

COMMON COUNCIL
April 5, 2022

A meeting of the Common Council was called to order at 6:00 p.m. by Mayor Ward. The Pledge of Allegiance was recited. Roll call: Bacon, Statz, Williams, Gustafson, Nault, Wiederanders and Reeths were present.

Williams/Gustafson to adopt agenda. Carried.

No one people spoke during public comment.

Bacon/Wiederanders to approve following bills: General Fund - \$102,632.18, Capital Fund - \$87,229.73, Cable TV - \$5,361.25, TID #4 District -7,232.34, Solid Waste Enterprise Fund - \$4,642.72 and Compost Site Enterprise Fund - \$108.33 for a grand total of \$207,206.55. Roll call: All voted aye. Carried.

Nault/Bacon to approve consent agenda:

- a. Approval of 3/15/22 regular Common Council minutes.
- b. Approval of the following minutes:
 - (1) Police & Fire Commission – 10/21/21
 - (2) Bicycle & Pedestrian Advisory Board – 2/21/22
 - (3) Aesthetic Design & Site Plan Review Board – 02/21/22
 - (4) Finance/Purchasing & Building Committee – 3/8/22
 - (5) Local Arts Board- 3/9/22
 - (6) Ad Hoc NERR Advisory Committee – 3/11/22
 - (7) Bicycle & Pedestrian Advisory Board – 3/14/22
 - (8) Aesthetic Design & Site Plan Review Board – 03/14/22
 - (9) Personnel Committee – 3/17/22
 - (10) Parking & Traffic Committee – 3/28/22
- c. Place the following report on file:
 - (1) Bank Reconciliation- December 2021
 - (2) Revenue & Expense Report – December 2021
 - (3) Bank Reconciliation- February 2022
 - (4) Revenue & Expense Report – February 2022
- d. Consideration of: Approval of Beverage Operator licenses.
- e. Consideration of: Street Closure Application from Ace Building Services.
- f. Finance/Purchasing & Building Committee recommendation re: Approve the purchase of a new ILH HD Shore Conveyor from Inland Lake Harvesters, Burlington, WI in an amount not to exceed \$49,950.

Carried.

There were no mayoral appointments.

RECOMMENDATION

We, the Finance/Purchasing & Building Committee, hereby recommend to approve easement with Crossroads at Big Creek for parcel #281-68-04001501B.

Finance/Purchasing & Building
By: Helen Bacon, Chr.

Introduced by Bacon. Crossroads approached the City to provide restoration to an area of land the City utilizes for snow storage. The restoration would protect the wetlands and create walking trails. The City would retain ownership of the land. Bacon/ Wiederanders to adopt. Carried.

RECOMMENDATION

We, the Finance/Purchasing & Building Committee, hereby recommend to approve the purchase of one ADA accessible kayak launch from DC Docks & Boat Lifts in an amount not to exceed \$38,276.25 and transfer \$5,276.25 from 10-400-000-59060 to 10-550-000-59999.

Finance/Purchasing & Building
By: Helen Bacon, Chr.

Introduced by Bacon. The ADA accessible launch would be installed at Bullhead Point. Municipal Services Director Barker noted the launch price increased by 17% over the 2021 quote. There is grant funding of \$17,000 and the installation will be completed by the city staff. Bacon/ Reeths to adopt. Carried.

Staats/Williams to read in title only the first reading of ordinance re: Proposed amendments to Zoning Code, which is Chapter 20 of the Municipal Code-Sections 20.03, 20.08 through 20.24, and 20.27. Carried.

RECOMMENDATION

We, the City Plan Committee, hereby recommend to approve a zoning map amendment from Commercial/Light Manufacturing (C-3) district to General Commercial (C-1) for the following parcels:

1. 281-12-06010001, 217 Green Bay Rd, Midwest Wire Products Inc.
2. 281-62-10000102A, 1121-1125 Egg Harbor Rd, Eric Hoogland Ltd Partnership
3. 281-62-10000102B, 1201 Egg Harbor Rd, River Valley One LLC
4. 281-62-1000113 (Portion of), 916 N 14th Ave3, County of Door
5. 281-62-15000104A, 1023 Egg Harbor Rd, 1023 Egg Harbor Rd LLC
6. 281-62-15000104B, 1033 Egg Harbor Rd, PT Tower LLC
7. 281-62-15000105, 911 N 14th Ave, City of Sturgeon Bay
8. 281-62-15000106, 835 N 14th Ave, City of Sturgeon Bay
9. 281-62-15000111A, 1019 Egg Harbor Rd, 1023 Egg Harbor Rd LLC
10. 281-62-15000113, 514 N 12th Ave, Premier Sturgeon Bay LLC
11. 281-62-15000116, 664 N 12th Ave, Steven C Ehlers
12. 281-62-15000117, 606 N 12th Ave, Cornerstone Solutions Inc
13. 281-62-15000123, 636 N 12th Ave, S&B Green Bay Investments LLP
14. 281-62-15000124, 620 N 12th Ave, Sturgeon Bay Community Church Inc.
15. 281-64-59000117A, vacant, Midwest Wire Products Inc.
16. 281-64-77000300A, 245 E Vine St, Skipper Properties LLC
17. 281-66-13000109 (Portion of), 941-951 S Duluth Ave, Phill-Mart of Sturgeon Bay
18. 281-66-13000110 (Portion of), 919 S Duluth Ave, Randal L Sahs

City Plan Commission
By: David Ward, Chr.

Gustafson/Bacon to adopt. Carried.

Nault/Wiederanders to read in title only the first reading of ordinance re: Rezoning from Commercial/Light Manufacturing (C-3) district to General Commercial (C-1) for various parcels. Carried.

RECOMMENDATION

We, the City Plan Commission, hereby recommend to approve a zoning map amendment from Commercial/Light Manufacturing (C-3) district to Light Industrial (I-1) for parcel #281-64-59000124C, owned by Midwest Wire, Inc. and located at 615 S. Lansing Avenue.

City Plan Commission
By: David Ward, Chr.

Williams/Nault to adopt. Carried.

Staats/Reeths to read in title only the first reading of ordinance re: Rezoning from Commercial/Light Manufacturing (C-3) district to Light Industrial (I-1) for parcel #281-64-59000124C, owned by Midwest Wire, Inc. and located at 615 S. Lansing Avenue. Carried.

RECOMMENDATION

We, the City Plan Commission hereby recommend to approve the Final Planned Unit Development for Cherry Point Investments, LLC to develop a 68-unit multiple-family residential development on property located at 1048 Egg Harbor Rd and a portion of 1116 Egg Harbor Road subject to the following conditions.

1. Underlying zoning district shall be R-4 Multiple-Family Residential.
2. The development shall be consistent with the final site plan approved by the Plan Commission.
3. Final approval by the city engineer of the stormwater management plan including accommodating water flow from the Alabama Street extension.
4. Dedication of the necessary public right-of-way to complete the Alabama Pl / 12th Place road connection, with exact location/dimension as determined by the City.
5. Approval of the final utility layout and providing the necessary easements for Sturgeon Bay Utilities for any public sanitary sewer or water mains, and electrical services.
6. Approval of final project designs by the Aesthetic Design & Site Plan Review Board.
7. Record a certified survey map for the required property division.
8. Provide two separate names for the north and south group of apartments
- 9.

City Plan Commission
By: David Ward Chr.

Introduced by Planning Zoning Administrator Sullivan-Robinson. The 68-unit multi-family housing development consists of 5-12-unit buildings that have access to Egg Harbor Rd and 2- 4-unit buildings with access to the northern end of the property on a new proposed road. The development plan fits with the comprehensive plan and direction of the City meeting workforce and affordable housing needs. Approval is need from the Aesthetic Design Board. The developer has agreed to dedicate for rad extension from Alabama to 12th Place. Bacon/ Gustafson to adopt. Carried.

Staats/Williams to read in title only the first reading of ordinance re: Rezoning from Multiple Family Residential (R-4), General Commercial (C-1), Single Family Residential (R-1) to Planned Unit Development (PUD) and shall be subject to the site plan and requirements. Carried.

RECOMMENDATION

We, the City Plan Commission, hereby recommend to approve the final Planned Unit Development for S.C Swiderski, LLC to develop a 26 unit multiple-family residential development on the former Sunset School property located at 827 N 8th Avenue subject to the following conditions.

1. Underlying zoning district shall be R-4 Multiple-Family Residential.
2. The development shall be consistent with the final site plan approved by the Plan Commission.
3. Final approval by the city engineer of the stormwater management plan
4. Final approval by Sturgeon Bay Utilities of the utility plans.
5. Approval by the Aesthetic Design & Site Plan Review Board

City Plan Commission

By: David Ward, Chr.

Introduced by Community Development Director Olejniczak. There a approved and signed development agreement with S.C Swiderski. The development plans submitted are in line with the development agreement and match what the neighborhood and Plan Commission has requested. Mr. Sullivan-Robinson summarized the 26- unit development will consist of 2-8-unit 2 story building with attached garages off Erie St and 4- and 6-unit single story attached buildings off 8th Ave. There were 2 changes to the plan, the visitor parking changed to a patio space and the driveways have been separated. The utility plan needs refining, Aesthetic Board approval and final storm water management plan needs approval. Courtney of S.C Swiderski noted the timeline of the project. Bids are in process for demolition, the Aesthetic Board approval in May and start date is on schedule for July. Reeths/ Wiederanders to adopt. Carried.

Gustafson/Williams to read in title only the first reading of ordinance re: Rezoning from Single -Family Residential (R-2) to Planned Unit Development (PUD) subject to site plan and requirements. Carried.

City Administrator VanLieshout gave his report.

Mayor Ward gave his report.

Nault/Wiederanders to adjourn. Carried. The meeting adjourned at 6:45 p.m.

Respectfully submitted,

Tricia Metzger
Office Assistant II