



**CITY OF STURGEON BAY COMMON COUNCIL AGENDA
TUESDAY, APRIL 5, 2022
6:00 P.M.
COUNCIL CHAMBERS, CITY HALL – 421 MICHIGAN ST
DAVID J WARD, MAYOR**

1. Call to order.
2. Pledge of Allegiance.
3. Roll call.
4. Adoption of agenda.
5. Public Comment on agenda items only.
6. Consideration of the following bills: General Fund – \$102,632.18, Capital Fund - \$87,229.73, Cable TV - \$5,361.25, TID #4 - \$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]

7. **CONSENT AGENDA**

* All items listed with an asterisk (*) are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member requests before the Adoption of the Agenda, in which event the item will be removed from the Consent Agenda and considered immediately following the consent agenda.

* a. Approval of 3/15/22 regular Common Council minutes.

* b. Place the following minutes on file:

- (1) Police & Fire Commission – 10/21/21
- (2) Bicycle & Pedestrian Advisory Board – 2/21/22
- (3) Aesthetic Design & Site Plan Review Board – 2/21/22
- (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 – 3/14/22
- (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 Service.
- * 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.

8. Mayoral Appointments.
9. Finance/Purchasing & Building Committee recommendation re: Approve easement with Crossroads at Big Creek for parcel #281-68-04001501B.
10. Finance/Purchasing & Building Committee recommendation re: Approve the purchase of 1 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.
11. 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.
12. City Plan Commission recommendation re: Approve a zoning map amendment from Commercial/Light Manufacturing (C-3) district to General Commercial (C-1) for various parcels.
13. First reading of ordinance re: Rezoning from Commercial/Light Manufacturing (C-3) district to General Commercial (C-1) for various parcels.
14. City Plan Commission recommendation re: 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.
15. 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.
16. City Plan Commission recommendation re: 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 Road and a portion of 1116 Egg Harbor Road subject to conditions.
17. 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.
18. City Plan Commission recommendation re: 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 conditions.
19. First reading of ordinance re: Rezoning from Single-Family Residential (R-2) to Planned Unit Development (PUD) subject to site plan and requirements.
20. City Administrator report.
21. Mayor's report.
22. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Posted:

Date: 4-1-22

Time: 12:00 noon

By: Raunie S.

NOTE: COUNCIL CHAMBERS WILL BE OPEN TO THE PUBLIC TO OBSERVE AND RENDER PUBLIC COMMENT ON AGENDA ITEMS ONLY. THE MEETING WILL BE LIVESTREAMED AT <https://sbtv.viebit.com/> AND CABLE ACCESS CHANNEL 988.

CITY OF STURGEON BAY
GENERAL PROCEDURES FOR PUBLIC COMMENT AT COMMON COUNCIL MEETINGS

Any citizen requesting to address the Council during the public comment portion of the meeting:

- Must fill out a "Request to Comment" form and turn it in to the City Clerk or Mayor PRIOR to the start of the meeting. Name and address must be filled in. Indicate the agenda item number that you are planning to provide public comment on. Public Comment will be restricted to Agenda Items only.
- Individuals will have a maximum of three (3) minutes to address the Council. A total of 30 minutes will be allotted to Public Comment per meeting, unless the Council body agrees to extend the time. The extensions will be 15 minute additional increments.
- Priority will be given to City residents.
- The speaker shall not engage in personal attacks against the Mayor, Council members, City staff or its representatives and remain courteous and respectful. The Council/Committee requests that all comments and interactions between those present be conducted in a constructive and respectful manner. Anyone acting in a disruptive or disrespectful manner will be asked to leave the meeting by the person presiding at the meeting.
- The Mayor/Chair may ask questions of the speaker for clarification purposes.
- The Mayor/Chair may allow, at his discretion, Council/Committee members or staff to respond to the speaker's comment. However, dialogue will not ensue.
- The Mayor/Chair may refer the matter to a committee or to the City Administrator for further follow up as needed.

IF EVERYONE ABIDES BY THESE GUIDELINES, OUR MEETINGS WILL MOVE ALONG SMOOTHLY AND BUSINESS WILL BE CONDUCTED IN AN EFFICIENT AND TIMELY MANNER. YOUR COOPERATION WILL BE APPRECIATED BY ALL PRESENT AT THE MEETING.

PLEASE NOTE THAT LETTERS WILL NOT BE READ INTO THE RECORD AS PUBLIC COMMENT. ONLY LETTERS RECEIVED FOR A PUBLIC HEARING WILL BE READ INTO THE RECORD.

NOTE: IF TOPICS THAT WILL GENERATE SIGNIFICANT POTENTIAL FOR PUBLIC COMMENT APPEAR ON THE COUNCIL AGENDA, A PUBLIC HEARING WILL TAKE PLACE PRIOR TO THE COUNCIL MEETING.

RESPECTFULLY,
MAYOR DAVID J. WARD

REVISED: 6/2/20

DATE: 03/29/1922

TIN: 6.

ID:

CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

6.

INVOICES DUE ON/BEFORE 04/05/2022

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
GENERAL FUND				
LIABILITIES				
CHADSHEF	CHAD SHEFCHIK	VISON INS REIMBURSE/SHEFCHIK	01-000-000-21540	35.70
TTX	THERMA-TRON-X HOLDINGS	SIGN DEPOSIT REFND/TTX	01-000-000-23168	50.00
TOTAL LIABILITIES				85.70
TOTAL GENERAL FUND				85.70
CITY COUNCIL				
03133	CELLCOM WISCONSIN RSA 10	02/22 3 ALDER CELL PHONES	01-105-000-58999	98.54
TOTAL				98.54
TOTAL CITY COUNCIL				98.54
LAW/LEGAL				
16555	PINKERT LAW FIRM, LLP	02/22 TRAFFIC MATTERS	01-110-000-55010	2,970.00
TOTAL				2,970.00
TOTAL LAW/LEGAL				2,970.00
CITY CLERK-TREASURER				
13875	MUNICIPAL CODE CORP	ONLINE HOSTING-ORDINANCES	01-115-000-57050	950.00
13901	MTAW	REG ANNL MEMBERSHIP/CLARIZIO	01-115-000-55600	60.00
TOTAL				1,010.00
TOTAL CITY CLERK-TREASURER				1,010.00
COMPUTER				
03101	CDW GOVERNMENT, INC.	ADOBE ACROBAT PRO/PT MUN SEC	01-125-000-55550	408.93
03101		CORD FOR MUN SVC CASH DRAWER	01-125-000-54999	5.99
TOTAL				414.92
TOTAL COMPUTER				414.92
CITY ASSESSOR				
01740	ASSESSMENT TECHNOLOGIES	MARKET DRIVE ANNL LICENSE	01-130-000-51100	2,063.06
TOTAL				2,063.06
TOTAL CITY ASSESSOR				2,063.06
MUNICIPAL SERVICES ADMIN.				

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INVOICES DUE ON/BEFORE 04/05/2022

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
03133	CELLCOM WISCONSIN RSA 10	02/22 CHAD CELL SVC	01-145-000-58250	42.59
06570	FORESTRY SUPPLIERS INC	6 TAPE MEASURES	01-145-000-52700	98.21
12100	LAMPERT YARDS INC	BARRICADE PLYWOOD	01-145-000-56250	182.38
20070	TAPCO	BARRICADE REFLECTIVE SHEATHING	01-145-000-56250	410.00
22800	WALMART	ENG DEPT MATERIAL FOR BARRICAD	01-145-000-52700	31.13
TOTAL				764.31
TOTAL MUNICIPAL SERVICES ADMIN.				764.31
PUBLIC WORKS ADMINISTRATION				
03133	CELLCOM WISCONSIN RSA 10	02/22 STEVE CELL SVC	01-150-000-58250	33.17
03133		02/22 MIKE B CELL SVC	01-150-000-58250	44.09
17700	QUILL CORPORATION	PUSHPINS	01-150-000-51950	20.04
17700		SHARPENER	01-150-000-51950	17.58
17700		TONER	01-150-000-51950	170.97
TOTAL				285.85
TOTAL PUBLIC WORKS ADMINISTRATION				285.85
ELECTIONS DEPARTMENT				
DC PRINT	DC PRINTING	WINDOW ENVELOPE/REDISTRTR LTRS	01-155-000-54999	432.00
LAURIE	LAURIE SPITTLEMEISTER	ELECTION SUPPLIES	01-155-000-54999	53.07
TOTAL				485.07
TOTAL ELECTIONS DEPARTMENT				485.07
CITY HALL				
03159	SPECTRUM	02/22 FIRE CABLE SVC	01-160-000-58999	141.97
04575	DOOR COUNTY HARDWARE	SINK CLEANER/MOUNTING RINGS	01-160-000-51850	19.97
04575		PLUNGER	01-160-000-51850	5.99
04575		GASKET/PUTTY	01-160-000-51850	5.08
04575		TAPE/GLUE	01-160-000-55300	15.18
04575		GASKET	01-160-000-51850	9.59
19880	STURGEON BAY UTILITIES	1317 SHILOH RD	01-160-000-56150	17.67
19880		1317 SHILOH RD	01-160-000-58650	10.12
19880		421 MICHIGAN STREET	01-160-000-56150	2,229.30
19880		421 MICHIGAN STREET	01-160-000-58650	192.54
23730	WPS	HEAT	01-160-000-56600	1,952.63
CULLIGAN	CULLIGAN OF STURGEON BAY	WATER SOFTENER SALT	01-160-000-54999	43.89
VIKING	VIKING ELECTRIC SUPPLY, INC	ELECTRICAL HAND TOOLS	01-160-000-55300	85.05
WARNER	WARNER-WEXEL LLC	NEUTRAL CLEANER	01-160-000-54999	37.96
WARNER		DESCALER	01-160-000-55300	164.00
WARNER		2 BLUE RECYCLE BINS	01-160-000-55300	16.00
TOTAL				4,946.94
TOTAL CITY HALL				4,946.94

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VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
GENERAL EXPENDITURES				
08167	GANNETT WISCONSIN NEWSPAPERS	PUBLIC HRING NOTICE	01-199-000-57450	30.51
08167		SPECIAL COUNCIL MINS PUBLISH	01-199-000-57450	28.19
08167		COUNCIL MINS PUBLISH	01-199-000-57450	88.16
08167		COUNCIL MINS PUBLISH	01-199-000-57450	123.03
08167		COUNCIL MINS PUBLISH	01-199-000-57450	88.86
08167		COUNCIL MINS PUBLISH	01-199-000-57450	86.07
08167		COUNCIL MINS PUBLISH	01-199-000-57450	24.71
08167		ORD 1403 PUBLICATION	01-199-000-57450	46.32
16590	PITNEY BOWES	1 BOX RED INK	01-199-000-57250	161.48
MCNULTY	MCNULTY SURVEYNG & MAPPING LLC	CERTIFIED SURVEY-1317 SHILOH	01-199-000-58999	500.00
US BANK	US BANK EQUIPMENT FINANCE	FD COP LEASE 3/10-4/10 W4572	01-199-000-55650	99.50
US BANK		FD COPIER OVERAGE 2/10-3/10	01-199-000-55650	10.89
US BANK		ADM COP LEASE 3/10-4/10	01-199-000-55650	116.00
US BANK		ADM COPIER OVERAGE 2/10-3/10	01-199-000-55650	171.59
US BANK		ADM PD FD LATES	01-199-000-55650	16.70
TOTAL				1,592.01
TOTAL GENERAL EXPENDITURES				1,592.01
POLICE DEPARTMENT				
22800	WALMART	OFFICE SUPPLIES	01-200-000-51950	23.28
BUBRICKS	BUBRICK'S COMPLETE OFFICE, INC	ASSORTED OFFICE SUPPLIES	01-200-000-51950	74.66
US BANK	US BANK EQUIPMENT FINANCE	PD COP LEASE 3/10-4/10 W4120	01-200-000-55650	213.59
US BANK		PD COPIER OVERAGE 2/10-3/10	01-200-000-55650	33.09
TOTAL				344.62
TOTAL POLICE DEPARTMENT				344.62
POLICE DEPARTMENT/PATROL				
03133	CELLCOM WISCONSIN RSA 10	02/22 CRADELPOINT SEC CAMERA	01-215-000-58999	53.24
04590	HUMANE SOCIETY	2022 2ND QTR ANIMAL CONTROL	01-215-000-55100	3,750.00
04696	DOOR COUNTY TREASURER	02/22 FUEL CHARGES	01-215-000-51650	4,258.65
06592	FOX VALLEY TECHNICAL COLLEGE	DEATH INV ACADEMY/DIEBELE	01-215-000-55600	595.00
06592		RADAR-LASER INSTRUCT/CRABB	01-215-000-55600	295.00
06592		FLD TRAINING OFFICER/HAJNY	01-215-000-55600	525.00
16570	PIONEER FIRE COMPANY	CPR CERTIFICATION	01-215-000-54999	168.00
19880	STURGEON BAY UTILITIES	SUNSET PRK BT LAUNCH	01-215-000-56150	19.86
19880		110 S NEENAH AVE CAMERA	01-215-000-56150	15.57
19880		SHORECREST RD CAMERA	01-215-000-56150	14.74
21450	THE UNIFORM SHOPPE	UNIFORM PANTS/SHEW	01-215-000-52900	140.85
DEIBELE	LUKE DEIBELE	TRAINING MEAL EXPENSE/DEIBELE	01-215-000-55600	25.85
O'REILLY	O'REILLY AUTO PARTS-FIRST CALL	WIPER BLADES	01-215-000-58600	25.19
TOTAL				9,886.95
TOTAL POLICE DEPARTMENT/PATROL				9,886.95
FIRE DEPARTMENT				
FIRE DEPARTMENT				

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VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
FIRE DEPARTMENT				
FIRE DEPARTMENT				
04696	DOOR COUNTY TREASURER	02/22 FUEL CHARGES	01-250-000-51650	2,010.97
08225	HERLACHE SMALL ENGINE	PLUG & AIR FILTER	01-250-000-53000	31.24
16570	PIONEER FIRE COMPANY	UNIFORMS	01-250-000-52900	474.60
18448	RENNERTS FIRE EQUIP SER INC	AUTO CHARGE E706	01-250-000-53000	1,111.55
19880	STURGEON BAY UTILITIES	92 E MAPLE ST	01-250-000-56675	6.22
19880		1317 SHILOH RD	01-250-000-56675	6.22
19880		MARTIN PARK RESTROOM	01-250-000-56675	6.22
19880		421 MICHIGAN STREET	01-250-000-56675	133.25
19880		MICHIGAN STREE-TRUCK FILL	01-250-000-56675	43.31
19880		MEM FLD WARMING HOUSE	01-250-000-56675	49.73
19880		CITY GARAGE	01-250-000-56675	49.73
19880		GARLAND PARK	01-250-000-56675	6.22
19880		SUNSET CONSN CNTR	01-250-000-56675	49.73
19880		FRANK GRASSE SHELTER	01-250-000-56675	15.54
19880		OTUMBA PARK	01-250-000-56675	6.22
19880		W SIDE WARMING HOUSE	01-250-000-56675	6.22
19880		WS FIRE STATION	01-250-000-56675	49.73
19880		WS FIRE STATION	01-250-000-56150	136.76
19880		WS FIRE STATION	01-250-000-58650	92.87
19880		38 S NEENAH AVE PAVILLION	01-250-000-56675	6.22
19880		38S NEENAH AVE RESTROOM	01-250-000-56675	31.08
19880		W SIDE BALLFLD LTS	01-250-000-56675	31.08
19880		GIRLS LITTLE LEAGUE	01-250-000-56675	49.73
19880		FIRE DEPT TRAINING SITE	01-250-000-56675	6.22
19880		FIRE DEPT TRAINING SITE	01-250-000-56150	13.39
19880		QUINCY ST BALLFLD	01-250-000-56675	49.73
19880		10 PENNSYLVANIA ST DOCK	01-250-000-56675	15.54
19880		92 E MAPLE STREET	01-250-000-56675	6.22
19880		1ST AVE MARINA/RESTROOM	01-250-000-56675	49.73
19880		KENTUCKY ST PRKING RAMP	01-250-000-56675	6.22
19880		KENTUCKY ST CITY MARINA	01-250-000-56675	49.73
19880		SIGN SHED	01-250-000-56675	6.22
19880		CHERRY BLOSON PRK	01-250-000-56675	15.54
20725	T R COCHART TIRE CENTER	U726 TIRES	01-250-000-53000	624.64
ADVAUTO	GENERAL PARTS DISTRIBTION LLC	CREDIT	01-250-000-53000	-4.42
GULLEY	AUSTIN GULLEY	UNIFORM BOOTS	01-250-000-52900	239.99
PAULCONW	PAUL CONWAY SHIELDS	TRAINING SITE EQUIP	01-250-000-51405	854.42
PAULCONW		DRA G LIFT RESCUE HARNESS	01-250-000-51350	1,163.83
TOTAL FIRE DEPARTMENT				7,501.44
TOTAL FIRE DEPARTMENT				7,501.44
STORM SEWERS				
10750	PREMIER CONCRETE INC	REBAR	01-300-000-54999	20.50
TOTAL				20.50
TOTAL STORM SEWERS				20.50
ROADWAYS/STREETS				
04575	DOOR COUNTY HARDWARE	HANDLE/PAINT SUPPLIES	01-400-000-51400	92.53

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GENERAL FUND				
04575		PAINT	01-400-000-54999	104.97
		TOTAL		197.50
		TOTAL ROADWAYS/STREETS		197.50
STREET SIGNS AND MARKINGS				
04575	DOOR COUNTY HARDWARE	PAINT SUPPLIES	01-420-000-52100	34.16
		TOTAL		34.16
		TOTAL STREET SIGNS AND MARKINGS		34.16
STREET MACHINERY				
04545	DOOR COUNTY COOPERATIVE/NAPA	GREASE	01-450-000-52150	47.47
04545		LED WORKLAMP	01-450-000-52150	77.98
04545		SHOCKS	01-450-000-52150	234.24
04545		ANTI FREEZE	01-450-000-52150	92.15
04545		MECH TOOL ST	01-450-000-52700	242.81
04545		HOOKSET, PLIERS, MAGLTE, DRN P	01-450-000-52700	181.49
04545		LIGHT STT	01-450-000-53000	149.50
04545		FASTENERS	01-450-000-52150	5.74
04545		NIAGARA DIST WATER	01-450-000-53000	7.96
04575	DOOR COUNTY HARDWARE	STRAP/SCREWSET/ELBOW PULL	01-450-000-52150	9.36
04575		TAPE RULE/BULB	01-450-000-52150	37.98
04575		LINCH PINS	01-450-000-52150	2.07
04575		NOZZLE/HOSE	01-450-000-52700	58.98
04575		FASTENERS	01-450-000-52150	23.28
04575		SHOVEL	01-450-000-52700	47.98
04575		ARBOR/HOLE DOZR	01-450-000-52700	38.98
04575		FASTENERS	01-450-000-52150	11.96
04696	DOOR COUNTY TREASURER	02/22 413.62G FUEL	01-450-000-51650	1,314.48
04696		02/22 1278.92G DSL FUEL	01-450-000-51650	4,659.10
08225	HERLACHE SMALL ENGINE	OIL	01-450-000-52150	12.00
ADVAUTO	GENERAL PARTS DISTRIBUTION LLC	LUBE SPIN ON	01-450-000-52150	76.78
ADVAUTO		CREDIT	01-450-000-52150	-5.79
ADVAUTO		DIESEL ADDITIVE	01-450-000-52150	123.00
ADVAUTO		SUPPLIES	01-450-000-52150	476.08
ADVAUTO		CLEANER/CAR WASH	01-450-000-52150	61.61
ADVAUTO		OIL	01-450-000-52150	124.19
ADVAUTO		PRIME GUARD	01-450-000-52150	12.84
ADVAUTO		LUBE/AIR	01-450-000-52150	10.41
ADVAUTO		FILTERS, PLUGS, OIL	01-450-000-53000	51.19
		TOTAL		8,185.82
		TOTAL STREET MACHINERY		8,185.82
CITY GARAGE				
04575	DOOR COUNTY HARDWARE	PVC/ADAPTER/HOSE CLAMP/HANDLE	01-460-000-51850	100.30

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GENERAL FUND				
06012	FASTENAL COMPANY	1" ROTOARY HAMMER	01-460-000-52700	340.00
19880	STURGEON BAY UTILITIES	14TH AVE SALT SHED	01-460-000-56150	13.39
19880		CITY GARAGE	01-460-000-56150	933.84
19880		CITY GARAGE	01-460-000-58650	110.37
AMERWELD	AMERICAN WELDING & GAS, INC	BOTTLE EXCHANGE	01-460-000-58999	77.54
AMERWELD		BOTTLE EXCHANGES	01-460-000-58999	35.02
APPLY MS	APPLIED MSS	2 CASE NITRILE GLOVES	01-460-000-54999	698.38
VIKING	VIKING ELECTRIC SUPPLY, INC	18-7 CABLE	01-460-000-55300	210.00
VIKING		SHIPPING FOR S005585064.001	01-460-000-55300	31.48
TOTAL				2,550.32
TOTAL CITY GARAGE				2,550.32
HIGHWAYS - GENERAL				
19880	STURGEON BAY UTILITIES	808 S DULUTH AVE SIGN	01-499-000-58000	16.61
19880		MICHIGAN ST CHARGING STATION	01-499-000-58000	31.33
19880		EGG HARBOR RD TRFFC LITE	01-499-000-58000	25.90
19880		N 14TH & EGG HRBR TRFFC LITE	01-499-000-58000	35.51
19880		2 TRAFFIC WARNING LIGHTS	01-499-000-58000	5.50
19880		MADISON AVE WS TRFF LITES	01-499-000-58000	119.84
19880		342 ORNAMENTAL ST LIGHTS	01-499-000-58000	4,984.37
19880		595 OVERHEAD ST LIGHTS	01-499-000-58000	6,596.05
19880		S LANSING & W WALNUT SIGN	01-499-000-58000	9.02
19880		EAST SIDE DOCK	01-499-000-58000	40.23
19880		OLD HWY RD SIGN	01-499-000-58000	17.25
DAVIS	DAVID DAVIS	SAFETY CLOTHING/DAVIS	01-499-000-56800	133.95
ROBILLAR	STEVE ROBILLARD	SAFETY JACKET REPAIR/ROBILLARD	01-499-000-56800	64.09
TOTAL				12,079.65
TOTAL HIGHWAYS - GENERAL				12,079.65
PARK & RECREATION ADMIN				
03133	CELLCOM WISCONSIN RSA 10	02/22 MIKE B CELL SVC	01-500-000-58250	44.08
03133		02/22 CELL SVC	01-500-000-58250	26.18
17700	QUILL CORPORATION	ASSORTED OFFICE SUPPLIES	01-500-000-51950	71.80
17700		GARBAGE CAN	01-500-000-51950	6.79
17700		MAGAZINE RACK	01-500-000-51950	30.99
17700		PAPE SHREDDER	01-500-000-51950	164.99
PULSE	PENINSULA PULSE	ADVERTISING	01-500-000-57450	187.20
STAPLES	WISCONSIN DOCUMENT IMAGING LLC	TONER	01-500-000-51250	204.46
TOTAL				736.49
TOTAL PARK & RECREATION ADMIN				736.49
PARKS AND PLAYGROUNDS				
01766	AURORA MEDICAL GROUP	DOT ANNL CONSORTIUM FEE	01-510-000-57100	90.00
04545	DOOR COUNTY COOPERATIVE/NAPA	HYDRAULIC FLUID	01-510-000-53000	159.98

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VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
04545		CIR SAW	01-510-000-52700	119.00
04545		KEY CAPS	01-510-000-52700	2.49
04545		FOAM PAINT ROLLER	01-510-000-52100	12.48
04575	DOOR COUNTY HARDWARE	HINGE STRAPS/FASTENERS	01-510-000-51850	12.10
04575		CORNER BRACE	01-510-000-56250	15.18
04575		DRILL BIT/EYEBOLT	01-510-000-51850	35.77
04575		SCREW EYE/FASTENERS	01-510-000-51850	5.57
04575		FILTER	01-510-000-52100	39.99
04575		WOOD CHISEL SET 4PC	01-510-000-52700	33.99
04575		CONDUIT	01-510-000-51900	24.99
04575		ASSORTED FILE SET	01-510-000-52700	14.99
04575		KEYS/KEY BAND/HARDWARE	01-510-000-52700	16.81
04575		DISTILLED WATER/SPRAYER	01-510-000-53000	10.97
04575		BRUSH	01-510-000-52700	5.58
04696	DOOR COUNTY TREASURER	02/22 269.03G FUEL	01-510-000-51650	854.98
04696		02/22 15.83 G DSL FUEL	01-510-000-51650	57.67
08225	HERLACHE SMALL ENGINE	AIR FILTERS/BLADE GUARDS	01-510-000-52700	17.48
08225		MUFFLER COVER	01-510-000-52700	10.58
08225		FILTERS MOWERS	01-510-000-51900	53.35
12100	LAMPERT YARDS INC	PINE BOARDS TRIM FOR BATHROOMS	01-510-000-51800	80.46
13049	MAY'S SPORT CENTER	CHAIN SAW PARTS	01-510-000-52700	20.98
14962	NORTHERN TOOL EQUIPMENT CO	ADVANTAGE MEMBERSHIP 1 YEAR	01-510-000-58999	39.99
19880	STURGEON BAY UTILITIES	MARTIN PARK PAVILLIONA	01-510-000-56150	13.39
19880		MARTIN PARK RESTROOM	01-510-000-58650	8.33
19880		MEM FLD WARMING HOUSE	01-510-000-56150	83.79
19880		MEM FLD ICE RINK FLOOD CREDIT	01-510-000-58650	-110.33
19880		MEM FLD WARMING HOUSE	01-510-000-58650	248.44
19880		GARLAND PARK	01-510-000-56150	13.39
19880		GARLAND PARK	01-510-000-58650	8.33
19880		SUNSET CONSN CNTR	01-510-000-56150	180.33
19880		SUNSET CONSN CNTR	01-510-000-58650	52.16
19880		FRANK GRASSE SHELTER	01-510-000-56150	19.64
19880		FRANK GRASSE SHELTER	01-510-000-58650	11.73
19880		OTUMBA PARK	01-510-000-56150	14.33
19880		OTUMBA PARK	01-510-000-58650	8.33
19880		W SIDE WARMING HOUSE	01-510-000-56150	116.26
19880		W SIDE WARMING HOUSE	01-510-000-58650	8.33
19880		JAYCEES BALLFLD STAND	01-510-000-56150	13.39
19880		220 N 3RD AVE-POWER PANEL	01-510-000-56150	15.26
19880		421 MICHIGAN ST FLAG LIGHT	01-510-000-56150	29.88
19880		MEM FLD PKG LOT	01-510-000-56150	31.87
19880		W SIDE BALLFLD LTS	01-510-000-58650	18.00
19880		MEM FLD COMPLEX	01-510-000-56150	195.14
19880		GIRLS LITTLE LEAGUE	01-510-000-56150	27.00
19880		OTUMBA PRK WALKWAY	01-510-000-56150	16.83
19880		QUINCY ST BALLFLD	01-510-000-58650	27.00
19880		SIGN SHED	01-510-000-56150	61.71
19880		SIGN SHED	01-510-000-58650	8.33
19880		CHERRY BLOSUM PRK	01-510-000-56150	13.39
19880		CHERRY BLOSUM PRK	01-510-000-58650	11.73
ADVAUTO	GENERAL PARTS DISTRIBTION LLC	BATTERY/OIL FILTER	01-510-000-53000	105.26
JOHNBAUR	JOHN BAUR	SAFETY CLOTHING/BAUR	01-510-000-56800	57.65
O'REILLY	O'REILLY AUTO PARTS-FIRST CALL	A/T FILTER	01-510-000-51900	130.93
O'REILLY		CREDIT	01-510-000-51900	-115.98
O'REILLY		AIR FILTERS/STARTER FLD	01-510-000-51900	45.90
RIESTER	RIESTERER & SCNELL INC.	REAR VIEW MIRROR	01-510-000-53000	5.44

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VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
VIKING	VIKING ELECTRIC SUPPLY, INC	BREAKER	01-510-000-54999	37.44
WARNER	WARNER-WEXEL LLC	KITCHEN TOWELS	01-510-000-51850	51.32
WEIS CR	CRAIG WEIS	BOOT REIMBURSEMENT	01-510-000-56800	62.50
TOTAL				3,261.82
TOTAL PARKS AND PLAYGROUNDS				3,261.82
ICE RINKS				
04575	DOOR COUNTY HARDWARE	CONDUIT PVC/PAINT/DUCT TAPE	01-530-000-54999	49.97
04575		FASTENERS/LIQ NAIL/LEGS	01-530-000-54999	33.60
TOTAL				83.57
TOTAL ICE RINKS				83.57
MUNICIPAL DOCKS				
19880	STURGEON BAY UTILITIES	36 S NEENAH PKG LOT LTS	01-550-000-56150	131.78
19880		38 S NEENAH AVE PAVILLION	01-550-000-56150	22.68
19880		38 S NEENAH AVE PAVILLION	01-550-000-58650	8.33
19880		38S NEENAH AVE RESTROOM	01-550-000-56150	62.54
19880		38S NEENAH AVE RESTROOM	01-550-000-58650	18.66
20070	TAPCO	MONTHLY HOST FEE-BOAT LH PAY S	01-550-000-58999	50.00
TOTAL				293.99
TOTAL MUNICIPAL DOCKS				293.99
WATERFRONT PARKS & WALKWAYS				
19880	STURGEON BAY UTILITIES	DC MUSEUM WALKWAY	01-570-000-56150	58.04
19880		DC MUSEUM PKG LOT	01-570-000-56150	112.12
19880		JUNIPER ST WALKWAY LTS	01-570-000-56150	35.50
19880		JUNIPER ST PRKING LOT	01-570-000-56150	35.43
19880		10 PENNSYLVANIA ST DOCK	01-570-000-58650	12.06
19880		48 KENTUCKY ST WTRFRNT	01-570-000-56150	97.54
19880		92 E MAPLE STREET	01-570-000-58650	8.33
19880		1ST AVE MARINA/RESTROOM	01-570-000-56150	320.92
19880		1ST AVE MARINA/RESTROOM	01-570-000-58650	51.40
19880		KENTUCKY ST PRKING RAMP	01-570-000-56150	197.65
19880		KENTUCKY ST CITY MARINA	01-570-000-58650	27.00
TOTAL				955.99
TOTAL WATERFRONT PARKS & WALKWAYS				955.99
TOTAL GENERAL FUND				60,849.22

CAPITAL FUND
CITY HALL

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VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
CAPITAL FUND				
CITY HALL EXPENSE				
CITY HALL EXPENSE				
02005	BAY ELECTRONICS, INC.	DPW PANIC BUTTON	10-160-000-59040	215.65
02975	CAMERA CORNER	DPW FOB, CAMERA, DATA WORK	10-160-000-59040	2,519.99
05500	ENERGY CONTROL AND DESIGN INC	COMPUTER/MONITOR	10-160-000-59010	2,504.00
05500		BAS PANEL UPGRADE BALANCE	10-160-000-59010	3,595.00
05500		INSIGHT-DESIGO MIGRATION BALNC	10-160-000-59010	6,615.00
ATMOSHER	ATMOSPHERE COMMERCIAL INTERIOR	DPW OFFICE FURNITURE	10-160-000-59040	16,854.34
RJMCONST	RJM CONSTRUCTION,LLC	DPW REMODEL FINAL PAYMENT	10-160-000-59040	41,350.00
TOTAL CITY HALL EXPENSE				73,653.98
TOTAL CITY HALL				73,653.98
GENERAL EXPENDITURES				
SUMMIT	SUMMIT SUPPLY CORP OF COLORADO	AQUA MATE SPRINKLER 400' HOSE	10-199-000-51525	500.00
TOTAL				500.00
TOTAL GENERAL EXPENDITURES				500.00
FIRE DEPARTMENT				
EXPENSE				
02005	BAY ELECTRONICS, INC.	PAGER	10-250-000-59055	548.00
PAULCONW	PAUL CONWAY SHIELDS	TURNOUT GEAR	10-250-000-59050	4,733.00
TOTAL EXPENSE				5,281.00
TOTAL FIRE DEPARTMENT				5,281.00
PARKS AND PLAYGROUNDS				
PARKS AND PLAYGROUNDS				
06580	FOTH AND VAN DYKE	PROJ MGMT-MEETINGS	10-510-000-59025	1,564.80
06580		GRANT ADMIN	10-510-000-59025	567.00
06580		DESIGN PROJ MGMT-MEETINGS	10-510-000-59025	1,319.70
06580		PERMITTING	10-510-000-59025	1,837.50
TOTAL PARKS AND PLAYGROUNDS				5,289.00
TOTAL PARKS AND PLAYGROUNDS				5,289.00
BALLFIELDS				
BALLFIELDS				
SUMMIT	SUMMIT SUPPLY CORP OF COLORADO	AQUA MATE SPRINKLER 400' HOSE	10-520-000-59070	2,505.75
TOTAL BALLFIELDS				2,505.75
TOTAL BALLFIELDS				2,505.75
TOTAL CAPITAL FUND				87,229.73

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INVOICES DUE ON/BEFORE 04/05/2022

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
CABLE TV				
CABLE TV / GENERAL				
CABLE TV / GENERAL				
MANN	MANN COMMUNICATIONS, LLC	04.5.22 CONTRACT	21-000-000-55015	5,361.25
TOTAL CABLE TV / GENERAL				5,361.25
TOTAL CABLE TV / GENERAL				5,361.25
TOTAL CABLE TV				5,361.25
TID #4 DISTRICT				
TID #4 DISTRICT				
TID #4 DISTRICT				
CEDARCO	CEDAR CORPORATION	WEST WFRT CONSULT THRU 2.19.22	28-340-000-58999	7,232.34
TOTAL TID #4 DISTRICT				7,232.34
TOTAL TID #4 DISTRICT				7,232.34
TOTAL TID #4 DISTRICT				7,232.34
SOLID WASTE ENTERPRISE				
SOLID WASTE ENTERPRISE FUND				
SOLID WASTE ENTERPRISE FUND				
04575	DOOR COUNTY HARDWARE	FASTENERS	60-000-000-53000	34.51
04696	DOOR COUNTY TREASURER	02/22 705.81 G DSL FUEL	60-000-000-51650	2,571.27
20725	T R COCHART TIRE CENTER	RECAPS	60-000-000-52850	812.00
ADVAUTO	GENERAL PARTS DISTRIBUTION LLC	HYDRAULIC FLUID	60-000-000-53000	101.18
ADVAUTO		ROTELLA T6 15W40	60-000-000-52050	206.01
ADVAUTO		OIL	60-000-000-53000	147.12
ADVAUTO		GREASE COUPLER	60-000-000-53000	11.39
ADVAUTO		LAMP	60-000-000-53000	46.74
ADVAUTO		STT LAMP	60-000-000-53000	93.48
GFLENVIR	GFL ENVIRONMENTAL, INC	CARDBOARD RECYCLING BIN	60-000-000-58350	619.02
TOTAL SOLID WASTE ENTERPRISE FUND				4,642.72
TOTAL SOLID WASTE ENTERPRISE FUND				4,642.72
TOTAL SOLID WASTE ENTERPRISE				4,642.72
COMPOST SITE ENTERPRISE FUND				
COMPOST SITE ENTERPRISE FUND				
COMPOST SITE ENTERPRISE FUND				
19880	STURGEON BAY UTILITIES	92 E MAPLE ST	64-000-000-58999	2.00
19880		1317 SHILOH RD	64-000-000-58999	2.00
19880		MARTIN PARK RESTROOM	64-000-000-58999	2.00
19880		421 MICHIGAN STREET	64-000-000-58999	10.00
19880		MEM FLD WARMING HOUSE	64-000-000-58999	6.00
19880		CITY GARAGE	64-000-000-58999	6.00
19880		GARLAND PARK	64-000-000-58999	2.00
19880		SUNSET CONSN CNTR	64-000-000-58999	6.00
19880		FRANK GRASSE SHELTER	64-000-000-58999	2.00
19880		OTUMBA PARK	64-000-000-58999	2.00

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INVOICES DUE ON/BEFORE 04/05/2022

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

COMPOST SITE ENTERPRISE FUND				
COMPOST SITE ENTERPRISE FUND				
COMPOST SITE ENTERPRISE FUND				
19880		W SIDE WARMING HOUSE	64-000-000-58999	2.00
19880		WS FIRE STATION	64-000-000-58999	6.00
19880		38 S NEENAH AVE PAVILLION	64-000-000-58999	2.00
19880		38S NEENAH AVE RESTROOM	64-000-000-58999	4.00
19880		W SIDE BALLFLD LTS	64-000-000-58999	4.00
19880		GIRLS LITTLE LEAGUE	64-000-000-58999	6.00
19880		DIVISION RD COMPOST SITE	64-000-000-56150	14.33
19880		FIRE DEPT TRAINING SITE	64-000-000-58999	2.00
19880		QUINCY ST BALLFLD	64-000-000-58999	6.00
19880		10 PENNSYLVANIA ST DOCK	64-000-000-58999	2.00
19880		92 E MAPLE STREET	64-000-000-58999	2.00
19880		1ST AVE MARINA/RESTROOM	64-000-000-58999	6.00
19880		KENTUCKY ST PRKING RAMP	64-000-000-58999	2.00
19880		KENTUCKY ST CITY MARINA	64-000-000-58999	6.00
19880		SIGN SHED	64-000-000-58999	2.00
19880		CHERRY BLOOM PRK	64-000-000-58999	2.00
TOTAL COMPOST SITE ENTERPRISE FUND				108.33
TOTAL COMPOST SITE ENTERPRISE FUND				108.33
TOTAL COMPOST SITE ENTERPRISE FUND				108.33
TOTAL ALL FUNDS				165,423.59

MANUAL CHECKS

North Shore Bank \$37,440.00
3/17/22
Check #90053
HRA - Nault
01-000-000-21532

Securian Financial Group Inc \$ 2,404.29
3/18/22
Check #90054
Life Insurance
01-000-000-21540

Superior Vision Insurance \$ 1,757.67
3/18/22
Check #90055
Vision Insurance
01-000-000-21540

Employee Benefits Corporation \$ 181.00
3/21/22
Check #90056
Flex Spending, COBRA, PEB
01-600-000-50510

TOTAL MANUAL CHECKS \$41,782.96

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INVOICES DUE ON/BEFORE 04/05/2022

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
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SUMMARY OF FUNDS:

GENERAL FUND	60,849.22 102,632.18
CAPITAL FUND	87,229.73
CABLE TV	5,361.25
TID #4 DISTRICT	7,232.34
SOLID WASTE ENTERPRISE	4,642.72
COMPOST SITE ENTERPRISE FUND	108.33
TOTAL --- ALL FUNDS	165,423.59 207,206.55

Jan Hill 3/29/2022
Alan Bacon 3/29/2022
Seth Williams 3/29/22

COMMON COUNCIL

March 15, 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 the agenda. Carried.

No one spoke during public comment.

Bacon/Wiederanders to approve following bills: General Fund - \$362,391.56, Capital Fund - \$2,048.93, Cable TV - \$39.57, TID #2 - \$131,583.33, TID #3 - \$22,095.00, TID #4 - \$41,942.73 and Solid Waste Enterprise Fund - \$19,490.11 for a grand total of \$579,591.23. Roll call: All voted aye. Carried.

Nault/Reeths to approve consent agenda:

- a. Approval of 3/1/22 regular Common Council minutes.
- b. Place the following minutes on file:
 - (1) Local Arts Board – 2/9/22
 - (2) Finance/Purchasing & Building Committee – 2/22/22
- c. Place the following report on file:
 - (1) Police Department Report – February 2022
- d. Consideration of: Approval of Beverage Operator licenses.
- e. Finance/Purchasing & Building Committee recommendation re: Approve the purchase of a new Bobcat S770 T4 skid steer from Bobcat Plus, DePere, WI in an amount not to exceed \$62,437.

Carried.

Reeths/Gustafson to confirm the following mayoral appointment:

STURGEON BAY DOOR COUNTY ECONOMIC DEVELOPMENT REVOLVING LOAN FUND

Roger Wood

Carried.

A public hearing regarding proposed amendments to Zoning Code, which is Chapter 20 of the Municipal Code – Sections 20.03, 20.08 through 20.24, and 20.27 was opened at 6:11 pm and declared closed at 6:12 pm. No one spoke during the public hearing.

RECOMMENDATION

We, the Finance/Purchasing & Building Committee, hereby recommend to approve the financial incentive parameters as presented for the Duquaine Development Sawyer Drive apartment project.

FINANCE/PURCHASING & BUILDING COMMITTEE

By: Helen Bacon, Chr.

Williams/Nault to approve. Discussion took place regarding using ARPA funds and extending the life of TID #1 by one year for financial incentives due to the property being located in the Town of Nasewaupee, that the property would be annexed after the first phase of construction and sanitary sewer and water were extended to the site, that there is potential for more units on the site in future phases, and the estimated cost of the units. Carried.

RECOMMENDATION

We, the Finance/Purchasing & Building Committee, hereby recommend to approve the offer of \$1.5 million in financial incentives to Premier Real Estate Management as a developer financed TID, subject to the creation of the TID for an apartment project.

FINANCE/PURCHASING & BUILDING COMMITTEE

By: Helen Bacon, Chr.

Bacon/Statz to approve. Discussion took place regarding that the development would be 96 higher end units with attached garages, that there would be financial incentives to make the project doable, subject to the creation of the TID. Carried.

The City Administrator gave his report.

The Mayor gave his report.

There was no need to go into closed session.

Wiederanders/Williams to adjourn. Carried. The meeting adjourned at 6:42 pm.

Respectfully submitted,

A handwritten signature in cursive script, reading "Stephanie L. Reinhardt".

Stephanie L. Reinhardt
City Clerk/HR Director

POLICE AND FIRE COMMISSION

October 21, 2021

A meeting of the Police and Fire Commission was called to order at 2:31 p.m. by Commission President Wayne Spritka in the Community Room at the Sturgeon Bay Municipal Building. **Roll Call:** Commissioner Poulton, Commissioner VanDyke, Commissioner Hurley, Commissioner Herdina and Commissioner Spritka were present. Also present from City Hall was Chief Henry, Chief Dietman and Assistant Chief Montevideo.

Moved by Commissioner Hurley, seconded by Commissioner Herdina to adopt the following agenda:

1. Call to Order
3. Adoption of Agenda
4. Approval of Minutes from September 21, 2021 Meeting
5. Discussion of: Draft Rules and Regulations
6. Convene in Closed Session in accordance with the following exemption:

Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. Wis. Stats. 19.85(1)(c)

- a. Consideration of: Interviews for the Firefighter Eligibility list

Move to reconvene in open session to take formal action upon preceding subject of closed session, if appropriate; or to conduct discussion or give further consideration where the subject is not appropriate for closed session consideration.

7. Reconvene in open session.
8. Approve an eligibility list for full-time Firefighter position
9. Set next meeting date
10. Adjourn.

All ayes. Carried.

Approval of Minutes:

Moved by Commissioner Herdina, seconded by Commissioner Poulton to approve the minutes from the September 21, 2021 meeting. All ayes. Carried.

Rules and Regulations

Work on the draft is progressing. Fire Department section will be separated out into part-time and full-time to make it more defined. Position descriptions will be referenced instead of included in the rules and regulations. Chief Dietman hopes to finish updates by mid-December; it will then get cleaned up and formatted so the guidelines are easier to obtain. Once the complete draft is ready for review, a copy will be sent to commission members and a review meeting will be scheduled.

Convene in Closed Session:

Moved by Commissioner VanDyke, seconded by Commissioner Hurley to convene in closed session. All ayes. Carried. Roll Call: Dave Poulton, Sandy Hurley, Michael VanDyke, Barb Herdina and Wayne Spritka were present.

Reconvene in Open Session:

Moved by Commissioner Herdina, seconded by Commissioner VanDyke to reconvene in open session. All ayes. Carried. Roll Call: Dave Poulton, Sandy Hurley, Michael VanDyke, Barb Herdina and Wayne Spritka were present.

Firefighter Eligibility List:

Moved by Commissioner Hurley, seconded by Commissioner Spritka to place, in alphabetical order, Anthony Moore, Dean Gordon and Kory Nell on an eligibility list for full-time firefighter for the period of one year. All ayes. Carried.

Next Meeting

TBD: No need to set a meeting at this time.

Adjourn: *Moved by Commissioner Poulton, seconded by Commissioner Herdina to adjourn. All ayes. Carried. Time of 4:28 p.m.*

Respectfully submitted,

A handwritten signature in cursive script that reads "Sarah Spude-Olson".

Sarah Spude-Olson
Office Manager

**Bicycle and Pedestrian Advisory Board Meeting Minutes
Monday, February 21, 2022**

The Bicycle and Pedestrian Advisory Board meeting was called to order at 4:05 p.m. by Chairperson Kirsten Reeths in 1st Floor Community Room, City Hall, 421 Michigan Street.

Roll Call: Members Chairperson Kirsten Reeths, Vice-Chairperson Chris Sullivan Robinson, Mike Marit, Brian Weiss, and Matt Young were present. Excused was Mark Smullen. Also present was Police Assistant Candy Jeanquart.

Adoption of agenda: Moved by Mr. Sullivan-Robinson, Seconded by Mr. Marit to adopt the following agenda:

1. Roll call.
 2. Approval of agenda.
 3. Approval of minutes from January 3, 2022.
 4. Public comment
 5. Discussion of: 2022 Bike Rodeo
 6. Discussion of: Sturgeon Bay Bike Master Plan
 7. Discussion of: Incorporate Road Runners of America
 8. Future agenda items
 9. Adjourn
- All in favor. Carried.

Approval of minutes from January 3, 2022: Moved by Ms. Reeths, Seconded by Mr. Sullivan-Robinson to approve the minutes from January 3, 2022. **All in favor. Carried.**

Public comment on non-agenda items: None.

Discussion of: 2022 Bike Rodeo: Ms. Reeths explained the new date for the event is May 14th, now need to set time and request committee to partake in the event. Ms. Reeths called Mr. Spencer Gustafson and placed him on speaker. Ms. Reeths asked Mr. Gustafson how many hours the event ran in the past, in which Mr. Gustafson indicated a couple hours. Mr. Gustafson one hour focused on bike inspection by Silent Sports Alliance. Mr. Gustafson believes the Community Fun Day no longer exists, so suggested providing more emergency vehicles at the event. Ms. Reeths suggested contacted the Sturgeon Bay Booster Club to provide food as a fundraiser. Ms. Gustafson stated the more you add to the event the bigger the turnout. Ms. Reeths suggested running the event from 10:00 am to 1:00 pm, which the committee agreed. Ms. Reeths will start working on a flyer. Mr. Marit questioned bike inspections and Ms. Reeths will look into that.

