

AGENDA
CITY OF STURGEON BAY
CITY PLAN COMMISSION
Wednesday, February 19, 2020
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 January 15, 2020.
4. Consideration of: Planned Unit Development for (PUD) for Jeff Jahnke
 (Cherryland Properties) to develop a mixed-use building,
 located at 145 S. Neenah Avenue.
5. Consideration of: Modification of Final Planned Unit Development for
 Door County Maritime Museum, 120 N. Madison Avenue.
6. Comprehensive Plan Update:
 1. Target Area Workshop Review
 2. Survey Review
 3. Existing Condition Data
 4. Vision Graphic
7. Public comment on non-agenda Plan Commission related items.
8. 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

2/14/20
3:30 p.m.
CN

CITY PLAN COMMISSION
Wednesday, January 15, 2020

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 Debbie Kiedrowski, Jeff Norland, David Ward, Dennis Statz, Mark Holey, and Kirsten Reeths were present. Absent: Member David Hayes. Also present were Alderperson Gary Nault, City Administrator Josh Van Lieshout, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, Community Development Secretary Cheryl Nault, and several members of the public.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from December 18, 2019.
4. Planned Unit Development for (PUD) for Jeff Jahnke (Cherryland Properties) to develop a mixed-use building, located at 145 S. Neenah Avenue.
Presentation:
Public Hearing:
Consideration of:
5. Consideration of: Tourist Rooming House regulations.
6. Comprehensive Plan Update.
7. Public comment on non-agenda Plan Commission related items.
8. Adjourn.

All ayes. Carried.

Approval of minutes from December 18, 2019: Moved by Mr. Holey, seconded by Mr. Norland to approve the minutes from December 18, 2019. All ayes. Carried.

Planned Unit Development for (PUD) for Jeff Jahnke (Cherryland Properties) to develop a mixed-use building, located at 145 S. Neenah Avenue:

Presentation: Jeff Jahnke, 1107 Twin Harbor Dr., Winneconne, WI, stated that he is the owner of the property at 145 S. Neenah Avenue. He also owns other parcels in the City.

Mr. Jahnke had presented plans to the Plan Commission last July and since then he was told by the American Transmission Company (ATC) that his plans had to be revised due to existing transmission lines. The revised plan includes a duplex with an office space. Both apartments would contain three bedrooms, with attached garages. The office space would be located on the lower level.

Dan Meissner, architect for the project, was then introduced by Mr. Jahnke.

Mr. Olejniczak stated that a Planned Unit Development (PUD) is a special zoning district, with an underlying zoning district, designed for a specific project. This project involves a single lot and a single building. The lot is very small and it would be very difficult to redevelopment it without obtaining several variances or other type of approvals. With a PUD the City can adjust the requirements, such as setbacks, density, and uses to a specific property. With the conceptual review done last July, he is now asking for a preliminary/final approval. Everything required has been submitted. There must be a unanimous vote in order to act on this proposal at this meeting.

Mr. Sullivan-Robinson stated that the property is currently zoned single-family residential (R-2). Under the Comprehensive Plan Future Land Use Map, this area is designated as transitional commercial. There are residential homes and other commercial property surrounding this parcel. This project is overall compliant with the Comprehensive Plan, as well as the housing study by providing more renter occupied housing. Some of the key issues for this development are parking. For the residential uses, it is required to have two parking spaces per unit.

Under the C-5 (mixed commercial-residential) zoning, three parking spaces would need to be provided for the commercial use. Based on the site layout, the property owner is unable to provide the parking spaces. The Commission can let the zoning regulations govern the parking requirements or grant a deviation.

Mr. Sullivan-Robinson also stated that in the C-5 district there is a 50/50 ratio between commercial and residential uses. As far as building setbacks, the building is encroaching on most of the setbacks. Stormwater management codes must also be met. A rain garden would be needed. An ADA compliant handicap ramp will run along the front of the house to the existing pedestrian facilities. The Commission can approve the PUD as presented, approve with conditions, or deny it. This would be a recommendation to Council.

Mr. Olejniczak mentioned the changes between the concept plan and the final plan because of the conflict with the transmission lines. But, he thought with Mr. Jahnke's current plan it looked more residential and fits better in the neighborhood.

Mr. Jahnke stated that he would like to have the project completed by spring of 2021. As far as materials, the siding would be maintenance free cementitious plank style siding.

Mr. Olejniczak stated that the alley is 16 feet wide plus a 5-foot setback. He suggested that widening the garage doors may help with turning in and out of the garage.

Mr. Statz would like to see double-hung windows instead of casement. This project will also be reviewed by the Aesthetic Design & Site Plan Review Board.

Public Hearing: Mayor Ward opened the public hearing at 6:26 p.m.

The following citizens spoke in favor of the project, but had concerns of parking and stormwater management: Jeff Tebon, 63 E Oak Street; David Haslam, 155 S Neenah Avenue; Nathan Haslam, 179 N 9th Avenue; and Chris Kellems, 120 Alabama Street.

Architect Dan Meissner stated that stormwater is always a concern and the direction can be controlled.

There was no written correspondence. The public hearing was declared closed at 6:45 p.m.

Consideration of: After a short discussion, it was moved by Ms. Reeths, seconded by Ms. Kiedrowski to vote on this item at this meeting. Motion failed, with Mayor Ward, Ms. Reeths, and Ms. Kiedrowski voting aye and Mr. Holey, Mr. Statz, and Mr. Norland voting no. (Must have unanimous vote to pass.)

This item will come back to a future meeting.

Consideration of: Tourist Rooming House regulations: Mr. Olejniczak stated that this has been brought back from the December meeting where the Commission asked for a clarification of a number of items regarding the way the City regulates short-term rentals.

Various information from the City Attorney was received, as well as from staff. The City Attorney advised against grandfathering existing licensed tourist rooming houses if the City elects to prohibit short-term rentals of 6 days or fewer. He also advised not setting a cap on the number of licenses for 7 days or longer. Under 7-day rental periods would run into equal protection concerns. Also, enforcing a 7-day rental period would be very difficult and intrusive if they only wanted to rent for 2 days.

Mr. Olejniczak offered different options regarding the regulations. Things could be left as they are being regulated currently. More regulations could be added, such as stronger parking requirements, occupancy limitations, insurance requirements, etc. There is also the Madison approach where just a room is rented out and not the whole house. Rentals without the owners present would be limited to 30 days in a year if you would rent for less than a 7 day period. Another option is weekly rental only. A further option is the maximum restriction where you have to rent for 7 days or longer and only for 180 days in a calendar year. You can also just regulate by zoning district.

Mr. Sullivan-Robinson added that out of the approximate 50 current tourist rooming house permits, only three of the owners live in part of the house that they are renting. The other 47 rent out the whole house. He discussed the charts provided by the Door County Tourism Zone relating to lodging types.

Ms. Reeths stated that for the safety of the people that rent the TRH and the people that own them, she wondered if it could be added that the fire department inspect them once a year. Mr. Sullivan-Robinson responded that the Fire Dept. does not inspect residential properties, so this would be a new territory.

Mr. Sullivan-Robinson stated that new permits are decreasing, renewal permits are rising, and discontinued permits are rising.

Ms. Kiedrowski and Mr. Holey agreed that with no issues that this should be passed on for now and reviewed again in a couple of years.

Ms. Reeths said in defense of families, they shouldn't be restricted from having a 2-day vacation.

Mr. Statz there are problems all over the world with this. It is causing a shortage of housing around the area. It will eventually work its way through. The only thing that could potentially make sense is regulate by zoning and allow it throughout the City and put the 180 day maximum rental in residential areas.

Mr. Norland agreed with Mr. Statz, but thought that it could be combined with the Madison approach.

Mr. Sullivan-Robinson will obtain information on how many days a year units are rented.

Mayor Ward said this item is not ready to be acted upon.

Comprehensive Plan Update: Mr. Olejniczak referred to a memo and map from Vandewalle & Associates regarding focus areas that should be included in the Comprehensive Plan. Members were asked to indicate three of the proposed areas that they felt should include more detailed concept plans.

It was the consensus of the members that the Downtown area and Downtown/West Waterfront were two of the top areas for more detail, followed by Egg Harbor Road from the former Hardees building to the former K-Mart building, and West Boatworks focusing on the Sturgeon Bay Yacht Club and the E Dock.

In addition, Ms. Reeths talked about expanding the Industrial Park to fit in the Clay Banks Road area.

Mr. Norland added that a traffic problem is the issue at the intersection of Clay Banks Road and the highway. The intersection needs to be improved and then decide what to do.

Mr. Olejniczak will provide the feedback from the members to Vandewalle & Associates.

Mr. Olejniczak stated that the Community Survey was closed on January 10th. There were 197 responses. There were many comments given from what people like about Sturgeon Bay to what they feel is needed. Complete results were emailed to the members. Vandewalle & Associates plan on holding another community workshop in February.

Public comment on non-agenda Plan Commission related items: Jennifer Bacon, 728 Georgia Street, commended the Commission and stated that the members were very civil.

Adjourn: Moved by Ms. Reeths, seconded by Mr. Norland to adjourn. All ayes. Carried. Meeting adjourned at 7:41 p.m.

Respectfully Submitted,
Cheryl Nault 
Community Development Secretary



ADDENDUM

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: February 14, 2020
Subject: 145 S. Neenah Ave PUD

At the previous Plan Commission meeting, a public hearing was held as required by the Planned Unit Development process for a mixed-use redevelopment project located at 145 S Neenah Ave. There were some concerns from the adjoining neighbors that warranted some addition review. City staff and the developer held a meeting with those neighbors and resolved those issues to a reasonable degree. Those changes are reflected in the project plans.

To summarize, the issues were snow storage, parking / access, and stormwater management. In response, the following changes were made:

1. The outdoor parking space has been widened to 10 feet.
2. The 8 ft. and 16 ft. garage doors have been widened to 10 ft. and 18 ft.
3. Plants have been removed from the north side of the property.
4. The rain garden was replaced with swales to be located at the southeast and southwest corners.
5. The concrete patio was replaced with pavers.

This project plan was also reviewed by the Aesthetic Design and Site Plan Review Board. Overall, the committee was supportive of the project, but additional they will need to review an updated plan with more details before granting an approval. The developer will need to go back to this committee after a PUD is granted.

Staff recommendation is to approve the PUD plan as proposed with the following conditions:

1. The underlying zoning district shall be C-5 (Mixed Commercial and Residential).
2. Final approval of the stormwater management plan by the City Engineer.
3. Final approval from the Aesthetic Design and Site Plan Review Board.

Executive Report Planned Unit Development - 145 S Neenah Ave

Summary: Jeff Jahnke is petitioning the City to rezone his property to Planned Unit Development (PUD). The subject property is located at 145 S Neenah Avenue; parcel # 281-46-65011901, and is zoned R-2 (Single-Family Residential Higher Density). If approved, the property would be redeveloped into a two-story building containing one office space and two 3-bedroom apartments with attached garages.

PUD Required: The rezoning is necessary because the current zoning classification does not allow mixed-use developments. In addition, this project needs deviation from the zoning ordinance for setbacks, and for the residential space exceeding 50 percent of the overall usable floor area of the building. PUD's are special zoning districts in which the allowed use(s) and district requirements are unique to, and based upon, the specific development proposal. PUD's allow for flexibility of standard development requirements, but also require a greater degree of scrutiny by the City prior to approval.

Existing Site Conditions: This property is 4,750 square feet. Based on the current code, it is a substandard sized lot, but is grandfathered and is therefore buildable. The property is relatively flat with a declining elevation to the northeast. It contains a two-story single-family dwelling with a detached accessory building accessible from the alley. These buildings are in poor condition based on past inspections. Along the east property line are high voltage American Transmission Company electric lines from which a building setback is required.

