

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

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Notice is hereby given that a majority of the Common Council may be present at this meeting to gather information about a subject over which they have decision-making responsibility. If a quorum of the Common Council does attend, this may constitute a meeting of the Common Council and is noticed as such, although the Common Council will not take any formal action at this meeting.

Plan Commission Members

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

7/12/19
12:00 p.m.
MO

CITY PLAN COMMISSION

Wednesday, May 15, 2019

A meeting of the City Plan Commission was called to order at 6:02 p.m. by Chairperson David Ward in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members David Ward, Dennis Statz, Mark Holey, Kirsten Reeths, and Jeff Norland were present. Absent: Member David Hayes. Also present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from April 3, 2019.
4. Election of Vice-Chair.
5. Consideration of: Duties, powers and procedures for the Plan Commission.
6. Consideration of: Updating the Sturgeon Bay Comprehensive Plan.
7. Consideration of: Zoning code section 20.31(4)(b) - Surfacing of parking lots.
8. Public comment on non-agenda Plan Commission related items.
9. Adjourn

Carried.

Approval of minutes from April 3, 2019: Moved by Mr. Norland, seconded by Mr. Statz to approve the minutes from April 3, 2019. All ayes. Carried.

Election of Vice-Chair: Mr. Ward opened nominations for Vice-Chair. Moved by Mr. Holey, seconded by Mr. Norland to nominate Mr. Statz as Vice-Chair. Moved by Ms. Reeths, seconded by Mr. Norland to close nominations. All ayes. Carried.

Mr. Ward introduced Debbie Kiedrowski, who he has recently appointed to the Plan Commission. This appointment will be on the next Council meeting for approval.

Consideration of: Duties, powers and procedures for the Plan Commission: Mr. Olejniczak gave an overview of the role of the Plan Commission. He discussed various items, such as terms of office, duties which are partly dictated by the Municipal Code, partly by the Wisconsin Statutes, and partly by tradition. He went through various items that the Plan Commission is in charge of. The City has a Comprehensive Plan that needs to be updated. The Commission administers several codes that have to do with reviewing development proposals. Most decisions are recommendations to Council, although conditional uses, minor modifications to a Plan Unit Development, and reducing setbacks in the C-2 district are items that the Plan Commission has final authority on.

Consideration of: Updating the Sturgeon Bay Comprehensive Plan: Mr. Olejniczak stated that a request for proposals has been sent out and submittals are due on Friday, May 17th. In the past, the Plan Commission served as the steering committee. It needs to be decided if the Commission wants to be the steering committee or form an ad hoc committee. The second decision is, depending on how many proposals are submitted, to form a selection committee to review those submittals and decide which firms should be interviewed. Mr. Olejniczak's

recommendation was to include the City Administrator, Planning/Zoning Administrator, Community Development Director, Mayor, and one other Plan Commission member to serve on a Selection Committee. Also, a time needs to be selected to review the submittals. Wednesday, May 29th, at 3:00 or 4:00 pm, is a suggested date and time.

Moved by Mr. Holey, seconded by Ms. Reeths to have the Plan Commission be the Steering Committee for the Comprehensive Plan update. All ayes. Carried.

Mr. Ward thought that it was important to have the City staff be on the Selection Committee since they will be working day to day with the planning firm.

Moved by Mr. Statz, seconded by Mr. Norland to adopt the recommendation of Mr. Olejniczak of who the Selection Committee should be comprised of.

Moved by Ms. Reeths to appoint Mr. Norland as the Plan Commission member to serve on the Selection Committee. Mr. Norland responded that he may be out of town that week when Selection Committee would get together. Ms. Reeths withdrew her motion.

A vote was taken on Mr. Statz's motion regarding the members of the Selection Committee. All ayes. Carried.

Mr. Olejniczak suggested sending out a doodle poll regarding the Selection Committee and if any Plan Commission member is interested in being on the Selection Committee, they should let Mr. Olejniczak or the Mayor know.

Consideration of: Zoning code section 20.31(4)(b) - Surfacing of parking lots: Mr. Olejniczak stated that in the zoning code there are parking requirements, such as how many spaces a business has to have and what dimension they should be. One requirement is surfacing. Parking areas need to be paved within one year. Questions have been asked regarding seasonal businesses and what surfacing qualifies as paved. It can be difficult to enforce the code.

Mr. Sullivan-Robinson stated that location can also be an issue. If the business is far off in the back of the property the code states you need to pave right up to it plus whatever the parking requirements are. Interpretation of that section of the code is needed and if there is room to make a change to the code.

Bob Bordeau, 416 Quincy Street, stated that he operates a farm market on 8th Avenue. He recently went before the Aesthetic Design & Site Plan Review Board with a proposal to build a 12' x 36' building to sell produce. The building was approved. There was no storm water management plan required. The only problem was with the parking area. This is a small seasonal operation and is still required to pave the parking area within one year after occupancy. The cost would be anywhere from \$9,500 to \$11,500. The parking area has been ½" gravel for the past 25 years. It would not bring any more dust than it has. The gravel holds up better than quarry wash. He would like the Plan Commission to consider different rules for seasonal operations. The heat from the blacktop would affect his squash and other vegetables.

Mr. Olejniczak wondered if there is a need for parking since there was no permanent use for the site. One of the issues would be areas close to either a sidewalk or curb. The City would want those areas paved because of issues of washout into the street. If it is more of anything aesthetic or visual, maybe the ordinance should be focused on how close it is to the public

street, or if it's in front of a building that maybe it should be paved. Perhaps parking areas that are infrequently used may not have to be paved.

Mr. Norland's biggest concern in regard to the unpaved surface is square footage and proximity to residential areas with the dust.

Mr. Olejniczak responded that the City already exempts one and two-family dwellings from the paving requirement. Maybe the paving requirement could be based on the size of the parking area.

Mr. Ward stated that there are a lot of unpaved driveways in the City.

Mr. Ward directed staff to craft example language that would pertain to seasonal businesses and other alternatives for surfacing parking lots.

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

Adjourn: Moved by Mr. Statz, seconded by Mr. Norland to adjourn. All ayes. Carried. Meeting adjourned at 6:59 p.m.

Respectfully Submitted,

Cheryl Nault
Community Development/Building Inspection Secretary

CITY PLAN COMMISSION

Wednesday, June 5, 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 Ward, Dennis Statz, Mark Holey, Kirsten Reeths, and Jeff Norland were present. Absent: Member David Hayes. Also present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

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

1. Roll call.
2. Adoption of agenda.
3. Convene in closed session in accordance with the following exemptions:
 - Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Wis. Stats. 19.85(1)(e).
 - Consideration of: Comprehensive Plan Update interviews and selection of consulting firm.Move to reconvene in open session to take formal action upon preceding subject of closed session, if appropriate; or to conduct discussion or give further consideration where the subject is not appropriate for closed session consideration. The Committee may adjourn in closed session.
4. Adjourn.

Carried.

After Chairperson Ward announced the statutory basis, it was moved by Mr. Norland, seconded by Ms. Reeths to convene in closed session. Roll call vote. All ayes. Carried.

Adjourn: Moved by Mr. Norland, seconded by Ms. Reeths to adjourn. All ayes. Carried. Meeting adjourned in closed session at 8:31 p.m.

Respectfully Submitted,



Cheryl Nault

Community Development Secretary



MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: July 8, 2019
Subject: Mixed Use PUD Concept Review for Jeff Jahnke

Jeff Jahnke is initiating a Planned Unit Development (PUD) to construct a mixed-use building located at 145 S Neenah Ave. At present, the property has a single-family residential home which would get removed. The new 3-story building would consist of professional offices on the first floor and two 3-bedroom apartments.

The subject property is zoned R-2, which is meant for single-family residential uses. Within this zone classification this proposed use is not permitted. The governing bodies will need to rely on the analysis, goals, future land use, and strategies for determining whether the proposed use is compliant with the intent of the comprehensive plan. The applicant is using the PUD process to change the zoning classification and to gain relief from code requirements.

From an initial review the project would require relief from side yard setbacks. This might also require relief from impervious surfaces requirements.

The first formal step in the PUD process is the conceptual review which involves informal discussion with the Plan Commission. This step allows the applicant to provide an overview of the project concept and the Plan Commission to provide initial thoughts. There is no recommendation made from the Plan Commission during conceptual review; however, the Plan Commission may vote to allow a combined preliminary / final review process if requested by the applicant. Jeff Jahnke has requested the combined preliminary / final PUD review process. The Plan Commission usually allows a combined review process when the project is not complex in type and number of uses, architectural design, project layout, and effect on public interest. The Plan Commission will need to vote on the request.

CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received: _____
Fee Paid \$ _____
Received By: _____

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

NAME OF PROPOSED PLANNED UNIT DEVELOPMENT: <u>145 NEENAH</u>		
	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	<u>Jeffrey A Jahnke</u>	<u>Cherryland Properties, LLC</u>
Company	<u>Cherryland Properties, LLC</u>	
Street Address	<u>P.O. Box 428</u>	
City/State/Zip	<u>Winneconne, WI 54986</u>	
Daytime Telephone No.	<u>920-379-2353</u>	<u>920-379-2353</u>
Fax No.		
STREET ADDRESS(s) OF SUBJECT PROPERTY: <u>145 Neenah Ave</u>		
Location if not assigned a common address: _____		
TAX PARCEL NUMBER(s): <u>281-46-65011901 B</u>		
AREA OF SUBJECT PROPERTY AND NO. OF LOTS: <u>.11 Acres 145 Neenah Ave</u>		
<u>DOC # 780007, 622067 Sorenson Addition N 50' Lot 19 Blk 1</u>		
<u>N 50' Lot 20 Blk 1</u>		
CURRENT ZONING CLASSIFICATION: <u>Residential</u>		
CURRENT USE AND IMPROVEMENTS: <u>Currently it is a single Rental unit</u>		
<u>With BRWN on property</u>		
COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: <u>Transitional Commercial</u>		
WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Explain: <u>The project would have</u>		
<u>Commercial use on 1st floor with Apartments Above</u>		

PLEASE IDENTIFY SPECIFIC PROPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A PARTICULAR LOT, LOCATION, BUILDING, ETC. _____

CURRENT USE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:

North: Street → Boat Landing / Commercial ~~R-2~~ ~~C-2~~ C-2
South: Residential R-
East: Display Comme C-2
West: Culligan / Commercial R-2

COMPREHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:

North: Commercial / Govt / Boat Landing - ~~C-2~~ Central Business
South: Transitional Commercial Trans Com
East: Transitional Commercial Open Space Rec
West: Commercial Trans Com

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

No

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? NO IF YES, EXPLAIN: _____

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.

Cherryland Properties
Jeffrey A Johnke
Property Owner (Print Name)

Jeffrey A Johnke
Signature

6/7/19
Date

Applicant/Agent (Print Name)

Signature

Date

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

Date of review meeting

Applicant Signature

Staff Signature

Attachments:
Procedure & Check List
Agreement For Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director

**CITY OF STURGEON BAY
AGREEMENT FOR REIMBURSEMENT OF EXPENSES**

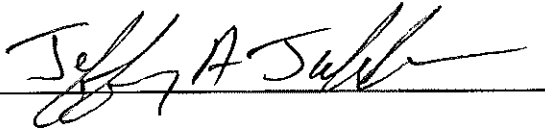
WHEREAS the City of Sturgeon Bay has created Section 3.035 of the Municipal Code authorizing the City Clerk/Treasurer to charge for reimbursement of legal, consulting and incidental expenses incurred on behalf of and/or for the benefit of third parties for services rendered by the City of Sturgeon Bay;

AND WHEREAS the undersigned has requested services and/or authorizations of the City of Sturgeon Bay which will result in the necessity to incur legal, consulting or incidental expenses on behalf of the undersigned or in consideration of the request submitted by the undersigned;

NOW, THEREFORE, IT IS AGREED that the undersigned will reimburse the City of Sturgeon Bay by providing payment to the City Clerk/Treasurer within fourteen (14) days of receiving an invoice, for all legal, consulting and incidental expenses incurred by the City of Sturgeon Bay for the benefit of the undersigned or for the consideration of the request submitted by the undersigned. These expenses are likely to include the following: Planning and engineering review, legal review and document preparation, recording, publication, and miscellaneous expenses.

This Agreement must be signed prior to the initiation of any action by the City of Sturgeon Bay.

Dated: 6/7/19



Dated: _____

LOCAL TREASURER:

**STATE OF WISCONSIN - DOOR COUNTY
REAL ESTATE PROPERTY TAX BILL FOR 2018
CITY OF STURGEON BAY**

CITY TREASURER
421 MICHIGAN ST
STURGEON BAY WI 54235

(920)746-2900

Jay Zahn, County Treasurer
www.co.door.wi.gov

Parcel No. 281-46-65011901 R
Bill No. 281-3055

All correspondence should refer to the Parcel No.
See Reverse Side for Important Information

IMPORTANT: Be sure this description covers your property.
Note that this description is for the tax bill only and may not be
a full legal description.

Legal Description / Location of Property:

.11 ACRES 145 NEENAH'S AV
DOC# 780007, 622067
SORENSEN ADDITION N 50' LOT 19 BLK 1
N 50' LOT 20 BLK 1

CHERRYLAND
PROPERTIES LLC
1107 TWIN HARBOR DR
WINNECONNE WI 54986



Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	A star in this box means unpaid prior year taxes.
13,500	43,300	56,800	.9657	14,000	44,800	58,800	
		2017	2018	2017	2018	% Tax	Net Property Tax
Taxing Jurisdiction	Est. State Aids	Allocated Tax Dist.	Est. State Aids	Allocated Tax Dist.	Net Tax	Net Tax	% Tax Change
STATE OF WISCONSIN							
DOOR COUNTY	149,834		150,049		233.31	246.24	5.5%
CITY STURGEON BAY	1,472,041		1,433,610		496.17	501.03	1.0%
VOCATIONAL SCHOOL	842,120		851,474		47.43	48.56	2.4%
STURGEON BAY SCH	4,868,256		5,180,906		501.62	529.73	5.6%
Total	7,332,251		7,616,039		1,278.53	1,325.56	3.7%
	First Dollar Credit				72.13	74.76	3.6%
	Lottery and Gaming Credit						
	Net Property Tax				1,206.40	1,250.80	3.7%
School taxes reduced by school levy tax credit.	\$99.36	Net Assessed Value Rate (Does NOT reflect Credits)		\$23.337374			

TOTAL DUE FOR FULL PAYMENT
PAY BY JANUARY 31, 2019
\$ 1,250.80
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATIONAL PURPOSES ONLY - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Year
STURGEON BAY SCHOOL RF-3869	2,320,221.00	166.72
		2019



CITY OF STURGEON BAY
COUNTY OF DOOR
2018 TAXES

CHERRYLAND
PROPERTIES LLC
1107 TWIN HARBOR DR
WINNECONNE WI 54986

Parcel No. 281-46-65011901 R
Bill No. 281-3055

PAY 2ND INSTALLMENT - \$ 625.40

By July 31, 2019

REMEMBER TO PAY TIMELY TO AVOID
INTEREST PENALTY OF 10.5% IN AUGUST 2019

MAKE CHECK PAYABLE & MAIL TO:

DOOR COUNTY TREASURER
421 NEBRASKA ST
STURGEON BAY WI 54235
(920)746-2286

Tear off this stub and include with your payment. If receipt is needed, send stamped, self-addressed envelope. If payment is made by check, receipt is not valid until check has cleared all banks.



CITY OF STURGEON BAY
COUNTY OF DOOR
2018 TAXES

CHERRYLAND
PROPERTIES LLC
1107 TWIN HARBOR DR
WINNECONNE WI 54986

Parcel No. 281-46-65011901 R
Bill No. 281-3055

PAY 1ST INSTALLMENT - \$ 625.40

OR

FULL PAYMENT - \$ 1,250.80

By January 31, 2019

MAKE CHECK PAYABLE & MAIL TO:

DOOR COUNTY TREASURER
421 NEBRASKA ST
STURGEON BAY WI 54235
(920)746-2286

Tear off this stub and include with your payment. If receipt is needed, send stamped, self-addressed envelope. If payment is made by check, receipt is not valid until check has cleared all banks.

PROCEDURE & CHECK LIST FOR PLANNED UNIT DEVELOPMENT

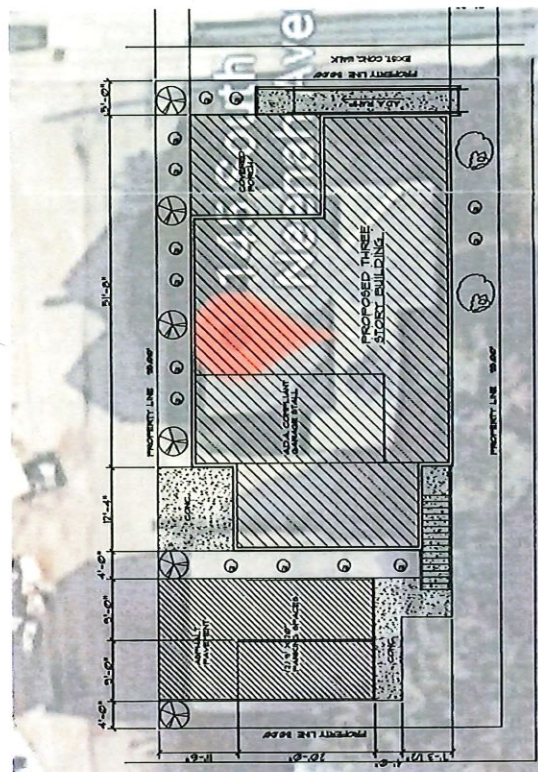
NAME OF PUD 145 Neenah

This check list is being provided in summary form and shall in no way be construed as defining the complete PUD process or submittal requirements as specified in Section 20.24 of the Municipal Code.


