

AGENDA
CITY OF STURGEON BAY
CITY PLAN COMMISSION
Wednesday, February 21, 2018
6:00 p.m.
Council Chambers, City Hall
421 Michigan Street

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 at 1026 Egg Harbor Road, a portion of parcel #281-62-10000105.

Presentation
Public Hearing
Consideration of *(Note: In accordance with Section 20.24(5)(c)1.b of the zoning code, a recommendation to Council regarding this item will not be made at this meeting, except by unanimous consent of the members present.)*
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.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Notice is hereby given that a majority of the Common Council may be present at this meeting to gather information about a subject over which they have decision-making responsibility. If a quorum of the Common Council does attend, this may constitute a meeting of the Common Council and is noticed as such, although the Common Council will not take any formal action at this meeting.

Plan Commission Members:

Rick Wiesner – Chair
Ron Vandertie
Mike Gilson
Steven Hurley
Jeff Norland
Robert Starr
Dennis Statz

2/16/18
2:00 p.m.
CN

CITY PLAN COMMISSION
Wednesday, December 20, 2017

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

Roll Call: Members Dennis Statz, Mike Gilson, Steven Hurley, Rick Wiesner, Robert Starr, and Ron Vandertie were present. Absent: Member Jeff Norland. Also present were Alderperson Barb Allmann, City Administrator Josh Van Lieshout, 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. Hurley, seconded by Mr. Statz to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from November 15, 2017.
4. Presentation of: Conceptual Planned Unit Development for Bonovich Properties, LLC, located on Egg Harbor Road.
5. Consideration of: Accessory Building Height Code.
6. Consideration of: Setbacks for Driveway and Parking Areas.
7. Public comment on non-agenda Plan Commission related items.
8. Adjourn.

Carried.

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

Presentation of: Conceptual Planned Unit Development for Bonovich Properties, LLC, located on Egg Harbor Road: Mr. Sullivan-Robinson stated that the developers are initiating a Planned Unit Development (PUD) that consists of a 64-unit multi-family development on the former Krueger property located off of Egg Harbor Road. The property is currently zoned R-4 (Multiple-Family Residential), with the southern portion zoned C-1 (General Commercial). Multiple-family developments are allowed in the R-4 district and as a conditional use in the C-1 district. If a development contains more than 25 units, it is required to go through the PUD process. The first step is the conceptual PUD.

Mr. Sullivan-Robinson also stated that the City is planning to connect 12th Avenue on the north side of this property to Alabama Place. Also, the south side of the property is very narrow. If an identification sign is requested at the Egg Harbor entrance to the development, the setback requirement would not be able to be met. But, a variance would not be necessary if this sign was approved through the PUD process. In addition, a Certified Survey Map (CSM) is required to divide this property. There are issues with this as far as meeting the subdivision requirements pertaining to width of the lot. The CSM approval is contingent on the project being approved. Bonovich Properties requested to go through a combined preliminary/final PUD approval.

Developers Brian and Sarah Bonovich stated that they saw a need for housing in the rental market. They are proposing four 16-unit apartment buildings with two 32 car garages. This would be built in two phases. There would be a mix of one bedroom units and two bedroom units. The smallest unit would be 940 square feet, with rents ranging from \$750 - \$900. Green space is being planned with a picnic pavilion and would like their lighting to blend in with the street lighting. There is no plan of installing playground equipment at this time. Ms. Bonovich stated that they would like to break ground in March.

Discussion took place as to where future streets would be added per the Official Map. Ms. Bonovich was not in favor of installing a street from Alabama Place to their property or from Bonnie View to 12th Place. They expressed that they did not want neighbors going through their property. She said there were currently paths that were used. They would be happy to meet with the Fire Chief for any safety issues.

Signage was also discussed. Ms. Bonovich stated that they would like to install signage for the development and do like wooden signs.

Discussion continued regarding street connectivity and access to the site.

After further discussion, it was moved by Mr. Starr, seconded by Mr. Hurley to approve a combined preliminary/final PUD. All ayes. Carried.

Consideration of: Accessory Building Height Code: Mr. Olejniczak stated that at the last meeting the Commission thought it might be worthwhile investigating an amendment to the rules for the height of accessory buildings. Staff brought back suggestions. There would still be both a general height limit with no extra standards and an alternate height limit subject to additional design standards. The general method increases the height from 14 feet to 16 feet, which is what the County uses. The alternate method would keep the maximum height at 24 feet or the height of the dwelling, whichever is less. The other requirements would be more flexible, which is the roof pitch that could be slightly steeper or flatter. But, it makes it clear that it must match the primary roof pitch of the house. The alternative method simplifies the side wall height requirement by basing it on the side wall height of the dwelling rather than on other factors. The alternative method adds a new requirement to increase the side yard or rear yard for the taller structures. For every foot above 16 feet, an additional foot of setback would be required until you reach 10 feet, which is required for a principal dwelling.

After further discussion, it was moved by Mr. Starr, seconded by Mr. Wiesner to recommend to Council as presented. Mr. Olejniczak summarized that the change would be going from 14 feet to 16 feet standard. If taller than 16 feet, the requirements to meet are revised slightly, including adding a greater setback. All ayes. Motion carried.

Mr. Shefchik suggested that before final Council approval, setbacks for accessory buildings could be brought back to the next meeting, since general setbacks were not applicable to this item. Mr. Olejniczak thought that it would be appropriate to look into the setback rule and see if there is any merit to making some adjustments. There is no rush on this item and staff will hold off on sending it to Council.

Consideration of: Setbacks for Driveway and Parking Areas: Mr. Sullivan-Robinson presented options regarding setbacks for driveways and parking areas. Currently, the City does not have a general separation requirement between a driveway or parking area and a lot line. Staff believes the best option would be to only require setbacks for driveways serving single and two-family dwellings. Driveways for other uses are already subject to a site plan review process and driveway location is part of that process.

Mr. Sullivan-Robinson also presented a table of categorized setbacks based on lot width, as well as an exemption for shared driveways, which would be allowed provided all affected property owners submit a written agreement and execute a recorded easement.

Commission members discussed the options presented. This would only apply to new driveways, not existing ones.

Moved by Mr. Starr, seconded by Mr. Gilson to recommend to Council to adopt the preferred options presented by staff as follows:

Setbacks from side and rear lot lines. Any driveways serving a single-family dwelling or two-family dwelling shall be set back from side and rear lot lines as follows:

(a) The required setback shall be based upon the lot width of the lot upon which it is located as indicated by the following table:

Driveway Setback From Side & Rear Lot Lines	
Lot Width (ft.)	Minimum Setback (ft.)
<70	1
≥70 and ≤85	3
>85	5

(b) *Exemptions.* Shared driveways serving more than one lot shall be exempt from the required setback provided all affected property owners submit a written agreement and execute a recorded easement for the shared driveway.

000000000000All ayes. Carried.

Public comment on non-agenda Plan Commission related items: Nessa Norton, 945 Bonnie View Drive, stated that the City definitely needs three-bedroom apartments. The one-bedroom apartments do not get rented as fast. She also wondered about the potential future street and whose cost it would be.

Adjourn: Moved by Mr. Starr, seconded by Mr. Hurley to adjourn. All ayes. Carried. Meeting adjourned at 7:06 p.m.

Respectfully Submitted,



Cheryl Nault
Community Development/Building Inspection Secretary

STAFF REPORT
Combined Preliminary/Final PUD for Tall Pines Estates
64-Unit Apartment Complex for Bonovich Properties LLC

Proposal: Bonovich Properties LLC is petitioning for approval of a Planned Unit Development (PUD) to be located on Egg Harbor Road. The project consists of four 16-unit apartment buildings with two 32-unit detached garage structures. Upon final approval of the project, the subject lot would be divided into a flagged shaped lot with access from Egg Harbor Road. The subject site is 6.69 acres. The subject lot is zoned as Multiple-Family Residential (R-4) except the extreme south part is zoned General Commercial (C-1). Under these zones multiple-family development is a conditional use that would be reviewed by the Plan Commission. Under the PUD requirements, however, any multiple-family residential development that consists of 25 or more units on a single lot is required to go through the PUD process.

At the conceptual review, the Plan Commission did approve the combined preliminary/final review process. In preliminary/final review of the PUD process a public hearing takes place before the Plan Commission followed by a recommendation to Council. The Plan Commission does not make its recommendation at the same meeting as the public hearing unless all members are ready to take action. Council would then make a decision and if approved would be followed by the first and second reading of the PUD ordinance.

Existing Conditions: The subject parcel is formerly known as the Krueger Implement property, which has a vacant building located on the south side of the property. Otherwise, the lot is mainly vacant field. The elevation slopes down toward the eastern property line. There are no wetlands or natural drainage features on the site. The soil is fairly shallow.

Adjoining Land uses:

- North: Vacant land to the immediate north, as well as residential properties (R-1/R-4)
- South: Commercial uses along Egg Harbor Road
- East: Vacant land to the immediate east, with Cherry Point Mall further east
- West: Single-family dwellings with apartments adjoining at the very southwest edge

Comprehensive Plan: According to future land use map found in the City of Sturgeon Bay's Comprehensive Plan, the area is planned to be commercial or mixed residential. The Comprehensive Plan defines commercial or mixed residential as being an area intended for either commercial development or residential development or an area in which multiple-family residential dwellings can be mixed into commercial development. From a development stand point this is a good transitioning point between residential and commercial. The project is consistent with the Comprehensive Plan.

Site Plan and Design Consideration: The following is a summary of the major site and design subjects:

Building Layout: The layout will feature four 16-unit two-story apartment buildings in a row from south to north. The building faces the interior of the property with two double-sided 32-unit garages located in between. This forms two “pods”. The southerly two apartment buildings are about 36 feet from the west lot line and the northerly two are about 46 feet from the west property line. The southerly garage building is 30 feet from the west line and the northerly garage building being about 40 feet away from the west lot line. The layout easily meets all normal setback requirements.

Driveway Access: There is one access point for this property, which is off of the southeast corner connecting to Egg Harbor Road using an existing driveway curb cut. This access point would also potentially be used for the remaining commercial part of the overall former Krueger Implement parcel. The driveway takes a slightly winding route along the easterly side of the lot to provide access to all the buildings/parking areas. This layout will minimize any impacts to the residences along the west side of the property and will help slow traffic on the site.

The City’s Official Map shows a future street along the northerly edge of the subject site that would connect N. 12th Place to Alabama Place. During the Conceptual PUD Review, some commissioners thought that having a secondary driveway connection to this future street would be a benefit to the development, but the developer expressed concern due to safety and attracting unnecessary outside traffic.

The Finance Committee and staff have begun discussions with affected property owners about acquiring the right-of-way for this future street and have begun investigating a tax increment district to help pay for the proposed improvement. But, it is too soon to know if the street would be built anytime soon. The Community Development Department, City Engineer, and Fire Chief have reviewed the driveway access plan and came to the conclusion that the 64 units taking access to Egg Harbor Road will not be a safety/emergency access concern and won’t have an excessive impact on the Egg Harbor Road traffic flow. Thus, staff does not believe the City should require the second driveway entrance. If the future street eventually gets built, however, it would be wise to have the ability to connect if needed. Therefore, the final approved site plan should at least include space for a potential driveway connection. Perhaps an agreement could be made to allow the City to install the driveway using TIF funds if available if it is the consensus that it must be installed.

Density: Zoning code allows a maximum density of 12.4 units per acre. The density is 9.57 units/acre, which is within regulation.

Building Design: The buildings are essentially identical. They are two-story with 5/12 pitched roofs. On the front and rear elevation entry/stairway systems are projected while the main structure is recessed to give the building some varying texture. The exterior consists of multiple materials such as horizontal 5” double siding, vertical board and

batten siding, and manufactured stone veneer around the entries. The roof will consist of dimensional shingles. The vertical siding is also used on a portion of one side of the building. This will be used on the side facing the driveway to improve visual interest. It is also noted that an office is attached to the northeast corner of the southernmost building.

