

AGENDA
CITY OF STURGEON BAY
CITY PLAN COMMISSION
Wednesday, October 16, 2019
6:00 p.m.
City Council Chambers
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from September 30, 2019.
4. Consideration of: Combined/Preliminary 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.

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.

10/11/19
1:15 p.m.
CN

Plan Commission Members

Mayor David Ward
Ald. Kirsten Reeths
Ald. David Hayes
Mark Holey
Jeff Norland
Dennis Statz
Debbie Kiedrowski

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 perform, 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

4.

CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received: 9/6/19
Fee Paid \$ 405.00
Received By: CN

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: SAWYER SCHOOL LOFTS

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	Jonathan Brinkley	Andy Dumke (Under contract)
Company	Excel Engineering, Inc	Northpointe Development
Street Address	100 Camelot Dr	230 Ohio St
		Suite 200
City/State/Zip	Fond du Lac, WI 549345	Oshkosh, WI 54902-5894
Daytime Telephone No.	920-322-1708	920-230-3628
Fax No.		

STREET ADDRESS(es) OF SUBJECT PROPERTY: 17 W Pine St; 37 W Redwood St
Location if not assigned a common address: _____

TAX PARCEL NUMBER(s): 2814665040101; 2814665041401

AREA OF SUBJECT PROPERTY AND NO. OF LOTS: 1.85 Acres; 1.86 Acres

CURRENT ZONING CLASSIFICATION: Single Family Residential (R-2)

CURRENT USE AND IMPROVEMENTS: Parcel 2814665040101 is an unused historic school building with adjacent parking lot. Parcel 2814665041401 use is outdoor recreation (baseball/softball field)

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: Central Business District Commercial

WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE
COMPREHENSIVE PLAN? Yes ☒ No ☐ Explain: _____

PLEASE IDENTIFY SPECIFIC PROPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A PARTICULAR LOT, LOCATION, BUILDING, ETC. The proposed project will involve adaptive re-use of the historic school building into multifamily use with 11 apartment units in the existing building and a 3-story, 29 apartment unit addition.

CURRENT USE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:

North: Central Business District Commercial
South: Single Family Residential (R-2) & Mixed Residential-Commercial (C-5)
East: Central Business District (C-2) & Single Family Residential (R-2)
West: Single Family Residential R-2)

COMPREHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:

North: Central Business District Commercial
South: Central Business District Commercial
East: Central Business District Commercial
West: Single Family Residential - Higher Density

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

- Yes, i. Building height if the proposed building exceeds 45 ft. Section 20.27(2)
ii. Unit Density depending on how the City Proceeds with the softball field 20.27(2)
iii. Building setback from Madison Ave right-of-way; Section 20.27(2)

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? IF YES, EXPLAIN: Unknown

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.

Andy Dumke
Property Owner (Print Name)


Signature

8-26-19

Date

Jonathan Brinkley
Applicant/Agent (Print Name)



Signature

08/26/19

Date

I, Jonathan Brinkley, 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.

8-28-19
Date of review meeting


Applicant Signature


Staff Signature



August 28, 2019

Project Narrative – PUD Variance Request

Project: West Side School Lofts
17 W Pine St / 37 W Redwood St
Sturgeon Bay, WI

Northpointe Development is requesting PUD review and approval for adaptive reuse of the historic West Side School Building, along with a 3-story addition, into multi-family apartments. The property is vacant and is zoned R-2.

The redevelopment project involves the complete remodel of the existing school building along with a 56,585 SF building addition to the south of the existing building. In total, the existing and proposed buildings will create 40 housing units. The proposed redevelopment will provide 43 surface parking stalls and 30 interior stalls for a total of 73 parking stalls provided; this exceeds the code required minimum of 72 parking stalls.

The proposed development requests for relief from zoning regulations for street yard setbacks found in Section 20.27 of the City of Sturgeon Bay Municipal Code which requires a 25-foot building setback. The proposed 3-story addition encroaches minimally into the setback. The proposed addition design has numerous bump outs & recesses as requested by the City during the conceptual PUD review. The eastern bump out of the addition along S. Madison Ave encroaches into the building setback. The street yard setback encroachment is requested to provide adequate and efficiently planned space for the multi-family apartments.

PLAN SPECIFICATIONS

DIVISION 31 EARTH WORK

[illegible]

CONSTRUCTION STAKING SERVICES
CONSTRUCTION STAKING SHALL BE COMPLETED BY THE CONTRACTOR'S EMPLOYEE. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING ALL NECESSARY EQUIPMENT AND PERSONNEL TO MAINTAIN THE ACCURACY OF THE STAKES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE STAKES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE STAKES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE STAKES.

GENERAL PROJECT NOTES

1. ALL WORKING AND CADD DATA TO BE CONSTRUCTED ACCORDING TO LOCAL, GEOTECHNICAL, CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN AREA PERMITS.
3. CONTRACTOR TO CONDUCT TESTS DURING/END OF CONSTRUCTION TO DETERMINE ADEQUATE STRENGTH OF STORMWATER POND.
4. FOLLOWING SEPARATION OF THE POND.

STORMWATER POND ASSURANCE NOTE



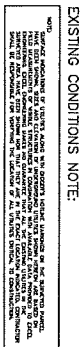
CONTACTS

OWNER	CM/IL
THE HANCOCK DEVELOPMENT 2100 W. 10TH AVE. GOODYEAR, WY 82401 CONTACT: MIKE DUMAS P. 303-234-1244 mike@hancowestdevelopment.com	THE HANCOCK 1000 S. GARDEN AVE. FOND DU LAC, WISCONSIN 54601 CONTACT: JASON DAVIS P. 920-254-9800 F. 920-254-9801 jason.davis@hancowest.com

PRELIMINARY DATES
SEP. 20, 2019

JOBS NUMBER

NOT FOR CONSTRUCTION

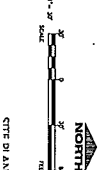


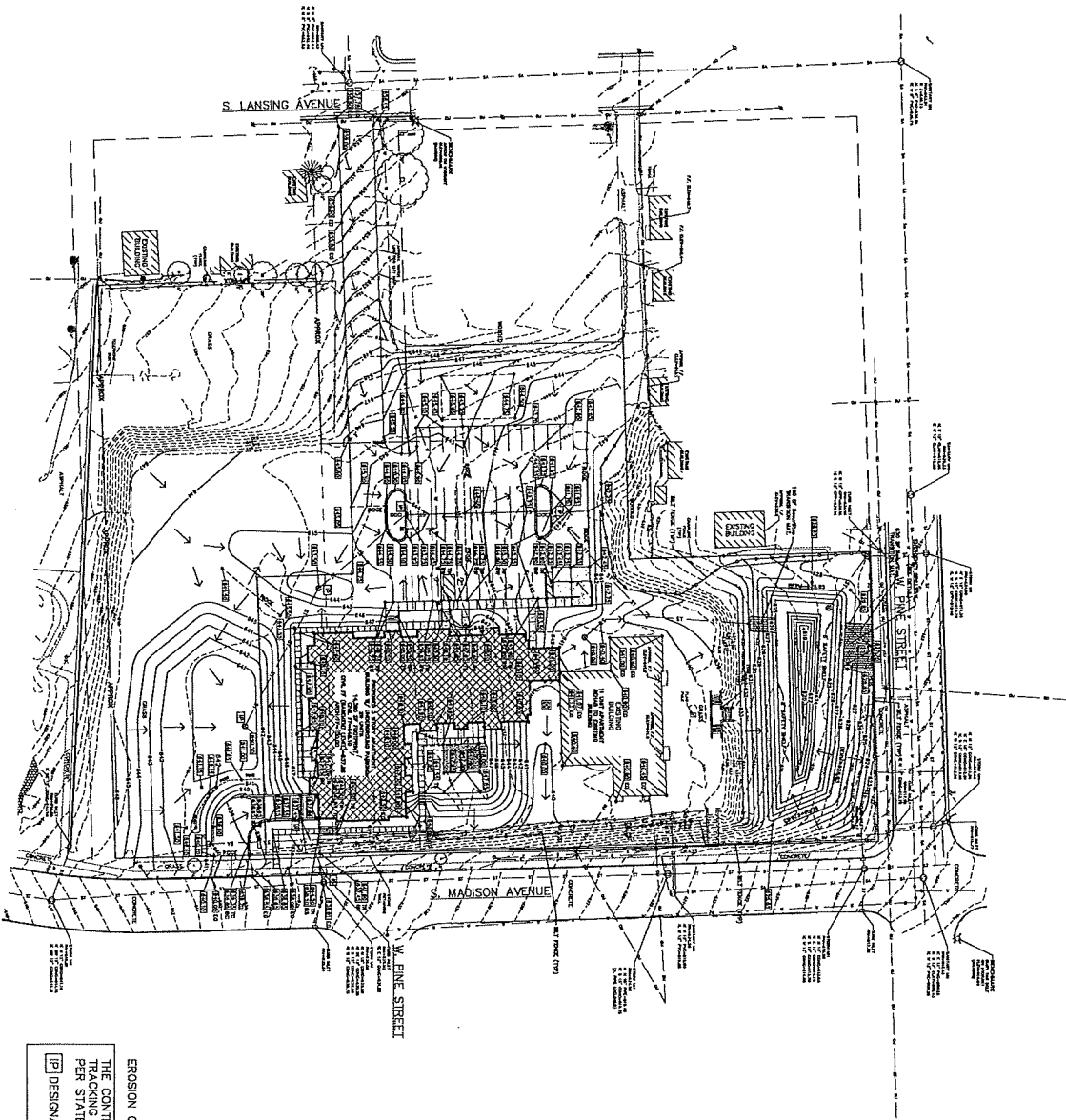
EXCEL
ARCHITECTS • ENGINEERS • LANDSCAPE ARCHITECTS
Always a Better Plan
108 Camelot Drive
Fond Du Lac, WI 54431
Phone: (920) 921-9000
www.EXCELLENCE.com

PROJECT INFORMATION

JOB NUMBER 1914020

SHEET NUMBER





EROSION CONTROL NOTE:

THE CONTRACTOR SHALL PROVIDE A STONE TRACKING PAD AT ALL CONSTRUCTION ENTRANCES PER STATE AND LOCAL REQUIREMENTS.

[IP] DESIGNATES INLET PROTECTION LOCATIONS.



