



**CITY OF STURGEON BAY COMMON COUNCIL AGENDA
TUESDAY, JANUARY 3, 2023
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. Recognition of Todd Ploor Part Time Firefighter Retirement.
7. Consideration of the following bills: General Fund – \$137,234.09, Capital Fund - \$16,523.28 and Cable TV - \$5,442.38 for a grand total of \$159,199.75. [roll call]
8. **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 12/20/22 regular Common Council minutes.
 - * b. Place the following minutes on file:
 - (1) Zoning Board of Appeals – 12/13/22
 - (2) Finance/Purchasing & Building Committee – 12/13/22
 - (3) Aesthetic Design & Site Plan Review Board – 12/19/22
 - (4) Board of Public Works – 12/20/22
 - * c. City Plan Commission recommendation re: Approve zoning map amendment from General Commercial (C-1) to Mixed Residential-Commercial (C-5) for parcel 281-66-13000101B located at 835 S. Duluth Ave owned by 911 Green Bay Road Partners, LLC.
9. Mayoral Appointments.
10. Resolution re: Tree Planting Deposit and Marina Slip Fees.
11. First reading of ordinance re: Rezone Parcel 281-66-13000101B at 835 South Duluth Avenue from General Commercial (C-1) to Mixed Residential-Commercial (C-5).

12. Finance/Purchasing & Building Committee recommendation re: Approve the purchase of two 2023 Chevy Tahoe Special Service vehicle squads from Ewald Automotive Group and approve the transfer of \$25,000 from Capital Budget line 10-250-000-59060 Fire Department Unit 8 replacement to 10-215-000-59036 Police Department Squad cars for the purchase and outfitting of the two vehicles. [3/4 vote required = 6 votes]
13. City Plan Commission recommendation re: Amend the dimensional requirements of Section 20.72(2) of the Municipal Code (Zoning Code) relating to lot size, density, yards and floor area for the specific zoning districts as presented.
14. Finance/Purchasing & Building Committee recommendation re: Approve listing the West Waterfront park area as a potential NERR headquarters site.
15. City Administrator report.
16. Mayor's report.
17. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Posted:

Date: 12-30-2022
Time: 12:00pm
By: JM

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.

INVOICES DUE ON/BEFORE 01/03/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
GENERAL FUND				
LIABILITIES				
CANDYJEA	CANDY JEANQUART	VISION INS REIMBUSE/C JEANQURT	01-000-000-21540	55.32
R0001766	CANOPY REFRESH	SIGN DEPOSIT REFUND/CANAPY	01-000-000-23168	50.00
TOTAL LIABILITIES				105.32
2017 CAPITAL PROJECTS & EQUIP				
01761	ASSOCIATED TRUST COMPANY	GO REFUND BOND 11.14.17	01-000-901-70002	475.00
TOTAL 2017 CAPITAL PROJECTS & EQUIP				475.00
2018 CAPITAL PROJ & EQ				
01761	ASSOCIATED TRUST COMPANY	GO PROM NOTE 11.6.18	01-000-904-70002	475.00
TOTAL 2018 CAPITAL PROJ & EQ				475.00
RUBBER TIRE LOADER				
R0000620	ROBERT W BAIRD & CO	GO PROM NOTE 6.6.22	01-000-909-70002	30,000.00
TOTAL RUBBER TIRE LOADER				30,000.00
TOTAL GENERAL FUND				31,055.32
CITY COUNCIL				
12300	LEAGUE OF WI MUNICIPALITIES	2023 MEMBERSHIP RENEWAL	01-105-000-56000	3,845.23
TOTAL				3,845.23
TOTAL CITY COUNCIL				3,845.23
LAW/LEGAL				
16555	PINKERT LAW FIRM, LLP	11/22 TRAFFIC MATTERS	01-110-000-55010	1,890.00
16555		11/22 KOLSKI PROPERTY	01-110-000-55010	553.00
TOTAL				2,443.00
TOTAL LAW/LEGAL				2,443.00
CITY CLERK-TREASURER				
04696	DOOR COUNTY TREASURER	COLLECTION FEE	01-115-000-58100	7,493.20
R0000394	SAFEGUARD BUSINESS SYSTEMS	2022 W-2'S	01-115-000-51600	84.80
R0000394		200 W-2 ENVELOPES	01-115-000-51600	147.58
R0000394		2022 1099NEC	01-115-000-51600	110.12
R0000394		2022 1099MISC COPY A	01-115-000-51600	15.08
R0000394		2022 1099MISC COPY B	01-115-000-51600	15.08
R0000394		2022 1099 ENVELOPES	01-115-000-51600	36.68
R0000394		SHIPPING	01-115-000-51600	29.08
WCMA	WCMA	2023 DUES-CLARIZIO	01-115-000-56000	50.00
TOTAL				7,981.62
TOTAL CITY CLERK-TREASURER				7,981.62

DATE: 12/27/1922
TIME: 14:16:11
ID: AP443ST0.WOW

CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

INVOICES DUE ON/BEFORE 01/03/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
ADMINISTRATION				
WCMA	WCMA	2023 DUES/VANLIESHOUT	01-120-000-56000	197.04
TOTAL				197.04
TOTAL ADMINISTRATION				197.04
COMPUTER				
HARRIS	HARRIS COMPUTER SYSTEMS	2023 FINANCIAL SOFTWARE	01-125-000-55550	12,486.80
HEARTBUS	HEARTLAND BUSINESS SYSTEMS, LLC	23 MS EXCHANGE LICENSES	01-125-000-55550	1,035.00
HEARTBUS		59 O365 LICENSES	01-125-000-55550	13,806.00
HEARTBUS		22 MS VIRUTAL MACH LICENSES	01-125-000-55550	3,124.00
USBANK	US BANK	ZOOM	01-125-000-55550	63.99
TOTAL				30,515.79
TOTAL COMPUTER				30,515.79
MUNICIPAL SERVICES ADMIN.				
06570	FORESTRY SUPPLIERS INC	TAPE MEASURERS/FIELD BOOKS	01-145-000-52700	183.95
TOPCON	TOPCON SOLUTIONS INC	SURVEY EQUIP MAINTENANCE	01-145-000-56250	437.83
USBANK	US BANK	AUTOCAD CIVIL 3D ANNL RENEWAL	01-145-000-55550	1,210.30
USBANK		CHAD WORK BOOTS	01-145-000-55605	63.29
USBANK		11/22 CHAD CELL SVC	01-145-000-58250	38.53
TOTAL				1,933.90
TOTAL MUNICIPAL SERVICES ADMIN.				1,933.90
PUBLIC WORKS ADMINISTRATION				
USBANK	US BANK	11/22 PARK/WTR WEED CELL SVC	01-150-000-58250	77.06
USBANK		ANNL MMBRSHP APW/ BARKR-WIEGND	01-150-000-56000	400.00
TOTAL				477.06
TOTAL PUBLIC WORKS ADMINISTRATION				477.06
ELECTIONS DEPARTMENT				
USBANK	US BANK	ELECTION WORKER MEALS	01-155-000-54999	110.75
USBANK		ELECTION WORKER MEALS	01-155-000-54999	110.75
USBANK		ELECTION WORKER MEALS	01-155-000-54999	110.75
USBANK		ELECTION WORKER MEALS	01-155-000-54999	25.40
TOTAL				357.65
TOTAL ELECTIONS DEPARTMENT				357.65

INVOICES DUE ON/BEFORE 01/03/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
12100	LAMPERT YARDS INC	LUMBER	01-160-000-54999	95.22
23730	WPS	12/22 421 MICHIGAN STREET	01-160-000-56600	3,013.73
USBANK	US BANK	TOILET REBUILD KITS	01-160-000-54999	125.76
WARNER	WARNER-WEXEL LLC	CLEANING SUPPLIES	01-160-000-55300	164.86
TOTAL				3,399.57
TOTAL CITY HALL				3,399.57
INSURANCE				
MCCLONE	MCCLONE AGENCY, INC	01/23 WORK COMP	01-165-000-58750	12,662.00
MCCLONE		01/23 CRIME	01-165-000-55450	1,399.00
MCCLONE		01/23 GEN LIABILITY	01-165-000-56400	2,826.08
MCCLONE		01/23 LAW ENFORCE LIABILTIY	01-165-000-57150	1,452.25
MCCLONE		01/23 PUBLIC OFFICIAL	01-165-000-57400	2,407.50
MCCLONE		01/23 AUTO LIABILITY	01-165-000-55200	1,505.67
MCCLONE		01/23 AUTO PHYSICAL DAMAGE	01-165-000-55200	2,338.33
MCCLONE		01/23 CYBER	01-165-000-55450	293.17
TOTAL				24,884.00
TOTAL INSURANCE				24,884.00
GENERAL EXPENDITURES				
04656	DOOR COUNTY SOIL & WATER	2023 NON METALLIC MINE PERMIT	01-199-000-58900	313.50
EHLERS	EHLERS & ASSOCIATES, INC.	ARBITRAGE REPORTING	01-199-000-57000	2,250.00
STAPLES	WISCONSIN DOCUMENT IMAGING LLC	STAPLES-W3422 COPIER	01-199-000-55650	54.90
US BANK	US BANK EQUIPMENT FINANCE	12/22 FIRE COPIER	01-199-000-55650	102.25
US BANK		12/22 FIRE COPY OVERAGE	01-199-000-55650	7.99
US BANK		12/22 ADMIN COPIER	01-199-000-55650	116.00
US BANK		11/22 ADMIN COPY OVERAGE	01-199-000-55650	44.76
US BANK		12/22 ADMIN COPY OVERAGE	01-199-000-55650	39.06
TOTAL				2,928.46
TOTAL GENERAL EXPENDITURES				2,928.46
POLICE DEPARTMENT				
23578	WISCONSIN CHIEF OF POLICE ASSN	MEMBERSHIP RENEW/BRNKMAN	01-200-000-56000	100.00
23578		MEMBERSHP RENEW/HOUGAARD	01-200-000-56000	100.00
US BANK	US BANK EQUIPMENT FINANCE	12/22 POLICE COPIER	01-200-000-55650	213.59
US BANK		11/22 POLICE COPY OVERAGE	01-200-000-55650	31.95
US BANK		12/22 POLICE COPY OVERAGE	01-200-000-55650	28.79
USBANK	US BANK	WI CHIEF POLICE CONF-BRINKMN	01-200-000-55600	255.00
USBANK		HOTEL DEP/BRINKMN	01-200-000-55600	99.00
USBANK		WI CHIEF POLICE CONF REG/HENRY	01-200-000-55600	250.00
USBANK		HOTEL DEPOSIT/HENRY	01-200-000-55600	99.00
USBANK		2020 APPLE MAC AIRBK/FORENSICS	01-200-000-55500	843.99
USBANK		PENS	01-200-000-51950	22.75
USBANK		FORENIC LAB HARDWARE	01-200-000-55500	200.75

