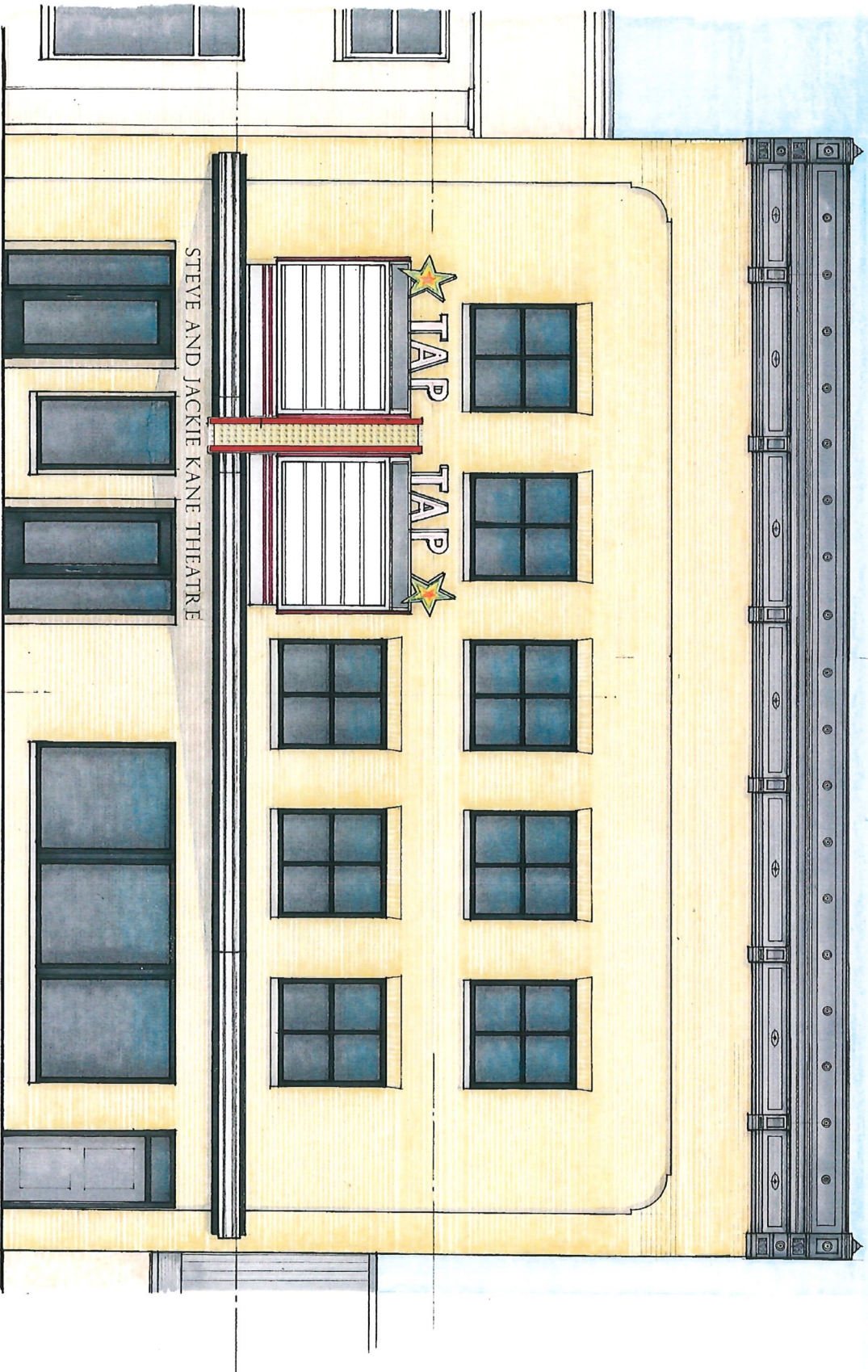
Amy Frank

Applicant

Date Received: _____

Staff Signature: _____

Date Approved/Denied: _____