The subject property is bordered by R-2 on two sides and C-2 Central Business District zoning on two sides. The property to the north contains Culligan Plumbing . To the east are Sawyer Park and Roen Salvage Company. To the south and west are two-family residential dwellings.

Comprehensive Plan: The Future Land-Use plan and map for Sturgeon Bay has the subject property designated for a transition commercial type use. Transitional Commercial is defined as the area intended to provide lower density and neighborhood commercial uses proximate to a residential area. It also can provide transitions between commercial and residential uses or provide areas where a mixing of commercial and residential uses is deemed appropriate.

The Housing Chapter describes goals, objectives and policies with regard to future growth and development decision-making as follows:

- Provide a range of housing choices that meet the needs of persons in all income levels and age groups and persons with special needs.
- Maintain or rehabilitate the existing housing stock.
- Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.

- Develop mixed-use projects along major corridors and downtown to provide housing choices.
- Protect the residential feeling of existing neighborhoods.
- Encourage new and infill development that is complementary to the scale and character of the surrounding residential uses including conversions from single-family to two-family along commercial corridors.

The Economic Development Chapter describes goals, objectives and policies with regard to the future growth and development decision-making as follows:

- Continue to improve and develop downtown Sturgeon Bay as the City's mixed-use and multipurpose center.
- Encourage high quality, mixed-use development along major commercial corridors as designated on the future land-use map.
- Identify areas where housing can be integrated into commercial districts and corridors.

Door County Housing Study: The 2019 Housing Study demonstrated a deficit and future need for renter-occupied housing units. This development will have a positive effect on those the issue identified within that study.

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

Proposed Uses: The project consists of two 3-bedroom apartments with an intended use of long-term/short-term rentals and one office unit.

Building Design: The exterior of the building will be sided with a yellow tented lap siding with white trim boards. The roofs have a combination of dimensional shingles and prefinished metal roof panels. The architecture of this building illustrates more of a commercial box-like shape with residential elements. The building conforms to the general design standards of the code. The project will need to be reviewed by the Aesthetic Design and Site Plan Review Board.

Building Layout: The building is two stories with a partial basement. All units have a common entrance off of Neenah Ave. The second floor will contain one 3-bedroom residential unit and the first floor will consist of one 3-bedroom residential unit and one office space. Both first floor units have additional accommodations in the basement. There is one 2-car and one 1-car attached garage units accessible from the alley.

The project meets area and dimensional requirements of the zoning code, except that the building will encroach into all normal setbacks. Based upon the Mixed Commercial – Residential District (C-5) buildings are required to be 20 feet from the right-of-way line, 8 feet from the side yards line, 25 from the rear lot lines. Staff is supportive of this deviation since the proposed project is less impactful than the existing buildings.

Within the proposed district, residential uses in conjunction with a commercial use are not allowed to exceed 50 percent of the combined floor area of all principal buildings within the lot. Since the residential space exceeds 50 percent of the total floor area a deviation is necessary. Staff is also supportive of this deviation because this remains a low impact development. In addition, since both 2-family dwellings and office uses are allowed in the mixed-use district, it makes sense to allow the two uses together. If the City is comfortable with the proposed plan then deviations can be made as part of the PUD ordinance.

Driveway Access: The development will continue to be accessed off of the alley between Pine Street and Oak Street. The existing driveway will be replaced with a new asphalt pad leading to the garages and one outside parking space.

Parking: A total of four parking spaces are being proposed which meets the requirements of the zoning chapter. However, the garage doors and the lack of driveway space could make turning challenging.

Traffic: A traffic impact analysis is not required for this development. The City Engineer has reviewed this plan and has no issues.

Pedestrian Access: The property is connected to existing City sidewalks. The developer will extend an ADA compliant ramp from the building to the sidewalk system.

Utilities: The development will be served by existing municipal utilities on the site. Sturgeon Bay Utilities has reviewed the plan and have no issues.

Stormwater Management: the total proposed impervious surface is 3,053 square feet, which is a slight increase over current conditions. This amount does not exceed the maximum allowance, but will require an approximate 1,100 square foot rain garden to be located along the south property line. The City Engineer has reviewed preliminary plans and has given the initial approval with additional review needed at the time permits are issued.

Landscape Design: The site plan illustrates the planting of Lilac Wedgewood, Spirea, Arborvitae, and Weigela. These will be planting in various garden beds surrounding the building. The remaining green space will be planted with native grasses. The property owner will need to confirm with ATC the ability to plant shrubs/trees near those ATC lines.

Signage: No signage is proposed at this time.

Lighting: No lighting is proposed at this time.

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). Staff is satisfied that the project meets the basic criteria for Planned Unit Developments.

PUD Process: This is the combined preliminary/final review process at Plan Commission. A public hearing will occur at this meeting (January 15, 2020). This is the time where testimony is heard for the proposed project and the Plan Commission members will take that into consideration. The standard process has the decision making occur at a separate meeting. However, the Plan Commission members can decide unanimously at the same meeting as the public hearing. Regardless, a recommendation is made to Council for their consideration. If they decide to move forward with the development two readings will occur at separate meetings.

Options: The Plan Commission can recommend one of the following:

1. Approval of the PUD as presented. The recommendation would be reviewed by the Common Council at the next possible meeting.
2. Approval of the PUD with changes. The recommendation would be reviewed by the Common Council at the next possible meeting.
3. Denial of the PUD with changes. The recommendation would be reviewed by the Common Council at the next possible meeting.

Recommendation: Staff recommends approval of the PUD plans as proposed with the following conditions:

1. The underlying zoning district shall be C-5 (Mixed Commercial and Residential).
2. Final approval of the stormwater management plan by the City Engineer.
3. Final approval of the Aesthetic Design and Site Plan Review Board.

Prepared by: Christopher Sullivan-Robinson
Christopher Sullivan-Robinson
Planner / Zoning Administrator

1-10-20
Date

Reviewed by: Marty Olejniczak
Marty Olejniczak
Community Development Director

1-10-2020
Date

Reviewed by: Chad Shefchik
Chad Shefchik
City Engineer

1-10-20
Date

CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received: 12.22.19
Fee Paid \$ 425.00
Received By: Cathy N.

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: 145 S. Neenah Ave.

	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>	
	<u>Winneconne, WI 54986</u>	
City/State/Zip		
Daytime Telephone No.	<u>920-379-2353</u>	
Fax No.		

STREET ADDRESS(es) OF SUBJECT PROPERTY: 145 Neenah S. Ave
Location if not assigned a common address: _____

TAX PARCEL NUMBER(s): 281 4665011901

AREA OF SUBJECT PROPERTY AND NO. OF LOTS: 0.11 Acres 1 Lot

CURRENT ZONING CLASSIFICATION: Residential R-2

CURRENT USE AND IMPROVEMENTS: Currently property is single rental.

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: Mixed use/Transitional Commercial

WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes ☒ No ☐ Explain: Comprehensive plan has transitional commercial for this location. A mixed use of residential and commercial I believe is what is needed.

PLEASE IDENTIFY SPECIFIC PROPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A PARTICULAR LOT, LOCATION, BUILDING, ETC. New Building will have 2 - 3 Bedroom apartments, and a office/Commercial space on the first floor

CURRENT USE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:

North: Central Business - Commercial

South: Two Family

East: Open Space / Recreational

West: Two Family

COMPREHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:

North: Central Business

South: Transitional Commercial / mixed use

East: Open Space Recreational

West: Transitional Commercial / mixed use

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

Yes, Need rear set back variance to allow parking for apartments. Residential space will be more than 50% of building. This is a proposal to meet the future plan development of Sturgeon Bay.

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? NO IF YES, EXPLAIN: Not that I am aware

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.

Jeffrey A. Sahl
Property Owner (Print Name)

Jeffrey A. Sahl
Signature

12/20/2019
Date

Applicant/Agent (Print Name)

Signature

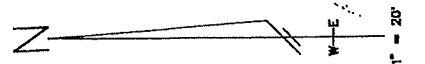
Date

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.

12.19.19
Date of review meeting

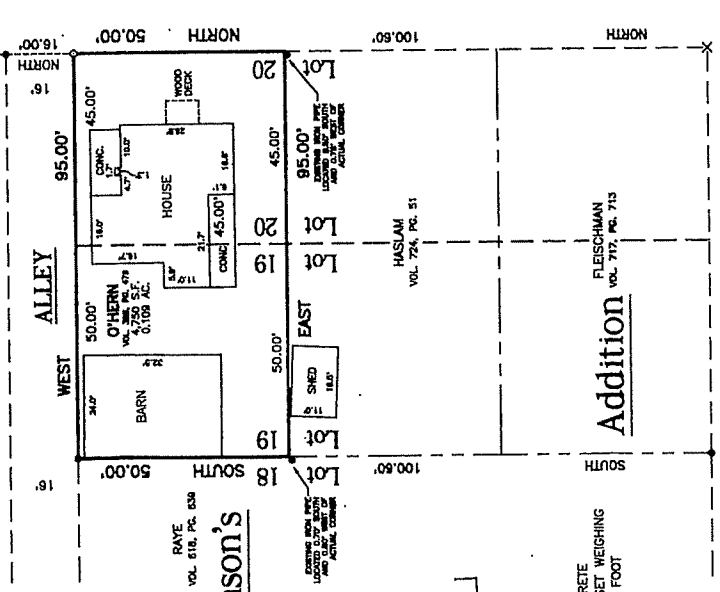
Applicant Signature

Carol Rob
Staff Signature



LEGEND

- = EXISTING IRON
- X = EXISTING "X" IN CONCRETE
- o = 1" x 24" IRON PIPE SET WEIGHMAN
- 1.13 LBS. PER LINEAL FOOT



DESCRIPTION:

The North 50.00 feet of Lots 19 and 20, Block 1, Sorenson's Addition and containing 4,750 square feet of land.
Located in Section 7, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin.

EAST PINE STREET

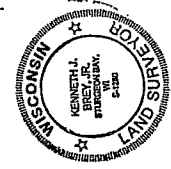
SURVEYOR'S CERTIFICATE

I, Kenneth J. Brey, Jr., registered land surveyor for Brey - Stuewe & Braun Surveys, Ltd., do hereby certify that I have surveyed the property described hereon and that the adjacent map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures, boundary fences, apparent easements, roadways and visible encroachments, if any.

This survey is made for the use of the present owners of the property and also those who purchase, mortgage or guarantee title thereto.

