

**AMENDED
AGENDA
CITY OF STURGEON BAY
PLAN COMMISSION**
Wednesday, September 15, 2021
6:00 p.m.
City Council Chambers
421 Michigan Street, Sturgeon Bay, WI

POST

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from August 18, 2021.
4. Public comment on non-agenda Plan Commission related items.
5. Comprehensive Plan amendment to change the Future Land Use designation from Higher Density Residential to Regional Commercial for property located at 1361 N. 14th Avenue.
 - a. Presentation
 - b. Public Hearing
 - c. Consideration/Recommendation
6. Zoning map amendment petition by Estes Investments, LLP from Agricultural (A) to General Commercial (C-1) for property at 1361 N. 14th Avenue.
 - a. Presentation
 - b. Public Hearing
 - c. Consideration/Recommendation *(Note: The Plan Commission will not make a recommendation at this meeting, unless a motion is made and passed by ¾ of the members present to act on the request at this meeting.)*
7. 3rd Avenue Beautification Plan for a portion of N. Third Ave along Fincantieri's south yard.
 - a. Presentation
 - b. Consideration
8. Consideration of: Zoning map amendment for parcels along the west side of N. 8th Avenue between Belmar Place and Bonnie View Drive. *(Note: This item is for initial consideration only. The Plan Commission will not make any formal recommendation to amend the zoning map until after a public hearing is held at a later date.)*
9. Consideration of: Restructuring of permitted and conditional uses within the Sturgeon Bay Zoning Code.
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.

9/10/21
4:15 p.m.
CSR

<u>Plan Commission Members</u>	
Mayor David Ward	Mark Holey
Ald. Kirsten Reeths	Jeff Norland
Ald. Helen Bacon	Debbie Kiedrowski
Ald. Dennis Statz	

CITY PLAN COMISSION MINUTES

August 18, 2021

A meeting of the City Plan Commission was called to order at 6:00p.m. by Chairperson David J. Ward in the Council Chambers, City Hall, 421 Michigan Street, Sturgeon Bay.

Roll Call (#1): Members David Ward, Kirsten Reeths, Helen Bacon, Jeff Norland, Dennis Statz, Mark Holey, and Debbie Kiedrowski were present. Also present were Community Development Director Marty Olejniczak, Zoning/Planning Administrator Christopher Sullivan-Robinson, City Administrator Josh VanLieshout, City Finance Director Valerie Clarizio, and Administrative Assistant Suzanne Miller.

Adoption of agenda (#2): Moved by Mr. Holey, seconded by Mr. Norland to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from July 21, 2021.
4. Public comment on non-agenda Plan Commission related items.
5. Conditional Use petition from Karla Thomas for a commercial establishment with drive-through facilities located at 217 N. 4th Avenue.
 - a. Presentation
 - b. Public Hearing
 - c. Consideration
6. Project plan and boundaries for Tax Incremental District No. 5.
 - a. Presentation
 - b. Public Hearing
 - c. Consideration
7. Consideration of: Final Planned Unit Development proposed by Northpointe Development Co. for a 53-unit multiple-family dwelling on property along the north side of E. Maple street between Madison Avenue and Neenah Avenue.
8. Consideration of: Vacation (discontinuance) of Ackerman Street.
9. Adjourn.

Mr. Ward called a vote. All ayes. Motion carried.

Approval of minutes from July 21, 2021 (#3): Moved by Ms. Bacon, seconded by Mr. Statz to approve the minutes from July 21, 2021. Mr. Ward called a vote. All ayes. Motion carried.

Public Comment on non-agenda Plan Commission related items (#4): Beverly Lyle of the Stone Harbor Residential Condominiums Association, speaking on behalf of Association President Don Murdock, requests landscaping to include tree planting, between the sidewalk and curb alongside the Fincantieri Building on 1st Avenue directly across from the condominiums and the driveway that accesses the complex. She also reported the Association is thrilled with Fincantieri's beautification project along N. 3rd Avenue and they whole-heartedly support the concept of City and Industry working together to improve the borders between industrial development and residential areas. Ms. Lyle distributed a handout with a letter from Mr. Murdock and photos of the Fincantieri building.

Conditional Use petition from Karla Thomas for a commercial establishment with drive-through facilities located at 217 N. 4th Avenue (#5):

Presentation: Jace Schmelzer and Karla Thomas, business address 217 N. 4th Avenue, reported they are opening a coffee shop called Brewed Awakening Café with indoor and drive-through service in the former Nicolet Bank building and using the existing 4th Avenue drive-through that exits onto Kentucky Street. The median at the existing drive-through is being removed, leaving a large (30ft. wide) drive-through lane. The lane will accommodate 15 cars or 10 trucks. Mr. Schmelzer voiced his concern that there be no accidents involving the drive-through. There is a parking space next to the drive through where a vehicle would pull out onto Kentucky Street and Mr. Schmelzer asked were there a future issue with accidents, could that first spot be eliminated.

Christopher Sullivan Robinson explained the requirement for a Conditional Use Permit is for the drive-through facility only. He stated staff has no issues regarding logistics or safety concerns.

Mayor David Ward stated the potential parking issue would be directed to the Parking and Traffic Committee chaired by Plan Commission member Kirsten Reeths. Mr. Ward directed petitioner to direct questions regarding parking to Ms. Reeths.

Mr. Holey asked about ownership of the "road" between the former Nicolet Bank property and Door County Hardware. Mr. Olejniczak explained Chad Ladick owns everything outlined in black on the map provided. The alley (12-ft. wide) is owned by the City.

Public Hearing: No one presented testimony on the issue. Public Hearing was closed by Mr. Ward at 6:14pm.

Consideration: Moved by Ms. Norland and seconded by Ms. Reeths for approval of the petition for Conditional Use. Mr. Ward called the vote. All ayes. Motion passed.

