## AGENDA CITY OF STURGEON BAY CITY PLAN COMMISSION

Wednesday, April 18, 2018 6:00 p.m. Council Chambers, City Hall 421 Michigan Street

- Roll call.
- 2. Adoption of agenda.
- 3. Approval of minutes from March 21, 2018.
- 4. Conditional use request from Nicolet National Bank for a drive-thru facility, located at the southeast corner of N. 4<sup>th</sup> Avenue and Jefferson Street.

Presentation
Public hearing
Consideration of

5. Combined Preliminary/Final 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).

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.)

6. Combined Preliminary/Final 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.

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.)

7. Consideration of:

Comprehensive Plan amendment - Future land use for Amity Field (parcel

#281-23-0527260006) located in the 700 block of Erie and Florida Streets.

8. Consideration of:

Comprehensive Plan amendment – Future land use for Robert Goetz (parcel #281-68-17000301A) located at the SE corner of Tacoma Beach Road and

Clay Banks Road.

- Public comment on non-agenda 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.

4/13/18 2:00 p.m. CN

### CITY PLAN COMMISSION

Wednesday, March 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, Rick Wiesner, Robert Starr, Ron Vandertie, and Jeff Norland were present. Excused: Member Steven Hurley. Also present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

**Adoption of the Agenda:** Moved by Mr. Starr, seconded by Mr. Norland to adopt the following agenda:

- 1. Roll call.
- Adoption of agenda.
- 3. Approval of minutes from February 21, 2018.
- 4. Requirements for Electronic Variable Message Signs.
- 5. Minimum yards for accessory buildings.
- 6. Conditional uses within Sturgeon Bay Zoning Code.
- 7. Adjourn.

Carried.

**Approval of minutes from February 21, 2018:** Moved by Mr. Gilson, seconded by Mr. Statz to approve the minutes from February 21, 2018. All ayes. Carried.

Requirements for Electronic Variable Message Signs: Mr. Sullivan-Robinson stated that Electronic Variable Message Signs are regulated through the sign code and are a permitted use within Commercial and Industrial zoning districts. The code originally required setbacks from other EVMS and from controlled intersections. At a later point, the Council removed those restrictions and added a minimum six second static message requirement. The Council "grandfathered" the existing EVMS from the new rule and it only applies to new signs. There are eight out of approximately 30 signs that are regulated by the six second static message rule. It is difficult to regulate the signs that are violating the operation standards when the grandfathered EVMS within the City don't have to meet those same standards. The City received a request from one of the sign owners to consider relaxing the rules for EVMS. Mr. Sullivan-Robinson asked the Commission whether the code should be looked at to see if the signs are a safety issue, if all the signs should be regulated the same, or if the regulation should be changed.

Mr. Wiesner added that not all signs are in the same location, meaning that the highway signs are much different than ones located on a busy downtown street.

Mr. Gilson likes the current operational standards. The grandfathered signs should become conforming and give them a certain amount of time to do so. It is not a safe situation.

Mr. Statz agreed with Mr. Gilson and said the grandfathered signs need to go away.

Chairman Wiesner allowed comments from the audience. Chris Kellems, 120 Alabama Street, agreed with eliminating the grandfathered signs. She prefers no electronic signs at all.

Mr. Starr agreed that all signs should be treated the same. He doesn't like scrolling messages, but wasn't sure if a six second rule is appropriate. Businesses spend a lot of money on signage. Staff should reach out to other communities for input, as well as businesses with electronic message signs as to what is reasonable. He did not see these signs being distracting and was not ready to make any type of decision at this time.

Mr. Norland agreed with Mr. Starr. Previously owning a business and having experience with a grandfathered message sign, there is a certain time when a sign needs to change more rapidly if the message won't fit on the screen causing the need to scroll.

Mr. Vandertie thought that there could be a potential conflict with corporate businesses that follow their own operational standard.

Mr. Starr suggested contacting one or two business owners and talk with them. Grandfathering is unfair. They could be given a 6 month time period to correct it.

Mr. Olejniczak added that the six second rule came about approximately six or seven years ago and was based upon the State DOT standard they use along highways.

It was the consensus of the Commission that staff come back to a future meeting with options.

Minimum yards for accessory buildings: Mr. Sullivan-Robinson stated that at a previous Plan Commission meeting the height of an accessory building was discussed. The Commission recommended to make changes to the height regulations, including imposing larger yard requirements for buildings higher than 16 feet. The Commission also wanted to consider the setback requirements for an accessory building if it is as large or larger than the square footage requirement of a dwelling. Staff reviewed other municipality's zoning requirements. Most were similar to the City's requirements, but staff came up with some options for a potential amendment. A potential ordinance would increase the minimum side and rear yards to 10 feet for accessory buildings larger than 800 square feet, which is the minimum floor area for a dwelling in the R-2/R-3 districts.

Mr. Gilson felt that the setback should be based on the size of the lot in the neighborhood. A larger lot should have a bigger setback, such as in new, larger neighborhoods.

Mr. Wiesner stated that the rules to protect neighbors should be looked at. Variances can be applied for if a shorter setback was requested. He is in favor of a 10-foot setback.

Mr. Olejniczak recommended to keep it simple. A five-foot setback is not much for a larger building when a house only needs to have a 10-foot setback.

Mr. Norland asked how a setback rule based upon the size would impact existing buildings that are proposed to be expanded.

Chairman Wiesner allowed comments from the audience. Chris Kellems, 120 Alabama Street, stated that if someone wanted to be closer than 10 feet they can apply for a variance. Then neighbors can weigh in.

Mr. Norland added that many lots are narrow and have driveways on the property line. They have a problem turning into their garage. The setback should be based on the overall square footage of the lot.

Mr. Starr left the meeting at 6:36 p.m.

Mr. Vandertie thought that lot width is more important than lot size.

After a lengthy discussion, it was the consensus of the Commission for staff to come back to a future meeting with examples.

Conditional uses within Sturgeon Bay Zoning Code: Mr. Olejniczak stated that In November, 2017, Wisconsin Legislature adopted a statute known as Act 67. It amended statutes pertaining to municipal zoning and the way conditional uses are regulated. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the zoning ordinance or imposed by the Plan Commission, the City shall grant the conditional use permit. The law also requires that any conditions imposed must be related to the purpose of the ordinance and be based upon substantial evidence. The City still has the authority to deny a conditional use application, but can no longer rely on public opposition or general standards to do so. It can still create specific conditions for a proposed use, but it must relate to the purposes of the code and must be supported by substantial evidence.

Mr. Olejniczak asked members if any amendments might be warranted for the code.

Mr. Norland suggested to eliminate conditional uses all together and take the next lower zoning district where it would be a permitted use.

Mr. Wiesner asked what the staff's opinion was. Mr. Olejniczak stated that options include maybe eliminating some uses from the conditional use section, drop conditional uses from the code altogether, create a detailed list of specific standards for each conditional use, and see if there are certain conditional uses that could be changed to permitted uses. Other options are to see what standards other communities have developed or hold off to see if there will be another State bill to give more guidance.

Chairperson Wiesner allowed the public to give comment. Chris Kellems, 120 Alabama Street, stated that the Commission needs to think about the Comp Plan. When looking at a conditional use and conditions are placed on it, don't vote it down. Citizens who come to protest a conditional use need to be educated unless they have some statistical evidence.

Mr. Statz felt if the conditions and standards were met, the conditional use should be approved. He was okay with looking at revising the list of conditional uses.

Mr. Gilson said there is a need for a conditional use process. This should be sent back to staff and to tweak it for now.

Mr. Norland said the City Attorney should weigh in. The consensus of the Commission was for Mr. Olejniczak to have the City Attorney take a look at this. He will come back to a future meeting with options or recommendations.

**Public comment on non-agenda Plan Commission related items:** Chris Kellems, 120 Alabama Street, invited members to attend a National Working Waterfront Network symposium to be held in Grand Rapids, MI on May 14-17, 2018. Also, the Congress of New Urbanism will be meeting the same dates in Savannah, GA, speaking about Rural America.

**Adjourn:** Moved by Mr. Norland, seconded by Mr. Statz to adjourn. All ayes. Carried. Meeting adjourned at 7:04 p.m.

Respectfully Submitted,

Cheryl Nault

Community Development/Building Inspection Secretary

#### STAFF REPORT

## Conditional Use for Nicolet National Bank Drive-Through Facility

**Petition:** Nicolet National Bank is petitioning for a conditional use permit for a drive-through facility in conjunction with a bank development.

The subject property is located at the southeast corner of N. 4<sup>th</sup> Ave and Jefferson Street. It includes 236 N 4<sup>th</sup> Ave, the adjoining parking lot to the south, and the two adjoining parcels to the northwest. These parcels are to be redeveloped into a new bank facility, which is a permitted use within the Central Business District (C-2). A drive-through facility is proposed on the east side of the building, which is a conditional use within the zoning district.

**Existing Conditions:** The property is zoned C-2 and is owned by Nicolet Bank. This used to be the Baylake Bank Loan Center and now sits vacant. The surrounding properties are all C-2 including Kevin's Automotive, Reliable Auto Dealership, North Shore Bank, and the existing Nicolet National Bank.

Comprehensive Plan: The Sturgeon Bay Comprehensive Plan designates this property for Community Commercial uses. This area is the main business center of the City. It includes a range of retail, service, office, entertainment and institutional uses within a geographically compact setting in the center of the City. The intended use emphasizes community's retail activity. It is noted that the Comprehensive Plan does not specifically address drive-through facilities. As an added service this will complement the area and provide an opportunity to redevelop the current Nicolet National Bank location. The proposed use is consistent with the Comprehensive Plan.

Traffic Flow & Access: Normal ingress and egress, and drive-through ingress will be from 4<sup>th</sup> Ave, Kentucky St, and the adjoining alley. Drive-through egress will be onto Jefferson St. Parking is located on the south side of the property with access off of 4<sup>th</sup> Ave and Kentucky St. There are four drive-through lanes and space for about 4 extra vehicles to stack behind the vehicles being serviced for each lane. The layout ensures that vehicles waiting for the drive-through facility will not interfere with traffic on the City streets or traffic using the parking area. The egress driveway is about 35 feet from the alley. That distance should provide sufficient separation from the alley traffic especially since this is an egress only driveway. Staff foresees no conflicts between drive-through traffic, regular customer traffic, and traffic on adjoining streets.

Other Considerations: Under the Zoning Ordinance, the bank is a permitted use so normally a conditional use approval is not required. However, commercial

establishments with drive-through facilities require approval of the City Plan Commission through a conditional use permit. This process is to ensure that the site layout and traffic pattern for the drive-through does not create problems for traffic on adjoining streets, or circulation within the development.

The proposed layout does a reasonable job of making the building the focal point of this prominent corner by positioning it close to the two streets, with the drive-through facility and parking area located along the alley side and Kentucky Street.

**Recommendation:** The drive-through facility appears reasonable and should not conflict with other traffic. Staff recommends approval of the conditional use permit for the commercial establishment with drive-through facility.

Prepared by:	Christopher Sullivari-Robinson Planner/Zoning Administrator	4/12/18 Date
Prepared by:	Marty Olejniczak Community Development Director	<u>4/112/18</u> Date
Prepared by:	Chad Shefchik City Engineer/Interim MSD	4-13-18 Date

## CITY OF STURGEON BAY CONDITIONAL USE PERMIT APPLICATION

Date Received:	3.26.18
Fee Paid \$	300 +50 DZROSIT
Received By:	CHRIS S.

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)	
Name	Jame Alberts		
Company	NICOLET NATIONAL BANK		
Street Address	Z17 N. 44 AVE.		
City/State/Zip	Sturgeon Bay, WI 54235		
Daytime Telephone No.	(920) 743-5551		
Fax No.	(920) 743-3984	and the state of t	
STREET ADDRESS OF SU Location if not assigned a	BJECT PROPERTY: 236 N 4TH A. common address: LOT 6,7,14,13 c	F DIOCH 32 IN THE ASSESSORS PLAT	
TAX PARCEL NUMBER: 2	181-10-85321300, 281-10-8532 1400 8 (-10-85321102	181-10-85320601	
CURRENT ZONING CLASSIFICATION: C-2			
CURRENT USE AND IMPROVEMENTS: PARKING LOT AND VACANT BUILDING			
identify municipal code section pertinent to request and statement of specific item being requested for review: 20,15(2)(K) Commercial establishment with			
ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:  North: C-L RELIABLE AUTOMOTIVE DEALERS VIII S  South: C-L REVIN'S GARBEE  East: C-2 NORTH SHOLE BANK  West: C-2 NICOLE BANK			

PROPOSED USE OF SURROUNDIN	IG PROPERTY UNDER COMPREHENSIVE	PLAN:
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East: Tentral busines	ss district Commercia	
West: Central Ensiness	= district Commercial	يون المارسية عند المارسية الم المارسية المارسية ال
HAVETHERE BEEN ANY VARIANCE PROPERTY? <u>No</u> IF YES, EXPL	s, conditional use permits, etc. gra Ain:	NTED PREVIOUSLY FOR THE
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Jamic Alberti	acld	3/21//8 Date
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Date	Community Development Director	

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## 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, April 18, 2018, at 6:00 p.m. or shortly thereafter regarding a request from Nicolet National Bank for a conditional use approval of a drive-through facility that is part of new bank to be constructed in a Central Business District (C-2). The proposed project site is located at the southeast corner of N. 4<sup>th</sup> Avenue and Jefferson Street, tax parcels no. 281-10-85321300, no. 281-10-85321400, no. 281-10-85320601, and no. 281-10-85321102. The application is on file with the Community Development Department and can be viewed at 421 Michigan Street weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to attend the meeting and give testimony in favor or against the proposed conditional use permit.

By order of: City of Sturgeon Bay Plan Commission

# Location Map Public Hearing for Nicolet Bank



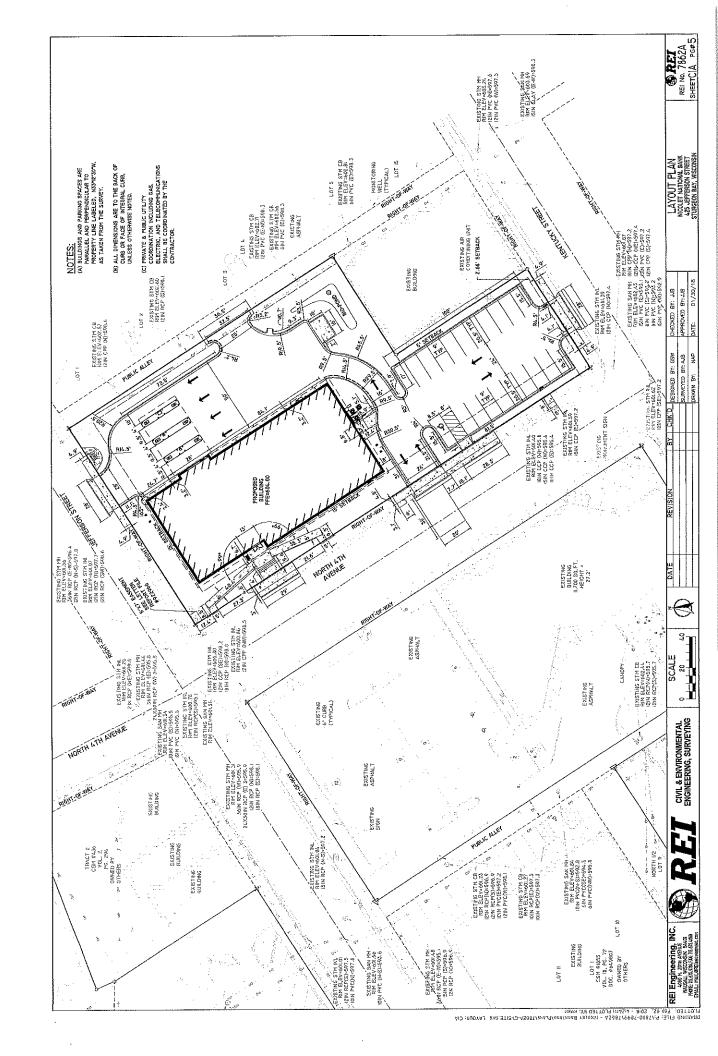


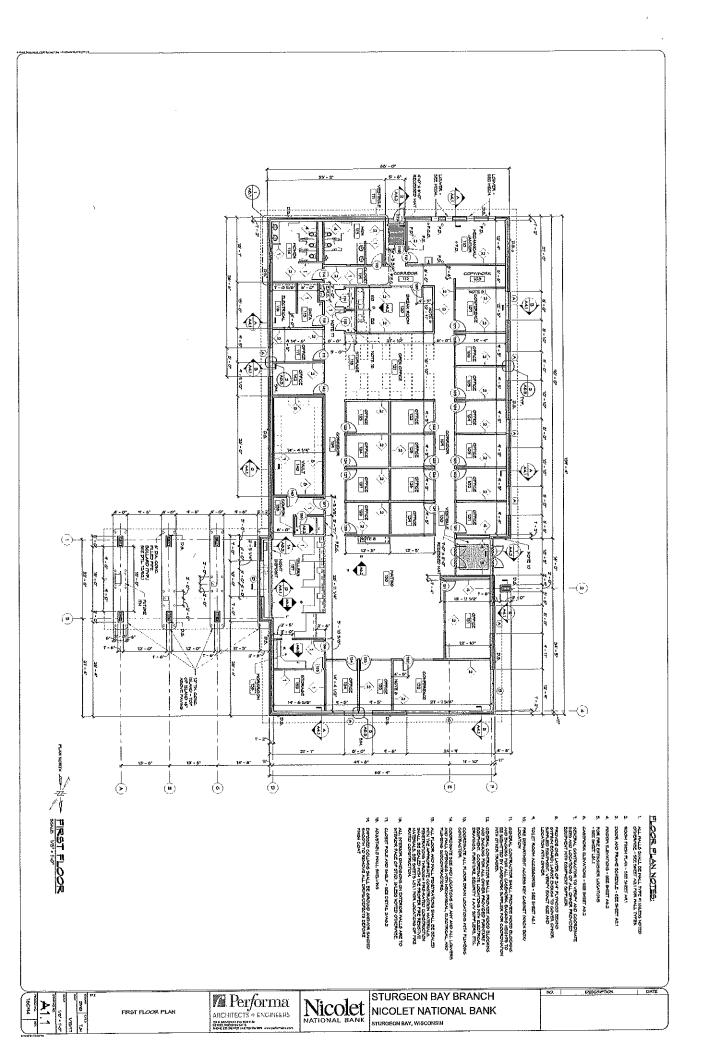


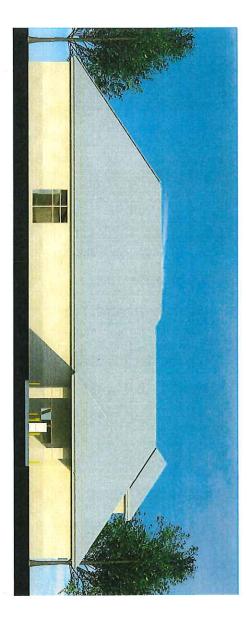


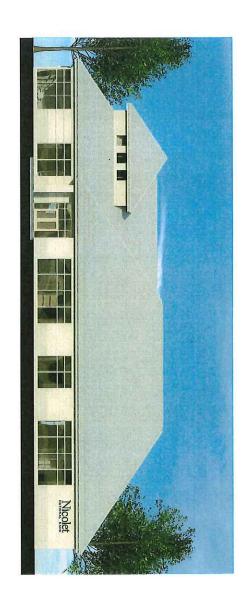










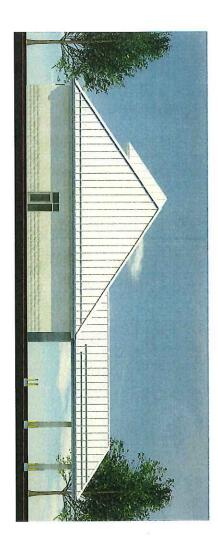












NORTH ELEVATION

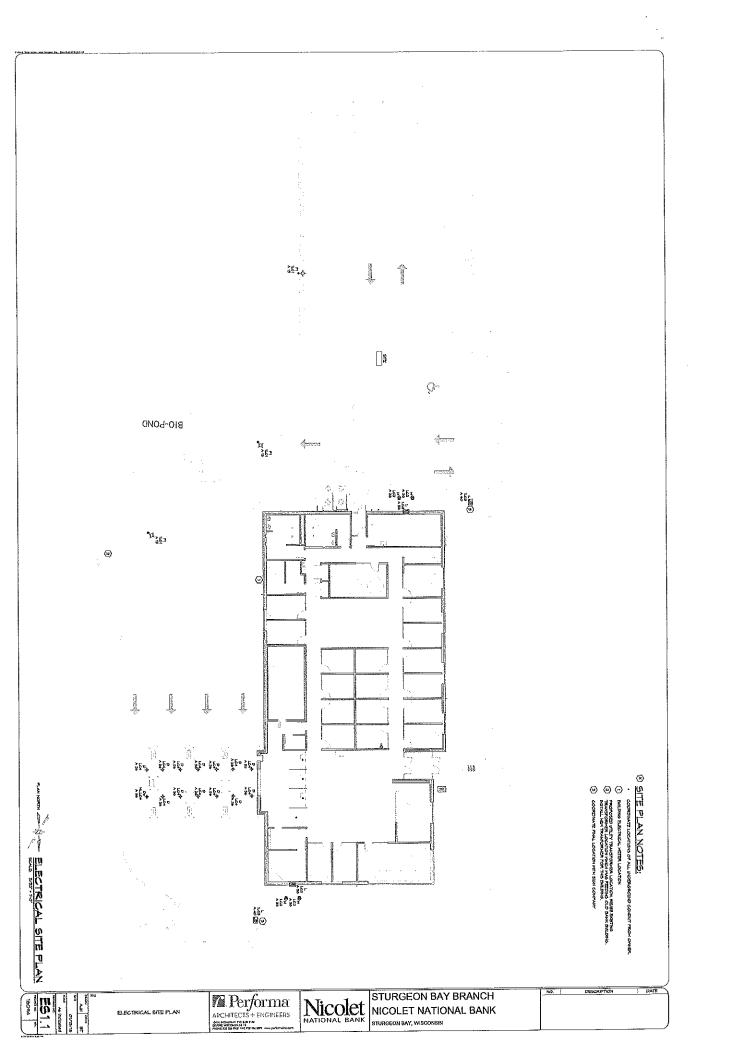












## STAFF REPORT Combined Preliminary/Final PUD for Maritime Heights 34-unit Townhome Development

**Proposal:** Phillips Development, LLC is petitioning for an approval of a Planned Unit Development (PUD) to be located on parcel # 281-23-0527260006 in the 700 blocks of Erie and Florida Street (aka Amity Field). This project consists of three 8-unit and one 10-unit townhome buildings. This will also consist of five detached garage buildings totaling 36 stalls. The site is approximately 3.26 acres and the lot is zoned as Multiple-Family Residential (R-4). Under this zone multiple-family developments are a permitted use, however, under the PUD requirements any multiple-family development that consists of 25 or more units on a single lot is required to go through the PUD process.

