

**CITY PLAN COMMISSION**  
Wednesday, January 18, 2017

A meeting of the City Plan Commission was called to order at 6:30 p.m. by Chairperson Rick Wiesner in the Council Chambers, City Hall, 421 Michigan Street.

**Roll call:** Members Ron Vandertie, Bob Starr, Rick Wiesner, Steven Hurley, Dennis Statz, and Mike Gilson were present. Excused: Member Jeff Norland. Staff present were City Administrator Josh Van Lieshout, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

**Adoption of agenda:** Moved by Mr. Starr, seconded by Mr. Hurley to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from December 21, 2016.
4. Presentation of: Zoning map amendment from Multiple-Family Residential (R-4) to Mixed Commercial-Residential (C-5) for Peninsula Vision Care, located at 1532 Michigan Street, parcel #281-62-22000120.
5. Presentation of: Zoning map amendment from Light Industrial (I-1) to Agricultural (A) for Arthur and Darlene Hohlfelder on a portion of tax parcel #281-66-12001202, located at 1342 Green Bay Road.
6. Presentation of: Zoning map amendment from Central Business District (C-2) to Mixed Commercial-Residential (C-5) for properties located within the Jefferson Street Corridor.
7. Public comment on Plan Commission related items.
8. Adjourn.

Carried.

**Approval of minutes from December 21, 2016:** Moved by Mr. Starr, seconded by Mr. Vandertie to approve the minutes from December 21, 2016. All ayes. Carried.

**Presentation of: Zoning map amendment from Multiple-Family Residential (R-4) to Mixed Commercial-Residential (C-5) for Peninsula Vision Care, located at 1532 Michigan Street, parcel #281-62-22000120:** Mr. Olejniczak stated that this property is located on the corner of 15<sup>th</sup> Avenue and Michigan Street. The current use is Dr. Filar's eye clinic, which is a conditional use in R-4. The petition is to rezone the property to Mixed Commercial-Residential (C-5). The Comprehensive Plan Future Land Use calls for Service Commercial in this area. C-5 would be compatible with that.

Dr. Paul Filar stated that rezoning his property would offer his business security. If he would expand the clinic in the future or hire additional staff, C-5 zoning would benefit him. He is in a very early stage of looking into adding another doctor to his clinic and two more exam rooms.

Mr. Olejniczak added that all upgrades to the commercial building code had been done when the eye clinic had moved in. A conditional use would be required in the R-4 district to revert back to the single-family residential use that it was when Dr. Filar purchased the property. It would be a permitted use in the C-5 district. In the C-5 district, you are required to provide at least 50% of the normal parking requirement, which is one space per every 200 square feet. One space per employee is also required. The next step is a public hearing at the next Plan Commission meeting.

Commission members agreed that this was not an unreasonable request. The property is surrounded by R-4 on one side and C-1 on the other.

No further action was needed at this time.

**Presentation of: Zoning map amendment from Light Industrial (I-1) to Agricultural (A) for Arthur and Darlene Hohlfelder on a portion of tax parcel #281-66-12001202, located at 1342 Green Bay Road:** Mr. Olejniczak explained that the Hohlfelders have purchased the lot next door to their residence on Green Bay Road. The current zoning on the subject parcel is split with General Commercial (C-1) on the front portion of the property and Light Industrial (I-1) on the back portion of the property. The Hohlfelders would like to retain the Commercial zoning on the front portion, but rezone the back portion to Agricultural to match their current lot.

Art Hohlfelder stated that they are going to divide the property into two lots, with the C-1 being a two-acre lot with a 75-foot easement for future sewer and water in between the Jeanquart property and the house that is located on the C-1 parcel. The back six-acre parcel would be combined with their current Agricultural parcel. That portion is not very buildable since it contains wetlands. This would also help with the market value by dividing the property. They are trying to stabilize it. At this time they have no future development plans for the property. The buildings on the property are in poor shape.

Mr. Starr pointed out that there is a lot of nearby vacant commercial property. He didn't see this property developing commercially. It would be far more likely that residential development could occur.

It was the consensus of the Commission members that this would be the best use of the property. A public hearing will be held during the next Plan Commission meeting. No further action was needed at this time.

**Presentation of: Zoning map amendment from Central Business District (C-2) to Mixed Commercial-Residential (C-5) for properties located within the Jefferson Street Corridor:** Mr. Olejniczak stated that this item is on the action of the Plan Commission to rezone these properties. Rezoning the properties within the Jefferson Street corridor from C-2 to C-5 had been discussed at several Plan Commission meetings. Staff has also had neighborhood meetings with owners of properties in this area regarding the rezoning, as well as sending out surveys. At the last meeting, Plan Commission members agreed to move forward with the rezoning of the properties

located north of 5<sup>th</sup> Avenue that are currently zoned C-2 to C-5. The rezoning would match the Comprehensive Plan. It would give the ability for commercial and residential in the future. The majority of the property owners are in favor of the rezoning. The Dorchester Nursing Home, as well as the office building on the corner of 5<sup>th</sup> Avenue and Jefferson Street could have an argument that they should stay C-2, but they have not objected so far. A public hearing will be held during the next Plan Commission meeting. Nearby neighbors will also receive notice of the hearing.

No further action was needed at this time.

**Public comment on Plan Commission related items:** Chris Kellems, 120 Alabama St., stated that in regard to the rezoning request for Hohlfelders, the Commission should consider rezoning to Conservancy instead of Light Industrial and provide a wildlife corridor to the pond. This is a good area for cottage development.

Josh Van Lieshout, 324 N. 12<sup>th</sup> Avenue, stated that he was representing the Door County Tourism Commission. He wanted to make the Commission aware of the power of tourism in Door County and how it interacts with recent action of the Plan Commission and City Council. Air B&B released the best cities in the State of Wisconsin, with Sturgeon Bay being 5<sup>th</sup> on the list. They listed 2100 arrivals valued at \$365,000. Those are stays that are typically in homes, condos, and other Air B&B rentals. As a whole, Door County is up more than 7% over 2015.

**Adjourn:** Moved by Mr. Starr, seconded by Mr. Gilson to adjourn. Carried. Meeting adjourned at 7:10 p.m.

Respectfully submitted,

Cheryl Nault  
Community Development Secretary