Project plan and Boundaries for Tax Incremental District (TID) No. 5 (#6):

Presentation: Mr. Olejniczak explained Tax Incremental Financing as a tool for municipalities to support development/redevelopment projects by using the

development's future property tax revenue to pay for the improvements and development incentives required to get the development going initially. Taxes paid on the increased property value in the Tax Increment District (TID) go entirely to the city to pay off the costs of the TID. This will be the City's 5th TID and involves the former Sunset School where the City feels TID financing is the best way to meet the financial incentives and other public expenditures in the area such as building demolition, repaving streets, and assisting neighbors with property improvements. There are two redevelopment projects planned in the TID, which are Maritime Heights LLC to build 10 units of housing on the school parking lot parcel and S.C. Swiderski to build 26 units of townhouse style apartments with attached garages on the school site. Creation of TID #5 requires 3 approvals and a public hearing: 1) this meeting includes the public hearing and adoption of resolution by Plan Commission, 2) adoption of resolution by Common Council, and 3) adoption of resolution by Joint Review Board.

The City hired R.W. Baird to create the project plan and develop a financial proforma. Brian Ruechel of R.W. Baird joined the meeting at 6:19 pm and described the proposed TID as small, containing only two properties which currently have a tax valuation of \$0. Mr. Ruechel states that with the addition of TID #5, the value increment of all existing TIDs will be approximately 8.4%, which does not exceed the statutory maximum of 12% of the total equalized value of taxable property within the City. For TID #5 the total estimated cost of the projects being considered is \$975,316.

Mr. Ruechel described the financial Cash Flow Proforma Analysis for TID #5 (Exhibit A) as showing a mixed-use district with a 20-year life and ample tax increment that should be generated and would allow the cost to be recovered well before the 20 years (in the year 2034 range). He stated an attorney's opinion will be added after approval of the resolutions.

Ms. Reeths questioned the Proposed Projects map and boundaries that would include neighbors who could request monies for neighborhood property improvements. Mr. Olejniczak stated the boundary was subject to change, and explained allowing neighborhood single-family homeowners to use grant money to improve their homes and property values will protect the property value of the TID as well.

Mr. Norland requested clarification that the properties currently generate \$0 in tax revenue and within 13 years could generate tax revenue from the property. Mayor Ward reported at the time the TID is closed, the property value of the district would be approximately \$4 million which generates at about \$8,000/million in the City's portion of the property taxes.

Ms. Bacon clarified that the existing playground on the Sunset School property would be removed, but there is money in the project plan to construct a playground at some other location within walking distance of the existing playground.

Mr. Ward stated the inflation rate used in the projections is conservative, at 1%, which may allow increased value and a quicker payback. He believes the TID is the best

mechanism to promote a development that all four tax jurisdictions involved will benefit from.

Mr. Olejniczak reported the initial response from the Joint Review Board was positive and the group thinks the TID should expand to include additional paving of Delaware Street to 3rd Avenue.

Mr. Holey questioned whether, in addition to boundary changes, the total amount of money in the TID can be changed. Mr. Ruechel explained the TID is reviewed by the Joint Review Board annually and he will run projections and provide an updated proforma annually. New additions to the project can be made if the cash flow is there.

Public Hearing: No one testified and Mr. Ward closed the hearing at 6:39pm.

Consideration: Mr. Ward asked for a motion to approve the TID #5 Project Plan and Boundaries by adopting the Plan Commission Resolution. Motion to adopt the resolution was made by Mr. Holey and seconded by Ms. Ms. Kiedrowski. Mr. Olejniczak asked if there were any objections to including improving Delaware Street to 3rd Avenue in the project plan. There were no objections. Mr. Ward called the vote. All ayes. Motion passed.

Consideration of Final Planned Unit Development proposed by Northpointe Development Co. for a 53-unit multiple-family dwelling on property along the north side of E. Maple Street between Madison Avenue and Neenah Avenue (#7):

Mr. Olejniczak introduced Andy Dumke of Northpointe Development Co. and architect Bob Feller of Knothe Bruce to present the final plans and answer the Commission's questions. Mr. Olejniczak described the final plans as complete and consistent with the approved preliminary plans. He also reported the developer had obtained a Certificate of Appropriateness from the Aesthetic Design and Site Plan Review Board. A detailed staff report was completed by Mr. Sullivan-Robinson and provided to the Commission.

Ms. Reeths questioned whether there would be an area for residents to grill and if the building is pet friendly would there be an area for residents to take their pets. Mr. Dumke responded they envisioned residents grilling on the rooftop deck. And though the area is not fenced, there will be a designated spaced with doggy bags and trashcans so residents will know where they can go with their dogs. Ms. Reeths asked about the previously discussed bicycle storage. Mr. Feller stated the possibility of wall mounted bike storage existed in the under-building parking spaces and showed the floor plans with individual storage lockers on each floor. In response to her question about charging stations for electric vehicles, Mr. Dumke explained the contractor reports it would be easy to provide in the under-building parking area.

Mr. Ward questioned when ground would be broken for the project. Mr. Dumke states they expect to have a ground breaking in November or December of 2021 and lease out time would run to Spring, 2023.

Mr. Statz questioned short-term rentals. Mr. Olejniczak responded the City Attorney recommended the restriction regarding short-term rentals be included in the development agreement rather than as part of the PUD zoning ordinance.

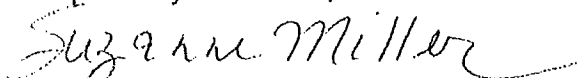
Mr. Statz made the motion to recommend approval of the final PUD to the Common Council and it was seconded by Mr. Holey. Mr. Olejniczak recommended the motion include two conditions: 1) the developer and the City entering into a signed development agreement and 2) the recommendations by the City Engineer regarding roof drainage be incorporated. The Commission agreed to include the conditions in the motion. Mr. Ward called the vote. All ayes. Motion passed.

Consideration of vacation (discontinuance) of Ackerman Street (#8): Mr. Olejniczak explained Ackerman Street is a street that has never been improved and is a 60ft. wide right of way off Cove Road that dead ends at the City limits. The owner of the property on both sides of Ackerman Street could redevelop the lot to the south, improving the tax base, if the street were abandoned. As there is no vehicular turnaround at the end of Cove Road, the resolution adds an easement to continue to use a portion of Ackerman Street for a turnaround. The street itself will become private property and returned to the tax rolls, but the public and the City can use the easement portion. Mr. Olejniczak recommends the Plan Commission approve the vacation of Ackerman Street subject to the vehicular turnaround easement. The easement must be recorded first, then the Resolution Discontinuing Ackerman Street can go before the Common Council for approval after a public hearing on 09/21/2021.

