AGENDA
CITY OF STURGEON BAY
AESTHETIC DESIGN & SITE PLAN REVIEW BOARD
Monday, May 9, 2022
6:00 p.m.
Council Chambers, City Hall
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.

2. Adoption of agenda.

3. Consideration of: 68-unit multifamily development for Cherry Point Investments, LLC, located at 1116/1148 Egg Harbor Road.

4. Consideration of: Approx. 52 ft x 30 ft building addition for Rhoden and Amy Crook located at 59 E. Oak St.

5. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

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

May 4, 2022
2:30 p.m.
CS

CITY OF STURGEON BAY

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

APPLICATION FOR ***CERTIFICATE OF APPROPRIATENESS***

Name: Cherry Point Investments LLC.

Owner of Premises: FIRE LANE Rentals. (will be transferred to cherry Point this Week)

Address or Legal Description of Premises:

1114 Egg Harbor Rd - 1148 Egg Harbor Rd.
Sturgeon Bay WI 54235.

Statement of Specific Item Requested for Approval:

Overall design plan of proposed 68 units of town houses on the above stated site.

4/25/2022
Date

Applicant Doreen A. Phillips

Date Received: _____

Staff Signature: _____

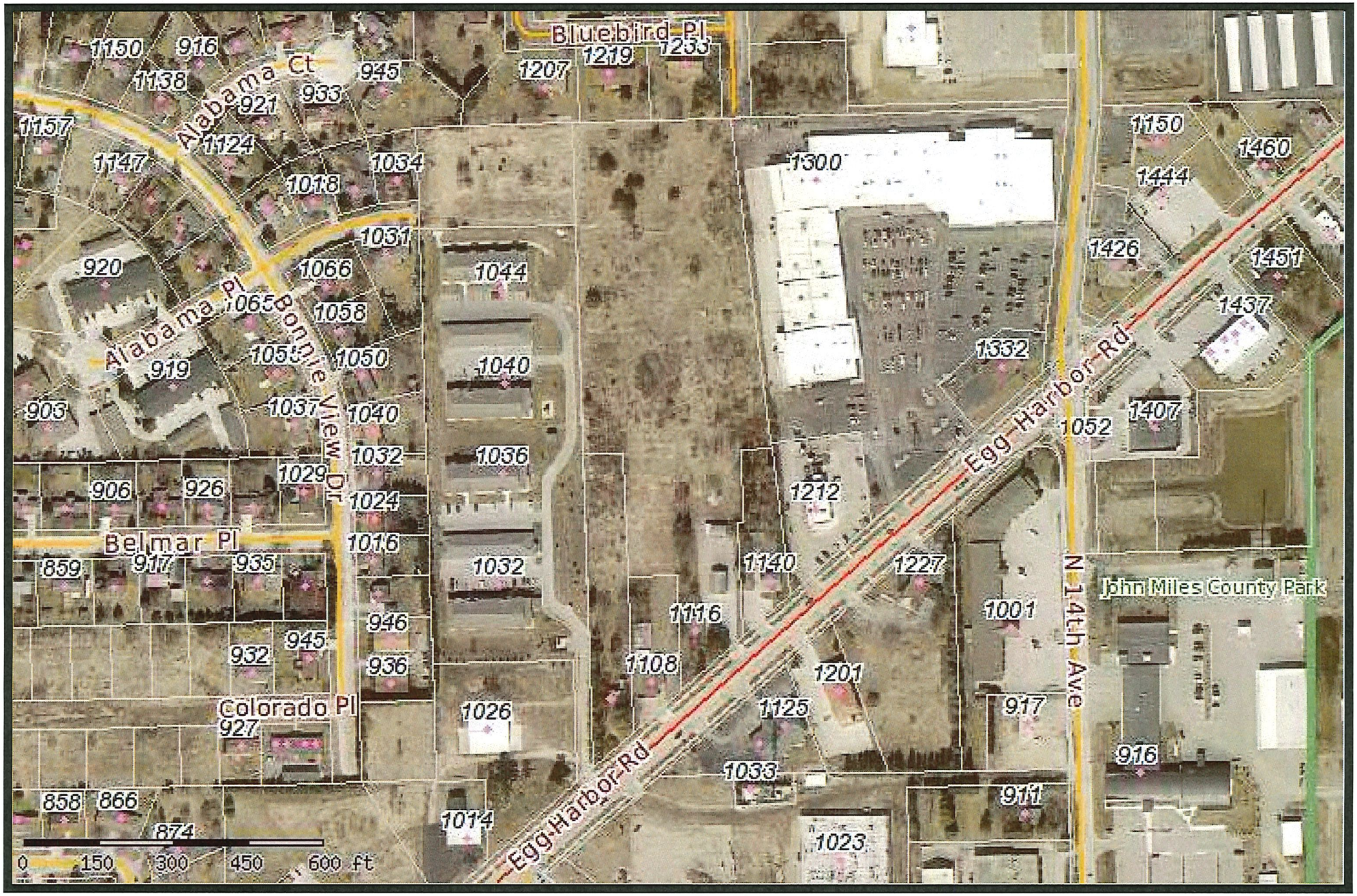
Date Approved/Denied: _____

Map

Printed 05/04/2022 courtesy of Door County Land Information Office

... from the Web Map of ...
(//www.co.door.wi.gov)

Door County, Wisconsin
... for all seasons!



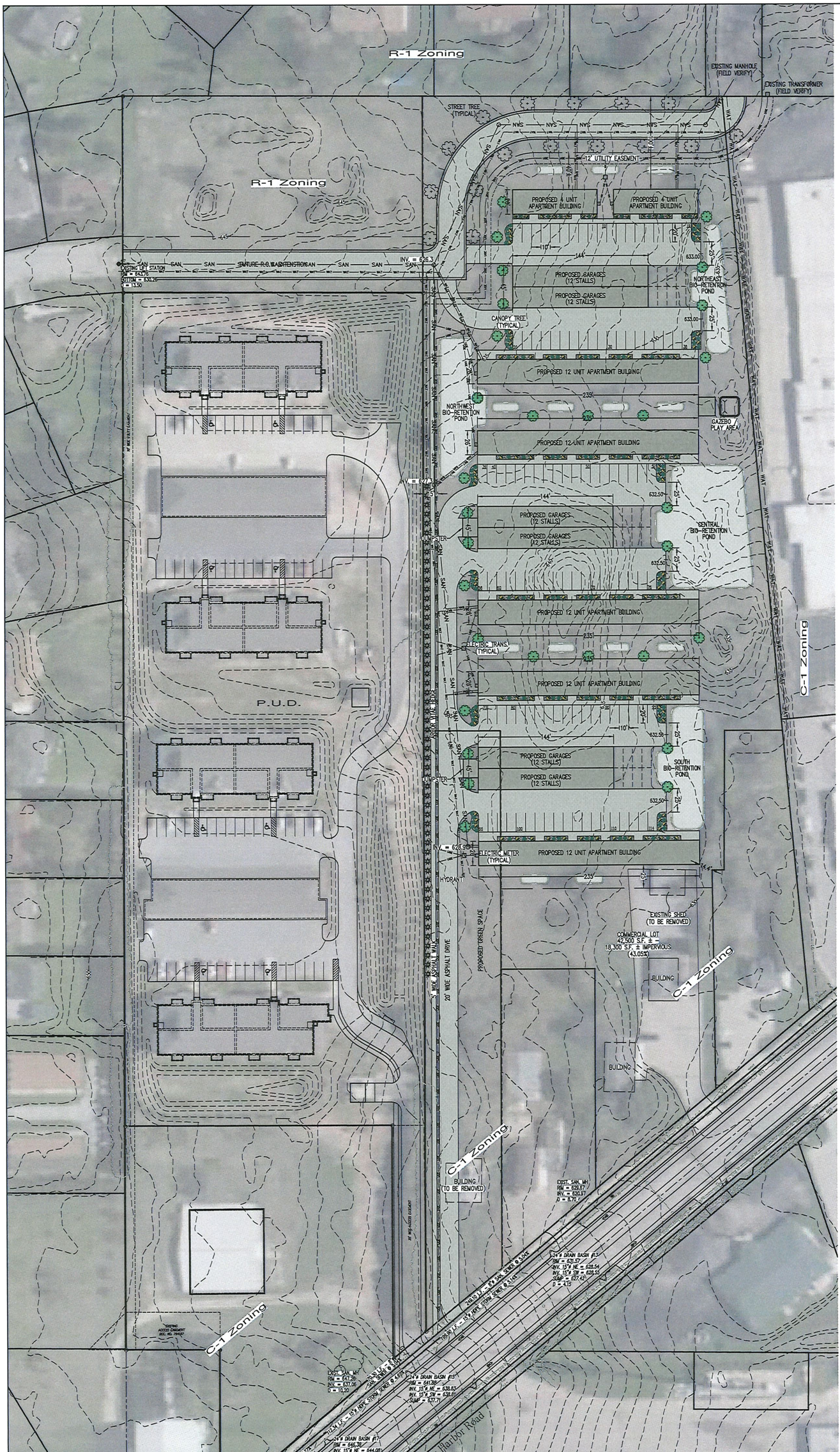
Door County can not and does not make any representation regarding the accuracy or completeness, nor the error-free nature, of information depicted on this map. This information is provided to users "as is". The user of this information assumes any and all risks associated with this information. Door County makes no warranty or representation, either express or implied, as to the accuracy, completeness, or fitness for a particular purpose of this information. The Web Map is only a compilation of information and is NOT to be considered a legally recorded map or a legal land survey to be relied upon.