DATE: *NOTE: After completion of step and notation of dates, copy of this check list shall be forwarded to next staff member in process.*

- _____ 1. Application filed with Community Development Department and reviewed by staff. Application shall contain full legal description (preferably on disk), PUD site plan (11" X 17"), a map of surrounding zoning (8-1/2" X 11" with PUD site boundaries marked), proof of ownership, and Agreement For Reimbursement of Expenses.
- _____ 2. After review by staff with developer, original application shall be forwarded to Community Development Secretary for placement on appropriate City Plan Commission agenda. Community Development Department shall indicate whether it is a conceptual, preliminary, or combined preliminary/final PUD presentation.
- _____ 3. Community Development Secretary forwards copy of Agreement For Reimbursement of Expenses and name and address of responsible party to City Treasurer.
- _____ 4. Initial PUD presentation to Plan Commission by developer (*1st meeting*).
- _____ 5. Community Development Secretary schedules public hearing to be held before Plan Commission, drafts public hearing notice, and publishes Class 2 notice (2 insertions a week apart with the last one week prior to public hearing). Name of property owner, parcel number, property address, and map are placed in notice along with legal description. Copy of public hearing notice placed on City Hall bulletin boards. Publication Dates: _____ and _____. Public Hearing Date: _____.
- _____ 6. Community Development Department obtains list of names and addresses of property owners within 300 feet of subject property.
- _____ 8. Community Development Secretary forwards public hearing notice by regular mail to property owners within 300 feet of subject property.
- _____ 9. Community Development Secretary forwards public hearing notice to City Clerk for placement on public access television.
- _____ 10. Community Development Department coordinates placement of signage with applicant. Signs shall be obtained from Building Inspection Department, require \$50 deposit per sign, and shall be placed on subject property at least 10 days prior to public hearing (by: _____).
- _____ 11. City Clerk places public hearing notice on public access television at least 10 days before public hearing.
- _____ 12. Plan Commission meeting (*2nd Meeting*):
 - _____ a. Preliminary or combined preliminary/final planned unit development presentation.
 - _____ b. Public hearing. Under no circumstances shall there be a presentation, public hearing and recommendation to Council at one meeting. (Plan Commission may modify meeting requirements by 2/3 vote after public hearing).
- _____ 13. Plan Commission meeting (*3rd meeting*). Recommendation for approval or denial to Common Council. If action is delayed more than 120 days from public hearing, a new public hearing shall take place. If combined preliminary/final plat, section 12 applies.
- _____ 14. Common Council approval/denial of preliminary planned unit development.
- _____ 15. Review of final PUD by Plan Commission.
 - _____ a. Owner/developer to provide letter of credit or bonding requirement for public improvements.

- _____ b. Recommendation to Common Council for approval of final PUD and preliminary plat within (this may be done with preliminary PUD at the developer's request).
- _____ c. Recommendation to Common Council for final plat.
- _____ 16. Approval/denial of final PUD and final plat by Common Council within 60 days of receipt of Plan Commission recommendation (may be in conjunction with preliminary approval). Approval of final PUD shall be considered a preliminary plat and final plat of subdivision.
- _____ 17. Applicant provides 20 full blueprint size folded copies (with 2 copies no larger than 11 by 17 inches to Community Development Department) of PUD plan in recordable format.
- _____ 18. Community Development Secretary prepares ordinance and documentation for recording, and schedules first and second readings.
- _____ 19. First reading of zoning ordinance.
- _____ 20. Second reading of zoning ordinance.
- _____ 21. City Clerk publishes ordinance, and records PUD and preliminary and final plat with Register of Deeds.
- _____ 22. Rezoning is effective on the day after publication.
- _____ 23. City Clerk distributes copies of ordinance to staff and Council.
- _____ 24. City Engineer records PUD on Zoning Map.



NORTH

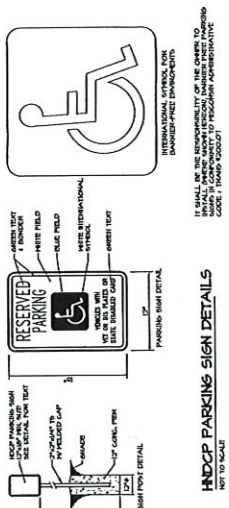


PRELIMINARY SITE PLAN

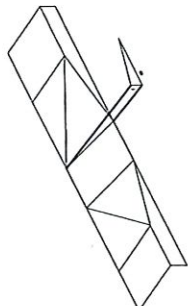
SCALE: 1/8" = 1'-0"

DRAWING INDEX

- | | |
|-----|--------------------------|
| C1J | SITE PLAN & PROJECT INFO |
| A10 | BASEMENT FLOOR PLAN |
| A1J | FIRST FLOOR PLAN |
| A12 | SECOND FLOOR PLAN |
| A13 | THIRD FLOOR PLAN |
| A2J | BUILDING ELEVATIONS |

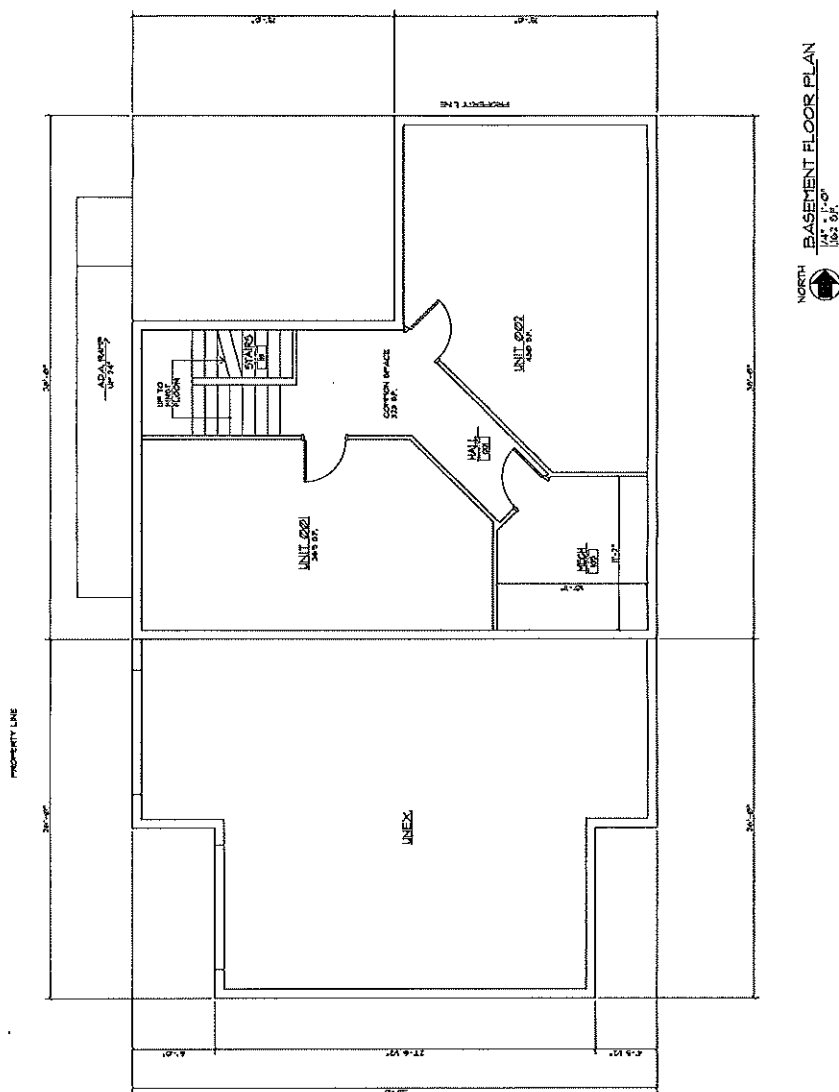


INDCP PARKING SIGN DETAILS



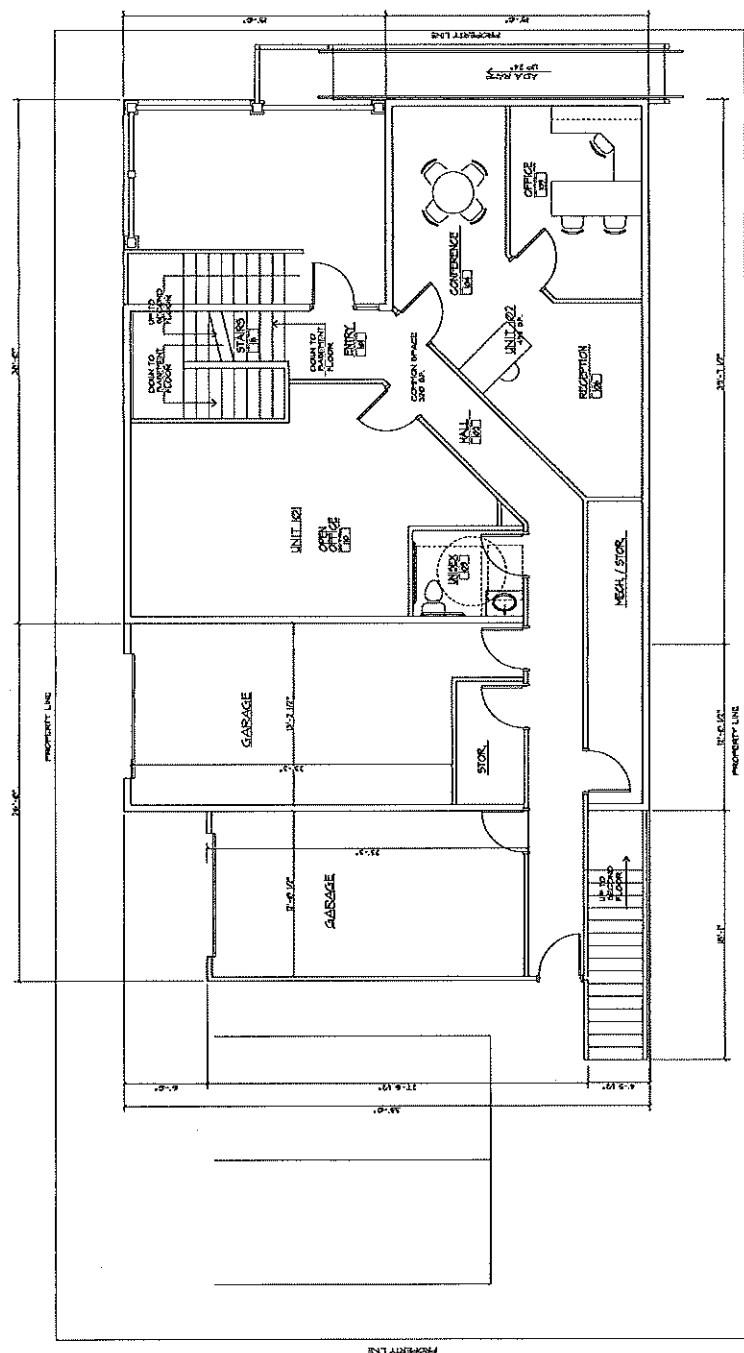
SIDEWALK RAMP _____ 112

[illegible]