Discussion of: Sturgeon Bay Bike Master Plan: Ms. Reeths stated the last time the Master Plan was updated was February 2011. The Master Plan is broken out in 4 chapters. Mr. Sullivan-Robinson suggested having the committee review all the information and come up with notes. Mr. Sullivan-Robinson questioned if the changes should be done through a consultant and/or Park and Recreation Committee. Ms. Reeths suggested the committee review the Master Plan for recommendations and forward to Park and Recreation Committee. Ms. Reeths stated between this meeting and the next, the Bicycle and Pedestrian Committee review chapter 1 and return with any recommendations. The committee decided to review one chapter at a time.

Discussion of: Incorporate Road Runners of America: Mr. Weiss suggested using all the criteria for Bike Friendly status to apply for Road Runners of America. Ms. Reeths suggested getting an application mailed to start the process. Mr. Sullivan-Robinson advised having the process approved by administration and will talk with the Mayor. Ms. Reeths suggested bringing the information found to the next meeting.

Future agenda items:

- **Discussion of: 2022 Bike Rodeo**
- **Discussion of: Sturgeon Bay Bike Master Plan**
- **Discussion of: Map Update**

Move to adjourn. All in favor. Carried. Meeting adjourned at 4:35 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Candy Jeanquart".

Candy Jeanquart
Police Assistant

AESTHETIC DESIGN AND SITE PLAN REVIEW BOARD
Monday, February 21, 2022

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, Dave Augustson, Mark Struck, and Pam Jorns were present. Excused were Kelsey Fox and Cheryl Frank. Also present were Planner/Zoning Administrator Christopher Sullivan-Robinson, Community Development Director Marty Olejniczak, and Police Assistant Candy Jeanquart.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from December 13, 2021
4. Consideration of: Rogue Theater Building Design for DC Arts LLC located at 917 N 14th Avenue
5. Adjourn.

All ayes. Carried.

Approval of minutes from December 13, 2021: Moved by Ms. Jorns, Seconded by Mr. Burk to approve all the minutes. **All in favor. Carried.**

Consideration of: Rogue Theater Building Design for DC Arts LLC located at 917 N 14th Avenue: Presenter, Mr. Stuart Champeau, started off by explaining changed the front of building with vinyl shank, brick prep and cornerstone front. The colors of the steel are tan and antique bronze to go along with the Maritime Hotel and ADR Building. As for landscaping, plan on matching the Maritime with decorative cedars that are narrow and tall. There will be down lighting in the front of the building and down the side of the building. There will be two light poles in the parking area with lighting also. The building was designed by the presenter and his wife due to funding.

Ms. Jorns indicated the new updates makes it look less like a metal building. Mr. Augustson requested siding colors and samples, which Mr. Champeau presented what he had. Mr. Augustson questioned the material in the picture provided being stone or vinyl and having exposed fasteners. Mr. Champeau explained it was quarter stone with the shacks being vinyl. Mr. Champeau explained for cost its 29-gauge steel with exposed fasteners. Mr. Augustson indicated 29-gauge steel is ag steel which dents easier, concerned for the looks of the building in years to come. Mr. Champeau indicated there is a lifetime warranty. Will have a state approved plan done, however that it taking roughly 8 weeks so wanted to get an approved plan first.

Mr. Augustson stated the building is very tall and the sides of the building are pretty much empty, so questioned the landscaping and how many trees. Mr. Champeau indicated he is working with a landscaper to give him an idea how many trees. Mr. Champeau stated he likes the cluster of trees Maritime currently has. Mr. Augustson asked Mr. Champeau if the landscaping plan will be presented in the near future along with a lighting plan, Mr. Champeau confirmed. Mr. Augustson stated if light poles are going in the parking lot need to confirm the lighting for neighbors. Presenter, Ms. Lola Devillers, stated the intentions are to mimic the lighting Maritime Hotel currently has in place with the same down lighting. Mr. Struck indicated the committee needs to see a plan. Mr. Sullivan-Robinson indicated the lighting, signage, and landscaping will need to come back to the committee in the future, only looking at the building for approval. Mr. Wiesner expressed this is a pole building which is long and tall, unsure what landscaping is going to look like or add to the building without a visual plan. Mr. Wiesner suggested adding more color or trees to help hide come of the building and break it up. Mr. Champeau requested a landscaping recommendation to provide to the landscaper, Dave Berkin. Mr. Wiesner stated the downfall of adding a large number of trees will take away from parking. Mr. Champeau stated the parking lot design was updated angling the parking spots to accommodate another 6-8 feet for landscaping. Mr. Struck stated try to shy away from metal buildings and

suggesting, bringing the bronze wayne's coating higher up the building to divide the building in half. Mr. Wiesner questioned raising to six feet with the wayne's coating instead of 3 feet. Mr. Burk questioned if the sides of the building are visible to those driving by on 14th and it was confirmed. Ms. Devillers stated 14th is not a high traffic area like Egg Harbor Road, Mr. Wiesner disagreed indicating one of the well-traveled areas. Ms. Jorns questioned if any landscaping is on the lot line between Maritime and their property, Ms. Devillers explained the only trees behind the property nothing in-between. Mr. Struck suggested making the rest of the building all bronze and adding trees to hide the building and leaving the front, as the front of the building is what should stand out. Mr. Champeau disagreed as his experience with past buildings, one color buildings aren't attractive. Mr. Champeau indicated at this time cannot change the materials on the building due to being ordered, if they were to change would be costly. Mr. Wiesner stated procedure is to get approved before ordering materials.

Mr. Burk made a motion to accept as presented with adding landscaping to soften the building. Seconded by Ms. Jorns. Ms. Jorns and Mr. Burk in favor: Mr. Wiesner, Mr. Augustson, and Mr. Struck opposed. Motion denied.

Mr. Wiesner asked the committee if another motion wanted to be made. Mr. Olejniczak explained there are a few options; approve with additions, rejected with direction, or table for the other members of the committee to be present on voting.

Mr. Augustson wanted clarification the stone is real, not vinyl. Mr. Champeau verified its cornerstone brink, not stacked brick. Mr. Augustson questioned not a masonry doing the stone, Mr. Champeau indicated no. Mr. Augustson suggested on the outside corners adding antique bronze accent panels, Mr. Champeau agreed. Mr. Augustson suggested the stone being darker than the upper shingles, Ms. Devillers will research different stone.

Mr. Burk made a motion to accept as presented upon approval of landscaping plan to soften the building side walls along with a lighting plan and signage. Seconded by Ms. Jorns. Mr. Augustson made an amendment to add the corner details as drawn by Dave Augustson and darker stone to be approved by the Chairman. Seconded by Mr. Struck. All in favor. Carried.

Adjourn: Moved by Ms. Jorns, seconded by Mr. Burk to adjourn. All ayes. Carried. The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Candy Jeanquart

Candy Jeanquart
Police Assistant

FINANCE/PURCHASING & BUILDING COMMITTEE
March 8, 2022

A meeting of the Finance/Purchasing & Building Committee was called to order at 4:00 pm by Chairperson Bacon in the Council Chambers, City Hall. Roll call: Alderpersons Bacon, Wiederanders and Williams were present. Also present: Mayor Ward, City Administrator VanLieshout, City Treasurer/Finance Director Clarizio, Municipal Services Director Barker, Community Development Director Olejniczak, and Office Accounting Assistant II Metzger.

A motion was made by Alderperson Williams, seconded by Alderperson Wiederanders to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Public comment on agenda items and other issues related to finance & purchasing.
4. Consideration of: Award Bid for a Water Weed Shore Conveyor.
5. Consideration of: Award of Bid for an ADA Accessible Kayak Launch.
6. Consideration of: Wisconsin Sea Grant-Public Art Installation.
7. Consideration of: Crossroads at Big Creek-Partnership/Easement.
8. Consideration of: Financial Incentives Pre-3 Development-Apartment Project Wallace Parcel.
9. Convene in closed session in accordance with the following exemptions:
 - Deliberating or negotiating the purchasing of public properties, the investing of public funds, or
 - conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Wis. Stats. 19.85(1)(e)
 - a. Consideration of: Financial Incentives Pre-3 Development- Apartment Project Wallace Parcel.
 - Move to reconvene in open session to take formal action upon preceding subject of closed session, if appropriate; or to conduct discussion or give further consideration where the subject is not appropriate for closed session consideration. The Committee may adjourn in closed session.
10. Review bills.
11. Adjourn.

Carried.

No one spoke during public comment on agenda items and other issues related to finance & purchasing.

Consideration of: Award Bid for a Water Weed Shore Conveyor:

Municipal Service Director Barker presented the following two bids for the purchase of a water weed shore conveyor. The 2022 capital budget allocated \$60,000 for this purchase. Inland Lake Harvesters was the lowest bid at \$49,950.

Inland Lake Harvesters, Burlington WI
 (1) New ILD HD
 Conveyor Price \$49,950.00

Aquarius Systems, North Prairie WI
 (1) New Aquarius S/C 34
 Conveyor Price \$58,450.00

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to 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.

Consideration of: Award Bid for an ADA Accessible Kayak Launch:

Municipal Service Director Barker presented the one bid received for an ADA accessible kayak launch. The 2022 capital budget allocated \$33,000 for this purchase. Since the quote provided in 2021 the cost has increased. Mr. Barker stated there is a grant available for \$17,000 but until the funds are received to cover the budget overage of \$5,276.25, he is requesting to transfer the funds from 10-400-000-59060 to 10-550-000-59999.

DC Docks and Boat Lifts, Sturgeon Bay WI

Dock Price: \$ 38,276.25

Options to set up onsite: \$ 4,500.00

Moved by Alderperson Wiederanders, seconded by Alderperson Williams to recommend to Common Council to approve the purchase of 1 ADA accessible kayak launch from DC Docks and 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 Carried.

Consideration of: Wisconsin Sea Grant-Public Art Installation.

City Administrator Van Lieshout stated Wisconsin Sea Grant has selected the City of Sturgeon Bay to display an art piece on City Hall in celebration of their 50 years of service. The City will have the opportunity to approve the design that will be installed at City Hall above the entrance attached to the upper balcony facade facing Market Square parking lot. Alderperson Bacon added that Sea Grant is willing to spend \$15,000 on the art piece. She will sit on the selection committee for the artists and design.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to move forward and continue the relationship with Wisconsin Sea Grant. Carried.

Consideration of: Crossroads at Big Creek-Partnership/Easement Request:

Laurel Hauser, Crossroads Executive Director explained that the past 2 years Crossroads has been actively working on the ecological restoration of the Big Creek Corridor, removing invasive species, planting native species to create habitat for wildlife and improve visitor experience. Ms. Hauser stated they would like to extend restoration on a portion of the land used by the City for snow storage. She is proposing Crossroads and the City enter into a partnership. The City would retain ownership of the snow storage property, Crossroads would sign an easement agreement with terms suitable to both parties drafted per the City Attorney. Municipal Services Director Barker commented the parcel has ample room for continued snow storage without conflicting with Crossroads plans.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to approve the easement with Crossroads at Big Creek for parcel # 281-68-04001501B. Carried.

Consideration of: Financial Incentives Pre-3 Development-Apartment Project Wallace Parcel:

Community Development Director Olejniczak commented that Staff was authorized to consider financial incentives to projects that were struggling for various reasons. The Wallace parcel has an offer to the site, located between Duluth Ave and Target, but the developers have struggled with the

financials due to rising construction costs. The developer Premier Real Estate Management (Pre-3) approached the City for financial assistance for a proposed housing development.

Jared Schmidt of Robert E. Lee & Associates explained Pre-3 is proposing a 96 unit housing development of market rate rent apartments that are focused towards renters earning \$15-\$20 per hour. He stated the construction costs, supply chain issues, and the high bedrock on the site have presented challenges to manage costs and still keep the units affordable.

After Alderperson Bacon announced the statutory basis, it was moved by Alderperson Bacon, seconded by Alderperson Williams to convene in closed session. Roll call: Alderpersons Bacon, Wiederanders and Williams voted aye. Carried. The meeting moved into closed session at 4:34 pm. The meeting reconvened at 4:57pm.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to approve the offer of \$1.5 million in financial incentives to Premier Real Estate Management as a developer financed TID, subject to the creation of the TID for an apartment project. Carried.

Review bills

Moved by Alderperson Wiederanders, seconded by Alderperson Williams to approve the bills as presented and forward to the Common Council for payment. Carried.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to adjourn. Carried. The meeting 5:02pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Tricia Metzger', written over a horizontal line.

Tricia Metzger

CITY OF STURGEON BAY
LOCAL ARTS BOARD MEETING
Wednesday, March 9, 2022
Council Chambers, City Hall, 421 Michigan Street
8:30 A.M.

A meeting of the Local Arts Board was called to order at 8:30 A.M., by Chairperson/Ald. Helen Bacon in Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members present were Ald. Helen Bacon, Claire Morkin, Margaret Lockwood and melaniejane. Stephanie Trenchard was excused. Also present were Director of Municipal Services Mike Barker, Administrative Assistant Suzanne Miller and Municipal Services Secretary Patty Quinn. City Administrator Josh VanLieshout joined the meeting at 8:40 A.M., leaving at 9:35 A.M.

Adoption of the Agenda: Moved by Ms. Morkin and seconded by Ms. melaniejane to adopt the agenda.

1. Roll Call
2. Adoption of the agenda
3. Review of Minutes from February 9, 2022
4. Chair's report
5. Public comment on agenda items
6. Open Forum for Creative Ideas
7. Introduction to Miller Art Center
8. Discussion on paying stipends to artists
9. Adjourn

All in favor. Carried.

Review of Minutes from February 9, 2022: No comments.

Chair's report: An update was given on the recent press release for the Call for Creative Ideas. Thanks to Ms. melaniejane for writing it and submitting it.

More details were provided on the Wisconsin Sea Grant mural that was recently approved by the City's Finance committee. The City is waiting for a statewide call to artists and a formal agreement. The project will also be required to come before the City's Local Arts Board and the Joint Parks and Recreation Committee/Board as the art will be on public property.

Public comment on agenda items: No comments.

Open Forum for Creative Ideas: Present and speaking were the following:

Beth Lokken of 107 S. 4th Avenue. Beth presented a poster of a past chalking event that will be renamed to "Chalk the Door" in 2022 that will be held in the last of week of July, and the theme will be "Inland Seas". All the Door County Library locations will be participating in an effort to expand the event beyond the City. Beth asked for help from the board in promoting it.

Tori Martinez of 301 S. Hudson Avenue is the daughter of the founder of the Art Garage in Green Bay. She has many ideas for creativity for the City and likes getting the community involved.

Cathy Grier of 153 S. 3rd Avenue brought forward the idea of working with high school students, their art teachers and the community to decorate the chain link fence that is currently surrounding the Butch's Bar site in an effort to provide emotional support to those passing by. It was mentioned that the fence is temporary and was erected by the insurance company for the duration of their investigation, and may come down soon. Decorating the fence with art is something that can be organized quickly and people in the room offered to donate money and art supplies. Cathy offered to follow up with the insurance adjuster on the exact plan for the fence and to call the property owners. She is also willing to come back to the next meeting to provide an update.

Hans Christian of 330 N. 3rd Avenue would like to see the board get involved with the 3rd Avenue beautification project. He spoke on spots for visual arts in that area that he identified and the possibilities for fabricated metal art and sites for murals. Hans also spoke on the Red Oak Winery building and he would like to see improvements. Various questions were asked by the board and the chair will be reaching out to the shipyard representative to invite them to come to the next meeting to discuss the beautification plans for this year and going forward.

Jacob Janssen of 239 N. 3rd Ave., is the new Artistic Director at TAP, and is interested in developing an audio experience with a "walking" play accessible on a smart phone. It would focus on the people, history and the many stories surrounding 3rd Avenue and the City. The hardest aspects of such a project is the funding and all the signage needed but grant money may be available to help with these. Jacob will be introduced to several people in the City already spending time on researching 3rd Avenue businesses and their history. He also wants to work with the Miller Art Center, Destination Sturgeon Bay and the Maritime Museum in developing and promoting this project.

Meghan Hanson of 41 W. Maple Street indicated that she has a good understanding of local art but would like the City to expand and look more to the future by talking to artists on a national basis and not just statewide. She described several city-wide art projects that she experienced when living in another state. There were art campuses and she will forward more information on those to the board. Also, she spoke about art shanties – small galleries that attracted many visitors.

Claire Erickson of 41 S. 3rd Avenue is a mural artist. She presented details of a mural event she was involved with in Green Bay, on buildings off of Broadway Avenue, that was funded through grants. Claire would like to see the City do something similar and she offered to take the lead on this if the board could help to support and promote it. The question was raised on any City ordinances on murals but currently, there aren't any. Businesses have been stepping forward wanting murals on their buildings and a list will be started on those reaching out. Claire provided details on the mural event in Green Bay such as how artists got chosen to be a part of the event.

Tony Menzer of 311 Pennsylvania Street is an artist who worked with clay for many years. He described a particular clay project where anyone that wants to participate takes a wet chunk of clay and creates their "story" on it. All the clay bricks are fired in a kiln and are then fashioned to make a mural for display in places such as nursing homes, hospitals, schools or just about anywhere. Tony will call an artist that he has worked with in the past to get more details.

Marie Kimball of 4400 Hwy. 57 is the Miller Art Center outreach coordinator. She feels a mural festival should take place in Sturgeon Bay and suggested hosting a forum to pursue this which would be a way to move forward without the need for funding. Ongoing festivals would provide urban living transformation since the murals would be painted over year to year and would help artists with promotion and exposure.

Introduction to Miller Art Center: As the board looks to collaborate with organizations within the City, Beth Meissner-Gigstead, Executive Director at the Miller Art Center, spoke about its history and its founders. Their current collection is mainly Wisconsin artists with about 1,500 pieces. Only a small

percentage of those are now being displayed because there's a great need to expand. The MAC is looking for space. There haven't been any updates since 1975 when the Miller was originally built. They have a desire to be a bigger part of the community and to attracting younger people. They have existing concept drawings for developing a cultural center. The current ownership of the library/Miller building was explained and that the City and County own 50/50. The Miller is currently working on discussing its future with the City.

Discussion on paying stipends to artists: This agenda item was tabled as Administrator VanLieshout was needed in a different meeting.

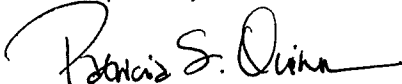
Possible Items for next month's agenda:

- Discussion on budgeting and paying stipends to artists
- Discussion on the 3rd Avenue beautification project with Fincantieri Shipbuilding Company
- Discussion on planning a possible mural event/festival
- Discussion and update with Cathy Grier regarding Butch's Bar fencing
- Rescheduling the June 8th meeting

Next Meeting Date: Wednesday, April 20, 2022 @ 8:30 A.M. – Council Chambers, City Hall.

Motion to adjourn by Ms. melaniejane and seconded by Ms. Morkin. All in favor. Carried. Meeting adjourned at 10:24 A.M.

Respectfully submitted,



Patricia S. Quinn
Municipal Services Secretary

7b6.

7b6.

Ad Hoc NERR Advisory Committee
March 11, 2022

A meeting of the Ad Hoc NERR Advisory Committee was not held due to lack of quorum.

Respectfully submitted,



Laurie Spittlemeister,
Deputy Clerk/Treasurer

**Bicycle and Pedestrian Advisory Board Meeting Minutes
Monday, March 14, 2022**

The Bicycle and Pedestrian Advisory Board meeting was called to order at 4:02 p.m. by Chairperson Kirsten Reeths in 1st Floor Community Room, City Hall, 421 Michigan Street.

Roll Call: Members Chairperson Kirsten Reeths, Vice-Chairperson Chris Sullivan Robinson, Mike Marit, and Matt Young were present. Excused was Mark Smullen. Absent was Brian Weiss. Also present were Police Assistant Candy Jeanquart and Joe Neuville.

Adoption of agenda: Moved by Mr. Sullivan-Robinson, Seconded by Mr. Marit to adopt the following agenda:

1. Roll call.
 2. Approval of agenda.
 3. Approval of minutes from February 21, 2022.
 4. Public comment
 5. Discussion of: May 2022 Bike Rodeo
 6. Discussion of: Sturgeon Bay Bike Master Plan – Chapter 1
 7. Future agenda items
 8. Adjourn
- All in favor. Carried.

Approval of minutes from February 21, 2022: Moved by Ms. Reeths, Seconded by Mr. Sullivan-Robinson to approve the minutes from February 21, 2022. **All in favor. Carried.**

Public comment on non-agenda items: None.

Discussion of: May 2022 Bike Rodeo: Ms. Reeths met with Mr. Spencer Gustafson and determined the rodeo will be held at Market Square. Ms. Reeths stated Mr. Gustafson requested the Bicycle and Pedestrian Committee assist at the event. The event will start at the Michigan Street entrance. Ms. Reeths received confirmation the Fire Department and Police Department will be joining along with vendors, just waiting to hear from EMS and Sturgeon Bay Booster Club. Also reached out to Culver's regarding a custard tokens for the youth. Mr. Joe Neuville indicated in the past Dairy Queen provided dilly bar tokens as long as a 501C number was provided, Ms. Reeths asked if that was available and Mr. Sullivan-Robinson confirmed. Ms. Reeths started the letter that will be distribute with receiving some more logos to add on the bottom. There will be two sessions with Kindergarten – 3rd grade at 10:00 am and additional 3rd grade through older at 11:30 am going until 1:30 pm. The first session is welcomed to stay during the second session to visit the vendors. Ms. Reeths spoke with Police Chief Henry who indicated a Community Service Office will be able to assist and possibly one other. Ms. Reeths will talk with Municipal Services in regards to getting cones and chalker. Ms. Reeths indicated the Bass Tournament is the same weekend and will talk to the Police Department about having third shift place up barricades the night before to avoid parking issues in Market Square. Mr. Marit asked if there needs to be a sign up for the event and Ms. Reeths spoke with Mr. Gustafson on that indicating not needed due to decent size groups in the past.

Ms. Reeths indicated besides being a Bike Rodeo will also be a Community Day where the general public can attend to visit the vendors and First Responders. Mr. Gustafson drew up a layout of the event which Ms. Reeths showed the committee. Mr. Marit questioned if there was a stand map / layout of events like this which Ms. Reeths was unsure. Mr. Marit asked when the flyer with the letter and map of event will be distributed and Ms. Reeths indicated will provide an updated one at the next meeting, then will be distributed to the school and media.

Discussion of: Sturgeon Bay Bike Master Plan – Chapter 1: Ms. Reeths confirmed the committee members received a copy of the master plan, those attending confirmed. Mr. Sullivan-Robinson stated the copies they have are missing the addendum documents from comparing to the online document. Ms. Reeths requested the missing documents be provided to the committee at the next meeting.

Ms. Reeths stated after reviewing the master plan which were last updated in 2011, questioning accuracy of the information to present information and if it pertains to the committee. Ms. Reeths questioned if the committee should still review the master plan or have a consultant redo the plan since it was originally done by one. Mr. Sullivan-Robinson stated he reviewed chapter 1 and the documents are based off reports from early 1990's or 2000's, so the hope is there is newer reports to base new information off of to revise the plan. Mr. Sullivan-Robinson also suggested verifying the data they used is still accurate. Ms. Reeths questioned having a consultant redo the whole master plan and Mr. Sullivan Robinson agreed it's an option with recommending to council as a budget item to hire someone out. Mr. Sullivan-Robinson will contact Regional Planning Commissions of NE Wisconsin to get an estimate. Ms. Reeths expressed the consultant is the better option for updating the master plan with their expertise and all the changes since 2011. Mr. Sullivan-Robinson suggested a consultant for the scripted portion of the plan with the committee still reviewing and providing feedback for the hopes and concerns portion. Ms. Reeths asked the committee what direction they should go with the master plan. Mr. Young agrees with asking for professional assistance. Mr. Marit agrees with assistance since the original was produced by a professional firm and seems more complicated to edit. Mr. Marit asked what the purpose of the master plan is and who uses it. Mr. Sullivan-Robinson explained Parking and Traffic along with Parking and Recreation are committees that use the master plan. Mr. Young stated the committees utilize the plan for decisions making and then enforce with the community.

Ms. Reeths stated Mr. Marit has been updating the bike route map which can be added to the master plan. Mr. Marit distributed the updated map indicating the road names are bigger and asking for any other suggestions for changes. Mr. Young suggested adding the hospital along with urgent care facilities. Ms. Reeths suggested public restrooms and the new bike station kits. Suggested adding the bike shops, Mr. Sullivan-Robinson stated then Wal-Mart and Target would need to be added also. Ms. Reeths suggested just listing bike supply references on the bottom of the map. Ms. Reeths stated Mr. Marit will update the map with current suggestions and bring back to the next meeting.

Ms. Reeths will place a recommendation on the agenda for Parking and Traffic to update the Bike Master Plan with a consultant. Ms. Reeths indicated the next Parking and Traffic meeting is the last Monday of the month.

Future agenda items:

- **Discussion of: May 2022 Bike Rodeo**

Move to adjourn. All in favor. Carried. Meeting adjourned at 4:45 p.m.

Respectfully submitted,



Candy Jeanquart
Police Assistant

AESTHETIC DESIGN AND SITE PLAN REVIEW BOARD
Monday, March 14, 2022

The Aesthetic Design and Site Plan Review Board meeting was called to order at 6:03 p.m. by Chairperson Rick Wiesner in the Council Chambers, City Hall, 421 Michigan Street.

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

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 February 21, 2022
4. Consideration of: Development plans for Green Bay & Duluth LLC located at 911 Green Bay Road
5. Adjourn.

All ayes. Carried.

Approval of minutes from February 21, 2022: Moved by Ms. Jorns, Seconded by Mr. Burk to approve all the minutes. **All in favor. Carried.**

Consideration of: Development plans for Green Bay & Duluth LLC located at 911 Green Bay Road: Mr. Sullivan-Robinson explained this is a design / development package for the former Woldts Corner property. Existing site contains Woldts building along with several cottages and one larger cottage considered a dwelling. The plan is to remove the existing buildings and construct a new building containing three tenant spaces. The new building is 75 ft x 80 ft and 19 feet tall with a 42-car parking lot. One of the commercial spaces will contain a drive-thru facility.

Mr. Sullivan-Robinson explained the project exceeding the 70% maximum impervious surface allowance, as they are proposing 89.22% and will need a variance from the Zoning Board of Appeals. In addition, a variance is needed for the location for the ground sign shown at the north east corner of the property. Signage is required to have a five-foot separation from the lot line and the design is showing at the lot line. The third variance needed for two parking spaces which encroach the required five-foot separation. These are all things this committee will review from a design stand point.

Mr. Richard Robinson explained Starbucks is the anchor tenant and requires a standard exterior design. They have a prototype, which this design represents one of three color pallet options given by Starbucks. Mr. Robinson chose color pallet C, which he thought was the best of the three options and there is some flexibility, however any changes need to be approved by Starbucks. One thing Starbucks likes to see with landscaping is native plants and the majority of the plants are native besides the five crabapple trees along Duluth Avenue.

Mr. Wiesner questioned exceeding the 70% impervious surface allowance asking if 89.22% is for parking spots for the building. Mr. Robinson indicated Starbucks required 42 parking spaces and indicated there is an encroachment on the west boundary where the current parking lot goes over the property line and that will all be torn apart, so now paved area will be narrow strip taking impervious to pervious. Mr. Robinson stated another area similar is along Green Bay Road will be removing an extra wide curb pit and replaced with a narrow apron. Mr. Robinson questioned the 89.22% being only on the commercial lot and not the residential lot, which will be taking a 1.43-acre lot and dividing into two lots and selling the other lot with the house. The blended ratio is 73-74% with the residential lot. Mr. Robinson stated he doesn't believe those are reflected as credit towards the 89.22%. Mr. Wiesner questions the storm water management in that area, Mr. Shefchik stated the project is proposing their own underground tanks on the site.

Mr. Augustson questioned 42 parking spots is what they are requiring and what the cities requirements are. Mr. Sullivan-Robinson indicated the city code is 1 per 200 square feet of service area of the building not including bathroom, storage, and office area. The maximum based on the plan would be 34 parking spaces.

Mr. Augustson questioned if a fence is being proposed on the back-property line of the northerly lot. Mr. Robinson confirmed they are proposing a fence but have considered evergreens as well. The details are not final however the fence would be opaque fencing. Mr. Wiesner stated high traffic around the building with lights shining toward the direction of the house being there; how to design a divider to avoid being a nuisance. Mr. Robinson suggested a higher curb along that edge to protect the fence. Mr. Wiesner is requesting a design tall enough to block the lighting from the vehicle traffic. Mr. Augustson suggested landscaping over fencing. Mr. Wiesner questioned the fence ordinance, Mr. Sullivan-Robinson stated overall body of the fence cannot be over 8 feet tall and posts over 9 feet tall.

Discussion of sidewalks, Mr. Wiesner indicated there is no sidewalk in front of Lamperts and ends prior to Jim Olson dealership. Mr. Shefchik stated when Duluth Avenue was completed, Department of Transportation required the sidewalks to stop due to no accommodations on the other side of the highway. Mr. Shefchik envisions the sidewalk to extend to the Justice Center in the future as pedestrian traffic has increased in that area. Mr. Shefchik recommended revising the design to include an option for accommodating a future sidewalk. Mr. Shefchik stated if the city installs the sidewalk the cost would get a special assessment. Mr. Robinson questioned if the sidewalk was put in at a later date who is responsible for the cost. Mr. Shefchik believed it would be a special assessment; however, he would need to check with the county and city due to being a county highway. Mr. Robinson stated ideally would like to have the trees and the sidewalk. Mr. Olejniczak stated landscaping needs to be consider by the County Highway Commissioner, Thad Ash, anticipating future sidewalk. Ms. Fox questioned the required number of trees per spaces and Mr. Sullivan-Robinson indicated 7 trees are required. Mr. Robinson would like to see the sidewalk go to the Duluth curb with wider landscaping island for the trees. Mr. Shefchik stated to watch the curbing along the driveway. Mr. Olejniczak explained that will make snow removal more difficult. Mr. Shefchik stated the one drive lane on the west side of the property shows 28 feet and seems wide, that could be reduced 4 feet potentially. Mr. Robinson indicated that is Starbucks requirements for individuals to be able to back out of the angled parking spaces. Mr. Olejniczak stated the bypass lane could also be reduced. Mr. Robinson can talk with Starbucks as their standard is 12 feet and will request 10 feet.

Mr. Wiesner stated no actual sign to approve, only the structure and Mr. Sullivan-Robinson confirmed as they will come back at a later date. Mr. Augustson question the sign being in the middle of the lot. Mr. Sullivan-Robinson stated that is the existing sign which is being removed and the new sign will be on the corner. Ms. Jorns ask what material the structure is made of and Mr. Sullivan-Robinson confirmed metal. Ms. Jorns asked if the signs are lit up and Mr. Robinson stated they are internally lit. Mr. Sullivan-Robinson indicated Sturgeon Bay Utilities is requesting more separation pushing the sign west from the utility line, typically encourage a 15-20-foot separation. Mr. Robinson stated will move it west for safety reason. Mr. Wiesner asked if final placement will be determined after working with Sturgeon Bay Utilities and Mr. Robinson confirmed.

Mr. Shefchik asked if on the southwest side of the residential site, will the driveway get removed and replaced with grass. Mr. Robinson confirmed and expressed would be another potential credit towards the impervious surface allowance. Mr. Robinson stated will contact Bauhuin Surveying to get new calculations.

Mr. Robinson stated there will be a landlord closet in the building to maintain site lighting. The closet will also have a ladder to get access to the roof.

Mr. Shefchik asked if the commercial building will be sprinklered. Mr. Robinson indicated no and Mr. Dave Phillips added there is firewall instead of sprinkler due to the building design. Mr. Shefchik stated he wanted to confirm due to only one water line going to the building.

Mr. Augustson asked how many light poles in the parking. Mr. Phillips explained five light poles with one in front middle, one on the right, one on the small island shining out for the drive thru, and two in the back with one shining in the corner and one shining at the dumpster area. Mr. Augustson asked if the up-down

lighting with sconces are just decorative lighting on the building and Mr. Phillips confirmed. Mr. Robinson explained Starbucks requirements is every square foot of the site has a minimum of 1.5-foot candles of lighting. Mr. Robinson asked was the requirement is in the city for lighting and Mr. Sullivan-Robinson explained no requirement besides being downward-directed and contained within the property. Mr. Augustson stated preferably LED too.

Mr. Wiesner made a motion to accept as presented with altering plan to include a future sidewalk, detail on back fence, final location for sign in agreement with Sturgeon Bay Utilities, final detail on back fence for vegetation, detailed design of back residential property cleaned up showing driveway removed, and bypass lane reviewed. Seconded by Mr. Burk. All in favor. Carried.

Adjourn: Moved by Ms. Jorns, seconded by Mr. Augustson to adjourn. All ayes. Carried. The meeting adjourned at 7:17 p.m.

Respectfully submitted,


Candy Jeanquart
Police Assistant

PERSONNEL COMMITTEE
March 17, 2022

A meeting of the Personnel Committee was called to order by Chair Williams at 2:02 p.m. in the Council Chambers. Roll call: Members Williams, Gustafson, and Statz were present.

Statz/Gustafson to adopt the following agenda:

1. Call to order.
2. Roll call.
3. Adoption of agenda.
4. Consideration of: Part time Firefighter leave of absence request.
5. Consideration of: Additional Vacation Carryover request from Fire Chief.
6. Convene in closed session in accordance with the following exemption:
Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Wis. Stats. 19.85(1)(e)
Consideration of: Collective bargaining.
Move to reconvene in open session to take formal action upon preceding subject of closed session, if appropriate; or to conduct discussion or give further consideration where the subject is not appropriate for closed session consideration. The Committee may adjourn in closed session
7. Adjourn.

Carried.

Fire Chief Dietman summarized the request from Part Time Firefighter Bogdan starting March 21, 2022 until May 31, 2022 for the purpose of assisting with humanitarian efforts in his home country of Ukraine. Statz/Gustafson to approve. Carried.

Fire Chief Dietman summarized his request for vacation carryover of an additional 70.5 hours to be used by June 30, 2022 or it will be forfeited. Gustafson/Statz to approve. Carried.

After the Chair announced the statutory basis, Statz/Gustafson to convene in closed session in accordance with the following exemption: Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Wis. Stats. 19.85(1)(e) Consideration of: Collective bargaining. Move to reconvene in open session to take formal action upon preceding subject of closed session, if appropriate; or to conduct discussion or give further consideration where the subject is not appropriate for closed session consideration. The Committee may adjourn in closed session. Roll call. All voted aye. Carried.

The Committee adjourned into closed session at 2:09 p.m. The meeting adjourned at 2:45 p.m.

Respectfully submitted,


Stephanie L. Reinhardt
City Clerk/HR Director

**Parking & Traffic
March 28, 2022**

A meeting of the Parking & Traffic Committee was called to order at 4:33 p.m. by Chairperson Reeths in Council Chambers, City Hall, 421 Michigan Street.

Members Kirsten Reeths and Spencer Gustafson were present. Member Dennis Statz was absent. Also present: Municipal Services Director Mike Barker, City Engineer Chad Shefchik, City Administrator Josh VanLieshout and Municipal Services Assistant Colleen DeGrave.

Moved by Ald. Reeths, seconded by Ald. Gustafson to adopt the following agenda:

1. **Roll call.**
2. **Adoption of agenda.**
3. **Approval of minutes from January 24, 2022.**
4. **Public comment.**
5. **Consideration of: Recommendation from Bike & Pedestrian Committee to have Baylake Regional Planning Commission revise the City of Sturgeon Bay Bike Master Plan.**
6. **Discussion of: Speeding concerns on N. 18th Avenue between Michigan Street and Florida Street.**
7. **Adjourn.**

All in favor. Carried.

Moved by Ald. Reeths, seconded by Ald. Gustafson to approve the minutes from January 24, 2022. All in favor. Carried.

Public comment.

Chris Kellems, 120 Alabama St. spoke.

Consideration of: Recommendation from Bike & Pedestrian Committee to have Baylake Regional Planning Commission revise the City of Sturgeon Bay Bike Master Plan. Ald. Reeths explained the Bike & Pedestrian Committee had reviewed each chapter of the previous Master Bike Plan, and it was decided that it was a bigger project than the Committee had time for, and that possibly they should have someone take a look at the plan. She stated the plan needs to be redone so that it better fits the City of Sturgeon Bay, since things have changed since the last plan was created.

Moved by Ald. Gustafson, seconded by Ald. Reeths to approve item #5 on the agenda. More discussion took place. Motion failed.

Discussion took place on whether to have Baylake Regional look at the master plan, or if things could be looked at by the City first. Ald. Reeths and Ald. Gustafson agreed that a few options that could be explored first would be getting more information out to the public, such as where to get a bike fixed and where the bike toolkits can be found, ways to make biking safer in the City and making roads more accessible for biking. They asked City Administrator Josh VanLieshout if a quote from Baylake Regional could be obtained before deciding.

Moved by Ald. Reeths, seconded by Ald. Gustafson to table having Baylake Regional revise the Bike Master Plan until a quote for that is obtained. All in favor. Motion carried.

Discussion of: Speeding concerns on N. 18th Avenue between Michigan Street and Florida Street. Ald. Reeths stated this issue had been brought up by residents of that area to her, the City Engineer and the City Administrator. City Engineer Shefchik said since the completion of the 2021 mill and pave project on N. 18th Avenue between Michigan Street and Iowa Street, traffic speeds in this area have increased according to residents living in that area. Additionally, they are concerned that speeds may increase even more after the 2022 mill and pave project on N. 18th Avenue between Iowa Street and Florida Street is completed. Contributing factors to speeding in this location are the width of that road and relatively low amount of on-street parking there.

Mr. Shefchik suggested a few options to alleviate this concern, were installing additional 25-mph signage, installing a solar powered radar speed sign(s) and requesting additional police presence and enforcement of speeding in that area. He stated it could also be an option offered to residents of that area to purchase and plant trees purchased at the City rate, helping to give the appearance of a narrower roadway. Mr. Shefchik will also contact the Door County Community Foundation to see if there is any funding available for the speed board. It was decided by Ald. Gustafson and Ald. Reeths to have staff place two additional 25-mph signs, place a speed board at the corner of Florida Street and N. 18th Avenue, and request enforcement of the area. Ald. Reeths would also like to see the tree planting option offered to residents.

Moved by Ald. Reeths, seconded by Ald. Gustafson to adjourn. Meeting adjourned at 5:17 p.m.

Respectfully Submitted,



Colleen DeGrave
Municipal Services Administrative Assistant



Visit our website at: www.sturgeonbaywi.org

MEMO

To: Mayor and Common Council
From: Valerie J. Clarizio, Finance Director/Treasurer
Subject: 2021 Year-end and 2022 Year-to-date Financial Reports
Date: March 30, 2022

The City received the 'draft' 2021 financial audit numbers from WIPFLi LLP on March 19, 2022. As a result, please find the attached December 2021 bank reconciliation and financial report, as well as, the most current bank reconciliation and financial report for the year 2022, dated February 28, 2022. Since the February reports are cumulative, I did not include the January financial reports. However, if you would like copies of the financial reports for January please contact me and I will forward them to you.

DECEMBER 2021 BANK RECONCILIATION

CHECKING ACCOUNTS

GENERAL FUND		ARPA
NICOLET		NICOLET
PRIOR G/L BALANCE	1,299,986.57	467,611.32
REVENUE	9,840,461.63	11.91
DISBURSEMENTS	4,581,210.95	0.00
AMOUNT IN TRANSIT	260,860.24	0.00
ADJUSTMENTS	10,777.24	0.00
ENDING BALANCE	6,309,154.25	467,623.23

BANK BALANCE	6,356,668.93	467,623.23
LESS OUTS, CHECKS	47,514.68	0.00
	6,309,154.25	467,623.23

INVESTMENT ACCOUNTS

GENERAL/CAPITAL FUND	
INVESTMENTS	
	254,913.75
	327.45
	5,652.03
	0.00
	0.00
	249,589.17

	249,589.17
	0.00
	249,589.17

SAVINGS ACCOUNTS

GENERAL FUND	GENERAL FUND	CAPITAL - BUILDING DEBT	CAPITAL PROJECTS	CAPITAL PROJECTS DEBT	TIF #3 CONSTRUCTION	TIF #3 DEBT
STATE - #2	NICOLET BANK - MMBI	STATE - #9	STATE - #13	STATE - #15	STATE - #14	STATE - #08
PRIOR G/L BALANCE	7,035,512.69	20,135.24	6,326.31	179,752.65	130,781.79	786,242.11
REVENUE	17,020.94	0.17	0.32	9.15	6.66	40.03
DISBURSEMENTS	0.00	0.00	0.00	0.00	0.00	475.00
AMOUNT IN TRANSIT	0.00	0.00	0.00	0.00	0.00	0.00
ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00
ENDING BALANCE	7,052,533.63	20,135.41	6,326.63	179,761.80	130,788.45	785,807.14

BANK BALANCE	7,052,533.63	20,135.41	6,326.63	179,761.80	130,788.45	785,807.14
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TIF #1 DEBT	TIF #2	TIF #2 DEBT 98A&B	TIF #2 AMENDED AREA	TIF #2 AMENDED AREA	TIF #4 DEBT SVC	TID #4 CONSTRUCTION
STATE - #11	STATE - #3	STATE - #10	CONST. - STATE - #06	CAP. INT. - STATE - #7	STATE - #12	STATE - #01
PRIOR G/L BALANCE	453,796.77	13,320.95	3,786,284.53	56,277.20	34.41	160,148.28
REVENUE	23.11	0.68	192.78	2.87	0.00	8.08
DISBURSEMENTS	0.00	0.00	0.00	0.00	0.00	15,849.25
AMOUNT IN TRANSIT	0.00	0.00	0.00	0.00	0.00	0.00
ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00
ENDING BALANCE	453,819.88	13,321.63	3,786,477.31	56,280.07	34.41	144,307.11

BANK BALANCE	453,819.88	13,321.63	3,786,477.31	56,280.07	34.41	144,307.11
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3/11/2022

7c2.

FOR FUND: GENERAL FUND
 FOR 12 PERIODS ENDING DECEMBER 31, 2021

DEPARTMENT DESCRIPTION	DECEMBER		%	FISCAL		ANNUAL	FISCAL		%
	BUDGET	ACTUAL		YEAR-TO-DATE	BUDGET		YEAR-TO-DATE	ACTUAL	
REVENUES	13,011,245.00	1,111,455.51	(91.4)	13,011,245.00	13,011,245.00	11,660,413.77	(10.3)		
GENERAL FUND	13,011,245.00	1,111,455.51	(91.4)	13,011,245.00	13,011,245.00	11,660,413.77	(10.3)		
TOTAL REVENUES	13,011,245.00	1,111,455.51	(91.4)	13,011,245.00	13,011,245.00	11,660,413.77	(10.3)		
EXPENSES	1,165,775.00	2,315.39	99.8	1,303,275.00	1,303,275.00	1,365,694.72	(4.7)		
GENERAL FUND	1,165,775.00	2,315.39	99.8	1,303,275.00	1,303,275.00	1,365,694.72	(4.7)		
MAYOR	12,885.00	915.02	92.8	12,885.00	12,885.00	10,980.24	14.7		
CITY COUNCIL	71,420.00	5,238.89	92.6	71,420.00	71,420.00	63,237.95	11.4		
LAW/LEGAL	86,000.00	27,478.00	68.0	86,000.00	86,000.00	94,522.62	(9.9)		
CITY CLERK-TREASURER	450,630.00	54,124.53	87.9	450,630.00	450,630.00	460,133.30	(2.1)		
ADMINISTRATION	180,040.00	16,106.33	91.0	180,040.00	180,040.00	183,217.45	(1.7)		
COMPUTER	121,750.00	18,224.21	85.0	121,750.00	121,750.00	109,376.53	10.1		
CITY ASSESSOR	89,708.34	10,093.10	88.7	89,800.00	89,800.00	70,457.00	21.5		
BOARD OF REVIEW	1,520.00	0.00	100.0	1,520.00	1,520.00	0.00	100.0		
BUILDING/ZONING CODE ENFORCEMENT	104,505.00	20,038.96	80.8	104,505.00	104,505.00	118,361.56	(13.2)		
MUNICIPAL SERVICES ADMIN.	241,535.00	31,839.89	86.8	241,535.00	241,535.00	246,996.95	(2.2)		
PUBLIC WORKS ADMINISTRATION	232,335.00	28,737.43	87.6	232,335.00	232,335.00	234,914.62	(1.1)		
ELECTIONS DEPARTMENT	27,180.00	0.00	100.0	27,180.00	27,180.00	12,872.82	52.6		
CITY HALL	165,715.00	17,017.86	89.7	165,715.00	165,715.00	170,171.79	(2.6)		
INSURANCE	288,290.00	(1,879.86)	100.6	288,290.00	288,290.00	256,624.46	10.9		
GENERAL EXPENDITURES	1,472,665.00	482,623.80	67.2	1,472,665.00	1,472,665.00	652,963.55	55.6		
POLICE DEPARTMENT	472,875.00	73,202.33	84.5	472,875.00	472,875.00	517,366.72	(9.4)		
PATROL BOAT	15,310.00	470.97	96.9	15,310.00	15,310.00	8,822.13	42.3		
PARKING ENFORCEMENT	0.00	0.00	0.0	0.00	0.00	0.00	0.0		
POLICE DEPARTMENT/PATROL	2,301,730.00	309,884.89	86.5	2,301,730.00	2,301,730.00	2,311,505.60	(0.4)		
POLICE DEPT. / INVESTIGATIONS	294,740.00	20,075.27	93.1	294,740.00	294,740.00	162,154.64	44.9		
FIRE DEPARTMENT	2,055,590.00	336,311.73	83.6	2,055,590.00	2,055,590.00	2,153,344.22	(4.7)		
STORM SEWERS	36,110.00	564.62	98.4	36,110.00	36,110.00	29,529.51	18.2		
LARGE ITEM PICKUP / LEAF COLL.	53,845.00	17,595.42	67.3	53,845.00	53,845.00	46,583.84	13.4		
COMPOST/SOLID WASTE SITE	0.00	0.00	0.0	0.00	0.00	0.00	0.0		
STREET SWEEPING	43,675.00	1,493.50	96.5	43,675.00	43,675.00	36,727.07	15.9		
WEED ABATEMENT	4,005.00	0.00	100.0	4,005.00	4,005.00	1,352.90	66.2		
ROADWAYS/STREETS	241,115.00	24,050.36	90.0	241,115.00	241,115.00	185,213.56	23.1		
SNOW REMOVAL	223,000.00	56,668.46	74.5	223,000.00	223,000.00	168,741.02	24.3		
STREET SIGNS AND MARKINGS	52,375.00	529.44	98.9	52,375.00	52,375.00	29,362.11	43.9		
CURB/GUTTER/SIDEWALK	24,365.00	0.00	100.0	24,365.00	24,365.00	26,404.27	(8.3)		
STREET MACHINERY	215,050.00	27,144.47	87.3	215,050.00	215,050.00	161,432.44	24.9		
CITY GARAGE	64,590.00	5,830.48	90.9	64,590.00	64,590.00	54,909.18	14.9		
CELEBRATION & ENTERTAINMENT	43,020.00	773.56	98.2	43,020.00	43,020.00	34,435.31	19.9		
HIGHWAYS - GENERAL	492,000.00	73,528.79	85.0	492,000.00	492,000.00	454,187.27	7.6		
PARK & RECREATION ADMIN	104,785.00	11,317.77	89.1	104,785.00	104,785.00	96,466.58	7.9		
PARKS AND PLAYGROUNDS	514,830.00	52,260.33	89.8	514,830.00	514,830.00	514,866.99	0.0		
BALDFIELDS	29,520.00	6,546.20	77.8	29,520.00	29,520.00	16,003.22	45.7		

7c2.

