

AGENDA
CITY OF STURGEON BAY
CITY PLAN COMMISSION
Wednesday, January 18, 2017
6:30 p.m.
Council Chambers, City Hall
421 Michigan Street

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.

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
Jeff Norland
Robert Starr
Dennis Statz
Steven Hurley

1/13/17
10:00 a.m.
CN

CITY PLAN COMMISSION
Wednesday, December 21, 2016

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 Jeff Norland, Ron Vandertie, Bob Starr, Rick Wiesner, Steven Hurley, Dennis Statz, and Mike Gilson were present. Also present were City Administrator Josh Van Lieshout, Planner/Zoning Administrator Ryan Kernosky, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

Adoption of 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 November 16, 2016.
4. Conditional use request from Jak's Place for a walk-in mental health resource center, located at 1623 Rhode Island Street.
Presentation
Public hearing
Consideration of
5. Consideration of: PUD modification and balcony encroachment for Door County Maritime Museum.
6. Consideration of: Zoning classification for Jefferson Street corridor.
7. Consideration of: Zoning code amendment to allow accessory dwelling units.
8. Consideration of: Project Plan amendment for Tax Increment District #4.
9. Public comment on Plan Commission related items.
10. Adjourn.

Carried.

Approval of minutes from November 16, 2016: Moved by Mr. Vandertie, seconded by Mr. Statz to approve the minutes from November 16, 2016. All ayes. Carried.

Conditional use request from Jak's Place for a walk-in mental health resource center, located at 1623 Rhode Island Street:

Presentation: Mr. Kernosky stated that Jak's Place has petitioned for a conditional use permit to utilize the former Community Clinic of Door County, located at 1623 Rhode Island Street, for a walk-in mental health resource center. In 2002, the Plan Commission approved a conditional use permit for a medical clinic for this parcel, with the condition that the existing vegetation located between the parking area and S. 16th Place be retained and maintained. The Community Clinic had closed last summer as they did not have the demand as they once did. This parcel is near the hospital and other medical clinics.

Michael Huck, Executive Director of Lakeshore Cap, stated that last year NAMI of Door County approached Lakeshore Cap about taking over the operation of Jak's Place. Knowing the importance of preserving these types of services in the area and how this fits into their mission by being able to help people achieve self-efficiency both economically and emotionally, and to increase stability, they took over the operation of Jak's Place in July, 2016. They are looking at relocating to the vacant Community Clinic building at 1623 Rhode Island Street. The owners of the Community Clinic are supporters of Jak's Place.

The current location of Jak's Place is at 825 Egg Harbor Road and was originally a residence. It is now a house for drop-in persons seeking counseling. The way the Community Clinic is laid out, there will be separate rooms to provide services. It will be called a mental health walk-in center for social counseling and peer support activities. It is not a medical treatment center.

Mr. Starr stated that he would be abstaining from discussion and voting due to conflict of interest.

Public hearing: Chairperson Wiesner opened the public hearing at 6:10 p.m. No one spoke during the hearing in favor or in opposition. There were no letters in favor or in opposition. The public hearing was declared closed at 6:11 p.m.

Consideration of: After a short discussion, it was moved by Mr. Gilson, seconded by Mr. Statz to approve the conditional use request, with the condition that the existing vegetation along S. 16th Avenue is retained as previously required. Carried, with Mr. Starr abstaining.

Consideration of: PUD modification and balcony encroachment for Door County Maritime Museum: Mr. Kernosky stated that the Door County Maritime Museum is requesting a modification of their Planned Unit Development to add a balcony off the second floor meeting space area of the museum. Adding the balcony would be the first item to consider and the second part would be consideration of the balcony encroachment onto the City's property.

Architect Ben Schenkelberg had designed the original museum 22 years ago. He said the second floor of the museum is 12.5 feet above grade. The balcony will give more space and add a lot to the view and to the museum. The frame will be made of steel. The brick pavers and benches will be removed and replaced after construction. Underneath the balcony will be grass and will work with City staff for landscaping.

Mr. Wiesner wondered if this project would be in the way when and if the dockwall would get reconstructed. Mr. Olejniczak responded the dockwall is approximately 60 feet from the property line. There is no plan at this time to replace the dockwall.

Commission members discussed the request. Moved by Mr. Starr, seconded by Mr. Statz to approve the modification to the final PUD for the addition of the balcony as

presented and recommend to Council to enter into a license agreement with Door County Maritime Museum for the balcony encroachment. All ayes. Carried.

Consideration of: Zoning classification for Jefferson Street corridor: Mr. Kernosky stated that staff had sent out surveys to 33 property owners on Jefferson Street regarding rezoning their property to C-5 (Mixed Commercial-Residential). There was a very positive response with 21 properties responding and asking for their property to be rezoned. The C-5 district has much more flexibility. The Dorchester may be the only property limited by the rezoning.