Dated 10-24-01

Kenneth J. Brey, Jr.
R.L.S. S-1280



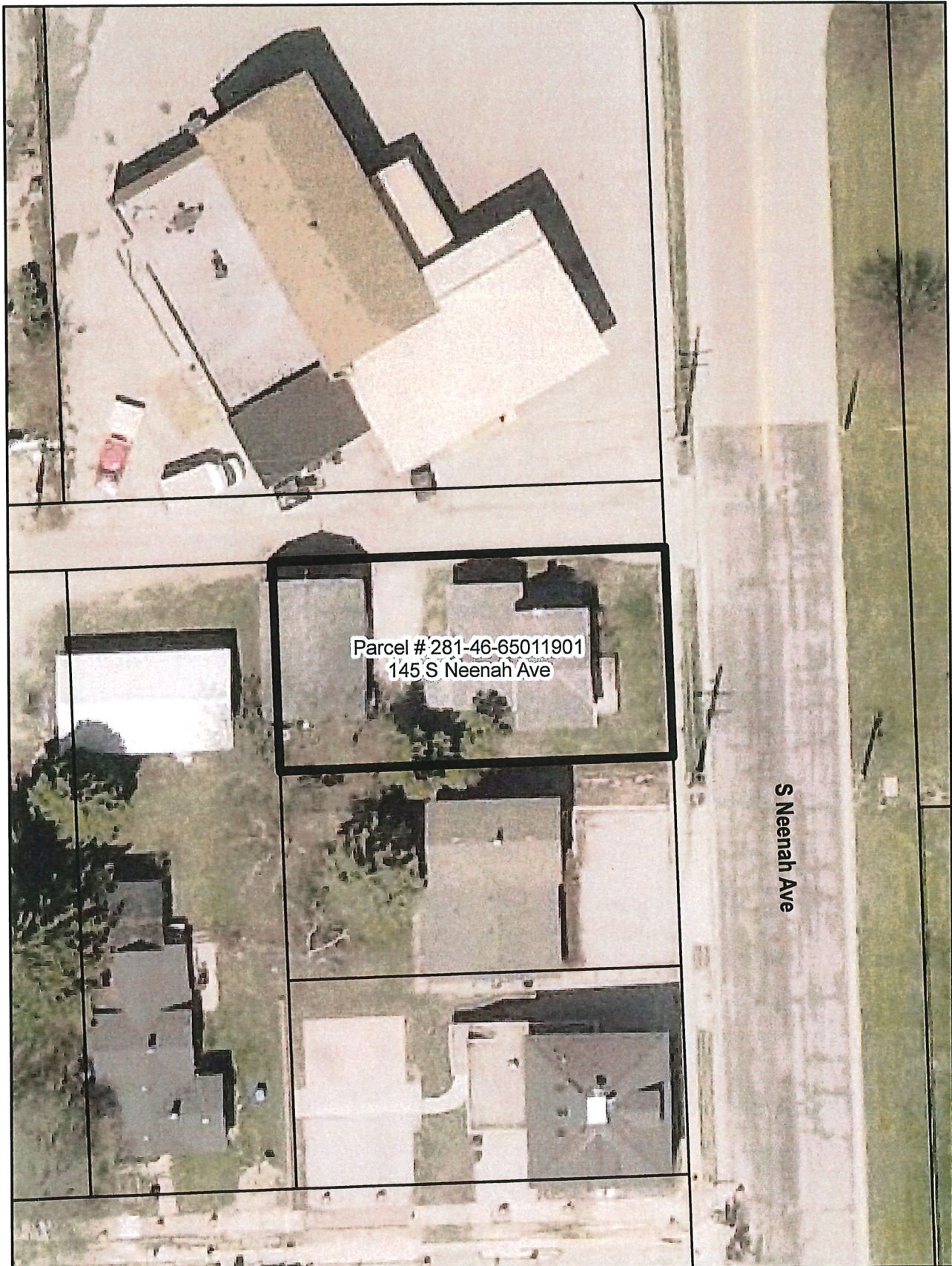
LOTS 19 AND 20, BLOCK 1, SORENSON'S ADDITION, SECTION 7, T. 27 N., R. 26 E., CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN
FOR
ROBERT O'HEARN - OWNER
BY
BREY-STUEWE & BRAUN SURVEYS, LTD.
LAND SURVEYORS
208 S. 4TH AVE.
STURGEON BAY
OCTOBER 24, 2001
D-011287

281-46-65-011901

7-20-09

Location Map

145 S Neenah Ave PUD



Parcel # 281-46-65011901
145 S Neenah Ave

S Neenah Ave



Legend

 Subject Parcel

PROPOSED OFFICE / APARTMENTS
JEFF JAHNKE
145 NEENAH AVENUE
STURGEON BAY, WISCONSIN

PROJECT INFORMATION

CODE ANALYSIS

USE AND OCCUPANCY
R-2 APARTMENTS / B-1 BUSINESS
HOURS SEPARATED
TYPE OF CONSTRUCTION:
TYPE VB - WOOD FRAME NON-PROTECTED

ALLOWABLE AREA PER FLOOR
12000 S.F. PER TABLE 503
PROJECT AREA
2204 S.F.

SPECIAL OCCUPANCY
REQUIREMENTS:

NO SPECIAL REQUIREMENTS FOR THIS PROJECT.
ALL REQUIREMENTS OF THIS CHAPTER HAVE BEEN
REVIEWED AND APPLIED TO THIS BUILDING.

OCCUPANT LOAD:

6 PER UNIT - 18 TOTAL

FIRE PROTECTION SYSTEM:
THE BUILDING IS NON-SPRINKLERED

SANITARY FACILITIES
TOILET FACILITIES PER TABLE 2002.1

FIRE FIGHTING APPLIANCES

THE BUILDING IS LIMITED IN AREA
THE FIRE LINE IS WITHIN 50' OF ALL PARTS OF THE EXTERIOR WALL
WITH A MIN. UNOBSTRUCTED HEIGHT OF 11'-0"

CONTROL AREAS

NO HAZARDOUS MATERIALS WILL BE STORED WITHIN THIS BUILDING
PER TABLE 507(1) AND 507(1.2)

ZONING
R-2 SINGLE FAMILY RESIDENCE

EXISTING BUILDING
SITE SURFACE AREAS

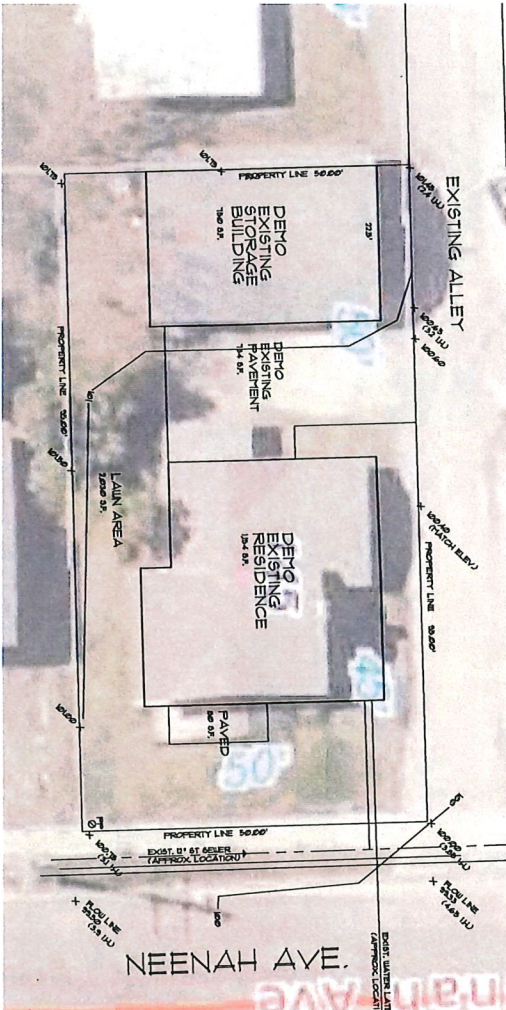
LOT AREA
BUILDING AREA
PAVED AREAS
TOTAL BUILDING + PAVED
GREEN SPACE

PROPOSED BUILDING
SITE SURFACE AREAS

LOT AREA
BUILDING AREA (INCL. WINDOW WELLS)
PAVED AREAS
TOTAL BUILDING + PAVED
GREEN SPACE

PROJECT SUMMARY

PROPOSED BUILDING WILL MAINTAIN REUSE/RECYCLING
WITHIN THEIR EXISTING BUILDING.
ALL DISTURBED AREAS OUTSIDE OF PROPOSED PAVED
AREAS WILL BE SEEDED TO PREVENT EROSION.



EXISTING SITE PLAN



DRAWING INDEX

- C10 EXISTING SITE PLAN & PROJECT INFO
- C11 PROPOSED SITE PLAN & UTILITY PLAN
- L11 LANDSCAPE PLAN
- A10 BASEMENT FLOOR PLAN
- A11 FIRST FLOOR PLAN
- A12 SECOND FLOOR PLAN
- A21 BUILDING ELEVATIONS
- A21C COLORED BUILDING ELEVATIONS

REV. FOR SITE PLAN APPROVAL
FOR SITE PLAN APPROVAL
PRELIMINARY SITE PLAN SUBMITTAL

2/14/20
12/20/19
6/10/19

Architect:

Daniel J. Meissner
AIA, LLC

1230 E. Calumet Street Appleton, WI
920.4120@302

Design Associate:

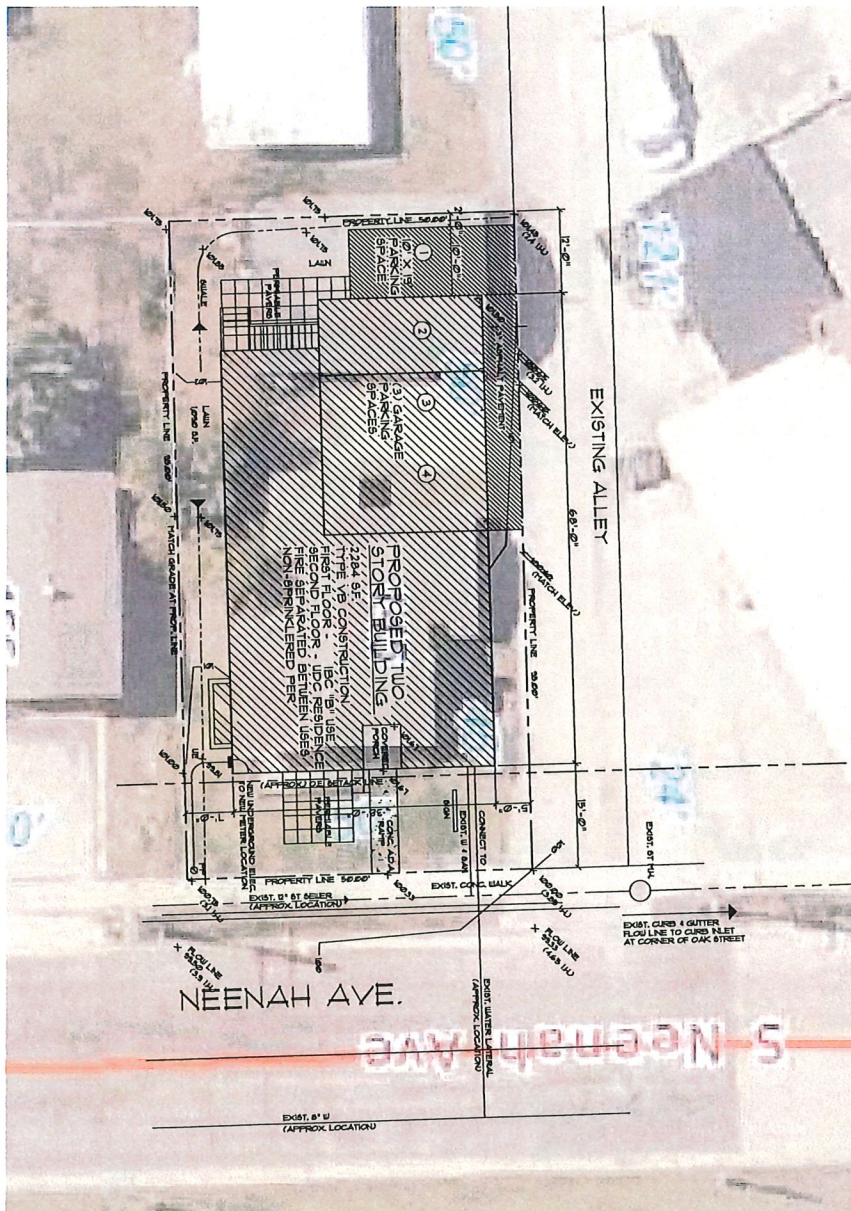
One Design & Development
315 E. KALB AVE.
GREEN BAY, WISCONSIN
920.4120@302
616.4120@302

REV. NO.	DATE	DESCRIPTION
1	2/14/20	REV. PAVEMENT AREA AND CALC.

