

CITY PLAN COMMISSION
Wednesday, February 21, 2018

A meeting of the City Plan Commission was called to order at 6:00 p.m. by Chairperson Rick Wiesner in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members Dennis Statz, Mike Gilson, Steven Hurley, Rick Wiesner, Robert Starr, and Ron Vandertie were present. Absent: Member Jeff Norland. Also present were Alderpersons Barb Allmann, Stewart Fett, and Laurel Hauser, City Engineer Chad Shefchik, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from December 20, 2017.
4. Combined Preliminary/Final Planned Unit Development for Bonovich Properties, LLC, for a 64-unit multiple-family residential development, located on Egg Harbor Road, a portion of parcel #281-62-10000105.
Presentation
Public Hearing
Consideration of
5. Presentation of: Conceptual Planned Unit Development for Phillips Development LLC, for a 34-unit multiple-family development, located in the 700 blocks of Erie and Florida Streets, parcel #281-23-0527260006 (aka Amity Field).
6. Presentation of: Conceptual Planned Unit Development for Duquaine Development (Mau & Associates, LLP, Agent), for a 162-unit multiple-family development, located on the Southeast corner of Tacoma Beach Road and Clay Banks Road/ CTH U, parcel #281-68-17000301A.
7. Public comment on non-agenda Plan Commission related items.
8. Adjourn.

Carried.

Approval of minutes from December 20, 2017: Ms. Nault noted two corrections on the December 20, 2017 minutes. The last paragraph on page 1, first sentence, should read 12th Place, not Avenue. Page 2, second paragraph, second sentence should end at Alabama Place and the rest of the sentence should be deleted. Moved by Mr. Starr, seconded by Mr. Vandertie to approve the minutes from December 20, 2017, with the corrections. All ayes. Carried.

Combined Preliminary/Final Planned Unit Development for Bonovich Properties, LLC, for a 64-unit multiple-family residential development, located on Egg Harbor Road, a portion of parcel #281-62-10000105.

Presentation: Mr. Sullivan-Robinson stated that Bonovich Properties, LLC, is petitioning for a 64-unit apartment complex to be located off of Egg Harbor Rd. There will be four 16-unit buildings and two 32-unit garage buildings. Proposed are 8 one-bedroom apartments and 56

two-bedroom apartments. There will be 137 parking spaces, with three trees required for each of the four parking areas. The western property line contains a hedge. The southern half of the property is currently well screened for the parking area, but the northern part of the property is sparse. As far as pedestrian access, currently there are only walkways leading from the doorway to the parking areas and from the office building to the parking areas. There are no other walkways proposed. The proposed development is consistent with the Comprehensive Plan. According to the City Engineer, no traffic analysis is needed. The utilities will come off of Egg Harbor Road. Impervious surface requirement is well met. They are also planning on installing a monument sign near the entrance. Due to the narrowness of the lot and the required setback, a variance would be needed via the PUD. The construction is expected to occur in two phases.

Mr. Olejniczak added that staff is okay with the two deviations from the standards of the municipal code. These include the reduction in the setback from the side lot line for the entrance sign and the reduction of the lot width, both of which are due to the “flag lot” configuration of the development.

In regard to the pedestrian access to Egg Harbor Road, it would be a nice amenity to have some type of path due to the long driveway, but staff is not recommending it to be a condition of approval.

Developers Brian and Sarah Bonovich, 3329 Wooded Lane, Baileys Harbor, mentioned that she and her brother own and manage Big Hill Regency House in Sturgeon Bay. The first phase would include two buildings and one garage building. The square footage of the units would range from 916 to 1,107 square feet. Rents would range from \$750 to \$1100 per month including utilities. They will provide a picnic pavilion with a grill and table and chairs for the residents. The apartments will have a farmhouse design with a combination of white horizontal and vertical siding with natural stone veneer around the doors. The entrances will have metal shed roofs. The lighting will include wallpacks with LED lighting. They are looking at a monument sign at the entrance by Egg Harbor Road that will guide the residents to Tall Pines Estates. This meets the community need for rental housing. There will be a mix of two-bedroom one bath and two-bedroom two baths.

Mr. Starr questioned if there would be room in the rear of the property with the location of the detention pond for another entrance/exit driveway. Ms. Bonovich will check with Baudhuin, Inc. Mr. Olejniczak added they could loop a driveway from the west side of the last building.