CITY OF STURGEON BAY
SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: GENERAL FUND
FOR 12 PERIODS ENDING DECEMBER 31, 2021

DEPARTMENT DESCRIPTION	DECEMBER	DECEMBER	%	FISCAL	ANNUAL	FISCAL	%
	BUDGET	ACTUAL	VARI- ANCE	YEAR-TO-DATE BUDGET	BUDGET	YEAR-TO-DATE ACTUAL	VARI- ANCE
EXPENSES							
ICE RINKS	12,130.00	136.80	98.8	12,130.00	12,130.00	7,369.12	39.2
BEACHES	5,400.00	0.00	100.0	5,400.00	5,400.00	223.90	95.8
MUNICIPAL DOCKS	48,780.00	8,571.22	82.4	48,780.00	48,780.00	32,780.32	32.7
WATER WEED MANAGEMENT	86,115.00	4,731.34	94.5	86,115.00	86,115.00	52,892.55	38.5
WATERFRONT PARKS & WALKWAYS	77,365.00	3,537.35	95.4	77,365.00	77,365.00	78,947.23	(2.0)
EMPLOYEE BENEFITS	44,700.00	1,029.24	97.6	44,700.00	44,700.00	35,379.74	20.8
PUBLIC FACILITIES	81,000.00	(8,997.00)	111.1	81,000.00	81,000.00	65,284.42	19.4
BOARDS AND COMMISSIONS	880.00	0.00	100.0	880.00	880.00	434.60	50.6
COMMUNITY & ECONOMIC DEVLPMNT	429,460.00	28,459.06	93.3	429,460.00	429,460.00	403,026.20	6.1
TOTAL EXPENSES	12,780,313.34	1,768,590.69	86.1	12,917,905.00	12,917,905.00	11,736,272.22	9.1
TOTAL FUND REVENUES	13,011,245.00	1,111,455.51	(91.4)	13,011,245.00	13,011,245.00	11,660,413.77	(10.3)
TOTAL FUND EXPENSES	12,780,313.34	1,768,590.69	86.1	12,917,905.00	12,917,905.00	11,736,272.22	9.1
SURPLUS (DEFICIT)	230,931.66	(657,135.18)	(384.5)	93,340.00	93,340.00	(75,858.45)	(181.2)

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: CAPITAL FUND
 FOR 12 PERIODS ENDING DECEMBER 31, 2021

DEPARTMENT DESCRIPTION	DECEMBER		VARI- ANCE	FISCAL		ANNUAL BUDGET	FISCAL		VARI- ANCE
	BUDGET	ACTUAL		YEAR-TO-DATE BUDGET			YEAR-TO-DATE ACTUAL		
REVENUES	2,729,375.00	793,438.33	(70.9)	2,729,375.00		2,729,375.00	3,125,271.45	14.5	
PATROL									
TOTAL REVENUES	2,729,375.00	793,438.33	(70.9)	2,729,375.00		2,729,375.00	3,125,271.45	14.5	
EXPENSES									
CITY CLERK-TREASURER	0.00	0.00	0.0	0.00		0.00	0.00	0.0	
ADMINISTRATION	0.00	0.00	0.0	0.00		0.00	0.00	0.0	
COMPUTER	29,500.00	0.00	100.0	29,500.00		29,500.00	14,500.00	50.8	
CITY ASSESSOR	5,000.00	0.00	100.0	5,000.00		5,000.00	0.00	100.0	
MUNICIPAL SERVICES ADMIN.	0.00	0.00	0.0	0.00		0.00	0.00	0.0	
ELECTIONS	0.00	0.00	0.0	0.00		0.00	0.00	0.0	
CITY HALL	454,583.34	34,172.93	92.4	615,000.00		615,000.00	379,722.82	38.2	
GENERAL EXPENDITURES	4,070.00	44,978.06	(1005.1)	4,070.00		4,070.00	1,308,117.19	(2040.4)	
POLICE DEPARTMENT	0.00	0.00	0.0	0.00		0.00	0.00	0.0	
PATROL BOAT	0.00	0.00	0.0	0.00		0.00	0.00	0.0	
POLICE DEPT. / INVESTIGATIONS	238,735.00	7,939.08	96.6	238,735.00		238,735.00	140,424.32	41.1	
FIRE DEPARTMENT	0.00	0.00	0.0	0.00		0.00	0.00	0.0	
STORM SEWERS	34,800.00	3,341.50	90.3	34,800.00		34,800.00	73,420.97	(110.9)	
SOLID WASTE MGMT/REFUSE/RECYC	70,000.00	36,359.80	48.0	70,000.00		70,000.00	53,085.97	24.1	
ROADWAYS/STREETS	0.00	0.00	0.0	0.00		0.00	0.00	0.0	
SOLID WASTE MGMT/SPRING/FALL	0.00	0.00	0.0	0.00		0.00	0.00	0.0	
ROADWAYS/STREETS	1,090,000.00	44,545.74	95.9	1,090,000.00		1,090,000.00	1,260,202.78	(15.6)	
SNOW REMOVAL	0.00	0.00	0.0	0.00		0.00	0.00	0.0	
UNDEFINED CODE	0.00	0.00	0.0	0.00		0.00	0.00	0.0	
CURB/GUTTER/SIDEWALK	132,500.00	13,345.95	89.9	132,500.00		132,500.00	169,452.25	(27.8)	
CITY GARAGE	15,000.00	0.00	100.0	15,000.00		15,000.00	16,543.79	(10.2)	
PARKS AND PLAYGROUNDS	288,430.00	2,062.50	99.2	288,430.00		288,430.00	258,764.60	10.2	
BALDFIELDS	0.00	0.00	0.0	0.00		0.00	0.00	0.0	
ICE RINKS	0.00	0.00	0.0	0.00		0.00	0.00	0.0	
BEACHES	166.67	0.00	100.0	2,000.00		2,000.00	0.00	100.0	
MUNICIPAL DOCKS	61,430.00	52,593.05	14.3	61,430.00		61,430.00	52,593.05	14.3	
WATER WEED MANAGEMENT	0.00	0.00	0.0	0.00		0.00	0.00	0.0	
WATERFRONT PARKS & WALKWAYS	115,000.00	15,816.08	86.2	115,000.00		115,000.00	50,764.44	55.8	
SANITARY & WATER MAIN	0.00	0.00	0.0	0.00		0.00	0.00	0.0	
PUBLIC FACILITIES	14,910.00	8,997.00	39.6	14,910.00		14,910.00	8,997.00	39.6	
COMMUNITY & ECONOMIC DEVLPMT	0.00	0.00	0.0	0.00		0.00	0.00	0.0	
TOTAL EXPENSES	2,554,125.01	264,151.69	89.6	2,716,375.00		2,716,375.00	3,786,589.18	(39.3)	
TOTAL FUND REVENUES	2,729,375.00	793,438.33	(70.9)	2,729,375.00		2,729,375.00	3,125,271.45	14.5	
TOTAL FUND EXPENSES	2,554,125.01	264,151.69	89.6	2,716,375.00		2,716,375.00	3,786,589.18	(39.3)	
SURPLUS (DEFICIT)	175,249.99	529,286.64	202.0	13,000.00		13,000.00	(661,317.73)	(5187.0)	

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: ARPA -AMERICAN RESCUE PLAN ACT
 FOR 12 PERIODS ENDING DECEMBER 31, 2021

DEPARTMENT DESCRIPTION	DECEMBER BUDGET	DECEMBER ACTUAL	% VARI- ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES							
ARPA / GENERAL	0.00	(467,542.09)	100.0	0.00	0.00	69.23	100.0
TOTAL REVENUES	0.00	(467,542.09)	100.0	0.00	0.00	69.23	100.0

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: CABLE TV
 FOR 12 PERIODS ENDING DECEMBER 31, 2021

DEPARTMENT DESCRIPTION	DECEMBER BUDGET	DECEMBER ACTUAL	% VARI- ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES							
CABLE TV / GENERAL	123,057.09	0.00	100.0	150,855.00	150,855.00	188,714.11	25.0
TOTAL REVENUES	123,057.09	0.00	100.0	150,855.00	150,855.00	188,714.11	25.0
EXPENSES							
CABLE TV / GENERAL	112,625.00	14,482.71	87.1	112,625.00	112,625.00	120,576.19	(7.0)
TOTAL EXPENSES	112,625.00	14,482.71	87.1	112,625.00	112,625.00	120,576.19	(7.0)
TOTAL FUND REVENUES	123,057.09	0.00	100.0	150,855.00	150,855.00	188,714.11	25.0
TOTAL FUND EXPENSES	112,625.00	14,482.71	87.1	112,625.00	112,625.00	120,576.19	(7.0)
SURPLUS (DEFICIT)	10,432.09	(14,482.71)	(238.8)	38,230.00	38,230.00	68,137.92	78.2

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TOURISM FUND
 FOR 12 PERIODS ENDING DECEMBER 31, 2021

DEPARTMENT DESCRIPTION	FISCAL		FISCAL		FISCAL		FISCAL	
	DECEMBER BUDGET	DECEMBER ACTUAL	% VARI- ANCE	YEAR-TO-DATE BUDGET	ANNUAL BUDGET	YEAR-TO-DATE ACTUAL	% VARI- ANCE	
REVENUES								
TOURISM COMMITTEE / GENERAL	0.00	0.00	0.0	0.00	0.00	0.00	0.0	
TOTAL REVENUES	0.00	0.00	0.0	0.00	0.00	0.00	0.0	
EXPENSES								
TOURISM COMMITTEE / GENERAL	0.00	0.00	0.0	0.00	0.00	0.00	0.0	
TOTAL EXPENSES	0.00	0.00	0.0	0.00	0.00	0.00	0.0	
TOTAL FUND REVENUES	0.00	0.00	0.0	0.00	0.00	0.00	0.0	
TOTAL FUND EXPENSES	0.00	0.00	0.0	0.00	0.00	0.00	0.0	
SURPLUS (DEFICIT)	0.00	0.00	0.0	0.00	0.00	0.00	0.0	

CITY OF STURGEON BAY
SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #2 DISTRICT
FOR 12 PERIODS ENDING DECEMBER 31, 2021

DEPARTMENT DESCRIPTION	DECEMBER	DECEMBER	%	FISCAL	ANNUAL	FISCAL	%
	BUDGET	ACTUAL		YEAR-TO-DATE BUDGET	BUDGET	YEAR-TO-DATE ACTUAL	
REVENUES							
TID DISTRICT #2	2,610,230.00	196.33	(99.9)	2,610,230.00	2,610,230.00	4,689,524.54	79.6
TOTAL REVENUES	2,610,230.00	196.33	(99.9)	2,610,230.00	2,610,230.00	4,689,524.54	79.6
EXPENSES							
TID DISTRICT #2	1,976,242.00	1,082.28	99.9	1,976,242.00	1,976,242.00	3,989,918.03	(101.8)
TOTAL EXPENSES	1,976,242.00	1,082.28	99.9	1,976,242.00	1,976,242.00	3,989,918.03	(101.8)
TOTAL FUND REVENUES	2,610,230.00	196.33	(99.9)	2,610,230.00	2,610,230.00	4,689,524.54	79.6
TOTAL FUND EXPENSES	1,976,242.00	1,082.28	99.9	1,976,242.00	1,976,242.00	3,989,918.03	(101.8)
SURPLUS (DEFICIT)	633,988.00	(885.95)	(100.1)	633,988.00	633,988.00	699,606.51	10.3

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #1 DISTRICT
 FOR 12 PERIODS ENDING DECEMBER 31, 2021

DEPARTMENT DESCRIPTION	FISCAL		FISCAL		FISCAL	
	DECEMBER BUDGET	DECEMBER ACTUAL	% VARI- ANCE	YEAR-TO-DATE BUDGET	ANNUAL BUDGET	YEAR-TO-DATE ACTUAL
REVENUES						
TID #1 DISTRICT	941,158.00	23.11	(99.9)	941,158.00	941,158.00	940,600.95
TOTAL REVENUES	941,158.00	23.11	(99.9)	941,158.00	941,158.00	940,600.95
EXPENSES						
TID #1 DISTRICT	888,298.00	0.00	100.0	888,298.00	888,298.00	888,298.43
TOTAL EXPENSES	888,298.00	0.00	100.0	888,298.00	888,298.00	888,298.43
TOTAL FUND REVENUES	941,158.00	23.11	(99.9)	941,158.00	941,158.00	940,600.95
TOTAL FUND EXPENSES	888,298.00	0.00	100.0	888,298.00	888,298.00	888,298.43
SURPLUS (DEFICIT)	52,860.00	23.11	(99.9)	52,860.00	52,860.00	52,302.52

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #3 DISTRICT
 FOR 12 PERIODS ENDING DECEMBER 31, 2021

DEPARTMENT DESCRIPTION	FISCAL		%	FISCAL		%	
	DECEMBER BUDGET	DECEMBER ACTUAL		YEAR-TO-DATE BUDGET	ANNUAL BUDGET		YEAR-TO-DATE ACTUAL
REVENUES							
TID #3 DISTRICT	61,841.00	40.38	(99.9)	61,841.00	61,841.00	61,234.79	(0.9)
TOTAL REVENUES	61,841.00	40.38	(99.9)	61,841.00	61,841.00	61,234.79	(0.9)
EXPENSES							
TID #3 DISTRICT	126,796.00	1,016.14	99.1	126,796.00	126,796.00	120,978.64	4.5
TOTAL EXPENSES	126,796.00	1,016.14	99.1	126,796.00	126,796.00	120,978.64	4.5
TOTAL FUND REVENUES	61,841.00	40.38	(99.9)	61,841.00	61,841.00	61,234.79	(0.9)
TOTAL FUND EXPENSES	126,796.00	1,016.14	99.1	126,796.00	126,796.00	120,978.64	4.5
SURPLUS (DEFICIT)	(64,955.00)	(975.76)	(98.4)	(64,955.00)	(64,955.00)	(59,743.85)	(8.0)

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CITY OF STURGEON BAY
SUMMARIZED REVENUE & EXPENSE REPORT

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FOR FUND: TID #4 DISTRICT
FOR 12 PERIODS ENDING DECEMBER 31, 2021

DEPARTMENT DESCRIPTION	DECEMBER BUDGET	DECEMBER ACTUAL	%	FISCAL	ANNUAL	FISCAL	%
REVENUES							
TID #4 DISTRICT	1,906,605.34	294,056.56	(84.5)	1,992,167.00	1,992,167.00	1,594,859.86	(19.9)
TOTAL REVENUES	1,906,605.34	294,056.56	(84.5)	1,992,167.00	1,992,167.00	1,594,859.86	(19.9)
EXPENSES							
TID #4 DISTRICT	0.00	0.00	0.0	0.00	0.00	0.00	0.0
TID #4 DISTRICT	2,067,848.34	43,667.83	97.8	2,162,815.00	2,162,815.00	1,605,709.24	25.7
TOTAL EXPENSES	2,067,848.34	43,667.83	97.8	2,162,815.00	2,162,815.00	1,605,709.24	25.7
TOTAL FUND REVENUES	1,906,605.34	294,056.56	(84.5)	1,992,167.00	1,992,167.00	1,594,859.86	(19.9)
TOTAL FUND EXPENSES	2,067,848.34	43,667.83	97.8	2,162,815.00	2,162,815.00	1,605,709.24	25.7
SURPLUS (DEFICIT)	(161,243.00)	250,388.73	(255.2)	(170,648.00)	(170,648.00)	(10,849.38)	(93.6)

FOR FUND: TID #5 DISTRICT
 FOR 12 PERIODS ENDING DECEMBER 31, 2021

DEPARTMENT DESCRIPTION	DECEMBER BUDGET	DECEMBER ACTUAL	%	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	%
EXPENSES							
TID #5 DISTRICT	0.00	2,854.00	100.0	0.00	0.00	10,604.00	100.0
TOTAL EXPENSES	0.00	2,854.00	100.0	0.00	0.00	10,604.00	100.0

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: REVOLVING LOAN FUND (STATE)
 FOR 12 PERIODS ENDING DECEMBER 31, 2021

DEPARTMENT DESCRIPTION	DECEMBER BUDGET	DECEMBER ACTUAL	% VARI- ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES							
REVOLVING LOAN FUND (STATE)	0.00	0.00	0.0	0.00	0.00	1.74	100.0
TOTAL REVENUES	0.00	0.00	0.0	0.00	0.00	1.74	100.0
EXPENSES							
REVOLVING LOAN FUND (STATE)	0.00	0.00	0.0	0.00	0.00	1.74	100.0
TOTAL EXPENSES	0.00	0.00	0.0	0.00	0.00	1.74	100.0
TOTAL FUND REVENUES	0.00	0.00	0.0	0.00	0.00	1.74	100.0
TOTAL FUND EXPENSES	0.00	0.00	0.0	0.00	0.00	1.74	100.0
SURPLUS (DEFICIT)	0.00	0.00	0.0	0.00	0.00	0.00	0.0

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: SOLID WASTE ENTERPRISE
 FOR 12 PERIODS ENDING DECEMBER 31, 2021

DEPARTMENT DESCRIPTION	DECEMBER BUDGET	DECEMBER ACTUAL	% VARI- ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES							
SOLID WASTE ENTERPRISE FUND	1,333,365.00	(451,427.91)	(133.8)	1,333,365.00	1,333,365.00	609,746.10	(54.2)
TOTAL REVENUES	1,333,365.00	(451,427.91)	(133.8)	1,333,365.00	1,333,365.00	609,746.10	(54.2)
EXPENSES							
SOLID WASTE ENTERPRISE FUND	638,480.43	(532,851.89)	183.4	1,340,395.00	1,340,395.00	574,501.31	57.1
TOTAL EXPENSES	638,480.43	(532,851.89)	183.4	1,340,395.00	1,340,395.00	574,501.31	57.1
TOTAL FUND REVENUES	1,333,365.00	(451,427.91)	(133.8)	1,333,365.00	1,333,365.00	609,746.10	(54.2)
TOTAL FUND EXPENSES	638,480.43	(532,851.89)	183.4	1,340,395.00	1,340,395.00	574,501.31	57.1
SURPLUS (DEFICIT)	694,884.57	81,423.98	(88.2)	(7,030.00)	(7,030.00)	35,244.79	(601.3)

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: COMPOST SITE ENTERPRISE FUND
 FOR 12 PERIODS ENDING DECEMBER 31, 2021

DEPARTMENT DESCRIPTION	DECEMBER BUDGET	DECEMBER ACTUAL	% VARI- ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES							
COMPOST SITE ENTERPRISE FUND	15,567.51	25,820.97	65.8	142,810.00	142,810.00	134,933.18	(5.5)
TOTAL REVENUES	15,567.51	25,820.97	65.8	142,810.00	142,810.00	134,933.18	(5.5)
EXPENSES							
COMPOST SITE ENTERPRISE FUND	5,807.15	20,098.39	(246.0)	69,685.00	69,685.00	87,788.13	(25.9)
TOTAL EXPENSES	5,807.15	20,098.39	(246.0)	69,685.00	69,685.00	87,788.13	(25.9)
TOTAL FUND REVENUES	15,567.51	25,820.97	65.8	142,810.00	142,810.00	134,933.18	(5.5)
TOTAL FUND EXPENSES	5,807.15	20,098.39	(246.0)	69,685.00	69,685.00	87,788.13	(25.9)
SURPLUS (DEFICIT)	9,760.36	5,722.58	(41.3)	73,125.00	73,125.00	47,145.05	(35.5)

CITY OF STURGEON BAY
SUMMARIZED REVENUE & EXPENSE REPORT

MUNICIPAL REPORT TOTALS
FOR 12 PERIODS ENDING DECEMBER 31, 2021

DEPARTMENT DESCRIPTION	DECEMBER BUDGET	DECEMBER ACTUAL	VARI- ANCE	FISCAL		FISCAL	
				YEAR-TO-DATE	ANNUAL	YEAR-TO-DATE	VARI- ANCE
				BUDGET	BUDGET	ACTUAL	
TOTAL MUNICIPAL REVENUES	22,732,443.94	1,306,061.19	(94.2)	22,973,046.00	22,973,046.00	23,005,369.72	0.1
TOTAL MUNICIPAL EXPENSES	21,150,535.27	1,583,091.84	92.5	22,311,136.00	22,311,136.00	22,921,237.11	(2.7)
SURPLUS (DEFICIT)	1,581,908.67	(277,030.65)	(117.5)	661,910.00	661,910.00	84,132.61	(87.2)

FEBRUARY 2022 BANK RECONCILIATION**CHECKING ACCOUNTS****INVESTMENT ACCOUNTS**

GENERAL FUND		ARPA	
NICOLET		NICOLET	
PRIOR G/L BALANCE	10,787,740.98	467,635.14	249,578.51
REVENUE	3,070,663.84	10.76	0.55
DISBURSEMENTS	7,386,715.73	0.00	316.54
AMOUNT IN TRANSIT	9,991.02	0.00	0.00
ADJUSTMENTS	0.00	0.00	0.00
ENDING BALANCE	6,461,698.07	467,645.90	249,262.52

BANK BALANCE	10,420,111.92	467,645.90	249,262.52
LESS OUTS. CHECKS	3,958,413.85	0.00	0.00
	6,461,698.07	467,645.90	249,262.52

SAVINGS ACCOUNTS

	GENERAL FUND STATE - #2	GENERAL FUND NICOLET BANK - MMBI	CAPITAL - BUILDING DEBT STATE - #9	CAPITAL PROJECTS STATE #13	CAPITAL PROJECTS DEBT STATE #15	TIF #3 CONSTRUCTION STATE - #14	TIF #3 DEBT STATE - #08
PRIOR G/L BALANCE	6,501,684.64	20,135.58	6,326.99	179,772.13	130,795.97	6,816.49	805,118.45
REVENUE	161,220.71	0.01	0.42	12.03	8.75	0.45	29,672.96
DISBURSEMENTS	1,312,298.58	20,135.59	0.00	0.00	0.00	541.14	0.00
AMOUNT IN TRANSIT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ENDING BALANCE	5,350,606.77	0.00	6,327.41	179,784.16	130,804.72	6,275.80	834,791.41
BANK BALANCE	5,350,606.77	0.00	6,327.41	179,784.16	130,804.72	6,275.80	834,791.41

	TIF #1 DEBT STATE - #11	TIF #2 STATE - #3	TIF #2 DEBT 99A&B STATE - #10	TIF #2 AMENDED AREA CONST. - STATE - #06	TIF #2 AMENDED AREA CAP INT. - STATE - #7	TIF #4 DEBT SVC STATE - #12	TID #4 CONSTRUCTION STATE - #01
PRIOR G/L BALANCE	689,574.16	13,322.40	3,773,963.40	56,283.30	57,587.25	103,721.33	144,315.40
REVENUE	362,446.17	0.89	342,559.19	3.77	88,483.52	41,673.10	447,851.57
DISBURSEMENTS	0.00	541.14	180.50	541.14	142.50	93,941.01	64,596.54
AMOUNT IN TRANSIT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ENDING BALANCE	1,052,020.33	12,782.15	4,116,342.09	55,745.93	145,928.27	51,453.42	527,570.43
BANK BALANCE	1,052,020.33	12,782.15	4,116,342.09	55,745.93	145,928.27	51,453.42	527,570.43

3/11/2022

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: GENERAL FUND
 FOR 2 PERIODS ENDING FEBRUARY 28, 2022

DEPARTMENT DESCRIPTION	FEBRUARY BUDGET	FEBRUARY ACTUAL	% VARI- ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES	13,641,065.00	3,166,318.19	(76.7)	13,641,065.00	13,641,065.00	5,926,434.36	(56.5)
GENERAL FUND	13,641,065.00	3,166,318.19	(76.7)	13,641,065.00	13,641,065.00	5,926,434.36	(56.5)
TOTAL REVENUES	13,641,065.00	3,166,318.19	(76.7)	13,641,065.00	13,641,065.00	5,926,434.36	(56.5)
EXPENSES							
GENERAL FUND	1,391,104.56	1,517.39	99.8	1,409,679.12	1,595,425.00	2,882.78	99.8
MAYOR	13,745.00	915.02	93.3	13,745.00	13,745.00	1,830.04	86.6
CITY COUNCIL	66,685.00	4,996.65	92.5	66,685.00	66,685.00	13,598.55	79.6
LAW/LEGAL	95,000.00	0.00	100.0	95,000.00	95,000.00	0.00	100.0
CITY CLERK-TREASURER	466,830.00	34,243.38	92.6	466,830.00	466,830.00	60,815.36	86.9
ADMINISTRATION	208,015.00	14,434.54	93.0	208,015.00	208,015.00	21,012.99	89.8
COMPUTER	141,350.00	28,909.12	79.5	141,350.00	141,350.00	40,744.95	71.1
CITY ASSESSOR	78,208.33	5,098.99	93.4	78,216.66	78,300.00	14,988.13	80.8
BOARD OF REVIEW	1,520.00	0.00	100.0	1,520.00	1,520.00	0.00	100.0
BUILDING/ZONING CODE ENFORCEM	116,890.00	5,620.17	95.1	116,890.00	116,890.00	5,620.17	95.1
MUNICIPAL SERVICES ADMIN-	251,965.00	18,841.33	92.5	251,965.00	251,965.00	25,515.27	89.8
PUBLIC WORKS ADMINISTRATION	236,340.00	17,553.19	92.5	236,340.00	236,340.00	26,269.14	88.8
ELECTIONS DEPARTMENT	31,415.00	0.00	100.0	31,415.00	31,415.00	0.00	100.0
CITY HALL	202,300.00	11,501.71	94.3	202,300.00	202,300.00	14,852.95	92.6
INSURANCE	298,520.00	66,676.00	77.6	298,520.00	298,520.00	96,288.02	67.7
GENERAL EXPENDITURES	1,554,645.00	1,651.04	99.8	1,554,645.00	1,554,645.00	3,562.17	99.7
POLICE DEPARTMENT	621,630.00	45,600.92	92.6	621,630.00	621,630.00	68,579.91	88.9
PATROL BOAT	15,310.00	268.75	98.2	15,310.00	15,310.00	0.00	100.0
PARKING ENFORCEMENT	0.00	0.00	0.0	0.00	0.00	0.00	0.0
POLICE DEPARTMENT/PATROL	2,230,655.00	157,239.72	92.9	2,230,655.00	2,230,655.00	246,454.77	88.9
POLICE DEPT. / INVESTIGATIONS	175,285.00	14,524.46	91.7	175,285.00	175,285.00	24,006.60	86.3
FIRE DEPARTMENT	2,089,670.00	160,896.88	92.3	2,089,670.00	2,089,670.00	292,202.79	86.0
STORM SEWERS	36,495.00	16.91	99.9	36,495.00	36,495.00	52.82	99.8
LARGE ITEM PICKUP / LEAF COLL	54,155.00	140.64	99.7	54,155.00	54,155.00	309.50	99.4
COMPOST/SOLID WASTE SITE	0.00	0.00	0.0	0.00	0.00	0.00	0.0
STREET SWEEPING	46,015.00	0.00	100.0	46,015.00	46,015.00	0.00	100.0
WEED ABATEMENT	4,575.00	0.00	100.0	4,575.00	4,575.00	0.00	100.0
ROADWAYS/STREETS	292,045.00	13,564.45	95.3	292,045.00	292,045.00	17,177.15	94.1
SNOW REMOVAL	222,480.00	46,196.25	79.2	222,480.00	222,480.00	59,138.89	73.4
STREET SIGNS AND MARKINGS	52,310.00	377.02	99.2	52,310.00	52,310.00	402.32	99.2
CURB/GUTTER/SIDEWALK	33,825.00	0.00	100.0	33,825.00	33,825.00	0.00	100.0
STREET MACHINERY	217,685.00	11,534.60	94.7	217,685.00	217,685.00	13,006.99	94.0
CITY GARAGE	68,490.00	8,563.79	87.4	68,490.00	68,490.00	10,471.16	84.7
CELEBRATION & ENTERTAINMENT	44,125.00	0.00	100.0	44,125.00	44,125.00	0.00	100.0
HIGHWAYS - GENERAL	487,695.00	26,346.28	94.5	487,695.00	487,695.00	62,104.02	87.2
PARK & RECREATION ADMIN	112,530.00	10,866.44	90.3	112,530.00	112,530.00	14,646.25	86.9
PARKS AND PLAYGROUNDS	521,300.00	25,564.32	95.0	521,300.00	521,300.00	39,543.97	92.4
BALEFIELDS	30,015.00	0.00	100.0	30,015.00	30,015.00	0.00	100.0

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: GENERAL FUND
 FOR 2 PERIODS ENDING FEBRUARY 28, 2022

DEPARTMENT DESCRIPTION	FEBRUARY		VARI- ANCE	FISCAL		ANNUAL BUDGET	FISCAL		VARI- ANCE
	BUDGET	ACTUAL		YEAR-TO-DATE BUDGET	YEAR-TO-DATE ACTUAL				
EXPENSES									
ICE RINKS	11,900.00	5,593.74	52.9	11,900.00	11,900.00	6,283.92	47.1		
BEACHES	5,230.00	0.00	100.0	5,230.00	5,230.00	0.00	100.0		
MUNICIPAL DOCKS	51,635.00	2,857.88	94.4	51,635.00	51,635.00	618.81	98.8		
WATER WEED MANAGEMENT	90,815.00	472.82	99.4	90,815.00	90,815.00	429.73	99.5		
WATERFRONT PARKS & WALKWAYS	77,915.00	107.31	99.8	77,915.00	77,915.00	1,303.33	98.3		
EMPLOYEE BENEFITS	46,900.00	1,523.72	96.7	46,900.00	46,900.00	5,189.11	88.9		
PUBLIC FACILITIES	80,500.00	15,747.52	80.4	80,500.00	80,500.00	15,747.52	80.4		
BOARDS AND COMMISSIONS	720.00	0.00	100.0	720.00	720.00	0.00	100.0		
COMMUNITY & ECONOMIC DEVELPMT	431,215.00	29,744.73	93.1	431,215.00	431,215.00	52,001.05	87.9		

TOTAL EXPENSES	13,307,652.89	789,707.68	94.0	13,326,235.78	13,512,065.00	1,257,651.13	90.6		

TOTAL FUND REVENUES	13,641,065.00	3,166,318.19	(76.7)	13,641,065.00	13,641,065.00	5,926,434.36	(56.5)		
TOTAL FUND EXPENSES	13,307,652.89	789,707.68	94.0	13,326,235.78	13,512,065.00	1,257,651.13	90.6		
SURPLUS (DEFICIT)	333,412.11	2,376,610.51	612.8	314,829.22	129,000.00	4,668,783.23	3519.2		

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: CAPITAL FUND
 FOR 2 PERIODS ENDING FEBRUARY 28, 2022

DEPARTMENT DESCRIPTION	FEBRUARY BUDGET	FEBRUARY ACTUAL	% VARI- ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES	4,183,930.00	146,324.07	(96.5)	4,183,930.00	4,183,930.00	290,091.59	(93.0)
PATROL							
TOTAL REVENUES	4,183,930.00	146,324.07	(96.5)	4,183,930.00	4,183,930.00	290,091.59	(93.0)
EXPENSES							
CITY CLERK-TREASURER	0.00	0.00	0.0	0.00	0.00	0.00	0.0
ADMINISTRATION	500.00	0.00	100.0	500.00	500.00	0.00	100.0
COMPUTER	33,500.00	0.00	100.0	33,500.00	33,500.00	0.00	100.0
CITY ASSESSOR	10,000.00	0.00	100.0	10,000.00	10,000.00	0.00	100.0
MUNICIPAL SERVICES ADMIN.	0.00	0.00	0.0	0.00	0.00	0.00	0.0
ELECTIONS	0.00	0.00	0.0	0.00	0.00	0.00	0.0
CITY HALL	187,000.00	69,167.46	63.0	202,000.00	352,000.00	42,025.49	88.0
GENERAL EXPENDITURES	91,715.00	0.00	100.0	91,715.00	91,715.00	0.00	100.0
POLICE DEPARTMENT	0.00	0.00	0.0	0.00	0.00	0.00	0.0
PATROL BOAT	4,583.33	0.00	100.0	9,166.66	55,000.00	0.00	100.0
POLICE DEPT. / INVESTIGATIONS	152,505.00	19,254.00	87.3	152,505.00	152,505.00	19,254.00	87.3
FIRE DEPARTMENT	7,000.00	0.00	100.0	7,000.00	7,000.00	0.00	100.0
STORM SEWERS	657,895.00	9,172.85	98.6	657,895.00	657,895.00	71,866.85	89.0
SOLID WASTE MGMT/REFUSE/RECYC	0.00	0.00	0.0	0.00	0.00	0.00	0.0
SOLID WASTE MGMT/SPRING/FALL	0.00	0.00	0.0	0.00	0.00	0.00	0.0
ROADWAYS/STREETS	1,842,015.00	0.00	100.0	1,842,015.00	1,842,015.00	0.00	100.0
SNOW REMOVAL	0.00	0.00	0.0	0.00	0.00	0.00	0.0
CURB/GUTTER/SIDEWALK	45,000.00	0.00	100.0	45,000.00	45,000.00	0.00	100.0
CITY GARAGE	0.00	0.00	0.0	0.00	0.00	0.00	0.0
PARKS AND PLAYGROUNDS	783,500.00	0.00	100.0	783,500.00	783,500.00	0.00	100.0
BALLFIELDS	208.33	0.00	100.0	416.66	2,500.00	0.00	100.0
ICE RINKS	0.00	0.00	0.0	0.00	0.00	0.00	0.0
BEACHES	0.00	0.00	0.0	0.00	0.00	0.00	0.0
MUNICIPAL DOCKS	60,000.00	0.00	100.0	60,000.00	60,000.00	0.00	100.0
WATER WEED MANAGEMENT	60,000.00	0.00	100.0	60,000.00	60,000.00	0.00	100.0
WATERFRONT PARKS & WALKWAYS	18,000.00	655.40	96.3	18,000.00	18,000.00	655.40	96.3
SANITARY & WATER MAIN	0.00	0.00	0.0	0.00	0.00	0.00	0.0
PUBLIC FACILITIES	19,800.00	0.00	100.0	19,800.00	19,800.00	0.00	100.0
COMMUNITY & ECONOMIC DEVELOPM	0.00	0.00	0.0	0.00	0.00	0.00	0.0
TOTAL EXPENSES	3,973,221.66	98,249.71	97.5	3,993,013.32	4,190,930.00	133,801.74	96.8
TOTAL FUND REVENUES	4,183,930.00	146,324.07	(96.5)	4,183,930.00	4,183,930.00	290,091.59	(93.0)
TOTAL FUND EXPENSES	3,973,221.66	98,249.71	97.5	3,993,013.32	4,190,930.00	133,801.74	96.8
SURPLUS (DEFICIT)	210,708.34	48,074.36	(77.1)	190,916.68	(7,000.00)	156,289.85	(2332.7)

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: ARPA -AMERICAN RESCUE PLAN ACT
 FOR 2 PERIODS ENDING FEBRUARY 28, 2022

DEPARTMENT DESCRIPTION	FEBRUARY BUDGET	FEBRUARY ACTUAL	VARI- ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	VARI- ANCE
REVENUES							
ARPA / GENERAL	38,976.99	10.76	(99.9)	77,953.98	467,724.00	22.67	(99.9)
TOTAL REVENUES	38,976.99	10.76	(99.9)	77,953.98	467,724.00	22.67	(99.9)
EXPENSES							
ARPA / GENERAL	77,944.83	0.00	100.0	155,889.66	935,338.00	0.00	100.0
TOTAL EXPENSES	77,944.83	0.00	100.0	155,889.66	935,338.00	0.00	100.0
TOTAL FUND REVENUES	38,976.99	10.76	(99.9)	77,953.98	467,724.00	22.67	(99.9)
TOTAL FUND EXPENSES	77,944.83	0.00	100.0	155,889.66	935,338.00	0.00	100.0
SURPLUS (DEFICIT)	(38,967.84)	10.76	(100.0)	(77,935.68)	(467,614.00)	22.67	(100.0)

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: CABLE TV
 FOR 2 PERIODS ENDING FEBRUARY 28, 2022

DEPARTMENT DESCRIPTION	FEBRUARY BUDGET	FEBRUARY ACTUAL	% VARI- ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES							
CABLE TV / GENERAL	123,057.08	32,507.73	(73.5)	125,584.16	150,855.00	32,507.73	(78.4)
TOTAL REVENUES	123,057.08	32,507.73	(73.5)	125,584.16	150,855.00	32,507.73	(78.4)
EXPENSES							
CABLE TV / GENERAL	112,625.00	15,356.82	86.3	112,625.00	112,625.00	20,718.07	81.6
TOTAL EXPENSES	112,625.00	15,356.82	86.3	112,625.00	112,625.00	20,718.07	81.6
TOTAL FUND REVENUES	123,057.08	32,507.73	(73.5)	125,584.16	150,855.00	32,507.73	(78.4)
TOTAL FUND EXPENSES	112,625.00	15,356.82	86.3	112,625.00	112,625.00	20,718.07	81.6
SURPLUS (DEFICIT)	10,432.08	17,150.91	64.4	12,959.16	38,230.00	11,789.66	(69.1)

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TOURISM FUND
 FOR 2 PERIODS ENDING FEBRUARY 28, 2022

DEPARTMENT DESCRIPTION	FEBRUARY BUDGET	FEBRUARY ACTUAL	% VARI- ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES							
TOURISM COMMITTEE / GENERAL	0.00	0.00	0.0	0.00	0.00	0.00	0.0
TOTAL REVENUES	0.00	0.00	0.0	0.00	0.00	0.00	0.0
EXPENSES							
TOURISM COMMITTEE / GENERAL	0.00	0.00	0.0	0.00	0.00	0.00	0.0
TOTAL EXPENSES	0.00	0.00	0.0	0.00	0.00	0.00	0.0
TOTAL FUND REVENUES	0.00	0.00	0.0	0.00	0.00	0.00	0.0
TOTAL FUND EXPENSES	0.00	0.00	0.0	0.00	0.00	0.00	0.0
SURPLUS (DEFICIT)	0.00	0.00	0.0	0.00	0.00	0.00	0.0

CITY OF STURGEON BAY
SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #2 DISTRICT
FOR 2 PERIODS ENDING FEBRUARY 28, 2022

DEPARTMENT DESCRIPTION	FEBRUARY BUDGET	FEBRUARY ACTUAL	% VARI- ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES							
TID DISTRICT #2	2,367,307.00	414,557.53	(82.4)	2,367,307.00	2,367,307.00	700,741.84	(70.3)
TOTAL REVENUES	2,367,307.00	414,557.53	(82.4)	2,367,307.00	2,367,307.00	700,741.84	(70.3)
EXPENSES							
TID DISTRICT #2	2,550,594.00	323.00	99.9	2,550,594.00	2,550,594.00	224,974.54	91.1
TOTAL EXPENSES	2,550,594.00	323.00	99.9	2,550,594.00	2,550,594.00	224,974.54	91.1
TOTAL FUND REVENUES	2,367,307.00	414,557.53	(82.4)	2,367,307.00	2,367,307.00	700,741.84	(70.3)
TOTAL FUND EXPENSES	2,550,594.00	323.00	99.9	2,550,594.00	2,550,594.00	224,974.54	91.1
SURPLUS (DEFICIT)	(183,287.00)	414,234.53	(326.0)	(183,287.00)	(183,287.00)	475,767.30	(359.5)

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #1 DISTRICT
 FOR 2 PERIODS ENDING FEBRUARY 28, 2022

DEPARTMENT DESCRIPTION	FEBRUARY BUDGET	FEBRUARY ACTUAL	% VARI- ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES							
TID #1 DISTRICT	891,917.00	362,446.17	(59.3)	891,917.00	891,917.00	598,200.45	(32.9)
TOTAL REVENUES	891,917.00	362,446.17	(59.3)	891,917.00	891,917.00	598,200.45	(32.9)
EXPENSES							
TID #1 DISTRICT	1,345,808.00	0.00	100.0	1,345,808.00	1,345,808.00	0.00	100.0
TOTAL EXPENSES	1,345,808.00	0.00	100.0	1,345,808.00	1,345,808.00	0.00	100.0
TOTAL FUND REVENUES	891,917.00	362,446.17	(59.3)	891,917.00	891,917.00	598,200.45	(32.9)
TOTAL FUND EXPENSES	1,345,808.00	0.00	100.0	1,345,808.00	1,345,808.00	0.00	100.0
SURPLUS (DEFICIT)	(453,891.00)	362,446.17	(179.8)	(453,891.00)	(453,891.00)	598,200.45	(231.7)

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #3 DISTRICT
 FOR 2 PERIODS ENDING FEBRUARY 28, 2022

DEPARTMENT DESCRIPTION	FEBRUARY BUDGET	FEBRUARY ACTUAL	% VARI- ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES							
TID #3 DISTRICT	69,564.00	29,673.41	(57.3)	69,564.00	69,564.00	48,985.11	(29.5)
TOTAL REVENUES	69,564.00	29,673.41	(57.3)	69,564.00	69,564.00	48,985.11	(29.5)
EXPENSES							
TID #3 DISTRICT	120,474.00	0.00	100.0	120,474.00	120,474.00	0.00	100.0
TOTAL EXPENSES	120,474.00	0.00	100.0	120,474.00	120,474.00	0.00	100.0
TOTAL FUND REVENUES	69,564.00	29,673.41	(57.3)	69,564.00	69,564.00	48,985.11	(29.5)
TOTAL FUND EXPENSES	120,474.00	0.00	100.0	120,474.00	120,474.00	0.00	100.0
SURPLUS (DEFICIT)	(50,910.00)	29,673.41	(158.2)	(50,910.00)	(50,910.00)	48,985.11	(196.2)

CITY OF STURGEON BAY
SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #4 DISTRICT
FOR 2 PERIODS ENDING FEBRUARY 28, 2022

DEPARTMENT DESCRIPTION	FEBRUARY		% VARI-ANCE	FISCAL YEAR-TO-DATE		ANNUAL BUDGET	FISCAL YEAR-TO-DATE		% VARI-ANCE
	BUDGET	ACTUAL		BUDGET	BUDGET		ACTUAL		
REVENUES									
TID #4 DISTRICT	577,496.00	271,683.67	(52.9)	588,246.00	695,746.00		298,798.85	(57.0)	
TOTAL REVENUES	577,496.00	271,683.67	(52.9)	588,246.00	695,746.00		298,798.85	(57.0)	
EXPENSES									
TID #4 DISTRICT	0.00	0.00	0.0	0.00	0.00		0.00	0.0	
TID #4 DISTRICT	1,374,474.66	238,197.67	82.6	1,379,925.32	1,434,432.00		238,197.67	83.3	
TOTAL EXPENSES	1,374,474.66	238,197.67	82.6	1,379,925.32	1,434,432.00		238,197.67	83.3	
TOTAL FUND REVENUES	577,496.00	271,683.67	(52.9)	588,246.00	695,746.00		298,798.85	(57.0)	
TOTAL FUND EXPENSES	1,374,474.66	238,197.67	82.6	1,379,925.32	1,434,432.00		238,197.67	83.3	
SURPLUS (DEFICIT)	(796,978.66)	33,486.00	(104.2)	(791,679.32)	(738,686.00)		60,601.18	(108.2)	

FOR FUND: TID #5 DISTRICT
FOR 2 PERIODS ENDING FEBRUARY 28, 2022

DEPARTMENT DESCRIPTION	FEBRUARY BUDGET	FEBRUARY ACTUAL	% VARI- ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
EXPENSES							
TID #5 DISTRICT	81,276.31	0.00	100.0	162,552.62	975,316.00	0.00	100.0
TOTAL EXPENSES	81,276.31	0.00	100.0	162,552.62	975,316.00	0.00	100.0

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: REVOLVING LOAN FUND (STATE)
 FOR 2 PERIODS ENDING FEBRUARY 28, 2022

DEPARTMENT DESCRIPTION	FEBRUARY BUDGET	FEBRUARY ACTUAL	% VARI- ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES							
REVOLVING LOAN FUND (STATE)	0.00	0.00	0.0	0.00	0.00	0.00	0.0
TOTAL REVENUES	0.00	0.00	0.0	0.00	0.00	0.00	0.0
EXPENSES							
REVOLVING LOAN FUND (STATE)	0.00	0.00	0.0	0.00	0.00	0.00	0.0
TOTAL EXPENSES	0.00	0.00	0.0	0.00	0.00	0.00	0.0
TOTAL FUND REVENUES	0.00	0.00	0.0	0.00	0.00	0.00	0.0
TOTAL FUND EXPENSES	0.00	0.00	0.0	0.00	0.00	0.00	0.0
SURPLUS (DEFICIT)	0.00	0.00	0.0	0.00	0.00	0.00	0.0

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: SOLID WASTE ENTERPRISE
 FOR 2 PERIODS ENDING FEBRUARY 28, 2022

DEPARTMENT DESCRIPTION	FEBRUARY BUDGET	FEBRUARY ACTUAL	%	FISCAL YEAR-TO-DATE BUDGET	FISCAL ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	%
REVENUES							
SOLID WASTE ENTERPRISE FUND	595,735.83	47,836.16	(91.9)	596,436.66	603,445.00	91,484.05	(84.8)
TOTAL REVENUES	595,735.83	47,836.16	(91.9)	596,436.66	603,445.00	91,484.05	(84.8)
EXPENSES							
SOLID WASTE ENTERPRISE FUND	551,635.81	32,375.85	94.1	553,841.62	575,900.00	37,176.60	93.5
TOTAL EXPENSES	551,635.81	32,375.85	94.1	553,841.62	575,900.00	37,176.60	93.5
TOTAL FUND REVENUES	595,735.83	47,836.16	(91.9)	596,436.66	603,445.00	91,484.05	(84.8)
TOTAL FUND EXPENSES	551,635.81	32,375.85	94.1	553,841.62	575,900.00	37,176.60	93.5
SURPLUS (DEFICIT)	44,100.02	15,460.31	(64.9)	42,595.04	27,545.00	54,307.45	97.1

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: COMPOST SITE ENTERPRISE FUND
 FOR 2 PERIODS ENDING FEBRUARY 28, 2022

DEPARTMENT DESCRIPTION	FEBRUARY BUDGET	FEBRUARY ACTUAL	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	%
REVENUES						
COMPOST SITE ENTERPRISE FUND	20,136.65	13,703.40	(31.9)	30,273.30	131,640.00	25,272.67 (80.8)
TOTAL REVENUES	20,136.65	13,703.40	(31.9)	30,273.30	131,640.00	25,272.67 (80.8)
EXPENSES						
COMPOST SITE ENTERPRISE FUND	8,824.10	2,112.67	76.0	17,648.20	105,890.00	3,703.86 96.5
TOTAL EXPENSES	8,824.10	2,112.67	76.0	17,648.20	105,890.00	3,703.86 96.5
TOTAL FUND REVENUES	20,136.65	13,703.40	(31.9)	30,273.30	131,640.00	25,272.67 (80.8)
TOTAL FUND EXPENSES	8,824.10	2,112.67	76.0	17,648.20	105,890.00	3,703.86 96.5
SURPLUS (DEFICIT)	11,312.55	11,590.73	2.4	12,625.10	25,750.00	21,568.81 (16.2)

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

MUNICIPAL REPORT TOTALS
 FOR 2 PERIODS ENDING FEBRUARY 28, 2022

DEPARTMENT DESCRIPTION	FEBRUARY BUDGET	FEBRUARY ACTUAL	VARI- ANCE	FISCAL		FISCAL	
				YEAR-TO-DATE BUDGET	ANNUAL BUDGET	YEAR-TO-DATE ACTUAL	VARI- ANCE
TOTAL MUNICIPAL REVENUES	22,509,185.55	4,485,061.09	(80.0)	22,572,277.10	23,203,193.00	8,012,539.32	(65.4)
TOTAL MUNICIPAL EXPENSES	23,504,531.26	1,176,323.40	94.9	23,718,607.52	25,859,372.00	1,916,223.61	92.5
SURPLUS (DEFICIT)	(995,345.71)	3,308,737.69	(432.4)	(1,146,330.42)	(2,656,179.00)	6,096,315.71	(329.5)

BEVERAGE OPERATOR LICENSES

1. Adkins, Tory J.
2. Champeny, Nicole M.
3. Hildebrandt, Hunter M.
4. Kipp, Heather N.
5. Larson, Krista N.
6. Schrader, Cayla N.
7. O'Hern, Anthony M.
8. Willming, Crystal A.

