

AGENDA
CITY OF STURGEON BAY
CITY PLAN COMMISSION
Wednesday, February 15, 2017
6:00 p.m.
Council Chambers, City Hall
421 Michigan Street

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from January 18, 2017.
4. 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.

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.)*
5. 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.

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. Zoning map amendment from Central Business District (C-2) to Mixed Commercial-Residential (C-5) for properties located within the Jefferson Street Corridor.

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.)*
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

2/9/17

11:00 a.m.

CN

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 15th 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 5th 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 5th 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. 12th 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 5th 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

EXECUTIVE SUMMARY

TITLE: Zoning Map Amendment for Peninsula Vision Care, 1532 Michigan Street, parcel # 281-62-22000120

Background: Profectus Properties LLC (Paul Filar, Agent) is petitioning to rezone a parcel located at 1532 Michigan Street from R-4 (Multi-family Residential) to C-5 (Mixed Commercial-Residential). The parcel is .33 acres in size and currently is used as the Peninsula Vision Care eye care center.

Within the R-4 zoning classification, *Professional Offices* are a conditional use, within the C-5 zoning classification, it is a permitted use.

Surrounding Zoning and Uses:

North: Multi-family apartments (R-4)

South: Single-family homes (R-1)

East: Single-family homes (R-2)

West: Professional Office – Olson Dental (C-1)

Comprehensive Plan: The Future Land Use Map within the Sturgeon Bay Comprehensive Plan identifies the subject parcel as *Service Commercial*. Service Commercial is defined in our Comprehensive Plan as a “commercial area which provides a wide range of commercial products and services intended to support business, manufacturing and personal service needs, as well as a range of retail products.” There appears to be no other specific recommendations of the Comprehensive Plan that pertains directly to this lot.

City staff feels as though this rezoning petition is not in conflict with the Comprehensive Plan.

Other Considerations: Profectus Properties LLC intends to add an addition to the west part of the existing building in the future. Under the existing R-4 zoning classification, any addition would require more parking to be added. Under the proposed C-5 zoning classification, only 50% of the normal required parking is required.


The C-5 zoning classification would provide the most future flexibility for this property since other commercial uses can be operated in the future along with both single family residential and multiple-family residential. The R-4 zoning district allows multiple-family residential, but single-family homes and the *Professional Office* uses are a conditional use.

Options of the Plan Commission: Recall that a 2/3 majority vote is required for the Plan Commission to take action at this meeting. If you choose to do so, you have the following options:

- 1) Recommend approval of the R-4 to C-5 zoning change to the Council
- 2) Recommend approval of the R-4 to C-5 zoning change with conditions to the Council
- 2) Recommend denial of the R-4 to C-5 zoning change to the Council
- 3) Recommend a different zoning classification to the Council

Staff Recommendation: Staff recommends approval of the proposed zoning map amendment.

Prepared by:


Ryan Kernosky
Planner/ Zoning Admin


Date

2/8/2017

Reviewed by:


Marty Olejniczak
Community Development Director


Date

2/8/17

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	Profectus 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 6222 000120

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? X 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)

Paul Filar, OD
Signature

1/4/17
Date

Paul Filar, OD
Applicant/Agent (Print Name)

Paul Filar, OD
Signature

1/4/17
Date

X 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.

X 1-3-17
Date of review meeting

X Paul Filar, OD
Applicant Signature

Martin Skye
Staff Signature

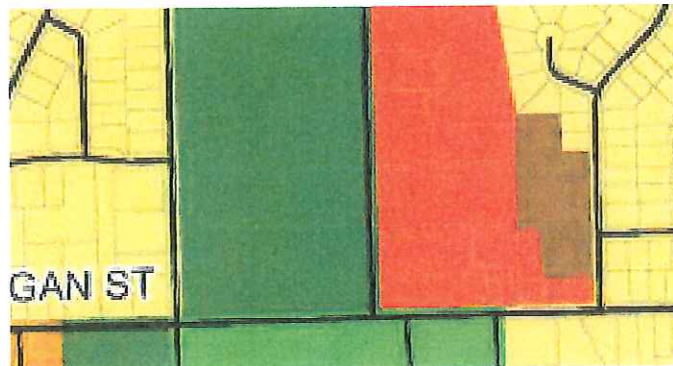
Attachments:
Procedure & Check List
Agreement For Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

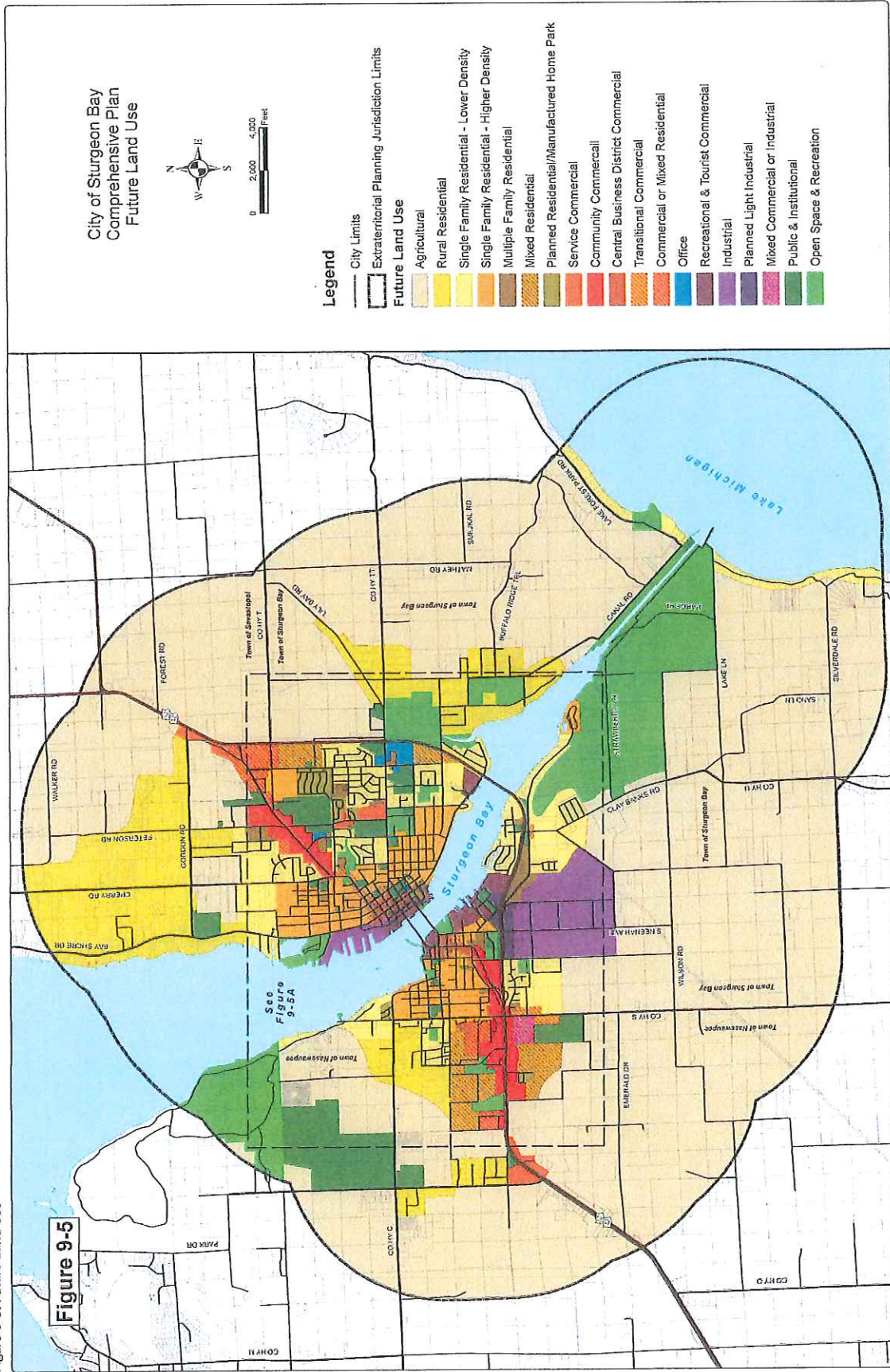
Date _____

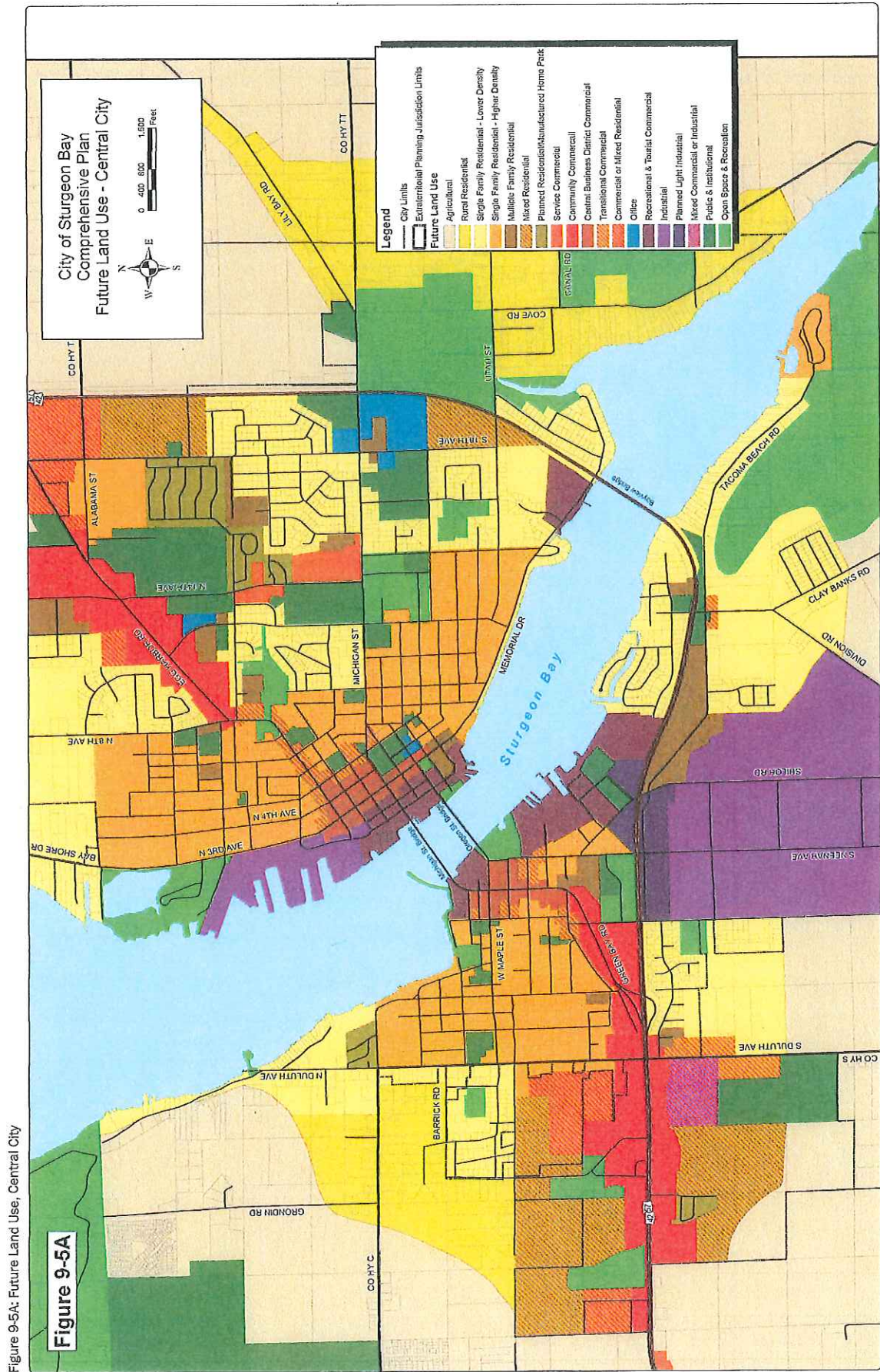
Community Development Director _____

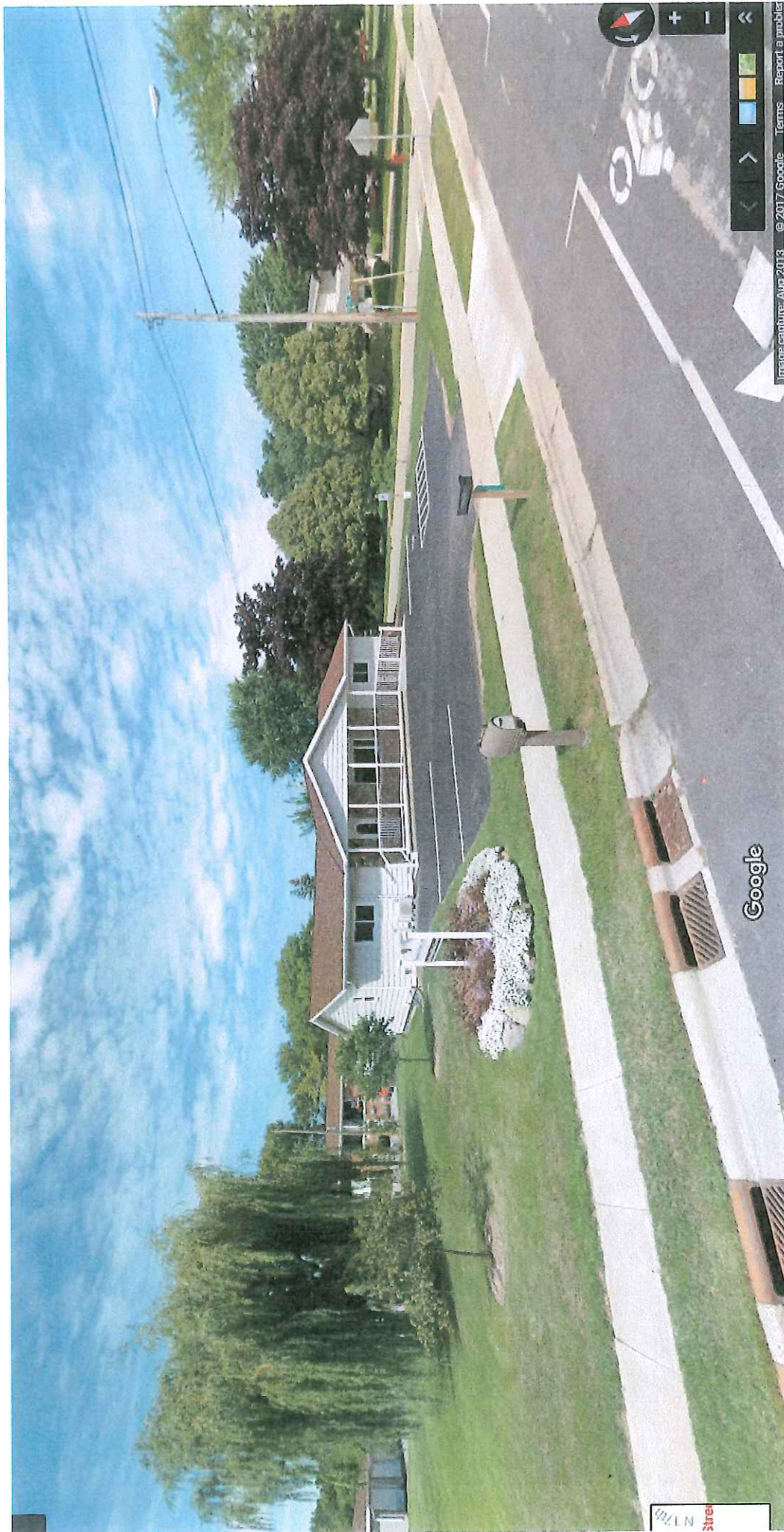


Thank you,
Paul Filar, OD

Figure 9-5: Future Land Use





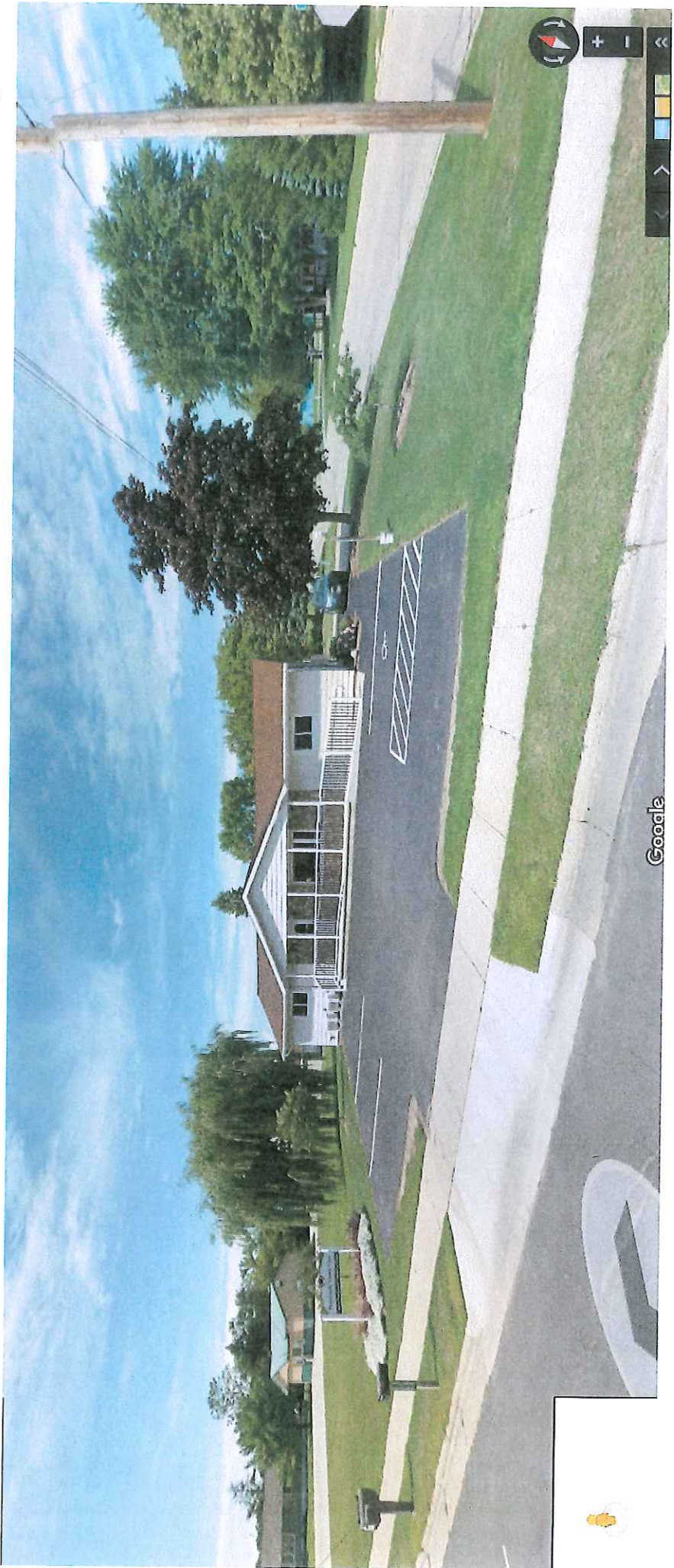


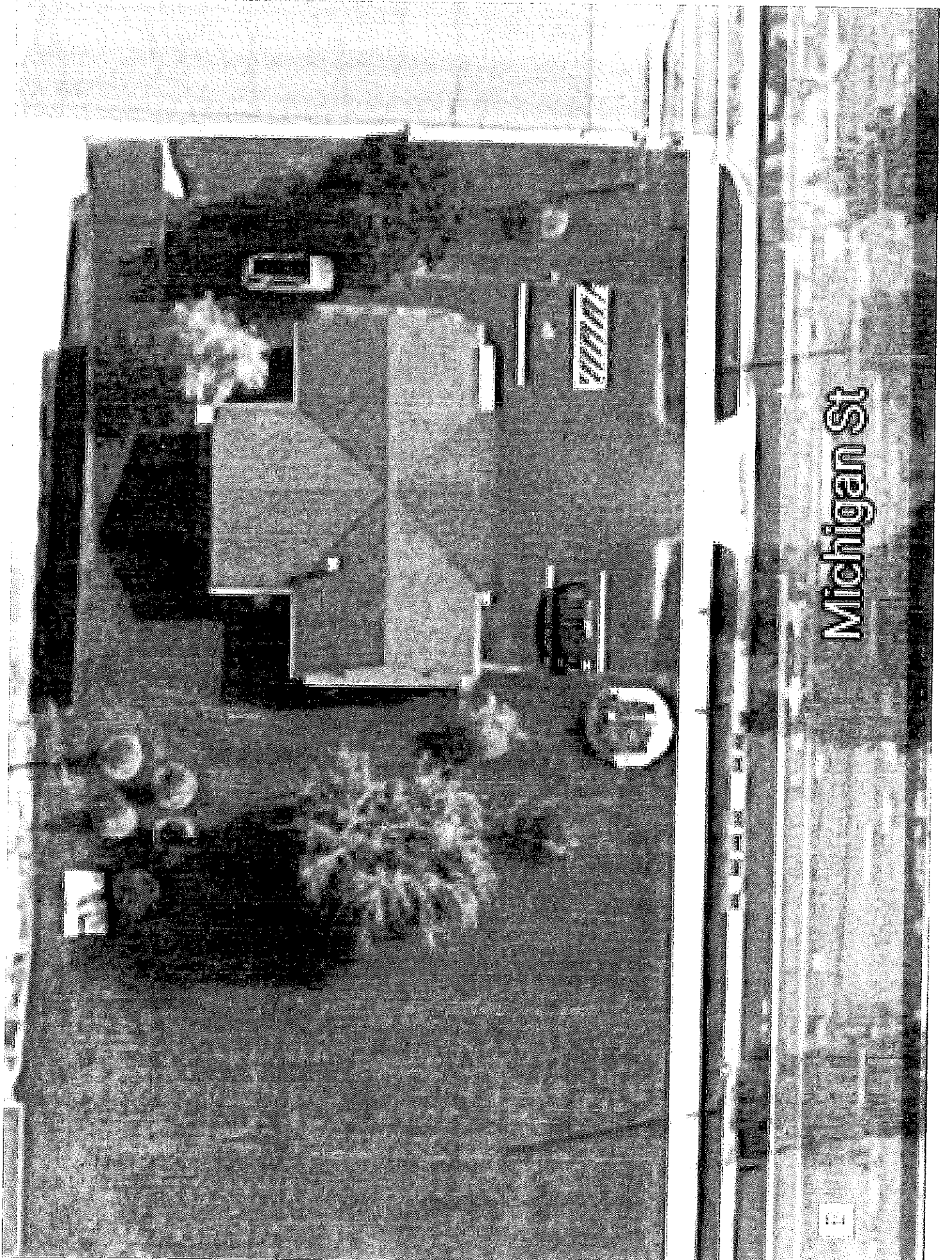
Street View

Google



Image capture: Aug 2013 © 2017 Google Terms Report a problem





Michigan St

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 15, 2017, at 6:00 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 Profectus Properties LLC (Paul Filar, Agent), to rezone a parcel from Multiple-Family Residential (R-4) to Mixed Commercial-Residential (C-5). The subject parcel is located 1532 Michigan Street, parcel # 281-62-22000120. 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.

By order of:
City of Sturgeon Bay Plan Commission

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



EXECUTIVE SUMMARY

TITLE: Zoning Map Amendment for Arthur and Darlene Hohlfelder, 1342 Green Bay Road, parcel #281-66-12001202

Background: Arthur and Darlene Hohlfelder are petitioning to rezone a portion of their parcel from I-1 (Light Industrial) to A (Agricultural). The parcel contains 8.62 acres of land and has a single-family home on the southern end with various out buildings north of the home. This parcel currently has two zoning classifications of I-1 (Light Industrial) and C-1 (General Commercial).

The Hohlfelder's intend to connect the northern portion of the parcel that is zoned Light Industrial 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 a separate lot and C-1.

Surrounding Zoning and Uses:

North: Not Zoned – Town of Nasewaupee

South: Commercial (C-1)

East: Vacant Land/ Gas Station (I-1/C-1)

West: Single-family residential (A)


Comprehensive Plan: The Future Land Use Map within the Sturgeon Bay Comprehensive Plan identifies the subject parcel as *Community Commercial* and *Mixed Residential*. Community Commercial is defined as "a commercial area which provides a wide range of commercial and retail products and services on a community-wide scale, including larger shopping centers and office locations. Community commercial areas tend to concentrate on retail activity and may include some comparison shopping goods." Mixed Residential is defined 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 this lot.

Other Considerations: The subject area has a very large wetland on it and is extremely difficult to develop for mixed-residential uses. The commercial portion of the property would remain commercial, as identified in the Comprehensive Plan.

Options of the Plan Commission: Recall that a 2/3 majority vote is required for the Plan Commission to take action at this meeting. If you choose to do so, you have the following options:

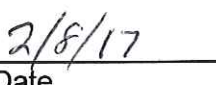
- 1) Recommend approval of the I-1 to A zoning change to the Council
- 2) Recommend denial of the I-1 to A zoning change to the Council
- 3) Recommend a different zoning classification to the Council

Staff Recommendation: Staff recommends approval of the proposed zoning map amendment.

Prepared by: 
 Ryan Kernosky
 Planner/ Zoning Administrator


 Date

Reviewed by: 
 Marty Olejniczak
 Community Development Director


 Date

Date Received: 1-9-17
Fee Paid: \$ 100 + 50 signature (1-11)?
Received By: CN

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	Arthur + Darlene Hohlfelder	Art + Darlene Hohlfelder
Company		
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: 1342 Green Bay Rd
Location if not assigned a common address: Sturgeon Bay, WI 54235

TAX PARCEL NUMBER: 281-66-12001202

CURRENT ZONING CLASSIFICATION: C-1 / I-1

CURRENT USE AND IMPROVEMENTS: Single Family

ZONING DISTRICT REQUESTED: Agriculture on back portion

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: mixed - Residential and Community Commercial

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:
North: mixed - Residential
South: community commercial
East: mixed - Residential
West: mixed - Residential

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North: TOWN OF NASEWAUPEE - No zoning
South: Commercial - C-1
East: Commercial - C-1 / E-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

1/9/2011
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

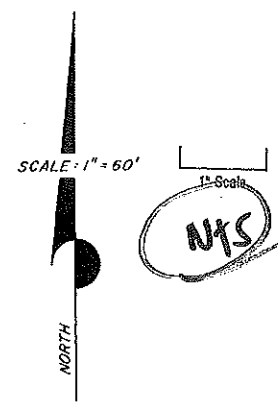
PLAT OF SURVEY

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



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" W.,
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, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

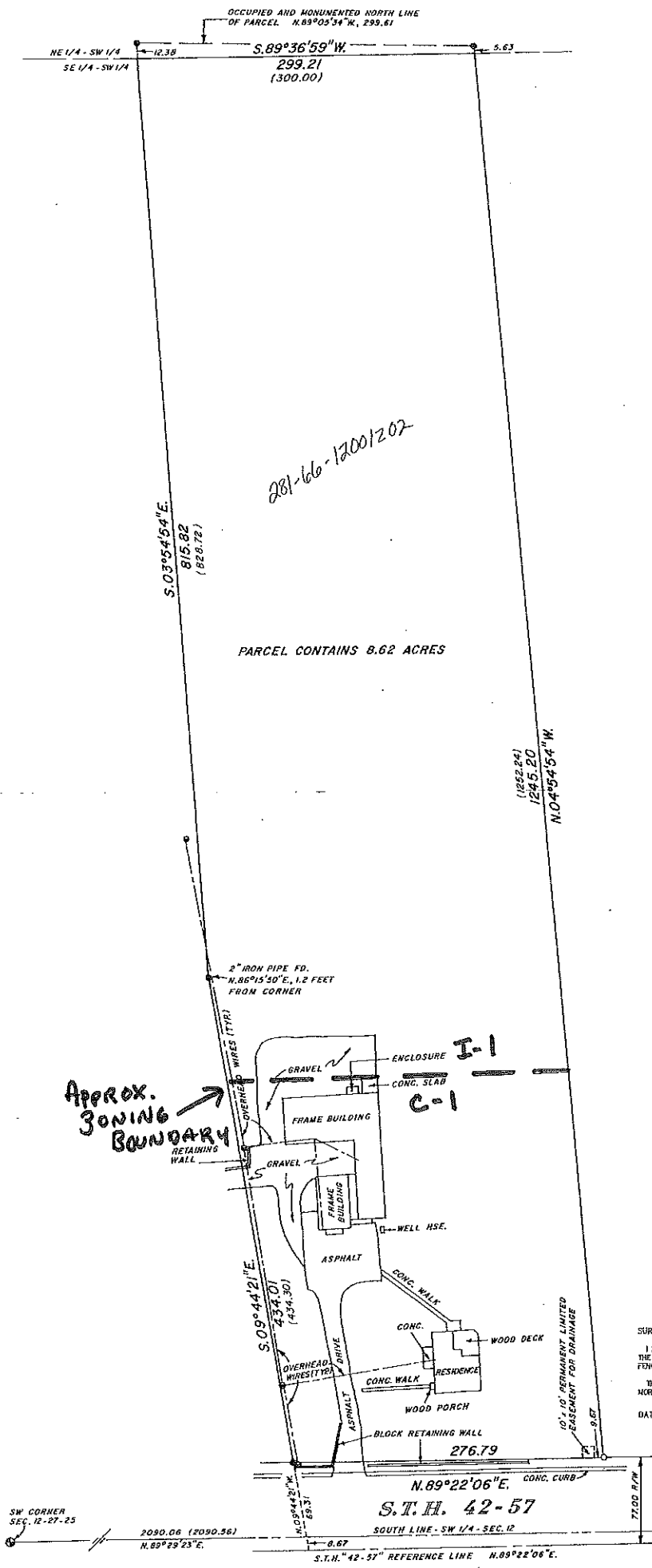
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE,
MORTGAGE OR GUARANTEE THE TITLE THEREOF.

DATED THIS 11TH DAY OF MAY 1993 *Stephen P. Veneau*
STEPHEN P. VENEAU S-1873



JOB NO. 14113

015687



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 15, 2017, at 6:00 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 a portion of a parcel from Light Industrial (I-2) to Agricultural (A). The subject parcel is located 1342 Green Bay Road, parcel # 281-66-12001202. 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.

By order of:
City of Sturgeon Bay Plan Commission

Hohlfedler Location Map - 1342 Green Bay Road

City of Sturgeon Bay

Legend

- - - - - Approx. Zoning Line
-  Subject Parcel
-  City Tax Parcels
-  wetlands_2014

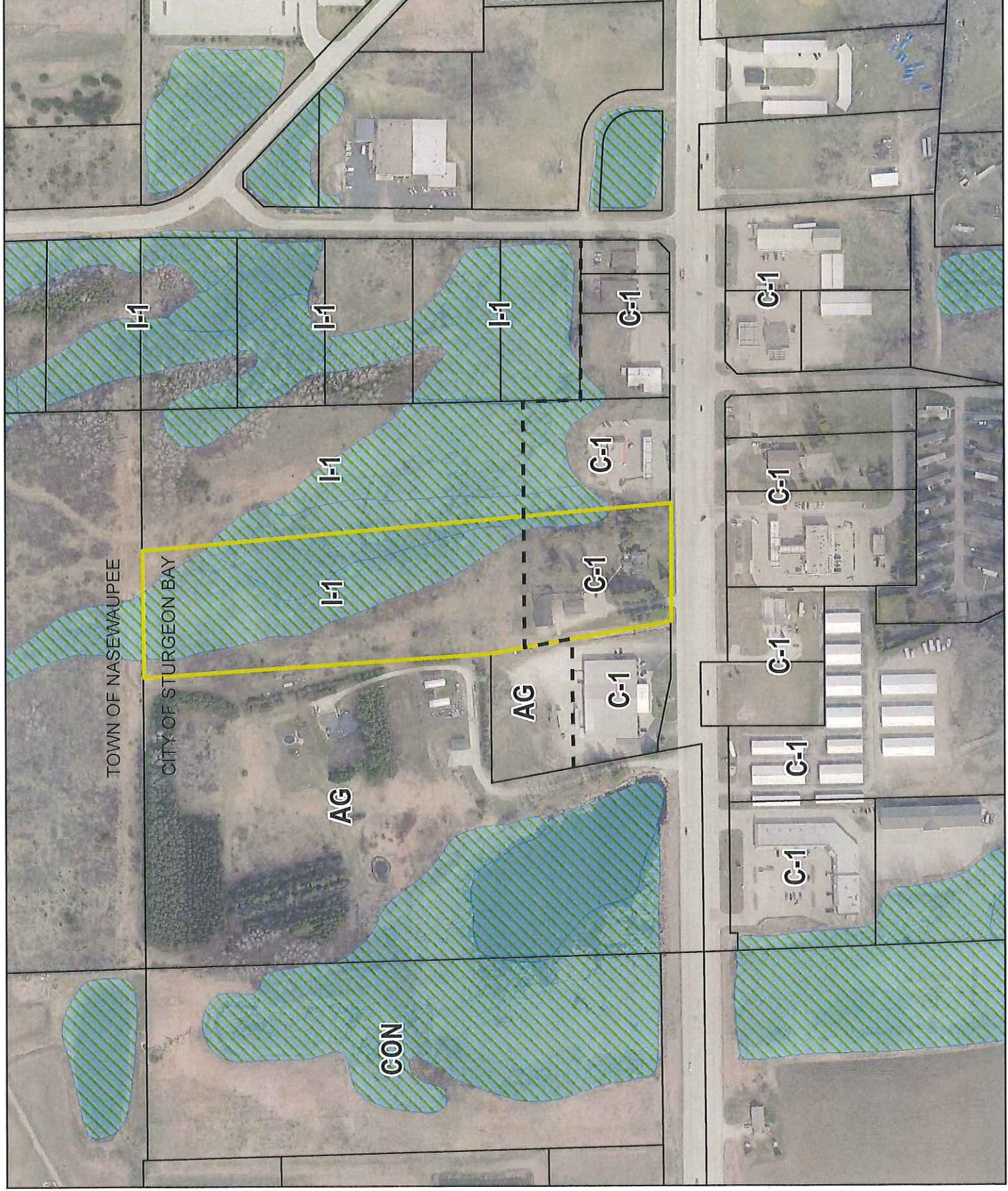


NOT TO SCALE



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

Photo: 4/2015





1342 Green Bay Rd.



EXECUTIVE SUMMARY

TITLE: Zoning Map Amendment for the Jefferson Street Corridor

Background: City staff at the direction of the Plan Commission has been actively pursuing a City initiated rezoning of the Jefferson Street Corridor from C-2 (Central Business District) to C-5 (Mixed Commercial-Residential). The corridor is identified on the map within this packet.

Surrounding Zoning and Uses:

North: Single and two-family homes (R-2 & R-3)

South: Single and two-family homes (R-2)

East: Downtown Commercial (C-2)

West: Big Hill Park/ Egg Harbor Road Corridor (CON & C-1)

Comprehensive Plan: The Future Land Use Map within the Sturgeon Bay Comprehensive Plan identifies the subject corridor as *Transitional Commercial*. Transitional Commercial is defined as "intended to provide lower density and 'neighborhood' commercial uses proximate to residential areas. It also can provide areas where a mixing of commercial and residential uses is deemed appropriate."

City staff feels as though this rezoning petition is not in conflict with the Comprehensive Plan.

Other Considerations: City staff has actively worked with and gathered feedback from the property owners identified within the district. We have held a neighborhood meeting, sent out several letters and provided surveys to everyone within the corridor. We have received feedback from 21 of the 33 properties, all of who were in favor of the rezoning.

C-5 zoning allows the following to those in the corridor:


- Offers more flexibility of uses (commercial and residential) to the property owners within the corridor.
- Several legal non-conforming uses (like single-family homes) become conforming uses under the C-5 zoning.
- Helps retain the characteristic of the Jefferson Street Corridor by being a mixture of businesses and single-family homes.
- More restrictive signage regulations, which is more appropriate for this transitional neighborhood.

Options of the Plan Commission: Recall that a 2/3 majority vote is required for the Plan Commission to take action at this meeting. If you choose to do so, you have the following options:


- 1) Recommend approval of the C-2 to C-5 zoning change to the Council
- 2) Recommend approval of the C-2 to C-5 zoning change with conditions to the Council
- 2) Recommend denial of the C-2 to C-5 zoning change to the Council
- 3) Recommend a different zoning classification to the Council

Staff Recommendation: Staff recommends approval of the proposed zoning map amendment.

Prepared by: 
 Ryan Kernosky
 Planner/ Zoning Admin


 Date

Reviewed by: 
 Marty Olejniczak
 Community Development Director


 Date

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: Jefferson Street Corridor
Location if not assigned a common address: _____

TAX PARCEL NUMBER: See map for parcels

CURRENT ZONING CLASSIFICATION: C-2 (Central Business District)

CURRENT USE AND IMPROVEMENTS:
Commercial uses, residential uses

ZONING DISTRICT REQUESTED: C-5 (Mixed Commercial-Residential)

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: Transitional Commercial

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:
North: High Density Single Family Residential
South: Central Business District/ High Density Single Family Residential
East: High Density Single Family Residential
West: Central Business District/ Transitional Commercial/ High Density Single Family Residential