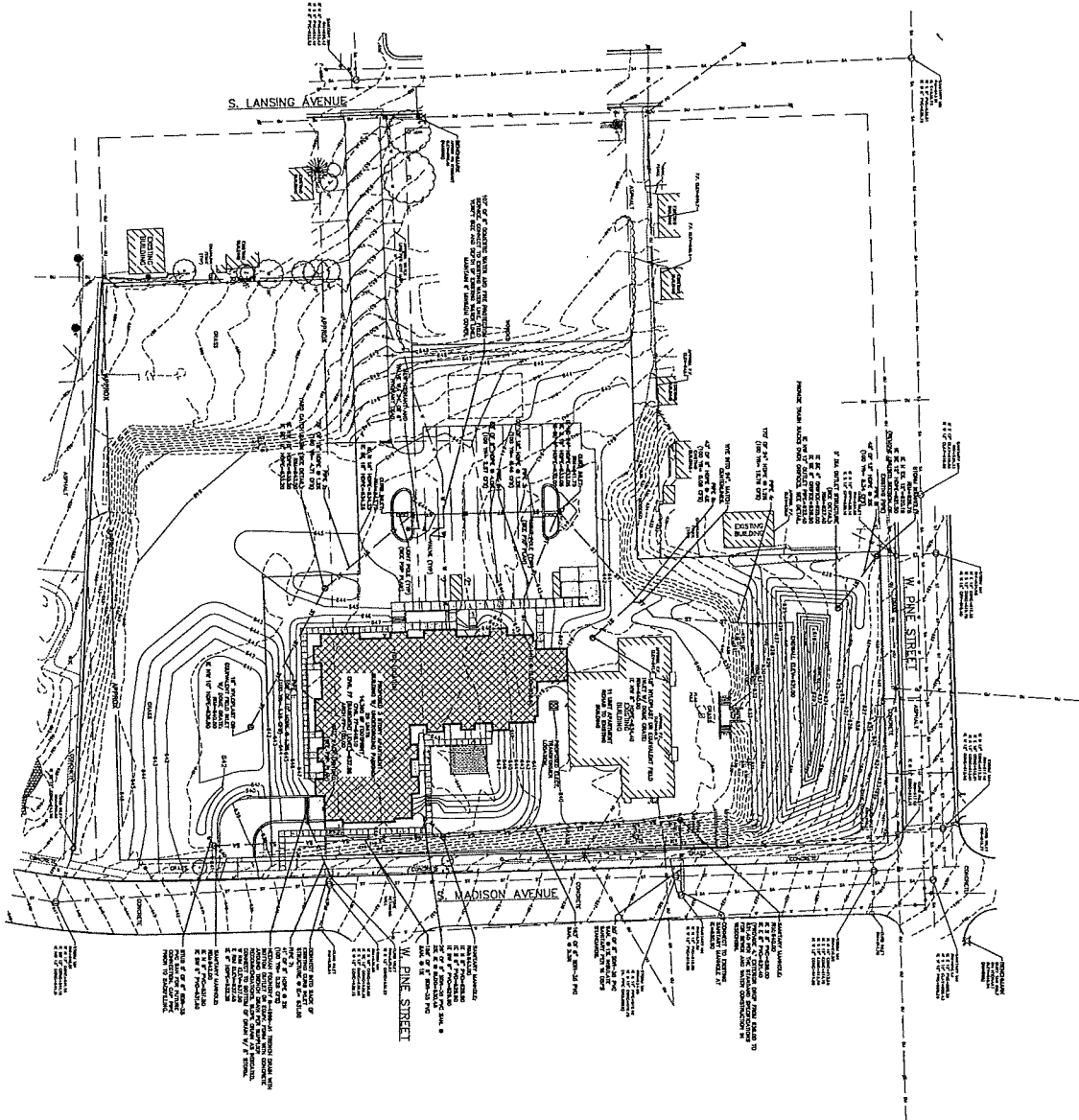
GEATING AND EROSION CONTROL D.A.N.

C1.3

DESIGNED BY	19-4020
DATE	SEP. 20, 2019
NOT FOR CONSTRUCTION	

NORTHPOINTE DEVELOPMENT
SAWYER SCHOOL LOFTS
 W. PINE & S. MADISON • STURGEON BAY, WI 54235

EXCEL
 ARCHITECTS & ENGINEERS
 2000 W. PINE STREET, SUITE 200
 STURGEON BAY, WI 54235
 PHONE: 920.861.1234
 FAX: 920.861.1235
 WWW.EXCEL-ARCHITECTS.COM



UTILITY NOTE:

THE DESIGN, SIZE AND LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN SHALL BE REVIEWED BY THE RESPECTIVE PLUMBING AND FIRE PROTECTION CONTRACTOR/DESIGNER. CONTRACTORS SHALL FIELD VERIFY SIZE AND LOCATION OF EXISTING WATER SERVICE PRIOR TO CONSTRUCTION. PRESSURE AND FLOW SHALL BE VERIFIED BY THE DESIGN BUILD CONTRACTOR. CONTRACTOR SHALL VERIFY DISCHARGE LOCATION OF EXISTING INTERNAL ROOF DRAIN AND EXISTING SEWER MAIN. SEWER MAIN IS ROUTED TO THE PROPOSED BUILDING STORM SEWER DISCHARGE LOCATION.

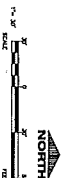
UTILITY EASEMENT NOTE:

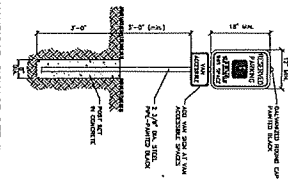
EASEMENT DOCUMENTATION WILL BE PROVIDED BY OWNER AS NEEDED FOR SANITARY MAIN DEVELOPMENT.

**NORTHPOINTE DEVELOPMENT
SAWYER SCHOOL LOFTS**
W. PINE & S. MADISON • STURGEON BAY, WI 54235

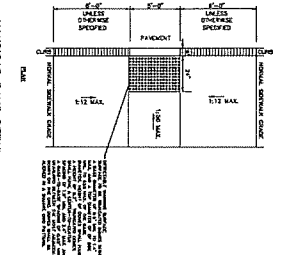
EXCEL
ARCHITECT & ENGINEER
1000 W. PINE STREET
STURGEON BAY, WI 54235
PH: 920.866.1111
WWW.EXCELARCHITECT.COM

DESIGNED BY	SEP. 26, 2019
CHECKED BY	
DATE	19/4/2020
PROJECT NUMBER	
NOT FOR CONSTRUCTION	





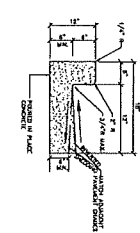
HANDICAP SIGNAGE DETAIL
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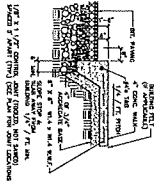
HANDICAP RAMP DETAIL
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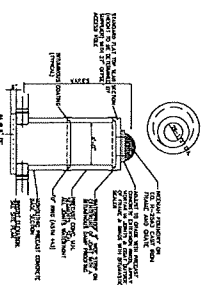
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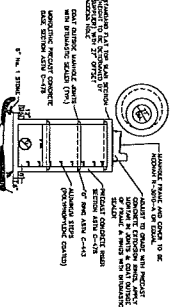
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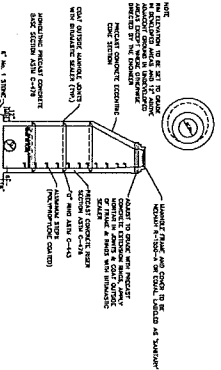
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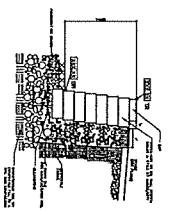
YARD CATCH BASIN DETAIL
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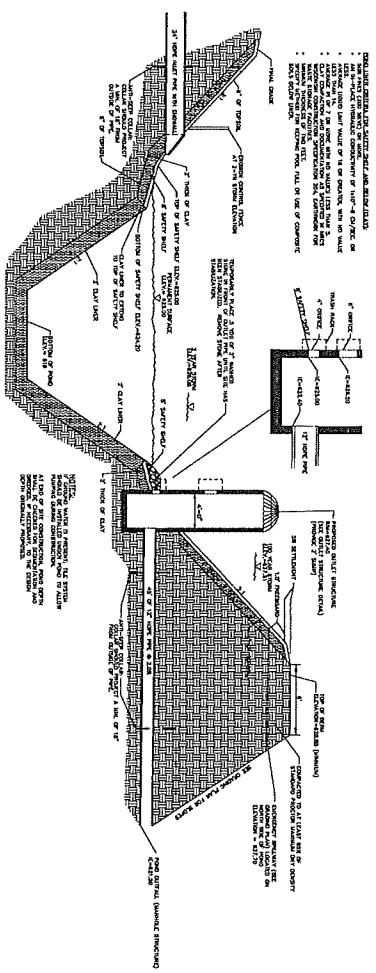
CURB INLET DETAIL
NO SCALE



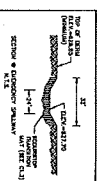
SANITARY MANHOLE DETAIL
NO SCALE



RETAINING WALL DETAIL
NO SCALE



RETENTION POND DETAIL
NO SCALE



EMERGENCY SPILLWAY DETAIL
NO SCALE

The image contains several technical drawings of firearms, including handguns and rifles, with their respective specifications and dimensions. The drawings are arranged in a grid-like fashion, with each firearm's name and model at the top, followed by a detailed drawing and a table of specifications.

Handgun Specifications:

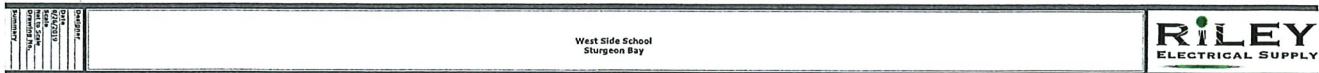
- Handgun Model 1:** Dimensions include Overall Length (19.5 in), Barrel Length (5.0 in), and Weight (2.5 lb). Specifications include Capacity (10 rounds), Material (Steel), and Finish (Blued).
- Handgun Model 2:** Dimensions include Overall Length (18.5 in), Barrel Length (4.5 in), and Weight (2.2 lb). Specifications include Capacity (8 rounds), Material (Aluminum), and Finish (Anodized).
- Handgun Model 3:** Dimensions include Overall Length (17.5 in), Barrel Length (4.0 in), and Weight (2.0 lb). Specifications include Capacity (7 rounds), Material (Steel), and Finish (Blued).
- Handgun Model 4:** Dimensions include Overall Length (16.5 in), Barrel Length (3.5 in), and Weight (1.8 lb). Specifications include Capacity (6 rounds), Material (Aluminum), and Finish (Anodized).