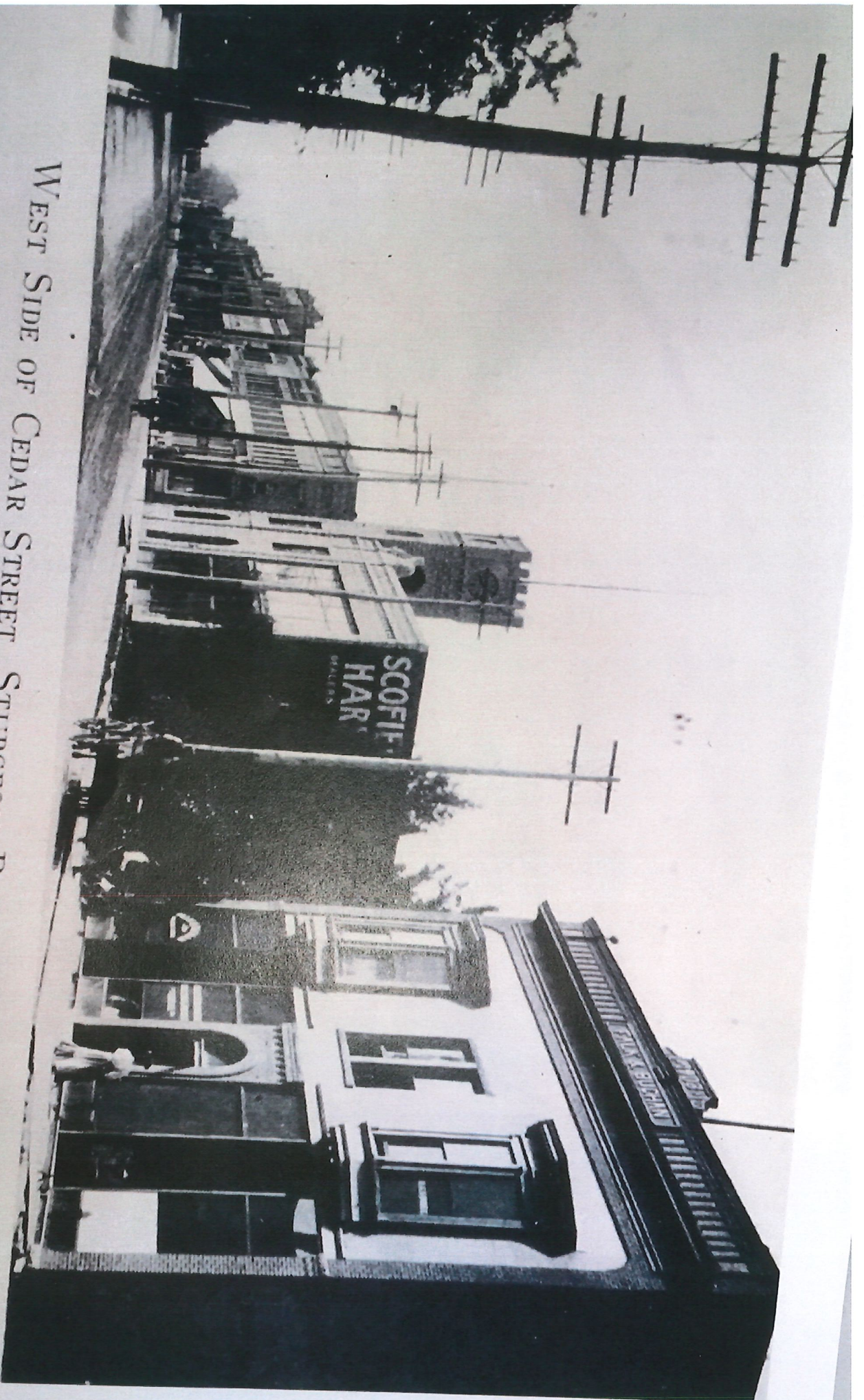


TAP STREET ELEVATION
1/4" = 1'-0"

Richard Toyne Architect 10-03-20



WEST SIDE OF CEDAR STREET, STURGEON BAY, WIS.