PROPOSED APARTMENT BUILDING FOR
JEFF JAHNKE

STURGEON BAY, WISCONSIN

DATE
SHEET
PROJECT NUMBER
14011



PROPOSED SITE &
UTILITY PLAN
SCALE: 1/8" = 1'-0"

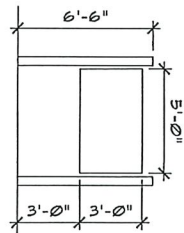


PROPOSED APARTMENT BUILDING FOR:
JEFF JAHNKE
STURGEON BAY, WISCONSIN

Architect:
Daniel J. Meissner
AIA, LLC
1230 E. Calumet Street Appleton, WI
920.428.0302

Design Associate:
Concept One Design & Development
315 E. WALSH AVE.
GREEN BAY, WISCONSIN
(920) 650-4300
info@conceptone.com

REV. NO.	DATE	DESCRIPTION
1	3/14/20	REV. PAYMENT AREA AND GATES

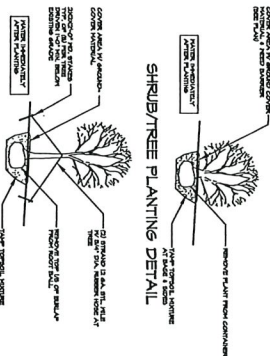


SIGNAGE NOTE:
SIGNAGE SHALL BE TO BE SUBMITTED AND APPROVED BY THE CITY OF STURGEON BAY PRIOR TO INSTALLATION.

LIGHTING SCHEDULE		
NO.	DESCRIPTION	REMARKS
1	3" H. HALL FIXTURE	SPOTS 1" TOP SHROUDED
2	3" H. RECESSED DOWN LIGHT	-
NOTES:		
FINAL LIGHTING SELECTION TO BE DETERMINED BY OWNER & SELECTED ELECTRICAL ENGINEER. ALL FIXTURES SHALL BE SUBMITTED FOR APPROVAL. ALL FIXTURES SHALL BE APPROVED BY CITY STAFF PRIOR TO INSTALLATION.		

PLANTING SCHEDULE			
NO.	QUANTITY	SIZE	COMMENTS
1	1	5"	COMMON YUCCA
2	1	5"	COMMON YUCCA
3	1	5"	COMMON YUCCA
4	1	5"	COMMON YUCCA
5	1	5"	COMMON YUCCA
6	1	5"	COMMON YUCCA
7	1	5"	COMMON YUCCA
8	1	5"	COMMON YUCCA
9	1	5"	COMMON YUCCA
10	1	5"	COMMON YUCCA

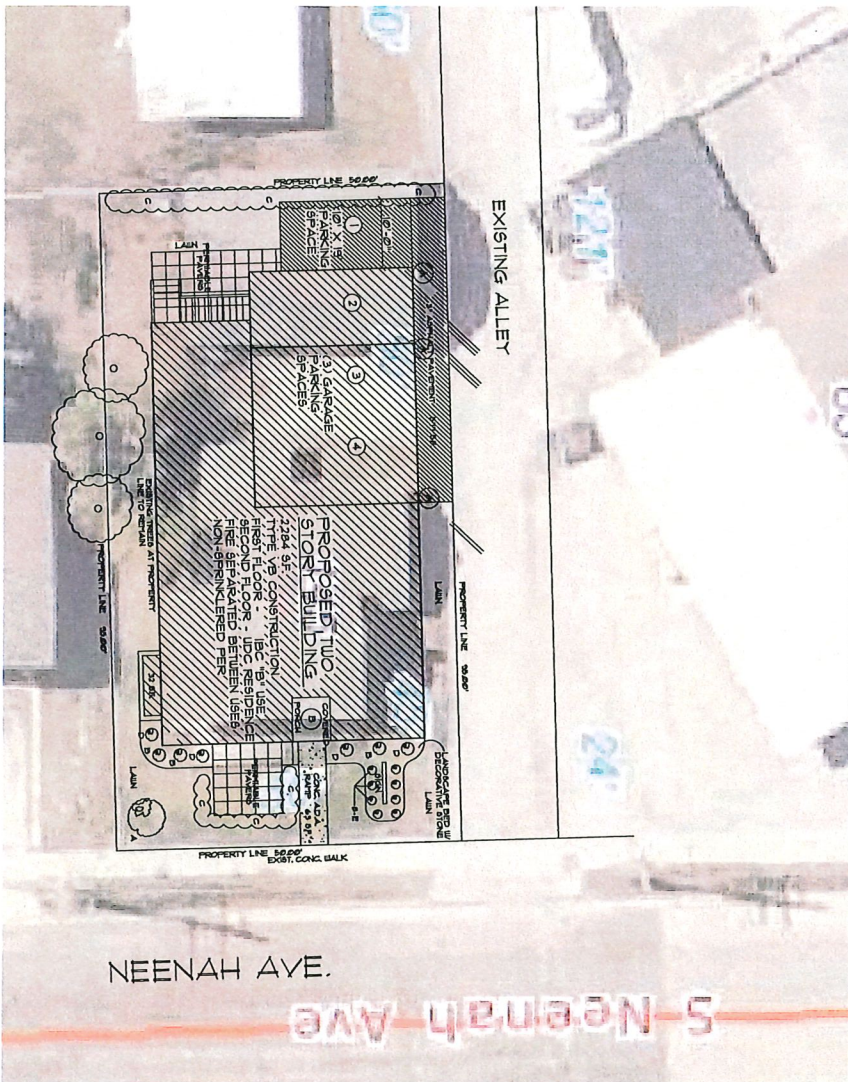
SHRUB/TREE PLANTING DETAIL



20% BLUE CHIP CENTURY BULBS
20% BLUE CHIP CENTURY BULBS
20% BLUE CHIP CENTURY BULBS
20% BLUE CHIP CENTURY BULBS
20% BLUE CHIP CENTURY BULBS
20% BLUE CHIP CENTURY BULBS
20% BLUE CHIP CENTURY BULBS
20% BLUE CHIP CENTURY BULBS
20% BLUE CHIP CENTURY BULBS
20% BLUE CHIP CENTURY BULBS

NEENAH AVE.

EXISTING ALLEY



REV. NO.	DATE	DESCRIPTION
1	2/14/20	REV. PAVEMENT AREA AND CALLS

Design Associate:
Concept One Design & Development
325 E. KALB AVE.
STURGEON BAY, WISCONSIN
(920) 893-4580
info@conceptone.com

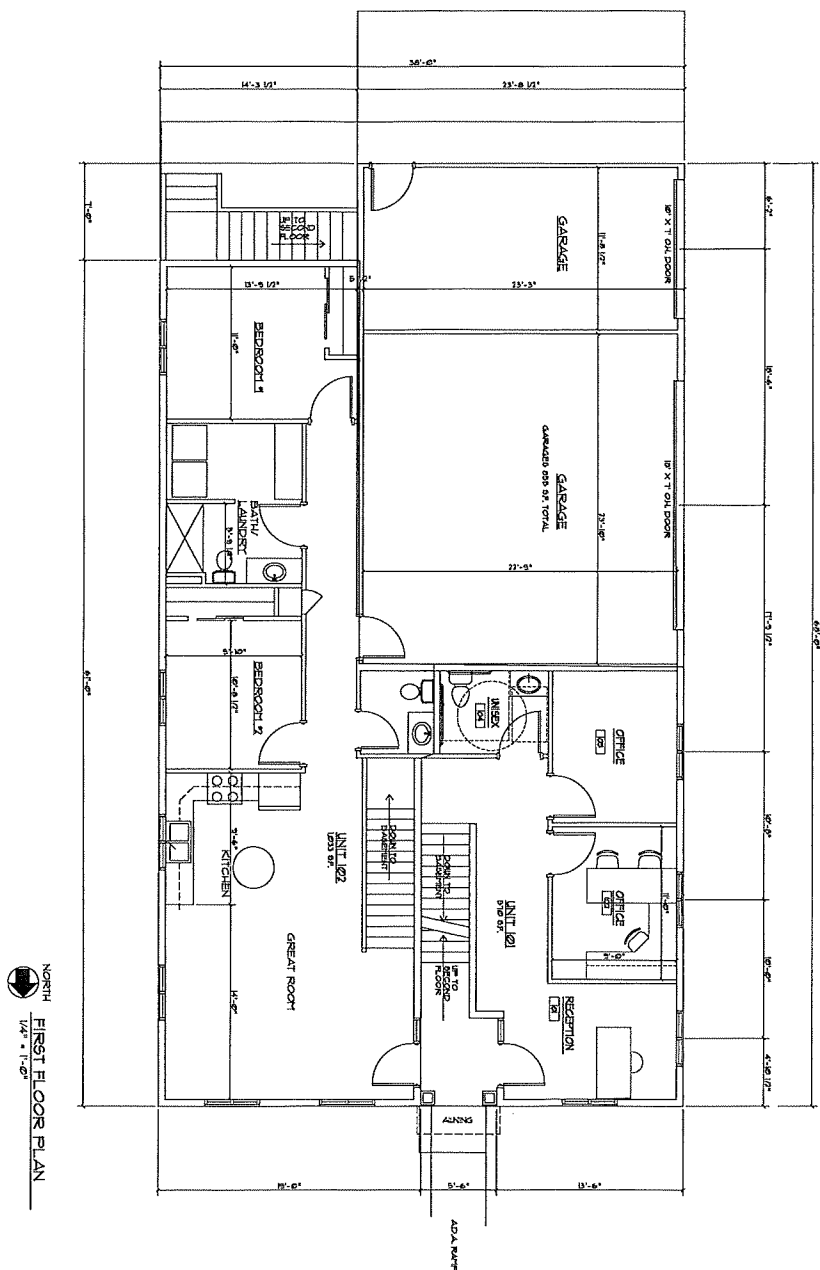
Architect:
Daniel J. Meissner
AIA, LLC
1230 E. Calmet Street Appleton, WI
920.428.0392

PROPOSED APARTMENT BUILDING FOR:
JEFF JAHNKE
STURGEON BAY, WISCONSIN

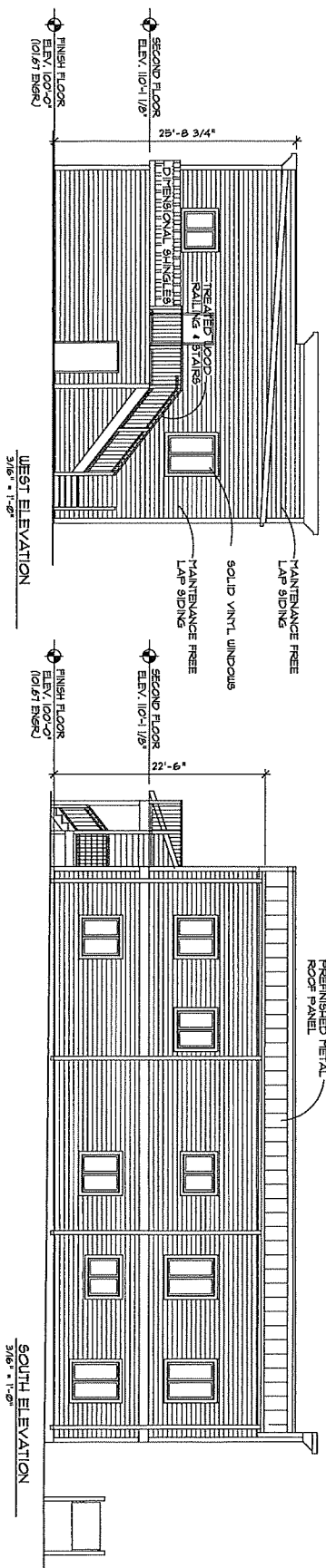
LANDSCAPE &
LIGHTING PLAN
SCALE: 1/8" = 1'-0"



