

AGENDA
CITY OF STURGEON BAY
CITY PLAN COMMISSION
Wednesday, May 17, 2017
6:00 p.m.
Council Chambers, City Hall
421 Michigan Street

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from April 19, 2017.
4. Amendment to floodplain zoning district boundary for property owned by Stephan and Barbara Pfeifer, located at 608 E. Walnut Drive, parcel #281-40-95006900:

Presentation
Public Hearing
Consideration of
5. Conditional use request from Whitetails Unlimited for 13,863 square foot warehouse and office addition, located at 2100 Michigan Street, parcel #281-68-04001501A.

Presentation
Public hearing
Consideration of
6. Conditional use request from Doneff Land Company for 2 two-family dwellings, located on a vacant parcel on the west side of N. 9th Court, parcel #281-62-17000105B;

Presentation
Public Hearing
Consideration of
7. Consideration of: Conceptual Planned Unit Development requested by the Door County Maritime Museum for various building additions, including observation tower, located at 120 N. Madison Avenue.
8. Consideration of: Zoning code amendment to allow accessory dwelling units.
9. Public comment on Plan Commission related items.
10. 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.

2:00 p.m.
5/12/17
RK

<u>Plan Commission Members:</u>	
Rick Wiesner – Chair	Jeff Norland
Ron Vandertie	Robert Starr
Mike Gilson	Dennis Statz
Steven Hurley	

CITY PLAN COMMISSION

Wednesday, April 19, 2017

A meeting of the City Plan Commission was called to order at 6:04 p.m. by Vice-Chairperson Dennis Statz in the Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members Jeff Norland, Ron Vandertie, Steven Hurley, Dennis Statz, and Mike Gilson were present. Excused: Members Bob Starr and Rick Wiesner. Staff present were City Administrator Josh Van Lieshout, City Engineer Chad Shefchik, City Treasurer/Finance Director Val Clarizio, Planner/Zoning Administrator Ryan Kernosky, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from March 15, 2017.
4. Conditional use request from James Riead to construct a two-family dwelling in a Single-Family Residential (R-2) zoning district, located on Georgia Street between N. 15th Place and N. 16th Drive, parcel #281-36-21130101.
Presentation
Public hearing
Consideration of
5. Conceptual Planned Unit Development for SC Swiderski, LLC, to construct two 12-unit multiple-family dwellings and two 16-unit multiple-family dwellings, including two detached garages, located at the corner of Sycamore Street and Grant Avenue, portion of parcel #281-66-12003301.
6. Public hearing regarding proposed project plan amendment for Tax Incremental District No. 4 (Base Value Redetermination).
7. Consideration of: Resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 4 and requesting a base value redetermination from the Wisconsin Department of Revenue.
8. Consideration of: Zoning code amendment to allow accessory dwelling units.
9. Consideration of: Revisions to sec. 8.03 of municipal code regarding construction of driveways.
10. Public comment on Plan Commission related items.
11. Adjourn.

Carried.

Approval of minutes from March 15, 2017: Moved by Mr. Vandertie, seconded by Mr. Norland to approve the minutes from March 15, 2017. All ayes. Carried.

Conditional use request from James Riead to construct a two-family dwelling in a Single-Family Residential (R-2) zoning district, located on Georgia Street between N. 15th Place and N. 16th Drive, parcel #281-36-21130101:

Presentation: Mr. Kernosky stated that James Riead had submitted a conditional use request for construction of a two-family dwelling in an R-2 district. The parcel is currently vacant and is 14,900 sq. ft. in size. It is located across the street from Whispering Winds Assisted Living

Facility. South of the parcel is the Hillcrest Court Condo Development. To the east is Single-Family Residential (R-1), with Single-Family Residential (R-2) to the west. Staff believes that all requirements have been met and recommended approval of the conditional use.

Jim Riead, 3548 Bay Harbor Dr., Green Bay, stated that each unit will be approximately 1600 square feet, with a two-car attached garage.

Public hearing: Vice-Chairperson Statz opened the public hearing at 6:05 p.m. No one spoke during the public hearing. There was no correspondence. The public hearing was declared closed at 6:06 p.m.

Consideration of: With no discussion, it was moved by Mr. Gilson, seconded by Mr. Hurley to approve the conditional use request as presented. All ayes. Carried.

Conceptual Planned Unit Development for S.C. Swiderski, LLC, to construct two 12-unit multiple-family dwellings and two 16-unit multiple-family dwellings, including two detached garages, located at the corner of Sycamore Street and Grant Avenue, portion of parcel #281-66-12003301: Mr. Olejniczak stated that this City-owned property is located on the far west side of the City and contains approximately 12 acres. The proposal is for the northerly five acres of the property. The lot has the majority of the infrastructure in place. S.C. Swiderski has an approved purchase agreement with the City pending development approval. A PUD approval is needed for more than 25 units. There are 56 units proposed and four buildings. The developers have requested a combined preliminary/final PUD for the next phase of the PUD process.

S.C. Swiderski representatives Fay Harder and Jackie Miller presented plans for the proposed multi-family dwellings. Ms. Harder gave a background on the company. Their company works with their own crews, such as architectural design, landscape, groundkeeping, maintenance, a professional leasing department, an on-site management person on the larger sites, etc. The two twelve-unit buildings will be comprised of two and three bedroom apartments. The two sixteen-unit buildings will contain one and two bedrooms. With each, there will be two large garage segments. There will be one detached garage unit per apartment plus eight additional stalls available for residents that want to rent an extra garage stall. Each unit has their own private entrance. In summary, the total proposed development would include a total of 56 units, 64 garage stalls, plus an additional 56 outside parking spaces. After doing some research, they felt that there is a need for more housing in the City. The intent is to build all four buildings at once.

Mr. Olejniczak felt that the garage walls could be dressed up to break up the look of the garage, especially the wall facing the street. He was pleased to see that there was a recreational area.

Ms. Harder stated that there will be playground equipment, along with charcoal style grills in the recreational area. They will work with the City in regard to all what is needed in that area.

Mr. Olejniczak stated that a formal landscaping plan is required. One street tree for every 50 feet of frontage is also required. He suggested screening the south side of the property, as the remaining seven acres is zoned commercial, which may be built on in the future. Anything with energy conservation is appreciated, including low flow fixtures and rain gardens. Installing sidewalks may be a benefit for the future if any development occurs within the seven commercially zoned acres.

Mr. Kernosky inquired about the internal road, lighting, and refuse. Ms. Harder stated that they like to have two access points at their sites for fire and emergency services, as well as snow removal. They don't like installing speed bumps since they have to be maintained and removed in the winter. There will be an on-site manager that would monitor the site. The garbage containers will be located within a cedar panel enclosure with open gates. The front of the buildings will have lights along each one of the doorways. They will work with the City in regard to lighting.

Mr. Olejniczak added that this project will also have to be approved by the Aesthetic Design & Site Plan Review Board.

Mr. Olejniczak questioned the sign specifics. Ms. Harder responded that the company standard is a circular sign with the name of the site attached to poles 4 feet apart and 6 feet tall, with apartment information that would be installed on Grant Street and on Sycamore Street.

Barb Allmann, 717 Prairie Lane, wondered if the \$300 park & playground fee per unit could be put toward a bike path in the City. Mr. Olejniczak stated that the money goes into a segregated park improvement fund. Bike facilities should be eligible.

Kelly Catarozoli, 344 N. 3rd Avenue, suggested having pet friendly apartments.

Chris Kellems, 120 Alabama Street, stated that they didn't say they are a sustainable design. Ms. Harder responded that the heating system they will install is a boiler system. There will be indoor and outdoor LED lighting. Pipes will be insulated within the wall. Ms. Kellems requested that they install electric car charging systems, as well as dark sky lighting.

Christie Weber, 311 Pennsylvania St., stated that this is different than what is shown in the Comprehensive Plan. She wondered how traffic routes will be dealt with.

Laurel Hauser, 746 Kentucky Street, wondered if there were different options of levels of quality of materials used for the exterior of the buildings. The City should be looking at how this will look 25 – 50 years from now. She thinks they are very basic looking and if anything can be done to improve the aesthetics. She also suggested a community garden.

After further discussion, it was moved by Mr. Vandertie, seconded by Mr. Norland to approve the request to combine the preliminary and final PUD procedures. All ayes. Carried.

Public hearing regarding proposed project plan amendment for Tax Incremental District No. 4 (Base Value Redetermination): Mr. Olejniczak explained that Tax Increment District No. 4 involves six parcels on the West Side, which is basically the West Waterfront Redevelopment Project. The district and project plan was originally approved in 2013. State Statutes allows one time in the life of the TID to request the Department of Revenue to reset the base value if there is a situation where it had gone down at least 10% for two consecutive years. TID #4 qualifies because of the fire and destruction of the Harbor Place Shoppes. That parcel went to land value only.

The project plan amendment does three things. First, it requests the redetermination of the base value. Secondly, as a condition for the State to do this, they are asking that the City restrict itself in one of three ways: At least 51% of the total value of additional public

infrastructure improvements to be constructed in the district will be financed by a private developer, subject to a development agreement, in return for the City agreeing to repay that developer solely through cash grants. The second option is the project plan specifies the City expects all project costs to be paid within 90% of the life of the TID. The third option, which was selected by the Council, is expenditures may be made only within the first half of the remaining life of the district (March, 2028) unless approved by unanimous vote of the Joint Review Board. The project plan amendment also updates the original 2013 project plan in terms of specific developments, project costs, etc. It brings it up to the current plan, but recognizes that it may not happen. A public hearing is required at Plan Commission.

The public hearing was opened at 7:04 p.m. by Vice-Chairperson Dennis Statz.

Christie Weber, 311 Pennsylvania St., stated that the Plan Commission should wait until the next meeting so the public can digest what is going on. The Redevelopment Plan started with workforce housing in that area.

Laurel Hauser, 746 Kentucky St., said she was worried about approving the amendment and that it would put the City under a lot of pressure to make payments, and would look like the City needs to be rescued.

Kelly Catarozoli, 344 N 3rd Avenue, stated that this is premature and will have to revise this again in the future.

The public hearing was declared closed at 7:11 p.m.

Consideration of: Resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 4 and requesting a base value redetermination from the Wisconsin Department of Revenue: Mr. Statz was unsure of what it means if the resolution is passed. Mr. Olejniczak responded that in terms of the revenue, at today's tax rate, the district would receive approximately \$14,300.00 per year in additional revenue. The cutoff on spending must be in earlier than normal.

Mr. Gilson didn't see why not to take advantage of this. If it is delayed one year, it probably won't happen.

Moved by Mr. Gilson, seconded by Mr. Norland to approve the resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 4 and requesting a base value redetermination from the Wisconsin Department of Revenue. Carried, with Mr. Statz voting no.

Consideration of: Zoning code amendment to allow accessory dwelling units: Mr. Kernosky stated that he and Mr. Olejniczak have been working on creating an accessory code amendment. If the Plan Commission agrees to have it put into the code and permitting it under the R-1, R-2, R-3, R-4, C-5 and A districts, it would be a conditional use. It would require that anyone who would want an accessory dwelling unit would have to come before the Plan Commission for approval.

Mr. Gilson had heard comments that this would be for affordable housing, whereas someone might see this as something else. He would like to see this as affordable housing.

Mr. Statz thought that accessory dwelling units allowed on a lot at least 5000 sq. ft. is too small. A size of 7000 square feet would work better. A second floor of a garage could be used to equal 800 square feet. The same language should be used as a tourist rooming house in regard to period of time rented. Detached accessory dwelling units need to have the same setback as the principal building, unless it relates to the second floor of a garage.

Mr. Norland did not see a need for this. It is opening up Pandora's Box. It would eliminate R-1 zoning and could end up with neighbor against neighbor if one wants it and one doesn't.

Mr. Vandertie didn't see where this would be beneficial and would like to take more time to think about it.

Mr. Gilson feels there is a need for this. It may work out nicely in certain areas.

Mr. Olejniczak said this would create an option for families dealing with care of an elderly, as well as creating housing for our workforce. This can be implemented gradually and not City-wide.

Mr. Statz said the most effective use is the second floor.

Mr. Olejniczak will check with other communities that have accessory dwelling units to get any testimonials.

Mr. Kernosky stated that this offers affordability for future home owners. The accessory dwelling unit can be rented out to help cover mortgage costs and insurance.

Mr. Norland added that there will also be extra taxes and maintenance as well.

Staff will tweak the ordinance as discussed, contact other communities for testimonials, and bring back to a future meeting.

Consideration of: Revisions to sec. 8.03 of municipal code regarding construction of driveways: Mr. Olejniczak stated that Plan Commission had tweaked this code in the past, but there are no standards on how to implement the driveway. This has caused problems for the Engineering and Public Works Department.

Mr. Shefchik stated that there is nothing in the code on how driveways are constructed. Proper cutting and tapering is important. Aprons should be required for all new driveways. Also, if there is a sidewalk where a new driveway is located, it should be replaced to avoid cracking since sidewalks are not generally poured at a thickness for vehicles. Currently, there is no method of enforcement.

Commission members discussed the revisions to the ordinance. Moved by Mr. Vandertie, seconded by Mr. Gilson to recommend to Council adopting the revisions to Section 8.0 of the Municipal Code regarding construction of driveways. All ayes. Carried.

Public comment on Plan Commission related items: Kelly Catarozoli, 344 N. 3rd Avenue, stated that in regard to accessory dwelling units they are a desirable home and are the most kept up homes.

Jim Riead, 3548 Bay Harbor Drive, didn't think accessory dwelling units address affordable housing.

Laurel Hauser, 746 Kentucky Street, was excited about accessory dwelling units. Options for younger people are needed. She sees it as family friendly.

Adjourn: Moved by Mr. Vandertie, seconded by Mr. Norland to adjourn. Carried. Meeting adjourned at 7:52 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Cheryl Nault".

Cheryl Nault
Community Development Secretary

EXECUTIVE REPORT
TO THE
City Plan Commission

Subject: Floodplain Zoning Code Amendment – Removal from Floodplain for Parcel # 281-40-95006900 (Pfeifer)

Background: Stephan "Erich" Pfeifer is petitioning to amend the floodplain zoning district boundaries for his property located at 608 E. Walnut Drive, parcel # 281-40-95006900. A small portion of the parcel is currently within the floodfringe district (FF) under the Floodplain Zoning Code. The floodplain boundary is based upon the regional flood elevation for Purves Lagoon (part of Sturgeon Bay), which is 585.0 feet above sea level.

A single-family dwelling was constructed on the lot in 2016. The new home was raised to above the required flood protection elevation of the floodplain zoning code. A variance was granted for the amount of required fill around the house and the fill was properly placed. Thus, the new home is flood-proofed and complies with the code. A letter of map revision (LOMR) was recently issued by FEMA because the elevation of the lot is now above the floodplain elevation.

Mr. Pfeifer is requesting the floodplain zoning amendment from the City's code.

Procedures for Amending Floodplain Zoning District Boundaries: Under s. 23.08(2), an amendment to the floodplain zoning district boundaries does not become effective until the following steps happen:

1. The applicant submits the necessary information showing compliance with the code.
2. A public hearing is held before the Plan Commission.
3. The Plan Commission makes its recommendation to the Common Council.
4. The Council approves the change to the floodplain zoning district boundaries.
5. The Department of Natural Resources reviews and approves the amendment.

Floodplain Standards: Based upon the submitted info the site meets the standards of the code as follows:


- Connected to lands outside of the floodplain boundary – only the portion of the lot nearest the lagoon is within the floodplain, with the majority outside of the floodplain.
- Filled to at least two feet above the 585.0 regional flood elevation – per the elevation exhibit prepared by Mau & Associates the area of removal is at least elevation 587.0.
- Development shall not block the conveyance of floodwaters or increase regional flood height by 0.01 foot or more – the site is within the floodfringe of the bay and the lagoon is not impacted by flood flows.

- Letter of Map Revision from FEMA – the regional flood elevation and floodplain boundary maps are administered by the Federal Emergency Management Agency. On November 30, 2016 FEMA issued its Letter of Map Revision based on Fill (LOMR-F) to remove the subject area from the floodplain.

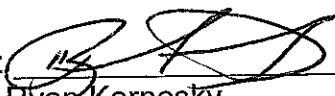
Plan Commission Options: The Plan Commission has the following options:

- 1) Recommend approval of the floodplain zoning district boundary amendment.
- 2) Recommend approval of the floodplain zoning district boundary with conditions.
- 3) Recommend denial of the floodplain zoning district boundary amendment.

Community Development Staff Recommendation: The Community Development Staff recommends approval of the floodplain zoning district boundary amendment.

Prepared by: 
Marty Olejniczak
Community Development Director

5/11/2017
Date

Reviewed by: 
Ryan Kernosky
Planner / Zoning Administrator

5/11/2017
Date

Reviewed by: _____
Chad Shefchik
City Engineer

Date

Date Received: 3/16/17
Fee Paid: \$ 400 + 50
Received By: CN

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	<u>Stephan "Erich" Pfeifer</u>	<u>Same</u>
Company		
Street Address	<u>608 E. Walnut Drive</u>	
	<u>608</u>	
City/State/Zip	<u>Sturgeon Bay, WI 54235</u>	
Daytime Telephone No.	<u>920-743-6202 or 920 559 3989</u>	
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: ~~608~~ E. Walnut Drive
Location if not assigned a common address: 608

TAX PARCEL NUMBER: 281-40-95006900

CURRENT ZONING CLASSIFICATION: Floodfringe (ff) district

CURRENT USE AND IMPROVEMENTS: Single family Dwelling

ZONING DISTRICT REQUESTED: Removal from Floodfringe District

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: Single Family Residential

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:

North:	<u>Single Family Residential</u>		
South:	<u>"</u>	<u>"</u>	<u>"</u>
East:	<u>"</u>	<u>"</u>	<u>"</u>
West:	<u>"</u>	<u>"</u>	<u>"</u>

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North: R-1 - SF dwelling
South: R-1 - SF dwelling
East: R-1 - Vacant lot
West: R-1 - SF dwelling

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

Variance granted in 2016 from the floodplain zoning code - floodproofing requirements

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

Stephen E Pfeifer
Property Owner (Print Name)

[Signature]
Signature

3/16/17
Date

Stephen E Pfeifer
Applicant/Agent (Print Name)

[Signature]
Signature

3/16/17
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

Staff Signature

Attachments:

Procedure & Check List

Agreement For Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Stephan E. & Barbara A. Pfeifer				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 608 E Walnut Drive				Company NAIC Number:	
City Sturgeon Bay		State Wisconsin		ZIP Code 54235	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Purves Lagoon Subdivision, lot 69 Parcel # 2814095006900					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>44.821223</u> Long. <u>-87.368593</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>9</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>2,173</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>1,143</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of Sturgeon Bay 550111			B2. County Name Door		B3. State Wisconsin
B4. Map/Panel Number 55029C0478	B5. Suffix C	B6. FIRM Index Date 03/02/2009	B7. FIRM Panel Effective/ Revised Date 03/02/2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 585
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 608 E Walnut Drive			Policy Number:
City Sturgeon Bay	State Wisconsin	ZIP Code 54235	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: NGS PID=DL2498

Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

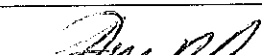
Check the measurement used.

- | | | |
|---|-------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 587.1 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor | 590.1 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | 588.4 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | 587.1 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 587.6 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 588.6 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name Steven M. Bieda	License Number PLS 2275
Title Land Surveyor	
Company Name Mau & Associates	
Address 400 Security BLVD	
City Green Bay	State Wisconsin
	ZIP Code 54313
Signature 	Date 10/17/2016
	Telephone (920) 434-9670



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

Furnace servicing the structure is located in the crawl space

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 608 E Walnut Drive			Policy Number:
City Sturgeon Bay	State Wisconsin	ZIP Code 54235	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 608 E Walnut Drive			Policy Number:	
City Sturgeon Bay	State Wisconsin	ZIP Code 54235	Company NAIC Number	
SECTION G – COMMUNITY INFORMATION (OPTIONAL)				
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.				
G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)				
G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.				
G3. <input type="checkbox"/> The following information (Items G4–G10) is provided for community floodplain management purposes.				
G4. Permit Number		G5. Date Permit Issued		G6. Date Certificate of Compliance/Occupancy Issued
G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement				
G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____				
G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____				
G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____				
Local Official's Name			Title	
Community Name			Telephone	
Signature			Date	
Comments (including type of equipment and location, per C2(e), if applicable)				
<div style="text-align: right;"><input type="checkbox"/> Check here if attachments.</div>				

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

ELEVATION CERTIFICATE**IMPORTANT:** In these spaces, copy the corresponding information from Section A.Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
608 E Walnut DriveCity
Sturgeon BayState
WisconsinZIP Code
54235**FOR INSURANCE COMPANY USE**

Policy Number:

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

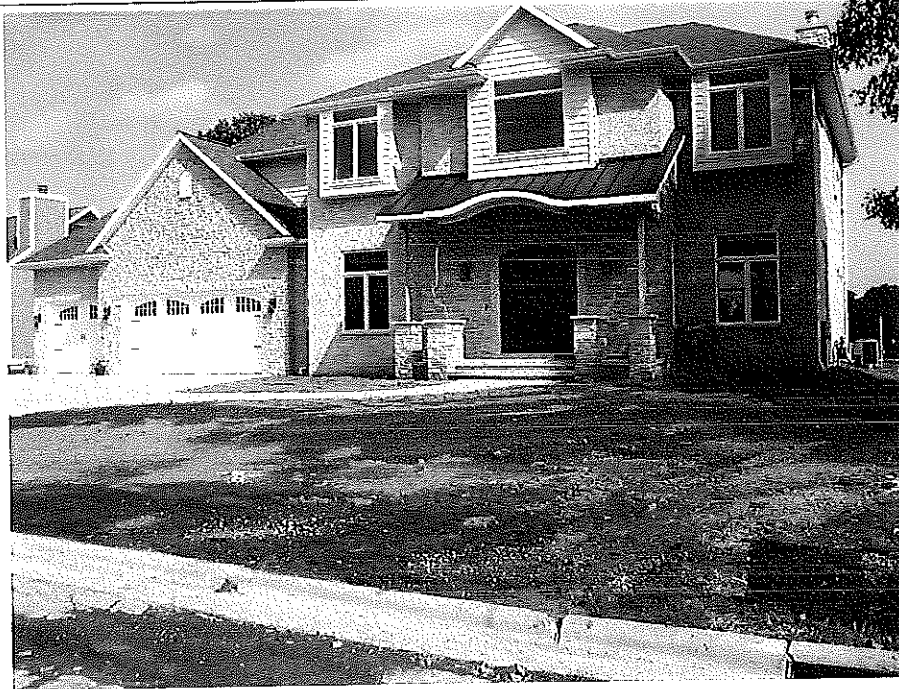


Photo One

Photo One Caption Front/ road side view September 22, 2016

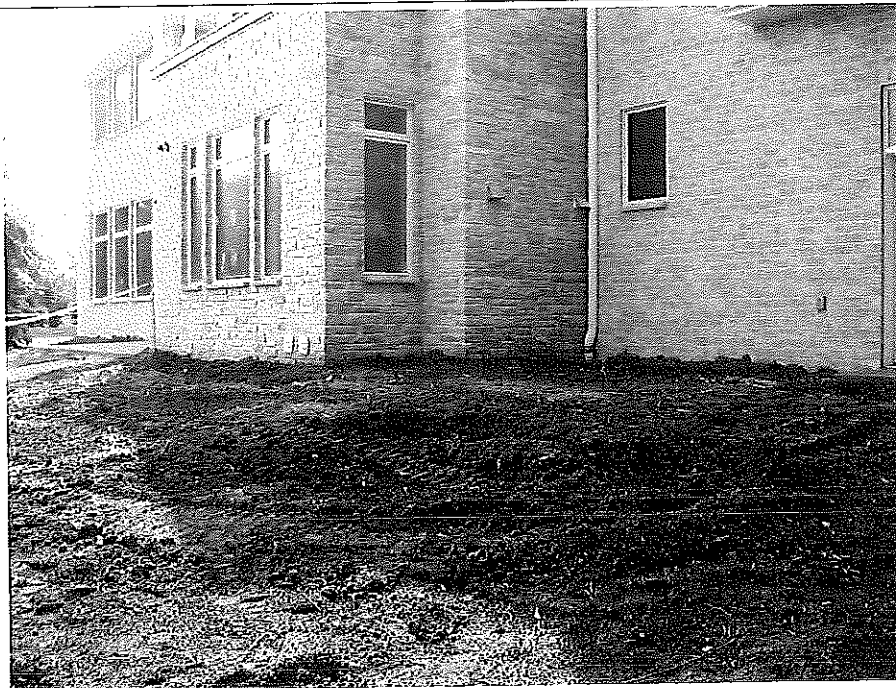


Photo Two

Photo Two Caption Rear view September 22, 2016

BUILDING PHOTOGRAPHS

OMB No. 1660-0008

Expiration Date: November 30, 2018

Continuation Page

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 666 E Walnut Drive			Policy Number:	
City Sturgeon Bay	State Wisconsin	ZIP Code 54235	Company NAIC Number	
<p>If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.</p>				
Photo One				
Photo One				
Photo One Caption				
Photo Two				
Photo Two				
Photo Two Caption				



Federal Emergency Management Agency

Washington, D.C. 20472

November 30, 2016

THE HONORABLE THAD BIRMINGHAM
MAYOR, CITY OF STURGEON BAY
421 MICHIGAN STREET
STURGEON BAY, WI 54235

CASE NO.: 16-05-7466A
COMMUNITY: CITY OF STURGEON BAY, DOOR
COUNTY, WISCONSIN
COMMUNITY NO.: 550111

DEAR MR. BIRMINGHAM:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision based on Fill (LOMR-F) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Sincerely,

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. David Chrouser



Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP REVISION BASED ON FILL

When making determinations on requests for Letters of Map Revision based on the placement of fill (LOMR-Fs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMR-F is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMR-F *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMR-F provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMR-F is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMR-F must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

The NFIP offers two types of flood insurance policies to property owners: the low-cost Preferred Risk Policy (PRP) and the Standard Flood Insurance Policy (SFIP). The PRP is available for 1- to 4-family residential structures located outside the SFHA with little or no loss history. The PRP is available for townhouse/rowhouse-type structures, but is not available for other types of condominium units. The SFIP is available for all other structures.

Additional information on the PRP and how a property owner can qualify for this type of policy may be obtained by contacting the Flood Insurance Information Hotline, toll free, at 1-800-427-4661. Before making a final decision about flood insurance coverage, FEMA strongly encourages property owners to discuss their individual flood risk situations and insurance needs with an insurance agent or company.

