

CITY PLAN COMMISSION

Wednesday, July 17, 2019

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

Roll Call: Members David Hayes, Debbie Kiedrowski, Jeff Norland, David Ward, Dennis Statz, and Mark Holey were present. Absent: Member Kirsten Reeths. Also present were Alderpersons Gary Nault, Helen Bacon, and Dan Williams, City Administrator Josh Van Lieshout, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from May 15, 2019.
4. Approval of minutes from June 5, 2019.
5. Consideration of: Conceptual Planned Unit Development (PUD) for Jeff Jahnke (Cherryland Properties) to develop mixed-use building located at 145 S. Neenah Avenue.
6. Consideration of: Conceptual Planned Unit Development (PUD) for Northpointe Development (Andy Dumke) to develop approximately 40 housing units, including converting former West Side School located at 17 W. Pine Street and new addition extending into the West Side Field property located at 37 W. Redwood Street.
7. West Waterfront Redevelopment – Recommendations from the Ad Hoc West Waterfront Planning Committee (Introduction only)
8. Status of updating the Comprehensive Plan.
9. Consideration of: Zoning code sec. 20.31(4)(b) - Surfacing of parking lots.
10. Adjourn.

Carried.

Approval of minutes from May 15, 2019: Moved by Mr. Statz, seconded by Mr. Holey to approve the minutes from May 15, 2019. All ayes. Carried.

Approval of minutes from June 5, 2019: Moved by Mr. Holey, seconded by Mr. Norland to approve the minutes from June 5, 2019. All ayes. Carried.

Chris Kellems, 120 Alabama Street, stated that the Commission needs to look at pervious surfaces for parking areas. Stormwater management needs to be looked at everywhere. She also commented on the West Side School project.

Jim Schuessler, DCEDC Executive Director, stated that since his being in Sturgeon Bay, renovating the West Side School for housing has been a priority.

Consideration of: Conceptual Planned Unit Development (PUD) for Jeff Jahnke (Cherryland Properties) to develop mixed-use building located at 145 S. Neenah Avenue: Mr. Olejniczak explained what a planned unit development is and the purpose of the conceptual review.

Jeff Jahnke, 1107 Twin Harbor Dr., Winneconne, WI, stated that he would like to raze the building at 145 S Neenah Avenue and build a mixed-use building with the first floor having two office spaces and the 2nd and 3rd floor being 1,000 square-foot three bedroom apartments. He mentioned that he is a financial planner and would use one office for himself. The apartments would have their own basement for storage. They would mirror each other and would have a view the bay. There will be two single-stall garages plus two additional parking spaces. He would like the building to be as close as possible to the street. There will be a handicap ramp that would lead up to the offices.

Mr. Olejniczak stated that this lot is 50' x 95'. Mr. Jahnke did a good job of trying to get as much as he could on the lot and still fit the neighborhood. He is comfortable with the setback being 5 feet from Neenah Avenue. The handicap ramp comes right up to the sidewalk. A suggestion would be to incorporate it into the front porch area. Another suggestion is to push the first garage so it is even with the second garage for ease of backing out. He thought that office use was a nice transition to the residential area to the south.

Impervious surface was discussed. Mr. Jahnke stated that he had spoken with City Engineer Chad Shefchik regarding restructuring where the green space would be.

After further discussion, it was moved by Mr. Holey, seconded by Mr. Statz to follow a combined preliminary/final PUD process.

Mr. Jahnke stated that he would expect the completion date to be June 2021. His estimated rents would be \$1200 to \$1300 per month, including utilities.

A vote was taken on the motion. All ayes. Carried.

Consideration of: Conceptual Planned Unit Development (PUD) for Northpointe Development (Andy Dumke) to develop approximately 40 housing units, including converting former West Side School located at 17 W. Pine Street and new addition extending into the West Side Field property located at 37 W. Redwood Street: Mr. Olejniczak provided background information on the project. The school by itself is not large enough for a viable project. Hence, the request to acquire the West Side Field softball facility for the additional units.

Mr. Dumke, 2062 Menomonee Drive, Oshkosh, stated that he had learned about the need for housing in the City. The building has character and is a beautiful building. There is a significant amount of roof leaks. He displayed photos of different projects that his company has done. He would love to save the building. There would be 10 units located within the school and possibly commercial incubator space. There would be 30 units in the addition. Of the 40 total units, there would be 25 three-bedroom units, 10 two-bedroom units, and 5 one-bedroom units. They may create a separate parcel for the future in front of the building along Pine Street.

Mr. Dumke mentioned that they are applying for section 42 housing tax credits and historic tax credits for the project. The process for the section 42 credits is that you apply one time per year in mid December and will find out in the middle of April whether or not you will receive the credits. What is needed for the application is site control for the school and adjacent property, zoning approval, and sufficient capital proving how it will be financially done.

Mr. Norland's biggest concern was the ballpark and where it could be relocated. Mr. Olejniczak responded that the Jaycee Field on the corner of 15th Avenue and Michigan Street or a field by the Justice Center are two possibilities.

Mr. Dumke stated that this development will be affordable housing, with some market rate units as well. With section 42 affordable housing, none of the rent is subsidized by the government. Renters need to have a job, with good credit. Background checks are also done on the applicant. He explained how the tax credit program worked. Families earning 60% of the county median income would qualify for the affordable units. Rents would range from \$951 per month for three bedrooms, \$823 per month for a two-bedroom units, and one-bedroom unit would be \$709 per month.

Ms. Kiedrowski asked what the success rate was with the projects they have done. Mr. Dumke responded that he and his partner, Cal Schultz, have been working with WEHDA for years. They are awarded two projects per year. They have had a very high success rate. It is a very competitive program

Mr. Hayes was interested in any ideas for the front of the school. This would also be a great place for a community garden or some type of courtyard or patio. He thought that the addition should be broken up since it is such a long, straight wall. There could also be an interior courtyard. Mr. Dumke responded they will be doing a flat roof like the school. They always include an outdoor common area in their projects, along with a playground and indoor fitness center. There will be different building materials used to break up the facade. He will talk with the architect to see what other ideas he would have with bump-outs, etc. The chalkboards are required to remain where they are for the historic credits.

Mr. Hayes was also concerned about the neighboring properties surrounded by vehicular traffic. Mr. Dumke thought that both drives may be needed for fire truck access. It is possible that the drive on the north side could be eliminated.

Mr. Hayes also wondered if the skate park could be extended.

Mr. Dumke added that the construction materials includes brick on the exterior wall toward Madison Avenue. The addition would be connected to the school with glass.

Underground parking was discussed. Mr. Dumke said with this footprint, it would fit 20-24 stalls, but would be very expensive to construct. Two garages could be eliminated.

Mr. Olejniczak stated that the north driveway is a public alley and is used by three or four of the surrounding lots. If not needed, he suggested not to connect to it or sign it as enter only. Also, the garages are only 10 feet wide. Twelve feet is the typical minimum. It would be a good idea to connect the sidewalk to Lansing Avenue. Mr. Olejniczak liked the fact that Mr. Dumke is an experienced developer. They have done a lot of these projects. Getting the section 42 credits is tough.

Mr. Dumke would like to break ground in fall of 2020. Once they find out if they received the credits, it will take six months before construction will take place. During that time they will get bids, obtain permits, etc. It will take a full year for construction.

Mr. Hayes does not want them to lose the "Boys /Girls" that is imprinted in cement on the front of the building. He also likes the old chimney on the building.

This request was also for a combined preliminary/final PUD process. Moved by Mr. Holey, seconded by Ms. Kiedrowski to follow a combined preliminary/final PUD request. All ayes. Carried.

West Waterfront Redevelopment – Recommendations from the Ad Hoc West Waterfront Planning Committee (Introduction only): Mr. Olejniczak stated a plan was presented to the Council that was put together by a 10 person committee appointed by the Council. A public hearing will be held on August 6th at a joint Council/Plan Commission meeting.

Ad Hoc West Waterfront Redevelopment Committee members Caitlen Oleson and David Schanock presented the plan. They went over the process, the public input, the goals and principles, and the various recommendations.

Mr. Hayes discussed parking areas. He also stated it would be nice to know what agreements are existing and what are to be negotiated. Partners should be identified. The next goal is to see what the City needs to do with agreements and how to start implementing some actionable items.

Mr. Holey complimented the plan, but losing parking spots in the parking lot at Sawyer Park would not be good for events such as fishing tournaments, etc. It could be pursued to obtain a Great Lakes fish as far as displaying art. Mr. Schanock stated that they needed to show all options.

Mayor Ward said that in regard to the Ahnapee and Ice Age Trails, you don't always find two important trails that intersect. He added that the promenade along the shoreline should be done as soon as possible with the Knowles-Nelson Stewardship Grant.

Mr. Olejniczak added that the two grants awarded to the City total approximately \$440,000, with matching dollars required.

Mr. Schanock added that benches, artwork, playground equipment, water features, and even the bump out over the water are perfect opportunities for the sale of naming rights.

Mayor Ward talked about the bridge pedestrian loop. It should be developed and marked with signage. Mr. Schanock said in addition to the bridge loop, having good informational signs explaining what is in this development, what's surrounding it, and what is in within Sturgeon Bay that people can go to next.

The public will be able to comment on the plan at the public hearing on August 6th.

Status of updating the Comprehensive Plan: Mr. Olejniczak stated that the Council adopted the recommendation to hire Vandewalle & Associates for completing the Comprehensive Plan Update. Tomorrow the contract should be ready to sign. The plan for kick-off will be at the September 18th meeting.

Consideration of: Zoning code sec. 20.31(4)(b) - Surfacing of parking lots: Mr. Sullivan-Robinson stated that staff looked at other communities to see what their requirements are for paving parking areas. Generally, paving is always required and often there was more detailed standards than Sturgeon Bay's code. He presented several options for consideration. Seasonal or occasional use could be exempted, as well as exempting small parking areas with 4 or 5 spaces or less; not paving excess parking; or exempt parking areas with a low volume of use or exempting areas based upon their location on the lot.

Mr. Norland expressed his concern with a lack of a paved surface that would allow dust and dirt. There is a type of brick paver that allows grass to grow through. Ms. Kiedrowski responded that it would require more maintenance and is more expensive than asphalt. It can't have a lot of traffic.

Mr. Hayes said it should be encouraged to be more environmentally friendly. That would help with the stormwater management.

Mayor Ward mentioned that a seasonal market proposed to install a permanent building on the property. Under the current ordinance they would have to have the parking lot paved. They had wondered if there were other alternatives for their site.

Mr. Holey thought that obtaining a variance is a pathway for people to not have to pave if they can justify a hardship. The ordinance could be left as is.

Mr. Statz added that gravel is considered impervious. There should be some type of clarification in terms of what is acceptable between impervious and pervious.

Mayor Ward suggested that for section 20.31(4)(b) to insert language on what's acceptable, such as using recycled blacktop or keep it partially gravel.

Mr. Olejniczak suggested to hold this over to another Plan Commission meeting and staff to bring back language with options.

Mr. Hayes thought the same conditions should apply to City parks.

Adjourn: Moved by Mr. Hayes, seconded by Mr. Statz to adjourn. All ayes. Carried. Meeting adjourned at 8:35 p.m.

Respectfully Submitted,

Cheryl Nault
Community Development Secretary