

AGENDA
CITY OF STURGEON BAY
AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

Monday, December 13, 2021

6:00 p.m.

Council Chambers, City Hall
421 Michigan St, Sturgeon Bay, WI

1. Roll call
2. Approval of agenda
3. Approval of minutes from November 8, 2021
4. Consideration of: Commercial Storage Facility for E & I Investment, LLC located at 1361 N 14th Avenue
5. Consideration of: U-Haul Facility for 1833 Egg Harbor Road, LLC located at 1833 Egg Harbor Road
6. Adjourn

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Board Members:

Rick Wiesner
Jon Burk
Cheryl Frank
Kelsey Fox
Pam Jorns
Mark Struck
Dave Augustson

12/9/21
3:20 p.m.
CJ

AESTHETIC DESIGN AND SITE PLAN REVIEW BOARD
Monday, November 8, 2021

The Aesthetic Design and Site Plan Review Board meeting was called to order at 6:01 p.m. by Chairperson Rick Wiesner in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members Rick Wiesner, Jon Burk, Kelsey Fox, Dave Augustson, and Mark Struck were present. Excused was Cheryl Frank and Pam Jorns. Also present were City Engineer Chad Shefchik, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Christopher Sullivan-Robinson and Police Assistant Candy Jeanquart.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from October 25, 2021
4. Consideration of: Ground Sign for DC Cooperative located at 938 Egg Harbor Road
5. Consideration of: Kwik Trip Development located at 1567 to 1629 Egg Harbor Road and 1614 to 1636 Alabama Street
6. Adjourn.

All ayes. Carried.

Approval of minutes from October 25, 2021: Moved by Mr. Burk, Seconded by Mr. Augustson to approve the minutes with updating the roll call. **All in favor. Carried.**

Consideration of: Ground Sign for DC Cooperative located at 938 Egg Harbor: Mr. Sullivan-Robinson stated Door County Cooperative is requesting approval for a 97 square foot, 20-foot-tall multi-tenant ground sign. Four tenant panel and 32 square foot electric message sign just before the base. Located at the side yard setback at 15 feet. The design and location comply with the sign code chapter. Holly is present and Kelsey is on zoom from DC Cooperative.

Mr. Wiesner asked if this project was approved by Council, Mr. Sullivan-Robinson explained it didn't need to be approved by Council just this committee. Mr. Wiesner indicated there are similar signs in the City with landscaping. Mr. Augustson thought the base of the sign didn't need landscaping as it was well designed including the address. Mr. Struck questioned if there are two options, as one diagram indicates a gray background the other indicates a white background. It was verified two options. Holly indicated the second diagram was modified to meet the height dimensions. Mr. Sullivan-Robinson explained the diagram with the opaque background/option B is the one to be approved. Ms. Fox questioned if it's a digital board and how often it can change. Per Holly and Mr. Olejniczak, only the tenants can advertise and per city ordinance changes every 6 seconds. Mr. Wiesner asked what the goal for keeping the sign on, per Holly keep on all the time for more advertising and attention to the business.

Mr. Struck made a motion to approve option B as presented. Seconded by Mr. Burk. All in favor. Carried.

Consideration of: Kwik Trip Development located at 1567 to 1629 Egg Harbor Rd and 1614 to 1636 Alabama Street: Mr. Sullivan-Robinson indicated that the site was located between Egg Harbor Road and Alabama Street including seven different parcel numbers. The project included the demolition of the existing structures and construction of a 120x100 single story facility for convenient store/gas station/car wash use including pumping stations. Access included two entry routes on Egg Harbor Road and also Alabama Street. Customer and employee parking are provided on the site along with delivery pad on the west side. From zoning, this project had to go through a conditional use process for the drive thru facilities. Part of approval that was granted by Plan Commission required this committee evaluate the need for a south lane around the back side of the building to redirect larger vehicular traffic to Egg Harbor Road. In addition, Plan Commission required additional screening be added along the east property line between this use and the residential uses toward the east. From City Staff, reviewed the traffic situation from this

property and don't feel a lane from the south side from the property. Storm water management under final review.

Mr. Augustson questioned if a weight limit can be added, per Mr. Sullivan-Robinson not at this time. Mr. Wiesner questioned what needs to be approved. Mr. Sullivan-Robinson indicated overall project in addition to screening off east property line and need for south lane with traffic.

Mr. Troy Mleziva, Real Estate Development Manager for Kwik Trip, explained the property is 4 ½ acres and focused the development more to the center of the property. The front door of the store is facing Egg Harbor Road and secondary entrance on the side. Marketing not as a large truck stop, more towards campers, contractors, and people with trailers however large trucks will be able to maneuver. Back of the building will have car wash attached. The vendors have a loading zone area on the west side of the building. Storm water ponding to the south and west of the building. The building is burgundy and khaki brick with standard seam roof. The site will be curb and gutter with concrete paving. Parking along Egg Harbor Road. Landscape plan has 24 canopy tree, 4 ornamental trees, 16 evergreen trees, 16 evergreen shrubs, 49 deciduous shrubs, and 111 perennials, grasses, vines, etc. Welcomed to add or change any landscaping designs. Multi access site to not overwhelm one entrance, safely get in and out of the site. One sign planned on Egg Harbor Road, northwest portion of site, with landscaping planned around. Also canopy signage and directional signage guiding individuals through the site.

Mr. Sullivan-Robinson stated the lighting are recessed fixtures on a pole that have LED strips under the canopies. Everything is recessed or downward directed, neighbor friendly. Mr. Wiesner asked how snow storage will be handled with the green space, will it be placed on parking spaces. Mr. Mleziva stated with a large snow fall there will be snow removal. Mr. Wiesner questioned if the only area set up for trailers was the diesel area or is there enough space in the main area for a truck with a boat/camper behind it. Mr. Mleziva indicated there will be enough space for them to maneuver and usually those vehicles utilize the end stations. Mr. Wiesner asked if high end premium gas will be sold for boats, Mr. Mleziva confirmed and indicated at multiple fill sites. Mr. Augustson asked if the diesel canopy is by directional and they can access by both ways. Mr. Mleziva stated it would be signed for one direction and if they did go in the wrong direction can filter around back on Alabama and come back in, otherwise there is a bypass lane on the far east. Mr. Wiesner asked direction the diesel pumps are facing if they are one way. Mr. Mleziva explained the entrance from Egg Harbor and pointing towards Alabama when exiting.

Mr. Augustson stated the concern is flow of large semi-truck traffic on Alabama, however believes they would continue to the roundabout on Egg Harbor and then proceed back to that route. Mr. Sullivan-Robinson stated the alternative would be take Alabama to 18th Avenue back to Egg Harbor. Mr. Struck expressed this development is not set up as a truck stop, Mr. Mleziva confirmed indicating no showers or lounge. Mr. Mleziva stated grocery truck delivery a day and fuel truck every other day.

Mr. Wiesner questioned cities thoughts on sidewalks for foot traffic in the area of the development. Mr. Shefchik stated at this time no and when reviewing the area prior to this development it was determined low residential and traffic area. Mr. Shefchik indicated there is a 10-foot paved shoulder down Egg Harbor that can be utilized for foot traffic. Mr. Olejniczak indicated not advocating for sidewalk on Alabama at this time being a rural section, however spoke with Kwik Trip regarding installing a sidewalk on Egg Harbor Road at the western side of their lot. Currently the sidewalk ends at Alabama and Egg Harbor road, it's a paved area from the edge of traveled road to the motel and supper club. Not official sidewalk, just pavement. Mr. Mleziva indicated they are happy to work with staff to tie in any area for a walkway/sidewalk. Mr. Olejniczak stated they asked Kwik Trip to install curb cuts for future sidewalks to save time and expense in the future. Mr. Shefchik stated the thought is from the west property line on Egg Harbor Road to their first driveway that would have sidewalk in that section, then through that area there is a 10-foot paved path in the county jurisdiction to connect to.

Mr. Struck questioned the color of the roof, Mr. Mleziva stated a forest green. Mr. Struck asked if all the signage meets requirements, Mr. Sullivan-Robinson confirmed all the signs that required permits meet requirements. Ms. Fox complimented the signage and layout.

Mr. Wiesner asked if the hours are 24/7 inside and out, Mr. Mleziva confirmed and indicated always open. Mr. Mleziva stated middle of the night usually have 2 employees, with responsibilities of cleaning and stocking.

Mr. Burk made a motion to accept as presented. Mr. Augustson seconded with adding sidewalk on west lot line to the first curb. All in favor. Carried.

Adjourn: Moved by Mr. Augustson, seconded by Mr. Struck to adjourn. All ayes. Carried. The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Candy Jeanquart
Police Assistant



MEMO

To: Aesthetic Design and Site Plan Review Board
From: Christopher Sullivan-Robinson
Date: December 8, 2021
Subject: Storage Unit Development – 1361 N 14th Ave

Dave Phillips representing Estes Investments LLC, is requesting design approval for a storage unit development located on the back-half of 1361 N 14th Ave. The project summary includes the demolition of all existing buildings, excluding the existing storage building off the frontage. QTY: 15 (24' x 42' x 21'H) identical buildings would be constructed. New paved driveways / lanes would be installed. These buildings are designs with two tone metal exteriors. Each unit will have a 14' overhead door and standard entry door. Primary colors include medium bronze and light stone. The overhead door will be a shade of gray.

Lighting: Each unit will include wall pack LED light fixtures on the front. The submittal includes light intensity information. However, the committee should review for any impact to the neighboring residential properties. In the past the committee has required downward lighting, cutoff / shielded fixtures, or screen with plants or fences.

Landscaping: The plan shows some planting areas at the beginning and end of the drive aisles. There is no specific plan type identified. The committee should consider the need for screening along the north, south, and west lot lines.

Stormwater Management: The plan identifies stormwater management areas along the south and west lot lines. The proposed impervious count is 65.8% which is an increase from the current 52%. This plan will require final approval from the City Engineer prior to obtaining building permits.

Design Guideline Review:

1. There are no issues with the site layout. However, the Board should review the stormwater management proposal to verify that no natural drainage systems or flooding / erosion will occur on neighboring properties.
2. The development will utilize the existing 2 drive lanes off either end of the property frontage. There are no concerns regarding access and interior circulation. No parking is required for this type of use.
3. These buildings will likely not be visible from the street right-of-way except for the rooftops. However, the project should utilize good quality materials that won't negatively impact the neighborhood.
4. Exterior light fixtures shall be shielded such that direct beams of light are not cast skyward or onto adjoining property. Exterior light fixtures for signage, building entrances, accents, parking lots, and landscaped areas are strongly encouraged to be

downward directed. Auto-dimmers and timers are encouraged for all exterior lights to limit energy waste during non-operational hours.

5. There is signage shown at the street frontage; however, a formal submittal will be required for review prior to issuance of a sign permit.