A path was also discussed including potential surfacing such as blacktop, concrete, or quarry wash. An option such as wood chips for a pedestrian path would not work well with wheel chairs or strollers. Mr. Wiesner suggested an option of widening the driveway and striping it for a pedestrian walkway.

Mr. Gilson wondered where sidewalks would go if it is unknown where a street would be located. He suggested the City putting a partial street in and no driveway. Maybe the developer could share some of the cost. If you want development the City needs to put in infrastructure.

Public Hearing: Chairperson Wiesner opened the public hearing at 6:36 p.m.

Barbara Allmann, 717 Prairie Lane, stated that she was in favor of the development, but it needs a road and sidewalks. She wondered how the driveway approached Egg Harbor Road.

Chris Kellems, 120 Alabama Street, stated that she was also in favor of the development. She suggested the developers should plan to install solar heat on the roof, as well as Water Sense plumbing fixtures. Additional insulation should be added to protect pipes and also for sound between apartments.

David Hayes, 111 S. 7th Avenue, was also in favor of the project. He wondered where the garbage receptacles would be located. There should be some type of vegetation plan around the catch basins and around the bushes and trees.

Lynn (Peil) Zawojski, 4704 Martin Road and representing the Peil property at 1116 Egg Harbor Road, wanted to know how this development will affect her property. People will be crossing through her property instead of walking on Egg Harbor Road and wanted to know what can be done to prevent it.

Paul Anschutz, 221 N. 6th Avenue, read a letter that he submitted regarding a multi-modal path. He was concerned for children walking down a driveway with no sidewalks. He also thinks the detention pond is an issue.

Laurel Hauser, 746 Kentucky Street, stated that she was in favor of the development, but wondered how kids would get to Sunset Park. She would like to see numbers on street costs. There should be as much landscaping done as possible.

No one spoke against the proposed development. There was no other written correspondence.

The public hearing was declared closed at 6:50 p.m.

Consideration of: Mr. Olejniczak addressed the public's questions. The driveway does swing and uses an existing curb cut. Vehicles approaching Egg Harbor Road will be facing at 90 degrees. The garbage receptacles will be located at the southern end of the property well off the street. Screening around trash receptacles is sometimes required as a condition of approval by the Plan Commission or Aesthetic Board. The PUD will not impact the Peil property. They could also find a developer and do the same thing as the Bonovich development. As far as preventing trespassers on the Peil parcel, more screening on the west end or fencing could be placed on the property.

Mr. Wiesner would like to see a sidewalk connecting the parking lot to the existing sidewalk on Egg Harbor Road.

Mr. Starr questioned when the construction was intended to start. Ms. Bonovich responded that they would like to break ground as soon as possible.

After further discussion, it was moved by Mr. Gilson, seconded by Mr. Starr to act on this item at this meeting. Roll call vote. All ayes. Carried.

Moved by Mr. Gilson, seconded by Mr. Starr to recommend to Council approval of the PUD based upon the submitted plans, including the municipal code deviations for lot width and side yard setback for the sign, with the following conditions:

1. Compliance with the off-street parking landscaping requirements, which includes adding additional canopy trees and screening at the ends of the northerly two parking areas.
2. Provide additional recreation facilities, such as a play apparatus, in addition to the pavilion shown.
3. Provide a 30-foot utility easement for sanitary sewer and water mains, including extending the easement to the north property line.
4. Provide a 10-foot drainage easement along the east property line from the north lot line to 20 feet past the northwest corner of the Simon parcel.
5. Maintain the ability to connect the driveway to the future Alabama Street, such as over the utility easement, with the actual construction to occur at the property owner's discretion.
6. Aesthetic Design and Site Plan Review Board approval.
7. Final approval of the stormwater management plan by the City Engineer.
8. Work with staff to develop some type of multi-modal path with access to Egg Harbor Road.

All ayes. Carried.

Presentation of: Conceptual Planned Unit Development for Phillips Development LLC, for a 34-unit multiple-family development, located in the 700 blocks of Erie and Florida Streets, parcel #281-23-0527260006 (aka Amity Field): Mr. Olejniczak stated that this is another multi-family development proposed on property known as Amity Field. Sunset School had used this property for a number of years for outdoor activities. The school district has now vacated their lease. Any request over 25 units requires a PUD. This is a chance for the Plan Commission to ask questions and give feedback. There are 34 units proposed by Doreen Phillips. Ms. Phillips is requesting a combined Preliminary/Final PUD.