Mr. Ward made the motion to recommend the vacation of the street right-of-way of Ackerman Street subject to the vehicular turnaround easement. Kirsten Reeth seconded the motion. Mr. Ward called a vote. All ayes. Motion passed.

Adjourn (#9): Mr. Ward called for a motion to adjourn. Ms. Bacon made the motion. Ms. Kiedrowski seconded the motion. Mr. Ward called a vote. All ayes. Motion to adjourn passed at 7:03pm.

Respectfully submitted,



Suzanne Miller

Administrative Assistant

**Executive Summary
Comprehensive Plan Amendment
Future Land Use Classification for 1361 N 14th Ave**

Background: The 2040 Sturgeon Bay Comprehensive Plan was adopted in October of 2020. Chapter 7 defines current and future land uses in and around the City. More specifically, Maps 5a & 5b identify future land uses. This chapter is used to guide decision making for several things including review of conditional uses, rezoning requests, and planned unit developments. Under state law, land use related decisions of the municipality, such as zoning map amendments, must be consistent with the Comprehensive Plan.

David Phillips representing Estes Investments, LLP, is requesting the City rezone the property located 1361 N 14th Ave to General Commercial (C-1), so they can redevelop and use the property for commercial storage facility. However, the future land use map identifies the future land use as being Higher Density Residential. If the City decides to approve the rezoning request, then the Comp Plan's Future Land Use designation should be modified to be consistent with the rezoning.

Existing Conditions: The property is approximately 1.87 acres and contains four buildings in mostly poor conditions. This includes a cottage, mobile home, 40' x 60' pole building, a 45' x 140' storage building, silo, and small shed. North and south of the property are single-family dwellings. Walmart is located east of this property, and multiple-family residential is to the west. There is a mix of zoning classifications surrounding this property including PUD(C-1), Agricultural, Single-Family Residential R-1, and Multiple-Family Residential R-4.

The Future Land Use Map designates the abutting property to the north, south, and west for Higher Density Residential. The properties to the west are designated as Regional Commercial and Planned Neighborhood.

Process: The Comp Plan Amendment processes is similar to a Zoning Map Amendments. A public hearing is required followed by approval from the Plan Commission and finally adoption of the amendment by ordinance by Council. The suggested new land use category is Regional Commercial. Other possible land use designations are also discussed below. Information regarding the future land use description is included in the packet.

Higher Density Residential: This what the current future land use category. The City could decide not to change the current designation. The abutting properties to the north and south also have the same designation. Together, these properties could make up one larger residential development. Otherwise, the likelihood of getting a smaller development is lower due to lack of feasibility. The most appropriate zone would be R-3 or R-4 for rezoning purposes.

Regional Commercial: This would be appropriate designation for the proposed commercial storage facility and it would abut other properties with the same designations to the west. The most appropriate zone would be General Commercial for rezoning purposes.

Unsewered Commercial: This would also be appropriate category since there is no public sewer or water facilities extending along this stretch of N. 14th Ave. There is no specific zone for unsewered commercial so the General Commercial (C-1) district would be the most appropriate zone.

Recommendation: Staff is not opposed to amending the comprehensive plan to accommodate the proposed commercial storage facility. Given the lack of sanitary sewer and the less customer intensive nature of the proposed use, the Unsewered Commercial designation would be most appropriate.

Prepared By: 
Christopher Sullivan-Robinson
Planner / Zoning Administrator

9.10.2021
Date

Reviewed By: 
Martin Olejniczak
Community Development Director

9-10-2021
Date

NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Plan Commission will conduct a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday September 15, 2021 at 6:00 p.m. or shortly thereafter, regarding a proposed amendment to the *City of Sturgeon Bay Comprehensive Plan*. The proposed amendment is to change the future land classification (as shown on Map 5a & 5b) of parcel no. 281-70-32001410C from Higher Density Residential to Regional Commercial. The subject property is 1.87 acres and contain several old commercial and residential structures. The property address is 1361 N 14th Avenue. The proposed comprehensive plan amendment would be consistent with the existing and proposed use of the property.

The proposed amendment to the Future Land Use Plan (Maps 5a & 5b) is on file with the Community Development Department, located at 421 Michigan Street, and can be viewed weekdays between 8:00 a.m. and 4:30 p.m. For additional information regarding the proposed amendment to the City of Sturgeon Bay Comprehensive Plan contact the Planner / Zoning Administrator Christopher Sullivan-Robinson at 920-746-2907 or email csullivan-robinson@sturgeonbaywi.org. The public is invited to give testimony in favor or against the proposed Comprehensive Plan amendment, either in person at the hearing or in writing.

By order of:
City of Sturgeon Bay Plan Commission

Location Map - 1361 N 14th Ave

Future Land Use Map



Unsewered Commercial

Description

This future land use category is intended for smaller-scale office and local-supporting institutional, retail, and commercial uses that are less customer and traffic intensive but require larger land areas.

Recommended Zoning

The City's C-1 zoning districts will accommodate this future land use category. The City may consider creating a new zoning district for Unsewered Commercial that could include a limit on the total square footage and impervious surface area of development to maintain the rural feel of the area.

Policies and Programs

- Require that all proposed commercial projects submit a detailed site plan, building elevations, lighting plan, grading/stormwater management plan, and signage plan prior to development approval.
- In unsewered commercial areas, require the use of high-quality building materials and designs that are compatible with residential areas, including residential roof materials such as shingles; generous window placements; and exterior materials such as wood, cement board, vinyl siding, brick, decorative block, stone, etc.



Regional Commercial

Description

This future land use category includes large-scale commercial and office land uses, including national and regional retailers, which serve the entire community and people from nearby communities on public sewer, public water, and other urban services and infrastructure.

Recommended Zoning

The City's C-1 zoning district is appropriate for areas within this future land use category.