Recommendation: Staff recommends approval of a certificate of appropriateness subject to the following:

1. All exterior lighting be downward directly and contained within the property.
2. Screening be utilized on the north, south, and west lot lines.

CITY OF STURGEON BAY

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

APPLICATION FOR *CERTIFICATE OF APPROPRIATENESS*

Name: ESTES INVESTMENTS

Owner of Premises: STEVE ESTES/JASON ESTES

Address or Legal Description of Premises:

1361 N. 14TH AVE, STURGEON BAY, WI. 54235

Statement of Specific Item Requested for Approval:

24' X 42' X 18' CONDO STORAGE UNITS

12-6-22

Date

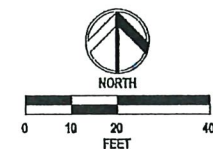
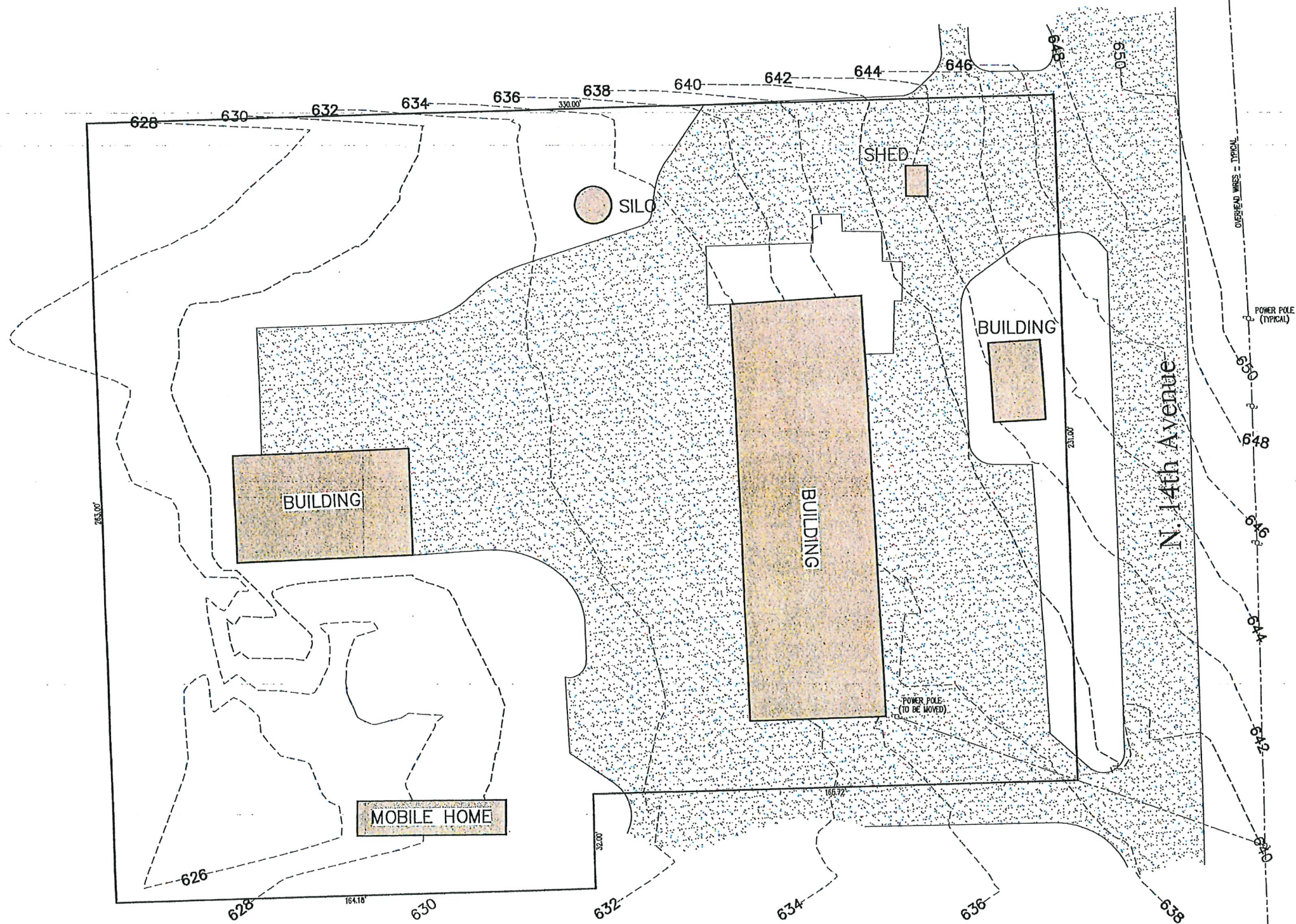
DAVE PHILLIPS

Applicant

Date Received: _____

Staff Signature: _____

Date Approved/Denied: _____



PROPERTY ADDRESS:
1361 N. 14th AVENUE
STURGEON BAY, WI
54235

NOTES:
- ALL BUILDINGS AND PAVEMENT ARE TO BE REMOVED
- SITE PLAN IS COURTESY OF BRIAN FRISQUE SURVEYS, LTD.

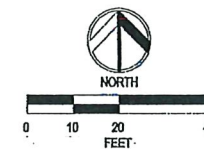
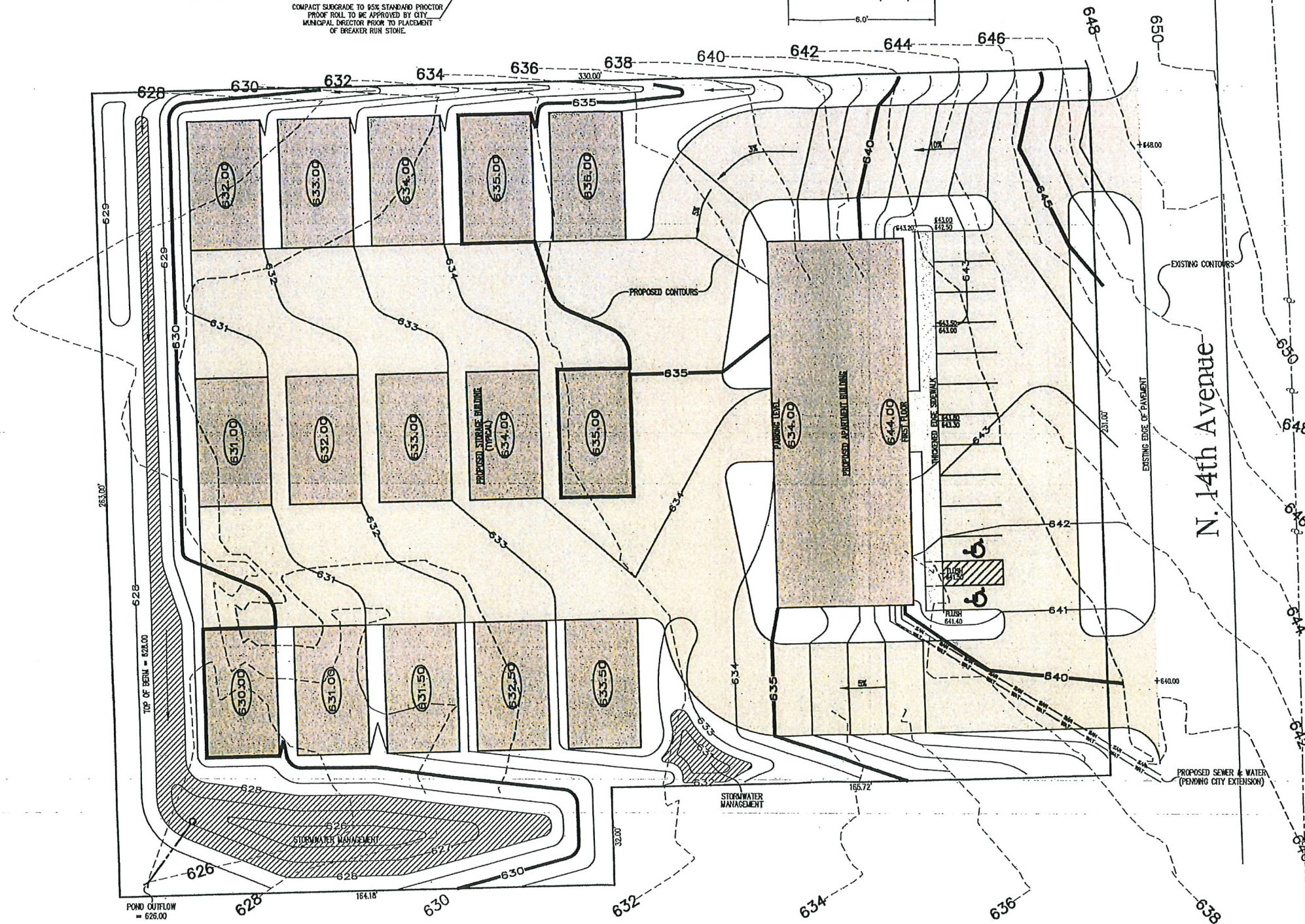
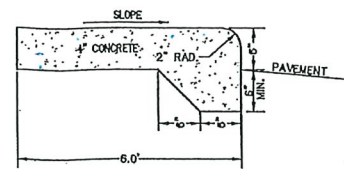
SITE STATISTICS (EXISTING):
AREA OF PARCEL = 81,489 S.F.
AREA OF IMPERVIOUS SURFACE = 42,370 S.F.
IMPERVIOUS SURFACE RATIO = 52.00%

DATE: 07/10/10	REVISION: 01	DESCRIPTION: SITE & DEMOLITION PLAN	PROJECT: 1361 N. 14th AVENUE, STURGEON BAY, WI 54235
DESIGNED BY: P.J.H.	CHECKED BY: P.J.H.	DATE: 12/17/21	SCALE: AS SHOWN
BAUDHUIN SURVEYING & ENGINEERING			ESTES INVESTMENTS, LLP 4604 BECHTEL ROAD STURGEON BAY, WI 54235
SITE & DEMOLITION PLAN			PRELIMINARY NOT FOR CONSTRUCTION
C100			10-1

X:\Projects\24000\24765 Baywind - Estes\ACAD\24765-DES.dwg (C101) Plotted on: Dec 01, 2021 - 10:36am by denvb

Parking Lot Cross-Section

Thickened Edge
Sidewalk Detail
NO SCALE



PROPERTY ADDRESS:
1361 N. 14th AVENUE
STURGEON BAY, WI
54235

SITE STATISTICS (PROPOSED)

AREA OF PARCEL	=	81,489 S.F.
AREA OF IMPERVIOUS SURFACE	=	53,040 S.F.
IMPERVIOUS SURFACE RATIO	=	65.83%

Estes Investments, LLP
4604 Bechtel Road
Sturgeon Bay, WI 54235

GRADING
PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

C101	
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BAUDHUIN
**SURVEYING &
ENGINEERING**



