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

Monday, April 10, 2023 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 February 27, 2023.
- 4. Consideration of: Building design and site plan review for The Muse development located at 330 Jefferson Street, parcel #281-10-85380604B.
- 5. List of Certificates of Appropriateness approved by Chair.
- 6. 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.

Committee members
Thad Birmingham
Nancy Schopf
Mark Struck
Dave Augustson
Matt Fox
Rick Wiesner
Pam Jorns

4/5/2023 2:00 p.m. CS

AESTHETIC DESIGN AND SITE PLAN REVIEW BOARD Monday, February 27, 2023

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

Roll Call: Members Rick Wiesner, Nancy Schopf, Thad Birmingham, Mark Struck, and Dave Augustson were present. Member Pam Jorns was excused. Member Kelsey Fox was absent. Staff present were Planner/Zoning Administrator Stephanie Servia and Community Development Administrative Assistant Cindy Sommer.

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

- Roll call
- Adoption of agenda.
- 3. Approval of minutes from February 13, 2023.
- 4. Consideration of: Roof-top deck for property located at 129 N. Madison Avenue owned by Jason Estes.
- 5. List of Certificates of Appropriateness approved by Chair.
- 6. Adjourn.

All ayes. Motion carried.

Approval of minutes from February 13, 2023: Moved by Mr. Birmingham, seconded by Ms. Schopf to approve the minutes. All ayes. Motion carried.

Consideration of: Roof-top deck for property located at 129 N. Madison Avenue owned by Jason Estes: Ms. Servia explained this is a request for a roof-top deck for Sonny's Pizza. The owners are looking to remove the roof of the existing tiki bar and replace it with a flat deck. This is project is before the Board today because it creates a moderate change to the aesthetics of the existing building. They will use materials that match the architecture of the rest of the building. It meets all setback requirements. Staff recommends approval of the project as presented.

Jason Estes, 4405 Walker Rd, owner of the building, explained they will use the deck for additional seating. It will be accessed by the existing exterior staircase, which was replaced last year, and also from the restaurant. They plan to use exposed LED Edison bulbs for lighting, which match those already being used elsewhere in the building. The railing will be galvanized metal with stainless steel cables. The outside edge of the deck will use materials that match the existing building. There is no need for ADA accessibility in this area.

Mr. Struck motioned to approve roof-top deck design as presented. Ms. Schopf seconded the motion. All ayes, motion carried.

List of Certificates of Appropriateness approved by Chair: Mr. Wiesner explained that he has the authority as Chair to approve minor projects that do not have significant impact on the use or aesthetics of the subject property or adjoining properties. The projects must meet all aspects of the zoning or sign codes before he will approve them. The list in the agenda packet shows all items approved by the Chair and is being provided to keep the members informed. A list of projects will be included in future meeting packets.

Adjourn: Moved by Mr. Birmingham, seconded by Mr. Augustson to adjourn. All ayes. Motion carried. The meeting adjourned at 6:08 p.m.

Respectfully submitted,

Cindy Sommer Community Development Administrative Assistant

Staff Report Muse Aesthetic

330 Jefferson Street: Parcel #2811085380604B

Background: The property owner, Shirley Weese Young, intends to build the Muse on the corner of N Third Avenue and Jefferson Street. The first floor of the proposed building will serve as an event center and a music school while the second floor will serve as efficiency (studio) apartments. The parcel is located in the Central Business District and is zoned as C-2. The Muse has been before the Common Council and the Plan Commission to approve lesser setbacks, and to modify the zoning code to accommodate studio apartments. Both have been approved. This project is before the Board because the project is located in Sturgeon Bay's main downtown area.

Considerations: Below are the pertinent guidelines for the Board to consider:

- Where a pattern of relatively consistent building setbacks exist on a street, new buildings should be situated to closely match such setback pattern. Plan Commission approval obtained to have lesser street setbacks which match other businesses in the central business district.
- On corner parcels where the proposed building is located close to both street lines, the corner of the building shall be recessed from the street lines in order to create pedestrian areas; prominent building entrances; and more architecturally interesting buildings. Patio planned to create pedestrian area on corner of lot.
- Off-street parking areas for motor vehicles and bicycles that are shared with neighboring businesses and parcels through the use of common driveways or internal access driveways shall be encouraged, if feasible, instead of stand-alone single use parking areas. Proposed parking lot is only for the Muse building.
- Permeable surfaces, bioswales, rain gardens, and other forms of stormwater runoff prevention for parking and on-site traffic areas are encouraged. Pervious pavers are being used in the parking lot which means a stormwater plan is not required.
- Designs seeking Leadership in Energy and Environmental Design (LEED) certification are encouraged. Unknown if project will be LEED certified. The developer does intend to install solar panels for this project.
- 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. Main building facades are broken up by awnings and windows. Staff believes that the public restroom portion of the design is a little plain. Additional decorative embellishments could be considered for this area.
- The use of special architectural features, including projecting windows, towers, turrets, arches and cupolas are encouraged, particularly on corner buildings.
 Special features are utilized in the design such as arches above upper windows and decorative cornice on street sides of building.

- Opaque or reflective window tints and glazes are discouraged. Windows do not appear to be opaque or reflective.
- Storage areas, dumpsters and other places that tend to be unsightly shall be screened by walls, fences, berms, vegetation, or combinations of these. The screening should be equally effective in winter and summer. Garbage bins and other unsightly features will be screened off of the parking lot.
- The use of native and indigenous plant species is encouraged over exotic species. The use of invasive species, as defined by the Wisconsin Department of Natural Resources, is prohibited. Plantings are all U.S. native species.
- The location, size, design, materials, and colors of signs should be compatible with the building style. The signage is minimal but compliments the building exterior.
- Lighting fixtures and devices promoting energy efficiency are encouraged. No lighting plan yet, however the light fixtures they plan on using are energy efficient.