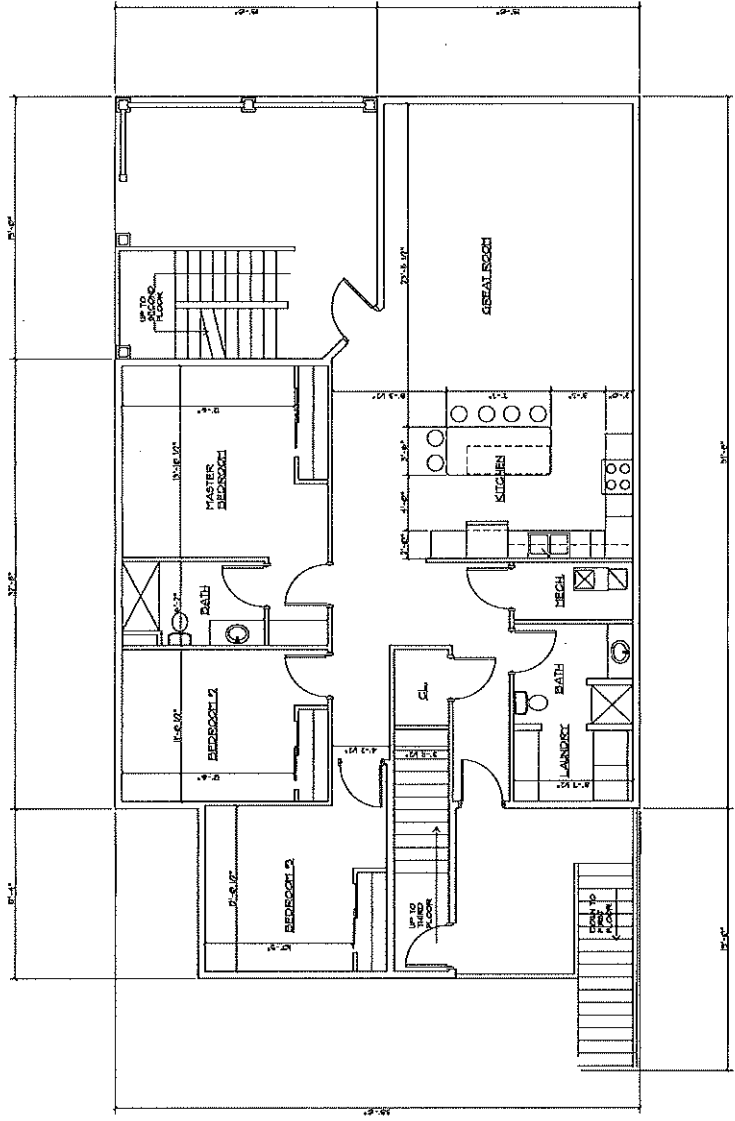


REV.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	ISSUED FOR PERMIT
3	11/11/11	ISSUED FOR PERMIT
4	11/11/11	ISSUED FOR PERMIT
5	11/11/11	ISSUED FOR PERMIT
6	11/11/11	ISSUED FOR PERMIT
7	11/11/11	ISSUED FOR PERMIT
8	11/11/11	ISSUED FOR PERMIT
9	11/11/11	ISSUED FOR PERMIT
10	11/11/11	ISSUED FOR PERMIT

FIRST FLOOR PLAN
 1/4" = 1'-0"
 11'-0" x 36'-0" (GARAGE)



NO. 101	DATE	REVISION

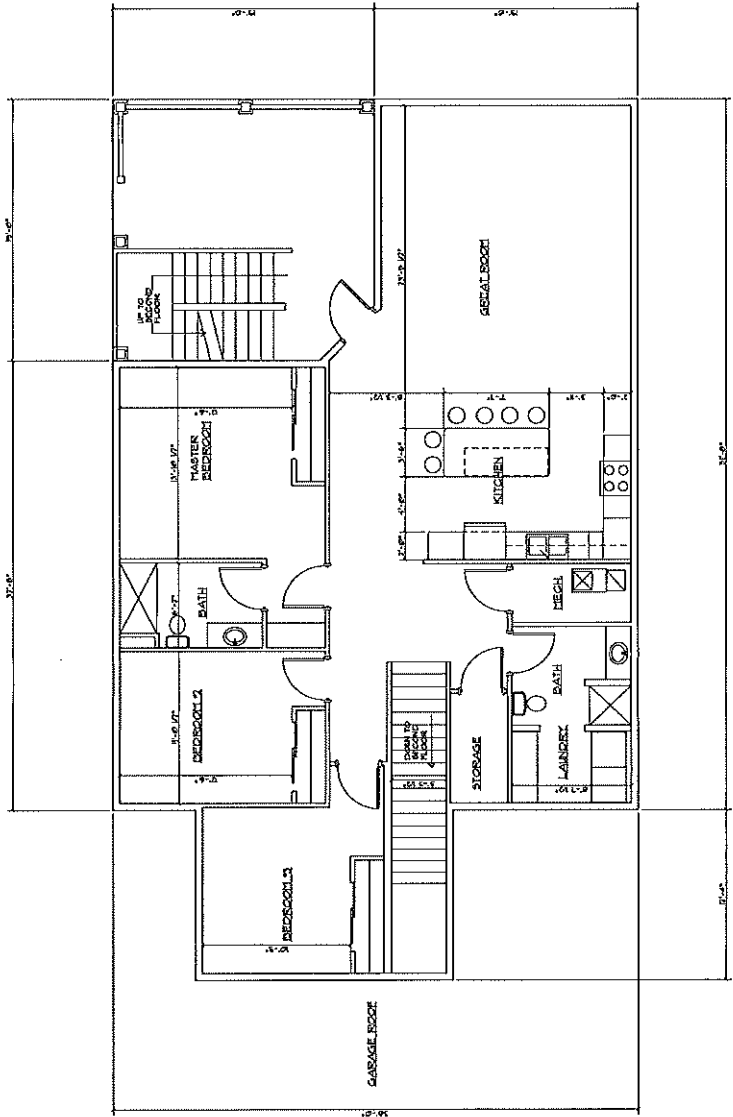


PROPOSED APARTMENT BUILDING FOR
 JEFF JAHNKE
 SURGEON BAY, WISCONSIN

Architect
Daniel J. Meissner
 AIA, LLC
 1230 E. Calumet Street Appleton, WI
 54912-0992

Design Associate:
Concept
 ONE
 Design & Development
 500 E. Kalamazoo
 Appleton, WI 54912

REV.	DATE	DESCRIPTION



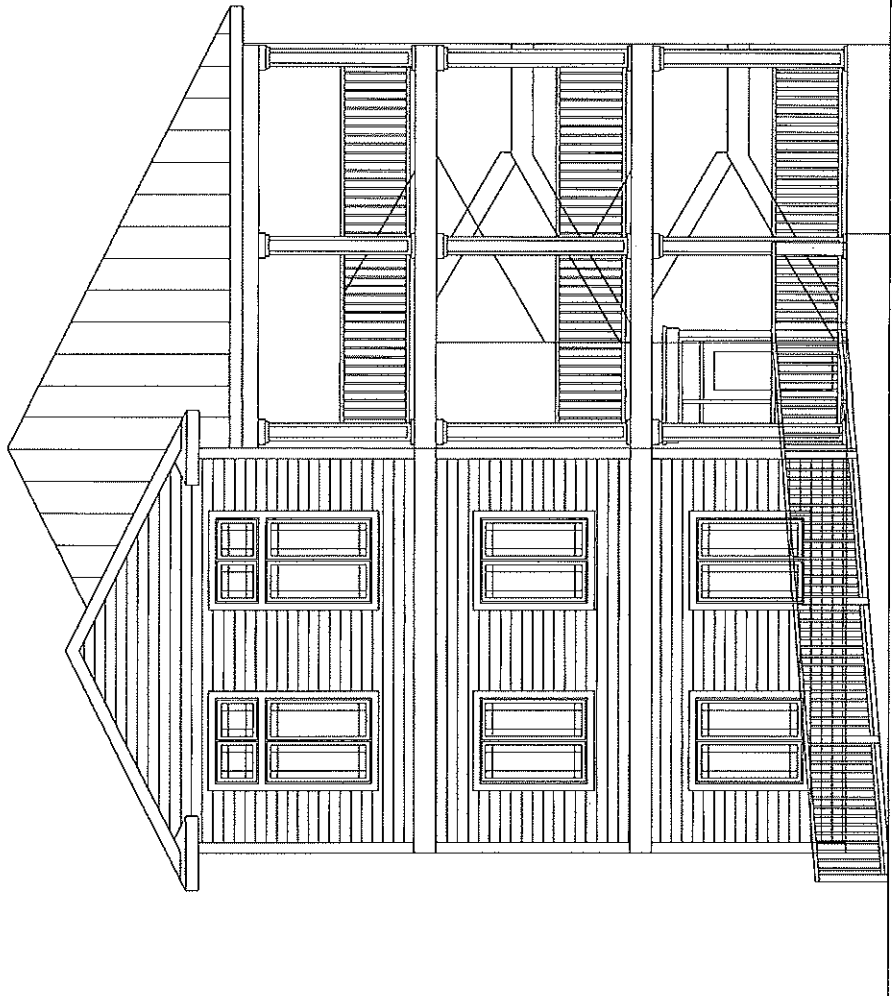
Architect:
Daniel J. Weissner
AIA, LLC
330 E. Cabinet Street, Appleton, WI
920.428.0582