INVOICES DUE ON/BEFORE 01/03/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
TOTAL				2,244.82
TOTAL POLICE DEPARTMENT				2,244.82
POLICE DEPARTMENT/PATROL				
04575	DOOR COUNTY HARDWARE	KEYS	01-215-000-54999	13.56
04590	HUMANE SOCIETY	2023 1ST QTR ANIMAL CONTROL	01-215-000-55100	3,750.00
06592	FOX VALLEY TECHNICAL COLLEGE	FTO COURSE/ZACH	01-215-000-55600	525.00
19580	STREICHERS PROF POLICE EQUIP	AMMUNITION	01-215-000-51050	2,187.45
23830	WOLTER ENGRAVING	PFC COMMISSIONER PLATES	01-215-000-54999	95.65
23830		PFC COMMISSIONER	01-215-000-54999	15.15
ADVAUTO	GENERAL PARTS DISTRIBUTION LLC	WIPER BLADES/FORENSIC VEHICLE	01-215-000-58600	13.06
ALADTEC	ALADTEC, INC	ANNL SUBSCRIPTION RENEWAL	01-215-000-58999	2,751.00
CUSTOM	CUSTOM SERVICE INFORMATION LLC	ANNL POLICY UPDATE SVC 2023	01-215-000-58999	550.00
DEIBELE	LUKE DEIBELE	LPD TRNING MEAL EXPNSE/DEIBELE	01-215-000-55600	114.65
R0000608	AUTO ZONE, INC	WIPER BLADES/ASST CHIEF VEH	01-215-000-58600	30.19
USBANK	US BANK	TRAIN MEAL EXPNSE/HOUGAARD	01-215-000-55600	12.48
USBANK		TRAIN MEAL EXPNSE/HOUGAARD	01-215-000-55600	45.76
USBANK		TRAIN MEAL EXPNSE/HOUGAARD	01-215-000-55600	18.26
USBANK		TRAIN MEAL EXPNSE/HOUGAARD	01-215-000-55600	8.82
USBANK		LODGING/HOUGAARD	01-215-000-55600	393.30
USBANK		FUEL/HOUGAARD	01-215-000-51650	57.30
USBANK		FUEL/HOUGAARD	01-215-000-51650	41.25
USBANK		FUEL	01-215-000-51650	41.51
USBANK		MEAL EXPNSE SQUAD CHANGE OVER	01-215-000-55600	32.84
USBANK		MEAL EXPNSE SQUAD CHANGE OVER	01-215-000-55600	10.96
USBANK		FUEL/SQUAD CHANGE OVER	01-215-000-51650	84.40
USBANK		FUEL/SQUAD CHANGE OVER	01-215-000-51650	48.50
USBANK		OUT OF TOWN FUEL	01-215-000-51650	50.77
USBANK		OUT OF TOWN FUEL	01-215-000-51650	47.70
USBANK		LPO LODGING/DEIBELE	01-215-000-55600	556.15
USBANK		LPO LODGING CREDIT/DEIBELE	01-215-000-55600	-66.15
TOTAL				11,429.56
TOTAL POLICE DEPARTMENT/PATROL				11,429.56
FIRE DEPARTMENT				
FIRE DEPARTMENT				
16570	PIONEER FIRE COMPANY	UNIFORMS	01-250-000-52900	23.00
USBANK	US BANK	UNIFORMS	01-250-000-52900	62.90
USBANK		GAS METER SD CARD	01-250-000-54999	32.98
USBANK		IAFC DUES	01-250-000-56000	245.00
USBANK		UNIFORM BOOTS	01-250-000-52900	399.35
USBANK		UNIFORM BOOTS	01-250-000-52900	284.60
USBANK		REAUTHORIZATION LIC CPR-AED	01-250-000-56000	15.00
USBANK		CPR-AED TRAINING MATERIALS	01-250-000-56000	170.75
TOTAL FIRE DEPARTMENT				1,233.58
TOTAL FIRE DEPARTMENT				1,233.58

INVOICES DUE ON/BEFORE 01/03/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
SNOW REMOVAL				
SNOW REMOVAL				
06012	FASTENAL COMPANY	6" BOLTS	01-410-000-51400	202.62
19959	SUPERIOR CHEMICAL CORP	ICE MELTER	01-410-000-52400	450.00
19959		FREIGHT	01-410-000-52400	79.96
TOTAL SNOW REMOVAL				732.58
TOTAL SNOW REMOVAL				732.58
STREET MACHINERY				
04545	DOOR COUNTY COOPERATIVE/NAPA	BEARING	01-450-000-53000	47.07
04545		BEAM	01-450-000-53000	13.81
04545		LONG SPRING	01-450-000-53000	57.95
04545		EXACT FIT BLADE	01-450-000-53000	17.82
13655	MONROE TRUCK EQUIPMENT, INC	MOTOR	01-450-000-53000	370.06
O'REILLY	O'REILLY AUTO PARTS-FIRST CALL	CREEPER/SUPPLIES	01-450-000-53000	107.98
O'REILLY		ADAPTER	01-450-000-53000	21.99
O'REILLY		CAPSULE	01-450-000-53000	43.92
O'REILLY		HOSE/CRIMP	01-450-000-53000	38.07
O'REILLY		WIPER BLADES	01-450-000-53000	15.98
QUALITY	QUALITY TRUCK CARE CENTER INC	FILTER/SHOCK	01-450-000-53000	89.62
QUALITY		TURN SWITCH	01-450-000-53000	254.39
USBANK	US BANK	CHAIN LINK	01-450-000-53000	7.49
TOTAL				1,086.15
TOTAL STREET MACHINERY				1,086.15
CITY GARAGE				
USBANK	US BANK	DRUM DOLLY	01-460-000-52700	150.00
USBANK		SHIPPING	01-460-000-52700	32.69
TOTAL				182.69
TOTAL CITY GARAGE				182.69
PARK & RECREATION ADMIN				
INFOSEND	INFOSEND, INC	CITY NEWSLETTER	01-500-000-54999	700.14
PULSE	PENINSULA PULSE	2023 ADVERTISING	01-500-000-57450	1,463.70
USBANK	US BANK	BREWER TICKET DEPOSIT	01-500-000-52250	320.00
USBANK		11/22 MIKE/STEVE CELL SVC	01-500-000-58250	77.06
TOTAL				2,560.90
TOTAL PARK & RECREATION ADMIN				2,560.90
PARKS AND PLAYGROUNDS				
04545	DOOR COUNTY COOPERATIVE/NAPA	SOLENOID	01-510-000-51900	46.99
13360	MENARDS-GREEN BAY EAST	LUMBER	01-510-000-51800	517.89

DATE: 12/27/1922
TIME: 14:16:11
ID: AP443ST0.WOW

CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

INVOICES DUE ON/BEFORE 01/03/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
13360		HARDWARE	01-510-000-54999	75.99
19880	STURGEON BAY UTILITIES	TRAVELING METER WATER USAGE	01-510-000-58650	725.41
TOTAL				1,366.28
TOTAL PARKS AND PLAYGROUNDS				1,366.28
MUNICIPAL DOCKS				
PIER	PIER & WATERWAY SOLUTIONS,LLC	ANNUAL DOCK REMOVAL	01-550-000-55900	1,226.00
TOTAL				1,226.00
TOTAL MUNICIPAL DOCKS				1,226.00
COMMUNITY & ECONOMIC DEVLPMT				
USBANK	US BANK	MEAL EXPENSE/OLEJNICZAK	01-900-000-55600	85.30
TOTAL				85.30
TOTAL COMMUNITY & ECONOMIC DEVLPMT				85.30
TOTAL GENERAL FUND				132,166.50
CAPITAL FUND				
CITY HALL				
CITY HALL EXPENSE				
AUGUST	AUGUST WINTER & SONS, INC.	DPW HEATING MAINTNCE/REPAIRS	10-160-000-59999	7,834.00
USBANK	US BANK	WS FIRE CABINETS-WATERLEAK	10-160-000-59015	2,777.30
USBANK		DPW ENTRY SIGN	10-160-000-59040	1,572.80
TOTAL CITY HALL EXPENSE				12,184.10
TOTAL CITY HALL				12,184.10
ROADWAYS/STREETS				
ANNUAL RESURFACING & BASE REP.				
USBANK	US BANK	DRILL/BITS CONCRETE ROAD REPRS	10-400-110-59095	2,615.75
TOTAL ANNUAL RESURFACING & BASE REP.				2,615.75
TOTAL ROADWAYS/STREETS				2,615.75
CURB/GUTTER/SIDEWALK				
EXPENSE				
USBANK	US BANK	PENCL VIBRTR/24" BLADE/GUARD	10-440-000-59102	1,723.43
TOTAL EXPENSE				1,723.43
TOTAL CURB/GUTTER/SIDEWALK				1,723.43
TOTAL CAPITAL FUND				16,523.28

