

AGENDA
CITY OF STURGEON BAY
CITY PLAN COMMISSION
Wednesday, December 17, 2014
7:00 p.m.
Council Chambers, City Hall
421 Michigan Street

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from November 19, 2014.
4. Zoning map amendment from General Commercial (C-1) to Single-Family Residential (R-2), for a vacant parcel which fronts on N. 10th Avenue, north of Georgia Street.

Presentation
Public hearing
Consideration

(Note: The Plan Commission will not make a recommendation at this meeting, unless a motion is made and passed by $\frac{3}{4}$ of the members present, to act on the request at this meeting.)

5. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Notice is hereby given that a majority of the Common Council may be present at this meeting to gather information about a subject over which they have decision-making responsibility. If a quorum of the Common Council does attend, this may constitute a meeting of the Common Council and is noticed as such, although the Common Council will not take any formal action at this meeting.

Plan Commission Members:

Dan Wiegand – Chair
Ed Ireland
Mike Gilson
Laurel Brooks
Jeff Norland
Steve Parent
Dennis Statz

11:00 a.m.
12/12/14
CN

CITY PLAN COMMISSION
Wednesday, November 19, 2014

A meeting of the City Plan Commission was called to order at 7:05 p.m. by Chairperson Dan Wiegand in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members Jeff Norland, Dennis Statz, Laurel Brooks, Ed Ireland, and Dan Wiegand were present. Excused: Members Mike Gilson and Steve Parent. Also present were City Attorney Randy Nesbitt, City Administrator Steve McNeil, City Engineer Tony Depies, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault and several members of the public.

Adoption of agenda: Moved by Mr. Statz, seconded by Ms. Brooks to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from October 15, 2014.
4. Public comment on non-agenda items.
5. Zoning map amendment from General Commercial (C-1) to Single-Family Residential (R-2), for a vacant parcel which fronts on N. 10th Avenue, north of Georgia Street.
6. Planned Unit Development for Sawyer Hotel Development, LLC, located at the former Door County Co-op property, 92 E. Maple Street:
Presentation:
Public Hearing:
Consideration of:
7. Consideration of: Official street mapping in the area of 12th Avenue/Egg Harbor Rd.
8. Adjourn.

Carried.

Approval of minutes from October 15, 2014: Moved by Ms. Brooks, seconded by Mr. Ireland to approve the minutes from October 15, 2014. Carried.

Public comment on non-agenda items: Elliot Goettelman, 728 Georgia St., addressed the Commission and asked if there is a plan for existing empty storefronts that are not selling. He suggested putting this on a future agenda.

Charlotte Baierl, 210 N. Joliet Avenue, asked several questions regarding the Waterfront Redevelopment Authority.

Zoning map amendment from General Commercial (C-1) to Single-Family Residential (R-2), for a vacant parcel which fronts on N. 10th Avenue, north of Georgia Street: Kathy Kazenske, agent for Ryan Zahler, presented the request to rezone a vacant parcel from C-1 to R-2. Mr. Zahler had a job transfer and sold his home, but kept the two vacant parcels he also owns. By rezoning the C-1 parcel to R-2 he could combine the two parcels to make it saleable as one parcel.

Mr. Olejniczak stated that for a zoning map amendment the first step is an initial presentation. The next step is a public hearing at the next Plan Commission meeting, followed by a recommendation to Council.

No further action was needed.

Planned Unit Development for Sawyer Hotel Development, LLC, located at the former Door County Co-op property, 92 E. Maple Street:

Presentation: Mr. Olejniczak gave a presentation on the City's redevelopment efforts in the downtown waterfront area. He described the impetus for the current redevelopment effort and went through the various iterations of the West Waterfront Redevelopment plan.

The most current plan shows the proposed hotel, with public space including a potential splash pad/ice rink, promenade along the water's edge, an event stage, and art spaces.

Mr. Olejniczak explained that this property is within the tax increment district (TID #4) that was created to support the West Waterfront Redevelopment. The property taxes that are generated by new development go to pay off the public cost of utility relocations, public improvements, demolition, acquisition of property, etc.

He further explained that Planned Unit Development (PUD) is a special zoning that overlays on the current commercial zoning on the waterfront. It is unique to each project. It provides flexibility for certain development.

Bob Papke, Sawyer Hotel Development, LLC, 1241 N. 18th Avenue, presented the revised plans for the hotel. He plans to name the proposed contemporary boutique style hotel, the Lindgren. He mentioned that he has received several calls with suggestions and ideas.

Henry Isaksen, 4180 S. Country View Rd., stated he is the architect for the project. The proposed hotel is 19,000 square feet and five stories high. He compared the proposed hotel with the footprint of Bridgeport, with 35,000 – 37,000 sq. ft., and the footprint of Stone Harbor at 65,000 sq. ft. This would be twice the height of the Cellcom building located across the street. The first floor would have a 12' ceiling and all masonry. The other floors would have a wood frame.

Mr. Papke summarized that they were trying to make it the best as they can. It is a great plan for Sturgeon Bay and looking to make it better. It is here for long term. He added that he helped develop the child care on Lansing Avenue, Westwood Shores, and Pinecrest Village.

Public Hearing: Chairperson Wiegand opened the hearing at 7:41 p.m.

Hans Christian, 330 N. 3rd Ave., stated this parcel is the crown jewel of Sturgeon Bay. He wants waterfront open to the public.

Kelly Avenson, 728 Georgia St., opposes the rezoning to PUD. The City has capacity available in existing lodging.

Monica Sawyer, 615 N. Fulton Place, is against any development of the working waterfront.

Shawn Fairchild, 311 Pennsylvania St., said he had a problem with the process. The City should invest in keeping it green.

Virge Temme, 9098 Lilm Kiln Rd., stated the design is out of character and scale. Resort architecture is not more than 2-3 stories.

Jamie Stahl, 1112 Michigan St., thought this was like putting up a 5-story wall and cutting off the water.

Rebecca Schmelzer, 1141 Cty. Rd. C., strongly opposes the plan and wants it to go to a vote.

Robert Loss, 607 E. Walnut Dr., said we need tax dollars to pay for waterfront improvements. He urged everyone to support Bob Papke.

Steve Kastner, 330 N. Joliet, stated we do not need another large hotel and the site should be kept open. Tugs should stay part of the plan. This should go to referendum.

Christie Weber, 311 Pennsylvania St., opposes the development. She feels the plan is not well thought out.

Jessica Holland, 117 S. Lansing Ave., likes tugboats. Blocking the view of the waterfront is not going to bring tourists here.

Kaitlin Olson, 11238 Beach Road, Sister Bay, stated this development will only offer a handful of part-time or seasonal jobs. She opposes the project.

Megan Lundahl, 321 S. Fulton Ave., strongly opposes the zoning change. There should be a referendum.

Scott Moore, 947 Pennsylvania St., stated he is in strict opposition. There should be nothing more than the Maritime Museum. Tugboats are there because Bay Ship needs them and we need Bay Ship. Retain the dock front for commercial use.

Gabrielle Kowlowski(?), 330 Joliet, Apt. #3, said he is a Bay Ship worker. The hotel doesn't represent a small, quaint, quiet place.

Lane Kendig, 4089 Snake Island Rd. and 26 W. Pine St., is opposed to the project. It needs to be economically supported. There is no sense of community character. He strongly suggests that anything done should be phased.

Carrie Anderson, Co-owner of Fox Glove Inn, 232 S. 9th Ave., stated tourists want to spend money and this hotel does not give them reason to come back.

Jessica Adams, 808 Michigan St., opposes the project. We should support other businesses, not competition. She wondered if the fire department had any concerns with the 5-story building.

Capt. Mike Peters, 25 Lake Forest Rd., said tugboats service the Great Lakes and teach mariners. Where would the tugs go? Has cost been incorporated into relocating the tugs?

Dave Phillips, potential contractor for the project, said that he came up with the contemporary design. This will be a successful hotel. Management and employees make a hotel run and be successful. He discussed the proposed hotel design vs. the design of Bridgeport Resort.

Ty Halbach, 1851 Florida St., stated the waterfront should be a community space and opposes the zoning change.

Laurel Hauser, 854 S. 15th Ave., stated we are fortunate to live in Sturgeon Bay. Is there a way for citizens to be involved?

Bill Chaudoir, Executive Director of Door County Community Development Corporation, commended the City of Sturgeon Bay for purchasing the property. The objective is to make it a beautiful development. The development is needed to pay for the improvements within the TIF district that has been created.

Jeremy Popelka, 64 S. 2nd Ave., said he saw something unique in Sturgeon Bay. To have the hotel downtown is obscene. It should be put out on the highway.

Kelly Catherozie(?), 344 N. 3rd Ave., owner of Fox Glove Inn, wondered how the rooms will be filled. She strongly opposes the zoning change. The design is insulting.

Geri Ballard, owner of Black Walnut Bed & Breakfast, 454 N. 7th Ave., said Sturgeon Bay is not 100% occupied any day. This could put smaller lodging places out of business.

Jim Ebbeson, 1144 Tacoma Beach Rd., stated that everyone loves our community. This is a glorified motel. The tugboats have recently been painted, updated, and renovated. This property needs careful planning.

Chris Olson, 46 E. Redwood St., supports redevelopment, but wishes it could be made a greenspace. He doesn't support the height, design, or color scheme. He suggested murals or mosaic and full cut-off light fixtures. He would also like to see solar panels, grass on the roof, and no curbs.

Stephanie Trenchard, 64 S. 2nd Ave., said this is a lack of creativity and needs more focus. She asked whether a different funding scheme could be found to create public space.

Susan Gunthrie has a business and home on the West Side. More small businesses need to get involved in this space.

Jared Nellis, 117 S. Lansing Ave., said he is strongly opposed to any development on this property. He added that he would donate time, grass seed, and trees to turn it into green space.

Pat MacDonald, Holiday Music Motel, 30 N. 1st Ave., stated that they used their 18 rooms to generate something creative.

Greg Stillman, property owner in Sturgeon Bay, has seen success in Bridgeport and Westwood Shores. He has worked with Bob Papke with ideas and consulting. We are fortunate to have a local team. The concept provides a niche that isn't here now.

Mike Orlock, 947 Michigan St., is not opposed to redevelopment, but this needs to fit in with the character of the community. This needs to be put to a vote, a referendum.

Paul Anschutz, 221 N. 6th Ave., wondered why this is being done on the waterfront. What about water runoff on the property?

Jennifer Bacon, 458 N. 5th Pl., wants a "little" grocery store and other small stores like areas in New York and Connecticut. She is opposed to a large hotel.

Elliot Goettelman, 728 Georgia St., stated his great-grandfather built a hotel on the West Side, not on the water. This needs to be put to a referendum. It is our property.

Larry Smith, 7186 Rock Farm Rd., said he is a co-owner of a successful business in Sturgeon Bay. We don't need monstrosity. We need an economic plan.

Laurie Wire, 1010 S. Oxford Ave., supports a referendum.

James Janus, Duluth Ave. in Nasewaupsee, is opposed. The architecture looks Soviet-style.

Markus Baierl, 210 N. Joliet, originally from Norway, thought the architecture was not good. He urged that the City should take its time to get it right.

Phil Rockwell, 368 N. 3rd Ave., said a lot more thought needs to go into this. He is not fond of developing the waterfront.

Steve Rice, 613 N. 5th Ave., stated that this is not the future that we want. He supports a referendum and opposes a zoning change.

Cinnamon Rossman, 706 Georgia St., stated the property should be used as a destination. The hotel misses the mark. Other uses would be better.

Ryan Shaw, 15 N. 3rd Ave., said Sturgeon Bay is the best part of Door County. The shoreline is valuable and shouldn't be cut off. He opposes the project.

Andrea Ehler (?), 3767 Town Park Rd., is opposed to rezoning and supports a referendum.

Kathleen Finnerty, 707 Georgia St., stated this is not part of the Comp Plan, preserving it is.

Terry Ullman, 12 N. 3rd Ave., didn't think there was anything nautical about the building. He was neither for or against.

Ann Herring, 15 N. 3rd Ave., didn't feel the hotel fit with the beautiful industrial feel of the waterfront. Other options need to be put forward.

Karen Allie, 613 N. 5th Ave., said she is not opposed to development, but this is way more than Door County needs.

Charlotte Baierl, 210 N. Joliet, suggested that the aldermen should be told what people want.

Diane Mangolin, 7186 Rock Farm Rd., supports a referendum.

Ms. Nault gave a summary of written correspondence received. Greg Ebel, 8 N. Madison Ave.; Dave Ripp, 1541 Egg Harbor Rd.; Phil Gordon, 20 E. Pine St.; Craig Ostrand, 60 N. 9th Ave.; Jeff Tebon, 63 E. Oak St.; John & Mary Teichler, 1030 Memorial Dr.; Michael Schwantes, Creative Business Services; and Lucy Klug, Baileys Harbor stated they are in favor of the proposal.

Mark & Liz Orlock, 947 Michigan St.; Tim & Barb Graul, 844 S. 15th Ave.; Elliot Goettelman, 728 Georgia St.; James Pankratz, 1505 Cove Rd.; and Jennifer DuPont, 234 Nautical Dr.; melaniejane, owner of Holiday Music Motel; Alison Roemer, Sturgeon Bay resident; Jessica Holland, 117 S. Lansing Ave.; Melissa Clark, address unknown, and Cynthia Roberts, patient rep at Aurora wrote in opposition. Beth Peterson, 122 S. 7th Ave. was only opposed to the design of the hotel.

The public hearing was declared closed at 9:35 p.m.

Consideration of: Moved by Mr. Wiegand, seconded by Mr. Statz to table until next meeting when all members are present. Carried.

Mr. Statz stated he was appreciative of everyone's input.

Consideration of: Official street mapping in the area of 12th Avenue/Egg Harbor Rd.: Moved by Mr. Wiegand, seconded by Ms. Brooks to postpone to a future meeting. Carried.

Adjourn: Moved by Mr. Ireland, seconded by Mr. Norland to adjourn. Carried. Meeting adjourned at 9:40 p.m.

Respectfully submitted,


Cheryl Nault
Community Development Secretary

Executive Summary

Title: Zoning Map Amendment - C-1 to R-2 – Zahler

Background: Ryan Zahler petitions to rezone his property from General Commercial (C-1) to Single-Family Residential (R-2). The subject parcel is a 1.2-acre vacant parcel. It borders on the unimproved stub of 10th Avenue just to the north of Georgia Street. Mr. Zahler intends to sell the parcel for residential development.

Surrounding Zoning & Uses: The subject parcel is bordered by the Bay Hill Apartments on the north, by the Sturgeon Bay Community Church on the east, by a single-family home and vacant lot to the south, and by back portion of the Shore to Shore Rental property on the west. All of the lots along the north side of Georgia Street are zoned R-2. All of the land to the west, north and east are zoned C-1.

Comprehensive Plan: The Future Land Use Map within the Sturgeon Bay Comprehensive Plan identifies the subject property within the Single-Family Residential – Lower Density land use category. It is for predominantly single-family homes at a density of up to 4 units per acre. The proposed R-2 zoning district is generally consistent with the land use plan. It allows for a slightly higher density than the R-1 district, but the subject lot cannot be divided due to lack of road frontage. There appear to be no other specific recommendations of the Comp Plan that pertain directly to this lot.

Other Considerations: Access to the lot is through a street right-of-way (10th Avenue) that has never been constructed. The applicant also owns the adjoining vacant lot fronting on Georgia Street. It is possible to combine the two lots. It is also possible to provide a driveway easement to the rear lot through the front lot.

Because of the limited access to the subject lot, it is not a strong candidate for commercial development or even multiple-family residential development. Therefore, the current C-1 district does not appear to be a realistic fit for the property.

Fiscal Impact: There should be no significant fiscal impact.

Recommendation: Approval of the zoning map amendment.

Prepared by:


Martin Olejniczak

Community Development Director

12-11-14
Date

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

Date Received: 11-10-14
Fee Paid \$ 400 + 50 Sign dep.
Received By: CN

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	KATHRYN KAZENSKE	RYAN KANE ZAHLER
Company	ERA STARR REALTY	
Street Address	14 SOUTH THIRD AVE	303 WOODWAY DRIVE
City/State/Zip	STURGEON BAY / WI / 54235	HOUMA / LA / 70363
Daytime Telephone No.	920-255-7356	985-312-2410
Fax No.	920-743-0297	

STREET ADDRESS OF SUBJECT PROPERTY: N/A
Location if not assigned a common address: SUBD. 15 W 231' OF S 227.9'

TAX PARCEL NUMBER: 2816215000108

CURRENT ZONING CLASSIFICATION: C-1

CURRENT USE AND IMPROVEMENTS:
VACANT LAND - ONE DETACHED GARAGE ON PARCEL,
APPROXIMATELY 17 FT BY 21 FT.

ZONING DISTRICT REQUESTED: RESIDENTIAL R-2 SINGLE FAMILY

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: SINGLE FAMILY
RESIDENTIAL - LOWER DENSITY

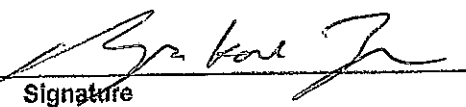
PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:
North: MULTIPLE FAMILY RESIDENTIAL
South: SINGLE FAMILY RESIDENTIAL - LOWER DENSITY
East: PUBLIC AND INSTITUTIONAL
West: COMMUNITY / COMMERCIAL

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:
North: C-1 APART APARTMENTS
South: R-2 VACANT LOT AND SINGLE FAMILY HOMES
East: C-1 CHURCH
West: C-1 COMMERCIAL STORAGE

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

Attach a full legal description (preferably on disk), 8-1/2" X 11" location map, and Agreement for Reimbursement of expenses.

RYAN KANE ZAHLER
Property Owner (Print Name)


Signature

25 SEP 2014
Date

Applicant/Agent (Print Name)

Signature

Date

I, RYAN KANE ZAHLER, 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.

01 OCT 2014
Date of review meeting


Applicant Signature


Staff Signature

Attachments:
Procedure & Check List
Agreement For Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director

Map

Printed 11/04/2014 courtesy of Door County Land Information Office

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



Door County, Wisconsin
... for all seasons!