Design Associate:

Concept

One Design & Development

200 E. Main Ave.
Cortez, CO 81301
Tel: 970.426.1234
Fax: 970.426.1235
www.conceptdesign.com

[illegible]









MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: July 1, 2019
Subject: Multiple-Family PUD Concept Review for Northpointe Development

Andy Dumke representing Northpointe Development is initiating a Planned Unit Development (PUD) to remodel the former west side school into 10 apartment units and build an addition with 30 apartment units (totaling 40 units). As shown on the site plan, this project is located at 17 W Pine Street and incorporated the existing west side school and the neighboring softball field located at 37 W Redwood Street.

The subject property is zoned R-2, which is meant for single-family residential uses. Within this zoning classification, multiple-family dwellings are not permitted. The governing bodies will need to rely on the analysis, goals, future land use, and strategies for determining whether the use is compliant with the intent of the comprehensive plan. Section 20.24(3)(d)(1) of municipal code states a PUD approval is required for any multiple-family residential development which contains 25 or more dwelling units on a single lot, whether in one building or more than one building. Thus, this proposed project must proceed with the PUD process since it contains more than 25 units.

Of note, the proposed project involves purchasing some or all of the West Side Field, which is owned by the City and currently used as an adult softball facility. If the project proceeds, the City will need to determine whether and how to replace the softball facility. Thus, the Parks & Recreation Board and the Finance/Purchasing & Building Committee will also need to weigh in on the project.

The first formal step in the PUD process is the conceptual review through informal discussion with the Plan Commission. This step allows the applicant to provide an overview of the project concept and for the Plan Commission to provide initial thoughts. There is no recommendation made from the Plan Commission during conceptual review. However, the Plan Commission may vote to allow a combined preliminary and final review process if requested by the applicant. Adam Dumke has requested the combined preliminary/final PUD review process. The Plan Commission usually allows a combined review process when the project is not complex in type and number of uses, architectural design, project layout, and effect on public interest. The Plan Commission will need to vote on the request.

CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received: _____
Fee Paid \$ _____
Received By: _____

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

NAME OF PROPOSED PLANNED UNIT DEVELOPMENT: <u>West Side School Lofts</u>		
	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(s) OF SUBJECT PROPERTY: <u>17 W Pine St; 37 W Redwood St</u>		
Location if not assigned a common address: _____		
TAX PARCEL NUMBER(s): <u>2814665040101; 2814665041401</u>		
AREA OF SUBJECT PROPERTY AND NO. OF LOTS: <u>1.85 Acres; 1.86 Acres</u>		
CURRENT ZONING CLASSIFICATION: <u>Single Family Residential (R-2)</u>		
CURRENT USE AND IMPROVEMENTS: <u>Parcel 2814665040101 is an unused historic school building with adjacent parking lot. Parcel 2814665041401 use is outdoor recreation (baseball/softball field)</u>		
COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: <u>Central Business District Commercial</u>		
WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes <u>X</u> 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 10 apartment units in the existing building and a 3-story, 30 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

7/1/2019
Date

Jonathan Brinkley
Applicant/Agent (Print Name)

Signature

7/1/2019
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.

Date of review meeting

Applicant Signature

Staff Signature

Attachments:
Procedure & Check List
Agreement For Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director

**CITY OF STURGEON BAY
AGREEMENT FOR REIMBURSEMENT OF EXPENSES**

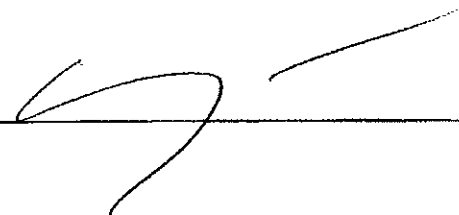
WHEREAS the City of Sturgeon Bay has created Section 3.035 of the Municipal Code authorizing the City Clerk/Treasurer to charge for reimbursement of legal, consulting and incidental expenses incurred on behalf of and/or for the benefit of third parties for services rendered by the City of Sturgeon Bay;

AND WHEREAS the undersigned has requested services and/or authorizations of the City of Sturgeon Bay which will result in the necessity to incur legal, consulting or incidental expenses on behalf of the undersigned or in consideration of the request submitted by the undersigned;

NOW, THEREFORE, IT IS AGREED that the undersigned will reimburse the City of Sturgeon Bay by providing payment to the City Clerk/Treasurer within fourteen (14) days of receiving an invoice, for all legal, consulting and incidental expenses incurred by the City of Sturgeon Bay for the benefit of the undersigned or for the consideration of the request submitted by the undersigned. These expenses are likely to include the following: Planning and engineering review, legal review and document preparation, recording, publication, and miscellaneous expenses.

This Agreement must be signed prior to the initiation of any action by the City of Sturgeon Bay.

Dated: 7/1/19



Dated: _____

PROCEDURE & CHECK LIST FOR PLANNED UNIT DEVELOPMENT

NAME OF PUD West Side School Lofts

This check list is being provided in summary form and shall in no way be construed as defining the complete PUD process or submittal requirements as specified in Section 20.24 of the Municipal Code.

DATE: *NOTE: After completion of step and notation of dates, copy of this check list shall be forwarded to next staff member in process.*

- ____ 1. Application filed with Community Development Department and reviewed by staff. Application shall contain full legal description (preferably on disk), PUD site plan (11" X 17"), a map of surrounding zoning (8-1/2" X 11" with PUD site boundaries marked), proof of ownership, and Agreement For Reimbursement of Expenses.
- ____ 2. After review by staff with developer, original application shall be forwarded to Community Development Secretary for placement on appropriate City Plan Commission agenda. Community Development Department shall indicate whether it is a conceptual, preliminary, or combined preliminary/final PUD presentation.
- ____ 3. Community Development Secretary forwards copy of Agreement For Reimbursement of Expenses and name and address of responsible party to City Treasurer.
- ____ 4. Initial PUD presentation to Plan Commission by developer (1st meeting).
- ____ 5. Community Development Secretary schedules public hearing to be held before Plan Commission, drafts public hearing notice, and publishes Class 2 notice (2 insertions a week apart with the last one week prior to public hearing). Name of property owner, parcel number, property address, and map are placed in notice along with legal description. Copy of public hearing notice placed on City Hall bulletin boards. Publication Dates: _____ and _____. Public Hearing Date: _____.
- ____ 6. Community Development Department obtains list of names and addresses of property owners within 300 feet of subject property.
- ____ 8. Community Development Secretary forwards public hearing notice by regular mail to property owners within 300 feet of subject property.
- ____ 9. Community Development Secretary forwards public hearing notice to City Clerk for placement on public access television.
- ____ 10. Community Development Department coordinates placement of signage with applicant. Signs shall be obtained from Building Inspection Department, require \$50 deposit per sign, and shall be placed on subject property at least 10 days prior to public hearing (by: _____).
- ____ 11. City Clerk places public hearing notice on public access television at least 10 days before public hearing.
- ____ 12. Plan Commission meeting (2nd Meeting):
 - ____ a. Preliminary or combined preliminary/final planned unit development presentation.
 - ____ b. Public hearing. Under no circumstances shall there be a presentation, public hearing and recommendation to Council at one meeting. (Plan Commission may modify meeting requirements by 2/3 vote after public hearing).
- ____ 13. Plan Commission meeting (3rd meeting). Recommendation for approval or denial to Common Council. If action is delayed more than 120 days from public hearing, a new public hearing shall take place. If combined preliminary/final plat, section 12 applies.
- ____ 14. Common Council approval/denial of preliminary planned unit development.
- ____ 15. Review of final PUD by Plan Commission.
 - ____ a. Owner/developer to provide letter of credit or bonding requirement for public improvements.