At concept review, the Plan Commission approved the combined preliminary/final review process. The preliminary/final review process requires the completion of four items: a public hearing at Plan Commission, Plan Commission review/recommendation to Council, and two separate readings of the PUD ordinance at Common Council. On April 18<sup>th</sup>, 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.

**Existing Conditions:** The current site is a vacant field. During World War II there were apartments to house defense workers erected on the site. These were removed after the war and it has been vacant ever since. The City acquired the parcel in the early 1970's and leased it to the School District. The property is no longer needed by the School District and is available for development.

Drainage is toward the northwest. The site drops about 15 feet from the southeast corner to the northwest corner, about a 3% slope. There are no waterways or wetlands on the site.

The surrounding land uses are mostly a mixture of single-family, two-family, and multiple-family dwellings. Sunset School is located across Erie Street and the parking lot for the school abuts the subject site on the east.

In terms of existing zoning classification, the subject parcel is zoned Multiple-Family Residential (R-4). Multiple-family dwellings greater than 8 units are a conditional use in the R-4 district. There also is R-4 zoning to the east. The properties to the north, west, and south are zoned Single-Family Residential (R-2).

Last year the Plan Commission approved a conditional use for 24 townhome units in 3 buildings for this site. However, the original developer (Pre/3 Development) opted not to proceed with the project.

Comprehensive Plan: According to future land use map found in the City of Sturgeon Bay's Comprehensive Plan, the area is planned to be Public & Institutional. The Comprehensive Plan defines Public and Institutional as being an area containing community facilities or public buildings such as schools, colleges, hospitals, churches, municipal buildings, and cultural facilities. The proposed development does not match the future land use map. Under Wisconsin law, rezoning map amendments are required to be consistent with the Comprehensive Plan. The proposed development is consistent with other parts of the Comprehensive Plan such as promoting infill and adding housing options, but the City to be fully compliant should undertake an amendment to the Future Land Use Map of the Comp Plan, if the proposed townhomes are approved by the Council. It is noted that at the time the Future Land Use Map was being updated, the site was still used by the school district and the City was in active negotiations with the Boys & Girls Club and community

garden organization to sell the site for those uses. That may be why the plan indicates Public & Institutional use despite the R-4 zoning.

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

<u>Building Layout</u>: Three of the buildings are in a north-south orientation. The larger 10-unit building lays east-west along Florida Street. Due to the sloping grade, this building will be "stepped" into 3 sections. Most of the garage buildings will be located internally with the townhomes on the exterior. The buildings will be positioned to show the more aesthetically appealing side facing the street, while the parking and main access will be on the interior side. There will be five garage buildings and four townhome buildings.

<u>Driveway Access</u>: This property will contain two access points located on the north and south property line (Erie/Florida St). The parking facilities and driveways are all connected for ease of access.

<u>Density</u>: Zoning code allows a maximum density of 12.4 units per acre. The density is 10.36 units/acre, which is within regulation.

<u>Building Design</u>: The buildings are essentially identical except with varying number of units. These are two-story buildings with a 2-foot cantilevered wall on the second floor such that the first floor is 24 feet wide and the second floor is 26 feet wide. Shed roofs are located over the entrances facing the exterior side of the buildings. The 10-unit building shows a stepped foundation on the engineering plans, but not on the architectural rendering.

The buildings are not very tall at about 25 feet due to the relatively low ceiling height and narrow profile. Roof pitch is 6/12. Specific exterior materials aren't listed, but it would appear to be horizontal siding and asphalt shingles for the roof.

The garages appear to match the houses for materials and style of construction. The big difference from the townhomes is the center section will have a higher side wall and roof height to break up the long roof line. The garage stalls are just over 11 feet wide. There will be two different garage door heights offered with typical horizontal paneled garage doors.

Mix of Units: There are eight 3-bedroom units and twenty-six 2-bedroom units. The 2-bedroom units have approximately 950 square feet and the 3-bedroom units have about 1,150 square feet.

<u>Parking</u>: There are 36 garage stalls and 47 outdoor parking spaces for a total of 83 parking spaces, which is more than sufficient. The design requirements are met in regards to stall dimensions, drainage, and surfacing.

<u>Pedestrian Access</u>: As part of the purchase agreement, the developer has agreed to install a sidewalk along the south property line (Florida Street). Also, sidewalks will be located at all the building entryways leading to the parking lots, as well as extending across the parking lots. The developer has also agreed to install sidewalks leading to Florida Street and Erie Street.

<u>Traffic</u>: The City Engineer is not requiring a traffic impact assessment. The new traffic generated by 34 units will not necessitate the need for upgrades on surrounding streets. With the two entrances, it is expected that traffic generated will be roughly split between Erie Street and Florida Street.

<u>Utilities</u>: To serve the development with municipal sanitary sewer and water, the developer proposing to extend new mains along the south part of the property from 7<sup>th</sup> Avenue. The route

follows the existing location for the old World War II era lines that are no longer in service. There would then be private lines extended into the site to serve all the buildings. For electrical service Sturgeon Bay Utilities will need to install two new poles for electrical services on both corners of the north property line to loop the service. A 12' electrical easement will be required. Sanitary sewer and water will be extended off of the south east corner. All costs will be paid by the developer. SBU staff has no issues for utilities connections. The Fire Chief, however, is requiring that the new fire hydrant that is currently planned for the southwest corner of the site to be relocated eastward closer to the driveway.

Stormwater Management: To comply with the impervious surface requirement, the proposed development can't exceed 70% impervious surface. Impervious surface is calculated to be 44.8%, which meets the requirement. The drainage plan calls for storm water to be routed into swales along the south, north, and west lot lines and into a wet detention pond in the northwest corner. The pond is intended to reduce sediments and the rate of water leaving the site. It is noted the pond is located tight to one of the buildings, but there appear to be no concerns over of the plan. The stormwater management plan will still need a full review and approval from the city engineer.

<u>Landscaping</u>: The developer is required to install street trees and parking lot trees to meet code. The developer is proposing the installation of Black Hill Spruce, Marmo Maple, and Red Jewel Crabapple trees. On the parking lot side of the townhomes the following plants will be installed: Green Velvet Boxwood, Magic Carpet Spirea, Stella de Oro Daylily, and Karl Forester Feather Reed Grass. Cheyenne Privet, and Karl Forester Feather Reed Grass will be install around the dumpster facilities. Some of the variety of tree breeds will need to be revised to meet code. Six trees are required in the Erie Street right-of-way and seven trees are needed in the Florida Street right-of-way. A total of six trees are required within ten feet of the parking areas.

Recreation Facilities: None are shown on the site plan.

<u>Lighting</u>: The elevation maps show light fixtures at all of the entry apartment entryways. No lighting diagrams or specifications have been submitted at this time.

Signage: No signage plans has been submitted at this time.

Construction Schedule: The expected construction start will be start of summer 2018 with the building being constructed incrementally. The development will be completed spring 2020.

**PUD Review Criteria:** The Plan Commission and the Council must consider the following:

- · Project compatibility with the comprehensive plan
- Land use compatibility both internally and surround uses
- Enhancement to the community and creative approaches to development
- Preservation and conservation of environmentally sensitive areas
- Open space and recreation needs for future residents
- Are public works, utilities, fire department, police department needs met?
- · Are safe transportation and pedestrian facilities provided?
- · Economic practicality
- Any variations from the normal zoning requirements justified by the overall conformance to the purposes and intent of the zoning code

It is noted that for this PUD no deviations from the typical zoning rules are requested. The PUD is required due to the project having more than 25 units.

**Aesthetic Design & Site Plan Review Board:** The project will require the review and approval of the design review board. That review body has authority to require changes or conditions relating to the external features of the development.

**Fiscal Impact:** The project is expected to generate about \$18,000 in annual property taxes to the City. In addition, the park and playground fees of \$10,200 would be collected. Since the site is infill, the impact on city services is not expected to be significant.

**Recommendation:** Staff is supportive of the development plan but there are some items to address as consider with this development. The Plan Commission has the ability to make its recommendation after the public hearing if all members are ready to act. Otherwise, it can hold the item to the next meeting and can ask for additional information or revisions, if necessary.

If the Commission elects to make its recommendation, staff recommends approval of the PUD, but subject to the following conditions:

- 1. Amending the Future Land Use Map of the Comprehensive Plan to change this parcel multiple-family residential.
- 2. Approval of the Aesthetic Design and Site Plan Review Board.
- 3. Include a recreation area for the tenants of the development.
- 4. Compliance with the required street trees and parking lot landscaping.
- 5. Any exterior lighting shall be shielded such that direct light is not cast skyward or onto adjoining property.
- 6. Final approval of the City Engineer for the stormwater management plan.
- 7. The new hydrant on Florida Street must be relocated further eastward per the Fire Chief.

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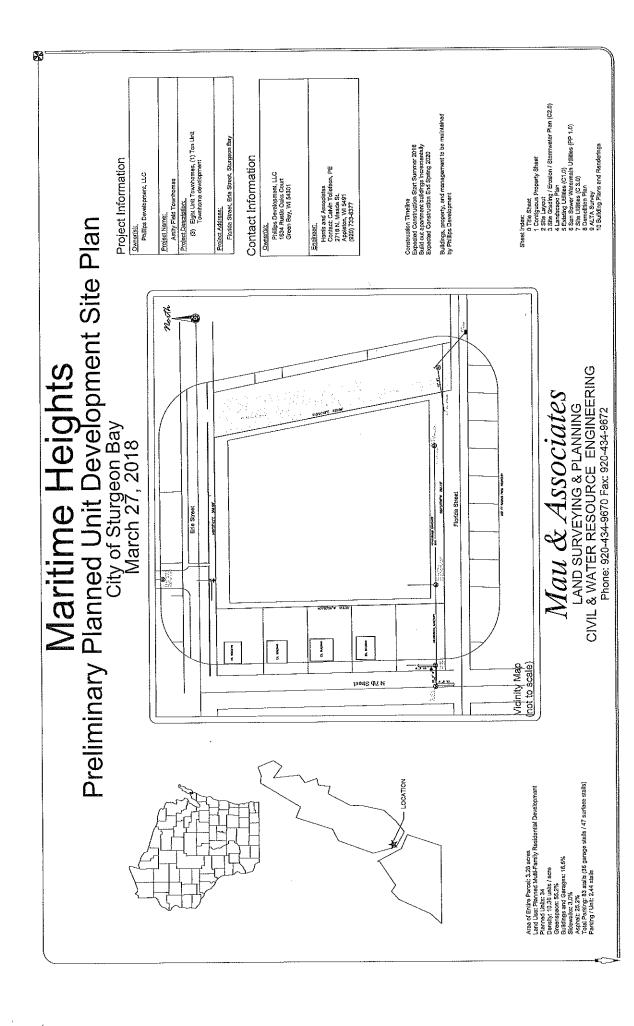
Prepared by:	Christopher Sullivan-Robinson City Planner/Zoning Administrator	9.13.18 Date
Reviewed by:	Marty Olejniczak Community Development Director	<u>4-13-18</u> Date
Reviewed by:	Chad Shefchik City Engineer	4-13-18 Date
Reviewed by:	Josh VanLieshout City Administrator	4/13/18 Date

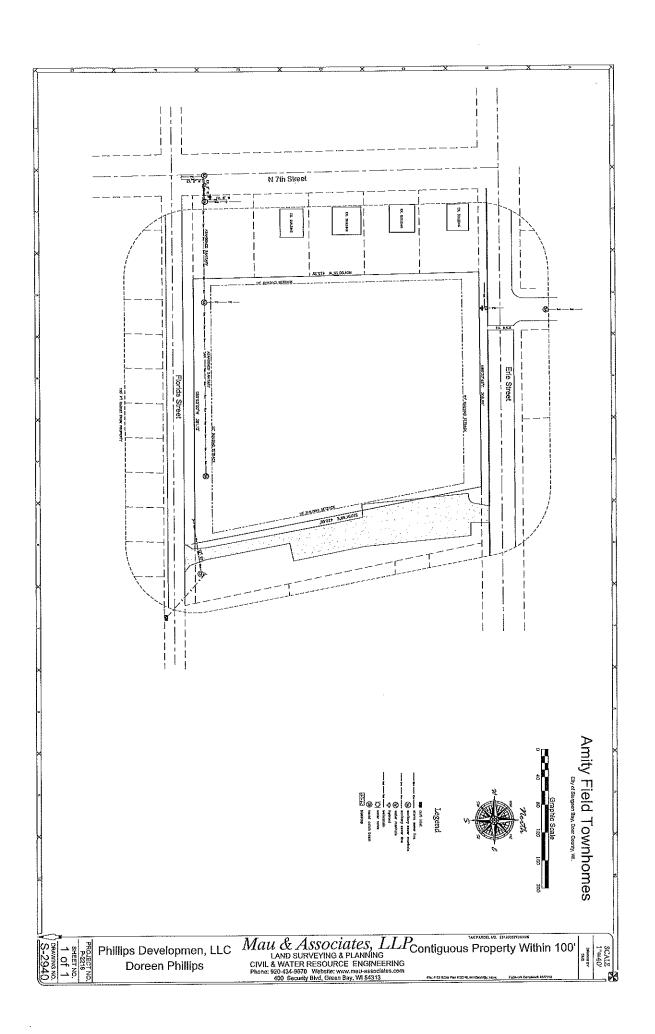
# CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received:	3-27-18	
Fee Paid \$	US7-80 + 1000	les
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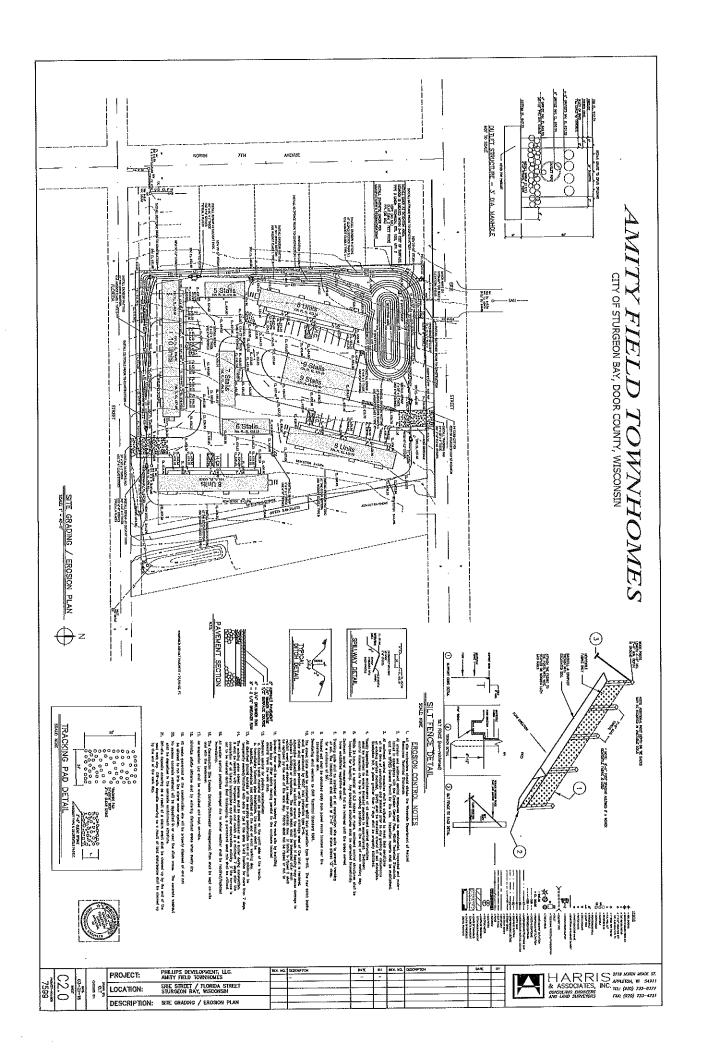
NAME OF PROPOSED PL	ANNED UNIT DEVELOPMENT: Maritime Heigh	hts
	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	Doreen Phillips	
Company	Phillips Development LLC	
Street Address	Phillips Development LLC 1634 Rustic oaks Ct	
City/State/Zip	Green Bay, WI 54301	
Daytime Telephone No.		
Fax No.		
TAX PARCEL NUMBER(s	SUBJECT PROPERTY: Geographic Locoth a common address: Mari No: 052 of le, Sec. 5-27-26 5W/NW ): 28123052726006	
TAX PARCEL NUMBER(s	of 6,546. 5-27-26 5W/WW ): 28123052726006  PERTY AND NO. OF LOTS: 3.26 Accessification: R-4 MF Res.	
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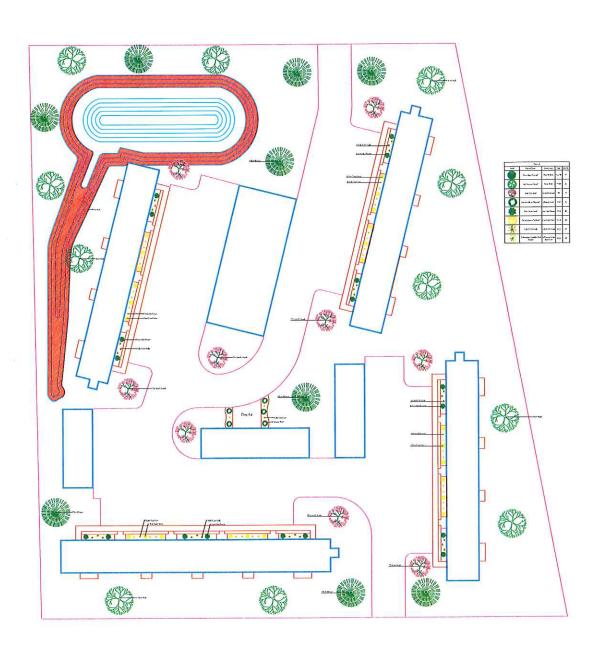
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I,, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.	Property Owner (Print Name)	Signature	Date
I,, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.	Dances Dhillins		3-27-18
and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.	Applicant/Agent (Print Name)	Signature	Date
Date of review meeting Applicant Signature Staff Signature		, have attended a review meeting value for sign placement and following a	vith at least one member of staff all stages listed on the check list in
		Applicant Signature	Staff Signature











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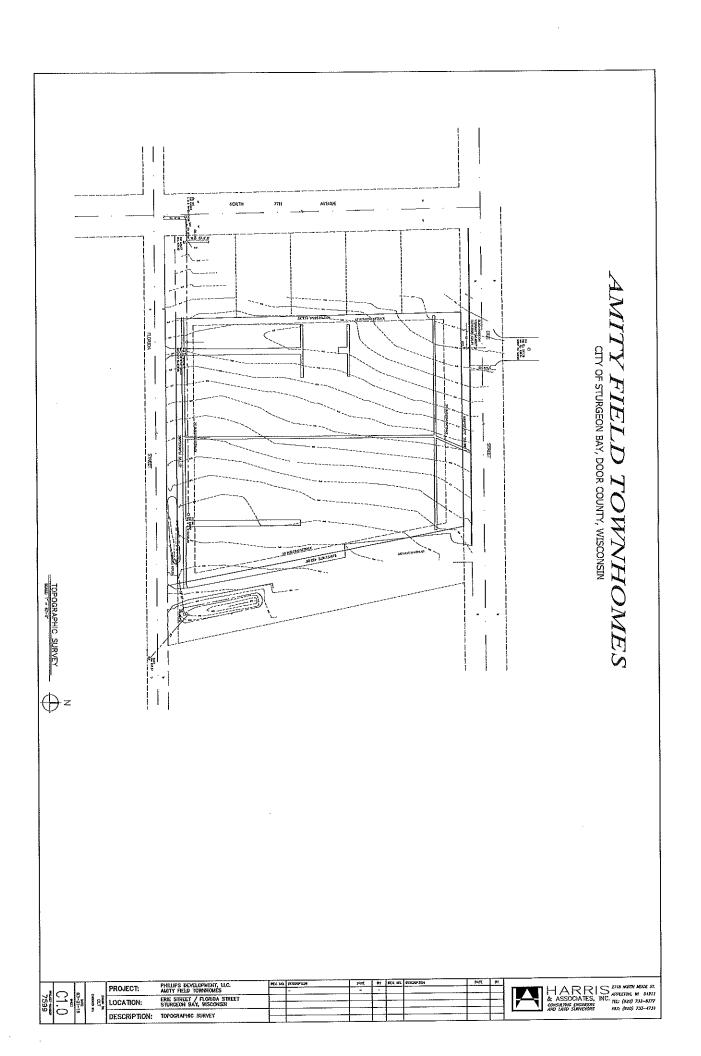
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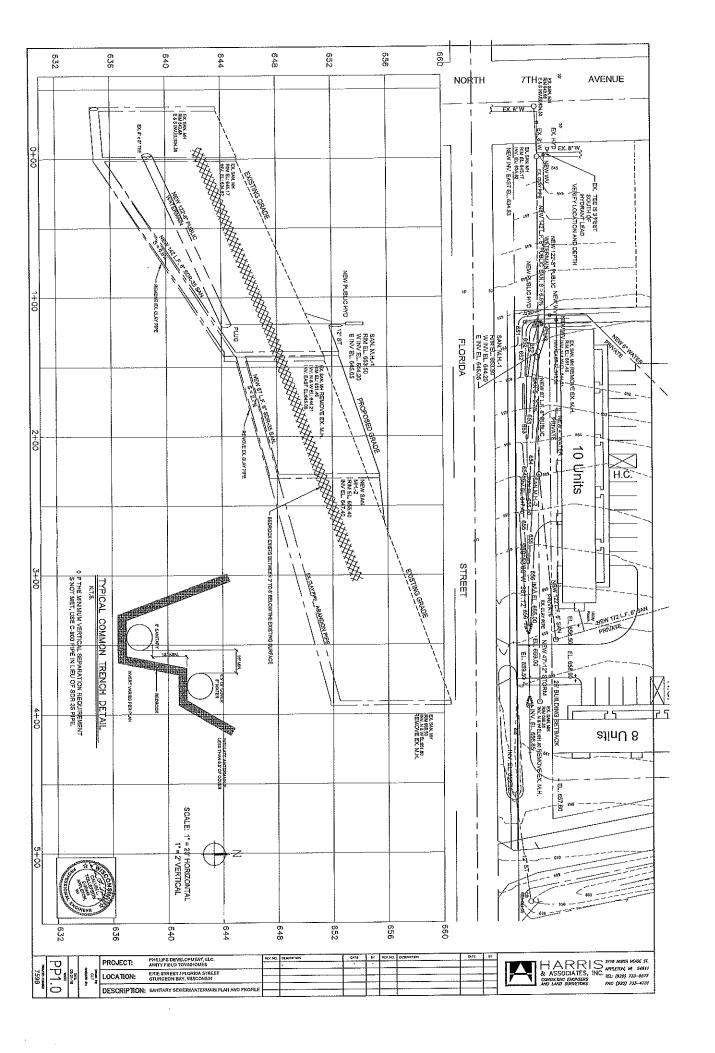
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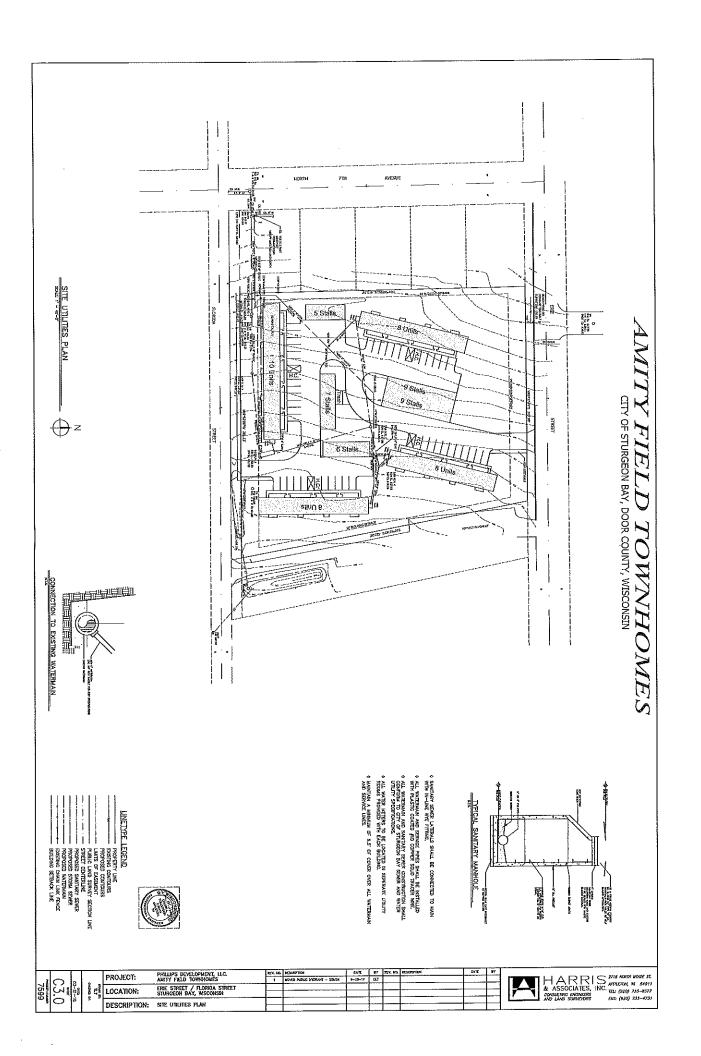
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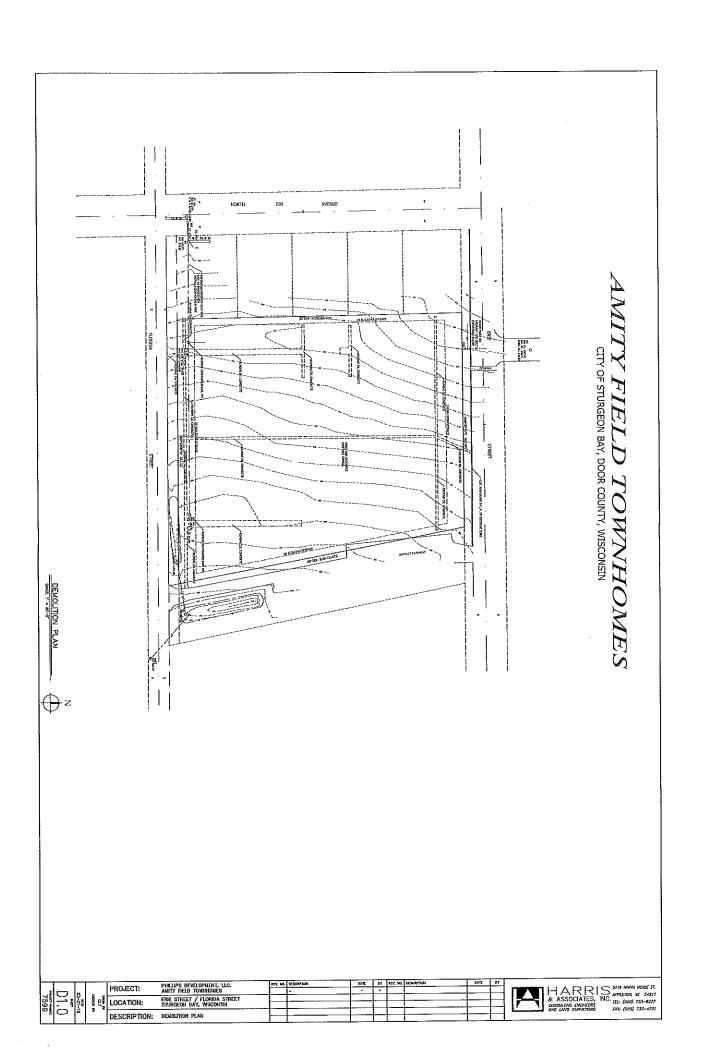
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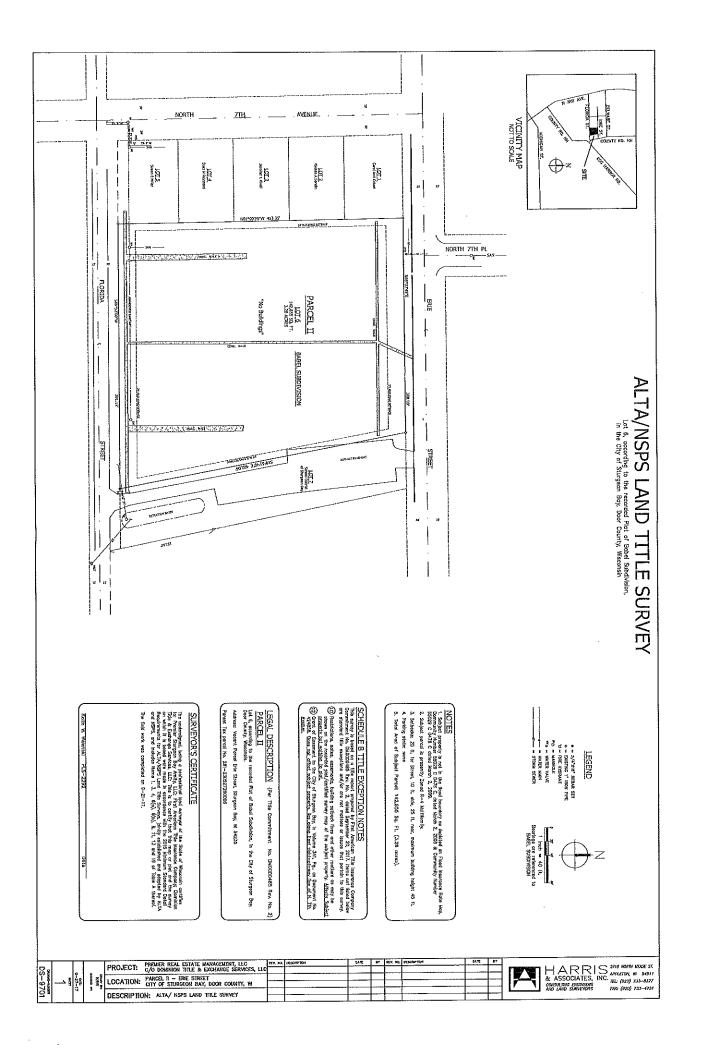
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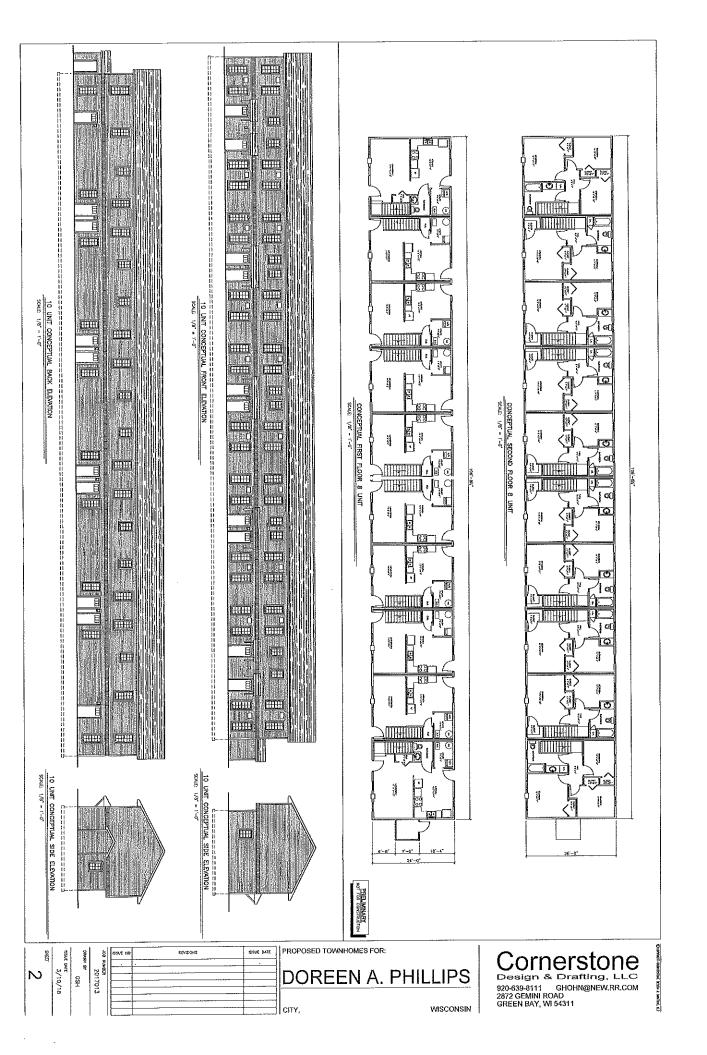


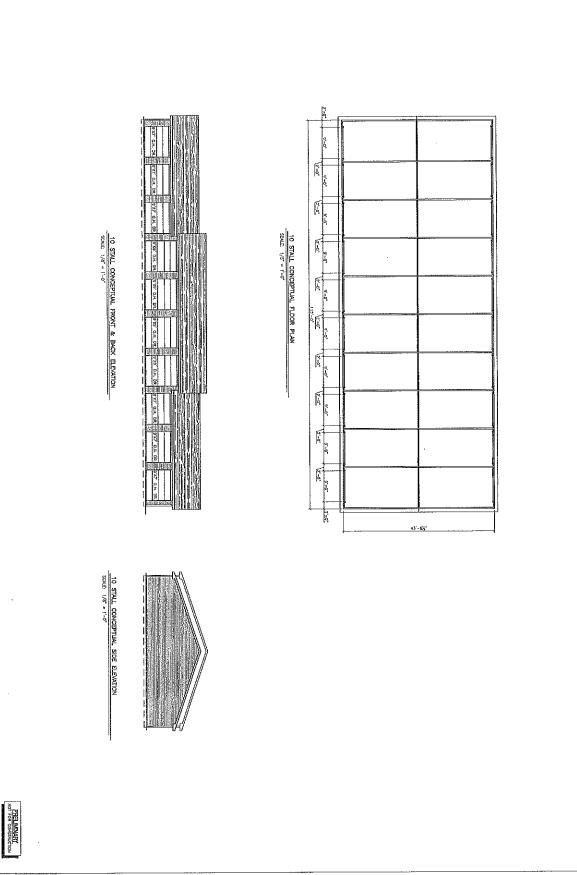












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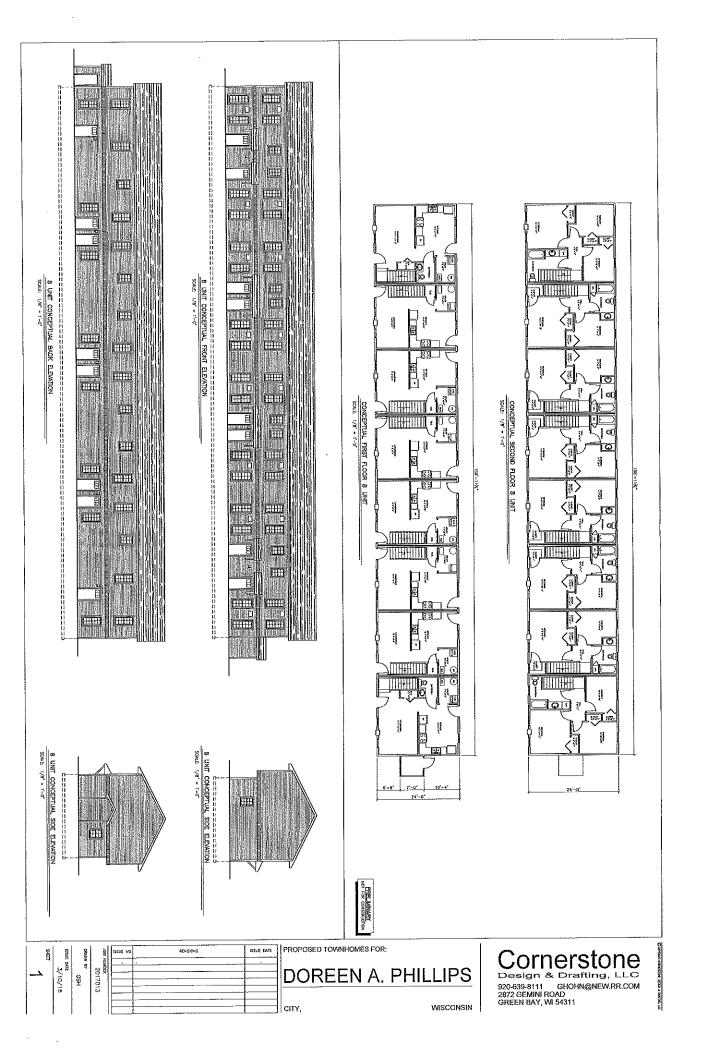
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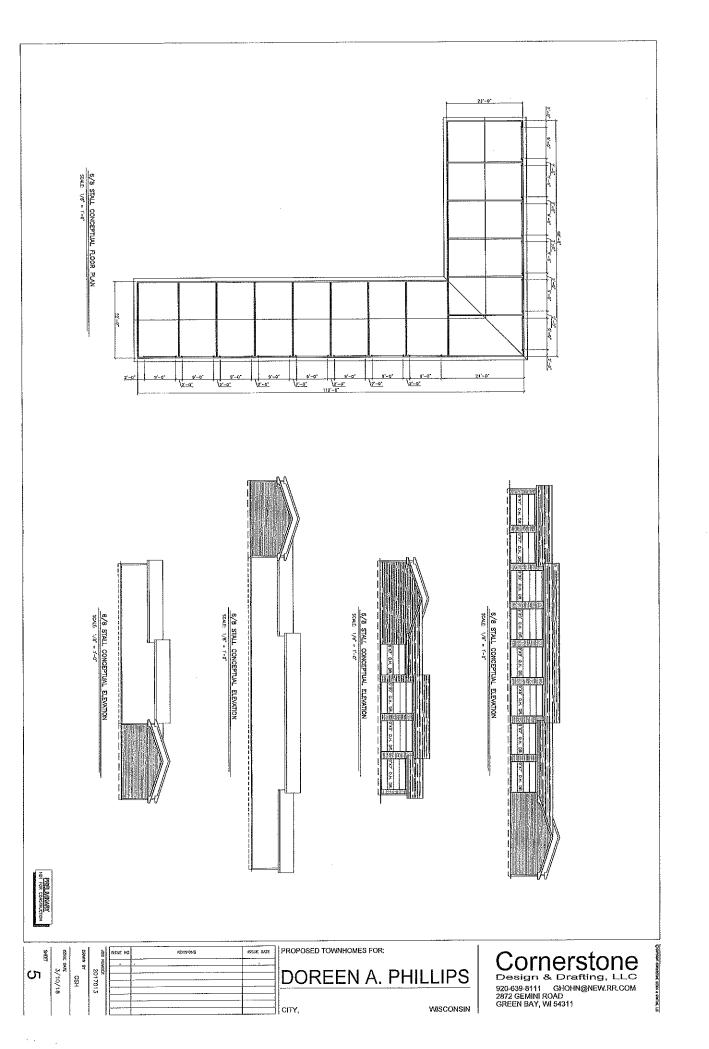
DOREEN A. PHILLIPS

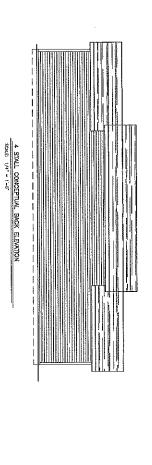
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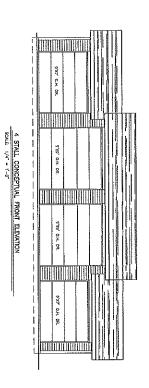
Cornerstone
Design & Drafting, LLC
920-539-811 GHOHN@NEW.RR.COM
2872 GEMINI ROAD
GREEN BAY, WI 54311

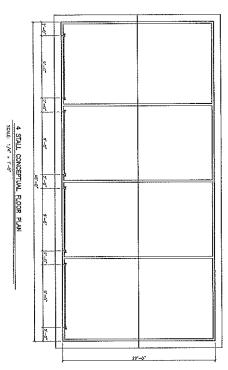
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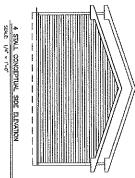














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DOREEN A. PHILLIPS

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Cornerstone
Design & Drafting, LLC
2020-639-8111 GHOHN@NEW.RR.COM
2872 GEMINI ROAD
GREEN BAY, WI 54311

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### STORMWATER MANAGEMENT PLAN AMITY SITE STURGEON BAY March 9, 2018

OWNER:

Phillips Development, LLC

1634 Rustic Oaks Court Green Bay, WI 54301

ENGINEER: Harris & Associates, Inc.

2718 N. Meade Street Appleton, WI 54911 920-733-8377



### TABLE OF CONTENTS

Stormwater Management Narrative

 ${\bf Appendix} \ {\bf A-Stormwater} \ {\bf Calculations}$ 

Appendix B - Winslamm Output

Appendix  $\hat{\mathbf{C}}$  – Operations and Maintenance Manual

### STORMWATER/EROSION CONTROL NARRATIVE

### INTRODUCTION

The Amity property is Lot 6 of the Babel Subdivision located in the southwest ¼ of the northwest ¼, Section 5, T27N, R26E, City of Sturgeon Bay, Door County, Wisconsin.

The site is south of Erie Street, north of Florida Street and east of North 7th Avenue.

The proposed project includes three (3) 8 unit and one (1) 10 unit multi-family buildings with detached garages and parking areas.

### **EXISTING SITE CONDITIONS**

The soils are Kolberg silt loam and Longrie loam.

The existing site has concrete walks. The site slopes from the southeast to the northwest.

### STORMWATER MANAGEMENT

The proposed detention area is located in the northwest corner of the site and discharges to the existing road ditch.

The Hydrocad method is used for the stormwater calculations. Meadow is used as the existing condition for the grass areas.

The developed runoff rates are lower than the existing runoff rates for the 1-year, 2-year, 5-year and 100-year storms. The developed 10 year runoff rate is restricted to the existing 2-year rate.

The wet detention area removes over 80% of the Total Suspended Solids.

See Appendix A for Stormwater Calculations.

See Appendix B for Winslamm Results.

See Appendix C for Operations and Maintenance Manual.

The owner is responsible for the operation and maintenance of the detention area.

### <u>INFILTRATION</u>

The site is exempt from infiltration per bedrock being present within 3-6 feet of the surface.

### **EROSION CONTROL**

Silt fence will be installed at the toe of the slope of the disturbed areas. Erosion matting will be installed at the ditch bottoms and at the slopes steeper than 5:1. The disturbed areas will be seeded and mulched in a timely manner. The Best Management Practices are designed in accordance with The WDNR Technical Standards.

The estimated disturbed area is 3.0 acres.

### CONSTRUCTION SEQUENCE

- a. Install silt fence at the toe of slopes of the disturbed areas
- b. Remove and stockpile topsoil
- c. Construct detention area
- d. Construct buildings
- e. Install gravel
- f. Seed and mulch all disturbed areas
- g. Remove erosion control measures, after stabilization of the disturbed areas

### SUMMARY OF RESULTS

### PEAK RUNOFF RATES

	1 YEAR	2 YEAR	<u>5 YEAR</u>	10 YEAR	100 YEAR
EXISTING DEVELOPED RESTRICTED WATER ELV.	0.86 C.F.S.	1.17 C.F.S.	2.52 C.F.S.	3.63 C.F.S	6.88 C.F.S.
	5.64 C.F.S.	6.56 C.F.S.	9.91 C.F.S.	12.28 C.F.S,	18.90 C.F.S.
	0.36 C.F.S.	0.40 C.F.S.	0.57 C.F.S.	0.99 C.F.S,	4.09 C.F.S.
	EL. 649.90	EL. 650,06	EL. 650.64	EL, 650.95	EL. 651.68

WINSLAMM MODEL: Total Suspended Solids Removal – over 80% of Total Solids removed for new development.

### 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, April 18, 2018 at 6:00 p.m. or shortly thereafter, regarding a petition from Phillips Development, LLC (Doreen Phillips, agent) for a Planned Unit Development (PUD) to be located on parcel no. 281-23-0527260006 in the 700 blocks of Erie Street and Florida Street. The proposed PUD is for a 34-unit multiple-family residential development spread out over four buildings and 36 garage stalls spread out over four garage buildings. 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

## Location Map Public Hearing -Doreen Phillips PUD Request







### STAFF REPORT Combined Preliminary/Final PUD for Ahnapee Trail Apartments 150-unit Apartment Complex

**Proposal:** Duquaine Development, LLP is petitioning for approval of a Planned Unit Development (PUD) to be located on parcel # 281-68-17000301A at the corner of Tacoma Beach Rd and Clay Banks Rd. The project consists of six 16-unit and three 18-unit apartment buildings for a total of 150 units. There will nine 7-stall detached garages and 94 attached garages for a total of 157 garage stalls. The site is 14.08 acres gross, but nets to 12.56 after deducting street right-of-way. The subject lot is zoned Two-Family Residential (R-3). Under this zoning classification, multiple-family development is a conditional use and is limited to 4-units per building. Thus, the PUD is necessary in order to have the 16-unit and 18-unit buildings. The project is intended to be built in three phases.

At the concept review, the Plan Commission approved using the combined preliminary/final review process. This process requires the completion of four items: a public hearing at Plan Commission, Plan Commission review/recommendation to Council, and two separate readings of the PUD ordinance at Common Council. On April 18<sup>th</sup>, a public hearing takes place before the Plan Commission and then at a subsequent meeting the Plan Commission could make 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.

**Existing Conditions:** The subject parcel is vacant land. There is a portion of wetlands along the east side of the property and a low spot in the center also believed to be wetlands. The elevation slopes down towards the west property line approximately 12-16 feet. This property also abuts a property owned by the DNR that contains a portion of the Ahnapee Trail and wetlands. Within 300 feet there are no homes and within 600 feet there are 13 homes.

The adjoining zoning and land uses are:

- North: Residential (R-2) HWY R/W with a church and assisted living facility beyond
- South: Residential (R-3) Recreation trail and vacant land beyond
- East: Residential (R-3) Recreation trail and wooded wetlands beyond
- West: Residential (R-3) Vacant land and SBU well station

Comprehensive Plan: According to future land use map found in the City of Sturgeon Bay's Comprehensive Plan, this area is planned to be single-family residential (low-density) with a small portion on the northwest corner being transitional commercial. The Comprehensive Plan defines the type of single-family residential as an area predominantly comprised of single-family homes at a density of up to 4 units per acre. Transitional Commercial is defined as an area that provides lower density and neighborhood commercial uses or a mixed of uses. Thus, the development proposal is not consistent with the recommended future land use in the Comprehensive Plan. Under Wisconsin law zoning map amendments are required to be consistent with the Comprehensive Plan. If the proposed apartments are supported by the Plan Commission and Council, an amendment to the Future Land Use Map of the Comp Plan should be commenced to comply with the required consistency.

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

Building Layout: There will be six apartment buildings facing the street right-of-way while the rest are located on the interior of the property. The detached garages are stationed on the

interior of the parking facilities and the attached garages on the back side of the buildings. There are groupings of buildings, five in the north part and four in the south part. The two halves are connected by a pedestrian path but not by vehicular driveway. The site plan does not correctly show the building length. The buildings are longer than on the site plan. To address this, the developer has indicated he could either shorten the middle building along the northern portion of Clay Banks Road by eliminating a couple of units or could potentially eliminate one building altogether.

<u>Driveway Access</u>: There will be three entrances installed including one off of Tacoma Beach Rd, and two off of Clay Banks Rd. One access point will be installed at each phase of construction. The first two phases of construction will have interconnected park facilities with access from Clay Banks Rd, and Tacoma Beach Rd. The third phase of construction, located at the south end of Clay Banks Rd, and will have only one access point.

<u>Density</u>: The zoning code allows a maximum density of 12.4 (units/acre). The density with 150 units is 11.9 (units/acre), which is within regulation. The proposed density is similar to but slightly denser than other nearby apartment projects – Orchard Estates (10.3) and Oxford Ave Apartments (11.3).

<u>Building Design</u>: The buildings are nearly identical in footprint and exterior. These are two story buildings with attached garages. The garages are constructed under the second floor so they do not stick out. The proposed buildings are approximately 28 feet in height with approx. 8700-9100/sqft footprint. These buildings will have pitched roofs with a combination of dormers over the balconies. There will be a variety of materials used on the exterior to break up the long building design. There will be a mix of 1-3-bedroom units that will be served by a single common entrance. The larger units on the ends of the first floor will have separate entrances through the garage. The lower units will each have their own patio entrance and the upper units will have balconies. Each unit will be entirely on either the first or second floor.

<u>Mix of Units</u>: The proposed apartments will consist of (72) 1-bedroom units, (72) 2-bedroom units and (6) 3-bedroom units. If need dictates, the developer is able to adapt the floor plan to change the mix of units. The 18-unit buildings will have 6 units on the first floor and 12 units on the second floor. The 16-unit building will have 5-6 units on the first floor and 10-11 units on the second floor depending on the mix. There also is a 14-unit option with (12) 2-bedroom units and two 3-bedroom units.

<u>Parking</u>: There are 157 garage stalls and 167 surface parking spaces for a total is 324 parking spaces. Zoning code requires 246 stalls so this requirement is met. The design requirements are met regarding the stall dimensions, drainage, and surfacing, but to comply with the landscape requirements the developer must have install canopy trees (1 tree/6 stalls) within 10 feet the parking areas.

<u>Pedestrian Access</u>: Pedestrian movement to and from the site can be provided by the Ahnapee Trail which runs alongside the project. The developer intends to provide pedestrian connections from the development to the Ahnapee Trail. Sidewalks are not proposed for the abutting streets, which have rural profiles with ditches. It might be difficult to have sidewalks on these streets unless they are upgraded to urban cross sections because of steep grades.

<u>Traffic</u>: A traffic impact analysis has not been completed for the project. The Wisconsin DOT did a corridor study in 2010 that included the intersection of County Highway U with the state highway. The study factored in future growth and 35% increase in future traffic. The only

upgrade proposed by the DOT is the addition of a right-turn lane for northbound traffic on County Highway U. The City Engineer has not required the developer to complete a traffic impact analysis, but would like to see the improvement made. There have been concerns from the property owners that the intersection of C.T.H U/HWY 42/57 is dangerous and the traffic from the new development project will exacerbate the situation. An option supported by staff is to require the developer to install the right-turn lane at that intersection at his expense in lieu of conducting the TIA. The estimated cost of installing the additional lane would be \$5,000 - \$7,500, which is likely similar to the cost of the TIA. The developer has agreed to this option. Otherwise, the City can require the TIA to be completed if there is a need for additional information.

<u>Utilities</u>: Sturgeon Bay Utilities will require the installation of four power poles to loop the service and will also need a 12-foot easement following the route. Sanitary sewer will be privately owned extending off the east property line. Water services will be extended off the north property line from the existing watermain. There are no foreseen issues with adding this development to the existing services. This development contains one garbage pickup station located within the first development phase.

Storm-water Management: This project has a proposed impervious surface ratio of about 27.6%, which is well within regulation. The developer is proposing the construction of a detention pond in the northeast portion of the property. Drainage from the buildings and parking areas is collected into a storm sewer system and piped to the pond. The pond is intended to reduce sediments and the rate of water leaving the site. The stormwater management plan will still need a full review and approval from the city engineer.

Landscaping: The developer is meeting the required street trees along the right-of-way lines for both Clay Banks Road and Tacoma Beach Rd. They are proposing to install Maple, Honey Locust, and Linden trees. There are also Pine, Spruce, and Juniper trees throughout the site. As required by the zoning code, the developer is required to install trees around the parking areas equaling one tree per 6 surface parking stalls. This will have to be revised to show the additional tree needed. There are no additional landscaping requirements, but a heavy emphasis is put on the visual creativity with the site plan by the Aesthetic Design and Site Plan Review Board review guidelines. The developer will be installing a variety of plants and shrubs on the non-parking lot sides of the buildings including Spirea, Weigela, Ninebark, and Juniper.

Recreation facilities: The developer has chosen to use the Ahnapee Trail as one of the site amenities by including an internal crushed limestone trail which will connect to Ahnapee Trail on the south and east property line. The trail will also extend from the second phase to the third phase of development (around the low spot). A gazebo will be installed on the northeast corner of the detention pond and a play area installed north of the third phase of development.

<u>Lighting</u>: As shown in the electrical plans, wall-pack LED lighting will be placed around all the apartment buildings and detached garages. The style and position of these lights are typically preferred by the Aesthetic Design and Site Plan Review Board. See the packet for more location and specifications.

Signage: No signage plans have been submitted.

<u>Construction Schedule</u>: There are three phases of construction proposed for this development. Phase one includes the three buildings to the north, which will be constructed in summer of 2018. Phase two includes the two buildings just south of phase one and will be constructed in

2019. The four buildings on the south end will be installed in 2020. The project is expected to be completed in 2021.

<u>Miscellaneous</u>: Besides the Comprehensive Plan consistency issue, there are also some addition items that need to be resolved:

- A formal wetland delineation will need to be completed before the site plan can be approved. The current site plan is based upon estimated wetlands. The developer has committed to complete the delineation but must wait for the growing season to start per DNR regulations. If the wetlands are significantly different, the site plan may have to be altered.
- Prior to disturbing the ground, the site will need an archeological review because it is located in a general area that could have archeological sites. Randy Dickson from Midwest Archeological Services has been commissioned by the developer to perform that service.

PUD Review Criteria: The Plan Commission and the Council must consider the following:

- Project compatibility with the Comprehensive Plan.
- Land use compatibility both internally and surround uses.
- Enhancement to the community and creative approaches to development.
- Preservation and conservation of environmentally sensitive areas.
- Open space and recreation needs for future residents.
- Are public works, utilities, fire department, police department needs met?
- Are safe transportation and pedestrian facilities provided?
- Economic practicality
- Any variations from the normal zoning requirements justified by the overall conformance to the purposes and intent of the zoning code

It is noted that for this PUD no deviations from the typical zoning rules are requested, except for allowing the buildings to more than the 4 units allowed in R-3. The PUD is also required due to the project having more than 25 units total.

**Aesthetic Design & Site Plan Review Board:** The project will require the review and approval of the design review board. That review body has authority to require changes or conditions relating to the external features of the development.

**Fiscal Impact:** The project is expected to generate more than \$75,000 in annual property taxes to the City at full build out. In addition, the park and playground fees of \$45,000 would be collected. Since no new streets or public infrastructure is proposed, the impact on city services is not expected to be significant.

**Public Comments:** At the time of agenda preparation, the City had allowed received a number of public comments. In addition, the developer hosted a neighborhood meeting for Tacoma Beach Road residents at which a number of concerns were aired. There are two concerns that have resonated most. The traffic impact was one, especially at the highway intersection. This concern is discussed earlier in this report.

The second is the density and building volume of the project compared to the typical 4-unit buildings that are currently allowed in the R-3 district. The larger buildings do provide for greater density and staff estimate that likely about 80 units or so (20 buildings) could be reasonably accommodated if 4-unit buildings were developed. But the larger buildings do allow for greater

massing such that the total amount of "building wall" along the street could be less under the proposed plan. The current proposal also has the advantage of eliminating driveways compared to typical 4-unti or duplex development. But it has more residents per acre which is good for compact development and potentially bad for neighborhood impacts.

**Recommendation:** Staff is supportive of the development plan but there are some items to address with this development. The Plan Commission has the ability to make its recommendation after the public hearing if all members are ready to act. Otherwise, it can hold the item to the next meeting and can ask for additional information or revisions, if necessary. For this project it would be beneficial to have an updated site plan and confirmation of the wetland boundary prior to final action.

If the Commission elects to make its recommendation, staff recommends approval of the PUD, but subject to the following conditions:

- 1. Amending the Future Land Use Map of the Comprehensive Plan to change this parcel Mixed residential (or other similar designation).
- 2. Approval of the Aesthetic Design and Site Plan Review Board.
- 3. Compliance with the parking lot landscaping requirements.
- 4. Final approval of the City Engineer for the stormwater management plan.
- 5. Installation or payment for the cost of installation of the right-turn lane on Clay Banks Road (County Highway U) at the highway.
- 6. Reducing the scope of the project to not more than 134 units and not more than 8 buildings.

In addition, due to the high number of units, it would make sense to consider each phase separately rather than consider the entire project at once. This provides a chance to make sure the development is progressing smoothly and verify the market for the units, with an opportunity for the developer to make adjustments as needed. Therefore, staff recommends granting approval for the first three buildings, with future phases to come back to the Plan Commission.

Prepared by:	Christopher Sullivan-Robinson	4/13/18 Date
	City Planner/ZA	
Prepared by:	Wash Olein	4/13/18
	Marty Olejniczak  Community Devel. Director	Dáte /
	Community Devel. Director	
Reviewed by:		
rtovioviou by.	Chad Shefchik	Date
	City Engineer	,
Reviewed by:	1/1/1/0=	4/13/18
rtoriowou by.	Josh VanLieshout	Date /
	City Administrator	

### CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received:	3/27/18	
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Received By:	CHRIS	Sign des
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Application For: Conceptual Preliminary Final Combined Preliminary/Final X Note: There are different requirements for each of the above processes. A separate application is required for each.					
NAME OF PROPOSED PLANNED UNIT DEVELOPMENT: Ahnapee Tail Apartments					
	APPLICANT/AGENT	LEGAL PROPERTY OWNER			
Name	Steve Bieda	Robert A Goetz			
Company	Mau and Associates, LLP				
Street Address	400 Security Blvd	W16699 Lake Rd			
City/State/Zip	Green Bay, WI 54313	Birnamwood, WI 54414			
Daytime Telephone No.	920.434.9670				
Fax No.	none				
Location if not assigned a common address: Banks Rd / CTH "U"  TAX PARCEL NUMBER(s): 2816817000301A  AREA OF SUBJECT PROPERTY AND NO. OF LOTS: 14.08 Acres Lot 1 of 12CSM279					
CURRENT ZONING CLASSIFICATION: Residential 3 (R-3)					
CURRENT USE AND IMPROVEMENTS: Vacant property					
COMPREHENSIVE PLAN	DESIGNATION OF SUBJECT PROPERTY:	Transitional commercial (corner) and single family residential			
WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes No_X _ Explain:This proposal for PUD would be for allowance of the construction of 18 unit multi-family buildings with associated garages and amenities.					

PLEAS	E IDENTIFY SPECIFIC PROPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A
PARTIC	CIJLAR LOT, LOCATION, BUILDING, ETC. sh to construct 18 unit multi-family buildings with attached garages. Six of the eighteen units will have a detached
We wi	sh to construct 18 unit multi-family buildings with attached gareges. Six of the eighteen units will have a detached
gareg	39,
-	
ni inde	ENT LISE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:
vorne North:	
South-	R-3 zoned - vacant property
East:	DNR owned public trail
West:	Sturgeon Bay Utilities Building (North 200') R-3 Zoneri - Vacant land (south RIII') R-3
******	
CONTRACT	REHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:
Marike	Community property - payed trail
South:	
East:	DNR owned public trail
West;	Low density residential
IB ANY	VARIANCE FROM COMPREHENSIVE PLAN, SUBDIVISION ORDINANCE, OR ZONING ORDINANCE
	REQUESTED? If yes, describe:
	No
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ituon a /2" X 1 wnerely	IF YES, EXPLAIN:  None aware of  In 11" X 17" detailed elle plan (if site plan is larger than 8-1/2" x 11", also include 20 copies folded to 8- 11"), full legal description (preferably on disk), location map with elle boundaries marked, proof or hip, and Agreement for Reintbursement of expenses. Site or plot plan shall include dimensions or y, structures, building elevations, proposed sky improvements, signature of person who drew plan, etc.
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itaoh a /2" X 1 wnerel roperty // Political	IF YES, EXPLAIN:    None aware of
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Altach a /2" X 1 /2" X	IF YES, EXPLAIN: None aware of  In 11" X 17" detailed site pian (if site pian is larger than 8-1/2" x 11", also include 20 copies folded to 8 11"), full legal description (preferably on disk), location map with site boundaries marked, proof on hip, and Agreement for Reintbursement of expenses. Site or plot pian shall include dimensions of tructures, building elevations, propositive improvements, signature of person who drew pian, etc.    RENOT (70 E) 7   Signature   Signature   Date     Signature   Date   Date     Date   Date     Date   Date   Date     Date   Date   Date     Date   Date   Date     Date   Date   Date     Date   Date   Date     Date   Date   Date     Date   Date   Date     Date   Date   Date     Date   Date   Date     Date   Date   Date     Date   Date   Date     Date   Date   Date     Date   Date   Date     Date   Date   Date
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PROPERTY X 1 Wineral Property Property Steven	IF YES, EXPLAIN: None aware of  an 11" X 17" detailed alle plan (if site plan is larger than 8-1/2" x 11", also include 20 copies folded to 8 11"), full legal description (preferably on disk), location map with alle hounderies marked, proof of hip, and Agreement for Reimbursement of expenses. Sife or plot plan shall include dimensions of structures, hullding elevations, proposed side improvements, signature of person who drew plan, etc.  3-28-2  10 Field  11 Signature  Date  Signature  Date  Leve Sie de have attended a review meeting with at least one member of staff
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PROPERTY NOTE OF THE PROPERTY POLICE OF THE POLICE OF THE POLICE OF THE PROPERTY POLICE OF	IF YES, EXPLAIN:    None aware of

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# Preliminary / Final Planned Unit Development Site Plan Ahnapee Trail Apartments

City of Sturgeon Bay

Project Information

Owner(s); Robert A Goetz

Project Address: SE Corner Clay Banks (CTH U) and Tacoma Beach

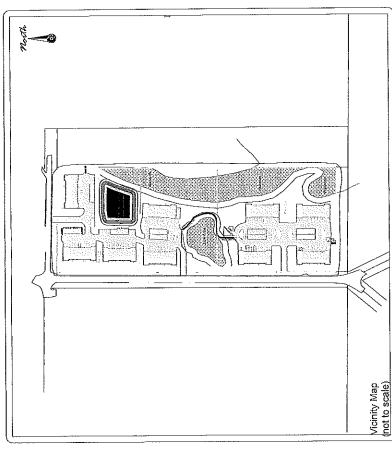
Contact Information

Robert A Gootz W16699 Lake Rd Bimamwood, WI 5414

(3) 18 Unit Apartment Bulldings (6) 16 Unit Apartment Bulldings

Ahnapee Trail Apartments

Project Name:



3-5 19 Unit 12 One Beatoom 6 Two Bodroom Design 6 16 Link Ld on Bedroom 12 Two Bedroom Dodign 9-11 16 Unit Three Bedroom 12 Two Bedroom Design 12-41 14 Unit Three Bedroom Design Alternative Engineening Pains Title Sheet

Mau and Associates Contact David Melster, PE 400 Security Blvd Green Bay, WI 94313 (920) 494-9670

Three Buildings 18 Units (6) Two Bedroom Units (12) One Bedroom Units

Avea of Entire Parcel: 14.08 acras
Latud Lose, Pannen Mulit-Family, Residential Development.
Planned Units: 150
Density: 147. Natis! acre
Greenspace / Rocretifional Space: 175.4%
Trailis: App. 410 feet.
Applied to Accordate 8.5%
Applied to Accordate 8.

Three Buildings 16 Units (4) One Bedroom Units (12) Two Bedroom Units

Three Buildings 16 Units (3 Bedroom Largest)
(8) One Bedroom Units
(5) Two Bedroom Units
(2) Three Bedrooms Units

Alternative footprint option for 3 bedroom units includes (12) Two Bed. (2) Three Bed

## Mau & Associates

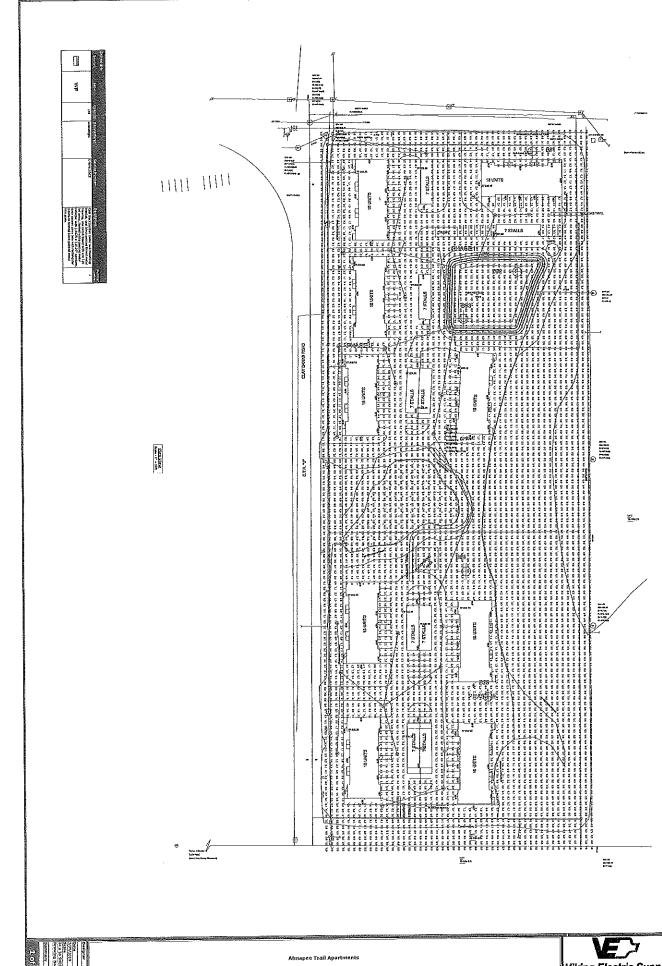
Management: Duquaine Dovelopment to own, operate, and maintain grounds and residental operations

Project Schedule:
Phase I Construction Summer 2018
Phase II Construction to begin 2019
Phase II Construction to begin 2020
Full projected project completion 2021

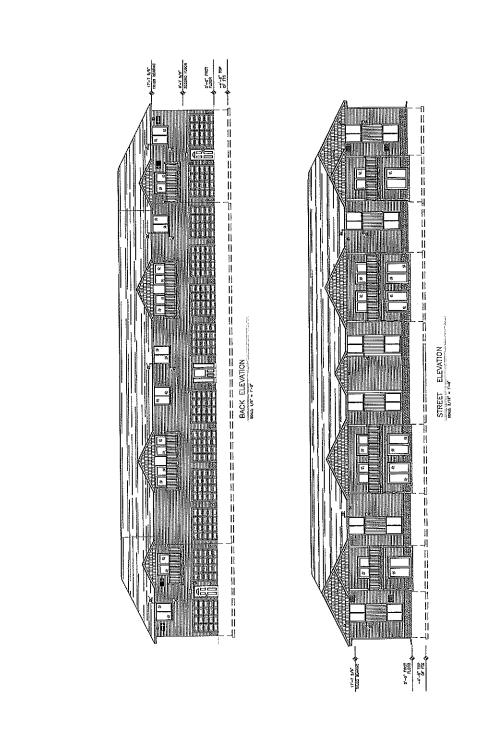
LOCATION

LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING Phone: 920-434-9670 Fax: 920-434-9672

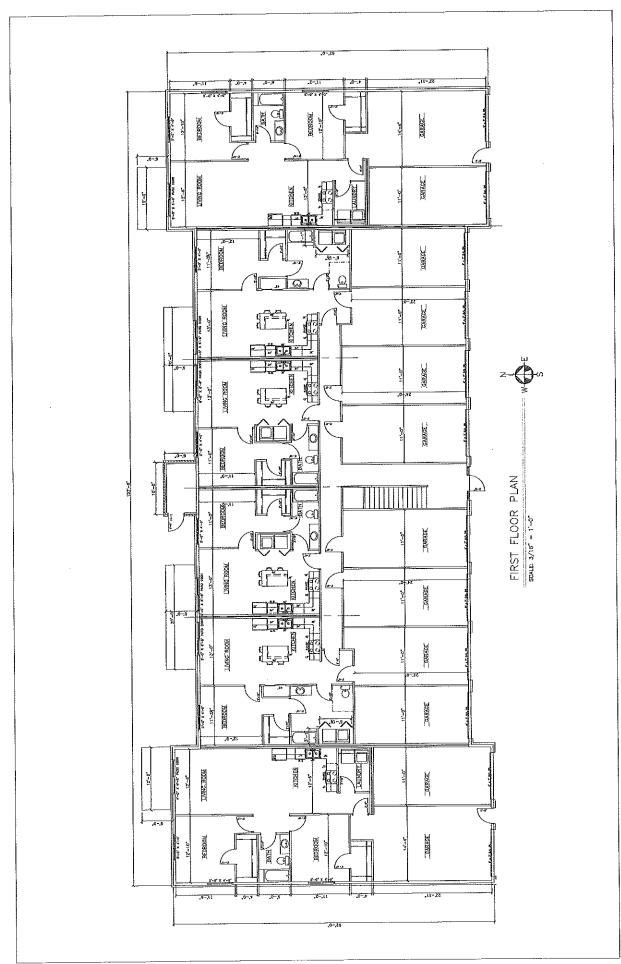
### Ahnapee Trail Apartments Red Prince Weigela Sovin Juniper 學學學 等操业 并来 米縣 Goldmound Spiria Nine Bark ð 0 18 UNITS 18 UNITS 2 Story Footprint 7 STALLS 美麗〇美麗 PHASE I (5) Θ. \* 18 UNITS Broadmoor Juniper Ð ð 0 ox 🚯 PHASE II Spired Wellands 18 UNITS 200 0 \* OFFICE **∝**(#) a Ð Θ Low Area 神樂學樂 學歌學樂 粉碎 粉璃 Residential Building Planting Schedule 16-18 unit bldg. Site 5 54 Caldiforna Soirea ca Red Prince Weigela 2'-3' Tell Blobio Ninebark Gold Nound Spirea Broodmoor Juniper 54 81 54 3' Tel 12"--18" Tell 15'-18" 0 ◆ Savin Juniper Wellands PHASE N 0 8 Site Planting Schedule 45**5** 18 UNITS Skyline Honeyfocust 0 2"+ cd. 2"+ cd. 6" Tel Autumn Bloze Mople Little Leaf Linden Wetlands 6 (± Black Hills Saruce Sovin Juniper Θ Mau & Associates, LLP LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING Phone: 920-434-9970 Websile: www.mai-associates.com 400 Security Blvd, Green Bay, WI 54313 Landcape Plan **Duquaine Development** SCALE I"=50' Ahnapee Trail Apartments Keith Duquaine



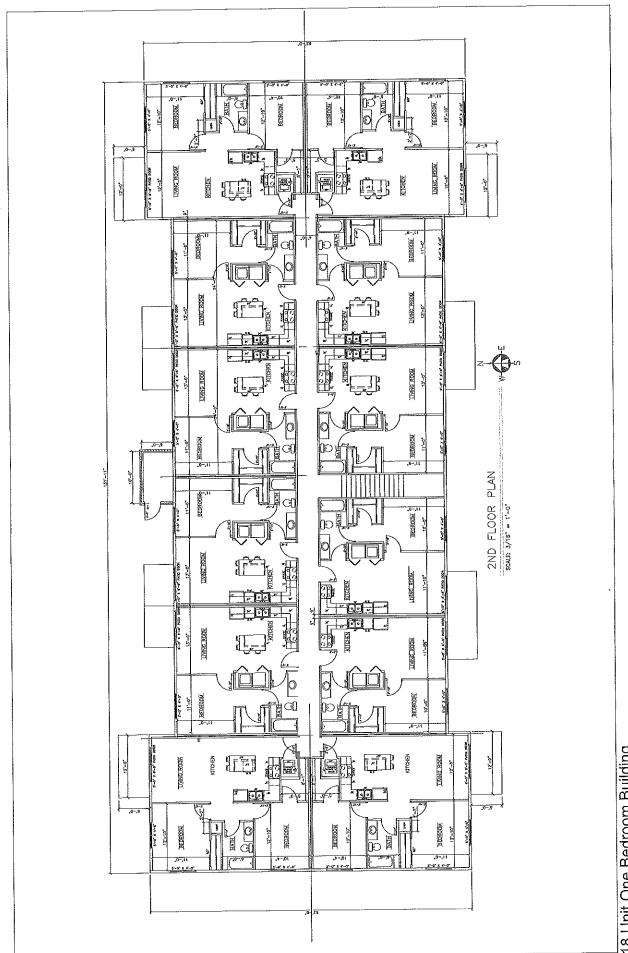
Viking Electric Supply



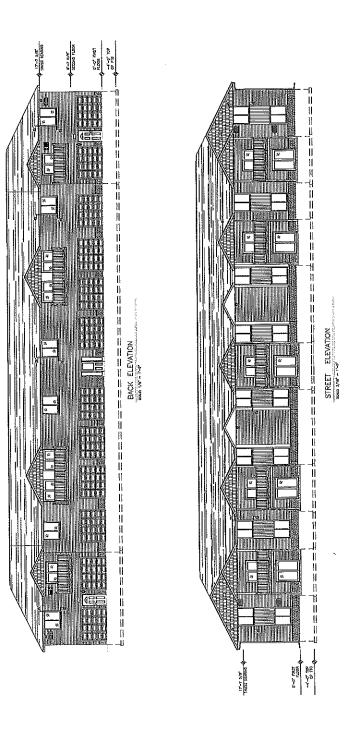
18 Unit One Bedroom Building



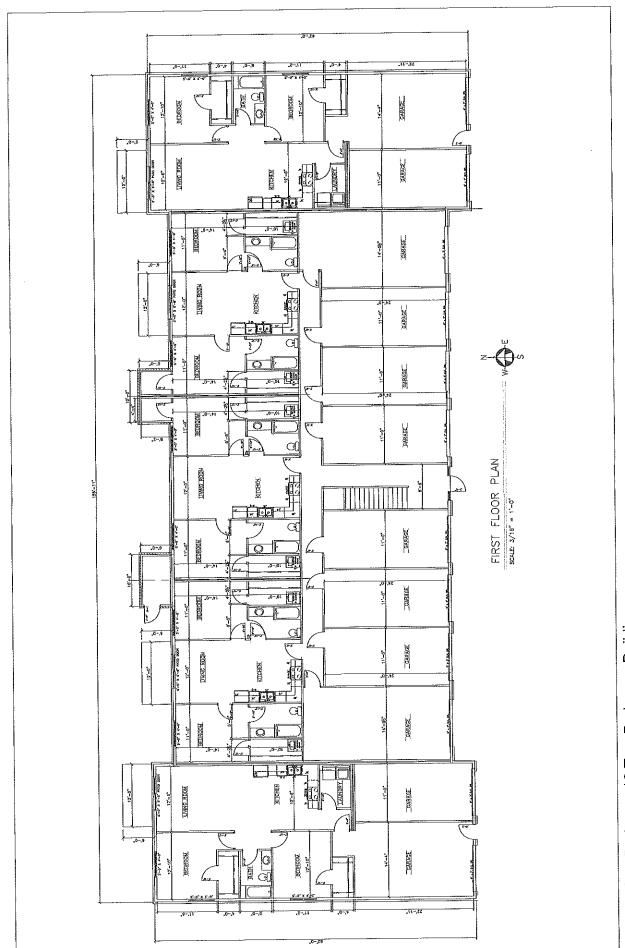
18 Unit One Bedroom Building



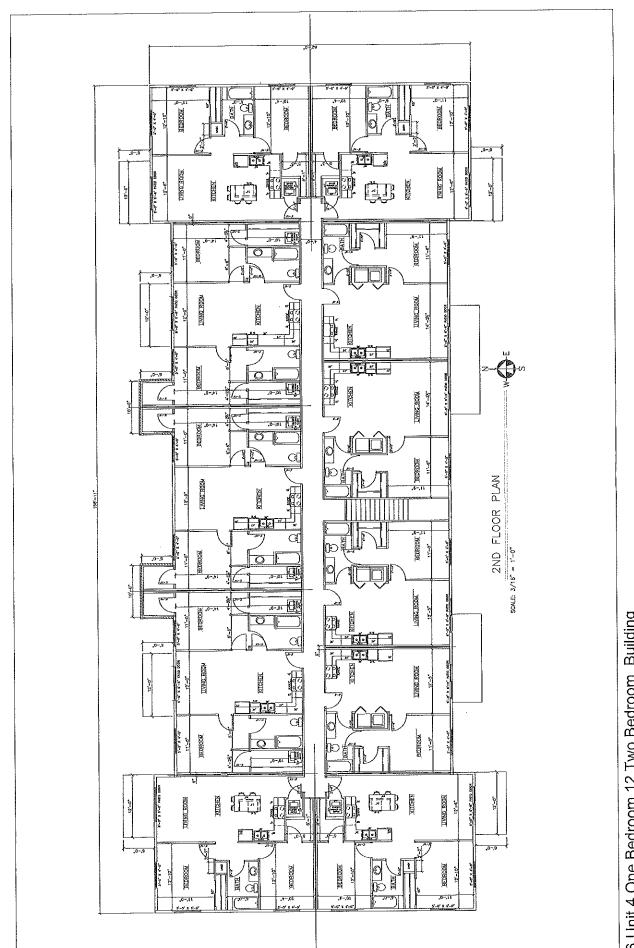
18 Unit One Bedroom Building



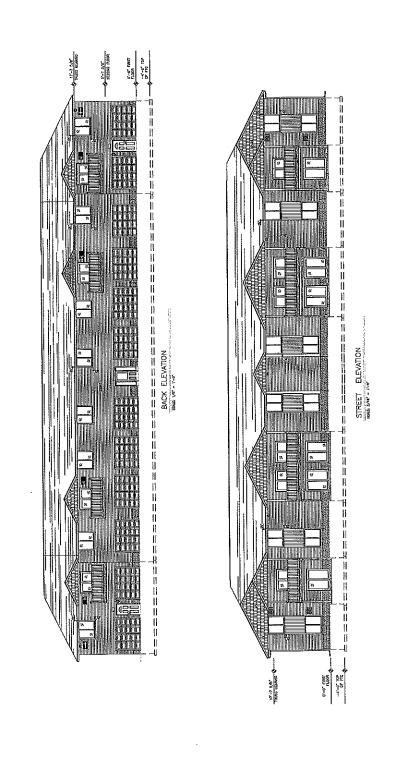
16 Unit 4 One Bedroom 12 Two Bedroom Building



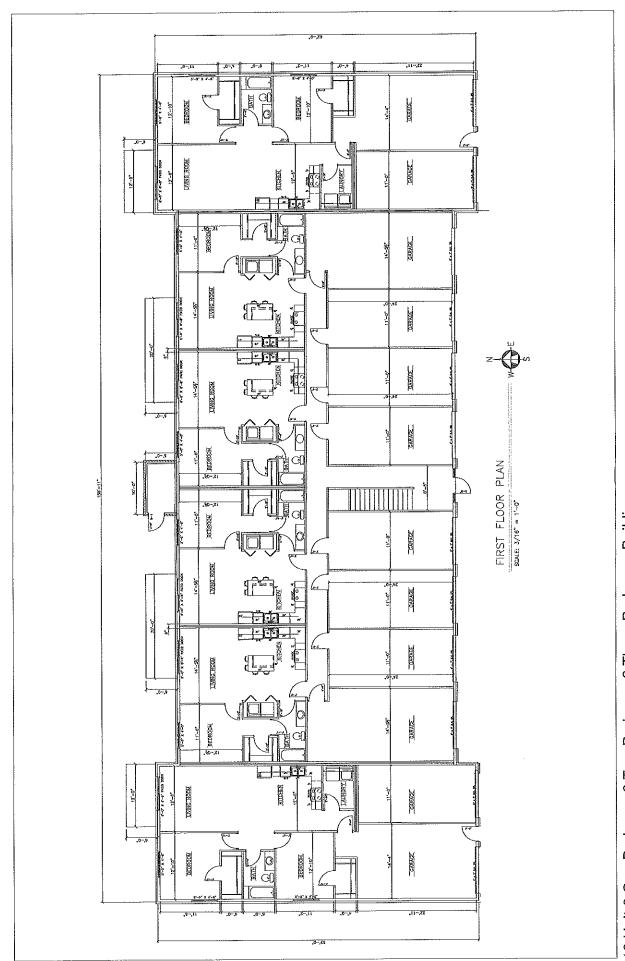
16 Unit 4 One Bedroom 12 Two Bedroom Building



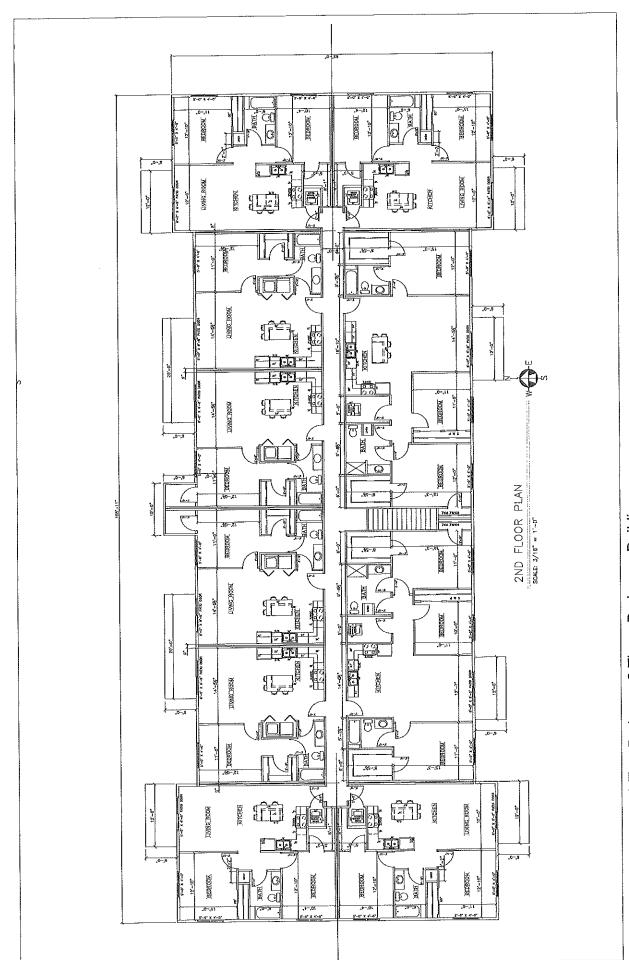
16 Unit 4 One Bedroom 12 Two Bedroom Building



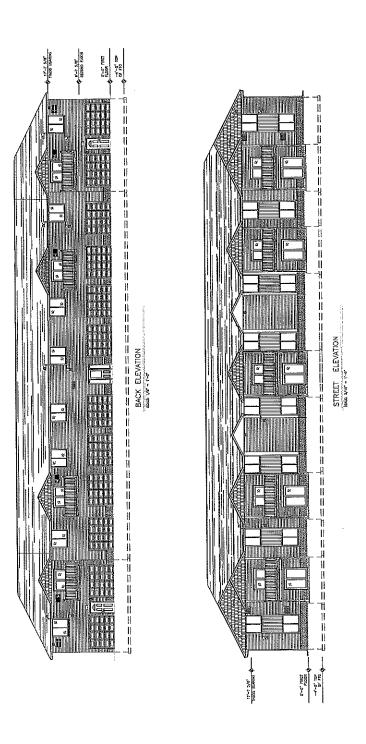
16 Unit 8 One Bedroom 6 Two Bedroom 2 Three Bedroom Building



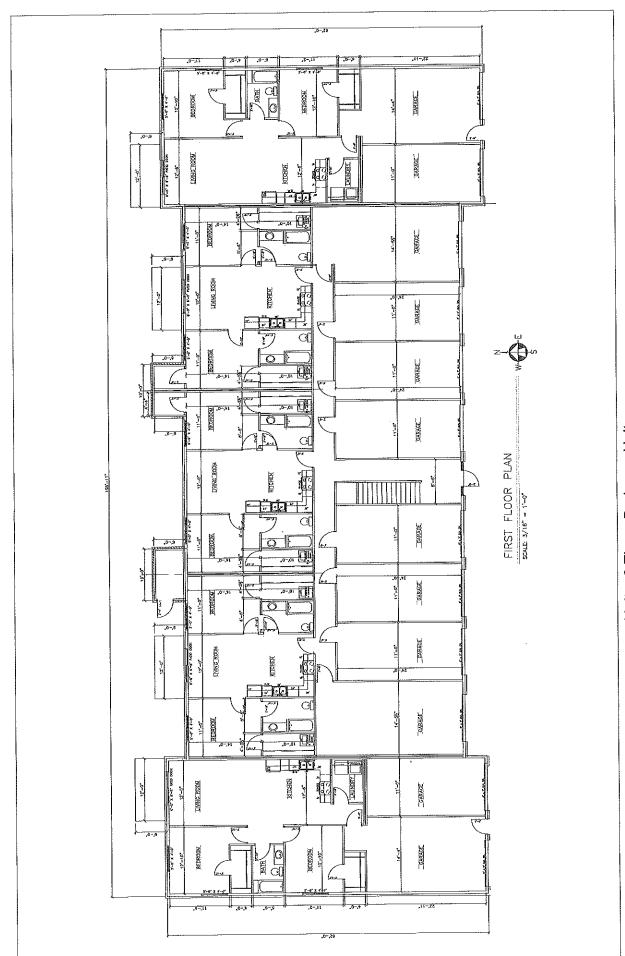
16 Unit 8 One Bedroom 6 Two Bedroom 2 Three Bedroom Building



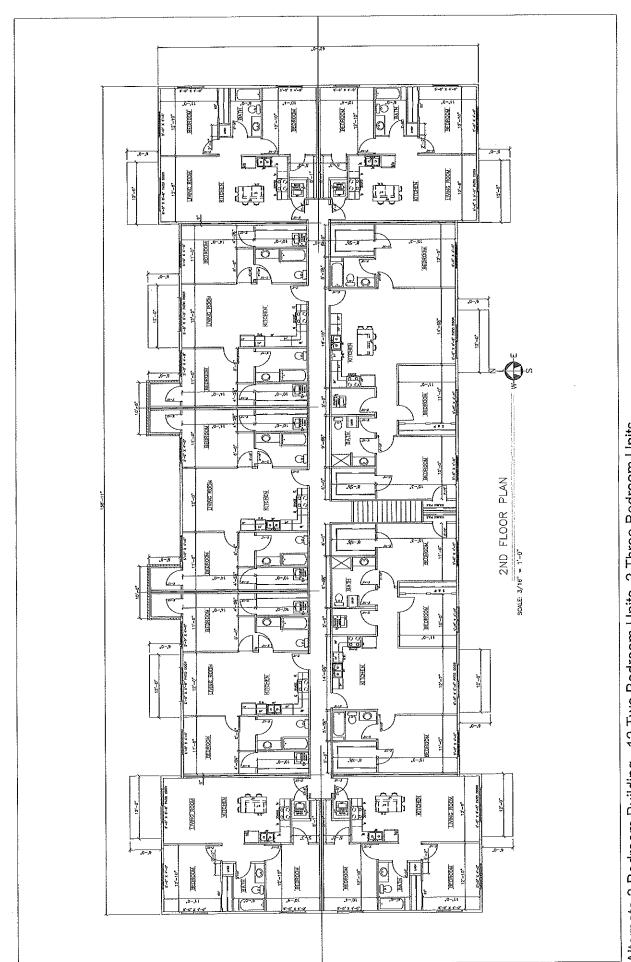
16 Unit 8 One Bedroom 6 Two Bedroom 2 Three Bedroom Building



Alternate 3 Bedroom Building 12 Two Bedroom Units 2 Three Bedroom Units



Alternate 3 Bedroom Building 12 Two Bedroom Units 2 Three Bedroom Units



Alternate 3 Bedroom Building 12 Two Bedroom Units 2 Three Bedroom Units

## AHNAPEE TRAIL APARTMENTS ENGINEERING PLANS

CITY OF STURGEON BAY, WI



CITY OF STURGEON BAY DOOR COUNTY, WISCONSIN

SHETTINDER, CIÓ TITLE SHEET COS OTELLACUP PLAN COSTO ENCOSTON CONTROL PLAN CALO RESURGO PLAN CALO RESURGO PLAN CALO MYTER SA DETAILS 101 MYTER SURPEY

PROJECT LOCATION: SOUTHEAST CORNER OF CLAY BANKS RD. & TACOMA BEACH RD.

PARCEL NUMBER(S): 281-68-17000301A EGAL DESCRIPTION

9 - 18 - UNIT APARTMENTS BUILDINGS WITH ATTACHED AND DETACHED GARAGES AND ALSO EXTERIOR PARKING. STORMWATER MANAGEMENT FACILITY.

MULTIFAMILY APARTMENT SITE

PROJECT DESCRIPTION:

PROJECT INFORMATION

OWNER(S): DUQUAINE DEVELOPMENT



Vicinity Map (not to scale)

ALL OF LOT 1, VOLUME 12, CERTIPIED SURVEY MAPS, PAGE 279, MAP NO, 2078, DOOR COUNTY RECORDS, BEING IN PART OF THE SOUTHWEST 14 OF THE SURGHEST 14, OF THE STURGHEST 14, SECTION 97, TZNA-2365, OITY OF STURGEON BAY, DOOR COUNTY, WISCOMSIN

CONTACT INFORMATION

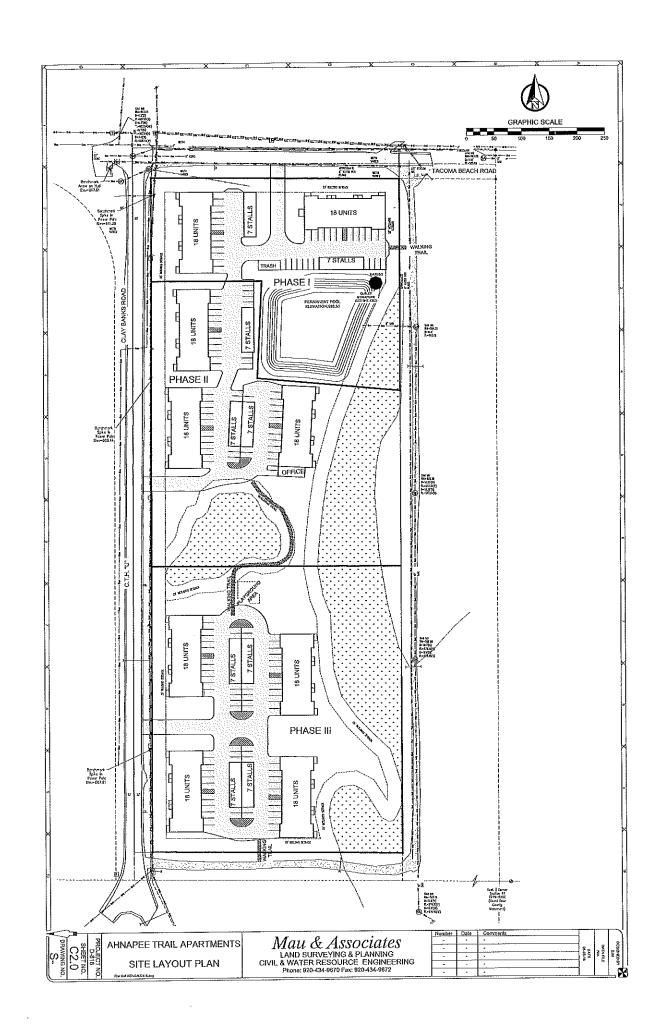
OWNER(S); DUGUJAINE DEVELOPMENT ATTM; KEITH DUGUJAINE 1927 LAKESIDE PLACE GREEN BAY, WI 54902 PH; 920-371-1873

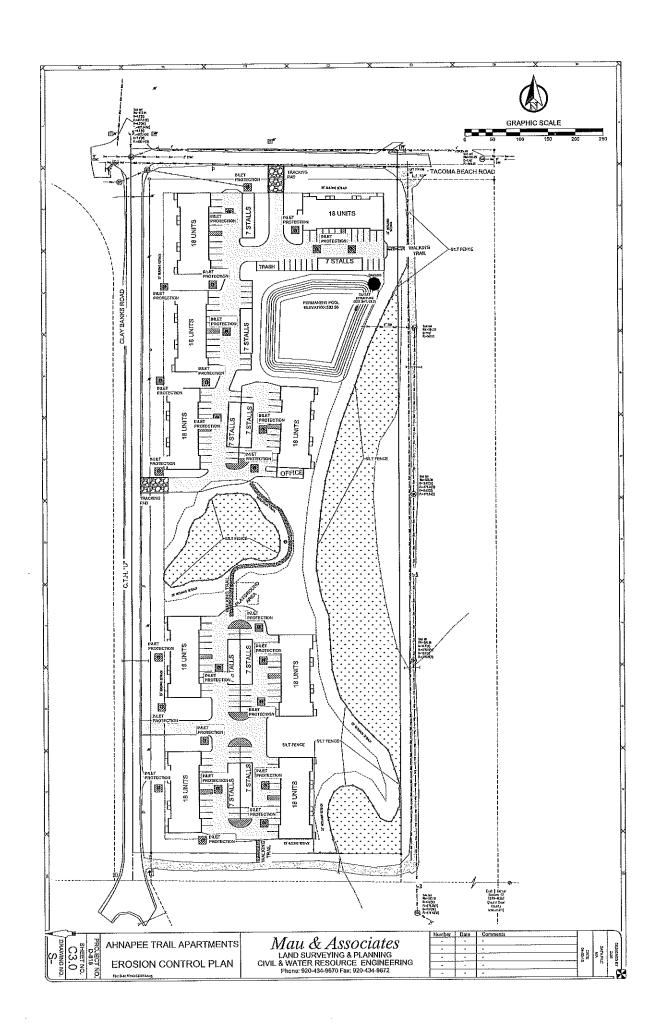
MAU & ASSOCIATES, ILP ATTN; DAVID J, MEISTER, P.E. PH; 592-43-4870 400 SECURITY BLVD, GREEN BAY, WI 54313

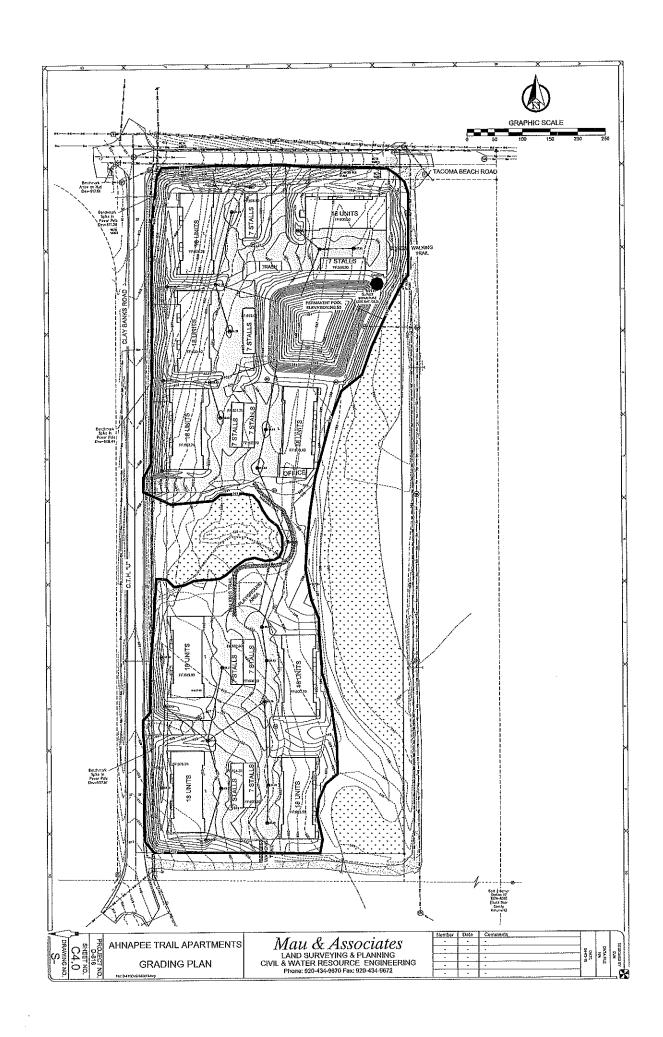
LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING Mau & Associates

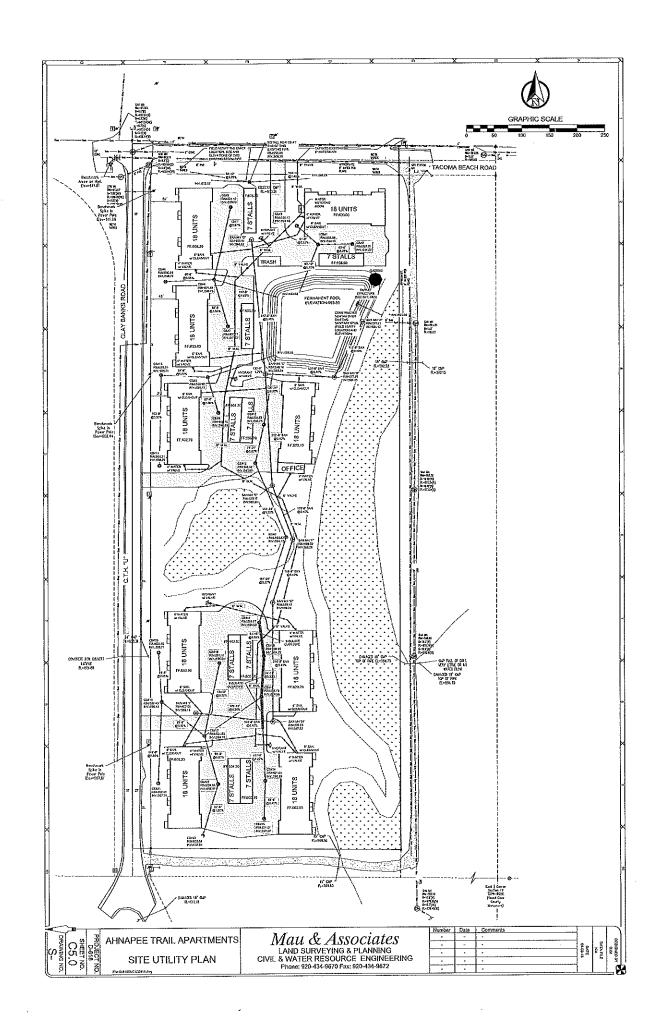
Phone: 920-434-9670 Fax: 920-434-9672

PROJECT NO. D-818 SHEET NO. C1.0 GRAWING NO. S-









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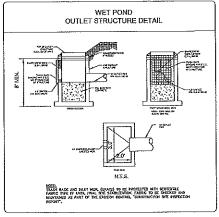
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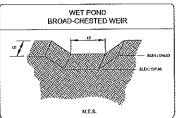
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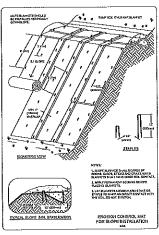
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AND AN ASSESSMENT OF ERDOSCH AND SECRET CONTROL (MACHINAME ACTIVITIES).

