

**CITY PLAN COMMISSION**  
Wednesday, October 16, 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, Kirsten Reeths, Mark Holey, Dennis Statz, David Ward, and Jeff Norland were present. Also present were Alderperson Gary Nault, 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. Norland, seconded by Mr. Statz to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from September 30, 2019.
4. Consideration of: 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.
5. Comprehensive Plan Update.
6. Public comment on non-agenda Plan Commission related items.
7. Adjourn.

Carried.

**Approval of minutes from September 30, 2019:** Moved by Ms. Reeths, seconded by Mr. Hayes to approve the minutes from September 30, 2019. All ayes. Carried.

**Consideration of: 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:** Mr. Olejniczak provided an update on the project. He mentioned that staff prepared answers to questions that were asked during the public hearing and included them in the agenda packet.

Mr. Sullivan-Robinson stated that the Aesthetic Design & Site Plan Review Board approved the project in concept, with the expectation that a final review will occur at the time the building permit is applied for.

Mr. Hayes questioned how much of the City property would be sold. Mayor Ward responded that the portion of the property to be sold is unknown until the City knows that the developer has received the tax credits.

Mr. Olejniczak said that the developer offered that the City could keep some of the property for park space. However, the developer has indicated the potential for a Phase 2, which would provide additional units of senior housing.

Mr. Olejniczak went over the time frame for the project. It is all dependent on receiving the historic and WHEDA tax credits. They need to apply by December, 2019 and will be awarded in April

2020. If the tax credits are not received, the project will not go forward. The earliest construction would start would be in October, 2020.

Ms. Reeths stated that the field should not be given away. She added that she is not against the development, but it's just not the right piece of property to put it on. The City will not get anyone to move here without good wages and child care.

Mr. Olejniczak added that there is money in the proposed 2020 budget for replacing the softball field.

Mayor Ward opened up the floor for citizen comments.

Carl Bridenhagen, 1028 W Maple St., stated that in May he was promised an equal or better softball field. Why is there not a price tag on the field? There should be a deal in place. Taxes made off the development would be \$22,000 per year. The retention pond on the front yard looks terrible. This project should be put on hold. So many things related to the project change every week.

Pat Blizel, 69 W Pine St., stated that he doesn't like using public land for private investment. Housing has always been a problem. This needs to be done right the first time. Phase 2 scares him. A sports complex is a need. Green space builds community.

Richard Soukup, 819 N 4<sup>th</sup> Ave., brought up the housing study. Anything less than a 16-plex was not included. He asked the Commission members to look at the study. We need housing.

Chad Schmelzer, 336 Florida St., wondered what would happen with the YMCA softball program that is held at West Side Field.

Carl Bridenhagen spoke again regarding the first meeting that was held with City officials. He thought that the developer was to pay \$12,000 toward the new ballfield. He said that he was also told by the Economic Director for the County that there was a half million dollars to put toward the new ballfield.

Scott Moore, 947 Pennsylvania St., referred to the last Plan Commission meeting. The City should take advantage of the property to the north. Phase 2 would be located on the west side of the school. Why can't Phase 1 be located there? There were over 800 signatures on a petition to save the field. Over \$300,000 was given to charities from different events at the field. It is an irreplaceable field. It has to stay on the West Side. This can be reconfigured. There is also space on the East Side near the bowling alley for apartments.

Tom Strong, 5033 Shady Lane, Egg Harbor, stated he is employed with the Door County Economic Corporation. He referred to Erik Pfeifer's comments at the last meeting that the City needs a skilled workforce base, attainable and quality housing. We need to keep young people here.

Mr. Olejniczak went over the 10 conditions recommended by staff.

Moved by Mayor Ward, seconded by Mr. Statz to recommend to Council approval of the proposed PUD, including the 10 conditions from staff as follows:

1. The underlying zoning district shall be R-4 (Multiple-Family Residential).

2. 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.
3. 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.
4. Relocation of the proposed fire hydrant out of the parking island and into the end of the W. Redwood Street right-of-way.
5. Providing easements for any portion of public water main or sanitary sewer main located outside of the public right-of-way.
6. 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.
7. Adjusting the location of the monument sign to comply with the vision clearance requirement of the sign code.
8. Approval by the Aesthetic Design and Site Plan Review Board.
9. Final approval of the stormwater management plan by the City Engineer.
10. A development agreement be entered into between the City and developer that addresses the sale of the property/softball field, utilities/easement issues, maintenance of the driveway within Redwood Street, maintenance of the retaining wall along Madison Ave, and other matters pertinent to the development project.