The revisions made effective by a LOMR-F are made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448) 42 U.S.C. 4001-4128, and 44 CFR Part 65.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to revise an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

To ensure continued eligibility to participate in the NFIP, the community must enforce its floodplain management regulations using, at a minimum, the flood elevations and zone designations shown on the NFIP map, including the revisions made effective by LOMR-Fs. LOMR-Fs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

FEMA does not print and distribute LOMR-Fs to primary map users, such as local insurance agents and mortgage lenders; therefore, the community serves as the repository for LOMR-Fs. FEMA encourages communities to disseminate LOMR-Fs so that interested persons, such as property owners, insurance agents, and mortgage lenders, may benefit from the information. FEMA also encourages communities to prepare articles for publication in the local newspaper that describe the changes made and the assistance community officials will provide in serving as a clearinghouse for LOMR-Fs and interpreting NFIP maps.

When a restudy is undertaken, or when a sufficient number of revisions occur on particular map panels, FEMA initiates the printing and distribution process for the panels and incorporates the changes made effective by LOMR-Fs. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. If the results of particular LOMR-Fs cannot be reflected on the new map panels because of scale limitations, FEMA notifies the community in writing and revalidates the LOMR-Fs in that letter. LOMR-Fs revalidated in this way usually will become effective 1 day after the effective date of the revised map.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN	<p>A portion of Lot 69, Purves Lagoon Subdivision, as shown on the Plat recorded as Document No. 432837, in the Office of the Register of Deeds, Door County, Wisconsin</p> <p>The portion of property is more particularly described by the following metes and bounds:</p>
	COMMUNITY NO.: 550111	
AFFECTED MAP PANEL	NUMBER: 55029C0478C	
	DATE: 3/2/2009	
FLOODING SOURCE: STURGEON BAY		<p>APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.821105, -87.368659</p> <p>SOURCE OF LAT & LONG: LOMA LOGIC</p> <p>DATUM: NAD 83</p>

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
69	--	Purves Lagoon	608 East Walnut Drive	Portion of Property	X (unshaded)	--	--	585.1 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION	GREAT LAKES
PORTIONS REMAIN IN THE SFHA	STATE LOCAL CONSIDERATIONS
STUDY UNDERWAY	

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING at the Southeast corner of Lot 69, Purves Lagoon Subdivision; thence N35°14'36"E, 92.37 feet along the East line of said Lot; thence N20°10'02"W, 20.40 feet; thence N48°50'48"W, 65.13 feet; thence N55°34'53"W, 22.39 feet to the West line of said Lot; thence S35°42'52"W, 104.06 feet along said West line to the South line of said Lot, AKA as the North right of way of East Walnut Drive; thence S51°19'55"E, 105.00 feet along said South Lot line to the POINT OF BEGINNING.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

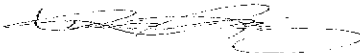
STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

GREAT LAKES (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

The Federal Emergency Management Agency (FEMA) has based this determination on elevation data, which is published in the current Flood Insurance Study for the community. However, the elevations established in the U.S. Army Corps of Engineers (USACE) reports on the Great Lakes are the best available data known to us. If in the future there are any subsequent map revisions to the National Flood Insurance Program map and the USACE reports remain the best available data known, FEMA will use those elevations for any such revisions. Further, be advised that the elevations on the Flood Insurance Rate Map (FIRM) may only reflect the Stillwater elevation for the lake and may not account for the effects of wind driven waves or wave runup. On-site conditions such as wind speed, wind direction, fetch distance, water depth and the slope of the beach or bluff may result in significant increases to the base flood elevation. Therefore, it is strongly recommended that the requestor be aware of these circumstances and, if warranted, evaluate the effects of wind driven waves along the shoreline of the property.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.


Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472


LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.


Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Plan Commission will hold a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Door County, Wisconsin on Wednesday, May 17, 2017, at 6:00 p.m. or shortly thereafter, regarding a petition from Stephan Pfeifer to change the floodplain zoning district boundaries under Chapter 23 of the Municipal Code (Floodplain Zoning Code). The petitioner is requesting that his parcel located at 608 E Walnut Drive, parcel #281-40-95006900, be removed from the Floodfringe district. The application is on file with the Community Development Department and can be viewed at City Hall, 421 Michigan Street, weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to attend the hearing and give testimony in favor or against the petition, either in person at the hearing or in writing.

By order of:

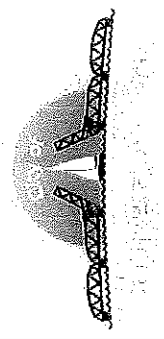
City of Sturgeon Bay Plan Commission

Public Hearing Location Map - Stephan Pfeifer, Floodplain Rezoning

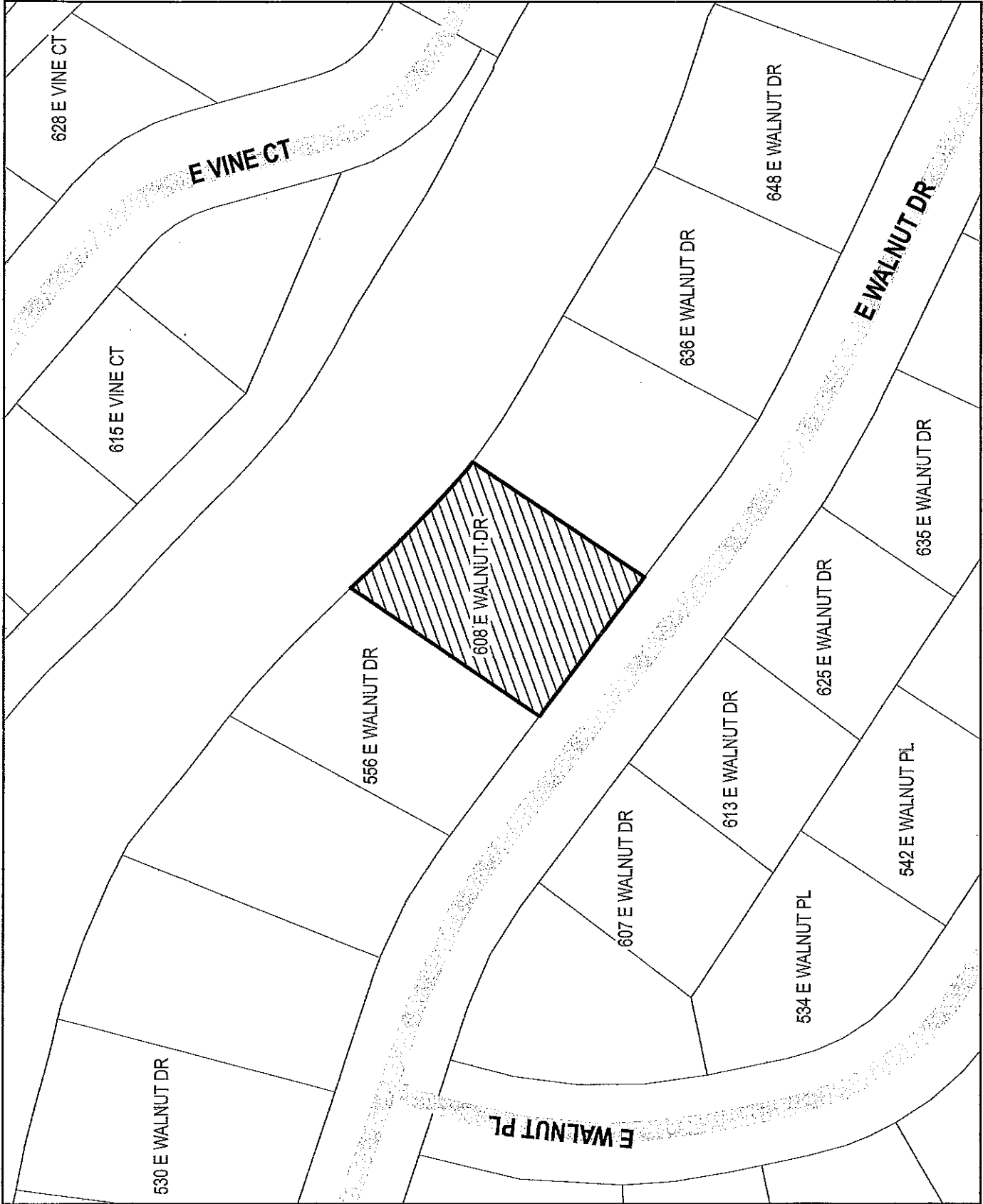
City of
Sturgeon Bay

LEGEND

- Subject Parcel
- City Streets
- City Limits
- Tax Parcels



Prepared by:
City of Sturgeon Bay
Community Development Department
421 Michigan Street
Sturgeon Bay, WI 54235
920-746-2910
Air Photo: 4/2015



NOTE: PUBLIC HEARING TO BE HELD May 17, 2017 AT 6:00 PM
IN THE CITY COUNCIL CHAMBERS (421 MICHIGAN STREET, 2ND FLOOR)

FEMA Flood Zone - 608 E Walnut Drive

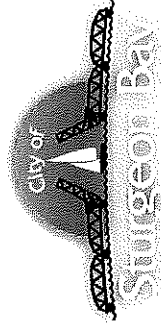
City of Sturgeon Bay

LEGEND

- City Streets
- City Limits
- Tax Parcels
- FEMA Flood Zone
- Subject Parcel



NOT TO SCALE



Prepared by:
City of Sturgeon Bay
Community Development Department
421 Michigan Street
Sturgeon Bay, WI 54235
920-746-2910
Air Photo: 4/2015
**FOR REFERENCE ONLY
NOT FOR LEGAL USE**



STAFF REPORT

Title: Conditional Use Permit Application – Whitetails Unlimited

Background: A Conditional Use Petition from Whitetails Unlimited has been submitted to the Community Development Department to construct a 13,863 square foot addition to the existing Whitetails Unlimited Headquarters. Within the CON (Conservancy) zoning district, section 20.23(2)(c) of the zoning code, "Offices and educational facilities for nonprofit conservation-related organizations" are a conditional use.

Under section 20.03 of the zoning code, *"Conditional Use Permit: A permit, authorized by the city plan commission and issued by the building inspector, stating that a conditional use may be established, expanded, or enlarged subject to any conditions placed on the authorization and the provisions of this chapter."* Because the proposed addition is an expansion of the existing conditional use, it is appropriate for the city plan commission to review and issue another conditional use permit for this project.

Existing Conditions: The subject parcel is accessed off of Michigan Street (CTH TT), is 8.03 acres in size and abuts Big Creek on the east property line. It currently has a 13,548 square foot Whitetails Unlimited Headquarters building that includes offices, a gift shop, library, and a fulfillment center. The parcel also has 38 existing parking lot stalls, and a detention pond.

Surrounding Uses and Zoning:

North: Town of Sturgeon Bay – Agricultural
South: CON – Crossroads at Big Creek
East: CON – City-owned Snow Dump Site
West: Town of Sturgeon Bay – Single-family Home

Comprehensive Plan: The Future Land Use Map within the Sturgeon Bay Comprehensive Plan identifies the subject parcel as an Agricultural Use. Agricultural is defined in our Comprehensive Plan as *"An area with predominantly low density agricultural related uses and other uses associated with nonsewered rural areas. It is generally the most undeveloped lands surrounding the City. These areas are not planned to have significant development during the course of the planning period."*

Existing Conditional Use: The previous conditional use was approved in July of 2003. The Plan Commission approved the request with the following conditions:

- Parking area must comply with the parking lot landscaping requirements.
- Final design of stormwater management facilities must comply with the changes required by the City Engineer.
- The land located within 35 feet of Big Creek shall be maintained with natural vegetation.

- Exterior lighting shall utilize fixtures whose hood, lens, or combination thereof allow no direct beams of light from the fixture to be seen from off the property or to be cast skyward.

Proposed Use: Whitetails Unlimited is proposing to expand their existing headquarters. The proposed addition will include a large fulfillment center and additional office space.

Conditional Use Findings: Under s. 20.25(4) of the zoning code, a conditional use permit may only be issued by the plan commission upon making a finding that:

- (a) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (b) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the surrounding area.
- (c) The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (d) Adequate utilities, access roads, drainage, and/or other necessary facilities will be provided.
- (e) Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion on the public streets.
- (f) The conditional use shall in all other respects conform to the applicable regulations of the district in which it is located and the plan commission shall find that there is a public necessity for the conditional use.

City staff believes that all conditions of a conditional use are met.

Other Considerations:

- The Aesthetic Design and Site Plan Review Board will have to review and approve the building plans and site design.
- The existing number of parking stalls complies with our code; therefore no additional parking is required and none is planned.
- The total impervious surface increases by 4.4% (up to 18.8% compared to 14.4% existing). The overall project is still low density given the size of the parcel.
- The additional stormwater generated by the development is being directed to the existing storm pond. The City Engineer will review their final stormwater management plan.

- A portion of the building site is within the general floodplain of Big Creek according to the floodplain zoning map. The floodplain boundary was established in 2009, but is based upon the contours of the site in 2002, prior to the area being re-graded for the original Whitetails Unlimited facility the surveyor for the project is submitting the updated elevation contours to FEMA for a review and amendment to the boundary. Staff will be unable to issue an approval until this is completed.

Plan Commission Options: The Plan Commission has the following options:

- 1) Approve the conditional use petition as presented
- 2) Approve the conditional use petition with conditions
- 3) Deny the conditional use petition

City Staff Recommendation: Staff is supportive of the conditional use petition, and recommends approval with the following conditions:

- 1) The land located within 35 feet of Big Creek shall be maintained with natural vegetation.
- 2) Exterior lighting shall utilize fixtures whose hood, lens, or combination thereof allow no direct beams of light from the fixture to be seen from off the property or to be cast skyward.
- 3) Approval of stormwater management plan by the City Engineer
- 4) Removal from the floodplain by FEMA or compliance with the Floodplain Zoning Code.

Prepared by:


Ryan Kernosky
Planner/Zoning Admin


Date

Reviewed by:


Marty Olejniczak
Community Development Director


Date

CITY OF STURGEON BAY CONDITIONAL USE PERMIT APPLICATION

\$300.00 FEE
50.00 SIGN

Date Received:	4-27-17
Fee Paid	\$ 350.00 (inc. signdep)
Received By:	CR

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	STEVE CORRIGAN	Whitetails Unlimited Inc
Company	CORRIGAN'S CBS	2100 Michigan St
Street Address	4424 DICKINSON RD	PO BOX 720
City/State/Zip	DE PERE, WI, 54115	
Daytime Telephone No.	920-371-2379	
Fax No.	920-336-4052	

STREET ADDRESS OF SUBJECT PROPERTY: 2100 MICHIGAN ST.
 Location if not assigned a common address: _____

TAX PARCEL NUMBER: 281-68-04001501A R

CURRENT ZONING CLASSIFICATION: CON Servancy

CURRENT USE AND IMPROVEMENTS:
Whitetails Unlimited Corporate Headquarters

IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM
 BEING REQUESTED FOR REVIEW: S. 20.23(2)(c) - Office and Educational
facilities for non-profit conservation-related organizations

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North:	TOWN OF STURGEON BAY - FIELD
South:	CON - CROSSROADS AT BIG CREEK
East:	CON - CITY OF STURGEON BAY SNOW DUMP SITE
West:	TOWN OF STURGEON BAY - SINGLE FAMILY DWELLING

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:

North: AGRICULTURAL
South: OPEN SPACE + RECREATION
East: PUBLIC + INSTITUTIONAL
West: AGRICULTURAL

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? yes IF YES, EXPLAIN: CONDITIONAL USE WAS GRANTED IN 2003 FOR WHITETAILS UNLIMITED.

Attach an 8-1/2" X 11" detailed site plan (if site plan is larger than 8-1/2" x 11", also include 15 large sized copies), full legal description (preferably on disk), 8-1/2 x 11" location map, construction plans for the proposed project, and Agreement for Reimbursement of expenses. Site plan shall include dimensions of property, pertinent structures and buildings, proposed site improvements, signature of person who drew plan, etc.

Whitetails Unlimited, Inc.
Property Owner (Print Name)

Signature

Executive Director

Date

4/25/17

STEVE CORRIGAN
Applicant/Agent (Print Name)

Signature

Steve Corrigan

Date

4-25-17

I, STEVE CORRIGAN, 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

Steve Corrigan

Staff Signature

[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, WI on Wednesday, May 17, 2017, at 6:00 PM or shortly thereafter, regarding a petition from Whitetails Unlimited (Steve Corrigan, Agent) for a conditional use permit under s. 20.23(2)(c) of the Municipal Code (Zoning Code). The proposal is for a 13,863 sq ft addition to the existing Whitetails Unlimited Corporate Headquarters. The subject property is located at 2100 Michigan Street, tax parcel # 281-68-04001501A. The application is on file with the Community Development Department, located at 421 Michigan Street, and can be viewed weekdays between 8:00 AM and 4:30 PM. The public is invited to give testimony in favor or against the proposed conditional use, either in person at the hearing or in writing.

BY ORDER OF:
CITY OF STURGEON BAY PLAN COMMISSION

Public Hearing Location Map - Conditional Use Permit, Whitetails Unlimited

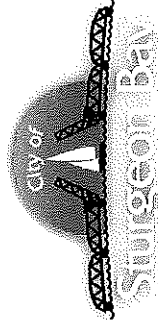
City of
Sturgeon Bay

LEGEND

-  City Limits
-  Subject Parcel
-  City Streets
-  Tax Parcels



NOT TO SCALE



Prepared by:
City of Sturgeon Bay
Community Development Department
421 Michigan Street
Sturgeon Bay, WI 54235
920-746-2910
Air Photo: 4/2015



NOTE: PUBLIC HEARING TO BE HELD MAY 17TH, 2017 AT 6:00 PM
IN THE CITY COUNCIL CHAMBER, 421 MICHIGAN STREET (2ND FLOOR)

FEMA Flood Zone - Whitetails Unlimited

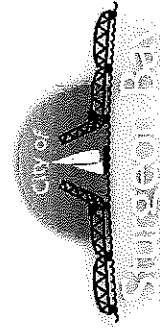
City of Sturgeon Bay

LEGEND

- City Streets
- City Limits
- Tax Parcels
- FEMA Flood Zone



NOT TO SCALE



Prepared by:
City of Sturgeon Bay
Community Development Department
421 Michigan Street
Sturgeon Bay, WI 54235
920-748-2910
Air Photo: 4/2015
**FOR REFERENCE ONLY
NOT FOR LEGAL USE**



4.2.1.1. CHANGES. ANY CHANGES TO THE DESIGN SHALL BE MADE IN WRITING AND SHALL BE APPROVED BY THE DESIGNER. ANY CHANGES TO THE DESIGN SHALL BE MADE IN WRITING AND SHALL BE APPROVED BY THE DESIGNER.

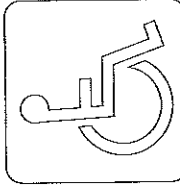
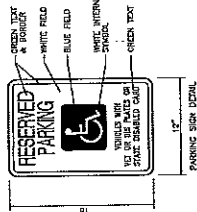
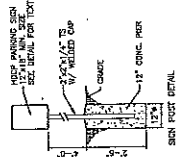
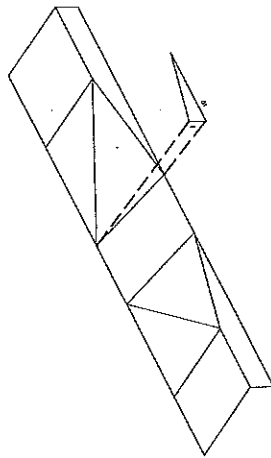
4.2.1.2. RAMP

4.2.1.2.1. RAMP. ANY PART OF AN ACCESSIBLE ROUTE WITH A RAMP SHALL BE CONSIDERED A RAMP.

4.2.1.2.2. RAMP. THE LEAST POSSIBLE RAMP SHALL BE USED. THE RAMP SHALL BE CONSIDERED A RAMP IF THE SLOPE IS GREATER THAN 1:12. THE RAMP SHALL BE CONSIDERED A RAMP IF THE SLOPE IS GREATER THAN 1:12. THE RAMP SHALL BE CONSIDERED A RAMP IF THE SLOPE IS GREATER THAN 1:12.

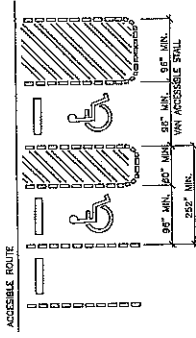
SIDEWALK RAMP

WALK



HANDICAPPED PARKING SIGN DETAILS

NOT TO SCALE



PARKING SPACE DIMENSIONS

N.T.S.

NOTE: CONSTRUCTION OF THIS BUILDING SHALL NOT BE EXCEED. ALL APPLICABLE ORDINANCES, CODES AND REGULATIONS SHALL BE FOLLOWED. THE STATE OF MICHIGAN ENCLOSED COMMERCIAL BUILDING CODE VOLUME 1 & 2. CONTRACTORS SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION AND NOTIFY AGENCIES AND OWNER OF ANY INTERFERENCES. CONTRACTORS SHALL PROVIDE ALL BARRIERS, EASING, FENCES AND SAFETY EQUIPMENT AND PRECAUTIONS ADVISORY BY ALL CODES AND SAFE CONSTRUCTION PRACTICES. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CODES OF AGENCIES HAVING JURISDICTION OVER THE PROJECT. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND RECOMMENDATIONS.

ASB SITE LOCATION

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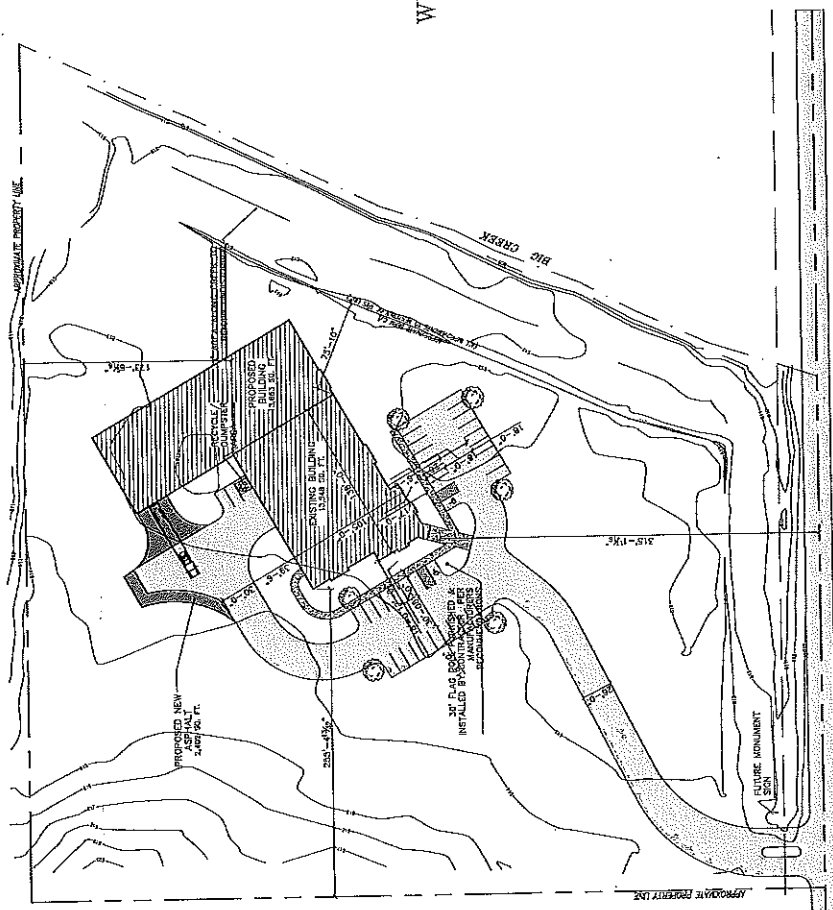
ST. JAMES

WHITETAILS UNLIMITED SITE PLAN



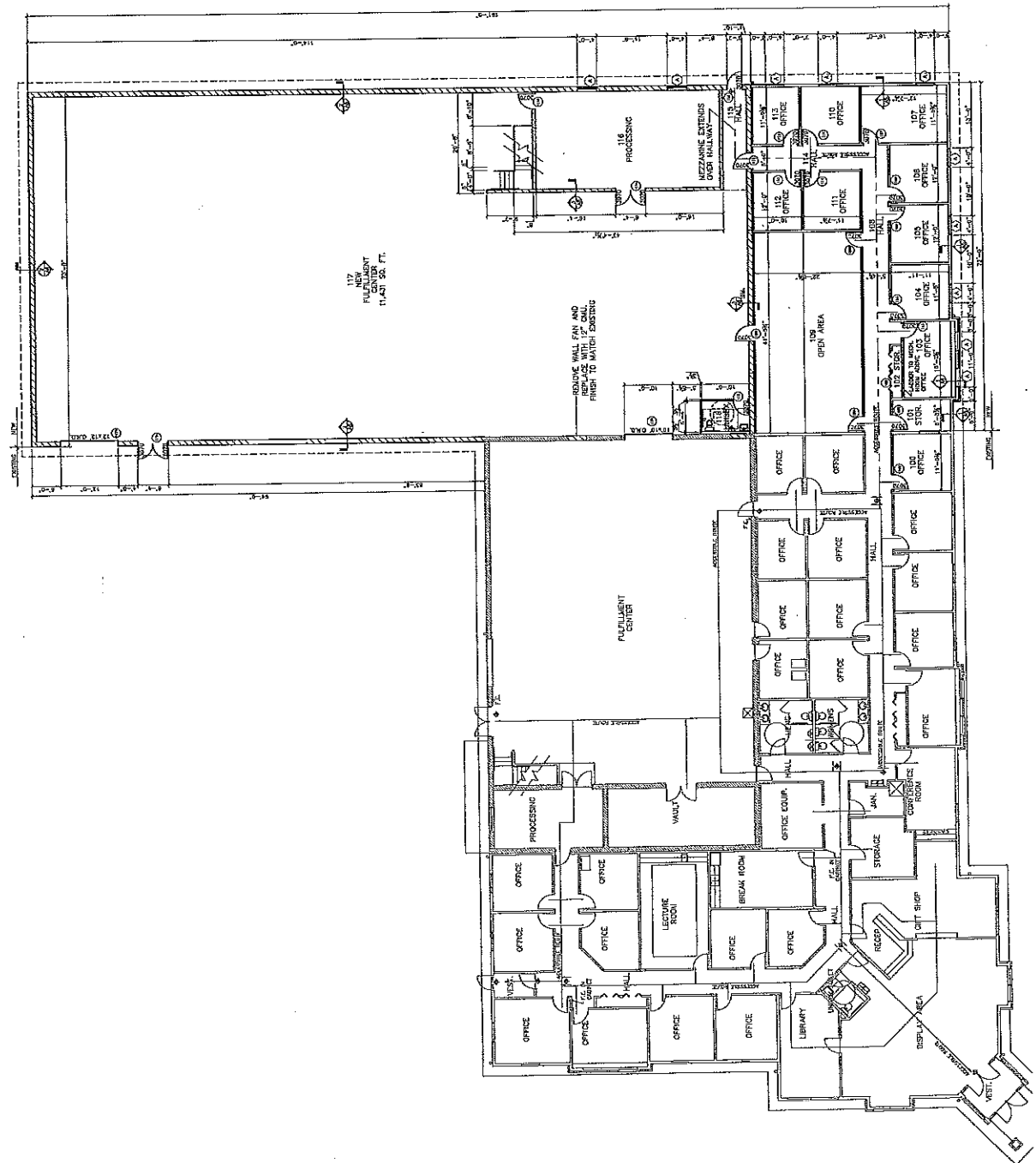
NOTES:

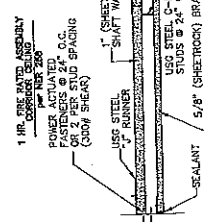
- ALL PROPERTY LINES SHOWN ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED BY A PARTY OF SURVEY
- EXISTING LOT/STAKE ELEVATION SHOULD BE 611.5

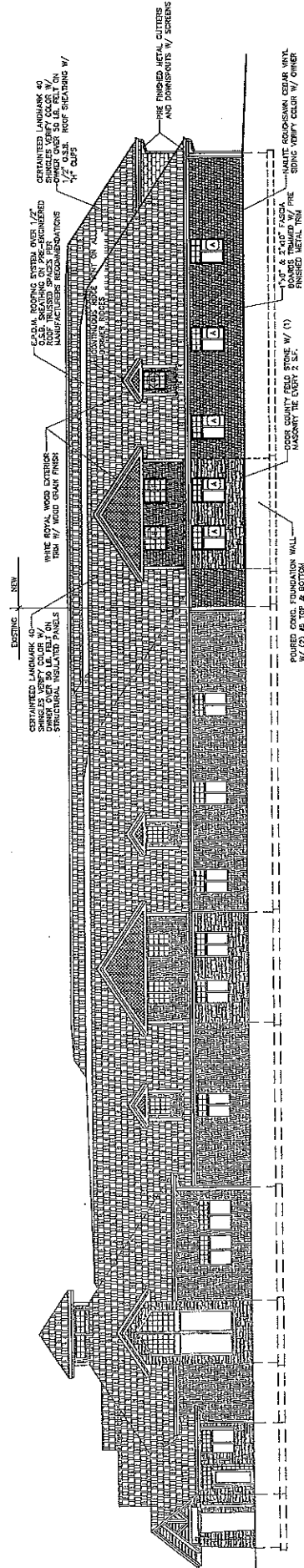


CTH 77

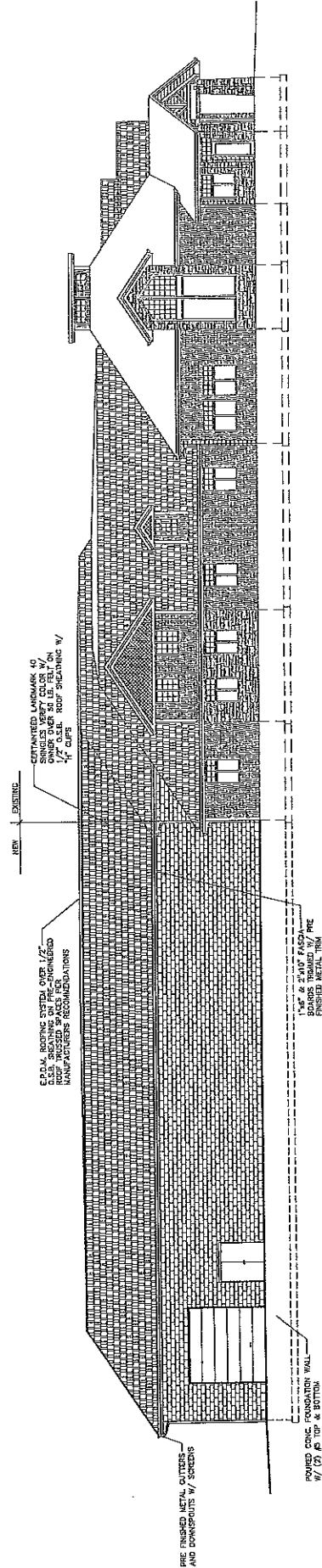
PRELIMINARY
NOT FOR CONSTRUCTION



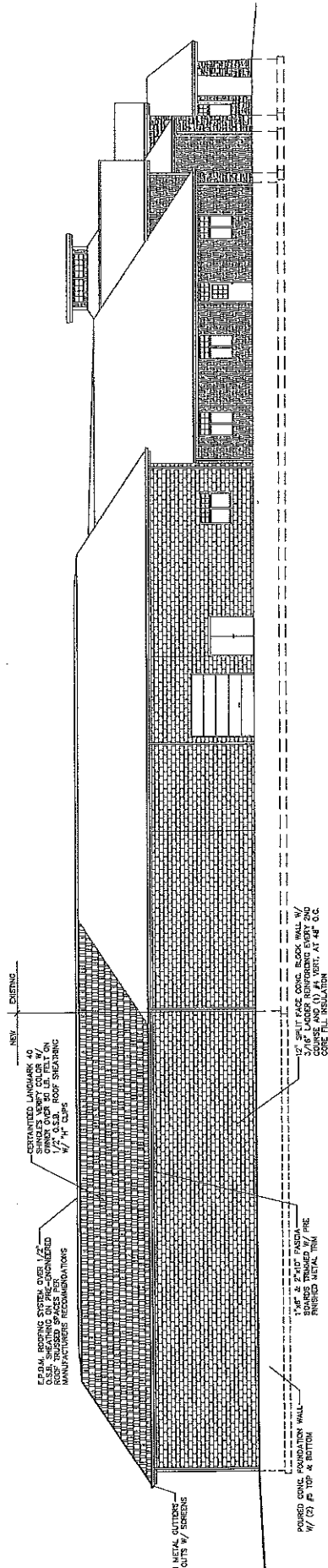




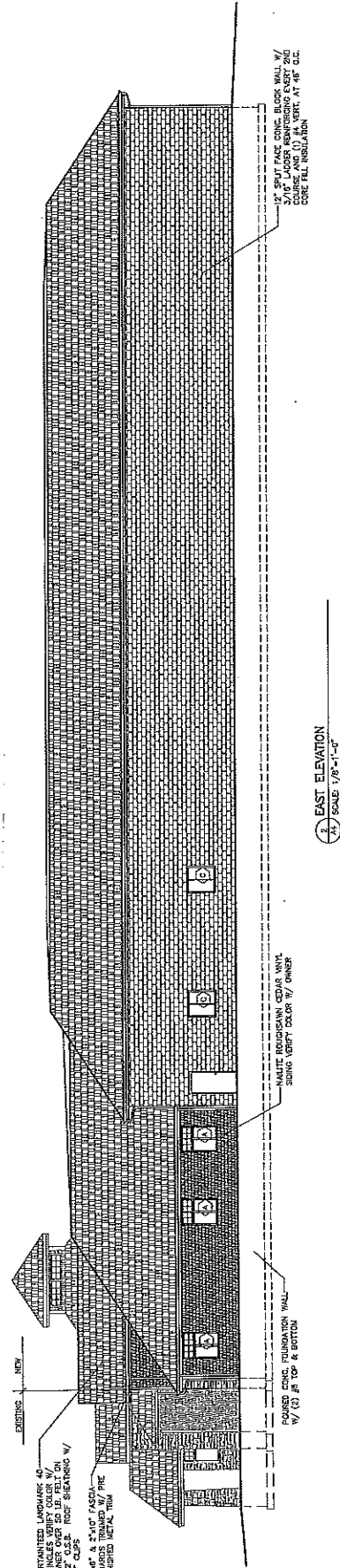
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



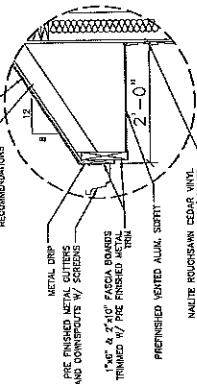
2 EAST ELEVATION
SCALE: 1/8"=1'-0"

CONCRETE BLOCK - CLASSIFICATION C-3 (3 HRS) AND B-4 (4 HRS)
 NONREINFORCED (SEE ITEM 1)



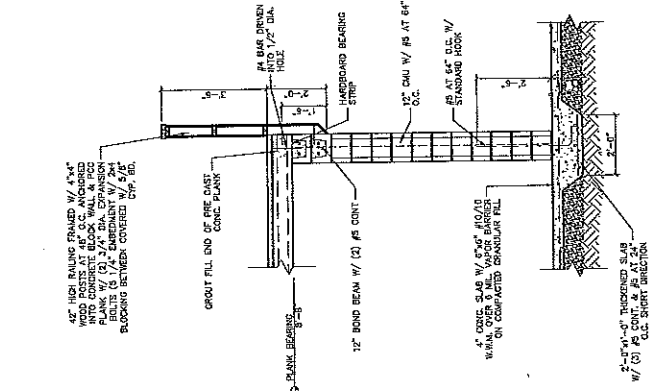
1. CONCRETE BLOCK - CLASSIFICATION C-3 (3 HRS) AND B-4 (4 HRS)
 REINFORCEMENT: 1-1/2" DIA. STEEL BARS, 12" O.C. (SEE ITEM 1)
2. MORTAR - BLOCKS Laid in full bed of mortar. Mortar to be used shall be of the type and brand as specified in the project manual. Mortar to be used shall be of the type and brand as specified in the project manual.
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CONTINUED LANDMARK 40 SINGLES
 VERIFIED COLOR W/ OVER 1/2" O.C.
 PRE-ENGINEERED ROOF TRUSSES
 SPACED PER MANUFACTURER'S
 RECOMMENDATIONS

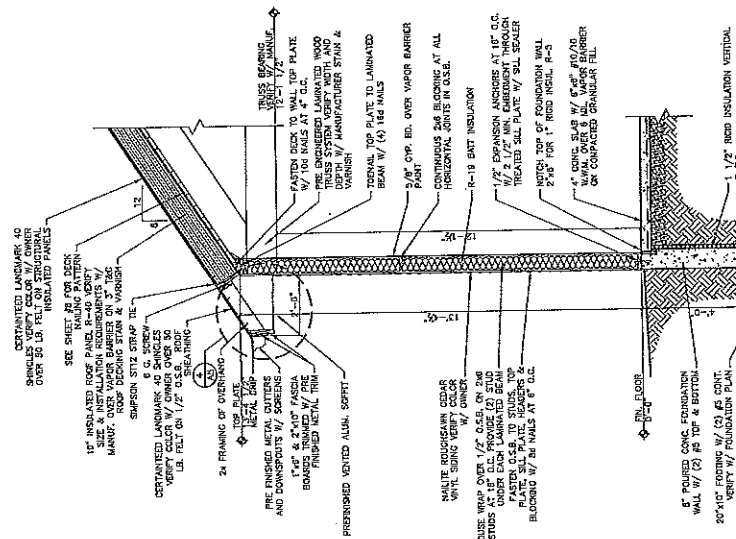


4 TYP. EAVE DETAIL
 SCALE 1/2" = 1'-0"

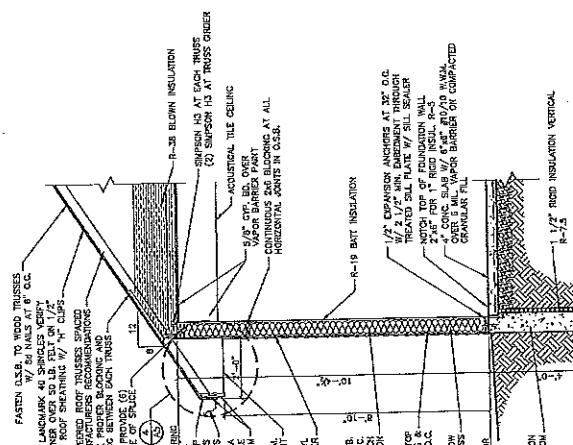
ALTERNATE 21
 CONTINUED LANDMARK 40 SINGLES
 VERIFIED COLOR W/ OVER 1/2" O.C.
 PRE-ENGINEERED ROOF TRUSSES
 SPACED PER MANUFACTURER'S
 RECOMMENDATIONS



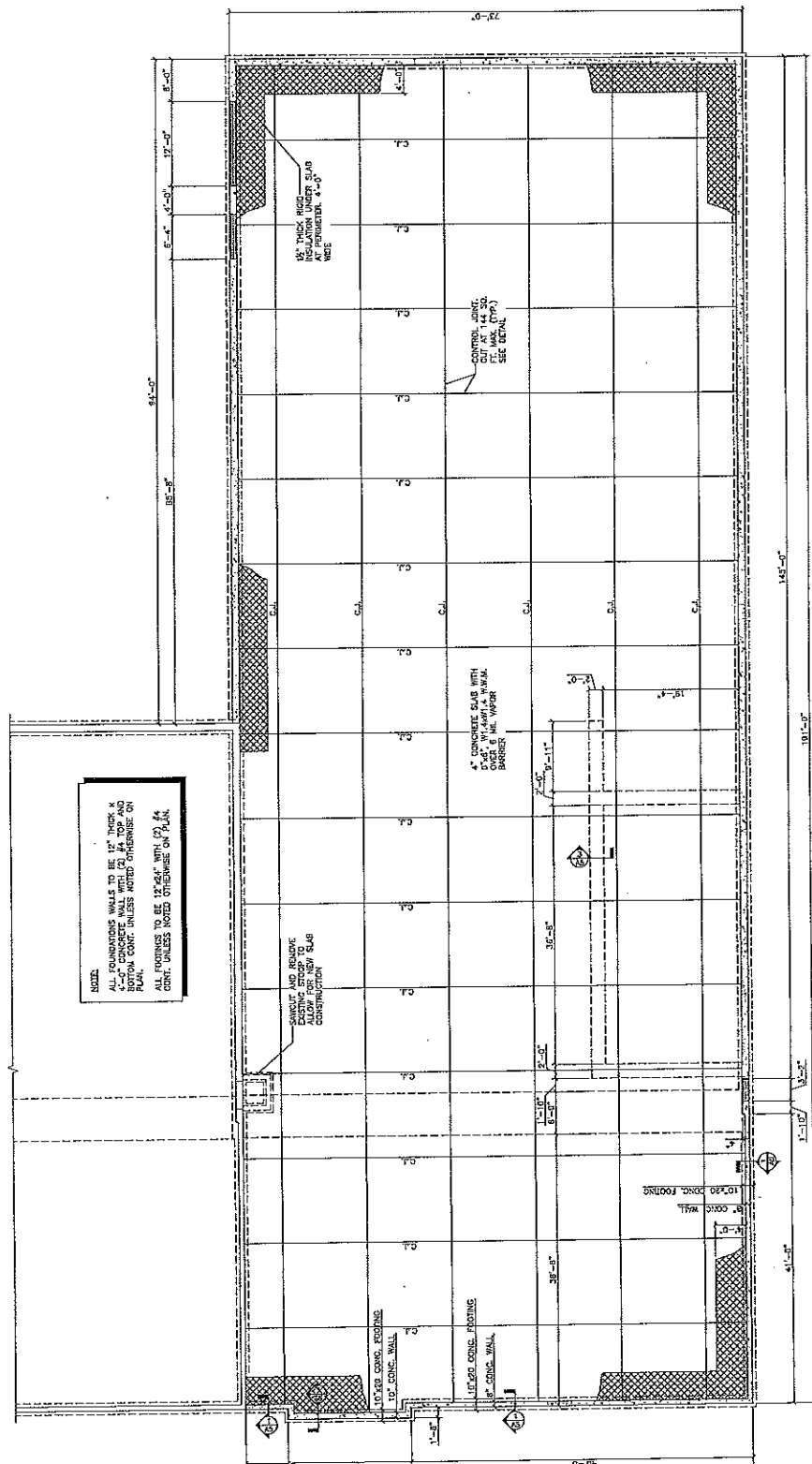
3 MEZZANINE 1/2 WALL DETAIL
 SCALE 1/2" = 1'-0"



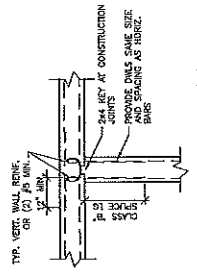
2 TYP. WALL SECTION
 SCALE 1/2" = 1'-0"



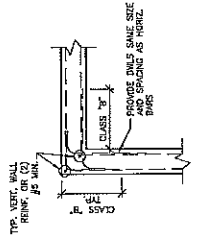
1 TYP. WALL SECTION
 SCALE 1/2" = 1'-0"



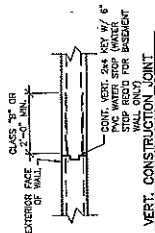
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



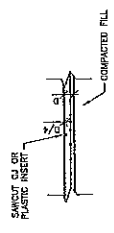
TYP. WALL INTERSECTION DETAIL



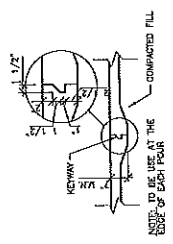
TYP. CORNER REINFORCING



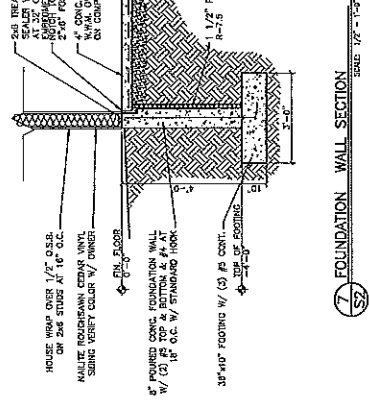
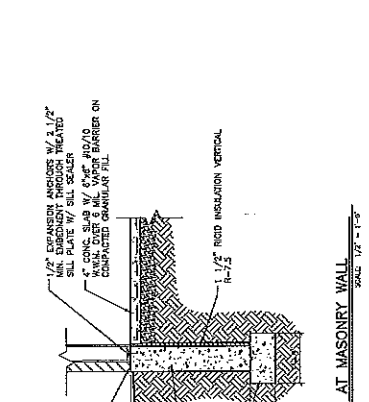
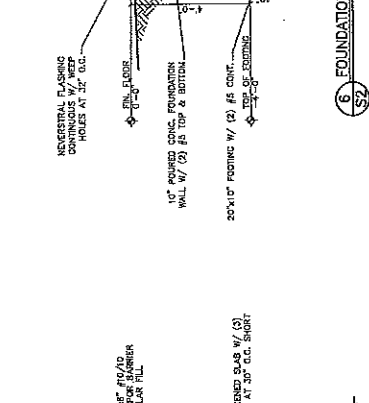
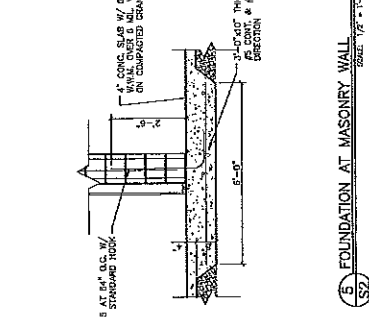
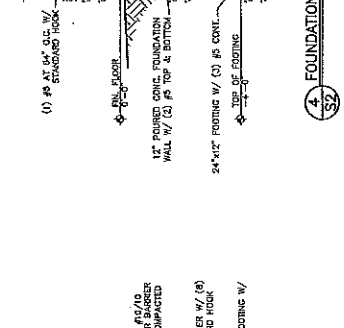
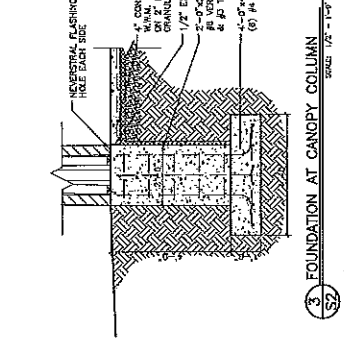
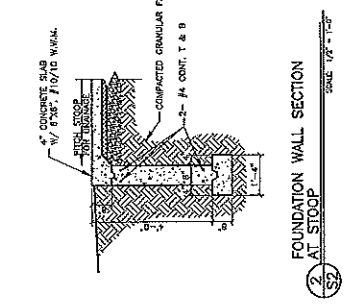
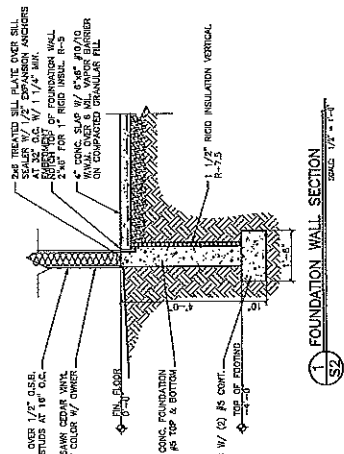
VERT. CONSTRUCTION JOINT



TYP. CONTROL JOINT



TYP. CONSTRUCTION JOINT (2\"/>



NOTES:

- ALL FOUNDATION WALLS SHALL BE FINISHED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE PORTLAND CEMENT ATLAS.
- ALL REINFORCING BARS SHALL BE ASTM A601 ALL OTHERS AND INTO ALL INTERSECTIONS WITH OTHER WALLS.
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STAFF REPORT

Title: Conditional Use Permit Application – Doneff Land Company

Background: A Conditional Use Petition from Doneff Land Company has been submitted to the Community Development Department to construct 2 two-family dwellings in the R-4 (multiple-family residential) zoning district. Under section 20.12(2)(g) of the zoning code, two-family dwellings are a conditional use in the R-4 zoning district.

Commissioners may recall that this property was rezoned in July of 2016 from R-2 (high density single-family residential) to R-4 (multiple-family residential). At that time Doneff Land Company was looking to construct 10 townhouses in two buildings, but has since pulled that project.

Existing Conditions: The subject parcel is 1.60 acres in size and is currently vacant. The parcel abuts the N 9th Court cul-du-sac and N 9th Court right of way.

Surrounding Uses and Zoning:

North: R-2 – Single-family homes
South: CON – Big Hill City Park
East: PUD – Big Hill Regency House
West: C-1 – Commercial and Single-family homes

Comprehensive Plan: The Future Land Use Map within the Sturgeon Bay Comprehensive Plan identifies the subject parcel as a multiple family residential future use. Multiple family residential is defined in our Comprehensive Plan as *“a residential area predominantly comprised of multiple-family dwellings. Typical density will not exceed 12.4 units per acre.”* There appears to be no other specific recommendations of the Comprehensive Plan that pertains directly to this lot.

Also within the Comprehensive Plan we have adopted neighborhood goals. These goals state that the City should maintain high-quality residential neighborhoods that provide housing choices and open space amenities, as well as opportunities for new housing. Objective 1.2 states the City should encourage mixed density and dwelling types in the planned development as a means of both diversifying the housing stock and as a means of providing attainable housing. Objective 2.2 states that the City should utilize infill parcels for development where infrastructure and utilities are available.

Proposed Use: Doneff Land Company intends to construct two 3,800 square foot two-family dwellings with garages on two separate parcels.

Conditional Use Findings: Under s. 20.25(4) of the zoning code, a conditional use permit may only be issued by the plan commission upon making a finding that:

- (a) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (b) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the surrounding area.

(c) The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

(d) Adequate utilities, access roads, drainage, and/or other necessary facilities will be provided.

(e) Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion on the public streets.

(f) The conditional use shall in all other respects conform to the applicable regulations of the district in which it is located and the plan commission shall find that there is a public necessity for the conditional use.

City staff believes that all conditions of a conditional use are met.

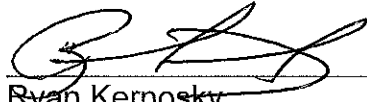
Plan Commission Options: The Plan Commission has the following options:

- 1) Approve the conditional use petition as presented
- 2) Approve the conditional use petition with conditions
- 3) Deny the conditional use petition

City Staff Recommendation: Staff is supportive of the conditional use petition, and recommends approval with the following conditions:

- 1) Proposed lots must be created via Certified Survey Map and approved under the City of Sturgeon Bay Subdivision Code.
- 2) Any improvements within N 9th Court Right-of-Way are the responsibility of the developer to construct and maintain.
- 3) Exterior lighting shall be downward directed and night sky friendly.

Prepared by:



Ryan Kernosky
Planner/Zoning Admin

5/11/2017

Date

Reviewed by:



Marty Olejniczak
Community Development Director

5/11/17

Date

CITY OF STURGEON BAY CONDITIONAL USE PERMIT APPLICATION

Date Received:	4-28-17
Fee Paid	\$ 600 + 50 Sign dep.
Received By:	CW

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	SARAH BONOVICH	ANTON DONEFF SR.
Company	DONEFF LAND COMPANY LLC	
Street Address	4563 CITY HWY E	
City/State/Zip	EH, WI 54209	
Daytime Telephone No.	920-559-6455	
Fax No.	920-682-4632	
STREET ADDRESS OF SUBJECT PROPERTY: <u>Vacant Parcel of N. 9th Ct</u> Location if not assigned a common address: _____		
TAX PARCEL NUMBER: <u>281-62-17000105B</u>		
CURRENT ZONING CLASSIFICATION: <u>R-4</u>		
CURRENT USE AND IMPROVEMENTS: <u>Vacant parcel located adjacent to Big Hill Park &</u> <u>across from Big Hill Regency House</u>		
IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM BEING REQUESTED FOR REVIEW: <u>S. 20.12(2)(g) - Two-family dwellings</u> <u>are a conditional use in the R-4 zoning district.</u>		
ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES: North: <u>R-2 - Single-family homes</u> South: <u>Park - Conv</u> East: <u>Big Hill Regency House - Pub</u> West: <u>CD1</u>		

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:North: Single Family Res - low densitySouth: Open space & RecreationalEast: Multiple Family Res.West: Mixed Res.**HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY?** NO IF YES, EXPLAIN: _____

Attach an 8-1/2" X 11" detailed site plan (if site plan is larger than 8-1/2" x 11", also include 15 large sized copies), full legal description (preferably on disk), 8-1/2 x 11" location map, construction plans for the proposed project, and Agreement for Reimbursement of expenses. Site plan shall include dimensions of property, pertinent structures and buildings, proposed site improvements, signature of person who drew plan, etc.

ANTON DONOFF SR.
Property Owner (Print Name)

Signature

Date

SARAH BONOVICH
Applicant/Agent (Print Name)

Signature

Date

4/26/17

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

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, WI on Wednesday, May 17, 2017, at 6:00 PM or shortly thereafter, regarding a petition from Doneff Land Company (Sarah Bonovich, Agent) for a conditional use permit under s. 20.12(2)(g) of the Municipal Code (Zoning Code). The proposal is for two two-family dwelling units (duplexes). The subject property is a vacant parcel located on N 9th Ct, tax parcel # 281-62-17000105B. The application is on file with the Community Development Department, located at 421 Michigan Street, and can be viewed weekdays between 8:00 AM and 4:30 PM. The public is invited to give testimony in favor or against the proposed conditional use, either in person at the hearing or in writing.