Jeff Halbrook, 2680 Humboldt Road, Green Bay, and Doreen Phillips, 1634 Rustic Oaks, Green Bay, presented the plans for 26 two-bedroom and 8 three-bedroom townhomes, including 40 garage units, with affordable housing. They are in the process of developing some type of outdoor amenities for the residents.

Mr. Olejniczak added that the developer would be responsible for the addition of a sidewalk on Florida Street, which is a condition on the sale of the property.

Chairperson Wiesner allowed comments from the public.

Chris Kellems, 120 Alabama Street, stated that according to the floor plans, the first floor had no bathrooms. That would be hard for seniors and wheelchairs to get to the second floor. She encouraged first floor bathrooms.

Laurel Hauser, 746 Kentucky Street, questioned the rent range. Ms. Phillips responded \$700 - \$900 per month.

Mr. Starr commented that he was glad to see that they are incorporating three-bedroom units.

Mr. Gilson thought it was a good project, a good location, but needs some curb appeal.

Mr. Hurley asked if the project would include a community area. Ms. Phillips said they are considering that.

After further discussion, it was moved by Mr. Starr, seconded by Mr. Hurley to approve the request for a Preliminary/Final PUD review. All ayes. Carried.

Presentation of: Conceptual Planned Unit Development for Duquaine Development (Mau & Associates, LLP, Agent), for a 162-unit multiple-family development, located on the Southeast corner of Tacoma Beach Road and Clay Banks Road/ CTH U, parcel #281-68-17000301A: Mr. Olejniczak stated that this, again, is another multi-family development that is proposed on the West side of town. It is a larger development and unlike the other two developments, the underlying zoning is R-3. If approved, the City may do some type of Comprehensive Plan revision.

Steve Bieda, Mau & Associates, presented the nine 18-unit multiple-family apartment buildings, with a mixture of attached and detached garages. There are 108 connected garage stalls and 63 detached garage stalls for a total of 171 stalls on site. Included are 170 surface parking stalls. There are also connections to the Ahnapee Trail on three sides. A gathering space, which will include a gazebo and community playset, will be centrally located. The refuse containers will be screened with a 6 foot high berm and centrally located as well. The buildings will be built in three phases, with three buildings per phase. Rents will range from \$650 for a one bedroom and \$1250 for a 2 bedroom apartment.

Developer Keith Duquaine, 4329 Nicolet Drive, Green Bay, stated that he has been building and managing multi-family developments since 1986. He has built apartments in Algoma and Kewaunee.

Chairperson Wiesner allowed comments from the public.

Chris Kellems, 120 Alabama Street, suggested to the developers that solar be used, as well as Water Sense fixtures. She thought the need was for two and three bedrooms, not one bedroom apartments. The \$1200 per month rent was too high for this area. She was still in favor of it.

Moved by Mr. Gilson, seconded by Mr. Starr to approve the request for a Preliminary/Final PUD review. All ayes. Carried.

Mr. Olejniczak said he liked the way the development was laid out and how they have incorporated the Ahnapee Trail into the project. It does need some curb appeal along Clay Banks Road.

Mr. Statz had some traffic concerns. Mr. Olejniczak added that when Deer Run was proposed across the street, there was a question if a traffic impact analysis should be required. At that time the DOT had recently completed their highway improvements plan. The only thing they had in their plan, at the City's expense, was a dedicated right turn lane from Clay Banks Road onto the highway. At that time, Deer Run had agreed to contribute to the cost. The City could ask the developer to do the same thing. This could be done now or wait until the property across Clay Banks Road is developed.

Mr. Starr mentioned that if there were three bedroom units, they would rent quickly. Mr. Bieda responded that it has already been thought about. Mr. Duquaine added that they are flexible as they continue with their plans.

Public comment on non-agenda Plan Commission related items: No one spoke during public comment.

Adjourn: Moved by Mr. Statz, seconded by Mr. Hurley to adjourn. All ayes. Carried. Meeting adjourned at 7:44 p.m.

Respectfully Submitted,

Cheryl Nault
Community Development/Building Inspection Secretary