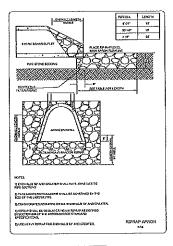
THE CONTRACTOR SIGNLY FROMPTLY FURNISH THE ORIGINAL WEBSILY INSPECTION REPORTS TO THE OWIGHT, OWNER'S REPRESSIONATE, OR WISCONSIN DEPARTMENT OF INATURAL RESOURCES WHEN REQUESTED, THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED BESSION & SECONDIST CONTROL PLAN, PARAITS, AND WEBSILY RESPECTION REPORTS OF AFTER AT ALL THREE.

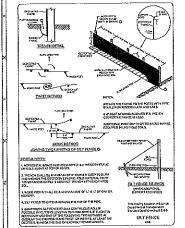
ALL WASTE FROM THE CONSTRUCTION SITE SHALL BE PROPERLY DEPOSED OF AND NOT BE ALLOWED TO ENTER THE STORM SERVER SYSTEM, DRIPPLAGE SYSTEM, OR OTHER ERONDOMENTALLY SENSITIVE AREAS LOCATED WHITE IT HE CONSTRUCTION SITE, INCLUDING AUGUSTED GREEK.

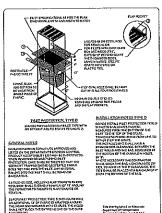




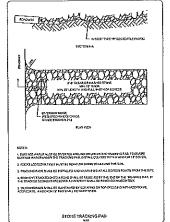








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PROJECT NO. D-818
SHEET NO. C6.0
DRAWING NO. S-

AHNAPEE TRAIL APARTMENTS

**NOTE & DETAILS** 

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

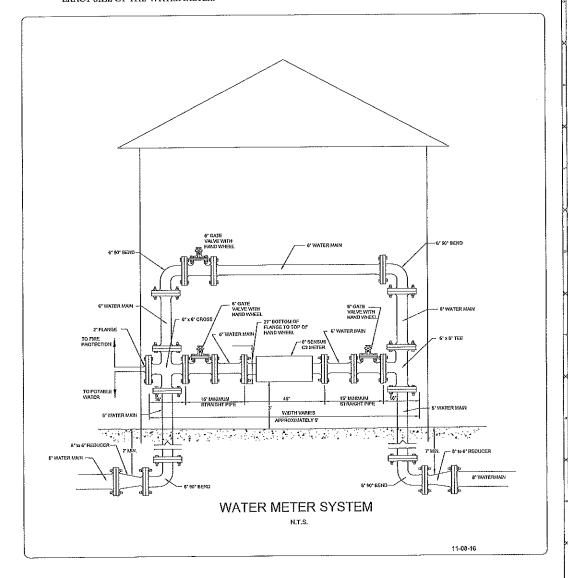
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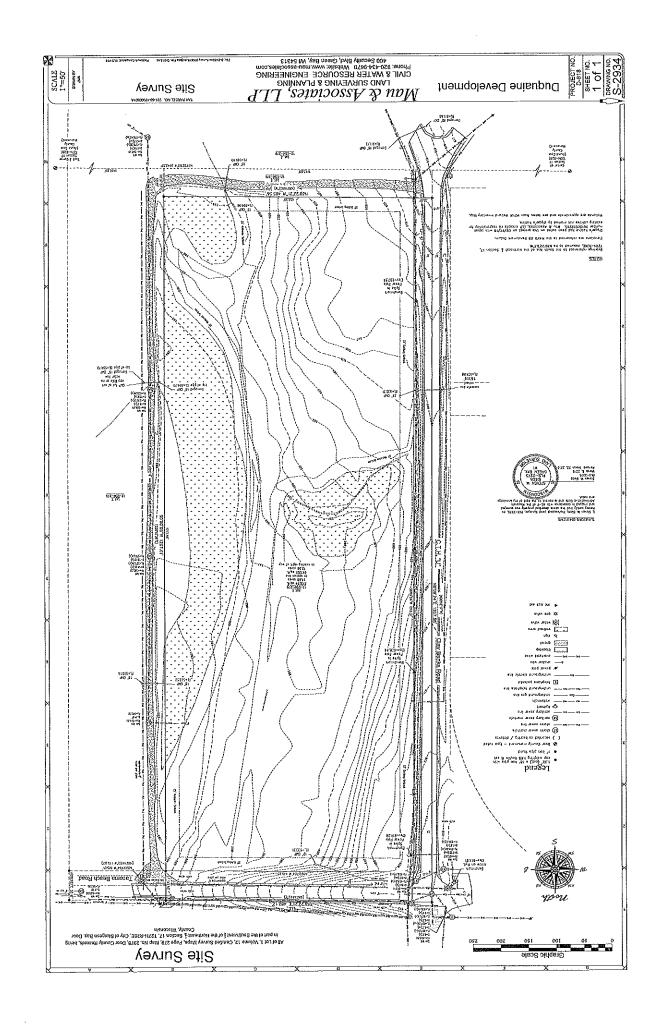
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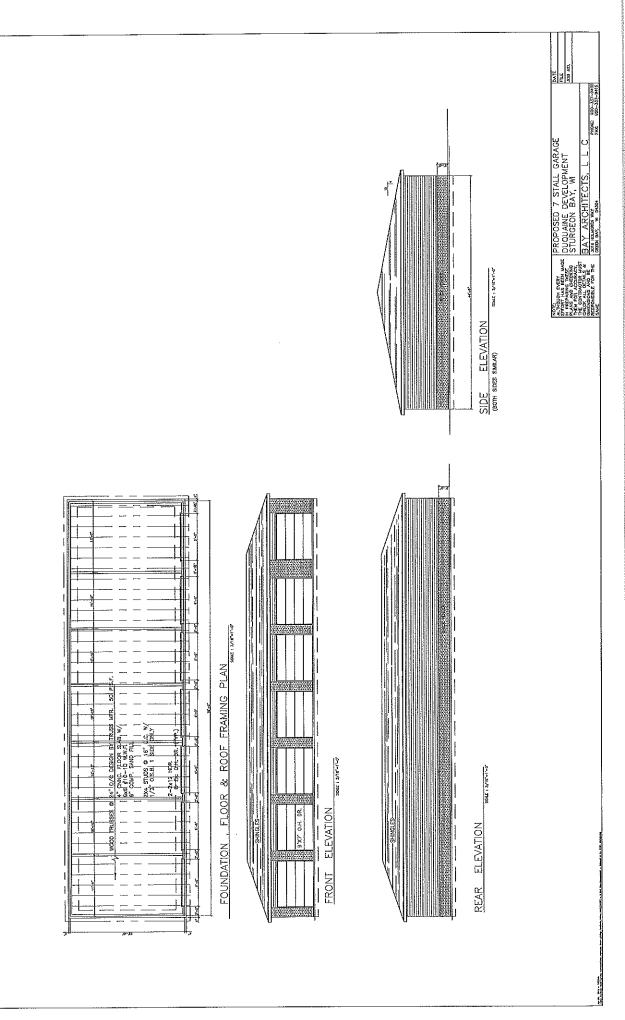
  ONTRACTOR RESPONSIBLE FOR THE EXACT AND PRECISE ASSEMBLY AND LOCATION OF THE WATER METER SYSTEM TO INSURE THAT IT FITS IN THE MECHANICAL ROOM PER THE OWNERS REQUIREMENT'S.
- AFTER THE WATER METER SYSTEM IS INSTALLED THE CONTRACTOR WILL HAVE TO PROVIDE A 8" x 2" TEE AND VALVE ON THE OUTFLOW END OF THE WATERMAIN AND ROUTE A 2" WATER SERVICE BACK INTO THE MECHANICAL ROOM TO SERVICE THE BUILDING. (OWNER TO VERIFY THE LOCATION FOR THE SERVICE).
- INTERIOR PLUMBING DESIGNER TO DEFERMINE THE EXACT SIZE OF THE WATER METER.



AHNAPEE TRAIL APARTMENTS WATER METERING SYSTEM

Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING Phone: 920-434-9670 Fax: 920-434-9672





# Stormwater Management Report

For

# Ahnapee Trail Apartments

Site Located In:
City of Sturgeon Bay
Door County, Wisconsin

Date: 04-03-18

### Prepared By:

### Mau & Associates, LLP

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Fax: 920-434-9672 400 Security Boulevard Green Bay, WI 54313

### SITE INFORMATION

Facility Name:

Ahnapee Trial Apartments

Type of Facility:

Multifamily Residential

Location:

Southeast corner of Clay Banks Rd. & Tacoma Beach Rd.

Legal Description:

All of Lot 1, Volume 12, Certified Survey Maps, Page 279, Map No. 2078, Door County Records, being in part of the Southwest 1/4 of the Northeast 1/4, Section 17, T27N-R26E, City of Sturgeon Bay, Door County, Wisconsin

Owner/Responsible Party: Duquaine Development 1927 Lakeside Place Green Bay, WI 54302

### PROJECT DESCRIPTION

### **Existing Site Conditions**

The site is located at the southeast corner of Clay Banks Road and Tacoma Beach Road. The site is a vacant field with not impervious surfaces. The site drops approximately 16' from east to west on the northern and approximately 10' from east to west on the southern portion.

According to the USDA Web Soil Survey, the underlying soils on the site are Rousseau fine sand and Wainola loamy fine sand. Both of which have a hydrological soil classification of "A".

There are mapped wetlands on the western side of the property. Those areas will not be disturbed and are outside of the construction limits.

Presently there are no stormwater facilities on the site. The runoff presently sheet drains from east to west except for the central area of the site which is a low area.

### **Proposed Site Conditions**

This proposed project is a multifamily complex consisting of 9-18 unit apartment buildings with attached and detached garages. The total site is approximately 14.1 acreas. The construction area of the site is roughly 9.3 acres. Approximately 7.2 acres of the site will be routed to a roposed wet pond, which will be constructed in the north western area of the site. The remainder of the site, approximately 2.1 acres, is uncaptured/untreated areas.

For water quality, 80% TSS removal is required.

### **Project Conformance Summary**

This Storm Water Management Plan has been designed to meet the requirements of the Wisconsin Administrative Code Chapters NR 151 and NR 216 as well as the requirements of the City of Sturgeon Bay. As summarized in the table below, the peak discharge rate of runoff from the site during the, 2-year, 5-year, 10-year and 100-year, 24-hour rainfall events in the post construction condition will be reduced to levels equal to or less than the peak discharge rate of runoff from the site in the existing condition. The proposed system will also safely route the runoff from a 100-year, 24-hour design storm event. This site is considered a new construction site and therefore is required to decrease the weight of suspended solids discharged from the site on an average annual basis by 80%. According to the SLAMM model, the actual TSS reduction achieved by this site is over 88%.

### **Stormwater Quantity:**

	2-Year, 24-Hour Design Storm (cfs)	5-Year, 24-Hour Design Storm (cfs)	10-Year, 24-Hour Design Storm (cfs)	100-Year, 24- Hour Design Storm (cfs)
Pre Development Condition	0.35	1.83	3.50	9.40
Proposed Development Condition	0.34	0.90	1.46	3.53

### **Stormwater Quality:**

The total suspended solids generated from the site are calculated to be 1747 lbs. The total suspended solids leaving the site after construction is calculated to be 197.3 lbs. which results in the removal of 1549.7 lbs. This results in a TSS reduction of 88.71%.

### **Anticipated Construction Schedule**

Install Construction Site Erosion Control BMPs (silt fence, tracking pad(s), inlet protection)	May/2018
Topsoil Stripping	May/2018
Stormwater Management Facility Construction, Wet PodMay	-June 2018
Mass Grading / Utility Construction	- Sept./2018
Start Building #1 Construction	June/2018
Landscape Buildings #1	Oct/2018

• All erosion control measures are to be installed prior to construction and maintained throughout the construction schedule.

DOCUMENT NO.

### PERSONAL REPRESENTATIVE'S DEED

Robert A. Goetz, Personal Representaive of the Estate of Donna Cumming Goetz, a/k/a/ Donna Cumming,

Grantor.

Robert A. Goetz,

Grantee,

Witnesseth, that Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Door County, State of Wisconsin:

Lot One (1) of Certified Survey Map recorded in the Office of the Door County Register of Deeds as Document No. 685897 in Volume Twelve (12) of Certified Surveys at Page 279, being a part of the Southwest Quarter (SE1/4) of the Northeast Quarter (NE¼), of Section Seventeen (17) Township Twenty-seven (27) North, Range Twenty-six (26) East. City of Sturgeon Bay, Door County, Wisconsin.

DOC#: 774166

Recorded SEP. 18, 2013 A) 11:43AM

> CAREY PETERBILKA REGISTER OF DEEDS DUOR COUNTY, WI

Fee Amount Paid: \$30.00 Fee Exempt # //.85(11) WHZ: W-7

Tract Indexed

Return to:

Atty, Deborah Hatfield

PO Box 307

Elcho, WI 54428 En

Tax Key No. 281-68-17000301A

Personal Representative by this deed does convey to Grantee all of the estate and interest in the Property that the Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the Personal Representative had since acquired.

Dated this 12 day of September, 2013.

\*Robert A. Goetz as Personal Representative of the Estate of Donna Cumming Goetz

ACKNOWLEDGMENT

Seal Affixed

STATE OF WISCONSIN

) ss.

COUNTY OF LANGLADE )

Personally came before me this 12 day of September, 2013, the above named Robert A. Goetz, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public Erin Landgren

Shawano County, State of Wisconsin.

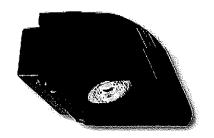
My commission expires 01-22-2017

This instrument was drafted by: Deborah L. Hatfield, Attorney

# **E-WP6 Series**

Premium LED Wall Pack - Small Replaces 100W PSMH





### Premium | Full Cutoff

- · Stylish modern design
- · Reduced uplight for control of spill light

### **Recommended Use**

- Security
- Perimeter lighting
- Pathways
- When control of spill light is important

### **Input Voltage**

Universal (120V through 277V Operation)

### **Certifications**







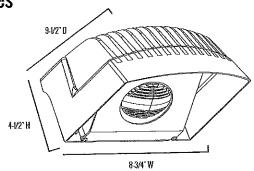








# **E-WP6 Series**



### Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING Height	SPACING
9-1/2" D x 8-3/4" W x 4-1/2" H	7.0 lbs.	8 to 15 feet	1 to 2 times the mounting height

### Fixture Specifications

HOUSING	Low-copper, die-cast aluminum housing and lens frame Dark bronze polyester powder-coat finish
LENS Assembly	Fixed cutoff gfare shield to reduce light pollution Tempered glass lens is thermal, shock & impact resistant Patented lens design delivers true IES Type III distribution
MOUNTING	1/2" threaded conduit entries on two sides and bottom or mount over recessed junction box Die-cast detachable back box for easy mounting

### **Electrical Performance**

OPERATING MINIMUM	<b>LIFESPAN</b> L <sub>20</sub> at 25°C (77°F)	POWER Factor	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated 50,000 Hours	>0.9	· <b>20%</b>	No
INPUT VOLTAGE	120V	208V	240V .	277V
Current Draw (Amps)	0.31A	0.17A	0,15A	0.14A

### **Warranty & Certifications**

WARRANTY	ULLISTED	DLG	ENERGY STAR
5-Year Limited	Wet Locations	Yes	

### **Output Specifications**

SKU	LIGHT OUTPUT	COLOR TEMP (See chart)	POWER CONSUMPTION	COLOR ACCURACY	REPLACES
E-WPGL03GZ	3350 Lumens	Cool White (5000K)	36W	≥70 CRI	100W PSMH
E-WP6LO3NZ	3350 Lumens	Neutral White (4000K)	36W	≥70 CRI	100W.PSMH

Due to continuous product improvement, information in this document is subject to change. Revision Date: 12/20/16

1501 96° Street, Sturtevant, Wi 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com



CORRELATED COLOR TEMPERATURE (CCT)

COOL WHITE

5000K

4000K

NEUTRAL White



# **E-WP6 Series**

### Accessories



Photocell - Button, 120V/208V/240V/277V

E-AGP1 (120V) E-AGP2 (208V/240V/277V) USE

Photocell is field installed, Orilling of the back box in the field is required.

### Photometric Diagrams





All published photemetric testing performed to IESNALM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture.

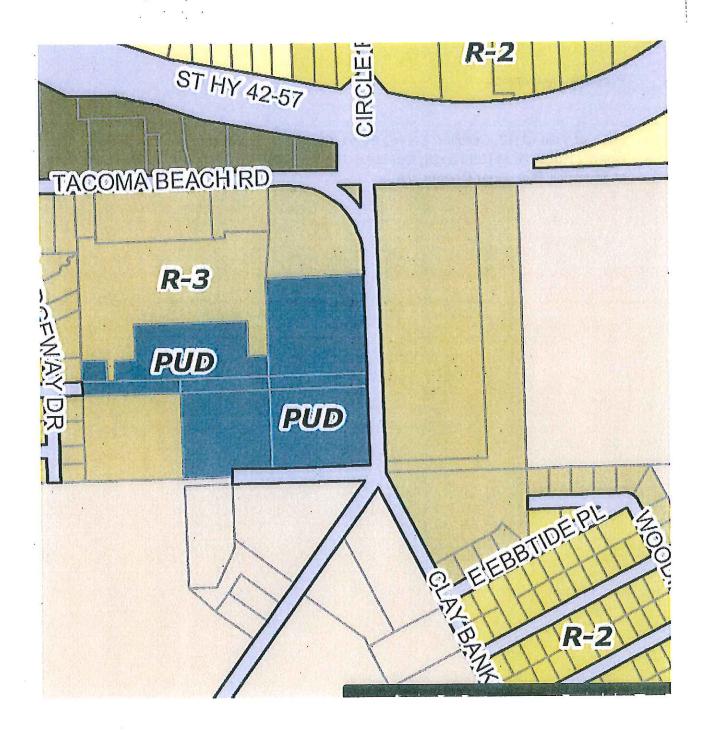


### NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Plan Commission will conduct a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, April 18, 2018 at 6:00 p.m. or shortly thereafter, regarding a petition from Duquaine Development, LLP for a Planned Unit Development (PUD), to be located on parcel no. 281-68-17000301A at the southeast corner of Clay Banks Road (County Highway U) and Tacoma Beach Road. The proposed PUD is for a 162-unit multiple-family residential development spread out over nine buildings and nine 7-unit garage buildings. 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.