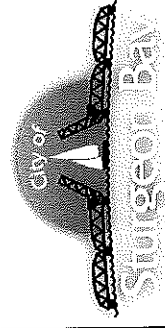
BY ORDER OF:
CITY OF STURGEON BAY PLAN COMMISSION

Public Hearing Location Map - Doneff Land Company, Conditional Use Permit

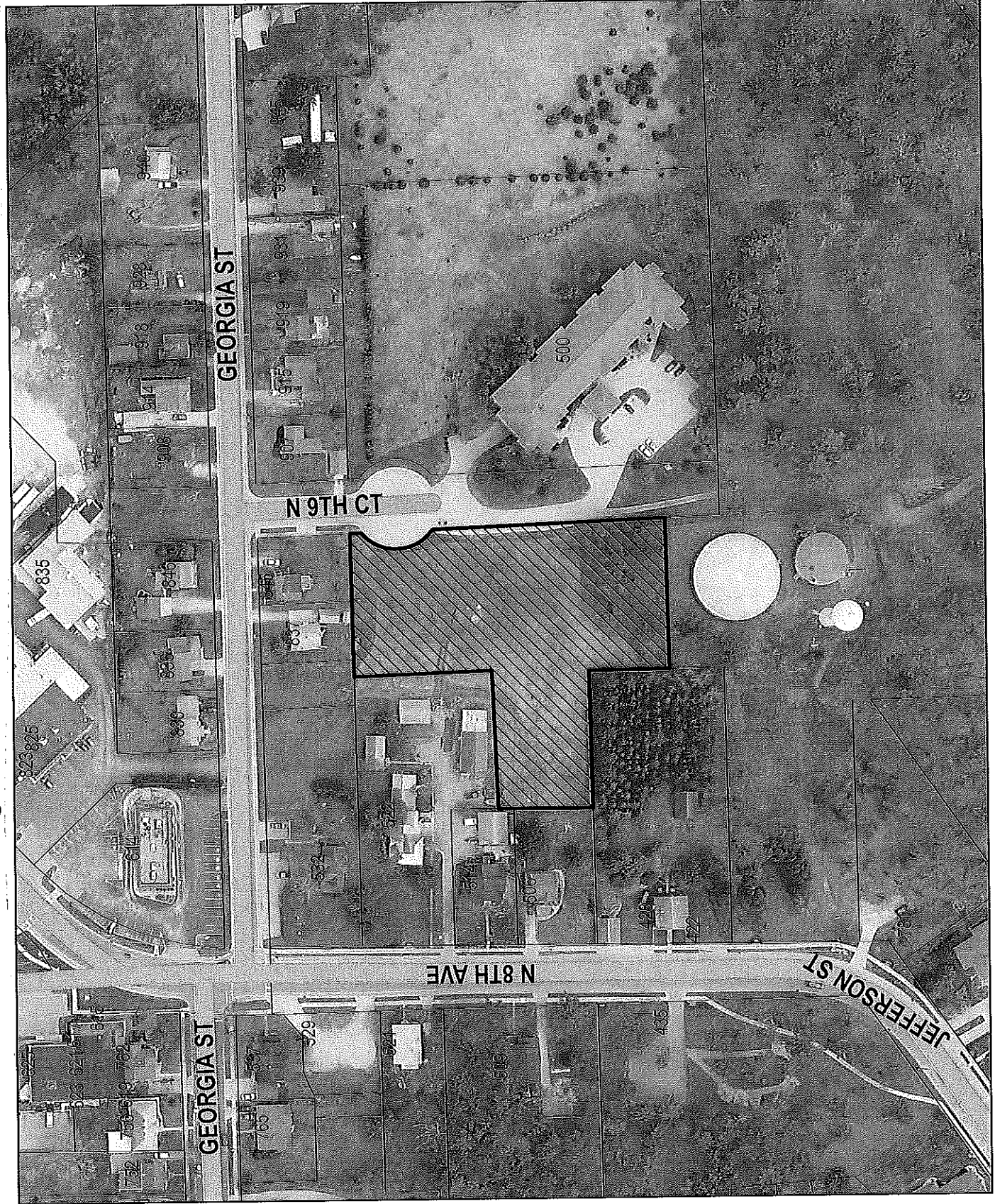
City of
Sturgeon Bay

LEGEND

-  Subject Parcel
-  City Streets
-  City Limits
-  Tax Parcels



Prepared by:
City of Sturgeon Bay
Community Development Department
421 Michigan Street
Sturgeon Bay, WI 54235
920-746-2910
Air Photo: 4/2015



NOTE: PUBLIC HEARING TO BE HELD MAY 17, 2017 AT 6:00 PM
IN THE CITY COUNCIL CHAMBERS (421 MICHIGAN STREET, 2ND FLOOR)

FEMA Flood Zone - Whitetails Unlimited

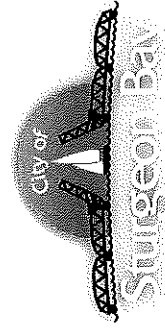
City of Sturgeon Bay

LEGEND

- City Streets
- City Limits
- Tax Parcels
- FEMA Flood Zone

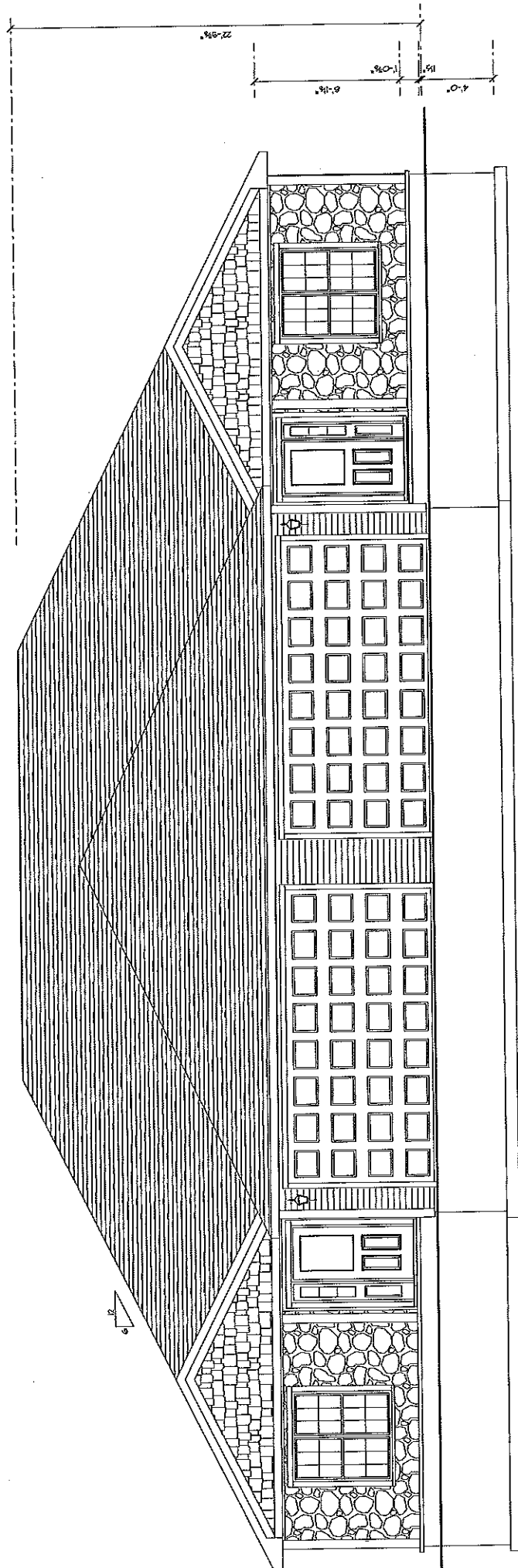


NOT TO SCALE



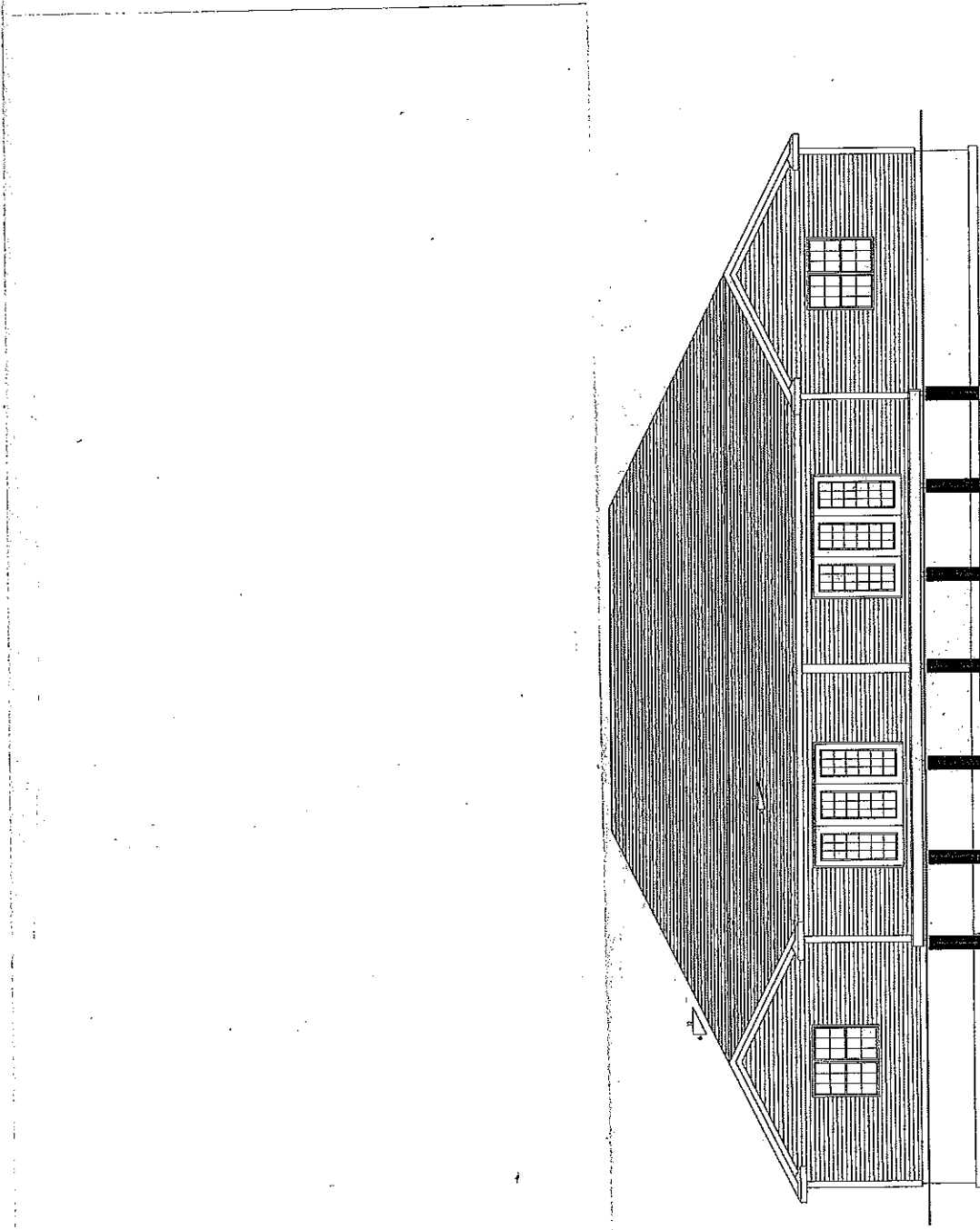
Prepared by:
City of Sturgeon Bay
Community Development Department
421 Michigan Street
Sturgeon Bay, WI 54235
920-746-2910
Air Photo: 4/2015
**FOR REFERENCE ONLY
NOT FOR LEGAL USE**





FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION
 SCALE: 1/4" = 1'-0"

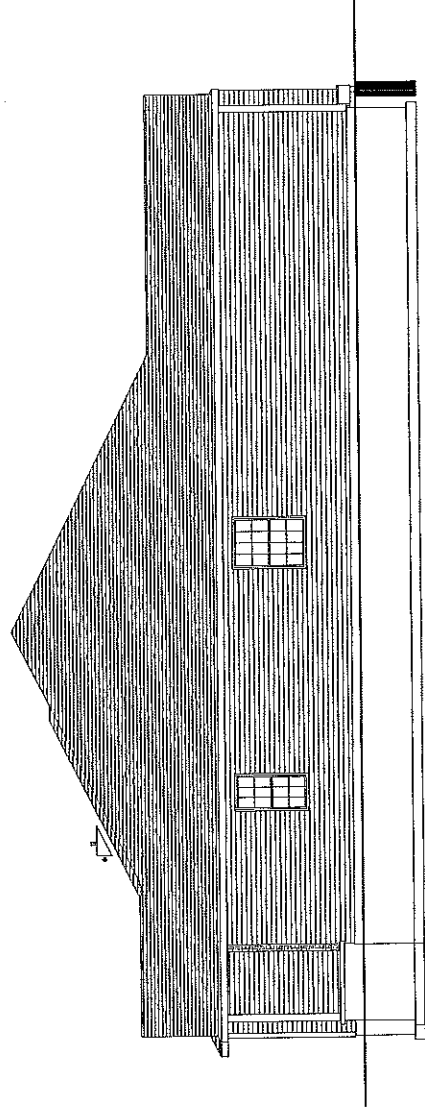
PROJECT: DUPLEX ADDRESS: STURGEON BAY, WI 54235 DRAWN BY: ADS DATE: 05-02-2006		SHEET NUMBER: 3 OF 4 PLAN NUMBER: 2006
DATE PRINTED: 05-02-2006 PLAN DATE: 05-02-2006 ELEVATION:		ALL RIGHTS RESERVED COPYRIGHT © 2006 ALL RIGHTS RESERVED COPYRIGHT © 2006
ANY ELECTRICAL, MECHANICAL, AND/OR PLUMBING WORK SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.		

EAMES FARM ASSC, LLC

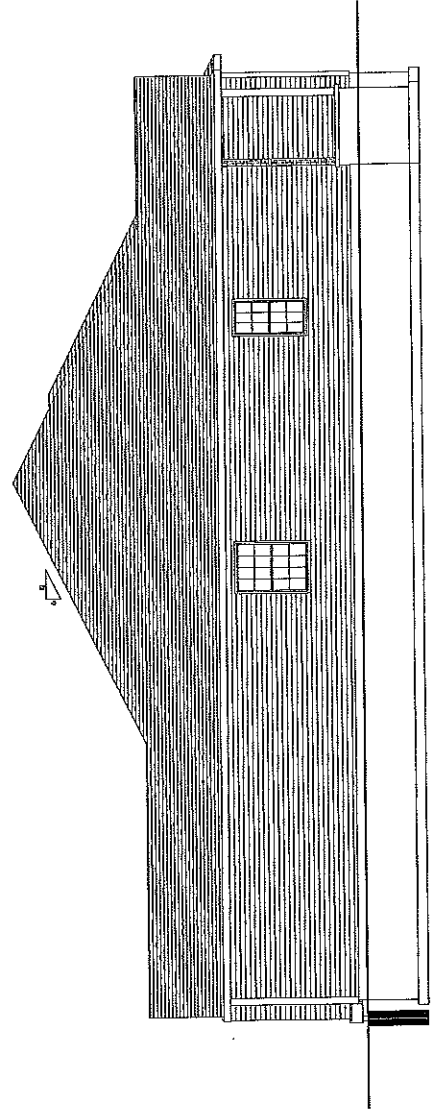
AD'S DRAWN BY: PAUL ANDERSON PROJECT: DUPLEX STURGEON BAY, WI 54235 DATE: 02-24-2007 SCALE: 1/8" = 1'-0"		ALL RIGHTS RESERVED THIS DRAWING IS THE PROPERTY OF AD'S AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM AD'S. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT PERMISSION IN WRITING FROM AD'S IS PROHIBITED.
PLAN DATE: 02-24-2007 SHEET NUMBER: 4 OF 4 PLAN NUMBER:	ELEVATIONS	

AD'S ARCHITECTURAL GROUP HAS BEEN Hired BY THE CLIENT TO PROVIDE ARCHITECTURAL SERVICES FOR THE PROJECT. THE CLIENT HAS AGREED TO PAY THE FEE FOR THE SERVICES PROVIDED BY AD'S. THE CLIENT HAS AGREED TO HOLD AD'S HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST AD'S BY ANY THIRD PARTY. THE CLIENT HAS AGREED TO INDEMNIFY AND HOLD AD'S HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST AD'S BY ANY THIRD PARTY. THE CLIENT HAS AGREED TO INDEMNIFY AND HOLD AD'S HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST AD'S BY ANY THIRD PARTY.

FAMES FARM ASSC, LLC



RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"

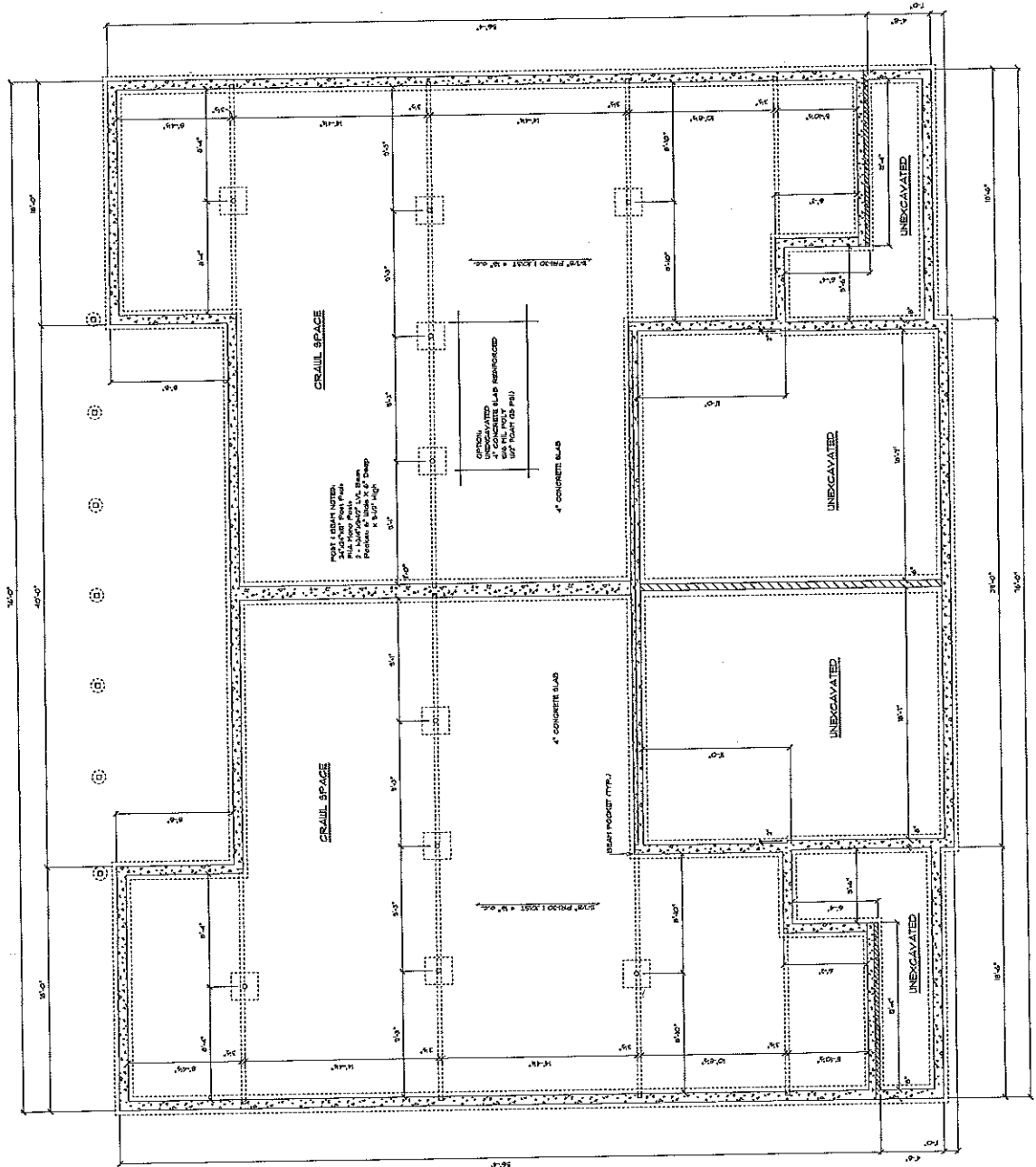


LEFT ELEVATION
 SCALE: 1/8" = 1'-0"

AD'S AUGUSTINE AND ASSOCIATES 459 PEARSONVILLE STREET STURGEON BAY, WI 54225 TEL: 920-762-7700 FAX: 920-762-8869 E-MAIL: AD@ADSDS.COM		CLIENT RELEASE INFORMATION: A RELEASE OF INFORMATION SHALL BE REQUIRED BY THE CLIENT AND THE CONTRACTOR SHALL VERIFY ALL INFORMATION AND RECORDS BEFORE ANY CONSTRUCTION SHALL BE INITIATED.
DRAWN BY: DATE: AUGUST 2007	PROJECT NAME: STURGEON BAY, WI 54225	PROJECT NUMBER: 1074
DATE PRINTED: 04-17-2007	PLAN DATE: 04-17-2007	FOUNDATION
SHEET NUMBER: 1 OF 4		
PLAN NUMBER: 1074		

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EAMES FARM ASSC, LLC



FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

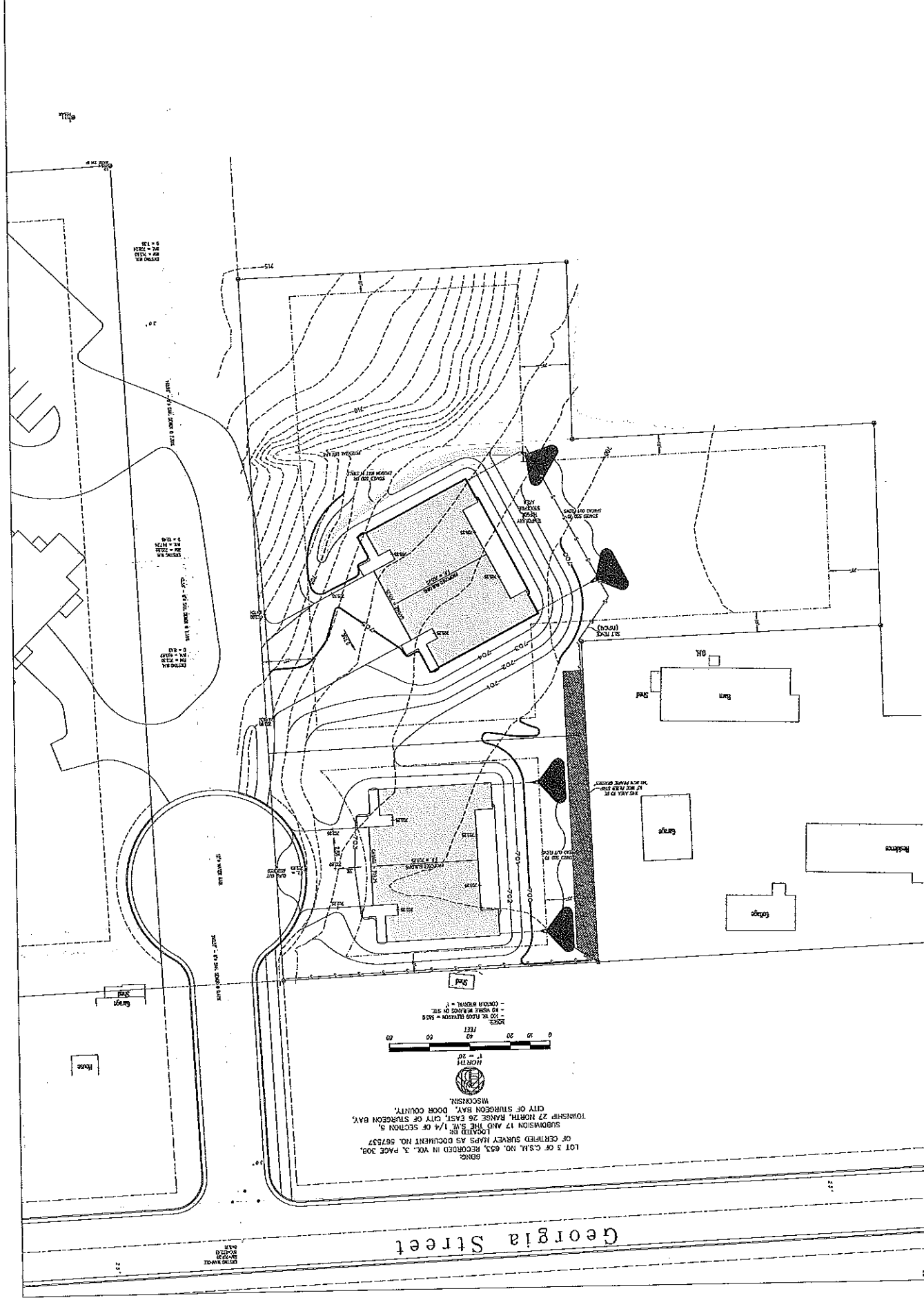
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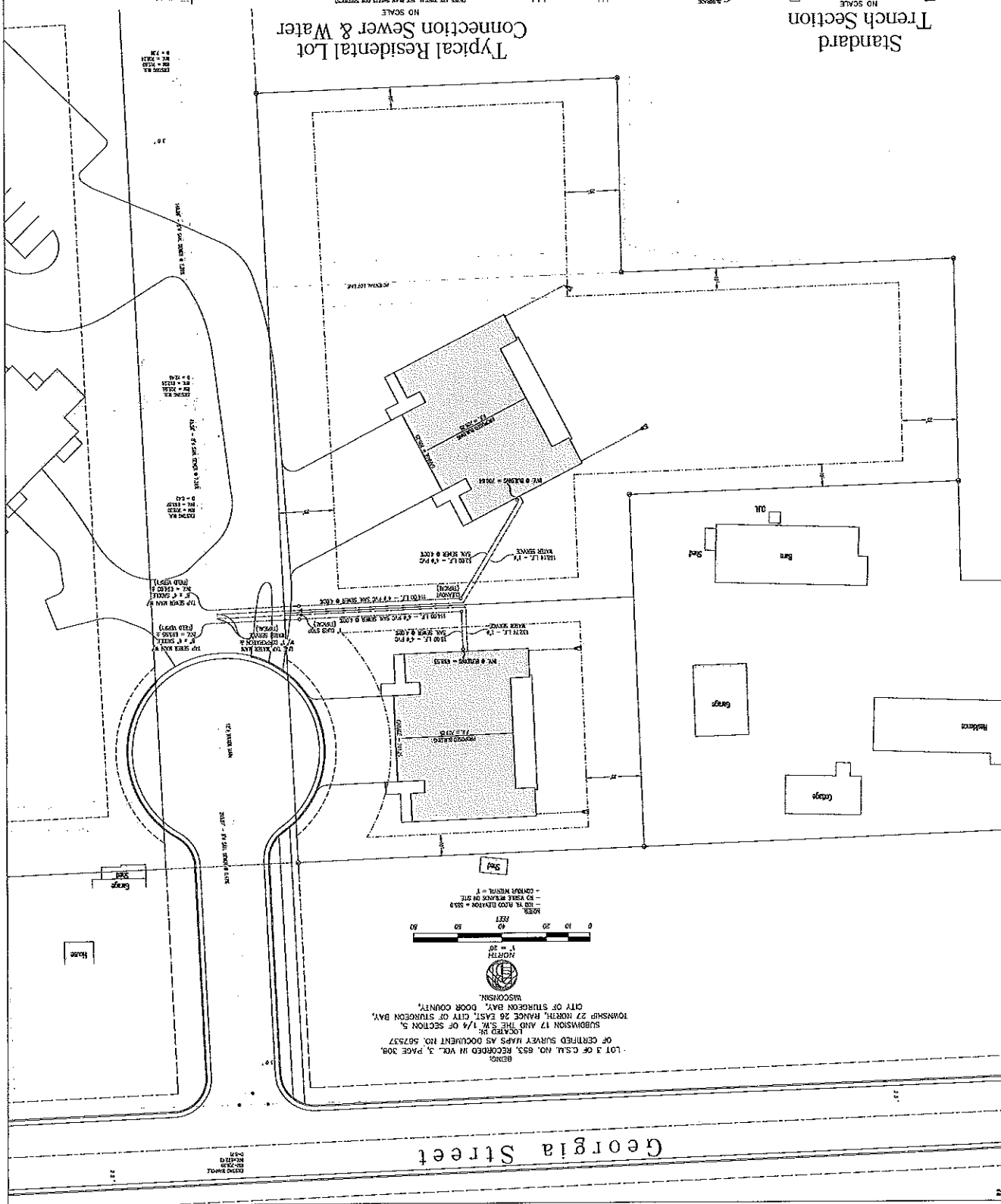
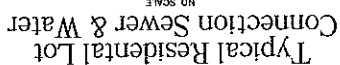
EROSION, DRAINAGE, AND
GRADING CONTROL PLAN