- _____ b. Recommendation to Common Council for approval of final PUD and preliminary plat within (this may be done with preliminary PUD at the developer's request).
- _____ c. Recommendation to Common Council for final plat.
- _____ 16. Approval/denial of final PUD and final plat by Common Council within 60 days of receipt of Plan Commission recommendation (may be in conjunction with preliminary approval). Approval of final PUD shall be considered a preliminary plat and final plat of subdivision.
- _____ 17. Applicant provides 20 full blueprint size folded copies (with 2 copies no larger than 11 by 17 inches to Community Development Department) of PUD plan in recordable format.
- _____ 18. Community Development Secretary prepares ordinance and documentation for recording, and schedules first and second readings.
- _____ 19. First reading of zoning ordinance.
- _____ 20. Second reading of zoning ordinance.
- _____ 21. City Clerk publishes ordinance, and records PUD and preliminary and final plat with Register of Deeds.
- _____ 22. Rezoning is effective on the day after publication.
- _____ 23. City Clerk distributes copies of ordinance to staff and Council.
- _____ 24. City Engineer records PUD on Zoning Map.



NARRATIVE

Northpointe Development

West Side School Lofts

The West Side School Lofts adaptive re-use project will turn the 17,168 square foot Historic West Side School Building into 10 apartment units. There will be an accompanying 3-story addition to the existing school with 30 apartment units. The project will include the following features: community room, business center, fitness room, and detached garages. The multicolored brick on the existing building will be cleaned, repaired, and repointed where needed. New historic replica windows throughout the majority of the existing school building will enhance the façade. The connection to and massing of the new addition to the existing school building will be done in a way to minimize the effect it will have on the facade of the historic building. The exterior cladding on the addition building will be a combination of brick material to match the existing building and fiber cement lap siding.



NORTHPOINTE DEVELOPMENT CORPORATION

NORTHPOINTE HOLDINGS, LLC

Northpointe Development Corporation is a real estate development company founded by Cal Schultz and Andy Dumke for the purpose of bringing revitalization and development to various neighborhoods in Wisconsin. Northpointe envisions vibrant communities that strengthen neighborhoods, enhance livelihoods, respond to the environment, and connect people and places. The company's mission is fulfilled by conducting business in an open, honest, and transparent manner, and accepting responsibility for our individual and collective actions with a long-term view to real estate ownership.

Northpointe has developed new construction family and senior apartment housing, historic rehabilitation, and commercial properties throughout Wisconsin in excess of \$150 million. The company has received numerous awards including the 2013 Top Projects Award in Milwaukee, 2015 National Historic Preservation Award, 2014 runner-up for the prestigious J. Timothy Anderson National Award for Excellence, 2017 Wisconsin Trust for Historic Preservation Award, 2019 Remarkable Milwaukee Award and the 2019 Carolyn Kellogg Historic Preservation Award.

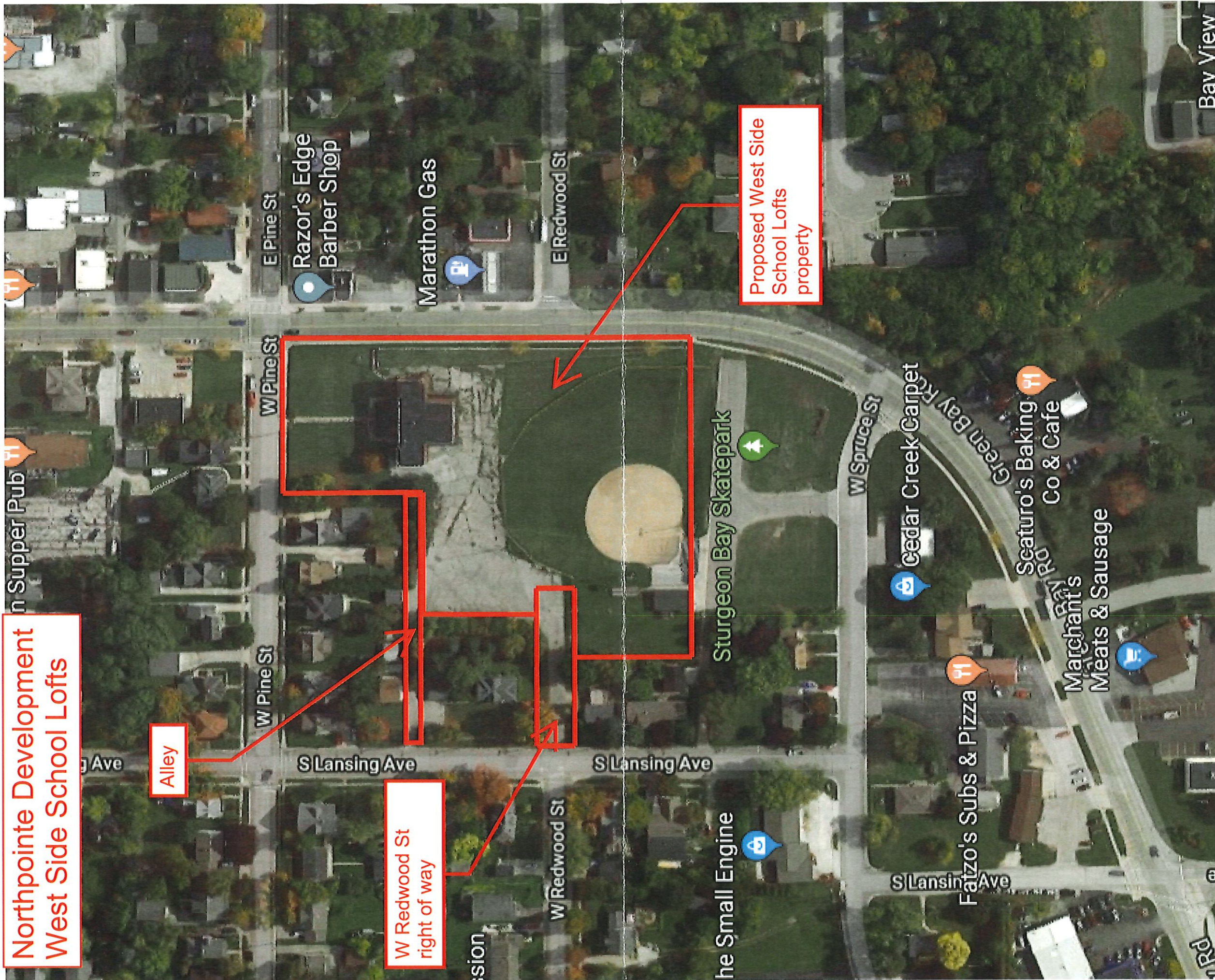
APARTMENT DEVELOPMENTS

<u>Project Name</u>	<u>Location</u>		<u>Units</u>	<u>Property Type</u>
Rivers Senior Living	Oshkosh	WI	60	New Construction
Bayshore Townhomes	Sparta	WI	32	New Construction
Fair Acre Townhomes	Oshkosh	WI	55	New Construction
Kenwood Senior Living	Ripon	WI	24	New Construction
The Fountains of West Allis	West Allis	WI	35	Acquisition/Rehab
Blackstone Harbor Apts.	Sister Bay	WI	24	New Construction
Oconomowoc School Apts	Oconomowoc	WI	55	Adaptive Reuse/Historic
Nicolet Townhomes	De Pere	WI	60	New Construction
Anthem Luxury Living	Oshkosh	WI	80	New Construction
Mercantile Lofts	Milwaukee	WI	36	Adaptive Reuse/Historic
Shoe Factory Lofts	Milwaukee	WI	55	Adaptive Reuse/Historic
The Rivers - Phase II	Oshkosh	WI	40	New Construction
Woolen Mills Lofts	Appleton	WI	60	Adaptive Reuse/Historic
Century Building	Milwaukee	WI	44	Adaptive Reuse/Historic
Cranberry Woods Townhomes	Wisconsin Rapids	WI	40	New Construction
Bayside Senior Apartments	Oconto	WI	42	New Construction
Whispering Echoes Townhomes	Winneconne	WI	28	New Construction
<u>Under Construction</u>				
Arbor Terrace	Wisconsin Rapids	WI	40	New Construction
Regency Place	Little Chute	WI	40	New Construction
Crescent Lofts	Appleton	WI	69	Adaptive Reuse/Historic