DATE	ISSUED
1/10/11	1

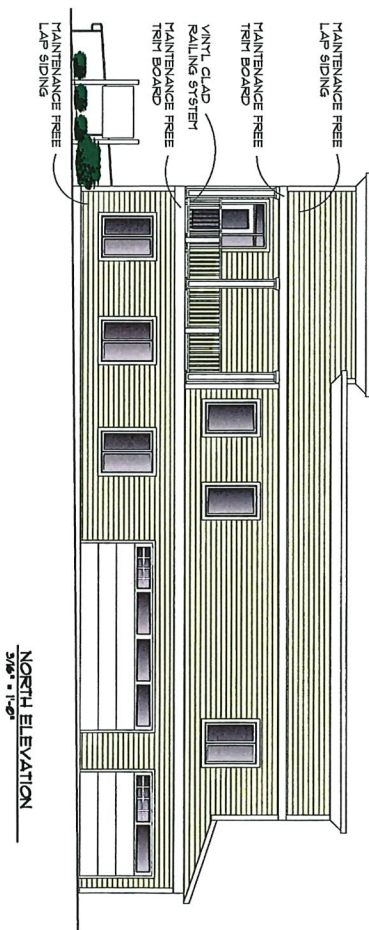
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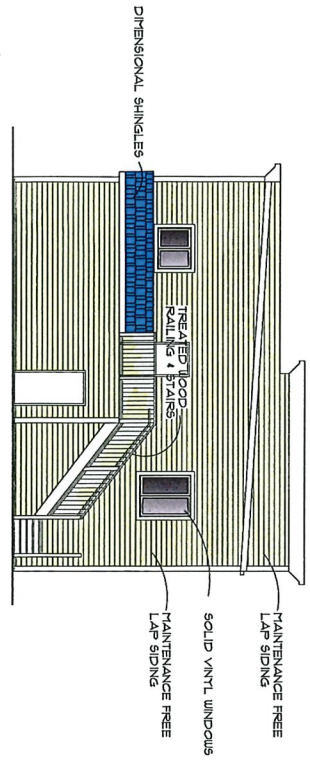




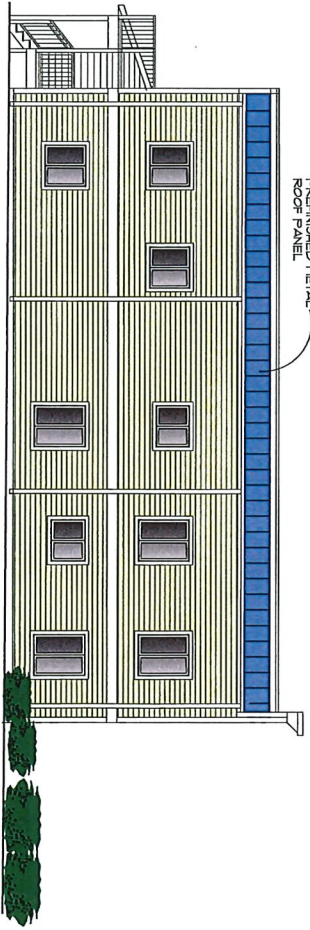
EAST ELEVATION
3/16" = 1'-0"



NORTH ELEVATION
3/16" = 1'-0"



WEST ELEVATION
3/16" = 1'-0"



SOUTH ELEVATION
3/16" = 1'-0"

Executive Summary

Modification to PUD Plan for Door County Maritime Museum – Building Addition

Background: The Door County Maritime Museum (DCMM) is requesting a modification to the Planned Unit Development (PUD) for its property at 120 N. Madison Avenue. The modification is for a two-story building addition located on the north side of the building facing Madison Ave. As described in section 20.24(6) of the zoning code, *"the Plan Commission may from time to time, approve minor changes within the project, but such changes shall not be of a nature that would affect the character and standards of the PUD."*

The current proposal would expand the footprint of the building by 234 square feet. The total floor area added is 572 square feet. The addition would be set back just over four feet from the adjacent lot line. The addition does not extend any closer to a lot line than any other portion of the building.

Within the DCMM PUD ordinance, the normal required setback along the northeast (waterfront) side of the lot is waived, subject to conformance with the final site plan. However, the setbacks along the other lot lines are required to conform to the C-2 district requirement, which is 5 feet. Thus, to accommodate the proposed addition as proposed, the PUD ordinance must be amended, which requires a public hearing and council action. Alternatively, if the proposed addition could be altered to be 5 feet from the lot line, the Plan Commission can approve the change to the change assuming the Commission agrees that the change is considered a minor modification. Staff discussed the matter with the architect and he stated he would revise the plan to conform to the 5-foot setback. If approved, this addition will also need to be reviewed by the Aesthetic Design and Site Plan Review Board.

Plan Commission Options:

1. Approve the change as a minor modification of the PUD under s. 20.24(6) of the zoning code, subject to the addition being modified to be at least 5 feet from the lot line.
2. Deny the PUD modification for the proposed building addition.

Recommendation: City staff has no objections to the proposed addition. Staff recommends approving the addition as a minor modification to the PUD, provided the applicant is able to reduce the addition to conform to the 5-foot minimum setback.

Prepared by:

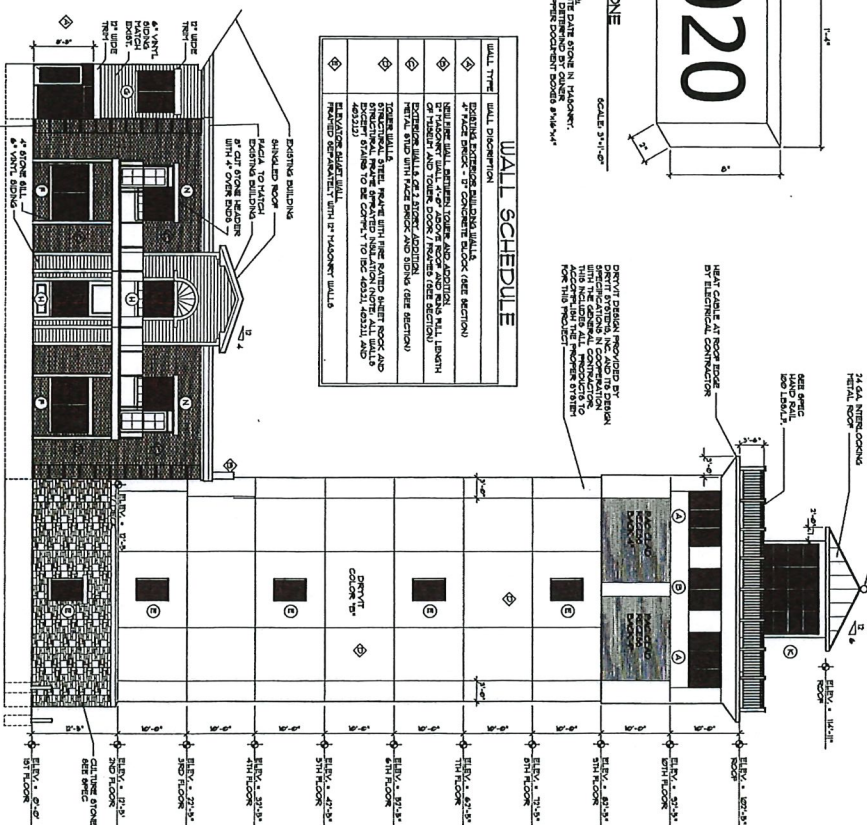

Christopher Sullivan-Robinson
Planner / Zoning Administrator

2.14.2020
Date

Reviewed by:


Marty Olejniczak
Community Development Director

2-14-2020
Date



WEST ELEVATION

NORTH ELEVATION

BALL TYPE	BALL DISPOSITION
◆	DOUBLE-DRUMMER SHOOTING BALLS
◆	7-PAZER PUCK - 7' CONCRETE BUNKER (SEE SECTION)
◆	10-PAZER PUCK - 10' CONCRETE BUNKER (SEE SECTION)
◆	12-PAZER PUCK - 12' CONCRETE BUNKER (SEE SECTION)
◆	14-PAZER PUCK - 14' CONCRETE BUNKER (SEE SECTION)
◆	16-PAZER PUCK - 16' CONCRETE BUNKER (SEE SECTION)
◆	18-PAZER PUCK - 18' CONCRETE BUNKER (SEE SECTION)
◆	20-PAZER PUCK - 20' CONCRETE BUNKER (SEE SECTION)
◆	22-PAZER PUCK - 22' CONCRETE BUNKER (SEE SECTION)
◆	24-PAZER PUCK - 24' CONCRETE BUNKER (SEE SECTION)
◆	26-PAZER PUCK - 26' CONCRETE BUNKER (SEE SECTION)
◆	28-PAZER PUCK - 28' CONCRETE BUNKER (SEE SECTION)
◆	30-PAZER PUCK - 30' CONCRETE BUNKER (SEE SECTION)
◆	32-PAZER PUCK - 32' CONCRETE BUNKER (SEE SECTION)
◆	34-PAZER PUCK - 34' CONCRETE BUNKER (SEE SECTION)
◆	36-PAZER PUCK - 36' CONCRETE BUNKER (SEE SECTION)
◆	38-PAZER PUCK - 38' CONCRETE BUNKER (SEE SECTION)
◆	40-PAZER PUCK - 40' CONCRETE BUNKER (SEE SECTION)
◆	42-PAZER PUCK - 42' CONCRETE BUNKER (SEE SECTION)
◆	44-PAZER PUCK - 44' CONCRETE BUNKER (SEE SECTION)
◆	46-PAZER PUCK - 46' CONCRETE BUNKER (SEE SECTION)
◆	48-PAZER PUCK - 48' CONCRETE BUNKER (SEE SECTION)
◆	50-PAZER PUCK - 50' CONCRETE BUNKER (SEE SECTION)
◆	52-PAZER PUCK - 52' CONCRETE BUNKER (SEE SECTION)
◆	54-PAZER PUCK - 54' CONCRETE BUNKER (SEE SECTION)
◆	56-PAZER PUCK - 56' CONCRETE BUNKER (SEE SECTION)
◆	58-PAZER PUCK - 58' CONCRETE BUNKER (SEE SECTION)
◆	60-PAZER PUCK - 60' CONCRETE BUNKER (SEE SECTION)
◆	62-PAZER PUCK - 62' CONCRETE BUNKER (SEE SECTION)
◆	64-PAZER PUCK - 64' CONCRETE BUNKER (SEE SECTION)
◆	66-PAZER PUCK - 66' CONCRETE BUNKER (SEE SECTION)
◆	68-PAZER PUCK - 68' CONCRETE BUNKER (SEE SECTION)
◆	70-PAZER PUCK - 70' CONCRETE BUNKER (SEE SECTION)
◆	72-PAZER PUCK - 72' CONCRETE BUNKER (SEE SECTION)
◆	74-PAZER PUCK - 74' CONCRETE BUNKER (SEE SECTION)
◆	76-PAZER PUCK - 76' CONCRETE BUNKER (SEE SECTION)
◆	78-PAZER PUCK - 78' CONCRETE BUNKER (SEE SECTION)
◆	80-PAZER PUCK - 80' CONCRETE BUNKER (SEE SECTION)
◆	82-PAZER PUCK - 82' CONCRETE BUNKER (SEE SECTION)
◆	84-PAZER PUCK - 84' CONCRETE BUNKER (SEE SECTION)
◆	86-PAZER PUCK - 86' CONCRETE BUNKER (SEE SECTION)
◆	88-PAZER PUCK - 88' CONCRETE BUNKER (SEE SECTION)
◆	90-PAZER PUCK - 90' CONCRETE BUNKER (SEE SECTION)
◆	92-PAZER PUCK - 92' CONCRETE BUNKER (SEE SECTION)
◆	94-PAZER PUCK - 94' CONCRETE BUNKER (SEE SECTION)
◆	96-PAZER PUCK - 96' CONCRETE BUNKER (SEE SECTION)
◆	98-PAZER PUCK - 98' CONCRETE BUNKER (SEE SECTION)
◆	100-PAZER PUCK - 100' CONCRETE BUNKER (SEE SECTION)