Big Hill Townhomes



B. ENGINEERING & SURVEYING, INC.
312 N. 5TH AVE.
STURGEON BAY, WI. 54223
PHONE: (920) 743-0211
FAX: (920) 743-0212
P.O. BOX 805
STURGEON BAY, WI. 54223
P.L.L.C.
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSISSIPPI
NO. 15558-13
V. 20





Erosion Control Notes

1. ANY SOIL EXPOSED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH EROSION CONTROL MEASURES SUCH AS TEMPORARY SEEDING AND MULCHING.
2. SEEDING SHALL BE DONE WITHIN 14 DAYS OF EXPOSURE TO ALL AREAS TO BE SEED OR MULCH.
3. ALL WASTE AND EXCAVATION MATERIALS (INCLUDING BRUSH, STUMP, CLAYED MATERIAL, ETC.) SHALL BE REMOVED FROM THE SITE. EXCAVATION MATERIAL SHALL BE PROPERLY STORAGED OR TREATED TO PREVENT POLLUTION OF ADJACENT AREAS.
4. ALL EXPOSED EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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NOTE:
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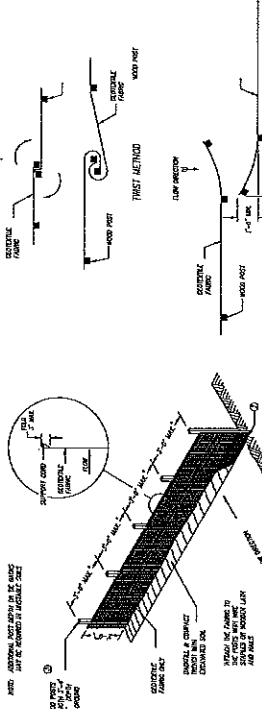
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Silt Fence Detail

NO SCALE



SILT FENCE



SILT FENCE THE BACK

(FENCE ADDITIONAL SUPPORT REQUIRED)

Site Dewatering

(IF NEEDED)

1. EXISTING OR PROPOSED DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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Temporary Seeding

SPECIES	% MINIMUM PERCENT	% MAXIMUM PERCENT
GRASS	100	100
LEGUMES	0	0
WOODED PLANTS	0	0

1. USE SEED IN OPEN AND SANDY PLACES.
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WIS DOT Standard Specifications

Section 630

Permanent Seed Mixtures

SPECIES	% MINIMUM PERCENT	% MAXIMUM PERCENT
GRASS	100	100
LEGUMES	0	0
WOODED PLANTS	0	0

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Big Hill Townhomes

CONSTRUCTION DETAILS

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MEMO

To: City Plan Commission
From: Ryan Kernosky, Planner & Zoning Administrator
Date: May 12, 2017
Subject: Door County Maritime Museum Conceptual PUD Review

Door County Maritime Museum is initiating a Planned Unit Development (PUD) to construct an approximately 115' tower with exhibit space, an expanded gift shop and conference room, a small boat building shop and tug float display, and a canopy over the front entrance.

The PUD that was approved in April of 2012 (ord #1274-0412) has expired. Under s. 20.24(9) *"Unless the petitioner has commenced construction of the uses approved in the PUD, the PUD shall automatically lapse two years after the date of approval by the city council. The city council upon a written petition from the holder of the PUD, may for good cause extend for a period of up to one additional year the period for beginning the PUD. The city council shall be entitled to grant no more than three such extensions beyond the original expiration date for the PUD."* The city council has granted all available extensions, therefore the Door County Maritime Museum is required to go through another PUD process in order to construct the proposed additions and Maritime Tower.

The existing PUD ordinance included the Maritime Tower and gift shop/conference space. The PUD waived minimum yard requirements along the north (waterfront) side of the lot, but required compliance with the C-2 yard requirements for the other sides of the property. The existing ordinance also waived the building height restrictions for the Maritime Tower.

The proposed PUD expands upon the previous PUD by adding a canopy on the front entrance of the building and a small boat building shop and tug float display.

The first formal step in a PUD process is a conceptual review. The conceptual review allows for the applicant to provide an overview of the project and for Plan Commission members to provide feedback and direction to the petitioner prior to proceeding with the formal hearing and review/recommendation. Official action is not necessarily required during a conceptual review, but it allows and pertinent issues to be discussed. It allows for feedback on the general acceptability of the concept and on specific aspects that should be included, excluded, or otherwise addressed as the project moves along.

Door County Maritime Museum is looking to follow the combined preliminary/final PUD procedures for the next phase of the PUD process. Within our PUD code, this is permitted, but requires approval of the Plan Commission at the time of conceptual review.

CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received: 4/20/17
 Fee Paid \$ 425.00
 Received By: CN

Application For: Conceptual ☐ Preliminary ☐ Final ☒ Combined Preliminary/Final ☒
 Note: There are different requirements for each of the above processes. A separate application is required for each.

NAME OF PROPOSED PLANNED UNIT DEVELOPMENT: MARITIME TOWER & EAST ADDITION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	<u>WILLIAM HARDER, President</u>	
Company	<u>DODGE COUNTY MARITIME MUSEUM</u>	<u>SAME</u>
Street Address	<u>120 N. MADISON AVE.</u>	
City/State/Zip	<u>STURGEON BAY, WI 54235</u>	
Daytime Telephone No.	<u>920-743-5958</u>	
Fax No.	<u>920-743-9483</u>	

STREET ADDRESS(es) OF SUBJECT PROPERTY: 120 N. MADISON AVE.
 Location if not assigned a common address: _____

TAX PARCEL NUMBER(s): 2812415090101A

AREA OF SUBJECT PROPERTY AND NO. OF LOTS: 0.78 ACRES

CURRENT ZONING CLASSIFICATION: C-2 / PLANNED UNIT DEVELOPMENT

CURRENT USE AND IMPROVEMENTS: MARITIME MUSEUM

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: PUBLIC & INSTITUTIONAL

WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE
 COMPREHENSIVE PLAN? Yes ☒ No ☐ Explain: _____

PLEASE IDENTIFY SPECIFIC PROPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A PARTICULAR LOT, LOCATION, BUILDING, ETC. ADDITION OF 10-STORY TOWER
CONFERENCE ROOM, RETAIL STORE, BOAT BUILDING CLASSROOM,
EXHIBIT SPACES, FLOAT STORAGE GARAGE PER ATTACHED
INCLUDING MAIN ENTRANCE COVER DATED 08 JAN 2017

CURRENT USE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:

North: C-2 WATERFRONT & TUG JOHN PURVES MOORING
South: PUBLIC PARKING C-2
East: C-2 OLD GRANARY / VACANT
West: C-2 PUBLIC SPACE & VARIOUS COMMERCIAL BUSINESSES

COMPREHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:

North: RECREATIONAL AND COMMERCIAL / WATERFRONT
South: PARKING RECREATIONAL & COMMERCIAL
East: COMMERCIAL
West: COMMERCIAL & PUBLIC

IS ANY VARIANCE FROM COMPREHENSIVE PLAN, SUBDIVISION ORDINANCE, OR ZONING ORDINANCE BEING REQUESTED? If yes, describe:

YES: HEIGHT VARIANCE OF TOWER & SETBACK FROM
PROPERTY LINES - PER ATTACHED

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? YES IF YES, EXPLAIN: PUD ORIGINAL APPLICATION
DATED 10/27/2011 WAS APPROVED BUT EXTENSIONS
ARE ELAPSING.

Attach an 11" X 17" detailed site plan (if site plan is larger than 8-1/2" x 11", also include 20 copies folded to 8-1/2" X 11"), full legal description (preferably on disk), location map with site boundaries marked, proof of ownership, and Agreement for Reimbursement of expenses. Site or plot plan shall include dimensions of property, structures, building elevations, proposed site improvements, signature of person who drew plan, etc.

Property Owner (Print Name)

WILLIAM HARPER,
Applicant/Agent (Print Name)
PRESIDENT

Signature

[Signature]
Signature

Date

4/12/17
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

Staff Signature



CITY of STURGEON BAY FIRE DEPARTMENT

**Tim
Herlache
Fire Chief**

421 Michigan St
Sturgeon Bay, WI 54235

920-746-2916
920-746-2905 FAX
Email: therlache@sturgeonbaywi.org

Door County Maritime Museum
Attn: Bob Desch
120 N. Madison Avenue
Sturgeon Bay WI 54235

Dec. 15, 2010

RE: Proposed Observatory

Dear Bob:

As requested, I have reviewed the conceptual idea to construct an Observatory at the Door County Maritime Museum in Sturgeon Bay that may exceed 100' in height. The Sturgeon Bay Fire Department has no objections to the height proposal as the State of Wisconsin Commercial Building Code will require addition fire protection systems for those buildings that exceed 75' in height. Such requirements may include construction type, sprinkler systems, stand-pipe systems, alarm systems and rated exit passageways.

Because of this, I have no concerns in regards to the fire protection for this project. Buildings are built all across the Country that are taller than Fire Department Ladder Trucks can reach. The tallest truck made only reaches approximately 125'. That is one of the reasons that stricter building codes are in place for those buildings.

The State of Wisconsin along with the Fire Department, City Building Inspector, Community Development Director, City Engineer and the Sturgeon Bay Utilities review all final plans prior to the issuance of a building permit to insure that all State and Local Codes are met.

Thank you for the opportunity to review this project in advance and rest assured that the City will provide any assistance or guidance needed should this project proceed.

Respectfully,



Tim Herlache
Fire Chief

CC: Stephen McNeil, City Administrator



**County of Door
PLANNING DEPARTMENT**

County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

David W. Sautebin
Senior Zoning Administrator

Phone: (920) 746-2323

FAX: (920) 746-2387

Website: map.co.door.wi.us/planning

January 21, 2011

Robert Desch, Director
Door County Maritime Museum
120 N. Madison Ave.
Sturgeon Bay, WI 54235

Dear Mr. Desch:

We have received notice from the Wisconsin Bureau of Aeronautics that your proposed 125' observation tower would be in compliance with the Door County Airport Height Limitation Zoning Ordinance.

Prior to construction it will be necessary for you to apply for and receive a permit under the Door County Airport Height Limitation Zoning Ordinance. The application form is enclosed for your use. If there are any questions, please feel free to call on us.

Sincerely,

A handwritten signature in dark ink, appearing to read "D. W. Sautebin", written in a cursive style.

David W. Sautebin
Senior Zoning Administrator

DWS/jk

Enc: Height Limitation Application

pc: Marty Olejniczak - Community Development Director
Keith Kasbohm - Airport Manager

Planned Unit Development Enclosure

Door County Maritime Museum
Maritime Tower and Additions

General Variance Requests

The Door County Maritime Museum respectfully requests a variance to the rules governing building height and setback. We desire to construct additions to the building that include the Maritime Tower, a conference room, expanded retail store, covered main entrance, and boatbuilding classroom with float storage facility. The highest structure of the tower will be a cupola with roof peak approximately 121 feet elevation over the ground floor. The upper levels of the tower will include the 11th level open observation deck with glass-enclosed cupola and the 10th level inside observation level. Height is a critical feature to the Maritime Tower, as the tower will be constructed reminiscent of tall lighthouses. Both the 10th and 11th levels will offer a panoramic view over Sturgeon Bay and distant features.

Overwhelming class size of the boat building classroom and the new Tug Purves mobile float necessitate a facility expansion. The east side of the building features a dual-purpose classroom and float display facility addition. The size of the two functional, adjacent spaces necessitates a 36'-wide addition; the addition is within the allowable setback for which approval is requested. The discussions about best uses for the eastern side of this addition, in close proximity to the lot line, included a recommendation for public walkway to enable passage between the parking lot and proposed waterfront improvement.

Facility's Visionary Attraction

Serving as a visual landmark, the new 10-story tower will be reminiscent of lighthouses throughout the nation and provide a remarkable, highly attractive destination for boaters, maritime conferences, and tourists alike.

In addition to the Maritime Tower's iconic shape, of the 10 tower floors will contain state-of-the-art, interactive exhibits that have far-reaching attraction to make Door County and in particular, Sturgeon Bay a destination. The new Maritime Tower will be dedicated to conveying the value of the world's most extensive inland Navigation system and maritime businesses to the general public. Exhibits will focus on Northeastern Wisconsin's vast contributions to shipbuilding, regional marine related businesses, and the incredible national value generated within Door County. The new facility will convey the astounding value that our Great Lakes waterways system has meant to our past and their future role supporting the regional and national economy. The regional world-class ship and yacht building, coupled with the recreational boating and marine equipment manufacturing, will be highlighted.

New technologies will engage and educate visitors who will enjoy using touch screens to explore numerous exhibits of the region's incredible maritime heritage.

The Board's pay-it-forward philosophy drove creation of the Maritime Advocacy Program, the primary outreach that will be based in the new Maritime Tower. This program is designed to have both regional and national outreach. The lighthouse beacon atop the tower

will be an outward symbol for the maritime program's educational emphasis and as an "illuminated beacon of education". With over ten years in the planning, the new Maritime Tower will become a lasting celebration show-casing the regional maritime industries' contributions to the economy, commemorating the value of maritime activities, and conveying these successes to the public. We anticipate that the Maritime Tower will be a major attraction for tourism, business conventions, and the general public.

Sturgeon Bay and Door County will enjoy an array benefits:

- Primary tourist destination driving the local economy
- Community-building, inspiring major waterfront feature
- "Pay it Forward" education for the next generation
- Increased visitation encouraged by social media
- Insight into the regional maritime business operations
- Boating destination to view boating life exhibits
- Increased business conferences convening in Sturgeon Bay
- Symbolic, iconic feature of Door County

Working Waterfront Landmark

The observation tower will blend architecturally with the maritime appearance of the existing building. Its design will remind the visitor of several historic tower structures prevalent on the Great Lakes, important to regional maritime heritage and history of the area. It will incorporate architectural elements found in maritime signal towers, lighthouses, and the watchtowers integral to the life-saving stations that dotted the shoreline. The observation levels will offer museum visitors an extraordinary view of the Port of Sturgeon Bay, the downtown bridges and the entire waterfront. It will undoubtedly become a "must-see" for visitors to the Door Peninsula and a point of pride for all who work and live in the city of Sturgeon Bay.

An Enhancement for All

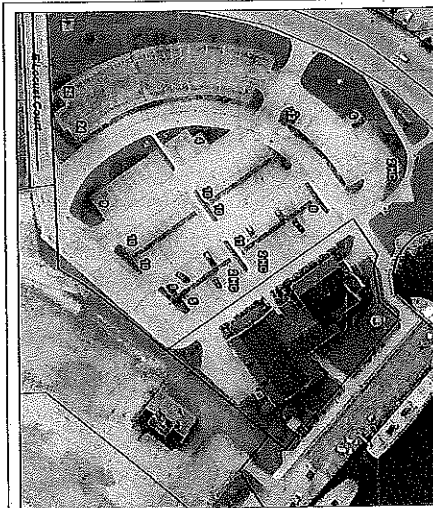
The Maritime Tower addition, in combination with the existing Maritime Museum buildings, the tug John Purves, and the scenic walkway will greatly enhance the appeal of the entire waterfront. This striking tower will be clearly visible from all three bridges and will undoubtedly be a major inducement for visitors traveling either North or South to stop in Sturgeon Bay. In addition to elevating attendance at the Maritime Museum, the anticipated increase in tourism should benefit all local retail shops, commercial businesses, lodging, and restaurants.

Future Sturgeon Bay Icon

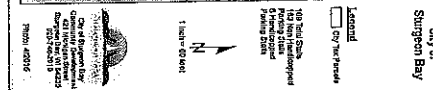
We predict that once completed, the planned Maritime Tower will become one of the most important and prominent architectural components of the Sturgeon Bay skyline. We anticipate that it will be one of the things visitors remember most about Sturgeon Bay and Door County. Proximity of the Maritime Tower to the historic steel bridge will only enhance its mystique. Most importantly, it will be an iconic symbol of the Maritime heritage of the city and its historic port.

Planned Unit Development Application Notes

1. Variations from the underlying zoning district requested in the PUD are as follows;
 - a. Height variance for the proposed Maritime Tower
 - b. Setback requirements from the property lines for the additions.
2. The proposed project is not within the 100-year floodplain.
3. The city engineer has previously waived the traffic impact analysis.
4. The legal description of the property is separately attached.
5. Conceptual storm water planning envisions that water runoff from the additions will be directed into existing storm water drains.
6. All necessary utilities will be connected to the existing museum building.
7. Communications from the Sturgeon Bay Fire Chief (December 15, 2010) and the door County zoning administrator (January 21, 2011) concerning the height of the tower are attached.
8. Architectural plans dated January 8, 2017 are attached.



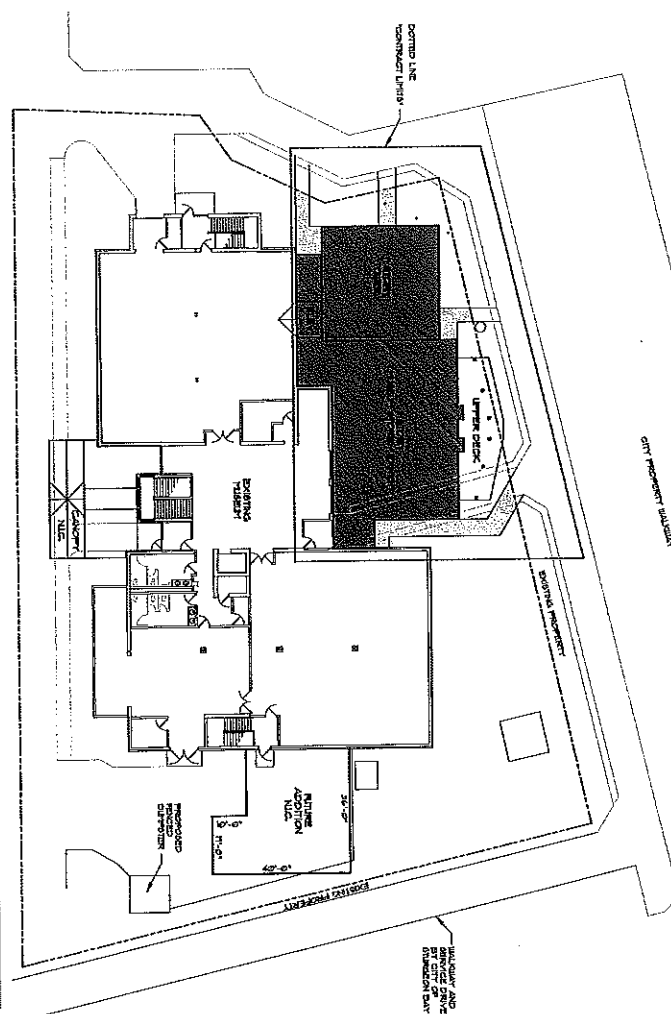
City Parking Lot - DCIM



OBSERVATION TOWER FOR: DOOR COUNTY MARITIME MUSEUM

120 N. MADISON AVE.
STURGEON BAY, WI 54235
DOOR COUNTY

08 JAN. 2017
BEN M. SCHENKELBERG ARCHITECT



SITE PLAN



FOR BID ONLY
NOT FOR CONSTRUCTION

PROJECT INFORMATION:
DOOR COUNTY MARITIME MUSEUM
120 N. MADISON AVE.
STURGEON BAY, WI 54235
DOOR COUNTY
ARCHITECT: BEN M. SCHENKELBERG ARCHITECT
DATE: 08 JAN. 2017
PROJECT NO.: 17-01
BUILDING ELEVATION: 17'-0"

BUILDING:
FIRST FLOOR: 2,200
SECOND FLOOR: 2,200
TOTAL: 4,400
TOTAL AREA: 4,400
TOTAL VOLUME: 4,400
TOTAL COST: \$1,100,000

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL REQUIREMENTS.
2. ALL MATERIALS AND PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
3. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL REQUIREMENTS.
4. ALL MATERIALS AND PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.

REVISIONS:
DATE: 08 JAN. 2017
BY: BEN M. SCHENKELBERG
REVISION: 1.0
DESCRIPTION: INITIAL DESIGN

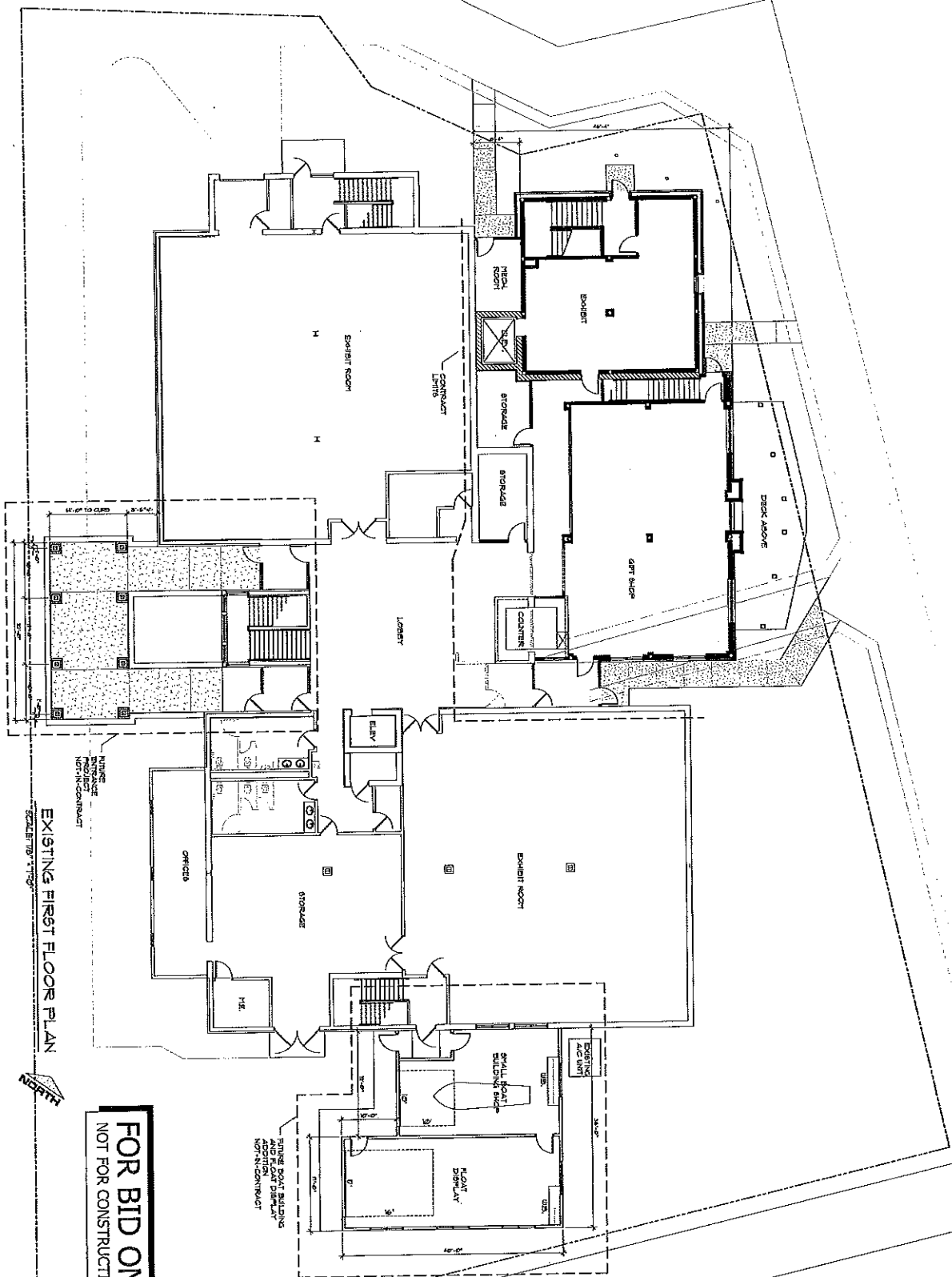
**OBSERVATION TOWER FOR:
DOOR COUNTY MARITIME MUSEUM**
120 N. MADISON AVE.
STURGEON BAY, WI 54235

CONNECTICUT
WISCONSIN
MASSACHUSETTS

**BEN SCHENKELBERG
ARCHITECT**
3309 SPUR LANE, GREEN BAY, WI 54313
PHONE: (920)562-2001 FAX: (920)562-2242
E-mail: bmsarchitect1@aol.com