Mix of Units: The proposed apartments will consist of 8 one-bedroom units and 56 two-bedroom units. Price range is estimated at \$750-\$900. The buildings will have 8 units per floor with each unit being entirely on either the first or second floor. The first floor consists of two 1-bedroom units (one will be ADA compliant) and six 2-bedroom units. The second floor will consist of eight 2-bedroom units. The main entrance for all units is via a common entrance door (two per building). The lower units will each have their own patio entrance and the upper units will have balconies/decks.

Parking: There are 64 garage stalls and 73 outdoor parking spaces for a total of 137 parking spaces, which is more than sufficient. In addition, there is room for a car to park in front of each garage door which effectively adds 64 more spaces. The design requirements are met in regards to stall dimensions, drainage, and surfacing, but to comply with the parking lot landscape requirements the developer must have at least 3 canopy trees within 10 feet of each of the four parking areas. Additional trees are needed to comply. The code also requires screening the parking area from any adjoining residential properties. The southern two parking areas are well screened by the existing tall hedge, but the northern two parking areas should have a fence or vegetative screen installed at the end of the driving aisle.

Pedestrian Access: Sidewalks are going to be installed at the building entrance leading to the parking areas and from the office to the parking area. No other walkways are proposed at this time.

Traffic: The City Engineer is not requiring a traffic impact assessment. The new traffic generated by 64 units will not necessitate the need for upgrades on Egg Harbor Road. Egg Harbor Road was recently improved with sidewalks, bike lanes and center left-turn lane.

Utilities: Municipal sanitary sewer and water mains will be extended from Egg Harbor Road running along the eastern portion of the development. The buildings are served by laterals coming from the new lines. Three hydrants will be provided for fire protection. There are no significant issues that Sturgeon Bay Utilities found, but the 30-foot easement for these mains should be extended all the way to the north property line in order to accommodate water looping in the event that Alabama Place is extended.

Electrical service is provided by the existing power line that runs along the west property line. A 10-foot easement is being provided to match the easement that exists on the other side of the property line per SBU request.

Stormwater Management: To comply with impervious surface requirement the proposed development can't exceed 70% impervious surface. Here are the calculations:

Area of Parcel	=	291,343 sq ft
Impervious Surface Area	=	<u>135,000 sq ft</u>
Percent Impervious	=	<u>46.34%</u>

The land naturally slopes to the eastern side of the property, which is where two dry detention ponds will be located. In the center and along the south property line there will be two dry detention ponds as well. Plans are being engineered and will be submitted by Baudhuin Survey and Engineering. Preliminary designs show the retained water from the southeast pond will be equal to or less than predeveloped conditions and will be piped out to Egg Harbor Road. The retained water from the NE pond will ultimately be reduced from predevelopment conditions and will eventually drain into the property to the east.

The City Engineer has met with Baudhuin Inc regarding the stormwater management plan and is comfortable with the proposal. However, the final calculations have not been submitted to the City Engineer yet. They must be submitted and reviewed to confirm that the plan complies with the City's ordinance for controlling runoff.

Landscaping: In the submitted landscape plan Blue Spruce and Arbor Vitae are planted along the north and south lot lines. A combination of Wine n' Rose Weigela, Viburnum Blue Muffin, Sea Green Juniper, and Japanese Yew shrubs are planted in front of the buildings. Seven Autumn Maple trees will be installed along the western side of the property.

There is an existing hedge line that provides good buffering from the homes toward the west and most of the homes to the west are about 135-140 feet away from the apartment buildings. The exception is the northernmost building, which is about 70 feet away from the home that fronts on Alabama Place. Thus, it would be beneficial to include vegetation plantings on the west side of the northernmost apartment building and garage building.

Lighting: Along the front and rear elevation of the dwellings, surface mounted wall lanterns will be installed in front of the patios. Four downward directing LED lights will be installed along each side of the garage buildings. Lighting specifications can be found in your packet.

Signage: The developer is considering installing a monument sign at the entrance to the development. Under normal sign code regulations, the monument sign should be 15 feet from the side lot lines. Because the lot is a "flag lot" with just 35 feet of width, there isn't room for both the driveway and the sign to meet the setback. The developer is requesting relief from the setback requirement as part of the PUD. Nicolet Bank, the owner of both the adjoining property and the property being sold has given its support of the lesser setback for the monument sign. Staff is fine with the proposed sign location.

The sign ultimately will need to have its design approved. That can be through the Aesthetic Design and Site Plan Review Board or can be through the Plan Commission, if desired.

Construction Schedule: The developer proposed to construct the project in two phases. The two southernmost buildings would be started this year and finished next spring and the remaining two buildings would begin as the first two get leased.

Miscellaneous: At this time, the developer is planning on building a pavilion to support recreation located in the middle of the property. The rest is dedicated to natural space for recreation. No play equipment is shown on the plan.

If the City moves forward with the extension of Alabama Street, additional stormwater detention facilities will be required. The City is currently working with the County to acquire the adjoining Simon parcel at 1048 Egg Harbor Road via tax foreclosure. The City Engineer believes the north portion of that parcel would be a good site for such facilities, provided the water can be directed to reach it. Thus, to preserve this option, a 10-foot drainage easement should be obtained along the east edge of the Tall Pines Estates parcel to 20 feet past the northwest corner of the Simon parcel.

PUD Review Criteria: The Plan Commission and the Council must consider whether the development is consistent with the City's ordinance and the Comprehensive Plan. The City must consider if the development fits the infrastructure and cultural feel of Sturgeon Bay, and if there are any negative environmental affects, as well as being economically practical. Municipal services needs and transportation needs must also be considered? The proposed development addresses the housing issue that we currently have in Sturgeon Bay.


The proposal complies with the general requirements for multiple-family dwellings. The two specific deviations from the municipal code to be considered in this PUD are:

1. The proposed lot doesn't meet the minimum lot width of 70 feet, which is measured at the setback line. This is due to the "flag lot" design. Staff is comfortable with this design because it keeps the remaining commercial part of the overall property wider and more developable. It is noted that if Alabama Street is created along the north line of this site, the lot would then comply with the standard.
2. The developer is requesting to place a monument style identification sign at the entrance located off of Egg Harbor Road, which would not meet the 15-foot setback from the side lot line as discussed above.

Recommendation: Staff recommends 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.

Prepared by:


Christopher Sullivan-Robinson
City Planner/Zoning Administrator


2-16-18
Date

Prepared by:


Marty Olejniczak
Community Development Director

2-16-18
Date

Reviewed by:


Chad Shefchik
City Engineer

2-16-18
Date

Reviewed by:

Josh VanLieshout
City Administrator

Date

CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received: 1/30/18 \$ 485.00
 Fee Paid \$ 1/30/18 CN
 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: TALL PINES ESTATES

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	<u>BRIAN & SARAH BONOYCH</u>	<u>Nicolet Bank - under contract</u>
Company	<u>BONOYCH PROPERTIES LLC</u>	
Street Address	<u>3329 WOODEN LN</u>	
City/State/Zip	<u>BAILEYS HARBOR, WI 54202</u>	
Daytime Telephone No.	<u>920-559-6455</u>	
Fax No.		

STREET ADDRESS(es) OF SUBJECT PROPERTY: REAR OF 1026
 Location if not assigned a common address: KRUEGER PROPERTY ON EHT RD.

TAX PARCEL NUMBER(s): PART OF 281-62-10000105

AREA OF SUBJECT PROPERTY AND NO. OF LOTS: 6.5 ACRES

CURRENT ZONING CLASSIFICATION: R-4/C-1

CURRENT USE AND IMPROVEMENTS: vacant

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: R-4 multi fam housing

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. Construction of (4) 16-unit apartment buildings and (4) 16-unit detached single car garages.

CURRENT USE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:

North: R-1

South: C-1

East: R-4

West: R-1

COMPREHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:

North: SINGLE FAMILY RESIDENTIAL

South: COMMUNITY COMMERCIAL

East: COMMUNITY COMMERCIAL

West: SINGLE FAMILY RESIDENTIAL

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

20.27(2) - MINIMUM 80 FOOT LOT WIDTH NOT MET IF CSM IS APPROVED

27.13(3)(3) - TO ALLOW IDENTIFICATION SIGN TO ENCRACH INTERIOR LOTLINE SETBACKS

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? NO IF YES, EXPLAIN:

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.

NICOLET BANK - OFFER TO PURCHASE CONTINGENT ON PUD ^{APPROVAL}
Property Owner (Print Name) Signature Date

SARAH BONOVICH
Applicant/Agent (Print Name)

Signature

Date

I, S. BONOVICH, 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.

11/27/17
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

Note: We are requesting an identification
sign for the apartment complex
at Egg Harbor Road.
Thank you.

Description - Proposed P.U.D.:

A parcel of land located in the NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4 of Section 5, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin described as follows:

Commencing at the North 1/4 corner of said Section 5; thence S00°02'11"W - 209.63 feet along the west line of said NE 1/4 to the point of beginning of lands to be described; thence continuing S00°02'11"W - 887.60 feet along said west line; thence S89°48'19"E - 284.00 feet; thence S00°02'11"W - 248.84 feet to the northerly right of way of Egg Harbor Road; thence N50°22'02"E - 45.47 feet along said right of way; thence N00°02'11"E - 1107.31 feet; thence N89°48'19"W - 319.00 feet to the point of beginning.

Said parcel contains 291,343 square feet (6.69 acres).

Development Schedule
Tall Pines Estates
Bonovich Properties LLC

Start Date of Phase I (First 2 16 Unit Buildings): June 1, 2018

Expected Date or Completion: June 1, 2019

Phase II construction start date dependent on rent up of Phase I. If all goes well Phase II would be completed June 2020.

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

Optics

Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish

Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.



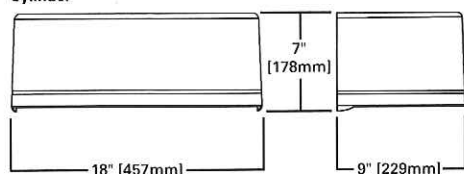
ISC/ISS/IST/ISW IMPACT ELITE LED

1 - 2 LightBARs
Solid State LED

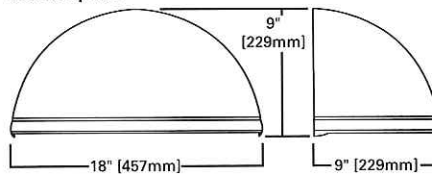
WALL MOUNT LUMINAIRE

DIMENSIONS

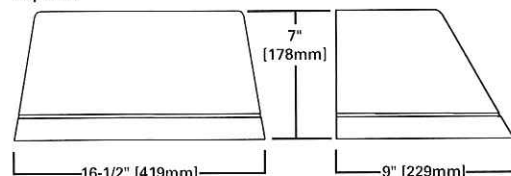
Cylinder



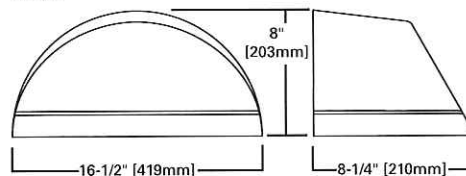
Quarter Sphere



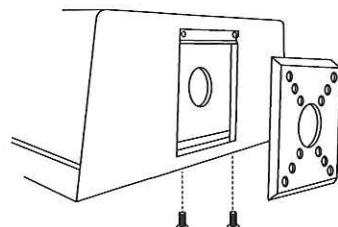
Trapezoid



Wedge



HOOK-N-LOCK MOUNTING



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
ISO 9001

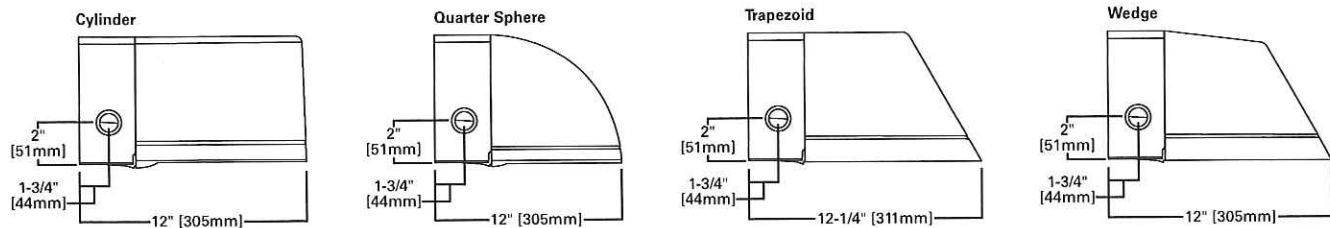
ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA

Approximate Net Weight:
18 lbs. (8 kgs.)