INVOICES DUE ON/BEFORE 01/03/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

CABLE TV				
CABLE TV / GENERAL				
CABLE TV / GENERAL				
MANN	MANN COMMUNICATIONS, LLC	01.03.2023 CONTRACT	21-000-000-55015	5,442.38
TOTAL CABLE TV / GENERAL				5,442.38
TOTAL CABLE TV / GENERAL				5,442.38
TOTAL CABLE TV				5,442.38
TOTAL ALL FUNDS				154,132.16

MANUAL CHECKS

SPECTRUM	\$146.94
12/21/22	
Check # 91257	
11/22 Cable Statement Charges	
01-160-000-58999	
 SOUTHERN DOOR SCHOOL DISTRICT	 \$395.08
12/21/22	
Check # 91258	
10/22 & 11/22 Mobile Home Tax Payment	
01-000-000-41300	
 STURGEON BAY SCHOOL DISTRICT	 \$4,525.57
12/21/22	
Check # 91259	
11/22 Mobile Home Tax Payment	
01-000-000-41300	
 TOTAL MANUAL CHECKS	 \$5,067.59

DATE: 12/27/1922
TIME: 14:16:11
ID: AP443ST0.WOW

CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

INVOICES DUE ON/BEFORE 01/03/2023

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

GENERAL FUND	132,166.50	137,234.09
CAPITAL FUND	16,523.28	
CABLE TV	5,442.38	
TOTAL --- ALL FUNDS	154,132.16	159,199.75

Alan Bacon 12/27/2022
SPth Winding 12/27/22
John White 12/27/22

COMMON COUNCIL
December 20, 2022

A meeting of the Common Council was called to order at 6:32 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 amended agenda moving items 8g and 8f to the regular agenda. Carried.

No one spoke during public comment.

Nicole Matson, Project Manager, presented a granary update to the Council.

Bacon/Wiederanders to approve following bills: General Fund – \$511,240.23, Capital Fund - \$23,182.76, TID #4 - \$2,317.50, Solid Waste Enterprise Fund - \$23,538.98 and Compost Site Enterprise Fund - \$234.40 for a grand total of \$560,513.98. Roll call: All voted aye. Carried.

Nault/Reeths to approve consent agenda:

- a. Approval of 12/6/22 regular Common Council minutes.
- b. Place the following minutes on file:
 - (1) Community Protection & Services Committee – 11/2/22
 - (2) Local Arts Board – 11/11/22
 - (3) Finance/Purchasing & Building Committee – 11/29/22
 - (4) City Plan Commission – 11/30/22
- c. Place the following reports on file:
 - (1) Fire Department Report – November 2022
 - (2) Police Department Report – November 2022
 - (3) Bank Reconciliation – November 2022
 - (4) Revenue & Expense Report – November 2022
- d. Consideration of: Street Closure Application for A.C.E. Building Service, Inc.
- e. Consideration of: Approval of Class B Beer and Class B Liquor license [*LLC Name Change.]
- f. ~~Finance/Purchasing & Building Committee recommendation re: Approve the bid for a Brush/Fire Responder Truck from Custom Fab & Body in the amount of \$217,443.00.~~
Moved to regular agenda.
- g. ~~Community Protection & Services Committee recommendation r: Approve the Consent Agreement to be listed as a Firefighting Resource Provider between T & T Salvage, LLC and Sturgeon Bay Fire Department.~~ Moved to regular agenda.

Carried.

Gustafson/Bacon to confirm the following mayoral appointment:

CITY PLAN COMMISSION

Amy Stephens

Carried.

Finance Director Clarizio summarized the continuation of the special assessment deferments and the staff recommendation to write off two special assessments due to the parcel location, nonuse for over 50 years and no future potential of use. Williams/Nault to write off the special assessments for parcels 281-64-5600-0101 and 281-12-1501-0501 in the amounts of \$1,735.00 and \$312.50 respectively. Carried.

Reeths/Williams to accept the Finance/Purchasing & Building Committee recommendation to continue the special assessment deferments for parcels 281-64-5600-0201, 281-64-5600-0202, and 281-62-3000-0201. Carried.

RECOMMENDATION

We, the Community Protection & Services Committee, hereby recommend to approve the Consent Agreement to be listed as Firefighting Resource Provider between T&T Salvage, LLC and Sturgeon Bay Fire Department.

COMMUNITY PROTECTION & SERVICES COMMITTEE

By: Dan Williams, Chr.

Introduced by Williams. Williams/Bacon to adopt. Carried.

Ald. Bacon addressed the Finance/Purchasing & Building Committee recommendation regarding the brush/first responder truck. Bacon/Statz to accept the bid from Custom Fab & Body as listed in the amount of \$217,443.00 Declare the 2009 Ford F350 Brush truck with excess equipment as surplus, and allow for up to \$15,000 to be allocated for potential material increase and additional loose equipment required to put the brush truck in service. Carried.

City Administrator VanLieshout gave his report.

The Mayor gave his report.

Wiederanders/Williams to adjourn. Carried. The meeting adjourned at 7:15 p.m.

Respectfully submitted,



Stephanie L. Reinhardt
City Clerk/HR Director

**CITY OF STURGEON BAY
Zoning Board of Appeals
December 13, 2022**

The City of Sturgeon Bay Zoning Board of Appeals was called to order at 12:02 p.m. by Chairperson William Murrock in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members William Murrock, William Chaudoir, Dave Augustson, Nancy Schopf and Morgan Rusnak were present. Staff present were Community Development Director Marty Olejniczak and Community Development Administrative Assistant Cindy Sommer.

Adoption of agenda: Moved by Ms. Schopf, seconded by Ms. Rusnak to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from November 8, 2022.
4. Public Hearing: Variance from Section 27.13(4)(c)5 of the municipal code regarding minimum setback of a ground sign for JT Petroleum located at 154 N. 4th Avenue, parcel #281-10-85270801.
5. Consideration of: Variance from Section 27.13(4)(c)5 of the municipal code regarding minimum setback of a ground sign for JT Petroleum located at 154 N. 4th Avenue, parcel #281-10-85270801.
6. Consideration of: Request to extend the time limit to initiate previously granted variance for property at 1642 Cove Rd, parcel #281-34-65001101.
7. Adjourn.

All ayes. Carried.

Approval of minutes from November 8, 2022: Moved by Mr. Chaudoir, seconded by Ms. Schopf to approve the minutes of November 8, 2022. All ayes. Motion carried.

Public Hearing: Variance from Section 27.13(4)(c)5 of the municipal code regarding minimum setback of a ground sign for JT Petroleum located at 154 N. 4th Avenue, parcel #281-10-85270801:

Chairperson Murrock opened the public hearing at 12:03 p.m.

Mr. Olejniczak explained this is a request for a variance from the five foot street right of way requirement to reface an existing ground sign. A previous variance was approved in 1979 for a 0 feet street right of way, however the replacement sign is larger, which causes the under-clearance to be reduced from about 10 feet to about 6.5 feet. The proposal is to use the existing sign post. The overall height would remain the same, however the new sign is longer. About a foot of the existing sign hangs over the sidewalk, which could create a clearance issue for pedestrians on the sidewalk. The proposed sign differs slightly from what is in the agenda packet in that only the logo will be lit, rather than the entire sign being backlit.

Tim Stephan of Canopy Refresh explained that in order for the logo to look proportionate, the sign had to be enlarged. There is no other appropriate location on the property to move the sign. The sign would use the same footprint but have a more modern, upgraded appearance. Mr. Stephan explained that he is unsure of the overall height of sign but it may be possible to raise the sign about 6" to raise the under-clearance. Another possible option would be to eliminate one of the prices, which would also increase the clearance.

Mr. Olejniczak explained that the previous variance restricted the overall height to 20', so if the sign were to be raised above that, another public hearing would be required and this would delay the project another month.

No members of the public presented for the hearing and there were no letters regarding the variance request. The public hearing was declared closed at 12:22 p.m.

Consideration of: Variance from Section 27.13(4)(c)5 of the municipal code regarding minimum setback of a ground sign for JT Petroleum located at 154 N. 4th Avenue, parcel #281-10-85270801:

The members discussed if the under-clearance would cause a problem for snow removal and Mr. Olejniczak explained that the property owners are responsible for clearing the sidewalks and the city has no involvement.

Motion by Mr. Chaudoir to approve the variance request as presented but with the condition that the sign must have a minimum of 7 feet of clearance above the sidewalk. The reasoning is that it is a nice looking, updated sign that fits in with the neighborhood. Motion seconded by Ms. Rusnak for the same reasons. Roll call vote, all ayes. Motion carried.

Consideration of: Request to extend the time limit to initiate previously granted variance for property at 1642 Cove Rd, parcel #281-34-65001101:

Mr. Olejniczak explained that Collin Jeanquart is requesting an extension of the one year time limit to begin construction of a home at 1642 Cove Road. It is within the parameters of the Zoning Board of Appeals Rules of Procedure to extend the time limit without a public hearing.

Mr. Collin Jeanquart explained that the architect he was working with delayed the project for several months and then became non-responsive, which forced Mr. Jeanquart to hire a new architect who had to redraw the plans from scratch, causing further delays. He still intends to move forward with the construction and is requesting an additional year to begin construction. He further explained that the plans are fundamentally the same as approved previously with only small changes that were suggested at the time of the approval and fall within the scope of approval.