CVR
DRAWN BY: JMM
DATE: 08 JAN. 2017
SCALE: AS SHOWN



EXISTING FIRST FLOOR PLAN

FOR BID ONLY
NOT FOR CONSTRUCTION



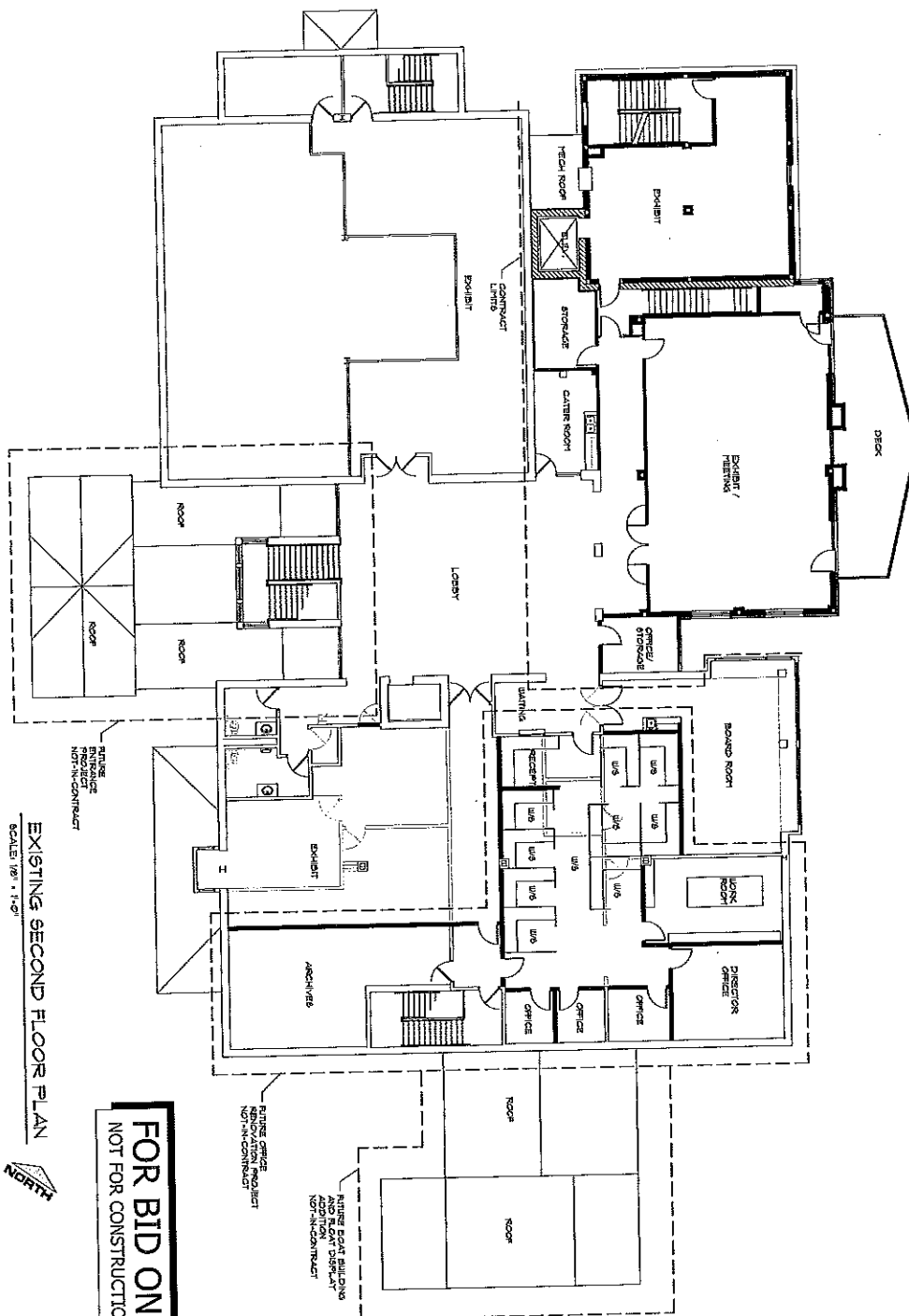
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CONNECTICUT
WISCONSIN
MASSACHUSETTS

OBSERVATION TOWER AND ADDITION TO
DOOR COUNTY MARITIME MUSEUM
120 N. MADISON AVE.
STURGEON BAY, WI 54235

A1.1

DATE: 01/08/07
SCALE: AS SHOWN



EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

FOR BID ONLY
NOT FOR CONSTRUCTION



**BEN SCHENKELBERG
ARCHITECT**

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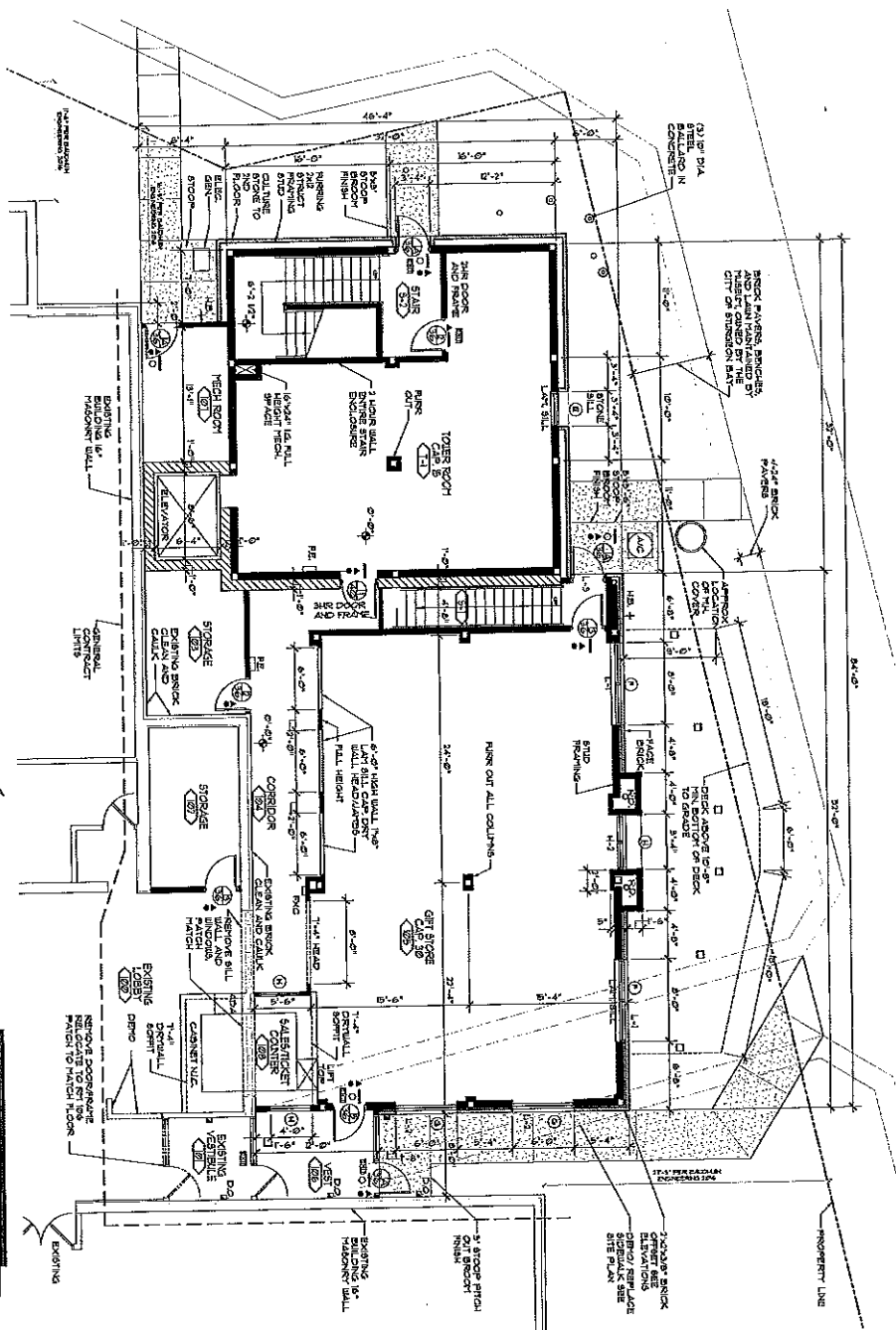
CONNECTICUT
WISCONSIN
MASSACHUSETTS

**OBSERVATION TOWER AND ADDITION TO
DOOR COUNTY MARITIME MUSEUM**

120 N. MADISON AVE.
STURGEON BAY, WI 54235

A1.2

DESIGN BY: JAM
DATE: 08/08/07
SCALE: AS SHOWN



NOTE: 1. PAINT ALL EXPOSED STEEL, N 6-2 INCLUDING STAIRS, RAILS AND FUEL.
2. PAINT ALL EXPOSED STEEL, N 6-2 INCLUDING STAIRS, RAILS AND FUEL.
3. PAINT ALL EXPOSED STEEL, N 6-2 INCLUDING STAIRS, RAILS AND FUEL.

1ST FLOOR ROOM FINISH SCHEDULE									
Room	Room No.	Room Name	Finish	Area	Notes	Qty	Unit	Material	Notes
100	100	ENTRANCE LOBBY	PAINT	100				PAINT	PAINT
101	101	RECEPTION	PAINT	100				PAINT	PAINT
102	102	STORAGE	PAINT	100				PAINT	PAINT
103	103	STORAGE	PAINT	100				PAINT	PAINT
104	104	STORAGE	PAINT	100				PAINT	PAINT
105	105	STORAGE	PAINT	100				PAINT	PAINT
106	106	STORAGE	PAINT	100				PAINT	PAINT
107	107	STORAGE	PAINT	100				PAINT	PAINT
108	108	STORAGE	PAINT	100				PAINT	PAINT
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117	117	STORAGE	PAINT	100				PAINT	PAINT
118	118	STORAGE	PAINT	100				PAINT	PAINT
119	119	STORAGE	PAINT	100				PAINT	PAINT
120	120	STORAGE	PAINT	100				PAINT	PAINT

FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"

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OBSERVATION TOWER AND ADDITION TO
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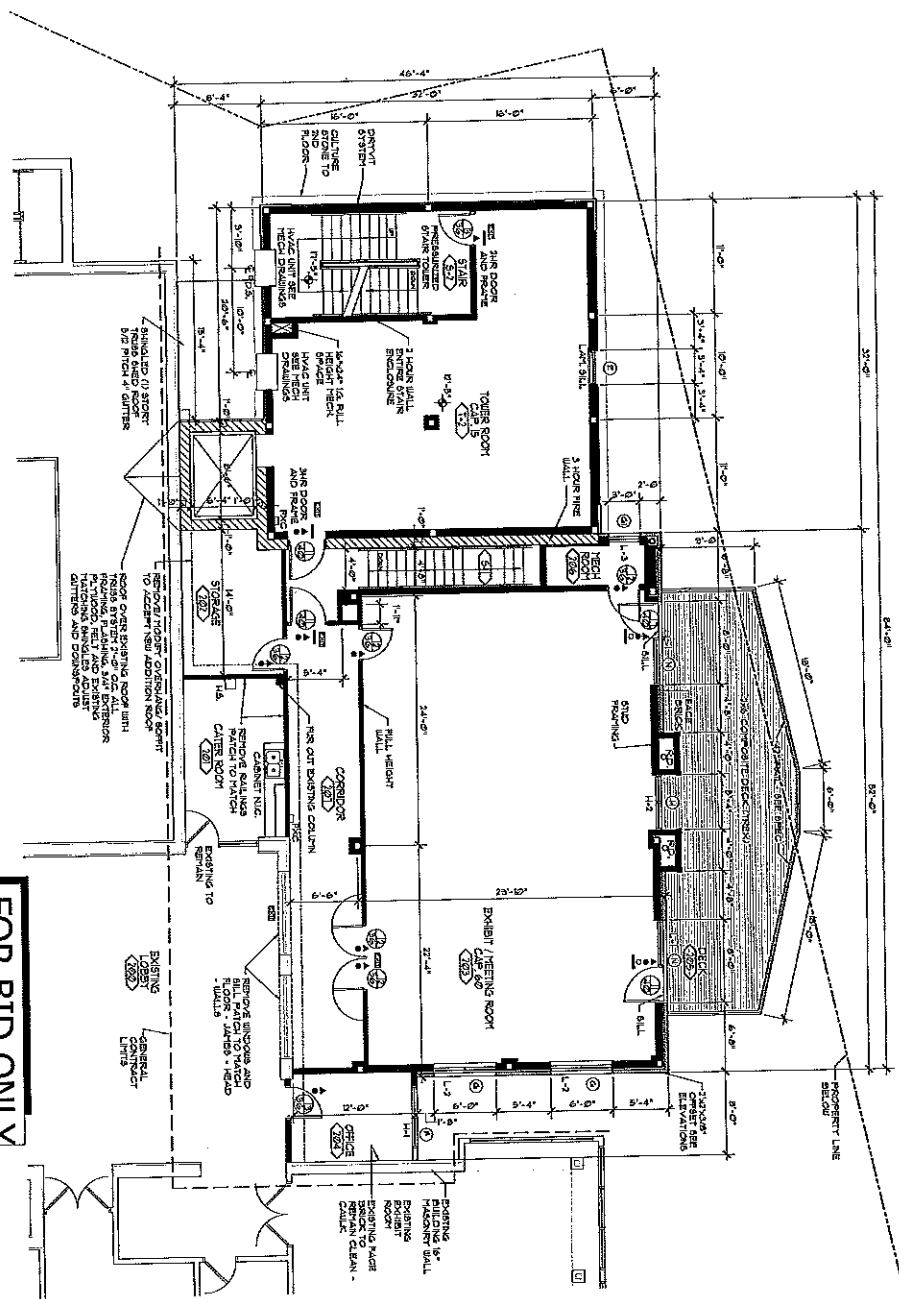
DESIGN BY: BSA
SCALE: AS SHOWN
A2.1

2ND FLOOR ROOM FINISH SCHEDULE									
Room	Room Name	Finish	Base	Walls	Ceiling	Floor	Doors	Windows	Notes
200	REAR LOBBY	-	4" x 8" PLANK	4" x 8" PLANK	9" x 9" PLANK	4" x 8" PLANK	4" x 8" PLANK	4" x 8" PLANK	PAINT AND PATCH WORK
201	REAR LOBBY	-	4" x 8" PLANK	4" x 8" PLANK	9" x 9" PLANK	4" x 8" PLANK	4" x 8" PLANK	4" x 8" PLANK	PAINT AND PATCH WORK
202	REAR LOBBY	-	4" x 8" PLANK	4" x 8" PLANK	9" x 9" PLANK	4" x 8" PLANK	4" x 8" PLANK	4" x 8" PLANK	PAINT AND PATCH WORK
203	REAR LOBBY	-	4" x 8" PLANK	4" x 8" PLANK	9" x 9" PLANK	4" x 8" PLANK	4" x 8" PLANK	4" x 8" PLANK	PAINT AND PATCH WORK
204	REAR LOBBY	-	4" x 8" PLANK	4" x 8" PLANK	9" x 9" PLANK	4" x 8" PLANK	4" x 8" PLANK	4" x 8" PLANK	PAINT AND PATCH WORK
205	REAR LOBBY	-	4" x 8" PLANK	4" x 8" PLANK	9" x 9" PLANK	4" x 8" PLANK	4" x 8" PLANK	4" x 8" PLANK	PAINT AND PATCH WORK
206	REAR LOBBY	-	4" x 8" PLANK	4" x 8" PLANK	9" x 9" PLANK	4" x 8" PLANK	4" x 8" PLANK	4" x 8" PLANK	PAINT AND PATCH WORK
207	REAR LOBBY	-	4" x 8" PLANK	4" x 8" PLANK	9" x 9" PLANK	4" x 8" PLANK	4" x 8" PLANK	4" x 8" PLANK	PAINT AND PATCH WORK
208	REAR LOBBY	-	4" x 8" PLANK	4" x 8" PLANK	9" x 9" PLANK	4" x 8" PLANK	4" x 8" PLANK	4" x 8" PLANK	PAINT AND PATCH WORK
209	REAR LOBBY	-	4" x 8" PLANK	4" x 8" PLANK	9" x 9" PLANK	4" x 8" PLANK	4" x 8" PLANK	4" x 8" PLANK	PAINT AND PATCH WORK
210	REAR LOBBY	-	4" x 8" PLANK	4" x 8" PLANK	9" x 9" PLANK	4" x 8" PLANK	4" x 8" PLANK	4" x 8" PLANK	PAINT AND PATCH WORK
211	REAR LOBBY	-	4" x 8" PLANK	4" x 8" PLANK	9" x 9" PLANK	4" x 8" PLANK	4" x 8" PLANK	4" x 8" PLANK	PAINT AND PATCH WORK
212	REAR LOBBY	-	4" x 8" PLANK	4" x 8" PLANK	9" x 9" PLANK	4" x 8" PLANK	4" x 8" PLANK	4" x 8" PLANK	PAINT AND PATCH WORK

ENLARGE
SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"



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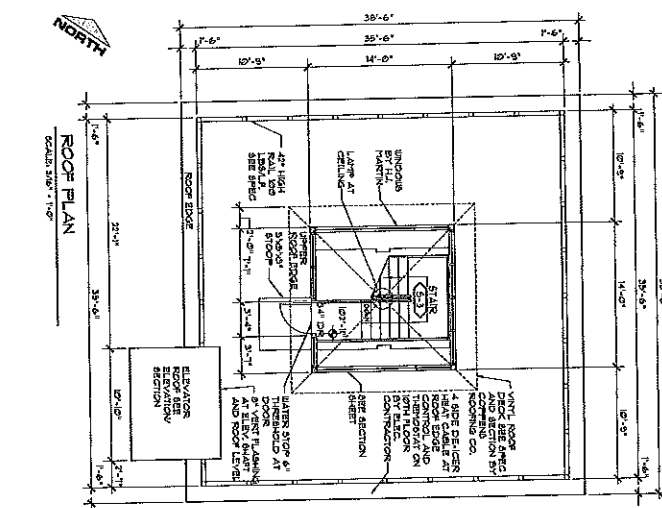
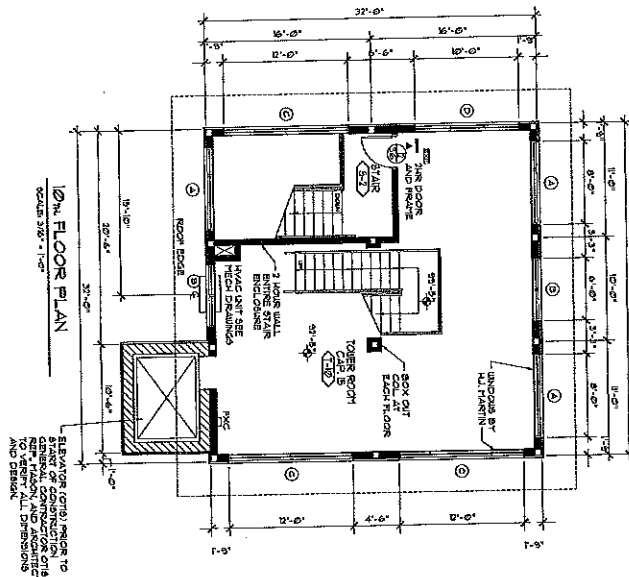
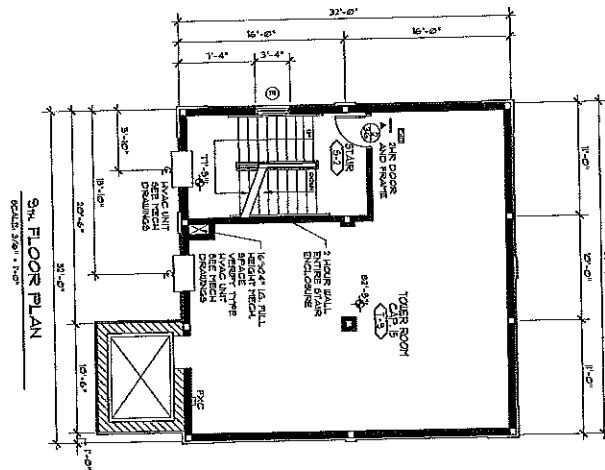
A2.2



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**OBSERVATION TOWER AND ADDITION TO
DOOR COUNTY MARITIME MUSEUM**
120 N. MADISON AVE.
STURGEON BAY, WI 54235



SHT TO ROOF ROOM FINISH SCHEDULE					
Room	Room notes	Walls	Floor	Ceiling	Gr. Mt. Hardware/Spec. Items
B-2	STAIRS	VENT.	PAINT PAINT	-	
T-9	TOILET	GLASS	PAINT PAINT	VENT.	
T-10	TOILET	GLASS	PAINT PAINT	VENT.	
B-3	STAIR	VENT.	PAINT PAINT	VENT.	CEILING CELLING

NOTES:
A - PAINT ALL EXPOSED STEEL IN B-2 AND T-10 INCLUDING BEAMS, PILLARS, AND FLOOR
B - CEILING ON BOTH FLOOR AND CORPUS; SEE OTHER CELLING TYP.

TOULON LIGHTING CONTROL PROTECTION PROVIDED BY MODBUS PROTOCOL 6-16. THEY SHALL COORDINATE THEIR WORK WITH THE GENERAL CONTRACTOR.

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ARCHITECT

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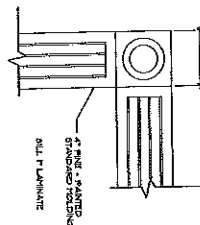
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MASSACHUSETTS

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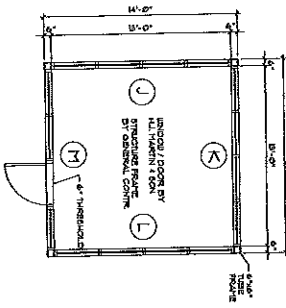
A2.4

DRWN BY:	MMR
DATE:	01/08/2017
SCALE:	AS NOTED



**BUILDING WINDOW
HEAD AND JAMB TRIM**
SCALE: 3/4"=1'-0"

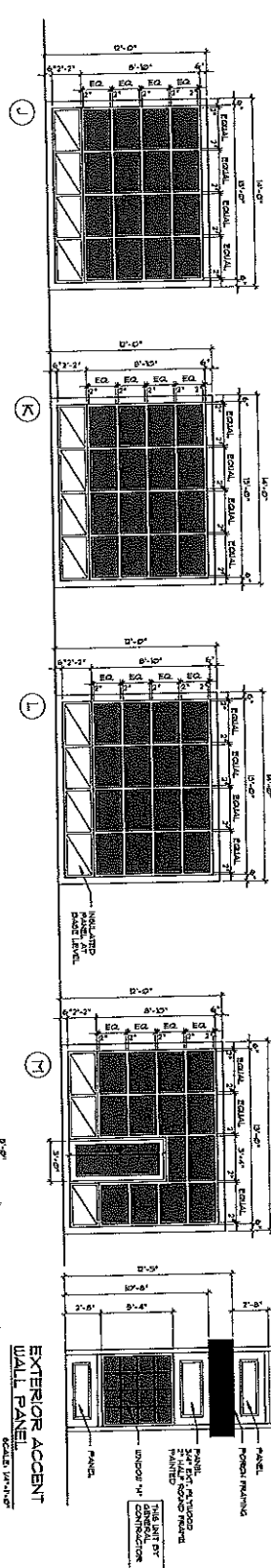
FRONT GLASS - GLASS CLEAR - OPEN TO CLEAN



ALIVE OR VINTL (OPTION)
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WITH FACE BLOOD OF ONE LITTLE
LAPINATED BULLS VINTL BLOOD.
2. GLOVES - CLEAR - 3/4" WITH
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3. FROD UNITS
4. UNITS BY H. MARTIN & SON

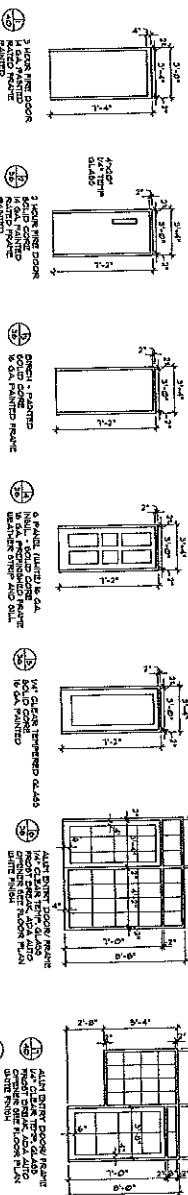
**EXTERIOR ACCENT
WALL PANEL.**
SCALE: 1/4"=1'-0"

CALIT 1/4" x 1/8"



**EXTERIOR ACCENT
WALL PANEL.**
SCALE: 1/4"=1'-0"

SCAPE, Vol. 8, No. 1



3 WOOD FINE DOOR
14 GA. PAINTED
RATED FRAME
PAINTED

2
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3 SOLID COCKE
14 GA. PAINTED
RATED FRAME
PAINTED

DIRECT - PAINTED
BOLDED CORE
3/8" DIA. PAINTED FRAME

INAIL - BOLD CORP
IS DA RECOMMENDED FRUIT
WEATHER OTRP AND OIL

SOLID CORE
16 GA PAINTED

PROCTER & GAMBLE
CREATING THE FUTURE
WHITE PAPER

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DOOR SYMBOL KEY	
SYMBOL	DESCRIPTION
	DOOR TYPE
	DOOR WIDTH
0	PRIVATE LOCK
1	KEY LOCK
A	ADA COMPLIANT
B	MINOR DAMAGE
C	UNDESIRABLE
D	ADA AUTO OPEN

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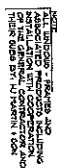
BEN SCHENKELBERG
A R C H I T E C T
3309 SPUR LAKE, GREEN BAY, WI 54313
PHONE: (920)662-2001 FAX: (920)662-2242
E-mail: bmsarchitect1@aol.com

CONNECTICUT
WISCONSIN
MASSACHUSETTS

**OBSERVATION TOWER FOR:
DOOR COUNTY MARITIME MUSEUM**
120 N. MADISON AVE.
STURGEON BAY, WI 54235

A3.1

DRWN BY: MAM
DATE: 01/03/2017
SCALE: AS NOTED



DATE STONE NOTED.
1. PROVIDE 2 GRANITE DATE STONE IN MASONRY.
2. LOCATION TO BE DETERMINED BY OWNER
3. PROVIDE (2) COUNTER DOWNHILL BOXES 2' DIA. X 4'

DATE STONE

SC-68B, 5-1-6

2017

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DAVID D. DUBOIS, PRESIDENT, DUBOIS & DUBOIS, INC., AND ITS DESIGN SPECIFICATIONS IN COOPERATION WITH THE GENERAL CONTRACTOR, WILL INCLUDE ALL PRODUCTS TO ACCOMPLISH THE PROPOSED SYSTEM FOR THIS PROJECT.