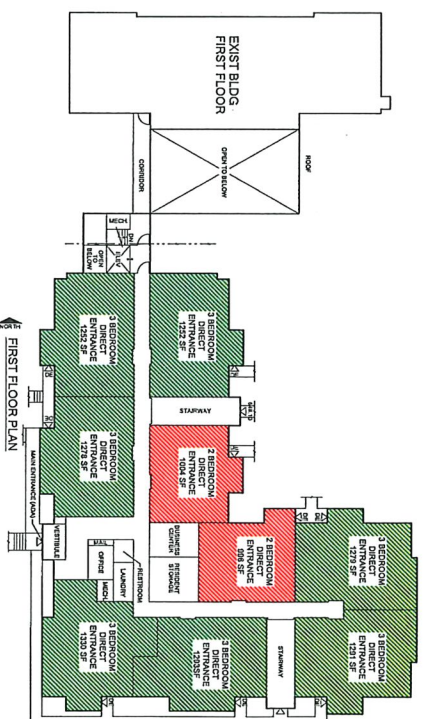
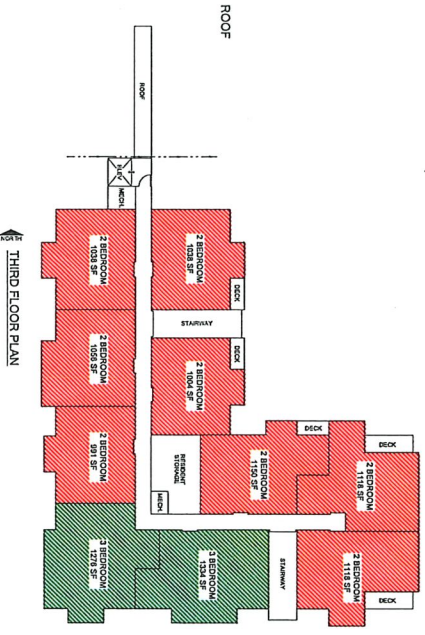
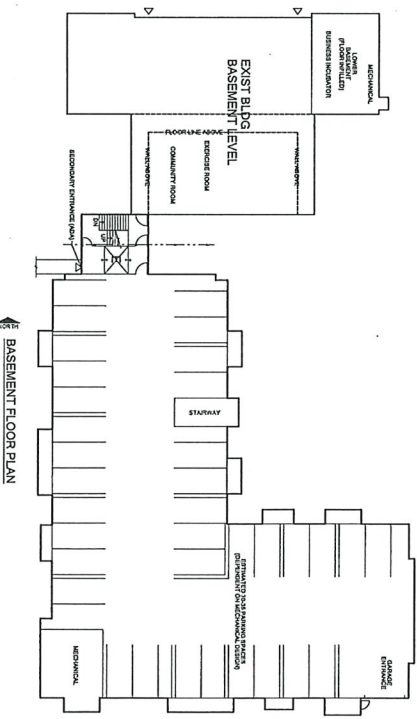
Rifle Specifications:

- Rifle Model 1:** Dimensions include Overall Length (30.0 in), Barrel Length (20.0 in), and Weight (7.5 lb). Specifications include Capacity (10 rounds), Material (Steel), and Finish (Blued).
- Rifle Model 2:** Dimensions include Overall Length (28.0 in), Barrel Length (18.0 in), and Weight (6.5 lb). Specifications include Capacity (8 rounds), Material (Aluminum), and Finish (Anodized).
- Rifle Model 3:** Dimensions include Overall Length (26.0 in), Barrel Length (16.0 in), and Weight (6.0 lb). Specifications include Capacity (7 rounds), Material (Steel), and Finish (Blued).
- Rifle Model 4:** Dimensions include Overall Length (24.0 in), Barrel Length (14.0 in), and Weight (5.5 lb). Specifications include Capacity (6 rounds), Material (Aluminum), and Finish (Anodized).

Technical Details:

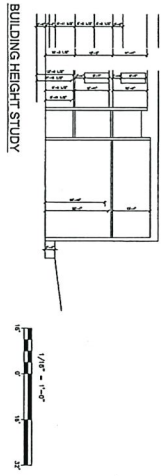
- Handgun Model 1:** The drawing shows a side view of the handgun with a slide lock and a trigger guard. The specifications table lists the overall length, barrel length, weight, capacity, material, and finish.
- Handgun Model 2:** The drawing shows a side view of the handgun with a slide lock and a trigger guard. The specifications table lists the overall length, barrel length, weight, capacity, material, and finish.
- Handgun Model 3:** The drawing shows a side view of the handgun with a slide lock and a trigger guard. The specifications table lists the overall length, barrel length, weight, capacity, material, and finish.
- Handgun Model 4:** The drawing shows a side view of the handgun with a slide lock and a trigger guard. The specifications table lists the overall length, barrel length, weight, capacity, material, and finish.
- Rifle Model 1:** The drawing shows a side view of the rifle with a scope and a trigger guard. The specifications table lists the overall length, barrel length, weight, capacity, material, and finish.
- Rifle Model 2:** The drawing shows a side view of the rifle with a scope and a trigger guard. The specifications table lists the overall length, barrel length, weight, capacity, material, and finish.
- Rifle Model 3:** The drawing shows a side view of the rifle with a scope and a trigger guard. The specifications table lists the overall length, barrel length, weight, capacity, material, and finish.
- Rifle Model 4:** The drawing shows a side view of the rifle with a scope and a trigger guard. The specifications table lists the overall length, barrel length, weight, capacity, material, and finish.

