

CITY PLAN COMMISSION
Wednesday, August 16, 2017

A meeting of the City Plan Commission 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 Robert Starr, Jeff Norland, Rick Wiesner, Mike Gilson, and Dennis Statz were present. Excused: Members Steven Hurley and Ron Vandertie. Also present were Alderpersons Kelly Catarozoli and Stewart Fett, City Administrator Josh Van Lieshout, Community Development Director Marty Olejniczak, City Engineer Chad Shefchik, and Community Development Secretary Cheryl Nault.

Adoption of the Agenda: Moved by Mr. Starr, seconded by Mr. Norland to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from July 19, 2017.
4. Conditional use request from Premier Sturgeon Bay Amity, LLC, for construction of a 24-unit multiple-family residential development, located in the 700 blocks of Erie and Florida Streets, parcel #281-23-0527260006, aka Amity Field.
Presentation
Public Hearing
Consideration of
5. Consideration of: Zoning code amendment relating to accessory dwelling units.
6. Public comment on Plan Commission related items.
7. Adjourn.

Carried.

Approval of minutes from July 19, 2017: Moved by Mr. Gilson, seconded by Mr. Norland to approve the minutes from July 19, 2017. All ayes. Carried.

Conditional use request from Premier Sturgeon Bay Amity, LLC, for construction of a 24-unit multiple-family residential development, located in the 700 blocks of Erie and Florida Streets, parcel #281-23-0527260006, aka Amity Field.

Presentation: Mr. Olejniczak stated that the property is zoned multi-family residential. Three 8-unit buildings are proposed. The property is currently owned by the City. There is an approved purchase agreement subject to all approvals.

Representatives Bob Tollefson, Harris & Associates and Sarah Hillenbrand, PRE/3 (formerly Premier Real Estate Development), presented the proposed two-story townhouse buildings, with attached garages. Mr. Tollefson stated that there are 30 interior parking stalls, with 17 additional stalls. There are patios with privacy fencing. There will be two street accesses, with the main access off of Florida Street and the

other on Erie Street. The mailboxes will be within a small shelter building. Landscaping will surround the dumpster area. There will also be a stormwater detention basin.

Approval was received from the Aesthetic Design & Site Plan Review Board, subject to conditions. One of the conditions was to add trees behind the buildings along the east and west lot lines approximately every 50 feet that would reach approximately 50 feet tall at maturity. A fire hydrant is also needed closer to the development per the Fire Department.

Ms. Hillenbrand added that the units will have two bedrooms, with 2 ½ baths. Because of a condition from the Aesthetic Design & Site Plan Review Board, a window will be added to the second story on the ends facing the street, as well as additional brick columns to enhance curb appeal. The patio fencing will be white. The siding will be of earthtone colors. Countertops will be made of granite. Rents will range from \$1200 per month to \$1300 per month. Each unit is approximately 1200 square feet. They currently manage 220 units in Sturgeon Bay.

Public Hearing: Chairperson Wiesner opened the public hearing at 6:18 p.m.

Bill Beam, HR Relations Manager for Bay Shipbuilding, spoke about the housing shortage and how it has affected their business. They are looking for ways to stop the barriers to find employees. Many employees commute from Green Bay and Shawano. The concern is for individuals that want to stay. This project may bring in additional housing for their employees. Projects like this should be approved.

Julie Davis, 717 Oregon Street, spoke on behalf of affordable housing. She is the Director of the Boys & Girls Club, with 382 active members during the school year. Forty-seven percent of those families have an income of \$35,000 or less.

James Simpson, 752 Georgia Street, stated that he bought his home with not much traffic in the area. With this development there will be higher traffic and would destroy the neighborhood. It won't be families moving in, but single employees at Bay Ship.

Dave Plumber, 732 Georgia Street, referred to the field that gets widely used with kids flying kites, dog walkers, etc. Townhouses will take that away. Florida Street is over ridden with traffic now. Habitat homes could be built on that property.

Jennifer Kivell, 724 N. 7th Avenue, stated that she lives in a Door County Habitat for Humanity home. There is unbelievable traffic on 8th Avenue and Egg Harbor Road. These apartments will make it worse, especially at 3:30 p.m. when Bay Ship gets out of work. She was concerned about property value.

Kevin Cooke, 742 Georgia Street, expressed his concern about what the City was going to do about Florida Street during a snowfall. It currently does not get plowed very quickly and wondered where all the snow removal would go. There is school traffic and the area is very dark.

Tom Wery, 746 Georgia Street, said that he had nothing to gain from this. Florida street cannot handle the flow of traffic and would have to be widened. It is a water catch. He is against the proposed project.

Scott Stube, 736 Georgia Street, stated his back yard is in front of the proposed area. He is against the project for the same reasons as his neighbors.

Clint Raynier, 723 N 8th Avenue, stated that the open field is used by kids and dog walking. It's not a family oriented community. A kid pool or something is needed there.