312 N. 5TH AVE.
P.O. BOX 105
STURGEON BAY, WI.
54235
PHONE: 920-743-8211

REVISION DATE	DESCRIPTION	DRAWN BY	CHECKED BY
		DESIGNED BY	P.J.H.
		DATE	12/1/21
		JOB NUMBER	24765

Parking Lot Cross-Section
NO SCALE

NO SCALE

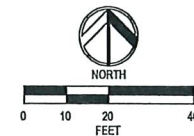
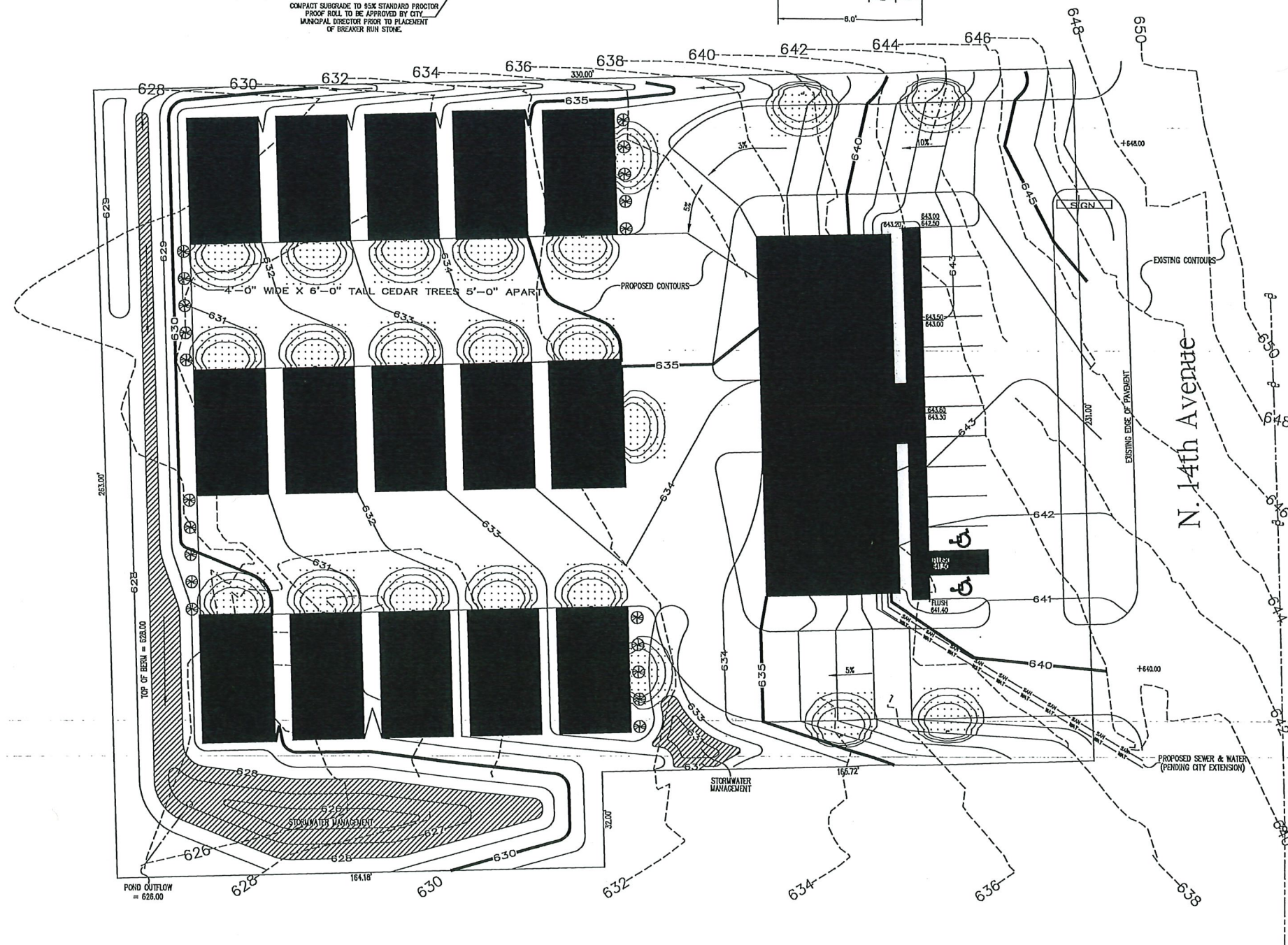
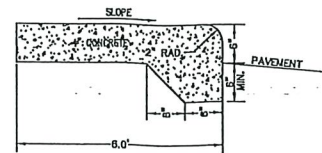
1-1/4" ASPHALT SURFACE COURSE, TYPE E-0.3 (POST COMPACTION)
1-3/4" ASPHALT BINDER COURSE, TYPE E-0.3 (POST COMPACTION)-

4" CRUSHED AGGREGATE BASE COURSE
5" OF BREAKER RUN (3" MINUS)

COMPACT SUBGRADE TO 95% STANDARD PROCTOR
PROOF ROLL TO BE APPROVED BY CITY
MUNICIPAL DIRECTOR PRIOR TO PLACEMENT
OF BREAKER RUN STONE.

Thickened Edge Sidewalk Detail

NO SCALE



PROPERTY ADDRESS:
1361 N. 14th AVENUE
STURGEON BAY, WI
54235

SITE STATISTICS (PROPOSED)

AREA OF PARCEL	=	81,489 S.F.
AREA OF IMPERVIOUS SURFACE	=	53,646 S.F.
IMPERVIOUS SURFACE RATIO	=	65.83%

GRADING/LANDSCAPING/LIGHTING
PLAN

Estes Investments, LLP
4604 Bechtel Road
Sturgeon Bay, WI 54235

BAUDHUIN
SURVEYING &
ENGINEERING

DESCRIPTION	DRAWN BY YD
	DESIGNED BY P.J.H.
	DATE 12/1/21
	JOB NUMBER 24765

**PRELIMINARY
NOT FOR
CONSTRUCTION**

C101	2
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BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

ESTES & ESTES

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION



NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C., AS AMENDED
DECEMBER 1992 AND KNOWN AS ARCHITECTURAL WORKS
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INCLUDES BUT IS NOT LIMITED TO THE ORIGINAL FORM AS WELL
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COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 21-4744

PROJECT EXECUTIVE: DAVE PHILLIPS
(262) 308-2580

DRAWN BY: DPO

DATE: 10-28-2021

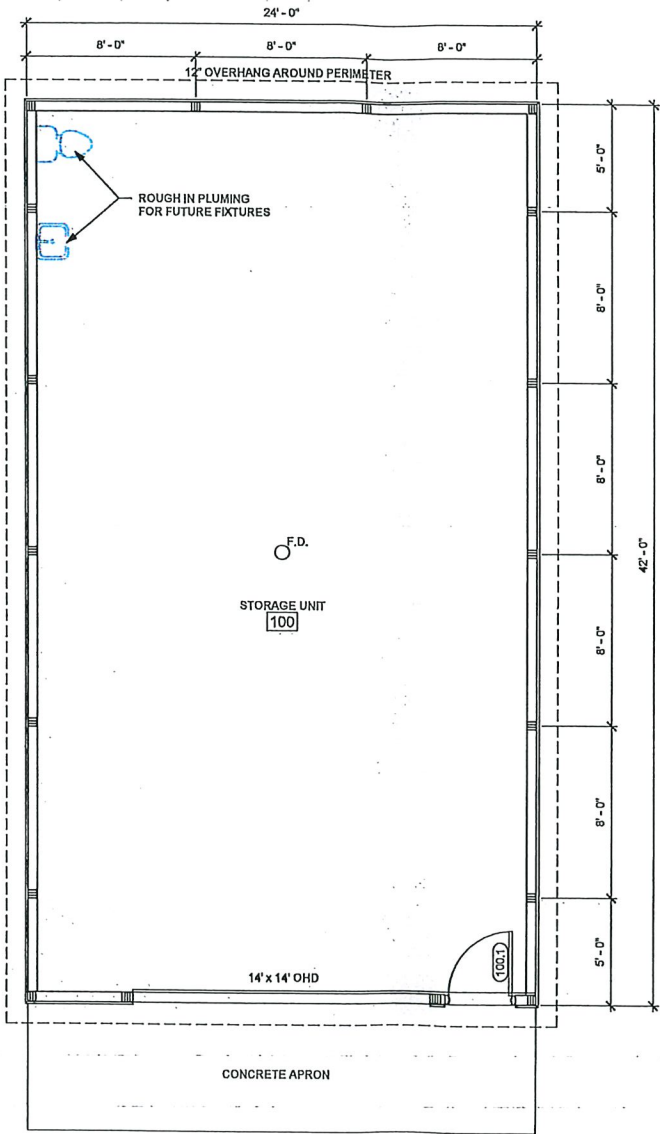
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- ☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