Map

Printed 10/22/2020 courtesy of Door County Land Information Office

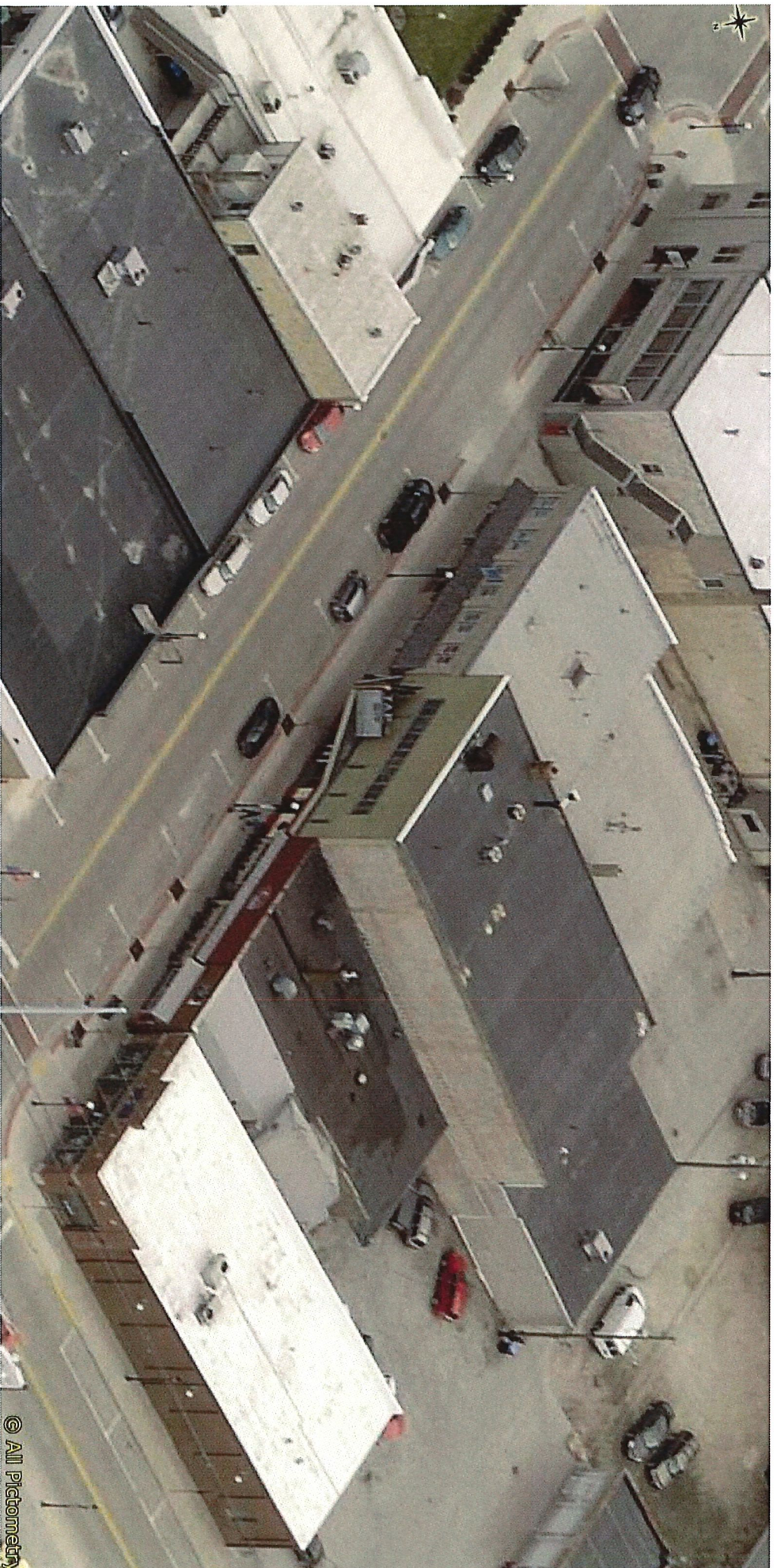
... from the Web Map of ...
([//www.co.door.wi.gov](http://www.co.door.wi.gov))



Door County, Wisconsin
... for all seasons!



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