NORTH

0 25 50 100
FEET

NOTES:

CURRENT ZONING OF SUBJECT PARCELS IS R-4, R-1, AND C-1.

PROPOSED ZONING OF SUBJECT PARCELS IS PUD R-4.

PROPOSED OUTDOOR PARKING SPACES = 114. PROPOSED COVERED PARKING SPACES = 72 (186 TOTAL).

CONSTRUCTION SEQUENCE:
10 UNIT BUILDING, NORTHERNMOST 12 UNIT BUILDING AND ASSOCIATED GARAGES – SPRING, 2022.

CENTRAL 12 UNIT BUILDINGS AND ASSOCIATED GARAGES – SPRING, 2023.

SOUTHERNMOST 12 UNIT BUILDINGS AND ASSOCIATED GARAGES – SPRING, 2024.

SITE STATISTICS

AREA OF PARCEL	=	353,390 S.F. ±
AREA OF PROPOSED IMPERVIOUS SURFACE	=	145,070 S.F. ±
PER CENT IMPERVIOUS	=	41.05%

LANDSCAPE BEDS SHOWN TO BE PLANTED WITH A VARIETY OF THE FOLLOWING:
- MISS KIM LILAC
- WINE AND ROSE WEIGELA
- STONE BURNING BUSH
- SEA GREEN JUNIPER
- DIABLO NINEBARK
- DAYLILY
- KNOCKOUT ROSE
- JAPANESE YEW

ALL OF THE ABOVE TO BE PLACED OWNER'S DISCRETION TO MAINTAIN COMPLIANCE WITH CITY OF STURGEON BAY CODE.

ALL LANDSCAPE BEDS TO BE EITHER LANDSCAPE STONE OR MULCH OVER WEED BARRIER (UNLESS OTHERWISE NOTED).

C100 | 1 2 1

PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED P.U.D. - SITE PLAN

Fire Lane Rentals, LLC
1116 Egg Harbor Road
STURGEON BAY, WI 54235

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

REVISION DATE:	DESCRIPTION	DRAWN BY: VB
		DESIGNED BY: P.J.H.
		DATE: 4/25/22
		JOB NUMBER: 25034

NORTH

0 25 50 100
FEET

NATURAL SPILLWAY = 629.00

TOP OF BERM = 630.50

TOP OF BERM = 632.50

PROPOSED 4 UNIT APARTMENT BUILDING
SLAB = 634.00

PROPOSED 12 UNIT APARTMENT BUILDING
SLAB = 635.00

PROPOSED 12 UNIT APARTMENT BUILDING
SLAB = 634.00

PROPOSED 12 UNIT APARTMENT BUILDING
SLAB = 633.00

PROPOSED GARAGES
(12 STALLS)
SLAB = 635.00

PROPOSED 12 UNIT APARTMENT BUILDING
SLAB = 635.00

PROPOSED 12 UNIT APARTMENT BUILDING
SLAB = 634.00

ROOF DRAIN INFILTRATION AREAS

BIO-FILTRATION AREA

EXISTING SHED
(TO BE REMOVED)

CONVERSION LOT
47,500 SF ±
19,200 SF ± IMPERVIOUS
(40%)

BUILDING

PROPOSED GRASS SPACE

20' WIDE ASPHALT DRIVE

S. WIDE ASPHALT WALK

FUTURE R.O.W. EXTENSION

P.U.D.

PROPOSED 4" SANITARY LATERAL
SLOPE = 2.0%

PROPOSED 6" WATER LATERAL
SLOPE = 1.5%

Fire Lane Rentals, LLC
1116 Egg Harbor Road
STURGEON BAY, WI 54235

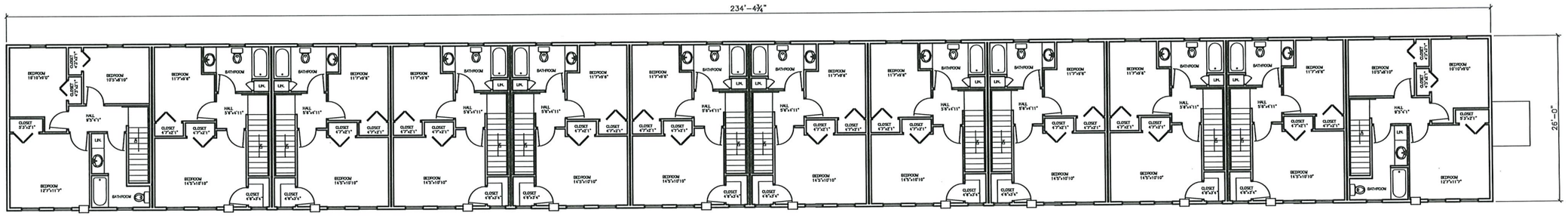
PROPOSED P.U.D. - GRADING / STORMWATER PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

C101

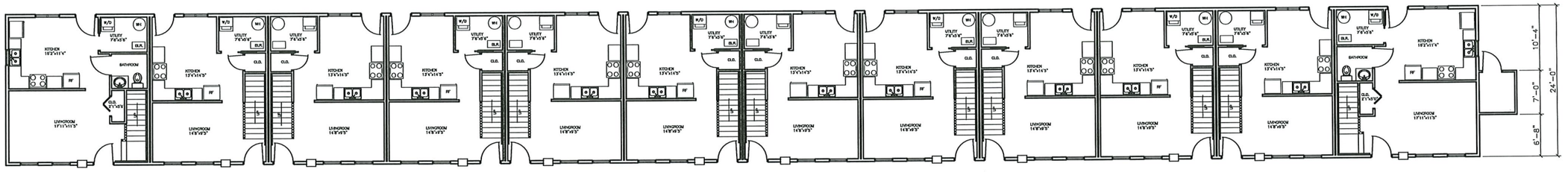
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SURVEYING & ENGINEERING
312 N. 5TH AVE.
P.O. BOX 105
STURGEON BAY, WI.
54235
PHONE: 920-743-8211