**CITY OF STURGEON BAY
STREET CLOSURE APPLICATION**

Name of Applicant:

ACE Building Service

Name of Event:

FBS Building 407 Siding Construction

Contact Phone #:

920-682-6105

Date(s) of Event:

3/14/22 - 5/20/22 Time: 6:30 AM - 3:30 PM

Estimated # of Attendees:

4-6 Construction Workers

Specific Location:

Kentucky - From 1st to 2nd
1st - From Kentucky to North of 407
(East Lane Only)

- ☒ Attach map of requested street closure area including barricades location, tent/booth location, or any street obstruction. The map must be in final form.
- ☒ Attach Certificate of Insurance with the City listed as ADDITIONAL INSURED. Limits as follows: Commercial General Liability - \$1,000,000 each occurrence limit; Fire Damage Limit - \$50,000 any one fire; Medical Expense Limit - \$5,000 any one person; and Workers Compensation - As required by the State of Wisconsin.
- ☐ Temporary Beer and/or Wine license has been applied for, approximately four weeks prior to the event date, by a qualified organization and fee paid. (If applicable.)
- ☒ Hold Harmless Agreement has been signed of Officer(s) of Event/Organization.
- ☒ Agreement for Reimbursement of Expenses has been signed by Officer(s) of Event/Organization.
- ☐ If tents larger than 20 x 20 are used, must agree to contact the Fire Department for inspection, prior to event.

What arrangements are made for clean up?

ACE will clean Construction Site.

Other comments or explanation:

Closures are for Construction.

Signature of Responsible Party:

[Signature]

Address:

FBS Building 407 - Corner of Kentucky & 1st

Date Submitted:

3/2/22

(Street Closure applications may not be submitted/approved more than 90 days in advance of event date.)

Approval:

Fire Chief:

Police Chief:

Comm. Dev:

Streets/Parks:

City Clerk:

Finance Dir:

City Engineer:

City Admin:

Date:

Date:

Date:

Date:

Date:

Date:

Date:

Date:

Must maintain Access to FDC

Common Council Approval Date: _____

- ☐ Copy of Approved Street Closure Application sent to EMS Director.

HOLD HARMLESS AND INDEMNIFICATION AGREEMENT

The undersigned certifies that he or she is a duly authorized agent of ACE Bldg Service, and is duly empowered and authorized to execute this hold harmless and indemnification agreement on behalf of the above referenced party.

The undersigned in consideration of being allowed to use City property to Facilitate Construction, which shall encroach in the public right-of-way adjacent to property located at 1st & Kentucky Streets, do hereby release, acquit, and forever discharge the City of Sturgeon Bay, its officers, agents, and employees (hereinafter known as City), from any and all actions, causes of action, claims, demands, costs, expenses and compensation related to property damages, personal injury or death arising out of any accident or occurrence while maintaining said encroachment in the public right-of-way. The undersigned further agrees to hold harmless and defend the City from any claims or actions arising from said Construction as an encroachment in the public right-of-way.

The undersigned agrees that as a condition of the City approving the use as an encroachment in the public right-of-way, it will maintain usage, and continue to provide a minimum of six foot unobstructed area for public use and passage in said public right-of-way.

Dated this 3rd day of March, 2022

By: [Signature]

By: Stuart Johnson COO

ACE Bldg Service

**CITY OF STURGEON BAY
AGREEMENT FOR REIMBURSEMENT OF EXPENSES**

WHEREAS the City of Sturgeon Bay has created Section 3.035 of the Municipal Code authorizing the City Clerk - Treasurer to charge for reimbursement of legal, consulting, incidental, and special events expenses incurred on behalf of and/or for the benefit of third parties for services rendered by the City of Sturgeon Bay;

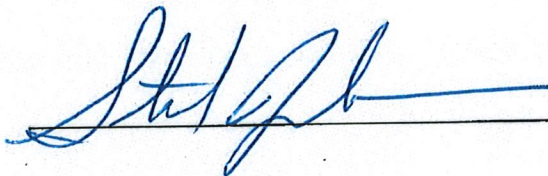
AND WHEREAS the undersigned has requested services and/or authorizations of the City of Sturgeon Bay which will result in the necessity to incur legal, consulting, incidental, or special event expenses on behalf of the undersigned or in consideration of the request submitted by the undersigned;

NOW, THEREFORE, IT IS AGREED that the undersigned will reimburse the City of Sturgeon Bay by providing payment to the City Clerk - Treasurer within fourteen (14) days of receiving an invoice, for all legal, consulting, incidental, and special event expenses incurred by the City of Sturgeon Bay for the benefit of the undersigned or for the consideration of the request submitted by the undersigned. These expenses are likely to include the following: Planning and engineering review, legal review and document preparation, recording, publication, special events, and miscellaneous expenses.

This Agreement must be signed prior to the initiation of any action by the City of Sturgeon Bay.

Dated: _____

3/3/2022



Dated: _____

Company Name (if applicable):

ACE Building Service

Billing Address:

3510 S. 26th Street

Manitowish, WI 54220

Telephone:

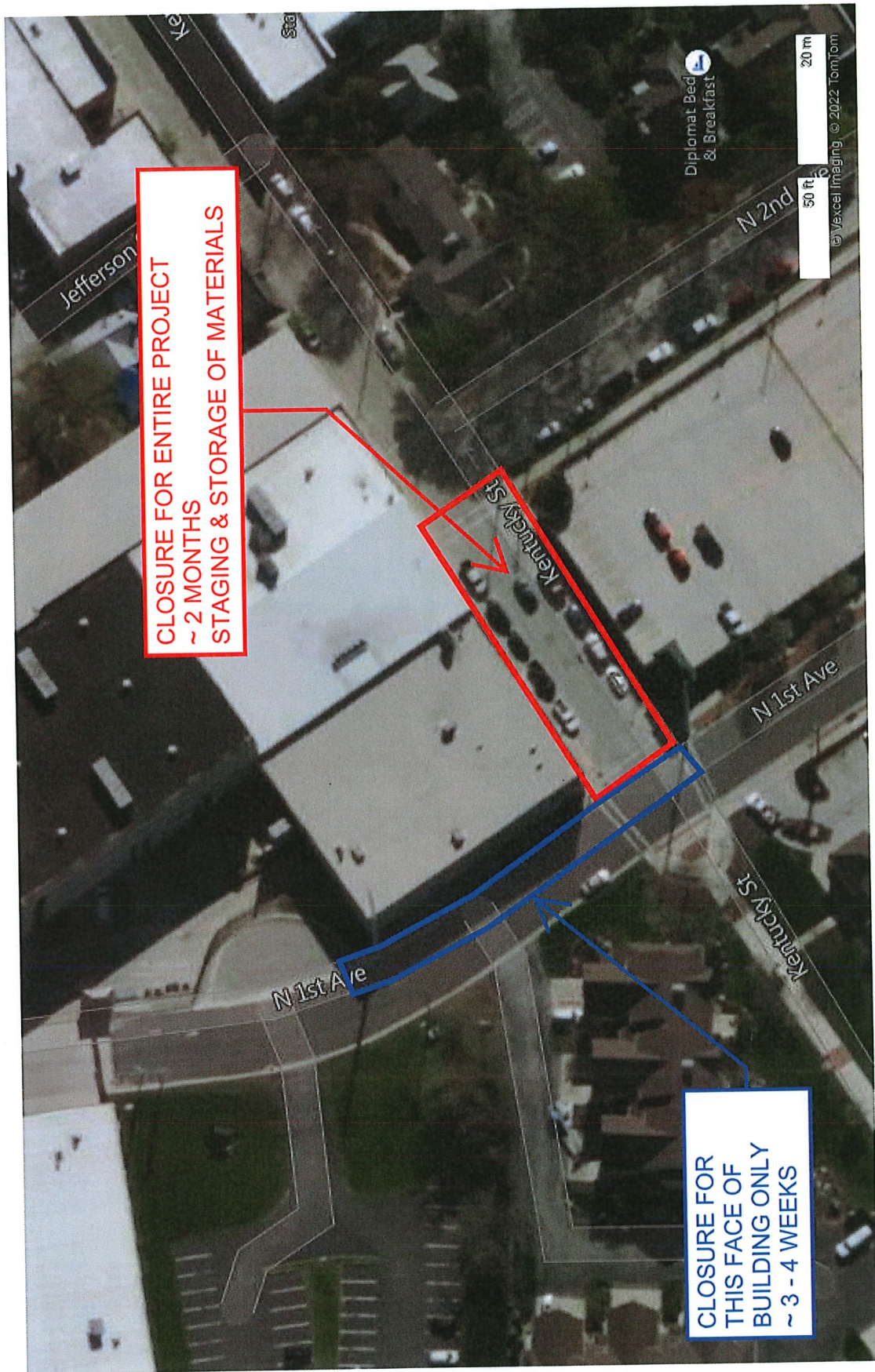
920-682-6105

3.035 - Reimbursement of expenses.

- (1) *[Authorization to charge for reimbursement.]* The city clerk-treasurer is authorized to charge for reimbursement of expenses incurred on behalf of and for the benefit of third parties for services rendered by the city. These reimbursable expenses include, but are not limited to:
- (a) *Legal, consulting, and incidental expenses.* Any expenses associated with service demands related to legal, consulting, and incidental services. These expenses include but are not limited to:
1. Mortgages and related documentation prepared by the city attorney for property transactions.
 2. Drafting and recording of documents for street vacation not initiated by the city.
 3. Drafting of ordinances related to zoning.
 4. Costs associated with annexations.
 5. Recording fees for planned unit developments and related zoning and subdivision actions.
 6. Legal publication, hearing notices, and postage.
 7. Engineering, planning, financial, and related consultants' reviews, studies, and inspections.
 8. Any other fees associated with service demands by third parties not specifically related to general governmental services.
- (b) *Special events expenses.* Any expenses associated with service demands related to special events. These expenses include but are not limited to:
1. Labor, equipment, and materials used before, during and after special events.
 2. Garbage/refuse and recycling pickup and disposal.
 3. Legal services related to event.
 4. Drafting of documents related to event.
 5. Administrative costs associated with service demands related to special events.
 6. Any other fees associated with service demands related to special events.
- (2) *Fees/deposit.*
- (a) *Fees.* Fees can only be charged upon prior notice to the petitioner who must sign an agreement to reimburse prior to initiating action. Prior to initiating any action, the department where petition is initiated shall secure the signed reimbursement agreement from petitioner and forward it to city clerk-treasurer.
- (b) *Deposit.* If reimbursement costs are estimated to be over \$250.00, a deposit in the estimated amount may be required by the city prior to initiating action. Petitioner shall pay for all costs that exceed deposit amount, and petitioner shall be reimbursed if deposit amount exceeds costs.
- (3) *Failure to pay fees.* If the fee is not paid within 30 days of the date of the mailing of the invoice, an additional administrative collection charge of ten percent of the total fee shall be added to the amount due, plus interest shall accrue thereon at the rate of 1.5 percent per month or fraction

thereof until paid. To the extent permitted by law, if the petitioner is the owner of the real estate for which the services are incurred, any delinquent fees shall be extended upon the current or the next tax roll as a special charge against the real estate premises for current services.

(Ord. No. 1040-0500, § 1, 5-16-00; Ord. No. 1088-0303, § 1, 3-4-03)



CLOSURE FOR ENTIRE PROJECT
~ 2 MONTHS
STAGING & STORAGE OF MATERIALS

CLOSURE FOR
THIS FACE OF
BUILDING ONLY
~ 3 - 4 WEEKS



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/2/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The McClone Agency, Inc. PO Box 389 Menasha WI 54952 License#: 100197661 ACEBUIL-01	CONTACT NAME: Lesli Ladewig	FAX (A/C, No): 920-725-3233	
	PHONE (A/C, No, Ext): 800-236-1034	E-MAIL ADDRESS: lesli.ladewig@mcclone.com	
INSURED A.C.E. Building Service Inc 3510 South 26th Street Manitowoc WI 54220-8838	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Middlesex Insurance Co		23434
	INSURER B: Sentry Insurance a Mutual Co		24988
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES

CERTIFICATE NUMBER: 762956880

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		A0080005005	4/1/2021	4/1/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			A0080005001	4/1/2021	4/1/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			A0080005007	4/1/2021	4/1/2022	EACH OCCURRENCE \$ 9,000,000 AGGREGATE \$ 9,000,000 Products-Comp/Op Agg \$ 9,000,000
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	A0080005006	4/1/2021	4/1/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The City of Sturgeon Bay is included as additional insured on the general liability per contract or agreement.

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

City of Sturgeon Bay
421 Michigan Street
Sturgeon Bay WI 542235

AUTHORIZED REPRESENTATIVE

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RECOMMENDATION**TO THE HONORABLE MAYOR AND COMMON COUNCIL:**

We, the Finance/Purchasing & Building Committee, hereby recommend to approve the purchase of a new ILH HD Shore Conveyor from Inland Lake Harvesters, Burlington, WI in an amount not to exceed \$49,950.

Respectfully submitted,

FINANCE/PURCHASING & BUILDING
COMMITTEE

By: Helen Bacon, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Dated: March 8, 2022

Introduced by _____.

Moved by Alderperson _____ seconded by

Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2022.

Executive Summary

Date: February 21, 2022

Title: Award of Bid for Water Weed Shore Conveyor


Background: On February 21th 2022 the Municipal Services Department opened bids for a new water weed shore conveyor. In accordance with the City of Sturgeon Bay Purchasing & Property Accountability Policy, specifications were prepared and competitive sealed bidding was used to obtain pricing. Two bids were received:


Inland Lake Harvesters, Burlington, WI	Aquirius Systems North Prairie, WI
(1) New ILH HD	(1) New Aquarius S/C 34
Conveyor Price	Conveyor Price
\$49,950.00	\$58,450

The 2022 capital budget line 10-570-000-59070 included \$60,000 for the purchase of a new aquatic weed conveyor.

Fiscal Impacts: \$49,950 for the purchase of one new ILH HD Shore Conveyor.

Recommendation: Staff recommends purchasing (1) New ILH HD Shore Conveyor from Inland Lake Harvesters, Burlington, WI at a price not to exceed \$49,950.

Prepared By:  **Date:** 21 Feb 2022
Mike Barker
Municipal Services Director

Reviewed By:  **Date:** 2/23/22
Valerie Clarizio
Finance Director

Reviewed By: _____ **Date:** _____
Josh VanLieshout
City Administrator

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

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

Respectfully submitted,

FINANCE/PURCHASING & BUILDING
COMMITTEE

By: Helen Bacon, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Dated: March 8, 2022

Introduced by _____.

Moved by Alderperson _____ seconded by

Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2022.



City of Sturgeon Bay
421 Michigan Street
Sturgeon Bay, WI 54235
jvanlieshout@sturgeonbaywi.org

Joshua J. Van Lieshout
City Administrator

920-746-6905 (Voice)
920-746-2905 (Fax)

Memorandum

To: Finance Committee

From: Josh Van Lieshout, Administrator

Re: Crossroads at Big Creek—Partnership/easement request

Date: March 2, 2022

Item: Crossroads at Big Creek—Partnership/easement request

Discussion: Crossroads at Big Creek is seeking to obtain an easement from the City that would allow a number of activities on the unused portion of the City's snow storage location east of STH 42/57 on Michigan Street adjacent to Crossroads.

The desired activities (and easement) do not appear to in conflict with needed City operations or snow storage needs and would likely present little to no future conflict. Much of the unused and wooded site is mapped as a wetland on the Door County GIS website, this not a definitive, however represents a likelihood of conditions present consistent with wetlands. As such, it is highly unlikely the City would be making use of the "wetland" portions for municipal activities other than open space.

Crossroads is not asking for a financial commitment nor have they defined a specific project for partnership at this time; but rather an easement providing rights to conduct certain activities on City property.

Conservation activities in this area is consistent with the several of the objectives of the City's Comprehensive Plan and is mapped as an environmental corridor and within the 100 year flood plain on the City's Natural Features map contained in the Comprehensive Plan.

Crossroads has asked if the City would draft the necessary easement, I don't have an objection to this as the effort could lead to projects that benefit the public and City.

A review of the request with Community Development and Municipal Services did not yield any objections, only that the whole parcel and snow storage site remain under the ownership and control of the City.

Options:

1. Recommend approval to the Common Council.
2. Deny the request.
3. Seek more information from Crossroads, or offer additional information.



Crossroads at Big Creek

LEARNING CENTER NATURE PRESERVE

February 15, 2022

To: City of Sturgeon Bay
From: Crossroads at Big Creek
Contact: Laurel Hauser, Executive Director
laurel@crossroadsatbigcreek.org

**BOARD OF
DIRECTORS**

President
Matt Luders

President-elect
Jim Stawicki

Secretary
Bob Gray

Treasurer
Robert Desotelle

Mike DeCheck

Colleen Elliott

Jason Feldman

Brian Forest

Katie Rock

Gretchen Schmelzer

Erick Schrier

Brooke Ulrich

Karen Urban-Dickson

**YOUTH
REPRESENTATIVE**

Grace Alberts

STAFF

Laurel Hauser
Executive Director

Coggin Heeringa
Program Director and Naturalist

Nick Lutzke
Land and Facilities Manager

Crossroads at Big Creek is a 200-acre nature preserve and learning center located within the city limits of Sturgeon Bay. As a 501(c)3 nonprofit organization, Crossroads is supported by donations from individuals, families and area businesses and managed by a professional staff and board of directors. Crossroads at Big Creek is a beloved and heavily utilized community asset that is open every day at no charge to the community or to the City. Activities at Crossroads include hiking, trail running, skiing, snowshoeing, nature study, photography and other low-impact recreational uses. Groups that utilize Crossroads include all of the area schools, the Boys and Girls Club of Door County, Learning in Retirement, Master Gardeners, Scout troops and many, many other non-profit entities.

The lands at Crossroads are special and encompass a number of different ecosystems – upland forest, meadow, a remnant boreal forest and wetlands. The central feature is Big Creek. Our preserve includes 3,000 feet of Big Creek and the estuary where water from a 6,000-acre watershed drains into Sturgeon Bay.

Crossroads has been actively working to restore habitat on our property. Our Board has adopted an Ecological Restoration Plan and we have received federal and state restoration grants. We have been investing time and funds to remove invasive species like reed canary grass and buckthorn and plant native species. Last year we planted over 4,000 trees, shrubs and grasses.

These native plantings provide buffer and shade for the Creek, enhance the quality of the adjacent wetlands and provide habitat for the birds, invertebrates and mammals that use the nature preserve. They also protect the quality of the water entering Sturgeon Bay.

Crossroads at Big Creek would like to partner with the City of Sturgeon Bay to protect the portion of Big Creek that extends north from Michigan Street through the 14-acre, City-owned parcel east of Whitetails Unlimited (parcel #2816804001501B).



Our goal would be, over time and as resources allow, to incorporate this stretch of Big Creek into our ecological restoration plans – to remove invasive species, plant native trees and shrubs, and monitor the water quality. Future goals may include creation of a walking trail and placement of benches at the small pond located along the creek.

This coming summer, Crossroads is launching a Land Restoration School, and these lands adjacent to Big Creek could be ecologically enhanced by professionally guided students. This could offer a good outcome for both ecology and education.

We offer the following language as a beginning point and are open to your thoughts on how to best proceed. A partnership might include the following understandings:

1. The City would retain ownership of the property;
2. Crossroads at Big Creek, Inc. would, through an easement granted by the City, enhance the ecology of the Big Creek corridor through the development and implementation of an ecological restoration plan and manage the easement property as it does the rest of Crossroads;
3. The public would have access to marked portions of the property for walking, snowshoeing, photography and other low-impact recreational uses, as it does Crossroads;
4. Projects and improvements that exceed general maintenance, both in expense and time, would be discussed with the City prior to implementation and would need City approval.

It is expected that this partnership would benefit the citizens of Sturgeon Bay, protect the water quality of the Big Creek watershed and Sturgeon Bay, and improve habitat for the natural community of plants and wildlife while not compromising the current uses of the parcel by the City.

The Sturgeon Bay Comprehensive Plan 2040 calls for the City of Sturgeon Bay to “preserve, protect, and enhance its natural resources [and] deepen its focus on environmental stewardship.” Specifically, this partnership would address the following objectives, priorities and recommended actions found in the City’s Comprehensive Plan:

- Engage community stakeholders in collaborative decision making and implementation of local and regional environmental quality plans.
- Protect surface water and groundwater quality in the City and surrounding area.
- Effectively manage stormwater in Sturgeon Bay, reducing runoff and mitigating impacts on the local water system.
- Highlight Sturgeon Bay’s location in the region and natural assets as a destination for outdoor recreation and tourism.

Continued...

- Protect natural resources which enhance the quality of life and provide a balance between human-made and natural areas.
- Support waterfront management, restoration, erosion control, water clean-up initiatives, proper landscape practices, stormwater management, and use of vegetative buffers.
- Work to protect threatened or endangered species and wildlife habitat areas.
- Encourage programs that help to educate citizens on the tools, programs, and incentives that protect the natural environment.
- Prioritize efforts to preserve and enhance Sturgeon Bay's natural resources, including Crossroads at Big Creek, the Sturgeon Bay Canal Nature Preserve, and other potential areas for conservation.
- Expand regional partnerships to implement environmental quality plans and best practices.

Thank you for considering this request. We look forward to working in partnership to protect one of Sturgeon Bay's special places.

Sincerely,

A handwritten signature in cursive script, appearing to read "Laurel", with a long, sweeping horizontal line extending to the right.

Laurel Hauser
Executive Director

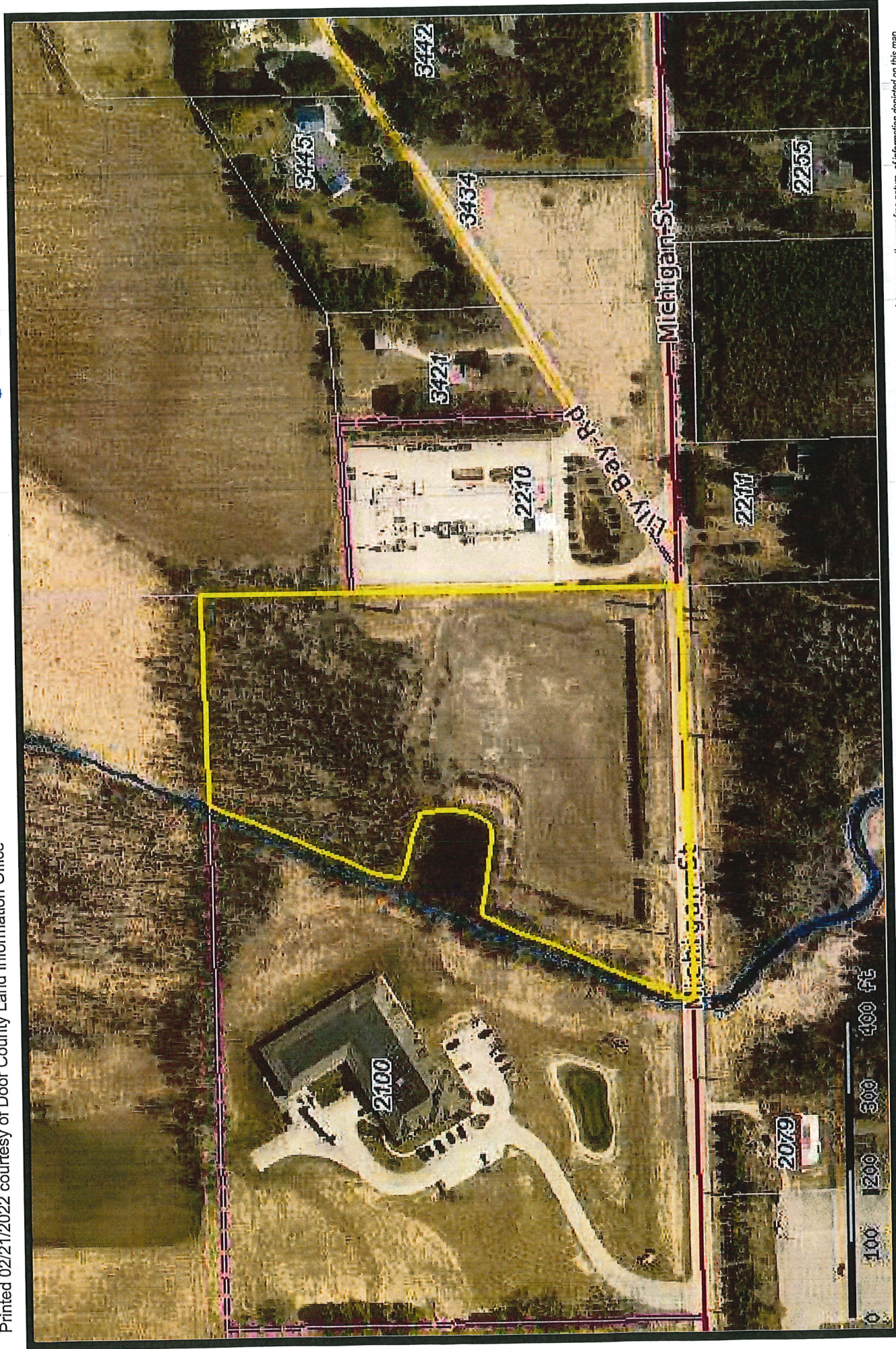
Snow Storage Site-Michigan Street

Printed 02/21/2022 courtesy of Door County Land Information Office

... from the Web Map of ...
(<http://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.

RECOMMENDATION**TO THE HONORABLE MAYOR AND COMMON COUNCIL:**

We, the Finance/Purchasing & Building Committee, hereby recommend to approve the purchase of 1 ADA accessible kayak launch from DC Docks and 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.

Respectfully submitted,

FINANCE/PURCHASING & BUILDING
COMMITTEE

By: Helen Bacon, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Dated: March 8, 2022

Introduced by _____.

Moved by Alderperson _____ seconded by

Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2022.

Executive Summary

Date: March 3, 2022

Title: Award of Bid for an ADA Accessible Kayak Launch

Background: On March 3rd 2022 the Municipal Services Department opened bids for a new ADA accessible kayak launch. In accordance with the City of Sturgeon Bay Purchasing & Property Accountability Policy, specifications were prepared and competitive sealed bidding was used to obtain pricing. One bid was received:

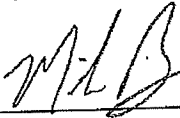
DC Docks and Boat Lifts, Sturgeon Bay, WI
Dock Price: \$38,276.25
Option to set up onsite: \$4,500.00

The 2022 capital budget line 10-550-000-59999 included \$33,000 for the purchase of a new ADA accessible kayak launch. The bid for a new skid steer (budget line 10-400-000-59060) came in at \$7,563 under budget, therefore staff requests \$5,276.25 be transferred to budget line 10-550-000-59999 to cover the overage.

Fiscal Impacts: \$38,276.25 for the purchase of one new ADA accessible kayak launch.

Recommendation: Staff recommends purchasing (1) New ADA accessible kayak launch from DC Docks and Boat Lifts, Sturgeon Bay, WI at a price not to exceed \$38,276.25 and transferring \$5,276.25 from 10-400-000-59060 to 10-550-000-59999.

Prepared By:


Mike Barker
Municipal Services Director

Date: 03 MAR 2022

Reviewed By:

Valerie Clarizio
Finance Director

Date: _____

Reviewed By:

Josh VanLieshout
City Administrator

Date: _____

ORDINANCE NO. _____

THE COMMON COUNCIL OF THE CITY OF STURGEON BAY, WISCONSIN DO ORDAIN AS FOLLOWS:

SECTION 1: Various terms within Section 20.03 – Definitions of the Sturgeon Bay Municipal Code are repealed, recreated, or amended as follows:

Boardinghouse is repealed.

Commercial building is repealed.

Garage, public is repealed.

General warehousing is recreated as *Warehousing*: The storage of materials unrelated to any on-site manufacturing activity.

Light manufacturing/high technology manufacturing is repealed.

Lodging house is recreated: A dwelling unit where lodging rooms are provided for compensation for five to 12 persons, pursuant to previous arrangements for definite periods, but not available to the public or transients.

Public Utilities (minor facilities) is amended: Any structure or equipment used or designed for the production, transmission, delivery, or furnishing of heat, light, water, power, sewerage, or communication services either directly or indirectly to or for the public, where the land area bounded by the location of such structure or equipment is 400 square feet or less.

Public Utilities (major facilities) is amended: Any structure or equipment used or designed for the production, transmission, delivery, or furnishing of heat, light, water, power, sewerage, or communication services either directly or indirectly to or for the public, where the land area bounded by the location of such structure or equipment is more than 400 square feet.

SECTION 2: Section 20.08(1) of the Sturgeon Bay Municipal Code (Zoning) is amended as follows:

(1) *Districts enumerated.* Zoning districts are provided as follows:

- (a) *Single-Family Residential (R-1).* The R-1 district is intended to provide a pleasant, safe and quiet neighborhood environment free from traffic hazards, incompatible land uses, or public annoyance for single-family residential development in the city.
- (b) *Single-Family Residential (R-2).* The R-2 district is intended to provide a pleasant, safe, and quiet neighborhood environment free from traffic hazards, incompatible land uses, or public annoyance for primarily single-family residential development, but at slightly higher density than the R-1 district.

- (c) *Two-Family Residential (R-3)*. The R-3 district is intended to provide a pleasant, suitable location primarily for two-family residences, or for a mixture of single-family, two-family, and three-unit or four-unit multiple-family residences.
- (d) *Multiple-Family Residential (R-4)*. The R-4 district is intended to provide for higher density residential uses and compatible nonresidential uses.
- (e) *Manufactured Home Court Residential (R-M)*. The R-M district is intended to provide areas for manufactured home/mobile home courts as a development option.
- (f) *General Commercial (C-1)*. The C-1 district is intended to provide commercial areas outside of the central business district. Permitted uses shall be general commercial uses as well as those commercial uses which are oriented to the highway user or which require greater space.
- (g) *Central Business District (C-2)*. The C-2 district is intended for the central business district on both the east and west sides of the city. It is intended to provide development and redevelopment opportunities consistent with the historic development pattern of the areas. Targeted uses shall be those commercial uses which do not detract from this area because of noise, smoke, odors, or disruption of traffic patterns.
- (h) *Reserved*.
- (i) *Office/Business Park (C-4)*. The C-4 district is intended to provide limited areas within the commercial area of the city for office and business park development. The uses permitted are those uses which are compatible with office park development.
- (j) *Mixed Commercial-Residential (C-5)*. The C-5 district is intended for areas of the city where residential properties are converting to commercial uses or vice versa, especially areas where it is desired to maintain the existing buildings or architectural character of the neighborhood. It is also intended for areas of the city where a continued mixture of residential and commercial uses is desirable. The uses permitted are those uses which are generally compatible in areas with a combination of both residential and commercial properties.
- (k) *Light Industrial (I-1)*. The I-1 district is intended to provide space for industrial and manufacturing uses at appropriate locations in the city. Such property shall be occupied and used only for those uses that would not generate noise, smoke, odor, vibration, air, water or other environmental pollution that would create a public or private nuisance.
- (l) *Light Industrial (Industrial Park) (I-1A)*. The I-1A district is intended to provide space for the same industrial and manufacturing uses permitted in the I-1 district, but subject to the additional development standards contained in section 20.32 of this chapter. This district provides property owners additional protection by requiring specific landscape and building design criteria for new development. It is intended primarily for the Sturgeon Bay Industrial Park.
- (m) *Heavy Industrial (I-2)*. This district reserves land for all uses permitted in the I-1 district plus certain businesses that require the use of unlimited outdoor storage and production yards and involve the use of heavy outdoor equipment and machinery.

- (n) *Heavy Industrial (Industrial Park) (I-2A)*. The I-2A district is intended to provide space for the same industrial and manufacturing uses permitted in the I-2 district, but subject to the additional development standards contained in section 20.32 of this chapter. This district provides property owners additional protection by requiring specific landscape and building design criteria for new development. It is intended primarily for the Sturgeon Bay Industrial Park.
- (o) *Agricultural (A)*. The agricultural district is established to help conserve good farming areas and prevent uncontrolled, uneconomical spread of residential or commercial development, in accordance with the Sturgeon Bay comprehensive plan, since it results in excessive costs to the community for provision of essential public improvements and services (sewer and water lines, etc.).
- (p) *Conservancy (CON)*. The conservancy district is intended to provide parkland and open space, to preserve the natural state of scenic areas, to provide natural areas and buffer strips and to discourage intensive development of marginal lands so as to prevent potential hazards to public and private property.
- (q) *Planned Unit Development (PUD)*. The PUD district shall overlay on one or more of the zoning districts enumerated in this section. This district is intended to provide flexibility for development in a planned and coordinated manner, especially where a mixing of principal uses and development types is sought. This district is also intended for special development projects that do not neatly fit into one of the other enumerated zoning districts. The principal uses and other requirements for the PUD district shall be established for each individual planned unit development and are subject to the provisions of section 20.24.

SECTION 3: Section 20.09 of the Sturgeon Bay Municipal Code (Zoning) is repealed and recreated as follows:

20.09 – Principal Uses

- (1) The principal uses allowed in the PUD district shall be based upon the underlying zoning district or as established for each individual planned unit development in accordance with section 20.24. The principal uses allowed in the other zoning districts shall be as shown in sub. (3) – Table of Principal Uses, except that adult oriented entertainment uses shall be allowed as prescribed in section 20.40.

(2) *How to use the table of principal uses.*

Table of Principal Uses (portion)

TYPE OF USE	ZONING DISTRICTS					
	R-1	R-2	R-3	C-1	C-2	C-5
RESIDENTIAL USES						
Accessory Dwelling Units [20.10(2)]		C	C			C
Boarding houses			C	C	C	C
Multiple Family Dwellings [20.10(5)]			C	C	C	C
Single-Family Dwellings [20.10(7)]	P	P	P			P / C
Two-Family Dwellings [20.10(8)]		P / C	P			P / C
COMMERCIAL USES						
Automobile and Recreation Vehicle Sales and/or Repair Establishments				P	C	
Banks and Other Financial Institutions				P	P	P / C

Bracketed section means there are requirements applicable to the specified use. Refer to the listed subsection.

P = Use is permitted .

Space without symbol means the use is not allowed that district.

C = Use requires conditional use approval.

Refer to footnote at end of table for special provision.

P/C = Use might be permitted or conditional use depending upon specific circumstances. Refer to subsection pertaining to that particular use.

(3) *Table of Principal Uses.*

TYPE OF USE	ZONING DISTRICTS													
	R-1	R-2	R-3	R-4	R-M	C-1	C-2	C-4	C-5	I-1 / I-1A	I-2 / I-2A	A	CON	
RESIDENTIAL USES														
Accessory Dwelling Units [20.10(2)]		C	C	C					C				C	
Commercial Housing Facility				C		C	C			C			C	
Community Living Arrangements [20.10(3)]	P / C	P / C	P / C	P / C	P / C	P / C	P / C		P / C					
Lodging Houses			C	P		C	C		C					
Mobile / Manufactured Home Parks [20.10(4)]					P									
Multiple Family Dwellings [20.10(5)]			C	P / C		C	C		C					
Residential Use in a Mixed-Use Building / Parcel [20.10(6)]						P	P		P					
Single-Family Dwellings [20.10(7)]	P	P	P	P / C					P / C				P	
Two-Family Dwellings [20.10(8)]		P / C	P	P / C					P / C				C	
COMMERCIAL USES														
Automobile and Recreation Vehicle Sales and/or Repair						P	C							
Banks and Other Financial Institutions						P	P	P	P / C ¹	C	C			
Bed & Breakfast Establishments	P	P	P	P	P	P	P		P / C ¹				P	
Bus Depots						P	P							
Commercial Storage Facilities						P				C	C			
Conference Facilities						P	P		P / C ¹					
Customer Service Establishments [20.10(9)]				C		P	P		P / C ¹	C	C			
Farm Implement Sales Lots						P								
Funeral Homes						P	P	P	P / C ¹					
Gasoline Stations						P	C							
Home Occupations [20.10(10)]	P / C	P / C	P / C	P / C	P / C	P / C	P / C		P / C				P / C	
Hotels and Motels						P	P		C					
Kennels													C	
Lumber and Building Supply Yards[20.10(12)]						P				C	C			
Medical, Dental, and Veterinarian Clinics				C		P	P	P	P / C ¹					
Parking Lots (principal use)				C		P	P	P	C	P	P			
Professional Offices [20.10(11)]				C		P	P	P	P / C ¹	P	P			
Radio and Television Stations						P	P	P		P	P			
Restaurants and Taverns						P	P		C					
Retail Establishments (Not Specifically Listed Elsewhere) [20.10(12)]						P	P		P / C ¹	C	C			
Tourist Information Centers						P	P	P	P / C ¹					
Tourist Rooming Houses [20.10(13)]	P	P	P	P	P	P	P		P / C ¹				P	
INSTITUTIONAL & UTILITY USES														
Airports													C	
Ambulance, Fire, Police, and Other Public Safety Facilities						P	P	P		P	P		C	
Animal Shelters and Pounds						C								
Charitable Institutions and Clubs or Lodges				P		P	P	P	P / C ¹					

TYPE OF USE	ZONING DISTRICTS													
	R-1	R-2	R-3	R-4	R-M	C-1	C-2	C-4	C-5	I-1/I-1A	I-2/I-2A	A	CON	
INSTITUTIONAL & UTILITY USES (continued)														
Child Day Care Facilities	C	C	C	C	C	P	P	C	P/C ¹	P	P	C		
Churches and Other Places of Worship	P	P	P	P	P	P	P	P	P/C ¹			P	P	
Colleges / Vocational Schools			C	C		C	C	C		P				
Courtrooms and Other Judicial Processing Facilities						P	P	P				C		
Elementary, Middle, and Senior High Schools	P	P	P	P		P	P	P	P/C ¹			P		
Hospitals				C		C	C	C						
Jails and Correctional Institutions												C		
Libraries / Museums				C		P	P	P	P/C ¹					
Municipal Storage Buildings and Storage Yards						P				P	P	P		
Nursing Homes				P		P	P		C					
Offices / Education Facilities for Nonprofit Conservation-Related Organizations				C		P	P	P	P/C ¹				C	
Post Offices						P	P	C	P/C ¹	P	P			
Public Utilities - minor facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Utilities - major facilities	C	C	C	C	C	C	C	C	C	P	P	C	C	
Solid Waste Facilities												C		
RECREATIONAL USES														
Campgrounds														
County Fairgrounds and Related Facilities												P		
Indoor Entertainment / Recreation Facilities (e.g. Bowling Alleys, Theaters)						P	P		P/C ¹					
Outdoor Entertainment / Recreation Facilities - Not Specifically Listed Elsewhere (e.g. Golf Courses, Shooting Ranges, Theaters)						C						C	C	
Public Parks/Playgrounds	P	P	P	P	P	P	P	P	P			P	P	
Recreation and Community Centers	C	C	C	C	C	P	P	C	P/C ¹			C		
Travel Trailer Parks [20.10(14)]														
Water Related Uses such as Marinas, Launch Ramps, Charter Boating or Fishing and Ferry Terminals						P	P			C	C			
INDUSTRIAL USES														
Asphalt and Concrete Plants												P		
Business Incubators [20.10(15)]										P	P	P		
Commercial Fishing										C	C			
Feed/Grain Mills											P			
Laboratories / Research and Testing Facilities										P	P	P		
Laundries, Not Including Self-Service											P			
Manufacturing, Production, Processing, Fabrication, Packaging and Assembly of Goods [20.10(16)]						C	C			P	P			
Non-Metallic Mining Operations											P	C		

TYPE OF USE	ZONING DISTRICTS												
	R-1	R-2	R-3	R-4	R-M	C-1	C-2	C-4	C-5	I-1 / I-1A	I-2 / I-2A	A	CON
INDUSTRIAL USES (continued)													
Outdoor Storage Areas for Materials, Supplies, Finished/Semi-Finished Products, Equipment, or Refuse Containers [20.10(17)]										P	P		
Printing and Publishing										P	P		
Salvage and Recycling Facilities											P		
Sawmills/Planing Mills											P		
Trade and Construction Contractors Establishments											P		
Truck Terminals / Freight Transfer Facilities											P		
Vocational Rehabilitation Centers (Not For Profit)											P		
Warehousing or Wholesale Distribution [20.10(18)]						C	C			P	P		
AGRICULTURAL USES													
Farming [20.10(19)]													P
Roadside Stands for Sale of Products Produced on the Premises													P
Greenhouses						P				C	C		P

Notes/additional requirements:

1. In the C-5 district, the uses indicated with a "1" are permitted uses if they occupy an existing building or occupy a new building with a building footprint not exceeding 3,000 square feet. Such uses proposed to be located within a new building exceeding 3,000 square feet shall require conditional use approval.

SECTION 4: Section 20.10 of the Sturgeon Bay Municipal Code (Zoning) is repealed and recreated as follows:

20.10 - Particular Use Requirements.

- (1) *Applicability.* As identified in section 20.09(3) Table of Principal Uses, certain uses shall be subject to the particular use requirements in this section. The requirements for particular uses in this section are in addition to other regulations established elsewhere in this Chapter. In any instance where these requirements conflict other regulations of the zoning code, the requirements of this section shall control.
- (2) *Accessory Dwelling Units.* Accessory dwelling units are subject to the following:
 - (a) *Number permitted.* Not more than one accessory dwelling unit shall be permitted on a lot.
 - (b) *Minimum lot size.* Accessory dwelling units shall be allowed only on a lot having at least 7,000 square feet.
 - (c) *Floor area requirements.* Accessory dwelling units shall not exceed 800 square feet in floor area and shall have a minimum floor area of 250 square feet.
 - (d) *Residency Required.* The property owner of record must reside in either the primary dwelling unit or the accessory dwelling unit as their permanent and legal address. A restrictive agreement shall be recorded to this effect.
 - (e) *Parking.* In addition to off-street parking spaces required for the primary dwelling unit, a minimum of one off-street parking space for an efficiency or one-bedroom accessory dwelling unit, or a minimum of two off-street parking spaces for a two or more-bedroom accessory dwelling unit, shall be provided.
 - (f) *Short-term rental restrictions.*
 1. The accessory dwelling unit shall not be rented for periods of less than seven consecutive days.
 2. If the accessory dwelling unit is rented for periods of more than six but fewer than 29 consecutive days, the total number of days within any consecutive 365-day period that the dwelling may be rented shall not exceed 180 days. The maximum 180 days shall run consecutively within each 365-day period. The owner of the accessory dwelling unit shall notify the city clerk in writing when the first rental within a 365-day period begins.
 3. A restrictive agreement shall be recorded to this effect.
 4. If the property owner of record resides in the accessory dwelling unit, then these short-term rental restrictions shall apply to the primary dwelling unit.
 - (g) *Separate ownership/conveyance restricted.* The accessory dwelling unit shall not be conveyed or separated in ownership from the primary dwelling unit.
 - (h) *Compliance with housing and building codes.* The accessory dwelling unit shall comply with the Sturgeon Bay Housing Code (Chapter 22 of the Municipal Code) and with all pertinent building codes.

- (i) Accessory dwelling units may be attached to or detached from the single-family residence.
- (j) *Additional requirements for attached accessory dwelling units.* Attached accessory dwelling units shall comply with the following:
 - 1. The accessory dwelling unit shall be clearly incidental to the principal dwelling unit and the building's exterior shall appear to be single-family.
 - 2. If the accessory dwelling unit is created from a portion of the principal dwelling unit, the floor area of the principal dwelling unit shall not be reduced below the minimum floor area required for the zoning district in which it is located.
 - 3. Location of entrances. Only one entrance may be located on the facade of the dwelling facing the street, unless the dwelling contained additional entrances before the accessory dwelling unit was created. An exception to this regulation is entrances that do not have access from the ground such as entrances from balconies or decks.
 - 4. Exterior stairs. Fire escapes or exterior stairs for access to an upper level accessory dwelling shall not be located on the front of the primary dwelling unit.
- (k) *Additional requirements for detached accessory dwelling units.* Detached accessory dwelling units shall comply with the following:
 - 1. The accessory dwelling unit shall be subject to the requirements of section 20.29 - *Accessory building height and area regulations*, except the minimum side and rear yards shall be ten feet for accessory buildings constructed after April 1, 2019.
 - 2. The accessory dwelling unit shall comply with all building code regulation relating to dwellings.
- (3) *Community Living Arrangements.* Community living arrangements as regulated in § 62.23(7)(i), Wis. Stats., are permitted uses. In addition, the 2,500-foot distance described in § 62.23(7)(i)2r.a., Wis. Stats., shall not apply. All other community living arrangements require conditional use approval.
- (4) *Manufactured Home Parks.* Manufactured home parks are subject to the requirements of section 9.07 of the municipal code.
- (5) *Multiple-Family Dwellings.*
 - (a) In the R-3 district, MF dwellings shall be limited to not more than 4 units per building.
 - (b) In the R-4 district, projects with 24 or fewer units on a lot are permitted. Projects containing 25 or more units on a lot shall require conditional use approval.
- (6) *Residential Use in a Mixed-Use Building/Parcel.*
 - (a) In the C-1 districts, the residential portion of the mixed-use building shall not exceed 50% of the available floor area of the building.

- (b) In the C-2 district the residential portion shall not exceed 50% of the combined floor area of all principal buildings within the lot.

(7) *Single-Family Dwellings.*

- (a) In the R-4 district, single-family dwellings proposed on lots that exceed 20,000 square feet of area shall require a conditional use approval.
- (b) In the C-5 district, single-family dwellings established within an existing building, including repairs/reconstruction of such dwellings and additions up to 50% of the original floor area are permitted. Newly constructed single-family dwellings and additions to existing dwellings that exceed 50% of the original floor area shall require conditional use approval.

(8) *Two-Family Dwellings.*

- (a) In the R-2 district, two-family dwellings that specifically designated for such dwellings at the time of platting are permitted, subject to the following:
 - 1. The lot must be identified as intended for a two-family dwelling on the plat or certified survey map that created the lot.
 - 2. Such designation shall only be allowed if approved by the Plan Commission prior to the recording of the plat or certified survey map.
 - 3. The number of lots designated for two-family dwellings under this paragraph within any individual subdivision plat or certified survey map shall not exceed the greater of two lots or 25 percent of the total number of lots within the plat or certified survey map.
 - 4. These provisions apply to lots specifically designated for development of two-family dwellings. Other lots that meet the dimensional requirements for two-family dwellings may be developed as such provided a conditional use permit is approved by the Plan Commission.
- (b) In the R-4 district, two-family dwellings proposed on lots that exceed 20,000 square feet of area shall require a conditional use approval.
- (c) In the C-5 district, two-family dwellings established within an existing building, including repairs/reconstruction of such dwellings and additions up to 50% of the original floor area are permitted. Newly constructed two-family dwellings and additions to existing dwellings that exceed 50% of the original floor area shall require conditional use approval.

(9) *Customer Service Establishments.* In the I-1/I-1A and I-2/I-2A districts, customer service establishments are limited to travel agencies, health clubs, and quick-printing/copy shops.

(10) *Home Occupations.*

- (a) *Conditional Use.* Home occupations shall comply with the following restrictions and shall require conditional use approval, except for home occupations meeting the criteria of par. (b):

1. The home occupation shall be conducted only by residents of the dwelling unit and shall be conducted entirely within the dwelling unit.
 2. There shall be no outdoor storage or display of equipment, materials, or articles offered for sale.
 3. There shall be no articles offered for sale on the premises except such as is directly produced by the home occupation.
 4. There shall be no mechanical equipment used other than such as is permissible for purely domestic purposes.
 5. There shall be no signage associated with the home occupation, except for one wall sign not to exceed 4 square feet and not illuminated.
- (b) *Permitted Use.* A home occupation which meets the criteria listed in par. (b) above and, in addition, contains no signage, has no retail sales, has no stock in trade kept or sold, and in which the clients do not generally visit the premises, shall be permitted and shall not require conditional use approval.
- (11) *Professional Offices.* In the I-1/I-1A and I-2/I-2A districts, except for offices incidental to a principal use of the premises, professional offices shall have at least 10,000 square feet of floor area.
- (12) *Retail Establishments.* In the I-1/I-1A and I-2/I-2A districts, retail establishments shall comply with the following requirements:
- (a) *Building size.* The retail establishment shall be located within a building that contains at least 4,000 square feet of floor area.
 - (b) *Location.* The retail establishment shall be located within 600 feet of the right-of-way of State Highway 42/57.
 - (c) *Specific retail types allowed.* The retail use shall be limited to appliance dealers, carpet and floor covering dealers, electrical showrooms and shops, furniture stores, lawn and garden equipment and supply stores, lighting showrooms and shops, lumber and building materials sales centers, paint stores, plumbing showrooms and shops, stationary and office equipment/supply stores, retail sales associated with not for profit vocational rehabilitation programs, boat sales/showrooms, and similar types of retail that support the building and manufacturing industries.
- (13) *Tourist Rooming Houses.* Tourist rooming houses are subject to the requirements of section 9.05 of the municipal code.
- (14) *Travel Trailer Parks.* Travel trailer parks are subject to the requirements of section 9.075 of the municipal code.
- (15) *Business Incubators.* Business incubators shall be operated by the Door County Economic Development Corporation or other nonprofit organization approved by the City of Sturgeon Bay.

(16) *Manufacturing, Production, Processing, Fabrication, Packaging and Assembly of Goods.*

(a) In the C-1 and C-2 districts the manufacturing, production, processing, fabrication, packaging and assembly of goods shall be subject to the following requirements:

1. Such uses shall be entirely contained inside the building used for such activity.
2. There shall be no outside storage of any raw material, finished product, or waste material other than in a dumpster receptacle that is routinely used and regularly serviced in the normal course of business.
3. There shall be no prolonged noise above 85 decibels at any point further than 100 feet from any part of the building or the lot line, whichever is closer.
4. There shall be no release of smoke, fumes, or odors that may create a public or private nuisance, nor shall there be other activity conducted on the premises that may constitute a public or private nuisance.
5. The use shall be specifically limited to the particular manufacturing and/or storage activity indicated in the conditional use application and may not be changed to a different activity.
6. In the event that a particular activity, which received conditional use approval under this section, is discontinued for any reason, voluntary or involuntary, with no immediate intent to resume, the conditional use approval shall also be deemed automatically terminated with no further notice or hearing.
7. In the event that there is an existing building with an existing fire protection system installed at the time of the approval of the conditional use, that fire protection system must remain intact and must be maintained in an operating condition at all times, unless a special exemption is approved by the fire chief.
8. Additional conditions may be placed upon any conditional use approval in order for the proposed manufacturing use to not detract from the purposes of the C-1 and C-2 districts or the zoning code in general.

(b) In the I-1/I-1A districts, all manufacturing, processing, assembly, and testing activities shall occur inside a building, except for the occasional assembly, testing or shipping of components too large to fit in buildings.

(17) *Outdoor Storage.* In the I-1/I-1A districts, outdoor storage shall not exceed 200% of the building footprints of the principal buildings on the site.

(18) *Warehousing or Wholesale Distribution.* In the C-1 and C-2 districts, General warehousing or wholesale distribution shall be subject to the requirements of sub. (16)(a).

- (19) *Farming*. Buildings housing farm animals, barnyards, and feed lots shall be located at least 100 feet from a residential district and at least 100 feet from any waterway and located such that manure will not drain into any waterway.

SECTION 5: Sections 20.11 through 20.23 are repealed.

SECTION 6: Section 20.24(3)(d) regarding planned unit developments (PUD) is repealed and recreated as follows:

- (d) *When Required*. Approval of a PUD shall be required for any single-family residential or two-family residential development with two or more principal buildings on a lot.

SECTION 7: Section 20.27(1) is repealed and recreated to remove the reference to the C-3 district as follows:

- (1) *Maximum impervious surface*. For each lot in the R-4, C-1, C-4, and C-5 districts, the combined area of all roofed, paved, and other impervious surfaces shall not exceed 70 percent of the total area of the lot. Existing lots with impervious surfaces that exceeded 70 percent prior to adoption of this section shall be exempted from this provision provided that there shall be no further net increase of impervious surfaces on such lots.

SECTION 8: Section 20.27(2) [table of dimensional requirements] is repealed and recreated to remove the row containing the C-3 district from the table.

SECTION 9: This ordinance shall take effect on the day after its publication.

Approved:

Attest:

David J. Ward
Mayor

Stephanie Reinhardt
City Clerk

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the City Plan Commission 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. 281-62-11000113 (Portion of), 916 N 14th Ave, 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

Respectfully submitted:

City Plan Commission

By: Mayor David Ward, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Date: March 30, 2022

Introduced by_____.

Moved by Alderperson_____, seconded by Alderperson
 _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2022.

EXECUTIVE SUMMARY

Title: Zoning Map Amendment - C-3 to C-1 – Various Parcels

Background: The Plan Commission recommended changes to the permitted uses within the various zoning district and the Common Council accepted that recommendation. One of the impacts of the changes is the elimination of the Commercial/Light Manufacturing (C-3) district. By adding light manufacturing/warehousing as a conditional use to the C-1 district, the C-1 and C-3 districts are identical so the C-3 district is being eliminated. That means that the properties that are currently zoned C-3 must be rezoned.

There are 4 areas of the City that have C-3 district zoning classification, comprising a total of 16 full parcels and portions of three other parcels. With the exception of one parcel, these are proposed to be rezoned to General Commercial (C-1). The 18 parcels are listed as follows:

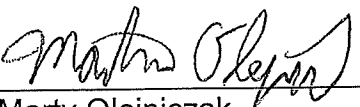
- 281-12-06010001, 217 Green Bay Rd, Midwest Wire Products Inc.
- 281-62-10000102A, 1121-1125 Egg Harbor Rd, Eric Hoogland Ltd Partnership
- 281-62-10000102B, 1201 Egg Harbor Rd, River Valley One LLC
- 281-62-11000113 (Portion of), 916 N 14th Ave, County of Door
- 281-62-15000104A, 1023 Egg Harbor Rd, 1023 Egg Harbor Rd LLC
- 281-62-15000104B, 1033 Egg Harbor Rd, PT Tower LLC
- 281-62-15000105, 911 N 14th Ave, City of Sturgeon Bay
- 281-62-15000106, 835 N 14th Ave, City of Sturgeon Bay
- 281-62-15000111A, 1019 Egg Harbor Rd, 1023 Egg Harbor Rd LLC
- 281-62-15000113, 514 N 12th Ave, Premier Sturgeon Bay LLC
- 281-62-15000116, 664 N 12th Ave, Steven C Ehlers
- 281-62-15000117, 606 N 12th Ave, Cornerstone Solutions Inc.
- 281-62-15000123, 636 N 12th Ave, S&B Green Bay Investments LLP
- 281-62-15000124, 620 N 12th Ave, Sturgeon Bay Community Church Inc.
- 281-64-59000117A, Midwest Wire Products Inc.
- 281-64-77000300A, 245 E Vine St, Skipper Properties LLC
- 281-66-13000109 (Portion of), 941-951 S Duluth Ave, Phill-Mart of Sturgeon Bay
- 281-66-13000110 (Portion of), 919 S Duluth Ave, Randal L Sahs

The C-1 district causes the least disruption because it matches the current C-3 district. The list of permitted and conditional uses and the development standards are the same so there really is no impact to the property owners. In addition, nearly all of the affected parcels were zoned C-1 prior to being rezoned to C-3.

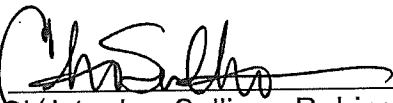
The only parcel that is not proposed to be rezoned to the C-1 district is the main Midwest Wire parcel at 615 S. Lansing Avenue. The parcel is proposed to be rezoned to Light Industrial (I-1) and will be considered under a separate action by the Plan Commission and Council.

Comprehensive Plan: The proposed C-1 district is generally consistent with the future land use map of the Comprehensive Plan, except for the City-owned Municipal Services buildings and storage yard. That site is planned for eventual redevelopment into multiple-family residential use, but that is a long-term recommendation and staff recommends keeping the current use conforming for the time being. If and when the City is ready for redevelopment of that site, it can rezone the property again at that time.

Recommendation: Staff recommends approval of the zoning map amendment for the 18 parcels or portions thereof as listed above to go from C-3 to C-1.

Prepared by: 
Marty Olejniczak
Community Development Director

3-24-2022
Date

Reviewed by: 
Christopher Sullivan-Robinson
Planner/ Zoning Administrator

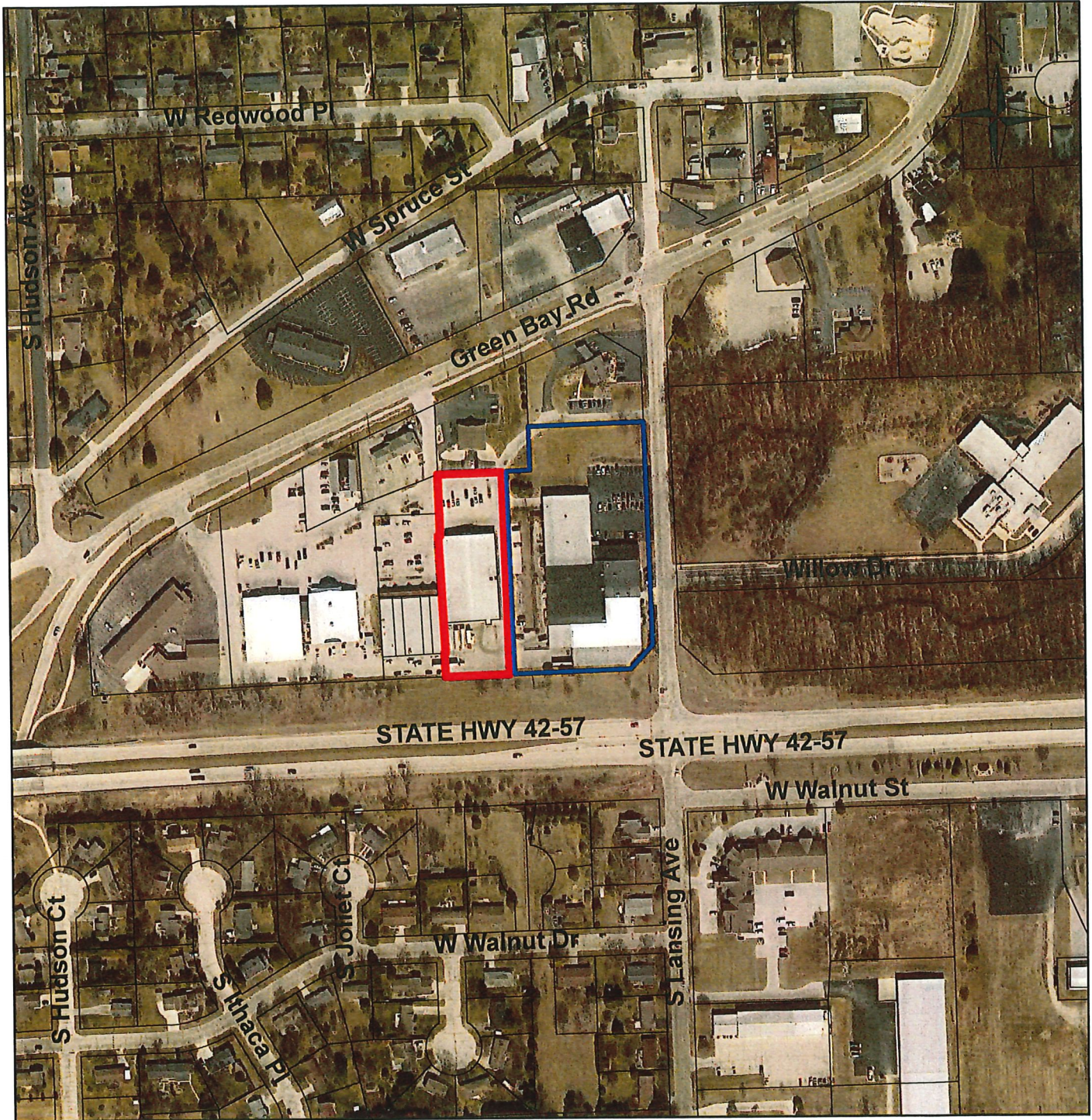
3.25.22
Date

Location Map

Zoning Map Amendment

Midwest Wire Products Inc

C-3 to C-1 & I-1



February 9, 2022



615 S. Lansing Ave - Proposed to be rezoned from C-3 Commercial/Light Manufacturing to I-1 Light Industrial

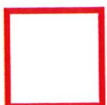
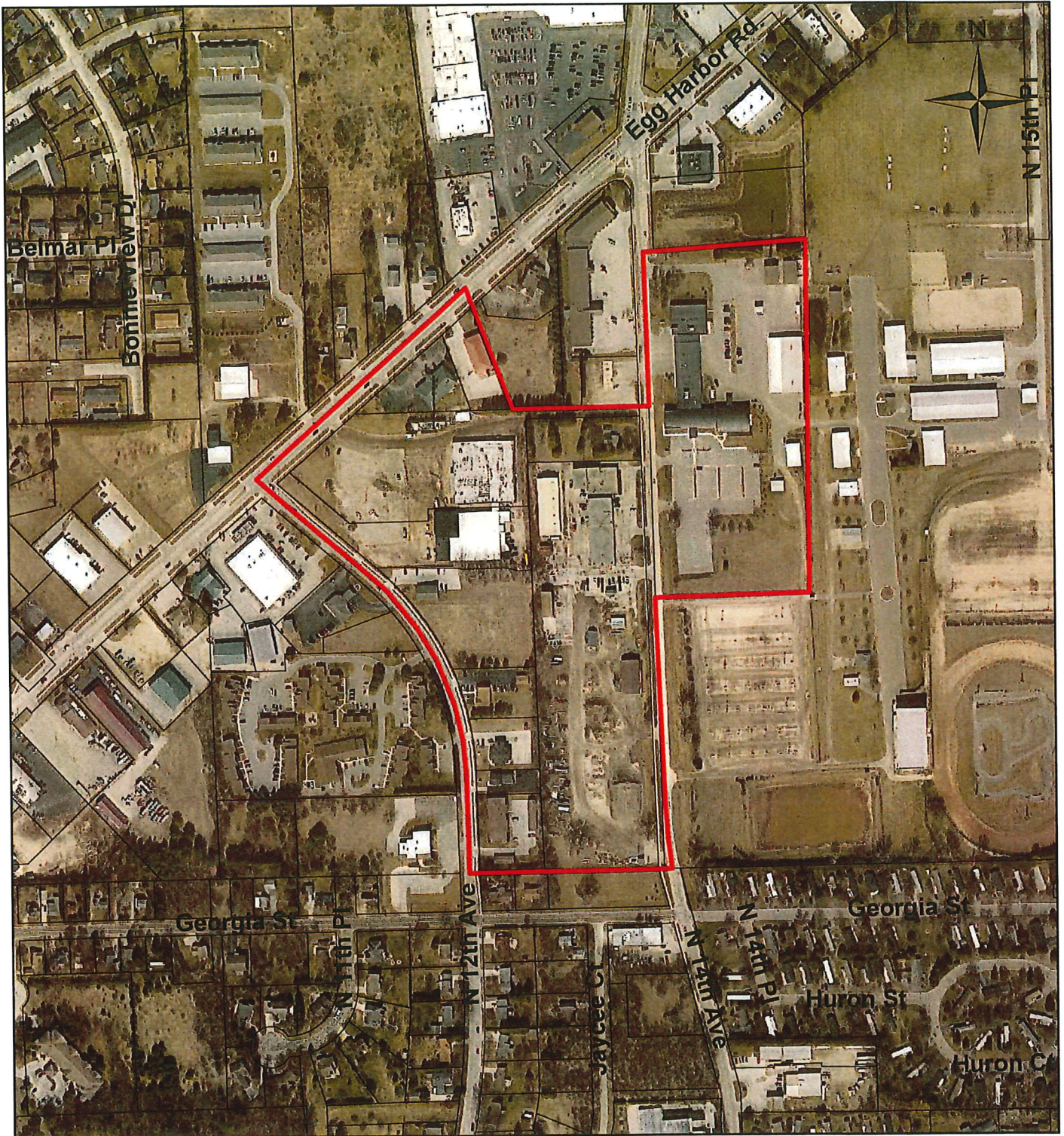


217 Green Bay Rd - Proposed to be rezoned from C-3 Commercial/Light Manufacturing to C-1 General Commercial

Location Map

Zoning Map Amendment

C-3 to C-1



Area proposed to be rezoned from C-3 Commercial/
Light Manufacturing to C-1 General Commercial

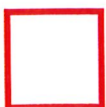
February 9, 2022

Location Map

Zoning Map Amendment

Skipper Properties, LLC

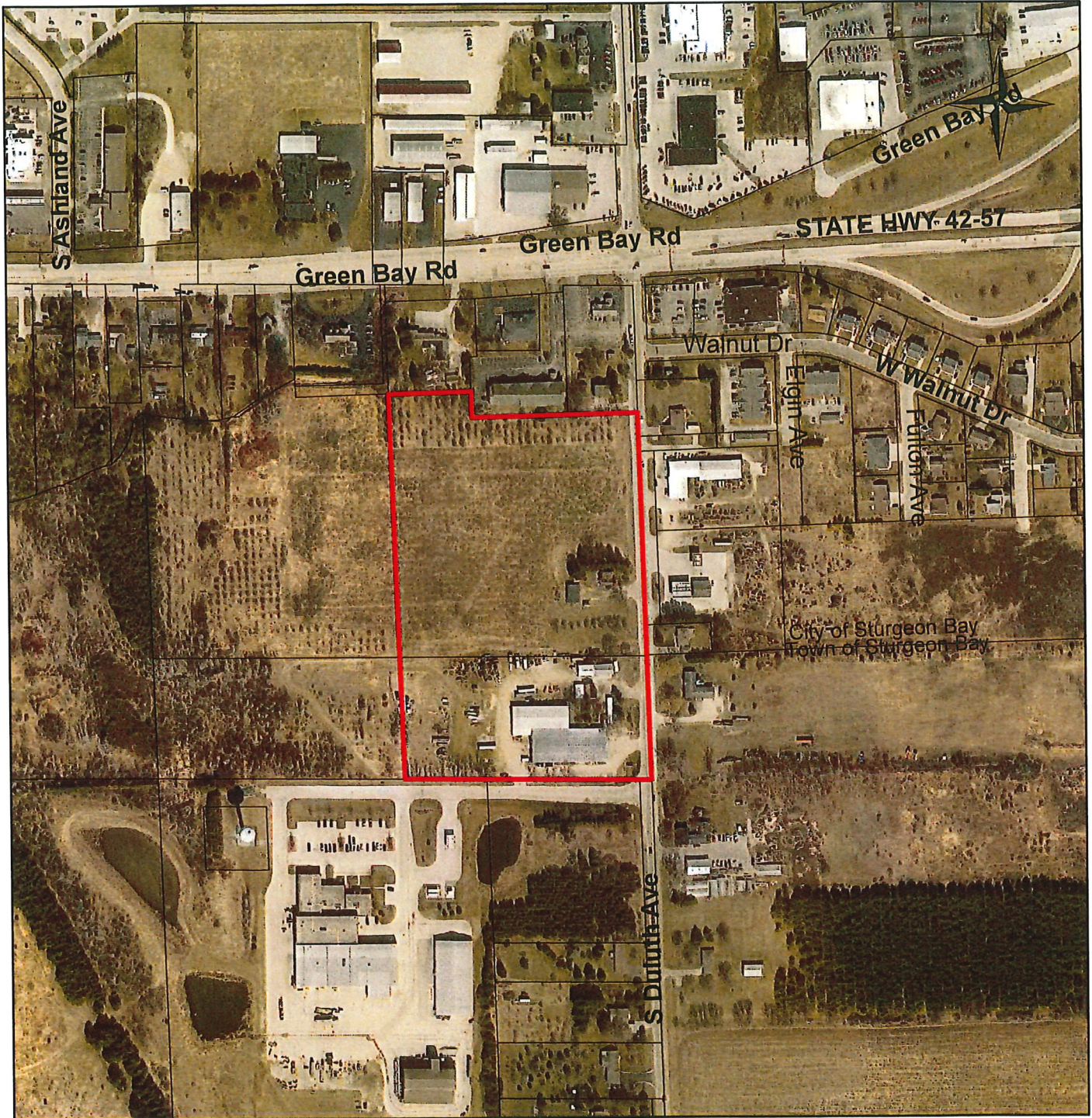
C-3 to C-1



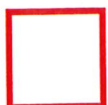
245 E. Vine St - Proposed to be rezoned from C-3
Commercial/Light Manufacturing to C-1 General Commercial

February 9, 2022

Location Map
Zoning Map Amendment
Sahs Trust & Doorland Investments
C-3 to C-1



February 9, 2022



East half of 919 & 951 S. Duluth Ave- Proposed to be rezoned
from C-3 Commercial/Light Manufacturing to C-1 General Commercial

ORDINANCE NO. _____

THE COMMON COUNCIL OF THE CITY OF STURGEON BAY, WISCONSIN DO
ORDAIN AS FOLLOWS:

SECTION 1: The following described properties or portions thereof are hereby rezoned
from Commercial/Light Manufacturing (C-3) to General Commercial (C-1):

**Parcel No. 281-12-06010001 – 217 Green Bay Rd., Midwest Wire
Products Inc.**

Description:

A tract of land in Subdivision 59 (Southeast ¼ of the Southwest ¼), Section
7, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County,
Wisconsin and described as follows:

Unit 1 of Bay Plaza Condominium, recorded in Document No. 540997,
Volume 568 of deeds, Page 151.

**Parcel No. 281-62-10000102A, 1121-1125 Egg Harbor Rd., Eric
Hoogland Ltd Partnership**

**Parcel No. 281-62-10000102B, 1201 Egg Harbor Rd., River Valley One
LLC**

**Parcel No. 281 62-11000113 (Portion of), 916 N. 14th Ave, County of
Door**

**Parcel No. 281-61-15000104A, 1023 Egg Harbor Rd., 1023 Egg Harbor
Rd, LLC**

Parcel No. 281-62-15000104B, 1033 Egg Harbor Rd., PT Tower LLC

Parcel No. 281-62-15000105, 911 N. 14th Ave., City of Sturgeon Bay

Parcel No. 281-62-15000106, 835 N. 14th Ave., City of Sturgeon Bay

**Parcel No. 281-62-15000111A, 1019 Egg Harbor Rd., 1023 Egg Harbor
Rd LLC**

**Parcel No. 281-62-15000113, 514 N 12th Ave, Premier Sturgeon Bay
LLC**

Parcel No. 281-62-15000116, 664 N. 12th Ave., Steven C. Ehlers

**Parcel No. 281-62-15000117, 606 N. 12th Ave., Cornerstone Solutions
Inc.**

**Parcel No. 281-62-15000123, 636 N. 12th Ave., S&B Green Bay
Investments LLP**

**Parcel No. 281-62-15000124, 620 N. 12th Ave., Sturgeon Bay
Community Church Inc.**

Description:

A tract of land located in the Northeast ¼ of Section 5, Township 17 North,

Range 26 East, City of Sturgeon Bay, Door County and described as follows:

Commencing at the intersection of the southeasterly right-of-way line of Egg Harbor Road and the easterly right-of-way line of North 12th Avenue, thence southeasterly and southerly along said right-of-way line 1350.14 feet to the intersection with the $\frac{1}{4}$ section line, thence easterly along said $\frac{1}{4}$ section line 539 feet more or less to the intersection with the north-south 1/16th line, thence northerly along the north-south 1/16th line 788 feet, thence easterly 450.83 feet more or less, thence northerly 1000.98 feet, thence westerly 450.60 feet more or less to the intersection the north-south 1/16th line, thence southerly along the north-south 1/16th line 442 feet more or less to the intersection with the east-west 1/16th line, thence westerly along said east-west 1/16th line 395.6 feet more or less to the southwest corner of Lot 1 of Certified Survey No. 3529, thence northwesterly along the west line of said Lot 1 329.14 feet to the intersection with the southeasterly right-of-way line of Egg Harbor Road, thence southwestwardly along said right-of-way line 774.28 feet to the point of beginning.

Parcel No. 281-64-59000117A, Midwest Wire Products Inc.

Description:

A tract of land in Subdivision 59 (Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$), Section 7, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin and described as follows:

Lot 3 of Certified Survey No. 1620, recorded in Volume 9, of Certified Survey Maps, Page 345-347.

Parcel No. 281-64-77000300A, 245 E. Vine St., Skipper Properties LLC

A tract of land located partly in Subdivision 76 (part of fractional Southeast $\frac{1}{4}$) of Section 7, and partly in Subdivision 77 (part of fractional Southwest $\frac{1}{4}$) of Section 8, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin and described as follows:

Lot 1 of Certified Survey No. 1703 recorded in Volume 10 of Certified Survey Maps, Page 180-188.

Parcel No. 281-66-13000109 (Portion of), 941-951 S. Duluth Ave., Phill-Mart of Sturgeon Bay

Description:

The east 5 acres of the south 10 acres of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 27 North, Range 25 East, Town of Nasewaupee, Door County, Wisconsin.

Parcel No. 281-66-13000110 (Portion of), 919 S. Duluth Ave., Randal L. Sahs

Description:

A tract of land located in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 17 North, Range 25 East, Town of Nasewaupee, Door County, Wisconsin and described as follows:

Commencing at the Northeast corner of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, thence southerly along the east line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ 337.25 feet to the point of beginning, thence westerly and parallel to the north line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ 448 feet, thence northerly and parallel to the east line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ 78.25 feet, thence westerly and parallel to the north line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ to the intersection with the west line of the east $\frac{1}{2}$ of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, thence southerly along said west line of the east $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ to the intersection with the north line of the south 10 acres of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, thence easterly along said north line of the south 10 acres of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ to the intersection with the east line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, thence northerly along said east line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ to the point of beginning.

SECTION 2: This ordinance shall take effect on the day after its publication.

Approved: _____
David Ward, Mayor

Attest: _____
Stephanie Reinhardt, City Clerk

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

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.

Respectfully submitted:

City Plan Commission

By: Mayor David Ward, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Date: March 30, 2022

Introduced by_____.

Moved by Alderperson_____, seconded by Alderperson
_____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2022.

EXECUTIVE SUMMARY

Title: Zoning Map Amendment - C-3 to I-1 – Midwest Wire

Background: The Plan Commission recommended changes to the permitted uses within the various zoning district and the Common Council accepted that recommendation. One of the impacts of the changes is the elimination of the Commercial/Light Manufacturing (C-3) district. By adding light manufacturing/warehousing as a conditional use to the C-1 district, the C-1 and C-3 districts are identical so the C-3 district is being eliminated. That means that the properties that are currently zoned C-3 must be rezoned.

There are 4 areas of the City that have C-3 district zoning classification, comprising a total of 14 parcels and portions of three other parcels. With the exception of the Midwest Wire parcel, those are proposed to be rezoned to General Commercial (C-1). The C-1 rezoning will be acted upon under a different public hearing/agenda item.

The main Midwest Wire parcel at 615 S. Lansing Avenue (parcel #281-64-59000124C is proposed to be rezoned to Light Industrial (I-1). This property is actively used for light manufacturing and the company is proposing an addition that would be allowed under the I-1 district standards but not the C-1 standards due to the amount of impervious surface on the parcel. After speaking with the company, staff concluded that the I-1 district would be the proper zoning classification. The site is kitty-corner to I-1 zoning in the Sturgeon Bay Industrial Park. It is an existing manufacturer that has been located at the subject site for many years.

The adjoining property (former grocery store) that is also used and owned by Midwest Wire is proposed to be rezoned to C-1 and not I-1. This is because that parcel is part of the Bay Plaza Condominium, which has C-1 zoning for the other units. That building cannot be expanded without amending the condo declaration and the area surrounding the building is jointly owned by the condo association. Midwest Wire is not proposing any expansion of that building and, if the use of the building is proposed to change in the future, some sort of retail use is more likely than industrial.

Comprehensive Plan: The Comprehensive Plan recommends Regional Commercial development under the Future Land Use Map. Because proposed I-1 district is for an existing light manufacturing use that also conforms to other recommendations of the Comp Plan, it likely does not rise to a conflict with the Comp Plan.

Recommendation: Staff recommends approval of the zoning map amendment from C-3 to I-1 for Midwest Wire located at 615 S. Lansing Avenue.

Prepared by: Marty Olejniczak
Marty Olejniczak, Community Devel. Dir.

3-24-2022
Date

Reviewed by: Christopher Sullivan-Robinson
Christopher Sullivan-Robinson, Planner/ZA

3-25-22
Date

Location Map
Zoning Map Amendment
Midwest Wire Products Inc
C-3 to C-1 & I-1



February 9, 2022



615 S. Lansing Ave - Proposed to be rezoned from C-3
Commercial/Light Manufacturing to I-1 Light Industrial



217 Green Bay Rd - Proposed to be rezoned from C-3
Commercial/Light Manufacturing to C-1 General Commercial

ORDINANCE NO. _____

THE COMMON COUNCIL OF THE CITY OF STURGEON BAY, WISCONSIN DO
ORDAIN AS FOLLOWS:

SECTION 1: The following described property is hereby rezoned from Commercial/Light
Manufacturing (C-3) to Light Industrial (I-1):

A parcel of land located in Section 7, Township 27 North, Range 26 East,
City of Sturgeon Bay, Door County, Wisconsin and described as follows.

Lot 2 of Certified Survey Map #2385 recorded in Volume 14, Page
164. (Parcel No. 281-64-59000124C owned by Midwest Wire, Inc)

SECTION 2: This ordinance shall take effect on the day after its publication.

Approved: _____
David Ward, Mayor

Attest: _____
Stephanie Reinhardt, City Clerk

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the City Plan Commission, hereby recommend to approve the final Planned Unit Development (PUD) for Cherry Point Investments, LLC to develop a 68-unit multiple-family residential development on property located at 1048 Egg Harbor Rd (parcel 281-62-10000106) and a portion of 1116 Egg Harbor Rd (parcel 281-62-10000108) subject to the following:

- 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 PI / 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.

Respectfully submitted,
City Plan Commission
By: David Ward, Chair

RESOLVED, that the foregoing recommendation be adopted.

Date: March 30, 2022

Introduced by _____;
Moved by Alderperson _____, seconded by
Alderperson _____ that said recommendation be
adopted.
Passed by the Council on the _____ day of _____, 2022.

Executive Summary
Planned Unit Development – Cherry Point Investments
March 25, 2022

Proposal: Doreen Phillips representing Cherry Point Investments is petitioning the City to approve a Planned Unit Development to construct a 68-unit multi-family complex. The subject site includes two properties: 1048 Egg Harbor Road, which was recently agreed by the City to sell to the developer and 1116 Egg Harbor Rd except for the front portion. The project would include five 12-unit buildings and two 4-unit buildings.

The City has worked with this developer on two other approvals including the Maritime Heights Townhouses located on the former Amity Field and most recently additional townhomes on the former parking area for Sunset School. Their intent is to replicate that building design on this new site.

PUD Process: A Planned Unit Development (PUD) is a special type of overlay zoning which allows the creation of an ordinance using one of the general zoning districts as a baseline. The PUD ordinance can have specific requirements that fit the needs of the City and the proposed development. This developer was approved by the Plan Commission to use the combined preliminary / final review process which is a faster timeline and requires a more developed project plan. Following a presentation by the developer, the public hearing is held. The Commission makes a recommendation at the next meeting. However, a recommendation can also be made at the same meeting as the public hearing if all members agree to act.

Existing Conditions: 1048 Egg Harbor Rd is a long narrow commercially zoned (C-1) lot which is approximately (1.137 acres). There are no improvements on the lot but plenty of existing vegetation. The original house was demolished by the city last year. 1116 Egg Harbor Rd was formerly owned by the Peil family and includes a single-family dwelling and two accessory buildings off the Egg Harbor Rd frontage. The remainder of the property is undeveloped. The site is approximately (7.338 acres). This site has three zoning classifications including 1/3 General Commercial along the Egg Harbor Rd frontage, 1/3 Multiple-Residential (R-4) in the center, and 1/3 Single-Family Residential (R-1) in the back. The proposed development does not include the portion closest to the road, thus leaving the dwelling and one accessory building out of the proposed PUD.

The property to the west is zoned PUD and contains the Tall Pines Apartment Complex, except for a vacant parcel to the north of Tall Pines that is zoned R-1. To the east is General Commercial (C-1) including Packerland Chiropractor and Cherry Point Mall. To the south are several properties zoned Commercial including the former family video, Sure Store Storage facility and Virlee Gunworks. To the north are single family residences zoned R-1.

Comprehensive Zoning: The Future Land Use Map of the Sturgeon Bay Comprehensive plan designates this site for Planned Neighborhood.

The planned neighborhood future land use category is intended to provide for a variety of housing choices and a mix of non-residential uses such as parks, schools, religious

Executive Summary
Planned Unit Development – Cherry Point Investments
March 25, 2022

institutions, and small-scale shopping and service areas. They are really a collection of different land use categories listed in this chapter. Planned neighborhoods should be carefully designed as an integrated, interconnected mix of these use categories. They are by no means intended to justify an “anything goes” land use pattern. Overall, the composition and pattern of development should promote neighborhoods that instill a sense of community with their design.

The planned neighborhood concept encourages a mix of medium density single family residential, multi-family residential, public and institutional, parks and open space, and neighborhood mixed use categories. Senior housing, assisted living, and Community-Based Residential Facilities (CBRF) are also appropriate for these areas. Maintaining a minimum percentage of single-family residential uses has the effect of dispersing higher density development throughout the community and limiting the concentration of any one type of development in any one area. Appropriate non-residential uses include neighborhood-oriented shopping opportunities, such as a small grocery store and convenience store, bakery, or pharmacy; personal services such as barber shop or dentist office; smaller employment opportunities (usually located on the edges of these neighborhoods); and small-scale religious institutions and educational facilities (usually elementary schools) for area residents. Large areas of planned neighborhood area mapped at the edge of the City.

The proposal conforms to the intended future use of the site as defined in the Comp Plan and planning goals of the City. Housing availability is a huge concern within our community and continues effect the attraction of skilled workers and new families in our area.

Site Plan and Design Considerations: The following is a summary of the major site and design categories:

Building Layout: The layout includes five 12-unit and two 4-unit two-story townhouse buildings in a row from south to north. The 10-unit is the northern most building on the site. The buildings face the interior of the property with 3 double-sided 24-unit garages located in between. This forms three “pods”.

Access: there will be two access points for the property. A 20-foot driveway will be installed along the west property line which will serve the southerly 48 apartment units. The northerly 20 units will be served by a driveway along the west property line leading to the new Alabama PI / 12th PI roadway.

The developer intends to dedicate street right-of-way on the north end of the property allowing the City to connect North 12th Place to Alabama Place. The plan shows the main driveway would connect to that new street segment. The City is currently working on acquiring the adjoining property owned by the Dan Krueger, which is the other missing piece to making this connection. The exact location of the right-of-way needs to be finalized at a later date. It might be beneficial to shift it southerly to create a buffer from the property to the north, if desired by the neighboring property owners.

Executive Summary
Planned Unit Development – Cherry Point Investments
March 25, 2022

Density: The zoning code requires multiple family development to not exceed 12.4 units per acre (3500 ft² per dwelling unit). The exact density of the development will depend on how much property is converted to street right-of-way. The current plan shows approximately a density of 10.6 units per acre (4100 ft² per dwelling unit).

Building Design: The developer is utilizing the same building design as used on the Maritime Heights development. This is a 2-story townhouse with a cantilevered second floor and a standard pitched roof. The exterior will have horizontal vinyl siding and an asphalt shingle roof. Each unit will have a separate entry with a covered porch. A utility room will be located on one end of the building. Due to the grade change from west to east the building will “staircase” by dropping one foot in elevation every four units, thereby breaking up the long roof lines and walls.

The garage buildings are intended to match the maritime heights development. In your packet is an example of the previous design. This includes double loaded garage stalls with an attached garbage enclosure on the west end of the building. The exterior of the building will match the townhouses. The roofs will be two tiered to break up the long roof line.

Mix of Units: The unit mix will include 18 three-bedroom units and 50 two-bedroom units. As previously designed in the Maritime Heights project, the interior units would be the two-bedroom units and the end units are three-bedroom units with the exception of the 4-unit buildings which are all three-bedroom units.

Parking: Each townhouse building has a row of 18 - 19 outdoor parking stalls and a 12-unit row of garages in addition. They are proposing 114 outdoor spaces and 72 garage spaces (total 186 parking spaces). They are providing approximately 2.6 - 2.7 spaces per unit which more than meets the zoning codes off street parking requirements. In addition, they show the potential to add additional spaces the east of the garage buildings if needed.

Pedestrian Access: There will be sidewalks between the parking areas and the townhouses. A sidewalk is also proposed along the west property line along the driveway. If the cul-de-sac street is created, the City will want the sidewalk to extend around the cul-de-sac westerly to connect with the existing sidewalk.

Traffic: The City Engineer is not requiring a traffic study for this project. On the north end, the type of traffic controls will depend on the final design of the street. As currently shown, the proposed street connection would mainly produce more traffic from Bonnie view area and this residential development.

Utilities: The City will be looping sewer and water services with the new road connection which will eliminate the lift station at the dead end of Alabama. A revised utility layout has been provided per the comments from SBU and the Fire Chief. The new layout will have sewer and water mains extending down the driveway to serve all the buildings. This will

Executive Summary
Planned Unit Development – Cherry Point Investments
March 25, 2022

provide a better layout for utility access and fire hydrant layouts. Electric services will also extend off the west property line.

Stormwater Management: The final plan shows bio retention ponds on the east end of each pod. Several roof drain infiltration areas are also shown on the back yards of each townhouse. Before final stormwater management designs are approved an analysis must be completed which analyzes the water flows from Alabama Street through this site. A final Stormwater Management Plan will get reviewed by the City Engineer.

Landscaping: The developer will match the same design and types of plants that were approved for the Maritime Heights project. This includes landscape areas between the sidewalks and front of buildings. This will be planted with a variety of shrubs as shown on the site plan. Similar landscape areas will be located on either end of the parking areas. In addition, the developer is required to plan 20 canopy trees around the parking area which is shown on the site plan. Street trees are shown every 50 ft on either side of the proposed street connection to the north. A line of evergreens is shown along the west property line. A final landscape plan will get reviewed by the Aesthetic Design and Site Plan Review board

Lighting: The design board guidelines identify that lighting fixtures should be night sky friendly and generally contained within the site. A photometric plan has been provided by the developer which illustrates 70 wall mounted LED fixtures to be installed on the homes and garages. Based on the plan, there doesn't appear to be any conflict. This will also require approval by the Aesthetic Design and Site Plan Review Board

Signage: In general, wall signs and ground signs are allowed on this site. No signage plans have been provided and has no bearing on the ability to approve this project. Prior to any construction of new signage on this site, a sign permit is required and approval of a certificate of appropriateness from the Aesthetic Design and Site Plan Review board.

Fiscal Impact: The developer is required to pay a park and playground fee in the amount of 300.00 per residential unit created totaling 21,000.00. In addition, if TID #6 is created, then the tax revenue generated from the site would contribute to several public improvements planned within the area. The developer is not requesting financial assistance for construction, but if TID #6 is created, it is expected that public street improvements would be covered through the TID.

PUD Review Criteria: The Plan Commission and Council must consider whether the development is consistent with the spirit and intent of the City's ordinance, has been prepared with competent professional guidance, and produces benefits to the city compared to conventional development. In addition, there are specific criteria listed in the zoning code.

Recommendation: Staff recommends to approve the Combined Preliminary / Final PUD for Cherry Point Investments, LLC subject to the following conditions:

Executive Summary
Planned Unit Development – Cherry Point Investments
March 25, 2022

1. Completion of a Waterflow Analysis from Alabama Street throughout this site followed by approval of a final stormwater management plan.
2. Dedication of the necessary public right-of-way to complete the Alabama PI / 12th Place road connection, with exact location/dimension as determined by the City.
3. 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.
4. Approval of final project designs by the Aesthetic Design and Site Plan Review Board.
5. Approval of a Certified Survey Map for the required property division.
6. Provide two separate names for the north and south group of apartments as requested by the Fire Chief.

Prepared by: 
Christopher Sullivan-Robinson
City Planner/Zoning Administrator

3.25.22
Date

Prepared by: _____
Marty Olejniczak
Community Development Director

Date

Reviewed by: _____
Josh Van Lieshout
City Administrator

Date

CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received: _____
 Fee Paid \$ \$495 C220128 #4 DM
 Received By: _____

Application For: Conceptual ☒ Preliminary _____ Final _____ Combined Preliminary/Final ☒
 Note: There are different requirements for each of the above processes. A separate application is required for each.

NAME OF PROPOSED PLANNED UNIT DEVELOPMENT: <u>Cherry Point Investments</u>		
	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	<u>Doreen A. Phillips</u>	<u>Fire Lane Rentals</u>
Company	<u>Cherry Point Investments LLC</u>	
Street Address	<u>1634 Rustic Oaks Ct.</u>	
City/State/Zip	<u>Green Bay WI 54301</u>	
Daytime Telephone No.	<u>920-621-2800</u>	
Fax No.		
STREET ADDRESS(es) OF SUBJECT PROPERTY: <u>1116 Egg Harbor Rd</u> Location if not assigned a common address: <u>Sturgeon Bay WI 54235</u>		
TAX PARCEL NUMBER(s): <u>2816210000108</u>		
AREA OF SUBJECT PROPERTY AND NO. OF LOTS: <u>7.3 Acres</u>		
CURRENT ZONING CLASSIFICATION: <u>R-4 - Multiple Family</u>		
CURRENT USE AND IMPROVEMENTS: <u>1 home, 2 outside storage</u> <u>buildings in front - vacant land</u> <u>in the rear.</u>		
COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: <u>REGIONAL COMMERCIAL</u> <u>PLANNED NEIGHBORHOOD</u>		
WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Explain: <u>There are 64</u> <u>units next door</u>		

PLEASE IDENTIFY SPECIFIC PROPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A PARTICULAR LOT, LOCATION, BUILDING, ETC.

to construct
60 town house rental units see site plan
from Baudhuin Engineering.

CURRENT USE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:

North: Vacant land zoned R-1

South: Commercial

East: Cherry Point Mall

West: Tall Pines 64 units apartments

COMPREHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:

North: Vacant land zoned R-1

South: Commercial

East: Cherry Point Mall

West: Tall Pines 64 units apartments - M-4

IS ANY VARIANCE FROM COMPREHENSIVE PLAN, SUBDIVISION ORDINANCE, OR ZONING ORDINANCE BEING REQUESTED? If yes, describe:

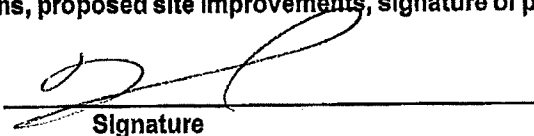
NO

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? IF YES, EXPLAIN:

N/A

Attach an 11" X 17" detailed site plan (if site plan is larger than 8-1/2" x 11", also include 20 copies folded to 8-1/2" X 11"), full legal description (preferably on disk), location map with site boundaries marked, proof of ownership, and Agreement for Reimbursement of expenses. Site or plot plan shall include dimensions of property, structures, building elevations, proposed site improvements, signature of person who drew plan, etc.

Doreen A. Phillips
Property Owner (Print Name)


Signature

11-15-2021
Date

Doreen A. Phillips
Applicant/Agent (Print Name)


Signature

11-15-2021
Date

I, _____, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.

Date of review meeting

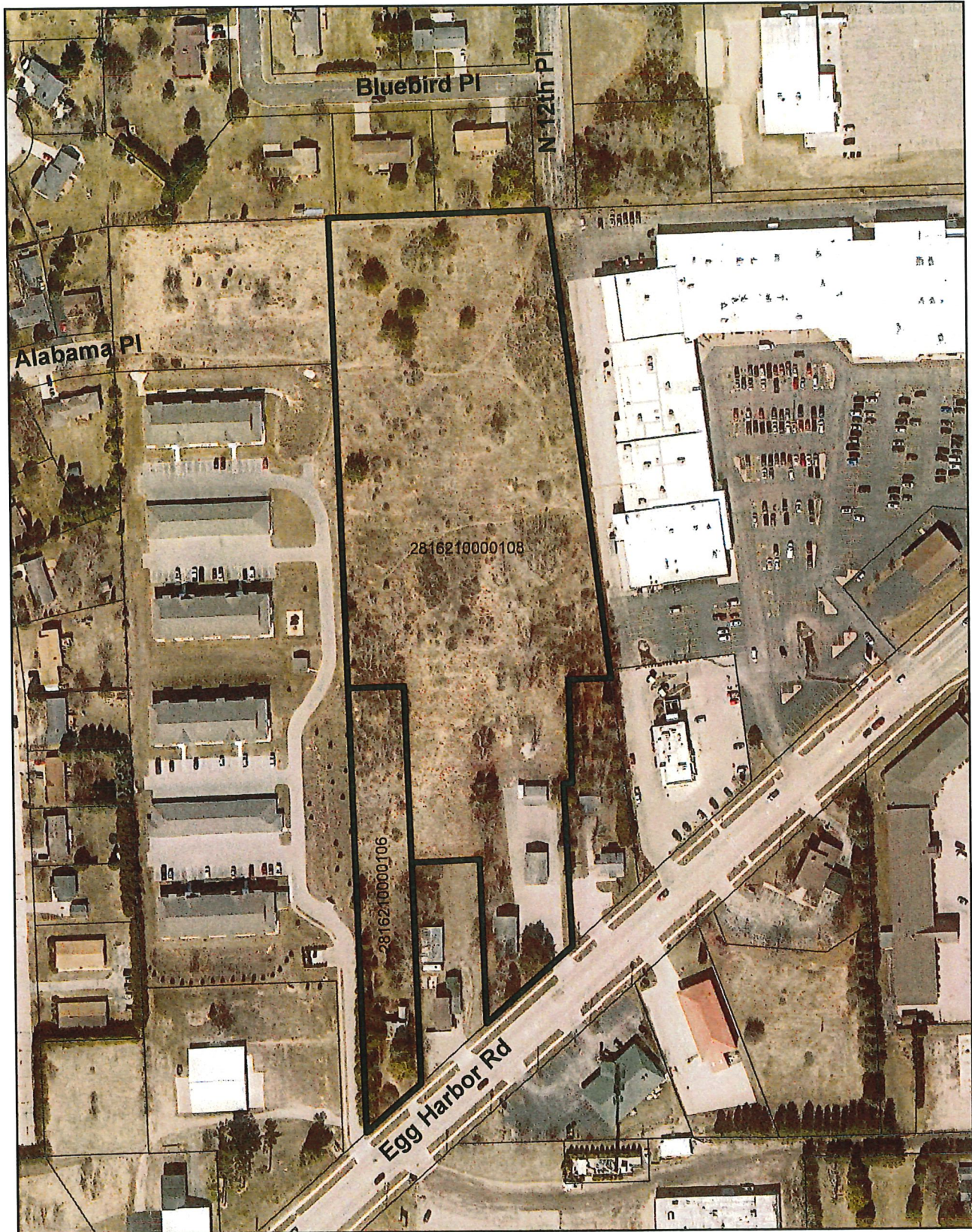
Applicant Signature

Staff Signature

Location Map

PUD - 70 Unit Multifamily Development

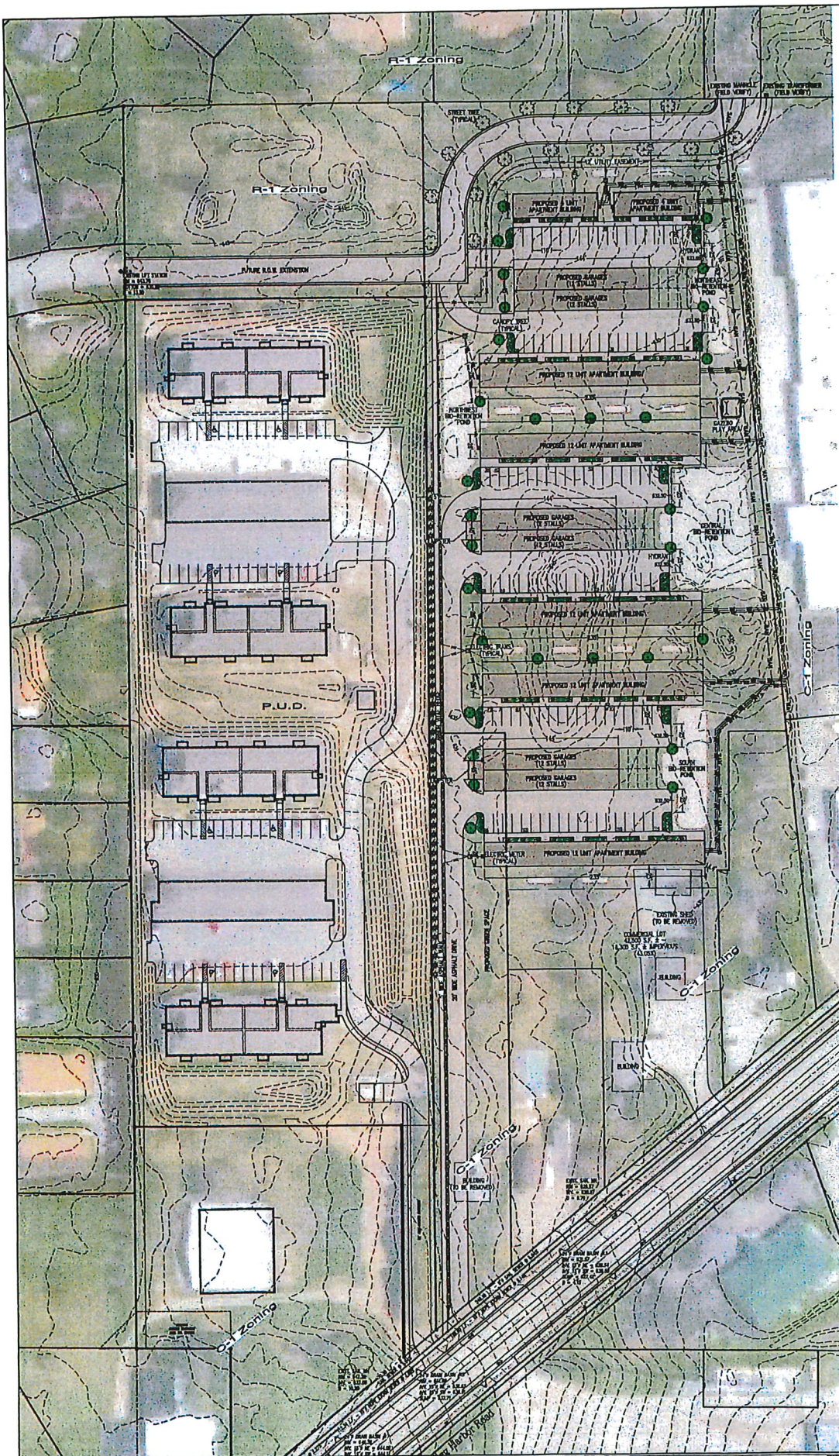
1048 & 1116 Egg Harbor Rd



 Subject Property

NOTE: Public hearing to be held on February 16, 2022 @ 6:00pm or shortly thereafter.





NOTES

CURRENT ZONING OF SUBJECT PARCELS IS R-1, R-1.1, AND C-1.

PROPOSED ZONING OF SUBJECT PARCELS IS PUD R-1.

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

CONSTRUCTION SCHEDULES TO UNIT BUILDING, WITHIN 12 MONTHS OF BUILDING AND ASSOCIATED GARAGES - SPRING, 2022.

CENTRAL 12 UNIT BUILDINGS AND ASSOCIATED GARAGES - SPRING, 2022.

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

SEE STATISTICS

AREA OF PARCEL = 33,340 S.F. ±

AREA OF PROPOSED = 145,070 S.F. ±

IMPERVIOUS SURFACE PER CENT IMPROVEMENTS = 41.05%

LANDSCAPE BEGS SHOWN TO BE PLANTED WITH A VARIETY OF THE FOLLOWING:

- RED TULIP
- YAM AND ROSE MOSS
- STONE BURNING BUSH
- SEA OCEAN JASMINE
- BROAD LEAFED
- DANIEL
- ENDORSE ROSE
- JAPANESE YEW

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

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

C100

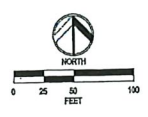
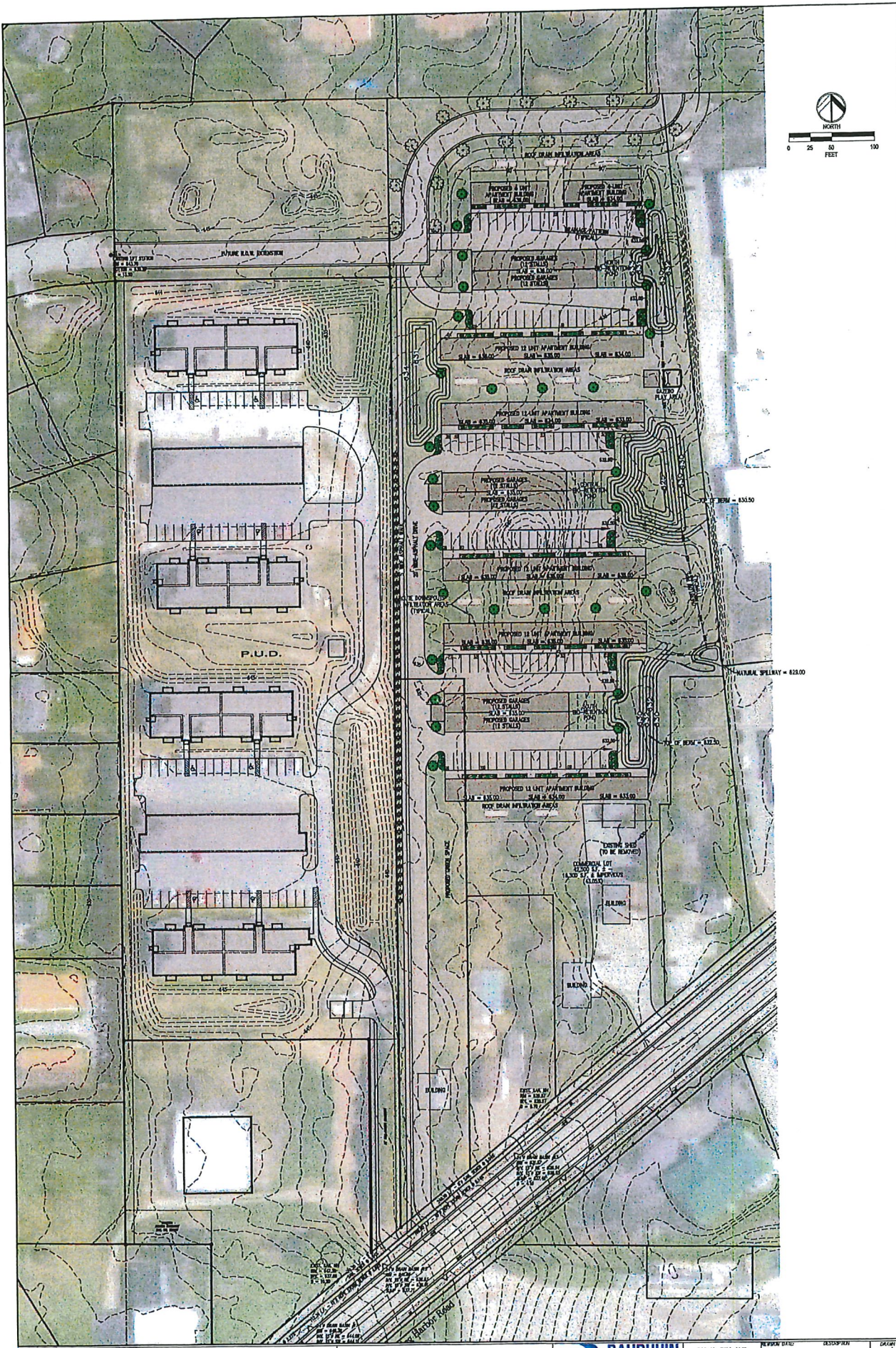
PROPOSED P.U.D. - SITE PLAN

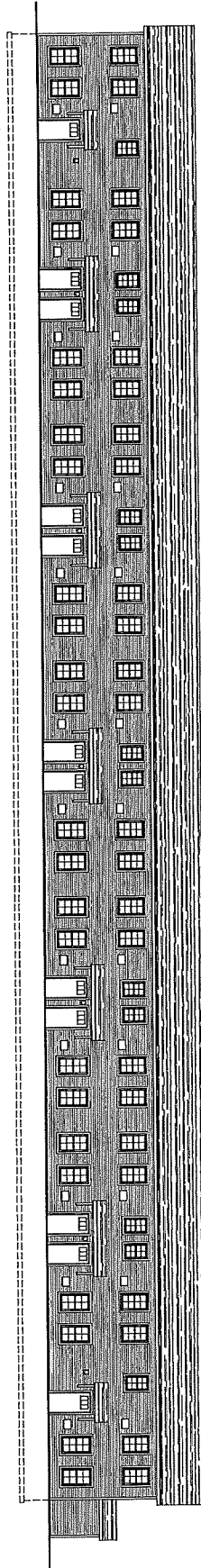
Fire Lane Rentals, LLC
1116 Egg Harbor Road
STURGEON BAY, WI 54235

BAUDHUIN
SURVEYING & ENGINEERING

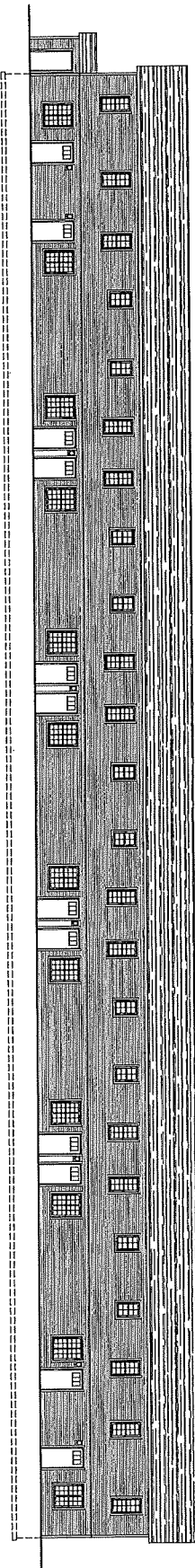
312 N. 5TH AVE.
P.O. BOX 105
STURGEON BAY, WI 54235
PHONE: 920-743-8211

REVISION DATE	DESCRIPTION	DRAWN BY
		VS
		DESIGNED BY
		P.J.H.
		DATE
		3/22/22
		JOB NUMBER
		25034

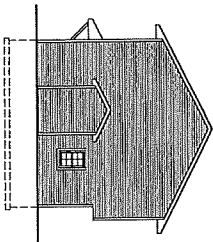




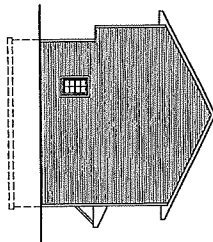
12 UNIT CONCEPTUAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"



12 UNIT CONCEPTUAL BACK ELEVATION
SCALE: 1/8" = 1'-0"

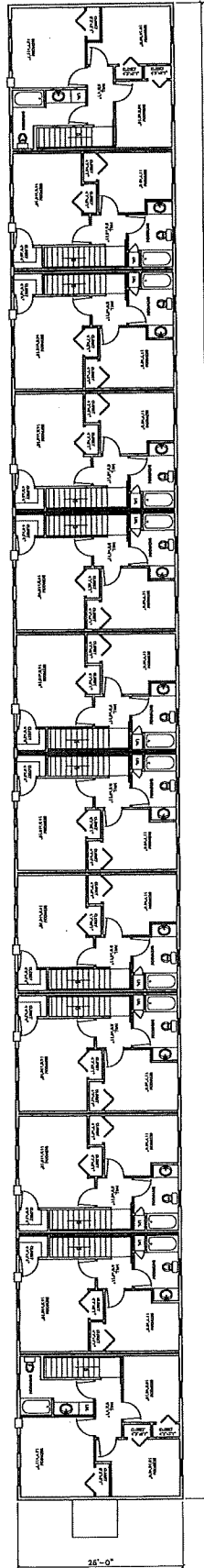


12 UNIT CONCEPTUAL SIDE ELEVATION
SCALE: 1/8" = 1'-0"

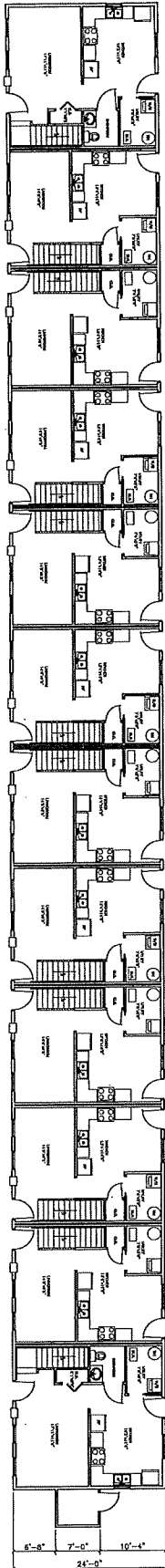


12 UNIT CONCEPTUAL SIDE ELEVATION
SCALE: 1/8" = 1'-0"

DATE:	NEW 12 UNIT TOWNHOMES FOR:	NOTE:
3	MARITIME HEIGHTS	THOUGH EVERY EFFORT HAS BEEN
JOB:	STURGEON BAY, WISCONSIN	MADE IN PREPARING THESE PLANS
SHEET:	LLOYD CARPENTER-ARCHITECT, LLC	AND CHECKING THEM FOR ACCURACY.
2	2663 MAPLE HILLS DRIVE, GREEN BAY, WI. 54313	THE CONTRACTOR MUST CHECK ALL
	CELL (920) 655-3829	DETAILS, DIMENSIONS & CONDITIONS
	CARPARCH@GMAIL.COM	AND REPORT ANY DISCREPANCIES TO
		THE ARCHITECT PRIOR TO
		CONSTRUCTION



CONCEPTUAL SECOND FLOOR 12 UNIT
SCALE: 1/8" = 1'-0"



CONCEPTUAL FIRST FLOOR 12 UNIT
SCALE: 1/8" = 1'-0"



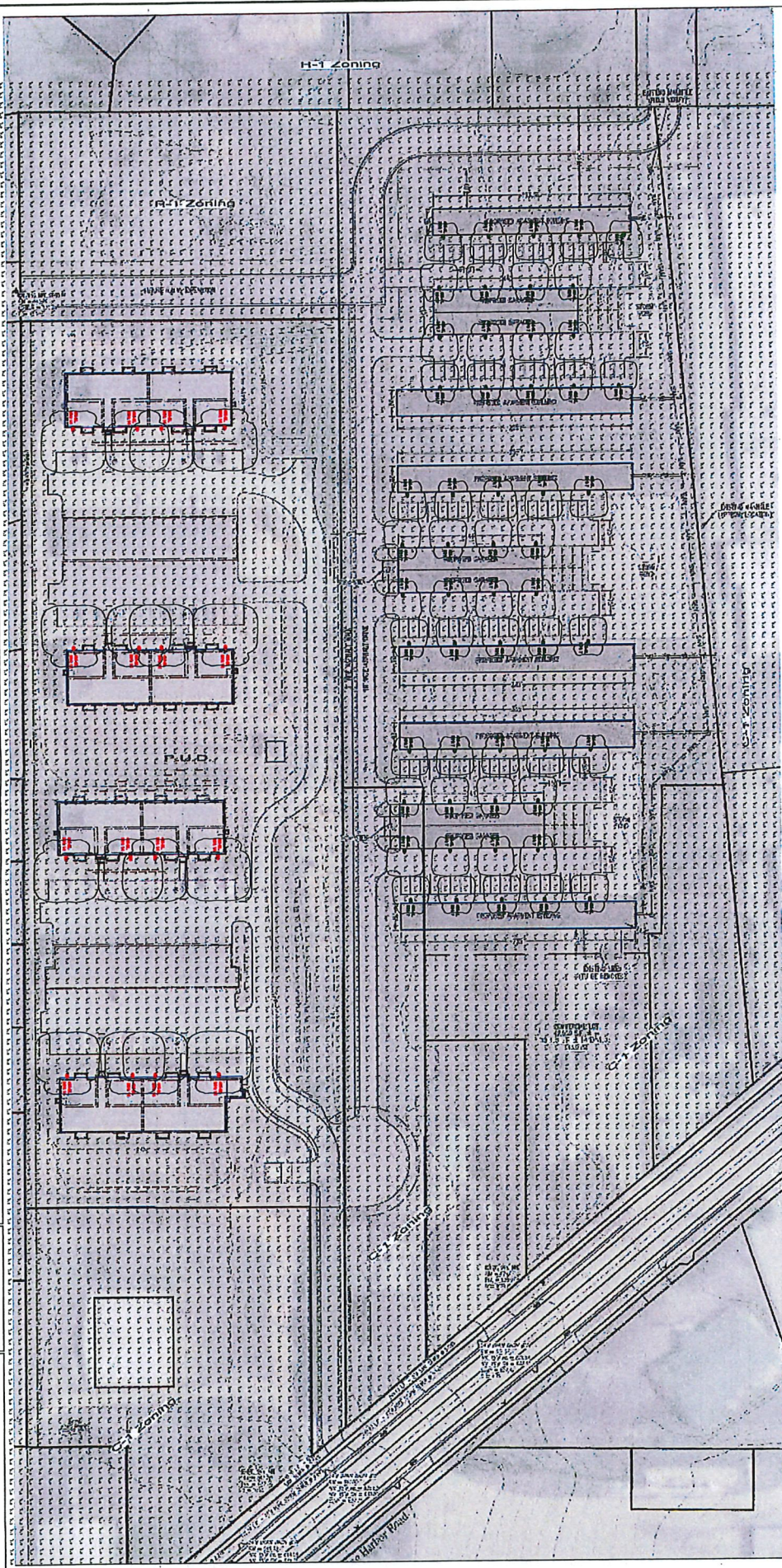
NOTE:
ORIENT DOWNSIDE OF 9.0 DEC
IS R-X AND C-A

SEE STABILITY
AREA OF PARCEL
AREA OF IMPROVED
INTERVALS SURFACE
FOR CONT. MEASUREMENTS

Luminaire Schedule			
Symbol	Qty	Label	Arrangement
	16	4A-BL	SINGLE
	54	4A-4L	SINGLE

Calculation Summary: 1.00 LLF			
Label	Units	Avg	Max
All Calc Points	Fc	0.24	14.1
		Min	0.0
		AvgMin	N.A.
		MaxMin	N.A.

** Iso-Line Represents 0.5FC **
Additional Equipment:
** CUSTOMER TO VERIFY ORDERING INFORMATION AND
CATALOGUE NUMBER PRIOR TO PLACING ORDER **



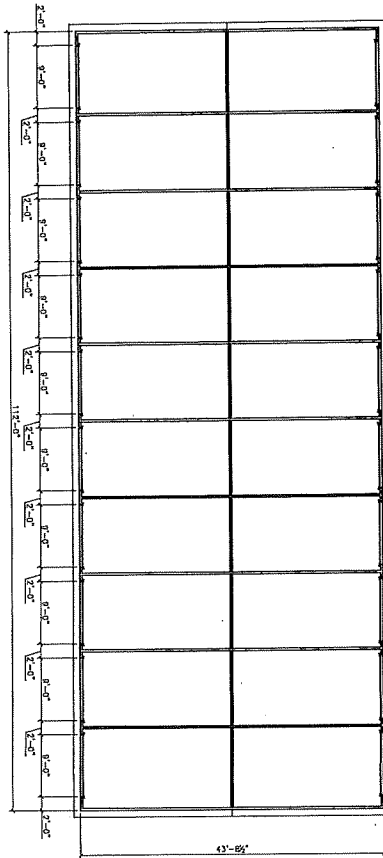
CREE LIGHTING
A COMPANY OF IDEAL INDUSTRIES, INC.

1200 Washington Ave., Suite 100, Waukegan, IL 60087
815.499.2000
www.cree.com

Project Name: Cherry Point - 1116 Egg Harbor Road STURGEON BAY, WI - EXT
Case #: 00468221
Footcandles calculated at grade
Filename: 211222CP1CJW.AGI

Layout By:
Colin Whitrow
Date: 12/22/2021

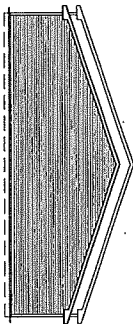
Scale 1" = 50'
0 100 200



10 STALL CONCEPTUAL FLOOR PLAN
SCALE: 1/8" = 1'-0"



10 STALL CONCEPTUAL FRONT & BACK ELEVATION
SCALE: 1/8" = 1'-0"



10 STALL CONCEPTUAL SIDE ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED TOWNHOMES FOR:

DOREEN A. PHILLIPS

CITY,

WISCONSIN

Cornerstone
Design & Drafting, LLC
920-639-8111 GHOHN@NEW.RR.COM
2872 GEMINI ROAD
GREEN BAY, WI 54311

CORNERSTONE DESIGN & DRAFTING, LLC

ISSUE NO.	REVISIONS	ISSUE DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

JOB NUMBER

2017013

DRAWN BY

CSH

ISSUE DATE

3/10/18

SHEET

4

PRELIMINARY
NOT FOR CONSTRUCTION

ORDINANCE NO. _____

THE COMMON COUNCIL OF THE CITY OF STURGEON BAY, WISCONSIN DO
ORDAIN AS FOLLOWS:

SECTION 1: The following described property is hereby rezoned 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 incorporated herein:

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 5, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin. Bounded and described as follows:

Commencing at the North 1/4 Corner of said Section 5-27-26; thence S. 89°48'19" E., 319.00 feet along the north line of the NW 1/4 of the NE 1/4 of said Section 5-27-26 to the point of beginning of lands to be described; thence continue S. 89°48'19" E., 318.80 feet along said north line; thence S. 05°16'19" E., 680.47 feet; thence N. 89°36'00" W., 60.52 feet; thence S. 00°24'00" W., 150.00 feet; thence N. 89°36'00" W., 12.71 feet; thence S. 00°01'00" E., 18.01 feet; thence N. 89°57'49" W., 225.68 feet; thence S. 00°02'11" W., 403.05 feet to the northerly right of way line of Egg Harbor Road; thence S. 50°22'02" W., 106.41 feet along said northerly right of way line to the southeasterly corner of Lot 2 of C.S.M. Number 3180 recorded at Volume 19, Page 247 of Certified Survey Maps as Document Number 812318; thence N. 00°02'11" E., 1316.94 feet along the easterly line of Lot 2 of said C.S.M. Number 3180 (and easterly line extended) to the point of beginning.

Said parcel contains 326,755 square feet.

SECTION 2: The following requirements and conditions are place upon the property described within the legal description.

- A. Underlying Zoning: The underlying zoning district shall be Multiple-Family Residential (R-4). If the PUD expires, the zoning classification of the property shall revert to the R-4 district.
- B. Permitted Uses: Multiple-family dwellings with a total of 68-units are permitted provided such dwellings are consistent with the approved final PUD plans. Accessory uses associated with the multiple family dwelling are permitted.
- C. PUD Requirements: The following requirements shall apply:
 - 1. The design of the buildings, parking area, landscaping, lighting, signage and other development aspects shall be in substantial conformance with the approved PUD plans.

2. There shall be two separate names for the north and south groups of apartment buildings.
3. Easements shall be established for public utilities and other public infrastructure constructed through the property.

SECTION 3: This ordinance shall take effect on the day after its publication.

Approved:

David Ward
Mayor

Attest:

Stephanie L. Reinhardt
City Clerk

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the City Plan Commission, hereby recommend approval of the final Planned Unit Development (PUD) 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:

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.

Respectfully submitted,
City Plan Commission
By: David Ward, Chair

RESOLVED, that the foregoing recommendation be adopted.

Date: March 30, 2022

Introduced by _____;

Moved by Alderperson _____, seconded by Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2022.

Executive Summary
Final PUD – SCS Sunset Estates
March 24, 2022

9

Proposal: S.C. Swiderski, LLC is petitioning the City to approve a Planned Unit Development (PUD) for a 26-unit apartment project. The subject site is located at 827 N 8th Ave; parcel # 281-62-05000208, which is currently contains Sunset Elementary School. The project consists of two 8-unit buildings, a 6-unit building and a 4-unit building. All units will have an attached garage.

Last year, the City worked cooperatively with the Sturgeon Bay School District in issuing a Request for Proposal (RFP) for both of the Sunset School parcels. Phillips Development LLC was chosen for the school parking lot south of Erie St, and the City Council chose to work with S.C. Swiderski, LLC on developing the main school site.

PUD Required: Planned Unit Developments are special zoning districts in which the allowed uses and district requirements are unique to, and based upon, the specific development proposal. PUD's allow for flexibility of development requirements, but also require a greater degree of scrutiny by the City prior to approval. Section 20.24 of the Zoning Chapter requires that this development proposal be approved via the PUD process since the number of residential units exceed 24 total units and since the existing zoning classification would not allow for multiple-family residential. No deviations of the general zoning code have been requested. During the Preliminary review process a public hearing is to occur which was held on February 16, 2022. Council also approved the preliminary plan on March 1, 2022. The on items that needed to be addressed for the final project plan were per the staff comments included the garage design, visitors parking area and driveways off of 8th Ave.

Existing Conditions: The subject site is zoned Single Family Residential (R-2) and contains 2.762 acres of land. The property fronts on Delaware St, N 8th Ave, and Erie St. Portions of the street frontage are designated as no parking allowed due to school bus loading zones. The site contains the existing Sunset School Building and a playground area. There are also several small accessory buildings and a chain-link fence surrounding the back half of the property.

The property is surrounding by Single-Family dwellings on all sides except for the VFW clubhouse to the north and multi-family dwellings toward the southwest. The zoning is R-2 on three side with PUD and Multiple-Family Residential (R-4) toward the south.

Comprehensive Plan: The Comprehensive Plan's Future Land Use Map identifies this site for Higher Density Residential Use. The Comp Plan describes this category" as *intended for a variety of residential units but ins primarily comprised of multi-family housing (3+ unit buildings), usually developed at a density of 12.4 units per acre*". Either an R-3 or R-4 zoning district would be the most applicable. The City recognizes that there is a housing shortage within City and County areas based on housing studies and Employer and Citizen feedback. The city should continue to pursue and support housing developments of all types address shortages and the needs of everyone.

Site Plan and Design Considerations: The following is a summary of the major site and design issues:

Proposed Use: The project consists of a total of 26 apartments units contained in 4 buildings. The underlying zoning as part of the PUD Ordinance would be R-4 which matches the proposed development.

Executive Summary
Final PUD – SCS Sunset Estates
March 24, 2022

Building Layout: All buildings will face toward 8th Ave. The 4-unit and 6-unit building will be located closer to the street with the two 8-unit buildings closer to the rear lot line.

Density: The zoning code requires a minimum 12.4 units per acre (3500 square-feet per unit) At 26 units the density is 4,267 square feet per unit. The proposed density complies with the zoning code.

Building Design: There are two different building design including the Bedford and the Huntington. The Bedford is a single-story building with pitched roofs and garages attached to the front. Each dwelling unit has separated entries. The exterior is primarily a horizontal siding with stone accent around the base. The Bedford design is intended to blend with the ranch homes across the street. The Huntington has more of a traditional multi-family townhouse design. These are two-story buildings with pitched roofs and attached garage. Each dwelling has separate entries. Dormers are provided over the entries with shake shingles on the gable end. The building is sided with a combination of horizontal siding and a brick around the base of the building. Balconies are provided on the upper floor. 8' x 6' covered patios are provided on the back.

Mix of Units: The Huntington buildings have a total of 16 two-bedroom units. The Bedford buildings include a total of 6 two-bedroom units and 4 three-bedroom units.

Parking: The zoning code requires 46 parking stalls. The site plan identifies 32 off street parking spaces and 28 garage stalls for 60 total spaces. Off-street parking quantities are met. The Bedford buildings will be accessed with separate driveways to 8th Ave. The Huntington buildings are accessed by a continuous driveway between Delaware and Erie Streets. There are no concerns with that access.

Pedestrian Access: Public sidewalks are located on all street frontages. A new sidewalk will connect the Huntington parking area to 8th Avenue.

Traffic: The City Engineer is not requiring a traffic study for this project. No significant changes to the surrounding streets or traffic pattern are anticipated or planned.

Utilities: The current plan shows sanitary sewer will be extended off of the existing main in Delaware Street. Water is extended off of the main in N 8th Ave. Electrical surfaces is already located on site. SBU has noted that all existing sanitary and sewer and water laterals on 8th will need to be abandoned at the mains. Existing sanitary sewer manholes on Delaware will need to be replaced with a "Y" pattern flow-line manhole. The proposed fire hydrant and control valve will need to be located closer to the proposed water main and meet the needs of the Fire Department. The 2" copper water laterals need to be "direct tapped" on the D.I. water main, not connected by a saddle. The 2" copper water laterals also need curb stop valves and curb box assemblies added near the main.

SBU has reviewed the plan and believes there is an alternative means of providing sewer and water service to the buildings that will reduce the amount of network shown on the Plan. In addition, the Fire Chief has identified that no hydrant needs to be provided internally as there are several hydrants around the property that will be utilized.

Stormwater Management: A stormwater management plan is required for this site. A final design has been provided to the City Engineer. This plan utilizes underground storage tank versus typical

Executive Summary
Final PUD – SCS Sunset Estates
March 24, 2022

bioswale / storm pond area. A network of storm pipes will be located under the parking areas and by the building downspouts with a spillway located on the northwest corner of the property. A final design is subject to final approval by the City Engineer.

Landscape Design: All existing plants and trees will be removed from the site. The proposed landscape plan shows several groupings of evergreens along the west lot line. There are a couple groupings of evergreens, maple trees and couple of other deciduous trees along the south lot line. There will be a few other trees planted in between the buildings. The Bedford's will have landscaped areas with various shrubs by the entry ways in the front and on all other sides of the building. The Huntington's will have landscaped areas on the back and sides since the front is all paved. To soften the front planters could be established between the garage doors and entrance or small landscape beds installed instead. Per the zoning code, 6 canopy trees are required within 10 feet of the Huntington parking areas. This could be met by shifting or adding trees unless a deviation from the code is approved through the PUD. In addition, approximately 20 trees are required along the street frontages, based on 1 tree per 50 feet of street frontage. The Erie Street frontage has no tree terrace due to the wide sidewalk used for unloading students. This frontage should be restored to a standard residential look with 5-foot sidewalk and terrace lawn either by the developer or through the tax increment district.

Signage: The project includes two ground signs - one facing Delaware St and another on Erie St. Each is shown with a decorative base and landscaping. The sign designs and locations will require sign permits and review by the Aesthetic Design and Site Plan Review Board prior to start of construction.

Lighting: The lighting plans have been submitted which include 48 wall lanterns and 26 surface mounted disk lights. No free-standing lights are proposed. Lighting will get reviewed by the Aesthetic Design and Site Plan Review Board. In general, all lighting should be designed to be night sky friendly and contained within the site. This is accomplished with downward directed light fixtures and shielding if necessary. Based on the proposal this should comply.

Other Considerations:

1. A proposed fence is planned to be installed along the west lot line behind the proposed evergreen trees. It will be 6 feet tall and made from 1 x 6 Cedar Boards.
2. A proposed garbage enclosure is proposed near the south entrance off of Erie Street. Some vegetative screen is provided around the location.
3. A proposed mailbox structure will be located near the center of the property off of the rear parking area.
4. The developer intends to install a community garden in the center of the property as an amenity.
5. The visitors parking area has been converted into a patio space for the tenants.

PUD Review Criteria: The Plan Commission and Council must consider whether the development is consistent with the spirit and intent of the City's ordinance, has been prepared

Executive Summary
Final PUD – SCS Sunset Estates
March 24, 2022


with competent professional guidance, and produces benefits to the city compared to conventional development. In addition, there are specific criteria listed in the zoning code.

Fiscal Impact: This project will have to contribute \$300.00 per residential unit totaling \$7800.00, which goes toward the Park and Playground Fund. In addition, the taxes generated from the minimum \$2,500,000 project will contribute to the recently created TID #5 which will ultimately pay for several public improvements planned for this area, including street repairs, playground equipment, and neighborhood fix-up. The developer will receive financial incentive of \$7,700 for each unit upon completion.

Recommendation: City Staff recommends approval of the Final PUD subject to:

1. The developer must provide a revised utility plan that meet the requirements of Sturgeon Bay Utilities and the Fire Department.
2. Approval of a Certificate of Appropriateness by the Aesthetic Design and Site Plan Review Board.
3. Approval of a final stormwater management plan by the City Engineer.

Prepared by: _____


Christopher Sullivan-Robinson
Planner / Zoning Administrator

3-25-22
Date

Reviewed by: _____

Marty Olejniczak
Community Development Director

Date

Reviewed by: _____

Josh Van Lieshout
City Administrator

Date

CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received: _____
 Fee Paid \$ _____
 Received By: _____

Application For: Conceptual _____ Preliminary _____ Final _____ Combined Preliminary/Final X
Note: There are different requirements for each of the above processes. A separate application is required for each.

NAME OF PROPOSED PLANNED UNIT DEVELOPMENT: _____		
	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	Jacqui McElroy	S.C. Swiderski, LLC as of 1/28/22
Company	S.C. Swiderski, LLC	
Street Address	401 Ranger St.	
City/State/Zip	Mosinee, WI 54455	
Daytime Telephone No.	715-693-7838	
Fax No.		
STREET ADDRESS(s) OF SUBJECT PROPERTY: <u>827 N. 8th Avenue, Sturgeon Bay, WI</u> Location if not assigned a common address: _____		
TAX PARCEL NUMBER(s): <u>281-6205000208</u>		
AREA OF SUBJECT PROPERTY AND NO. OF LOTS: <u>2.762 Acres; 1 Lot</u>		
CURRENT ZONING CLASSIFICATION: <u>R-2 Single-Family</u>		
CURRENT USE AND IMPROVEMENTS: <u>Former school facility including building, parking lot, and playground</u>		
COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: <u>higher density residential</u>		
WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes <u>X</u> No _____ Explain: <u>Complies with future land use map and city's goal of providing high quality, affordable housing with a variety of options. This is a re-development of the Sunset Elementary School.</u>		

PLEASE IDENTIFY SPECIFIC PROPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A PARTICULAR LOT, LOCATION, BUILDING, ETC. multi-family development consisting of apartments on 2.76 acres of land with 4 apartment buildings, 1 mail building, 1 trash receptacle, and 2 monument signs. 22, 2-bedroom units and 4, 3-bedroom units.. There will also be a rain garden amenity for tenants' use.

CURRENT USE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:

North: R-2 Single-family dwelling

South: PUD/R4 multi-family dwelling

East: R-2 Single-family dwelling

West: R-2 Single-family dwelling

COMPREHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:

North: Medium density residential

South: higher density residential

East: Lower density residential

West: Medium density residential

IS ANY VARIANCE FROM COMPREHENSIVE PLAN, SUBDIVISION ORDINANCE, OR ZONING ORDINANCE BEING REQUESTED? If yes, describe:
not at this time.

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? N IF YES, EXPLAIN: _____

Attach an 11" X 17" detailed site plan (if site plan is larger than 8-1/2" x 11", also include 20 copies folded to 8-1/2" X 11"), full legal description (preferably on disk), location map with site boundaries marked, proof of ownership, and Agreement for Reimbursement of expenses. Site or plot plan shall include dimensions of property, structures, building elevations, proposed site improvements, signature of person who drew plan, etc.

S.C. Swiderski, LLC
Property Owner (Print Name)

J. McElroy
Signature Jacquie McElroy

1/26/22
Date

Jacqui McElroy
Applicant/Agent (Print Name)

J. McElroy
Signature Jacquie McElroy

1/26/22
Date

I, _____, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.