Mr. Chaudoir motioned to approve a one year extension as requested with the reasoning that the delay was not caused by the applicant and outside of his control. Motion seconded by Ms. Rusnak for the same reasons. Roll call vote, all ayes. Motion carried.

Moved by Mr. Auguston, seconded by Mr. Chaudoir to adjourn. All ayes. Motion carried. The meeting adjourned at 12:32 p.m.

Respectfully submitted,



Cindy Sommer

Community Development Administrative Assistant

FINANCE/PURCHASING & BUILDING COMMITTEE
December 13, 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, Fire Chief Dietman, Police Chief Henry, Assistant Police Chief Brinkman, 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 moving items 4 and 5 after item 9:

1. Roll call.
2. Adoption of agenda.
3. Public comment on agenda items and other issues related to finance & purchasing.
4. Consideration of: Increase of Tree Planting Deposit.
5. Consideration of: Increase of Marine Slip Fee.
6. Consideration of: Replacement/Bids of Sturgeon Bay Fire Dept. Brush/First Responder Truck.
7. Consideration of: 2023 Police Squad Car Purchase.
8. Consideration of: Development Agreement with Shirley Weese Young for development project at 330 Jefferson Street.
9. Consideration of: Development Agreement with Fleet Farm for development project on recently annexed property along south side of Highway 42/57 across from Grant Avenue.
10. 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: Development Agreement with Shirley Weese Young for development project at 330 Jefferson Street.
 - b. Consideration of: Development Agreement with Fleet Farm for development project on recently annexed property along south side of Highway 42/57 across from Grant Avenue.

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.

11. Review bills.
 12. Adjourn.
- Carried.

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

Consideration of: Replacement/Bids of Sturgeon Bay Fire Dept. Brush/First Responder Truck.

Fire Chief Dietman presented the following two bids received for the purchase of a Brush/First Responder Truck. The 2023 capital budget allocated \$ 280,000 for the purchase. Custom Fab & Body submitted the lowest per specification in the amount of \$217,443. Chief Dietman stated this is a 2023 purchase but would like to have a contract signed prior January 2023 as the build time is about 1 year from the time of order to receipt of the truck. In addition to the bid, a \$15,000 reserve is required to cover any potential material

increases. Chief commented that there is 2009 F350 vehicle to declare as surplus however the department is reviewing a future 2024 vehicle purchase for the inspector's vehicle. The department may keep the F350 and replace the inspector's vehicle or label the vehicle as surplus and decide to keep it at a later date.

Custom Fab & Body		Fire Services	
Chassis, 2023 Ram	\$57,768.00	Chassis, 2023 Ram	\$58,960.29
Apparatus Body	\$159,675.00	Apparatus Body	\$258,363.71
Total	\$217,443.00	Total	\$317,324.00

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to accept the bid from Custom Fab & Body in the amount of \$217,443.00.

Consideration of: 2023 Police Squad Car Purchase:

Assistant Police Chief Brinkman stated \$100,000 was approved in the 2023 capital budget for the purchase and outfitting of two Ford Utility vehicles. Bid requests were sent to Jim Olson Ford Lincoln, Dorsch Ford and Ewald Automotive Group. We were informed by Jim Olson that they would not be submitting a bid because they could not fulfil the order and possibly the same with other vendors as Ford oversold nationwide by 30,000 vehicles. Dorsch Ford did submit a bid but without discounts or concessions. Ford no longer offers government pricing so their bid was based on retail pricing and that was \$14,000 higher than the accepted bid from Jim Olson for 2022. Upon speaking with Ewald Automotive Group, they stated Chevrolet sold out of their 2023 Tahoe but could offer Special Services Vehicles with police packages but they would not hold the vehicles without a signed quote. The quote in the amount of \$48,598 per vehicle does not include the required outfitting. City Administrator Van Lieshout stated the budget gap to cover the outfitting could be made up from the Fire Departments brush truck line since the bid came in lower than expected. A funds transfer of \$25,000 would be needed from Fire Department Unit 8 replacement 10-250-000-59060 to the Police Department squad car 10-215-000-59036.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to approve the purchase of two 2023 Chevy Tahoe Special Service vehicle squads from Ewald Automotive Group and approve the transfer of \$25,000 from capital budget line 10-250-000-59060 Fire Department Unit 8 replacement to 10-215-000-59036 Police Department Squad cars for the purchase and outfitting of the two vehicles. Carried.

Consideration of: Development Agreement with Shirley Weese Young for development project at 330 Jefferson Street.

Shirley Weese Young outlined the performing arts/music school and apartment development she is proposing to build. The two-story development will offer practice rooms, performance space, bar and kitchen space on the lower level, in addition to a landscaped outdoor patio, and public restrooms. The upper level houses 11 studio apartments of approximately 430-450 sq. ft. leasing for \$770 plus utilities. She stated the building aesthetic draws on the architecture present in the Historic District of 3rd Avenue. Ms. Weese Young has committed to contribute \$3,100,000 in private funds and financial loans but is asking the City for financial assistance to help offset the \$900,000 financing gap. Community Development Director Olejniczak stated Ms. Weese Young has been working with City Staff and DCEDC if the City agrees a Tax Increment District would be a suitable option to generate tax dollars and provide the financial assistance for the projects and improvements in the area. Ms. Weese Young is willing to guarantee a minimum assessed value of \$4,000,000 for the project.

Consideration of: Development Agreement with Fleet Farm for development project on recently annexed property along south side of Highway 42/57 across from Grant Avenue.

Jeff Peterson of CR Structures Group, Inc explained Fleet Farm is proposing a retail store, automotive center, and carwash on the Kerscher farmland. A few challenges have arisen regarding the entrance access. We have been working with the DOT and city staff on the entrance. The DOT requires that the entrance to the Fleet Farm development be a public road entrance. He stated they have designed the public roadway to include an extension off to the west which would help anything that may develop in the future. This public road would mutually benefit the City and Fleet Farm. Fleet Farm is asking the City for financial assistance for the roadway proposal in addition to a potential stoplight that the DOT may require.

Community Development Director Olejniczak provided the history behind the wanting the road at Grant Avenue and potential stoplight. He mentioned the comprehensive plan was amended to reflect the development, the property was recently annexed and zoning is in process. The concern right now is the access to the highway. Lining up access with Grant Ave matches the City's official map, which has Grant Ave extending across the highway into the Kerscher property and going along the highway tying into the next public road to the southwest which is Rosie's Lane, allowing all the development along the highway to eventually connect to that road thereby eliminating access to the highway as the sole alternative. He restated Fleet Farm's willingness to design their project to meet the official map but they looking at the associated costs and if the City is willing to assist financially.

City Administrator Van Lieshout added that the City has an interest in seeing that the roadway/entrance is public which could avoid any future situation of condemnation. The Kerschers are in the process of selling this property, but they own the next 60 acres some that are parceled off along the highway. There is a network of unimproved or partially improved streets in back. If the Kerschers decided to sell, or subdivide it is possible the City may receive other requests for annexation. He stated the unsewered development that butts up against the City's corporate limits is bad for the City as Nasewaupée is unzoned without hard on -site waste water treatment systems that are performance related. This leaves very little stopping unchecked development outside the corporate City limits. He commented there are very good reasons to look favorably on the roadway it is the strongest interest the City has.

Consideration of: Increase of Tree Planting Deposit.

City Treasurer/Finance Director Clarizio stated if a new home is constructed the owner pays a tree deposit of \$200 if the City plants the tree. Municipal Services Director Barker is requesting the fee increase to \$225 to cover the cost of the tree.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to forward a resolution to the Common Council to approve the Tree Planting Deposit increase to \$225. Carried.

Consideration of: Increase of Marine Slip Fee.:

City Treasurer/Finance Director Clarizio explained Stone Harbor notified the City of an increase to the amenities fee by \$50. The amenities fee is included in current \$2,700 marina slip. The City is requesting to increase the marina slip fee to \$2,750 to cover the increase of the amenities.

Moved by Alderperson Wiederanders, seconded by Alderperson Williams to forward a resolution to the Common Council to approve the Marina Slip fee increase to \$2,750. Carried.

After Alderperson Bacon announced the statutory basis, it was moved by Alderperson Williams, seconded by Alderperson Wiederanders to convene in closed session. Roll call: Alderpersons Bacon, Wiederanders and Williams voted aye. Carried. The meeting moved into closed session at 4:49 pm. The meeting reconvened at 5:23pm.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to direct Staff to proceed with negotiations with Shirley Weese Young based on discussions held in closed session. Carried.

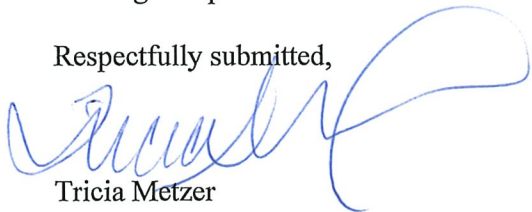
Moved by Alderperson Williams, seconded by Alderperson Wiederanders to direct Staff to further negotiation with Fleet Farm towards a detailed development agreement based on discussions held in closed session. Carried.

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 Wiederanders, seconded by Alderperson Williams to adjourn. Carried. The meeting 5:29pm.

Respectfully submitted,



Tricia Metzger

AESTHETIC DESIGN AND SITE PLAN REVIEW BOARD
Monday, December 19, 2022

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

Roll Call: Members Rick Wiesner, Nancy Schopf, Mark Struck, Pam Jorns, Dave Augustson, and Thad Birmingham were present. Member Kelsey Fox was excused. Staff present were City Administrator Josh Van Lieshout, City Engineer Chad Shefchik, Community Development Director Marty Olejniczak and Community Development Administrative Assistant Cindy Sommer.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from August 8, 2022.
4. Consideration of: Signage for commercial project located at 911 Green Bay Road owned by 911 Green Bay Road Partners, LLC.
5. Consideration of: Kwik Trip Store located on parcels at 957 STH 42-57 and 919 S. Duluth Avenue.
6. Election of officers.
7. Adjourn.