DATE STONE NOTED:
1. PROVIDE 3 GRANITE DATE STONE IN MASONRY.
2. LOCATION TO BE DETERMINED BY QUASER
3. PROVIDE (2) COPPER DOCUMENT BOXES 8"x16"x4"

DESIGN PROVIDED BY
DRETT SYSTEMS, INC. AND ITS DESIGN
SPECIFICATIONS IN COOPERATION
WITH THE GENERAL CONTRACTOR.
THIS INCLUDED ALL PRODUCTS TO
ACCOMPLISH THE PROPOSED SYSTEM
FOR THIS PROJECT _____

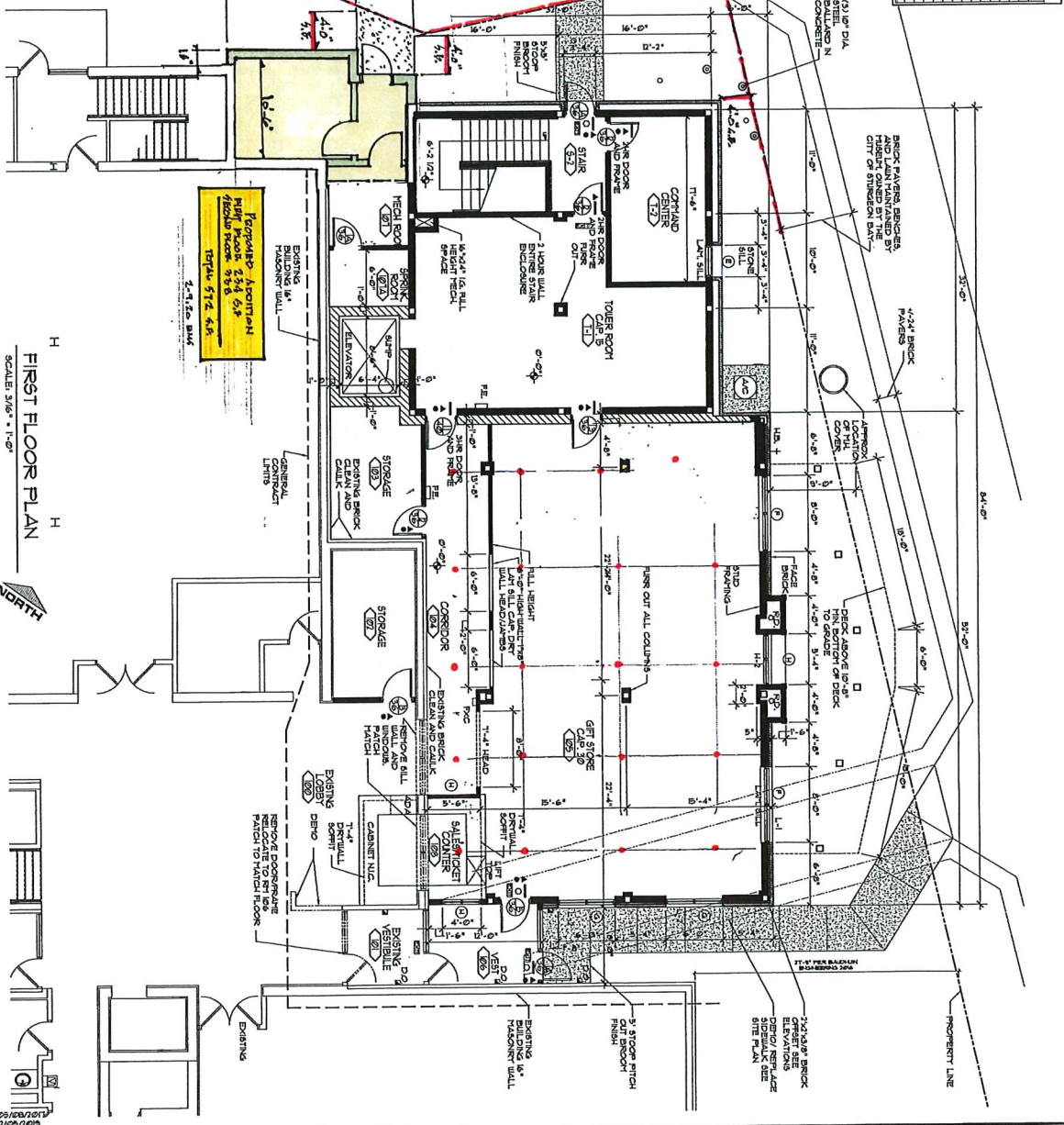
**OBSERVATION TOWER FOR:
DOOR COUNTY MARITIME MUSEUM**
120 N. MADISON AVE.
STURGEON BAY, WI 54235

BEN SCHENKELBERG
A R C H I T E C T
3309 SPUR LANE, GREEN BAY, WI 54313
PHONE: (920)662-2001 FAX: (920)662-2242
E-mail: bmsarchitect@aol.com

DRWN BY: MLN
DATE: 03/16/2017
SCALE: AS NOTED
A4.1

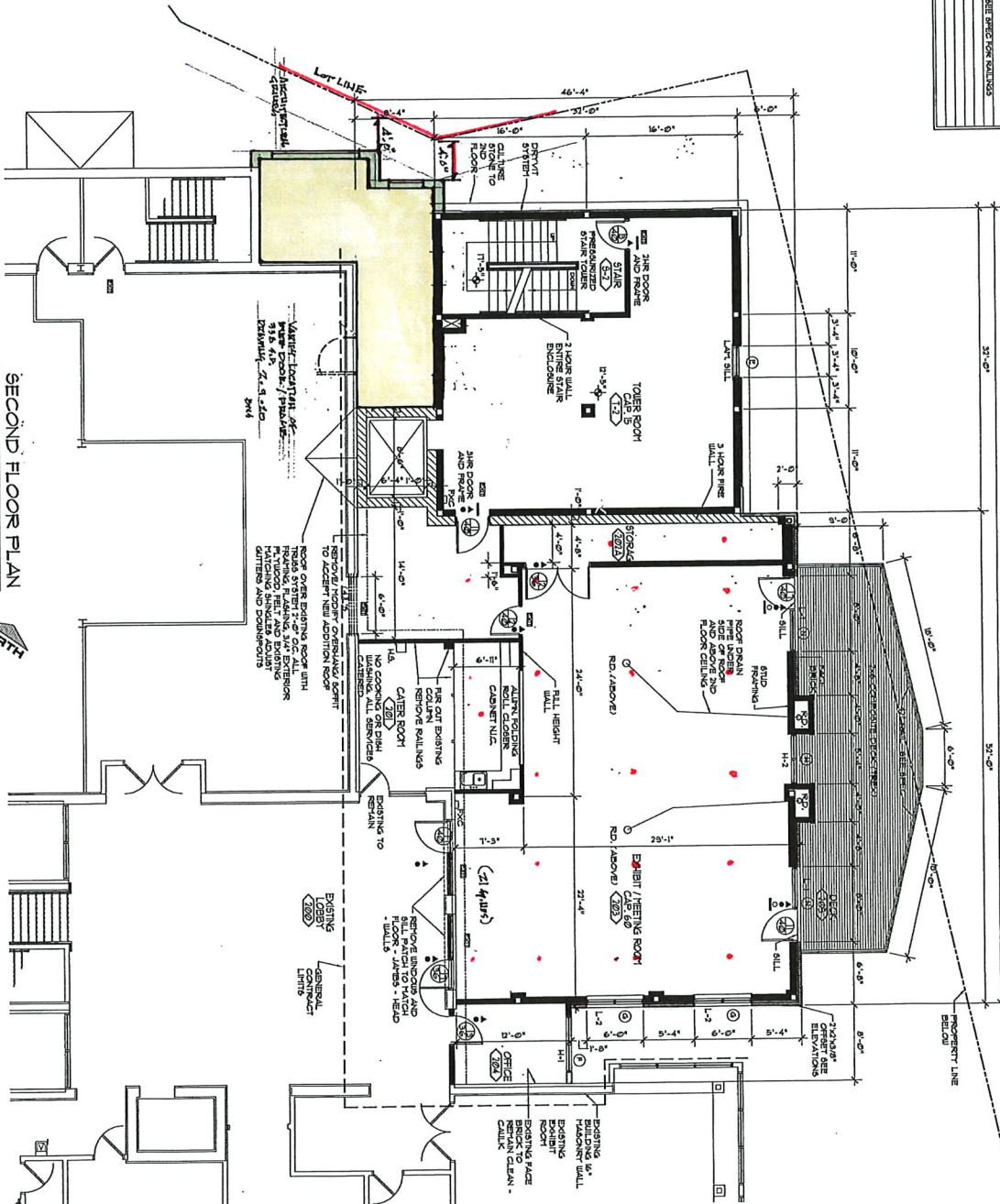
REVISED 05/03/2011
REVISED 07/05/2013

1ST FLOOR ROOM FINISH SCHEDULE									
Room #	Room Name	Finish	Area	Unit	Notes	Color	Material	Notes	Notes
100	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		
101	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		
102	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		
103	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		
104	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		
105	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		
106	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		
107	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		
108	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		
109	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		
110	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		
111	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		
112	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		
113	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		
114	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		
115	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		
116	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		
117	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		
118	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		
119	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		
120	RECEPTION LOBBY	TILE	41.0	SQ. FT.	20.0	SEE	PAINT AND PATCH		



H
FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"

WALL TYPE	WALL DESCRIPTION
①	STANDARD EXTERIOR WALL WITH SILL & FINE ROCK AND 7" CONCRETE BLOCK (SEE SECTION)
②	INSIDE WALL, EXTERIOR TOCKER AND APPROX. 12" THICKNESS WALL, 4" OF JOISTY ROOF AND REIN. WALL LENGTH OF 10' 0" (SEE SECTION)
③	OUTSIDE WALL, 4" OF JOISTY ROOF AND REIN. WALL LENGTH OF 10' 0" (SEE SECTION)
④	WALL, 8" THICK WALL ROCK AND SILLING (SEE SECTION)
⑤	TOCKER WALL
⑥	STANDARD SILL WALL WITH INSIDE NATED SILLING ROCK AND EXTERIOR SILLING TO BE CORNER, TO BE 4021, 4031 AND 4033 (SEE SECTION)
⑦	EXTERIOR SILLING WALL
⑧	WALL, 8" THICK WALL WITH 7" THICKNESS WALLS



ARE IN SPECIFICATION AND CONFORMS TO BUILDING CODES INCLUDING SIDE PRESSURE "AYCONRAIL," COMMERCIAL 42" HIGH WITH SQUARE VERTICAL SPINDLES 4" O.C. THERE IS NO FLAT TOP RAIL TO AVOID SETTING ITEMS ON ITS ROUND