Mr. Starr stated his opinion that all the properties should be rezoned or none at all. He said the most delicate property is the Dorchester. If they did any changes that needed a conditional use, it would be one more step for them. Neighbors would also be able to offer their input. He just didn't want to leave one or two properties out.

Mr. Gilson suggested to move forward with the rezoning and talk to the owners of the Dorchester.

The consensus of the Commission was to include all properties in the rezoning. This will be brought back to a future meeting.

Consideration of: Zoning code amendment to allow accessory dwelling units: Mr. Olejniczak stated that an accessory dwelling unit is a smaller, secondary home on the same lot as the principal dwelling. He went through the purpose and proposed requirements of an accessory dwelling unit. It could be a permitted use in the R-1, R-2, R-3, R-4, C-5 and A districts, with an option of requiring a conditional use in some or all of the districts. Other items discussed included minimum lot size, as well as minimum and maximum floor area; not more than one accessory dwelling unit shall be permitted on a lot; property owner of record must reside in either the primary dwelling unit or the accessory dwelling unit as their permanent and legal address, with a restrictive agreement; required parking based on square footage; the unit cannot be leased for a period of less than 30 days at a time; and requirements for an attached or detached accessory unit.

Mr. Norland did not see a need for accessory dwelling units. People bought homes in the R-1 district for single family, not to permit multi-family.

Mr. Starr had mixed feelings. This would create more housing and rental opportunities. If new employees cannot find housing, they don't take the job. He had concerns about cluttering up the neighborhood with not enough storage for cars, etc. He would like to know what the public thinks and the City should place an article in the Door County Advocate stating the Plan Commission is looking for input, or even discuss it on a radio station.

Mr. Hurley thought that even a minimum lot size of 7000 square feet would be too small and expressed concerns about stormwater management .

Mr. Statz mentioned that the period of a minimum 30 day lease should be changed to 30 consecutive days. He also likes the idea of a garage with living quarter above. It makes more sense with only one building on the lot.

It was the consensus to put an article in the Door County Advocate asking for feedback and bring back to Plan Commission in two months.

Consideration of: Project Plan amendment for Tax Increment District #4: Mr. Olejniczak presented informational background on TID #4. TID #4 was created in 2013 and is the funding mechanism used to implement the redevelopment plan for the West Waterfront Redevelopment Area.

The tax increment law provides an option for the State to redetermine the base value of a TID that is in a decrement situation for at least two consecutive years. TID #4 is in a decrement situation due to the fire and demolition of the Harbor Place Shoppes, which reduced the assessed value of that parcel to just its land value.

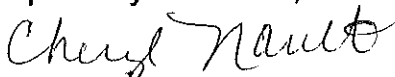
In order for the Dept. of Revenue to reset the base value, the Council must adopt a resolution that must be approved by the Joint Review Board. In addition, a project plan amendment must also be adopted. The amended project plan will require a public hearing before the Plan Commission, followed by action from the Plan Commission, Council, and Joint Review Board.

No action was needed at this time.

Public comment on Plan Commission related items: There was no public comment.

Adjourn: Moved by Mr. Statz, seconded by Mr. Hurley to adjourn. Carried. Meeting adjourned at 7:33 p.m.

Respectfully submitted,



Cheryl Nault
Community Development Secretary

Ryan J. Kernosky
Planner/Zoning Administrator
421 Michigan Street
Sturgeon Bay, WI 54235



Phone: 920-746-2907
Fax: 920-746-2905
E-mail: rkernosky@sturgeonbaywi.org
Website: www.sturgeonbaywi.org

MEMO

To: City Plan Commission
From: Ryan Kernosky, Planner & Zoning Administrator
Date: January 13th, 2017
Subject: Zoning Map Amendment for Filar

Paul Filar is petitioning to rezone his property located at 1532 Michigan Street from R-4 (Multi-family Residential) to C-5 (Mixed Commercial-Residential). The parcel is located on the corner of Michigan Street and N 15th Drive, and is currently used for Peninsula Vision Care. A location map of the subject parcel is within your packets.

Dr. Filar is intending to put an addition on his building to house another eye doctor. Under the R-4 zoning, Dr. Filar would be required to obtain another Conditional Use Permit to expand his practice and provide more parking for the addition. Within the C-5 zoning classification, professional offices are a permitted use and the addition would only require 50% of the required parking.

Per procedures for zoning map amendments, the first step in the process is the initial presentation before Plan Commission during the January 2017 meeting. This allows for petitioners to explain the proposal and for the Commission members to provide feedback, ask questions, and to have general discussion. No formal action will be taken by the Plan Commission until after the required public hearing is held during a subsequent meeting of the Plan Commission.

Please let Marty or I know if you have any questions.