THRUWAY BACK BOX



POWER AND LUMENS BY BAR COUNT

Number of LightBARs		E01	E02	F01	F02
		21 LED LightBAR		7 LED LightBAR	
Drive Current		350mA		1A	
Power (Watts)	120-277V	25W	47W	26W	50W
Current (A)	120V	0.22	0.40	0.22	0.42
	277V	0.10	0.18	0.10	0.19
Power (Watts)	347V or 480V	31W	52W	32W	55W
Current (A)	347V	0.11	0.16	0.11	0.17
	480V	0.16	0.18	0.16	0.18
Optics					
BL2	Lumens	2,738	5,476	2,260	4,521
	Bug Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1
BL3	Lumens	2,702	5,405	2,231	4,462
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
BL4	Lumens	2,613	5,225	2,157	4,313
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
GZW	Lumens	2,785	5,570	2,299	4,598
	Bug Rating	B2-U0-G2	B3-U0-G3	B1-U0-G1	B2-U0-G2
SLR/SLL	Lumens	2,435	4,869	2,010	4,020
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G2

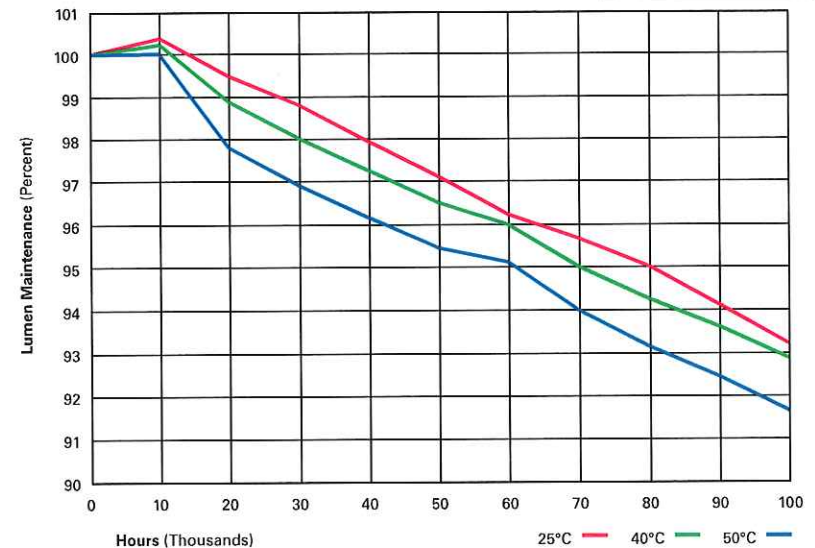
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



ORDERING INFORMATION

Sample Number: ISC-E02-LED-E1-BL3-GM

Product Family	Number of LightBARs ^{1,2}	Lamp Type	Voltage	Distribution	Color ⁴
ISC=Impact Elite LED Small Cylinder ISS=Impact Elite LED Small Quarter Sphere IST=Impact Elite LED Small Trapezoid ISW=Impact Elite LED Small Wedge	E01=(1) 21 LED LightBAR E02=(2) 21 LED LightBARs F01=(1) 7 LED LightBAR F02=(2) 7 LED LightBARs	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V) 347=347V 480=480V ³	BL2=Type II w/Back Light Control BL3=Type III w/Back Light Control BL4=Type IV w/Back Light Control GZW=Wall Grazer Wide SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)				Accessories (Order Separately) ¹⁰	
2L=Two Circuits ⁵ 7030=70 CRI / 3000K CCT ⁶ 7050=70 CRI / 5000K CCT ⁶ 7060=70 CRI / 5700K CCT ⁶ 8030=80 CRI / 3000K CCT ⁶ P=Button Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage) OSB=Occupancy Sensor with Back Box (Specify 120V or 277V) ⁷ BBB-XX=Battery Pack with Back Box (Specify 120V or 277V) ⁸ CWB-XX=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) ⁹ DIM=0-10V Dimming Drivers LCF=LightBAR Cover Plate Matches Housing Finish ULG=Uplight Glow TR=Tamper Resistant Hardware				MA1253=10kV Circuit Module Replacement MA1254-XX=Thruway Back Box - Impact Elite Trapezoid MA1255-XX=Thruway Back Box - Impact Elite Cylinder MA1256-XX=Thruway Back Box - Impact Elite Quarter Sphere MA1257-XX=Thruway Back Box - Impact Elite Wedge	

NOTES:

- Standard 4000K CCT and greater than 70 CRI. LightBARs for downlight use only.
- 21 LED LightBAR powered by 350mA and 7 LED LightBAR powered by 1A.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
- Low-level output varies by bar count. Consult factory. Not available with 347V or 480V. Available with two bars (E02 or F02) only.
- Extended lead times apply.
- Available with E02 or F02, only one bar on street side will be wired to sensor. Time delay factory setting 15-minutes. When ordered with PC option, both bars are connected to photocontrol as primary switching means. Standard sensor lens covers 8' mounting height, 360° coverage, maximum 48' diameter. Not available in all configurations or with BBB or CWB options.
- Specify 120V or 277V. LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
- Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
- Replace XX with color suffix.



NORTH
1" = 20'

PROPERTY SIGN - MAX SIZE OF 32 S.F.
VARIANCE REQUIRED FOR LESS THAN 15 FT.
SETBACK FROM LOT LINE & DRIVEWAY

IP

IP

Egg Harbor Road

Nicolet

NATIONAL BANK

February 16, 2018

City of Sturgeon Bay
Attn: Marty Olejniczak
421 Michigan Street
Sturgeon Bay, WI 54235

RE: Sale of a portion of 1026 Egg Harbor Road

Dear Mr. Olejniczak,

Please accept this letter as confirmation that Nicolet National Bank, formerly known as Baylake Bank, has accepted an offer to purchase on a portion of 1026 Egg Harbor Road, Sturgeon Bay, (also known as Door County parcel 281-6210000105) from Bonovich Properties LLC.

It is the bank's understanding that the Bonovich Properties LLC is seeking a variance to an ordinance which requires signs to be 15 feet from the lot line. Nicolet National Bank approves the granting of such a variance as depicted in the attached drawing.

If you have any questions, please feel free to call.