ST ELECTRICAL CONTROLS

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WEST ELEVATION

SCALE: 1/8" = 1'-0"

NORTH ELEVATION

BZALE, V34 - 7-0



BEN SCHENKELBERG
ARCHITECT

3309 SPUR LANE, GREEN BAY, WI 54313
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E-mail: bmsarchitect1@aol.com

CONNECTICUT

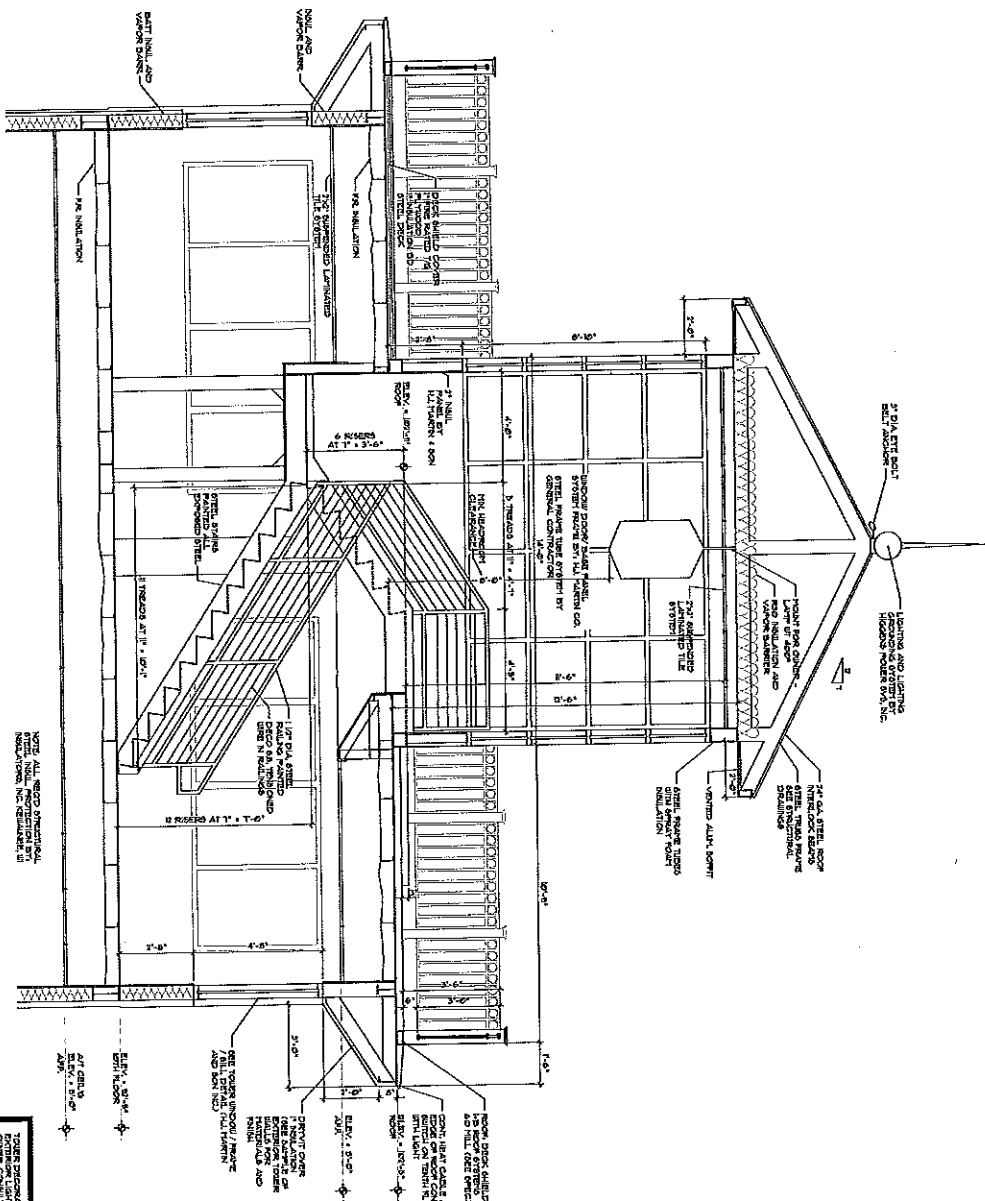
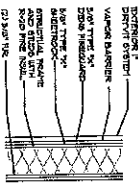
WISCONSIN

MASSACHUSETTS

**OBSERVATION TOWER FOR:
DOOR COUNTY MARITIME MUSEUM**
120 N. MADISON AVE.
STURGEON BAY, WI 54235

DRYIN BY: MON
DATE: 01/04/2017
SCALE: AD NOTED

SCALD, I. • ND



FLOORS: 10 AND 11
SECTION AT ROOF
SCALE: 1/4" = 1'-0"

NOTE: ALL RECORD STRUCTURAL STEEL, NAIL PROTECTION BY NEURALTOP, INC. REMAINING, IN

FOR BID ONLY
NOT FOR CONSTRUCTION

TOUR DECORATIVE
EXTERIOR LIGHTING BY
QUICK CONSULTANT, AND NE-
ED PACKAGE AT THIS TIME

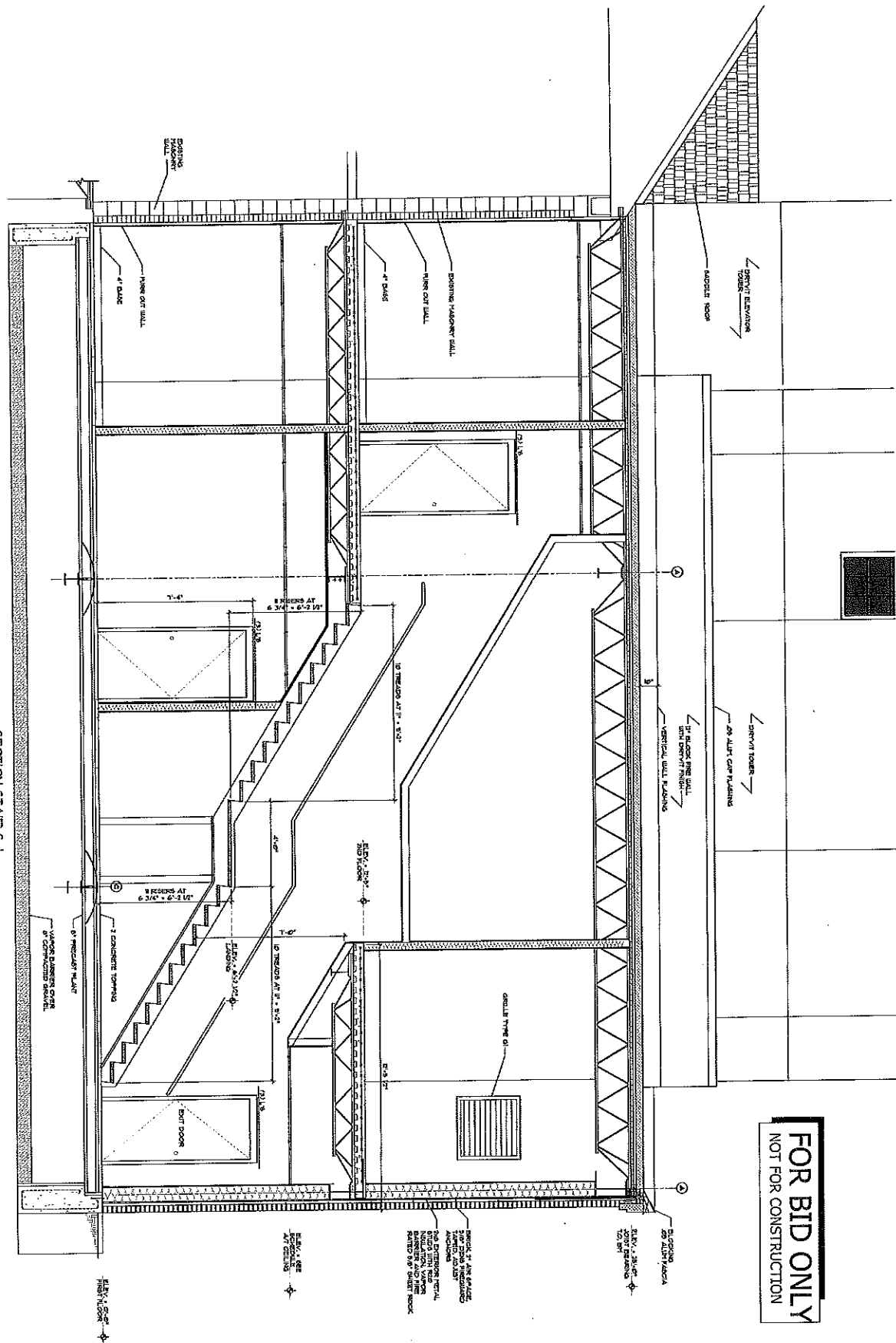
**OBSERVATION TOWER FOR:
DOOR COUNTY MARITIME MUSEUM**
120 N. MADISON AVE.
STURGEON BAY, WI 54235

CONNECTICUT
WISCONSIN
MASSACHUSETTS

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E-mail: bmsrchitect1@aol.com

DRWN BY: **HRG**

A5.1



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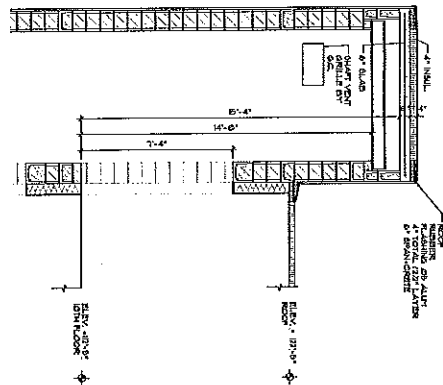
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DOOR COUNTY MARITIME MUSEUM**
120 N. MADISON AVE.
STURGEON BAY, WI 54235

CONNECTICUT
WISCONSIN
MASSACHUSETTS

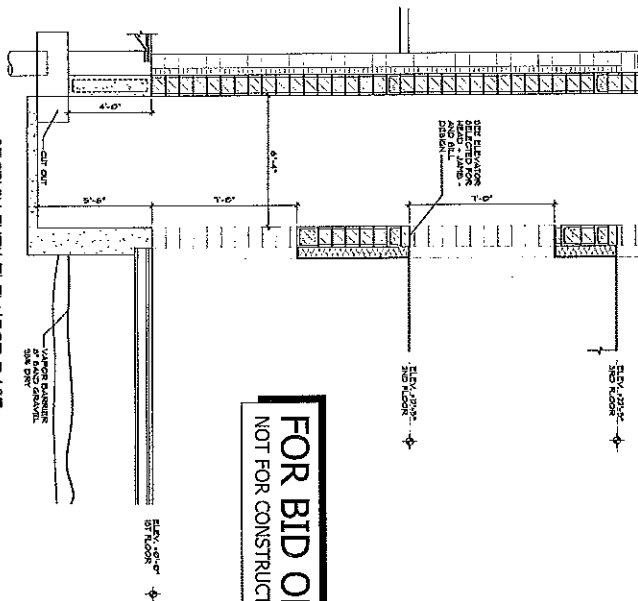
**BEN SCHENKELBERG
ARCHITECT**
3309 SPUR LANE, GREEN BAY, WI 54313
PHONE: (920)662-2001 FAX: (920)692-2242
E-mail: bmsarchitect1@aol.com



A5.2
DRAWN BY: [blank]
DATE: 08/20/07
SCALE: AS SHOWN

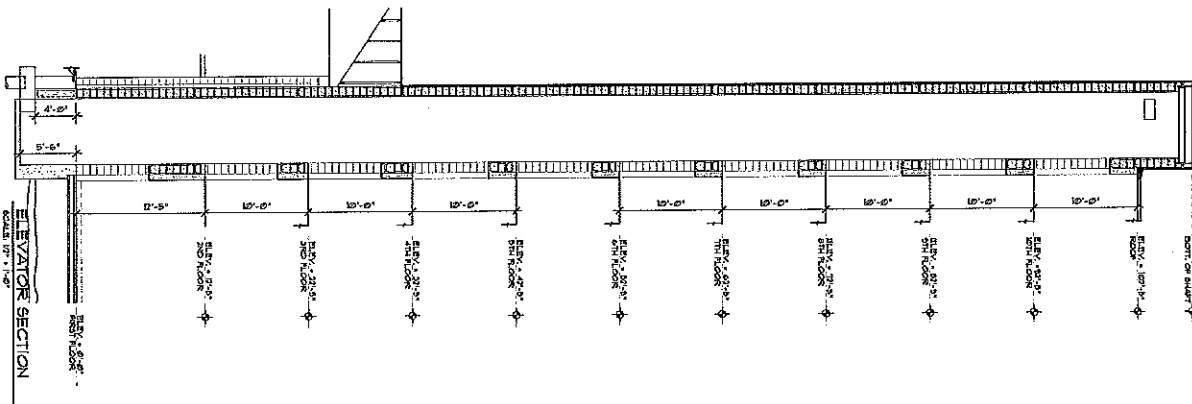


SECTION THRU ELEVATOR ROOF
SCALE: 3/8" = 1'-0"



SECTION THRU ELEVATOR BASE
SCALE: 3/8" = 1'-0"

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ELEVATOR SECTION
SCALE: 1/8" = 1'-0"



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OBSERVATION TOWER FOR:
DOOR COUNTY MARITIME MUSEUM
120 N. MADISON AVE.
STURGEON BAY, WI 54235

A5.4

PRINTED BY: JMK
SCALE: AS SHOWN
DATE: 10/01/01

CVR





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E-MAIL: bmsr@bmsrarchitect.com

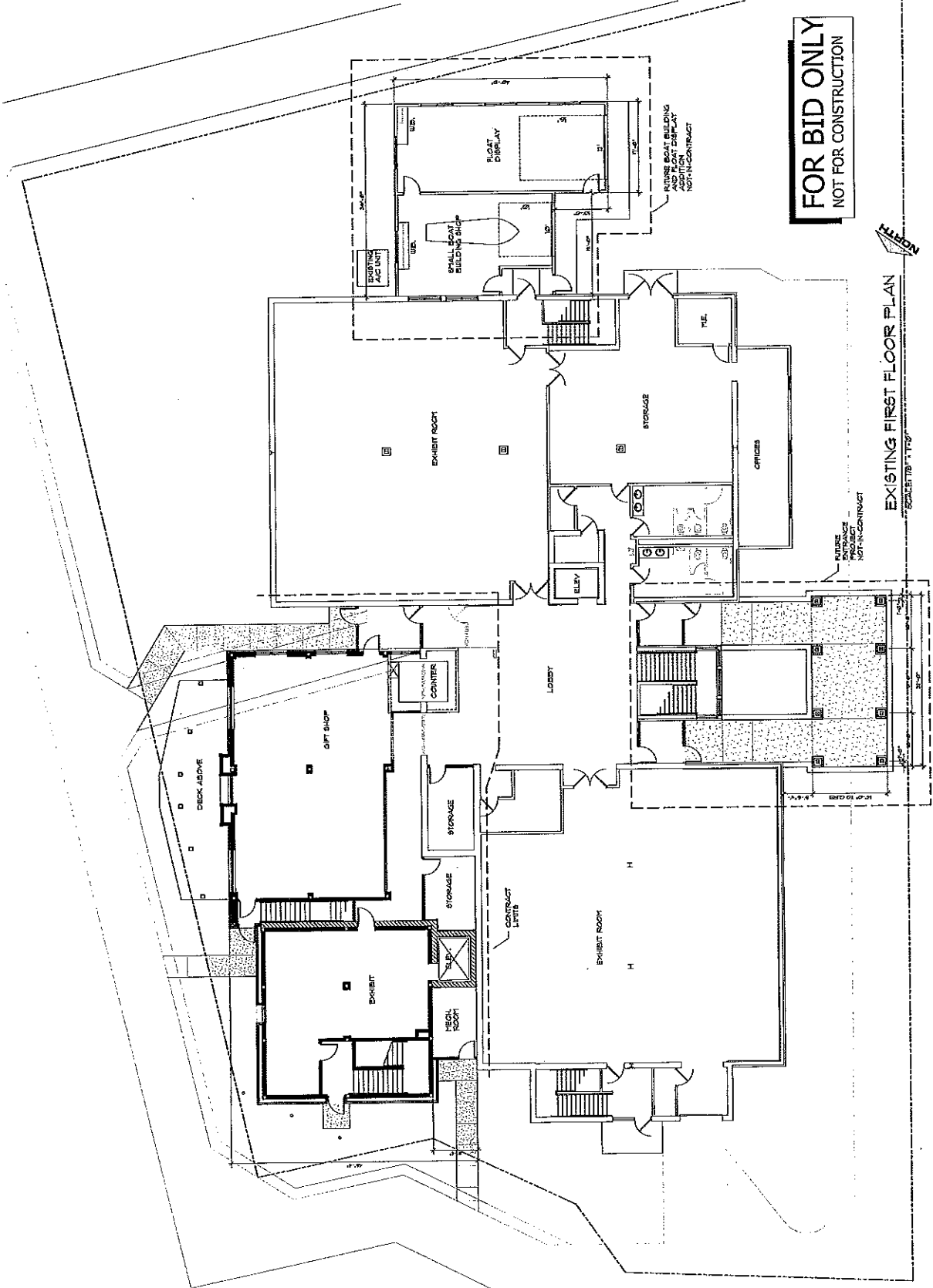
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WISCONSIN
MASSACHUSETTS

**OBSERVATION TOWER AND ADDITION TO
DOOR COUNTY MARITIME MUSEUM**
120 N. MADISON AVE.
STURGEON BAY, WI 54235

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EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



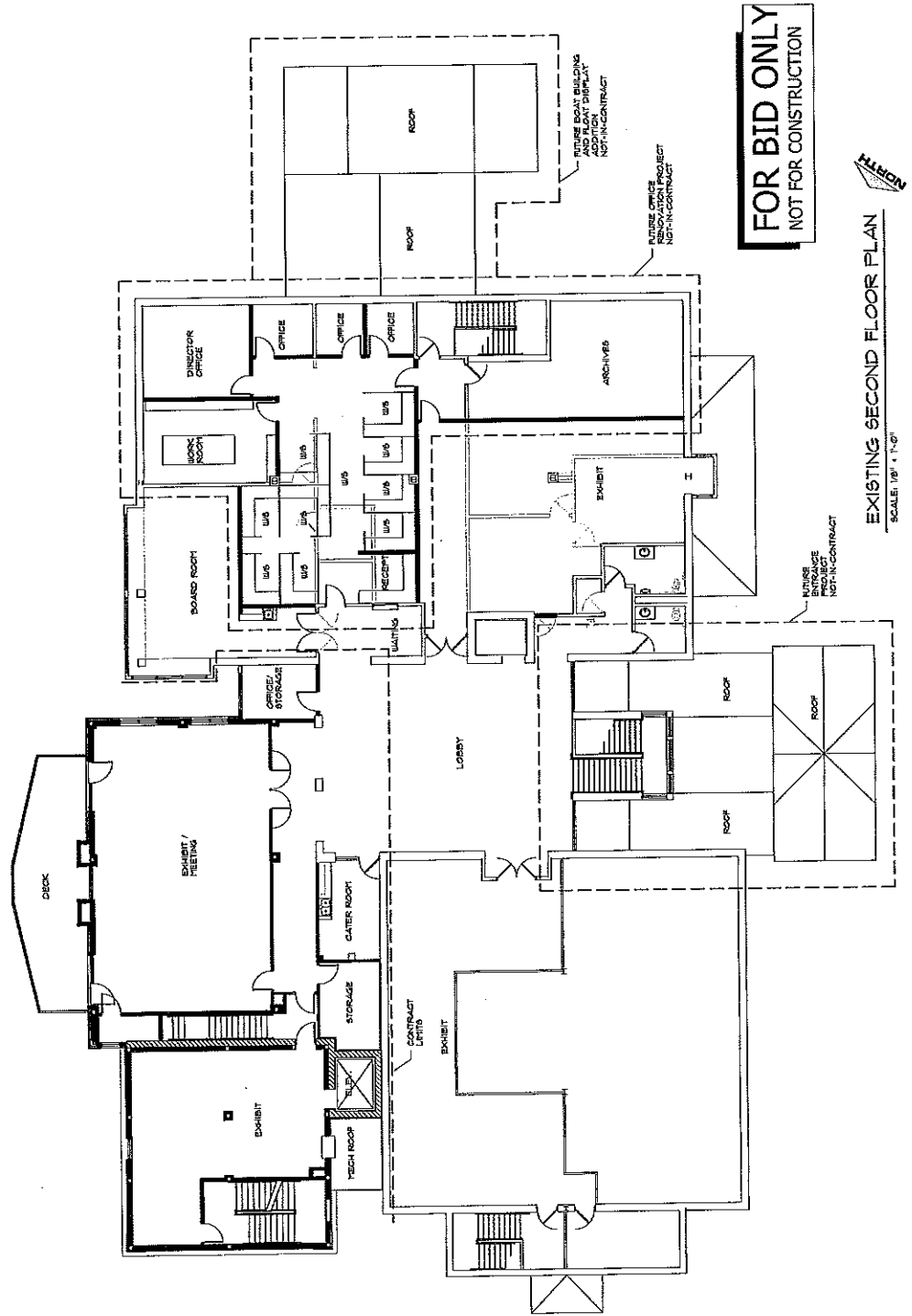
**OBSERVATION TOWER AND ADDITION TO
DOOR COUNTY MARITIME MUSEUM**
120 N. MADISON AVE.
STURGEON BAY, WI 54235

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MASSACHUSETTS

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ARCHITECT**
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E-mail: bsarchitect1@aol.com

DATE: 08/02/07
SCALE: AS NOTED
DRAWN BY: JAW

A1.2

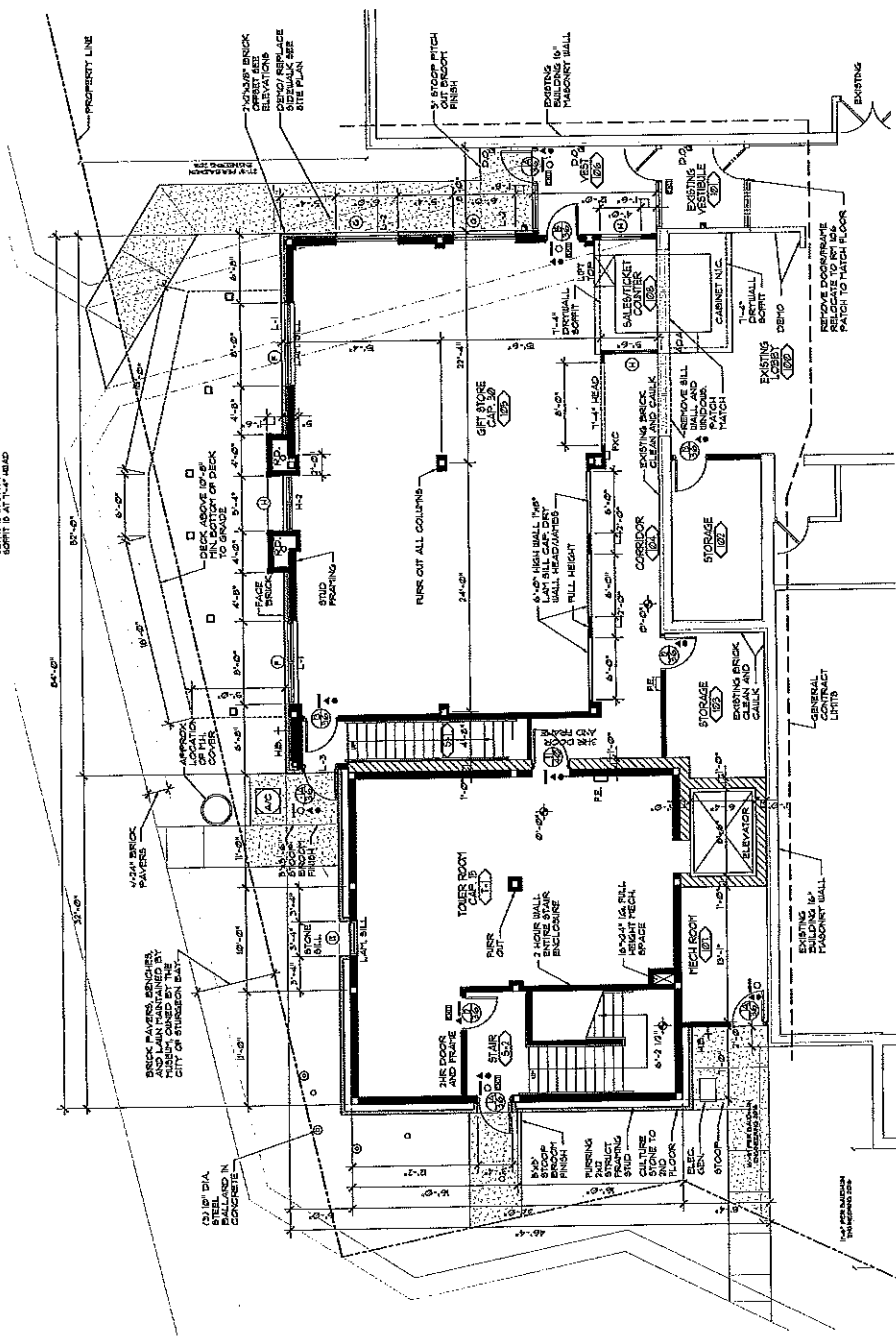


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EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE:
A - PAINT ALL EXPOSED STEEL IN 6-2 INCLUDING STAIRS, RAILS, AND WELDS.
B - BALDING AREA 100 GALLONS N.I.C.
CORBIT IS IN CONTRACT
CORBIT IS AT 11-4" HEAD



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FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

**OBSERVATION TOWER AND ADDITION TO
DOOR COUNTY MARITIME MUSEUM**
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STURGEON BAY, WI 54235