REVISION DATE:	DESCRIPTION	DRAWN BY:
		DESIGNED BY: P.J.H.
		DATE: 4/25/22
		JOB NUMBER: 25034



CONCEPTUAL SECOND FLOOR 12 UNIT

SCALE: 1/8" = 1'-0"



CONCEPTUAL FIRST FLOOR 12 UNIT

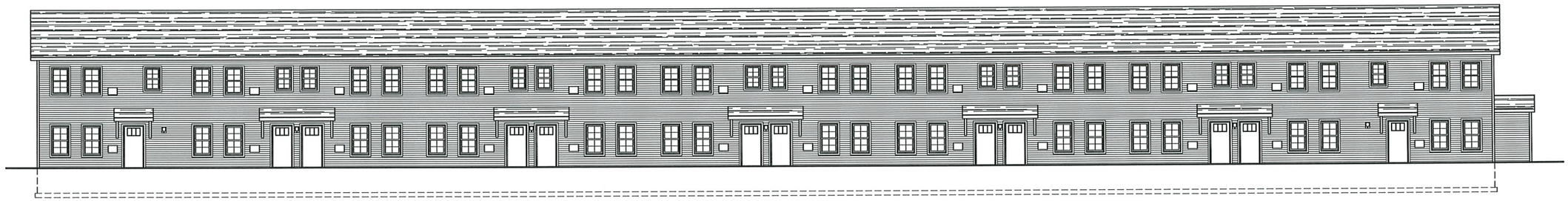
SCALE: 1/8" = 1'-0"

NOTE:
THOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS, DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPENCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION

NEW 12 UNIT TOWNHOMES FOR:
MARITIME HEIGHTS
STURGEON BAY, WISCONSIN

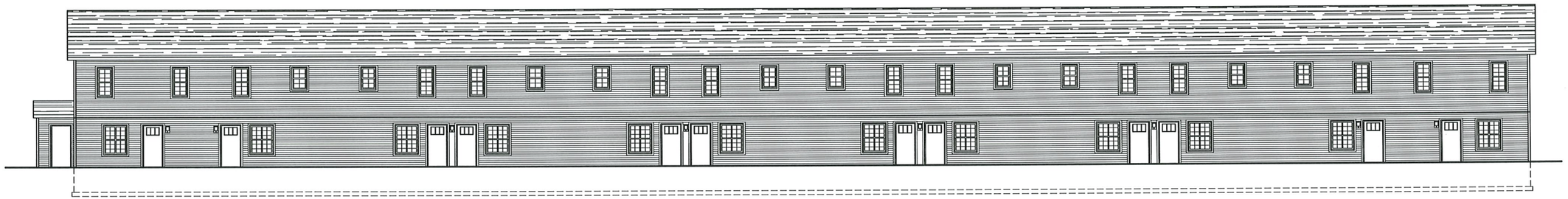
LLOYD CARPENTER–ARCHITECT, LLC
2663 MAPLE HILLS DRIVE, GREEN BAY, WI. 54313
CELL (920) 655–3829
CARPARCH@GMAIL.COM

DATE: .
FILE: 3
JOB: .
SHEET: 1



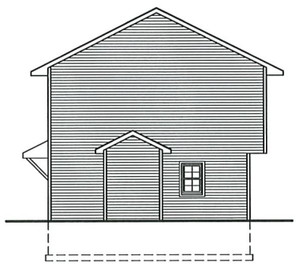
12 UNIT CONCEPTUAL FRONT ELEVATION

SCALE: 1/8" = 1'-0"



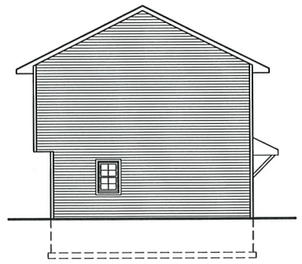
12 UNIT CONCEPTUAL BACK ELEVATION

SCALE: 1/8" = 1'-0"



12 UNIT CONCEPTUAL SIDE ELEVATION

SCALE: 1/8" = 1'-0"



12 UNIT CONCEPTUAL SIDE ELEVATION

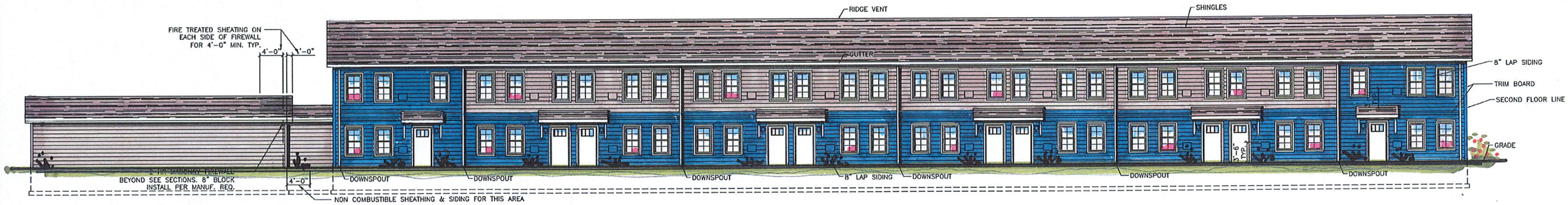
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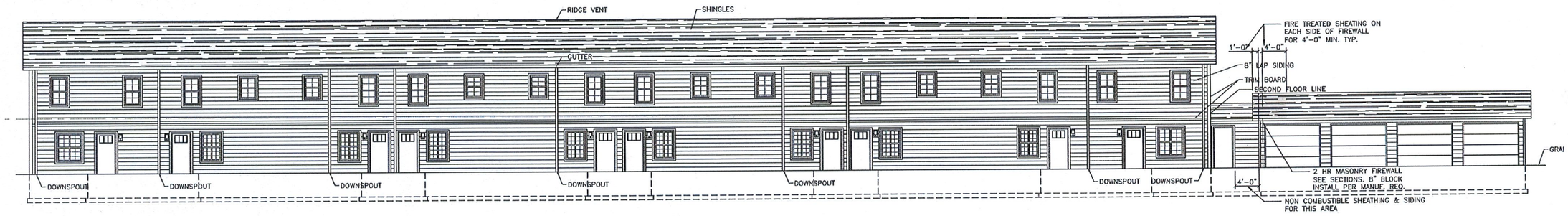
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CARP.ARCH@GMAIL.COM

DATE: .
FILE: 3
JOB: .
SHEET: 2



10 UNIT FRONT ELEVATION

SCALE: 1/8" = 1'-0"



10 UNIT BACK ELEVATION

SCALE: 1/8" = 1'-0"

* SAMPLE COLOR LAYOUT

* NOT CORRECT BUILDING PLAN

Job Name: Maritime Heights
Location: Door County
Sheet No. : 1 of
Date: 14-Sep-18

STRUCTURAL CALCULATIONS

Summary
IBC 2015

DESIGN LOADS

ROOF LOADS
DEAD

	Roofing	Steel	1.75
	Roof Sheating		1.50
TOP CHORD	WOOD TRUSSES		3.00
	MECHANICAL		3.00
BOTTOM CHORD	ELECTRICAL		2.00
	INSULATION		3.00
	MISCELLANEOUS		1.00
	TOTAL DEAD LOAD		15.25 p.s.f

Building Information
County: Brown
Site
W: 26 ft.
L: 119 ft.
Pitch: 6 in 12
Eave height: 18 ft.
Wind Exposure: B

LIVE

SNOW - GROUND Pg = 60
Ce = 1 1505.3.1 Ct = 1.1
Is = 1 1604.5.3 Cs = 1
SNOW LOAD Pf= Pg*0.7*(1)(Ce)(Ct)(I) = 46.2 p.s.f
61.45