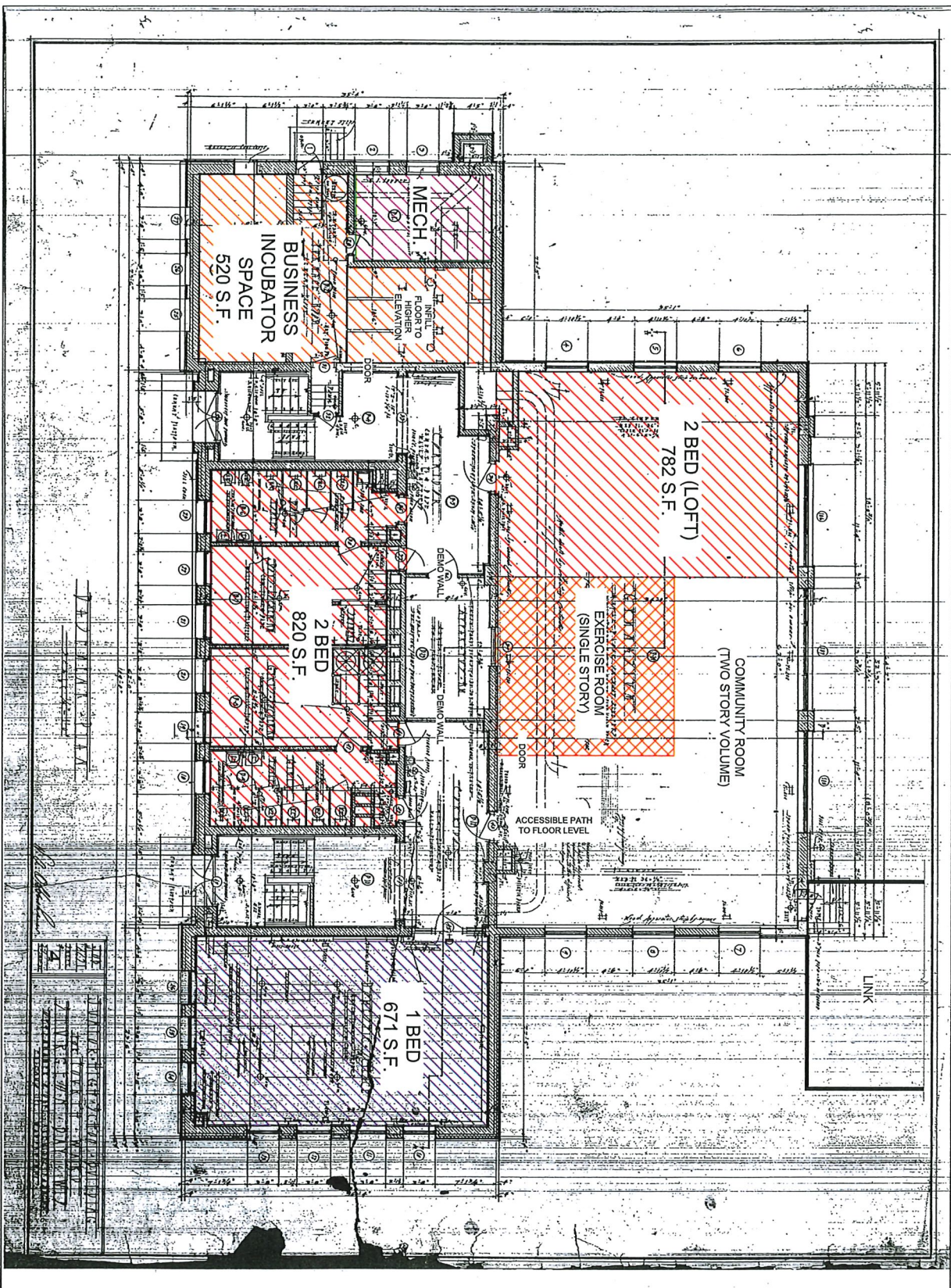




TOTAL PROJECT NUMBERS

	EXISTING	NEW CONSTRUCTION	TOTAL
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5 BEDROOM	0	0	0
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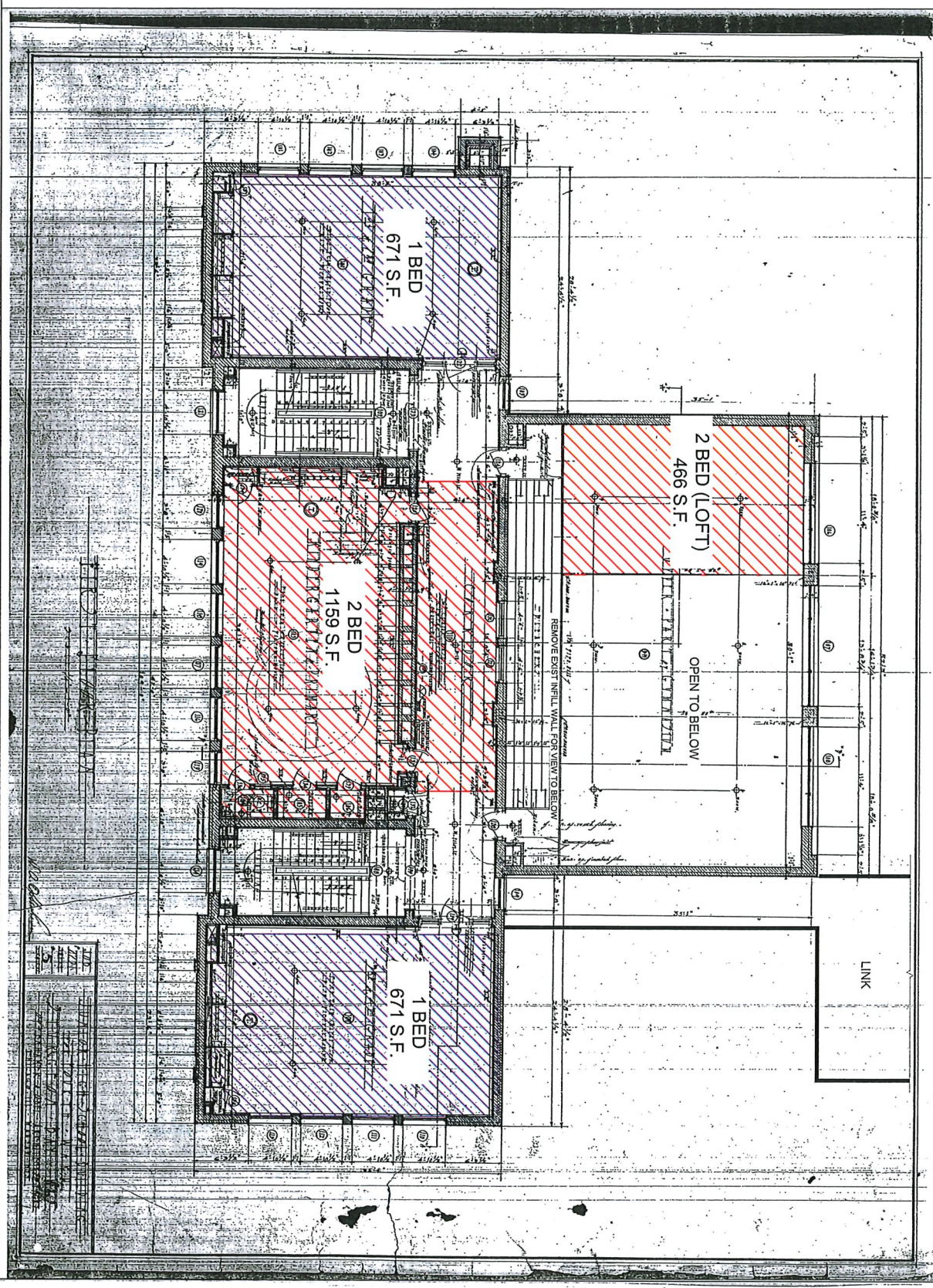


NORTHPOINTE DEVELOPMENT
SAWYER SCHOOL LOFTS
 W. PINE & S. MADISON • STURGEON BAY, WI 54235



REVISIONS	DATE	BY	CHKD
1	10/14/2019	JL	JL
2	10/17/2019	JL	JL
3	10/29/2019	JL	JL
4	10/29/2019	JL	JL

NOT FOR CONSTRUCTION



DATE	19/10/2020
NOT FOR CONSTRUCTION	
REVISIONS	
DATE	14/10/2019
BY	13/10/2019
CHK	13/10/2019
APP	13/10/2019
APPROVED	13/10/2019

NORTHPOINTE DEVELOPMENT
SAWYER SCHOOL LOFTS
W. PINE & S. MADISON • STURGEON BAY, WI 54235

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www.excelarchitect.com

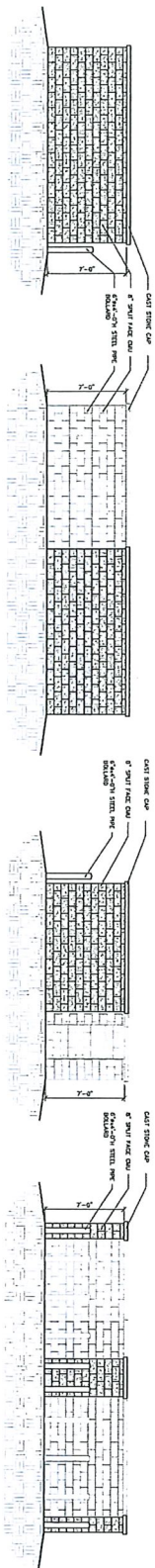


PRELIMINARY DATES	
MAR. 14, 2019	10:00 a.m. - 12:00 p.m.
JUL. 16, 2019	10:00 a.m. - 12:00 p.m.
JUL. 17, 2019	10:00 a.m. - 12:00 p.m.
JUL. 30, 2019	10:00 a.m. - 12:00 p.m.
AUG. 28, 2019	10:00 a.m. - 12:00 p.m.

NOT FOR CONSTRUCTION

SCALE: 1/4" = 1'-0"

A1.2



NORTH ELEVATION
SCALE 1/4" = 1'-0"

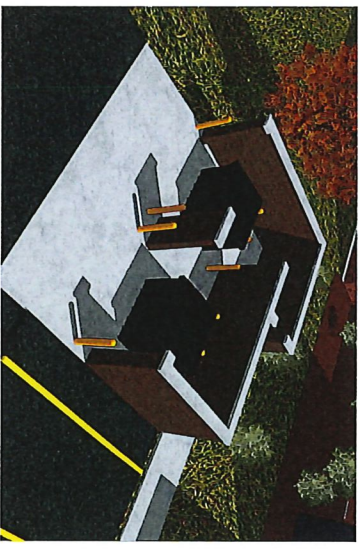
EAST ELEVATION
SCALE 1/4" = 1'-0"

SOUTH ELEVATION
SCALE 1/4" = 1'-0"

WEST ELEVATION
SCALE 1/4" = 1'-0"



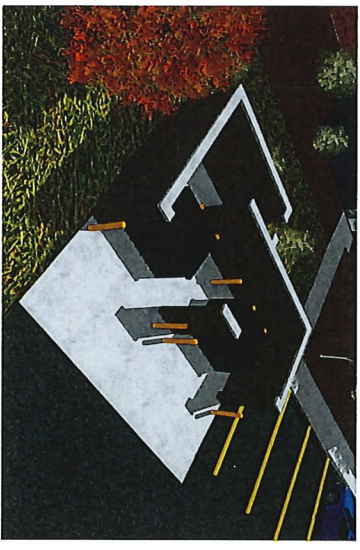
Perspective looking South West



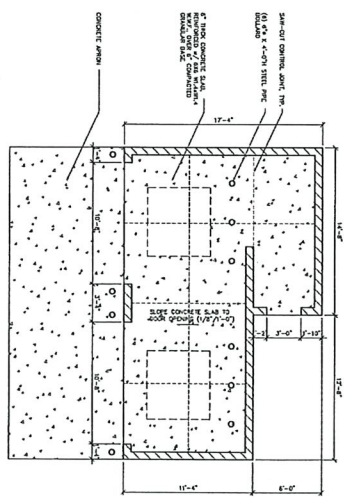
Perspective Looking North East



Perspective Looking North West



Perspective Looking South East



DUMPSTER PLAN
SCALE 1/4" = 1'-0"

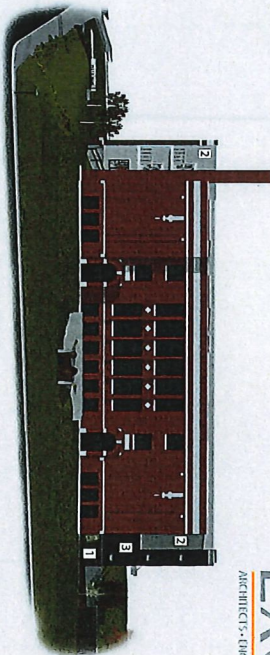
NORTHPOINTE

DEVELOPMENT CORPORATION

EAST ELEVATION



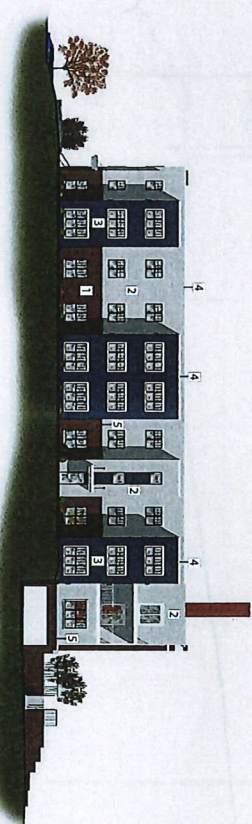
NORTH ELEVATION



PERSPECTIVE



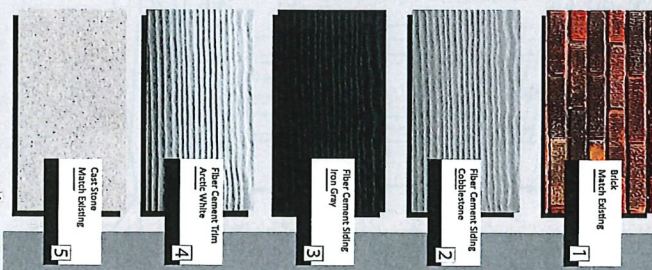
SOUTH ELEVATION

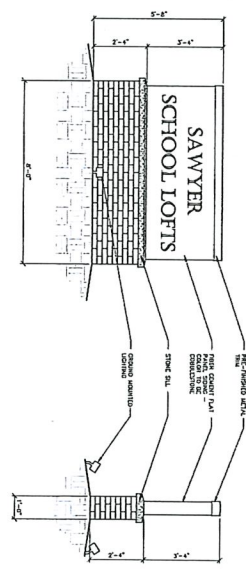


WEST ELEVATION



Color Chart





FRONT & REAR ELEVATION
SCALE 1/2" = 1'-0"