Date of review meeting

Applicant Signature

Staff Signature

SCS Sunset Estates

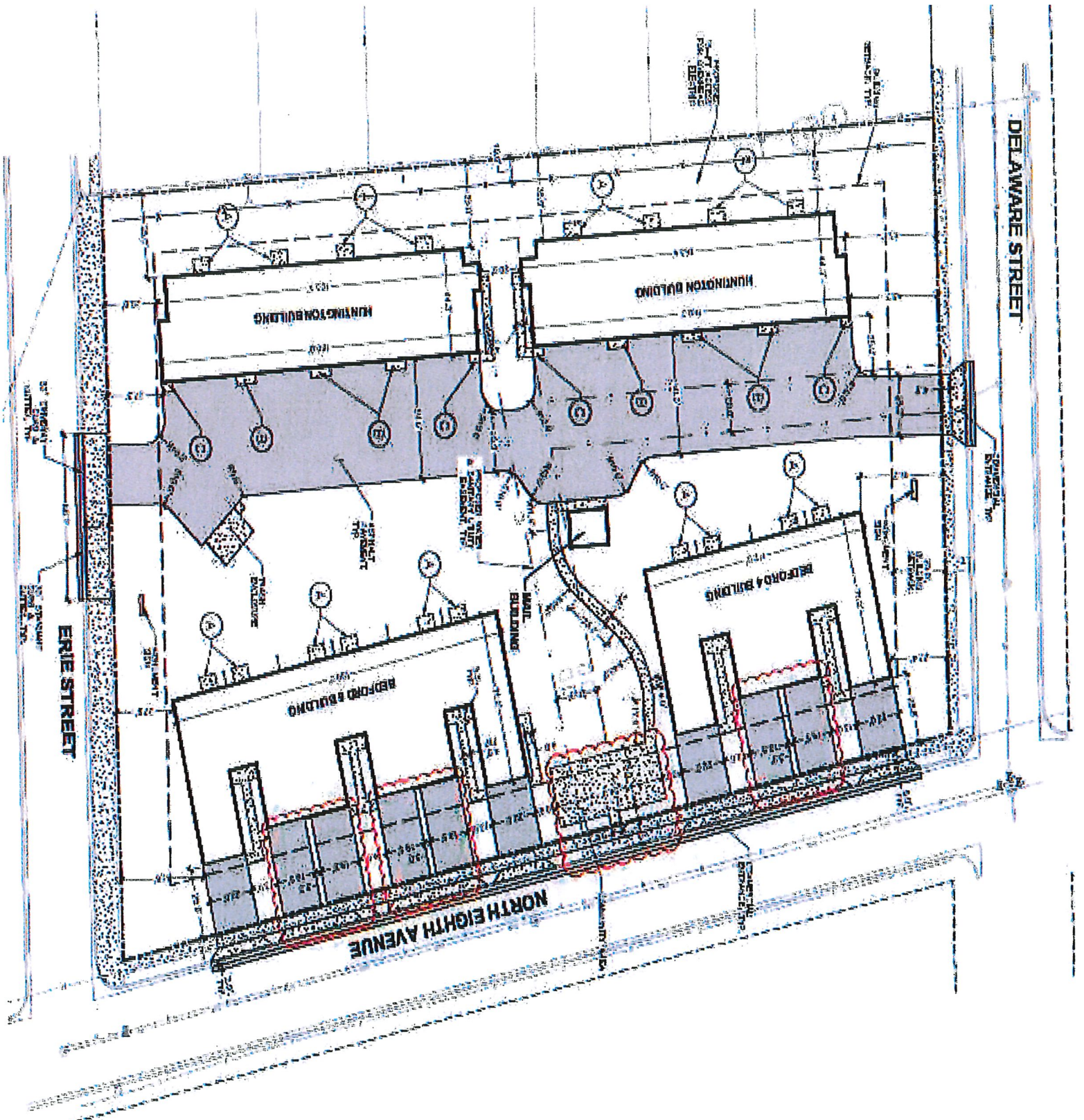


Location: ReDevelopment of Sunset Estates

School property



Site Plan



Project Summary

LAND AND PARKING

- Zoning: Rezone to PUD
- 2.76 Acres
- 9.42 Units Per Acre
- 36 garage stalls
- 46 pavement spaces = 82 total parking
- 2 Entrances

BUILDING COUNT

- 2 Huntington Buildings
- 1 Bedford 6 Unit Building
- 1 Bedford 4 Unit Building
- 1 Refuse Enclosure
- 1 Mail Hut
- 2 Monument Signs
- Tenant grilling area
- Community Gardens
- Privacy cedar fencing

UNIT INFO

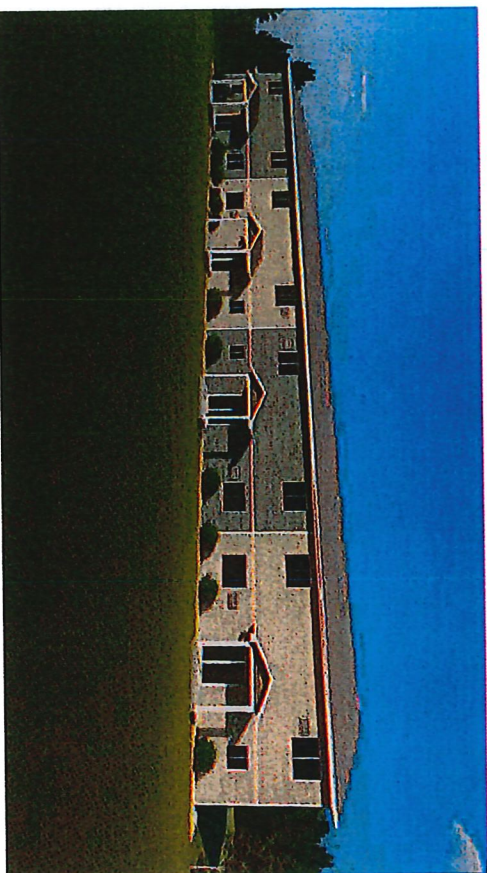
- 22-Two Bedroom
- 4-Three Bedroom
- 26 Total Units
- 6 Floor plans
- 889-1244 sq ft
- Attached garages
- Private entrances
- In-Unit Laundry
- Rent includes heat and water, cable & wifi

Project Considerations

Cedar Privacy Fencing



Refreshed Huntington



Community Element



Project Considerations

- Improved Bedford Garage Look
- Added islands – Bedford driveways



Project Considerations

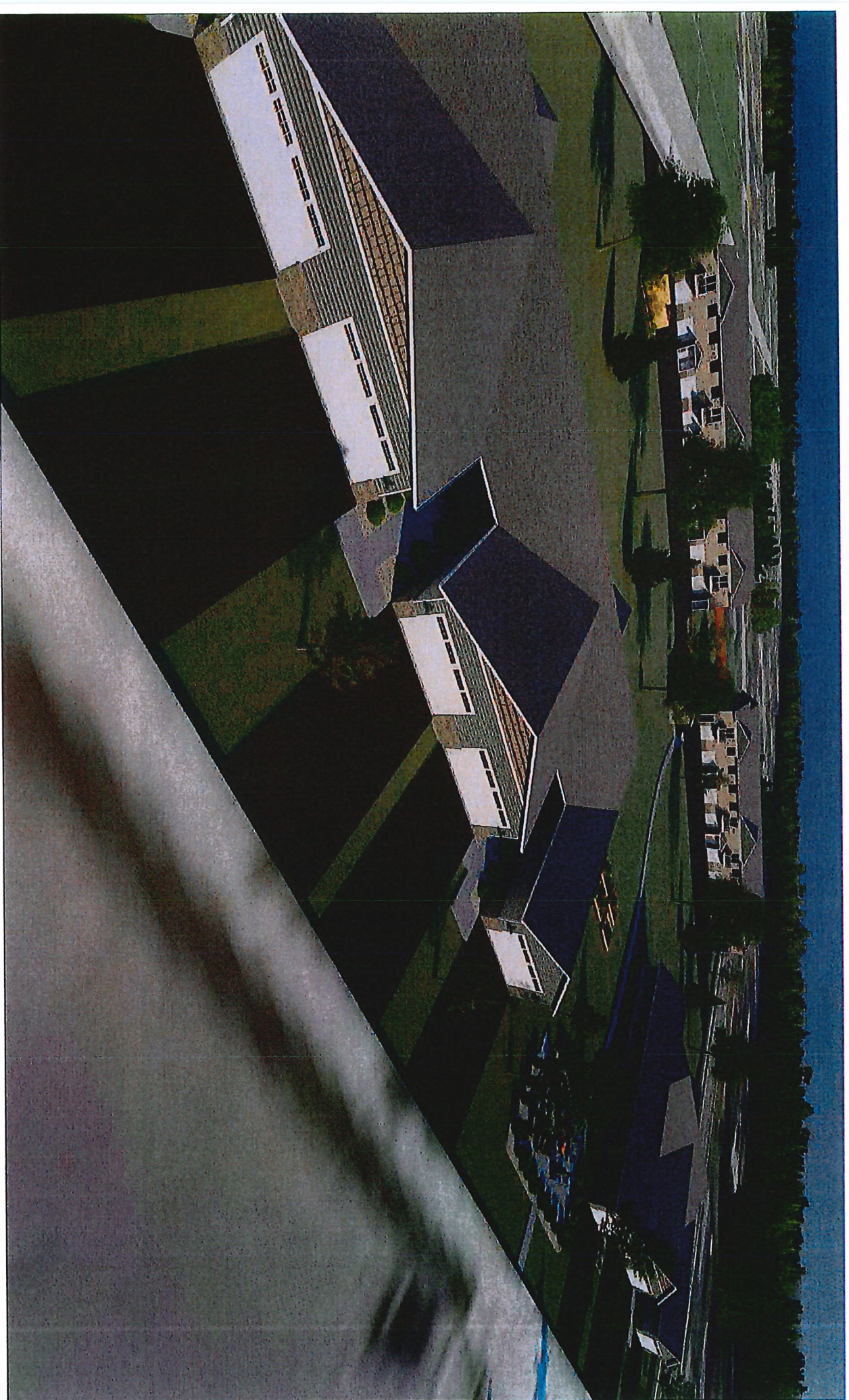
Added Community Area (removed 6 previously planned parking stalls)



Site Rendering



Site Rendering

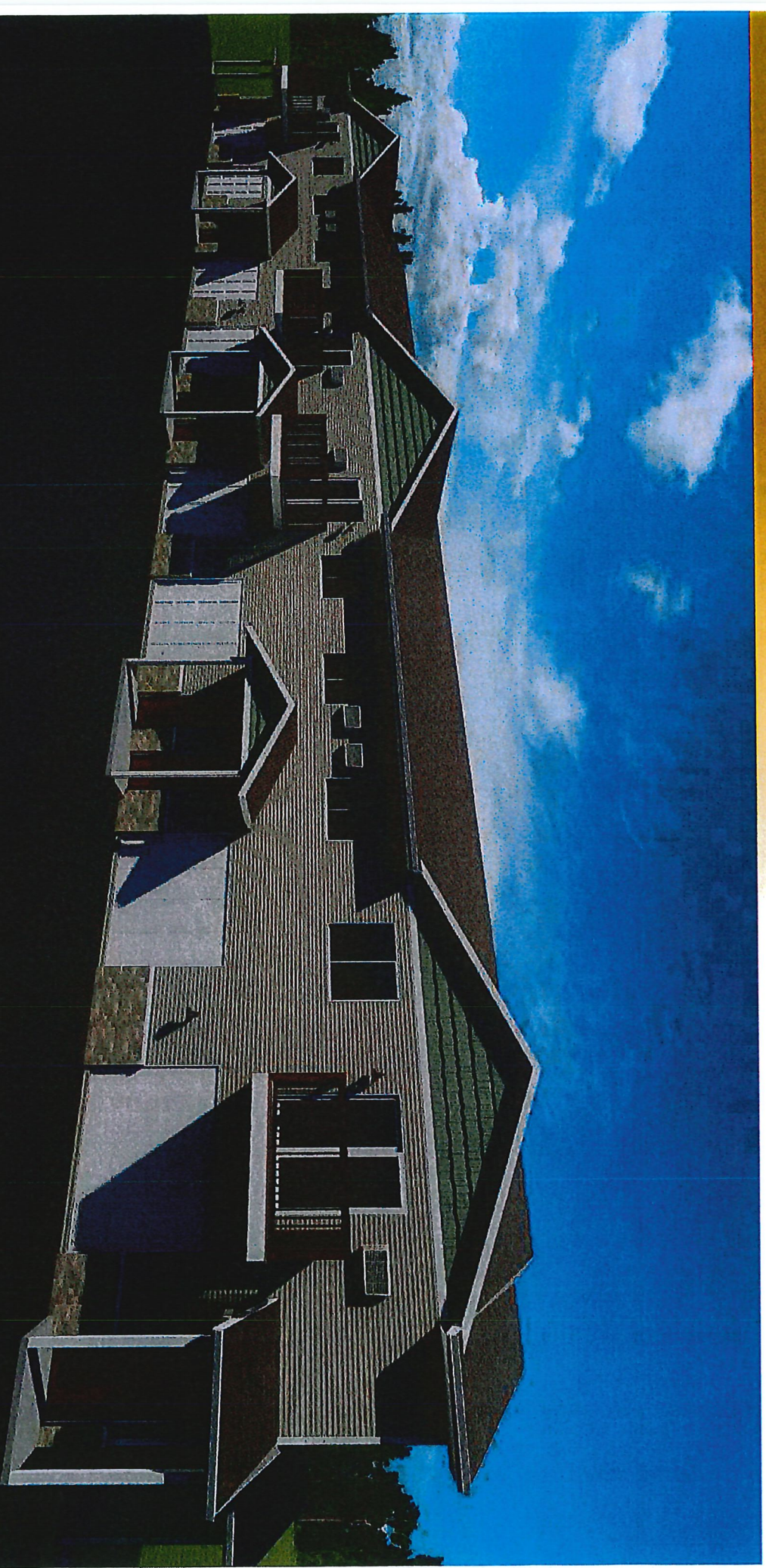


Site Rendering



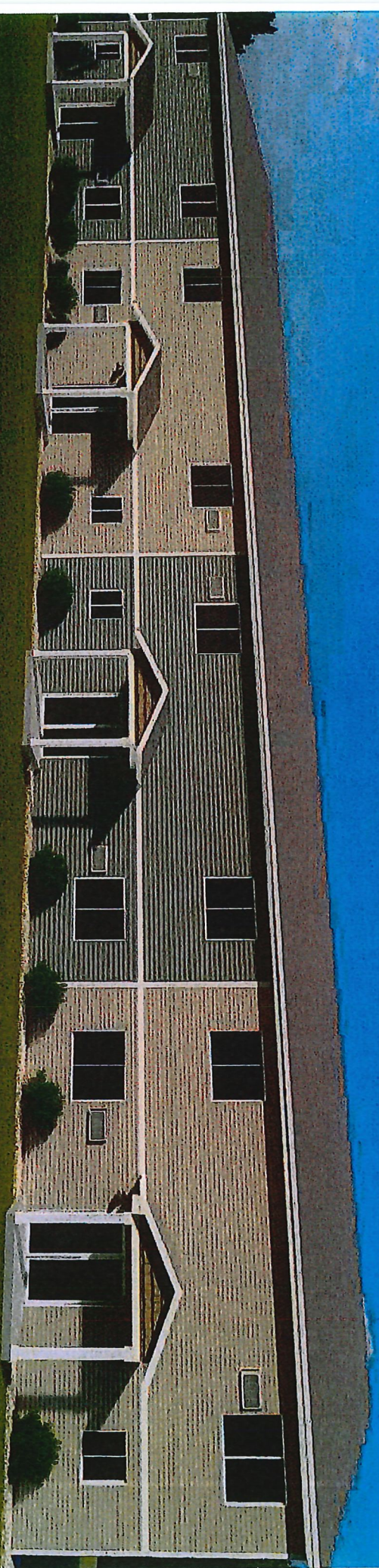
Huntington

8 Unit



Huntington

8 Unit



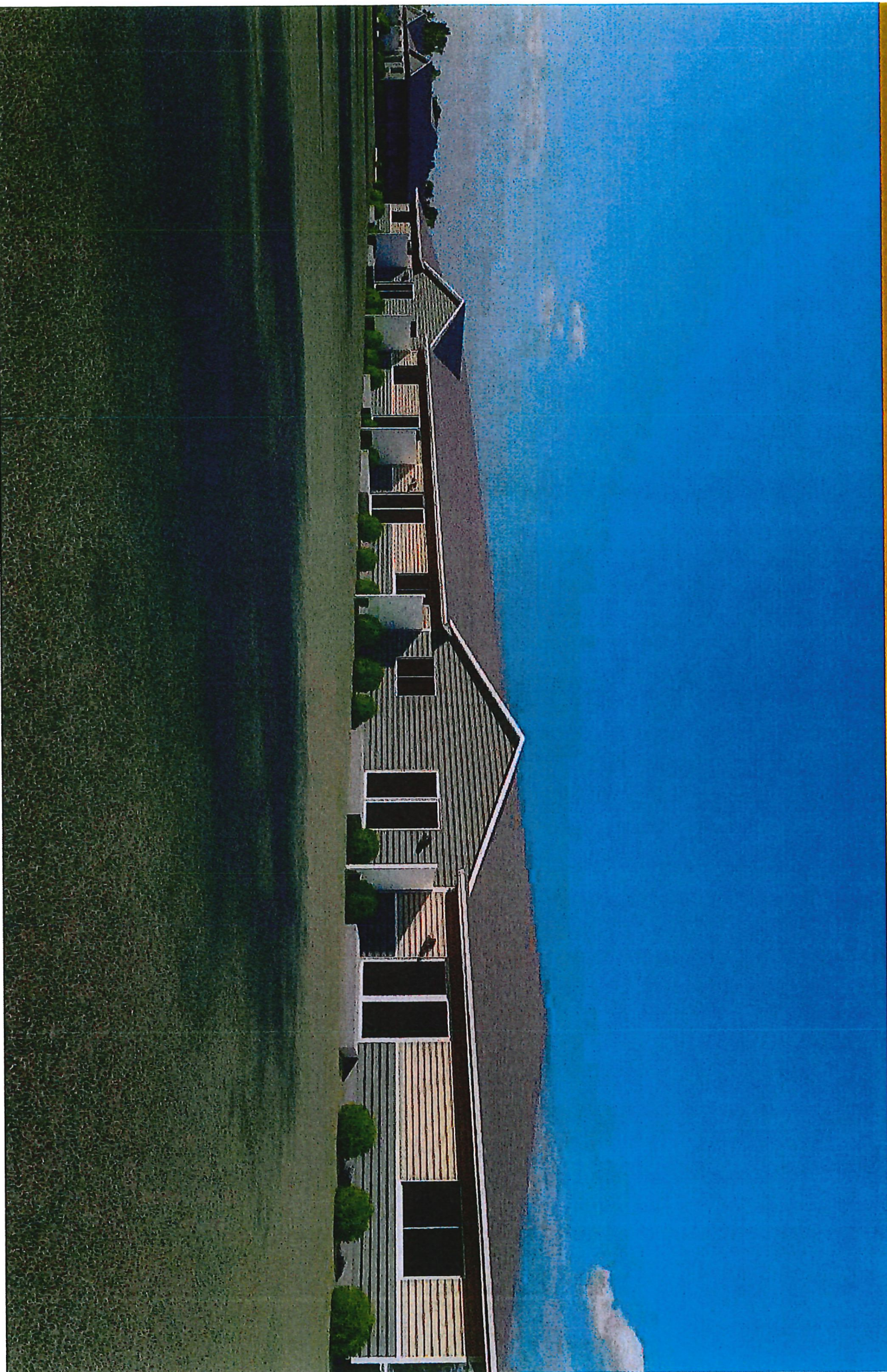
Bedford

1 - 6 UNIT and 1 - 4 Unit



Bedford

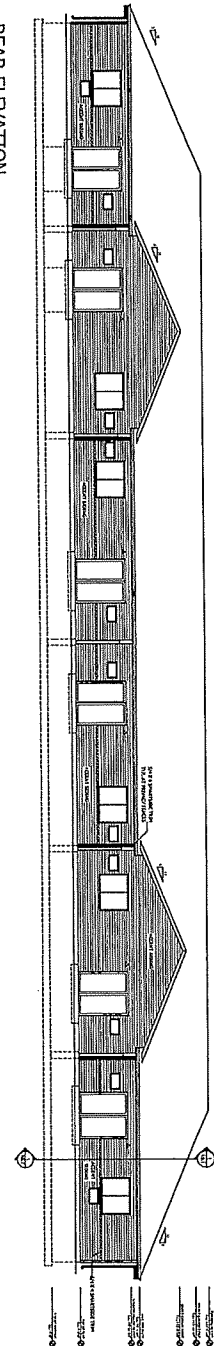
1 - 6 UNIT and 1 - 4 Unit



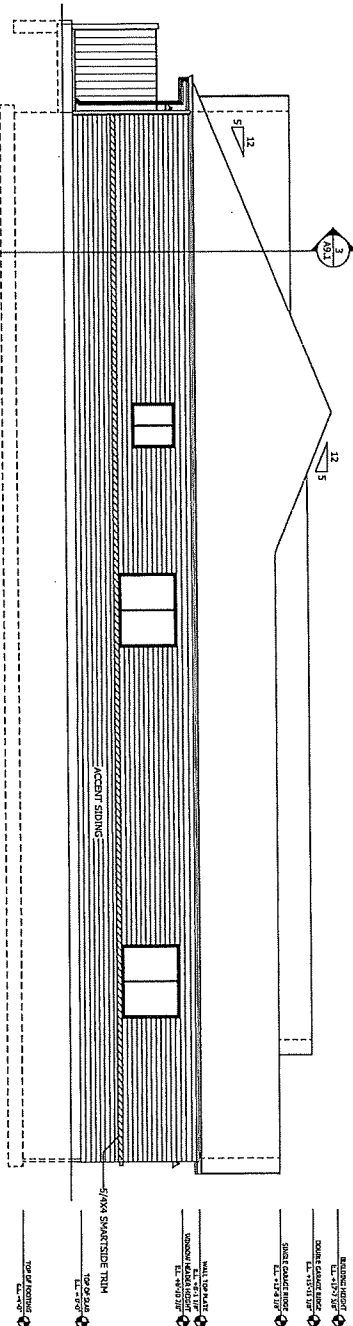
Construction & Demo Schedule

Prelim Demo Schedule: Out to Bid 3/31/22; Bid Due Date: 4/14/22; Expected Contract Date: 4/29 *Contract award date dependent upon project approval*

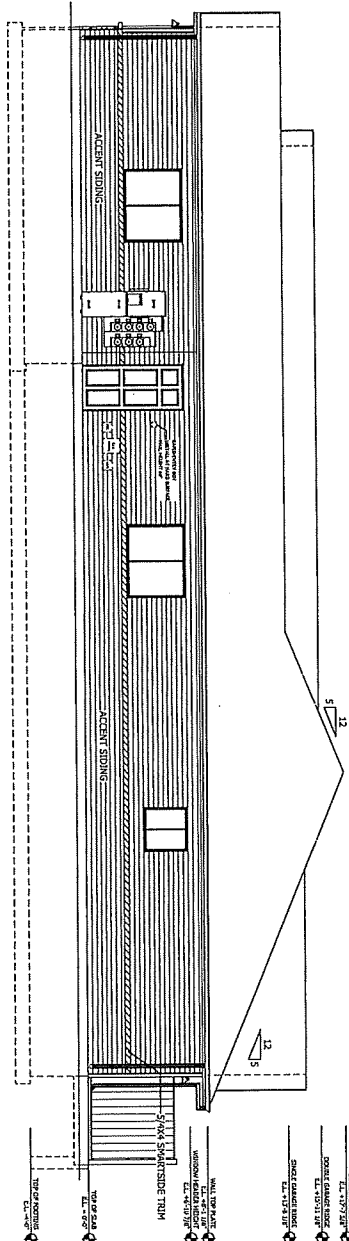
Task Name	Duration	Start	Finish
Sturgeon Bay 20-036 Preliminary Schedule	219 days	Mon 5/23/22	Fri 4/14/23
Demolition Work	33 days	Mon 5/23/22	Sat 7/9/22
Mass Grading	30 days	Mon 7/11/22	Fri 8/19/22
Huntington 8 Unit - H1	88 days	Mon 8/22/22	Tue 1/10/23
Bedford 6 Unit ADA - B2	105 days	Thu 9/1/22	Tue 2/14/23
Mail Building - M1	49 days	Wed 9/21/22	Mon 12/5/22
Huntington 8 Unit - H2	107 days	Mon 9/26/22	Fri 3/10/23
Property Fence	10 days	Fri 10/7/22	Thu 10/20/22
Dumpster - D1	9 days	Thu 10/6/22	Tue 10/18/22
Bedford 4 Unit - B1	121 days	Tue 10/11/22	Fri 4/14/23
Raised Garden	5 days	Fri 10/21/22	Thu 10/27/22
Monument Sign #1	5 days	Fri 10/28/22	Thu 11/3/22
Monument Sign #2	5 days	Fri 11/4/22	Thu 11/10/22



REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"

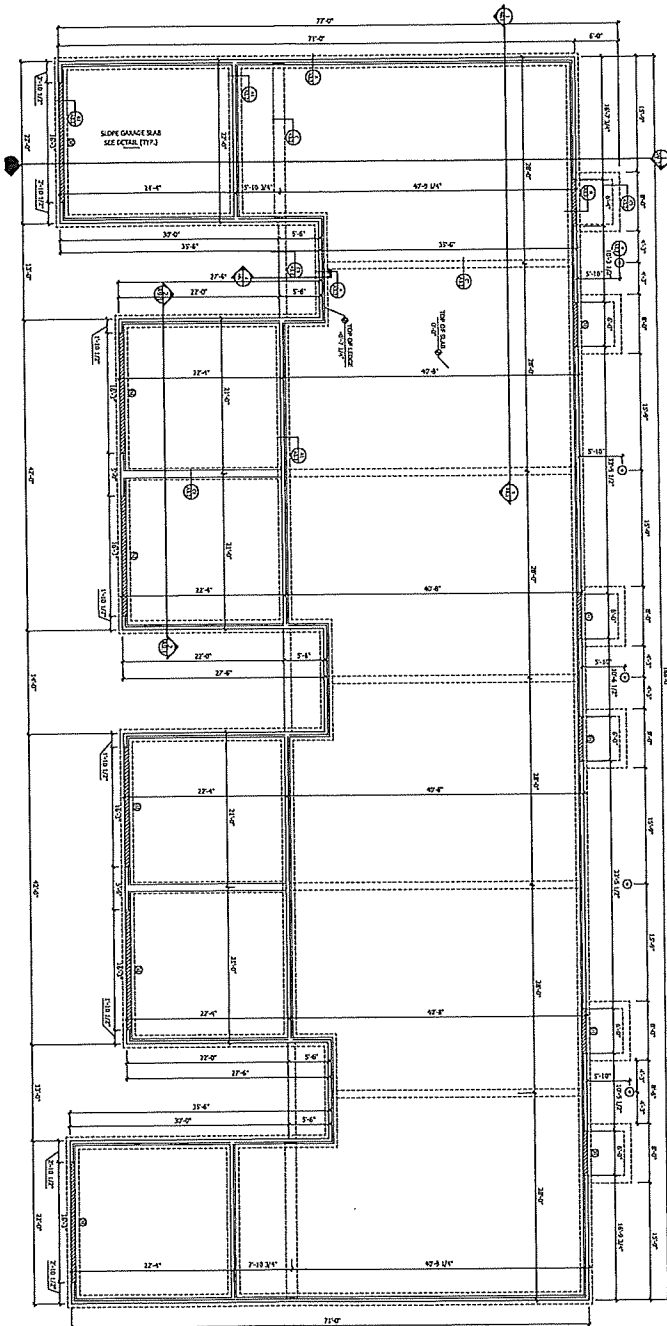


RIGHT ELEVATION
SCALE 1/8" = 1'-0"

Wm. Swiderski, LLC

SHEET NO. A2.2	PROJECT 20-036_SCS SUNSET ESTATES		DATE 03/30/2021	DRAWN BY SB	TITLE ELEVATIONS	401 RANGER STREET MONTPELIER, VT 05455 PH: 715.893.9222 FAX: 715.893.9513 WWW.SCSWIDERSKI.COM	REV DATE DESCRIPTION BY
	SCALE AS SHOWN	PROJECT BEDFORD 6-UNIT (B2)					

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FOUNDATION PLAN

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

KEY NOTES:

- (B1) DROPPED FOUNDATION WALL AT PATIO DOOR, SEE DETAIL B1 / A3.2.
- (B2) DROPPED FOUNDATION WALL AT O.A. DOOR, SEE DETAIL B2 / A3.2.

FOUNDATION PLAN NOTES:

1. FOUNDATION CONTRACTORS TO VERIFY ALL DIMENSIONS IN THE FIELD WITH ARCHITECTURAL PLANS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCY TO BE VERIFIED WITH OWNER BEFORE CONCRETE PLACEMENT.
2. ALL EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE.
3. VERIFY ALL PLUMBING REQUIREMENTS PRIOR TO PLACEMENT OF SLAB.
4. CONTRACTOR TO PROVIDE CONTROL/CONSTRUCTION JOINTS AT NO MORE THAN 20'-0" SQUARE. NO CONSTRUCTION JOINT SHALL GO THROUGH A THICKENED SLAB FOOTING.
5. ANCHOR WALLS TO CONCRETE, TYPICAL AT ALL BEARING WALL LOCATIONS. REFER TO STRUCTURAL NOTES FOR DETAILS.
6. FOUNDATION WALL UTILITY SLEEVE LOCATIONS TO BE COORDINATED AND REVIEWED WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS.

3 BEDROOM UNIT (W/ MECHANICAL)
ALL BUILDINGS

A3.1

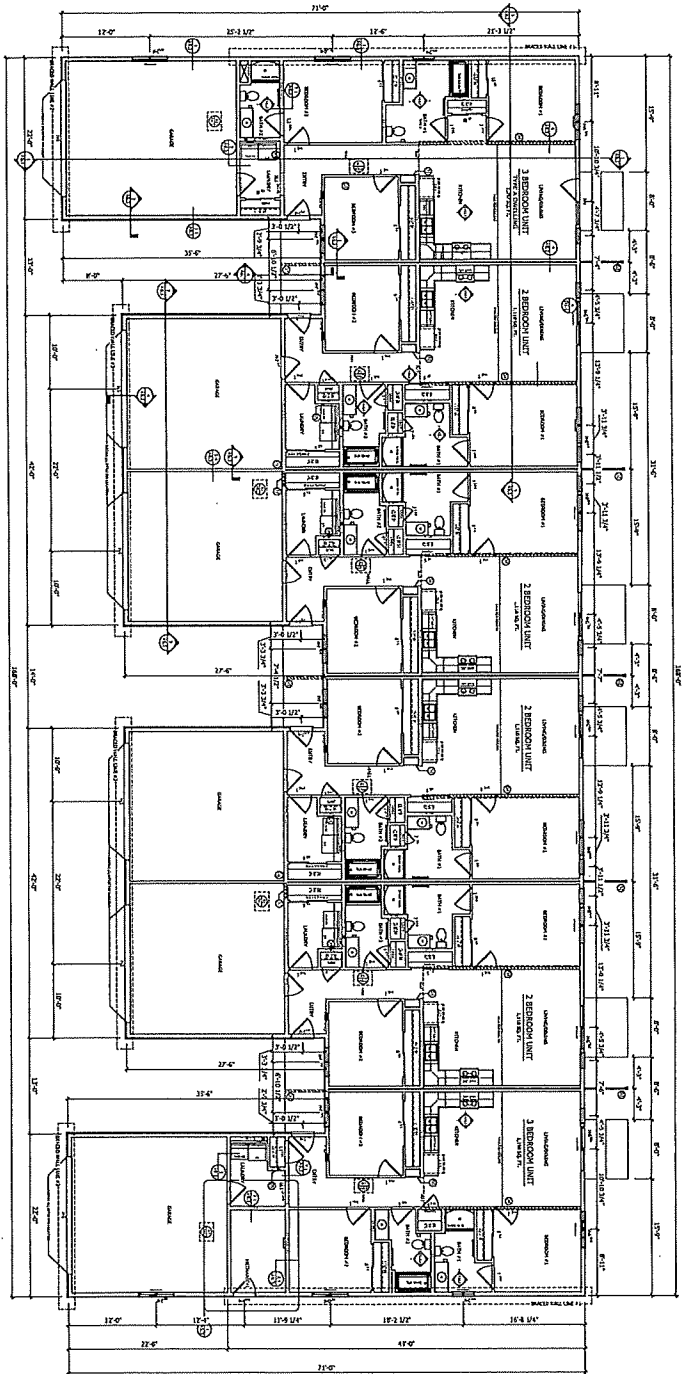
DATE	02/20/2021
COMPILED BY	SB
SCALE	1/8" = 1'-0"
SHEET NO.	A3.1

PROJECT	20-036_SCS SUNSET ESTATES
MODEL	BEDFORD 6-UNIT (B2)
TITLE	FOUNDATION PLAN

SCS
S.C. SWIDERSKI LLC

401 RANGER STREET
ROSENBERG, VA 24455
PH: 713.693.5572
FAX: 713.693.5513
WWW.SCSWIDERSKI.COM

REV	DATE	DESCRIPTION	BY



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

PLAN NOTES:

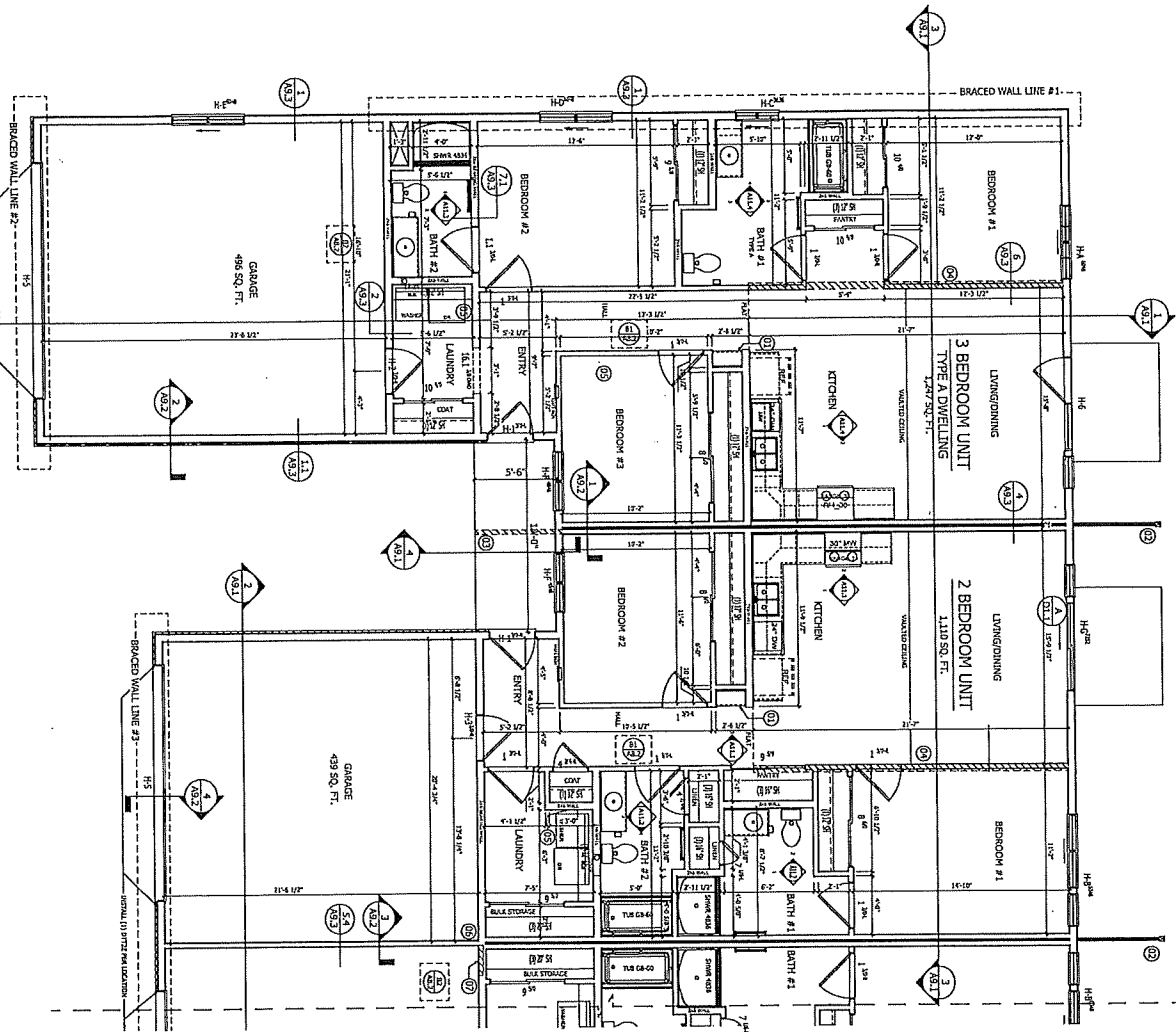
1. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION.
2. ALL EXTERIOR STUDS (HOUSE & GARAGE WALLS) SHALL BE 2x6, UNLESS NOTED OTHERWISE.
3. ALL INTERIOR STUDS SHALL BE 2x4, UNLESS NOTED OTHERWISE.
4. 8'-1 1/8" WALL HEIGHT, UNLESS NOTED OTHERWISE.
5. 8'-7 7/8" HEADROOM HEIGHT, UNLESS NOTED OTHERWISE.
6. HOUSE-TO-GARAGE WALLS AND MECHANICAL ROOM WALLS REQUIRE 5/8" TYPE-X Gypsum BOARD SHEATHING.
7. ALL DIMENSIONS ARE FRAMING-TO-FRAMING, UNLESS NOTED OTHERWISE.
8. SEE HATCHER SCHEDULE FOR MINIMUM BEARING REQUIREMENTS.
9. SMOKE DETECTION REQUIRED FOR FIRE CODE. CARRY HATCHER DETECTION.
10. ALL FIRST FLOOR UNITS TO BE TYPE "B" UNITS, EXCEPT OF TYPE "A" UNIT IF REQUIRED. *SEE SHEET A-14 DWELLING TYPE PLAN.
11. PROVIDE UNIT WATER SHUT-OFF IN LAUNDRY ROOM.
12. SEE ROOF FRAMING PLAN FOR ATTIC SPRINKLER CHASE LOCATION.

KEY NOTES:

- (01) DROP-ZONE, 12" BASE AND UPPER CABINET.
- (02) ALIGN FENCE POST WITH EDGE OF PATIO SLAB.
- (03) 2x4 WEDGE WALL ATTACHED TO TRUSS.
- (04) 2x6 INSULATED WALL BASED TO VALUED CEILING. SEE DETAIL C / D.I.L.
- (05) APPROXIMATE UNIT WATER SHUT-OFF.
- (06) HOLD WALL BACK 5/8" FOR FINISH.
- (07) FIRE-RATED ATTIC ACCESS DOOR IN TRUSS ABOVE. SEE 3 / A62 AND DETAIL B1 / A62.

PROJECT 20-036 SCS SUNSET ESTATES MODEL BEDFORD 6-UNIT (B2) TITLE FLOOR PLAN		<p>401 RANGER STREET MOONING, WI 54555 TEL: 715.693.9522 FAX: 715.693.9523 WWW.SCSWIDERSKI.COM</p>	KEY DATE DESIGNED REVISIONS
DATE 02/20/2021 DRAWN BY 518 CHECKED 1/8" = 1'-0" SHEET NO. A5.1			

3 BEDROOM UNIT (TYPE A)
 SCALE: 1/4" = 1'-0"
 BUILDING B2



2 BEDROOM UNIT
 SCALE: 1/4" = 1'-0"
 ALL BUILDINGS

SEE FIRST FLOOR PLAN FOR PLUMBER NOTES

A5.2

SHEET NO.
 DATE: 03/30/2021
 DRAWN BY: SJB
 CHECKED BY: 1/4"=1'-0"

PROJECT: 20-036_SCS SUNSET ESTATES
 MODEL: BEDFORD 6-UNIT (B2)
 TITLE: UNIT PLAN

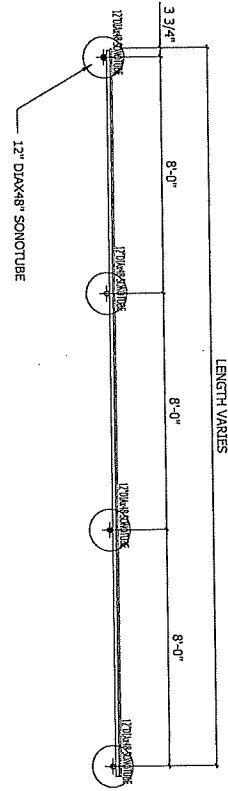
SCS
 S.C. SWIDERSKI LLC

401 RANGER STREET
 MONTICELLO, NY 14455
 PH: 518.693.9532
 FAX: 518.693.9513
 WWW.SCSWIDERSKI.COM

REV	DATE	DESIGNER	REVISION

FLOOR PLAN

Scale: 1/2" = 1'-0"

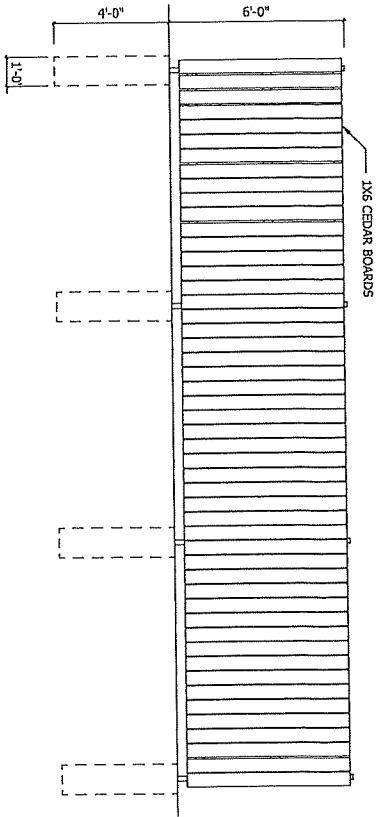


CEDAR FENCE CONSTRUCTION:

- 12" DIA. X 48" SONOTUBE
- GALVANIZED "C" POSTS DRIVE SET
- 2X4 CEDAR RAILS
- 1X6 CEDAR BOARDS
- 2800' CEDAR FENCE, 6'-0" TALL ALONG SW PROPERTY LINE

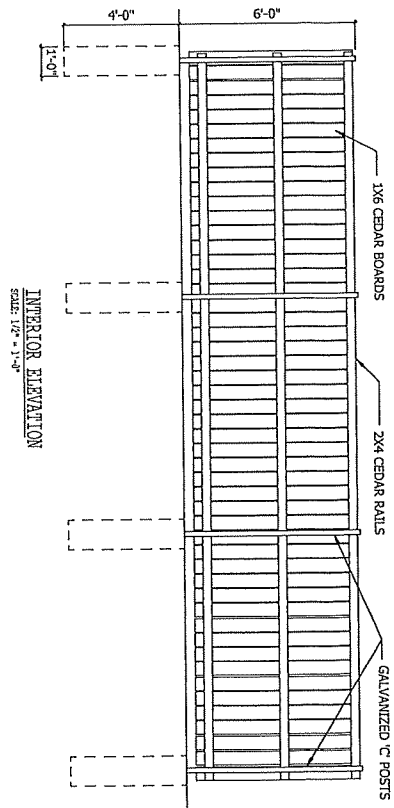
EXTERIOR ELEVATION

Scale: 1/2" = 1'-0"



CEDAR FENCE DETAILS

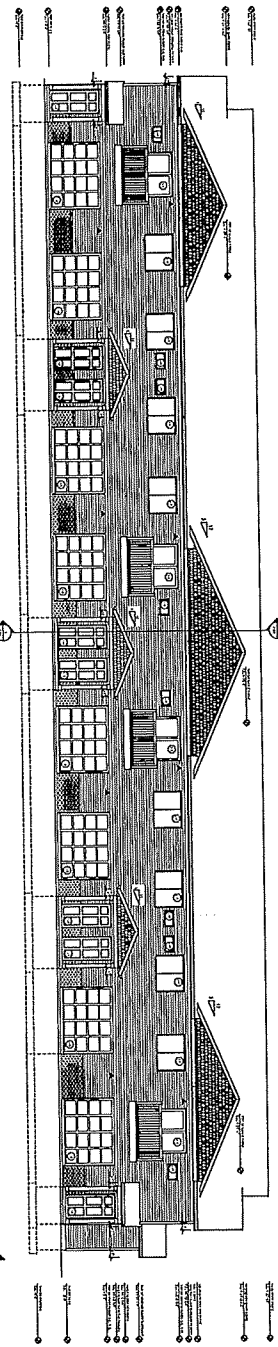
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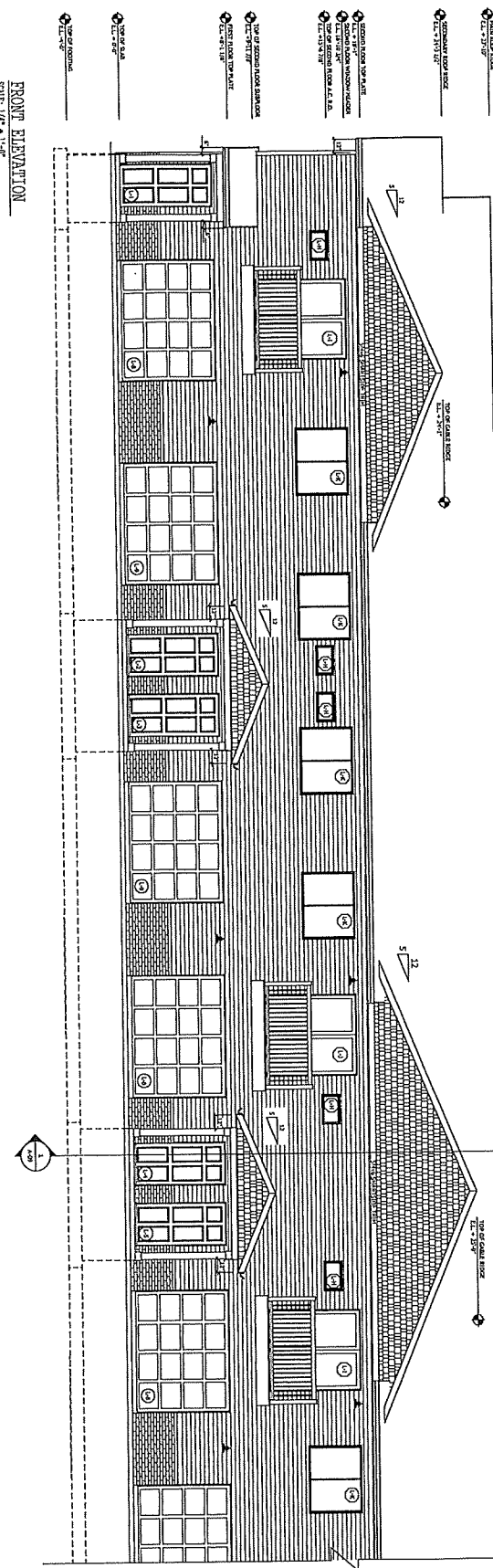
INTERIOR ELEVATION

Scale: 1/2" = 1'-0"

SHEET NO. L1.4	DATE 03/24/2021	PROJECT 20-036_SCS SUNSET ESTATES	 401 RANGER STREET KOSCIUSKO, WY 84405 PH: 715.493.9332 FAX: 715.691.5532 WWW.SCSWIDERSKI.COM	REV	DATE	DESCRIPTION	BY/ISS
	DRAWN BY KJ	PROJEL					
	SCALE 1/2" = 1'-0"	TITLE CEDAR FENCE DETAILS					



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



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

A-02
1.02
FRONT ELEVATION
SCALE: AS SHOWN

SHEET NO. A-02 1.02	DATE 03/24/2021	PROJECT 20-036_SUNSET ESTATES	 401 BANGOR STREET HOSIENNE, WI 54455 PH: 715.693.8522 FAX: 715.499.6522 WWW.SCSWIDERSKI.COM	REV	DATE	DESIGNER	REVISION
	DRAWN BY CDV	MODEL HUNTINGTON 8 UNIT (C2)		1	12/26/2020	SK	STATE REVISION
	TITLE FRONT ELEVATION	1		03/24/2021	CW	FINAL CONSTRUCTION	
	TITLE FRONT ELEVATION						

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SCALE: AS SHOWN

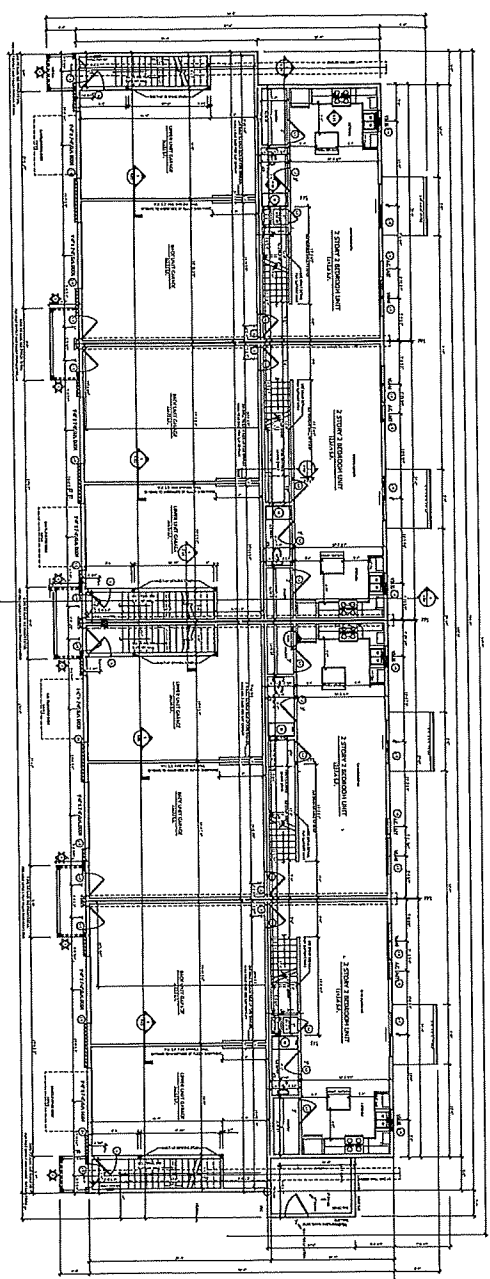
401 RANGER STREET
MOSINEE, WI 54455
TEL: 715.693.9522
FAX: 715.693.9523
WWW.SCHWIDERSKI.COM

SCS
S.C. SWIDERSKI LLC

DATE 03/24/2021	PROJECT	20-036_SUNSET ESTATES
	MODEL	HUNTINGTON B UNIT (C2)
	TITLE	ELEVATIONS

DRAWN BY	CDV
SCALE	AS SHOWN
SHEET NO.	A-02
	2.02

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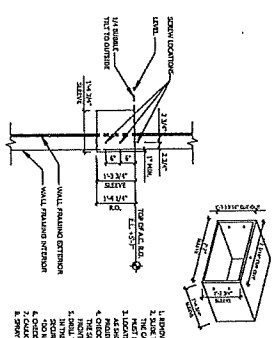
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEY NOTES:

1. SEE HEADER SCHEDULE FOR MINIMUM BEARING REQUIREMENTS.
2. 8'-1" WALL HEIGHT, UNLESS NOTED OTHERWISE.
3. 62 7/8" HEADER HEIGHT, UNLESS NOTED OTHERWISE.
4. HOUSE-CHARGE WALLS, MECHANICAL ROOM WALLS REQUIRE 5/8" TYPE-X SHEATHING.
5. INTERIOR STAIR WALL TO BE 2X6 FRAME AT GARAGE WALL.
6. GARAGE CEILING 2 LIVERS 5/8" TYPE X SHEATHING.
7. SILL SEALER TO BE INSTALLED AT EXTERIOR WALLS.