All ayes. Motion carried.

Approval of minutes from August 8, 2022: Moved by Mr. Augustson, seconded by Mr. Birmingham to approve the minutes. All ayes. Motion carried.

Consideration of: Signage for commercial project located at 911 Green Bay Road owned by 911 Green Bay Road Partners, LLC.

Mr. Olejniczak explained this is a three-tenant project that the Board previously approved with the exception of the design of the pylon sign. The new sign has been revised to be more in line with the guidelines with opaque backgrounds and white LED lighting for the logos. The three tenants will be Starbucks, AT&T and Direct Care. The base of the pylon sign will have some type of grass/shrubbery around it.

Mr. Richard Robinson of 911 Green Bay Road Partners and Troy Schounard of Graphic House Signs explained that there are several options for lighting of the signs, including setting them on timers, using photo sensitive eyes or having them on all the time. The base of the sign will have native plants and stones along the slope. Mr. Augustson commented that this is a commercial area so night-time lighting is not much of a concern provided it meets guidelines and the tenants can determine when they want the lights to be lit.

Mr. Schounard also made the Board aware that a crane will be required to place the sign and he will need to work with the DOT if lane closure is needed.

Mr. Birmingham motioned to approve the project as presented. Ms. Schopf seconded the motion. All ayes, motion carried.

Consideration of: Kwik Trip Store located on parcels at 957 STH 42-57 and 919 S. Duluth Avenue.

Mr. Olejniczak explained that Kwik Trip recently opened a store on the east side and they would like to construct one on the west side as well. The project is for an 11,000 square foot building that will include a store, gas and diesel canopies and a car wash. The parcel at 957 STH 42-57 is currently occupied by a marine architect and hair salon but the new project calls for demolition and an access driveway. The entire parcel at 919 S. Duluth Avenue will not be used for the project, so it is possible that the excess land could be sold at a later date. The design is very similar to the new store on the east side with the building facing north and located behind the Verlo store and the Quality Inn. The project consists of two access driveways off of S. Duluth Avenue and one on Hwy 42-57. The DOT is currently reviewing the plan and has indicated they may

require a median on the highway, which could impact this project as well as neighboring properties, however no final determination has been made.

Mr. Olejniczak also explained that the city and county received federal grants that will allow them to add sidewalks along S. Duluth Avenue, however that project will not likely be finished before 2025. Signage consists of two ground-mounted signs and a variety of other directional/informational signs which comply with the sign code, however a sign permit is required prior to installation. The landscape plan shows trees and shrubs in a variety of areas around the parcels. A storm water management plan has been completed.

The members discussed whether it was a good idea to move forward with this project at this time or wait until the DOT has made their determination. Mr. Olejniczak informed the members of their options.

Mr. Marc Paulson of 836 S. Duluth Avenue lives across the street from the project. He explained that there is a lot of foot traffic to and from the justice center and he has safety concerns and is happy to hear that sidewalks are planned. City Engineer Shefchik explained that the sidewalk on the west side of S. Duluth Ave will go all the way to the justice center but the east side will only go to the city limits. The Kwik Trip plan calls for extending the sidewalk from the new Starbucks to the north side of the Kwik Trip driveway, but the remainder of sidewalk construction will happen closer to 2025.

Ms. Judy Paulson of 836 S. Duluth Avenue commented that there is a lot of truck traffic on S. Duluth Avenue already and she is concerned about an increase if Kwik Trip goes in, especially if the DOT requires a median because that would put even more traffic onto S. Duluth Avenue. She was advised that she may want to talk to Representative Kitchens to see if he can or will assist with her DOT concerns.

Mr. Troy Mleziva of Kwik Trip, 1626 Oak Street, La Crosse, explained that they would prefer to keep this project moving along as much as possible and not hold off until a DOT determination is made. He answered a variety of questions about the design and highway entrance. City Administrator Van Lieshout believes it will be after the holiday season before they hear back from the DOT, but agreed that if a median is required, there would be no left turn option out of Kwik Trip onto the highway, which would increase traffic on Duluth Avenue.

Ms. Jorns explained that the Duluth Avenue intersection with the highway is already congested and she is concerned about an increase in traffic if/when Kwik Trip opens.

Mr. Augustson explained that he likes the aesthetics of the building, the signage looks good, the colors are nice, the landscape plan is great and he appreciates that the lighting plan has been well thought out and will be directed within the confines of the property.

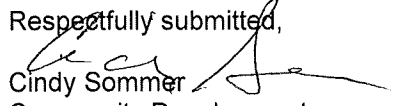
Mr. Augustson motioned to approve the building design, signage, lighting and landscape plan as presented with the condition that if any changes to STH 42-57 are required by the DOT due to the driveway, the site plan shall come back for further consideration. Motion seconded by Mr. Struck. Motion carried with Ms. Jorns voting no.

Election of officers. Mr. Birmingham nominated Mr. Wiesner for Chairman, seconded by Ms. Schopf. All ayes, carried.

Ms. Jorns nominated Mr. Augustson as vice-chairman, seconded by Ms. Schopf. Carried with Mr. Augustson voting no.

Adjourn: Moved by Ms. Jorns, seconded by Ms. Schopf to adjourn. All ayes. Motion carried. The meeting adjourned at 6:55 p.m.

Respectfully submitted,


Cindy Sommer
Community Development
Administrative Assistant

BOARD OF PUBLIC WORKS
December 20, 2022

A meeting of the Board of Public Works was called to order by Chairperson Bacon at 5:31 p.m. Roll call: Members Bacon, Statz, Williams, Gustafson, Nault, Wiederanders, Reeths and Ward were present.

Williams/Gustafson to adopt agenda.

1. Call to order.
2. Roll call.
3. Adoption of agenda.
4. Consideration of: Approval of 2023 Capital Roadway Improvements and Five Year Capital Plan.
5. Consideration of: Potential Sidewalk Improvements to Future Project on Delaware Street from 3rd Avenue to N. 7th Avenue.
6. Consideration of: Potential Storm Water & Sidewalk Improvements to Future Project on Georgia Street from N. 14th avenue to N. 15th Place & N. 15th Pl. from Georgia Street to Florida Street.
7. Consideration of: Potential Sidewalk Improvements to Future Projects on Memorial Drive from S. 12th Avenue to S. 15th Avenue from Memorial Drive to Utah Street.
8. Adjourn.

Carried.

City Engineer Shefchik summarized the road work completed in 2022 and the road improvement projects for 2022 and the five-year capital plan.

City Engineer Shefchik outlined the proposed 2023 Roadway Improvement, they are listed as follows:

1. Michigan Street (from N. 14th Ave to 12th Ave) and N. 12th Ave (from Michigan Street to Louisiana Street): Mill & Pave.
2. S. 16th Place (from 460' south of Michigan Street to Utah Street): Mill & Pave.
3. W. Juniper Street (from N. Fulton Ave to N. Duluth Ave) and N Elgin Ave (from W Juniper Street to W Hickory Street): Mill & Pave.
4. Oak Street Parking Lot: Pavement Replacement.
5. Jefferson Street Crosswalks: Concrete Replacement.
6. S. 5th Ave (from alley south of Pennsylvania Street to entry walk of address 332 S. 5th Ave): New sidewalks.
7. Alleys E11, W12, and W26: Pavement Replacement.

The proposed 2023 capital roadway improvement projects are expected to use approximately \$1,215,745.00 of the \$1,218,698.00 budgeted. Therefore, if bids come in favorably all of the projects should be able to be completed as proposed. If not, modifications to the plan may be needed in order to stay within the overall 2023 capital roadway improvement budgets.

Williams/Nault to approve the five-year Capital Plan, including the authorization for the preparation of bid documents for the 2022 capital roadway improvement projects. Carried.

City Engineer Shefchik introduced potential sidewalk improvements to future project on Delaware Street from N. 3rd Ave to N. 7th Ave. He was seeking direction from the Board on whether to pursue this project. It was noted that the costs to the City would be minimal if special assessments are issued for the new sidewalks added. The portions of the project that would be receiving the biggest changes would already be in the reconstruction areas of the

project. Mayor Ward/Wiederanders to recommend that staff pursue the addition of sidewalks on the south side of Delaware Street. Carried.

City Engineer Shefchik introduced potential storm sewer and sidewalk improvements to future project on Georgia Street (from N. 14th Ave to N. 15th Pl) and N. 15th Pl (from Georgia Street to Florida Street.) He is seeking direction from the Board on whether or not to pursue this project. He noted that the fiscal impact is to be determined but the additional cost should be minimal to the City if special assessments are issued for the new storm sewer and sidewalks added. Reeths/Nault to recommend that staff pursue the addition of storm sewer and sidewalks on Georgia Street and N. 15th Place. Carried.

City Engineer Shefchik introduced potential sidewalk improvements to future project on Memorial Drive (from S. 12th Ave to S. 15th Ave) and S. 15th Ave (from Memorial Drive to Utah Street.) e is seeking direction from the Board on whether or not to pursue this project. The cost should be minimal to the City if special assessments are issued for new sidewalks added and everything is completed in conjunction with the mill & pave project. Nault/Williams to recommend that staff pursue a grant application that includes the additional sidewalk areas on Memorial Drive & S. 15th Avenue. Carried.

Williams/Statz to adjourn. Carried. Meeting adjourned at 6:28 p.m.