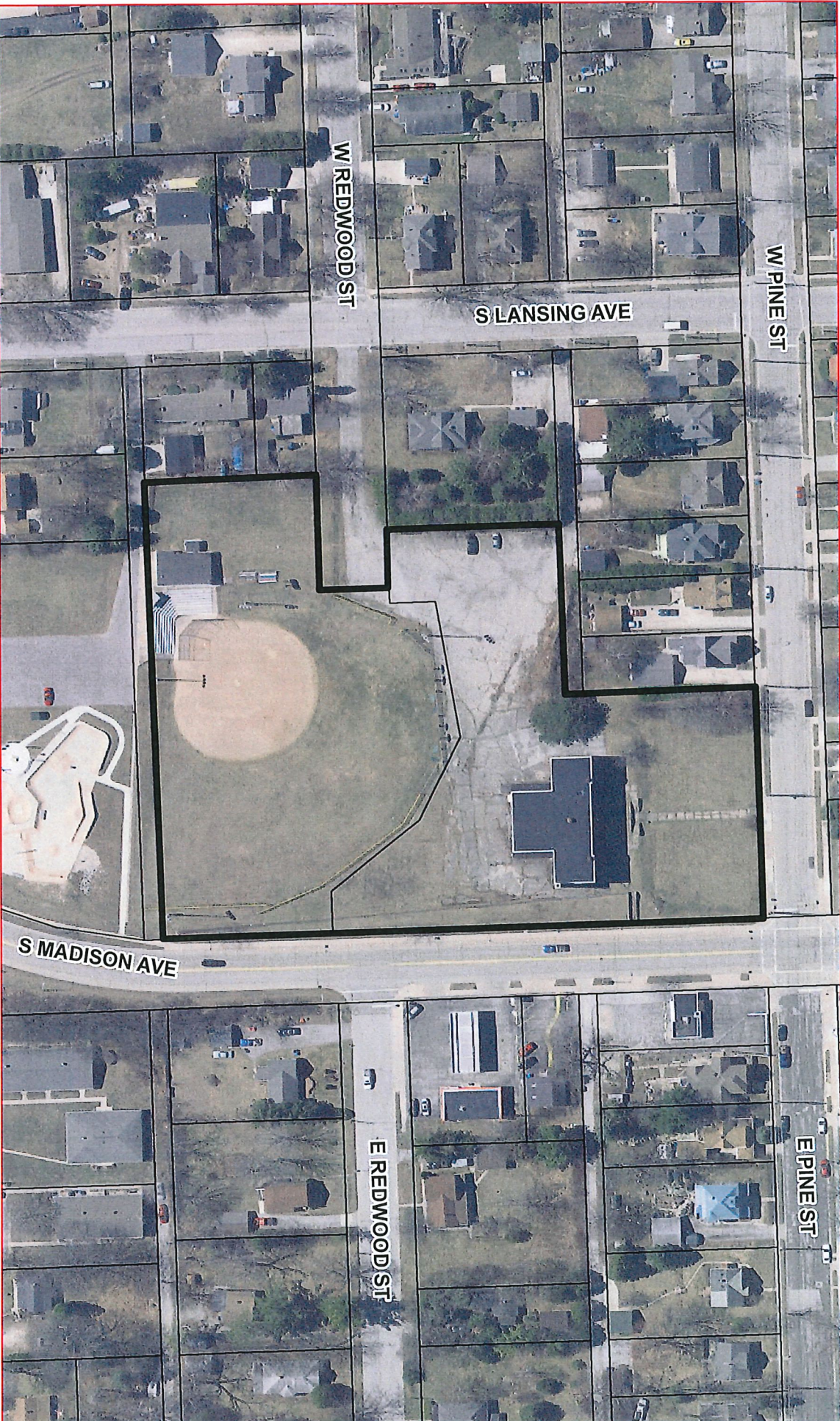
SIDE ELEVATION
SCALE 1/2" = 1'-0"



EXCEL
ARCHITECTS & INTERIORS
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STURGEON BAY, WI 54235
PHONE: 920.866.8888
WWW.EXCELARCHITECTS.COM

NORTHPOINTE DEVELOPMENT
SAWYER SCHOOL LOFTS
W. PINE & S. MADISON • STURGEON BAY, WI 54235

PROJECT INFORMATION
NOT FOR CONSTRUCTION
DATE: 02.28.2019
JOB NUMBER: 1914020
SHEET NUMBER: A0.1



Please note: This document is not to be used for legal purposes and may not be to scale.



Legend

☒ Subject Property

☐ Parcels



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04/25/2015



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04/25/2015



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04/25/2015

** This Q+A info sheet was drafted by City staff and posted to the city's website after the project was submitted.*

Affordable Housing Project Proposed for West Side School & West Side Field

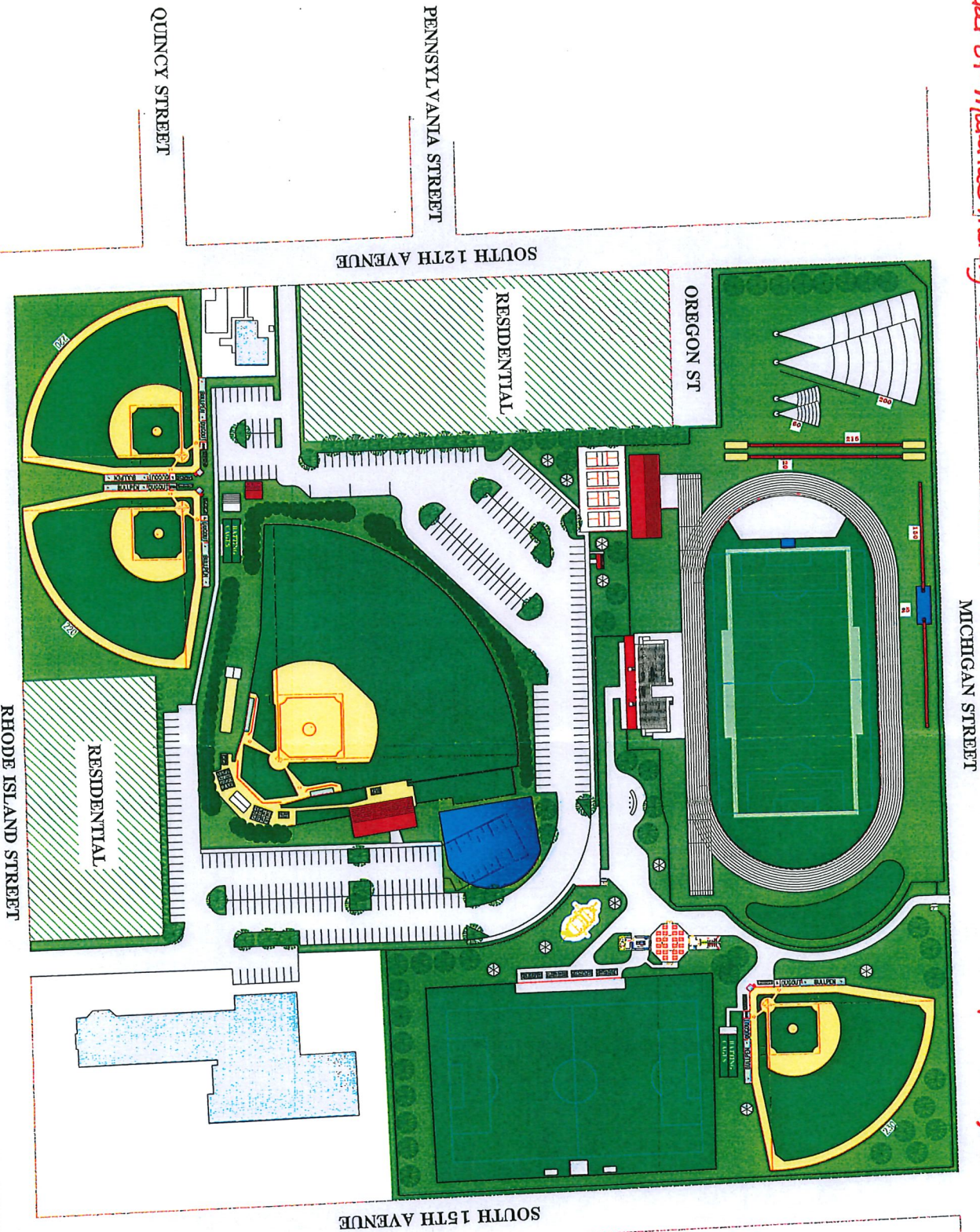
An Oshkosh based developer has proposed a major housing project for the West Side School and West Side Field parcels. The project is 40 housing units that would be a combination of the renovated school and new construction. The conceptual site plan can be viewed at the following link - <https://www.sturgeonbaywi.org/wp-content/uploads/2019/07/Concept-Plan-for-West-Side-School.pdf>. Please note that the site plan is very preliminary and is likely to change as the project is reviewed.

Here are some questions and answers regarding this project.

1. *Who is the developer?* Andy Dumke and Cal Schultz of Northpointe Development, from Oshkosh WI, are the developers. They are experienced housing developers and have completed numerous projects around Wisconsin, including both rehabs of historic buildings and new construction. They also have considerable experience working under the housing tax credit program and under the historic building tax credit program, both of which will be used as sources of financing for the development.
2. *What is being proposed?* The plan calls for 40 housing units. The school would be renovated into 10 residential units. A new building would be constructed that connects to the school at the southwest corner. This addition would have 30 additional housing units. Garages and parking areas would be located on the west side of the site with access to Lansing Avenue via the existing stub of Redwood Street and existing alley to the north of Redwood Street.
3. *Are these rental apartments or condos?* All of the units are rental apartments available for rent.
4. *What is the breakdown of units?* Of the 40 units, 5 are proposed to be one-bedroom units, 25 are two-bedroom units, and 10 are three-bedroom units.
5. *Will these apartments be affordable?* The 40 units will be a mixture of both market rate and affordable units under the federal housing tax credit program (HTC), governed by Section 42 of the Internal Revenue Code. HTCs are used by developers to achieve lower rents that are affordable for workforce housing. Tentatively, the rents for the affordable units will be \$635 for a 1BR unit, \$715 for a 2BR unit, and \$815 for a 3BR unit. The units would be available to households earning 60% or less of median county income. The HTCs are awarded and administered through the Wisconsin Housing and Economic Development Authority (WHEDA). The program is very competitive and not all projects are awarded tax credits. More information on the housing tax credits can be found at <https://www.wheda.com/LIHTC/>.
6. *How does this project affect the historic character of the West Side School?* The West Side School has been vacant since 2004. The property is privately owned, and Northpointe Development has an accepted offer to purchase the site pending approval of the plans and obtaining financing for the project. This portion of the project involves using federal and state historic tax credits. The building must retain its historical character. There are significant limits to changing the building, and the construction plans are reviewed by the state and federal governments prior to awarding the tax credits. Information about the historic tax credit program is available at <https://www.wisconsinhistory.org/Records/Article/CS3215>.