Sincerely,

Nicolet National Bank

By: _____

Peter Jauquet
VP, Special Assets
p: (920) 746-5485
e: pjauquet@nicoletbank.com

Location Map

Public Hearing - Bonovich Properties

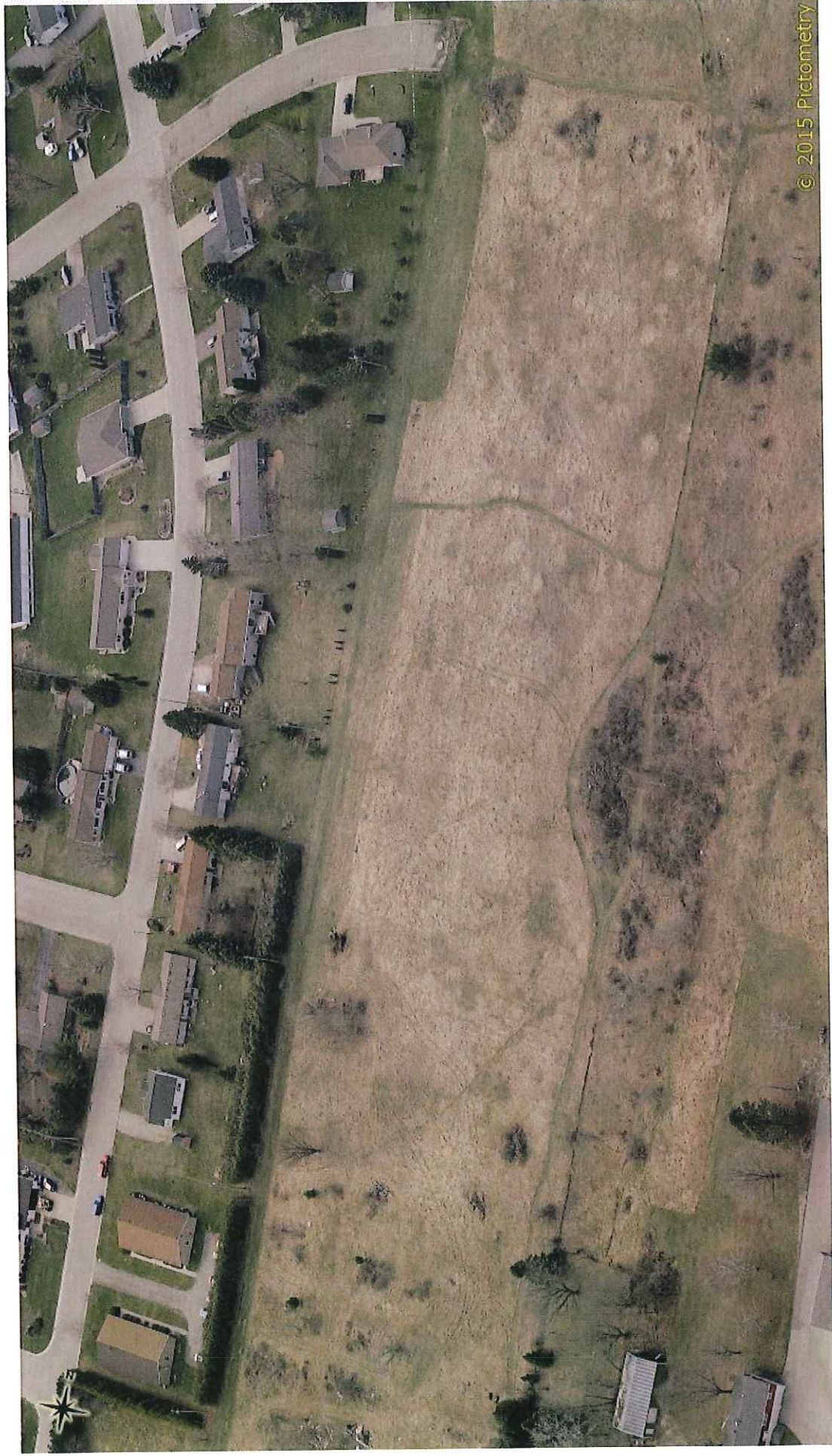
PUD Request



 Subject Area



Tall Pines Estate site - looking west



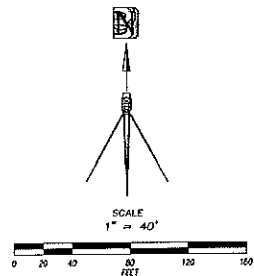
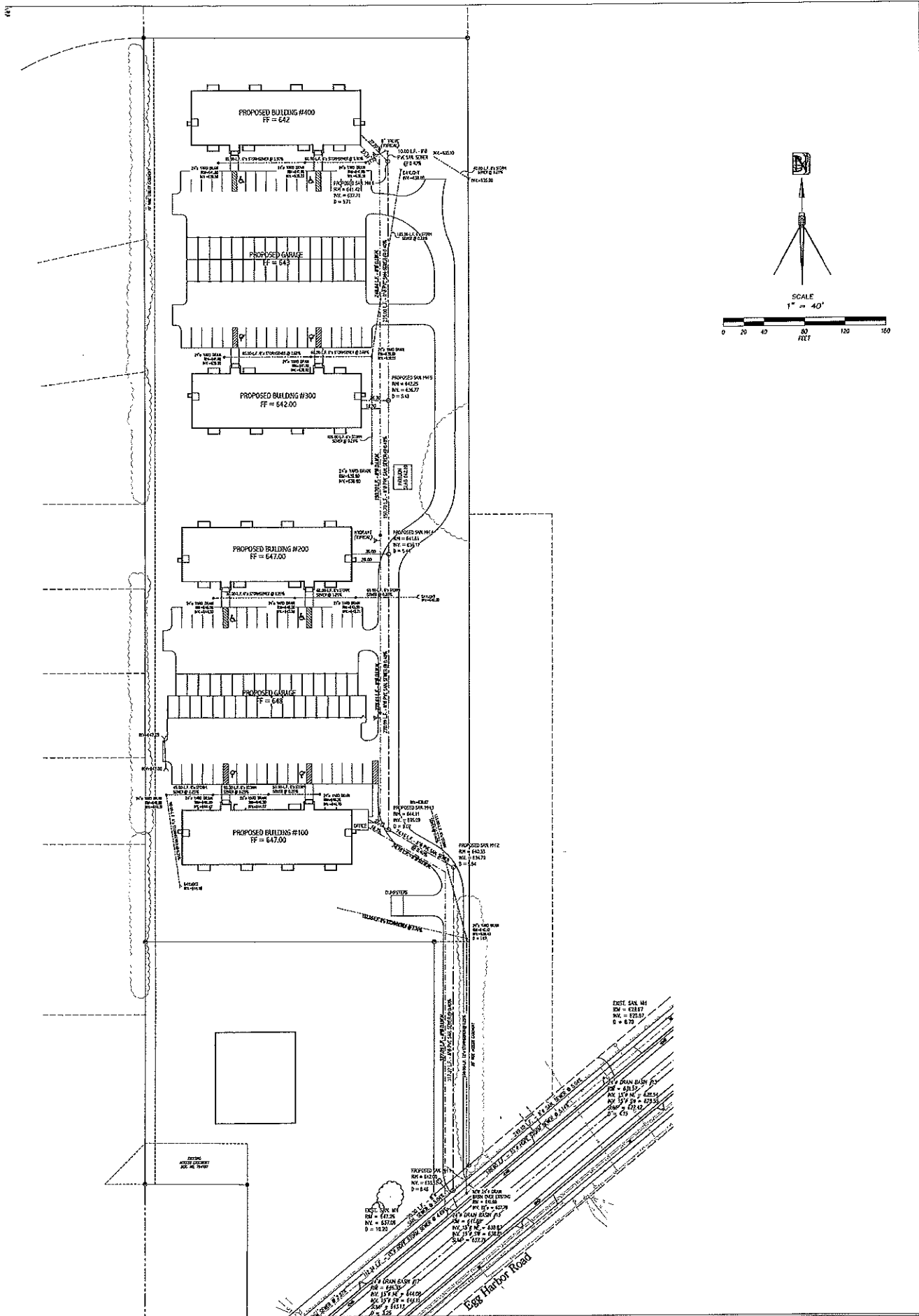
© 2015 Pictometry

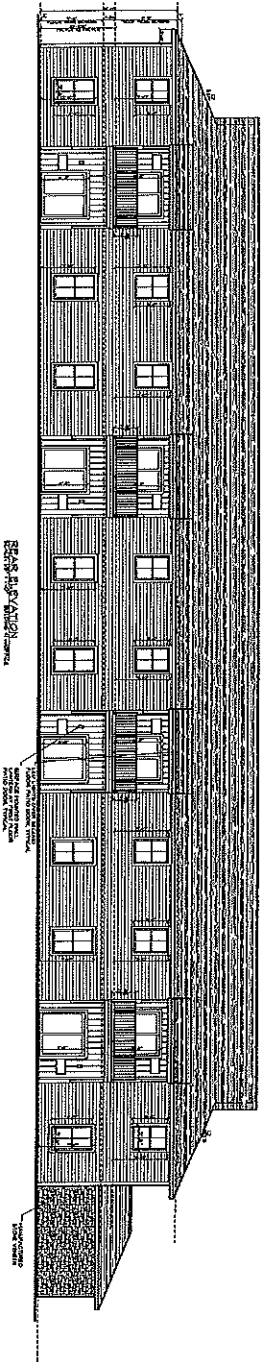
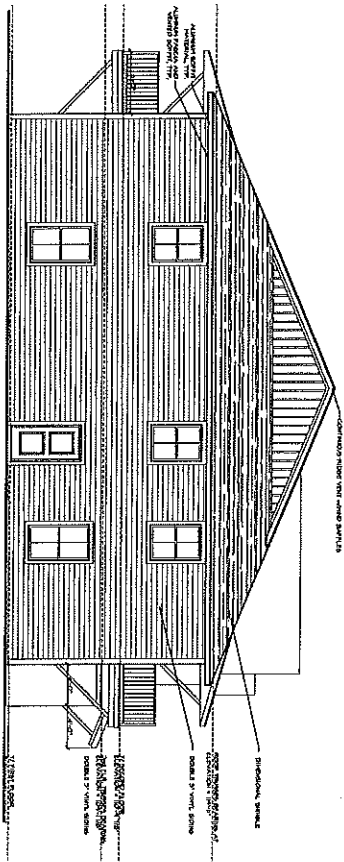
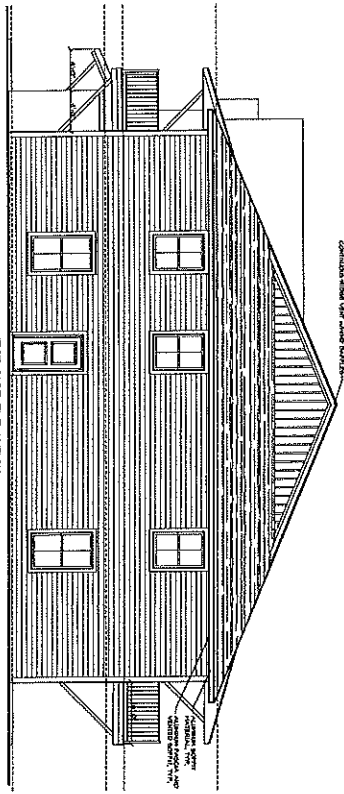
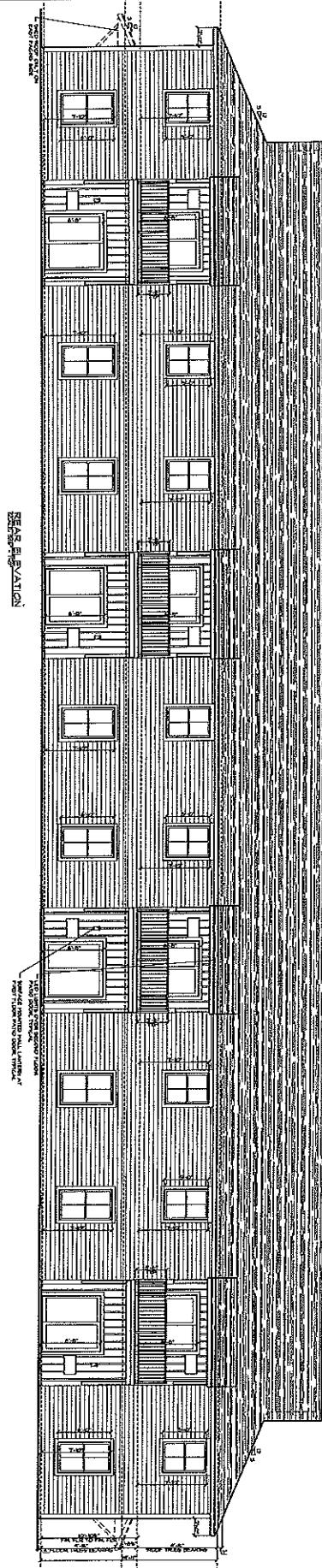
04/25/2015

NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Plan Commission will conduct a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, February 21, 2018 at 6:00 p.m. or shortly thereafter, regarding a petition from Bonovich Properties, LLC for a Planned Unit Development (PUD), located on the previously known Krueger Implement Site at 1026 Egg Harbor Road. The proposed PUD is for a 64-unit multiple-family residential development consisting of four 16-unit buildings and two buildings containing garages. The application and PUD plans are on file with the Community Development Department, located at 421 Michigan Street, and can be viewed weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to give testimony in favor or against the proposed PUD, either in person at the hearing or in writing.

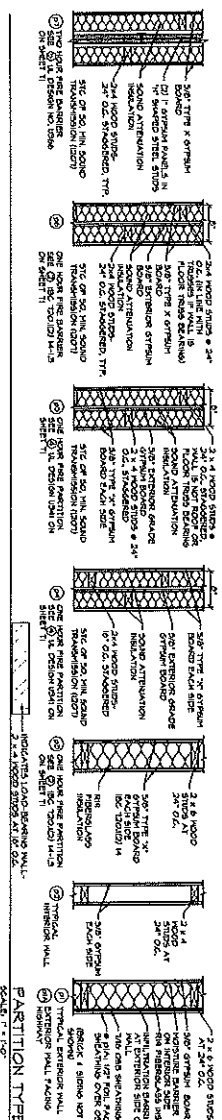
By order of:
City of Sturgeon Bay Plan Commission





PRELIMINARY
NOT FOR CONSTRUCTION

16 UNIT



**PRELIMINARY
NOT FOR CONSTRUCTION**

2

Laplanche
Archilles, LLC



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

Figure 1: Details of Partition Types. The diagram illustrates seven different partition wall construction details, labeled (1) through (7). Each detail shows a cross-section of the wall assembly, including the framing, insulation, and finishing materials. The details are as follows:

- (1) 2x4 WOOD STUDS:** 5/8" TYPE X GYPSUM BOARD, 1/2" MINERAL WOOL INSULATION, 1/2" GYPSUM BOARD.
- (2) 2x4 WOOD STUDS:** 5/8" TYPE X GYPSUM BOARD, 1/2" MINERAL WOOL INSULATION, 1/2" GYPSUM BOARD.
- (3) 2x4 WOOD STUDS:** 5/8" TYPE X GYPSUM BOARD, 1/2" MINERAL WOOL INSULATION, 1/2" GYPSUM BOARD.
- (4) 2x4 WOOD STUDS:** 5/8" TYPE X GYPSUM BOARD, 1/2" MINERAL WOOL INSULATION, 1/2" GYPSUM BOARD.
- (5) 2x4 WOOD STUDS:** 5/8" TYPE X GYPSUM BOARD, 1/2" MINERAL WOOL INSULATION, 1/2" GYPSUM BOARD.
- (6) 2x4 WOOD STUDS:** 5/8" TYPE X GYPSUM BOARD, 1/2" MINERAL WOOL INSULATION, 1/2" GYPSUM BOARD.
- (7) 2x4 WOOD STUDS:** 5/8" TYPE X GYPSUM BOARD, 1/2" MINERAL WOOL INSULATION, 1/2" GYPSUM BOARD.