Unbalance Snow Loading: 61 p.s.f
85.00

Floor / Deck Loading
LL: 40 p.s.f
DL: 20 p.s.f
Total: 60 p.s.f

Components & cladding: 20 p.s.f

Seismic Use Factor: I — Wind Governs
Allowable Soil Bearing: 2000 p.s.f

Basic Wind load speeds (3 second gusts): 115 mph
Wind Importance Factor Iw: 1
Wind Exposure: B
Internal Pressure Coefficent: 0.18

Railing Loading: 50 #/ft — Applied in all Directions
200 # — Concentrated Load Applied in all directions

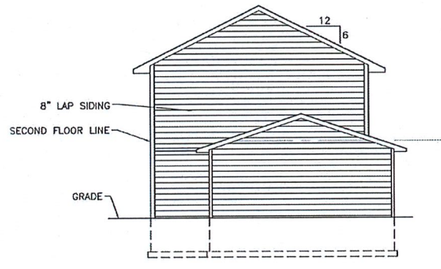
DESIGN CRITERIA

STEEL: Structural	ASTM A-992 Fy= 50 KSI	
STEEL: Tube	ASTM A-500 Gr. B Fy= 46 KSI	
STEEL: Miscellaneous	ASTM A-36 Fy= 36 KSI	
CONCRETE:		F'STONE
FLOORS	fc=4000 psi @ 28 DAYS	1 1/2" STONE
FOUNDATIONS	fc=3000 psi @ 28 DAYS	AIR ENTRAINED 5-7%
EXPOSED	fc=4000 psi @ 28 DAYS	
TIMBER:	#1&2 SPF or EQUAL	
Studs, headers, sills	Fb= 875 Fv= 70 psi	
	Fc 1068 E= 1.2E06*6	
Micro-Lams	By TrusJoist McMillan or equal	
	Fb= 2600 Fv= 285 psi	
	Fc 2510 E= 1.9 E06*6	
Parallams	By TrusJoist McMillan or equal	
	Fb= 2900 Fv= 290	
	Fc 2900 E= 2 E06*6	
Floor Joists	By TrusJoist McMillan or equal per span and load tables	
REINFORCING:	ASTM A615 Fy= 60 KSI	
MASONRY:	fm= 1350 psi - RUNNING BOND	

STRUCTURAL SPECIFICATIONS

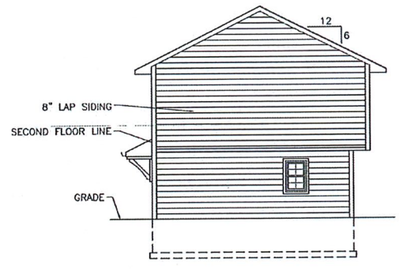
WALL CONSTRUCTION:
EXTERIOR SHEATHING
½" OSB APA RATED
8d AT 4" O.C. AT EDGES
8d AT 6" O.C. IN FIELD

NOTE:
VERIFY DOWNSPOUT LOCATIONS ON SITE WITH SITE ENGINEER AND OWNER



10 UNIT SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



10 UNIT NORTH ELEVATION

SCALE: 1/8" = 1'-0"

PLAN CONDITIONALLY APPROVED

No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.

Municipality: City of Sturgeon Bay
Approved By: [signature] Date: 09/23/2021

REVISED 8/23/21

NOTE:
THOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS, DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPENCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION

NEW 10 UNIT TOWNHOMES FOR:
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STURGEON BAY, WISCONSIN

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CARPARCH@GMAIL.COM

DATE: 08/9/21
FILE: 3
JOB: 030818
SHEET: 4

CITY OF STURGEON BAY

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

APPLICATION FOR ***CERTIFICATE OF APPROPRIATENESS***

Name: Kitty O'Reilly's Irish Pub

Owner of Premises: Rhoden (Bustoe) & Amy Crook

Address or Legal Description of Premises:

59 E OAK STREET

Statement of Specific Item Requested for Approval:

Construction of outdoor covered Patio that allows for additional space for our guests to enjoy the outdoors during the summer months regardless of weather. This space will include additional bathrooms for our guests.

March 10, 2022
Date

Rhoden & Amy Crook
Applicant

Date Received: _____

Staff Signature: _____

Date Approved/Denied: _____

Aesthetic Design and Site Plan Review Board: *Checklist*

The applicant or architect will need to attend the Aesthetic Design and Site Plan Review Board meeting and is expected to give a presentation/summary on the various project elements listed below, answer questions, and make modifications to the design per committee conditions. The submittal must included all applicable items listed below.

- ❑ **SITE PLAN including the following:**
  - Lot lines and dimensions shown and labeled
  - Existing and proposed building footprints
  - Existing and proposed parking areas and access driveways
  - Existing and proposed sidewalks, stairways, ramps, etc.
  - Any other defined areas within the project area

Review by Joe

- ❑ **GRADING, DEMOLITION, AND UTILITY PLAN including the following:**
  - Existing and proposed final grades
  - All structures and materials to be removed from the site
  - Existing and proposed electric, water, sewer services, and all other abutting infrastructure

ON Plan

- ❑ **STORMWATER MANAGEMENT PLAN including the following:**
  - Water flow directionality
  - Defined drainage areas with elevation lines
  - All stormwater and erosion control measures

Ross

- ❑ **COLORED BUILDING RENDERINGS & ELEVATIONS including the following:**
  - All proposed structures illustrated from all directions
  - All materials and depictions accurately shown and labeled

Joe

- ❑ **LANDSCAPE PLAN including the following:**
  - All proposed plants and landscaped areas
  - All landscape materials labeled
  - All plant types and species identified with sizes at the time of planting and at full maturity

NOT ADDING

- ❑ **LIGHTING PLAN including the following:**
  - All light fixtures shown with light intensities measured to the property lines
  - Light fixture product specifications
  - Types of light bulbs and wattage / lumen's identified

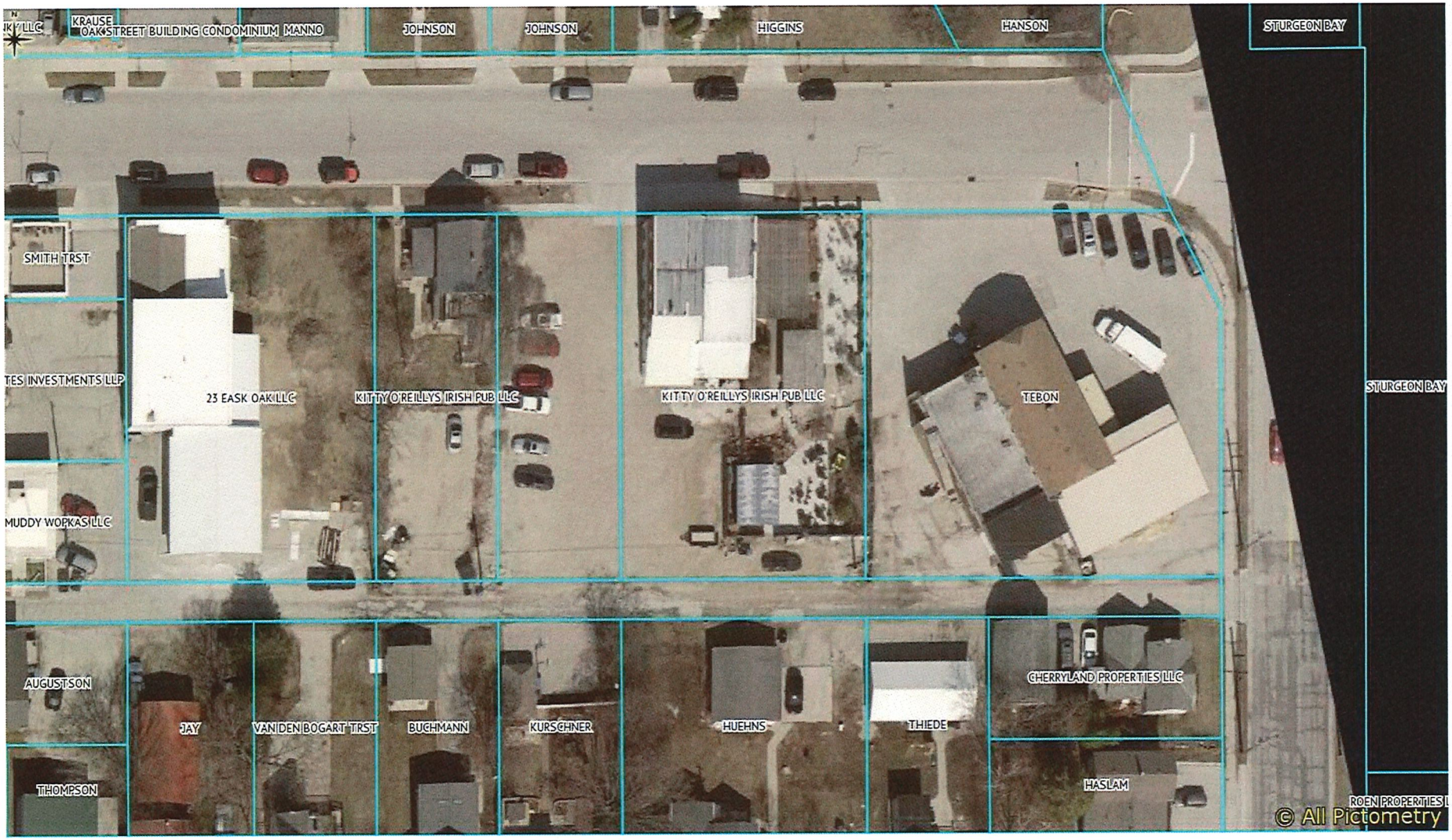
Kevin

- ❑ **SIGNAGE PLAN including the following:**
  - Signage renderings shown from all directions, including dimensions of the sign and fascia

NO SIGNS DURING THIS


HANSON
HIGGINS
TEBON
CHERRYLAND PROPERTIES LLC
HASLAM
THIEDE
KITTY O'REILLYS IRISH PUB LLC
HUEHNS
KITTY O'REILLYS IRISH PUB LLC
KURSCHNER
KITTY O'REILLYS IRISH PUB LLC
BUCHMANN
23 EAST OAK LLC
© All Pictometry

03/29/2021


KRAUSE
OAK STREET BUILDING CONDOMINIUM
MANNO
JOHNSON
JOHNSON
HIGGINS
HANSON
STURGEON BAY
SMITH TRST
TES INVESTMENTS LLP
23 EASK OAK LLC
KITTY O'REILLYS IRISH PUB LLC
KITTY O'REILLYS IRISH PUB LLC
TEBON
STURGEON BAY
MUDDY WORKAS LLC
AUGUSTSON
JAY
VAN DEN BOGART TRST
BUCHMANN
KURSCHNER
HUEHNS
THIEDE
CHERRYLAND PROPERTIES LLC
THOMPSON
HASLAM
ROEN PROPERTIES
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03/29/2021

Patriot Lighting® Sign Black Outdoor Wall Light

Model Number: BL10WABK-M | Menards ® SKU: 3569062



EVERYDAY LOW PRICE	$99.99
11% MAIL-IN REBATE Good Through 3/06/22	$11.00
FINAL PRICE	$88.99 each

You Save $11.00 with Mail-In Rebate

Your Color: Black

* Mail-In Rebate is in the form of merchandise credit check, valid in store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.

FREE Ship To Store
Available for Special Order at
MARINETTE
Get it **as soon as 03/28/2022**
✔ On Display

Shipping & Delivery
Available

Description & Documents

Give your exterior signage the best visibility with these outdoor sign lights. These stylish sign lights are available in a black, gray, or green finish to give your commercial exteriors a warm and welcoming feel. They are made from corrosion-resistant aluminum and powder coated for extra protection.

Brand Name: **Patriot Lighting**

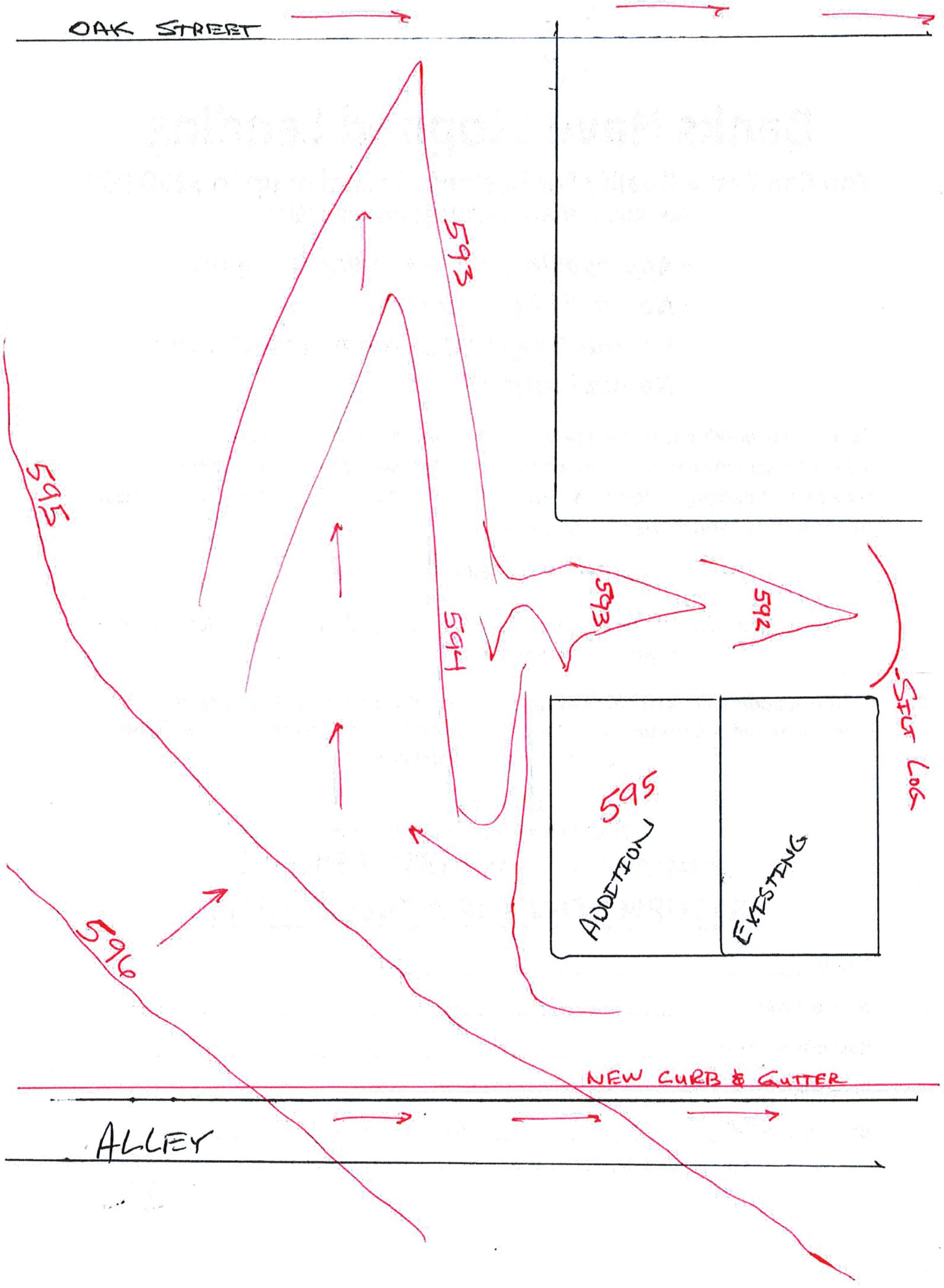
Features

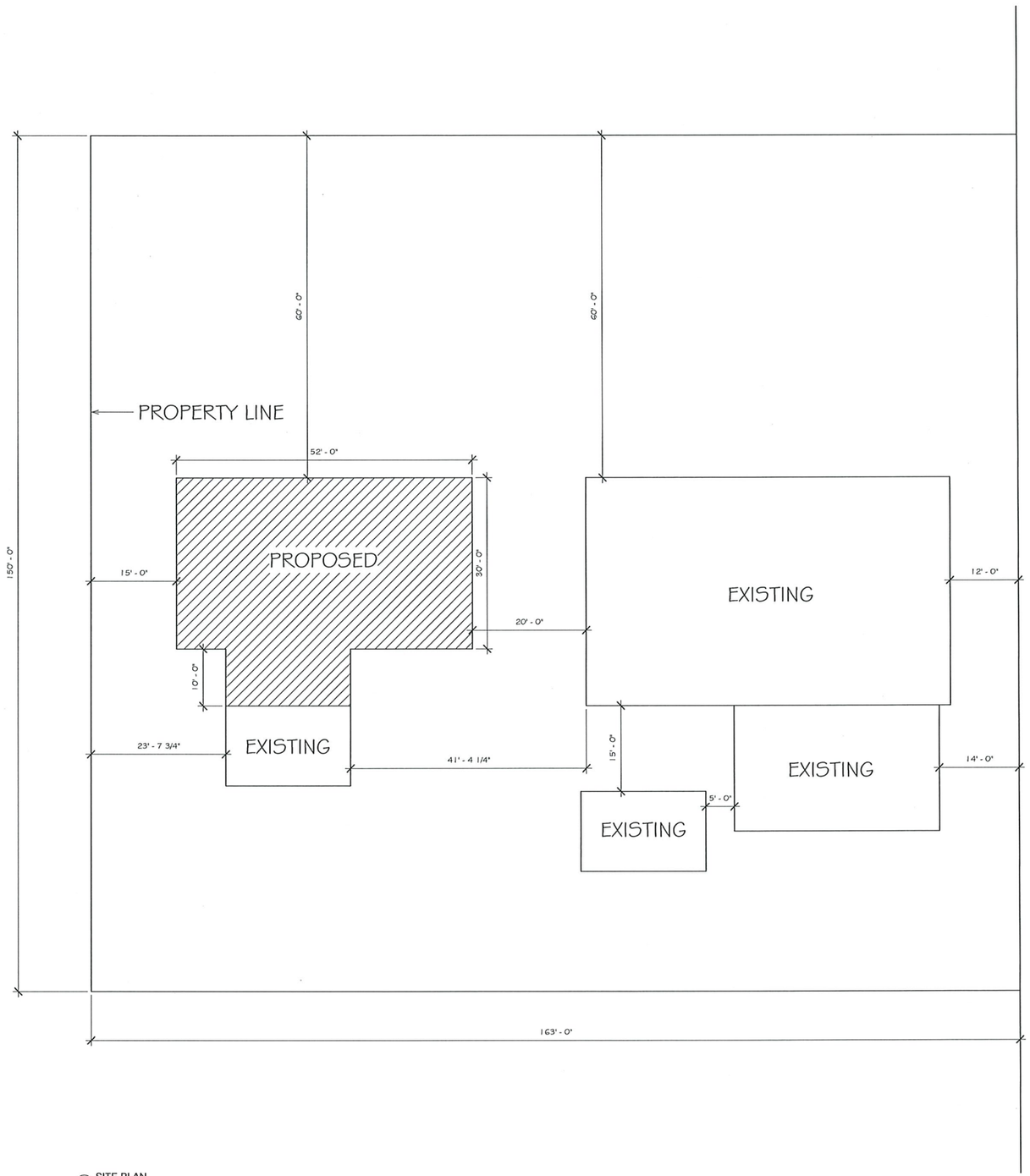
- Functional and affordable
- Great fixture where direct light is required
- Corrosion-resistant and aluminum power coated for extra protection
- Includes fixture and hardware kit
- Install fixture at least 4' from the ground
- Includes easy-to-follow assembly and installation instructions

Specifications

Overall Height	18 3/4 inch	Overall Width	10 inch	Overall Depth	26.75 inch	Weight	6.28 pound
Backplate Dimensions	4-3/4 x 4-3/4 inch	Product Type	Outdoor Wall Light	Voltage	120	Number of Bulbs Required	1
Maximum Wattage per Socket	200	Total Light Wattage	200	Bulb Type	Incandescent	Bulb Base	E26
Bulb Shape	A-Line	Bulb Shape Code	A19	Bulbs Included	No	Fixture Color/Finish	Black
Shade/Diffuser Material	Metal	Shade/Diffuser Color/Finish	Black	Collection	Sign & Barn Light	Location Rating	Wet
Listing Agency Standards	CSA-US Listed	Living Space	Garage	Manufacturer Warranty	5 year	Shipping Dimensions	22.05 H x 11.61 W x 11.42 D
Shipping Weight	6.3125 lbs	Return Policy	Special Order Merchandise (View Return Policy)				

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com®


OAK STREET
593
595
594
593
592
595
ADDITION
EXISTING
SILT LOG
596
NEW CURB & GUTTER
ALLEY

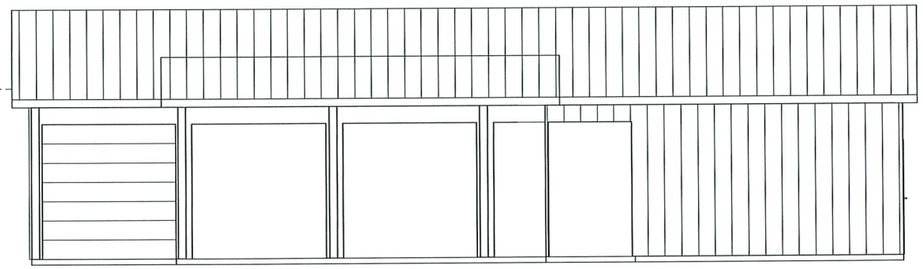


1 SITE PLAN
1" = 10'-0"

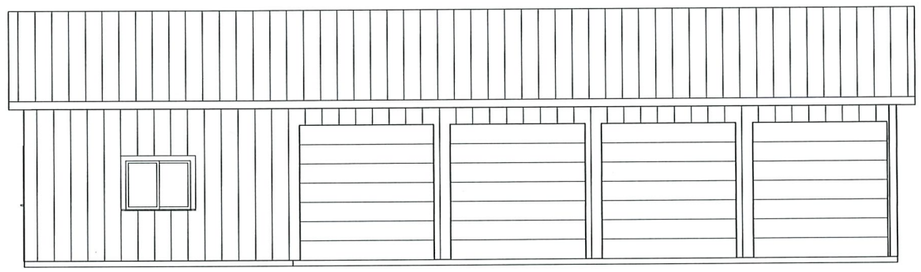
DRAWN BY: CJN	REVISED ON: - AH/C	NAME: KITTY O' REILLYS	ADDITIONAL NOTES:	THIS DRAWING WAS MADE EXCLUSIVELY FOR THE PARTY NAMED IN THE TITLE BLOCK. IT REMAINS THE PROPERTY OF FOREST CONSTRUCTION CO., INC. AND MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART BY ANY METHOD WITHOUT THE EXPRESSED WRITTEN CONSENT OF FOREST CONSTRUCTION CO., INC.	FOREST CONSTRUCTION INC.	FOREST CONSTRUCTION CO., INC. 106 PRAIRIE LANE PO BOX 350 LUXEMBURG, WI 54217 TOLL FREE: 800-242-8085 OFFICE: 920-845-2302 FAX: 920-845-5002 EMAIL: INFO@FORESTBUILDINGS.COM WEB: WWW.FORESTBUILDINGS.COM	A5
DATE: 12/9/2021	REVISED ON:	PROJECT LOCATION: STURGEON BAY, WI					
SCALE: 1" = 10'-0"	REVISED ON:	SHEET DESCRIPTION: Site Plan					

PRELIMINARY PLAN

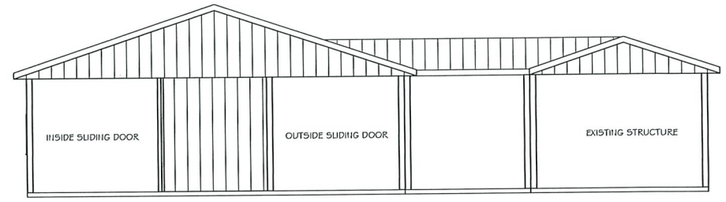
NOT FOR CONSTRUCTION



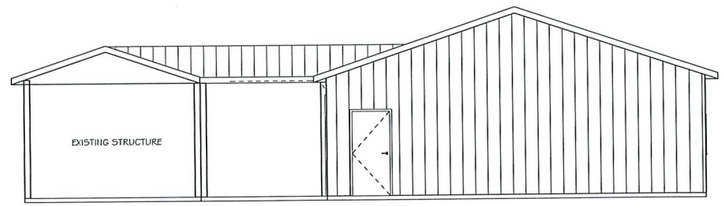
5 North
1/4" = 1'-0"



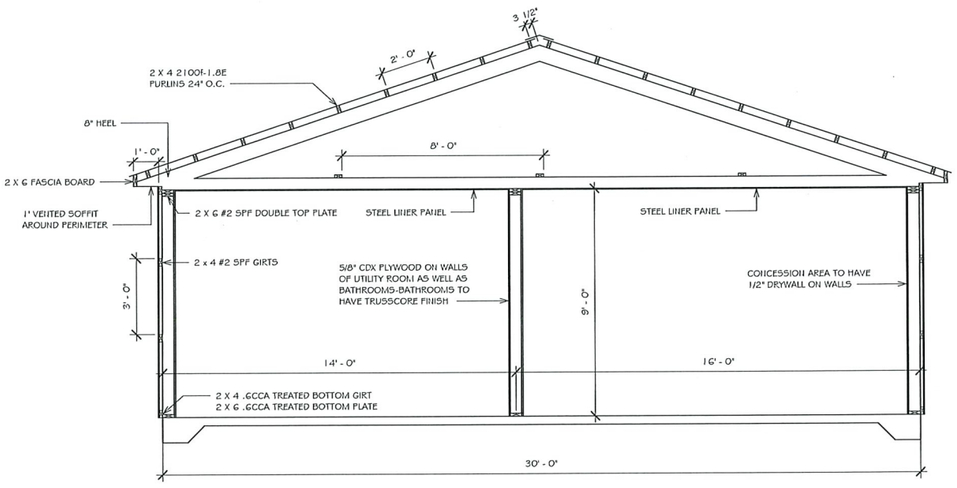
6 South
1/4" = 1'-0"



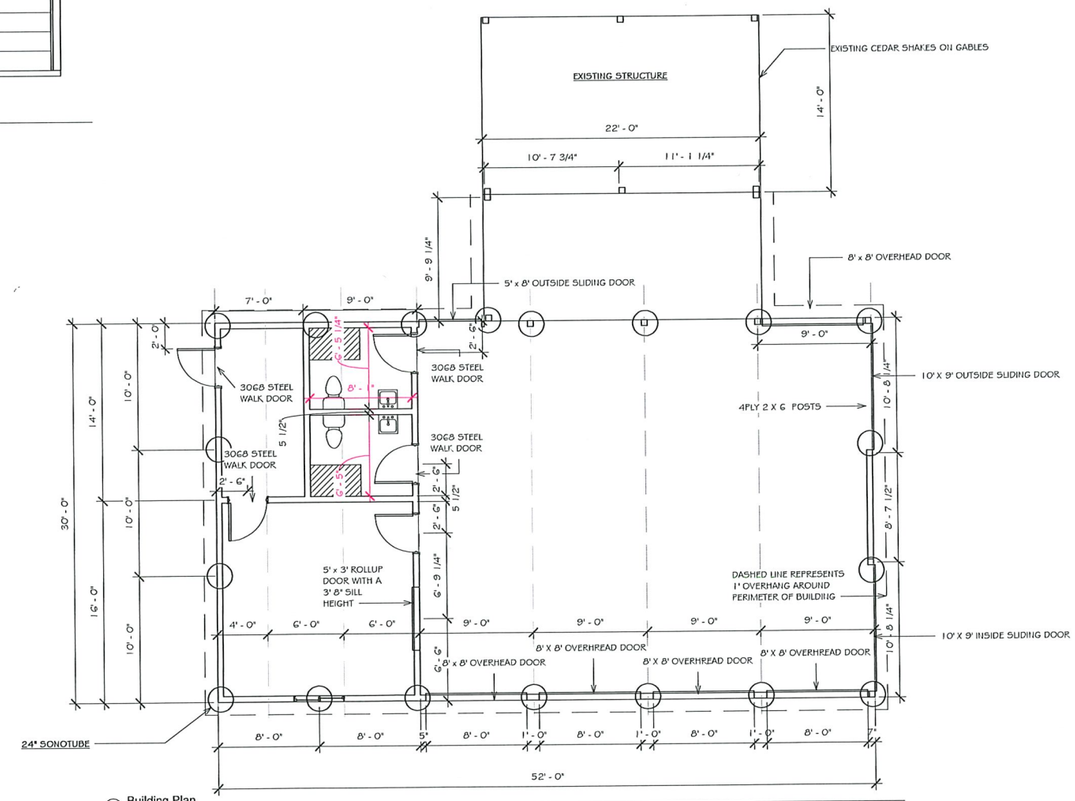
3 East
3/16" = 1'-0"