7. *What happens to the softball field?* If the project is ultimately constructed, the softball field would be lost. The City could then do one of three options: a) The City could upgrade an existing facility to accommodate adult softball. For instance the former Jaycee Field located at the corner of Michigan and S. 15th Avenue had been used for adult softball when there were more softball leagues, but currently is not used. This field could potentially be upgraded to once again have leagues play there; or b) The City could create a new adult softball facility elsewhere in the City. This could be constructed within one of the existing City parks or a new park could be obtained for the new softball field(s); or c) The City could decide not to replace the softball field. There is one softball league using the West Side Field that would need to find an alternative.
8. *Why not just renovate the school into housing and leave the softball field out of the project?* The West Side School has been eyed for a residential rehab project for some time. Over the last several years, numerous developers have looked at the property for both market-rate and affordable housing projects. The developers have consistently concluded that the school by itself is not large enough to get enough housing units to justify the costs of construction. They have consistently said more units need to be constructed adjacent to the site in order to make a project feasible. The City of Sturgeon Bay is under no obligation to sell the softball field, but using the field to make the housing project viable is the current request.
9. *What is the impact on the skate park?* The skate park is not impacted by this project. Only the adult softball facility would be lost by this proposed project.
10. *What happens to the remaining land owned by the City?* The project doesn't involve all of the West Side Field property. There would be some land still available for other park purposes, including the concessions/bleachers area. Potentially, the City could use this remaining area for other recreational facilities. While there is no obligation for the City to install additional recreational facilities, it could be good for the neighborhood to have alternative features.
11. *What municipal approvals are required for the project?* The project will be reviewed by the Plan Commission regarding development and zoning issues, by the Park & Recreation Board regarding potential replacement of the softball field and redevelopment of any leftover parkland at the site, by the Aesthetic Design & Site Plan Review Board regarding the layout and architecture of the new development, and by the Finance/Purchasing & Building Committee regarding the sale of the city-owned portion of the development site. But ultimately the Sturgeon Bay Common Council will be making final decisions on these matters.
12. *What is the timing for constructing the project?* If the City approves the project, the developer must submit the application for housing tax credits in December. The awarding of the credits by WHEDA is announced in April. Construction would probably begin in late 2020. Keep in mind the project is contingent on receiving the housing tax credits and historic tax credits.
13. *How can the public provide input?* All meetings of the Common Council and its committees/commission are open to the public (although any negotiations over the sale of city land could be conducted in closed session). A public hearing before the Plan Commission is required for zoning approval. A notice of that hearing will be published when the date is set (September 18 is tentative date). Members of the public can also contact the mayor and Common Council members. See the city website for contact info.

* this is a concept drawing that was previously completed showing a redesign of Memorial Sports Complex. This is included in the packet of materials merely to show an example of how softball facilities could potentially be improved in Sturgeon Bay.



SBHS SPORTS COMPLEX SITE PLAN 1"=60'-0" STURGEON BAY WISCONSIN		DESIGNED BY: MMD CHECKED BY: MMD DATE: 09/19/18 PROJECT NO: 17-007		BY: MMD DATE: DESCRIPTION: REV: DATE: DESCRIPTION: REV: DATE: DESCRIPTION:		MARC ISAKSEN DESIGN, L.L.C. 1009 EGG HARBOR RD, SUITE 114 STURGEON BAY, WISCONSIN 54236 EMAIL: mld@icdtd.com PHONE: 920-558-7069 FAX: 920-743-3813	
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A1

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

ADDENDUM

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: October 16, 2019
Subject: Sawyer School Lofts Planned Unit Development

At the previous Plan Commission meeting, a public hearing was held as required by the Planned Unit Development process for the Sawyer School Lofts project. There were several comments and questions stated during the public hearing which warranted some responses from both the City and the developer. Those responses are located within the meeting packets.

On October 7, 2019, the project site was reviewed by the Aesthetic Design and Site Plan Review Board. Some highlights from that meeting included the need to meet the vision triangle requirements for the signage, some inaccuracies between the video shown and the site plans submitted. Those inaccuracies include the retaining wall along Madison Avenue, which will remain on the site. A fence was proposed in the plans along Madison Avenue, which is no longer the case. The lighting plan is not fully complete for the building itself. The recreational area is designated but has no particular items proposed. The landscaped parking lot islands appear to conflict with the proposed parking lot lighting. The committee approved the project in concept with the condition that the developer come back for additional review with more details on lighting, signage, landscape, and the recreation area.

The staff report has updated conditions to the recommendation and a draft PUD ordinance has been added. If you have any questions, let us know.

Staff Report
Planned Unit Development
Sawyer School Lofts

Proposal: Northpointe Development is petitioning for approval of a Planned Unit Development (PUD) for a 40-unit apartment building. The project proposal involves remodeling the privately-owned former West Side Elementary School at 17 W. Pine Street into 11 apartments and the construction of a 3-story addition containing an additional 29 apartments. This addition will extend into the City-owned property containing the West Side Softball Field at 37 W. Redwood Street. These apartments will be affordable units as defined by the Department of Housing and Urban Development (HUD) and rents will be based upon the tenant's income. In addition, the project includes 520 square feet of business incubator space that is proposed to be located in the lower level of the school building.

The applicant has a purchase agreement with the property owner of the West Side School and has been given initial permission by the Common Council to continue with the proposed plan and potential acquisition of the City-owned portion of the site. The developer would acquire some or all of the park property located north of the alley between Redwood Street and Spruce Street.

PUD Required: The rezoning to PUD is required because the current zoning does not allow multiple-family dwellings and zoning ordinance requires a PUD for multiple-family housing projects that exceed 25 units on a single parcel. In addition, this process is necessary because the development requires some deviations from the standard zoning requirements. Planned Unit Developments are special zoning districts in which the allowed uses and district requirements are unique to, and based upon, the specific development proposal. PUD's allow for flexibility of development requirements, but also require a greater degree of scrutiny by the City prior to approval.

Existing Conditions: The proposed site contains the West Side Softball Field and the former West Side Elementary School. It is bordered by Pine Street on the north, Madison Avenue on the east, a platted alley (which is unbuilt) to the south, and single-family dwelling to the west and northwest. The overall site totals 3.7 acres if all of the land north of the alley is acquired. The elevation declines about 40 feet from the southwest corner of the site to the northeast corner. A large stone retaining wall is present along the Madison Avenue side.

The site is currently zoned R-2 Single-Family Residential. It is bordered by additional R-2 properties, except for C-2 Central Business District zoning to the north and west across Pine St and Madison Ave and also except for one parcel zoned C-5 Mixed Commercial-Residential to the southwest. The nearest R-4 Multiple-family Residential district is kitty-corner to the southeast across Madison Ave.

The surrounding uses include a mixture of single-family, two-family, and multiple-family dwellings. There also are commercial uses to the north and east. Immediately to the south is the City's skate park, which is unaffected by the proposed acquisition of the West Side Field.

Comprehensive Plan: The Future Land-Use Plan Map of the Sturgeon Bay Comprehensive Plan has the subject property with Central Business District designation. This is defined as the business core of the City. It includes a range of retail, services, offices, entertainment and institutional uses

within a geographically compact setting near the center of the City. Higher density residential uses are often found within the CBD.

The Housing Chapter describes a set of goals, objectives and policies with regards to future growth and development decision-making. This project directly supports the City's goals to maintain a diverse, high quality housing inventory, meeting the needs of the community; the provision of adequate attainable housing; and development of mixed-use projects along major corridors and downtown. The housing policies also include infill development and the use of planned unit developments to carefully control the new development to protect existing neighborhoods.

The Cultural Resources Chapter includes an objective to encourage the continued maintenance and improvement of existing historical structures, under which the renovation of the former school would qualify. On the whole, staff believes the proposed project is compatible with the Comprehensive Plan.

Door County Housing Study: The housing study that was completed on behalf of the Door County Economic Development Corporation earlier this year demonstrated that there is an existing deficit within our current housing stock for both owner-occupied and rental apartments in the central part of Door County. The apartment complexes currently under construction or recently completed equate to approximately half of that deficit. However, none of those projects fit into the affordable category as defined by HUD. This project proposal meets that definition and will have a positive influence on the senior population and young workforce.

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

Proposed Uses: The project consists of 40 apartments and 520 square feet of business incubator space. Those uses are consistent with the Comprehensive Plan and staff has no concerns with that mix of uses. Depending upon the underlying zoning district approved for the PUD, the ordinance likely will need to specify that such uses are permitted.

Building Layout: The school building's orientation will remain unchanged. The building is three stories with the first level being partially underground. It will contain a total of 11 apartment units, an exercise room, common space, and the business incubator space. The proposed addition will extend off the south side of the school, then "L" toward Madison Street. This addition is 3-story with an underground parking level. The addition contains 29 apartment units.

The building meets area and dimensional requirements of the zoning code, except the building will encroach into the normal residential street yard (setback). The required street yard is 25 feet and the building is 21.83 feet from the Madison Ave right-of-way. Staff is supportive of this deviation for two reasons. The Comprehensive Plan designates the site within the Central Business District future land use category. Typically, buildings in the CBD only need to be 15 feet from the right-of-way and the Plan Commission can approve even lesser street yards for downtown buildings. Secondly, the elevation of the proposed building is about ten feet above the grade along Madison Avenue due to the slope/retaining wall. Thus, the benefits of the normal setback from privacy and landscaping standpoints don't apply. If the City is comfortable with the proposed setback, the deviation can be made as part of the PUD ordinance.

Driveway Access: There are two vehicular accesses to the proposed development. The first is via W. Redwood Street, which currently leads to the parking area for the old school. As proposed in the plan all existing pavement will be removed and a new two-lane driveway installed to S. Lansing Avenue. This driveway will be used to access the surface parking. The second access point is a new driveway that will extend off of S. Madison Avenue and lead to the underground parking area. This proposed new driveway has been reviewed by the City Engineer and approved.

It is noted that the existing access into the site from the alley located between Pine and Redwood Streets will be eliminated. The houses abutting the alley would still have vehicular access since the pavement within the alley right-of-way would not be impacted. But the pavement connecting the site to the alley would be removed. The Fire Chief has reviewed and approved the access plan. Also, by eliminating the access from the alley and adding a driveway to Madison Ave, it should limit the traffic impact on the neighborhood since a large percentage of tenants would use the Madison Ave access and because four residential properties use the alley for vehicular access as opposed to just one property that uses Redwood Street for vehicular access.

