

CITY PLAN COMMISSION
Monday, September 30, 2019

A meeting of the City Plan Commission was called to order at 6:03 p.m. by Chairperson David Ward in the Council Chambers, City Hall, 421 Michigan Street.

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

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from August 21, 2019.
4. Combined Preliminary/Final Planned Unit Development (PUD) for Northpointe Development to develop 40 housing units, including converting the former West Side School, located at 17 W. Pine Street and a new addition extending into the West Side Field property, located at 37 W. Redwood Street.
Presentation:
Public Hearing:
Consideration of:
5. Consideration of: Zoning Code sec. 20.31(4)(b) – Surfacing of parking lots.
6. Public comment on non-agenda Plan Commission related items.
7. Adjourn.

Carried.

Approval of minutes from August 21, 2019: Moved by Ms. Reeths, seconded by Mr. Norland to approve the minutes from August 21, 2019. All ayes. Carried.

Combined Preliminary/Final Planned Unit Development (PUD) for Northpointe Development to develop 40 housing units, including converting the former West Side School, located at 17 W. Pine Street and a new addition extending into the West Side Field property, located at 37 W. Redwood Street:

Presentation: Northpointe Development representative Andy Dumke stated that their goal is to build and develop affordable workforce housing. The last few years they have been doing a lot of historical rehabs. They are proposing a 40 unit project with 24 two-bedroom units, 11 three-bedroom units, and 5 one-bedroom units all with washers/dryers. There will be a community room in the development for everyone to use, as well as a fitness facility. Incubator space will be available in the school. The intention is to use historical tax credits to redevelop the school and bring it back to looking original. The flooring and chalkboards must be retained.

Mr. Norland asked what the intent was for the incubator space. Mr. Dumke responded that it could be used by the tenants themselves if someone had an in-home business, or as a community-minded space. There is not a set use for it at this time. It would not be income producing for them. It would be open to the public to use.

Ms. Reeths asked about market rate vs. income-based apartments. Mr. Dumke responded that when this was first proposed it was all surface parking and had now make some significant changes to the project that has increased their cost. In their performa, they do need the tax credits to make the project viable. It now works best for the development to make the apartments all affordable. Underground parking was added to plan to make more land available so a phase 2 could be done that would include another 30-40 senior housing units for ages 55 and older. Costs were also increased by stubbing in utilities for that phase.

Mr. Dumke explained that rents will be based on income and will range from 30% - 60% of the County Median Income (CMI). At 50% of CMI, a three bedroom apartment would be \$750 per month, a two bedroom would be \$660.00, and a one bedroom would be \$565.00. There will also be apartments set aside for veterans.

Mr. Olejniczak stated that there was a conceptual planned unit development review at a previous meeting. Since that time, the project has been refined. Some of the changes included all units being affordable units using section 42 tax credits. The addition to the building is now modified to be "L" shaped instead of coming straight south. This would create space for a potential phase 2. Another change is creating an access off of Madison Avenue that would lead to underground parking. The access to the alley has been eliminated. A patio has been added. He also stressed that the project is dependent on the developer receiving the section 42 tax credits. It is an annual process through WHEDA. Applications are due in December and will not find out until April if the credits are awarded. The City is looking into replacing the softball field. The City should have some design concepts in the near future.

Mr. Sullivan-Robinson summarized the main points of the staff report and recommended approval of the PUD, with the following conditions:

1. Installation of a water lateral stub running south from Redwood Street along the west edge of the property and creation of a 15-ft utility easement.
2. Installation of a sanitary lateral stub running south from the end of the main at the southeast corner of the site and creation of a 15-ft utility easement.
3. Relocation of the proposed fire hydrant out of the parking island and into the end of the W. Redwood Street right-of-way.
4. Providing easements for any portion of public water main or sanitary sewer main located outside of the public right-of-way.
5. Compliance with the street tree requirements of s. 8.07(10) of the municipal code, but the location of required street trees may be located outside of the street right-of-way, if approved by the City Forester.
6. Adjusting the location of the monument sign to comply with the vision clearance requirement of the sign code.
7. Approval by the Aesthetic Design and Site Plan Review Board.
8. Final approval of the stormwater management plan by the City Engineer.
9. A development agreement being entered into between the City and developer that addresses the sale of the property, utilities/easement issues, maintenance of the driveway within Redwood Street, and other matters pertinent to the development project.