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

PUBLIC HEARING NOTICE

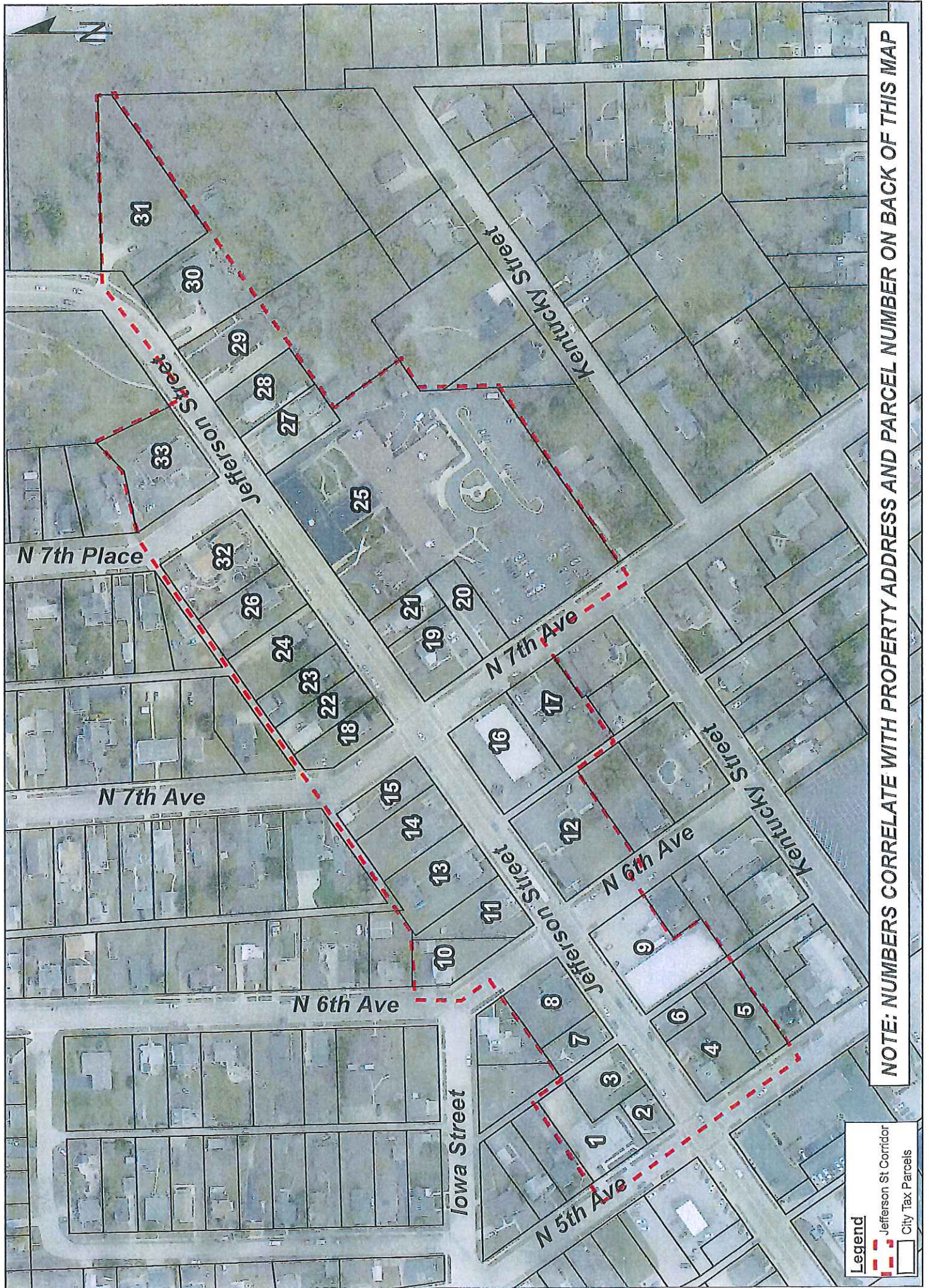
The City of Sturgeon Bay Plan Commission will conduct a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, February 15, 2017, at 6:00 p.m. or shortly thereafter, for the purpose of considering a proposed zoning map amendment under Chapter 20 of the Sturgeon Bay Municipal Code (Zoning Code). The proposed amendment is requested by the City of Sturgeon Bay, WI, to rezone several parcels within the Jefferson Street Corridor from Central Business District (C-2) to Mixed Commercial-Residential (C-5). The subject parcels are as follows:

Address	Parcel Number
312 N 5 th Ave	2811085400701
508 Jefferson St	2811085400502
514 Jefferson Street	2811085400501
232 N 5 th Ave	2811085311101
222 N 5 th Ave	2811085311000
517 Jefferson Street	2811085311102
522 Jefferson Street	2811085400401
532 Jefferson Street	2811085400301
525 Jefferson Street	2811085310101
402 N 6 th Avenue	2813220020101
610 Jefferson Street	2814070010101
611 Jefferson Street	2811085301101
616 Jefferson Street	2814070010201
626 Jefferson Street	2814070010301
632 Jefferson Street	2814070010500
231 N 7 th Ave	2811085300101
221 N 7 th Ave	2811085300301
706 Jefferson Street	2814070020100
709 Jefferson Street	2816225002202
222 N 7 th Ave	2816225002900
715 Jefferson Street	2816225002201
714 Jefferson Street	2814070020200
716 Jefferson Street	2814070020300
724 Jefferson Street	2814070020401
200 N 7 th Ave	2816225002101
732 Jefferson Street	2814070020501
751 Jefferson Street	2816225001901
755 Jefferson Street	2816225001902
761 Jefferson Street	2816225003001B
767 Jefferson Street	2816225003001A
781 Jefferson Street	2816225002500
742 Jefferson Street	2814070020701
756 Jefferson Street	2814070030101

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.

By order of:
City of Sturgeon Bay Plan Commission

Jefferson Street Corridor Rezoning - Location Map



# On Map	Address	Parcel Number
1	312 N 5 th Ave	2811085400701
2	508 Jefferson St	2811085400502
3	514 Jefferson Street	2811085400501
4	232 N 5 th Ave	2811085311101
5	222 N 5 th Ave	2811085311000
6	517 Jefferson Street	2811085311102
7	522 Jefferson Street	2811085400401
8	532 Jefferson Street	2811085400301
9	525 Jefferson Street	2811085310101
10	402 N 6 th Avenue	2813220020101
11	610 Jefferson Street	2814070010101
12	611 Jefferson Street	2811085301101
13	616 Jefferson Street	2814070010201
14	626 Jefferson Street	2814070010301
15	632 Jefferson Street	2814070010500
16	231 N 7 th Ave	2811085300101
17	221 N 7 th Ave	2811085300301
18	706 Jefferson Street	2814070020100
19	709 Jefferson Street	2816225002202
20	222 N 7 th Ave	2816225002900
21	715 Jefferson Street	2816225002201
22	714 Jefferson Street	2814070020200
23	716 Jefferson Street	2814070020300
24	724 Jefferson Street	2814070020401
25	200 N 7 th Ave	2816225002101
26	732 Jefferson Street	2814070020501
27	751 Jefferson Street	2816225001901
28	755 Jefferson Street	2816225001902
29	761 Jefferson Street	2816225003001B
30	767 Jefferson Street	2816225003001A
31	781 Jefferson Street	2816225002500
32	742 Jefferson Street	2814070020701
33	756 Jefferson Street	2814070030101