Density: The zoning code requires that multiple-family construction not exceed one unit per 3,500 square feet of lot area; or 12.4 units per acre. The overall property that the developer intends to acquire is 3.71 acres, which equates to a residential density of 10.8 units per acres. However, the developer also believes the property could be re-divided to create a potential senior housing site in the south portion of the West Side Field. This proposed property line is shown on the site plan. If this lot split happens the area of the subject lot would be 2.5 acres for a proposed density of 16 units per acre. It is noted that other multiple-family residential developments that have been constructed under the PUD zoning designation within the downtown area exceed the usual maximum density. For instance, The Bay Lofts has a density of nearly 34 units per acre. If the City is comfortable with the proposed density, a deviation can be made as part of the PUD ordinance.

Building Design: The school building will retain its existing architecture, with the exception of one area at the southwest corner where it ties into the proposed addition. The exterior design of the addition matches the architectural elements of the existing school. It uses similar brick and cast stone as well as multiple colors of cement siding to create a vibrant look and transition into the downtown. There are recesses and building extensions that eliminate any blank wall. The building conforms to the general design standards of the code.

The building has a combination of common entrances and private entrances which are accessed from the south, east, and west side of the building. The existing entrances into the school building to the north and east are retained, but will be used only for emergency egress.

The project's overall design is subject to review by the Aesthetic Design and Site Plan Review Board, which is scheduled to meet on October 7, 2019.

Mix of Units: The proposal includes 5 one-bedroom units, 24 two-bedroom units, and 11 three-bedroom units. All of the one-bedroom units and none of the three-bedroom units are located in the school building.

Parking: A total of 73-78 off-street parking spaces are proposed. 43 spaces will be provided in the surface parking lot and 30-35 spaces will be provided in the underground parking structure. The zoning code requires 72 spaces so the requirement has been met.

Pedestrian Access: Sidewalks are proposed that lead from the parking area to the various common and private building entrances on the south and west sides. In addition, a sidewalk is proposed from the east side of the building to Madison Ave, thereby connecting to the existing sidewalk network. The current sidewalk/stairs leading from Pine Street will be removed to accommodate a storm retention pond. Staff believes that pedestrian facilities are adequately addressed, but suggest moving the connection to Madison Ave northerly if such move is feasible given the existing retaining wall.

Traffic: The City Engineer did not require a transportation impact analysis (TIA) for the project. These are typically only required for residential projects exceeding 100 units. The traffic will be split by having accesses to both Lansing Ave and Madison Avenue. The amount of traffic generated by the units is not expected to require any improvements or changes to the surrounding streets.

Utilities: The development will be served by municipal utilities. Water will come from the existing main within W. Redwood Street. A new 8" sanitary sewer main will replace an existing 4" pipe along the east edge of the site. Sturgeon Bay Utilities (SBU) have reviewed the utility plans and have no significant concerns. However, new or updated easements may be needed for the portions of the mains located within the development site.

Another issue for utilities is that in order to service the remaining parkland (Skate Park) with sewer and water facilities, new easements and a service laterals are needed. A sanitary lateral stub and easement are needed leading from the end of the sanitary main at the southeast corner of the site. The City will also need a water lateral stub and easement running from Redwood Street along the west edge of the property.

The Fire Chief requests that the proposed hydrant shown within the parking lot landscaped island be shifted westerly to the end of the public right-of-way for Redwood St. Consistent with this request, staff prefers that the water main be publicly owned and maintained for the portion up to the end of the street right-of-way and privately owned and maintained beyond the R/W.

Stormwater Management: The total impervious surface of the site is 45,940 square feet, which is well below the maximum 70% impervious surface ratio. The developer has submitted an engineered stormwater management plan for review by the City Engineer. The plan proposes bio-swales to the south and east of the building addition. Storm pipes would extend from the swales through the east parking lot and down to a wet pond located in front of the school. Ultimately, the water would exit to the street to existing stormwater facilities. This will serve to limit the quantity and maximize quality of the water exiting the site.

Landscape Design: Off-street parking ordinance requires that one canopy tree be provided for every six parking spaces in the parking lot. The design shows three Skyline Honeylocust and three Redmond Lindon trees planted around the parking lot and two Flowering Crabapple trees planted within the parking lot islands. The zoning administrator is not requiring additional screening from adjacent residential properties around the proposed parking lot due to the grade differential from those adjacent properties. The plan proposes variety of shrubs (Goldmound Spirea, Anthony Waterer Spirea, Taunton Yew, Daylilies, and Hostas) in the landscape islands surrounding the building addition and patio. Two Flowering Crabapples are shown around the patio feature.

Chapter 8 of the Municipal Code requires that a street tree be planted within the tree terrace lawn area for every 50 feet of street frontage. A total of ten trees would typically be required along Madison Avenue and four along Pine Street. There are two existing trees in the right-of-way along Madison Avenue. The landscape plan shows seven Honey Locust and Linden trees planted along the steep slope just outside of the right-of-way. It also shows three trees along Pine Street, also outside of the right-of-way. For Pine Street the location of the trees is appropriate due to the narrowness of the terrace lawn and the overhead wires on that street. For Madison Avenue, it would be preferred to put the new trees within the right-of-way, if possible. Ultimately, these tree locations and varieties need to be approved by the City Forester.

Signage: There is one ground monument style sign proposed. It is located on the southeast side of the property running perpendicular to Madison Avenue. The proposed sign is about 25 square feet sitting on top of an 8' x 2'4" brick pedestal. The only issue with the sign is its nearness to the intersection of the new driveway with Madison Avenue. The sign code requires ground signs to be no taller than 2.5 feet tall or have a minimum visual clearance of 8 feet, if the sign is located within 15 feet of a driveway and the street right-of-way. Since the monument sign will not meet the vision clearance standard, it should be shifted further away from the driveway.

Lighting: A lighting plan shows the installation of two light poles with a total of four light fixtures located within the parking lot island. There is also a wall mount fixture located above the parking garage door. These fixtures are designed as full cut offs so there shouldn't be any direct light emitted onto neighboring properties. The lighting plan identifies the light intensity emitted by the fixtures, but only for the actual parking area. It appears that the lighting would not impact adjoining properties.

Miscellaneous: The dumpster facility is located between the parking lot and building. There is a brick enclosure proposed which matches the materials used on the school.

Along Madison Avenue a traditional chain-link fence is proposed. This fence replaces an existing chain-link fence and is a safety feature due to the steep slope. Ideally, this fence would be a decorative design or at least vinyl-coated to improve the appearance.

A decorative brick 25' x 20' patio is planned facing Madison Avenue. This will be a common area for all tenants. In addition, there will be an exercise room and a community room for the tenants that are located within gymnasium portion of the old school.

An area to the west of the parking lot has a planned recreation facility. The recreational area has no specific items proposed which indicated they will seek approval for those specific items from the Aesthetic Design and Site Plan Review Board at a later date. The City has the ability to require specific items to be provided for recreational uses.

PUD Review Criteria: In general, the zoning ordinance directs the Plan Commission and Council to consider whether the proposed development is consistent with the spirit and intent of the zoning code, has been prepared with competent professional guidance, and produces benefits to the City compared with conventional developments. In addition, there are nine specific review criteria listed in the PUD section of the code. The development appears to comply with all specific regulations of the zoning code (except as noted above) and the PUD is needed mainly because of the number of

units in the development. Staff is satisfied that the project meets the basic criteria for Planned Unit Developments.

Public Hearing: The public hearing is scheduled for September 30, 2019 where the City will receive public input on the development proposal. That input should be considered by the Plan Commission in addition to this report.

Project Financing & Projected Rents: According to the developer the completion of the project is contingent on the awarding of affordable housing tax credits and historic preservation tax credits. The affordable housing tax credits are awarded through the Wisconsin Housing and Economic Development Authority (WHEDA). This is a competitive program with a yearly awarding of the tax credits. The historic preservation tax credits are awarded only after the rehabilitation plans for the school are reviewed and approved by the Wisconsin Historical Society and National Park Service. Hence, even if the PUD is approved by the City, the final decision to construct the project won't be made until sometime in 2020.

If WHEDA tax credits are used, the rents would be based upon the individual tenant's income. To qualify the tenant's income would need to be at or below 60% of the median county income. Tentatively, the rents for the affordable units will be \$635 for a 1BR unit, \$715 for a 2BR unit, and \$815 for a 3BR unit.

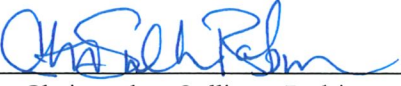
Fiscal Impact: Due to the affordable housing tax credits being used for the project, the property would be assessed using the income approach to property assessment. This figure will vary but is expected to have a taxable value of approximately \$2.5 Million. This would generate about \$22,000 in City property tax revenue and about \$58,000 in total property tax revenue. The project would also provide a one-time payment of \$12,000 into the park and playground fund for the City's recreation facilities.

The other fiscal impact to consider is the replacement of the softball facility. While the City would not be obligated to improve a softball field elsewhere, the sentiment among the Common Council and Park & Recreation Board so far has been to make sure an adult softball facility will continue to exist for the current league to use along with any future leagues. The fiscal impact on the City will depend upon whether an existing field such as the high school girls' field is improved to accommodate adult softball, whether a new field is created within existing municipal property such as redoing the former Jaycee Field, or whether a brand new site is obtained and a new field created. Options for the City to fund the replacement site include some combination of using proceeds from the sale of property for the development; using funds from the park and playground fund; establishing a tax increment district for the project since relocation of the ballfield would be an eligible TIF expense; seeking recreation grants; and using general tax dollars.


Recommendation: The proposed project addresses an identified need as illustrated in the 2019 Door County Housing Study. It preserves and reuses an iconic building and is a step toward the City goals and strategies as defined in the 2010 Comprehensive Plan. Staff recommends approval of the PUD ordinance and submitted plans with the following conditions:

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.

Prepared by: 
Christopher Sullivan-Robinson
Planner / Zoning Administrator

10.11.19
Date

Prepared by: 
Marty Olejniczak
Community Development Director

10-11-19
Date

Reviewed by: 
Josh Van Lieshout
City Administrator

10/11/19
Date

Sturgeon Bay Plan Commission

Follow-up to testimony from the public hearing for Planned Unit Development for multiple-family dwelling on West Side School/West Side Field parcels

There was a lot of good testimony presented on Monday, September 30th from both supporters and opponents of the proposed project. Some of the people testifying asked questions or made statements that necessitate follow-up or clarification. This document is intended to answer the questions and provide additional information relevant to the PUD review. Please note this document does not address all testimony from the hearing. The Plan Commission will need to consider all testimony and give weight to the testimony as deemed proper.