There is an expected property value of approximately \$2.5 million, which would generate approximately \$22,000 in annual City property tax revenue.

Public Hearing: Chairperson Ward opened the public hearing at 6:36 pm.

Virge Temme, 9098 Lime Kiln Rd., stated that she is an architect with emphasis on sustainability. Affordable and sustainable housing is needed.

Carl Bridenhagen, 1028 W Maple St., stated that he is the head of the Aloha Softball Tournament. He started an on-line petition that had over 800 signatures for saving the ballfield. The field has been part of the community for over 75 years. The field was built through dedication of volunteers in this community, not the City. The bleachers were built with private donations. The scoreboard, booth, coolers, shed, popcorn popper, water heater, sound system, etc. were obtained by the Aloha Softball Committee and supporters. The only thing the City owns is the shell of the building and the ground. In the last 4 years, the Aloha Tournament and the league had given back over \$300,000 to the community through charities. Several other groups use the field, such as the YMCA T-ball league, the church, and even the Coast Guard has used it for a tournament. The PBI field has drainage issues. They plan on expanding to playing two nights a week next year. Adult softball will die if they lose the field. He believes in having West Side School renovated. The City should not rush into the development just to get something done.

Chris Kellems, 120 Alabama St., said she supports the project. There is a lot of empty green space on the front side of the school that should be developed into patio/recreational space. She would also like to see an electric vehicle charging station. There is also potential for solar. They could include an awning type feature.

Richard Soukup, 819 N 4th Ave., supports retaining the West Side Field. In the housing study that was recently completed, it states that there are approximately 1040 rental units and 26 multi-family apartment buildings in Door County. After speaking with Door County Economic Development Executive Director Jim Schuessler, anything smaller than a 16 unit was not included in the study. He drove around and counted the apartment complexes that were 8 or more units. Currently, there are 885 apartments built or currently being built. There are also 4-unit buildings that contain 133 apartments. He felt that there should have been a more comprehensive study done. The proposed building does not fit our community. By giving away or selling the West Side Field the City would be giving away the leisure and recreational opportunities of the citizens.

Bryan Wodack, 5907 Cedar Creek Pl., supports the West Side Field. He asked several questions and offered comments, such as:

What is the value of the field?

How much will the developer pay for it?

Why all the changes with rent going up and down?

Will this hurt existing apartments?

The field was built through donations.

Is this really low income housing?

Are the owners of the school and the developer related in any way?

Will the design change over time?

What is the incubator space?

Veterans are included?

The City should have learned their lesson with the granary.

He asked for a referendum.

What condition is the building in? It was built with tarriseo floors and railings. The building will not fall down.

He would like a study or walk-through of the building.

The rules keep changing.

What will be done with the field when told it will be equal to or better?

Scott Moore, 947 Pennsylvania St., stated that there is nothing available for replacement of that field. There has to be a field on the West Side. There is a lot of vacant land to the north and west of the school that would not infringe on the historic field. We can use more affordable housing.

Tom Strong, 5033 Shady Lane, Egg Harbor, said he supports the project.

Erich Pfeifer, 608 E Walnut Pl, is the president and CEO of Marine Travelift. They need a skilled workforce base, attainable and quality housing. That is needed to become competitive. The City should be welcoming developers.

Joy Sequoia, 59 W Pine St., is the next door neighbor to the proposed development. She stated that she has so many objections. The addition should match the school. She enjoys watching the baseball field. Her house is on the alley and the backyard abuts the parking lot. She wondered what would happen with garbage pick-up and snow plowing if the alley is closed off. She added that she is not looking forward to 80-90 cars going by every day.

Sarah Evenson, 403 W Pine St., stated that change is most of the time unwelcomed and heartbreaking. This is smart development. Building something new with what was. The project will bring new life.

Pat Blizel, 69 W Pine St., said that this is the West Side recreational area. That is why the skate park is there, sledding, etc. He can support the development, but this is not the right place. There is no other space available. He wondered what will happen to the value of his house. This area is not just for baseball.

Richard Price, 46 S Madison Ave., supports the West Side Field. He likes the idea of restoring the school, but the development is not the right location.

Mr. Olejniczak responded to a question of Ms. Sequoia regarding the alley. Some pavement would need to be left for the garage. The alley itself will stay. The development would not connect to the alley.

Kelsey Fox, 2462 Canal Lane, stated that the City needs to think about the future. We need a sustainable workforce and community.

Kelly Avenson, 46 E Pine St., thought it would help to explain how a PUD works. There are a lot of apartments, but they are not truly affordable with wages people are being paid.

Carla Mickey, 9 E Redwood St., didn't feel that this is what we want to present to the people coming into Sturgeon Bay. Why not use the Krueger Implement property on Egg Harbor Rd.?

Ms. Nault read five letters of correspondence in regard to the development as follows:

Jerry Worrick, 5122 Bay Shore Dr., offered his support for the proposed housing project.

Jim Schuessler, Executive Director of DCEDC, offered full support for the Planned Unit Development. The letter discussed the Door County Housing Analysis; an inventory of available rentals/rates, compared to HUD's Fair Market Rent; the long-term population trend; the number of ALICE (Asset Limited, Income Restrained, Employed) citizens; and news articles concerning the Millennials.

Dave Schanock, had written to say that Sturgeon Bay needs additional housing. He is in favor of the West Side development.

Deborah Rosenthal, 52 W Pine St., had several concerns such as the small size of the apartments; the development will dramatically change the density of the neighborhood; the massive building is out of scale for residences; and the building would be an overlarge, unwelcome presence.

Ken Mac Donald, Cedar Creek Carpets, did not like the look of the development as you enter Sturgeon Bay. Tax money is paying for the destruction of a property we are trying to protect.

Paul Englebert, 9 E Redwood St., spoke after the written correspondence was read and thought that the Bay Lofts was proposed as affordable housing.

The public hearing was declared closed at 7:44 pm.

Consideration of: Chairperson Ward explained that the Commission has the ability to decide to act on this PUD with a unanimous vote. He expressed his view and objected to any vote at this meeting. A lot of information was presented and there are questions to be answered. Also, two commissioners were absent. The consideration will occur on October 16th.

Mr. Olejniczak clarified that a unanimous vote was not needed to make a recommendation to Council to approve the project or deny it. A unanimous vote is needed to act on the item at this meeting.

No action was taken.

Consideration of: Zoning Code sec. 20.31(4)(b) – Surfacing of parking lots: Mr. Sullivan-Robinson stated that at the last Plan Commission meeting staff was directed to prepare a new ordinance that combined several of the options that were presented at that meeting, such as allowing bricks, pavers and other permeable pavements in addition to concrete and asphalt; stipulating a minimum 4,000 pound wheel load capacity; and create a subsection to include an exemption for seasonal uses and privately used commercial storage areas.

After a short discussion, it was moved by Mr. Norland, seconded by Mr. Statz to recommend to Council to repeal and recreate section 20.31(4)(b) – Surfacing of parking lots, as presented. All ayes. Carried.

Public comment on non-agenda Plan Commission related items: Scott Moore, 947 Pennsylvania Street, stated that he did not want the Plan Commission to encourage buying houses to take off rental property or houses to own. Housing units should stay housing units.

Adjourn: Moved by Mr. Norland, seconded by Mr. Statz to adjourn. All ayes. Carried. Meeting adjourned at 7:08 p.m.

Respectfully Submitted,

Cheryl Nault
Community Development Secretary