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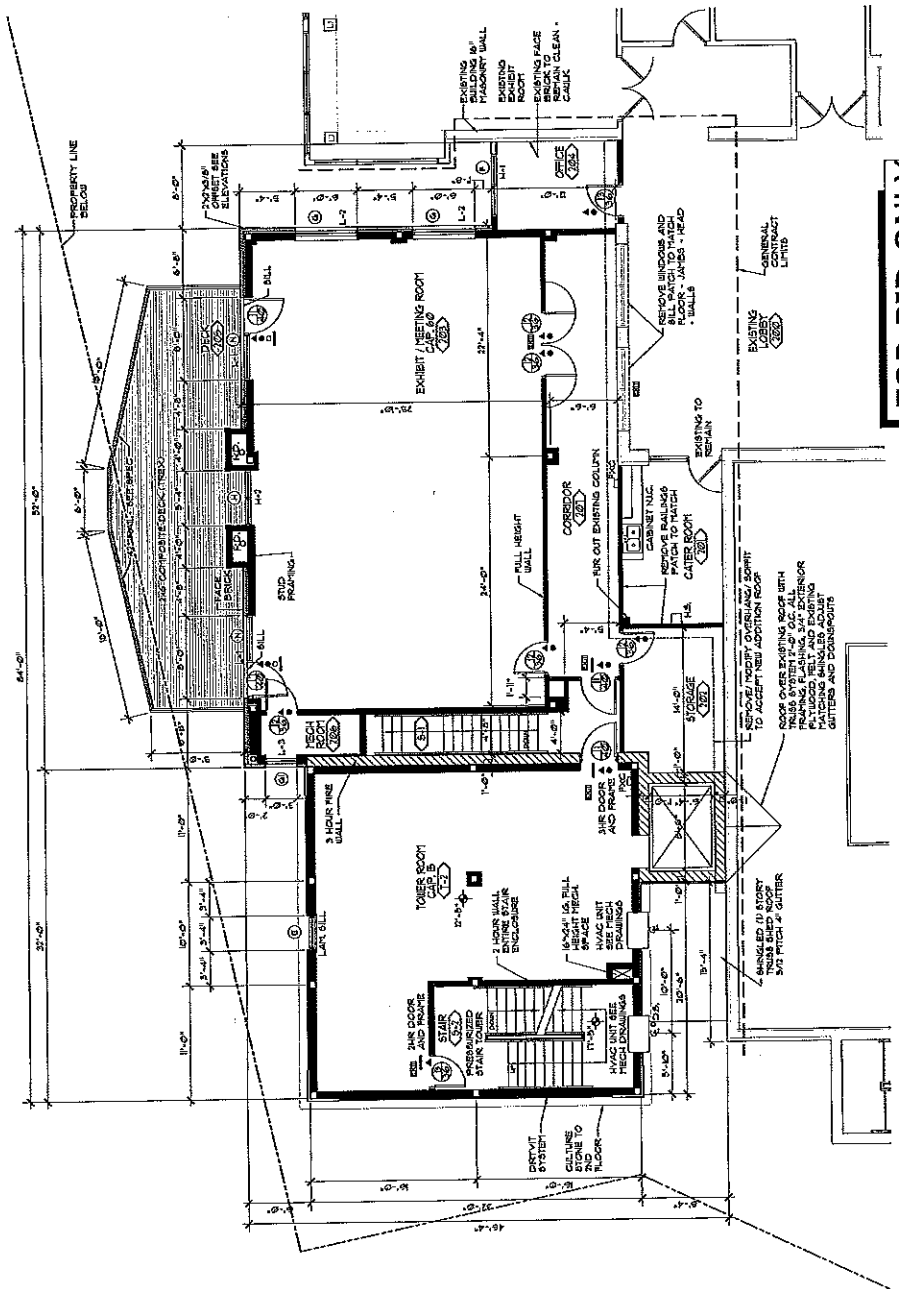
BEN SCHENKELBERG ARCHITECT
3309 SPUR LANE, GREEN BAY, WI 54313
PHONE: (920) 652-2001 FAX: (920) 652-2242
E-mail: bsarchitect@aol.com

DATE: 10/1/01
SCALE: AS NOTED
DRAWN BY: JMA
CHECKED BY: JMA
DATE: 10/1/01
SCALE: AS NOTED

A2.2

2ND FLOOR ROOM FINISH SCHEDULE

Room #	Room Name	Finish	Notes
200	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT
201	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT
202	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT
203	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT
204	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT
205	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT
206	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT
207	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT
208	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT
209	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT
210	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT
211	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT
212	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT
213	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT
214	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT
215	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT
216	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT
217	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT
218	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT
219	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT
220	EXISTING LOBBY	4" V.B. PAINT	SEE RE-AT



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**ENLARGE
SECOND FLOOR PLAN**
SCALE: 3/8" = 1'-0"

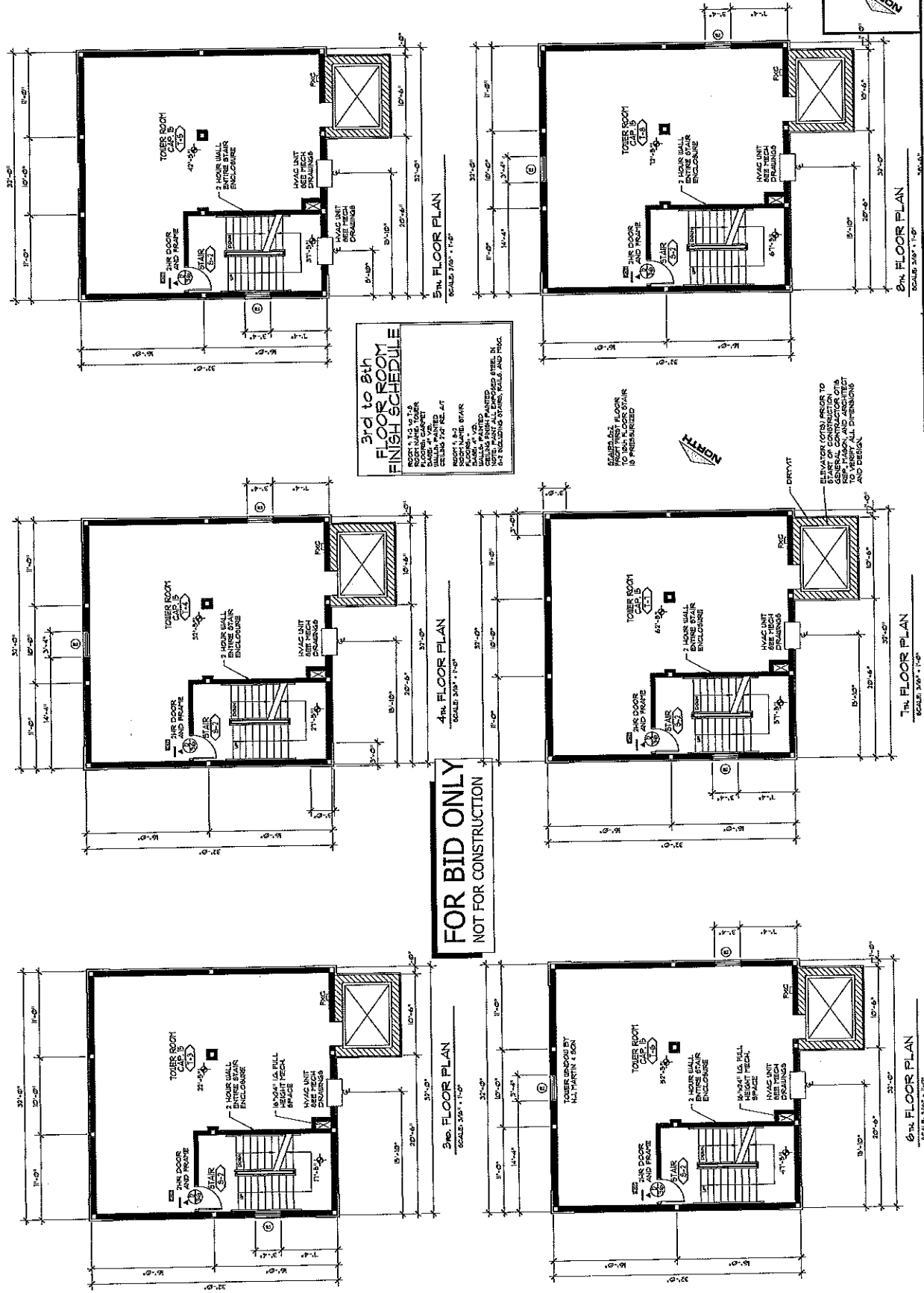
**OBSERVATION TOWER FOR:
DOOR COUNTY MARITIME MUSEUM**
120 N. MADISON AVE.
STURGEON BAY, WI 54235

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MASSACHUSETTS

BEN SCHENKELBERG
ARCHITECT
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E-MAIL: bmsarchitect@aol.com

DATE: 08/07
SCALE: AS NOTED
DRAWN BY: BMS
CHECKED BY: BMS

A2.3

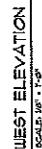


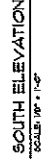
**FOR BID ONLY
NOT FOR CONSTRUCTION**

NOTES:
A - PAINT ALL EXPOSED STEEL IN 0-2 AND 1-10 INCLUDING STAINS, RAILS AND HING
B - CEILING ON 10TH FLOOR AND CORPUS, BED UNDER CEILING TIE

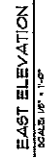
FRAME & DOOR SCHEDULE
SCALE: 1/4" = 1'-0"







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**OBSERVATION TOWER FOR:
DOOR COUNTY MARITIME MUSEUM**
120 N. MADISON AVE.
STURGEON BAY, WI 54235

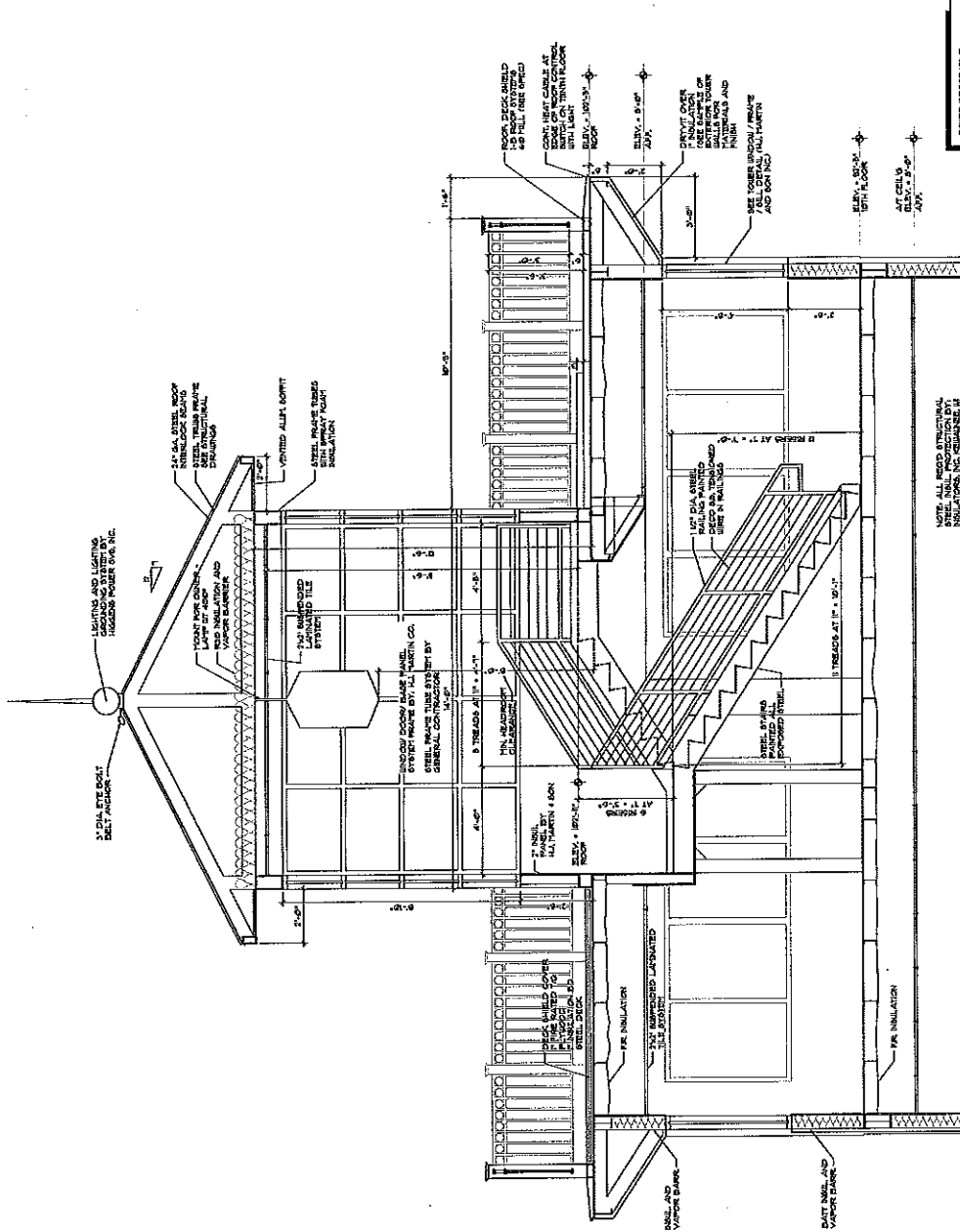
CONNECTICUT
WISCONSIN
MASSACHUSETTS

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PHONE: (920) 662-2001 FAX: (920) 662-2242
E-mail: bmsarchitect@aol.com



DATE: 01/11/01
SCALE: AS SHOWN

A5.1

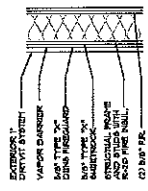


TOWER DEGRADATIVE
DOORS CONSULTING AND
NO PACKAGE AT THIS TIME

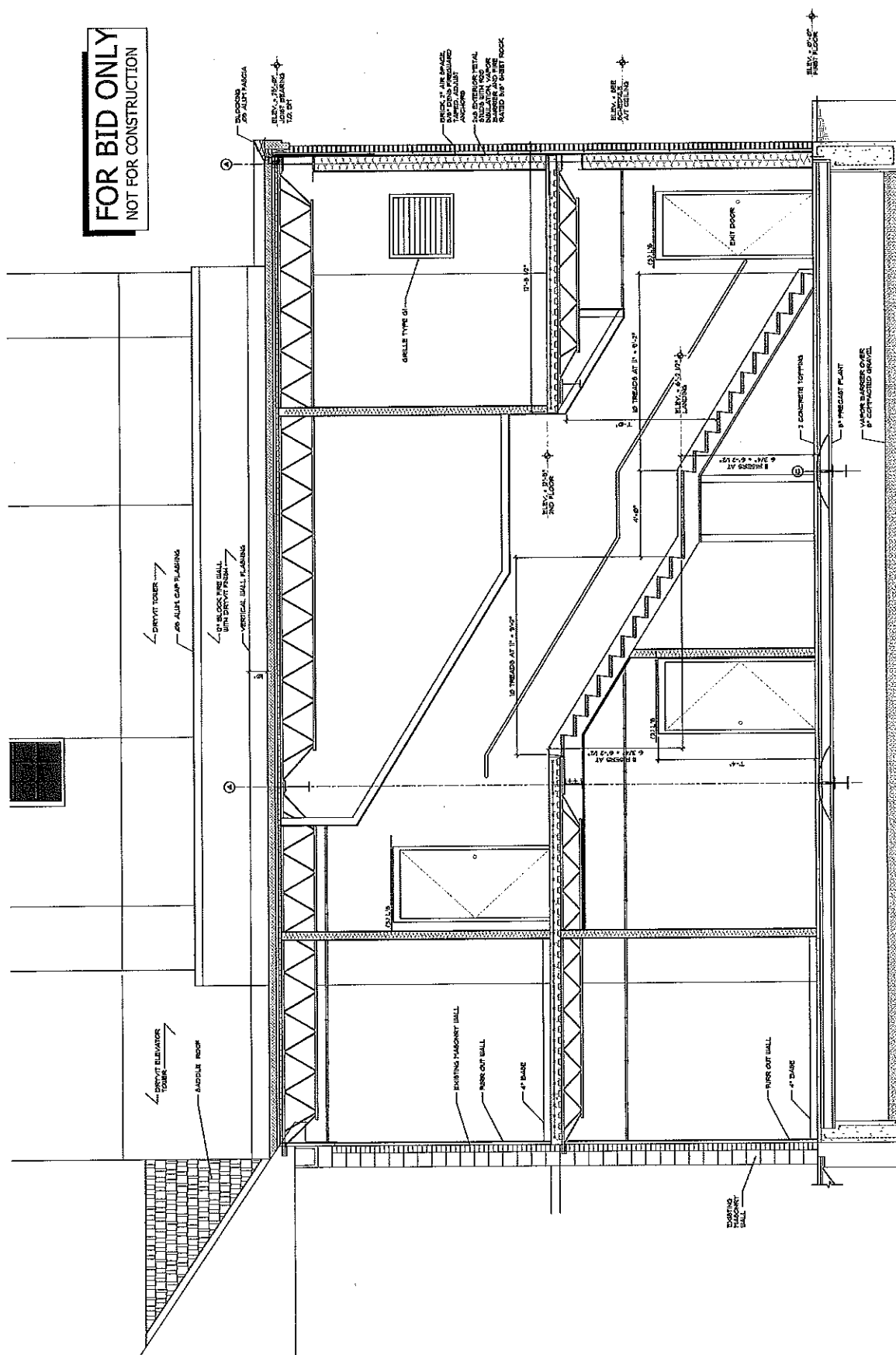
FOR BID ONLY
NOT FOR CONSTRUCTION

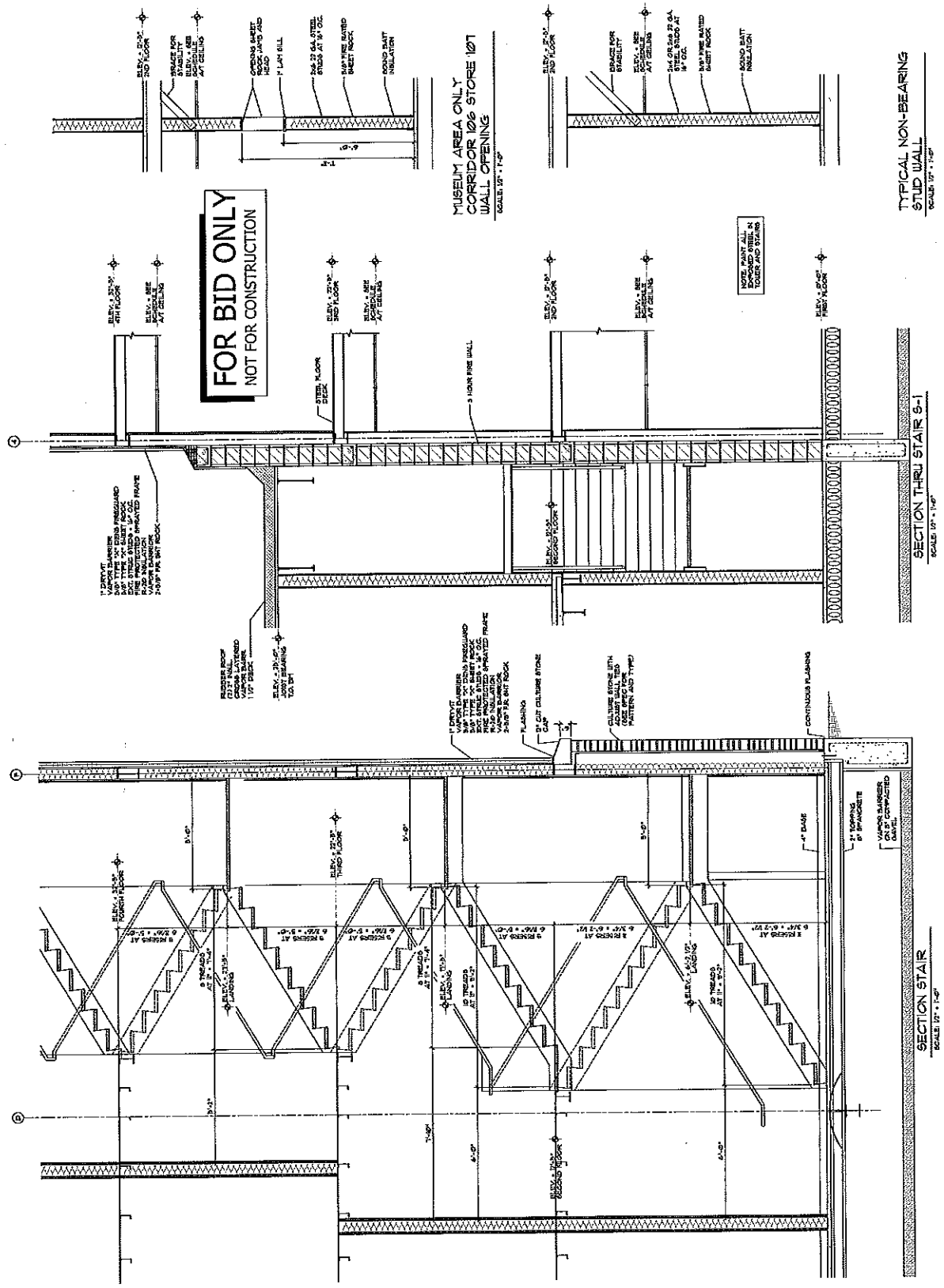
NOTE: ALL REINFORCED
CONCRETE SHALL BE
INSULATED, NO REINFORCE, IN

FLOORS: 10 AND 11
SECTION AT ROOF
SCALE: 1/2\"/>



**EXTERIOR TOWER
WALL DETAIL**
SCALE: 1/2\"/>





**OBSERVATION TOWER FOR:
DOOR COUNTY MARITIME MUSEUM**
120 N. MADISON AVE.
STURGEON BAY, WI 54235

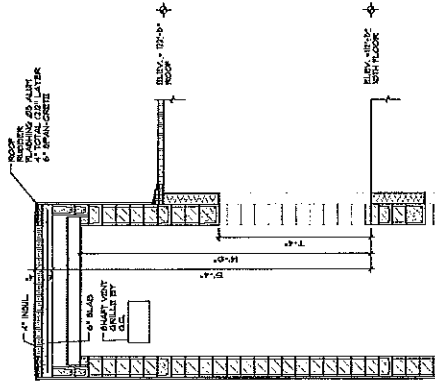
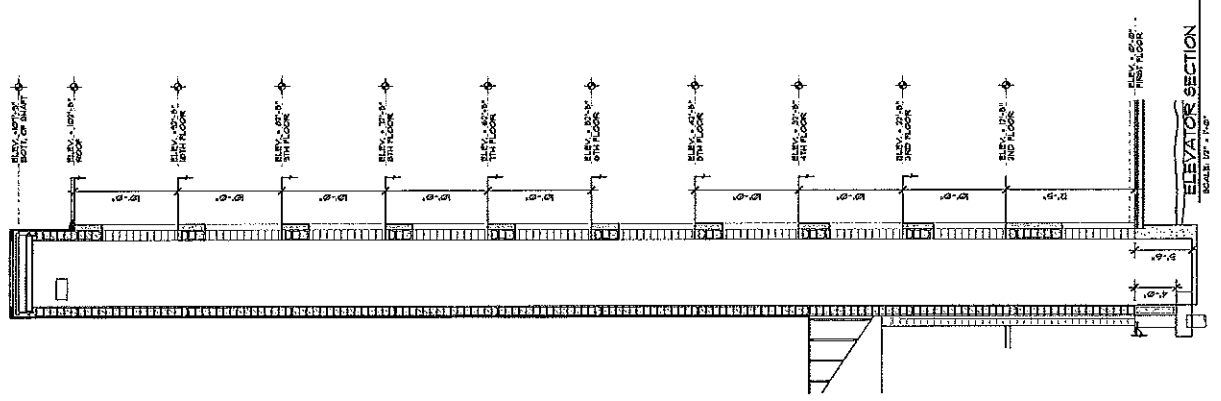
CONNECTICUT
MASSACHUSETTS
WISCONSIN

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ARCHITECT**
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PHONE: (920) 662-2001 FAX: (920) 662-2242
E-mail: bmsrch@bnet.com

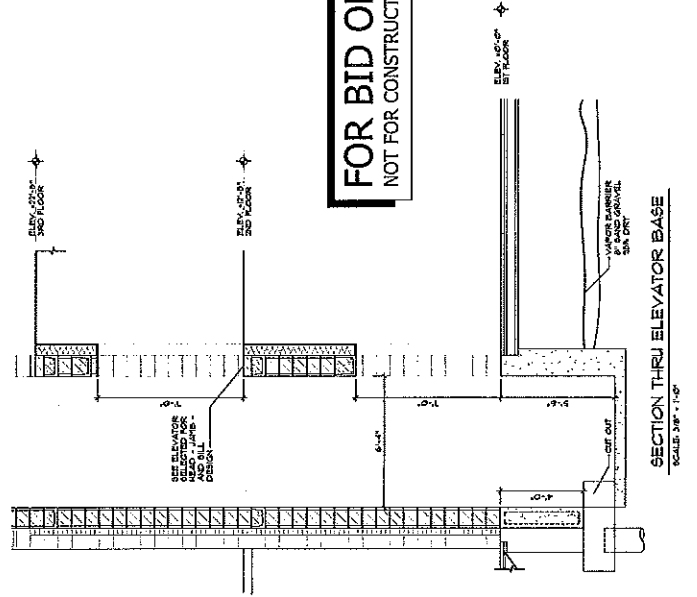


DRAWN BY: MHN
DATE: 11/10/01
SCALE: AS SHOWN

A5.4



SECTION THRU ELEVATOR ROOF
SCALE 3/8" = 1'-0"



SECTION THRU ELEVATOR BASE
SCALE 3/8" = 1'-0"

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Accessory Dwelling Units
Proposed Zoning Text Amendments to Allow as a Conditional Use in Residential Districts

Proposed Amendment of s. 20.03
Creation of s. 20.09(2)(h)
Creation of s. 20.175(2)(p)
Creation of s. 20.22(2)(m)

S. 20.03 – Definitions

Accessory dwelling unit: A smaller, secondary home on the same lot as a principal dwelling. Accessory dwelling units are independently habitable and provide the basic requirements of shelter, heating, cooking and sanitation.

S. 20.09(2)(h) – Conditional Use of R-1 Zoning District

(h) Accessory Dwelling Units, subject to the following:

1. Not more than one accessory dwelling unit shall be permitted on a lot.
2. Accessory dwelling units shall be allowed only on a lot having at least 5,000 ~~7,000~~ square feet.
3. Accessory dwelling units shall not exceed 800 square feet in floor area and shall have a minimum floor area of 250 square feet.
4. The property owner of record must reside in either the primary dwelling unit or the accessory dwelling unit as their permanent and legal address. A restrictive agreement shall be recorded to this effect.
5. In addition to off-street parking spaces required for the primary dwelling unit, a minimum of one off-street parking space for an efficiency or one-bedroom accessory dwelling unit, or a minimum of two off-street parking spaces for a two- or more bedroom accessory dwelling unit, shall be provided.
6. The accessory dwelling unit shall not be leased for ~~a period of less than 30 days at a time~~ ~~periods of less than one calendar month or 30 days~~. A restrictive agreement shall be recorded to this effect. If the property owner of record resides in the accessory dwelling unit, then this minimum rental period shall apply to the primary dwelling unit.
7. The accessory dwelling unit shall not be conveyed or separated in ownership from the primary dwelling unit.
8. The accessory dwelling unit shall comply with the Sturgeon Bay Housing Code (chapter 22 of the municipal code) and with all pertinent building codes.
9. Accessory dwelling units may be attached to or detached from the single family residence.
10. Attached accessory dwelling units shall comply with the following: