

AGENDA
CITY OF STURGEON BAY
CITY PLAN COMMISSION
Wednesday, February 17, 2016
7:00 p.m.
Council Chambers, City Hall
421 Michigan Street

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from January 20, 2016.
4. Public comment on non-agenda items.
5. Zoning map amendment from Light Industrial (I-1) to Single-Family Residential (R-1) for Arthur and Darlene Hohlfelder, for property located on Columbia Avenue, parcel #'s 281-66-12001401 and 281-66-12001402.

Presentation

Public Hearing

Consideration of

(Note: The Plan Commission will not make a recommendation at this meeting, unless a motion is made and passed by ¾ of the members present, to act on the request at this meeting.)

6. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

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

Plan Commission Members:

Rick Wiesner – Chair

Ron Vandertie

Mike Gilson

Laurel Brooks

Jeff Norland

Robert Starr

Dennis Statz

2:00 p.m.

2/12/16

CN

CITY PLAN COMMISSION
Wednesday, January 20, 2016

A meeting of the City Plan Commission was called to order at 7:00 p.m. by Vice-Chairperson Dennis Statz in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members Ron Vandertie, Jeff Norland, Bob Starr, Dennis Statz, Laurel Brooks, and Mike Gilson were present. Excused: Member Rick Wiesner. Also present were Architect Joseph Lee, Contractor Jeff Gillis, Aldermen Jerry Stults, Stewart Fett, and Will Gregory, DCEDC Executive Director Bill Chaudoir, City Administrator Josh Van Lieshout, Planner/Zoning Administrator Ryan Kernosky, Community Development Director Marty Olejniczak, Community Development Secretary Cheryl Nault, and members of the public.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from December 16, 2015.
4. Public comment on non-agenda items.
5. Consideration of: Zoning map amendment from Light Industrial (I-1) to Single-Family Residential (R-1) for Arthur and Darlene Hohlfelder, for property located on Columbia Avenue, parcel #'s 281-66-12001401 and 281-66-12001402.
6. Preliminary Planned Unit Development for New Urban Focus, Inc., 49 N. Madison Avenue, parcel #281-24-15110103A.
Presentation:
Public Hearing:
Consideration of:
7. Adjourn.

Carried.

Approval of minutes from December 16, 2015: Moved by Mr. Starr, seconded by Mr. Norland to approve the minutes from December 16, 2015. All ayes. Carried.

Public comment on non-agenda items: No one spoke during public comment.

Consideration of: Zoning map amendment from Light Industrial (I-1) to Single-Family Residential (R-1) for Arthur and Darlene Hohlfelder, for property located on Columbia Avenue, parcel #'s 281-66-12001401 and 281-66-12001402: Mr. Kernosky explained that the Hohlfelders would like to rezone their two lots from Light Industrial (I-1) to Single-Family Residential (R-1) and split them into four lots. Each lot is approximately two acres in size. Most of the lots in the area are in wetlands and unbuildable.

Mr. Gilson had concern with three sides of the property not being zoned, as they are located in Nasewaupée. There is no control on who your neighbor may be.

Mr. Starr thought there was enough residential property in the area to make the request reasonable.

No action was needed. A public hearing is scheduled for February 17th.

Presentation: Preliminary Planned Unit Development for New Urban Focus, Inc., 49 N. Madison Avenue, parcel #281-24-15110103A: Mr. Olejniczak stated that a PUD is a special type of zoning district. It is often time used for a mixed use development. There is a much higher level of scrutiny by the Plan Commission and Council. This proposal is for the Harbor Place Shoppes site that had been destroyed by fire. It is part of the West Waterfront Redevelopment Plan. The Sturgeon Bay Comprehensive Plan calls for market rate residential.

Architect Joseph Lee and New Urban Focus, Inc. Contractor/Owner Jeff Gillis presented the proposal for a four story, 35 unit apartment building, with 37 underground parking stalls, along with 26 other stalls on site. The parking garage will be located on the west end of the building. The top floor will include a club room. A leasing office will be on the first floor, as well as a 2400 square foot retail shop. The first floor retail shop will contain creme colored brick veneer. The other three stories will have a metal panel system or a fiber cement system. Public space will be available along Madison Avenue.