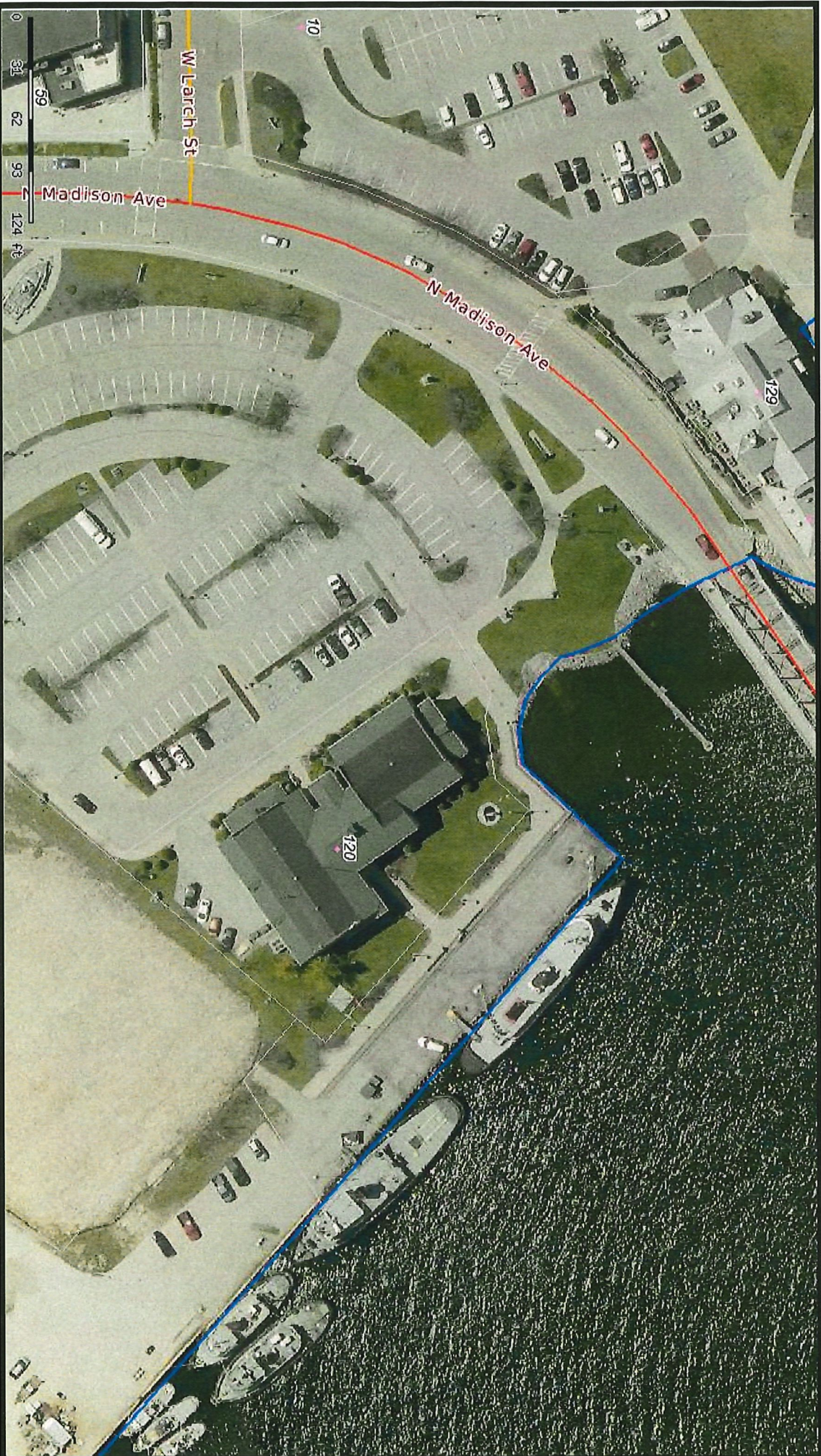
BEN SCHENKELBERG
A R C H I T E C T
3309 SPUR LANE, GREEN BAY, WI 54313
PHONE: (920)662-2001 FAX: (920)662-2242
E-mail: bmsarchitect1@aol.com

CONNECTICUT
WISCONSIN
MASSACHUSETTS

**OBSERVATION TOWER AND ADDITION TO
DOOR COUNTY MARITIME MUSEUM**
120 N. MADISON AVE.
STURGEON BAY, WI 54235

Map

Printed 02/14/2020 courtesy of Door County Land Information Office



Door County can not and does not make any representation regarding the accuracy or completeness, nor the entire truth, of information depicted on this map. This information is provided to users "as is," without warranty, and users are advised to verify the accuracy, completeness, or fitness for a particular purpose of this information. The Web Map is only a compilation of information and is NOT to be considered a legally recorded map or a legal land survey to be relied upon.



... from the Web Map of ...
(<http://www.co.door.wi.gov>)
Door County, Wisconsin
... for all seasons!



VANDEWALLE & ASSOCIATES INC.

City of Sturgeon Bay Comprehensive Plan Data Inventory Highlights and Observations

Below is a summary of the most significant data points collected thus far in the update of the City's Comprehensive Plan. We wanted to highlight them for your review and discussion.

Figure 1. Regional Comparison: Population Trends, 1970-2017

	1970	1980	1990	2000	2010	2017*	2000- 2010 Change	2010- 2017 Change
City of Sturgeon Bay	6,776	8,847	9,176	9,437	9,144	8,917	-6%	-3%
Village of Egg Harbor	-	-	-	250	201	257	3%	22%
Village of Ephraim	-	-	-	353	288	286	-23%	-1%
Village of Forestville	-	-	-	429	430	461	7%	7%
Village of Sister Bay	-	-	-	886	876	712	-24%	-23%
Town of Sturgeon Bay	641	863	895	865	818	846	-2%	3%
Town of Nasewaupee	1,470	1,899	1,798	1,873	2,061	1,733	-8%	-19%
Town of Sevastopol	2,035	2,520	2,552	2,667	2,628	2,627	-2%	0%
Door County	20,160	25,029	25,690	27,961	27,785	27,443	-2%	-1%
Wisconsin	4,417,731	4,705,767	4,891,769	5,363,675	5,686,986	5,795,483	6%	2%

*Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Source: U.S. Census Bureau, 1970-2010 Census.

Since 2000, the City of Sturgeon Bay has experienced declining population totals. Several neighboring communities and the County all experienced similar trends over the past 20 years. This does not reflect overall state trends where many communities experienced sustained growth between 2000-2010 and following the Great Recession, experienced very little or no growth for the majority of the last decade. To note, these figures do not account for seasonal population, only permanent residents.

To calculate a projection of Sturgeon Bay's future population, seven different projection scenarios that were derived using a variety of methodologies:

- Compounded Percentage Rate 1990-2017, 2000-2017, and 2010-2017. These estimations are determined utilizing the annual average percentage change over the time period and extrapolating that rate forward to 2040. The average annual percentage change for the three time periods ranged from -0.3% change to -0.1% change.
- Linear Growth Rate 1990-2017, 2000-2017, 2010-2017. This set of projections were calculated using the average annual population change over the time period and projecting that rate forward to 2040. The average annual population change for the various time periods ranged from -33 residents per year to no change.
- Department of Administration (DOA) Projection. In 2013, the State Department of Administration forecasted population change for all communities in Wisconsin based on 2010 U.S. Census data. While the data used is somewhat dated, the projections are still relevant because of the City's stagnant population over the past decade.

Figure 2. Population Projection Scenarios, 2010-2040

	2010*	2017**	2020	2025	2030	2035	2040
Linear Growth 1990-2017 (1)	9,144	8,917	8,898	8,850	8,802	8,754	8,706
Linear Growth 2000-2017 (1)	9,144	8,917	8,852	8,690	8,527	8,365	8,202
Linear Growth 2010-2017 (1)	9,144	8,917	8,917	8,917	8,917	8,917	8,916
Compounded 1990-2017 (2)	9,144	8,917	8,898	8,852	8,806	8,760	8,714
Compounded 2000-2017 (2)	9,144	8,917	8,859	8,717	8,576	8,438	8,302
Compounded 2010-2017 (2)	9,144	8,917	8,854	8,698	8,545	8,394	8,247
WisDOA Population Projection	9,144	8,917	8,920	8,915	8,800	8,475	8,015

*Source: U.S. Census Bureau, 1990-2010 Census.

**Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

Source: Wisconsin Department of Administration, 2013 population estimate.

1. Extrapolated based on the average annual population change over the given years.

2. Extrapolated based on the average annual percent change over the given years.

Figure 3. Regional Comparison: Age Distribution, 2000-2017

	Median Age			Under 18 Years Old			Over 65 Years Old		
	2000	2010	2017*	2000	2010	2017*	2000	2010	2017*
City of Sturgeon Bay	40	45	42	23%	20%	19%	19%	19%	20%
Village of Egg Harbor	55	60	64	10%	7%	3%	30%	35%	46%
Village of Ephraim	53	59	65	19%	15%	12%	28%	33%	46%
Village of Forestville	41	44	43	23%	21%	23%	17%	18%	15%
Village of Sister Bay	61	63	64	11%	10%	9%	46%	46%	46%
Town of Sturgeon Bay	44	52	55	20%	16%	16%	17%	22%	27%
Town of Nasewaupsee	43	50	53	21%	18%	18%	16%	20%	23%
Town of Sevastopol	43	52	58	18%	17%	14%	17%	23%	31%
Door County	43	49	52	22%	18%	16%	19%	23%	27%
Wisconsin	36	39	39	25%	24%	23%	13%	14%	15%

Source: U.S. Census Bureau, 2000-2010 Census.

*Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

The City's median population age of 42 is the youngest of all nearby communities and the County, but higher than the State's average. This is generally reflective of seasonal nature of Door County attracting permanent retirees to the area. Additionally, since 2000 the City's median age has increased, matching the percentage of the population older than 65 years old increasing and the percentage of the population younger than 18 years old decreasing. All of these trends mirror nearby communities, the County, and the State. Unsurprisingly, Sturgeon Bay's figures also match the national aging population trends. Over the next 20 years, an increasingly older population will present both potential opportunities and issues for the City.

Figure 4 addresses the racial and ethnic makeup of community's population and demonstrates a trend toward increasing diversity. The proportion of African American residents as well as Hispanic or Latino residents have both increased. The City must be cognizant and embrace the new diversification of the population over the next 20 year through continuing to recognize potential barriers, increasing inclusiveness, and striving to provide equitable services.

Figure 4. Race and Ethnicity, 2000-2017

	2000	2010	2017
Race			
White	97.0%	95.0%	95.0%
African American	0.3%	1.0%	2.0%
American Indian	0.8%	1.0%	0.0%
Asian	0.4%	0.6%	1.0%
Other	0.5%	1.0%	0.0%
Ethnicity			
Hispanic or Latino	1.0%	3.0%	4.0%

*Source: U.S. Census Bureau, 2000-2010 Census.

**Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

Figure 5. Poverty and Unemployment Rates, 2000-2017

	2000	2010	2017*
Population over 16 Unemployment Rate	4.0%	7.0%	4.7%
Families in Poverty	5.5%	8.2%	7.1%
Individuals in Poverty	7.7%	10.0%	10.6%

*Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Source: U.S. Census Bureau, 2000-2010 Census.

Between 2000 and 2017 individuals and families in poverty have both steadily increased. The 2008 Recession effected the City's economy and the stagnant recovery since has played a part in these figures increasing. Nationally, the same poverty trends are taking place as the income inequality gap continues to get larger, wages stay stagnant, and student debt rises. It will be important for Sturgeon Bay to consider this trend when adding or revising services in the future.