SCALE: 1" = 1'-0"

**PRELIMINARY
NOT FOR CONSTRUCTION**

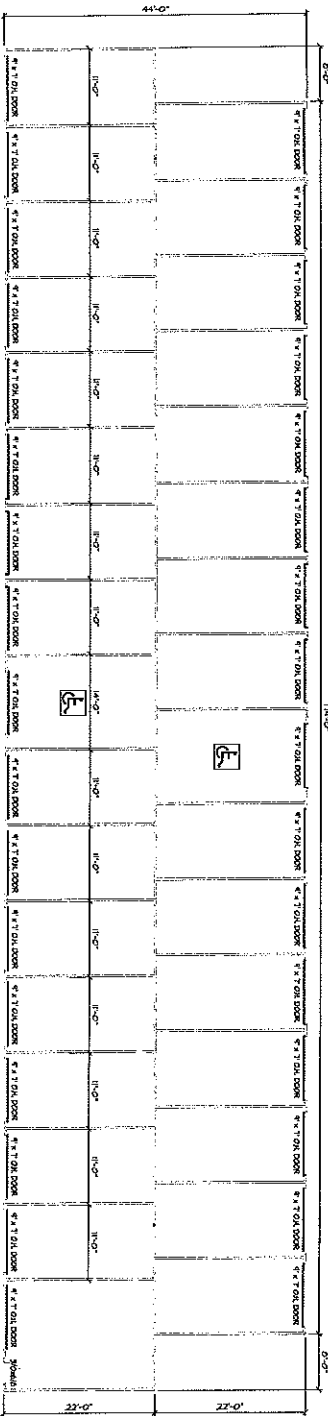
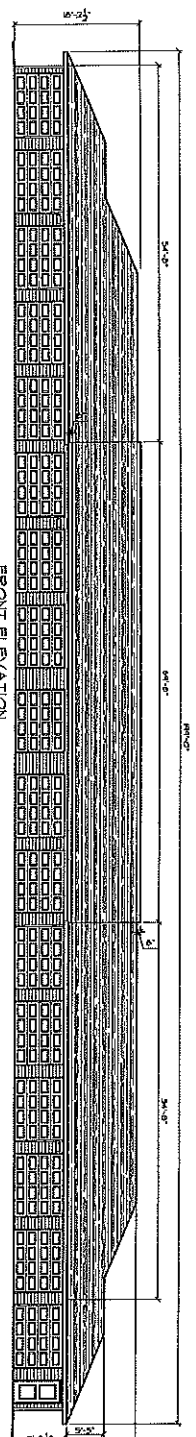
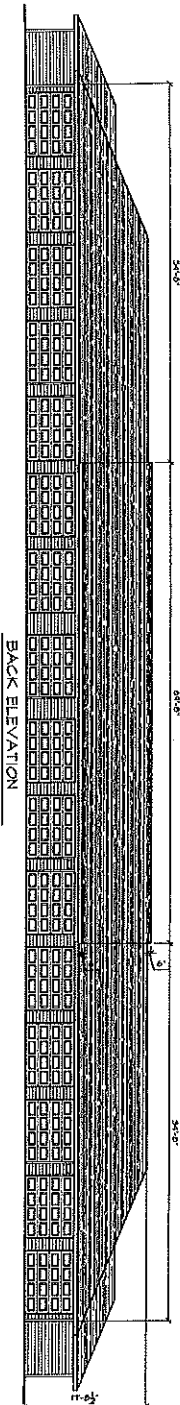
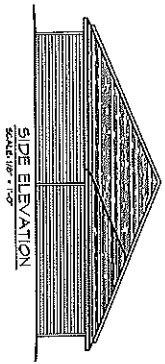
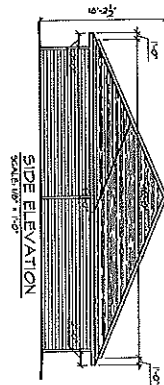
NEW 16 UNIT APARTMENT BUILDINGS;
Tall Pines Estate
STURGEON BAY, WISCONSIN

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Properties LLC
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Date, 2016

Bonovich Properties
LLC
OFFICE: 3329 Wooded Lane
Bojays Harbor, WA 94202

OFFICE 925 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769
EMAIL: laplant@architecturebydharma.com

LaPlanté
Architecture, LLC



33 UNIT w (2) HC and MAINTENANCE BAY
SHARED BY BUILDINGS 1 & 2

PRELIMINARY
NOT FOR CONSTRUCTION
1.1

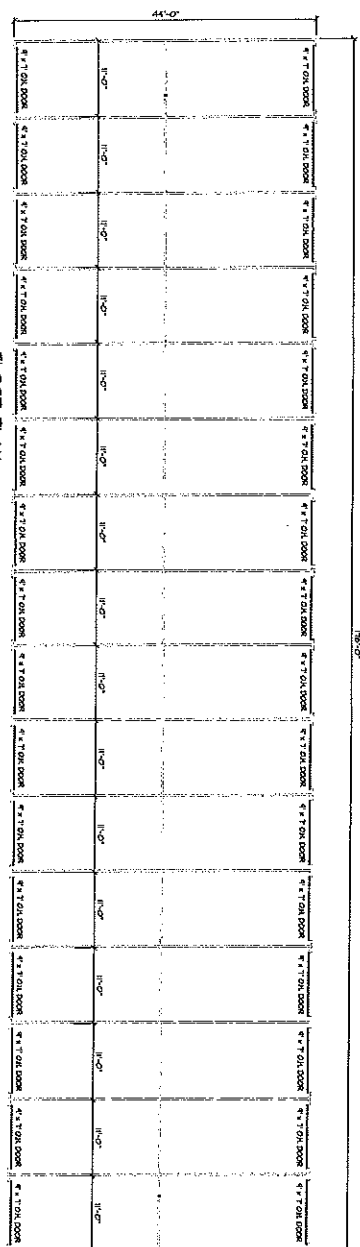
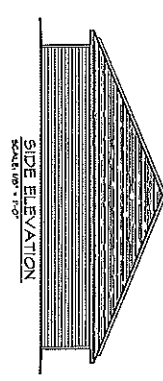
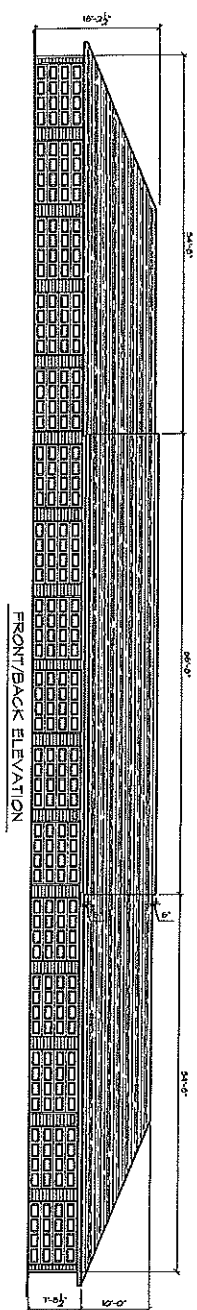
NEW 16 UNIT APARTMENT BUILDINGS;
Tall Pines Estate
STURGEON BAY, WISCONSIN

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Date, 2016

Bonovich Properties
LLC
OFFICE: 3329 Woodruff Ave
Bellefleur Harbor, WI 54202

OFFICE: 2528 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1692 RUSTIC WAY
GREEN BAY, WISCONSIN 54303
Telephone: (920) 735-9169
EMAIL: llopf@lopfarchitects.com





32 UNIT GARAGE
SHARED BY BUILDINGS 3 & 4

PRELIMINARY
NOT FOR CONSTRUCTION

NEW 16 UNIT APARTMENT BUILDINGS;
Tall Pines Estate
STURGEON BAY, WISCONSIN

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Bonovich Properties
LLC
OFFICE: 3529 Wooded Lane
Eaton, WA, WI 54002

OFFICE: 2526 WILLARD DRIVE
GREEN BAY, WISCONSIN
WISCONSIN 54303
GREEN BAY, WISCONSIN 54303
Telephone: (920) 721-9789
EMAIL: ltopol@ltopolarchitects.com



DATE: 10/10/16
DRAWN BY: JLD
CHECKED BY: JLD
SCALE: 1/8" = 1'-0"
SHEET: 2.1



MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: February 14, 2018
Subject: Multiple-Family Development Conceptual Review for Doreen Phillips

Doreen Phillips is initiating a Planned Unit Development (PUD) to construct a 34-unit multiple-family development to be located on parcel # 281-23-0527260006 in the 700 blocks of Erie and Florida Streets. (aka Amity Field).

The subject property is zoned R-4 which is meant for multiple-family development. Within this zoning classification, multiple-family dwellings are a conditional use for developments greater than 8 units/lot. The dwellings must comply with various zoning and aesthetic requirements. However, S. 20.24(3)(d)(1) of municipal code states PUD approval is required for any multiple-family residential development which contains 25 or more dwelling units on a single lot, whether in one building or more than one building. Thus, this proposed project must proceed with the PUD process since it contains more than 25 units.

The first formal step in the PUD process is the conceptual review via informal discussion with the Plan Commission. This step allows for the applicant to provide an overview of the project and for the Plan Commission to provide constructive feedback in order to proceed to preliminary review. There is no action required from the Plan Commission during conceptual review.

Doreen Phillips has requested to follow the combined preliminary/final PUD procedure for the next phases of the PUD process. Within our PUD code this is permitted, but requires approval from the Plan Commission at the time of conceptual review. Hence, a decision is needed from the Commission at this meeting.

CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received: 2-1-18
 Fee Paid \$ N/A
 Received By: MC

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: <u>TBD</u>		
	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	<u>Doreen Phillips</u>	<u>City of Sturgeon Bay</u>
Company	<u>Phillips Development LLC</u>	
Street Address	<u>1634 Rustic Oaks Ct.</u>	
City/State/Zip	<u>Green Bay, WI 54301</u>	
Daytime Telephone No.	<u>920-621-2800</u>	
Fax No.		
STREET ADDRESS(es) OF SUBJECT PROPERTY: <u>Geographic Location: 15281427265230</u> Location if not assigned a common address: <u>Map Number: 0523</u> <u>Babel Subdivision, Lot 6, SEC. 5-27-26 SWNW</u>		
TAX PARCEL NUMBER(s): <u>281230527260006</u>		
AREA OF SUBJECT PROPERTY AND NO. OF LOTS: <u>3.28 acres within 1 lot</u>		
CURRENT ZONING CLASSIFICATION: <u>R-4 Multiple-Family Residential</u>		
CURRENT USE AND IMPROVEMENTS: <u>Vacant grass lot</u>		
COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: <u>Public & Institutional</u>		
WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Explain: _____		

PLEASE IDENTIFY SPECIFIC PROPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A PARTICULAR LOT, LOCATION, BUILDING, ETC.

34 multifamily units within 4 buildings (8 3-bedroom units and 26 2-bedroom units) and 40 garage units (12 x 20 ft) within 3 buildings

CURRENT USE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:

North: School + residences / R-2

South: residences / R-2

East: parking lot / R-4

West: residences / R-2

COMPREHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:

North: single family residential (high density) and Public + Institutional

South: single family residential (high density)

East: Public + Institutional

West: single family residential (higher density)

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

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? YES IF YES, EXPLAIN: A conditional use was granted in 2017 for a 24-unit multiple-family residential project, but that project was never implemented.

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)

Signature

Date

Doreen Phillips

Applicant/Agent (Print Name)

Signature

Date

1-26-2018

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

N/A
for
Concept
Review

January 5, 2018

Phillips Development LLC
Logical Home Design LLC
1634 Rustic Oaks Ct.
Green Bay WI 54301

Phillips Development LLC was formed in November 2000.

This Company's main focus, is to own, manage, and construct, residential and commercial rental property. Doreen Phillips has been involved in the development of land for over 20 years, with smaller land division projects located, in the City DePere, City of Green Bay, Village of Howard, and the Town of Gibraltar/Fish Creek. Phillips Development LLC/Doreen Phillips, owns and manages the following properties located in Brown County:

- 22 Townhouse units located in Brown County (concept idea for Amity project)
- 5 commercial units w/2 apartments
- 7 duplexes
- 6 single family homes
- owner occupied residence in Allouez
- 2nd home located at 9182 Hwy 42, Fish Creek WI 54212 (Door County)

Doreen Phillips has been involved with the development of the Fire Lane Commercial Properties located in the industrial park in the Village of Bellevue, which includes 6 3600-sf warehouses with offices and 14 storage building; now owned by Tom Phillips.