Respectfully submitted,



Stephanie Reinhardt
City Clerk/HR Director

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the City Plan Commission, hereby recommend to approve a zoning map amendment from General Commercial (C-1) to Mixed Residential-Commercial (C-5) for parcel #281-66-13000101B located at 835 S. Duluth Avenue owned by 911 Green Bay Road Partners, LLC.

Respectfully submitted:

City Plan Commission

By: David Ward, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Date: December 21, 2022

Introduced by_____.

Moved by Alderperson_____, seconded by Alderperson
_____that said recommendation be adopted.

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

STAFF REPORT
ZONING MAP AMENDMENT / C-1 TO C-5 / 835 S. DULUTH AVE
PARCEL #281-46-65090102 & 281-66-13000101B

Background: 911 Green Bay Road Partners, LLC (Richard Robinson, agent) requests the rezoning of the parcel located at 835 S. Duluth Avenue from General Commercial (C-1) to Mixed Commercial-Residential (C-5). The property is parcel #281-66-13000101B. This parcel was recently created via a split of the former Woldt's Corner parcel. This parcel contains a dwelling. The remainder of the former Woldt's Corner property is being redeveloped into a 3-tenant commercial center and will remain C-1. The rezoning of the southern portion to C-5 will facilitate the property to be used as a single-family dwelling.

Existing Conditions: The subject property is 0.36-acre in size with 84.81 feet of frontage. The site contains a single-family dwelling. In terms of surrounding zoning classifications, the properties to the north, west, and south of the subject property are zoned C-1. To the east, across Duluth Ave, is C-5 zoned property. The subject property borders the future commercial center to the north, a hotel to the west, vacant property to the south, and a single-family residence to the east.

Comprehensive Plan: The 2040 Comprehensive Plan's Future Land Use Map designation for the lot is Regional Mixed Use. But it borders Neighborhood Mixed Use to the south and east. The land use designation was based upon the overall use of the previous parcel and the boundaries between land use designations are meant to be flexible. Given the recent land division, the existing dwelling, and the adjoining Neighborhood Mixed Use region, the proposed zoning map amendment is arguably not in conflict with the comprehensive plan. But if the Plan Commission believes otherwise, a Comprehensive Plan amendment could be initiated either in conjunction with, or subsequent to, the zoning map amendment.

Review Process: The Plan Commission will review the petition and conduct a public hearing. The Commission can make a recommendation to Council at the next scheduled meeting. However, a recommendation can also be made following the public hearing if at least 3/4 vote of the members present are ready to take action. Once a recommendation is made, Council will act on that recommendation at their next scheduled meeting. An ordinance must be drafted and approved by Council with 2 separate readings. The zoning change is active once the ordinance is published in the newspaper.

Options: The Commission can recommend to approve or deny the requested rezoning to the C-5 district.

Recommendation: Approve the zoning map amendment for parcel 281-66-13000101B from General Commercial (C-1) to Mixed Commercial-Residential (C-5).

Prepared By: 
Martin Olejniczak
Community Development Director

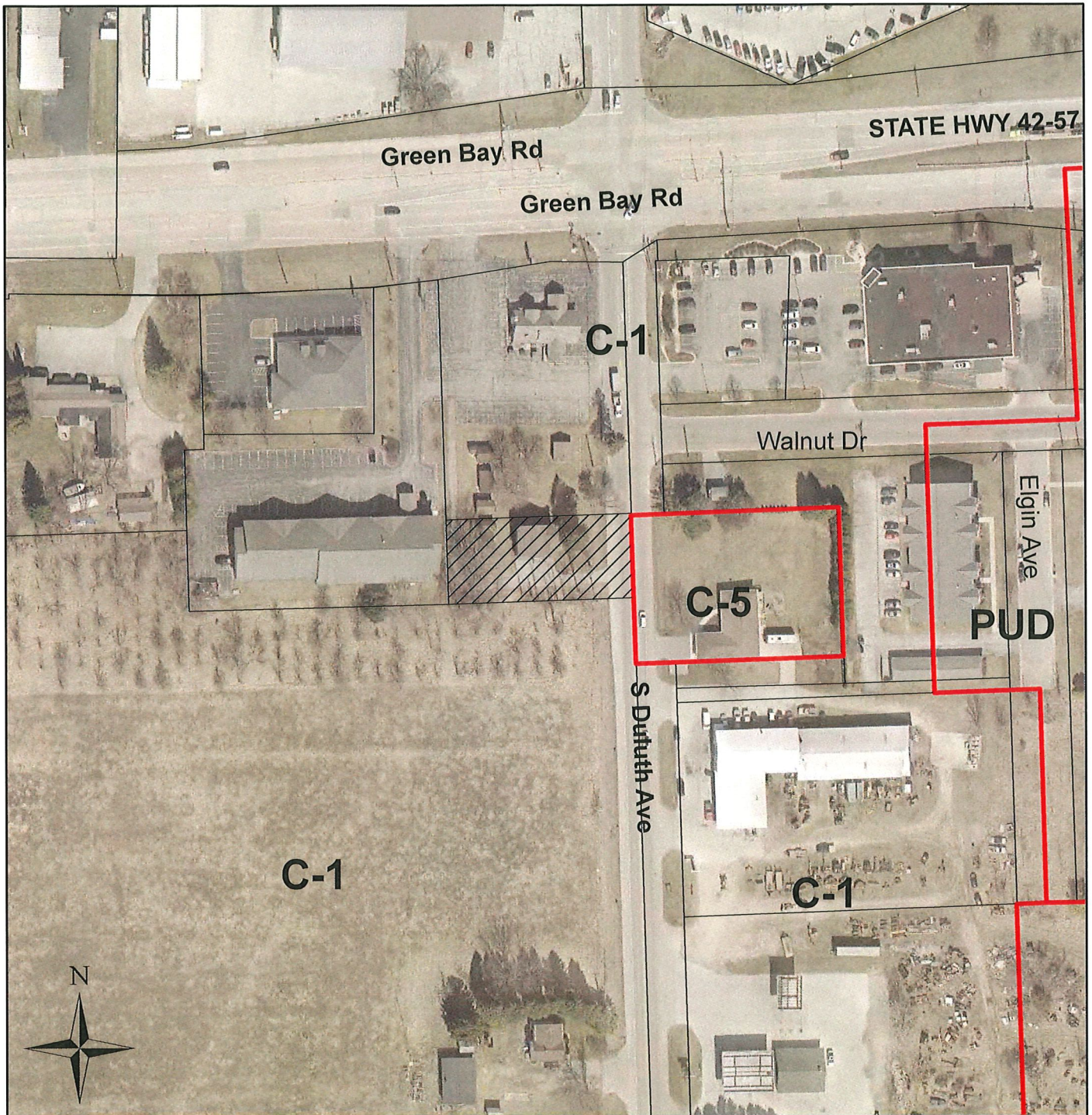
12-16-2022
Date

Location Map

Zoning Map Amendment

835 S. Duluth Ave

C-1 to C-5



Subject Parcel - 835 S Duluth Ave - 0.36 acres



Existing Zoning District Boundary

December 21, 2022
Air Photo: April 2021

NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Plan Commission will hold a public hearing in the Council Chambers at City Hall, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, December 21, 2022 at 6:00 p.m. or shortly thereafter, in regard to a proposed zoning map amendment to change the zoning classification of an approximately 0.36 acre parcel from General Commercial (C-1) to Mixed Residential-Commercial (C-5). The subject property is parcel no. 2816613000101B, owned by 911 Green Bay Rd Partners, LLC and located at 835 S. Duluth Avenue. The proposed zoning map amendment materials are on file with the Community Development Department and can be viewed on the City's website (www.sturgeonbaywi.org) or at City Hall weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to give testimony in regard to the rezoning request either in person at the hearing or in writing.

By order of:
City of Sturgeon Bay Plan Commission

C221026-9

Date Received: 10/26/22
 Fee Paid: \$ 400 + 50
 Received By: CS

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	<u>Richard Robinson</u>	<u>911 Green Bay Road Partners LLC</u>
Company	<u>First Main Properties, LLC</u>	<u>an Florida limited liability company</u>
Street Address	<u>3405 Hawthorne Blvd.</u>	<u>2300 NE 34th Court</u>
City/State/Zip	<u>St. Louis, MO 63104</u>	<u>Lighthouse Point, FL 33064</u>
Daytime Telephone No.	<u>(314) 504-2664</u>	
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: 835 S. Duluth Ave., Sturgeon Bay, WI 54235
 Location if not assigned a common address: _____

TAX PARCEL NUMBER: 281-66-13000101B

CURRENT ZONING CLASSIFICATION: C-1

CURRENT USE AND IMPROVEMENTS: two-story residence with attached garage

ZONING DISTRICT REQUESTED: C5

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: Regional Commercial

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:

North: Lambert Lumber & Starbucks-anchored strip center (Regional Comm.)
 South: vacant land (Neighborhood Mixed Use)
 East: Walgreens & single-family residence (Neighborhood Mixed Use)
 West: Quality Inn & Serta Mattress (Regional Commercial)

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North: General Commercial - C-1
South: "
East: Mixed Commercial - Residential - C-5
West: General Commercial - C-1

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? NO IF YES, EXPLAIN:

unknown

Attach a full legal description (preferably on disk), 8-1/2" X 11" location map, and Agreement for Reimbursement of expenses. (refer to attached Certified Survey Map recorded 6/7/22)

Property Owner (Print Name)

Signature

Date

Richard Robinson
Applicant/Agent (Print Name)

Richard M. Robinson
Signature

10/21/22
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.