Mr. Gillis explained that the corner of Madison Ave. and Larch St. will be squared off in exchange for eight feet to widen Larch Street. Mr. Olejniczak added that parallel parking will replace the current angle parking.

Mr. Olejniczak reminded members that this is just a preliminary PUD and that a lot of details come later on. This is a chance to weigh in their ideas. The Waterfront Design Review Board will also review the project.

Mr. Gillis stated that they have not gotten into determining the interior materials yet. Although he did explain the materials they used in a similar project in Middleton.

Public Hearing: Vice-Chairperson Statz opened the public hearing at 7:37 p.m.

Chris Kellems, 120 Alabama Street, spoke about architecture and addressed future needs. She went through a list of items that she had asked the developer regarding the building.

Scott Moore, 947 Pennsylvania Street, suggested that instead of using metal panels, natural material or brick all the way up the building should be used. An addition of a cornice would also soften up the box appearance.

Ralph Bergmann, partial owner of Bridgeport, stated that he is in favor of the development. He likes the architectural design. He suggested improving the facade facing Larch Street.

Bill Chaudoir, 324 Alabama Street, said he felt that the City found a good match with residential and retail. It is an important feature of development. It is upper scale, better quality of materials and visibility. He has seen other projects they have done. They have a good reputation.

Ryan Shaw, 15 N. 3rd Avenue, said it was difficult to find a place to live in Sturgeon Bay. This development should attract people to Sturgeon Bay.

There was no written correspondence in favor or against.

The public hearing was declared closed at 7:55 p.m.

Consideration of: Mr. Starr thought it would be appropriate to have Mr. Wiesner at the meeting before there is consideration. Mr. Gillis responded time is not crucial, but in late winter and early spring is the best time to get better bid numbers. They would like to break ground in April. Mr. Olejniczak added that special meetings could be scheduled to move this along.

Mr. Gilson stated this should move forward. This is just preliminary and they have to come back to Plan Commission for final PUD. Moved by Mr. Gilson, seconded by Mr. Norland to act on this item at this meeting. All ayes. Carried.

Mr. Olejniczak stated this is a recommendation to Council. It can be approved, approved with conditions, or denied.

Discussion continued. Staff recommended approval with the following conditions:

1. Appropriate changes to the building design, landscaping, and signage as determined by the Waterfront Design Review Board and Plan Commission during final review process.
2. The following zoning parameters shall be incorporated into the PUD zoning ordinance:
 - a. Building height is not to exceed 4 stories and 47 feet.
 - b. The proposed project is not to exceed 36 residential units.
 - c. Minimum yards and building setbacks shall conform to the final site plan, but in no case shall be less than 5 feet.
3. The City must approve of the vacation of the portion of the right-of-way off of Madison Avenue and dedication of the 8-foot strip of right-of-way along Larch street.

Moved by Mr. Gilson, seconded by Ms. Brooks to recommend to Council approval of the preliminary PUD, subject to staff's recommendations and to take under consideration ideas brought up during the hearing. The Waterfront Design Review Board will also be reviewing the project. All ayes. Carried.

Adjourn: Moved by Mr. Starr, seconded by Mr. Norland to adjourn. Carried. Meeting adjourned at 8:09 p.m.

Respectfully submitted,



Cheryl Nault
Community Development Secretary



EXECUTIVE SUMMARY

Zoning Map Amendment for Hohlfelder – I-1 to R-1

Background: Arthur and Darlene Hohlfelder are petitioning to rezone their properties from Light Industrial (I-1) to Single Family Residential (R-1). The first parcel is on the corner of Sawyer Drive (Oak Street) and S. Columbia Ave and contains roughly 2.13 acres of land with a wetland in the western most part of the parcel. The second parcel abuts S. Columbia Ave. and contains roughly 1.81 acres of land with the same wetland to the western most part of the parcel. Both parcels currently stand vacant. The Hohlfelders intend to build a home on one of the parcels, and to subdivide both parcels into two separate parcels to create four total parcels zoned R-1. If the parcels were split, they would comply with minimum R-1 zoning requirements under s. 20.27 of the City Municipal Code.

The parcels were a part of the original "Precision Park" Industrial Park. Due to the wetlands that weave in and out of the park and the creation of the Sturgeon Bay Industrial Park, very little industrial development ever came to fruition, and has sat vacant for several years.