OVERALL FLOOR PLAN

A1.0



1/A1.0 SCALE = 1/4" = 1'-0"
OVERALL 1ST FLOOR PLAN



BAYLAND BUILDINGS

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www.baylandbuildings.com

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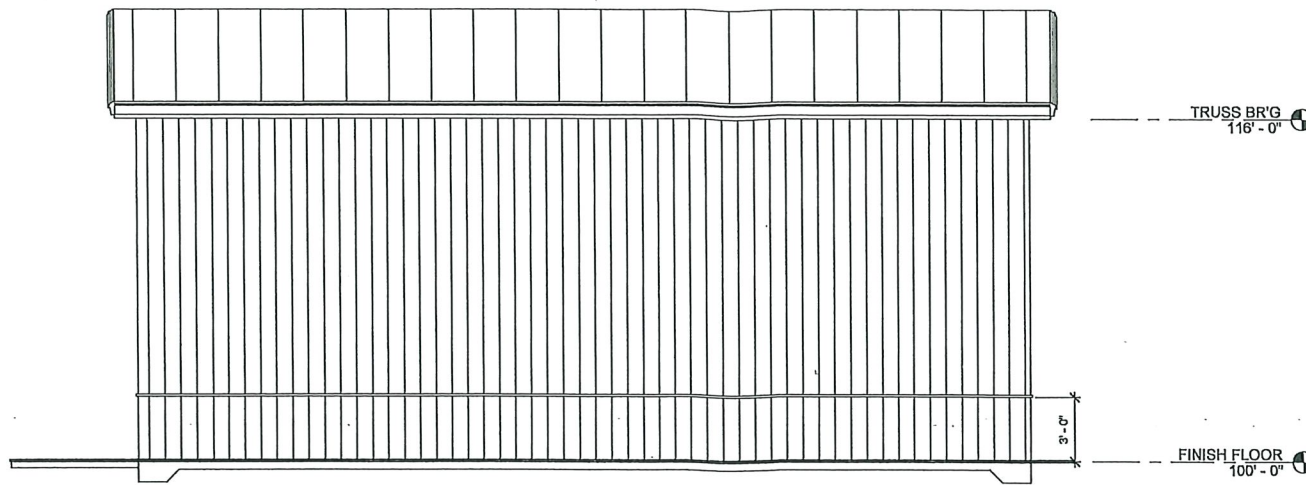
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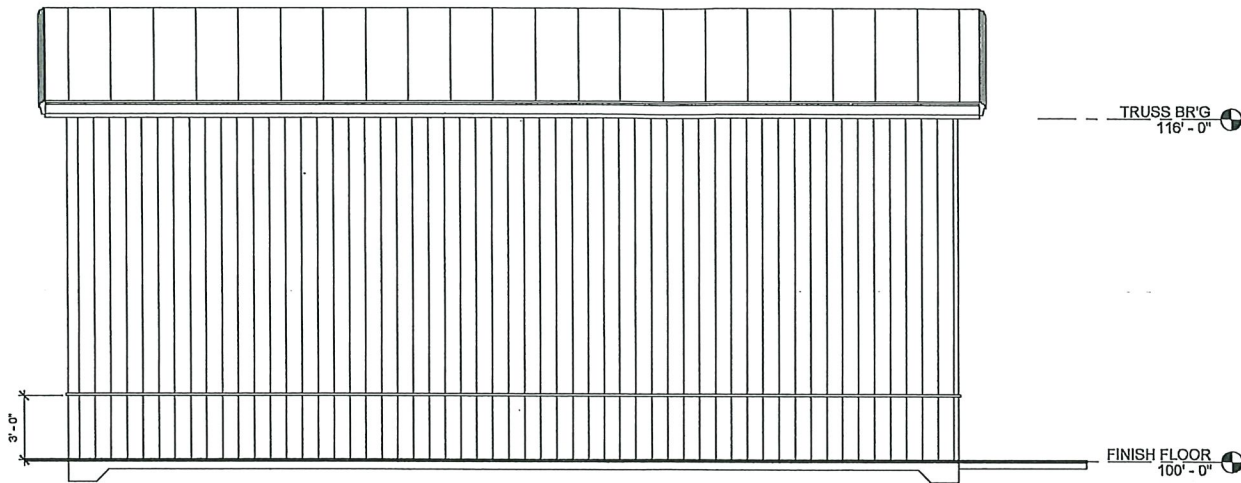
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☐ CHECKSET
☐ CONSTRUCTION

EXTERIOR ELEVATIONS

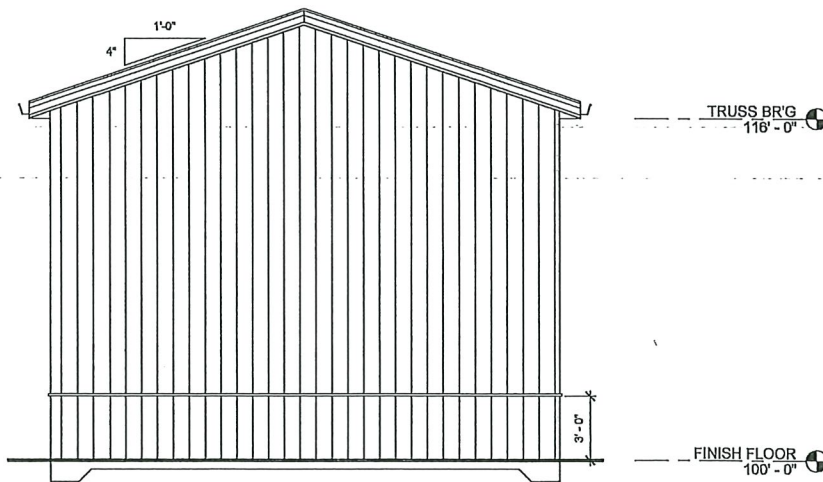
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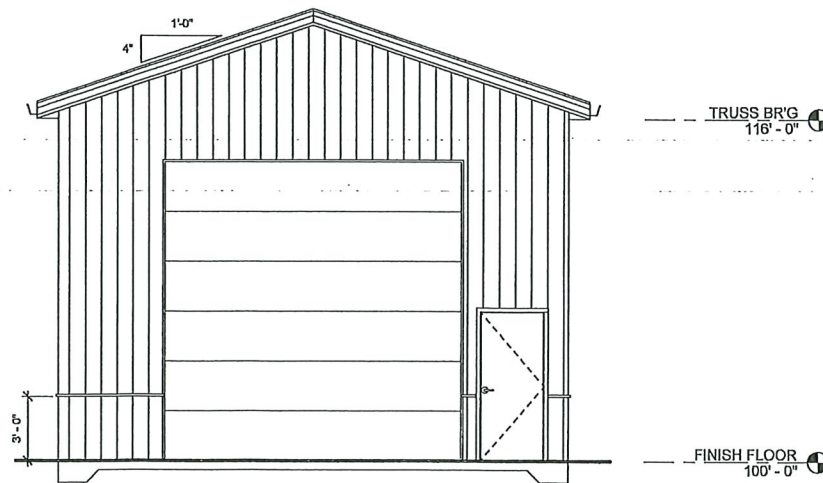
1/A2.0 SCALE = 1/4" = 1'-0"
EAST ELEVATION



2/A2.0 SCALE = 1/4" = 1'-0"
WEST ELEVATION



3/A2.0 SCALE = 1/4" = 1'-0"
NORTH ELEVATION



4/A2.0 SCALE = 1/4" = 1'-0"
SOUTH ELEVATION

PROPOSED BUILDING FOR:

ESTES & ESTES

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

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ADJUST SCALE ACCORDINGLY

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JOB NUMBER: 21-4744

PROJECT EXECUTIVE: DAVE PHILLIPS
(262) 308-2580

DRAWN BY: DPO

DATE: 12/02/21

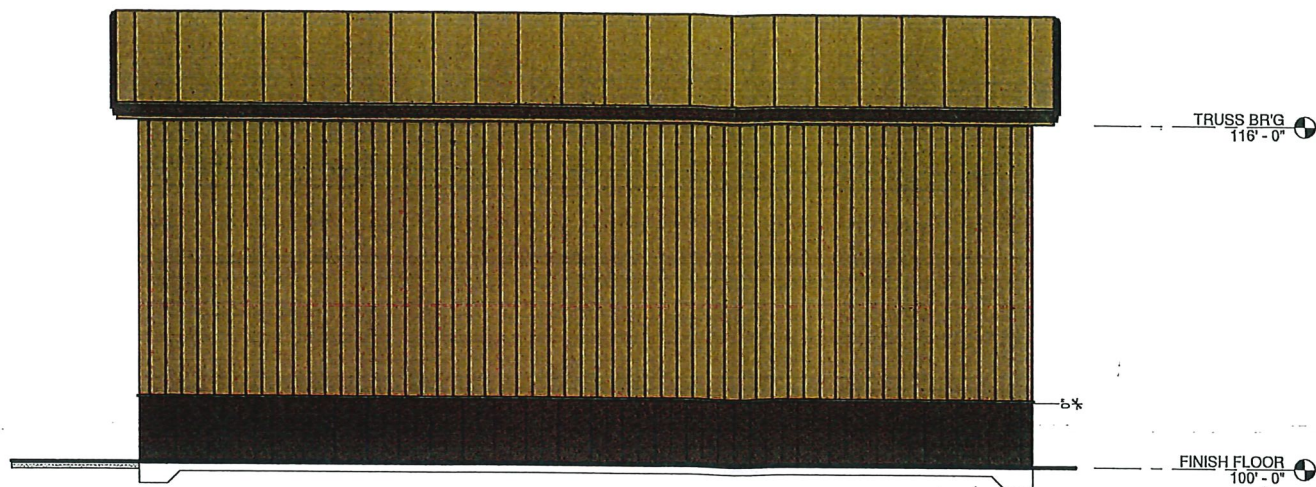
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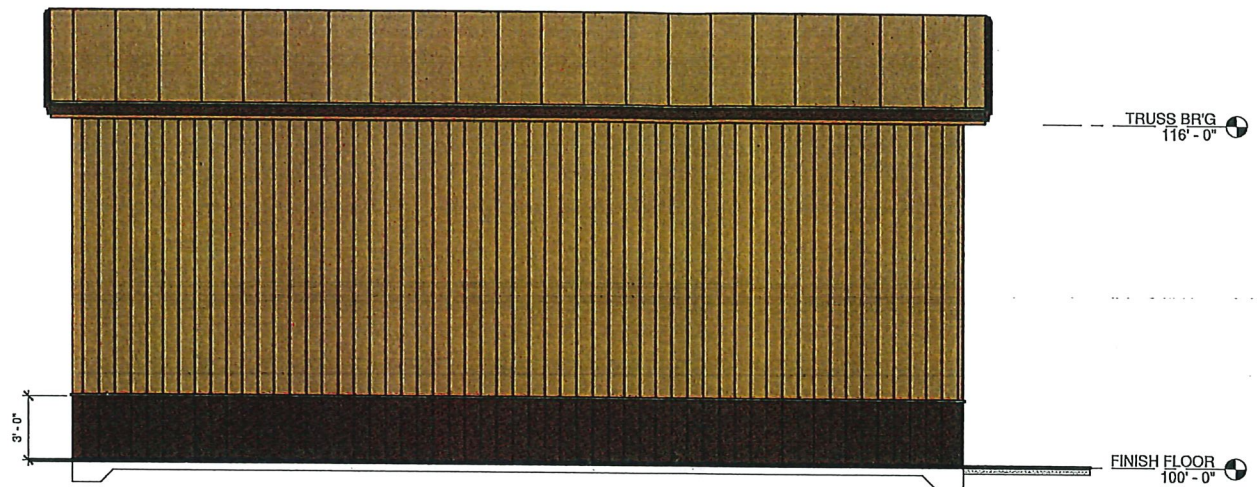
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☐ CHECKSET
☐ CONSTRUCTION