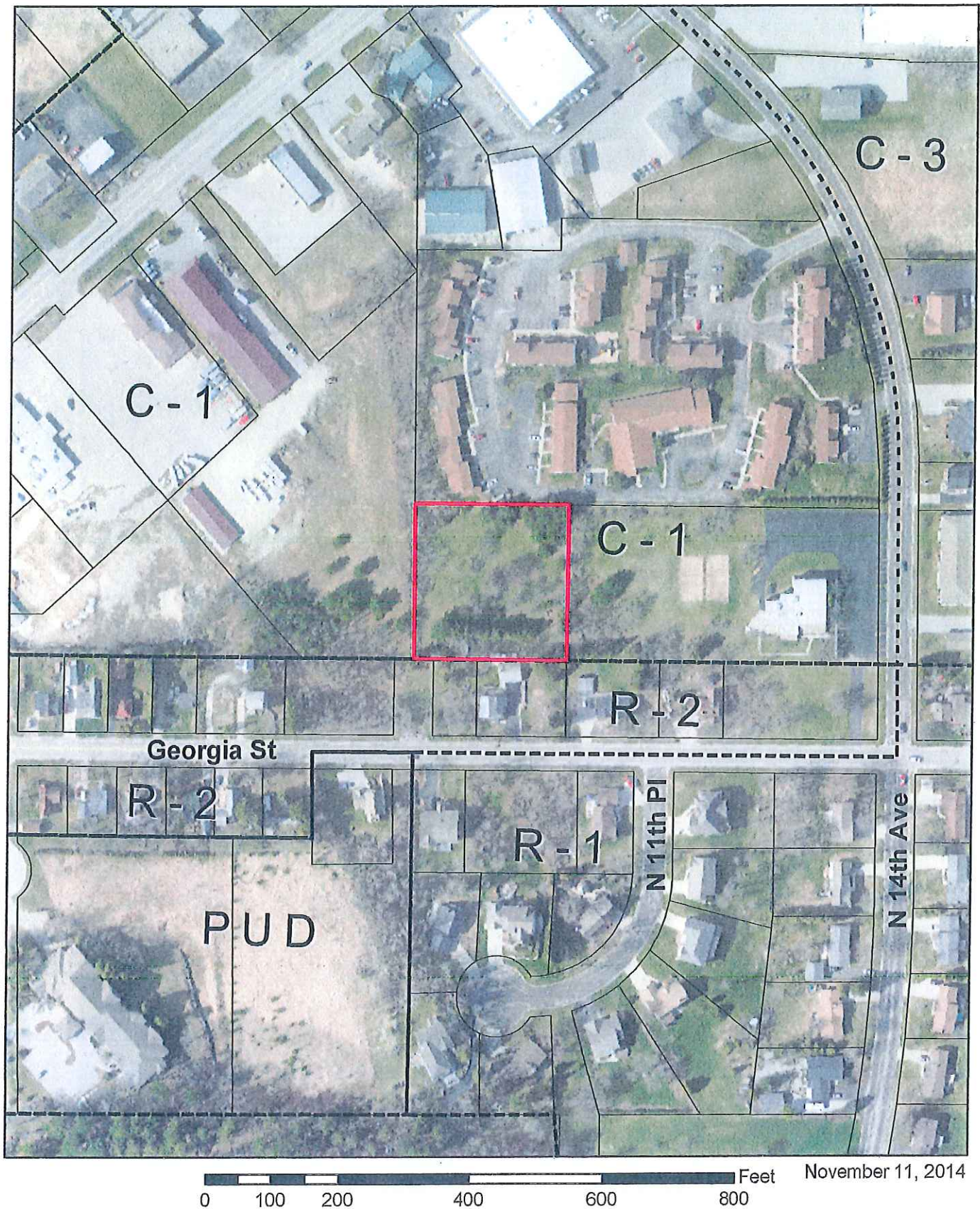
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PUBLIC HEARING NOTICE

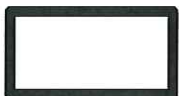
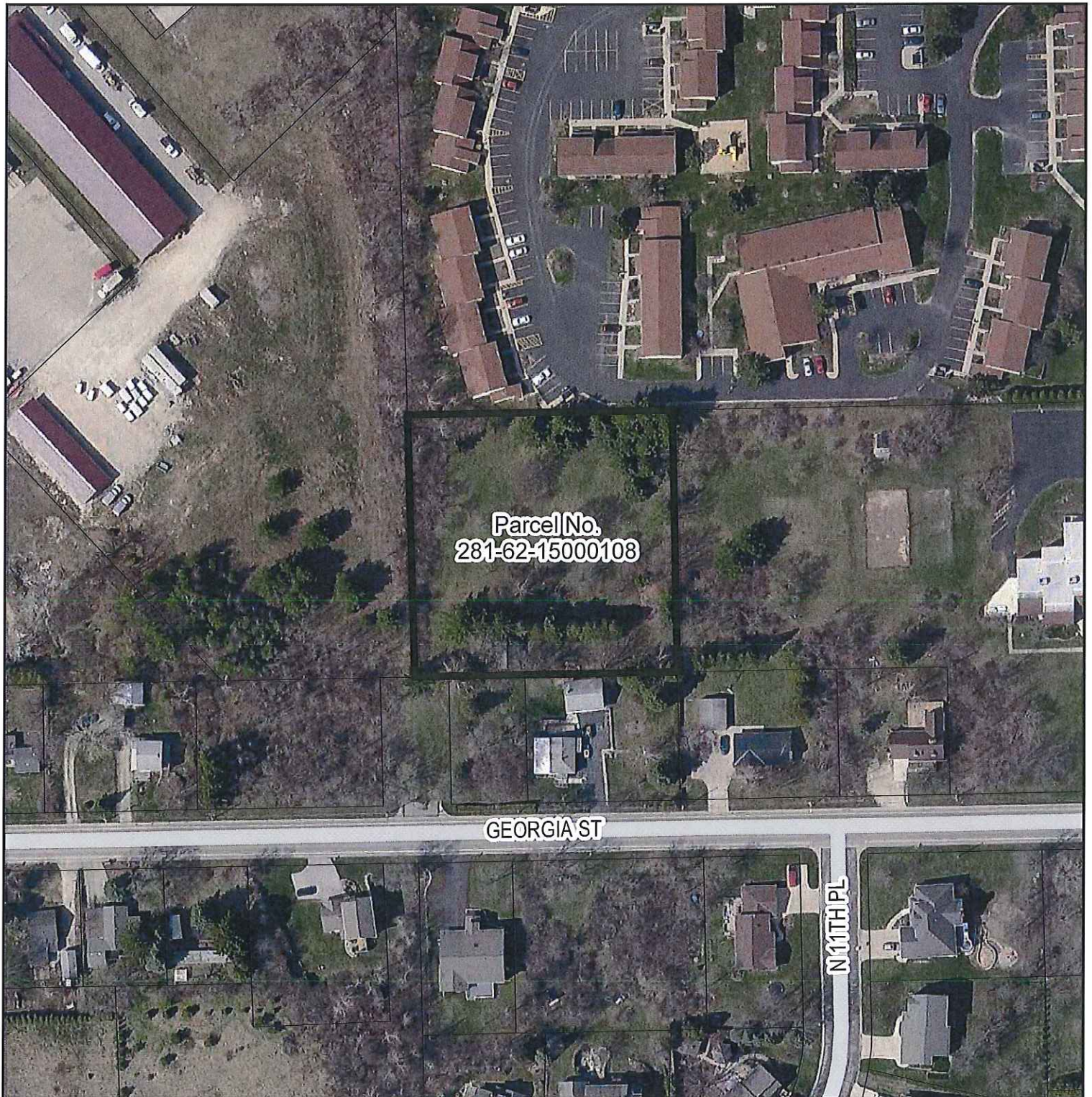
The City of Sturgeon Bay Plan Commission will conduct a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, December 17, 2014, at 7:00 p.m. or shortly thereafter, for the purpose of considering a proposed zoning map amendment under Chapter 20 of the Sturgeon Bay Municipal Code (Zoning Code). The proposed amendment is requested by Ryan Zahler (Kathryn Kazenske, Agent) to rezone a vacant parcel from General Commercial (C-1) to Single-Family Residential (R-2). The subject property (parcel #281-62-15000108) is 1.2 acres in size and fronts on N. 10th Avenue, immediately north of the parcel at 1014 Georgia Street. The application is on file with the Community Development Department, located at 421 Michigan Street, and can be viewed weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to give testimony in favor or against the proposed rezoning, either in person at the hearing or in writing.

By order of:
City of Sturgeon Bay Plan Commission

Location Map
Zoning Map Amendment
Zahler - C-1 to R-2



Location Map
Public Hearing - Zahler
Re-zone Request - C-1 to R-2



Subject Area



Note: Public Hearing to be held on December 17, 2014