Doreen Phillips, an owner of Realty Executives and Huron Development LLC, constructed and managed a 26,000-sf office building, consisting of the main real estate office and 4 other smaller office rentals, which has been purchased by Coldwell Banker The Real Estate Group.

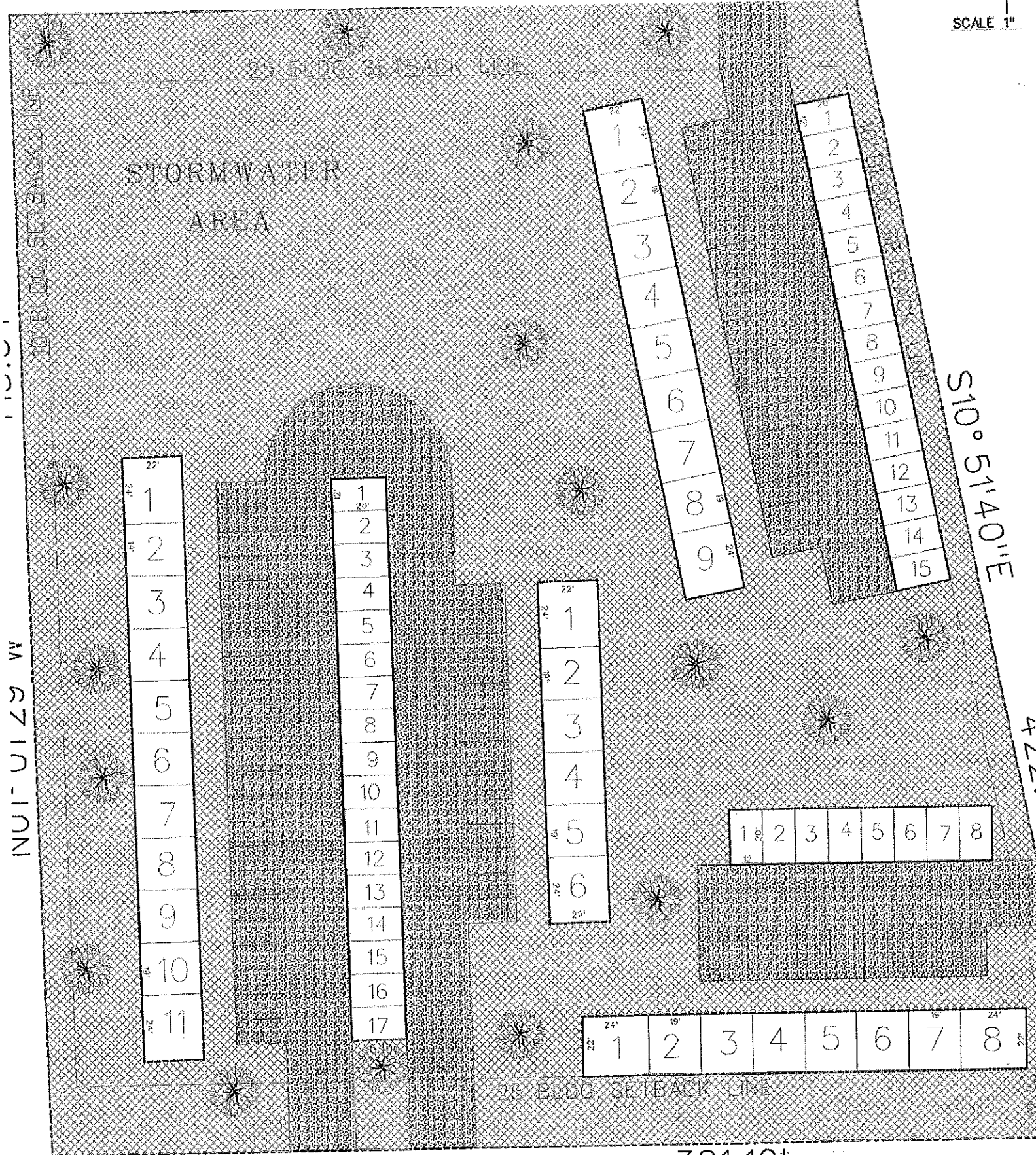
Since 2002, Doreen Phillips owned and managed Logical Home Design LLC. Its focus has been building single family homes, and duplexes. Jeff Halbrook has been the main builder and expeditor of all projects from the start of this Company. Jeff's former and continued projects include the following:

- Beginning in 1982 as a finish carpenter and painter, working for Sunnyside Builders (Jim DeMoulin) and Tim Halbrook Builders Inc.
- In 1996, started Jeff Halbrook Construction LLC to design & construct 42 homes in Green Bay and surrounding areas.
- Went on to work for Halbrook Builders Inc. in Menasha WI (Richard Halbrook) as a job supervisor/expeditor, which included homes, duplexes and commercial properties.
- Later went on to work with Tim Halbrook Builders finishing apartment complexes.
- He joined Doreen Phillips at Logical Home Design LLC with responsibilities of design, cost control, expediting and on-site finish carpenter, painter, and cabinet installer.


Doreen A. Phillips

1-8-2018
Date





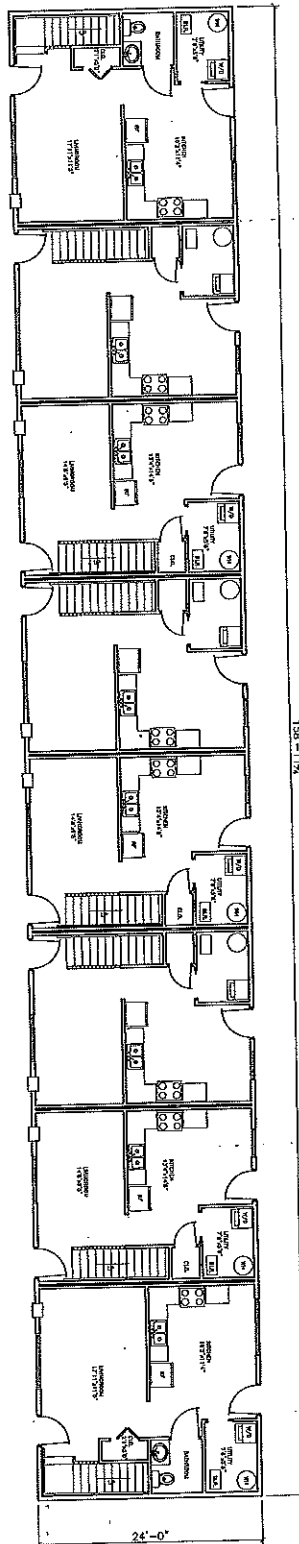
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381.12'

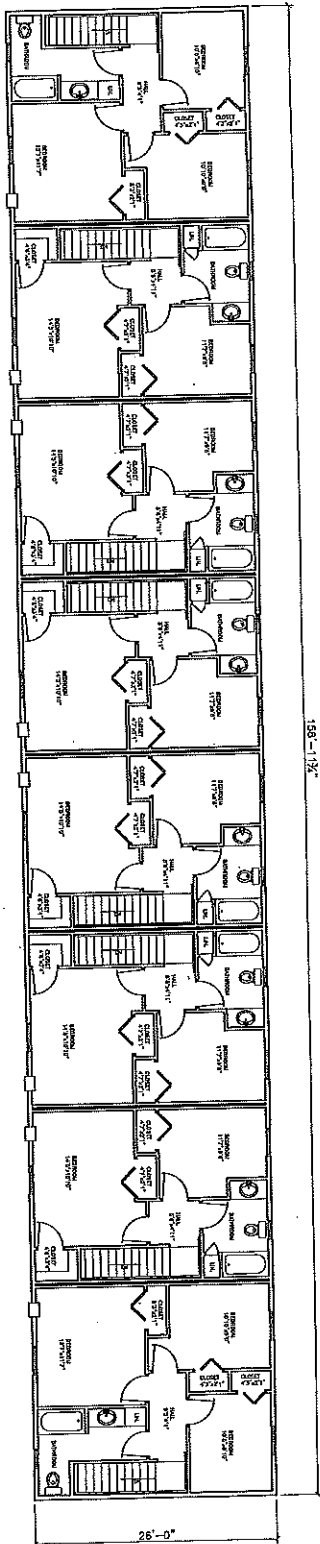
FLORIDA STREET

4 UNITS (8-3 BDRM.-26-2 BDRM.)
0 GARAGES (12' X 20')

Locators Supply, LLC
Cadd Drawings, Contract Services & Land Plc
1631 Brookfield Ave., Suite A-1
Green Bay, WI 54313
(920)676-4365 Fax (920)965-0041



CONCEPTUAL SECOND FLOOR 8 UNIT
N/A SCALE: 1/8"=1'-0"



CONCEPTUAL SECOND FLOOR 8 UNIT
N/A SCALE: 1/8"=1'-0"

PROPOSED TOWNHOMES FOR:

DOREEN A. PHILLIPS

CITY,

WISCONSIN

Cornerstone
Design & Drafting, LLC
920-468-1742 GHOHN@NEW.RR.COM
2872 GEMINI ROAD
GREEN BAY, WI 54311

Cornerstone Design & Drafting, LLC

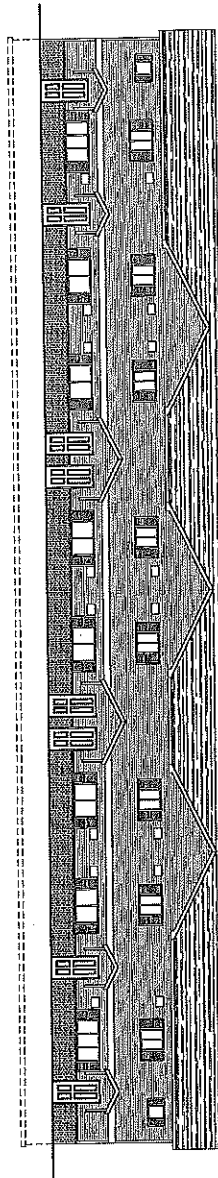
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10		

CSH NUMBER
2017013

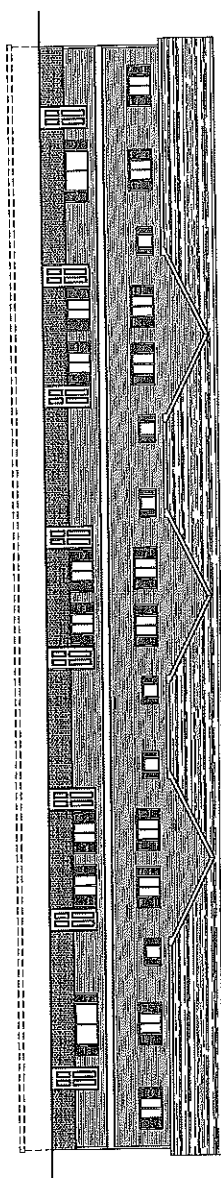
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CSH

ISSUE DATE
1/28/18

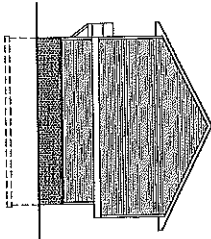
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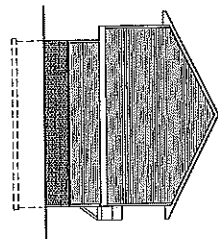
8 UNIT CONCEPTUAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"



8 UNIT CONCEPTUAL BACK ELEVATION
SCALE: 1/8" = 1'-0"



8 UNIT CONCEPTUAL SIDE ELEVATION
SCALE: 1/8" = 1'-0"



8 UNIT CONCEPTUAL SIDE ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

PROPOSED TOWNHOMES FOR:

DOREEN A. PHILLIPS

CITY,

WISCONSIN

ISSUE NO.	REVISIONS	ISSUE DATE

200 PROJECTIONS
2017/01/13

DRAWN BY
CSH

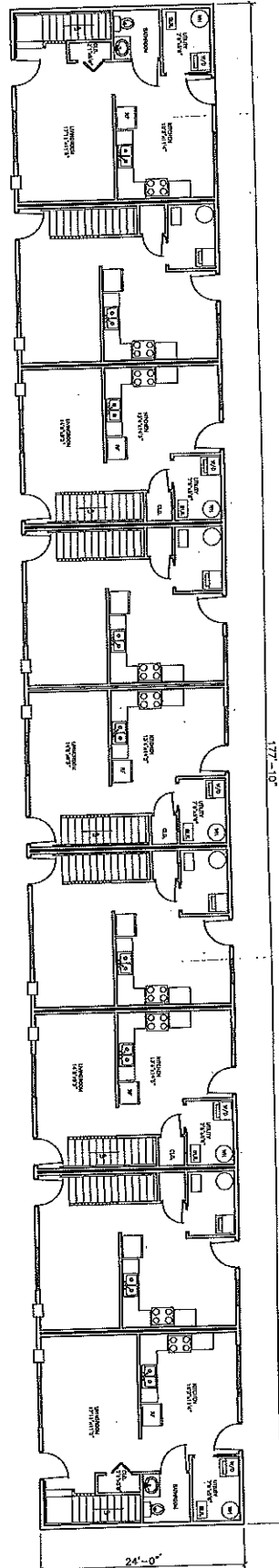
ISSUE DATE
1/29/18

SHEET

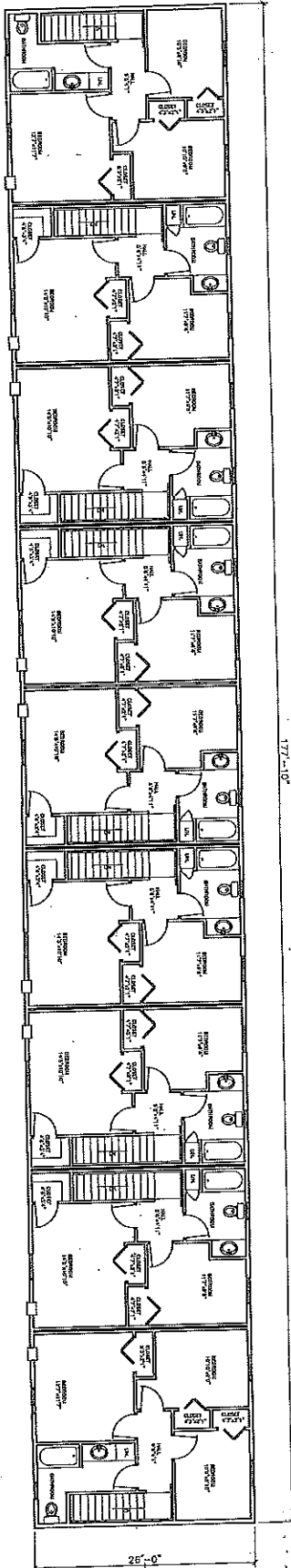
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Cornerstone
Design & Drafting, LLC
920-468-1742 GHOHN@NEW.RR.COM
2872 GEMINI ROAD
GREEN BAY, WI 54311

CORNERSTONE DESIGN & DRAFTING, LLC



6/18/21
CONCEPTUAL SECOND FLOOR 9 UNIT
1/8" SCALE



CONCEPTUAL SECOND FLOOR 9 UNIT
1/8" SCALE

PROPOSED TOWNHOMES FOR:

DOREEN A. PHILLIPS

CITY

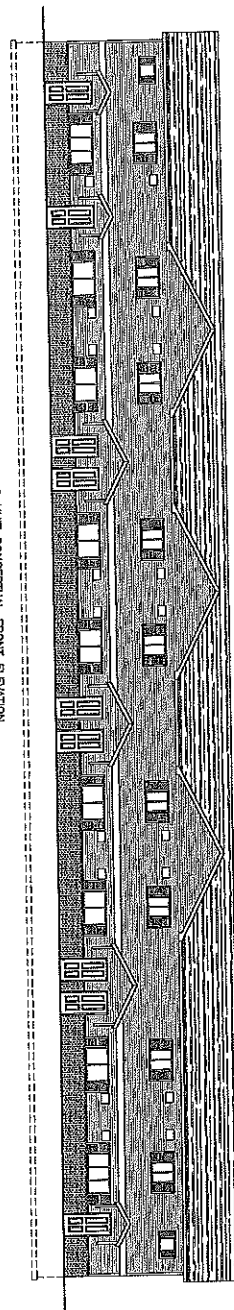
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Design & Drafting, LLC
920-468-1742 GJOHN@NEW.RR.COM
2872 GEMINI ROAD
GREEN BAY, WI 54311

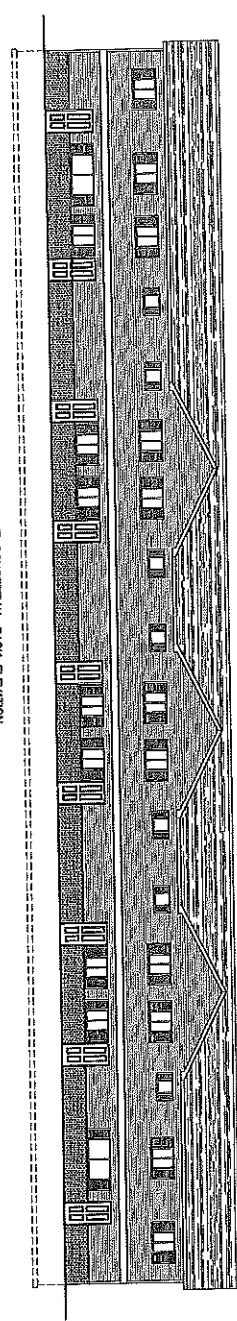
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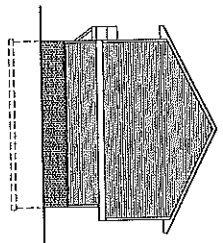
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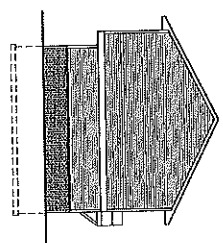
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SCALE: 1/8" = 1'-0"



9 UNIT CONCEPTUAL BACK ELEVATION
SCALE: 1/8" = 1'-0"



9 UNIT CONCEPTUAL SIDE ELEVATION
SCALE: 1/8" = 1'-0"



9 UNIT CONCEPTUAL SIDE ELEVATION
SCALE: 1/8" = 1'-0"

DESIGNER
NOT FOR CONSTRUCTION

PROPOSED TOWNHOMES FOR:

DOREEN A. PHILLIPS

CITY,

WISCONSIN

Cornerstone
Design & Drafting, LLC
920-468-1742 GHOHN@NEW.RR.COM
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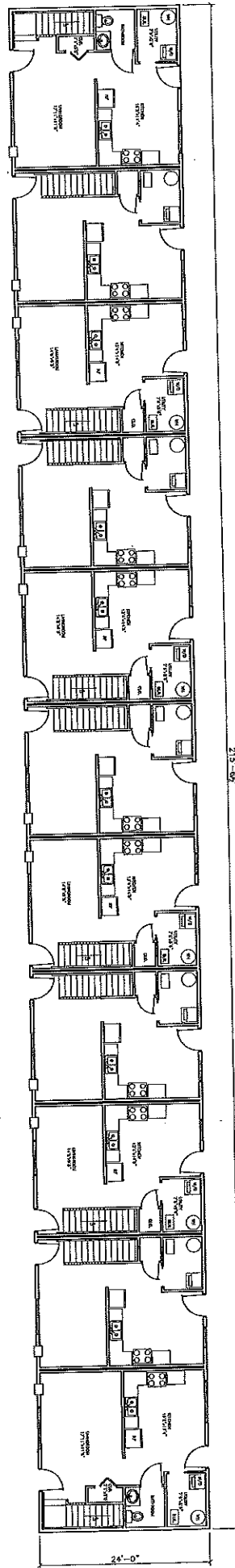
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JOB NUMBER
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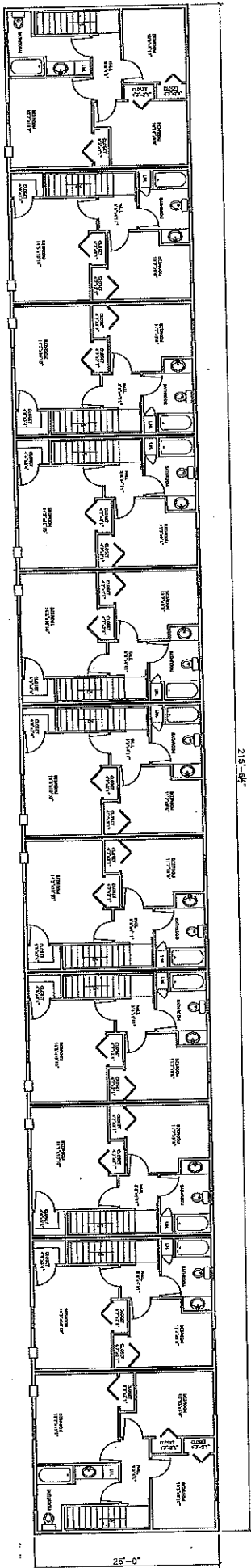
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GSH

ISSUE DATE
1/26/18

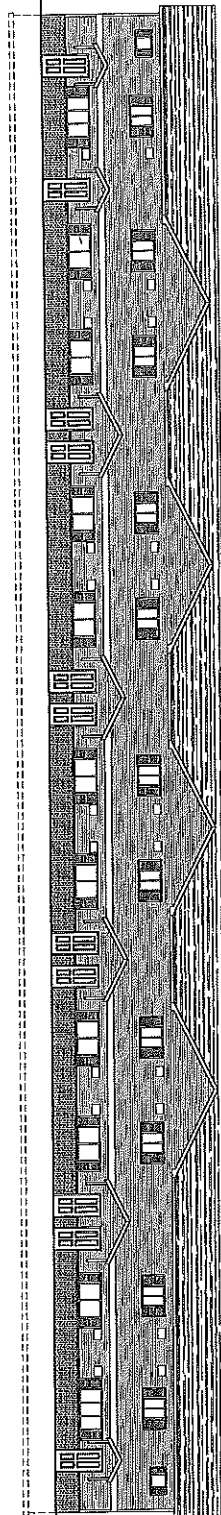
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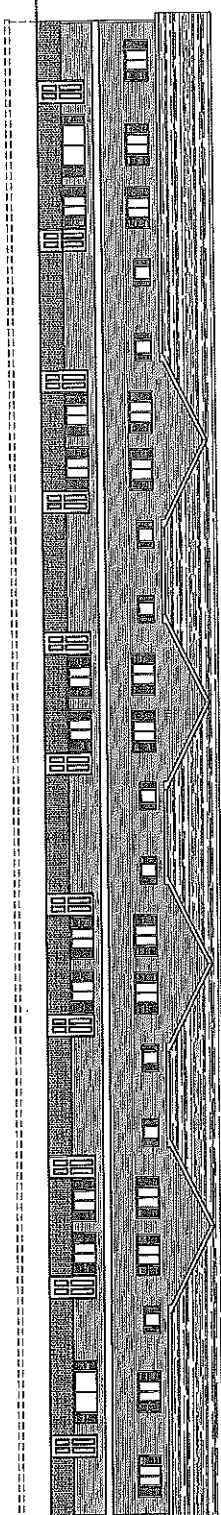
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CONCEPTUAL SECOND FLOOR 11 UNIT
410 SCALE 1/8" = 1'-0"



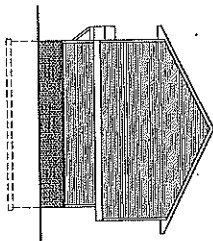
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1/8" SCALE 1/8" = 1'-0"



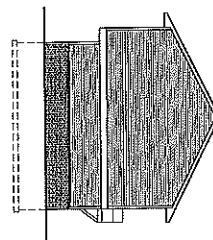
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SCALE: 1/8" = 1'-0"



11 UNIT CONCEPTUAL BACK ELEVATION
SCALE: 1/8" = 1'-0"



11 UNIT CONCEPTUAL SIDE ELEVATION
SCALE: 1/8" = 1'-0"



11 UNIT CONCEPTUAL SIDE ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

PROPOSED TOWNHOMES FOR:

DOREEN A. PHILLIPS

CITY,

WISCONSIN

Cornerstone
Design & Drafting, LLC
920-468-1742 GHOHN@NEW.RR.COM
2872 GEMINI ROAD
GREEN BAY, WI 54311

CORNERSTONE DESIGN & DRAFTING, LLC

ISSUE DATE	REVISIONS	DATE	BY

JOB NUMBER

2017013

DRAWN BY

OSH

DATE

1/29/18

SHEET

3A



MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: February 15, 2018
Subject: Multiple Family Development Concept Review for Duquaine Development, LLP

Duquaine Development, LLP is initiating a Planned Unit Development (PUD) to construct a 162-unit multiple-family development to be located off of Clay Banks Rd (parcel# 281-68-17000301A). A location map is within your packet.