Date Received: 1-5-17
Fee Paid: \$ 400 + \$50 sign dep.
Received By: CN

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	Paul Filar, OD	Protectus Properties LLC
Company		Paul Filar, OD
Street Address	1532 Michigan St.	"
City/State/Zip	Sturgeon Bay, WI 54235	"
Daytime Telephone No.	(920) 743-5053	"
Fax No.	(920) 743-8802	

STREET ADDRESS OF SUBJECT PROPERTY: 1532 Michigan St
Location if not assigned a common address: _____

TAX PARCEL NUMBER: 281 6222000120

CURRENT ZONING CLASSIFICATION: R-4 w/Condition Use L2

CURRENT USE AND IMPROVEMENTS: Optometric Clinic & parking

ZONING DISTRICT REQUESTED: C-5 commercial

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: Designated as C-1
& see attached

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:

North:	<u>R4</u>
South:	<u>R1</u>
East:	<u>R2</u>
West:	<u>C-1</u>

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North: R4
South: R1
East: R2
West: C-1 dental clinic

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? ☒ IF YES, EXPLAIN:

Conditional use R4 to
commercial La

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

Paul Filar, OD
Property Owner (Print Name)

[Signature]
Signature

1/4/17
Date

Paul Filar, OD
Applicant/Agent (Print Name)

[Signature]
Signature

1/4/17
Date

✓ I, Paul Filar, OD, 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.

✓ 1-3-17 [Signature] [Signature]
Date of review meeting Applicant Signature Staff Signature

Attachments:
Procedure & Check List
Agreement For Reimbursement of Expenses

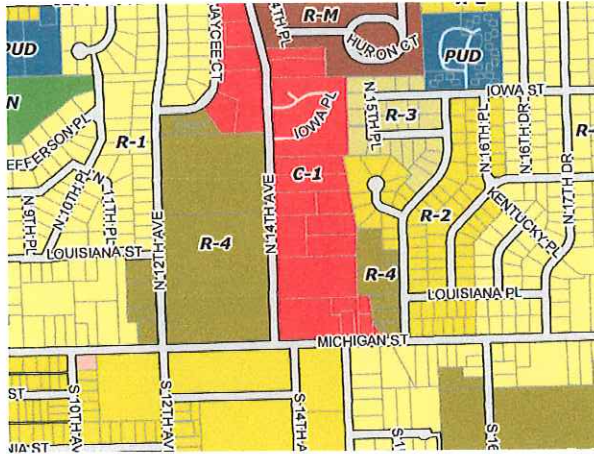
STAFF USE ONLY

Application conditions of approval or denial:

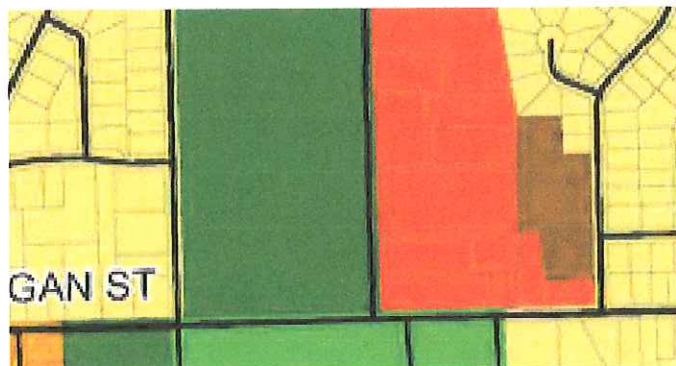
Date _____

Community Development Director

I, Dr. Paul Filar, Owner of Profectus Properties LLC, am requesting the property of 1532 Michigan Street, Parcel number: 281 6222000120, Legal description: The 0.33 acres COM NW COR INTSCTN MICHIGAN ST & 15TH DR SEC 5:N ALG W LN 15TH DR 110' N89*W129.6' S 110' TO N LN MICHIGAN ST S89*E129.60' BG, currently zoned R-4 with a conditional use permit to be zoned commercial L2, to be re-zoned C-5 commercial. This request offers security for my business, Peninsula Vision Care, and it is my intention that the property will remain an Optometric clinic. This property is the only property on the block of Michigan Street between 14th and 15th that is not properly zoned commercial. Below is the zoomed view of the current zoning map as published by the City of Sturgeon Bay.



Furthermore, the rezoning to C-5 commercial will fulfill the future land use currently approved on the city Adopted Comprehensive Plan and its updated maps Figure 9-5 and 9-5A. The Comprehensive Plan clearly shows that this property is intended by the city to be ultimately zoned commercial. The zoomed in views are below. Full Figure 9-5 and 9-5A are attached.