Total Units

919

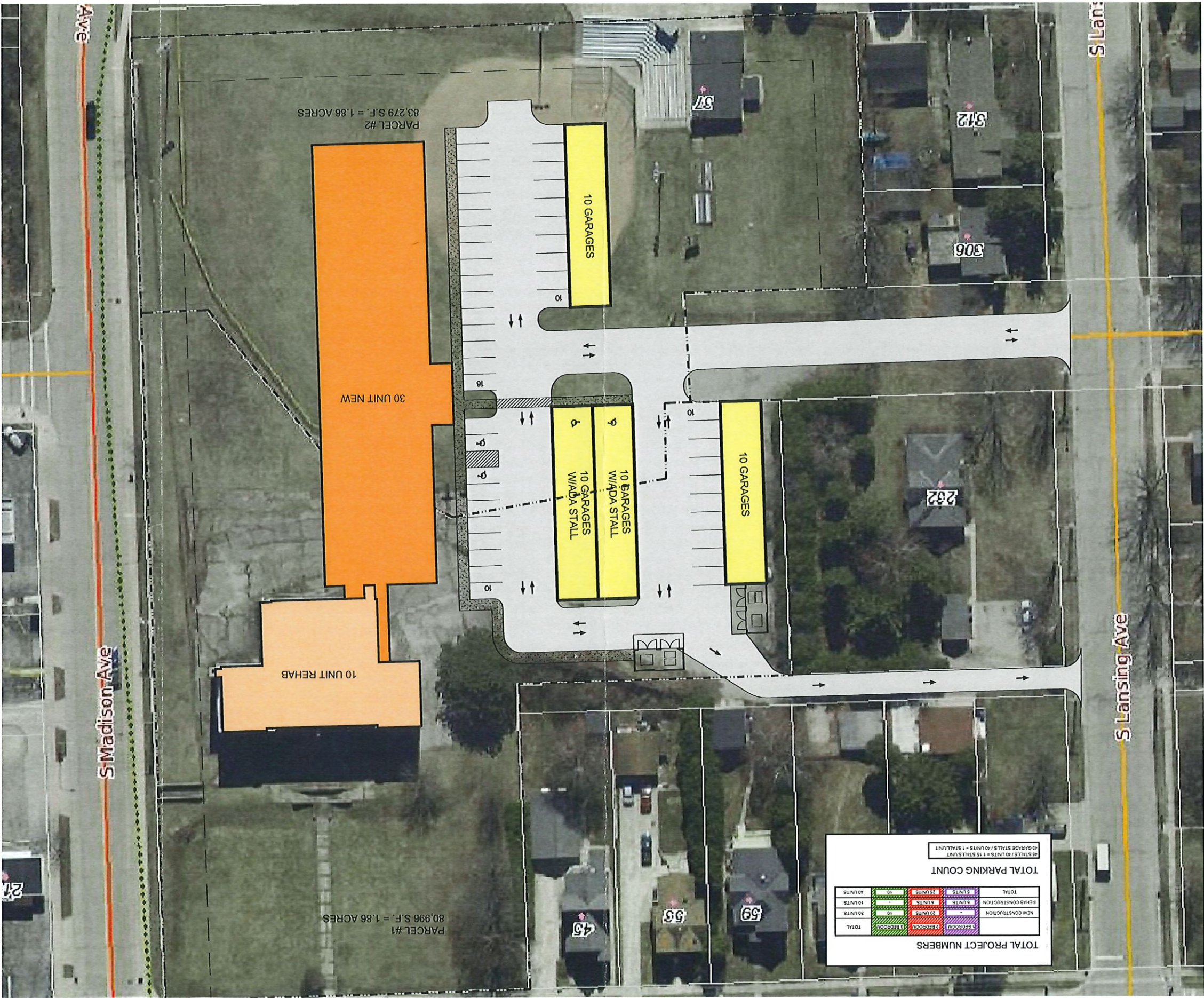
Northpointe Development
West Side School Lofts



Alley

W Redwood St
right of way

Proposed West Side
School Lofts
property



TOTAL PROJECT NUMBERS			
TOTAL	NEW CONSTRUCTION		REHAB CONSTRUCTION
	BEDROOM	BEDROOM	
30 UNITS	10	20 UNITS	5 UNITS
10 UNITS	0	5 UNITS	5 UNITS
40 UNITS	10	25 UNITS	10
TOTAL PARKING COUNT			
40 STALLS / 40 UNITS = 1 STALL/UNIT			
40 GARAGE STALLS / 40 UNITS = 1 STALL/UNIT			

PARCEL #2
83,279 S.F. = 1.86 ACRES

PARCEL #1
80,996 S.F. = 1.86 ACRES

30 UNIT NEW

10 UNIT REHAB

10 GARAGES

10 GARAGES

10 GARAGES
W/ADA STALL

10 GARAGES
W/ADA STALL

A0.0

SHEET NUMBER

1914020

JOB NUMBER

PRELIMINARY DATES
MAR. 14, 2019
APR. 5, 2019
MAY 6, 2019
MAY 9, 2019

NOT FOR CONSTRUCTION

PROVISIONAL STATE

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

PROJECT INFORMATION

ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan
100 Cambridge Drive
Fond Du Lac, WI 54935
Phone: (920) 935-5100
www.excelengineers.com



ARCHITECTURAL SITE PLAN

EXAMPLE PHOTOS OF HISTORIC SCHOOL APARTMENTS



NORTHPOINTE DEVELOPMENT
WEST SIDE SCHOOL LOFTS

EXAMPLE PHOTOS OF HISTORIC SCHOOL APARTMENTS



NORTHPOINTE DEVELOPMENT
WEST SIDE SCHOOL LOFTS

EXAMPLE PHOTOS OF HISTORIC SCHOOL APARTMENTS



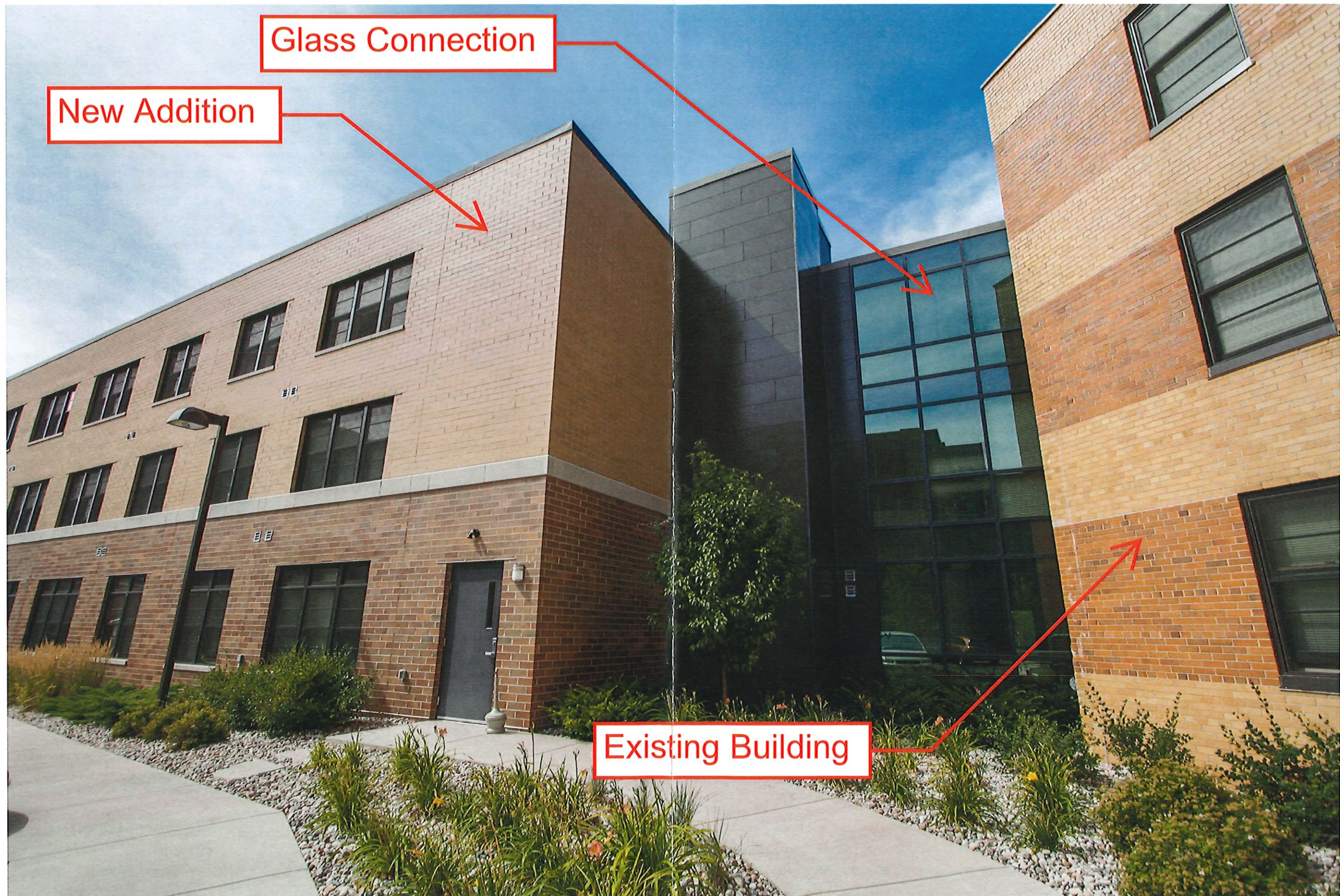
NORTHPOINTE DEVELOPMENT
WEST SIDE SCHOOL LOFTS