The property is zoned R-3. This zoning classification allows multiple-family developments as a conditional use with the restriction of no more than 4 units per lot. However, S. 20.24(3)(d)(1) of municipal code states PUD approval is required for any multiple-family residential development which contains 25 or more dwelling units on a single lot, whether in one building or more than one building. Thus, the project proposal must proceed with the PUD process since this will exceed the 25 unit limit.

The first formal step in the PUD process is a conceptual review via informal discussion with the Plan Commission. This step allows for the applicant to provide an overview of the project and for the Plan Commission to provide constructive feedback in order to proceed to the preliminary review. There is no action required from the Plan Commission during conceptual review.

Duquaine Development, LLP has requested to follow the combined preliminary/final PUD procedure for the next phases of the PUD process. Within our PUD code this is permitted, but requires approval from the Plan Commission at the time of conceptual review. Hence, a decision is needed from the Commission at this meeting.

CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received: <u>2/5/18</u>
Fee Paid \$ <u>N/A</u>
Received By: <u>gms</u>

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: Alaapee Trail Apartments

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	Steve Bieda	Robert A. Goetz
Company	Mau & Associates, LLP	
Street Address	400 Security Blvd.	W16699 Lake Rd.
City/State/Zip	Green Bay, WI 54313	Biramwood, WI 54414
Daytime Telephone No.	920-434-9670	
Fax No.	None	

STREET ADDRESS(es) OF SUBJECT PROPERTY: Southeast corner of Tacoma Beach
 Location if not assigned a common address: & Clay Banks Rd / CTH "U"

TAX PARCEL NUMBER(s): 2816817000301A

AREA OF SUBJECT PROPERTY AND NO. OF LOTS: 14.08 Acres - Lot 1 of 12-CSM-279

CURRENT ZONING CLASSIFICATION: Residential 3 (R-3)

CURRENT USE AND IMPROVEMENTS: Vacant property

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: Transitional Commercial (Corner) & Single Family Residential

WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes ☐ No ☒ Explain: Our proposal for PUD would be for the allowance of the construction of 18 unit Multi-Family buildings with associated garages and amenities.

PLEASE IDENTIFY SPECIFIC PROPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A PARTICULAR LOT, LOCATION, BUILDING, ETC.

We wish to construct 18 unit multi-family buildings with attached garages. 6 of the 18 units will have a detached garage.

CURRENT USE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:

North: Community property - Paved trail

South: R-3 zoned - Vacant property

East: DNR owned public trail

West: Sturgeon Bay Utilities Building. (North 200') R-3 zoned - Vacant land (south 800') R-3 zoned.

COMPREHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:

North: Community Property - Paved trail Public + Institutional

South: Low Density Residential

East: DNR owned public trail Low Density Residential

West: Low Density Residential / Transitional Commercial

IS ANY VARIANCE FROM COMPREHENSIVE PLAN, SUBDIVISION ORDINANCE, OR ZONING ORDINANCE BEING REQUESTED? If yes, describe: No

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? NO IF YES, EXPLAIN: Not that we are aware of.

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.

* ROBERT A GOETZ
Property Owner (Print Name)

Signature

2-3-18
Date

Steven M. Bieda
Applicant/Agent (Print Name)

Signature

2/5/18
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

N/A
for
Concept
Review

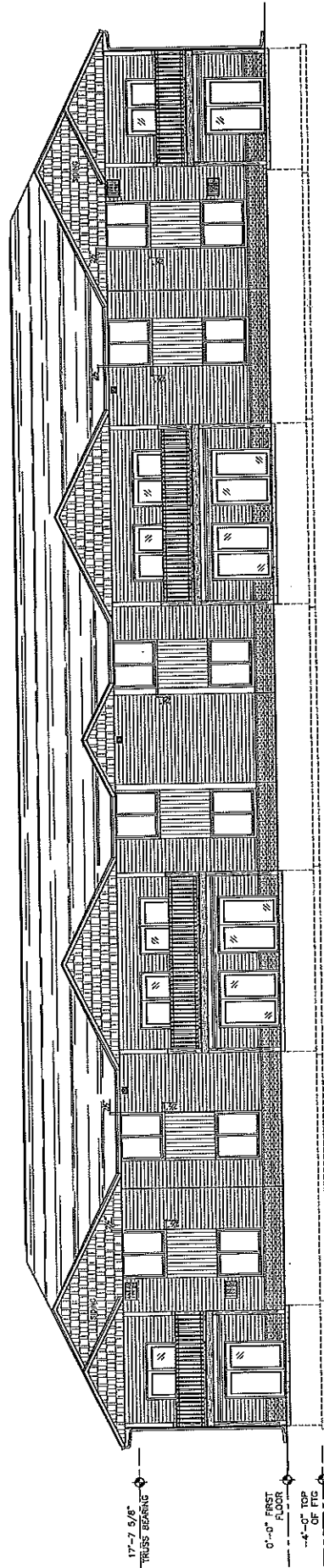
February 1, 2018

Project number: D-818

Client: Duquaine Development

Property Description

Lot 1 of Volume 12, Certified Survey Maps, Page 279, Document number 685897, Door County Records, said lot being located in the SE $\frac{1}{4}$ -NE $\frac{1}{4}$, Section 7, T27N-R26E, City of Sturgeon Bay, Door County, WI.



17'-7 5/8"
TRUSS BEARING

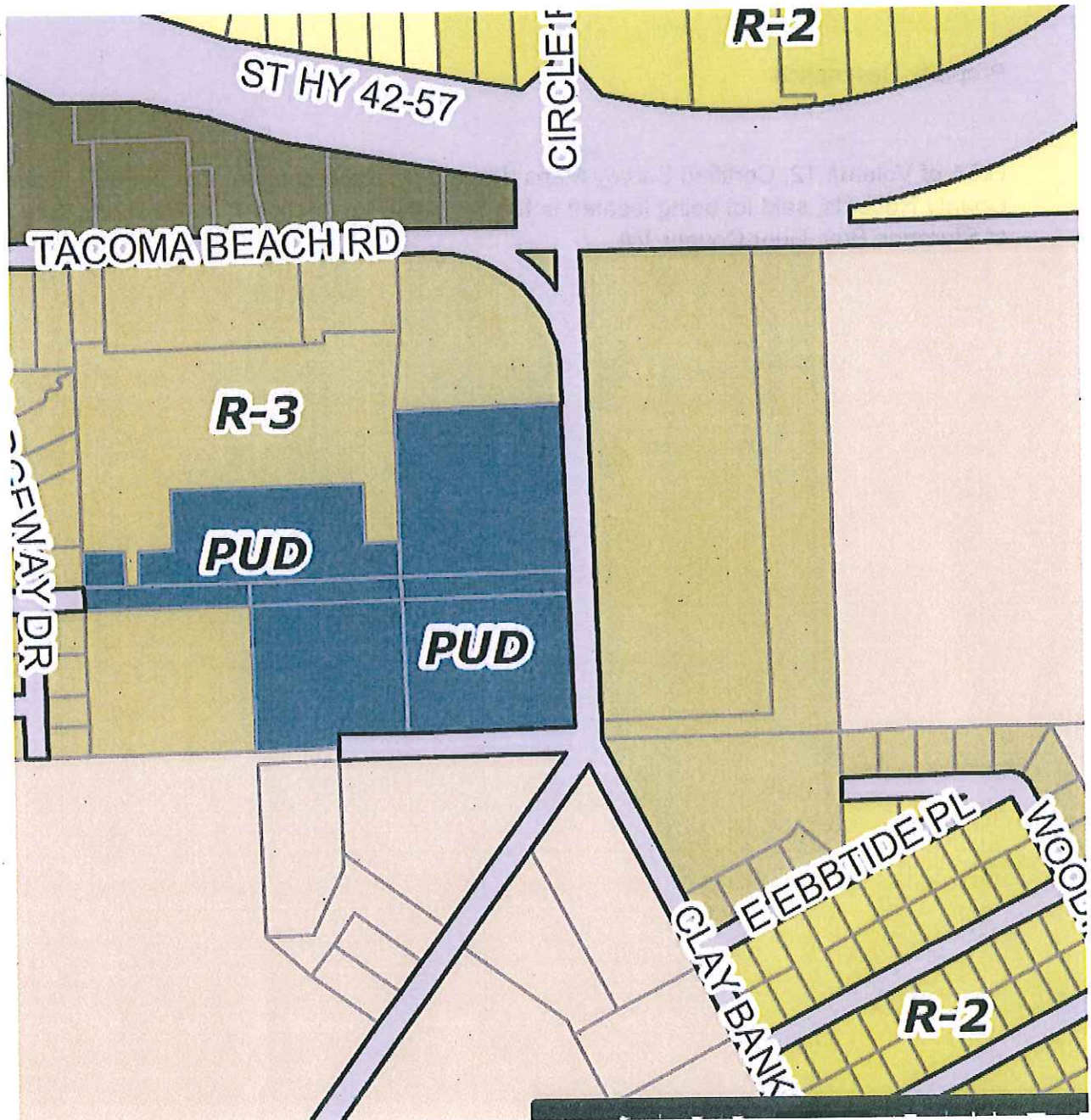
0'-0" FIRST
FLOOR

-4'-0" TOP
OF FIC

FRONT ELEVATION

SCALE 3/16" = 1'-0"

Surrounding Zoning Map



Location Map Duquaine Development

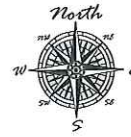
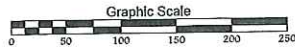


 Subject_Parcel



Ahnapee Trail Apartments

Lot 1 of Volume 12, Certified Survey Maps Page 279, Door County Records being located in the Northwest 1/4-Northeast 1/4, Section 17, T27N-R26E, City of Sturgeon Bay, Door County, Wisconsin.



Site Statistics

Total Site: 14.08 Acres

Unit Count: 162 (11.51 Units/Ac.)

- 9 - 18 Unit Apartment Buildings.
 - 12 - One Bedroom & 6 Two Bedroom per building.
 - Twelve attached garages & six detached garages.
- 9 - 7 Unit detached Garages.
 - 6 Stalls for tenants + 1 extra.

Phases: 3



DRAWING NO.
S-2918

Duquaine Development
Keith Duquaine

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9570 Website: www.mau-associates.com
400 Security Blvd, Green Bay, WI 54313

TAX PARCEL NO. 23151700031A
Site Plan
Ahnapee Trail Apartments
File: D-41422a Plan 010101.dwg Date: 04-18-16 Plotbook Completed: 10/01/16

SCALE
1"=50'
DRAWN BY
DW