Overall, city staff believes that the proposed project will complement existing buildings in the central business district well. The building's façades feature elements which break up the appearance while remaining cohesive. Some areas of the proposed building plan are a bit plain but could be improved with additional decorative elements. City staff recommends that the plan be approved.

The Aesthetic Design and Site Plan Review Board may choose to:

- 1) Approve the site plan as presented.
- 2) Approve the site plan with conditions.

3) Reject the site plan.

Prepared By:

Stephanie Servia

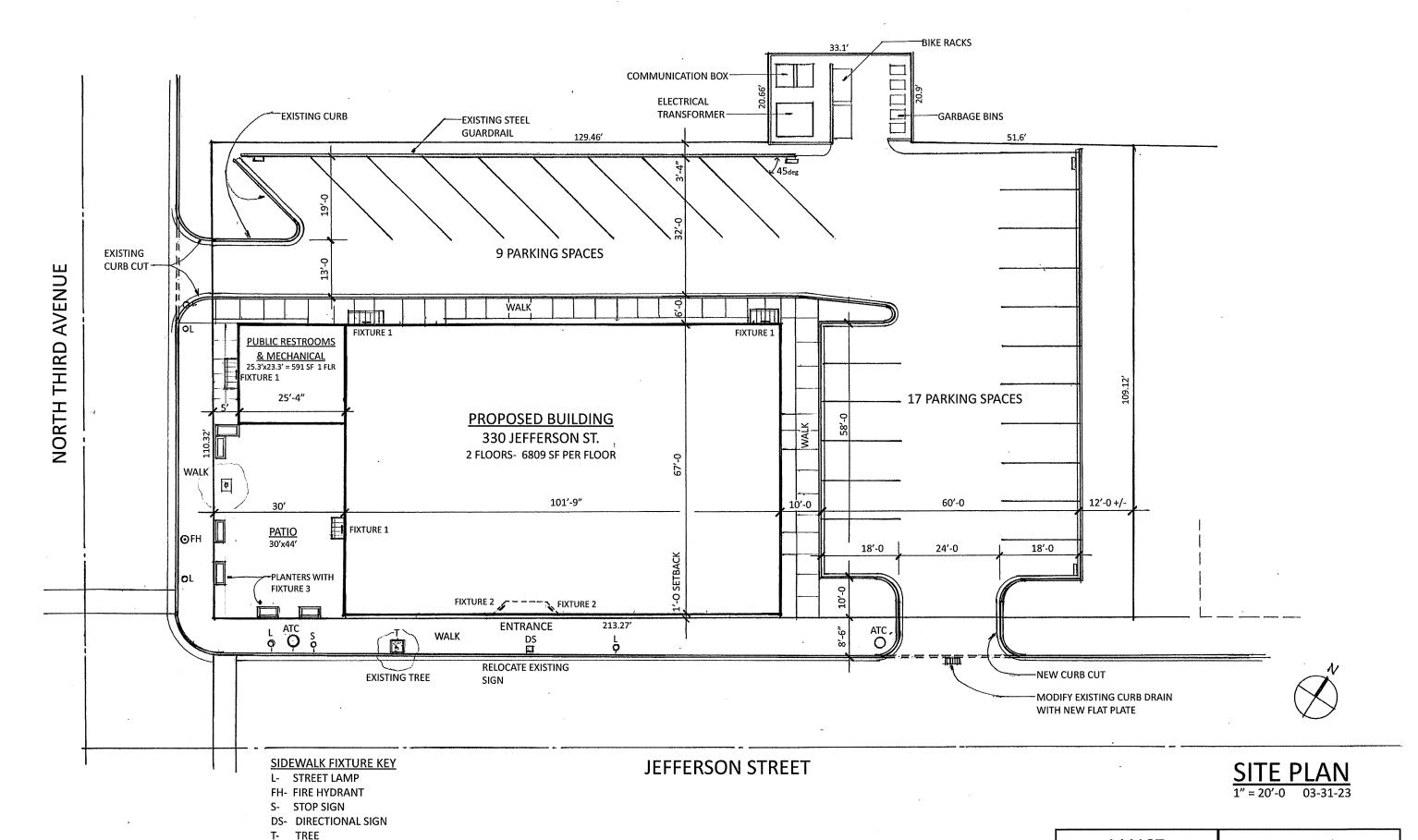
Planner / Zoning Administrator

Date

CITY OF STURGEON BAY

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

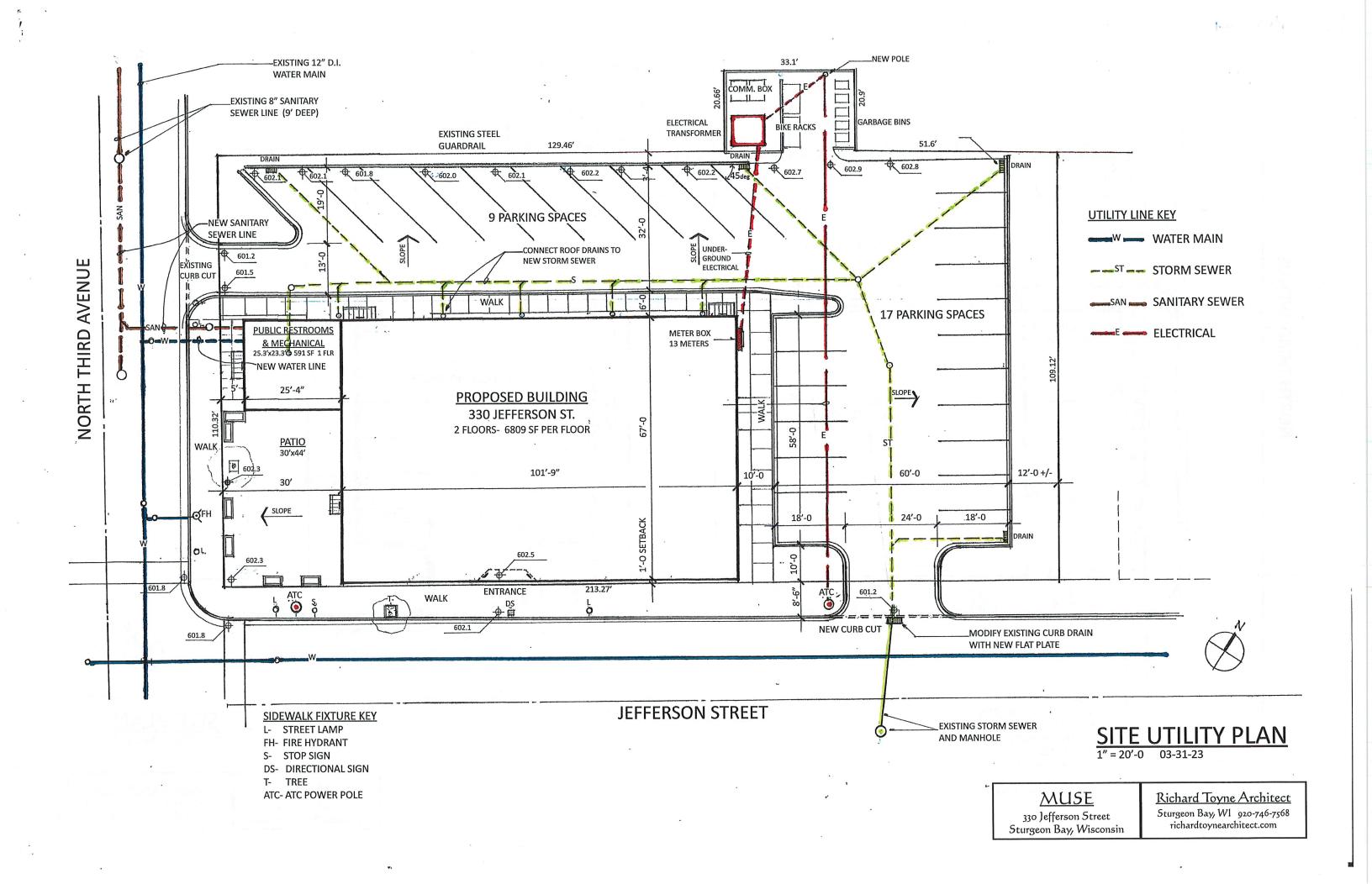
Name: Shirley Weese Young
Owner of Premises: Shirley Wese Young
Address or Legal Description of Premises: 330 Tefferson Street, Sturgeon Bay 54235
Statement of Specific Item Requested for Approval: Approval of Muse Music Venue and Efficiency Apartments
Date Shiles Were Young Applicant
Date Received: 3/17/2023 Staff Signature: Date Approved/Denied:

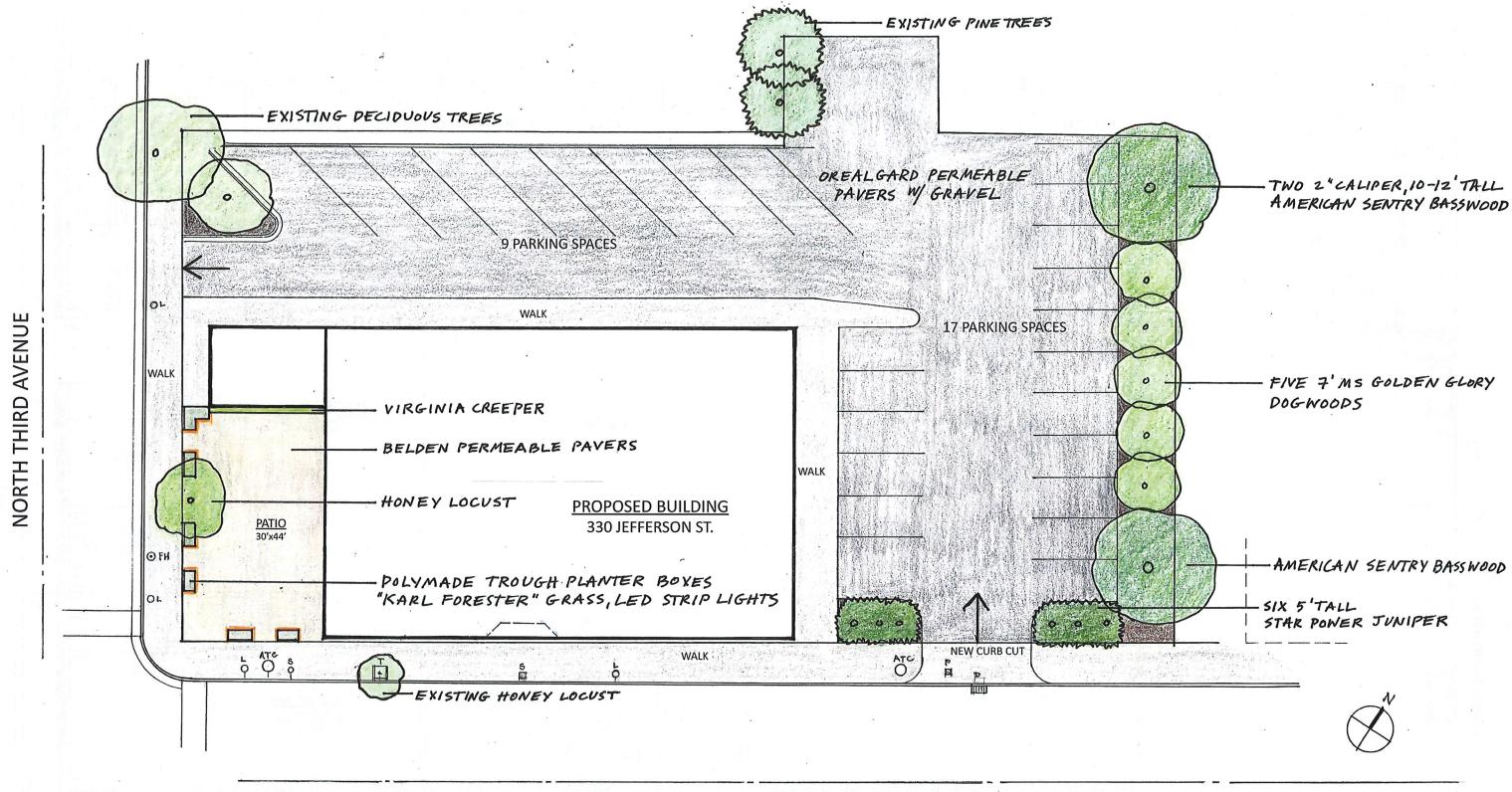


ATC- ATC POWER POLE

MUSE

330 Jefferson Street Sturgeon Bay, Wisconsin Richard Toyne Architect
Sturgeon Bay, Wl 920-746-7568
richardtoynearchitect.com





JEFFERSON STREET

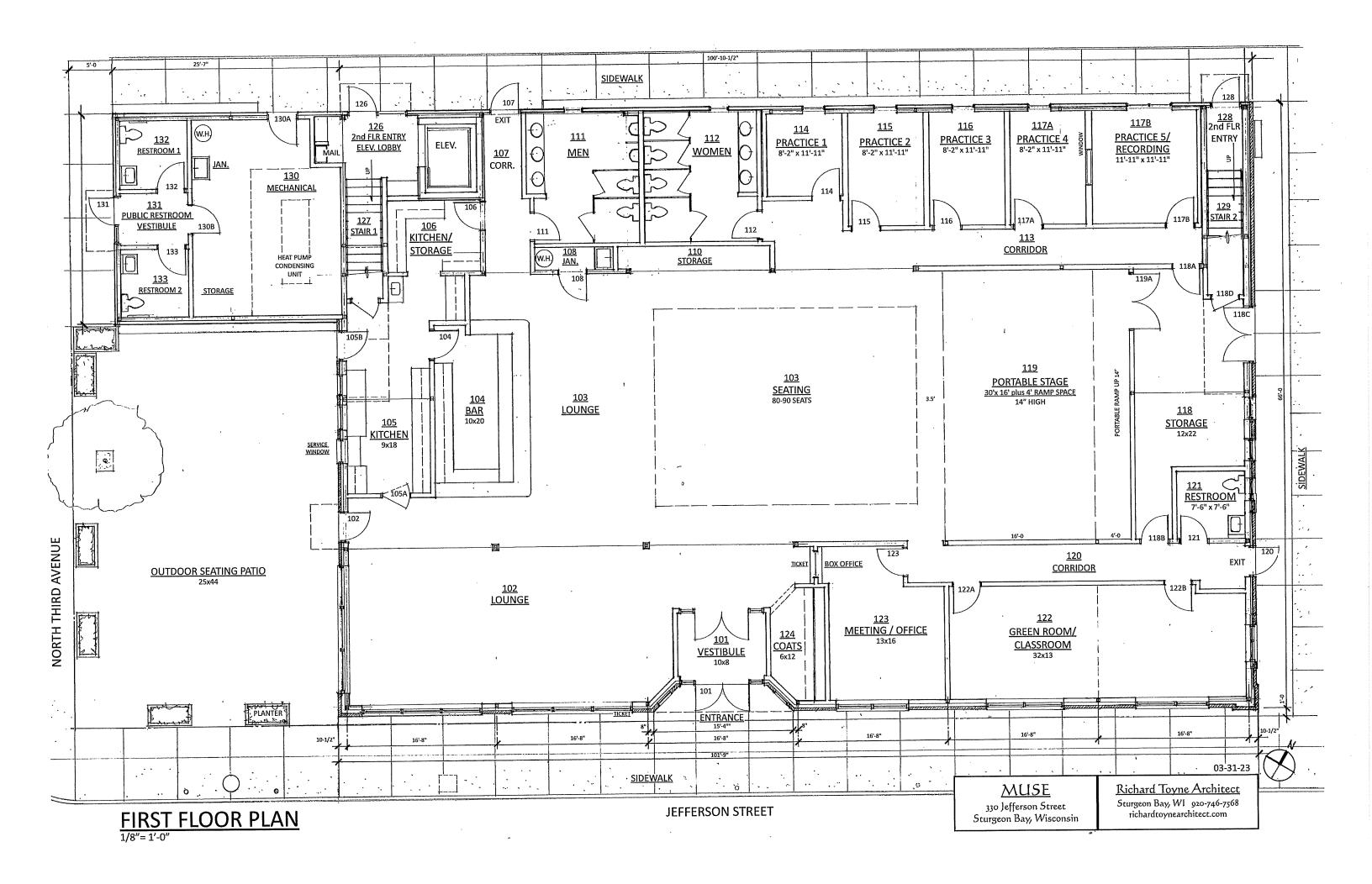
LANDSCAPE PLAN

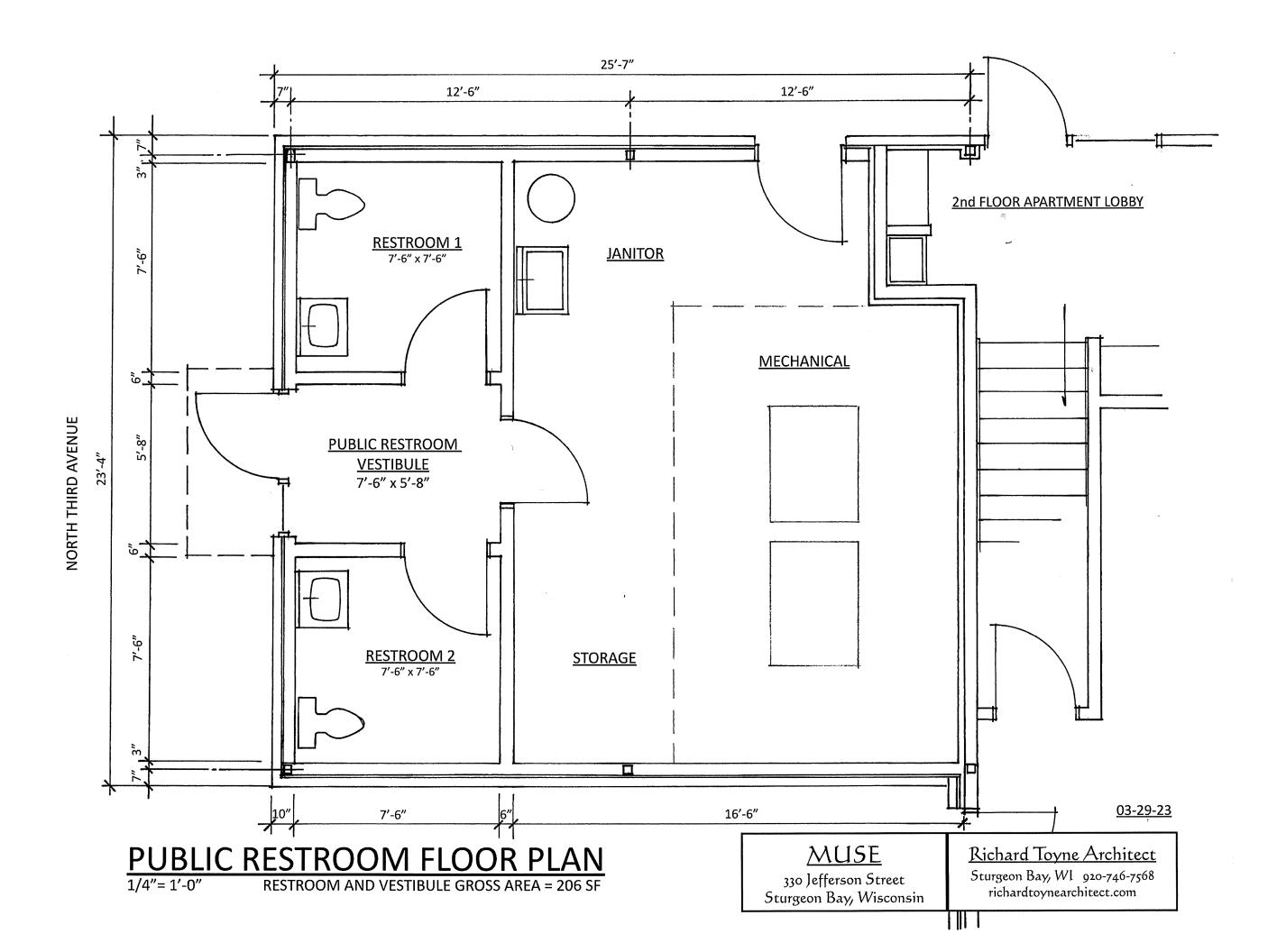
1" = 20'-0 03-31-23

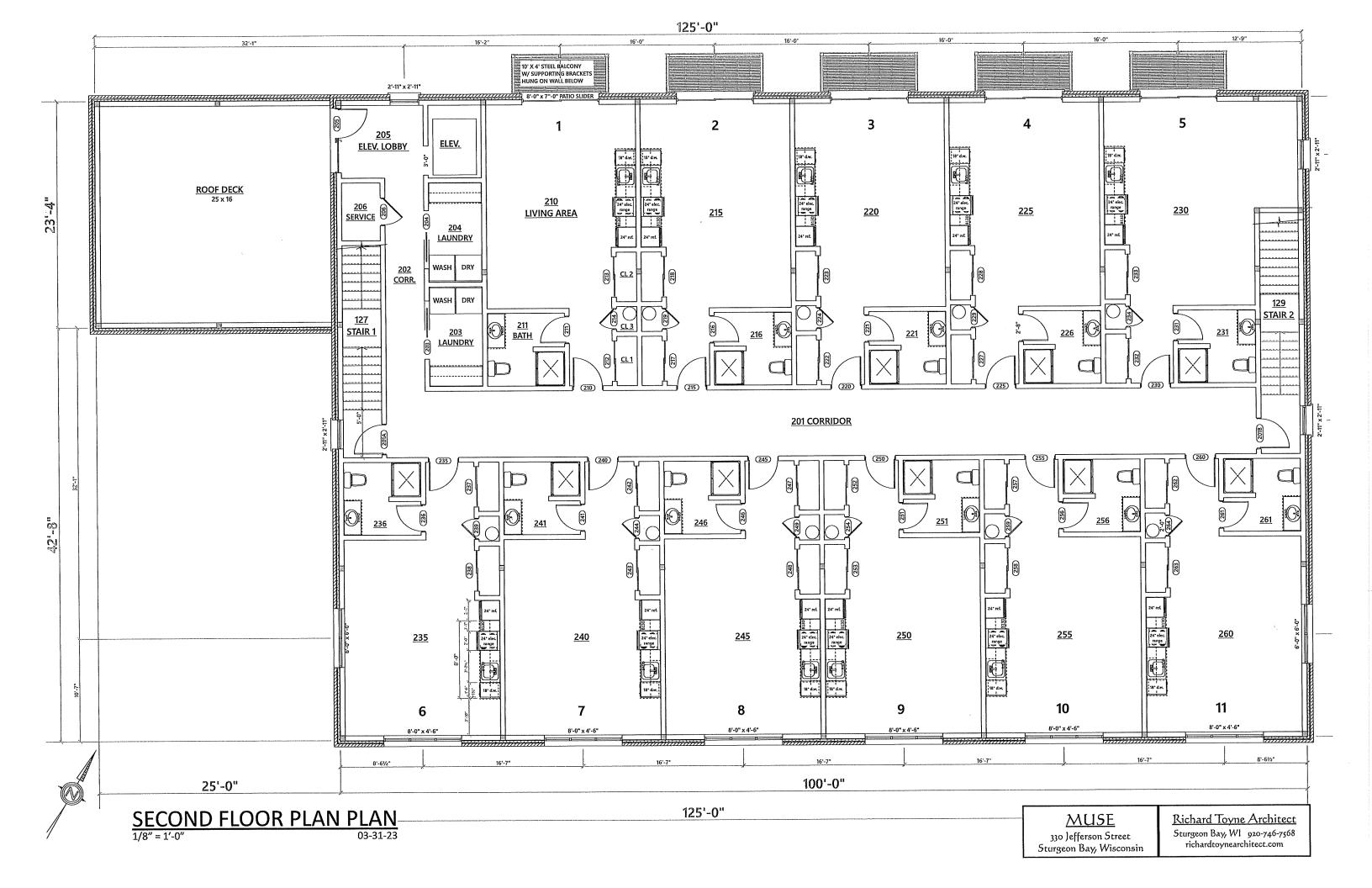
MUSE

330 Jefferson Street Sturgeon Bay, Wisconsin

Richard Toyne Architect Sturgeon Bay, WI 920-746-7568 richardtoynearchitect.com









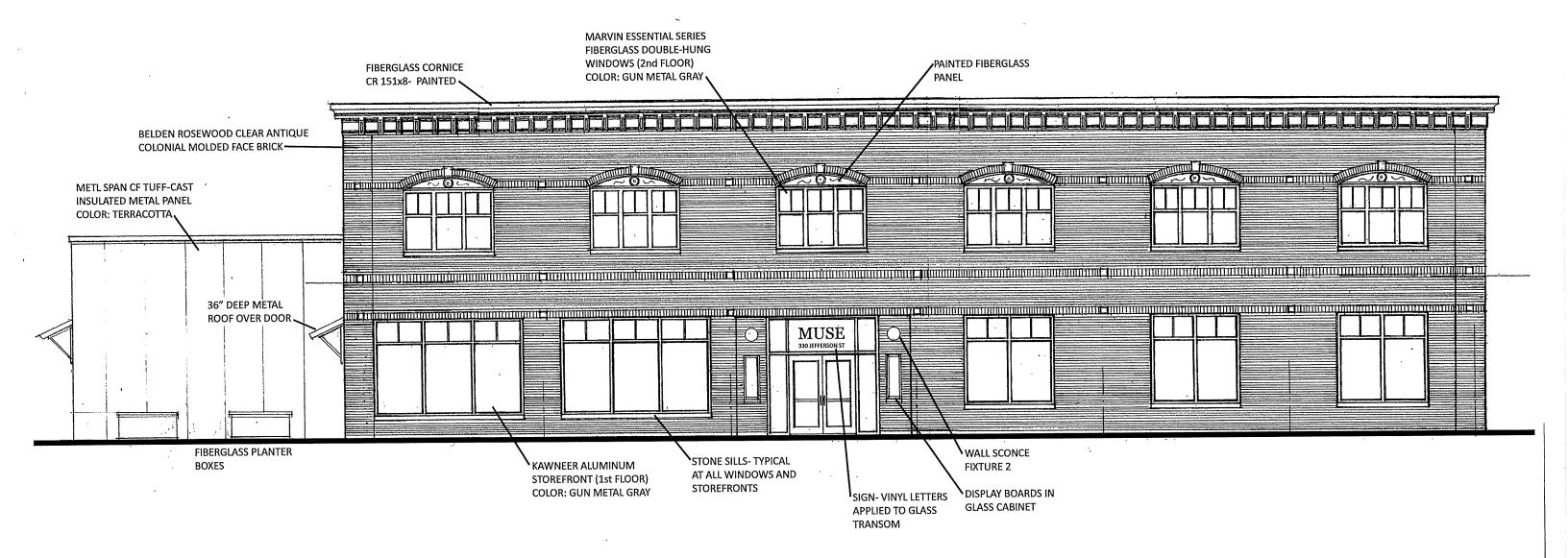
SOUTH ELEVATION1/8"= 1'-0 03-31-23

<u>MUSE</u>

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SOUTH ELEVATION

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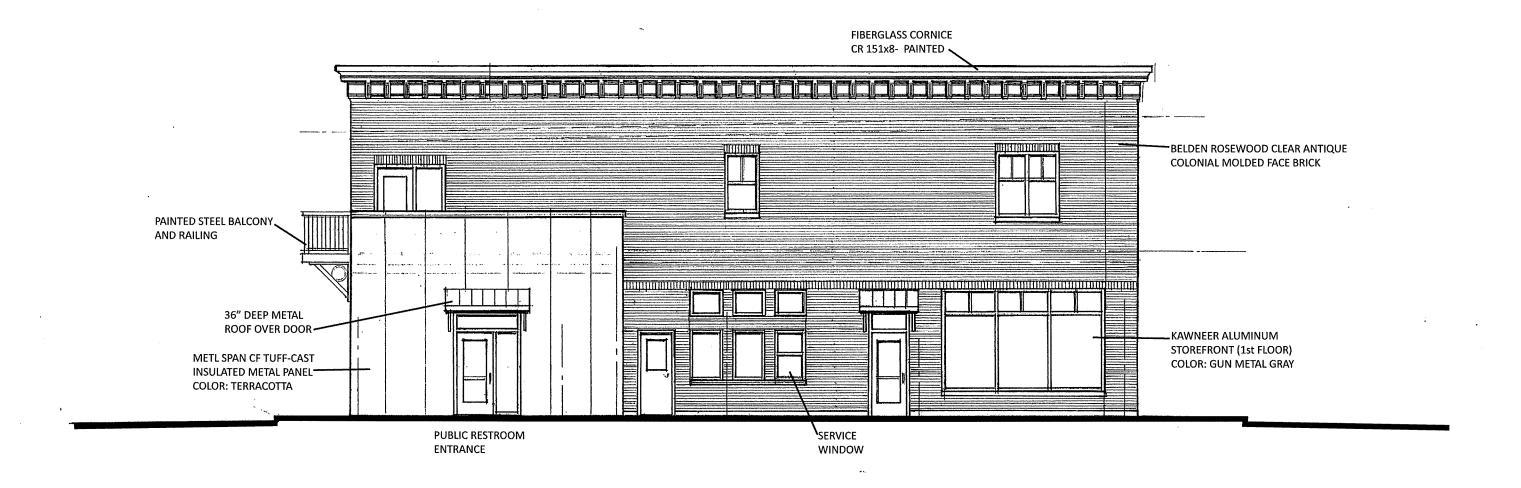
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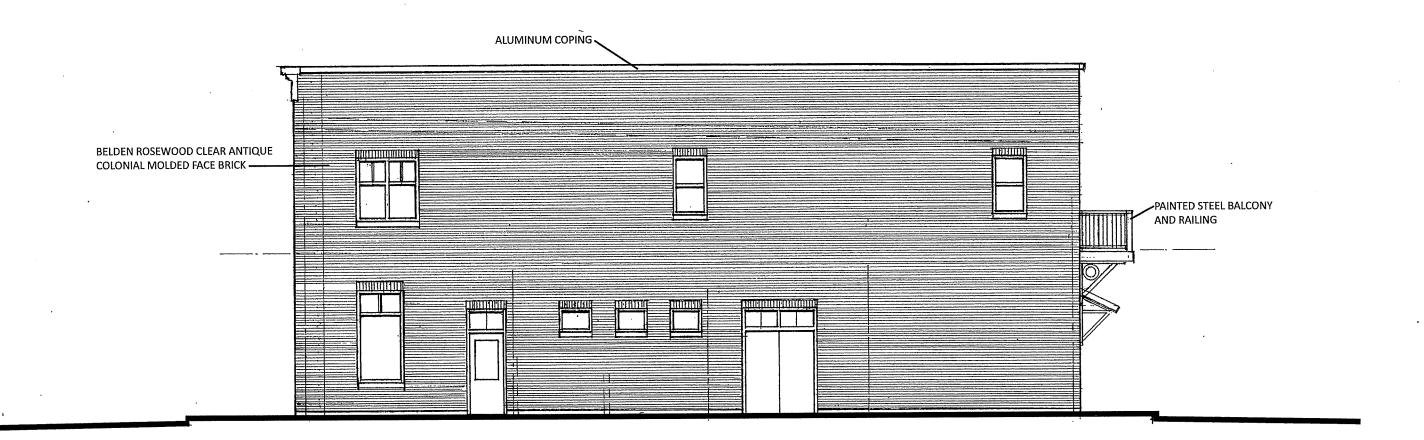


WEST ELEVATION

<u>MUSE</u>

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Sturgeon Bay, WI 920-746-7568 richardtoynearchitect.com



EAST ELEVATION

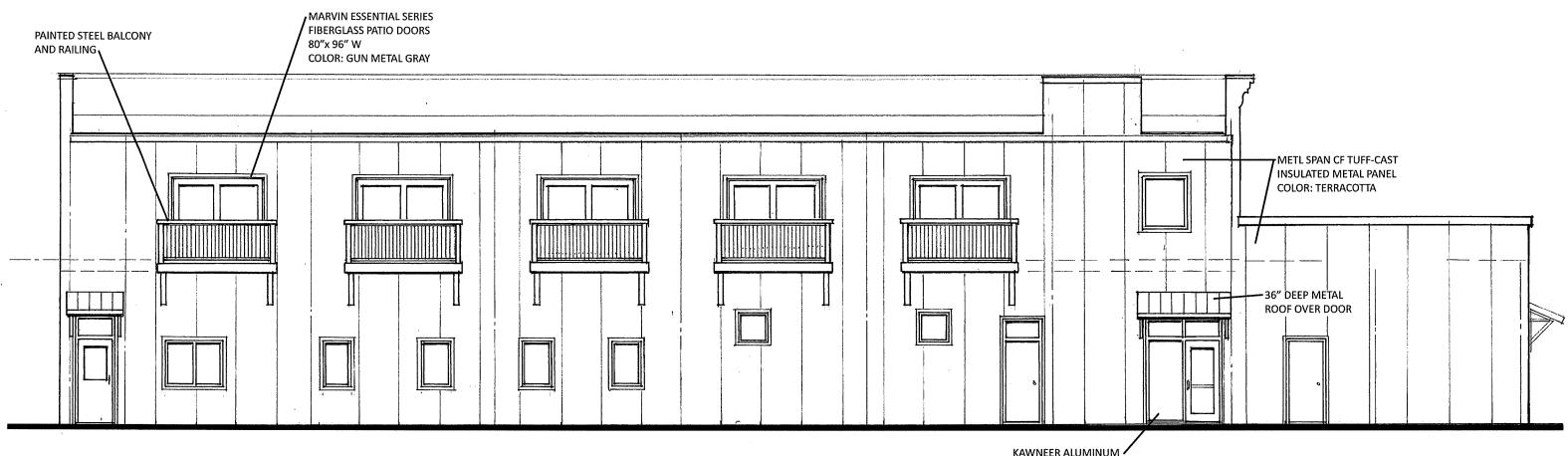
1/8"= 1'-0

03-31-23

<u>MUSE</u>

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Sturgeon Bay, Wl 920-746-7568
richardtoynearchitect.com

100 2



KAWNEER ALUMINUM / STOREFRONT (1st FLOOR) COLOR: GUN METAL GRAY

NORTH ELEVATION

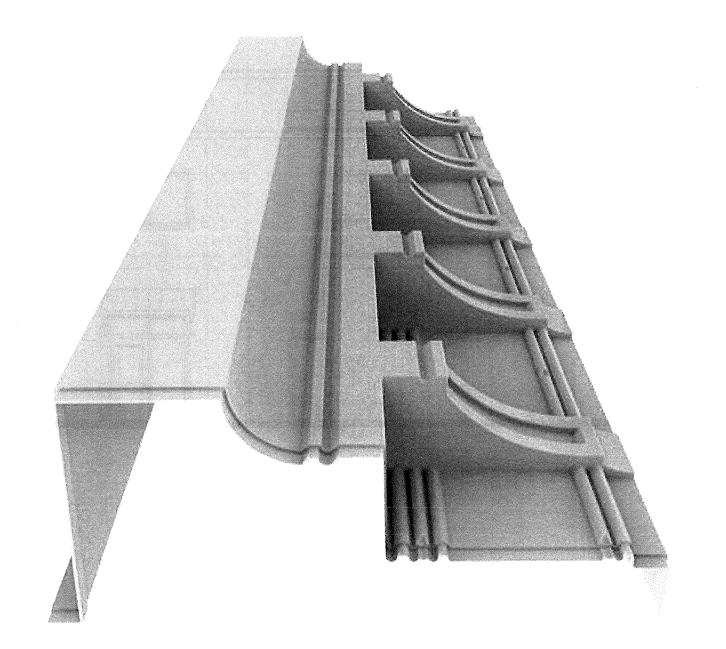
1/8″= 1′-0

03-31-23

<u>MUSE</u>

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FIBERGLASS CORNICE CR-151x8

330 JEFFERSON STREET STURGEON BAY, WI 03-31-23 MUSE

Richard Toyne Architect



WPX LED Wall Packs



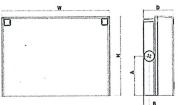












Front View

Side View

		100 to 1 2000	Side Conduit Location	Side Conduit Location		Side Conduit Location		Weight
Luminaire	Height (H)	Width (W)	Depth (D)	A	В	Weight		
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2"(8.1 cm)	4.0° (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)		
WPX2	9.1"(23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)		
WPX3	9.5"(24.1 cm)	13.0"(33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)		

FIXTURE MUSE

Catalog Humber	
Hotes	
Type	

Introduction

The WPX LED wall packs are energy-efficient, costeffective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

	Series	Color Temperature	Voltage Option	ions	Finish
*	WPX1 LED P1 1,550 Lumens, 11 WPX1 LED P2 2,900 Lumens, 22 WPX2 LED 6,000 Lumens, 49 WPX3 LED 9,200 Lumens, 69	W 40K 4000K W 50K 5000K	MVOLT 120V - 277V (bla 347 347V ³ E4W E14I	NH Emergency battery backup, CEC compliant (4W, 0°C min) ²	DDBXD Dark bronze DWHXD White DBLXD Black Note: For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

- All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
- 2. Battery pack options only available on WPX1 and WPX2.
- 3. Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

Ordering Information

INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV, It can be ordered with an optional 6kV surge protection)
All photocell (PE) operate on MVOLT (120V - 277V) input.

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Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen

INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't wiring. A point on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified, Please check the DLC Qualified Products List at www.designlights.org/QPL, to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



One Lithonia Way • Convers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

WPX LFD Rev. 03/08/22

Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W ´	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Lumen Output

Luminaire	Color Temperature	Lumen Output
	3000K	1,537
WPX1 LED P1	4000K	1,568
	5000K	1,602
	3000K	2,748
WPX1 LED P2	4000K	2,912
	5000K	2,954
	3000K	5,719
WPX2	4000K	5,896
	5000K	6,201
	3000K	8,984
WPX3	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	-32°F	1.05
5℃	41°F	1.04
10°C	50°F	1.03
15℃	59°F	1.02
20°C	68°F	1.01
25℃	77°F	1.00
30°C	86°F	0.99
35℃	95°F	0.98
40°C	104°F	0.97

Emergency Egress Battery Packs

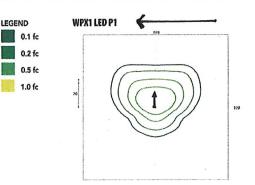
The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are

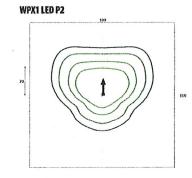
Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0℃	4W	W E4WH WPX2 LED 40K MVOLT E4W I	
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT E14WC DDBXD

Photometric Diagrams

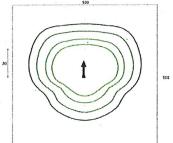
LEGEND

To see complete photometric reports or download ,ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

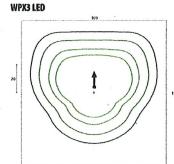




WPX2 LED







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WPX LED Rev. 03/08/22

COMMERCIAL OUTDOOR

LITHONIA

LIGHTING

... from the Web Map of ...

(//www.co.door.wi.gov)

Door County, Wisconsin ... for all seasons!

Printed 04/05/2023 courtesy of Door County Land Information Office



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Aesthetic Design & Site Plan Review Board Projects Approved by Chairman

Dates: 2/27/23 - 4/4/23

Number	Name	Address	Description	Date	Who Approved	Conditions
A-11-23	115 Club Ltd	115 N. 5th Ave	16' x 24' open air pavilion	3/22/2023	AES Chairman	Sides must remain open and roof must be earth tone.