Bill Kivell, 1660 Utah Street, stated that he has a daughter and granddaughter living on 7th Avenue. He wondered if widening Florida Street would cost the taxpayers money. He asked how close the detention pond would be located to 7th Avenue. He also asked if soil samples have been taken. He is all for affordable housing.

Todd Crewe, 842 N. 7th Avenue, would like to see other options. He asked what would happen if the units don't fill.

Paul Anschutz, 221 N 6th Avenue, mentioned that Sturgeon Bay has adopted "Complete Streets". It should be repealed if it doesn't get used.

Kelly Catarozoli, 344 N 3rd Avenue, stated that she has received several phone calls regarding this development. It detracts from the neighborhood. Three bedroom apartments are in need in our community. This meeting should have been held before the Aesthetic Design & Site Plan Review Board meeting. Arsenic testing should be done.

Ms. Hillenbrand spoke again in regard to the amount of the rent. A household earning \$48,000 per year can afford this. This could also be a roommate situation. The most popular units are two bedroom units. It will add a lot to the tax base. There will be no runoff to the neighboring properties. Minimal lighting is proposed by the patio door and front door. There is a one year construction timeline.

Mr. Tollefson mentioned that the stormwater detention is designed to take extra water and slowly release it.

Tom Wery, 746 Georgia, added to his last comment that this is a residential area. He doesn't see any families, but transients that would move into these units. The City would not do just one block improvements.

Bill Kivell, 1660 Utah Street, asked if there would be blasting.

Dave Plumber, 732 Georgia Street, said he is against this project. The City moved Wiretech out of the family area into the Industrial Park. Homes should be built in this area.

James Simpson, 752 Georgia Street, stated that he is afraid of who would be moving in, especially if there are two young guy professionals having parties, etc. It will not enrich the community.

Clint Raynier, 723 N. 8th Avenue, wondered who would rent next to the existing housing.

The public hearing was declared closed at 7:20 p.m.

Consideration of: Mr. Shefchik stated that currently there is nothing planned for Florida Street. Parking may have to be prohibited on Florida Street from 7th to 8th Avenue. Water drains down the middle of the street. When the street is repaved, curb and gutter will probably be added. There are currently sidewalks on the north side of Erie Street.

Mr. Olejniczak stated that the Comprehensive Plan recommends following the Complete Streets model. Street conditions need to accommodate all modes of traffic.

Mr. Starr talked about the type of tenants referred to by the neighbors, such as Bay Ship workers and being discriminatory. There will be Bay Ship workers, as well as families renting these units. He felt that these units are high-end for this community. He calls affordable housing \$600-\$800 per month. Calls are received every day from people looking for affordable housing. This property has been zoned R-4 Multi-Family Residential for a long time. The Commission has the ability to put conditions on an approval.

Regarding blasting, Mr. Olejniczak stated they will not have to dig very far for the pond since it is being bermed. The only blasting that may take place is for utilities.

Mr. Olejniczak was not aware of any soil contamination. The site has been vacant since the late 40's. The site was looked at for a number of years by others. It is not served by sewer and water.

Ms. Hillenbrand agreed to installing a sidewalk from the driveway to the crosswalk. Other sidewalks can be installed at the same time others in the area would be installed.

Commission members discussed the importance of sidewalks for connectivity.

Moved by Mr. Starr, seconded by Mr. Norland to approve the conditional use request with the conditions from the Aesthetic Design & Site Plan Review Board, which include:

1. There shall be shutters on the windows consistent with the submitted drawing.
2. Use earthtone colors for the siding.
3. On the end facades facing the street, either the columns shall be brick per the plans or alternatively the brick facade from the front side shall be wrapped around the garage portion of the end facade.
4. Provide an upper window on the end facades facing the street.

5. Use white composite material fences for the patio privacy dividers along the rear of all the buildings.
6. Trees are to be added behind the buildings along the east and west lot lines, at approximately 50 foot intervals.

It was also added that a sidewalk be constructed from the driveway on Erie Street to the existing crosswalk. The driveway entrance should be constructed to be set up for a future sidewalk. Other sidewalks are to be installed at the same time others in the area would be installed.

All ayes. Carried.

Consideration of: Zoning code amendment relating to accessory dwelling units:

Mr. Statz stated that he liked the 7,000 square-foot minimum lot size, as well as the 800 square-foot area.

Mr. Starr felt that this should be voted on with a full Commission present.

Moved by Mr. Gilson, seconded by Mr. Starr to table. All ayes. Carried.

Public Comment on Plan Commission Items: Chris Kellems, 120 Alabama Street, stated that form-based zoning should be looked at. There should be more community input.

Adjourn: Moved by Mr. Statz, seconded by Mr. Starr to adjourn. All ayes. Carried. Meeting adjourned at 8:05 p.m.

Respectfully Submitted,

Cheryl Nault
Community Development/Building Inspection Secretary