4 West
3/16" = 1'-0"

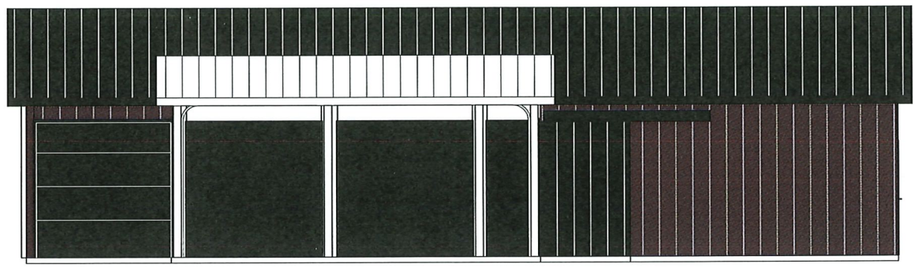


2 CROSS SECTION
3/8" = 1'-0"

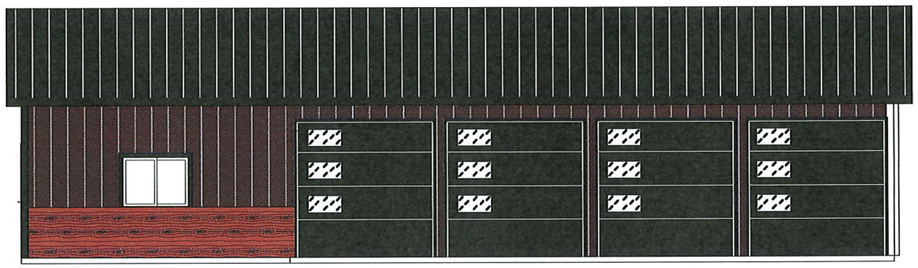


1 Building Plan
3/16" = 1'-0"

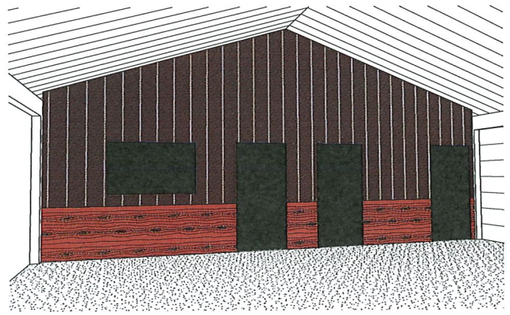
DRAWN BY: CJN	REVISED ON: - AMC	NAME: KITTY O' REILLYS	ADDITIONAL NOTES:	THIS DRAWING WAS MADE EXCLUSIVELY FOR THE PARTY NAMED IN THE TITLE BLOCK. IT REMAINS THE PROPERTY OF FOREST CONSTRUCTION CO., INC. AND MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART BY ANY METHOD WITHOUT THE EXPRESSED WRITTEN CONSENT OF FOREST CONSTRUCTION CO., INC.	FOREST CONSTRUCTION CO., INC. 106 PRAIRIE LANE PO BOX 350 LUXEMBURG, WI 54217 TOLL FREE: 800-242-8085 OFFICE: 920-845-2302 FAX: 920-845-5002 EMAIL: INFO@FORESTBUILDINGS.COM WEB: WWW.FORESTBUILDINGS.COM	A2
DATE: 12/9/2021	REVISED ON:	PROJECT LOCATION: STURGEON BAY, WI					
SCALE: As indicated	REVISED ON:	SHEET DESCRIPTION: Floor Plan - Elevations & Details					



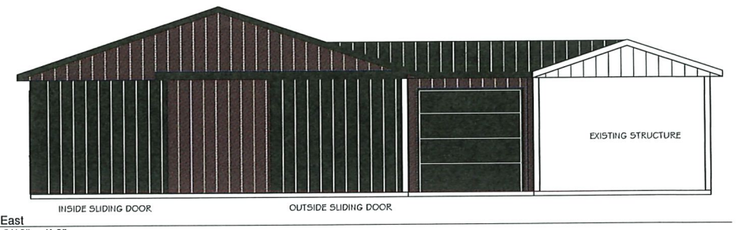
5 North
1/4" = 1'-0"



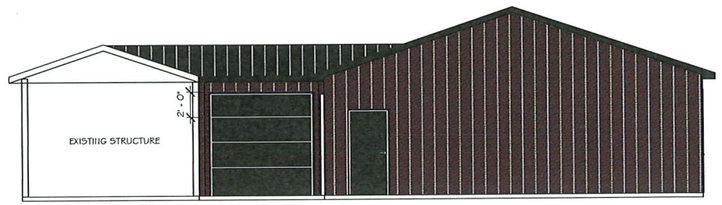
6 South
1/4" = 1'-0"



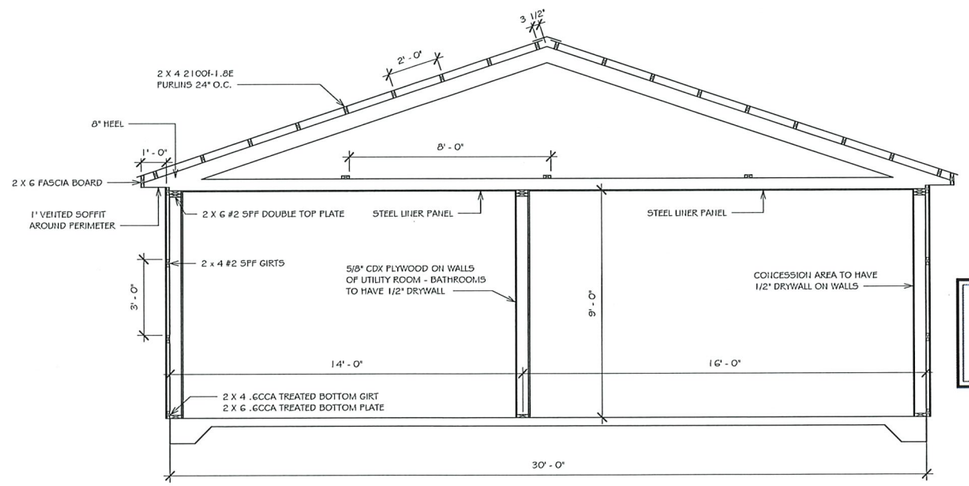
7 3D View 2



3 East
3/16" = 1'-0"



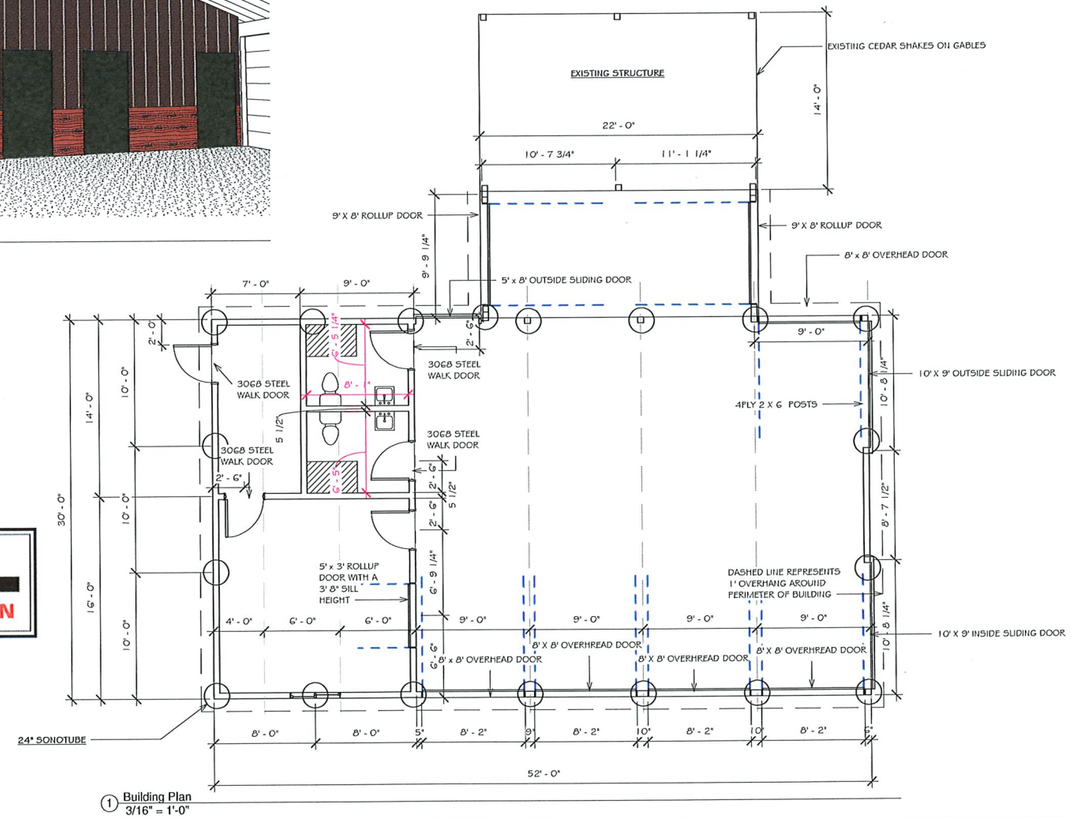
4 West
3/16" = 1'-0"



2 CROSS SECTION
3/8" = 1'-0"

PRELIMINARY PLAN

NOT FOR CONSTRUCTION



1 Building Plan
3/16" = 1'-0"

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DATE: 12/9/2021	REVISED ON:	PROJECT LOCATION: STURGEON BAY, WI					
SCALE: As indicated	REVISED ON:	SHEET DESCRIPTION: Floor Plan - Elevations & Details					