

AGENDA
CITY OF STURGEON BAY
CITY PLAN COMMISSION
Wednesday, May 16, 2018
6:00 p.m.
Council Chambers, City Hall
421 Michigan Street

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from April 18, 2018.
4. Conditional Use Request from Door County Medical Center for a Skilled Nursing Facility addition, located at 323 S. 18th Avenue, parcel #281-62-35000121A:

Presentation:
Public Hearing:
Consideration of:
5. Comprehensive Plan amendment – Future land use for Amity Field (parcel #281-23-0527260006) located in the 700 block of Erie and Florida Streets:

Presentation
Public Hearing
Consideration of
6. 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.

Presentation
Public Hearing
Consideration of
7. Consideration of: 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).
8. Consideration of: Combined Preliminary/Final Planned Unit Development for Duquaine Development LLP, for a 134-unit multiple-family development, located on the southeast corner of Tacoma Beach Road and Clay Banks Road/CTU, parcel #281-68-17000301A.
9. 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.

Plan Commission Members : Dennis Statz, Steven Hurley, Bob Starr, Jeff Norland, Laurel Hauser, Mike Gilson

CITY PLAN COMMISSION
Wednesday, April 18, 2018

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

Roll Call: Members Dennis Statz, Mike Gilson, Jeff Norland, Steven Hurley, and Laurel Hauser were present. Excused: Member Robert Starr. Also present were Alderpersons David Ward, David Hayes, Kelly Catarozoli, Kelly Avenson, and Seth Wiederanders, City Administrator Josh Van Lieshout, City Engineer Chad Shefchik, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, Community Development Secretary Cheryl Nault, and various members of the public.

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

1. 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-through facility, located at the southeast corner of N. 4th 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:
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:
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.
9. Public comment on non-agenda Plan Commission related items.
10. Adjourn.

Carried.

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

Conditional use request from Nicolet National Bank for a drive-through facility, located at the southeast corner of N. 4th Avenue and Jefferson Street:

Presentation: Brian Netzel, architect for Nicolet National Bank, stated that they are seeking a conditional use for a drive-through for a new 9,000 square-foot facility on the corner of 4th Avenue and Jefferson Street. There will be two-way access off of 4th Avenue, with 22 parking stalls for public use, as well as on-street parking. The drive-through will contain three drive-through lanes and an ATM machine. The building will sit approximately 15 feet from the property line on Jefferson Street and 4th Avenue. Approximately 30 employees will be utilizing the existing parking lot that they own on the corner of Jefferson Street and Third Avenue. The building will have a stone base, with galvalume exterior. A cupola will be placed on the corner of the building as a focal point in the community. The drive-through will be approximately 50 feet wide and 11 feet tall.

Ms. Hauser stated that she would prefer less parking be installed and to add more landscaping. Mr. Netzel responded that they have already exceeded the landscaping requirements. With the 15-foot setback, that area would be full of landscaping. But, they will consider it.

Mr. Gilson recused himself from discussion due to conflict of interest.

Public hearing: Vice-Chair Statz opened the public hearing at 6:09 p.m.

Hans Christian, 330 N. 3rd Avenue, wondered if the 15-foot setback was enough. He referred to the most recent snowstorm with the high snowbanks how vision is affected, and if there is too much parking. He would like to see landscaping ideas.

David Hayes, 111 S. 7th Avenue, wondered why the exit for the drive-through is on Jefferson Street. It is very close to the alley. He suggested turning the building 90 degrees, so the drive-through would not exit onto Jefferson Street. They would exit onto the alley. Another idea he had was flipping the floor plan so the mechanicals that show on 4th Avenue could be placed in back of the building.

There was no written correspondence.

The public hearing was declared closed at 6:13 p.m.

Consideration of: Mr. Sullivan-Robinson stated that the conditional use is specifically for the drive-through. The bank itself is a permitted use. There is space for approximately four cars to be stacked behind the vehicles being served in the drive-thru lanes. Staff sees no conflicts between drive-through traffic, regular customer traffic, and traffic on adjoining streets.

Mr. Statz pointed out that most buildings downtown have a zero setback. He also mentioned that this also went before the Aesthetic Design and Site Plan Review Board. He mentioned that prohibiting parking on that block of Jefferson Street was discussed, but the Parking and Traffic Committee would have to deal with the on street parking issues.

Ms. Hauser had concern of exiting onto Jefferson Street and possibly making a right turn only.

Mr. Netzel replied to some of the concerns. It would not be a benefit by turning the building 90 degrees, as it would then face North Shore Bank. They chose not to have a zero lot line. Nicolet National Bank wants to be a very long contributing community partner. By moving stalls would be a safe way to enter Jefferson Street.

Mr. Olejniczak stated that if the City decides not to allow parking in that block, they have the authority to do so. Those decisions start with Parking & Traffic Committee, but is ultimately a Council decision. The City Engineer and other City staff looked at it and noted that the exit is a wide lane. They did not think there would be an impact on the existing traffic on Jefferson St.

Mr. Netzel stated that they would be open to conversation regarding a right turn only onto Jefferson Street.

Moved by Ms. Hauser, seconded by Mr. Norland to approve the conditional use request contingent on Nicolet National Bank being willing to make a right turn only if conditions warrant and to send to the Parking & Traffic Committee for review of the parking stalls on Jefferson Street. All ayes. Carried, with Mr. Gilson abstaining.

Ms. Hauser reminded Mr. Netzel to take a look at the parking and make sure it is not overdone.

Mr. Statz added that they would like to break ground in August and open in April, 2019.

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: John LeRoy, Mau & Associates, presented the plan for a 34-unit multifamily development on behalf of Phillips Development. They are seeking a PUD for four townhome buildings, each two stories tall. There will be 26 units with two-bedrooms and 8 three-bedroom units. The parking will be more in the interior of the development to make it less visible from the street. The buildings are moved to the west since the conceptual plan to allow more green open and recreational space. Each unit has their own front and rear exit, patio, and sidewalk to the front. First floor is kitchen and living room area and second floor is bedroom and bath area.

Mr. Hurley questioned how deep the stormwater pond would be and whether or not there would any kind of fencing around it since there is a school nearby and possible kids living in the units.

Steve Beida, Mau & Associates, stated that it is not required to fence a stormwater pond. Six feet of depth is needed to make a stormwater pond functional to meet DNR requirements.

Mr. Olejniczak added that the pond is constructed with a safety shelf. It is not a sheer drop off.

Ms. Hauser thanked the developers for bringing back a more aesthetically pleasing plan than the first one.

Mr. Gilson mentioned that many apartments in Sturgeon Bay are being rented by older people that are selling their homes or going south in the winter. Having bathrooms on the second floor are not conducive to older people.

Mr. LeRoy responded they are functional two-story homes. The three-bedroom units have a half bath on the first floor. The bathrooms were chosen to go where the bedrooms were located.

Public Hearing: Vice-Chair Statz opened the public hearing at 6:39 p.m.

Kathleen Finnerty, 707 Georgia Street, stated the existing traffic moves fast so traffic calming should be considered. She is concerned about the wet pond with families. It needs a fence for safety.

Helen Bacon, 458 N. 5th Avenue, said she is the County Board Supervisor for this area. There are a lot of small kids in the neighborhood. The pond should be enclosed by fencing.

Cinnamon Rosman, 706 Georgia Street, is concerned with the number of units. The neighborhood already is too dense and is being neglected.

Todd Crewe, 842 N. 7th Avenue, asked what the rents would be and what affordable housing is. He stated that he has a concern with the pond. Florida Street is a wreck. It will get more run down with more people in the area. He would rather see single-family housing developed on the site.

Kelly Catarozoli, 344 N. 3rd Avenue, alderperson for this area, thanked the residents for their input and Ms. Phillips for being one of the first developers to care about changes. The first proposal for this area was 24 units and the neighbors thought that was too much. Now the proposal is for 34 units. Condensing more people in that area will cause problems. She asked that the Commission holds off until the housing study is completed through the Door County Economic Development Corporation.

Hans Christian, 330 N. 3rd Avenue, knows of problems that already exist from another apartment complex in that area and thinks it is a management problem. It should be known how the apartments will be managed.

Shawn Linnan, 1008 Tacoma Beach Road, stated that in regard to affordable housing, he doesn't need a study to show that the City is short on it. He does not think the stormwater pond will be a safety hazard.

Kelly Avenson, 46 E. Pine Street, encouraged the Commission to wait until the housing study is completed.

Kathleen Finnerty, 707 Georgia Street, likes the idea of waiting for the housing study. She wondered if the developers are limiting their audience with no bathroom on the first floor.

Jeff Halbrook, 2680 Humboldt Road, Green Bay, is working with the developer. He discussed the economics of the development and that the number of units are necessary to make the project financially feasible. In regard to bathrooms on the second floor, you have to go upstairs to go to bed. It is not low income housing, it is cost effective housing. He is opposed to waiting for a decision.

Doreen Phillips, 1630 Rustic Oaks, Green Bay, is the developer of the property. She currently has 48 units throughout the Green Bay/Brown County area. She will be the manager of the apartments.

Chris Kellems, 120 Alabama Street, stated that she is in favor of the development and should move forward with it. She suggested to have an on-site manager and a fence around the pond. In addition, she also suggested cottage-style development. She said this is affordable/attainable housing.

Ms. Nault read one letter of correspondence in opposition for Jennifer Kivell, 724 N 7th Avenue. Her home would be located between two apartment complexes. Safety was an issue, as well as an increase of traffic being the main issue. She would prefer Amity Field being a kids' friendly park.

The public hearing was declared closed at 7:05 p.m.

Consideration of: Mr. Sullivan-Robinson stated that this petition is for a PUD, since the proposal is greater than 4 units. In addition to the 34 units, they are requesting five detached garage buildings, which would total 36 stalls. The development is a permitted use in the R-4 district.

It was acquired by the City in 1970 and leased it to Sunset School. At this time the school district has no use for it and the City agreed to sell it. According to the Future Land Use Map of the Comprehensive Plan, the area is planned for public and institutional use. To be compliant with the Comprehensive Plan, the City should undertake an amendment to the Future Land Use Map so the proposed development matches.

According to the Fire Chief, the proposed fire hydrant must be relocated to the SW corner of the entrance. The City Engineer did not feel a traffic analysis was needed. The stormwater management will need final approval from the City Engineer. They need to meet parking and street tree requirements. The project is expected to begin construction this summer, with the completion done in 2020. This project will have to go before the Aesthetic Design & Site Plan Review Board for design, site plan layout, type of materials and landscaping.

This development will generate about \$18,000 in annual property taxes, as well as paying a one-time park & playground fee of \$10,200.

Mr. Sullivan-Robinson further stated that if the Plan Commission approves the development, staff recommends the following conditions:

1. Amending the Future Land Use Map of the Comprehensive Plan to change this parcel to 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.

Mr. Olejniczak stated that developer has agreed to install a public sidewalk along Florida Street. They also are proposing sidewalks leading from their parking area to Erie Street and Florida Street. It would be a good idea to connect the ends of the sidewalks in front of the westerly buildings.

He added that zoning map amendments should be consistent with the Comprehensive Plan. That does not apply to conditional uses. Thus, if the PUD zoning is approved, a Comprehensive Plan amendment should be initiated.

Some screening could be done on the west line. Often times security or decorative fencing will be installed around ponds. Those items could be considered as conditions if the PUD is approved.

Ms. Hauser said she is not ready to act on this. She would like to mitigate other concerns the neighbors have.

Doreen Phillips, developer of the project, stated that she would have an on-site manager.

Mr. Gilson expressed that the buildings did not have a lot of charm. They are pretty plain and not a lot of appeal.

Ms. Hauser asked if the 10-unit could be broken up into two. Mr. Sullivan-Robinson explained that the architectural drawing for that building isn't accurate since the ground elevation increases significantly. The building will step up three levels.

There was no motion to act on this item at this meeting. It will be brought back to the next meeting.

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: Steve Bieda, Mau & Associates, stated that he has been designing apartment projects for 29 years. A neighborhood meeting was held a week ago. He took their comments and made some changes to the site plan. He provided some background on Duquaine Development.

The site plan showed that they lowered the number of units from the last meeting from 150 to 134. The attached garages will be facing the inside of the site. There will be a mixture of one, two, and three bedroom units. There will be 8 apartment buildings and 8 garage buildings. One of the attractions to the site is the Ahnapee Trail. They will be adding 400 feet of trail within the development to connect to the trail system past the playground area and gazebo on the north end. The longest building will be 159 feet long. There is plenty of green space. These are not low income units. There will be a combination of attached garages and detached garages. There will be an access point on Tacoma Beach Road and two on Clay Banks Road. A 2010 State DOT traffic analysis was completed. They had added a 35% growth in the City. A right-turn lane was recommended for Clay Banks Road at the highway. The developers committed to paying for installing the right-turn lane at a cost of \$7500.00. The proposed rents include \$650 for a one bedroom, \$950 for two bedrooms, and \$1150.00 for three bedrooms. Taxes would amount to \$241,000 per year with 134 units. The apartment buildings will be constructed based on market absorption. There is an archeological hot spot on the DNR mapping. The pond will contain a safety shelf.

Mr. Norland stated that traffic at the highway intersection is the key issue. He is not sure that installing a right-turn lane is the solution. Mr. Olejniczak said he had spoken with the DOT. The only improvement they thought was warranted was the right-turn lane.

Mr. Shefchik stated that having a right-turn lane will make it better. The gas stations along the highway corridor pump out five to ten times more traffic per day than Clay Banks Road does. Mr. Norland disagreed and said that those situations are not 4 lanes reducing into 2 lanes.

Public Hearing: Vice-Chairperson Statz opened the public hearing at 8:06 p.m.

Gerald Inman, 1500 Tacoma Beach Road, prepared a report in opposition to the development that was previously handed out to the Plan Commission. Traffic is a main issue, along with not being compatible with surrounding land uses and the proposed land use in the Comprehensive Plan. The current R-4 zoning district only allows up to 4-unit dwellings.

The following people spoke. The issues mentioned included the affordability of rents, waiting for the results of the housing analysis, traffic concerns at the highway and along Tacoma Beach Road, decrease in property values, increased City costs for infrastructure and services, too much density, stormwater runoff, conflicts with the county snowmobile route, compatibility with the Comprehensive Plan, truck traffic on Clay Banks Road, setbacks of the buildings, the need for more rental housing in Sturgeon Bay, and alternative location for apartments:

Sean Linnan, 1008 Tacoma Beach Road, who also presented a petition with 61 signatures in opposition.

Paul Anschutz, 221 N. 6th Avenue

Karen Daanen, 920 Tacoma Beach Road

Helen Bacon, 458 N. 5th Place

David Ward, 1811 Memorial Drive

Kelly Avenson, 46 E. Pine Street

Micaela Inman, 1500 Tacoma Beach Road

Barry Mellen, 503 Binnacle Place

Mike Oleson, 1500 Tacoma Beach Road

Lisa Anderson, 1000 S. Oxford Avenue

Mark Thiede, 953 Tacoma Beach Road

Scott Richard, 941 Tacoma Beach Road

Maureen Fear, 1108 Tacoma Beach Road

Christie Weber, 311 Pennsylvania Street

Becca Laughlin, 1231 Clay Banks Road

Brandon Bastar, 551 Tacoma Beach Road

Alan Miller, 952 Tacoma Beach Road

Hans Christian, 330 N. 3rd Avenue

Jennifer Sarter, 1005 Tacoma Beach Road

Lee Haasch, owner of 4 Sail Realty, E7169 Jackson Rd, Algoma

Ms. Nault read a summary of 14 letters that were submitted, all in opposition, from:

Michael Caliendo, 1500 Tacoma Beach Road

Gregg & Karen Daanen, 920 Tacoma Beach Road

Gerrit & Lonnie DeJonge – 944 Tacoma Beach Road

David & Marilynn DeJonge, 942 Tacoma Beach Road

Joanne & William Patterson, 926 & 932 Tacoma Beach Road

Robert & Nancy Petersen, 938 Tacoma Beach Road

Norbert & Pat Lenius, 1052 Tacoma Beach Road

DeeDee & Todd Brauer, no given address
Diane Brauer, no given address
Michael Olesen, 1500 Tacoma Beach Road
Marti & Gary Ziegelbauer, 1573 Tacoma Beach Road
Blaine Hintz, a homeowner in Strawberry Creek
Scott & Heidi Bader, 1275 Tacoma Beach Road
Scott & Linda Thomas, 1557 Tacoma Beach Road
David & Hanne Stuebner, 1144 Tacoma Beach Road

Ms. Nault also read a letter from Jim Stawicki, Sturgeon Bay Utilities General Manager, in response to Stuebner's concerns regarding SBU's sanitary system. The letter clarifies that the sanitary sewer lift station serving Tacoma Beach Road residents is not the same lift station that would serve the proposed development. These two collection systems are not connected.

Vice-Chair Statz closed the public hearing at 9:17 p.m.

Consideration of: Mr. Sullivan-Robinson presented the staff report. The current zoning district is R-3 Two-Family Residential. This proposal is for 134 units. According to the Comprehensive Plan, most of the parcel is expected to become Single-Family Residential, low density, with Transitional Commercial in the northwest corner. This proposal does not meet those requirements. Under state law, if the City chooses to approve the rezoning, a Comp Plan amendment would need to be done. No traffic impact analysis is required by the City Engineer. Sewer and water will be served off the east property line. The main issues appear to be traffic impact at the highway intersection, the number of units per building and the overall density (# of units) on the parcel compared to a development with 4-unit buildings.

Staff is overall supportive of the plan, but there are some items that need to be addressed, such as: The archeological issue where they cannot break ground until reviewed and to work with an archeologist. A formal wetland delineation needs to be obtained, which could impact the site plan. The Comprehensive Plan would have to be amended. If the Commission elects to make its recommendation, staff asks to add the following conditions:

1. Amending the Future Land Use Map of the Comprehensive Plan to change this parcel to 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.

Mr. Olejniczak mentioned the items that he liked about the development. There are very few single-family homes in the immediate surrounding area. He likes the low number of access points, two on County U and one on Tacoma Beach Road. He also

likes the design of the project with the inward facing units such that the garage doors are not facing the street. It is an efficient use of existing infrastructure since there are no new sewer, water mains or streets that the City would have to maintain once the project is completed. The Ahnapee Trail exists, which is a positive. The detention pond is used as an amenity rather than hiding it in a corner. The location is conducive to multi-family. The highway is convenient if working in northern Door County or Green Bay. They are putting a wetland buffer with no buildings or pavement within 25 feet of the edge of the buffer. The buildings are staggered and not all in a row. If approved, the City would get some improvement at the County U/Hwy 42-57 intersection.

Mr. Olejniczak also spoke about concerns. One disadvantage is that the Comprehensive Plan calls for low density single-family as the future land use. The other concern is that there are a lot of buildings proposed. There are a lot of units overall. This would be the largest apartment complex in Sturgeon Bay.

Mr. Shefchik stated that he had given the project a preliminary review. There appears to be a significant reduction in water leaving the site based on the stormwater management plan.

Ms. Hauser didn't feel the apartment buildings looked upscale on the outside. She thought it could be done better. The landscaping could be done better.

Mr. Gilson agreed that the intersection is not a good situation. The fact is that there will be some type of development on that parcel at some time. There is also a larger parcel across the street that is for sale and will also be developed at some point.

No action was taken at this time.

Consideration of: 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: Mr. Olejniczak stated that 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. If the Plan Commission and Council believe the proposed apartment development is an appropriate use, an amendment to the Comprehensive Plan should be undertaken in addition to the rezoning. A public hearing would be required, followed by Plan Commission approval and adoption of the ordinance by Council. The suggested new land use category is Multiple-Family Residential, which would match the proposed development and the current zoning classification.

A public hearing has already been published due to statutory requirements. Even if the PUD rezoning is not approved for Amity Field, staff believes the Comprehensive Plan amendment should still be pursued.

Moved by Ms. Hauser, seconded by Mr. Norland to proceed with the public hearing at the next Plan Commission meeting. All ayes. Carried.

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: Mr. Olejniczak stated that the current zoning does not match the Comprehensive Plan designation. If the Council would approve the PUD zoning for that type of use, the Comprehensive Plan needs to be amended. The Comprehensive Plan calls for the corner to be Transitional Commercial and the balance of the property to be Single-Family Residential lower

density. Just like the Amity Field property, a public hearing has already been published due to statutory requirements.

Ms. Hauser stated she would rather wait than to go ahead with the public hearing.

Mr. Olejniczak stated that either way it would be a good idea to update the land use map.

Moved by Mr. Gilson, seconded by Mr. Statz to proceed with the public hearing at the next Plan Commission meeting. All ayes. Carried.

Public comment on non-agenda Plan Commission related items: Chris Kellems, 120 Alabama Street, stated that this is a good example of why we should have had form-based zoning.

David Hayes, 1117 S 7th Avenue, stated that it may help to put a second map in with the proposed change.

Gerald Inman, 1500 Tacoma Beach Road, was confused as to why would you change a master plan to fit a project.

Adjourn: Moved by Mr. Hurley, seconded by Ms. Hauser to adjourn. All ayes. Carried. Meeting adjourned at 9:55 p.m.

Respectfully Submitted,



Cheryl Nault
Community Development/Building Inspection Secretary

Staff Report
May 8, 2018

Conditional Use: Skilled Nursing Facility for Door County Medical Center

Ministry Door County Center, 323 S. 18th Avenue, seeks a conditional use permit for the addition of a skilled nursing facility to be located off of the NE corner of Rhode Island St and S. 16th Ave. The new structure will be attached to the existing medical center. The addition adds approximately 25,000 square feet and extends toward the SW property corner into two existing parking lots.

The total medical center property is approximately 29.18 acres including the land on the west side of 16th Place. The site is located in an R-4 zoning district. The skilled nursing center is an extension of the hospital and is a conditional use in the R-4 district. The proposed project replaces the existing nursing center within the medical center. There would be no increase in number of beds or patients. The existing skilled nursing facility would be converted to storage and other medical center functions.

The surrounding region is a mixture of single-family homes, apartments, medical and office uses. There is R-4 zoning to the east and west, with R-1 zoning to the north and south.

The Future Land-Use Map of the Sturgeon Bay Comprehensive Plan designates this property for Public and Institutional uses. These areas typically have schools, colleges, hospitals, church, municipal buildings and cultural facilities. The proposed skilled nursing facility fits this designation.

The proposed addition is a single-story building approximately 28ft tall at its highest peak. The building total square footage is approximately 25,000 square feet. There are 32 rooms proposed (30 residential / 2 family) at approximately 343 square feet per room which will be located in the two wings of the building. The administrative area, common spaces, kitchen, and amenities are on the eastern portion of the building.

The project mostly complies with the basic development requirements for the R-4 district, such as setbacks, building height, and impervious surface. Staff did have a concern over whether the building meets the minimum street right-of-way setback. The zoning code requires a 25 foot street yard with overhangs being allowed to extend 2 feet into the required yard. The southernmost part of the roofed patio appears to encroach a bit into the required yard. Thus, unless the engineer for the project can confirm the roof is at least 23 feet from the right-of-way of Rhode Island Street, it will need to be pulled back or redesigned.

49 existing parking spaces are removed to accommodate the new building expansion. A new parking lot is proposed to the east of the skilled nursing facility with a total of 9 spaces (2 being ADA compliant). If we look at the required parking for the entire Door County Medical Center, it is required to have 391 spaces. Even with the reduction of parking stalls due to this project, there still will be 469 spaces spread throughout the site. There is some concern that the lost parking spaces tended to be more heavily utilized than the remaining spaces. Hence, some employees may decide to park on Rhode Island Street or S. 16th Place rather than elsewhere in the medical center parking areas. It is noted that there are no parking restrictions on the streets.

Existing sanitary sewer and water lines that conflict with the new building will be abandoned. The new sanitary sewer line and water main are relocated westerly closer to 16th Place. They tie into the existing mains within Rhode Island St. An existing hydrant will be relocated north of the new addition as required by fire department. Connection will be made off of existing electrical services serving the hospital. Staff from Sturgeon Bay Utilities has no concerns with the proposal, provided proper vertical and horizontal clearances are maintained from existing high voltage lines and junction cabinets that are located near the proposed driveway.

The plans call for the collection of storm water into a bio filtration basin on the south side of the building and infiltrating a significant amount of the water and passing the excess to the existing drainage way at the corner of Rhode Island St. and South 16th Ave. The storm water management plan is still subject to required approval from the City Engineer.


An existing public sidewalk within an easement on the medical center property conflicts with the proposed building. Per the easement agreement the medical center will replace the sidewalk and relocate it to the Rhode Island Street right-of-way. This will necessitate replacing the existing drainage swale with storm sewer along that stretch.

The project indicates a variety of trees shrubs and native grasses will be planting around the proposed parking lot and building (See plan for more details). Staff was pleased with the design of the building. They use multiple materials and no dull viewpoints. The project also requires approval from the Aesthetic Design & Site Plan Review Board which was seen on May 14, 2018. (See Chris Sullivan-Robinson for details).

The project will be a nice upgrade to the existing nursing facility. Staff recommends approval subject to:

1. Any new or replacement parking lot light fixtures must match existing parking lot light fixtures.

2. Final approval of the storm water management plan by the city engineer.
3. Replace 6 of the 9 trees removed from the west parking lot to meet original parking lot tree requirements.
4. Meet setback requirements for an R-4 district.

Prepared By: 
Christopher Sullivan-Robinson
Planner / Zoning Administrator

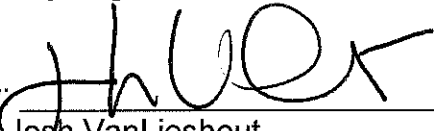
5.11.18
Date

Prepared By: 
Marty Olejniczak
Community Development Director

5-11-18
Date

Reviewed By: 
Chad Shefchik
City Engineer / Interim MSD

5-11-18
Date

Reviewed By: 
Josh VanLieshout
City Administrator

5/11/18
Date

**CITY OF STURGEON BAY
CONDITIONAL USE PERMIT
APPLICATION**

Date Received: 4/30/18
 Fee Paid \$ 360
 Received By: CHRIS

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	Jim Hinze	Door County Memorial Hospital - Dan Boes
Company	Berners-Schober Associates, Inc	Door County Medical Center
Street Address	310 Pine St.	323 South 18th Ave.
City/State/Zip	Green Bay, WI 54301	Sturgeon Bay, WI 54235
Daytime Telephone No.	920-569-8667	920-746-3597
Fax No.	920-432-1284	920-746-3587
<p align="center"><i>JHinze@b5agb.com</i></p> <p>STREET ADDRESS OF SUBJECT PROPERTY: <u>323 South 18th Ave.</u> Location if not assigned a common address: _____</p>		
<p>TAX PARCEL NUMBER: <u>281 6235000121A</u></p>		
<p>CURRENT ZONING CLASSIFICATION: <u>R-4 Multiple-Family Residential</u></p>		
<p>CURRENT USE AND IMPROVEMENTS: <u>The current use is a hospital and outpatient medical center. Improvements will add a new skilled nursing facility.</u> <u>The existing parking lot off Rhode Island will also be modified into a drop off loop with new driveway location.</u> <u>Minor modifications to the parking lot off S. 16th Place including relocated driveway and adjusted biofilters.</u></p>		
<p>IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM BEING REQUESTED FOR REVIEW: <u>Section 20.12 (2) (c) Conditional Use for a Hospital in R-4</u></p>		
<p>ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES: North: <u>Zoning - R-1, Use - Residential</u> South: <u>Zoning - R-1/R-4, Use - Residential</u> East: <u>Zoning - R-4, Use - Agricultural Field</u> West: <u>Zoning - R-1/R-4, Use - Residential, Field</u></p>		

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:North: Single Family Residential / Public & InstitutionalSouth: Single Family ResidentialEast: OfficeWest: Public & Institutional / Single Family Residential

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? Yes IF YES, EXPLAIN: Multiple Conditional Use Permits have been granted over the last decade including the Cancer Clinic, Bed Tower Addition, and Medical Clinic Addition.

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

Rian Stephens
Property Owner (Print Name)

[Signature]
Signature

4/25/18
Date

Jim HINZE
Applicant/Agent (Print Name)

[Signature]
Signature

4.23.18
Date

I, JIM HINZE, 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.

02/09/2018
Date of review meeting

[Signature]
Applicant Signature

[Signature]
Staff Signature

Attachments:

Procedure & Check List

Agreement For Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director



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MEMORANDUM

TO: Chad Shefchik – City Engineer
FROM: Patrick J. Skalecki, P.E. *PS*
DATE: April 25, 2018
SUBJECT: Door County Medical Center Skilled Nursing Facility Addition
Open Space Evaluation

Door County Medical Center (DCMC) is planning to expand the main building on their campus located at 323 South 18th Avenue in the City of Sturgeon Bay. The municipal zoning code was evaluated to determine applicability and requirements. The various parcels owned by MDCMC are zoned R-4. Following is a summary of the open space evaluation for the site.

Pervious/Impervious Cover (Municipal Code Ch. 20.27)

The Zoning Code, Chapter 20 of the Municipal Code limits the combined area of all roofed, paved, and other impervious surfaces to 70% maximum of the total area of the lot. All parcels which are part of the campus were considered in determining the open space for the facility. With the planned improvement and other modifications, the percent cover for those noted elements is 48.1%. Please see the attached exhibit Proposed Site Cover Areas for a delineation of those cover areas and total square footage of each.

CEP:cep

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Enclosures



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MEMORANDUM

TO: Chad Shefchik – City Engineer

FROM: Patrick J. Skalecki, P.E. 

DATE: April 25, 2018

SUBJECT: Door County Medical Center Skilled Nursing Facility Addition
Stormwater Management Evaluation
Proposed Pervious/Impervious Comparison to Pre-2003 Condition

Door County Medical Center (DCMC) is planning to expand the building on their campus located at 323 South 18th Avenue in the City of Sturgeon Bay. The municipal zoning code was evaluated to determine applicability and requirements. The various parcels owned by DCMC are zoned R-4. Following is a summary of the stormwater management evaluation for the site.

Stormwater Management Evaluation (Municipal Code Ch. 33.301)

Since the 2003, various site improvements have taken place, which have impacted impervious area on the site. A previous project completed on the site in 2008 identified a pre-2003 site impervious area of 369,754 s.f. Since that time, three additional neighboring parcels have been added to the hospital campus. Pre-2003 site cover for these parcels was evaluated using aerial photography. Including these new areas, the pre-2003 site impervious cover is **386,651 s.f.** Proposed work on the site will increase the roof area of the main hospital building, expanding to the southwest into an existing parking lot. In addition, the project will add a drive lane and parking to the east of the addition. The total post-construction impervious area on the site will be **428,121 s.f.**, which is above the pre-2003 value. As a result, a stormwater quantity evaluation will be required for the site. Please refer to the Stormwater Management Plan for a summary of the stormwater quantity evaluation for the proposed work. Work on the site will require stormwater quality controls to be implemented for the disturbed area. The proposed site stormwater facilities will provide a minimum suspended solids reduction of 40%.

The increase in impervious area also required stormwater quantity control per City code. That requirement is to reduce the 10-year post development runoff quantity down to the 2-year predevelopment runoff quantity. The biofilter shown on the attached drawings does provide the necessary peak flow attenuation of the runoff quantity. Please refer to the Stormwater Management Plan for a summary of the stormwater quantity evaluation for the proposed work.

An infiltration evaluation of the site was completed per WDNR Technical Standard 1002. The borings located on the site indicated bedrock at a depth of 3.7 feet to 11 feet BGS.



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In particular, in the location of the proposed biofilter was in an area of the deepest bedrock depth ranging from 7.1-ft to 9.6-ft BGS. The elevation of bedrock in the proposed biofilter area is approximately 598.00. The bottom of the infiltration device is at elevation 601.02. This is within 5-feet of the weathered bedrock elevation and thus the site is excluded from the infiltration requirement per NR 151.12(5)(c)5.f.

For use in the O&M Agreement, sheet C100 includes a legal description of the parcel and sheet C101 indicates the planned disturbed area.

CEP:cep

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Enclosures



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MEMORANDUM

TO: Chad Shefchik – City Engineer

FROM: Patrick J. Skalecki, P.E. *PJS*

DATE: April 25, 2018

SUBJECT: Door County Medical Center Skilled Nursing Facility Addition
Parking Evaluation

Door County Medical Center (DCMC) is planning to expand the building on their campus located at 323 South 18th Avenue in the City of Sturgeon Bay. Parking needs were evaluated to determine the applicability of pertinent City codes. The various parcels owned by MDCMC are zoned R-4. This memo summarizes the results of the investigations.

Parking Evaluation (Municipal Code Ch. 20.31)

Existing parking spaces are available in various lots located throughout the hospital campus. The total number of parking spaces as of 04/25/2018 is **509**.

The City of Sturgeon Bay Zoning Code was consulted to determine the number of spaces required to be provided on site. The addition of the Skilled Nursing Facility is not adding any beds or office space, but rather beds and staff will be relocated out of the existing hospital into the new addition. The vacated space in the existing hospital will be utilized for storage or other non-essential areas. Thus the total number of parking spaces required by code is **389**. Following is a breakdown of the parking space calculation:

- Hospital Beds (25) = 13 stalls
- Hospital Staff Physicians (3) = 3 stalls
- Hospital staff during maximum shift (300) = 150 stalls
- Clinic SF 41,470/200 = 208 stalls
- Clinical Physicians (15 max) = 15 stalls
- Clinic staff during max shift = (calculation included in hospital staff above)

The number of parking spaces provided on the medical center campus exceeds the number required by the City of Sturgeon Bay zoning code by 120 stalls.

Proposed work will eliminate approximately 49 parking stalls north and south of the addition. In an effort to maintain necessary parking capacity in this area, as well as provide additional spaces for increased use in this area, 9 new parking stalls will be added. The net decrease of parking will be **40** spaces, for a new overall campus total of



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469 spaces upon completion of this project. This total campus count still exceeds the code required parking stall amount by 80 stalls.

CEP:cep

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PUBLIC HEARING NOTICE

The City of Sturgeon Bay Plan Commission will hold a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, May 16, 2018, at 6:00 p.m. or shortly thereafter, regarding a petition from Door County Medical Center (Jim Hinze, Berners-Schober Associates, Inc., agent) for approval of a conditional use under Section 20.12(2)(c) of the Municipal Code (Zoning Code) for the construction of skilled nursing facility. The project will relocate the existing nursing facility into a new single-story addition at the southwest corner of the property, with the current nursing facility being renovated into other hospital-related functions. The subject property is located at 323 S. 18th Avenue, tax parcel #281-62-35000121. The application is on file with the Community Development Department and may be viewed at 421 Michigan Street weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to attend the public hearing and give testimony in favor or against the proposed conditional use, either in person at the hearing or in writing.

By order of:
The City of Sturgeon Bay Plan Commission

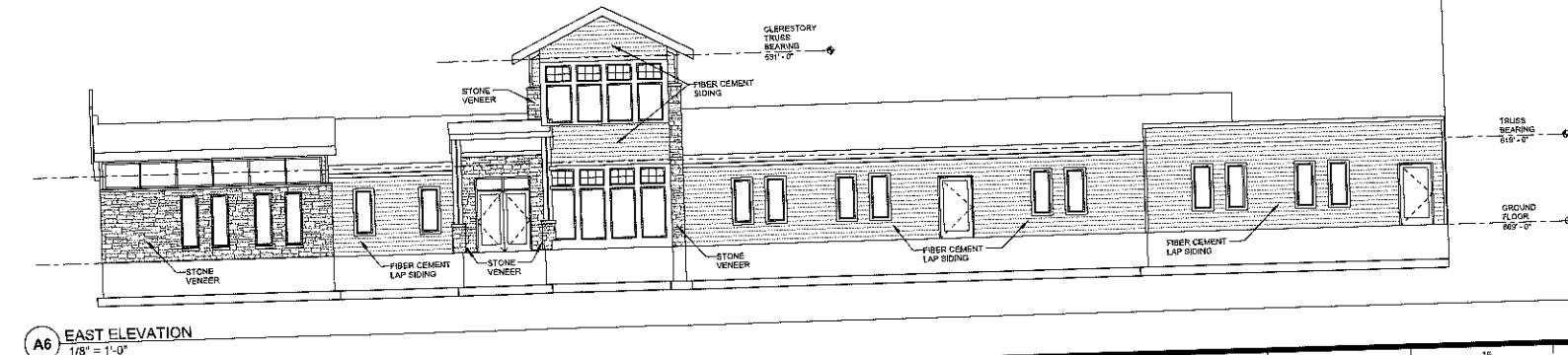
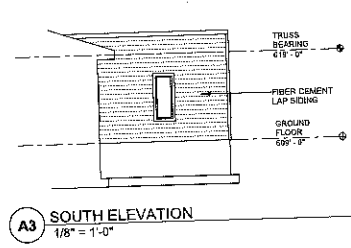
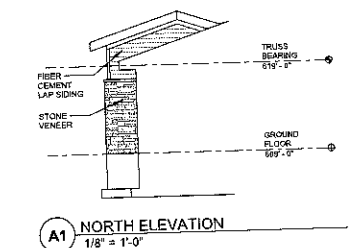
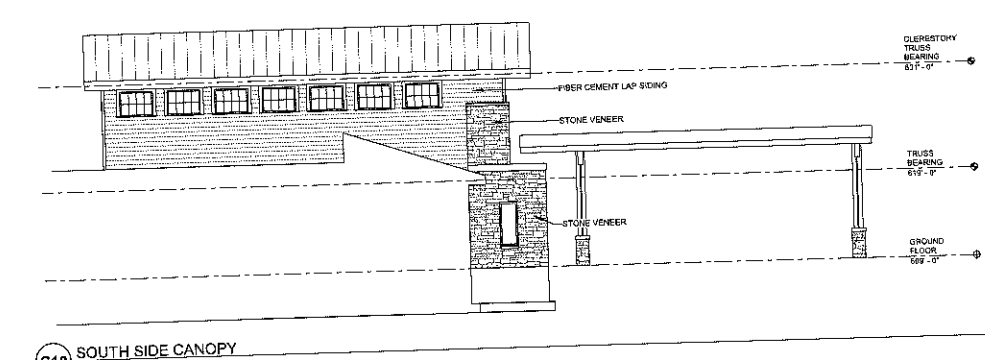
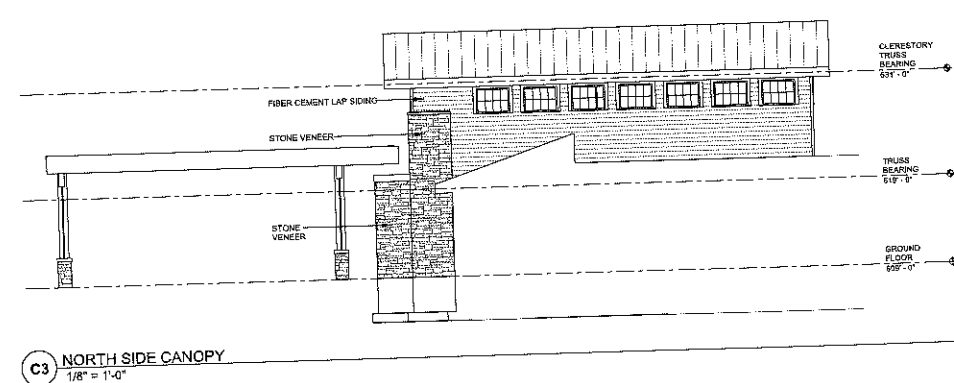
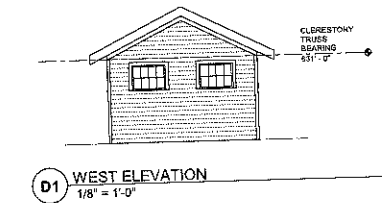
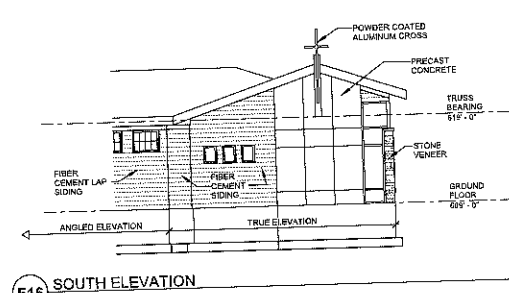
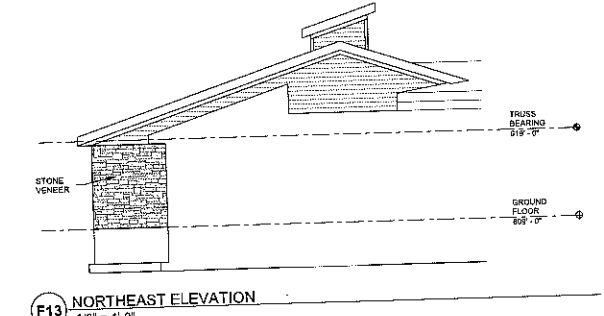
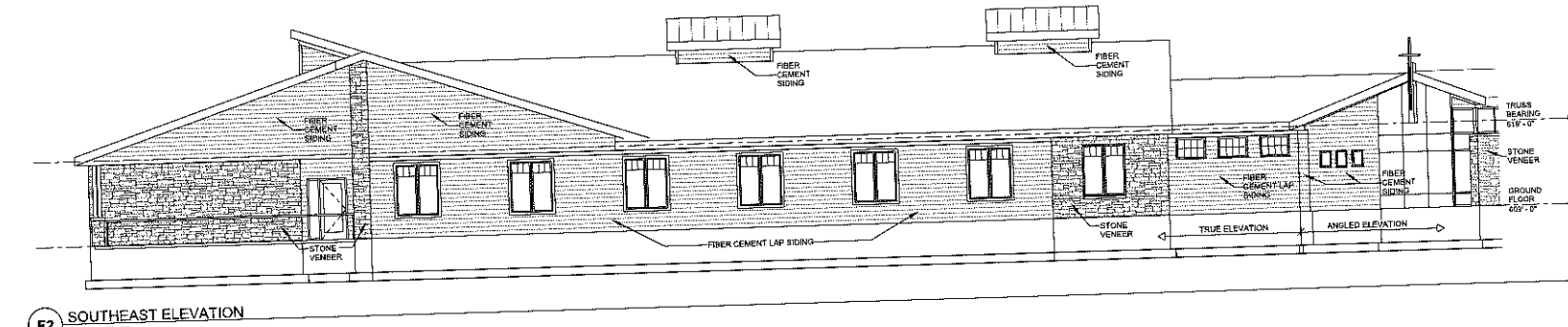
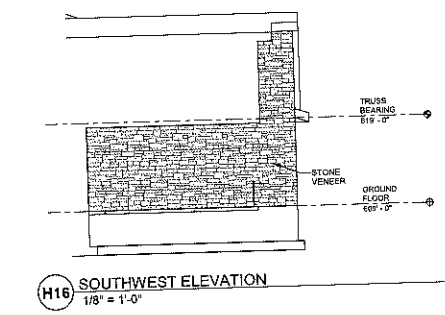
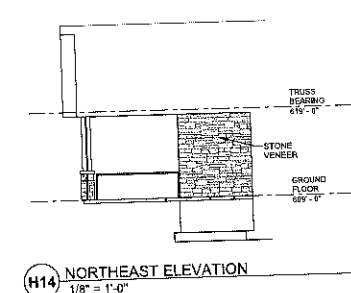
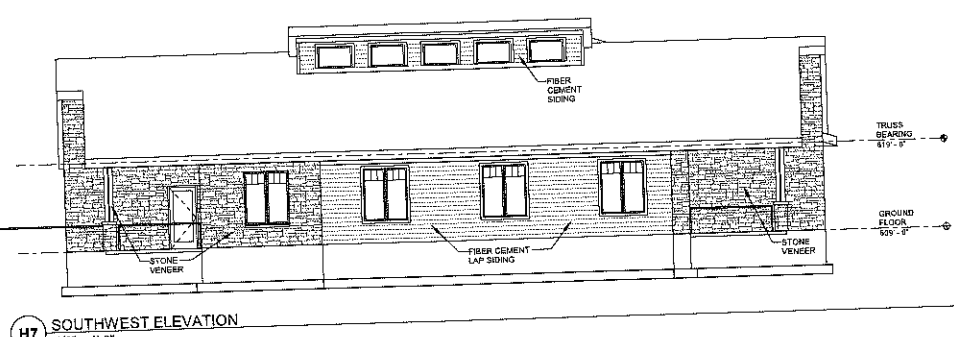
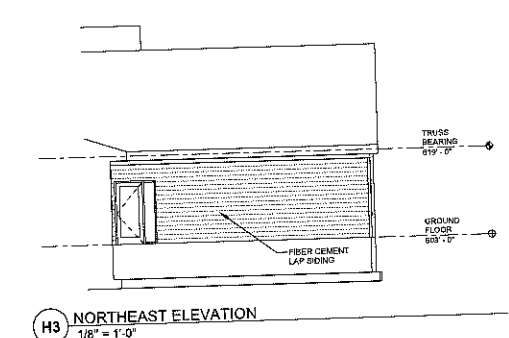
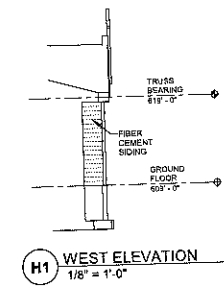
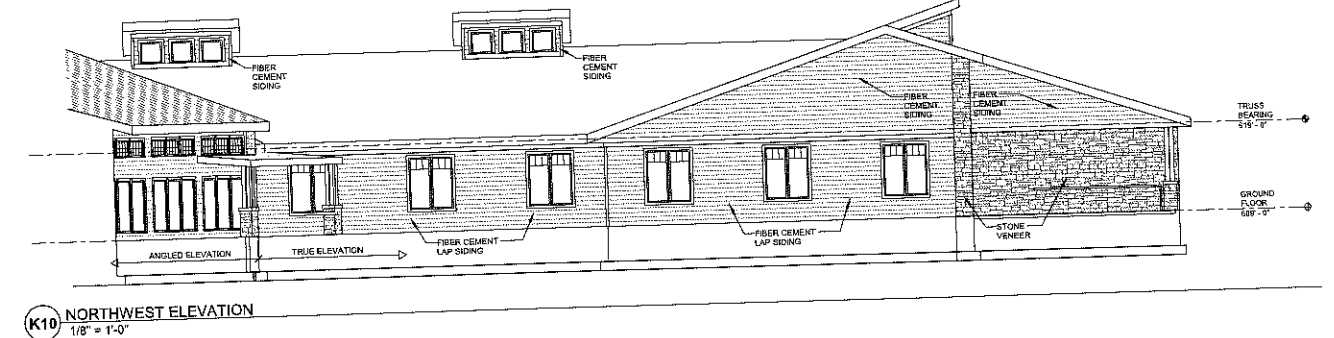
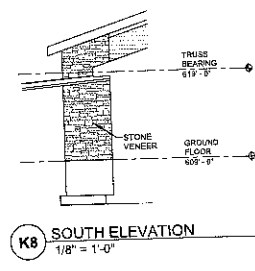
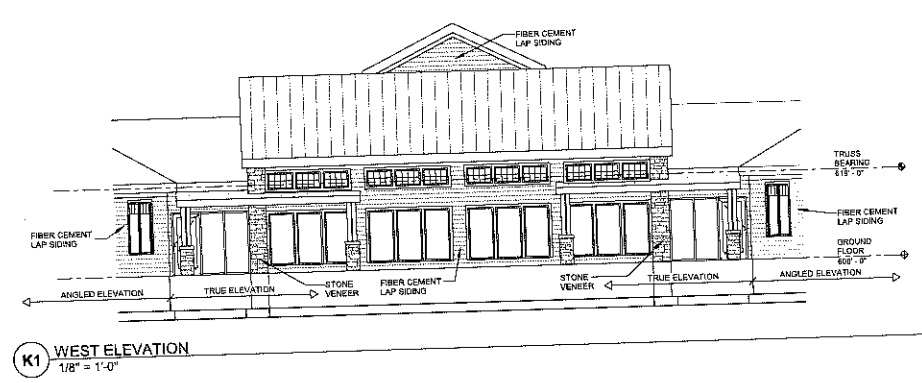
Location Map

Public Hearing Notice

Door County Medical Center



Note: Public Hearing to be held on May 16, 2018



AESTHETIC DESIGN AND SITE PLAN REVIEW

SKILLED NURSING FACILITY

Door County Medical Center
323 SOUTH 16TH AVE. | STURGEON BAY, WI | 54235

BERNERS-SCHOBBER

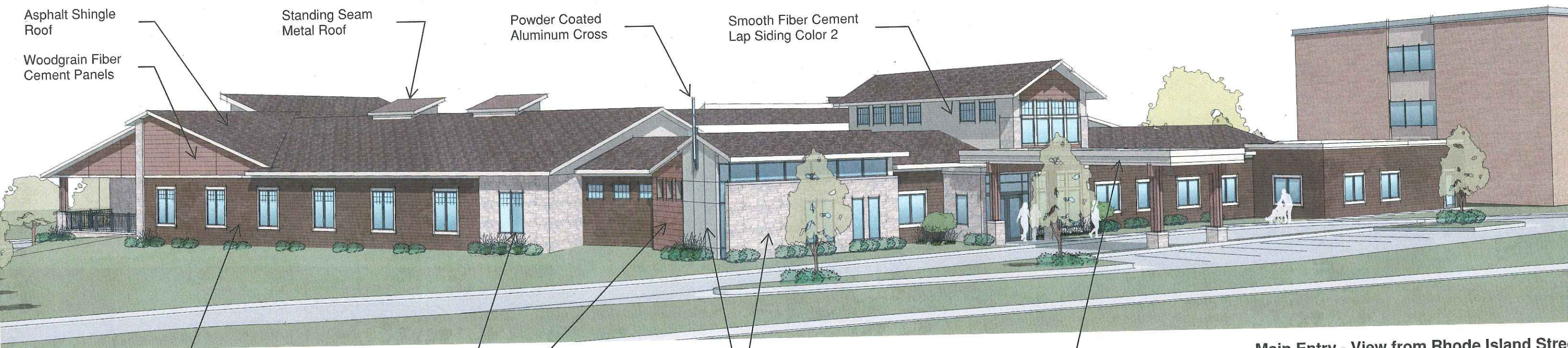
310 Pink Street | Green Bay, WI 54301 | 920-432-4866 | www.berniers-schobber.com

REVISION	DATE
DESIGN DEVELOPMENT	4/13/2018
AESTHETIC DESIGN AND SITE PLAN REVIEW	4/25/2018

EXTERIOR ELEVATIONS

A201A DATE: APRIL 25, 2018
COMMISSION: 5810.00

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Main Entry - View from Rhode Island Street



View from 16th Street

Basis of Design Material Palette

Natural Stone Veneer: Eden Stone Company "Windsor"
 Woodgrain Fiber Cement Panels: Nichiha Vintage Wood Cedar
 Fiber Cement Color 1: HardiPlank Timber Bark
 Fiber Cement Color 2: HardiPlank Navajo Beige
 Precast Stone: Buff

Fiber Cement Trim
 Color 2
 Natural Stone Veneer

Healing Garden Egress
 not shown in rendering

Precast Stone Sills
 Smooth Fiber Cement
 Lap Siding Color 1

DEVICE MOUNTING HEIGHT LEGEND

DESCRIPTION	MOUNTING HEIGHT
LIGHT SWITCH	45 5/8" CENTERED AFF.
OCCUPANCY SENSOR WALL SWITCH	45 5/8" CENTERED AFF.
PUSHBUTTON SWITCH	42" CENTERED AFF.
PUSHBUTTON (EMERGENCY STOP)	48" CENTERED AFF.
RECEPTACLES - STANDARD HEIGHT	18" CENTERED AFF.
RECEPTACLES - ABOVE COUNTER	6" CENTERED ABOVE COUNTER 4" CENTERED ABOVE BACKSPLASH
RECEPTACLES - HIGH MOUNT	45 5/8" AFF. MOUNTED ABOVE OF FINISH COORDINATE WITH MIRROR LOCATION OR AS NOTED ON PLAN
BLANK BOX	18" CENTERED AFF. OR AS NOTED ON PLAN
DATAVOICE OUTLET - STANDARD HEIGHT	18" CENTERED AFF.
DATAVOICE OUTLET - ABOVE COUNTER	6" CENTERED ABOVE COUNTERTOP OR 4" CENTERED ABOVE BACKSPLASH
WALL TELEPHONE	45 5/8" CENTERED AFF.
INTERCOM	45 5/8" CENTERED AFF.
CATV OUTLET	18" CENTERED AFF. OR AS NOTED ON PLAN
CATV OUTLET W/ PULL-OUT SPR. CTRL. JACK	18" CENTERED AFF. OR AS NOTED ON PLAN
FAN SPEED SWITCH	45 5/8" CENTERED AFF.
MONITOR DATA OUTLET	18" CENTERED AFF. OR AS NOTED ON PLAN
FIRE ALARM PULL STATION	45 5/8" CENTERED AFF.
FIRE ALARM AUDIOVISUAL DEVICES	80" AFF. TO BOTTOM OF UNIT MINIMUM, MAXIMUM 84" AFF.
FIRE ALARM VISUAL DEVICES	80" AFF. TO BOTTOM OF UNIT MINIMUM, MAXIMUM 84" AFF.
FIRE ALARM REMOTE TEST SWITCH	48" CENTERED AFF.
SPEAKER (WALL MOUNTED)	80" AFF. TO BOTTOM OF DEVICE
PA HORN WALL SPEAKER	80" AFF. TO BOTTOM OF DEVICE, OR AS NOTED OTHERWISE
VOLUME CONTROL	45 5/8" CENTERED AFF.
MICROPHONE JACK	18" CENTERED AFF. OR AS NOTED ON PLAN
DIGITAL CLOCK	CENTERED 18" TO 8" BELOW CEILING
CLOCKSPANNER	CENTERED 18" TO 8" BELOW CEILING
WALL CLOCK	CENTERED 18" TO 8" BELOW CEILING
CARD READER	45 5/8" CENTERED AFF.
NURSE CALL DOME LIGHT	CENTERED ABOVE DOOR
NURSE CALL (EM) PULL STATION	(TOILET) 48" AFF. WITH CORD 8" AFF. (SHOWER) 64" AFF. WITH CORD 8" AFF.
NURSE CALL CODE BLUE	54" CENTERED AFF.
NURSE CALL DUTY STATION	54" CENTERED AFF.
NURSE CALL STANDARD STATION	54" CENTERED AFF.
NURSE CALL GRAPHICAL STATION	54" CENTERED AFF.
NURSE CALL CALL CORD	AT DESK, EXACT LOCATION TO BE FIELD VERIFIED
NURSE CALL MASTER STATION	54" CENTERED AFF.
RESCUE ASSISTANCE CALL STATION	45 5/8" CENTERED AFF.

LEGEND NOTES:

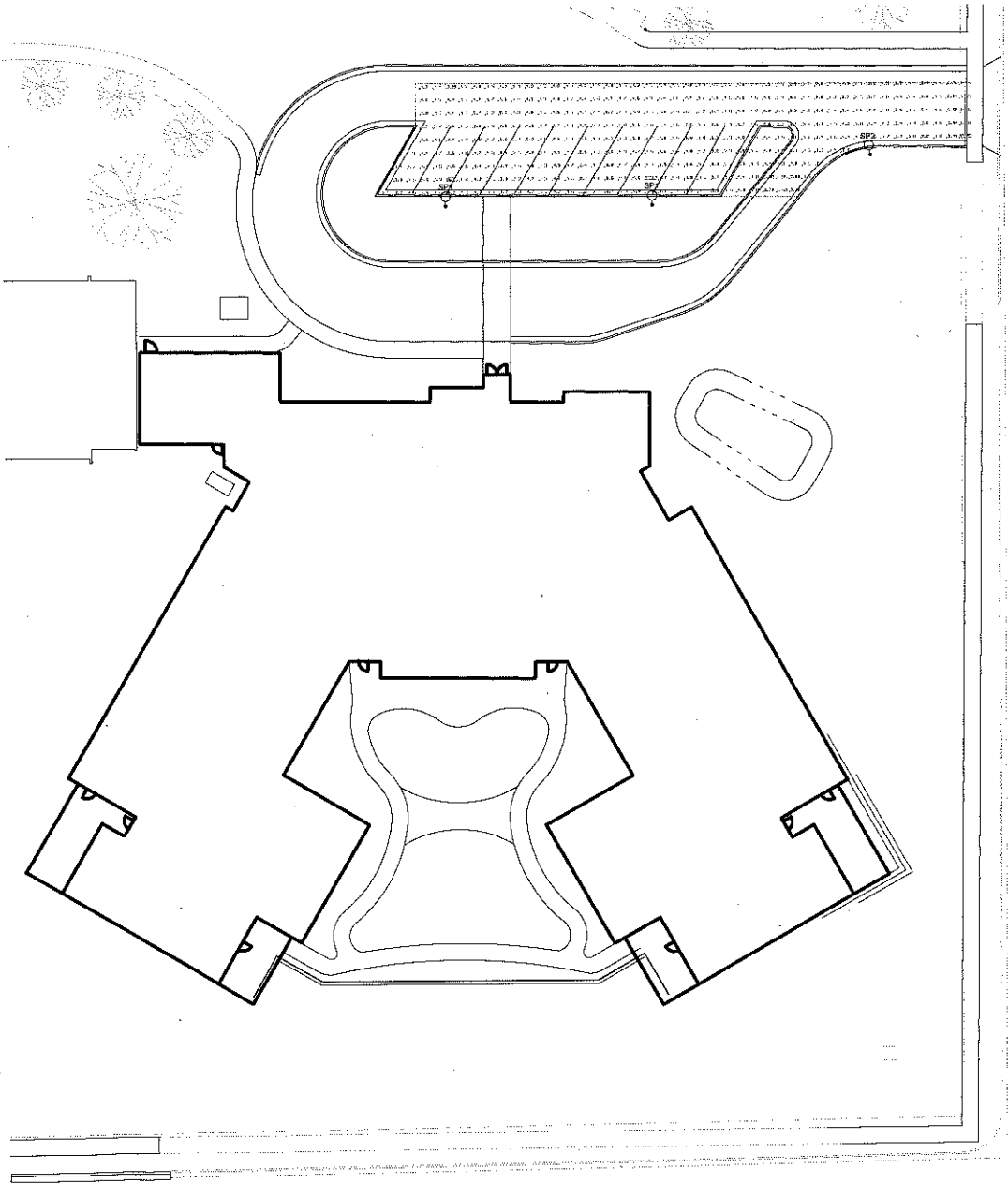
- THE ABOVE LIST OF MOUNTING HEIGHTS SHALL BE USED FOR INSTALLATION OF DEVICES UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- EXACT MOUNTING HEIGHTS OF DEVICES MAY BE SLIGHTLY ADJUSTED IN THE FIELD TO ACCOMMODATE BLOCK COURSES AND UNIFORMITY OF THE WALL. REFERENCE DEVICE MOUNTING DETAIL --E099.
- THE ABOVE ITEMS COMPRISE A COMPLETE LIST AND NOT ALL ITEMS MAY BE APPLICABLE TO THIS PROJECT.

ELECTRICAL SYMBOLS LEGEND

SYMBOL	DESCRIPTION (MOUNTING)	SYMBOL	DESCRIPTION (MOUNTING)	SYMBOL	DESCRIPTION (MOUNTING)	SYMBOL	DESCRIPTION (MOUNTING)
LIGHTING FIXTURES		POWER EQUIPMENT		COMMUNICATIONS EQUIPMENT		FIRE ALARM AND DETECTOR DEVICES	
	RECESSED DOWN LIGHT, SCONCE/WALL MOUNT, SURFACE/PENDANT		POWER METER OR TRANSOCKET		DATA/VOICE/CATV RACK		MANUAL PULL STATION (NEW, EXISTING)
	WALL WASH DOWN LIGHT		PANELBOARD (EXISTING, NEW) (10)		WALL MOUNTED DATA/VOICE CABINET		STROBE ONLY (NEW, EXISTING) (8)
	RECESSED CEILING FIXTURE - 2X4, 2X2, 1X4		ENCLOSED CIRCUIT BREAKER (ECB) (EXISTING, NEW) (10)		TELEPHONE PEDESTAL		HORN (NEW, EXISTING)
	SURFACE CEILING FIXTURE - 2X4, 2X2, 1X4		GENERATOR ANNUNCIATOR PANEL (GAP) (EXISTING, NEW)		DATA, VOICE OR COMB. VOICE/DATA OUTLET(S) - STANDARD HEIGHT (1.5)		CHIME (NEW, EXISTING)
	UNDERCABINET LIGHT/NARROW STRIP LIGHT		ATS ANNUNCIATOR PANEL (ATS) (EXISTING, NEW)		DATA, VOICE OR COMB. VOICE/DATA OUTLET(S) - ABOVE COUNTER (1.5)		SPEAKER (NEW, EXISTING)
	WALL MOUNTED		LINE ISOLATION MONITOR (REMOTE)		DATA, VOICE OR COMB. VOICE/DATA OUTLET(S) (FLOOR, CEILING) (1.5)		HORN/STROBE (NEW, EXISTING) (8)
	RECESSED CEILING FIXTURE WITH CENTER ELEMENT - 2X4, 2X2, 1X4		BUSWAY		WALL TELEPHONE (VOICE/DATA) OUTLET(1)		CHIME/STROBE (NEW, EXISTING) (8)
	FIXTURE CONNECTED TO EMERGENCY CRITICAL EQUIP. BRANCH POWER		TRANSFORMER (10)		MONITOR DATA OUTLET - STANDARD HEIGHT (1)		SPEAKER/STROBE (NEW, EXISTING) (8)
	FIXTURE CONNECTED TO EMERGENCY LIFE SAFETY BRANCH POWER		AUTOMATIC TRANSFER SWITCH (10)		MONITOR DATA OUTLET - ABOVE COUNTER (1)		FIRE SPRINKLER BELL
	FIXTURE CONNECTED TO EMERGENCY AND NORMAL POWER		ELECTRIC MOTOR (10)		AUDIO/VISUAL MONITOR (1)		HORN LOUDSPEAKER
	TRACK LIGHTING		DISCONNECT SWITCH - FUSED, NON-FUSED		WIRELESS DATA ACCESS POINT (CEILING, WALL) (8)		CEILING MOUNTED STROBE (8)
	EXIT SIGN - SINGLE, DOUBLE FACE (CEILING, WALL)		MAGNETIC STARTER		CATV OUTLET (WALL, CEILING)		CEILING MOUNTED HORN/STROBE (8)
	WARNING LIGHT (CEILING, WALL)		MANUAL STARTER		CATV OUTLET W/ PILLOW SPEAKER CONTROL (JACK, WALL, CEILING)		CEILING MOUNTED CHIME/STROBE (8)
	EMERGENCY BATTERY PACK (WALL, CEILING)		COMBINATION MAGNETIC STARTER/DISCONNECT		INTERCOM		CEILING MOUNTED SPEAKER (8)
EXTERIOR LIGHTING			SOLID STATE, REDUCED VOLTAGE STARTER		INTERCOM (MASTER)		CEILING SPEAKER, RECESSED
	FLOOD LIGHT		VARIABLE FREQUENCY DRIVE	SOUND SYSTEM DEVICES			
	SOLLARD		RELAY CONTACTOR		PAGING SPEAKER, CEILING MOUNTED (RECESSED, SURFACE)		SMOKE DETECTOR (NEW, EXISTING)
	POLE TOP MOUNTED LUMINAIRE		POWER SUPPLY - WALL, CEILING		SOUND SPEAKER, CEILING MOUNTED (RECESSED, SURFACE)		SMOKE DETECTOR FOR ELEVATOR CONTROL (NEW, EXISTING)
	POLE ARM MOUNTED LUMINAIRE(S)		OUTDOOR UTILITY POLE		PAGING SPEAKER, WALL MOUNTED		HEAT/SMOKE DETECTOR (NEW, EXISTING)
AUTOMATIC LIGHTING CONTROLS			SPRING WOUND TIMER SWITCH		SOUND SPEAKER, WALL MOUNTED		DUCT SMOKE DETECTOR (NEW, EXISTING) (7)
	OCCUPANCY SENSOR, WALL SWITCH (2)		FAN SPEED SWITCH		SOUND SPEAKER, WALL MOUNTED		DOOR HOLD OPEN (NEW, EXISTING)
	OCCUPANCY SENSOR, WALL MOUNT (2)		HEADWALL CONNECTIONS (8)		P.A. HORN SPEAKER, WALL MOUNTED		SPRINKLER TAMPER SWITCH (NEW, EXISTING)
	OCCUPANCY SENSOR, CEILING (2)	WIRING DEVICES - RECEPTACLES			MIC JACK (WALL, FLOOR, CEILING MT.) (5)		SPRINKLER WATER FLOW SWITCH (NEW, EXISTING)
	OCCUPANCY SENSOR, CEILING (2)		SINGLE RECEPT. (NORMAL, EMERG.) - STANDARD HEIGHT (4)		SPEAKER VOLUME CONTROL		MONITORING / CONTROL MODULE
	LIGHT SENSOR		SINGLE RECEPT. (FLOOR, CEILING) (4)		AMPLIFIER		REMOTE TEST SWITCH W/ INDICATOR (WALL, CEILING)
	PHOTOCELL		DUPLEX RECEPT. (NORMAL, EMERG.) - STANDARD HEIGHT (4)		RECEIVER		FIRE ALARM CONTROL PANEL (NEW, EXISTING)
	TIME CLOCK		DUPLEX RECEPT. (NORMAL, EMERG.) - AC OR HIGH MT. (4)		ANTENNA		FIRE ALARM ANNUNCIATOR PANEL (NEW, EXISTING)
	LOW VOLTAGE SWITCHING RELAY PANEL (8)		DUPLEX RECEPT. (FLOOR, CEILING) (4)		PUBLIC ADDRESS AMPLIFIER & CONTROL (PAAC HEAD-ING)		FIRE ALARM TRANSFER PANEL (NEW, EXISTING)
WIRING DEVICES - SWITCHES			DOUBLE DUPLEX RECEPT. (NORMAL, EMERG.) - STANDARD HEIGHT (4)	SECURITY EQUIPMENT			
	SWITCH - 1, 2 POLE, 3, 4 WAY (2)		DOUBLE DUPLEX RECEPT. (NORMAL, EMERG.) - AC OR HIGH MT. (4)		MOTION DETECTOR		NURSE CALL SYSTEM DEVICES
	KEY SWITCH - 1, 2 POLE, 3, 4 WAY (3)		DOUBLE DUPLEX RECEPT. (FLOOR, CEILING) (4)		REQUEST TO EXIT		MASTER STATION (10)
	SEPARATELY SWITCHED BALLASTS (DUAL-LEVEL) (3)		DUPLEX RECEPT. W/ GROUND FAULT (4)		DOOR ALARM SWITCH		MINI MASTER STATION (10)
	SWITCH & DUPLEX RECEPT. MOUNTED IN COMMON BOX (3,4)		DUPLEX RECEPT. W/ RAIN TIGHT COVER (4)		DOOR ALARM KEY BY-PASS SWITCH		STANDARD ROOM STATION (HILL-ROOM) (10)
	WALL BOX DIMMER SWITCH (INCANDESCENT) (3)		DUPLEX RECEPT. W/ SAFETY TYPE (TAMPER-RESISTANT) (4)		POSITION SWITCH		STANDARD ROOM STATION W/ CODE BLUE (HILL-ROOM) (10)
	WALL BOX DIMMER SWITCH (FLUORESCENT) (3)		DUPLEX RECEPT. W/ TWO USB PORTS (4)		CARD READER		GRAPHICAL ROOM STATION W/ CODE BLUE (HILL-ROOM) (10)
	SWITCH W/ PILOT LIGHT (3)		DUPLEX RECEPT. AND 4-PORT USB DEVICE IN COMMON BOX (4)		ELECTRIC STRIKE		GRAPHICAL ROOM STATION W/ CODE BLUE (HILL-ROOM) (10)
	DAMPER SYSTEM COMPONENT		FOUR PORT USB DEVICE		MAGNETIC LOCK		DUTY STATION (10)
	LOW VOLTAGE SWITCH/RELAY CONTROL SWITCH		SPECIAL PURPOSE CONNECTION (10)		ELECTRIC LATCH RETRACTION		DUTY STATION W/ CODE BLUE (10)
	PUSHBUTTON SWITCH/PUSH PAD		MULTI-OUTLET PLUG/STRIP ASSEMBLY (4)		SECURITY BELL/ALARM		AUDIO STATION BED CONNECTOR (HILL-ROOM) (10)
	EMERGENCY STOP PUSH-BUTTON		SURFACE RACEWAY (4)		INFRARED SECURITY DEVICE		BED INTERFACE UNIT (10)
	PUSHBUTTON SWITCH (2-BUTTON, 3-BUTTON)		DIVIDED SURFACE RACEWAY (4,8)		SECURITY CAMERA		BEDSIDE STATION W/ PILLOW SPEAKER (10)
RACEWAYS			HEAT LAMP FIXTURE, RECESSED CEILING		SECURITY CAMERA - DOME TYPE (WALL, CEILING)		CODE BLUE STATION (10)
	CONDUIT STUBBED OR CAPPED		GROUNDING INPUT (SINGLE INPUT, MULTIPLE INPUTS)		SECURITY SYSTEM CONTROL PANEL (SSCP)		EMERGENCY STATION - CORD TYPE (10)
	CONDUIT RISING UP	EXTERIOR RACEWAYS			SYSTEMS CLOCKS		STAFF EMERGENCY (HILL-ROOM) (10)
	CONDUIT DROPPIN DOWN		UNDERGROUND CONDUIT		WALL CLOCK (RECESS, SURFACE)		AUXILIARY 1/4" JACK(S) (EQUIPMENT RECEPTACLE) (10)
	CONDUIT SLEEVES THRU WALL ABOVE ACCESSIBLE CEILING		UNDERGROUND PRIMARY		MASTER CLOCK		EMERGENCY STATION - PVSH BUTTON (10)
	UNSWITCHED CIRCUIT CONNECTION		UNDERGROUND FIBER		CLOCK, DOUBLE FACE (CEILING, WALL)		CALL CORD BUTTON (10)
	COMBINATION POWER/COMMUNICATION POLE		UNDERGROUND TELEPHONE		CLOCK SPEAKER ASSEMBLY		CORRIDOR DOME LIGHT (CEILING, WALL) (10)
	CABLE TRAY		LIGHTNING PROTECTION CABLE		DIGITAL WALL CLOCK		CORRIDOR ZONE LIGHT (10)
	JUNCTION & PULL BOX		LIGHTNING PROTECTION AIR TERMINAL		DIGITAL CLOCK, DOUBLE FACE (CEILING, WALL)		REMOTE LOCATOR RECEIVER (HILL-ROOM) (10)
	BLANK JUNCTION BOX (1)	MISCELLANEOUS HEALTHCARE SYSTEMS			RESCUE ASSISTANCE CALL STATION		STAFF CEILING LOCATOR (HILL-ROOM) (10)
			ANTENNA (TELEMETRY)		RESCUE ASSISTANCE ANNUNCIATOR PANEL (RAAP)		LOW VOLTAGE CONTROLLER/RELAY (10)
			VAP (TELEMETRY)				
							ROOM BOX (MDRP) (HILL-ROOM) (10)

LIGHT FIXTURE SCHEDULE												
FIXTURE			LIGHT SOURCE		COLOR TEMPERATURE	POWER SOURCE		DESIGNED INPUT WATTS	VOLTAGE	MNTD HEIGHT	FIXTURE DEPTH	NOTES
TYPE	ACCEPTABLE MANUFACTURER / SERIES (IF APPLICABLE)	FIXTURE DESCRIPTION	TYPE	DELIVERED LUMENS		LAMP	DRAWER					
SP1	SALVAGED EXISTING (INSTALLED 80% ADDITION)	SALVAGED 4" ROUND POLE, 18FT. HIGH, WITH SINGLE FULL CUT-OFF LUMINAIRE, TYPE II DISTRIBUTION	MH	EX	175 MED	-	-	175	208	-	-	1
SP2	SALVAGED EXISTING (INSTALLED 80% ADDITION)	SALVAGED 4" ROUND POLE, 18FT. HIGH, WITH SINGLE FULL CUT-OFF LUMINAIRE, TYPE IV DISTRIBUTION, FORWARD THROW	MH	EX	175 MED	-	-	175	208	-	-	1
ABBREVIATIONS:			HO - HIGH (8F+10) HO - LOW (8F-10) HPS - HIGH PRESSURE SODIUM I - INCANDESCENT IS - INSTANT START L - LED LE - LOW (8F+0.85) MAX - MAXIMUM MIN - MINIMUM				MH - METAL HALIDE N - NORMAL (0.85-0.95 ±10) NLO - NOMINAL LUMEN OUTPUT P.A.F. - PAINT AFTER FABRICATION PRS - PROGRAMMED START PS - PULSE START RIP - RADIO INTERFERENCE FILTER STD - STANDARD LED DRIVER UNV - UNIVERSAL VOLTAGE 120-277V V - VARIES - SEE FLOOR PLANS					
ALC - ACTUAL LUMEN OUT B.F. - BALLAST FACTOR B.O.F. - APPEARS TO BOTTOM OF FIXTURE C.O.F. - APPEARS TO CENTER OF FIXTURE DM - 120V DIMMING DRIVER DMX - DMX DRIVER ER - ELECTRONIC BALLAST ELV - ELECTRONIC LOW VOLTAGE DIMMER EX - EXISTING F - FLUORESCENT			NOTES: 1. CLEAN LUMINAIRE HOUSING, LENS AND LAMP COMPARTMENT PRIOR TO REINSTALLING FIXTURE.									

SITE LIGHTING STATISTICS					
AREA	MIN. fc	MAX. fc	AVG. fc	AVG. / MIN. fc	MAX. / MIN. fc
PARKING LOT	0.32	0.3	0.0	0.02	16.72



AESTHETIC DESIGN AND
SITE PLAN REVIEW

SKILLED NURSING
FACILITY


**Door County
Medical Center**
IN PARTNERSHIP WITH MEDICAL SYSTEMS HEALTHCARE
323 SOUTH 18TH AVE. | STURGEON BAY, WI | 54225

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REVISION	DATE
DESIGN DEVELOPMENT	4/13/2018
AESTHETIC DESIGN AND SITE PLAN REVIEW	4/25/2018

SITE PHOTOMETRIC PLAN

EC101
DATE: APRIL 25, 2018
COMMISSION: 5810.00

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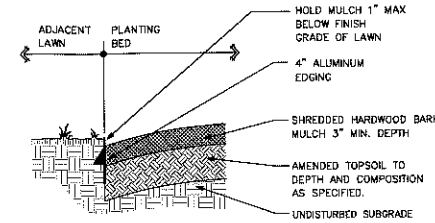
 **AS** SITE NEW WORK PLAN
1" = 20'-0"

LANDSCAPING NOTES:

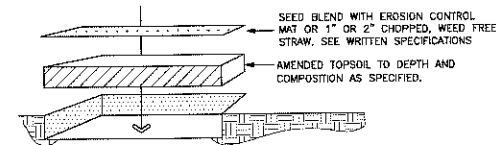
1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO, THE LIMITS OF CONSTRUCTION. PROVIDE DIGITAL COPIES OF PHOTOGRAPHS TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE SUBMITTAL PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. REFER TO GEOTECHNICAL REPORT FOR INFILTRATION RATES AND SOIL TYPES / CONDITIONS.
4. SEE WRITTEN SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS, EXECUTION AND PLANT PROTECTION, PLANT STAKING METHODS, PLANT PIT DIMENSIONS, BACKFILL AND OTHER RELATED REQUIREMENTS.
5. PLANT PLACEMENT IS REQUIRED AS SHOWN ON THE LAYOUT, PLANTING, AND OTHER DRAWINGS.
6. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR SYMBOLS, ABBREVIATIONS, BOTANICAL/COMMON NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
7. MAINTAIN AND WARRANT PLANT MATERIALS AS DESCRIBED IN WRITTEN SPECIFICATIONS.
8. PLANT BEDS AND TREE PLANTING PITS ARE TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH PER WRITTEN SPECIFICATIONS AND DETAILS.
9. FORM 72-INCH, OR AS OTHERWISE INDICATED, WATERING BASIN AROUND TREES NOT INSTALLED IN PAVED AREAS.
10. MAINTAIN 72-INCH DIAMETER MINIMUM CLEAR SOIL AREA AROUND ALL TREES IN MANICURED TURF AREAS. MULCH TREE RINGS WITH SPECIFIED DEPTH OF HARDWOOD BARK MULCH. SEE PLANTING DETAILS.
11. FINE GRADE, RAKE, AND ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND THROUGHOUT SITE WITHIN THE LIMITS OF CONSTRUCTION, WITH ACCURATELY SET FLOW LINES. LOW SPOTS OR PONDING OF SURFACE WATER WILL NOT BE ACCEPTED IN THE FINAL WORK. ROCKS OR DEBRIS WILL NOT BE ACCEPTED. FINAL GRADE TOLERANCES ARE +/-0.1 FOOT MAXIMUM.
12. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES ARE FOR INFORMATION ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CONDUCT QUANTITY TAKE-OFFS FOR PLANT MATERIALS AND SIZES SHOWN ON PLANS. PLANT SYMBOLS INDICATED ON THE PLAN TAKE PRECEDENCE IN CASE OF DISCREPANCIES BETWEEN CALLOUTS AND THE PLANT LIST.
13. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB AND RELATED STRUCTURES WITH OTHER TRADES.
14. RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED, DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
15. UNLESS OTHERWISE INDICATED, PLACE SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES IN STRAIGHT ROWS, EQUALLY SPACED.
16. PLANTING AREAS, INCLUDING PREPARED BEDS, SHALL RECEIVE AMENDED PLANTING SOIL AS DESCRIBED IN WRITTEN SPECIFICATIONS.
17. TAKE NECESSARY SCHEDULING AND OTHER PRECAUTIONS TO AVOID WINTER, CLIMATIC, OR OTHER DAMAGE TO PLANTS.
18. PLANTING BEDS ARE TO BE SEPARATED FROM ADJACENT TURF AREAS WITH ALUMINUM EDGING PER WRITTEN SPECIFICATIONS. INSTALL AT LOCATIONS INDICATED ON DRAWINGS AND PER LANDSCAPE DETAILS.
19. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS THE LANDSCAPE CONTRACTOR CAN DEMONSTRATE THE PLANTS ARE NOT AVAILABLE FROM NURSERY SOURCES LOCATED WITHIN 100 MILES FROM THE PROJECT SITE. ANY PROPOSED PLANT SUBSTITUTION WILL REQUIRE PRIOR REVIEW AND WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
20. PROVIDE TREE STAKING AS DESCRIBED IN WRITTEN SPECIFICATIONS.
21. PROVIDE THREE YEARS OF MAINTENANCE SERVICE FOR ALL NATIVE SEEDING AREAS. SEE WRITTEN SPECIFICATIONS FOR DETAILED SCHEDULE OF SERVICES.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE
SHADE TREES					
ASB	Acer saccharum 'Ballata'	Fall Fiesta Sugar Maple	2.5' BB	as shown	50'h x 40'w
COC	Celtis occidentalis 'ChicagoLand'	ChicagoLand Hackberry	2.5' BB	as shown	50'-60'h x 40'-50'w
GDE	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	2.5' BB	as shown	50'h x 50'w
GTS	Gleditsia triacanthos 'Inermis' Shademaster'	Shademaster Honeylocust	2.5' BB	as shown	45'h x 35'w
QBC	Quercus bicolor	Swamp White Oak	2.0' BB	as shown	50'h x 50'w
QMC	Quercus macrocarpa	Bur Oak	2.0' BB	as shown	60'h x 80'w
TAS	Tilia americana 'Sentry'	American Linden/Basswood	2.5' BB	as shown	60'h x 35'w
ULF	Ulmus 'Frontier'	Frontier Elm	2.5' BB	as shown	45'h x 35'w
EVERGREEN TREES					
PGL	Picea glauca	White Spruce	6'-8'-10' BB	as shown	50'h x 20'w
PSL	Pinus sylvestris	Scotch Pine	6'-8'-10' BB	as shown	60'h x 40'w
ORNAMENTAL TREES					
AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	10'-12'clump BB	as shown	20'h x 15'w
CPF	Carpinus caroliniana 'J.N. Upright'	Firespire Muscadine	6'-8' clump BB	as shown	20'h x 8'-10'w
CVW	Crataegus viridis 'Winter King'	Winter King Hawthorn	10'-12'clump BB	as shown	20'h x 25'w

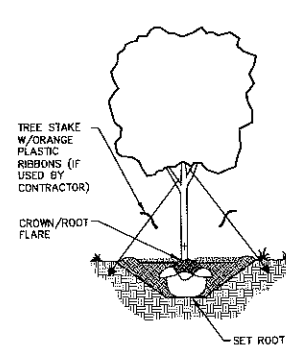


6 ALUMINUM PLANT BED EDGE

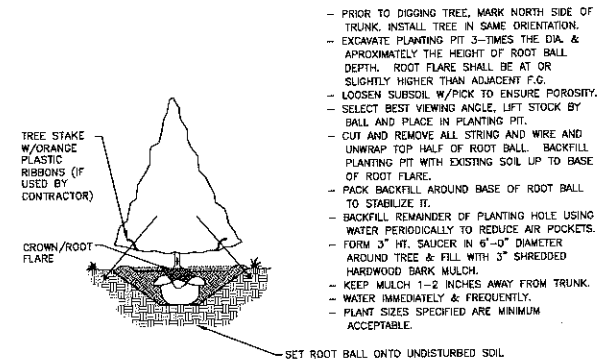


TOPSOIL SHALL CONFORM TO PROPERTIES AS DESCRIBED IN WRITTEN SPECIFICATION.
CONTRACTOR TO PROVIDE FINISHED TURF GRADE PER DRAWINGS WITH UNIFORM, NATURAL SLOPES PRIOR TO THE SOWING OF SEED.
SEED BLEND & APPLICATION PROCEDURES ARE DESCRIBED IN WRITTEN SPECIFICATION.
SEE LANDSCAPE PLAN FOR LOCATION OF VARIOUS SEED MIXES.
CONTRACTOR SHALL PROVIDE SEED GERMINATION AND ESTABLISH VIGOROUS PLANT GROWTH AS DESCRIBED IN WRITTEN SPECIFICATION.
CONTRACTOR SHALL PERFORM MAINTENANCE SERVICES IN ORDER TO PROVIDE ADEQUATE WEED CONTROL. SEE WRITTEN SPECIFICATION FOR DETAILED MAINTENANCE SERVICES AND DURATION.

7 PRAIRIE / WILDFLOWER SEEDING

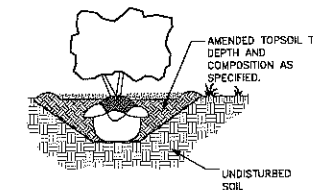


1 TREE PLANTING DETAIL

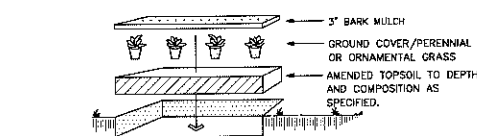


2 EVERGREEN PLANTING DETAIL

EXCAVATE PLANTING PIT TWICE THE DIAMETER OF BALL & EQUAL IN DEPTH.
LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY.
PLACE PLANTING SOIL IN PLANTING PIT & FOOT TAMP.
SELECT BEST VIEWING ANGLE, LIFT STOCK BY BALL & PLACE IN PLANTING PIT.
UNWRAP TOP HALF OF ROOT BALL.
BACKFILL TO FINISHED GRADE WITH AMENDED TOPSOIL & TAMP.
FORM 3" HT. SAUCER TO ENCIRCLE STOCK & FILL WITH 3" SHREDDED HARDWOOD BARK MULCH.
WATER IMMEDIATELY & FREQUENTLY.
PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE.

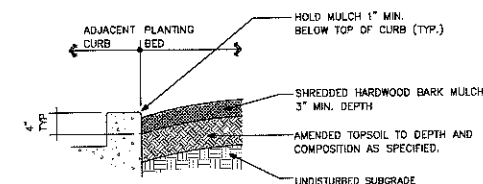


3 SHRUB PLANTING DETAIL



LAYOUT PLANT MATERIAL AT SPACING AS SHOWN PER PLANT MATERIALS SCHEDULE.
HAND BROADCAST UNIFORM 3" HARDWOOD MULCH THROUGHOUT GROUND COVER / PERENNIAL / ORNAMENTAL GRASS BED.
FLOOD IMMEDIATELY & WATER FREQUENTLY PER WRITTEN SPECIFICATIONS.
PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE.

4 GROUND COVER / ORNAMENTAL GRASS / PERENNIAL PLANTING DETAIL



5 PLANT BED EDGE AT CURB

GRAEF

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Green Bay, WI 54304-5947
920 / 592 9440
920 / 592 9445 fax

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AESTHETIC DESIGN AND
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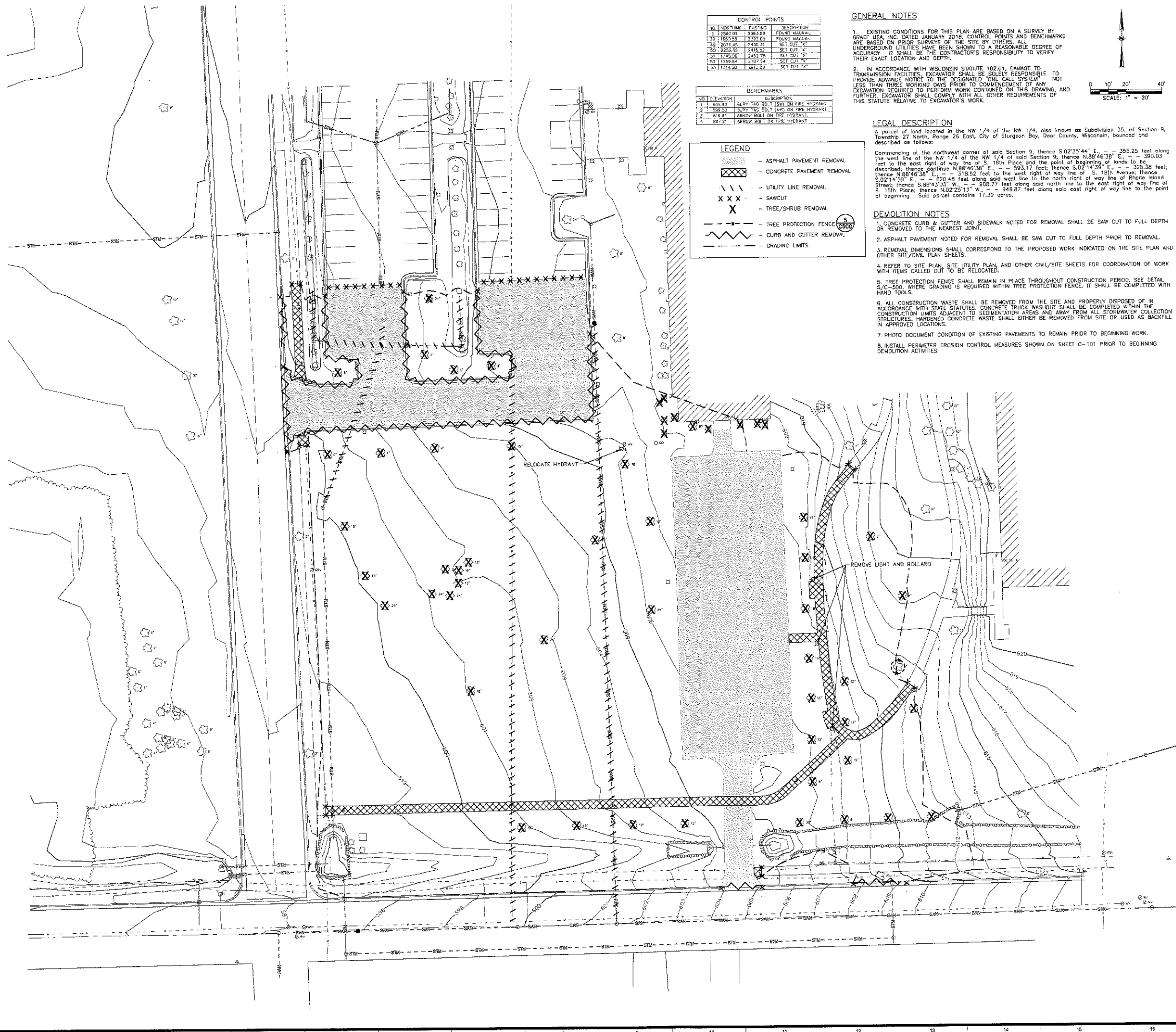
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REVISION: DATE:
DESIGN DEVELOPMENT: 4/13/2018
AESTHETIC DESIGN AND SITE PLAN REVIEW: 4/28/2018

LANDSCAPE DETAILS & NOTES

L900 DATE: APRIL 25, 2018
COMMISSIONER: 5810.00

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CONTROL POINTS		
NO.	ELEVATION	DESCRIPTION
1	1258.09	FOUND MARK
2	1165.53	FOUND MARK
3	2075.45	SET OUT "X"
4	2228.19	SET OUT "X"
5	11745.36	SET OUT "X"
6	1758.84	SET OUT "X"
7	1714.58	SET OUT "X"

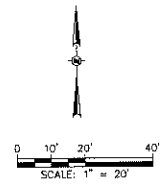
BENCHMARKS		
NO.	ELEVATION	DESCRIPTION
1	805.93	SLY "40" ROD (SW) ON FIRE HYDRANT
2	805.93	SLY "40" ROD (SW) ON FIRE HYDRANT
3	816.81	ARROW BOLT ON FIRE HYDRANT
4	897.21	ARROW BOLT ON FIRE HYDRANT

LEGEND

- ASPHALT PAVEMENT REMOVAL
- CONCRETE PAVEMENT REMOVAL
- UTILITY LINE REMOVAL
- SAWCUT
- TREE/SHRUB REMOVAL
- TREE PROTECTION FENCE (5000)
- CURB AND GUTTER REMOVAL
- GRADING LIMITS

GENERAL NOTES

- EXISTING CONDITIONS FOR THIS PLAN ARE BASED ON A SURVEY BY GRAEF USA, INC. DATED JANUARY 2016. CONTROL POINTS AND BENCHMARKS ARE BASED ON PRIOR SURVEYS OF THE SITE BY OTHERS. ALL UNDERGROUND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND DEPTH.
- IN ACCORDANCE WITH WISCONSIN STATUTE 182.01, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



LEGAL DESCRIPTION

A parcel of land located in the NW 1/4 of the NW 1/4, also known as Subdivision 35, of Section 9, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of said Section 9, thence S.02°25'44" E., - 355.25 feet along the west line of the NW 1/4 of said Section 9; thence N.88°46'38" E., - 350.03 feet to the east right of way line of S. 16th Place and the point of beginning of lands to be described; thence continue N.88°46'38" E., - 593.17 feet; thence S.02°14'35" E., - 325.38 feet; thence N.88°46'38" E., - 518.52 feet to the west right of way line of S. 16th Avenue; thence S.02°14'35" E., - 820.48 feet along said west line to the north right of way line of Rhode Island Street; thence S.88°43'03" W., - 808.77 feet along said north line to the east right of way line of S. 16th Place; thence N.02°25'13" W., - 948.87 feet along said east right of way line to the point of beginning. Said parcel contains 17.39 acres.

DEMOLITION NOTES

- CONCRETE CURB & GUTTER AND SIDEWALK NOTED FOR REMOVAL SHALL BE SAW CUT TO FULL DEPTH OR REMOVED TO THE NEAREST JOINT.
- ASPHALT PAVEMENT NOTED FOR REMOVAL SHALL BE SAW CUT TO FULL DEPTH PRIOR TO REMOVAL.
- REMOVAL DIMENSIONS SHALL CORRESPOND TO THE PROPOSED WORK INDICATED ON THE SITE PLAN AND OTHER SITE/CIVIL PLAN SHEETS.
- REFER TO SITE PLAN, SITE UTILITY PLAN, AND OTHER CIVIL/SITE SHEETS FOR COORDINATION OF WORK WITH ITEMS CALLED OUT TO BE RELOCATED.
- TREE PROTECTION FENCE SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION PERIOD. SEE DETAIL S/C-500. WHERE GRADING IS REQUIRED WITHIN TREE PROTECTION FENCE, IT SHALL BE COMPLETED WITH HAND TOOLS.
- ALL CONSTRUCTION WASTE SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF IN ACCORDANCE WITH STATE STATUTES. CONCRETE TRUCK WASHOUT SHALL BE COMPLETED WITHIN THE CONSTRUCTION LIMITS ADJACENT TO SEDIMENTATION AREAS AND AWAY FROM ALL STORMWATER COLLECTION STRUCTURES. HAZARDOUS CONCRETE WASTE SHALL EITHER BE REMOVED FROM SITE OR USED AS BACKFILL IN APPROVED LOCATIONS.
- PHOTO DOCUMENT CONDITION OF EXISTING PAVEMENTS TO REMAIN PRIOR TO BEGINNING WORK.
- INSTALL PERIMETER EROSION CONTROL MEASURES SHOWN ON SHEET C-101 PRIOR TO BEGINNING DEMOLITION ACTIVITIES.

GRAEF

1150 Springhurst Drive,
Suite 201
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920 / 592 9440
920 / 592 9445 fax

www.graef-usa.com

**AESTHETIC DESIGN AND
SITE PLAN REVIEW**

**SKILLED NURSING
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**Door County
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1000 WISCONSIN AVENUE, SUITE 1000
320 SOUTH 16TH AVE., STURGEON BAY, WI 54225

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REVISION	DATE
DESIGN DEVELOPMENT	4/1/2018
AESTHETIC DESIGN AND SITE PLAN REVIEW	4/25/2018

**TOPOGRAPHIC AND
DEMOLITION PLAN**

C100

DATE: APRIL 25, 2018
COMMISSION
5810.00

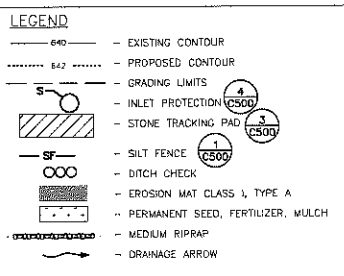
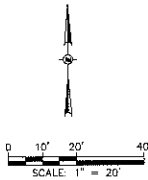
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EROSION CONTROL NOTES

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF STURGEON BAY, AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS".
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE. USE CONTROLS APPROPRIATE FOR FROZEN GROUND (SEDIMENT LOGS, TARPS, ETC.) DURING WINTER CONSTRUCTION.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED AND DOCUMENTED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. REPAIRS AND MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS OF INSPECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT AS PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
6. STONE TRACKING PAD SHALL BE MAINTAINED BY TURNING OVER THE STONE OR BY PLACING NEW STONE ONCE THE SURFACE BECOMES CLOGGED WITH SEDIMENT. ENTRANCE SHALL MEET ALL REQUIREMENTS OF THE WDNR TECHNICAL STANDARDS FOR TRACKING PAD. ENTER AND LEAVE SITE BY PASSING OVER STABILIZED CONSTRUCTION ENTRANCE ONLY.
7. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
8. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN THE PUBLIC STREET FREE OF DUST AND DIRT.
9. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ALL TOPSOIL AND FILL STOCKPILES. NOTIFY CITY OF STURGEON BAY OF ANY NEW STOCKPILE LOCATIONS.
10. SITE DEWATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES SPECIFIED IN THE WDNR "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS". WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
11. WASTE AND MATERIAL DISPOSAL: ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
12. TRACKING: EACH SITE SHALL HAVE STONE TRACKING PADS, GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY, BEFORE THE END OF EACH WORKDAY, OR MORE FREQUENTLY IF PUBLIC HEALTH AND/OR SAFETY ISSUES ARISE. FLUSHING MAY NOT BE USED. NOTIFY CITY OF STURGEON BAY FOR CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
13. SEDIMENT CLEANUP: ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE THE WORK DAY OR MORE FREQUENTLY IF PUBLIC HEALTH AND/OR SAFETY ISSUES ARISE.
14. ALL DISTURBED GROUND, INCLUDING STOCK PILES, LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, AND MULCHING SODDING, COVERING WITH TARPS, OR EQUIVALENT BEST MANAGEMENT PRACTICES. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
15. PERMANENT SEEDING SHALL BE ESTABLISHED NO LATER THAN SEPTEMBER 15TH. IF PERMANENT SEEDING IS NOT ESTABLISHED, TEMPORARY SEEDING SHALL BE ESTABLISHED NO LATER THAN OCTOBER 15TH. ALL SEEDING AREAS MUST BE MULCHED AT A RATE OF 1.5 TO 2 TONS PER ACRE AND ANCHORED BY EITHER CRIMPING OR BY APPLYING A TACKIFIER.
16. USE ANNUAL RYE SEED MIX AT 100 POUNDS PER ACRE AS A TEMPORARY SEED MIX. PERMANENT SEEDING SHALL FOLLOW WITHIN ONE YEAR. IF TEMPORARY SEEDING IS NOT ESTABLISHED BY OCTOBER 15TH, USE CLASS 1 TYPE A EROSION MATTING ON ALL SLOPES 4:1 OR STEEPER.
17. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS SHALL BE REMOVED.
18. REPAIR SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES IMMEDIATELY UPON DISCOVERY.
19. KEEP A COPY OF THE EROSION CONTROL PLAN, CITY EROSION CONTROL PERMIT, AND INSPECTION RECORDS ON SITE. PROVIDE AN ELECTRONIC COPY OF INSPECTION RECORDS TO THE CITY OF GREEN BAY AT THE FOLLOWING ADDRESS: EROSIONCONTROL@GREENBAY.WI.GOV.
20. BIOFILTER AREAS SHALL BE SURROUNDED WITH PROTECTIVE BARRIER FENCING AND SILT FENCING AND PROTECTED FROM TRAFFIC THROUGHOUT CONSTRUCTION. SILT FENCE SHALL BE INSTALLED PRIOR TO BEGINNING WORK AND MAINTAINED UNTIL SURROUNDING VEGETATION IS ESTABLISHED. NO VEHICLE TRAFFIC SHALL BE PERMITTED TO CROSS BIOFILTER. THIS AREA MAY NOT BE USED FOR STAGING, MATERIAL STORAGE, STOCKPILING, VEHICLE PARKING, OR ANY OTHER ACTIVITY. DO NOT BRING BIOFILTER ONLINE UNTIL VEGETATION IS ESTABLISHED.

GENERAL NOTES

1. EXISTING CONDITIONS FOR THIS PLAN ARE BASED ON A SURVEY BY GRAEF USA, INC. DATED JANUARY 2018. CONTROL POINTS AND BENCHMARKS ARE BASED ON PRIOR SURVEYS OF THE SITE BY OTHERS. ALL UNDERGROUND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND DEPTH.
2. IN ACCORDANCE WITH WISCONSIN STATUTE 182.01, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL" SYSTEM NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



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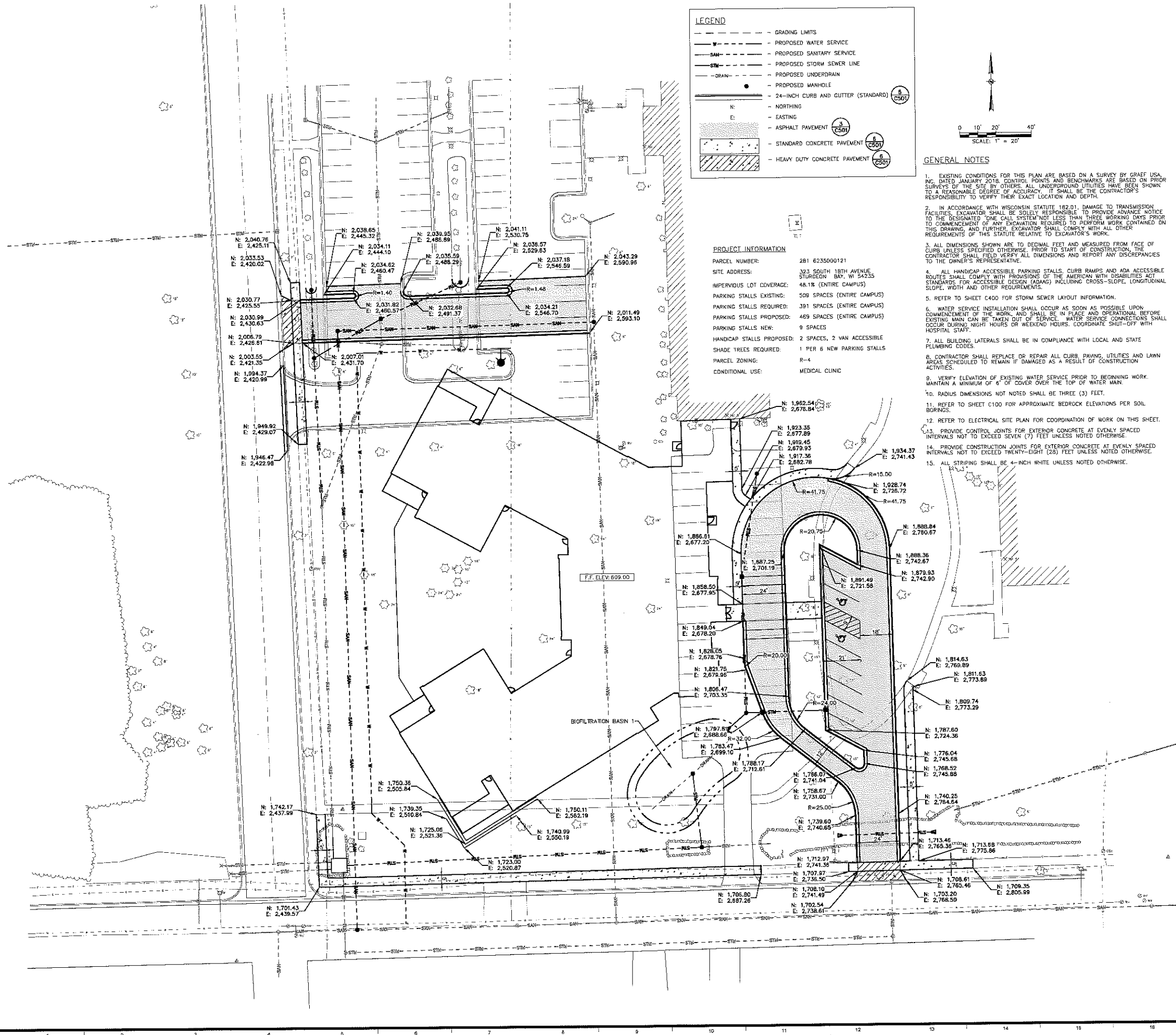
REVISION	DATE
DESIGN DEVELOPMENT	4/13/2018
AESTHETIC DESIGN AND SITE PLAN REVIEW	4/25/2018

EROSION CONTROL PLAN

C101

DATE: APRIL 25, 2018
COMMISSION
5810.00

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LEGEND

- GRADING LIMITS
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER LINE
- PROPOSED UNDERDRAIN
- PROPOSED MANHOLE
- 24-INCH CURB AND GUTTER (STANDARD)
- N: --- NORTHING
- E: --- EASTING
- ASPHALT PAVEMENT
- STANDARD CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT

PROJECT INFORMATION

PARCEL NUMBER:	281 6235000121
SITE ADDRESS:	323 SOUTH 18TH AVENUE STURGEON BAY, WI 54233
IMPERVIOUS LOT COVERAGE:	48.1% (ENTIRE CAMPUS)
PARKING STALLS EXISTING:	509 SPACES (ENTIRE CAMPUS)
PARKING STALLS REQUIRED:	391 SPACES (ENTIRE CAMPUS)
PARKING STALLS PROPOSED:	469 SPACES (ENTIRE CAMPUS)
PARKING STALLS NEW:	9 SPACES
HANDICAP STALLS PROPOSED:	2 SPACES, 2 VAN ACCESSIBLE
SHADE TREES REQUIRED:	1 PER 6 NEW PARKING STALLS
PARCEL ZONING:	R-4
CONDITIONAL USE:	MEDICAL CLINIC

- GENERAL NOTES**
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 - IN ACCORDANCE WITH WISCONSIN STATUTE 182.01, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL" SYSTEM NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.
 - ALL DIMENSIONS SHOWN ARE TO DECIMAL FEET AND MEASURED FROM FACE OF CURB UNLESS SPECIFIED OTHERWISE. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
 - ALL HANDICAP ACCESSIBLE PARKING STALLS, CURB RAMPS AND ADA ACCESSIBLE ROUTES SHALL COMPLY WITH PROVISIONS OF THE AMERICAN WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (ADAAG) INCLUDING CROSS-SLOPE, LONGITUDINAL SLOPE, WIDTH AND OTHER REQUIREMENTS.
 - REFER TO SHEET C400 FOR STORM SEWER LAYOUT INFORMATION.
 - WATER SERVICE INSTALLATION SHALL OCCUR AS SOON AS POSSIBLE UPON COMMENCEMENT OF THE WORK, AND SHALL BE IN PLACE AND OPERATIONAL BEFORE EXISTING MAIN CAN BE TAKEN OUT OF SERVICE. WATER SERVICE CONNECTIONS SHALL OCCUR DURING NIGHT HOURS OR WEEKEND HOURS. COORDINATE SHUT-OFF WITH HOSPITAL STAFF.
 - ALL BUILDING, LATERALS SHALL BE IN COMPLIANCE WITH LOCAL AND STATE PLUMBING CODES.
 - CONTRACTOR SHALL REPLACE OR REPAIR ALL CURB, PAVING, UTILITIES AND LAWN AREAS SCHEDULED TO REMAIN IF DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
 - VERIFY ELEVATION OF EXISTING WATER SERVICE PRIOR TO BEGINNING WORK. MAINTAIN A MINIMUM OF 6" OF COVER OVER THE TOP OF WATER MAIN.
 - RADIUS DIMENSIONS NOT NOTED SHALL BE THREE (3) FEET.
 - REFER TO SHEET C100 FOR APPROXIMATE BEDROCK ELEVATIONS PER SOIL BORINGS.
 - REFER TO ELECTRICAL SITE PLAN FOR COORDINATION OF WORK ON THIS SHEET.
 - PROVIDE CONTROL JOINTS FOR EXTERIOR CONCRETE AT EVENLY SPACED INTERVALS NOT TO EXCEED SEVEN (7) FEET UNLESS NOTED OTHERWISE.
 - PROVIDE CONSTRUCTION JOINTS FOR EXTERIOR CONCRETE AT EVENLY SPACED INTERVALS NOT TO EXCEED TWENTY-EIGHT (28) FEET UNLESS NOTED OTHERWISE.
 - ALL STRIPING SHALL BE 4-INCH WHITE UNLESS NOTED OTHERWISE.

GRAEF

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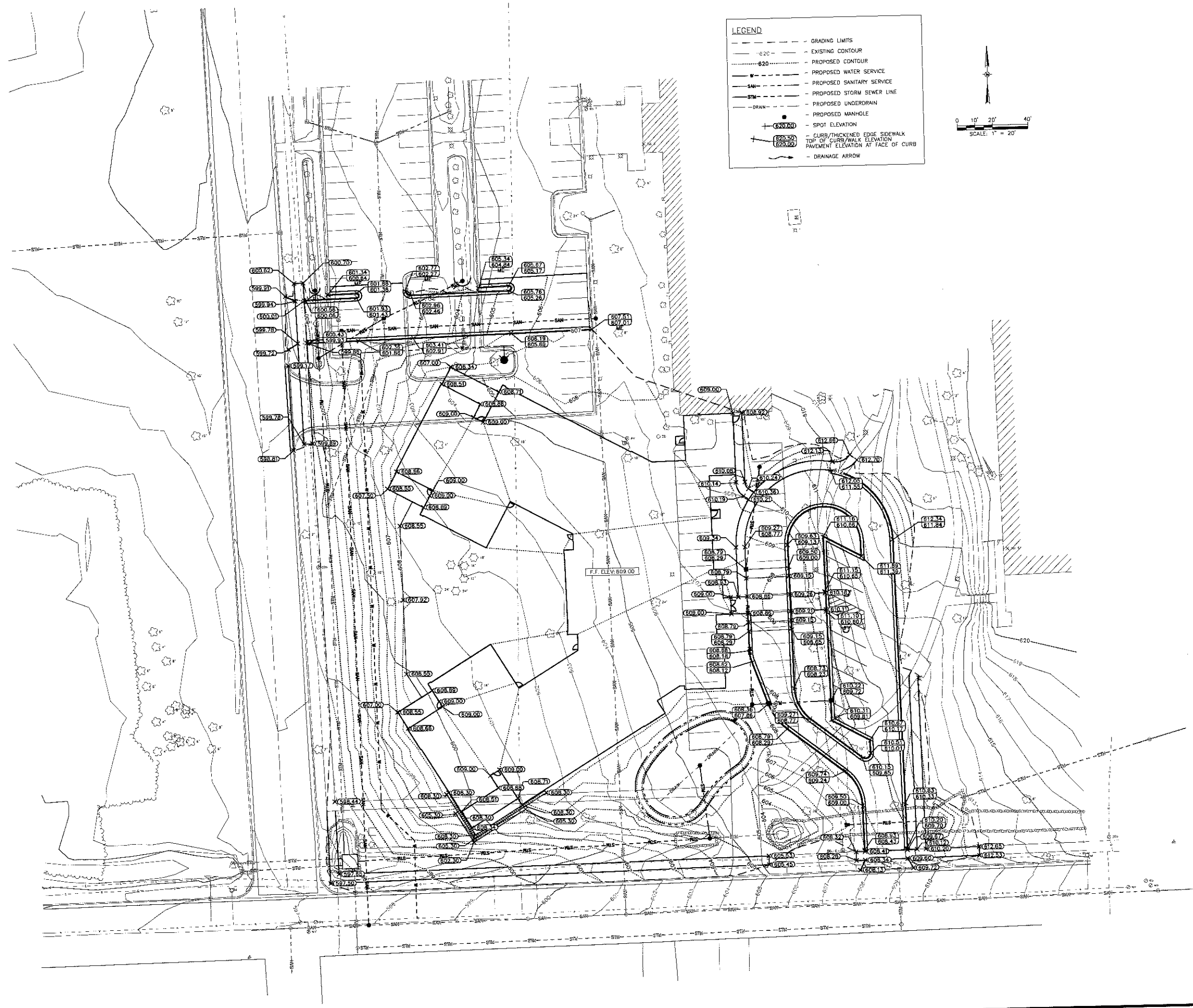
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SITE LAYOUT AND PAVING PLAN

C200 DATE: APRIL 25, 2018
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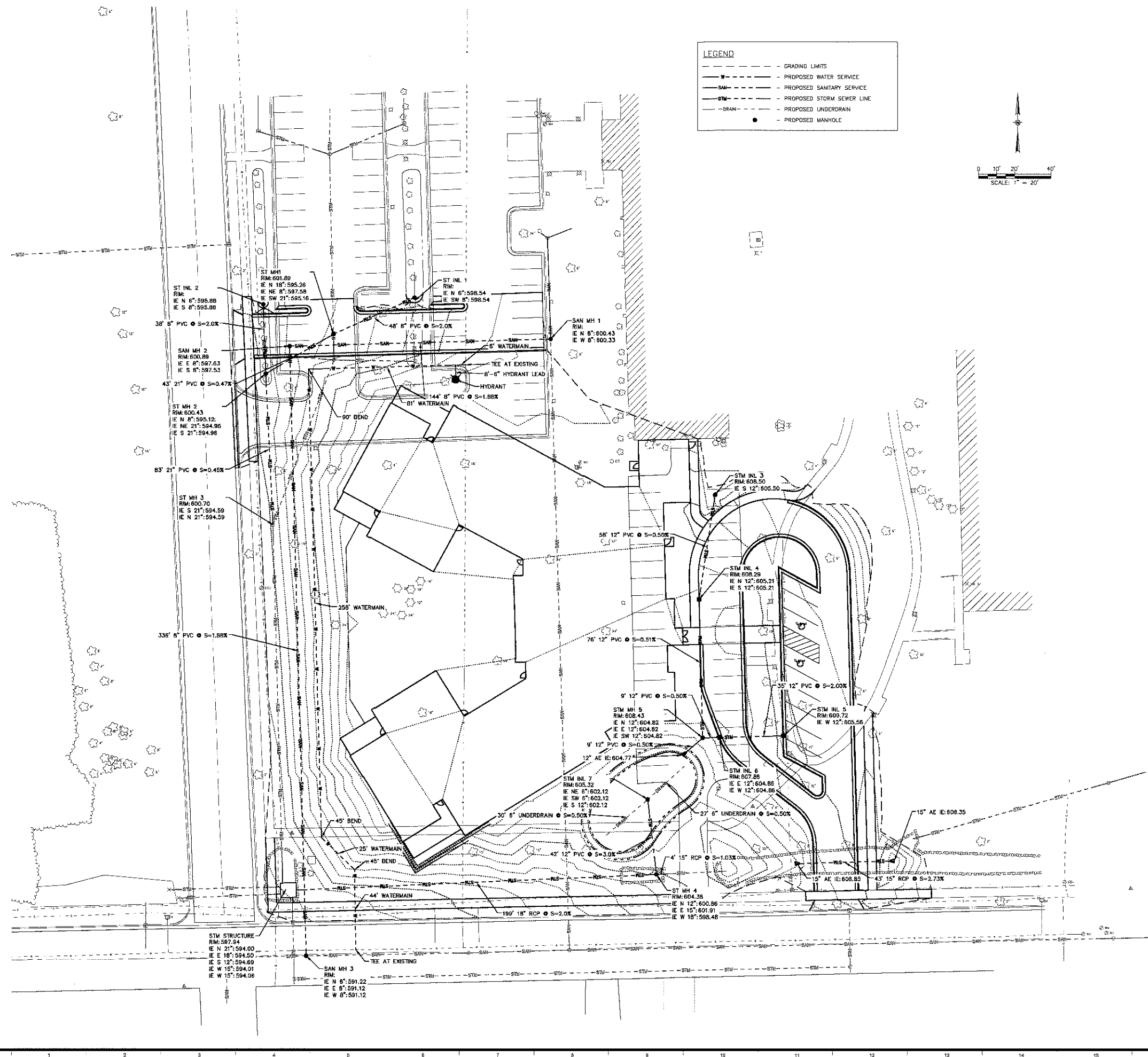
DESIGN	DATE
DESIGN DEVELOPMENT	4/13/2016
AESTHETIC DESIGN AND SITE PLAN REVIEW	4/25/2016

SITE GRADING PLAN

C300

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REVISION	DATE
DESIGN DEVELOPMENT	4/13/2018
AESTHETIC DESIGN AND SITE PLAN REVIEW	4/25/2018

SITE UTILITIES PLAN

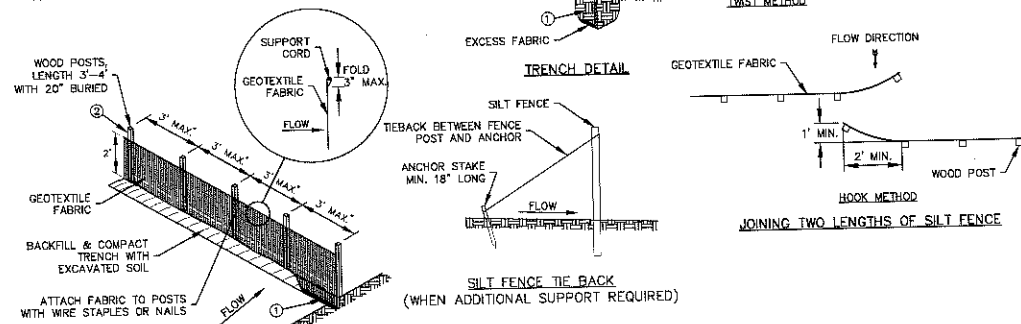
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NOTES:

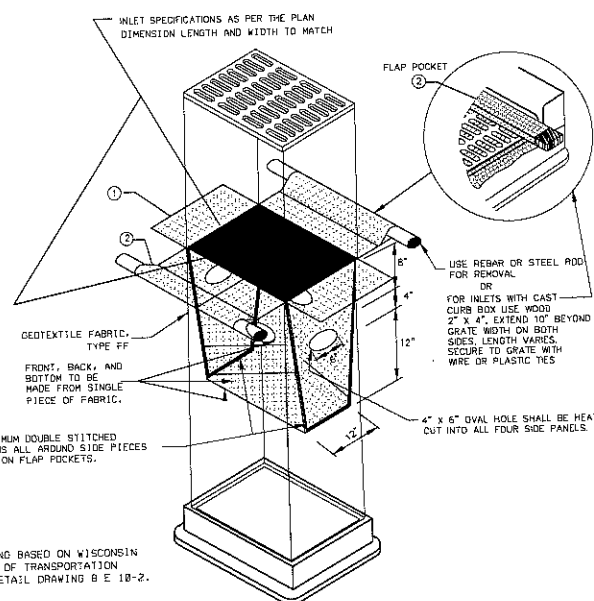
- TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH, BACKFILL, AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1"x1" MADE OF OAK OR HICKORY. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE EITHER THE TWIST METHOD OR HOOK METHOD TO JOIN SEGMENTS.

CONSTRUCTION, OPERATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH WISCONSIN CONSERVATION PRACTICE STANDARD 1056.



*NOTE: 8" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED

1 SILT FENCE
N.T.S.

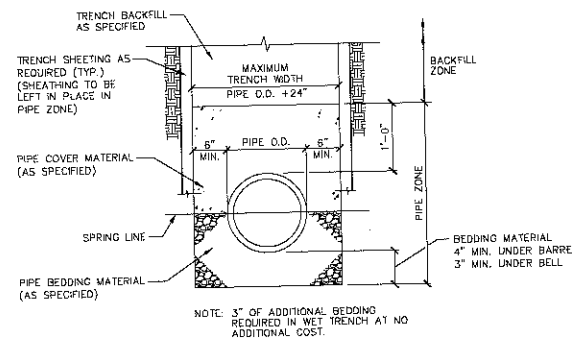


THIS DRAWING BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING B E 10-2.

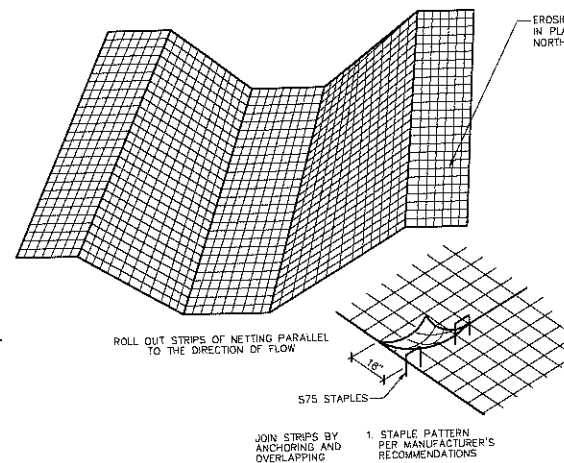
4 INLET PROTECTION, TYPE D
N.T.S.

INSTALLATION NOTES TYPE D

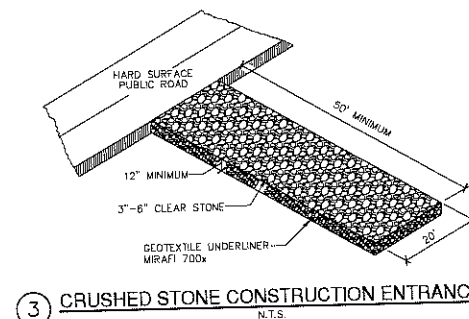
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3" WHERE NECESSARY. THE CONTRACTOR SHALL CLIP THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4' FROM THE BOTTOM OF THE BAG.



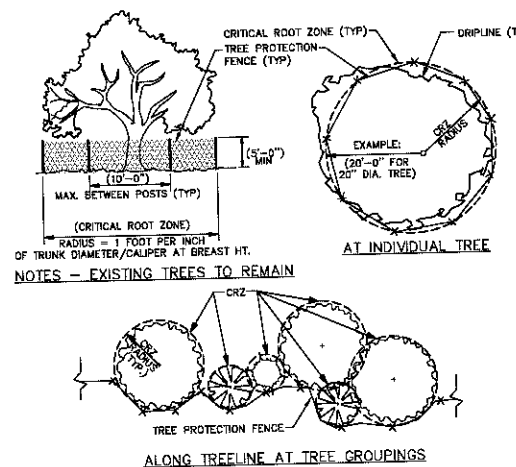
6 CLASS "B" BEDDING DETAIL FOR UTILITIES
N.T.S.



2 EROSION MATTING
N.T.S.

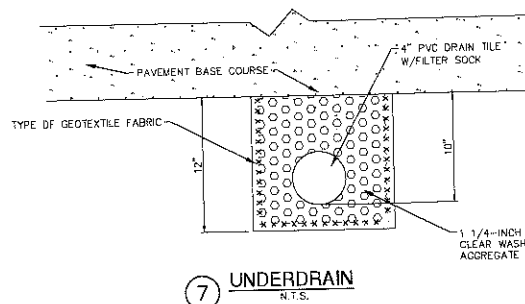


3 CRUSHED STONE CONSTRUCTION ENTRANCE
N.T.S.

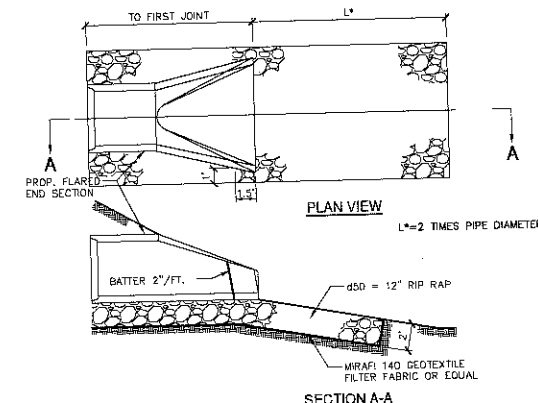


5 EXISTING TREE PROTECTION DETAIL
N.T.S.

- ALL EXISTING TREES WITHIN THE LIMITS OF CONSTRUCTION AND AS INDICATED TO REMAIN SHALL BE PROTECTED WITH MIN. 5' HT. ORANGE PLASTIC CONSTRUCTION FENCING INSTALLED AS INDICATED ABOVE AND AT LOCATIONS SHOWN ON DRAWINGS.
- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE CONSTRUCTION (INCLUDING CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE PROJECT CONSTRUCTION.
- WITHIN FENCED-IN CRZ, NO VEHICLES OR EQUIPMENT MAY BE OPERATED OR STORED; NO FUELS, CONCRETE SHOALS OR CHEMICALS ARE TO BE SPILLED OR DUMPED; AND NO CONSTRUCTION MATERIALS OF ANY KIND MAY BE PLACED OR STORED.
- AVOID ANY DISTURBANCE TO THE FENCED-IN AREA. ANY CONSTRUCTION DISTURBANCE THAT MUST FALL WITHIN CRZ (INCLUDING SEEDING, GRADING, PLANTING, SITEWORK ETC), SHALL BE FIELD-COORDINATED WITH OWNER'S REPRESENTATIVE A MINIMUM OF SEVEN DAYS PRIOR TO CONSTRUCTION TO MINIMIZE DAMAGE TO THE TREES AND ROOT ZONE.
- ROOTS SHALL BE CLEANLY CUT WITH SHARP, CLEAN HAND TOOLS OR A POWER ROOT SAW. ROOTS SHALL NOT BE TORN OFF OR RIPPED BY POWER EQUIPMENT. DO NOT PAINT OR TREAT PRUNED ROOT ENDS OR CUTS.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOPSOIL WITHIN A MAXIMUM OF TWO DAYS. IF EXPOSED ROOT AREAS CANNOT BE BACKFILLED WITHIN TWO DAYS, ORGANIC MATERIAL WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS (DUE TO EVAPORATION) SHALL BE PLACED TO COVER THE EXPOSED ROOTS UNTIL BACKFILLING CAN OCCUR.
- NO TOPSOIL PLACEMENT OR PLANT BED BACKFILLING DEEPER THAN ONE INCH SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL SHALL BE PLACED ON TOP OF ROOT FLARES OF ANY TREE.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION ACTIVITIES SHALL TAKE PLACE PRIOR TO CONSTRUCTION. ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH THE LATEST LITERATURE AVAILABLE FROM THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
- ANY DAMAGE TO EXISTING TREES SHALL BE IMMEDIATELY REPORTED TO OWNER'S REPRESENTATIVE FOR CONSIDERATION AND CONSULTATION BY A CERTIFIED ARBORIST. CONTRACTOR SHALL NOT PROVIDE REPAIRS TO ANY DAMAGED EXISTING TREES TO REMAIN. IF CONTRACTOR IS FOUND TO BE OUT OF COMPLIANCE WITH THE INFORMATION ABOVE, A MAXIMUM FINE REFLECTIVE OF THE ASSESSED VALUE FOR EACH NEGATIVELY IMPACTED TREE MAY BE ASSESSED BY THE OWNER'S REPRESENTATIVE.



7 UNDERDRAIN
N.T.S.



8 PROPOSED RIP RAP AT STORM SEWER OUTFALL
N.T.S.

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REVISION DATE

DESIGN DEVELOPMENT 6/18/2018

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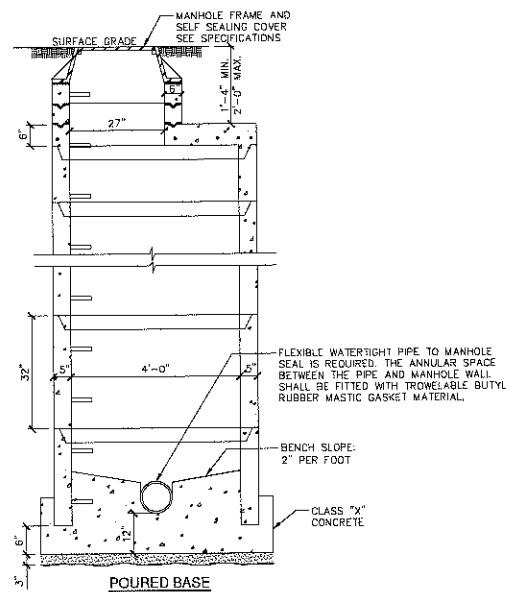
CONSTRUCTION DETAILS

C500

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GENERAL NOTES

FLAT TOP SLAB MAY BE USED FOR 5'-0" AND 6'-0" DIA. MANHOLES.

PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.

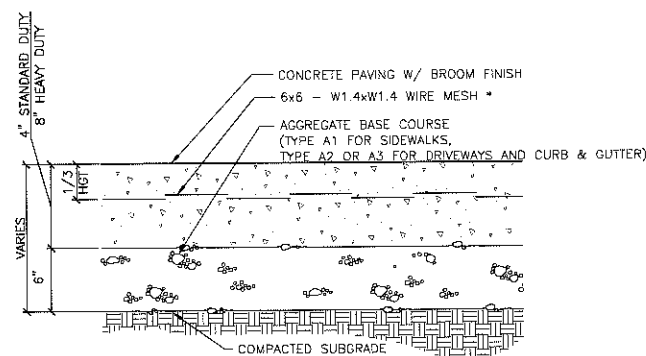
CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS. JOINTS SHALL BE WATER TIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT.

3" BEDDING MATERIAL REQUIRED UNDER BASE. MANHOLES TO BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL.

1 PRECAST MANHOLE

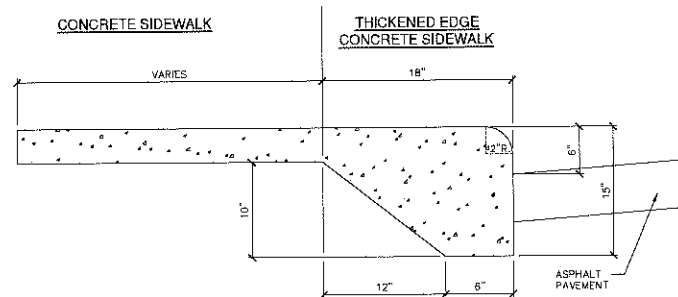
N.T.S.



* FIBER REINFORCING MAY BE USED IN LIEU OF MESH REINFORCING WITH APPROVAL OF OWNER'S REPRESENTATIVE

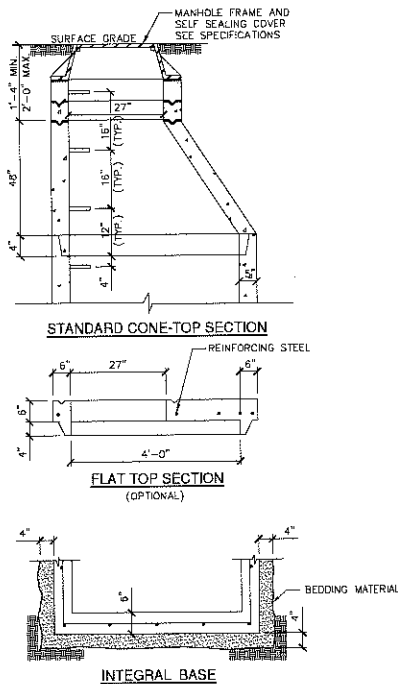
6 TYPICAL CONCRETE PAVEMENT

N.T.S.

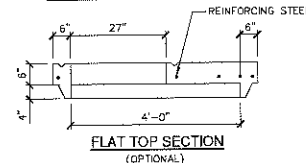


9 TYPICAL CROSS SECTION 5' CONCRETE SIDEWALK WITH THICKENED EDGE

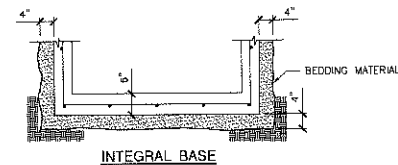
N.T.S.



STANDARD CONE-TOP SECTION

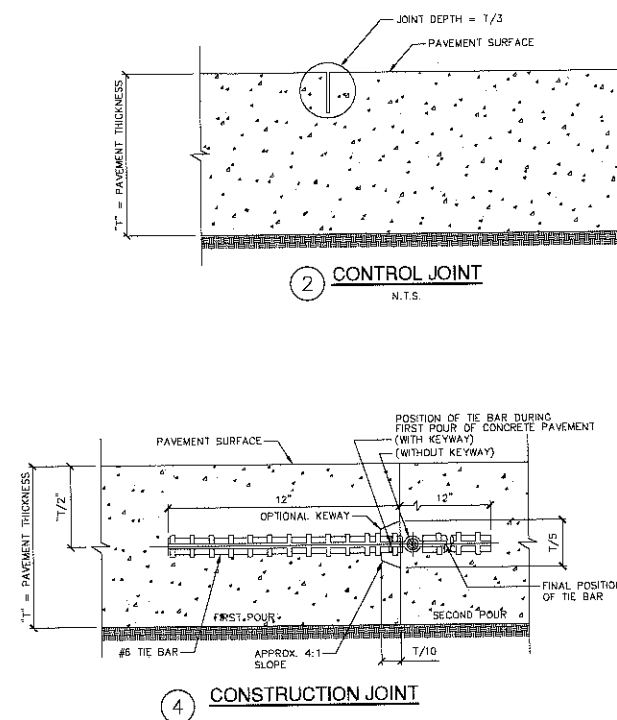


FLAT TOP SECTION (OPTIONAL)



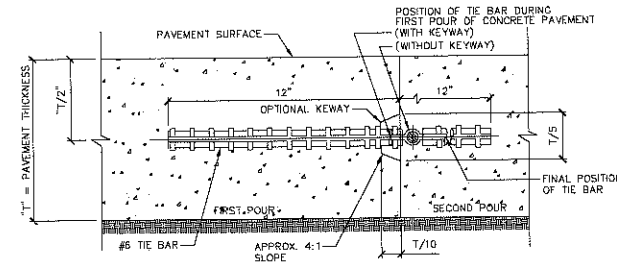
INTEGRAL BASE

NOTE: ALL MANHOLES TO BE 4'-0" DIAMETER WITH 5" THICK WALLS.



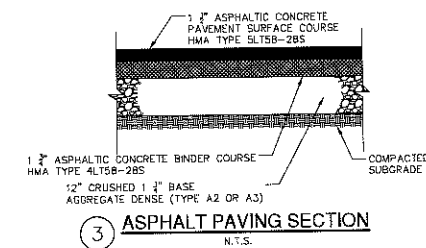
2 CONTROL JOINT

N.T.S.



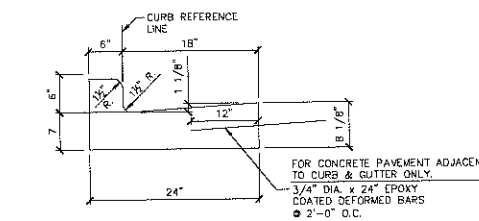
4 CONSTRUCTION JOINT

N.T.S.



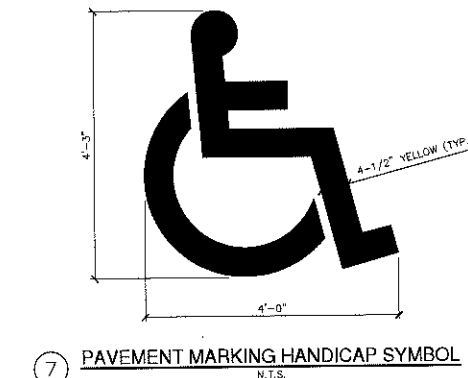
3 ASPHALT PAVING SECTION

N.T.S.



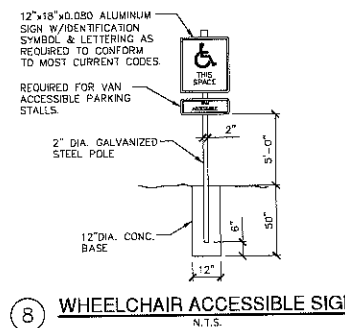
5 VERTICAL FACE CONCRETE CURB & GUTTER

N.T.S.



7 PAVEMENT MARKING HANDICAP SYMBOL

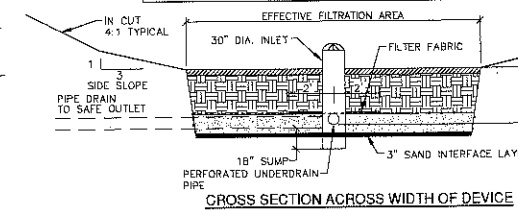
N.T.S.



8 WHEELCHAIR ACCESSIBLE SIGN

N.T.S.

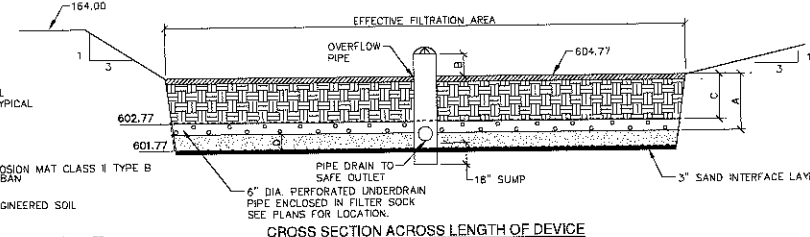
DEVICE NAME	DIMENSIONS				WEIR OVERFLOW ELEV.	BASIN ELEVATION
	A	B	C	D		
BIOFILTRATION BASIN 1	2.33'	1.00'	2.00'	1.00'	606.00	604.77



CROSS SECTION ACROSS WIDTH OF DEVICE

10 BIOFILTRATION BASIN DETAIL

N.T.S.



CROSS SECTION ACROSS LENGTH OF DEVICE

GRAEF

1150 Springhurst Drive,
Suite 201
Green Bay, WI 54304-5947
920 / 592 9440
920 / 592 9445 fax

www.graef-usa.com

AESTHETIC DESIGN AND
SITE PLAN REVIEW

SKILLED NURSING
FACILITY



Door County
Medical Center

222 SOUTH 10TH AVE. STEURINGEN, WI 54304

BERNERS-SCHOBBER ASSOCIATES, INC.

310 Pine Street | Green Bay, WI 54301 | 920-432-4355 | www.berniers-schobber.com

REVISION	DATE
DESIGN DEVELOPMENT	4/13/2018
AESTHETIC DESIGN AND SITE PLAN REVIEW	4/25/2018

B

CONSTRUCTION DETAILS

A

C501

DATE: APRIL 26, 2018

COMMISSION: 5810.00

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**Staff Report
Comprehensive Plan Amendment
Future Land Use Classification for Amity Field**

Background: 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 had been leased by the Sturgeon Bay School District for their purposes.

At the time the current Comprehensive Plan was being generated the property was still being leased the School District. In addition, the City was in active negotiations with the Boys & Girls Club a portion of the site and with a group seeking to implement a community garden for another portion of the site. Thus, the Public & Institutional designation was warranted. Those projects, however, did not proceed at Amity Field, with the Boys & Girls Club ending up downtown and the community garden ending up on a portion of the hospital property. In addition, the school district no longer leases the site and the City has twice approved sales agreements to sell the parcel for development of apartments. Hence, the Public & Institutional land use category may not make sense anymore.

In addition, 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 PUD rezoning for the proposed apartment development is approved, an amendment to the Comprehensive Plan is definitely needed. Even if the PUD rezoning is rejected, it is still appropriate to consider whether the future land use map should be changed for that parcel.

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. Other possible land use designations are also discussed below. Information regarding the future land use descriptions is included in the agenda packet.

Multiple Family Residential: The category would match the proposed development and is also the land use classification for existing nearby apartments. Due to the need to run water and sewer mains into the site, developing the site with apartments appears to be the most economical and the need for multiple family housing is more pronounced than in 2010.

Public & Institutional: The City could decide to leave the site within its current designation. But there does not appear to be any municipal or county facility that could potentially go there. The school district has already determined it does not have a use for the site. There are a couple of churches in the area that are currently renting space so perhaps Amity Field could be a site for when a church is ready to build its own facility.

Open Space & Recreation: Some of the neighbors have expressed interest in designating Amity Field as a park. The Sturgeon Bay Park Plan does not identify the need for a park in this vicinity and Sunset, Big Hill, and Garland Parks are all a short distance away. Plus, there is a playground across the street at Sunset School.

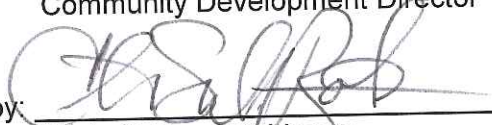
Single Family Residential – Higher Density: This land use category is used for much of the land surrounding the site. It is used for much of the older residential portions of the City. Certainly, more single-family homes or two-family dwellings would fit the neighborhood. But due to the shape of the site and the lack of municipal sewer and water mains serving it, it is difficult to cost-effectively develop the site into homes or duplexes.

Mixed Residential: This land use category is used where any of the residential types would be appropriate or where an intermixing of residential uses is desired. This classification offers the most flexibility. The relatively small size of the site is not conducive to mixed types but the overall region certainly is a mixed residential area. If the proposed PUD for the 34 apartment units is rejected but the Plan Commission and Council feel that some type of residential is appropriate, then this classification could be desirable in order to not limit subsequent proposals for developing that site.

Recommendation: Staff recommends the future land use classification be Multiple Family Residential, with Mixed Residential as the alternative.

Prepared by: 
Martin Olejniczak
Community Development Director

5/11/18
Date

Reviewed by: 
Chris Sullivan-Robinson
Planner/Zoning Administrator

5/11/18
Date

Reviewed by: 
Josh Van Lieshout
City Administrator

5/11/18
Date

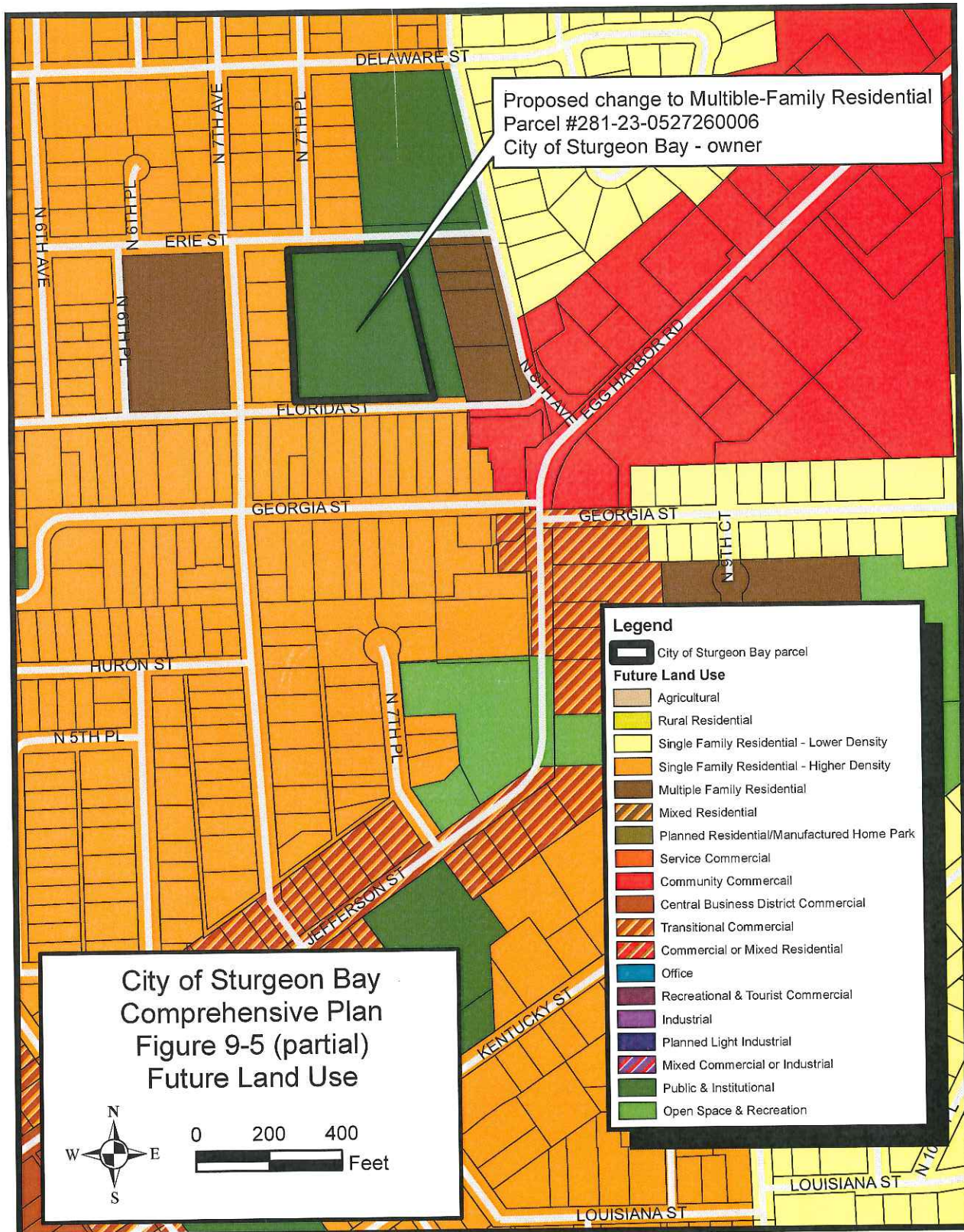
NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Plan Commission will conduct a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, May 16, 2018 at 6:00 p.m. or shortly thereafter, regarding a proposed amendment to the *City of Sturgeon Bay Comprehensive Plan*. The proposed amendment is to change the future land use classification (as shown on Figures 9-5 & 9-5A) of parcel no. 281-23-0527260006 from Public & Institutional to Multiple-Family Residential. The subject property is a vacant 3.28-acre parcel owned by the City of Sturgeon Bay and is located in the 700 blocks of Erie Street and Florida Street. The property is commonly referred to as Amity Field. The proposed Comprehensive Plan amendment is consistent with the current Multiple Family Residential (R-4) zoning classification for the parcel and would allow a proposed multiple-family residential development to be consistent with the Future Land Use Plan.

The proposed amendment to the Future Land Use Plan (Figures 9-5 & 9-5A) is on file with the Community Development Department, located at 421 Michigan Street, and can be viewed weekdays between 8:00 a.m. and 4:30 p.m. For additional information regarding the proposed amendment to the City of Sturgeon Bay Comprehensive Plan or to obtain a copy of the amendment, contact Community Development Director Marty Olejniczak at 920-746-6908 or molejniczak@sturgeonbaywi.org. The public is invited to give testimony in favor or against the proposed Comprehensive Plan amendment, either in person at the hearing or in writing.

By order of:
City of Sturgeon Bay Plan Commission

Proposed Amendment to Sturgeon Bay Comprehensive Plan Amity Field parcel



April 13, 2018

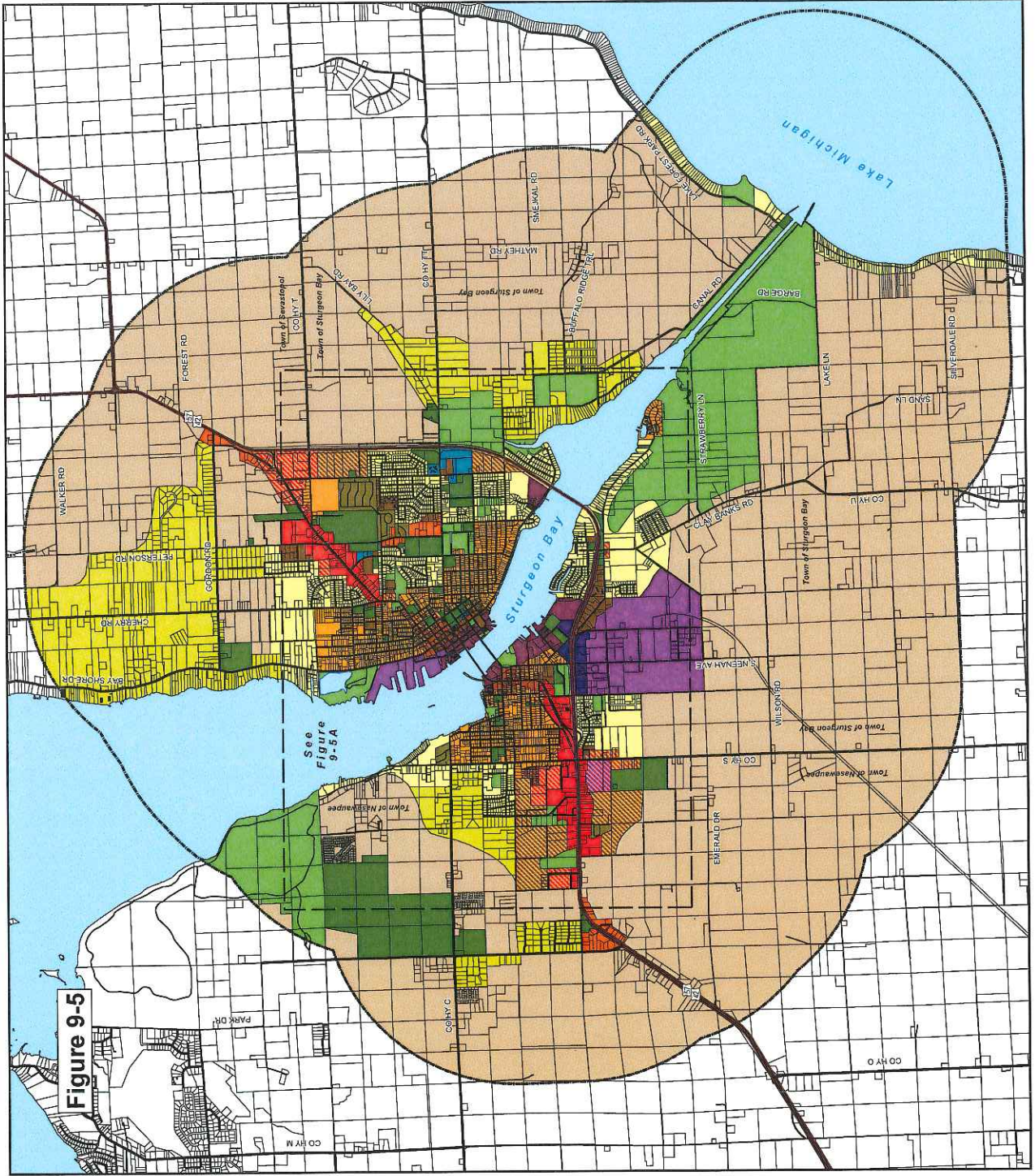


Figure 9-5

City of Sturgeon Bay
Comprehensive Plan
Future Land Use



0 2,000 4,000
Feet

Legend

- City Limits
- Extraterritorial Planning Jurisdiction Limits
- Future Land Use**
 - Agricultural
 - Rural Residential
 - Single Family Residential - Lower Density
 - Single Family Residential - Higher Density
 - Multiple Family Residential
 - Mixed Residential
 - Planned Residential/Manufactured Home Park
 - Service Commercial
 - Community Commercial
 - Central Business District Commercial
 - Transitional Commercial
 - Commercial or Mixed Residential
 - Office
 - Recreational & Tourist Commercial
 - Industrial
 - Planned Light Industrial
 - Mixed Commercial or Industrial
 - Public & Institutional
 - Open Space & Recreation

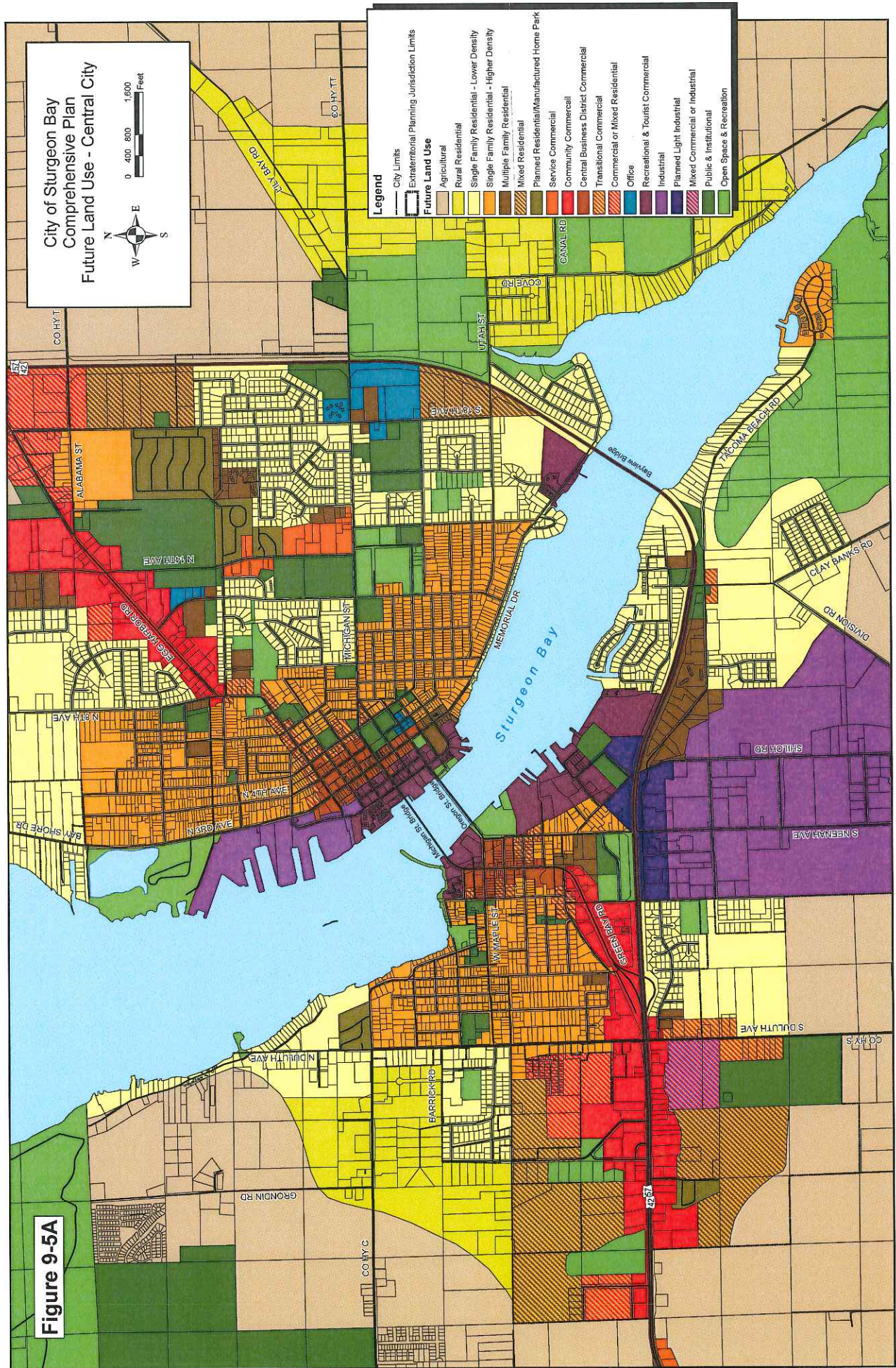


Figure 9-5A

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.

Staff Report
Comprehensive Plan Amendment
Future Land Use Classification for Goetz Parcel - #281-68-17000301A

Background: 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 classification for the Robert Goetz parcel, which is approximately 14 acres located at the southeast corner of Tacoma Beach Road and Clay Banks Road, is Single-Family Residential – Lower Density, except for a small area of about 1.5 acres right at the intersection that is planned for future Transitional Commercial land use.

This site is vacant. A proposed rezoning to Planned Unit Development (PUD) is under consideration by the City that would be for development of 134 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. Even if the PUD rezoning is rejected, it still would be appropriate to consider whether the future land use map should be changed for that parcel.

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 with less dense residential development, such as duplexes or 4-plexes, or a combination. Other possible land use designations are also discussed below. There is flexibility to have multiple land use categories for this parcel, similar to the current situation. Information regarding the future land use descriptions is included in the agenda packet.

Single Family Residential – Lower Density: This is the current land use classification and is meant for predominantly single family homes with some interspersing of two family homes. The corresponding zoning district would be R-1 or R-2. But given the location of the sewer and water mains, the wetlands, and the desire not to have lots of driveways connecting to County Highway U, the site is not real conducive for subdividing into single family residential lots. If sewer and water is ever extended down County Highway U, then it might be possible to create a new north south road through this parcel with utilities connecting from the rear such that the lots would back up to the county highway rather than front on it. This arrangement yields about 20-25 lots depending upon wetlands.

Single Family Residential – Higher Density: This land use category would be fairly consistent with the current R-3 zoning classification. It envisions single-family homes but also duplexes and smaller apartments. This type of land use may be more acceptable to the neighborhood than Multiple Family Residential. It would provide more flexibility to efficient develop the site, but not as much as the Multiple Family Residential. Using 4-unit buildings, it appears that about 80-100 units could be created depending upon size of units, parking, wetlands and other factors.

Multiple Family Residential: The category would match the proposed development and is also the land use classification for existing multiple-family residential projects to the west along Tacoma Beach Road and Oxford Avenue. The nearness of the site to state highway and to the industrial is a factor that makes the site attractive to apartments. It is noted that Future Land Use Map currently has virtually no undeveloped sites listed as Multiple Family Residential. Apparently, it was expected that any new multiple family dwellings would be developed in the Mixed Residential areas.

Mixed Residential: This land use category is used where any of the residential types would be appropriate or where an intermixing of residential uses is desired. This classification offers the most

flexibility. The Goetz parcel is relatively large so it certainly would be possible for parts of the site to have different types of residential uses. The Mixed Residential category is currently applied to the majority of undeveloped land that is close to the highway. If the proposed PUD for the 134 apartment units is rejected but the Plan Commission and Council feel that some type of higher density residential development is appropriate (not just single-family homes), then this classification could be desirable in order to not limit subsequent proposals for developing that site.

Transitional Commercial: The northwest corner of the site is planned for this use, which is meant to be commercial uses that are compatible with neighborhoods or that can transition into neighborhoods. With the exception of the White Birch Inn (Samuelson Creek Pub), there are no commercial establishments in the vicinity. With the highway visibility and the amount of potential residential development surrounding this intersection, there is merit to planning for a neighborhood commercial district. Due to the city well next door, gas stations and other intensive uses might not be appropriate. This category could be expanded, if desired, or could be used exclusively on the west side of County Highway U. Other commercial designations could also be considered, but due to the overall region being planned for mostly residential, the Transitional Commercial is the only land use categories suggested.

Commercial or Mixed Residential: This land use category is the most general. It could be appropriate is the City wants such a mixture and doesn't care which part of the site is specifically commercial or residential.

Office: This land use category is only used in a couple of regions, most notably for the medical and professional offices near the 18th Ave/Michigan St intersection. The Goetz parcel could be a candidate for this designation if there is a desire for some neighborhood service uses such as dental clinic but not for any retail uses.


Public & Institutional: This category is used for the adjoining city well, Knights of Columbus Hall and Jehovah's Witness Kingdom Hall along with the publicly property along the south side of the highway. The site might be attractive to another church.

Open Space & Recreation: The Sturgeon Bay Outdoor Recreation Plan identifies the need for a neighborhood park in this vicinity. Potentially, a portion of the site could be planned for such park, particularly given the trail location. But the Goetz parcel is not one of the suggested sites within the recreation plan.

Recommendation: Staff recommends the future land use classification be Mixed Residential with or without keeping the northwest corner as Transitional Commercial.

Prepared by: 
Martin Olejniczak
Community Development Director

5-11-18
Date

Reviewed by: 
Chris Sullivan-Robinson
Planner/Zoning Administrator

5.11.18
Date

Reviewed by: 
Josh Van Lieshout
City Administrator

5/11/18
Date

NOTICE OF PUBLIC HEARING

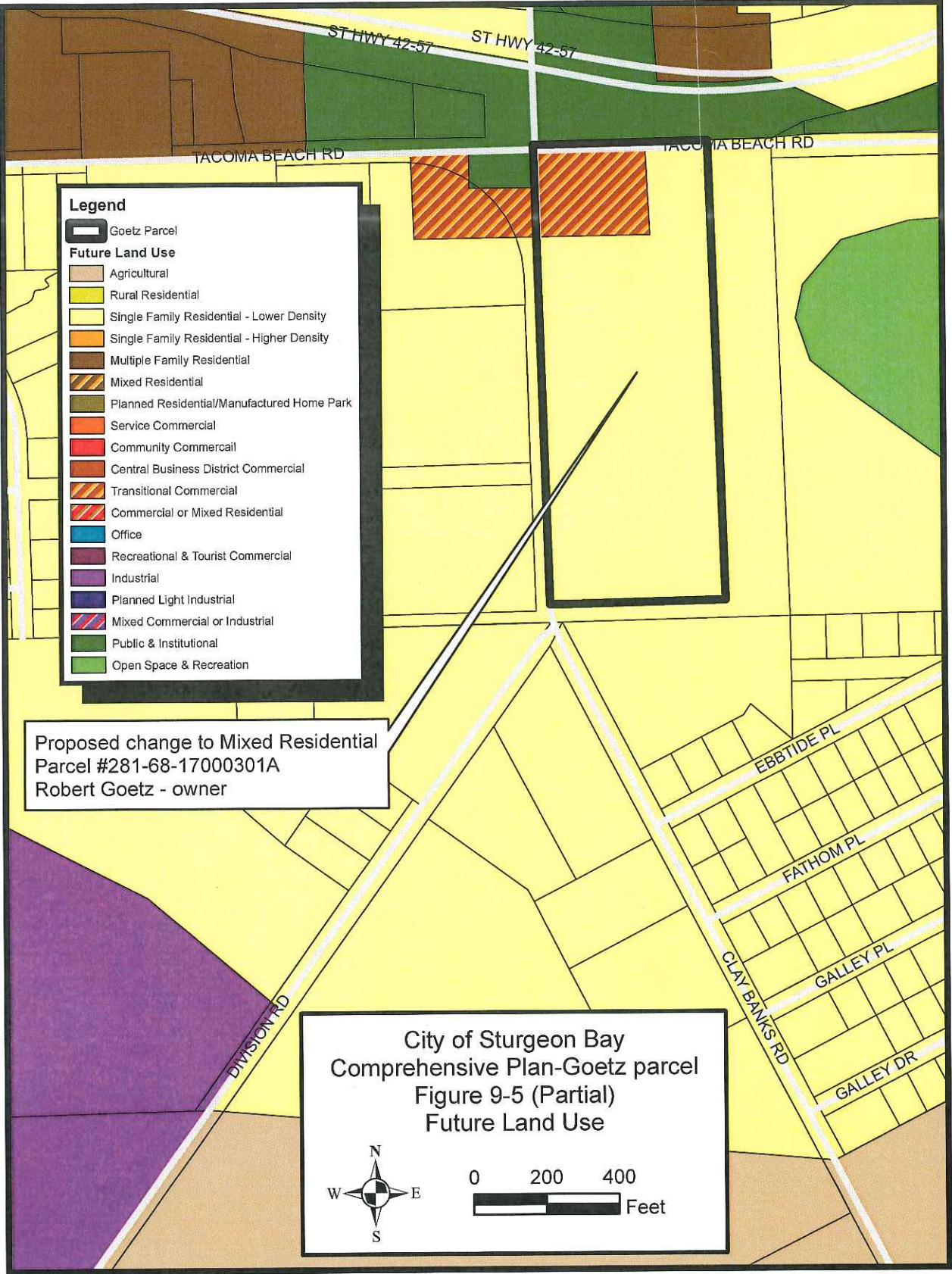
The City of Sturgeon Bay Plan Commission will conduct a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, May 16, 2018 at 6:00 p.m. or shortly thereafter, regarding a proposed amendment to the *City of Sturgeon Bay Comprehensive Plan*. The proposed amendment is to change the future land use classification (as shown on Figures 9-5 & 9-5A) of parcel no. 281-68-17000301A from Single-Family Residential – Lower Density and Transitional Commercial to Mixed Residential. The subject property is owned by Robert Goetz and is located at the southeast corner of Clay Banks Road (County Highway U) and Tacoma Beach Road. The proposed Comprehensive Plan amendment would allow a proposed multiple-family residential development to be consistent with the Future Land Use Plan.

The proposed amendment to the Future Land Use Plan (Figures 9-5 & 9-5A) is on file with the Community Development Department, located at 421 Michigan Street, and can be viewed weekdays between 8:00 a.m. and 4:30 p.m. For additional information regarding the proposed amendment to the City of Sturgeon Bay Comprehensive Plan or to obtain a copy of the amendment, contact Community Development Director Marty Olejniczak at 920-746-6908 or molejniczak@sturgeonbaywi.org. The public is invited to give testimony in favor or against the proposed Comprehensive Plan amendment, either in person at the hearing or in writing.

By order of:

City of Sturgeon Bay Plan Commission

Proposed Amendment to Sturgeon Bay Comprehensive Plan - Goetz parcel



Christopher Sullivan-Robinson
Planner/Zoning Administrator
421 Michigan Street
Sturgeon Bay, WI 54235



Phone: 920-746-2907
Fax: 920-746-2905
E-mail: csullivan-robinson@sturgeonbaywi.org
Website: www.sturgeonbaywi.org

MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: May 16, 2018
Subject: Consideration of Multi-Family PUD for Phillips Development LLC.

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.

The development proposal is not consistent with the recommended future land use in the Comprehensive Plan. An amendment to the comprehensive plan will be necessary and is currently being considered.

Public Hearing: There were a few concerns presented during the public hearing. Traffic is already a problem with driver speeding through this area. Increasing the density of residents will increase the hazard. Some property owners didn't like the idea of living between multi-family facilities. Also, there was belief that there should be an onsite manager. Neighboring property owners also believed that the detention pond should be enclosed.

Options: The Plan Commission has the following options for the PUD's recommendation to Council:

1. Approve the PUD as presented
2. Approve the PUD with conditions (examples: Density, Aesthetics, etc)
3. Deny the PUD proposal

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.
8. Option: require the detention pond be enclosed.

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 18th, 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:

Building Layout: 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.

Driveway Access: 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.

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

Building Design: 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.

Parking: 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.

Pedestrian Access: 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.

Traffic: 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.

Utilities: 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 7th 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.

Landscaping: 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.

Lighting: 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.

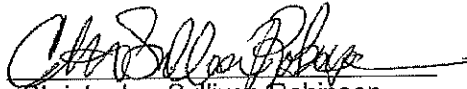
Fiscal Impact: The project is expected to generate about \$18,000 in annual property taxes to the City. In addition, the park and playground fees of \$10,200 would be collected. Since the site is infill, the impact on city services is not expected to be significant.

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.

Prepared by:


Christopher Sullivan-Robinson
City Planner/Zoning Administrator

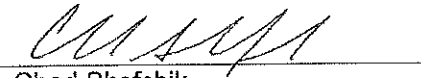
4.13.18
Date

Reviewed by:


Marty Olejniczak
Community Development Director

4-13-18
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:	<u>3-27-18</u>
Fee Paid \$	<u>457.80 + 100</u>
Received By:	<u>CHAS</u>

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

NAME OF PROPOSED PLANNED UNIT DEVELOPMENT: <u>Maritime Heights</u>		
	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	<u>Doreen Phillips</u>	
Company	<u>Phillips Development LLC</u>	
Street Address	<u>11634 Rustic Oaks Ct</u>	
City/State/Zip	<u>Green Bay, WI 54301</u>	
Daytime Telephone No.	<u>920. 621. 2800</u>	
Fax No.		
STREET ADDRESS(es) OF SUBJECT PROPERTY: <u>Geographic Location: 15281427265230</u> Location if not assigned a common address: <u>Map No: 0523</u> <u>Babel Subdivision, Lot 6, Sec. 5-27-26 SW/4</u>		
TAX PARCEL NUMBER(s): <u>281230527260006</u>		
AREA OF SUBJECT PROPERTY AND NO. OF LOTS: <u>3.28 Ac, 1 Lot</u>		
CURRENT ZONING CLASSIFICATION: <u>R-4 MF Res.</u>		
CURRENT USE AND IMPROVEMENTS: <u>Vacant grass lot</u>		
COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: <u>Public + Institutional</u>		
WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Explain: _____		

PLEASE IDENTIFY SPECIFIC PROPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A PARTICULAR LOT, LOCATION, BUILDING, ETC. (b) 8 unit & (d) 10 unit, totaling 34 unit multi-family residential development. 83 parking stalls will amply provide parking. A storm water pond is designed for SWM. Over 55% of the development remains green space.

CURRENT USE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:

North: School residences R-2

South: residences R-2

East: parking lot R-4

West: residences R-2

COMPREHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:

North: single family residential (high density) & Public Institutional

South: single family residential (high density)

East: Public & Institutional

West: single family residential (high density)

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

None aware of

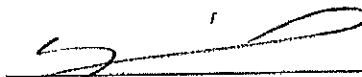
HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? ☒ IF YES, EXPLAIN: Conditional use was granted in 2017 for a 24 unit multi-family residential projects but that project was not implemented.

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

Property Owner (Print Name)

Doreen Phillips
Applicant/Agent (Print Name)

Signature


Signature

Date

3-27-18
Date

I, _____, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.

Date of review meeting

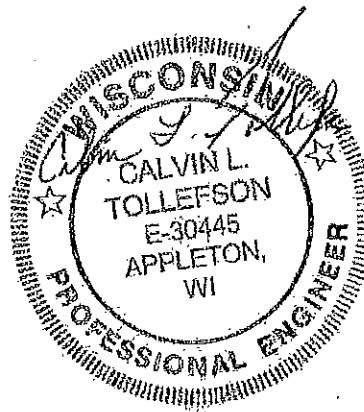
Applicant Signature

Staff Signature

**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



3-16-18

TABLE OF CONTENTS

Stormwater Management Narrative

Appendix A – Stormwater Calculations

Appendix B – Winslamm Output

Appendix 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 Winstlamm Results.

See Appendix C for Operations and Maintenance Manual.

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

INFILTRATION

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

	<u>1 YEAR</u>	<u>2 YEAR</u>	<u>5 YEAR</u>	<u>10 YEAR</u>	<u>100 YEAR</u>
EXISTING	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.
DEVELOPED	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.
RESTRICTED	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.
WATER ELV.	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



Subject Area

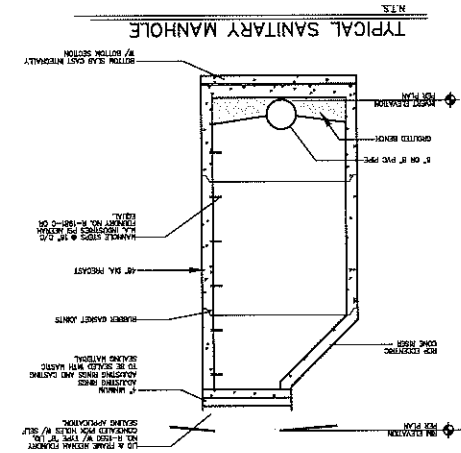
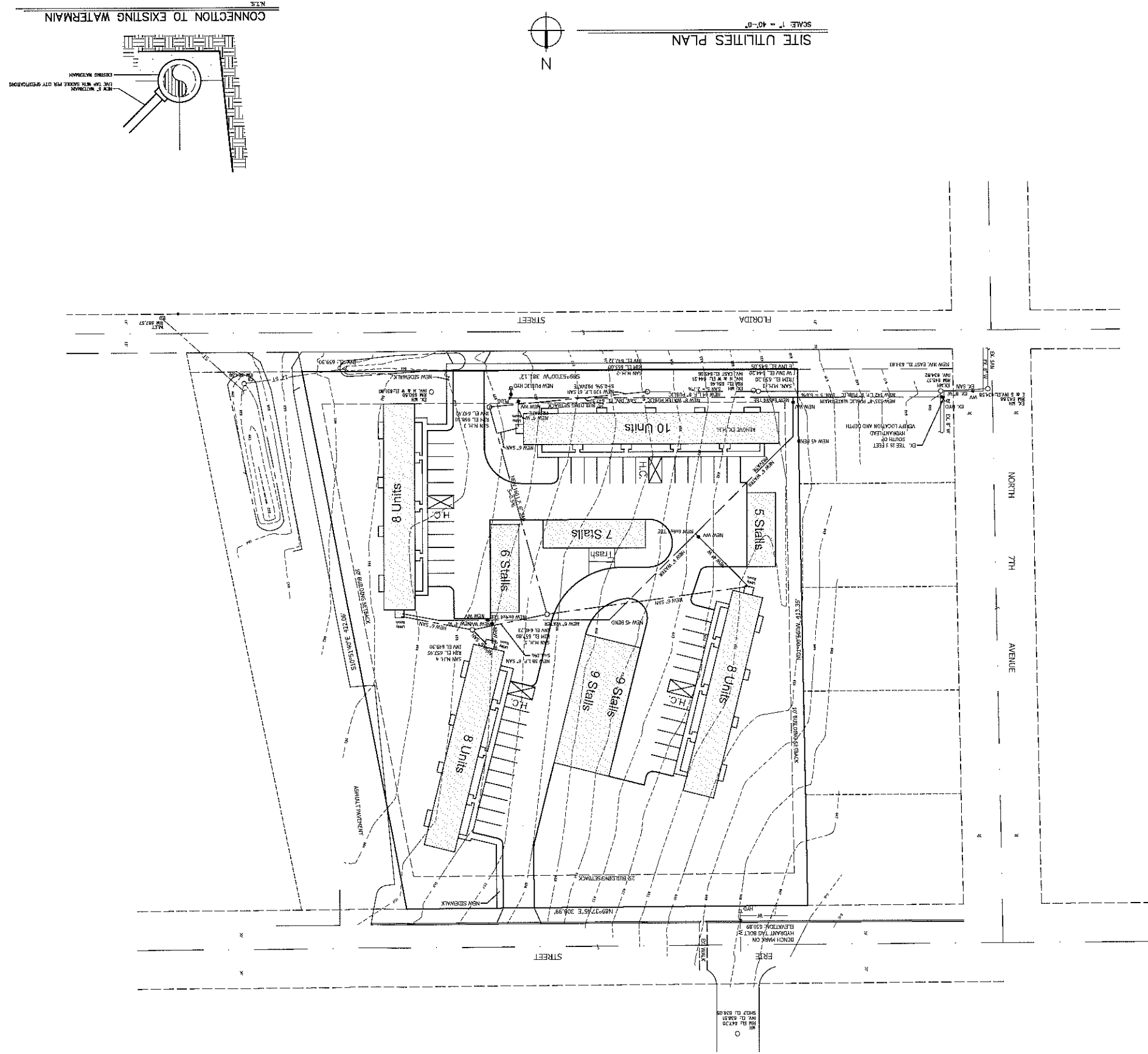




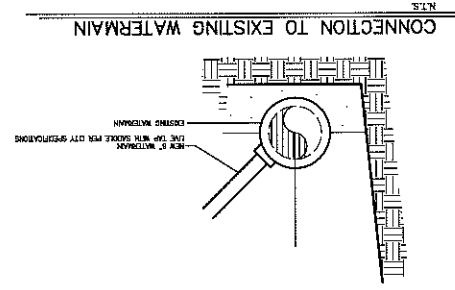
Asphalt = 25.2%



AMITY FIELD TOWNHOMES
CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN



- SANITARY SEWER LATERALS SHALL BE CONNECTED TO MAIN
 WITH IN-LINE WYE FITTING.
 ALL WATERMAIN AND SERVICE PIPES SHALL BE INSTALLED
 WITH PLASTIC COATED #10 COPPER SOLID TRACER WIRE.
 ALL WATERMAIN AND SANITARY SEWER CONSTRUCTION SHALL
 CONFORM TO CITY OF SURGON GENERAL BAY SEWER AND WATER
 UTILITY SPECIFICATIONS.
 ALL WATER METERS TO BE LOCATED IN SEPARATE UTILITY
 ROOMS PROVIDED WITH EACH BUILDING.
 MAINTAIN A MINIMUM OF 0.5' OF COVER OVER ALL WATERMAIN
 AND SERVICE LINES.



LINE TYPE LEGEND

PROPERTY LINE	—————
EXISTING CONTOURS	—————
PROPOSED CONTOURS	—————
LIMITS OF EASEMENT	—————
PUBLIC LAND SURVEY SECTION LINE	—————
STREET CENTERLINE	—————
PROPOSED SANITARY SEWER	—————
PROPOSED STORM SEWER	—————
PROPOSED WATERMAIN	—————
EXISTING CHAIN LINK FENCE	—————
BUILDING SETBACK LINE	—————

[illegible]

**HARRIS
& ASSOCIATES, INC.**
CONSULTING ENGINEERS
AND LAND SURVEYORS

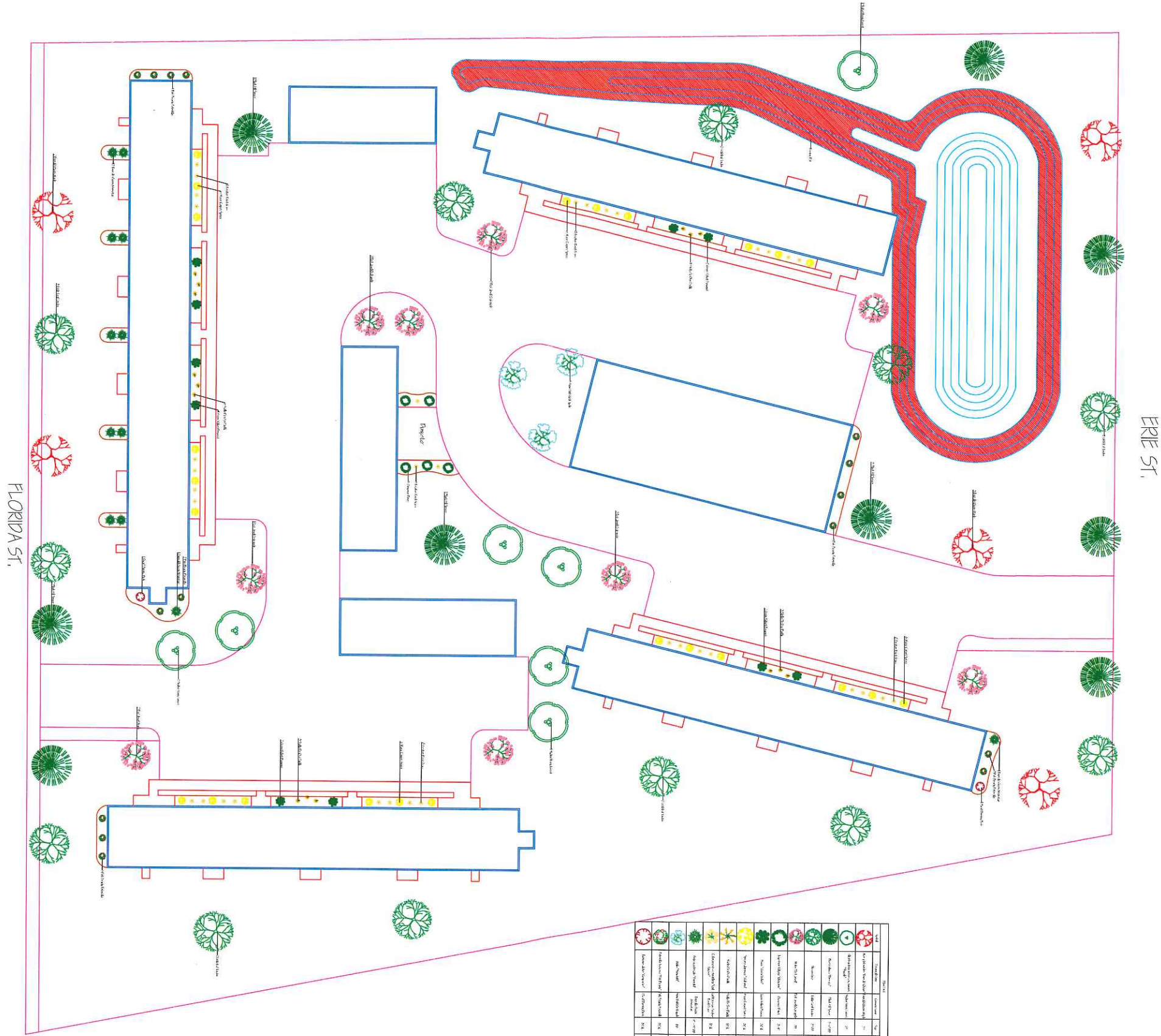
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL. (920) 733-8377
FAX: (920) 733-4731



3661 Creamery Rd.,
De Pere, WI 54115
DRAWN
Miguel Reyes
CHECKED BY
DATE
5/4/2018
SCALE
1" = 20'
cell 920-217-9860
office 920-336-1749
miquel_reyes@yahoo.com
williamslandscapes@yahoo.com

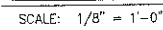
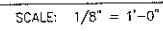
Amity Field Townhomes
Sturgeon Bay, WI 54235

Symbol	Plant Name	Quantity	Notes
	Red Maple	1	Plant in front of building
	Green Maple	1	Plant in front of building
	Yellow Maple	1	Plant in front of building
	Blue Maple	1	Plant in front of building
	Purple Maple	1	Plant in front of building
	Pink Maple	1	Plant in front of building
	Orange Maple	1	Plant in front of building
	Brown Maple	1	Plant in front of building
	Grey Maple	1	Plant in front of building
	Black Maple	1	Plant in front of building
	White Maple	1	Plant in front of building
	Light Blue Maple	1	Plant in front of building
	Light Green Maple	1	Plant in front of building
	Light Yellow Maple	1	Plant in front of building
	Light Pink Maple	1	Plant in front of building
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	Light Brown Maple	1	Plant in front of building
	Light Grey Maple	1	Plant in front of building
	Light White Maple	1	Plant in front of building







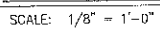
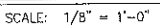
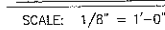
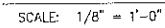


PROPOSED TOWNHOMES FOR:

DOREEN A. PHILLIPS

WISCONSIN

Chly,

[illegible]

JOB NUMBER
2017013

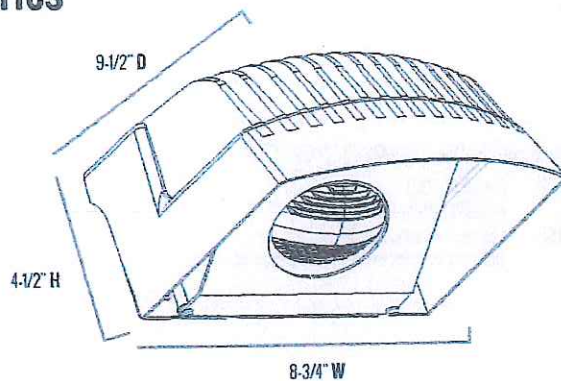
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GSH

ISSUE DATE
3/10/18

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E-WFC03 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 Heat dissipating fins
LENS ASSEMBLY	Fixed cutoff glare 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	LIFESPAN <small>L₇₀ AT 25°C (77°F)</small>	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated 50,000 Hours	> 0.9	< 20%	No
INPUT VOLTAGE	120V	208V	240V	277V
Current Draw (Amps)	0.28A	0.16A	0.14A	0.12A

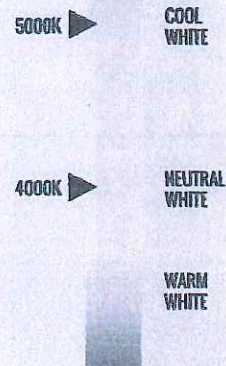
Warranty & Certifications

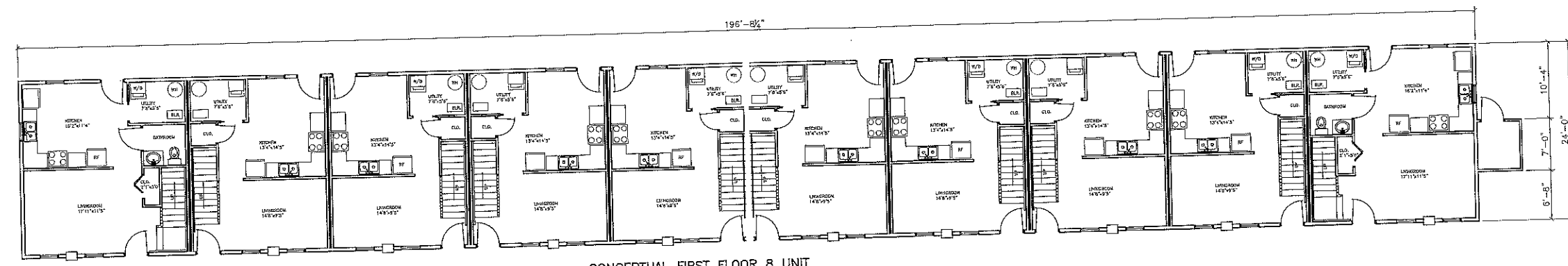
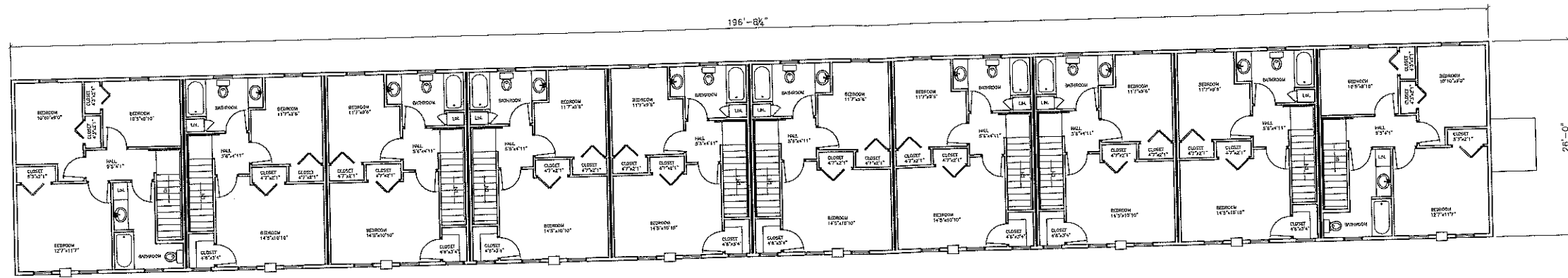
WARRANTY	UL LISTED	DLC
5-Year Limited	Wet Locations	Yes

Output Specifications

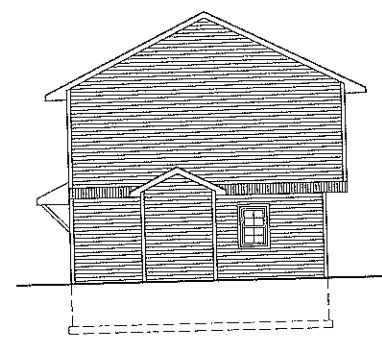
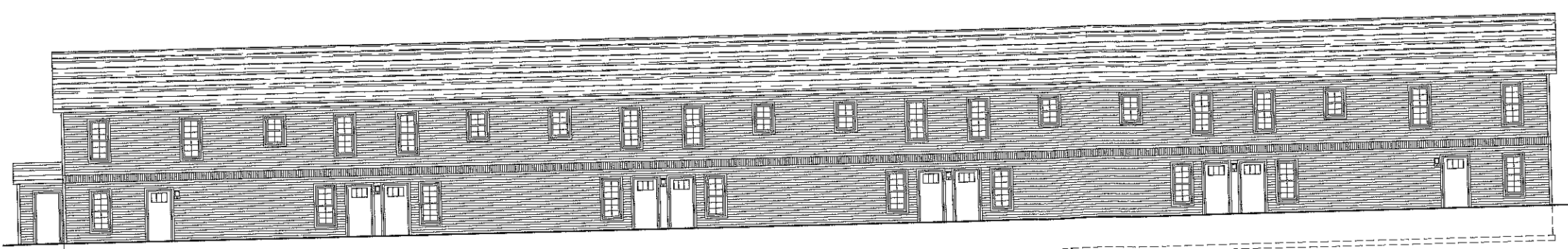
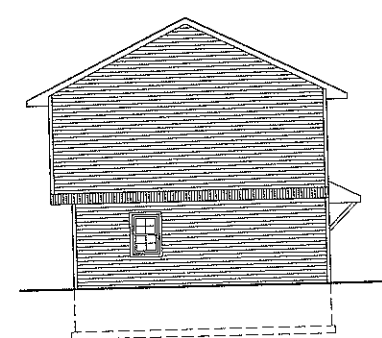
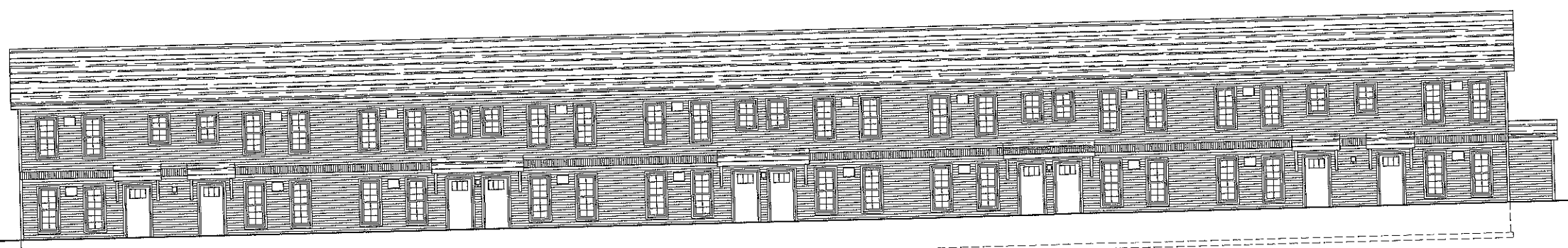
SKU	LIGHT OUTPUT	COLOR TEMP <small>(See chart)</small>	POWER CONSUMPTION	COLOR ACCURACY	REPLACES
E-WFC03A-F50Z	3600 Lumens	Cool White (5000K)	33W	≥ 70 CRI	100W PSMH
E-WFC03A-F40Z	3500 Lumens	Neutral White (4000K)	33W	≥ 70 CRI	100W PSMH

CORRELATED COLOR TEMPERATURE (CCT)





PRELIMINARY
NOT FOR CONSTRUCTION



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Cornerstone
Design & Drafting, LLC
920-639-8111 GHORN@NEW.RR.COM
2872 GEMINI ROAD
GREEN BAY, WI 54311

PROPOSED TOWNHOMES FOR:

DOREEN A. PHILLIPS

WISCONSIN

CITY:

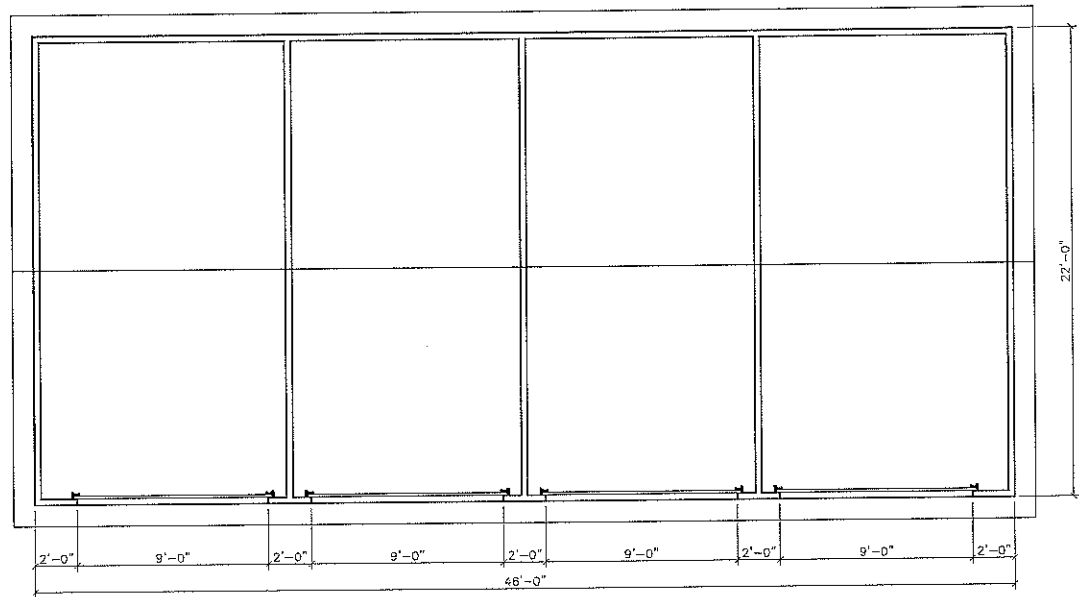
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JOB NUMBER
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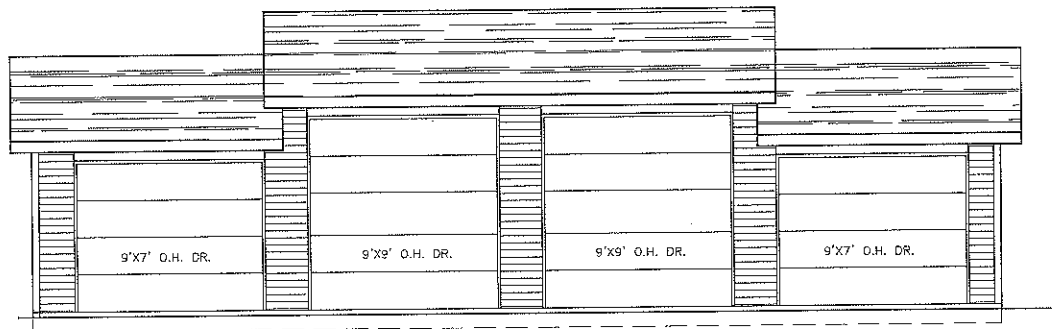
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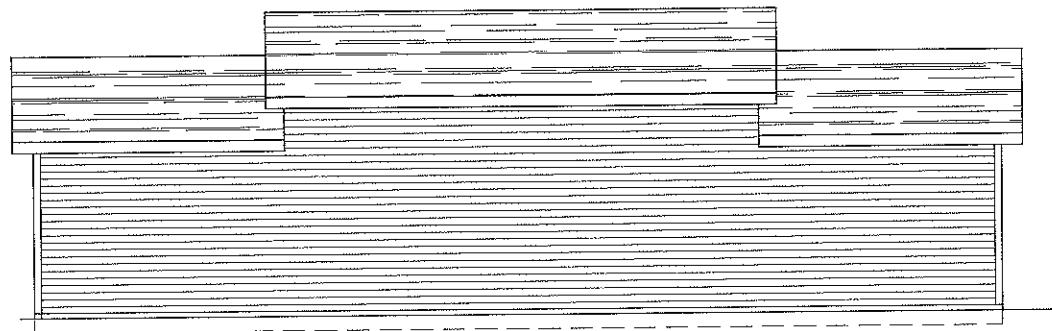
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4 STALL CONCEPTUAL FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 STALL CONCEPTUAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 STALL CONCEPTUAL BACK ELEVATION
SCALE: 1/4" = 1'-0"



4 STALL CONCEPTUAL SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

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Cornerstone
Design & Drafting, LLC
920-639-8111 GHOHN@NEW.RR.COM
2872 GEMINI ROAD
GREEN BAY, WI 54311

PROPOSED TOWNHOMES FOR:

DOREEN A. PHILLIPS

CITY,

WISCONSIN

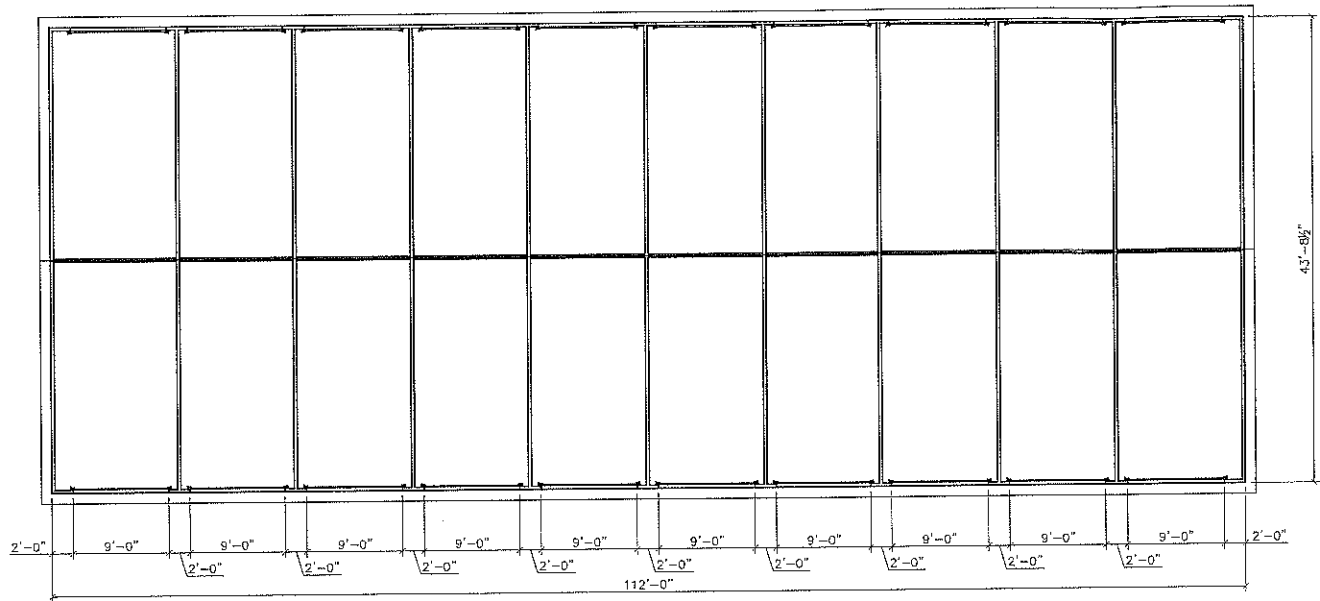
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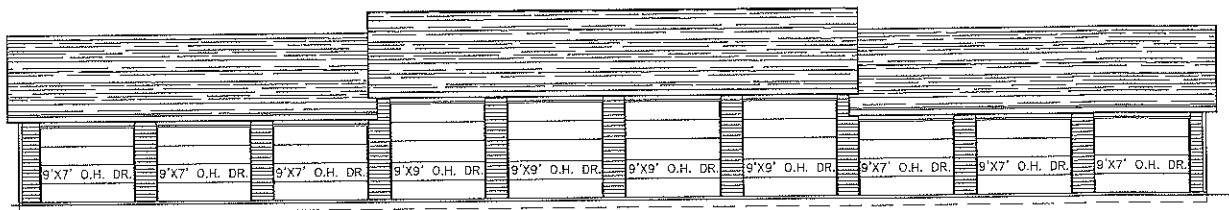
ISSUE DATE
3/10/18

SHEET
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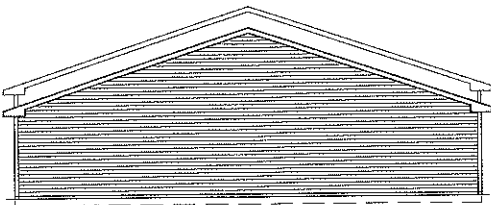
10 STALL CONCEPTUAL FLOOR PLAN

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



10 STALL CONCEPTUAL FRONT & BACK ELEVATION

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



10 STALL CONCEPTUAL SIDE ELEVATION

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

PRELIMINARY
NOT FOR CONSTRUCTION

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PROPOSED TOWNHOMES FOR:

DOREEN A. PHILLIPS

CITY,

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ISSUE NO	ISSUE DATE	REVISIONS

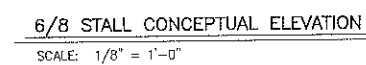
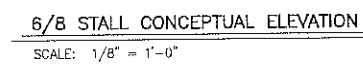
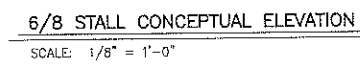
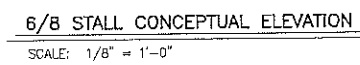
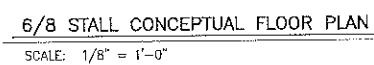
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2017013

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SHEET

4



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