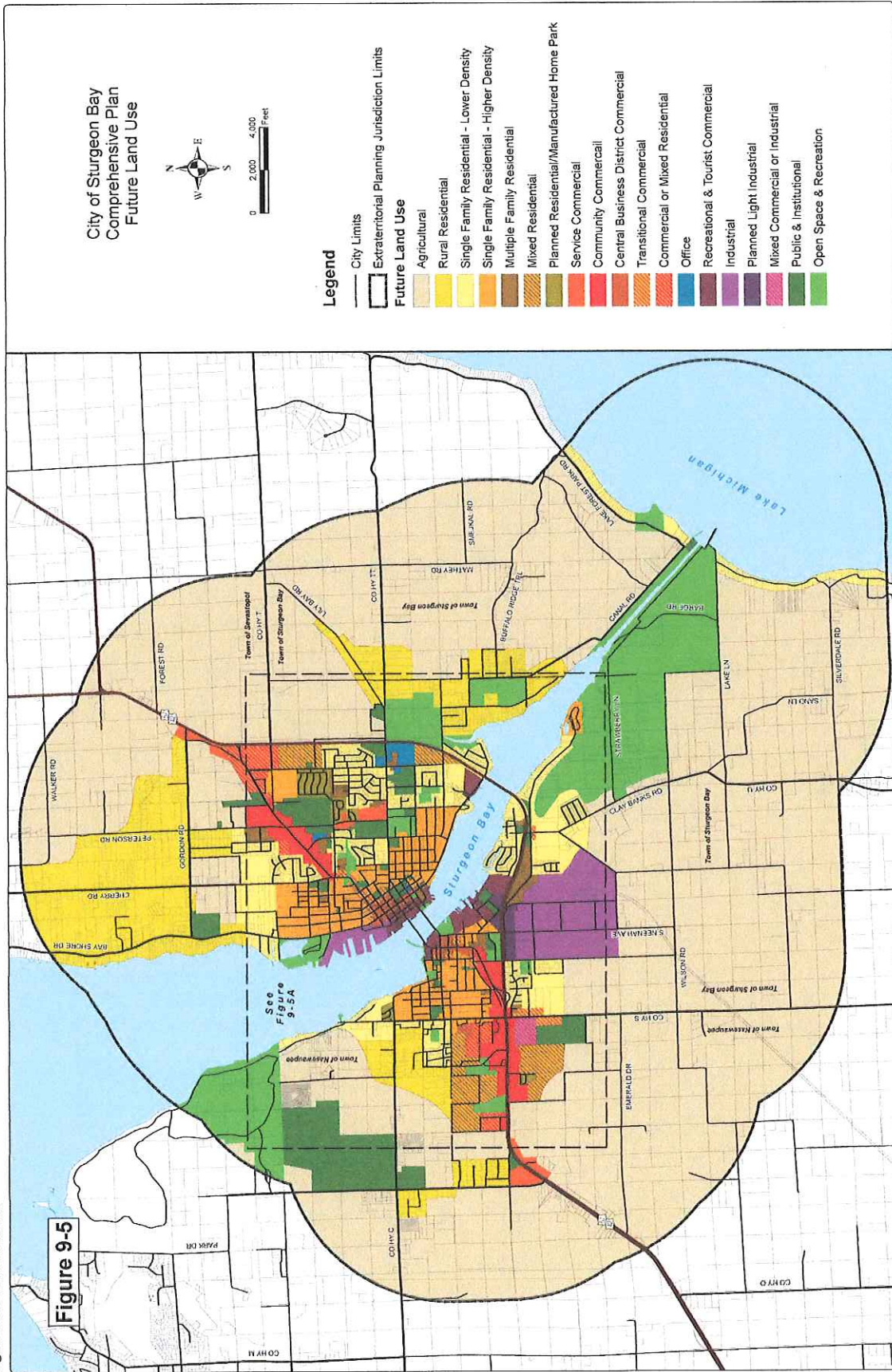


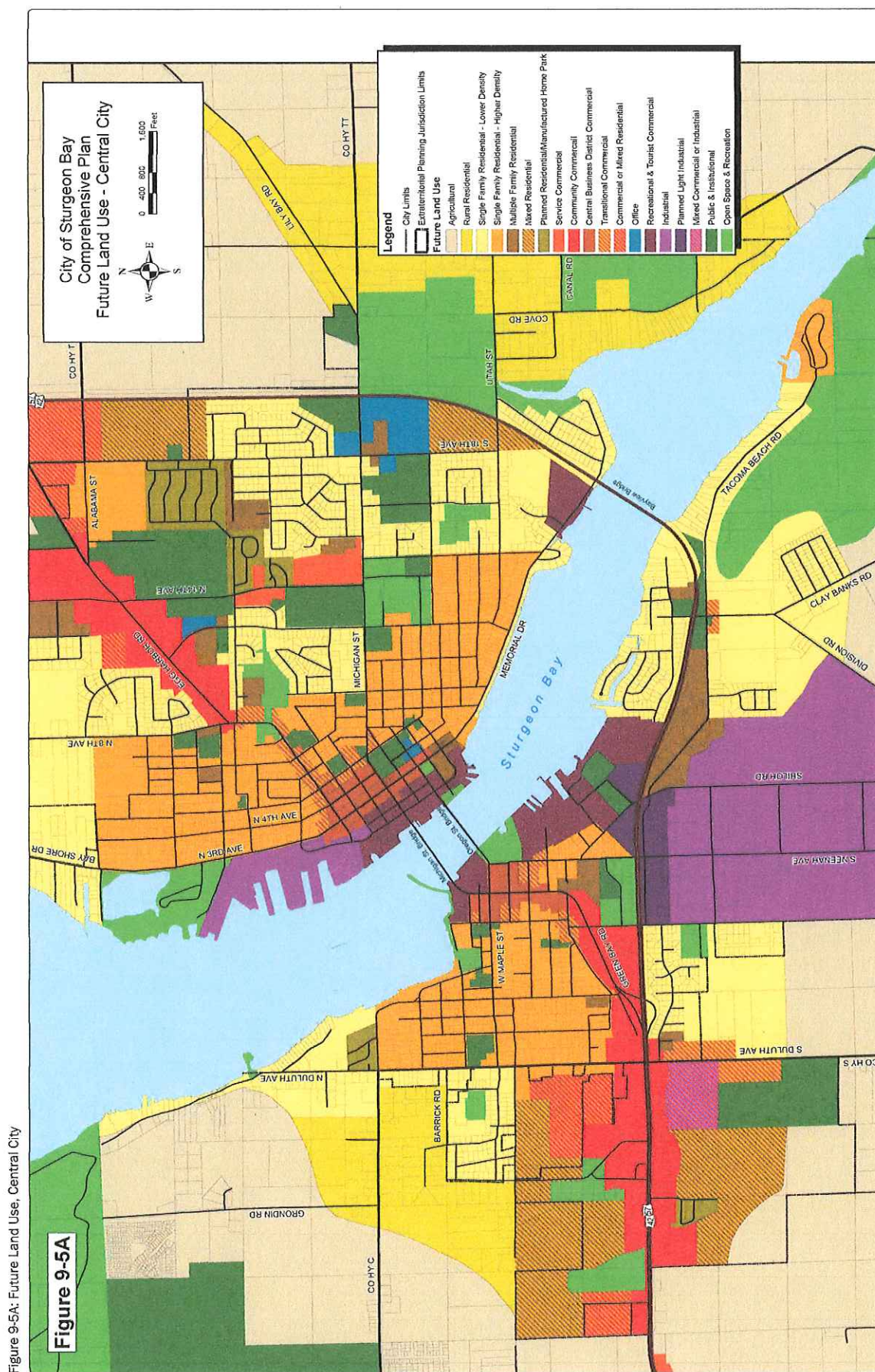
I appreciate the opportunity the community and the city has given me to provide quality Optometric care in this facility to date and it is my goal to grow and continue my practice in the security of C-5 zoning.

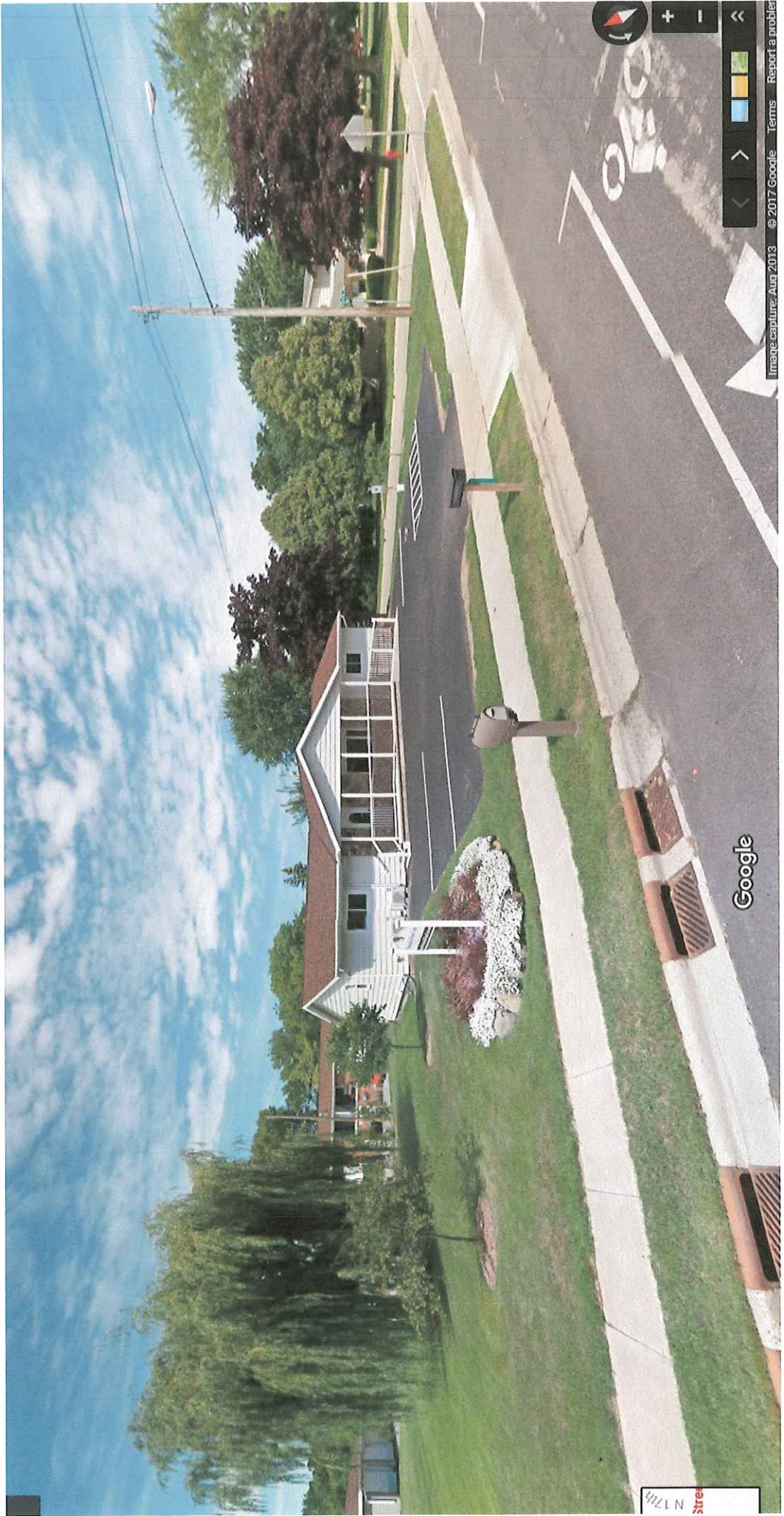
Thank you,

Paul Filar, OD

Figure 9-5: Future Land Use











Michigan St

Filar Location Map - 1532 Michigan Street



City of
Sturgeon Bay

Legend



Subject Parcel
City Tax Parcels



NOT TO SCALE



City of Sturgeon Bay
Community Development
421 Michigan Street
Sturgeon Bay, WI 54235
920-746-2910

Photo: 4/2015

Ryan J. Kernosky
 Planner/Zoning Administrator
 421 Michigan Street
 Sturgeon Bay, WI 54235



Phone: 920-746-2907
 Fax: 920-746-2905
 E-mail: rkernosky@sturgeonbaywi.org
 Website: www.sturgeonbaywi.org

MEMO

To: City Plan Commission
 From: Ryan Kernosky, Planner & Zoning Administrator
 Date: January 13, 2017
 Subject: Zoning Map Amendment for Hohlfelder

Arthur and Darlene Hohlfelder are petitioning to rezone a portion of one parcel from I-1 (Light Industrial) to Agricultural (A). The parcel is located on Green Bay Road, adjacent to their existing property. The parcel contains 8.62 acres of land and has a single-family home on the south end, with various out buildings north of the home. This parcel currently has two zoning classifications of Light Industrial (I-1) and General Commercial (C-1). A map of the subject parcel and existing zoning classifications is located within this packet.

The Hohlfelder's intend to connect the northern portion of the parcel to their adjoining parcel, which is already zoned Agricultural. The portion along Green Bay Road, which is already zoned General Commercial (C-1), would remain as a separate lot.

Per procedures for zoning map amendments, the first step in the process is the initial presentation before Plan Commission during the January 2017 meeting. This allows for petitioners to explain the proposal and for the Commission members to provide feedback, ask questions, and to have general discussion. However, no formal action will be taken by the Plan Commission until after the required public hearing is held during a subsequent meeting of the Plan Commission.

Please let me know if you have any questions.

Date Received: 1-9-17
Fee Paid: \$ \$400 + 50 signature (1-11)
Received By: CN

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	Arthur + Darlene Hohlfecker	Art + Darlene
Company		Hohlfecker
Street Address	1422 Green Bay Rd.	1342 Green Bay Rd
City/State/Zip	Sturgeon Bay, WI 54235	Sturgeon Bay, WI 54235
Daytime Telephone No.	920-743-8526	920-743-8526
Fax No. Cell	493-8526 Darlene	493-1421 Art
STREET ADDRESS OF SUBJECT PROPERTY: <u>1342 Green Bay Rd</u> Location if not assigned a common address: <u>Sturgeon Bay, WI 54235</u>		
TAX PARCEL NUMBER: <u>281-66-12001202</u>		
CURRENT ZONING CLASSIFICATION: <u>C-1 / I-1</u>		
CURRENT USE AND IMPROVEMENTS: <u>Single family -</u>		
ZONING DISTRICT REQUESTED: <u>Agriculture on back portion</u>		
COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: <u>mixed - Residential and community commercial</u>		
PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN: North: <u>Mixed-Residential</u> South: <u>community commercial</u> East: <u>Mixed-Residential</u> West: <u>Mixed-Residential</u>		

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North: TOWN OF NASEWAUPEE - No zoning
South: Commercial - C-1
East: Commercial - C-1 / I-1
West: Single-family home - zoned AG

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.

Arthur Hohlfelder
Property Owner (Print Name)

[Signature]
Signature

11/9/2012
Date

Applicant/Agent (Print Name)

Signature

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.

Date of review meeting

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

281-66-12001201

PLAT OF SURVEY

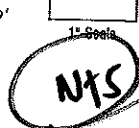
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF
SECTION 12, T. 27 N., R. 25 E., CITY OF STURGEON
BAY, DOOR COUNTY, WISCONSIN.

PREPARED FOR:
JOSEPH B. & SANDRA J. HURLEY
618 E. VINE COURT
STURGEON BAY, WI. 54235

PREPARED BY:
BAUDHUIN INC.
332 PENNSYLVANIA
STURGEON BAY, WI. 54235

281-66-12001202

SCALE: 1" = 60'



NOTES:

- = 1" IRON PIPE SET
- = 1 1/4" IRON PIPE FOUND
- = POWER POLE
- () = RECORDED AS

ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE
SW 1/4 OF SECTION 12-27-25 AS SHOWN ON THE W.D.O.T.
R/W PLAN - PROJECT NO. 1480-01-21 N. 89°29'23"E.

Description:

That part of the SE 1/4 of the SW 1/4 of
Section 12, T. 27 N., R. 25 E., City of
Sturgeon Bay, Door County, Wisconsin bounded
and described as follows:

Commencing at the SW corner of said
Section 12, thence N. 89°29'23" E., 2090.06
feet along the south line of the SW 1/4 of
said Section 12; thence N. 09°44'21" W.,
69.31 feet to the northerly right-of-way line
of S.T.H. 42-57 and the point of beginning
of lands to be described; thence
N. 89°22'06" E., 276.79 feet along said
right-of-way line; thence N. 04°54'54" V.,
1245.20 feet to the north line of the SE 1/4
of the SW 1/4 of said Section 12; thence
S. 89°36'59" W., 299.21 feet along said
north line; thence S. 03°54'54" E.,
815.82 feet; thence S. 09°44'21" E.,
434.01 feet to the point of beginning. Said
parcel contains 8.62 acres. Parcel is
subject to a 10 foot by 10 foot permanent
limited easement for drainage as shown of the
Wisconsin Department of Transportation Right-
of-Way Plan, Project No. 1480-01-21 and any
other easements of record.

SURVEYOR'S CERTIFICATE:

I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ADJACENT MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS
THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES THEREON,
FENCES, ASPHALT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

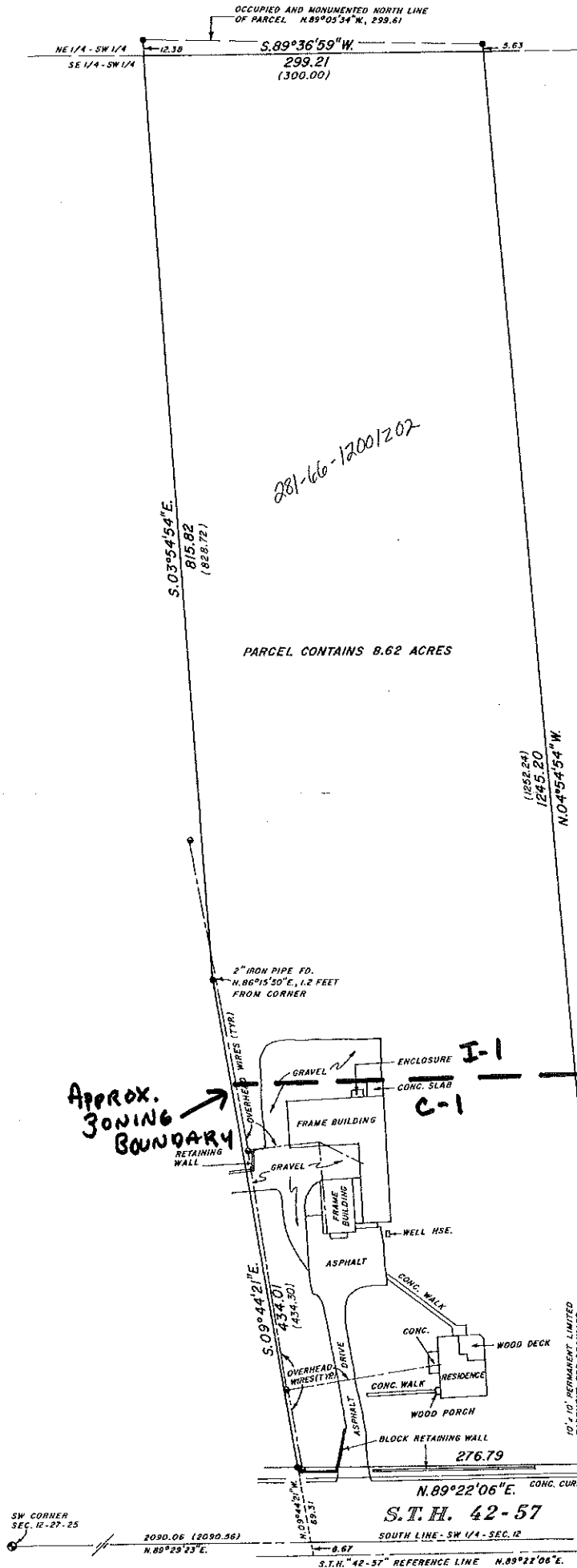
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE,
MORTGAGE OR GUARANTEE THE TITLE THEREON.

DATED THIS 11TH DAY OF MAY 1993
STEPHEN P. MENEAU S-1673



JOB NO. 14113



015687



Hohlfedler Location Map - 1342 Green Bay Road

City of Sturgeon Bay

Legend

- - - Approx. Zoning Line
-  Subject Parcel
-  City Tax Parcels



NOT TO SCALE



City of Sturgeon Bay
Community Development
421 Michigan Street
Sturgeon Bay, WI 54235
920-746-2910

Photo: 4/2015





1342 Green Bay Rd.



Ryan J. Kernosky
Planner/Zoning Administrator
421 Michigan Street
Sturgeon Bay, WI 54235



Phone: 920-746-2907
Fax: 920-746-2905
E-mail: rkernosky@sturgeonbaywi.org
Website: www.sturgeonbaywi.org

MEMO

To: City Plan Commission
From: Ryan Kernosky, Planner & Zoning Administrator
Date: January 13, 2017
Subject: Jefferson Street Rezoning Presentation

As you may recall, City staff at the direction of the Plan Commission has been actively seeking feedback from property owners within the Jefferson Street Corridor regarding a city-initiated rezoning from C-2 (Central Business District) to C-5 (Mixed Commercial-Residential). Every property owner identified within the Corridor was invited to a neighborhood meeting and sent a paper survey asking about their opinions on the rezoning. Since then, we have received 21 responses of the 33 properties within the Corridor. All those whom responded were in favor of the rezoning.

There are several reasons why staff is supportive of the rezoning, they are included below:

- Offers more flexibility of use to the property owners within the corridor.
- Several legal non-conforming uses (ie single-family homes) become conforming uses under the C-5 zoning.
- C-5 zoning is more restrictive on signage sizes (100 sq ft vs the 25 sq ft), smaller signage is more appropriate for this neighborhood as it is a mix of residential and commercial uses.

Per procedures for zoning map amendments, the first step in the process is the initial presentation before Plan Commission during the January 2017 meeting. This allows for City staff to explain the proposal and for the Commission members to provide feedback, ask questions, and to have general discussion. However, no formal action will be taken by the Plan Commission until after the required public hearing is held during a subsequent meeting of the Plan Commission.

Please let Marty or I know if you have any questions.

Date Received: _____

Fee Paid: \$ _____

Received By: _____

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

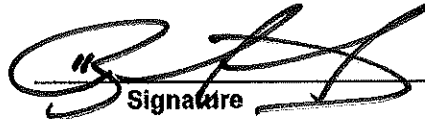
	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	City of Sturgeon Bay	Various Property Owners
Company		
Street Address	421 Michigan Street	
City/State/Zip	Sturgeon Bay, WI 54235	
Daytime Telephone No.	920- 746-2907	
Fax No.		
STREET ADDRESS OF SUBJECT PROPERTY: <u>Jefferson Street Corridor</u> Location if not assigned a common address: _____ _____		
TAX PARCEL NUMBER: <u>See map for parcels</u>		
CURRENT ZONING CLASSIFICATION: <u>C-2 (Central Business District)</u>		
CURRENT USE AND IMPROVEMENTS: <u>Commercial uses, residential uses</u> _____ _____		
ZONING DISTRICT REQUESTED: <u>C-5 (Mixed Commercial-Residential)</u>		
COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: <u>Transitional Commercial</u>		
PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN: North: <u>High Density Single Family Residential</u> South: <u>Central Business District/ High Density Single Family Residential</u> East: <u>High Density Single Family Residential</u> West: <u>Central Business District/ Transitional Commercial/ High Density Single Family Residential</u>		

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:**North:** R-2/ R-3 - Mix of single-family and two-family homes**South:** R-2 / C-2 - Single-family and commercial**East:** R-3 / C-2 - Single-family, two-family, and commercial**West:** R-2 - Single-family residential**HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? YES IF YES, EXPLAIN:**

Various businesses within the corridor have been granted variances in the past.

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

RYAN KERNOSKY

Applicant/Agent (Print Name)
Signature

1/12/17

Date**I, RYAN KERNOSKY, 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.**

1/12/17

Date of review meeting
Applicant Signature

RYAN KERNOSKY

Staff Signature**Attachments:**

Procedure & Check List

Agreement For Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

Date**Community Development Director**

Jefferson Street Corridor Rezoning



City of
Sturgeon Bay

Legend

- Jefferson St Corridor
- City Tax Parcels



NOT TO SCALE



City of Sturgeon Bay
Community Development
421 Michigan Street
Sturgeon Bay, WI 54235
920-746-2910

Photo: 4/2015