PLAN NOTES:

1. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION.
2. ALL EXTERIOR STUDS SHALL BE 2X6, UNLESS NOTED OTHERWISE.
3. ALL INTERIOR STUDS SHALL BE 2X4, UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE FINISH-TO-FINISH, UNLESS NOTED OTHERWISE.
5. SMOKE DETECTION REQUIRED PER FIRE CODE. CARBON MONOXIDE DETECTION REQUIRED IF COMBUSTION APPLIANCES ARE PROVIDED. CONTRACTOR TO COORDINATE WITH NFPA, R33 SYSTEM.
6. PROVIDE UNIT WATER SHUT-OFF IN BATHY CLOSET @ TWO STORY UNIT. PROVIDE UNIT WATER SHUT-OFF IN LAUNDRY/BATHROOM AT UNITS ABOVE GARAGES.



AC SLEEVE DETAIL
SCALE: 1/8" = 1'-0"

A-05
1.05

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NO.	DATE	DESIGNER	REVISION
1	03/24/2021	CDV	FINAL CONSTRUCTION
2	03/24/2021	CDV	1ST FLOOR HALF BATH RELOCATION

SCS
S.C. SWIDERSKI LLC

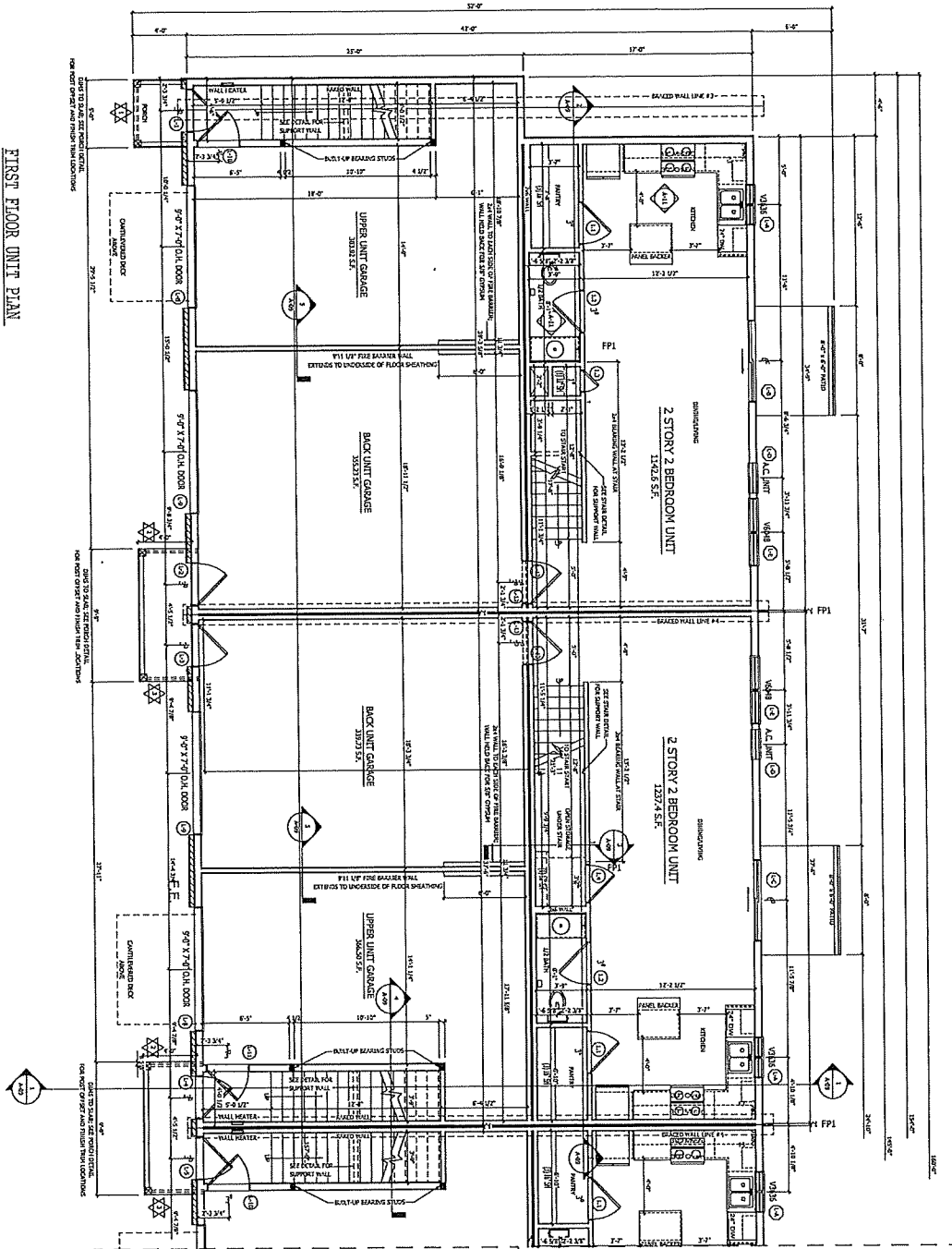
401 RANGER STREET
PO BOX 82, WY 84155
PH: 715.693.9322
FAX: 715.693.9323
WWW.SCSWIDERSKI.COM

PROJECT: 20-036, SUNSET ESTATES
HUNTINGTON 8 UNIT (C2)
FIRST FLOOR PLAN

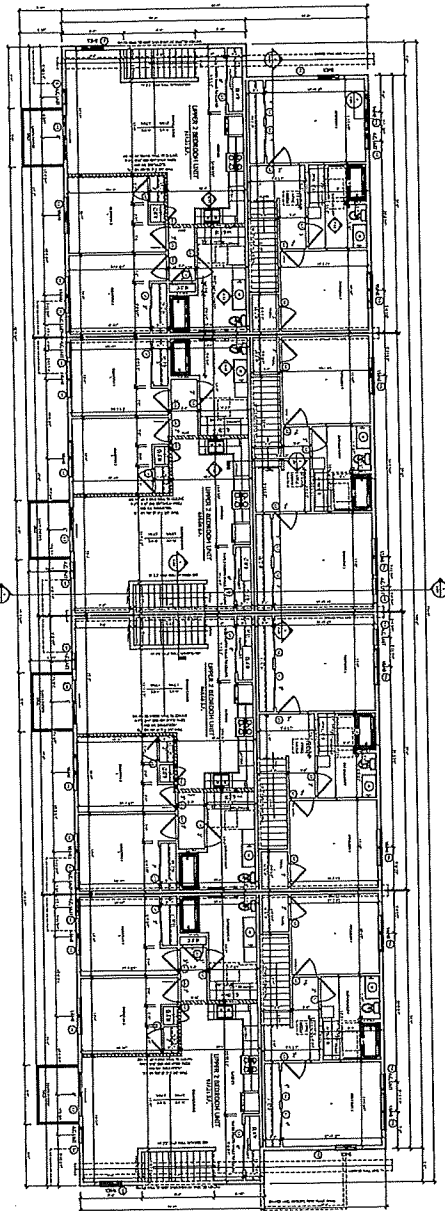
DATE	03/24/2021
DESIGNER	CDV
SCALE	1/8" = 1'-0"
SHEET NO.	A-05
1.05	

FIRST FLOOR UNIT PLAN
 SCALE: 1/4" = 1'-0"
 SEE FIRST FLOOR PLAN FOR PLASTER NOTES

A-05 FIRST FLOOR UNIT PLAN
 SCALE: 1/2" = 1'-0"



SHEET NO. A-05 2.05		DATE 03/24/2021 DRAWN BY CDV SCALE 1/2" = 1'-0"	PROJECT 20-036_SUNSET ESTATES MODEL HUNTINGTON 8 UNIT (C2) TITLE FIRST FLOOR UNIT PLAN	<div> S.C. SWIDERSKI LLC</div> <div>401 RANGER STREET MOSSVILLE, VT 05455 TEL: 855.693.9322 FAX: 855.693.9323 WWW.SCSWIDERSKI.COM</div>	<table><tr><th>REV</th><th>DATE</th><th>DESIGN</th><th>REVISION</th></tr><tr><td>1</td><td>10/17/20</td><td>OK</td><td>STATE REVISION</td></tr><tr><td>2</td><td>11/19/20</td><td>OK</td><td>FINAL CORRECTION</td></tr><tr><td>3</td><td>02/18/21</td><td>OK</td><td>1ST FLOOR PLAN WITH PLASTERING</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	REV	DATE	DESIGN	REVISION	1	10/17/20	OK	STATE REVISION	2	11/19/20	OK	FINAL CORRECTION	3	02/18/21	OK	1ST FLOOR PLAN WITH PLASTERING																																
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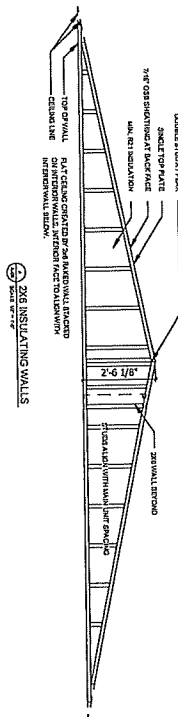
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEY NOTES:

1. SEE HEADER SCHEDULE FOR MINIMUM BEARING REQUIREMENTS.
2. 8'-1 1/8" WALL HEIGHT, UNLESS NOTED OTHERWISE.
3. 8'-2 7/8" HEADER HEIGHT, UNLESS NOTED OTHERWISE.
4. HOUSE-TO-GARAGE WALLS, MECHANICAL ROOM WALLS & CEILING REQUIRE 5/8" TYPE-X SHEATHING.
5. INTERIOR STAIR WALL TO BE 2X6 FRAME AT GARAGE.

PLAN NOTES:

1. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION.
2. ALL EXTERIOR STUDS SHALL BE 2X6, UNLESS NOTED OTHERWISE.
3. ALL INTERIOR STUDS SHALL BE 2X4, UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE FRAMING-TO-FRAMING, UNLESS NOTED OTHERWISE.
5. SMOKE DETECTION REQUIRED PER FIRE CODE. CARBON MONOXIDE DETECTION REQUIRED IF COMBUSTION APPLIANCES ARE PROVIDED. CONTRACTOR TO COORDINATE WITH NFPA 921 SYSTEM.
6. ALL FIRST FLOOR UNITS TO BE TYPE "T" UNITS, EXCEPT OF TYPE "X" UNIT IF REQUIRED. SEE SHEET A-02, A-03, DWELLING AND A-04, A-05.
7. ATTIC SHALL BE SUBDIVIDED INTO AREAS NO GREATER THAN 3000 SQ. FT. OR EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER (SEE NOTES ON ROOF PLAN, 7/16" O.S.B. INSTALLED ON ENTIRE FACE OF TRUSS AS RAFTERS).
8. PROVIDE UNIT WATER SHUT-OFF IN ENTRY CLOSET @ TWO STORY UNIT. PROVIDE UNIT WATER SHUT-OFF IN CLOSET/ENTRY OF UNITS ABOVE GARAGES.



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

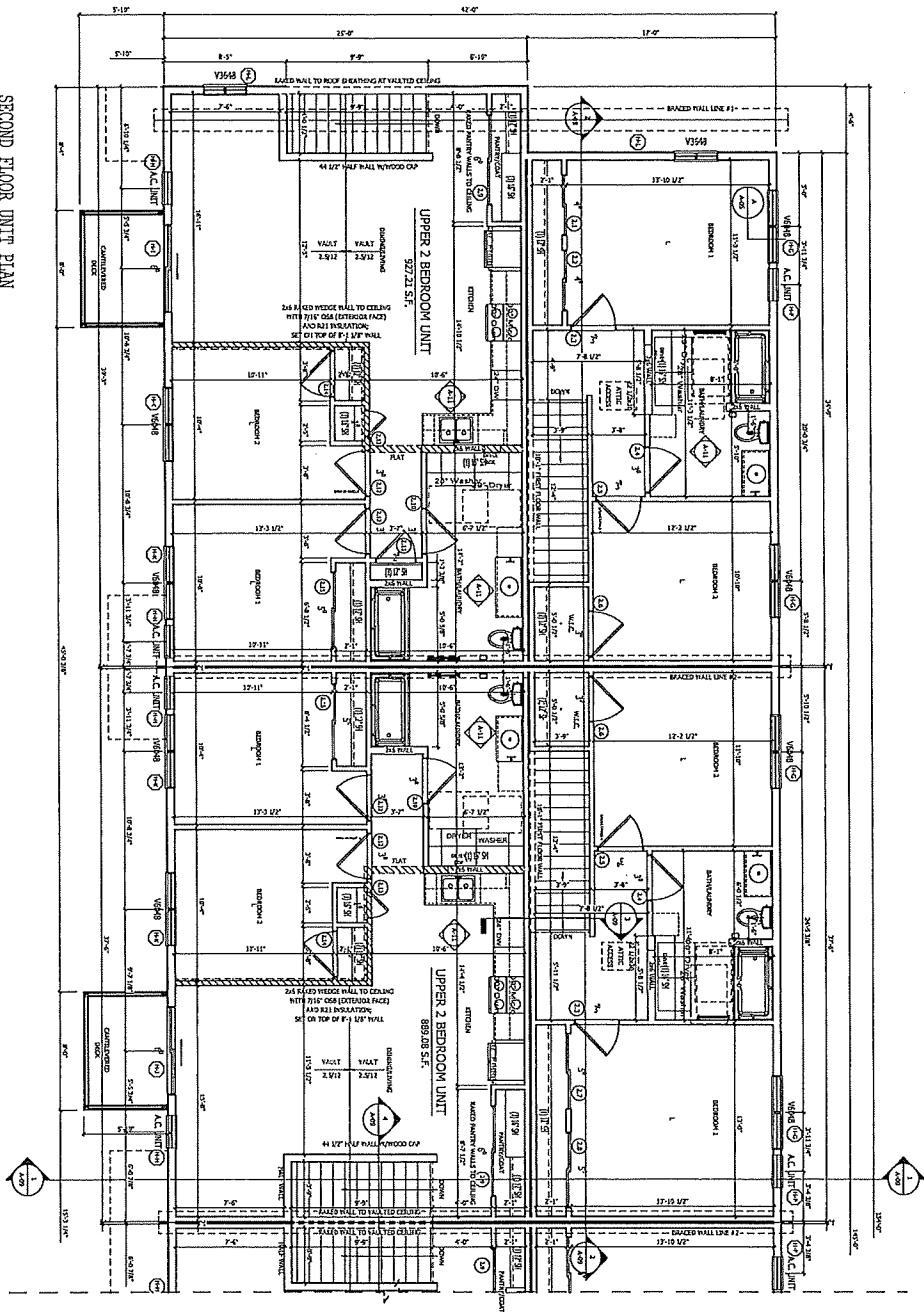
A-06
1.05

10/2/2020 10:00 AM

<p>PROJECT: 20-036 SUNSET ESTATES</p> <p>PROJ: HUNTINGTON 8 UNIT (C2)</p> <p>TITLE: SECOND FLOOR PLAN</p>	<p>DATE: 02/24/2021</p> <p>DESIGNER: CDV</p> <p>SCALE: 1/8" = 1'-0"</p> <p>SHEET NO.: A-06</p> <p>1.05</p>	<p>SCS S.C. SWIDERSKI LLC</p> <p>401 RANGER STREET PO BOX 100, WISCONSIN, WI 53455 TEL: 715.599.9522 FAX: 715.599.9523 WWW.SCSWIDERSKI.COM</p>	<table> <tr> <th>REV</th><th>DATE</th><th>PERSON</th><th>REVISION</th></tr> <tr> <td>1</td><td>02/24/2021</td><td>CDV</td><td>STATE REVISION</td></tr> <tr> <td>2</td><td>02/24/2021</td><td>CDV</td><td>FINAL CONSTRUCTION</td></tr> <tr> <td>3</td><td>02/24/2021</td><td>CDV</td><td>CONSTRUCTION REVISION #3</td></tr> </table>	REV	DATE	PERSON	REVISION	1	02/24/2021	CDV	STATE REVISION	2	02/24/2021	CDV	FINAL CONSTRUCTION	3	02/24/2021	CDV	CONSTRUCTION REVISION #3
REV	DATE	PERSON	REVISION																
1	02/24/2021	CDV	STATE REVISION																
2	02/24/2021	CDV	FINAL CONSTRUCTION																
3	02/24/2021	CDV	CONSTRUCTION REVISION #3																

SECOND FLOOR UNIT PLAN
 SCALE: 1/4" = 1'-0"

SEE SECOND FLOOR PLAN FOR PLUMBER NOTES

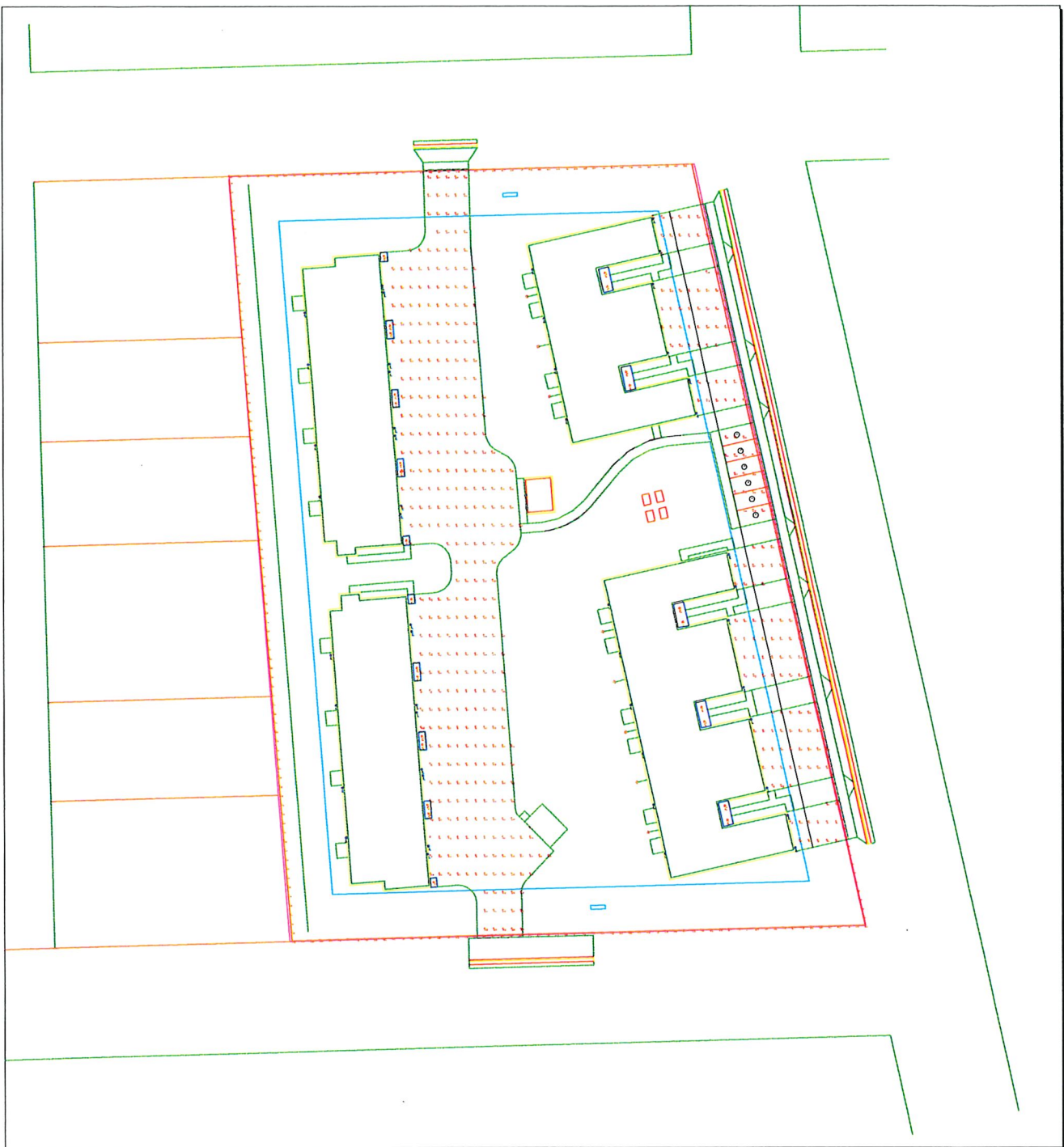


A-06
 2.06
 2ND FLOOR UNIT PLAN
 SCALE: 1/4"=1'-0"

NOT TO SCALE

DATE 03/24/2021		PROJECT 20-036_SUNSET ESTATES	 401 RANGER STREET HUNTINGTON, WI 54455 PH: 215.693.9532 FAX: 215.693.9533 WWW.SC5WIDERSKI.COM	REV	DATE	DISP/CHK	EXP/ISS
DRAWING CDV		MODEL HUNTINGTON 8 UNIT (C2)		1	03/24/2021	DN	STATE REVISION
SCALE 1/4"=1'-0"		TITLE 2ND FLOOR UNIT PLAN					FINAL CONSTRUCTION
SHEET NO. A-06							
2.06							

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Scale: 1 inch= 26 ft.

Luminaire Schedule				
Symbol	Qty	Label	Description	Lum. Watts
	48	L	60W INCANDESCENT WALL LANTERN	60
	26	C	SURFACE MOUNT DISC LIGHT	31

Calculation Summary			
Label	CalcType	Units	Avg
CIRCULATION	Illuminance	Fc	0.00
CIRCULATION CALCS	Illuminance	Fc	1.04
CIRCULATION CALCS_2	Illuminance	Fc	0.20
PROPERTY LINE	Illuminance	Fc	0.00

To request the Project Quotation for these materials or to place the order, please contact:
Sales@LightingDesignSolutions.com or call us at +888-357-7070

These plans, schedules, calculations, and lighting concepts are the property of Lighting Design Solutions (LDS) and are not to be shared, reproduced, viewed, or used in any manner without the explicit written permission of LDS. All luminaires and accessories purchased for this project are to be supplied by LDS unless other arrangements that include additional reimbursement for design costs are codified in a pre-approved written agreement with LDS.

These plans are not approved for construction unless specifically noted. They have not been reviewed or approved by any local or state agency, nor has the building owner confirmed final acceptance of the design or materials. Once approved, the final product details, voltages, accessories and quantities are the responsibility of the installing contractor and are to be fully verified by the contractor prior to release of order. Lead time for luminaires will vary but should be assumed to be 4-6 weeks after release unless specifically noted as "in-stock" or "quick ship" on the LDS Project Quotation.

Lighting performance and energy calculations are based on photometric data provided by the specified manufacturers, expected site finishes, anticipated energy costs, current rebate programs, and the projected operational use of the facility. Lighting Design Solutions, Inc. accepts no responsibility for variances resulting from inaccurate or changed data files, drawings, reflectance values, or rebate programs, and guarantees no alternate funding or rebate payment.

LDS LIGHTING
Design Solutions

PROJECT INFORMATION:	DRAWN BY:	REVIEWED BY:	REV	DESCRIPTION	DATE
	A. THOMER	A. THOMER			
	CONTRACTOR:	APPROVED BY:			
	SCS SUNSET ESTATES	D. DRUMEL			
STURGEON BAY, WI					

Lighting Design Solutions, Inc. (Schofield & Milwaukee)
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Menomonee Falls, WI 53051
Design@LightingDesignSolutions.com
www.LightingDesignSolutions.com

DATE: 01/31/2022

Page 2 of 2	PROJECT INFORMATION:	DRAWN BY: A. THOMER	REVIEWED BY: A. THOMER	REV	DESCRIPTION	DATE	Lighting Design Solutions, Inc. (Schofield & Milwaukee) P.O. Box 375 Schofield, WI 53096 1.888.367.7070 Office 715.693.2594 Fax N7BW14573 Appleton Ave #101 Menomonie Falls, WI 53051 Design@LightingDesignSolutions.com www.lightingDesignSolutions.com
	SCS SUNSET ESTATES	CONTRACTOR:	APPROVED BY: D. DRUMEL				
	STURGEON BAY, WI						
			DATE: 03/15/2012				

SUNSET ESTATES

CITY OF STURGEON BAY, WISCONSIN

SW 1/4, NW 1/4, SECTION 5, TOWNSHIP 27 NORTH, RANGE 26 EAST

DRAWING INDEX

C0.0	TITLE SHEET
1 OF 1	ALTRANS LAND TITLE SURVEY
C1.1	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING & EROSION CONTROL PLAN
C4.0	UTILITY PLAN - STORM & SANITARY
C4.1	UTILITY PLAN - WATER
C5.0	DETAILS
C5.1	DETAILS
C5.2	DETAILS
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN ENLARGEMENTS
L1.2	LANDSCAPE PLAN ENLARGEMENTS
L2.0	LANDSCAPE DETAILS & NOTES



PROJECT AREA
NOT TO SCALE

north

PROJECT INFORMATION

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cshepher@sturgeonbaywi.com



CREATE THE VISION TEL THE STORY

jsdinc.com

WAUSAU REGIONAL OFFICE
1400 STATE STREET
MOSINEE, WI 54455
P: 715.298.8531

CLIENT ADDRESS
KALAN MCHUGH
401 RANGER STREET
MOSINEE, WI 54455



PROJECT
SCS SUNSET ESTATES

PROJECT LOCATION
STURGEON BAY, WI
DOOR COUNTY

PLAN NOTIFICATION	DATE	DESCRIPTION
1	1/23/2022	INITIAL DESIGN
2	1/23/2022	INITIAL SUBMITTAL

Designed By:	Checked By:	CD
Drawn By:	Reviewed By:	MS
Scale:	Scale:	MS
Sheet Title:	Sheet Title:	MS

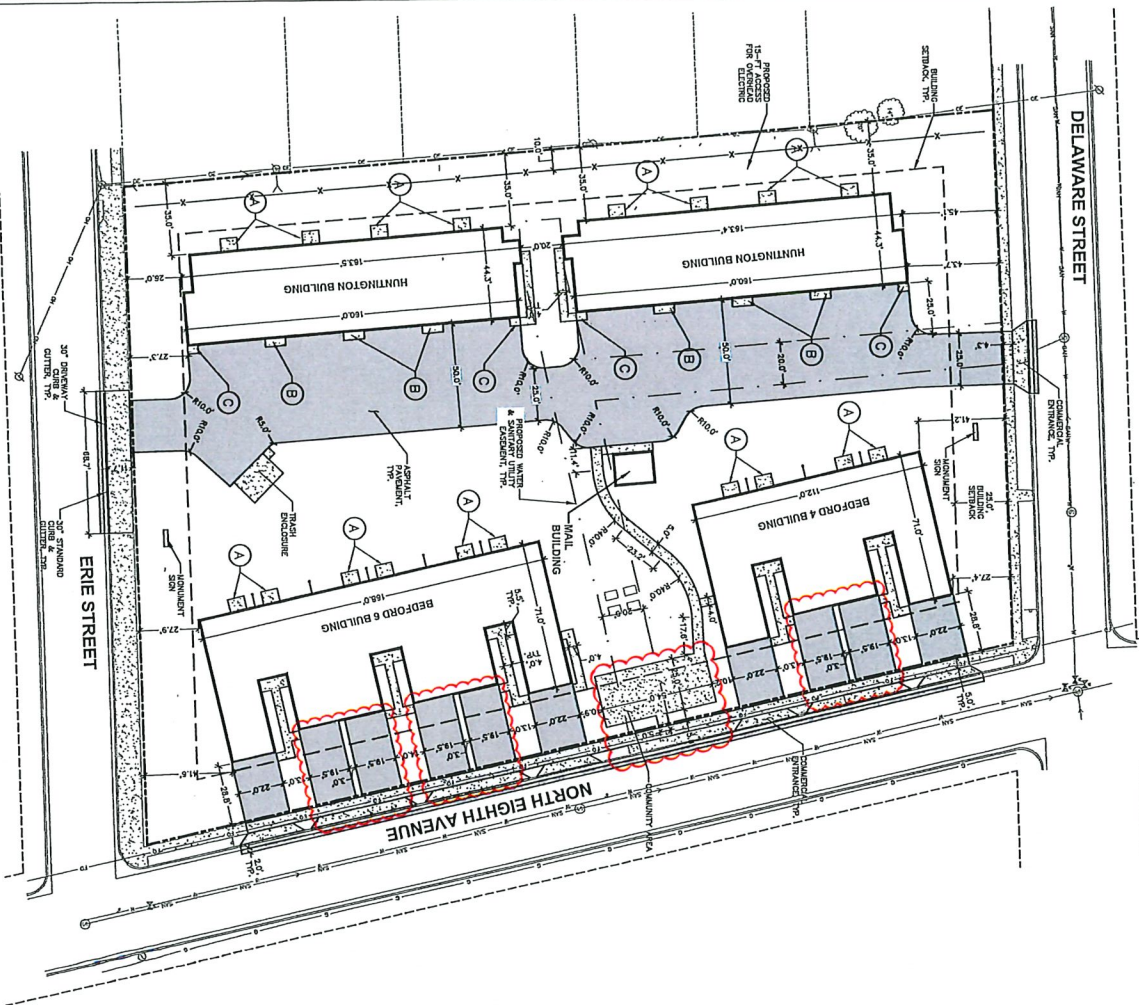
TITLE SHEET



Toll Free (800) 242-8511

C0.0

20-10529



-

=====	PRIORITY LINE
-----	RIGHT-OF-WAY
-----	EXISTENT LINE
-----	BUILDING OUTLINE
-----	BUILDING OVERLAP
-----	BUILDING SETBACK LINE
-----	EDGE OF PAVEMENT
=====	STANDARD CURB AND GUTTER
=====	RECT. CURB AND GUTTER
=====	ASPHALT PAVEMENT
=====	HEAVY DUTY ASPHALT PAVEMENT
=====	CONCRETE PAVEMENT
=====	RETAINING WALL
=====	RAIL PASSING ZONE

SITE ADDRESS	627 N. 8th Avenue
PROPERTY ADDRESS	2144 Avenue
ADJACENT BUILDING	
NUMBER OF BUILDING STORIES	2
BUILDING FOOTPRINT SQUARE FOOTAGE	7,020
NUMBER OF UNITS	6
DETERMINED 4 BUILDING	
NUMBER OF BUILDING STORIES	1
BUILDING FOOTPRINT SQUARE FOOTAGE	6,450
NUMBER OF UNITS	4
DETERMINED 8 BUILDING	
NUMBER OF BUILDING STORIES	1
BUILDING FOOTPRINT SQUARE FOOTAGE	8,250
NUMBER OF UNITS	6
DATE BUILDING	
NUMBER OF BUILDING STORIES	1
BUILDING FOOTPRINT SQUARE FOOTAGE	312
TOTAL BUILDING FOOTPRINT SQUARE FOOTAGE	53,681
NUMBER OF PARKING SPACES	
EXISTING ON, PROPOSED THE COMBINED	
EXISTING SURFACE SURFACE AREA	5,040 SF
EXISTING PAVEMENT SURFACE AREA	67,817 SF
EXISTING IMPERVIOUS SURFACE AREA, IN/IN	6,540
PROPOSED IMPERVIOUS SURFACE AREA	62,634 SF
PROPOSED PAVEMENT SURFACE AREA	56,689 SF
PROPOSED IMPERVIOUS SURFACE AREA, LAND	6,330
TOTAL PAVING	72

PROJECT LOCATION:
STURGEON BAY, WI
DOOR COUNTY

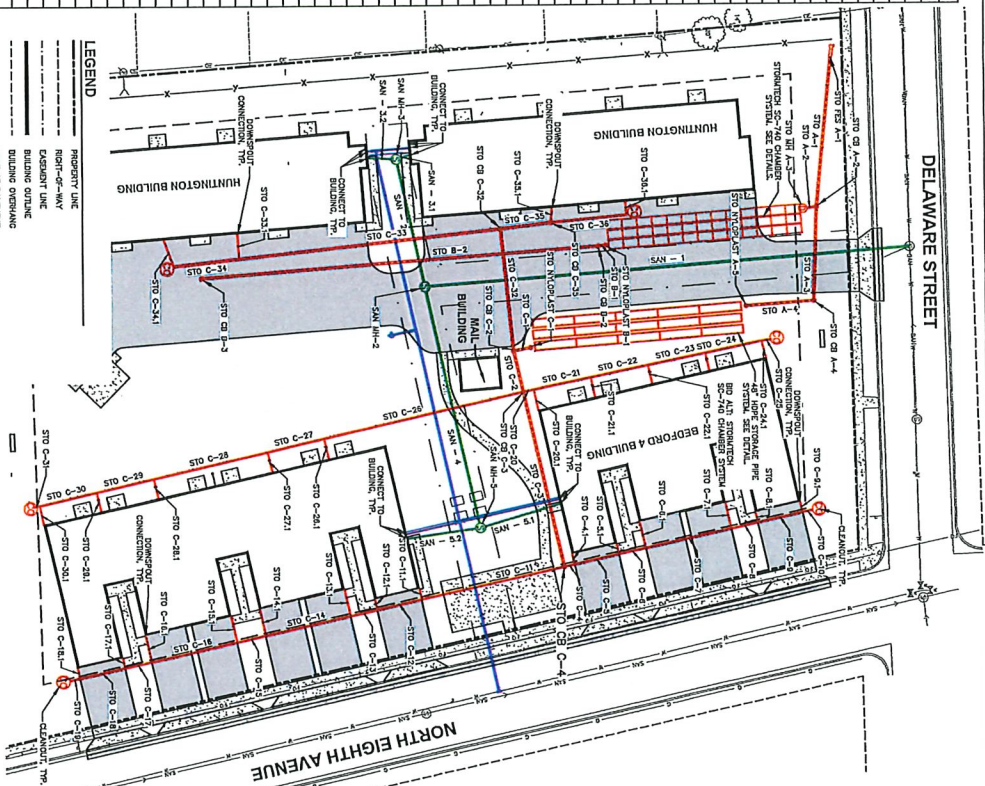
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SITE PLAN

ARTISTE NUMEROUS
C2.0

PROPOSED SANITARY SEWER STRUCTURE TABLE									
LABEL	INLET (L)	INVERT (L)	DEPTH (F)	STRUCTURE DISEL	FRAME & COATING				
SM-HW-2	6573.22		7.0	48 IN MH	R-1555 SLOID LID				
SM-HW-3	6573.05		6.4	48 IN MH	R-1555 SLOID LID				
SM-HW-3	6571.70		7.2	48 IN MH	R-1555 SLOID LID				
LABEL	TO	FROM	INVERT (FOOTING L)	INVERT (L)	SIZE & MATERIAL				
SM-N-1	EX MH	SM-HW-2	23.0'	647.61	8 IN PVC				
SM-N-2	SM-HW-2	SM-HW-3	6.4	654.26	8 IN PVC				
SM-N-3	SM-HW-3	BUILDING	7'	651.43	8 IN PVC				
SM-N-3.2	SM-HW-3	BUILDING	14'	651.43	8 IN PVC				
SM-N-4	SM-HW-3	BUILDING	11.0'	652.64	8 IN PVC				
SM-N-5	SM-HW-3	BUILDING	4'	654.29	8 IN PVC				
SM-N-5.2	SM-HW-3	BUILDING	3.0'	654.29	8 IN PVC				

LABEL	TO	PROPPOSED STOCK SCHEMES (PER. VALUE)			SIZE & MATERIAL		
		FROM	EDITION	DISCOUNTED INVT. BL. (L.P.)			
STO A-1	STO E23 A-1	STO M-2	72	601.00	641.20	0.20%	12 IN HOPS
STO A-1	STO E23 A-1	STO M-3	7	601.00	642.00	0.20%	12 IN HOPS
STO A-1	STO E23 A-1	STO M-4	45	601.00	642.80	0.20%	12 IN HOPS
STO A-1	STO E23 A-1	STO M-5	23	601.04	643.60	0.20%	12 IN HOPS
STO A-1	STO E23 A-1	STO M-6	4	601.04	644.40	0.20%	12 IN HOPS
STO B-1	STO M-10	STO M-11	181	602.00	645.00	0.20%	12 IN HOPS
STO B-1	STO M-10	STO M-12	4	602.00	646.00	0.20%	12 IN HOPS
STO B-1	STO M-10	STO M-13	181	602.00	647.00	0.20%	12 IN HOPS
STO B-1	STO M-10	STO M-14	8	602.00	648.00	0.20%	12 IN HOPS
STO B-1	STO M-10	STO M-15	8	602.00	649.00	0.20%	12 IN HOPS
STO B-1	STO M-10	STO M-16	8	602.00	650.00	0.20%	12 IN HOPS
STO B-1	STO M-10	STO M-17	8	602.00	651.00	0.20%	12 IN HOPS
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STO B-1	STO M-10	STO M-19	8	602.00	653.00	0.20%	12 IN HOPS
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STO B-1	STO M-10	STO M-22	8	602.00	656.00	0.20%	12 IN HOPS
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STO B-1	STO M-10	STO M-26	8	602.00	660.00	0.20%	12 IN HOPS
STO B-1	STO M-10	STO M-27	8	602.00	661.00	0.20%	12 IN HOPS
STO B-1	STO M-10	STO M-28	8	602.00	662.00	0.20%	12 IN HOPS
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STO B-1	STO M-10	STO M-51	8	602.00	685.00	0.20%	12 IN HOPS
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JSD

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jsdinc.com

WALSHAU REGIONAL OFFICE
7482 HORN HOLE DRIVE, SUITE # 4
P. 715.298.8330

CLIENT:

S.C. SWIDERSKI, LLC

CLIENT ADDRESS:
401 RANGER STREET
MOSHENA, WI 54052

JSD

PROJECT:
SCS SUNSET ESTATES

PROJECT LOCATION:
STURGEON BAY, WI
DOOR COUNTY

DATE MODIFICATION:

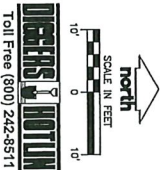
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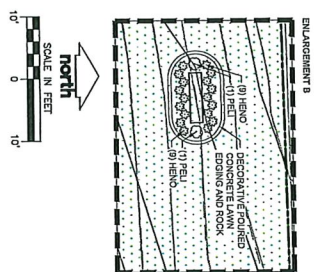
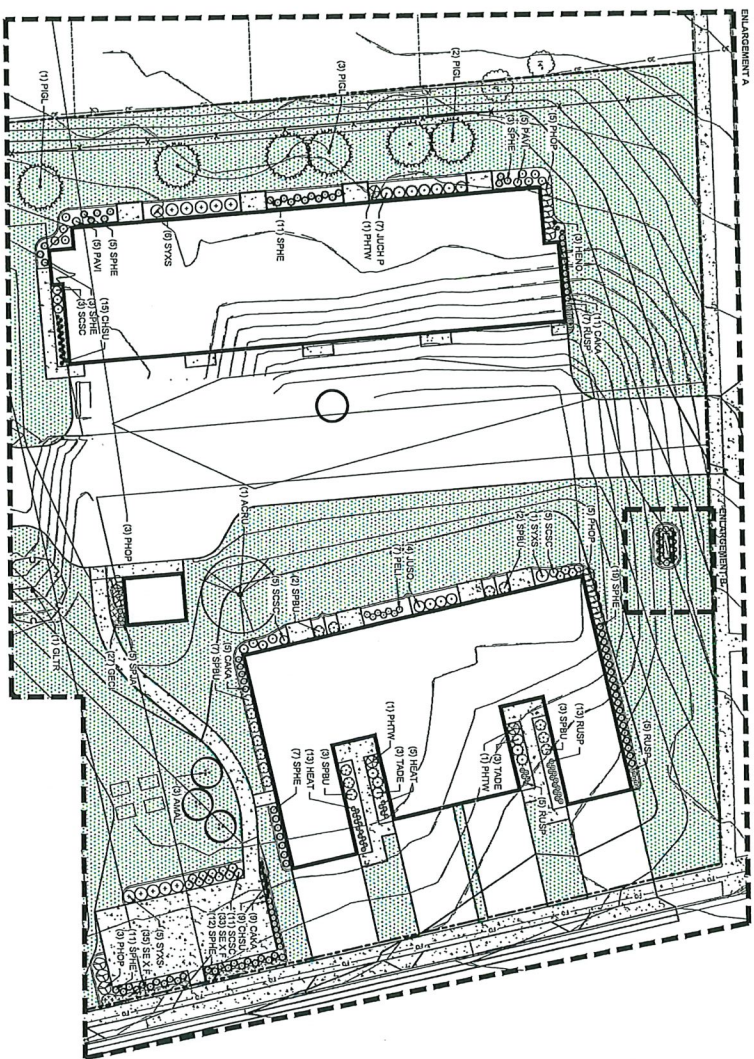
LEGEND

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	PROPERTY LINE
	RIGHT-OF-WAY
	EXHAUST LINE
	BUILDING OUTLINE
	BUILDING FOOTING
	STANDARD CURB AND GUTTER
	RIGHT CURB AND GUTTER
	HOV-3+ CURB AND GUTTER
	8" CONCRETE RIBBON CURB
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	STRAWBERRY MANGROVE AREA
	RESTROOM WALL
	BUILDING WALL
	FENCE
	SANITARY SEWER
	WATERMAIN
	STEEL STUD
	8" x 8" TIE DOWN (PLAN VIEW)
	8" x 8" TIE DOWN (PROFILE VIEW)



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WALSAU REGIONAL OFFICE 100 WEST MAIN STREET WATKINS, MINN 55389 P-715.838.1833																																																		
S.C. SUNDESKI, LLC CLIENT ADDRESS: 401 RANGER STREET MOSINEE, WI 54455																																																		
<p style="text-align: center;">PROJECT LOCATION:</p> STURGEON BAY, WI BOOR COUNTY																																																		
<p style="text-align: center;">DRAWING EXPLANATION:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01-14-2013</td> <td>CONSTRUCTION DOCUMENTS</td> </tr> <tr> <td>2</td> <td>02-23-2012</td> <td>MUNICIPAL SEWER/TIE</td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> </tr> <tr> <td>9</td> <td></td> <td></td> </tr> <tr> <td>10</td> <td></td> <td></td> </tr> <tr> <td>11</td> <td></td> <td></td> </tr> <tr> <td>12</td> <td></td> <td></td> </tr> <tr> <td>13</td> <td></td> <td></td> </tr> <tr> <td>14</td> <td></td> <td></td> </tr> <tr> <td>15</td> <td></td> <td></td> </tr> </tbody> </table>			#	Date	Description	1	01-14-2013	CONSTRUCTION DOCUMENTS	2	02-23-2012	MUNICIPAL SEWER/TIE	3			4			5			6			7			8			9			10			11			12			13			14			15		
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DESIGNER(S): SCS REVIEWED BY: JSC APPROVED BY: JSC																																																		
UTILITY PLAN																																																		
SHEET NUMBER: C4.1																																																		
JOB NUMBER/NO.: 2-0358																																																		



ORDINANCE NO. ____

THE COMMON COUNCIL OF THE CITY OF STURGEON BAY, WISCONSIN DO
ORDAIN AS FOLLOWS:

SECTION 1: The following described property is hereby rezoned from Single-Family Residential (R-2) to Planned Unit Development (PUD) and shall be subject to the site plan and requirements incorporated herein:

The East 8 acres of Lot Two (2) and Lot Three (3), in Subdivision 5 of the City of Sturgeon Bay, Door County, Wisconsin, according to the Assessor's Map of said City recorded in the office of the Register of Deeds of Door County, Wisconsin on Page(s) 14 of plat books:

With the exception of 5 acres of land acquired by the United States of America by judgement in the District Court of the United States for the Eastern District of Wisconsin, entered March 30, 1942, a certified copy thereof having been filed in the Office of the Register of Deeds in and for Door County, Wisconsin on April 9, 1942, in Volume 20 of Miscellaneous, on page(s) 210, as Document No. 236507. Subject to existing public right-of-way in public streets, and more particularly described as follows.

Commencing at the intersection of the northerly right-of-way line of Erie Street and the westerly right-of-way line of North 8th Avenue, thence S 88°30'03" W along said northerly right-of-way line of Erie Street 316.75 feet to the southeast corner of Lot 1, Block 3 of Sunset Hill Plat, thence N 04°24'33" W along the easterly line of Sunset Hill Plat 418.25 feet to the northeast corner of Lot 6, Block 3 of Sunset Hill Plat, thence N 88°34'24" E along the southerly right-of-way line of Delaware Street 255.84 feet to the intersection with the westerly right-of-way line of North 8th Avenue, thence S 12°37'55" E along said westerly right-of-way line of North 8th Avenue 425.39 feet to the point of beginning. Containing 119,533 square feet (2.744 acres) of land.

SECTION 2: The following requirements and conditions are placed upon the property described within the legal description.

A. Underlying Zoning: The underlying zoning district shall be Multiple-Family Residential (R-4) General Commercial District. If the PUD expires, the zoning classification of the property shall be the R-4 district.

B. Permitted Uses. Multiple-family dwellings with a total of 26 units are permitted, provided such dwellings are consistent with the approved final PUD plans. All other permitted, conditional, and accessory uses shall conform to the R-4 district.

C. PUD Requirements: The design of the buildings, parking area, landscaping, lighting, signage and other development aspects shall be in substantial conformance with the approved PUD plans.

SECTION 3: This ordinance shall take effect on the day after its publication.

Approved:

David J. Ward, Ph. D.
Mayor

Attest:

Stephanie Reinhardt
City Clerk