Ms. Kiedrowski said it feels like this is the last chance for the school. Everyone should be proud of the project's design. Redevelopment of the school is not possible without the expansion. She believed the softball field could be replaced, but not the school. She discussed the benefits of affordable housing and the need for population increase.

Mr. Norland likes the affordability and aesthetics of the project. It is up to the City to come up with a price for the field, which will be part of the development agreement. Things that involve the development agreement should be left to the Council.

Mr. Statz noted that it is a terrific project. The softball field can be moved, but the school can't.

Mr. Holey agreed with Ms. Kiedrowski and Mr. Statz. He is supportive of the project. It is in line with the Comprehensive Plan.

Ms. Reeths stated that for the new housing project being built on Amity Field, by the time you add utilities, water, heat, etc. rents exceed \$1000 per month. This property is the gateway to Sturgeon Bay. It is a million dollar view. It is too valuable of a piece of property for an apartment complex. She had concern over the driveway, especially with children. The City has buildings that have been sitting empty. She is not against the development, but should not rush into it.

Mr. Ward referred to an article in the Wall Street Journal regarding people making over \$100,000 per year rent rather than buy. The possibility of Phase 2 would help fill a huge hole in our housing market, since it would be senior housing. That project would take the rest of the ballfield.

Mr. Hayes wondered how the City will let the citizens know that they are committed to building another equal to or better ballfield. Mayor Ward responded that there is \$275,000 put in the 2020 budget for a new ballfield. There was additional discussion on replacing the ballfield and compensation from the developer.

A vote was taken on the motion. Motion carried 6-1, with Ms. Reeths voting no.

**Comprehensive Plan Update:** Vandewalle & Associates representative Jeff Maloney, who is the Principal-In-Charge, explained that the Comprehensive Plan is updated every 10 years. Four different stakeholder meetings were held today, involving business and community officials, members of the arts, and many other subgroups.

Meredith Perks, Project Manager, ran through the process of updating the Comprehensive Plan. They have a 20 year outlook as they complete the process.

Ms. Perks went over the purpose of the plan. She then discussed the Public Participation Plan, which includes Stakeholder Focus Groups, two workshops, a survey, an open house, Plan Commission meetings, and a public hearing.

In regard to the 2010 Comprehensive Plan, Ms. Perks asked if there are things still valid and if they should stay in the plan, if there should be things removed, or if anything should be changed or added. In summary, the Stakeholder interviews found the need for affordable and senior housing, along with development.

Goals and objectives found in the existing Comp Plan were then discussed. Commission members gave their thoughts to any changes or additions. Included were:

1. Adding healthcare under objective #2
2. Identifying Sturgeon Bay as a more sustainable community (a leading community for the county). Identify as an objective and a goal
3. Change Compact to Smartgrowth under #2 goal
4. Full use of existing infrastructure (plenty of capacity)
5. Older needs met?
6. Utilize resources to brighten up the town
7. Appreciate small town character
8. Can accommodate technology (digital infrastructure – Goal #1)
9. Place an emphasis on job value
10. Kids need to know how to develop a skill
11. Goal 4 – add disability
12. Goal 4 – keep up on technology
13. Goal 5 – add archaeology
14. Goal 5 – add cultural resources (natural & historic)
15. Parks – loss of trees
16. Environmental resiliency – energy preservation – water quality

Chris Kellems, 120 Alabama St., stated that she wanted the City to commit to the Comp Plan. She would like to see e-charging stations downtown, solar on the roofs, update the housing downtown, walkability, and a trolley system getting people to work and grocery stores.

Ms. Perks mentioned that the next step includes setting a date for the Community Engagement Workshop. They will provide flyers to disperse.

Ms. Reeths wondered if there was ever a follow-thru regarding what has been done over the past ten years.

Mayor Ward said a big failure is to put the Comp Plan on the shelf. An implementation plan should be devised. There needs to be priorities to address. Mr. Maloney added that some other communities will hold retreats.

**Public comment on non-agenda Plan Commission related items:** No one spoke during public comment.

**Adjourn:** Moved by Mr. Holey, seconded by Mr. Hayes to adjourn. All ayes. Carried. Meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Cheryl Nault  
Community Development Secretary