Surrounding Zoning & Uses:

North: Single-family homes zoned R-1 (both within the City and the Town of Nasewaupee)

South: Vacant parcels zoned Light Industrial (I-1)

East: Wisconsin Telephone Company Building (Town of Nasewaupee)

West: Two-family home (Town of Nasewaupee) also owned by Hohlfelder

Comprehensive Plan: The Future Land Use Map within the Sturgeon Bay Comprehensive Plan identifies the subject parcels within the mixed residential use category. Mixed residential is defined in our Comprehensive Plan as *"a residential area where single-family, two-family or multiple-family dwellings would be appropriate, or where an intermixing of dwelling types is desirable."* There appears to be no other specific recommendations of the Comprehensive Plan that pertains directly to these lots. However, within the Comprehensive Plan there are future land use suggestions to take Light Industrial zoned lots to the south of the subject parcels and turn them into green space for recreation due to the wetlands within this area.

The rezoning petition is not in conflict with the Comprehensive Plan.

Other Considerations: If the applicants choose to divide the two parcels in the future for residential development, the newly divided parcels would meet the City zoning code as currently written (85' lot width, 10,000 square foot lot area minimum, etc.). City staff has

advised the applicants that in order for the lots to be divided, they would need to take the wetlands to the west into consideration, as City staff will not approve division of lots that are unbuildable.

Sewer and water mains exist along Columbia Ave. The proposed development can be handled, but additional laterals would have to be installed for new lots.


Because of the wetlands and the push for industrial development to be located within the Sturgeon Bay Industrial Park, these parcels are not strong candidates for industrial development. Therefore, the current I-1 zoning district currently assigned to these parcels does not seem to be a realistic goal.

Fiscal Impact: There appears to be no significant fiscal impact, other than a minimal increase in tax revenue for the City of Sturgeon Bay.

City Staff Recommendation: Approval of the zoning map amendment.

Prepared by: 
Ryan Kernosky
City Planner & Zoning Administrator

12/16/15
Date

Approved by: 
Marty Olejniczak
Community Development Director

12/16/15
Date

RK/cn

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

Date Received:	12/15/15
Fee Paid \$	450.00
Received By:	RR

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	Arthur & Darlene Hohlfelder	
Company		
Street Address	1422 Green Bay Rd	
City/State/Zip	Sturgeon Bay, WI 54235	
Daytime Telephone No.	920-743-8526	
Fax No.		
STREET ADDRESS OF SUBJECT PROPERTY: Location if not assigned a common address: Columbia Ave		
TAX PARCEL NUMBER: 281-66-12001401 281-66-12001402		
CURRENT ZONING CLASSIFICATION: I-1		
CURRENT USE AND IMPROVEMENTS: open field		
ZONING DISTRICT REQUESTED: R-1		
COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: Mixed residential		
PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN: North: Low density single family South: open space & recreation East: Mixed residential West: Mixed residential		
ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES: North: Single family residential R-1 South: E-1 vacant East: unzoned West: unzoned		

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

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

Darlene Hohlfelder
Property Owner (Print Name)

Darlene Hohlfelder
Signature

12-15-15
Date

Applicant/Agent (Print Name)

Signature

Date

I, Darlene Hohlfelder, 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.

12-15-15
Date of review meeting

Darlene Hohlfelder
Applicant Signature

[Signature]
Staff Signature

Attachments:

Procedure & Check List

Agreement For Reimbursement of Expenses

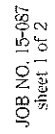
STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director

BEING A REDIVISION OF TRACTS C-3 & C-4, VOLUME 1, CSM, PAGE 211,
LOCATED IN THE NW 1/4 OF THE SE 1/4, SECTION 12,
T. 27 N., R. 25 E., CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN



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, February 17, 2016, 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 Arthur & Darlene Hohlfelder, to rezone two vacant parcels from Light Industrial (I-1) to Single-Family Residential (R-1). The subject parcels are located on Columbia Avenue, (parcel #'s 281-66-12001401 and 281-66-12001402). 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. or online at www.sturgeonbaywi.org. The public is invited to give testimony in favor or against the proposed rezoning.

By order of:
City of Sturgeon Bay Plan Commission

Location Map

Zoning Map Amendment

Hohlfelder - I-1 to R-1



NOTE: Public Hearing to be held in the City Council Chamber at 7:00 PM on February 17, 2016