- Ms. Kellems asked about creating a patio area on the north side of the school where the current main entrances are. This patio area would overlook the detention pond. I have asked the developer for his thoughts on the potential patio. He responded that they install one patio per project and the prior comments from the Commissioners indicated that they wanted it at the currently proposed location. The school doors will be exit only.
- Mr. Soukup referenced the Door County Housing Analysis that was commissioned by Door County Economic Development Corp and completed earlier this year. The speaker claimed the study didn't consider apartment projects smaller than 16 units. But the study actually makes no distinction regarding the size of the housing project. It simply breaks down the existing structural gap and the future demand into owner-occupied housing and renter-occupied housing. The rental housing demand could be met in a number of ways from single-family units to large apartment buildings. There is one section in the report that discusses the average rental price and square footage of 41 apartment listings. It is unclear if those listings only came from projects with at least 16 units. But that data was not used to generate the existing and expected housing demand.
- Mr. Wodack listed many questions that he felt needed to be answered. These included:

What is the value of the West Side Field? There hasn't been an appraisal completed for the field and no value has been established. Keep in mind, the value to the City may go beyond what the site is worth due to the existing recreational facilities and historical value of the field. Ultimately, the Common Council gets to answer this question.

How much will the developer pay for it? Formal negotiations have not commenced. If the PUD gets approved, the Council and developer will need to come to an agreed sale price and conditions. An agreement will be required since the sale won't happen unless the tax credits are awarded. This project is complicated due to the likely need to replace the softball facility, the limited income that the developer can get due to the affordable rents, the potential for a community development block grant from the County, and other factors.

Why all the changes to the project, including design changes and rent ranges? The Planned Unit Development is a process and changes are expected. That is one reason for the conceptual review – to allow changes to be made before the project gets too far along. Some of the changes reflect comments from the conceptual review such as the location of the patio,

providing underground parking, access to the parking, and shape of the building. Other changes were necessitated due to engineering and other code issues, such as the detention pond and ADA compliant entrances. And, some changes were driven by the developer, such as eliminating the market-rate units.

What is the impact on existing apartments? This is unknown, but there are two primary assumptions. (1) The housing study indicates that there is an existing deficit in renter-occupied housing units. There are many indicators that support this statement such as existing high occupancy rates within the City, gaps in the communities' long-term and seasonal employment, and existing cost gaps between prices and wages. That being the cases, there should be relatively no impacts on existing apartment developments. (2) The increase of affordable apartment units could decrease the demand for existing apartment units. The outcome would likely be that some existing apartments may decrease rent, or improve the quality of the apartment units. A short-term impact could be an increase in vacancies.

Is this really low-income housing? If the WHEDA affordable housing tax credits are used to finance the project, tenants are limited to those earning no more than 60% of the county median household income. Actual rents are based upon the incomes of the individual tenants. These projects are closely monitored and audited annually. So yes, this project would provide low-income housing.

Are owners of the West Side School and the developer related? The principals of Northpointe Development are Andy Dumke and Cal Schultz. The owner of the school is Virginia B. Pierce LLC. The managing member of the LLC is Peter Moede. He is not related in either a family sense or a business sense.

Will the design of the project change over time? Changes to the site design and building design can be made up to the point of formal approval by the City. At that point the uses and design are locked in. Any changes to the project will require approval of a modification to the PUD. The Plan Commission is authorized to approve minor modifications. But any changes that impact the character and standards of the PUD will require going back through the PUD review process.

What is the incubator? One room in the school portion of the proposed building is labeled as "business incubator space." It is 520 square feet in size. This space is intended as common co-working space that could be utilized by tenants of the building or by small start-up companies or entrepreneurs. The developer has not indicated what specific facilities will be provided, if any, or any policies regarding rents, etc. The Plan Commission has the authority to place limits on the incubator (or even disallow it) if it desires, such as restrictions on the type of business (office v. manufacturing v. retail).

What is the status of the West Side School building? Presumably, this question relates to the building's current condition and structural integrity. There has not been any City review of the building by the Building Inspection Department or Fire Department. The developer has investigated the building and believes it can be renovated for the residential use. The developer

also paid for repairs to the roof in order to protect the building from further deterioration. Any major work performed on the building will need to meet building code and require permits.

- Mr. Moore stated an opinion that there are ways to build an addition around the school without impeding the softball field and inquired whether the project has to go forward in its current fashion. Please know that the developer was advised to consider this, but they feel they cannot design a project without impacting the field. The Plan Commission has the authority to recommend changes to the project to protect the field, such as reducing the number of the units in the addition. The Commission could also reject the project outright, if it feels the negatives outweigh the benefits. Keep in mind, the developer will ultimately determine if design changes are worth pursuing. The project will need to work from both a functional and financial standpoints; so the developer could abandon the project if they cannot accept any changes/restrictions imposed by the City.
- Ms. Sequoia stated a concern about the alley behind her property. This public right-of-way is an existing dead end alley. The Planned Unit Development does not impact the alley. It will continue to be maintained by the City and will continue to provide access to the abutting properties. However, what will change is the ability to use the parking area for the school for access. The site plan shows that the pavement on the school property alongside the alley will be removed. So snow plows and garbage trucks will need to back out rather than swing through or turn around in the existing parking lot. Ms. Sequoia's garage sits right on the edge of the alley with very little setback. Hence, getting into/out of the garage with vehicles will be difficult if the vehicle cannot back onto the school parcel. The developer was made aware of the situation and advised to work with the property owner and with SB Municipal Services regarding this issue. But neither the current owner of the school parcel nor the developer is obligated to allow use of their land for access to the garage.
- In Mr. McDonald's letter, he wonders why the developer doesn't rehab the school building and build the other units elsewhere. He then surmises that the developer is attaching the 30 units to the school building in order to claim historic tax credits on the entire project, not just the school rehab. This is incorrect. The developer cannot claim historic tax credits on the newly built portion of the project, regardless of whether the new construction is attached or not. The historic tax credit program closely vets all projects and will only cover actual work on historic structures that retain the historic architecture.

Regarding the issue of building the new units elsewhere, the project would then be considered a multiple-site project and would be scored differently under the WHEDA affordable housing tax credit program. The developer believes this is not feasible and is only proposing the project as submitted. Ultimately, the Plan Commission and Council need to decide whether to approve this project or wait to see if another developer comes along with a plan to rehab the school without impacting the softball field.

- Mr. Englebert indicated that the Bay Lofts project was approved as affordable housing. This is incorrect. The Bay Lofts project was never purported to be affordable housing and there are no restrictions relating to affordability on that project.

ORDINANCE NO. _____

THE COMMON COUNCIL OF THE CITY OF STURGEON BAY, WISCONSIN DO
ORDAIN AS FOLLOWS:

SECTION 1: The following described property is hereby rezoned from Single-Family Residential (R-2) to Planned Unit Development (PUD) and shall be subject to the site plan and requirements incorporated herein:

A tract of land consisting of Lots 1,2,3,4,14,15,16,17,18,19, and 20 of Block 4, Lots 1,2,3,4,5,6,7 and 8 of Block 7, the vacated right-of-way of West Redwood Street between Block 4 and Block 7, and the vacated alley between Lots 1-4, Block 4 and Lots 17-20, Block 7, all in Sorenson Addition, Section 7, Township 27 North, Range 26 East, City of Sturgeon Bay, Wisconsin, and more particularly described as follows.

Commencing at the northwest corner of Lot 10, Block 7 of Sorenson Addition, thence N 88°12'46" E along the southerly right-of-way line of West Pine Street 299.85 feet to the point of beginning, thence continue N 88°12'46" E along said southerly right-of-way line of West Pine Street 200.02 feet to the intersection with the westerly right-of-way line of South Madison Avenue, thence S 01°25'34" E along said westerly right-of-way line of South Madison Avenue 375.40 feet to the northeast corner of Lot 1, Block 7 of Sorenson Addition, thence continue southerly along the westerly right-of-way line of South Madison Avenue 150 feet more or less to the southeast corner of Lot 1, Block 7 of Sorenson Addition, thence westerly along northerly line of an alley 400 feet more or less to the southwest corner of Lot 8, Block 7 of Sorenson Addition, thence northerly along the westerly line of Lot 8, Block 7 of Sorenson Addition 150 feet more or less to the northwest corner of Lot 8, Block 7 of Sorenson Addition, thence easterly along said southerly right-of-way line of West Redwood Street 100 feet more or less to the northeast corner of Lot 7, Block 7 of Sorenson Addition, thence northerly 60 feet more or less to the southeast corner of Lot 14, Block 4 of Sorenson Addition, thence S 88°13'01" W along the northerly right-of-way line of West Redwood Street 50 feet more or less to the southwest corner of Lot 14, Block 4 of Sorenson Addition, thence N 01°19'32" W 149.63 feet to the northwest corner of Lot 14, Block 4 of Sorenson Addition, thence N 88°14'15" E along the southerly right-of-way line of an alley 149.97 feet to the northwest corner of Lot 17, Block 4 of Sorenson Addition, thence N 01°52'49" W 165.81 feet to the point of beginning, containing 3.7 acres of land more or less.

SECTION 2: The following requirements and conditions are placed upon the property described within the legal description:

- A. **Underlying Zoning:** The underlying zoning district shall be Multiple-Family Residential District (R-4). The permitted uses and other zoning requirements of the underlying district shall apply, except as otherwise indicated under the PUD requirements shown below. If the PUD lapses under s. 20.24(9) of the zoning code, the zoning classification of the property will revert to the R-4 zoning district.
- B. **Permitted Uses:** In addition to the permitted and conditional uses of the R-4 district, the following uses shall be specifically permitted:
1. Multiple-family dwellings provided such dwellings are consistent with the approved final PUD development plans.
 2. Business incubator provided the extent of such use is consistent with the approved final PUD development plans and provided that there are no on-site retail sales.
- C. **PUD Requirements:** The requirements of the underlying R-4 district shall apply except the following requirements shall apply:
1. Density. The minimum lot area per multiple-family dwelling unit shall be 2,720 square feet (approximately 16 units per acre).
 2. Street Yard. The minimum street yard for new principal buildings shall be 20 feet along Madison Avenue and 25 feet along other streets.
 3. Outdoor Lighting. Any exterior lighting shall be designed with cutoff fixtures to reflect light away from adjacent parcels and public streets, and away from the night sky.
 4. Street Trees. The requirements of s. 8.07(10) of the municipal code shall apply, but the location of required street trees may be located outside of the street right-of-way, if approved by the City Forester.

SECTION 3: The ordinance shall take effect on the day after its publication.

Approved:

Attest:

David Ward
Mayor

Stephanie L. Reinhardt
City Clerk