EXAMPLE PHOTOS OF HISTORIC SCHOOL APARTMENTS

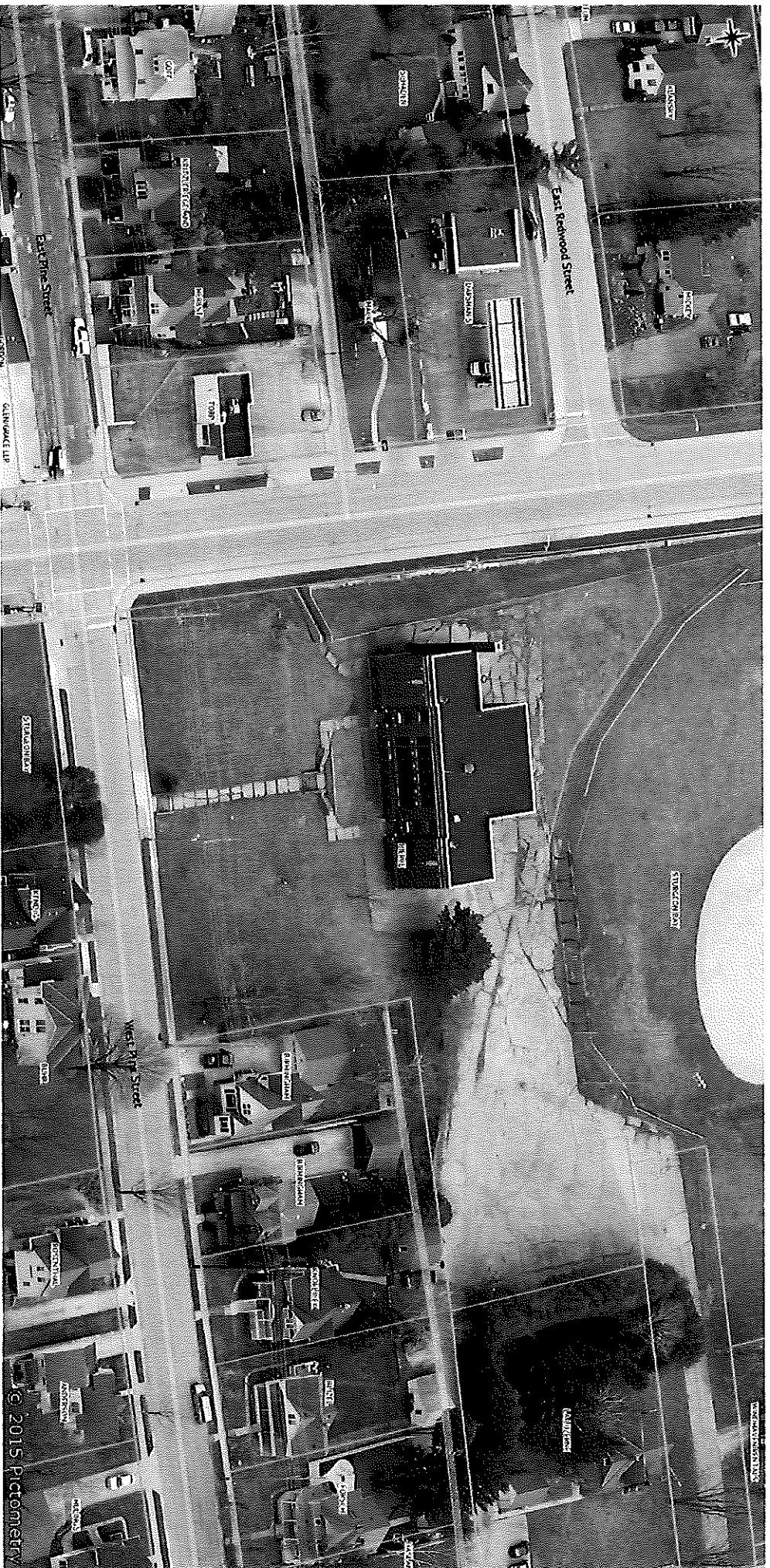


NORTHPOINTE DEVELOPMENT
WEST SIDE SCHOOL LOFTS

EXAMPLE OF NEW APARTMENT & CONNECTION TO AN EXISTING BUILDING



NORTHPOINTE DEVELOPMENT
WEST SIDE SCHOOL LOFTS



04/25/2015

This West Waterfront Redevelopment AdHoc Recommendation Plan can be viewed at the City's website www.sturgeonbaywi.org located at the bottom of the page under Latest news or go to the following link:

<https://www.sturgeonbaywi.org/wp-content/uploads/2019/07/West-Waterfront-Redevelopment-Recommended-Plan-by-ad-hoc-committee.pdf>



MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: July 9, 2019
Subject: Consideration of Pavement Requirements Code Text Amendment

Plan Commission discussed the pavement requirements for uses that are seasons and uses set far off the road. It was requested that staff come back with some options. As good practice, staff reviews other codes within the region to see how our code compares and if there are any other options to consider. We've reviewed many zoning codes within the state and found that Sturgeon Bay's code comparable to all other codes. All communities reviewed require all driveways and parking areas to be paved. In most cases other codes went into greater detail about the type of surface, thickness, and load capacity. There was one zoning code that allowed gravel type surfaces if approved by Plan Commission.

There are several options for adjusting the requirement to pave parking areas that the Plan Commission could consider. These include:

1. Exempt seasonal/occasional use. Business or uses that operate not more than a certain number of days (e.g. 180 days) out of a calendar year could be exempted from the paving requirement.
2. Exempt small parking areas. Parking areas with 5 spaces or less would be exempted from the paving requirement. A different number of spaces could be used instead, but the 5 spaces is suggested because that is the threshold where landscaping requirements kick in. Another option is to do 4 spaces which would be based off the minimum requirement for duplexes, since paving is not required for two-family dwellings.
3. Only require the paving for the parking spaces and drive aisles that are required by the zoning code. Excess parking wouldn't have to be paved. The zoning code requires a minimum number of spaces to be provided, but many businesses provide more than that. The code could allow the excess spaces to be unpaved.
4. Exempt parking areas that have low volume of use. For example, parking areas/drive aisles for storage units that don't see much traffic perhaps could be graveled. It might be difficult to define specific uses to exempt so this exemption could be a plan commission determination upon petition.
5. Exempt parking areas based upon location on the lot. The code could exempt a percentage of the parking area if it is located such that it would not be visual, have noise or dust issue. For instance, if a portion of the parking area was at the rear of the building with good separation/buffering from adjoining property, that portion could be graveled. This would most likely be a plan commission determination.
6. Make no changes to the code. Continue to require paving of all parking areas (except for single-family and two-family dwellings) and let the variance procedure handle any instances of hardship or practical difficulties.

The Plan Commission has the ability to recommend any of the option as is or with changes. There is no obligation to make a recommendation if the Plan Commission doesn't believe a change is necessary.

OPTION 1

20.31 - Off-street parking requirements.

- (4) *Design.* All parking spaces and access driveways shall meet the following requirements:
- (a) *Size.* Each required parking space shall be a minimum of nine feet in width and 18 feet in length, exclusive of access drives or aisles, ramps or internal moving lanes.
 - (b) *Surfacing.* Except for parking spaces and access driveways which serve single-family or two-family dwellings, all parking spaces and access driveways shall be paved or otherwise surfaced with an all-weather surface within 12 months after occupancy. Any heavy equipment vehicular storage areas (such as those associated with truck terminals and contractor's garages) which are not open to the general public need not be paved, although said areas must be maintained in a durable and dustless condition. Any access driveway from a public street to such storage areas shall be paved with asphaltic, bituminous, or concrete surfacing. *Access driveways and parking lots serving seasonal uses which operate no more than 180 days out of a calendar year shall be allowed to surface the parking area with compact stone or gravel as long as said surface is maintained. Concrete aprons shall extend an additional 5 feet past any sidewalk improvements to provide a buffer from pedestrian improvements.*

OPTION 2

20.31 - Off-street parking requirements.

- (4) *Design.* All parking spaces and access driveways shall meet the following requirements:
- (a) *Size.* Each required parking space shall be a minimum of nine feet in width and 18 feet in length, exclusive of access drives or aisles, ramps or internal moving lanes.
 - (b) *Surfacing.* Except for parking spaces and access driveways which serve single-family or two-family dwellings, *and parking areas with 5 spaces or less*, all parking spaces and access driveways shall be paved or otherwise surfaced with an all-weather surface within 12 months after occupancy. Any heavy equipment vehicular storage areas (such as those associated with truck terminals and contractor's garages) which are not open to the general public need not be paved, although said areas must be maintained in a durable and dustless condition. Any access driveway from a public street to such storage areas shall be paved with asphaltic, bituminous, or concrete surfacing.

OPTION 3

20.31 - Off-street parking requirements.

(4) *Design.* All parking spaces and access driveways shall meet the following requirements:

(a) *Size.* Each required parking space shall be a minimum of nine feet in width and 18 feet in length, exclusive of access drives or aisles, ramps or internal moving lanes.

(b) *Surfacing.* Except for parking spaces and access driveways which serve single-family or two-family dwellings, all parking spaces and access driveways required in this chapter shall be paved or otherwise surfaced with an all-weather surface within 12 months after occupancy. Any heavy equipment vehicular storage areas (such as those associated with truck terminals and contractor's garages) which are not open to the general public need not be paved, although said areas must be maintained in a durable and dustless condition. Any access driveway from a public street to such storage areas shall be paved with asphaltic, bituminous, or concrete surfacing.

OPTION 4

20.31 - Off-street parking requirements.

(4) *Design.* All parking spaces and access driveways shall meet the following requirements:

(a) *Size.* Each required parking space shall be a minimum of nine feet in width and 18 feet in length, exclusive of access drives or aisles, ramps or internal moving lanes.

(b) *Surfacing.* Except for parking spaces and access driveways which serve single-family or two-family dwellings, all parking spaces and access driveways shall be paved or otherwise surfaced with an all-weather surface within 12 months after occupancy. Any heavy equipment vehicular storage areas (such as those associated with truck terminals and contractor's garages) which are not open to the general public need not be paved, although said areas must be maintained in a durable and dustless condition. Any access driveway from a public street to such storage areas shall be paved with asphaltic, bituminous, or concrete surfacing. Compact stone or gravel may be used based on location and volume of traffic by approval of the Plan Commission.