10/25/2022
Date of review meeting

Applicant Signature

Martin Okey
Staff Signature

Attachments:

Procedure & Check List

Agreement For Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director

DOC #: 853958

MAP #: 3575

RECORDED ON:

06/07/2022 01:00:19 PM

CAREY PETERSILKA

REGISTER OF DEEDS

DOOR COUNTY, WI

FEE AMOUNT PAID: 30.00

**The above recording information
verifies that this document has
been electronically recorded and
returned to the submitter.**

CERTIFIED SURVEY MAP

LOCATED IN:
THE NE 1/4 OF THE NE 1/4 OF SECTION 13,
TOWNSHIP 27 NORTH, RANGE 25 EAST,
CITY OF STURGEON BAY,
DOOR COUNTY,
WISCONSIN



NORTH
1" = 60'

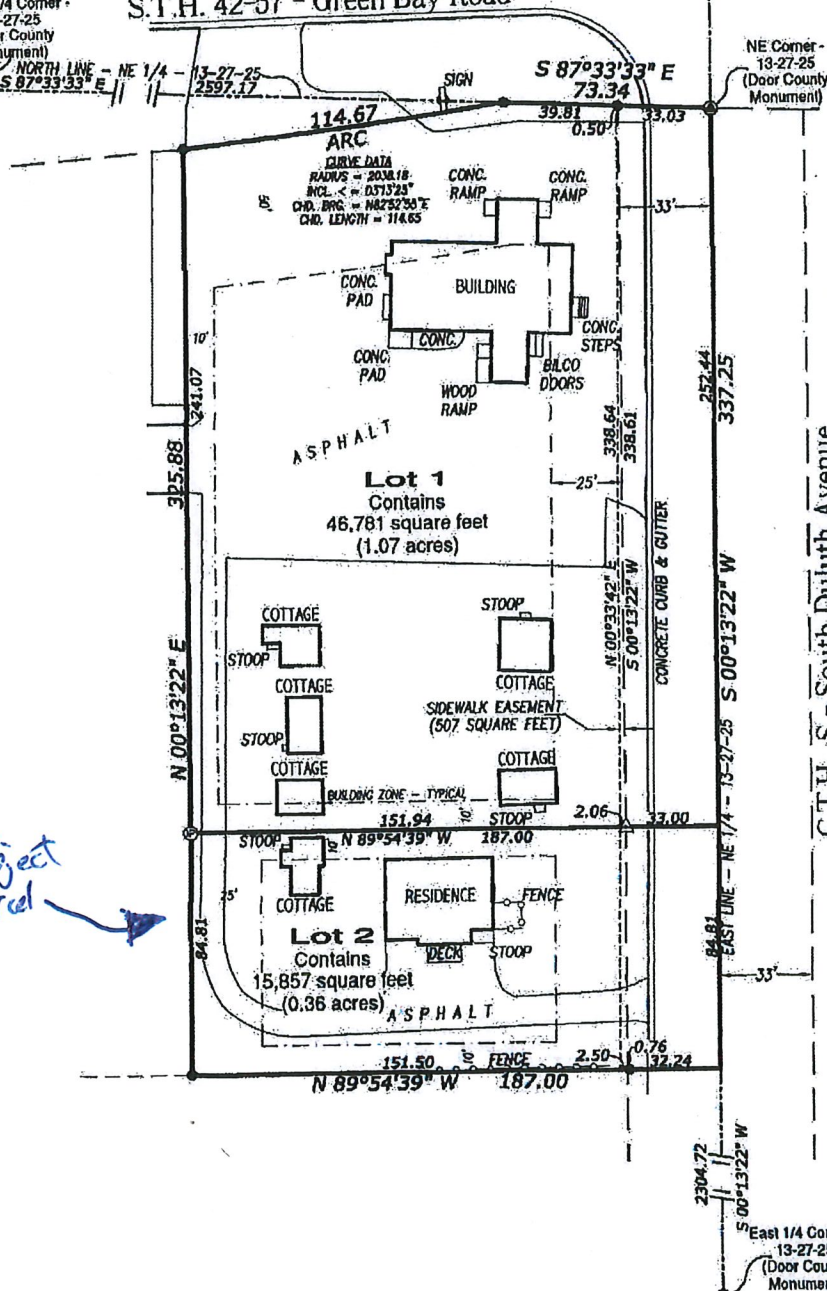


North 1/4 Corner -
13-27-25
(Door County
Monument)

S.T.H. 42-57 - Green Bay Road

NORTH LINE - NE 1/4 - 13-27-25
S 87°33'33" E 2597.17

NE Corner -
13-27-25
(Door County
Monument)



- - DOOR COUNTY MONUMENT
- - 1" SET STEEL PIPE
- △ - SET MAG NAIL
- - 1" FOUND STEEL PIPE

NOTES:

ALL BEARINGS ARE BASED ON THE
WISCONSIN COUNTY COORDINATE
SYSTEM - DOOR.

ALL BUILDINGS LABELED AS
"COTTAGE" ARE TO BE REMOVED.

CAVEAT:

Building zones depicted are based
on building setbacks in effect at
time of recording and should not
be relied upon without first
obtaining written verification
thereof from the City of Sturgeon
Bay.

C.T.H. S - South Duluth Avenue

Subject
parcel →

CAD: 24792-CSM

SHEET 1 OF 2

JOB NO. 24792
6-6-22

RESOLUTION

WHEREAS, the Common Council of the City of Sturgeon Bay has determined that it is in the best interests of the City of Sturgeon Bay to increase the Tree Planting Deposit and Marina Slip fees.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Sturgeon Bay hereby adopts the following fees:

Tree Planting Deposit	\$225.00
Marina Slip Fee	\$2,750.00

* * * * *

Introduced by_____.

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

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

ORDINANCE NO. _____

An Ordinance to Rezone Parcel #281-66-13000101B located at 835 S. Duluth Avenue.

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

SECTION 1: The following described property is hereby rezoned from General
Commercial (C-1) to Mixed Residential-Commercial (C-5):

A parcel of land located in Section 13, Township 27 North, Range 25 East,
City of Sturgeon Bay, Door County, Wisconsin and legally described as Lot
2 of Certified Survey Map #3575.

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 Finance/Purchasing & Building Committee, hereby recommend to approve the purchase of two 2023 Chevy Tahoe Special Service vehicle squads from Ewald Automotive Group and approve the transfer of \$25,000 from capital budget line 10-250-000-59060 Fire Department Unit 8 replacement to 10-215-000-59036 Police Department Squad cars for the purchase and outfitting of the two vehicles

Respectfully submitted,

FINANCE/PURCHASING & BUILDING COMMITTEE
By: Helen Bacon, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Dated: December 13, 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: 2023 Police Department Squad Car Purchase

BACKGROUND: The approved 2023 budget included \$100K for the purchase and outfitting of two Ford Police Utility vehicles. On November 30, 2022, I sent bid requests to Jim Olson Ford Lincoln, Dorsch Ford, and Ewald Automotive Group. On Thursday, December 1, before I received any bid, I was made aware that Jim Olson Ford would not be bidding. I called Missy Allen at Jim Olson Ford and she confirmed this. Missy said that she is still waiting on orders from 2021 and she did not feel comfortable bidding as she was quite certain Jim Olson Ford would not be able to fill the order if their bid was selected.

Missy Allen contacted Chuck Doute Sr, her counterpart at Dorsch Ford in Green Bay as Dorsch Ford deals in larger volume to see if they would be able to fill the order if their bid was selected. I spoke Mr. Doute and he was in receipt of my bid request and bid specs. Mr. Doute drafted a bid and emailed it to me on December 2. That bid came in roughly \$14,000 above the accepted bid for our 2022 squad from Jim Olson Ford. Additionally, I noticed there were no concessions or discounts on the Dorsch Ford bid so I reached out to Mr. Doute to ask him why. Mr. Doute explained that Ford no longer offered the Fleet discounts and concessions and the price indicated is retail price.

I again spoke with Missy Allen at Jim Olson Ford and she confirmed this. She connected me with Scott Kussow, her counterpart at Ewald Automotive Group in Oconomowoc. Ewald Automotive Group has the Government State contract and their prices are typically better because of the higher volume they deal with. Mr. Kussow sent me an email stating Ford is sold out for the 2023 model year Interceptor Utilities and no one nationwide can get them fleet or retail. Ford oversold nationwide by over 30,000 vehicles. The email continued stating Chevrolet also sold out of their 2023 Tahoe's but he had some SSV (Special Service Vehicles) and PPV (Police Pursuit Vehicles) assigned to Ewald Automotive Group that were not in production yet. These particular vehicles were not spoken for as of Monday, December 5, but Mr. Kussow stated they were on a first come, first served basis and every day several more were being locked in with other agencies around the state and country.

I asked Mr. Kussow if he would put a hold on two black SSV's until I could speak with my city administrator. Mr. Kussow would not put a hold on any vehicle for SBPD without a signed quote.

I conferred with Chief Henry on what our next step might be. He stated we should try and act on two black SSV's before they were spoken for. I requested a bid form Mr. Doute at Ewald Automotive Group. He emailed me a quote of \$48,598 per vehicle.

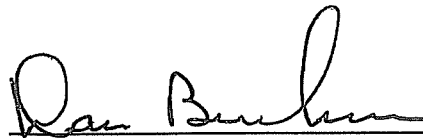
After receiving the Ewald Automotive Group quote, Chief Henry and I conferred with City Administrator, Josh VanLieshout to keep him informed and to seek guidance on what the next step should be. From this conversation, it was my understanding there may be a savings in the 2023 Capital Budget from another department that could help fund the outfitting of the two squads. It was understood an additional amount of roughly 25K would be needed to move forward. City Administrator VanLieshout instructed me to accept the two SSV's.

I signed two identical quote acceptance pages and emailed them to Scott Kussow at Ewald Automotive Group. I was informed production of the SSV's would begin February, 2023. The earliest completion would be sometime in March, 2023 and the latest sometime in July, 2023.