EXTERIOR ELEVATIONS

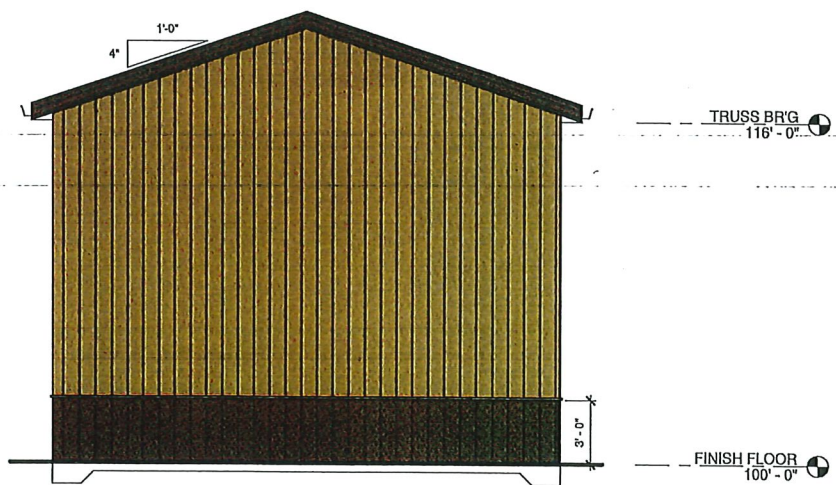
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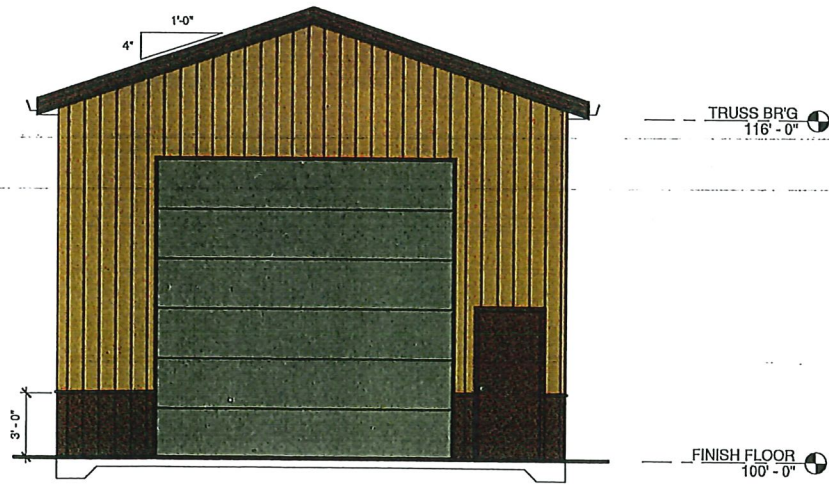
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EAST ELEVATION



2 /A2.0 SCALE = 1/4" = 1'-0"
WEST ELEVATION



3 /A2.0 SCALE = 1/4" = 1'-0"
NORTH ELEVATION



4 /A2.0 SCALE = 1/4" = 1'-0"
SOUTH ELEVATION

MERIDIAN COLOR CHART



AVAILABLE COLORS

Regal White
PVDF

Surrey Beige
PVDF

Sandstone
PVDF

Light Stone
PVDF

Clay
PVDF

Buckskin
PVDF

Ash Gray
PVDF

Slate Gray
PVDF

Charcoal
PVDF

Matte Black
PVDF

Medium Bronze
PVDF

Dark Bronze
PVDF

Patina Green
PVDF

Evergreen
PVDF

Colonial Red
PVDF

Roman Blue
PVDF

Patrician Bronze
PVDF

Tudor Brown
PVDF

Autumn Red
PVDF

Terratone
PVDF

Ivory
PVDF

See additional colors and notes on page 2.

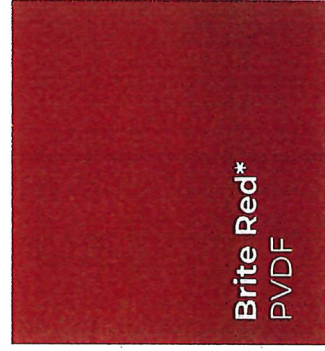
MCELROYMETAL.COM



MERIDIAN COLOR CHART



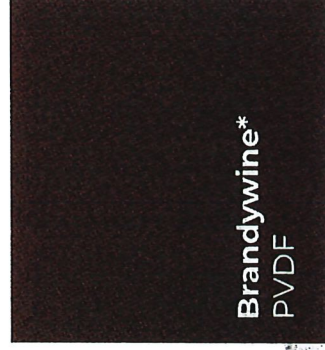
DEEP TONE COLORS



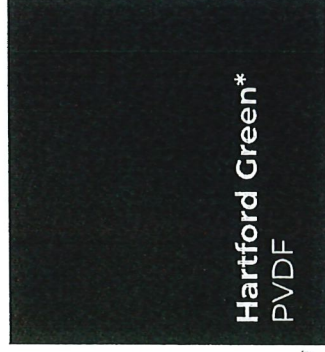
Brite Red*
PVDF



Regal Blue*
PVDF

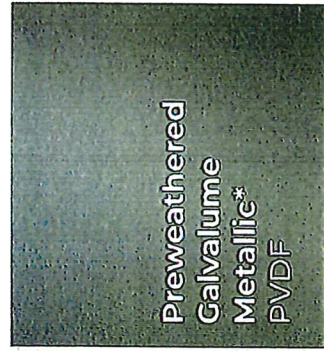


Brandywine*
PVDF

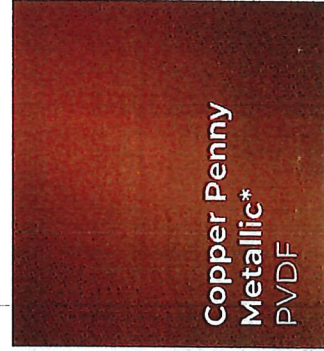


Hartford Green*
PVDF

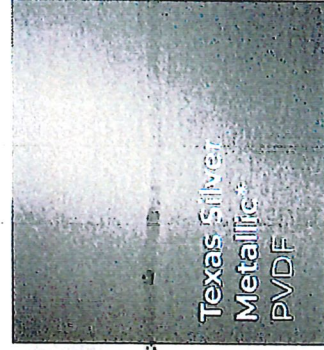
METALLIC COLORS



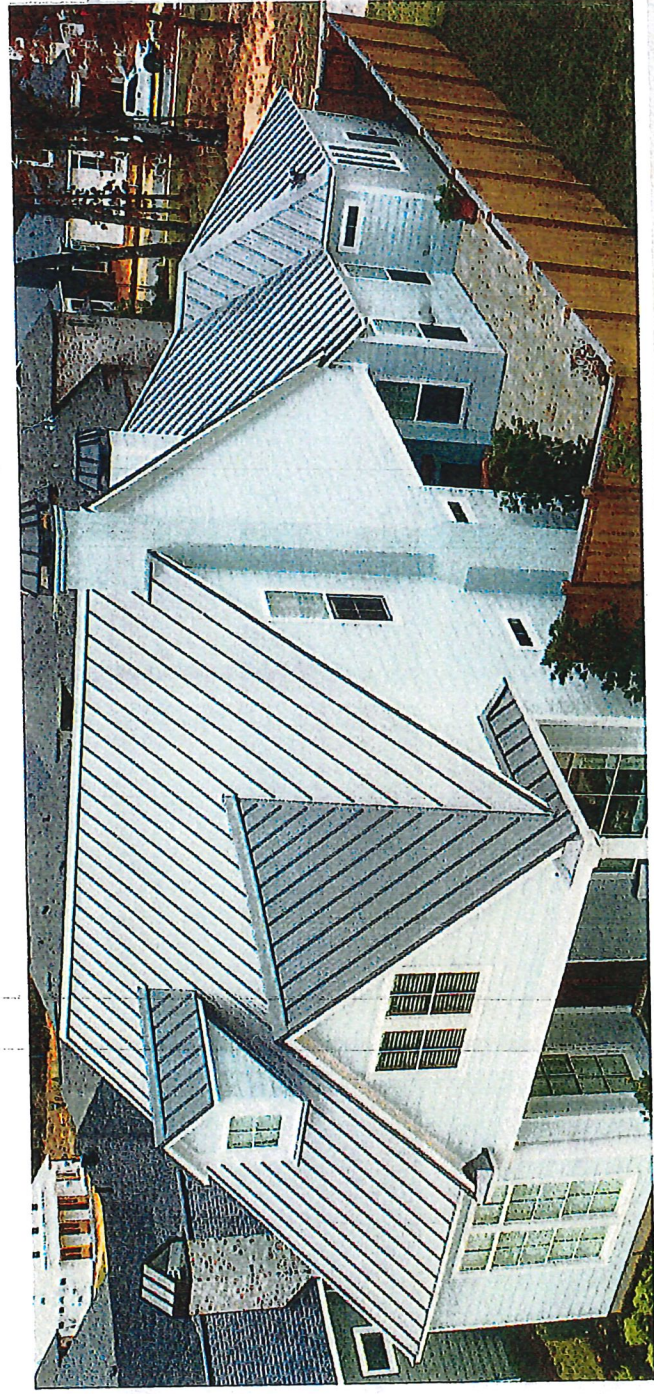
Prewheathered
Galvalume
Metallic*
PVDF



Copper Penny
Metallic*
PVDF



Texas Silver
Metallic*
PVDF



Colors shown may vary due to digital representation. Color charts and actual color chips are available from McElroy Metal and McElroy Metal contractors and distributors.

26 gauge is standard. 24 gauge is also available. Please inquire for specific color availability.

Not all colors are inventoried at all manufacturing locations - additional lead time may be required.

PVDF indicates Kynar 500® Coating.

*Deep Tone and Metallic Colors - Additional charges will apply.

MCELROYMETAL.COM



W34-30L

RAB Outdoor



Ultra-economy wall pack with traditional look.
Color: Bronze

Weight: 6.6 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current	Watts	30.00W
120V	0.24A	Color Temp	5000K (Cool)
208V	0.15A	Color Accuracy	83 CRI
240V	0.13A	L70 Lifespan	50,000
277V	0.12A	Lumens	3,105
Input Watts	29.00W	Efficacy	107.1 LPW
Efficiency	N/A		

LED Info

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 4 feet of the ground.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P48Q80EH

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.24A, 208V: 0.15A, 240V: 0.13A, 277V: 0.12A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

THD:

7.5% at 120V, 5.2% at 277V

Power Factor:

99.3% at 120V, 91.8% at 277V

Note:

All values are typical (tolerance +/- 10%)

LED Characteristics

Lifespan:

50,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Long-life, high-efficacy surface mount LEDs

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Housing:

Die-cast aluminum

Lens:

Glass

Reflector:

Specular aluminum

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Mounting:

Die-cast backbox with four (4) conduit entry points and knockout pattern for junction box or direct wall mounting. Hinged door for easy re-assembly.

Green Technology:

Mercury and UV free. RoHS-compliant components.