Figure 6. Regional Comparison: Housing Characteristics, 2000-2017

	Total Housing Units			Average Household Size			Median Value of Owner-Occupied Units		
	2000	2010	2017*	2000	2010	2017*	2000	2010	2017*
City of Sturgeon Bay	4,447	4,903	5,048	2.3	2.1	2.0	\$89,700	\$138,400	\$138,300
Village of Egg Harbor	568	727	729	1.9	1.8	1.8	\$262,500	\$275,000	\$332,600
Village of Ephraim	771	654	695	2.2	1.8	2.0	\$225,000	\$316,700	\$409,100
Village of Forestville	202	206	218	2.4	2.4	2.4	\$79,300	\$128,900	\$116,100
Village of Sister Bay	945	1,335	1,363	1.8	1.8	1.7	\$200,000	\$246,000	\$245,300
Town of Sturgeon Bay	543	635	698	2.4	2.2	2.1	\$127,200	\$218,100	\$199,300
Town of Nasewaupee	1,320	1,637	1,593	2.4	2.3	2.2	\$123,000	\$159,500	\$192,000
Town of Sevastopol	1,554	1,859	1,943	2.5	2.3	2.2	\$157,300	\$273,100	\$273,200
Door County	19,587	23,966	24,562	2.3	2.2	2.1	\$120,800	\$189,500	\$204,700
Wisconsin	2,321,144	2,624,358	2,649,597	2.5	2.4	2.4	\$112,200	\$169,000	\$169,300

*Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Source: U.S. Census Bureau, 2000-2010 Census.

Compared to neighboring communities, the average value of a home in the City of Sturgeon Bay is the lowest, outside of the Village of Forestville. This is typical of the relationship between cities and neighboring towns, where larger lots in the towns facilitate the construction of larger homes and where older, smaller, and lower valued houses are in shorter supply.

Average household size is also another good metric that can be used to evaluate housing needs and preferences, in addition to land use demands in the future. Much like many surrounding communities and the nation as-a-whole, Sturgeon Bay has seen a decrease in average household size since 2000. This is in part due to the increase in the aging population, people waiting longer to start a family, and overall changing lifestyle preferences. This trend is important to consider moving forward.

Figure 7. Regional Comparison: Household Characteristics, 2000-2017

Percent Owner-Occupied Households	Percent Housing Units Vacant	Median Gross Rent
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	2000	2010	2017*	2000	2010	2017*	2000	2010	2017*
City of Sturgeon Bay	67%	62%	63%	9%	13%	11%	\$452	\$717	\$752
Village of Egg Harbor	82%	75%	82%	78%	85%	80%	\$620	\$848	\$692
Village of Ephraim	88%	86%	84%	80%	79%	80%	\$506	\$613	\$575
Village of Forestville	81%	80%	85%	10%	11%	20%	\$502	\$425	\$636
Village of Sister Bay	61%	58%	67%	53%	66%	72%	\$634	\$628	\$1,082
Town of Sturgeon Bay	89%	90%	87%	34%	43%	41%	\$511	\$758	\$543
Town of Nasewaupee	90%	89%	92%	41%	45%	49%	\$454	\$754	\$687
Town of Sevastopol	88%	88%	91%	31%	39%	38%	\$557	\$697	\$912
Door County	79%	78%	78%	40%	48%	46%	\$481	\$695	\$756
Wisconsin	68%	70%	67%	10%	12%	13%	\$540	\$713	\$813

*Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Source: U.S. Census Bureau, 2000-2010 Census.

The City of Sturgeon Bay also has a lower percentage of owner-occupied homes than the surrounding jurisdictions and a lower vacancy rate than many of the comparison communities. This is reflective of the fact that Sturgeon Bay's population is larger and more permanent than most other communities in the region.

Figure 8. Housing Cost Burden, 2016

	City	Door County	Wisconsin
Housing 30% or Less of Household Income	71%	73%	70%
Housing 30% - 50% of Household Income	15%	15%	17%
Housing Greater Than 50 % of Income	12%	12%	13%

Source: U.S. HUD 2019 CHAS data calculated using ACS 2011-16

Cost burdened is defined as spending over 30% of a household's total income on housing costs. Households spending greater than 30% often have trouble paying for essentials, transportation, and have a greater chance of financial insecurity. While Sturgeon Bay's figures are reflective of the state and Door County, they show that 27% of the City's households are housing cost burdened and 12% spend over 50% of their income on housing.

Figure 9. Regional Comparison: Income Trends, 2000-2017

	Median Household Income			Per Capita Income		
	2000	2010	2017	2000	2010	2017
City of Sturgeon Bay	\$31,935	\$41,169	\$51,332	\$18,899	\$27,188	\$28,916
Village of Egg Harbor	\$41,667	\$49,583	\$77,727	\$41,977	\$40,571	\$64,036
Village of Ephraim	\$52,500	\$47,411	\$74,063	\$30,579	\$42,197	\$46,208
Village of Forestville	\$46,818	\$61,397	\$67,647	\$19,174	\$24,460	\$29,622
Village of Sister Bay	\$50,893	\$38,917	\$39,667	\$25,029	\$30,679	\$27,068
Town of Sturgeon Bay	\$42,434	\$60,694	\$62,813	\$27,397	\$31,317	\$38,874
Town of Nasewaupee	\$43,292	\$40,107	\$60,208	\$20,815	\$28,677	\$38,805
Town of Sevastopol	\$47,227	\$56,063	\$64,242	\$24,150	\$31,583	\$40,648
Door County	\$38,813	\$47,775	\$56,494	\$21,356	\$29,154	\$34,253
Wisconsin	\$43,791	\$51,598	\$56,759	\$21,271	\$26,624	\$30,557

*Source: U.S. Census Bureau, 2000-2010 Census.

**Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

In 2017, the City's median household income was \$51,332. This is considerably lower than the median household income reported for the comparison communities (outside of Sister Bay), in addition to being lower than the County and State figure. Similarly, the City's per capita income was \$28,916, which is also lower than most surrounding communities, outside of Sister Bay.

Figure 10. Regional Comparison: Living Wage, 2018

	1 Working Adult & 1 Child	2 Working Adults & 2 Children
Door County	\$23.85	\$15.63
Brown County	\$24.30	\$15.86
Kewaunee County	\$24.30	\$15.86
Wisconsin	\$24.67	\$16.04

Source: MIT, 2018

A living wage is defined as, the hourly rate that an individual must earn to support their family, if they worked full time. In general, Sturgeon Bay and the surrounding area is relatively affordable, especially compared to the Green Bay metro areas. In fact, Door County has a lower living wages for one working adult with one child and two working adults with two children in comparison to state overall and Brown and Kewanee Counties.

Figure 11. Labor Force Characteristics, 2000-2017

Occupational Group (Residents Age 16 and Older)	Percent of Labor Force		
	2000	2010	2017
Manufacturing	20%	16%	24%
Educational, health, and social services	17%	21%	23%
Retail trade	18%	13%	10%
Arts, entertainment, recreation, accommodation, and food services	13%	12%	9%
Professional, scientific, administrative, and waste management services	7%	6%	5%
Construction	6%	7%	5%
Transportation, warehousing, and utilities	3%	4%	5%
Wholesale trade	1%	3%	2%
Finance, insurance, real estate, rental, and leasing	4%	6%	4%
Other services (except public administration)	4%	6%	5%
Public Administration	5%	5%	5%
Information	2%	1%	2%
Agriculture, forestry, fishing, hunting, and mining	1%	0%	0%

Source: U.S. Census Bureau, 2000-2010 Census.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

The City's economy has changed over the years from being more diversified to now being dominated by two groups that make up nearly a half of all jobs: education, health, and social services and manufacturing. This is a significant transition for Sturgeon Bay because traditionally the City has largely been made up on more retail trade and arts, entertainment, recreation, accommodation, and food service. This trend is not uncommon, especially related to the steady decline of retail trade throughout the country. As the City's economy continues to shift more towards education, health, and social services, it's important to help prepare the workforce for these new types of jobs, work to retain skilled workers in those fields, and leverage the jobs in attracting new residents.

The City's largest employers reflect the largest occupations in Figure 12, education, health, and social services and manufacturing. Other large employers include government activities, tourism, and some retail.

Figure 12. Largest Employers

Employer	Product or Service	Number of Employees
Door County Medical Center	Hospitals	500-999
Fincantieri Bay Shipbuilding	Ship Building and Repairing	500-999
Hatco Corp	Manufacturing	250-499
Door County Government	Government	250-499
NEW Industries Inc.	Manufacturing	100-249
TTX Environmental	Manufacturing	100-249
Door County YMCA	Child and Youth Services	100-249
Shuttlelift Inc.	Manufacturing	100-249
Nicolet National Bank	Conference Center	100-249
Wire Tech Fabricators Inc.	Manufacturing	100-249
Door County Sheriff	Government	100-249
Econo Foods	Gas Stations	100-249
Portside Builders Inc.	Home Builders	100-249
Sevastopol High School	School	100-249
City of Sturgeon Bay	Government	100-249
Target	Department Store	100-249
C&S Manufacturing Corp.	Manufacturing	50-99
Golden Living Center	Nursing Care Facility	50-99
Pick'n Save	Grocery Store	50-99
Exac Tech Inc.	Manufacturing	50-99
Stone Harbor Restaurant and Pub	Conference Center	50-99
Sevastopol Middle School	School	50-99
Marine Travelift Inc.	Manufacturing	50-99

Source: <https://jobcenterofwisconsin.com/wisconomy/pub/employer.htm#Viz>

Source: Wisconsin Department of Workforce Development

Sturgeon Bay



Active Economy

- Advance diverse employment opportunities, linking workforce and industry through training, career development, and an academic pipeline linking middle and high school students to employers.
- Advance place-based economic initiatives such as a regional foods initiative, artists-in-residence programs, and waterfront activity.
- Continue to support the location of top-grade medical care facilities in Sturgeon Bay and facilitate expansion of the care continuum.
- Maximize available industrial zoned land and pursue industrial park expansion.

Livability

- Promote balance and integration between local resident- and tourist-oriented destinations, businesses, and activities.
- Pursue varied partnerships and funding opportunities to enhance quality of life and advance Sturgeon Bay toward its housing, transportation, economic and community development goals.
- Proactively and creatively diversify the city's housing mix to make Sturgeon Bay a life-cycle community.
- Expand safe, reliable, licensed childcare options in Sturgeon Bay.



Destination

- Promote Sturgeon Bay as a year-round destination and distinguish the City as a center for music and performing arts in Door County and Wisconsin.
- Explore opportunities for innovative programs that connect artists with living and working space, particularly in Downtown and other burgeoning arts districts.
- Promote Sturgeon Bay's maritime history, working waterfront and Coast Guard presence as a unique destination in the region.
- Increase connections between Downtown retail corridors and east/west waterfronts to nearby public natural area destinations, via pedestrian and bicycle connections, wayfinding, brandings, street beautification, natural plantings, and public art.
- Promote experience-based businesses and destinations as the nature of retail continues to change.
- Maintain Downtown's distinct character through infill and building reuse, particularly for arts-based uses – increasing the arts footprint in the community while preserving historic buildings.



Environmental Sustainability

- Protect the waterfront as a natural, economic, and recreational asset for Sturgeon Bay.
- Deploy green infrastructure to equip Sturgeon Bay for public technological advances such as electric vehicle charging and public solar installation.
- Identify regional partnerships to advance best practices in stormwater management, energy efficiency, agricultural soil management, and community resiliency.
- Prepare for future economic, housing, infrastructure, and natural resource impacts from water and environmental changes and cycles.
- Incorporate public and private technology upgrades to increase environmental sustainability, energy efficiency, waste management, and water and air quality.



Advanced Infrastructure & Technology

- Focus on smart, compact community growth through infill, redevelopment, and resource preservation.
- Establish a policy of critical infrastructure review and response mechanism to ensure efficiency and effectiveness.
- Preserve transportation quality and efficiency while connecting workforce, visitor and residential traffic to key destinations.
- Increase the bicycle, pedestrian, and trail network to provide opportunities for leisure, recreation, and an active lifestyle.
- Expand economic opportunity by growing technology network coverage to provide high-speed broadband to all commercial and residential users in Sturgeon Bay.



Sturgeon Bay

A proud, historic maritime city that is the primary full-service community for Door County and prioritizes sustainability and livability to provide quality, full-spectrum housing, diverse employment, access to waterfront and rich natural assets; and serves as a cultural destination for arts, recreation, and entertainment.