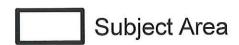
By order of: City of Sturgeon Bay Plan Commission

# Surrounding Zoning Map



# Location Map Public Hearing -Duquaine Development, LLP PUD Request



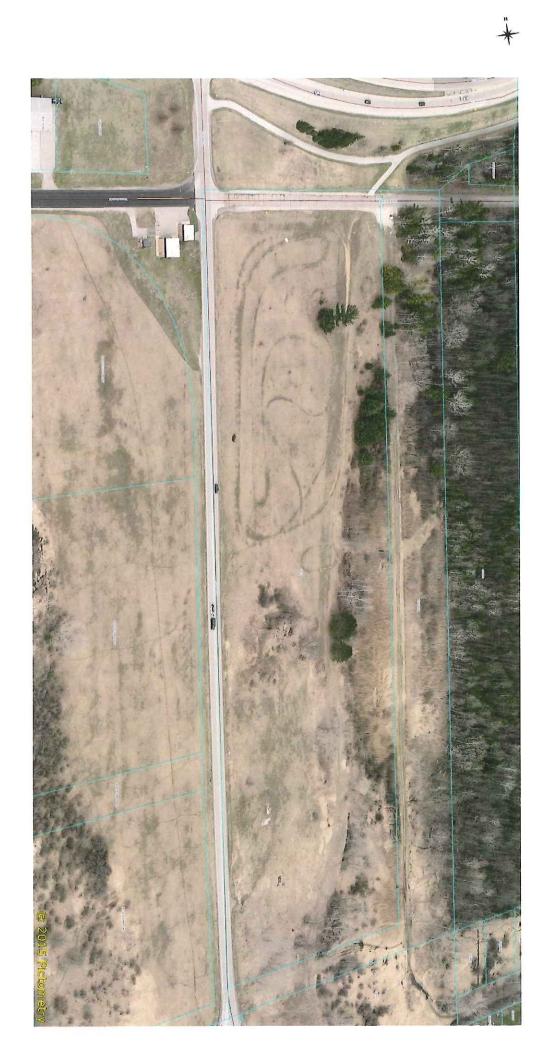




# Location Map- Duquaine Devleopment



# Location Map - Duquaine Development









From: Mike Caliendo [mailto:mikecaliendo@andrie.com]

Sent: Monday, April 9, 2018 4:39 PM

To: VanLieshout, Josh

**Cc:** Sullivan-Robinson, Christopher; SBDistrict3 **Subject:** Zoning-Tacoma Beach Rd/Cty U

Josh,

I have been a property owner on Tacoma Beach Rd. for approximately 13 years. I understand that there is a proposal to the City Council to allow the building of a multi-unit apartment complex on the corner of Tacoma Beach and County U.

I along with other neighbors strongly oppose this project. We feel that the increased traffic and the rezoning will have a significantly negative impact on our quality of life and property values. It would change the atmosphere of the neighborhood and drastically reduce our privacy, increase noise, and eliminate the very reasons we live in that immediate area – low traffic, quiet, privacy, etc.

I urge you and others on the Council to vote against this project and any other re-zoning of our neighborhood.

Best regards,

Michael Caliendo 1500 Tacoma Beach Rd. Gregg and Karen Daanen 920 Tacoma Beach RD Sturgeon Bay WI, 54235 262-844-1372 daaneng@yahoo.com

April 10, 2018

Christopher Sullivan-Roberson Planning / zoning Administrator 421 Michigan St. Sturgeon Bay, Wi 54235

Dear Christopher Sullivan-Roberson:

As a property owner of the city of Sturgeon Bay and a resident of Tacoma Beach Road we are strongly oppose approval of the 150-unit multiple family development located off clay banks Rd (parcel#281-68-17000301A)

A housing development of this magnitude will negatively affect the home and property values of the residents of Tacoma Beach Road. In addition, a 150-unit multiple family development has the potential to increase traffic by 200-300 cars, and density population of up 400 people contained in a 14 ac. area. In terms of recreation this remote area of the city is limited to the Ahnapee trail. Sturgeon Bay has invested greatly in developing parks and waterfront for public use. Wouldn't it not be advantages to position a develop of this type near these amenities?

I'm sure you agree residents of multiple family development tend to be transient. We understand the positive ramification that growth brings to a community. However, if the net result decreases property value, stymies further develop and leads to blight what is the net gain?

We are months away from tearing down our current house and breaking ground for a new residence. This future develop is on hold pending the outcome of this approval process.

In closing, Estrongly urge the planning commission and our City officials to reject this proposed development.

Sincerely,

**Gregory Daanen** 

Gragoy M Downer

From: Gerrit Dejonge [mailto:dejongegerrit@gmail.com]

Sent: Tuesday, March 27, 2018 5:01 PM

To: Olejniczak, Marty

Subject: DuquaineDevelopment

Dear Marty Olejniczak,

I am writing this letter in concern over the PUD 162 unit Multiple-family development to be located off of Clay Banks Rd and Tacoma Beach Rd. by the Duquaine Development LLP.

The property is Zoned R-3 and the PUD will far exceed the R-3 zoning rules by 137 units! This is outrageous and not needed in this location! There are plenty of other locations zoned appropriately in this city that can handle this type of development.

As a property owner on Tacoma Beach Rd I believe this is not in the best interests of my neighbors and residents of Tacoma Beach Rd.

Please **DO NOT** approve a zoning change and allow this PUD to be constructed at this location.

Respectfully,

Gerrit & Lonnie DeJonge - 944 Tacoma Beach Rd

David & Marilynn DeJonge - 942 Tacoma Beach Rd

Gerrit Dejonge dejongegerrit@gmail.com

April 9th 2018

Planning Commission, proposed to be built on the corner of Tacoma Beach Rd. and County U. The present zoning for a low density area is there for a reason and should not be changed, 150 units would add 300 cars or more. a traffic light would need to be installed. It would dramatically change the sevenity of the neighborhood particularly asit relates to Tacoma Beach Rei The challenge of the traffic between May and October would be significant.

If we had known that any type of housing of this density were to be built in the proposed area we would not have purchased here. we prayerfully hope the Counsil well consider the implications a of their decision. Joanne William Patterson 926+932 Tacoma Beach Rd Storgeon, Bay 746-4000 315-575-3909

### Olejniczak, Marty

From:

Robert Petersen <rbobp@charter.net>

Sent:

Thursday, April 12, 2018 5:22 PM

To:

Olejniczak, Marty

Subject:

Fwd: Duquaine Development

For your information, copy of e-mail sent to our Ward Alderman and the Mayor's office regarding the Duquaine Developement in Sturgeon Bay.

Begin forwarded message:

From: Robert Petersen < rbobp@charter.net > Date: March 26, 2018 11:41:00 AM CDT

To: sbdistrict3@sturgeonbaywi.org, sbmayor@sturgeonbaywi.org

**Subject: Duquaine Development** 

To introduce my self, I am Robert Petersen and reside at 938 Tacoma Beach Rd with my wife Nancy in Sturgeon Bay.

Norbert and Pat Lenius at 1052 Tacoma Beach Rd also expressed their wish to be included in this e-mail. The purpose of this e-mail is to express our concern regarding the proposed development at the location of Clay Banks Rd (County U) and Tacoma Beach Rd. We object to any PUD approval to exceed the requirements of the present R-3 zoning. What are the concerns? Twenty five or more dwelling units will add to the already traffic congestion at the Cty U/Tacoma Beach/HWy 42-57 intersection. We also foresee a potential accident situation where the proposed apartment units driveway exits onto Tacoma Beach Rd, a short distance from traffic turning off Cty U toTacoma Beach Rd. Tacoma Beach Rd exit to Cty U is only about three car lengths from Highway 42/57. Please do not change the R3 zoning of this property.

Respectfully.
Robert and Nancy Petersen
Norbert and Pat Lenius

### Olejniczak, Marty

From:

DeeDee and Todd Brauer <ddtbrauer@gmail.com>

Sent:

Thursday, April 12, 2018 4:40 PM

To:

Olejniczak, Marty

Subject:

rezoning proposal

City Counsel members,

I would like to make known my opposition to the rezoning of the property on the corner of County Road U and Tacoma Beach.

Rezoning would to allow for a 150 unit apartment building is detrimental to the area. I have concerns regarding the environment (waste water, drainage, wetlands).

My biggest concern is the traffic that 150 unit apartment building will create. The intersection of County U and the highway is difficult to navigate with the current traffic. Adding up to 300 extra cars per day at that intersection will be more than difficult and dangerous.

I was not able to attend the builders meeting last night but I have been told that the builders solution to the traffic concerns it to have traffic routed through another residential area to the intersection at Neenah. That does not sound like a convenient method for anyone and sounds like a great impact on the Tacoma Beach and Oxford residents on this detour path.

In my opinion, the traffic pattern must be reevaluated, including this proposed detour to the intersection at Neenah.

Please do not vote to rezone this property. If the builder would like to put up new apartments in the area let him do so on property that is currently zoned for such a building.

Todd Brauer

### Olejniczak, Marty

From:

Diane Brauer < Diane.Brauer@us.ibm.com>

Sent:

Thursday, April 12, 2018 10:53 AM

To:

Olejniczak, Marty

Subject:

Opposition to rezoning

### City Counsel,

I would like to register my concern and opposition to the rezoning of the property at the corner of County U and Tacoma Beach Road.

I attended the builders proposal meeting last night. I will be unable to attend the city counsel meeting on Wednesday.

I strongly urge the city counsel to vote against rezoning of this property. I am not opposed to development at this location, but 150 apartments is too many for this location.

They addressed the wetlands concerns, the drainage concerns, the waste water concerns at last nights meeting. While I am concerned for the impact to the wetlands and potential drainage and waste water issues, I am not an expert in these matters.

What I can speak to with great confidence and experience is that the traffic impact will be monumental. The solution to the potential traffic impact given by the developer was for persons to drive to the intersection at Neenah (with a traffic light) to avoid any backup at the intersection of County U and the highway. So the solution is to divert traffic through another residential neighborhood to accommodate this dramatic increase in traffic. I don't think this is an effective, safe, or reasonable solution to the problem.

At minimal a new traffic assessment should be conducted.

Please do not vote to rezone this property to accommodate the needs of the builder. Future development within the R3 zoning, while not wished for, would be acceptable. Adding 150 apartments, and thus potentially 300 more vehicles at this intersection is asking for increased accidents and eventually a fatality due to lack of planning.

Regards, Diane

**Diane Brauer**Clinical Reporting Consultant - Cardiology



914-308-0913 diane.brauer@us.ibm.com Martin Olejniczak, AICP Community Development Director 421 Michigan Street Sturgeon Bay, WI 54235



Phone: 920-746-2910
Fax: 920-746-2910
E-mail: molejniczak@sturgeonbaywi.org
Website: www.sturgeonbaywi.org

# **MEMO**

To:

City Plan Commission

From:

Marty Olejniczak, Community Development Director

Date:

April 12, 2018

Subject:

Proposed Amendment to Comprehensive Plan - Future Land Use for Amity Field

The current City of Sturgeon Bay Comprehensive Plan was adopted in 2010. Future land use is one of elements of the plan. The recommended future use of the land in and near the City is shown in Figure 9-5 of the plan. The recommended classification for the parcel commonly called Amity Field is Public & Institutional. Amity Field is located between Florida Street and Erie Street near Sunset School. The City has owned this parcel and for many years it was leased by the Sturgeon Bay School District for their purposes. The School District no longer leases the site and the City has reached a sales agreement to sell the parcel for development of apartments.

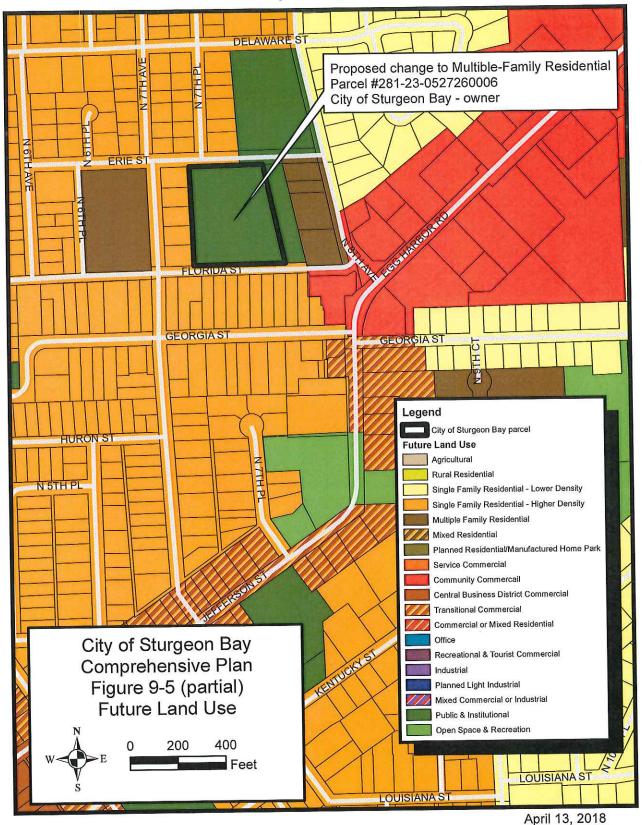
A proposed rezoning to Planned Unit Development (PUD) is under consideration by the City that would be for development of 34 apartment units. Under state law, when a property is rezoned, the action is required to be consistent with the adopted Comprehensive Plan. In staff's opinion, the future land use classification for Amity Field is not consistent with the proposed PUD rezoning. Therefore, if the Plan Commission and Council believe the proposed apartment development is an appropriate use for the subject parcel, an amendment to the Comprehensive Plan should be undertaken in addition to the rezoning.

The process to amend the Comp Plan is similar to a rezoning. A public hearing is required, followed by approval from the Plan Commission and finally adoption of the amendment by ordinance by Council. The suggested new land use category is Multiple-Family Residential, which would match the proposed development and is also the classification for other nearby apartments.

The public hearing for this change has been scheduled for the May Plan Commission meeting. Due to the statutory 30-day notice requirement, the public hearing has already been published. If the Plan Commission elects not to proceed with the Comp Plan amendment, staff will cancel the hearing and no changes will be made. Please note, however, that even if the proposed PUD rezoning for Amity Field is not approved, staff still believes the Comp Plan amendment should still be pursued.

Information regarding the future land use descriptions is enclosed.

## Proposed Amendment to Sturgeon Bay Comprehensive Plan Amity Field parcel



### Descriptions of Future Land Use Classifications

**Agricultural:** An area with predominantly low density agricultural related uses and other uses associated with nonsewered rural areas. It is generally the mostly undeveloped lands surrounding the City. These areas are not planned to have significant development during the course of the planning period.

**Rural Residential:** A residential area that is characterized by private on-site wastewater treatment systems and low density development, typically not more than 1 dwelling unit per acre.

**Single-Family Residential – Lower Density:** A residential area predominantly comprised of single-family homes at a density of up to 4 units per acre. Some two-family homes may be interspersed within this area.

**Single-Family Residential – Higher Density:** A residential area predominantly comprised of single-family homes at a density of up to 8 units per acre. Lot sizes are typically more compact than in the lower density residential area. Some two-family homes and small multiple-family dwellings may be interspersed within this area.

**Multiple-Family Residential:** A residential area predominantly comprised of multiple- family dwellings. Typical density will not exceed 12.4 units per acre.

**Mixed Residential:** A residential area where single-family, two-family or multiple-family dwellings would be appropriate, or where an intermixing of dwelling types is desirable.

Planned Residential/Manufactured Home Park: A residential area occupied by a mix of multiple-family dwellings or an area to be occupied by a manufactured housing development.

**Service Commercial:** A commercial area which provides a wide range of commercial products and services intended to support business, manufacturing and personal service needs, as well as a range of retail products.

**Community Commercial:** A commercial area which provides a wide range of commercial and retail products and services on a community-wide scale, including larger shopping centers and office locations. Community commercial areas tend to concentrate on retail activity and may include some comparison shopping goods.

**Central Business District Commercial:** This area is the main business "core" of the City. It includes a range of retail, service, office, entertainment and institutional uses within a geographically compact setting near the center of the City. The CBD is intended to be the emphasis of the community's retail activity.



**Transitional Commercial:** This area is intended to provide to provide lower density and "neighborhood" commercial uses proximate to residential areas. It also can provide transitions between commercial and residential uses or provide areas where a mixing of commercial and residential uses is deemed appropriate.

Commercial or Mixed Residential: An area where either commercial development or residential development would be appropriate, or an area in which multiple-family residential dwellings can be mixed into commercial developments.

**Office:** A nonresidential area in which offices, medical related facilities and related business services predominate.

Recreational & Tourist Commercial: Areas which are characterized by uses that are recreational in nature or are geared toward visitors and tourists, such as marinas, hotels, galleries, restaurants and the like. These areas are mostly located along the waterfront and near to the central business district to take advantage of the waterfront recreational opportunities and the pedestrian nature and emphasize retail goods and services which cater to the visiting public. It may also include some residential uses such as condominiums.

**Industrial:** Areas intended for manufacturing, assembly, production, storage, distribution, and construction contracting. It also provides limited area for uses that provide services to industrial uses and employees of such businesses, such as day care facilities.

**Planned Light Industrial:** An area predominantly used for light manufacturing, corporate offices, and related uses as part of an overall coordinated development in a business park setting.

**Mixed Commercial or Industrial:** An area where either commercial or industrial uses would be appropriate; or an area where both commercial and industrial uses could be intermixed in a planned fashion.

**Public & Institutional:** An area containing community facilities or public buildings such as schools, colleges, hospitals, churches, municipal buildings, and cultural facilities.

**Open Space & Recreation:** An area intended to be maintained as a park, recreation site or open space.

Martin Olejniczak, AICP **Community Development Director** 421 Michigan Street Sturgeon Bay, WI 54235



Phone: 920-746-2910 Fax: 920-746-2910 E-mail: molejniczak@sturgeonbaywi.org Website: www.sturgeonbaywi.org

# **MEMO**

To:

City Plan Commission

From:

Marty Olejniczak, Community Development Director

Date:

April 12, 2018

Subject:

Proposed Amendment to Comprehensive Plan – Future Land Use for Goetz Parcel

The current City of Sturgeon Bay Comprehensive Plan was adopted in 2010. Future land use is one of elements of the plan. The recommended future use of the land in and near the City is shown in Figure 9-5 of the plan. The recommended classification for the Robert Goetz parcel, located at the southeast corner of Tacoma Beach Road and Clay Banks Road, is Single-Family Residential - Lower Density, except for a small area right at the intersection that is recommended for future Transitional Commercial land use.

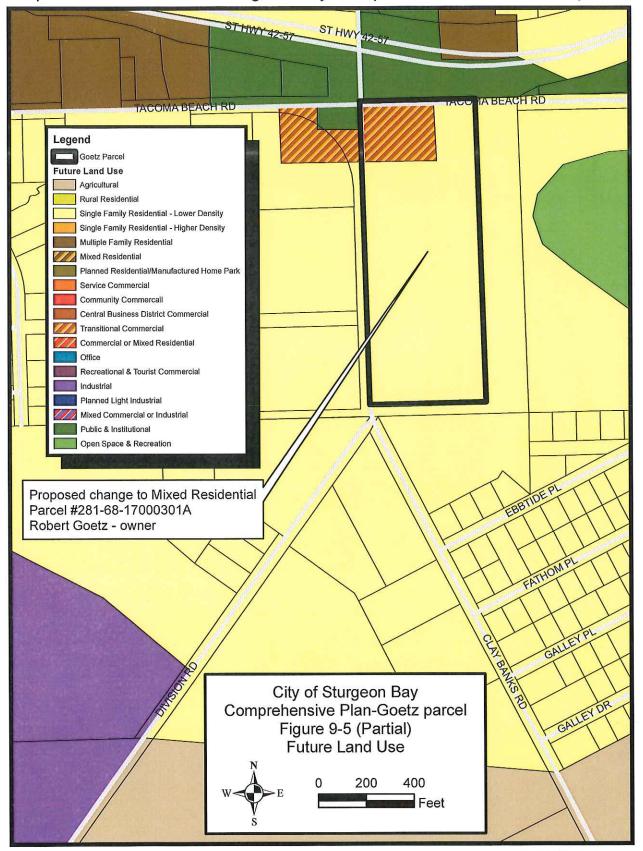
A proposed rezoning to Planned Unit Development (PUD) is under consideration by the City that would be for development of 150 apartment units. Under state law, when a property is rezoned, the action is required to be consistent with the adopted Comprehensive Plan. In staff's opinion, the future land use classification for the Goetz parcel is not consistent with the proposed PUD rezoning. Therefore, if the Plan Commission and Council believe the proposed apartment development is an appropriate use for the subject parcel, an amendment to the Comprehensive Plan should be undertaken in addition to the rezoning.

The process to amend the Comp Plan is similar to a rezoning. A public hearing is required, followed by approval from the Plan Commission and finally adoption of the amendment by ordinance by Council. The suggested new land use category is Mixed Residential, which would provide the flexibility to be consistent with the proposed PUD or less dense residential development, such as duplexes or 4-plexes, or a combination.

The public hearing for this change has been scheduled for the May Plan Commission meeting. Due to the statutory 30-day notice requirement, the public hearing has already been published. If the Plan Commission elects not to proceed with the Comp Plan amendment, staff will cancel the hearing and no changes will be made. Please note, however, that even if the proposed Ahnapee Trail Apartments PUD is not approved, staff still believes the Comp Plan amendment should still be pursued.

Information regarding the future land use descriptions is enclosed.

Proposed Amendment to Sturgeon Bay Comprehensive Plan - Goetz parcel



April 13, 2018