Finish:

Formulated for high durability and long-lasting color

Other

Replacement:

Replaces up to 100W Metal Halide

Map

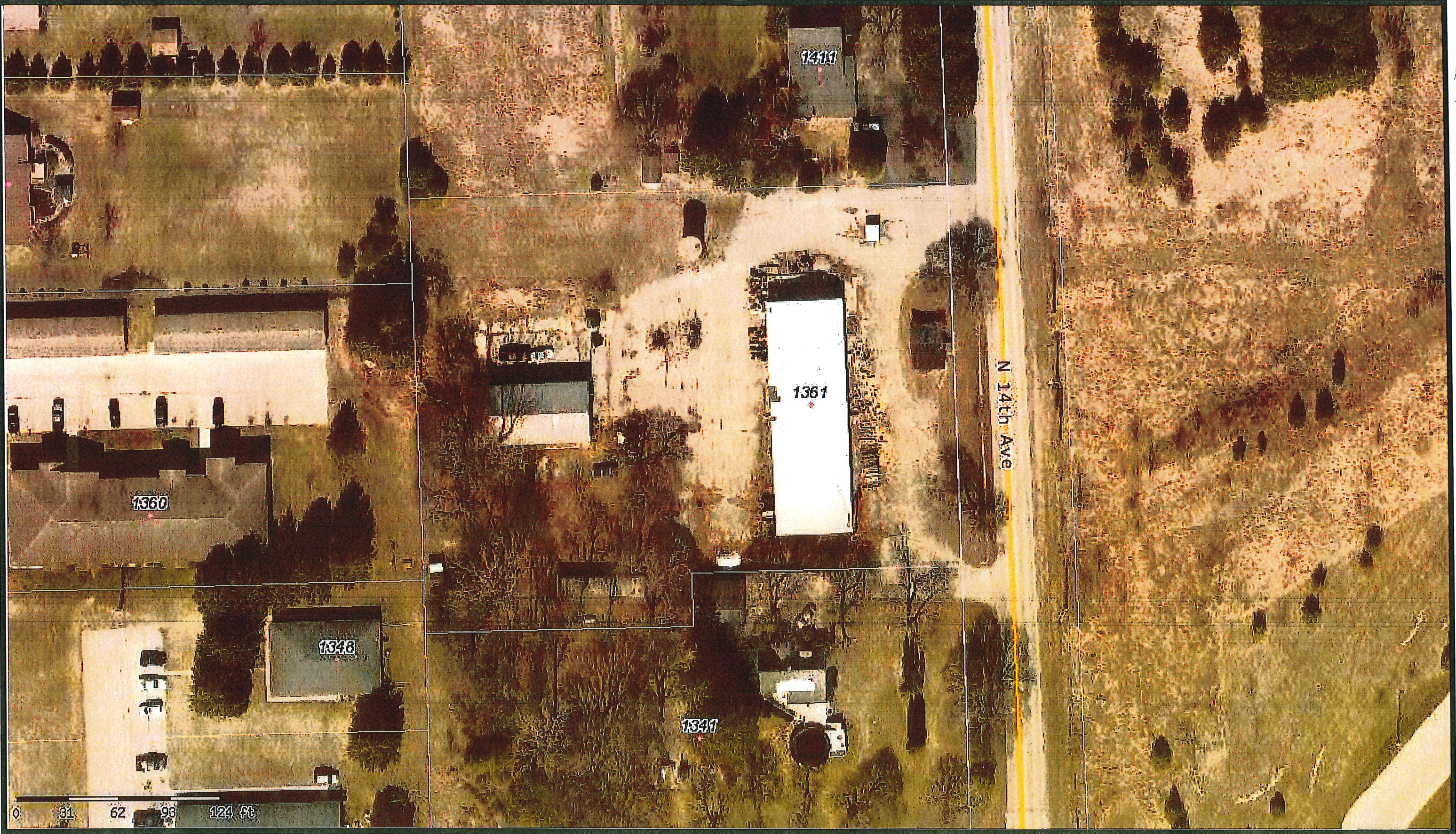
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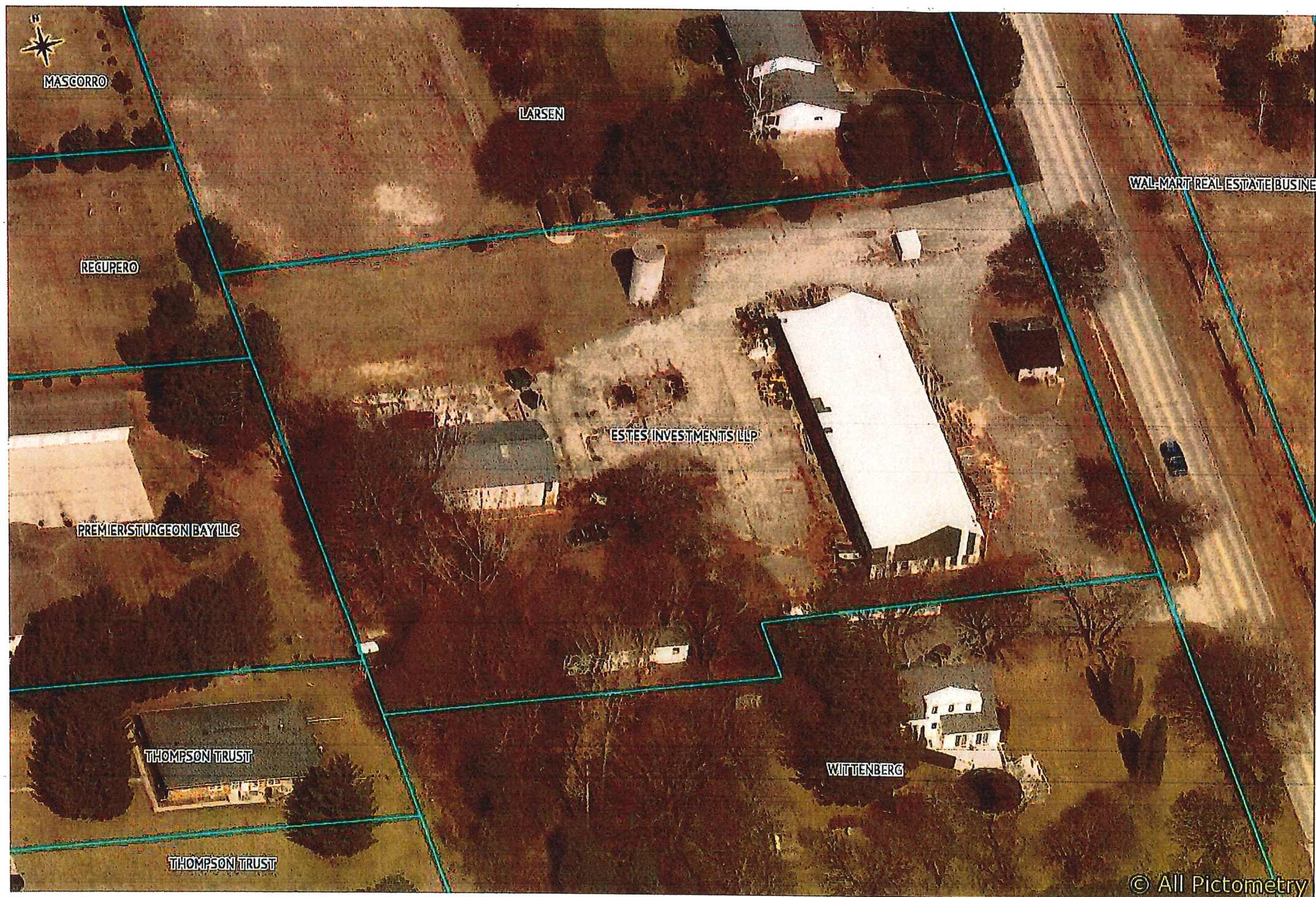


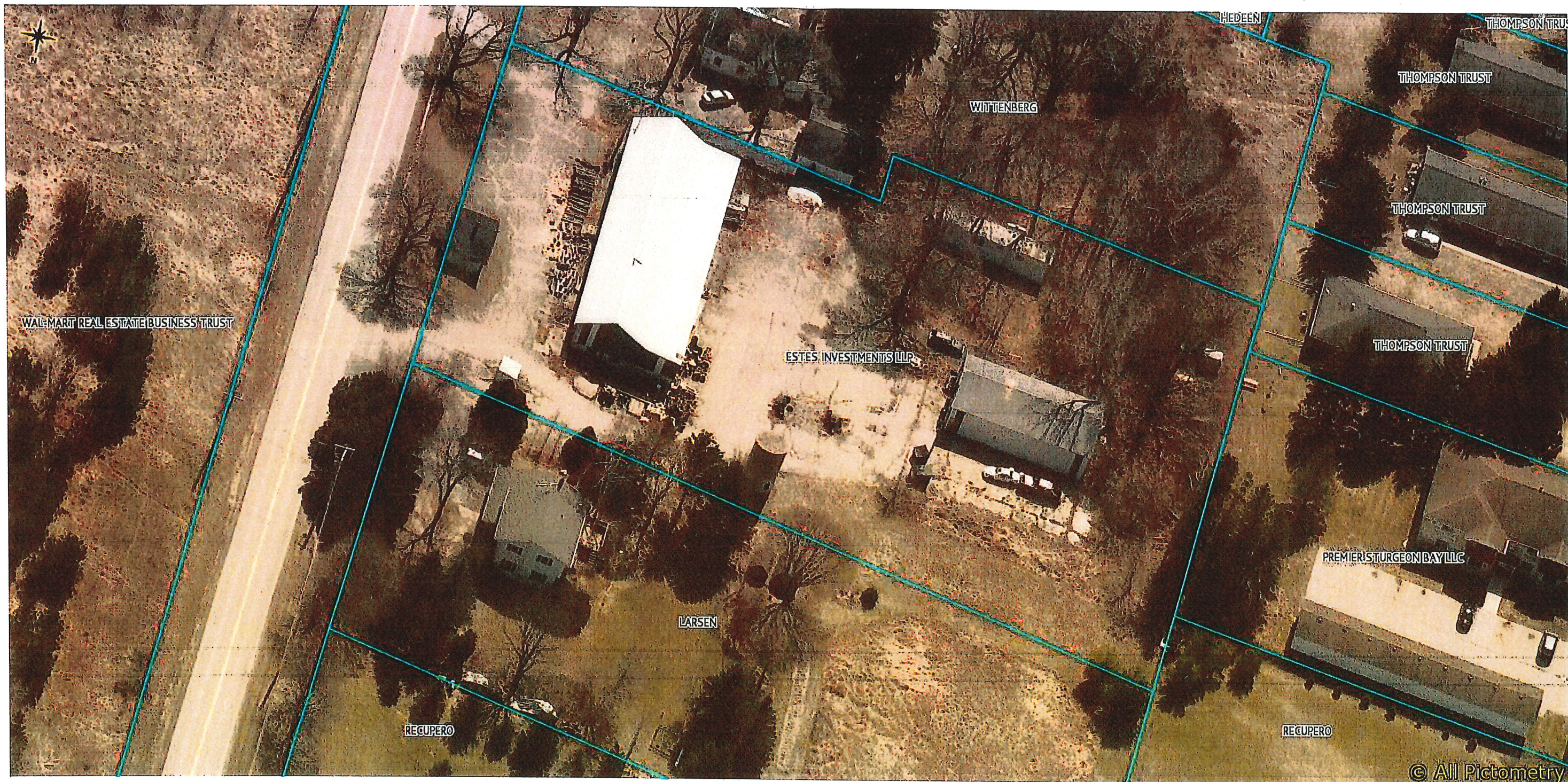
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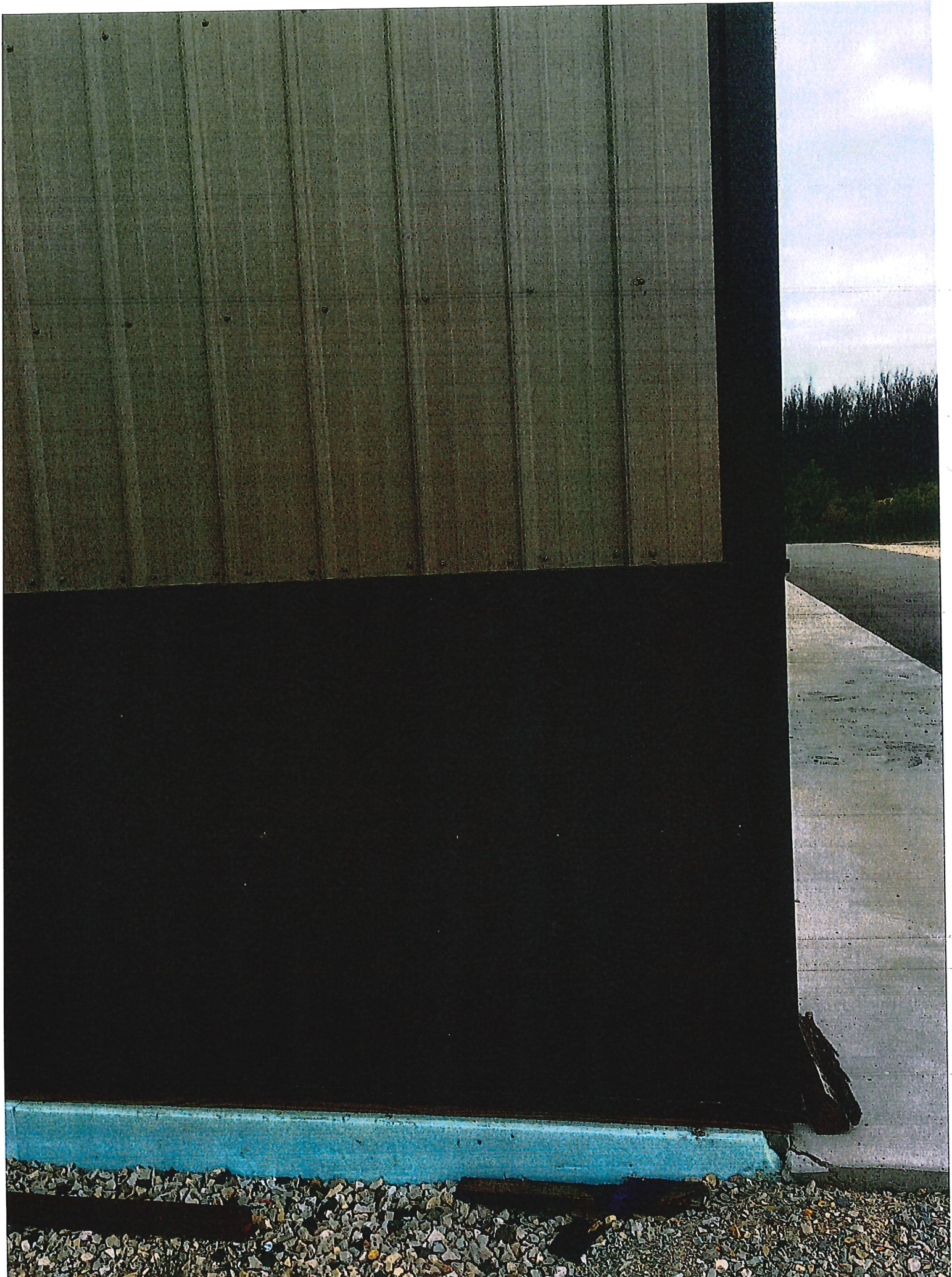


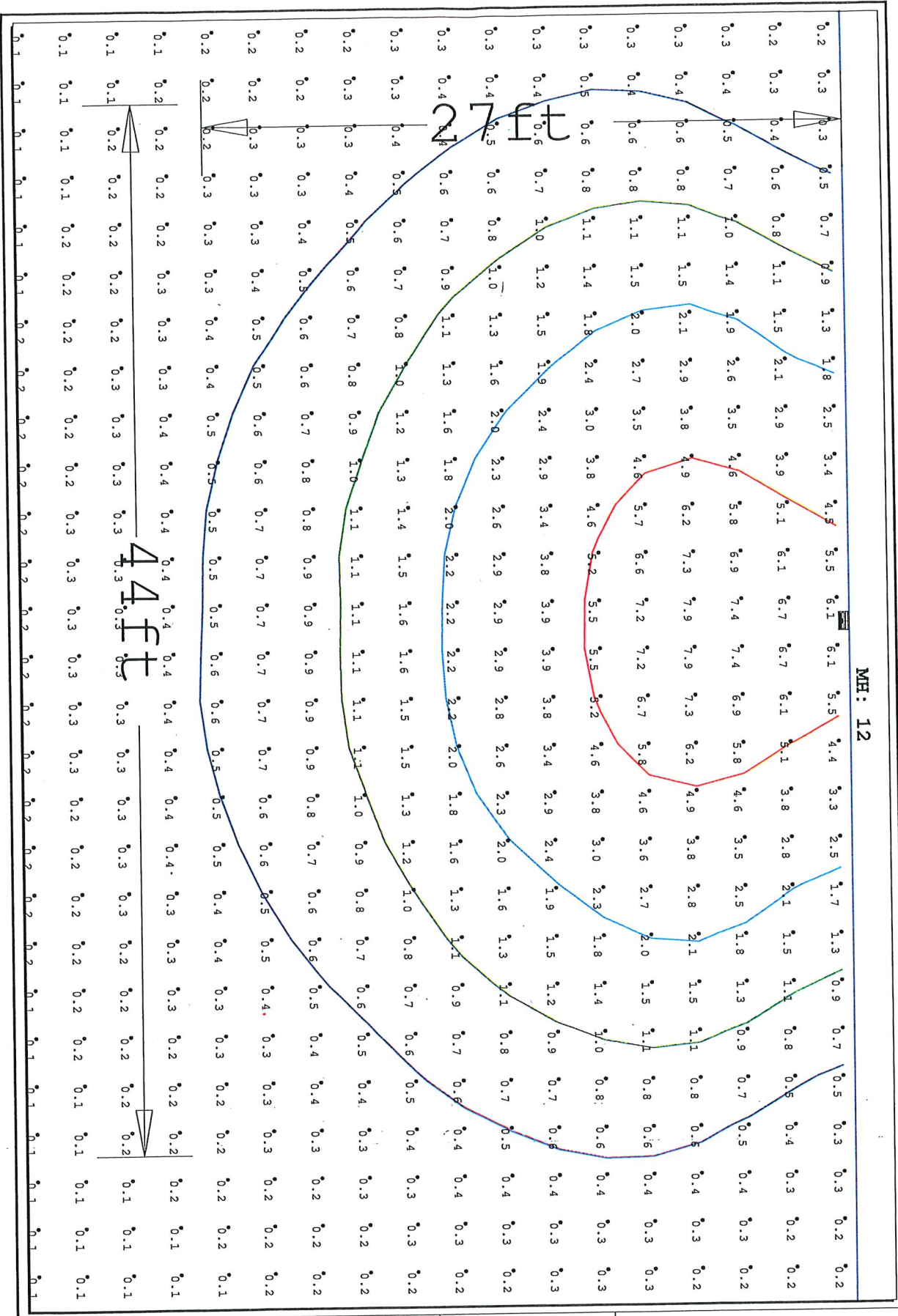
... from the Web Map of ...
(//www.co.door.wi.gov)
Door County, Wisconsin
... for all seasons!











Prepared For:
Kim Wozniak
Hein

Job Name:
Bayland Storage
Lighting Layout
Version A

Scale: as noted

Date: 5/4/2021

Filename: Hein W34-30LAGI

Drawn By: Andrew Kuehn

Filename: C:\Users\Hein\Documents\AG02\2021\May\Hein W34-30LAGI

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MEMO

To: Aesthetic Design and Site Plan Review Board
From: Christopher Sullivan-Robinson
Date: December 9, 2021
Subject: U-Haul Remodel – 1833 Egg Harbor Rd

Carmen Wienke representing U-Haul of Door County is requesting approval of a certificate of appropriateness to remodel the exterior of the former Kmart. The building is intended to be used for interior storage, a supplies store, and rental services. Based on the plan, the existing canopy structure will be covered with an architectural wood. The front exteriors will be painted with several colors as shown on the plan. Aluminum panels that look like storage unit doors will be incorporated into the façade. 3 commercial garage doors and entry doors will be added with black trim. It also appears that the existing entry door and windows will be updated. A new black canopy structure will be added under the "Your Storage Place" sign. There are 4 new signs added to the building that will require sign permits.

Design Guidelines:

1. 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.
 - a. I believe this requirement is met and what is shown is a huge improvement. However, the committee should consider the compatibility of the proposal based on the use and the surroundings.
2. Buildings on in-fill sites shall be compatible with surrounding buildings in terms of scale, massing, height, entrances, and windows.
 - a. This is met
3. The use of door and window canopies and awnings is encouraged.
 - a. This is met
4. Blank walls viewable from the street are undesirable.
 - a. This is met
5. Opaque or reflective window tints and glazes are discouraged.

- a. This should be verified.
- 6. Exterior light fixtures shall be shielded such that direct beams of light are not cast skyward or onto adjoining property. Exterior light fixtures for signage, building entrances, accents, parking lots, and landscaped areas are strongly encouraged to be downward directed. Auto-dimmers and timers are encouraged for all exterior lights to limit energy waste during non-operational hours.
 - a. No lighting plan has been provided. However, a condition could be made that is consistent with the committee guidelines.
- 7. The location, size, design, materials, and colors of signs should be compatible with the building style.
 - a. This is met.
- 8. Lighted signage is strongly encouraged to be halo-lit such that there is no visible light source. Auto-dimmers and timers are strongly encouraged to limit energy waste during non-operational hours.
 - a. If the sign has interior lighting then the background of the signs should be opaque. Any indirect lighting should be downward directed and contained to the sign area.

Recommendation: Staff recommends approval of a certificate of appropriateness for the exterior modification and signage subject to the following:

1. All exterior building or parking lot lighting be downward directed full cutoff and / or shielded fixtures. All light should be contained within the site.
2. Interior lit cabinet signage must maintain an opaque background.

CITY OF STURGEON BAY

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

APPLICATION FOR **CERTIFICATE OF APPROPRIATENESS**

Name: U-Haul Moving & Storage of Door County / Carmen Wienke

Owner of Premises: 1833 Egg Harbor Blvd, LLC

Address or Legal Description of Premises:

1833 Egg Harbor Rd, Sturgeon Bay, WI 54235

Statement of Specific Item Requested for Approval:

U-Haul presentation of front exterior design.

11/19/2021
Date

Carmen Wienke
Applicant

Date Received:

11/19/2021

Staff Signature:

[Signature]

Date Approved/Denied: _____

Map

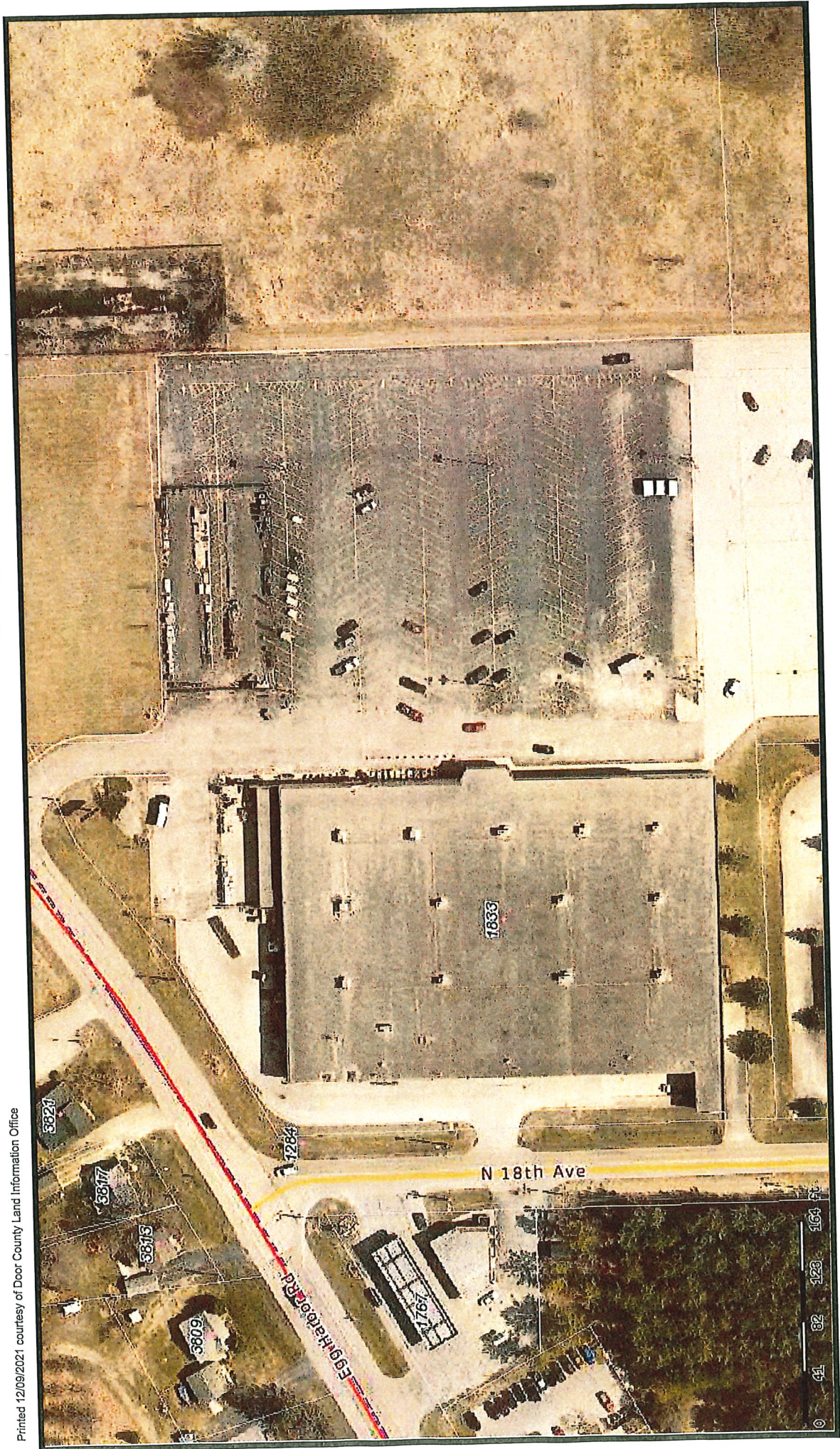
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... from the Web Map of ...
(//www.co.door.wi.gov)
Door County, Wisconsin
... for all seasons!





MOVING & STORAGE AT DOOR COUNTY

1833 Egg Harbor Rd., Sturgeon Bay, WI 54235



ADVERTISING & MARKETING ASSOCIATES, INC.



ARCHITECTURAL DESIGN & FACILITY IMAGING

November 16, 2021

Conceptual renderings are subject to change and should not be implemented.



MOVING & STORAGE AT DOOR COUNTY

1833 Egg Harbor Rd., Sturgeon Bay, WI 54235

ARCHITECTURAL WOOD PANELING
ENHANCES RETAIL APPEARANCE

PAINT TREATMENT ELEVATES
NEIGHBORHOOD RETAIL
APPEARANCE



ADVERTISING & MARKETING ASSOCIATES, INC.



ARCHITECTURAL DESIGN & FACILITY IMAGING

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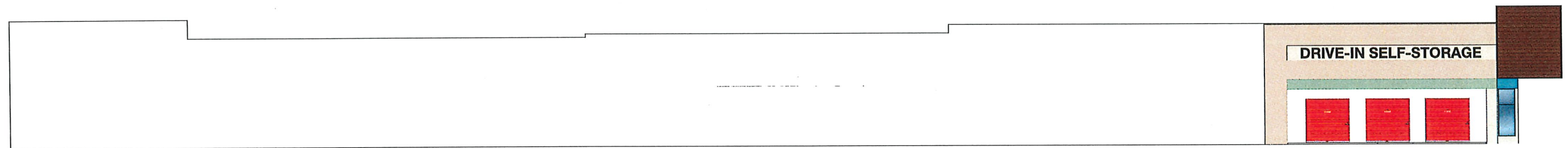


MOVING & STORAGE AT DOOR COUNTY

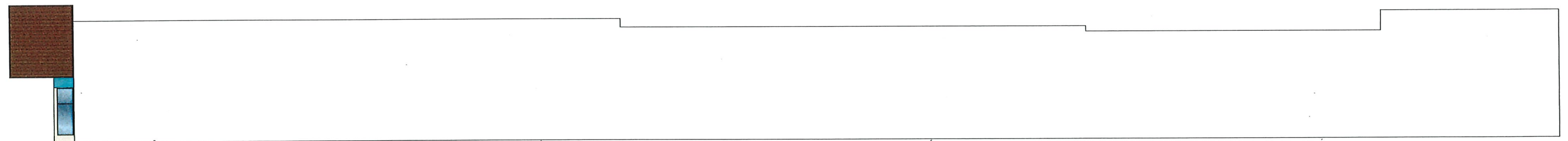
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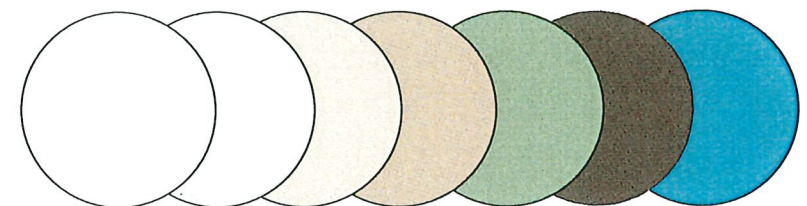
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



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MOVING & STORAGE AT DOOR COUNTY

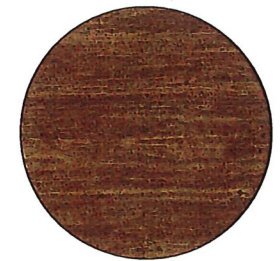
1833 Egg Harbor Rd., Sturgeon Bay, WI 54235



ATAS Architectural Panel
Woodland Series - Walnut



EAST ELEVATION





MOVING & STORAGE AT DOOR COUNTY
1833 Egg Harbor Rd., Sturgeon Bay, WI 54235



9'W X 5'H
45 SQFT

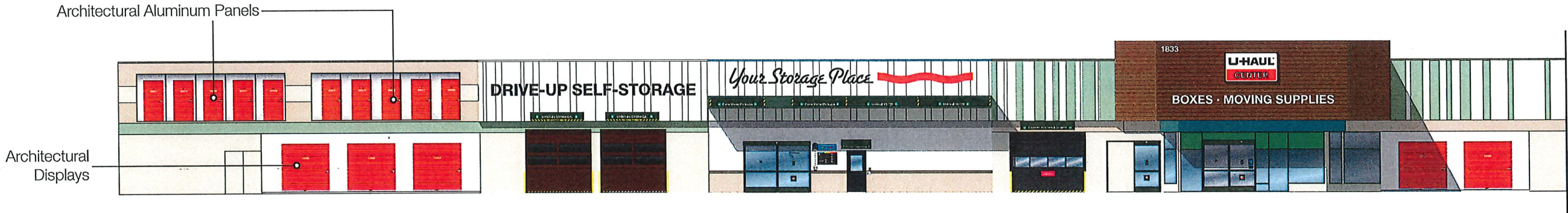
DRIVE-UP SELF-STORAGE

34'W X 2'H
68 SQFT

Your Storage Place

34'W X 3.5'H
84 SQFT

BOXES • MOVING SUPPLIES
27'W X 1.5'H
40.5 SQFT

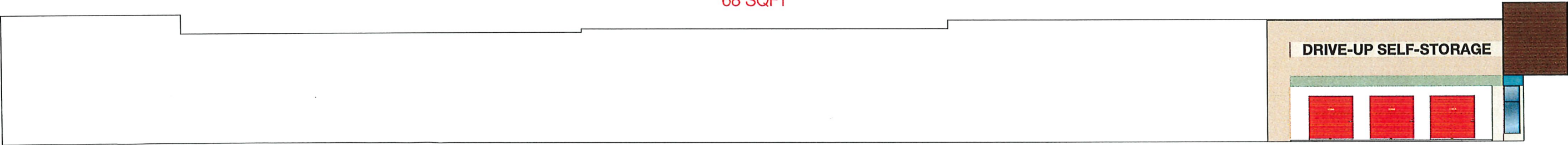


EAST ELEVATION

TOTAL SIGNAGE - 237.5 SQ FT

DRIVE-UP SELF-STORAGE

34'W X 2'H
68 SQFT



SOUTH ELEVATION

TOTAL SIGNAGE - 68 SQ FT





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