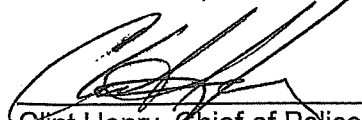
FISCAL IMPACT: An additional 25K is needed in the police department squad car budget, line item 10 215 000 59035 for 2023.

RECOMMENDATION: Transfer 25K from Capitol Budget line item 10-250-000-59060 Fire Department Unit 8 replacement to 10-215-000-59036 Police Department Squad Cars for the purchase and outfitting of two 2023 Special Service Vehicles squads.

PREPARED BY:


Dan Brinkman, Assistant Chief


REVIEWED BY:


Clint Henry, Chief of Police

REVIEWED BY:


Valerie Clarizio, City Treasurer/Finance Director

APPROVED BY:


Josh VanLieshout, City Administrator

DATE:

December 7, 2022

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the City Plan Commission, hereby recommend to amend the dimensional requirements of section 20.27(2) of the Municipal Code (Zoning Code) relating to lot size, density, yards, and floor area for the specific zoning districts as presented in the attached table.

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

RESOLVED, that the foregoing recommendation be adopted.

Date: December 21, 2022

Introduced by_____.

Moved by Alderperson_____, seconded by Alderperson
_____that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2023.

ATTACHMENT TO PLAN COMMISSION RECOMMENDATION

- (2) The dimensional requirements relating to lot size, density, yards, height, and floor area shall be as specified for each zoning district in the following table:

	Lot Size		Density			Required Yards***			Height	Floor Area per Dwelling Unit (square feet)				
			Minimum Lot Area per Dwelling Unit (square feet)									Multiple-Family		
Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Single Family	Two Family	Multiple Family	Street (feet)	Side (feet)	Rear (feet)	Maximum Building Height (feet)	Single Family	Two Family	1 Bedroom	2 Bedroom	3+ Bedroom
R-1	10,000	80	10,000	—	—	25	10	25	35	1,200	—	—	—	—
R-2	6,000	50*	7,500	5,000	—	20	8	25	35	800	500/1,500##	—	—	—
R-3	6,000	50*	7,500	5,000	3,500	20	8	25	35	800	500/1,500##	500	750	1,000
R-4	7,500	50*	7,500	5,000	3,500	20	10	25	45	800	500/1,500##	500	750	1,000
R-M	7,500	65	7,500	—	—	25	10	10	35	720	—	—	—	—
C-1	8,400	70	—	—	3,000	25	10	25	45	—	—	500	750	1,000
C-2	6,000	50	—	—	2,000	15	5	25	45	—	—	500	750	1,000
C-4	8,400	70	—	—	—	25	10	25	45	—	—	—	—	—
C-5	7,500	50*	7,500	5,000	3,000	20	8	25	35	800	500/1,500##	500	750	1,000
I-1/I-1A	25,000	100	—	—	—	40	20#	25#	45	—	—	—	—	—
I-2/I-2A	25,000	100	—	—	—	50	20#	25#	45	—	—	—	—	—
A	43,560 (1 acre)	150	43,560 (1 acre)	21,780 (½ acre)	—	40	10	25	35**	1,000	500/1,500##	—	—	—
CON	None	None	—	—	—	25	10	10	45	—	—	—	—	—
PUD	See section 20.24 for applicable standards													

* Within these districts, the minimum lot width shall be increased to 70 feet for lots used for two-family or multiple-family dwellings.

** See section 20.27(4) for exceptions to height requirement.

*** For lots that abut two or more streets, all sides of the lot that abut a street shall meet the street yard requirement.

The minimum yard shall be increased to 40 feet along all lot lines abutting property in a residential district.

500 square feet for the smallest dwelling unit, with a minimum 1,500 square feet combined floor area for both units.

20.27 Height and area regulations generally.

- (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.
- (2) The dimensional requirements relating to lot size, density, yards, height, and floor area shall be as specified for each zoning district in the following table:

Zoning District	Lot Size		Density			Required Yards***			Height	Floor Area per Dwelling Unit (square feet)				
	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Single Family	Two Family	Multiple Family	Street (feet)	Side (feet)	Rear (feet)	Maximum Building Height (feet)	Single Family	Two Family	1 Bedroom	2 Bedroom	3+ Bedroom
R-1	10,000	85 80	10,000	—	—	25	10	25	35	1,400 1,200	—	—	—	—
R-2	7,500 6,000	70 50*	7,500	6,000 5,000	—	25	10 8	25	35	800	500/ 1,500##	—	—	—
R-3	7,500 6,000	70 50*	7,500	6,000 5,000	3,500	25	10 8	25	35	800	500/ 1,500##	500	750	1,000
R-4	8,400 7,500	70 50*	8,400 7,500	6,000 5,000	3,500	25	10	25	45	1,000 800	500/ 1,500##	500	750	1,000
R-M	7,500	65	7,500	—	—	25	10	10	35	720	—	—	—	—
C-1	8,400	70	—	—	3,500	25	10	25	45	—	—	500	750	1,000
C-2	6,000	70 50	—	—	3,52,000	15	5	25	45	—	—	500	750	1,000
C-4	8,400	70	—	—	—	25	10	25	45	—	—	—	—	—
C-5	7,500	70 50*	7,500	6,000 5,000	3,500	20	8	25	35	800	500/ 1,500##	500	750	1,000
I-1/I-1A	25,000	100	—	—	—	40	20#	25#	45	—	—	—	—	—
I-2/I-2A	25,000	100	—	—	—	50	20#	25#	45	—	—	—	—	—
A	43,560 (1 acre)	150	43,560 (1 acre)	21,780 (½ acre)	—	40	10	25	35**	1,000	800 500/ 1,500##	—	—	—
CON	None	None	—	—	—	25	10	10	45	—	—	—	—	—
PUD	See section 20.24 for applicable standards													

* Within these districts, the minimum lot width shall be increased to ~~80~~ 70 feet for lots used for two-family or multiple-family dwellings, ~~except that the minimum lot width shall remain 70 feet for existing single-family dwellings constructed prior to Jan. 1, 2004 that are converted into two-family dwellings.~~

** See section 20.27(4) for exceptions to height requirement.

*** For lots that abut two or more streets, all sides of the lot that abut a street shall meet the street yard requirement.

~~Within these districts, the minimum lot area for converting an existing single-family dwelling constructed prior to January 1, 2004, into a two-family dwelling shall be 5,000 square feet per dwelling unit (10,000 square feet total). The minimum yard shall be increased to 40 feet along all lot lines abutting property in a residential district.~~

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

We, the Finance/Purchasing & Building Committee, hereby recommend to approve listing the West Waterfront park area as a potential NERR headquarters site

Respectfully submitted,

FINANCE/PURCHASING & BUILDING COMMITTEE

By: Helen Bacon, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Dated: December 27, 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: National Estuarine Research Reserve Potential Headquarters Site – West Waterfront Property

Background: The Green Bay National Estuarine Research Reserve (NERR) is proposed to consist of several protected properties ringing the waters of Green Bay, including properties in the City of Sturgeon Bay that are owned by Crossroads at Big Creek, Door County Land Trust, and the Wisconsin DNR. In addition to the conserved lands, the Green Bay NERR will have central space where public outreach, laboratory analysis, and operation aspects are headquartered. The City of Sturgeon Bay formed an ad hoc committee to investigate and promote the locating of the NERR headquarters facility within the City limits. In addition to certain privately-owned sites, the Committee identified and recommended three City-owned sites for the NERR facility. These potential sites are located at Sawyer Park, Sunset Park, and at the foot of Nautical Drive (former E-dock area). The Finance Committee and Common Council then approved including those potential sites in the NERR prospectus that the ad hoc committee will share with the NERR Site Selection Committee.

Recently, another site has been identified. The parkland at the West Waterfront redevelopment area – specifically the area to the northeast and southeast of the grain elevator – is being proposed for consideration. This region was restricted from building development due to the development agreement between the City and WWP Development. Recently, WWP Development informed City staff that their development project will no longer happen. Members of the ad hoc committee then met with officials from the Maritime Museum and Sturgeon Bay Historical Society to discuss the idea of having the NERR headquarters on the West Waterfront. James Dallman, architect for the grain elevator renovation, verified that a NERR building could fit near the grain elevator. The conclusion was a NERR building would be a great asset to the Maritime Museum and overall neighborhood, if located there.

Therefore, the Ad Hoc NERR Committee requests that the City add the West Waterfront site to list of potential NERR headquarters sites. It is noted that ultimately the National Oceanic and Atmospheric Administration (NOAA) will make the final site selection in conjunction with the NERR Site Selection Committee that was formed by UWGB, the local sponsor of the Green Bay NERR. The use of any City-owned site for the NERR facility would be subject to further investigation, negotiations and approvals by multiple parties.

Options: Approve listing the West Waterfront park area as a potential NERR headquarters site or reject that site.

Recommendation: Approve listing the West Waterfront park area as potential NERR headquarters site in the prospectus being prepared by the ad hoc NERR Committee.

Prepared by: Martin Olejniczak
Martin Olejniczak, Community Development Director

12-21-2022
Date

Reviewed by: Val Clarizio
Val Clarizio, Finance Director

Date

Reviewed by: Josh Van Lieshout
Josh Van Lieshout, City Administrator

12/21/22
Date

Potential NERR Headquarters Site: West Waterfront Park Area



LOCATION:
72 E Locust Ct
Parcel # 281-12-10080101A2

PROPERTY OWNER:
City of Sturgeon Bay
920-746-2900

APPROX. AREA:
0.5 Acre

MAP DATE: Dec 21, 2022