Policies and Programs

- Adhere to site, building, signage, landscaping, and lighting design guidelines for commercial, large scale retail, and mixed-use development projects.

- Require that all commercial projects submit and have approved detailed building elevations and site plans, showing the proposed locations of the building's parking structure, loading entrance, landscaping, and lighting prior to development approval.

Higher Density Residential

Description

This future land use category is intended for a variety of residential units but is primarily comprised of multi-family housing (3+ unit buildings), usually developed at densities up to 12.4 units per acre.

Recommended Zoning

The City's R-3 and R-4 zoning districts are the most appropriate districts to implement this future land use category.

Policies and Programs

- a. Meet minimum site, building, landscape, lighting, and other design standards included in the zoning ordinance.
- b. Support projects that include a strong program for maintaining the quality, value, and safety of the development over time.
- c. Work with development partners to provide a wide range of housing types such as condos, townhomes, and multi-unit dwellings.
- d. Pursue opportunities to increase multi-family housing to address attainable workforce housing as described in Chapter Four: Housing.
- e. Update detailed design standards for multi-family developments from Chapter Four of this Plan.



b

Executive Summary

Rezoning to General Commercial (C-1): 1361 N 14th Ave

Summary: Dave Phillips, representing Estes Investment, LLP, is petitioning the City to rezone the property located at 1361 N 14th Avenue from Agricultural (A) to General Commercial (C-1). The property owner intends to redevelop the back half of the property into 15 commercial storage buildings. Commercial Storage is not an allowed use within the agriculture zone; thus, a rezoning is necessary.

Existing Conditions: The property is approximately 1.87 acres and contains four buildings mostly poor conditions. This includes a cottage, mobile home, 40' x 60' pole building, a 45' x 140' storage building, silo, and small shed. North and south of the property are single-family dwellings. Walmart is located east of this property, and multiple-family residential is west. There is a mix of zoning classification surrounding this property including PUD C-1, Agricultural, Single-Family Residential R-1, and Multiple-Family Residential R-4.

Commercial storage is not an allowed use within the Agriculture zone. In addition, sewer and water services ends at the corner of Bluebird St / N 14th Ave, so there no sewer and water services available to this property.

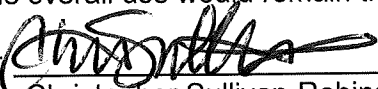
Comprehensive Plan: The future land use map of the Comprehensive Plan designates this property for Higher Density Residential. This area is intended for a variety of residential units but is primary comprised of multiple family residential to be developed at a density up to 12.4 units per acre. If the property is to be rezoned, R-3 or R-4 would be the most appropriate district. The proposal does not comply with the comprehensive plan. If the City, does move forward with allowing this use, then the comprehensive plan will also need to be amended to a classification that is consistent with the proposed use.

Review Process: The Plan Commission will conduct a public hearing. The Commission will make a recommendation to Council at the next scheduled meeting. However, a recommendation can also be made following the public hearing if at least 3/4 vote of the members present are ready to vote. Once a recommendation is made, Council will act on that recommendation at their next scheduled meeting. An ordinance must be drafted and approved by Council with 2 separate readings. The zoning change is active once the ordinance is published in the newspaper.

Options: The commission can recommend to approve or deny the petition.

Recommendation: Staff is not opposed to the zoning map amendment for this property since this is a use that is generally found bordering both residential and commercial uses. There should be minimal impact from a public nuisance and surrounding property values. Any improvement to the property is a good thing as it is currently in poor condition. The property is currently used for storage so the overall use would remain the same.

Prepared By:


Christopher Sullivan-Robinson
Planner / Zoning Administrator

9-10-2021
Date

Reviewed By:


Martin Olejniczak
Community Development Director

9-10-2021
Date

Date Received: 7-13-2021
Fee Paid: \$ 450.00
Received By: CSR

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	<u>STEVE ESTES/JASON ESTES</u>	
Company	<u>ESTES/ESTES STORAGE UNIT</u>	<u>ESTES INVESTMENTS LLC</u>
Street Address	<u>4606 BECHTEL RD.</u>	
City/State/Zip	<u>STURGEON BAY WI. 54235</u>	
Daytime Telephone No.	<u>920-493-8663</u>	
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: 1361 N. 14TH AVE
Location if not assigned a common address:

TAX PARCEL NUMBER: 2817032001410C

CURRENT ZONING CLASSIFICATION: AGRICULTURAL

CURRENT USE AND IMPROVEMENTS:
3 STORAGE BUILDINGS AND A MOBIL HOME

ZONING DISTRICT REQUESTED: C-1 GENERAL COMMERCIAL

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: HIGHER DENSITY RES

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:

North: HIGHER DENSITY RESIDENTIAL
South: HIGHER DENSITY RESIDENTIAL
East: REGIONAL COMMERCIAL
West: HIGHER DENSITY RESIDENTIAL

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North: SINGLE FAMILY
South: SINGLE FAMILY
East: WALMART
West: RENTAL APARTMENTS

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

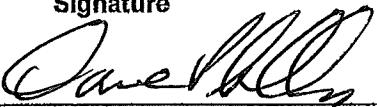
Attach a full legal description (preferably on disk), 8-1/2" X 11" location map, and Agreement for Reimbursement of expenses.

STEVE ESTES
Property Owner (Print Name)


Signature

7/15/2021
Date

DAVE PHILLIPS
Applicant/Agent (Print Name)


Signature

7-15-21
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.

8.17.21
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

Map

Printed 07/07/2021 courtesy of Door County Land Information Office

... from the Web Map of ...
([//www.co.door.wi.gov](http://www.co.door.wi.gov))



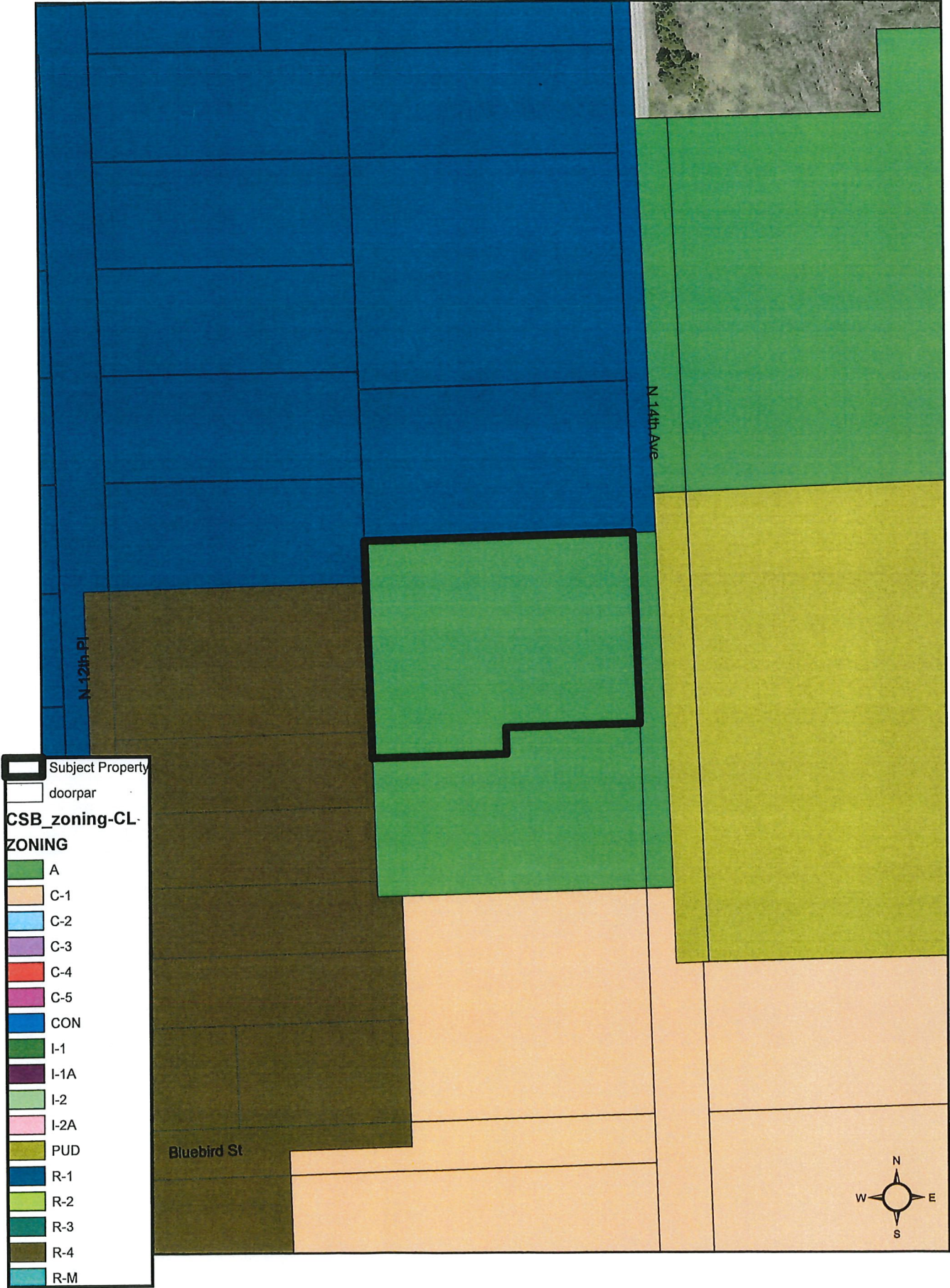
Door County, Wisconsin
... for all seasons!



Door County can not and does not make any representation regarding the accuracy or completeness, nor the error-free nature, of information depicted on this map. This information is provided to users "as is". The user of this information assumes any and all risks associated with this information. Door County makes no warranty or representation, either express or implied, as to 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.

Location Map - 1361 N 14th Ave

Zoning Map



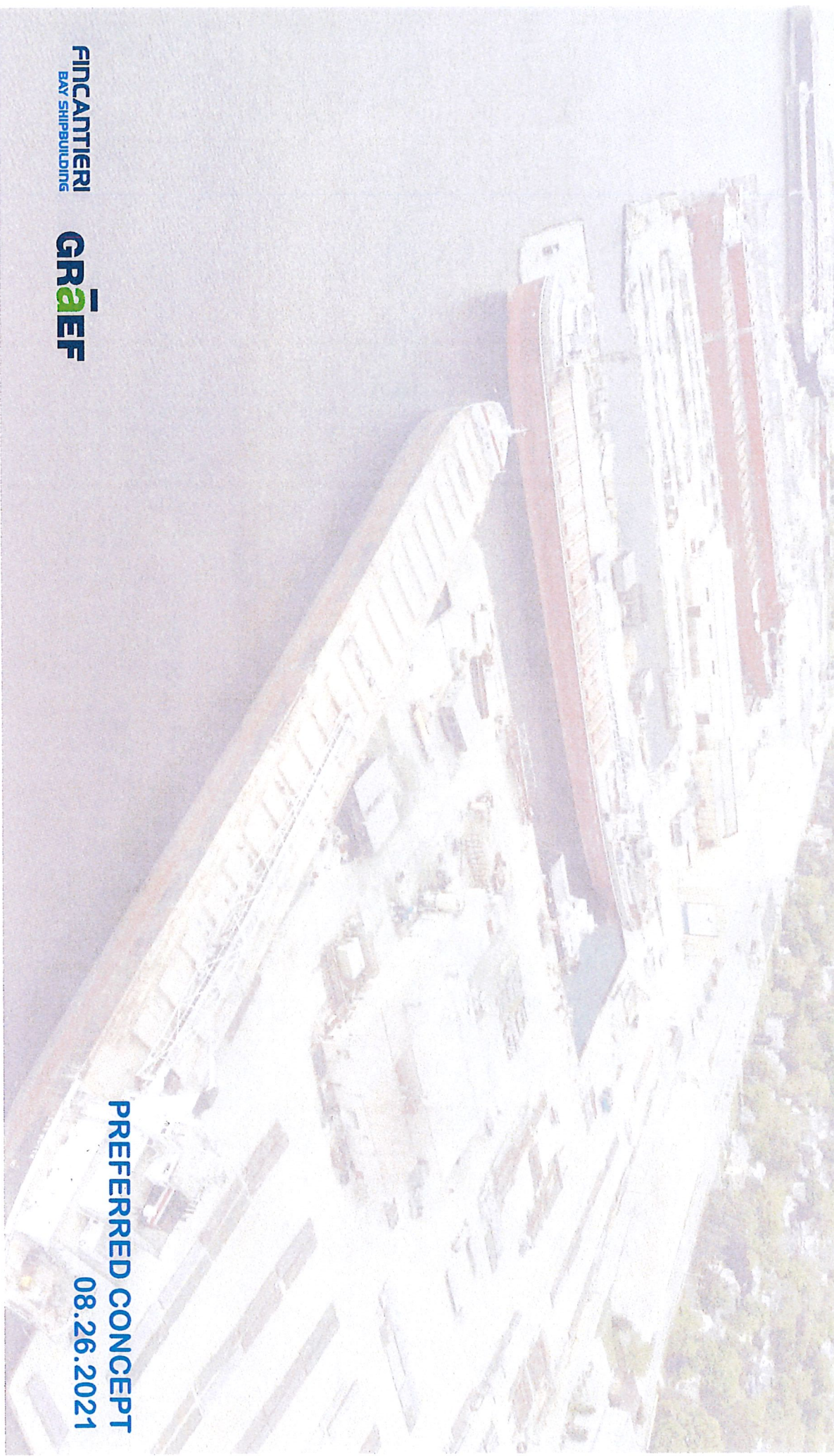
NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Plan Commission will hold a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday September 15, 2021 at 6:00 p.m. or shortly thereafter, regarding a rezoning request from Estes Investment LLP to rezone the property located 1361 N 14th Ave, parcel #281-70-32001410C, from Agriculture (A) to General Commercial (C-1). The rezoning application is on file with the Community Development Department and can be viewed at City Hall, 421 Michigan Street, weekdays between 8:00 a.m. and 4:30 p.m. or on the City's website at www.sturgeonbaywi.org. The public is invited to attend the hearing and give testimony in support or opposition to the proposed rezoning either in person at the hearing or in writing.

By order of:
City of Sturgeon Bay Plan Commission

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3RD AVENUE BEAUTIFICATION STURGEON BAY, WISCONSIN



FINCANTIERI
BAY SHIPBUILDING

GRÄEF

PREFERRED CONCEPT
08.26.2021

AREA OF FOCUS

AREA OF FOCUS

IOWA ST

N 6TH AVE

N 4TH AVE

JEFFERSON ST

N 3RD AVE

N 1ST AVE

3RD AVENUE BEAUTIFICATION
STURGEON BAY, WISCONSIN



PREFERRED CONCEPT

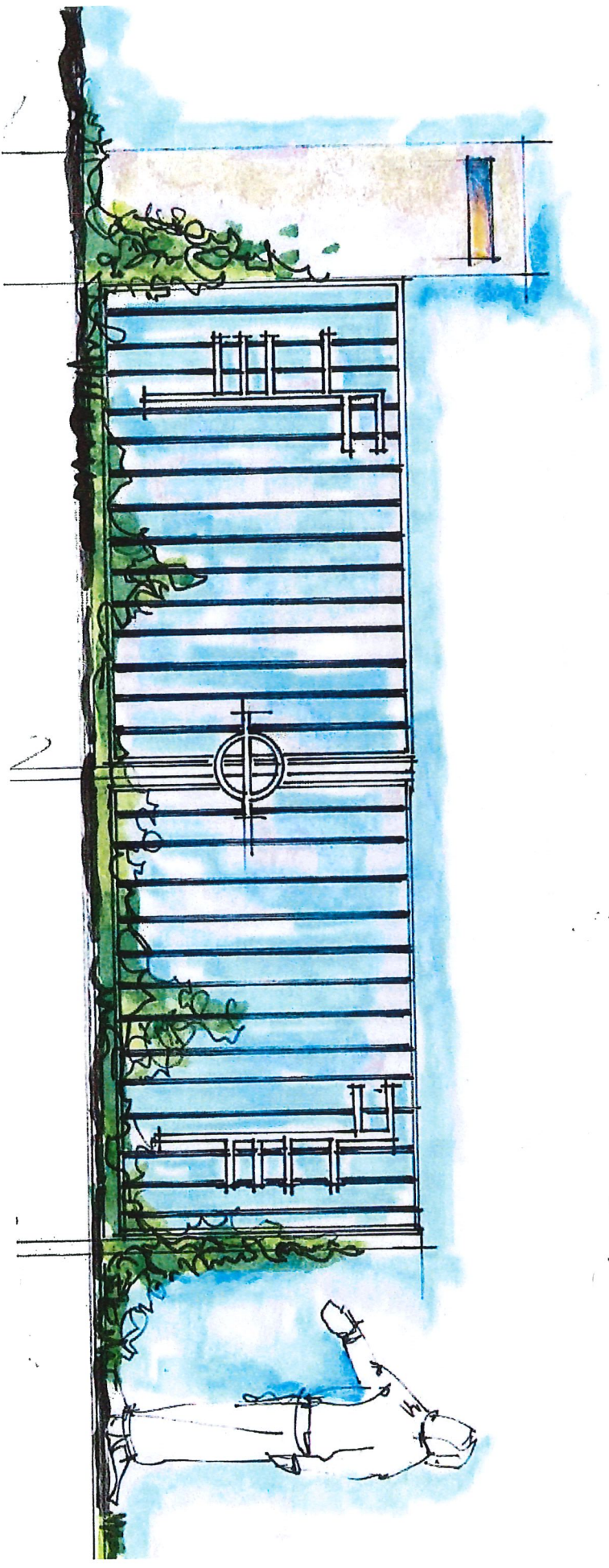


ENLARGEMENT PLAN



3RD AVENUE BEAUTIFICATION
STURGEON BAY, WISCONSIN

ENTRY FEATURE ELEMENT CONCEPT 2



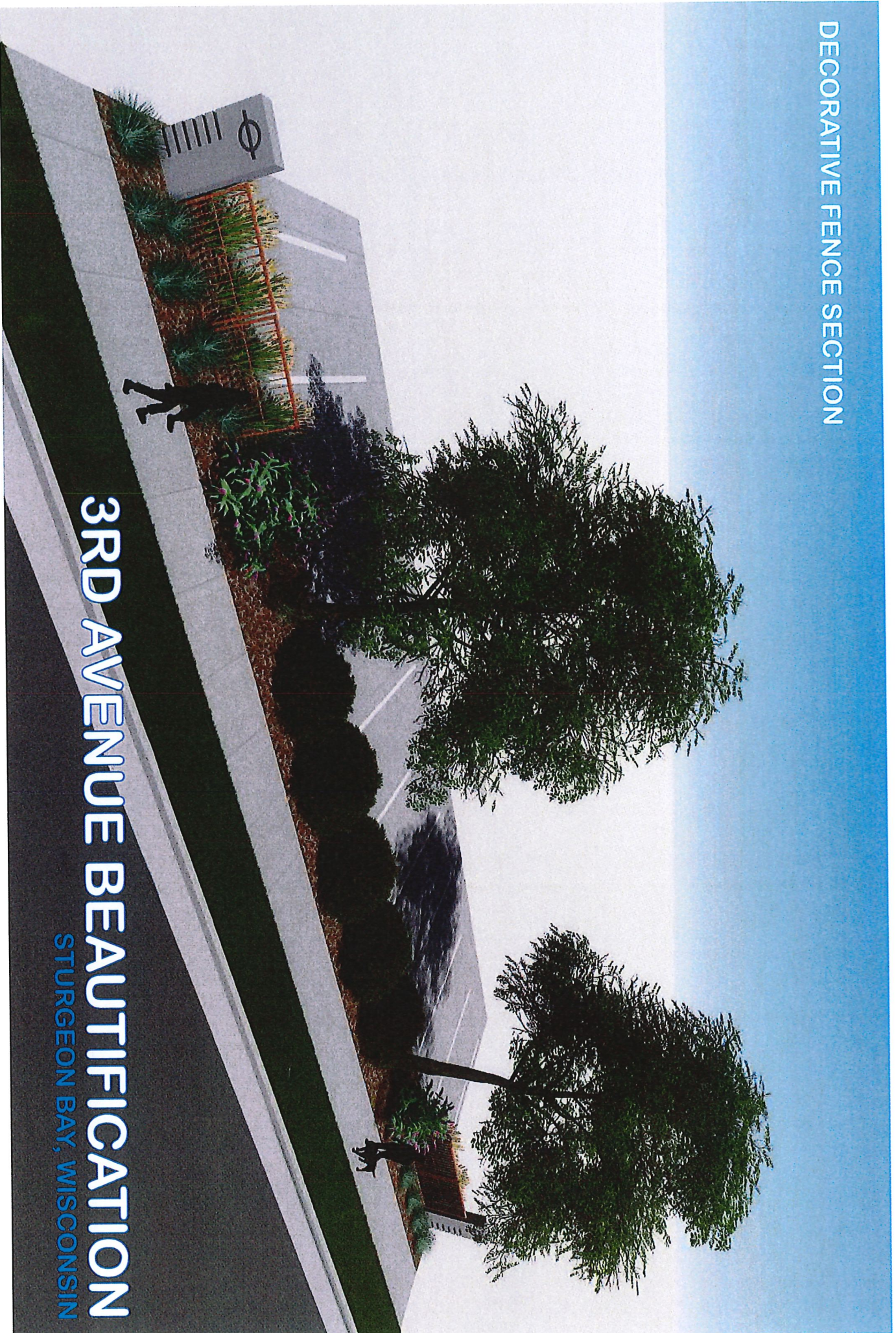
3RD AVENUE BEAUTIFICATION
STURGEON BAY, WISCONSIN

ENTRY FEATURE ELEMENT CONCEPT 1



3RD AVENUE BEAUTIFICATION
STURGEON BAY, WISCONSIN

DECORATIVE FENCE SECTION



3RD AVENUE BEAUTIFICATION
STURGEON BAY, WISCONSIN



MEMO

To: Plan Commission
From: Marty Olejniczak *MO*
Date: September 9, 2021
Subject: Rezoning of the James Parsons Trust Property from PUD to Residential

The James Parsons Trust property is a 2.6-acre parcel located at 1118 N. 8th Avenue. According to the current zoning map, the entire parcel is within the Planned Unit Development (PUD) zoning district. The PUD district is a special type of zoning district that usually overlays on a regular zoning district with an ordinance containing specific requirements for the property. But there is no ordinance associated with this parcel and no apparent underlying district. Thus, it appears to be mis-mapped.

Based upon my research, it appears that this parcel was inadvertently mapped as PUD when the Planned Unit Development ordinance for the adjoining Bonnie View Heights subdivision was approved. That PUD ordinance from 1973 established zoning classifications and other requirements for the lots within Bonnie View Heights. But, the property at 1118 N. 8th Avenue was not part of Bonnie View Heights subdivision and not included in that PUD ordinance. Thus, it should not have been mapped as PUD at that time. That error then carried forward to the present day.

Given how long ago the apparent error occurred, it is not clear what zoning district was in place on the property prior to being mapped as PUD. I believe it was Single-Family Residential (R-1) but it may have been Single-Family Residential (R-2). Both districts have similar zoning rules, but the R-2 district allows smaller lots and homes. It allows two-family dwellings (duplexes) by conditional use approval.

The City Attorney advises that the zoning classification should be treated as R-1 for the time being. He further advises that the City needs to rectify the mapping error by adopting a rezoning ordinance for the site.

The first step for a zoning map amendment is the initial presentation and review by the Plan Commission. This is usually meant to be an informal discussion with no decisions being made. But, for this particular situation, the Plan Commission is requested to make an initial determination of what the new zoning classification should be. The specific district is needed for the public hearing notice as we need to alert the property owner and the general public what is being considered.

The surrounding uses and zoning district are mixed. There are apartments to the east with PUD (R-4) zoning. To the north there are a vacant lot with PUD (C-1) zoning and a single-family dwelling and two-family dwelling both with PUD (R-4) zoning. To the west across 8th Avenue are single-family dwelling zoned R-1. To the south are single-family dwellings zoned R-2.

The Future Land Use Map from the Comprehensive Plan shows the subject property within the Lower Density Residential land use category. It is surrounded by Lower Density Residential except for Medium Density Residential to the west across 8th Avenue.

In staff's opinion the Future Land Use map appears to be backward as it relates to existing development along 8th Avenue. The west side of the street is almost entirely single-family dwelling on relatively large lots, yet it is within the Medium Density Residential category. The east side of the street is a combination of single-family, two-family, and multiple-family dwellings, but has a Lower Density Residential designation.

While checking the surrounding zoning and uses for this report, it was discovered that there is another mis-mapped lot a short distance to the north. The property at 1164 N. 8th Avenue owned by James Lottes is also zoned PUD but is not part of the Bonnie View Heights plat and not part of the PUD ordinance. That lot contains a single-family dwelling. The Commission could consider rezoning that parcel as well.

In addition, the two lots between the Lottes property and the Parsons Trust property could also be considered for rezoning. These two lots are part of the PUD for Bonnie View Heights, but under the PUD ordinance, the property is limited to commercial and professional offices subject to the C-1 standards. This may no longer be appropriate. There is a single-family dwelling on the northern lot (nonconforming use) and the southern lot is vacant. That lot is also owned by James Parsons Trust.

There are three issues that the Plan Commission should consider:

1. What parcels should be included the rezoning petition? This could just be the mis-mapped parcels or could include the PUD(C-1) parcels.
2. What zoning classification(s) should the petition include? Any of the residential districts could fit here given the surrounding mix of uses and zoning.
3. Should a Comprehensive Plan amendment be pursued at the same time? An amendment to the Future Land Use Map is probably not a prerequisite since the new zoning will still be residential, but if the Commission wants the property rezoned to R-3 or R-4, an amendment to the Medium Density Residential classification would be appropriate. Perhaps the entire Bonnie View Heights area should be reclassified from the current Lower Density Residential.

After the Plan Commission makes a decision on what properties to rezone and what zoning district(s) to rezone to, staff will reach out to the affected property owner(s).

Location Map

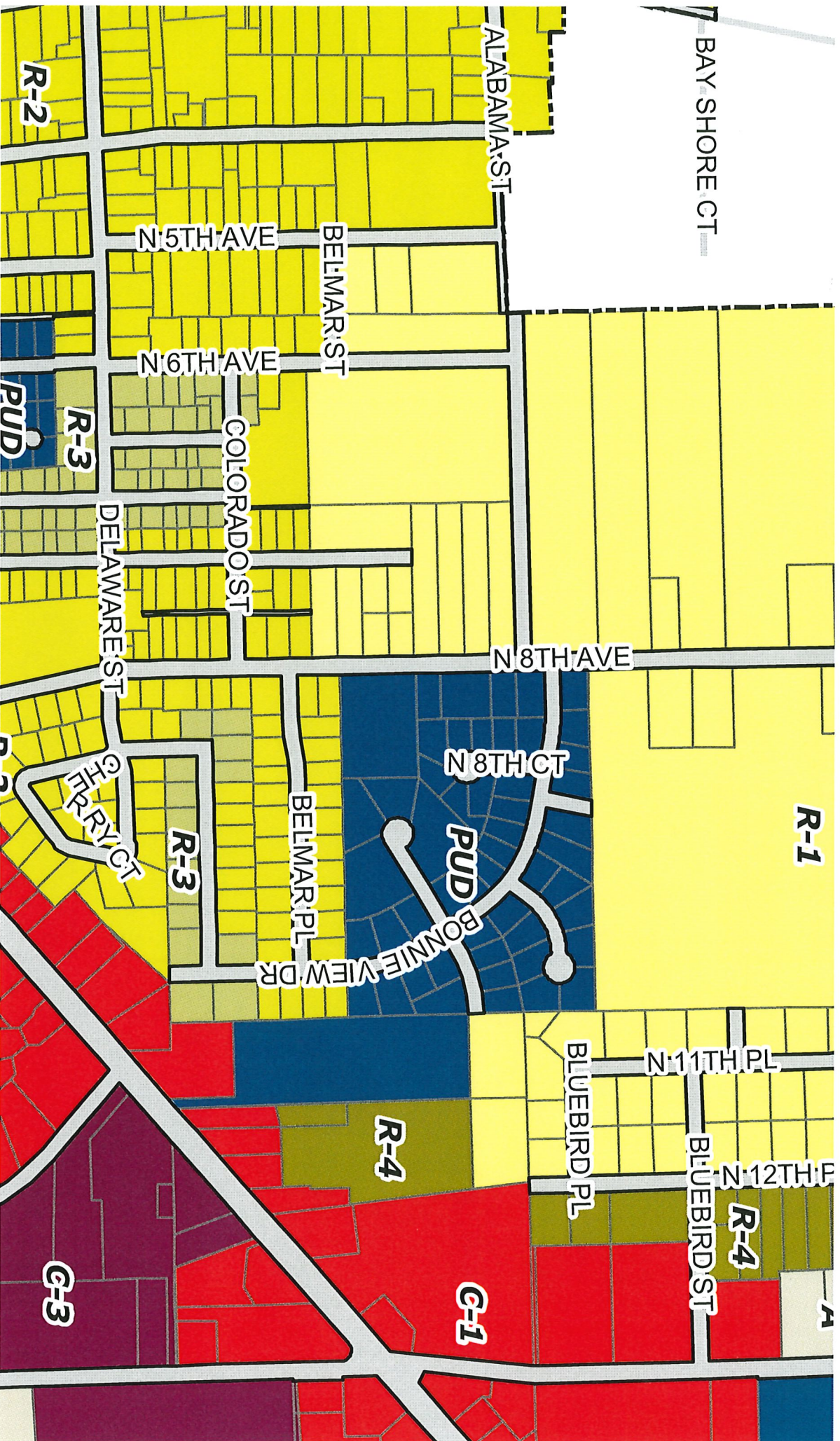
Zoning Map Amendment

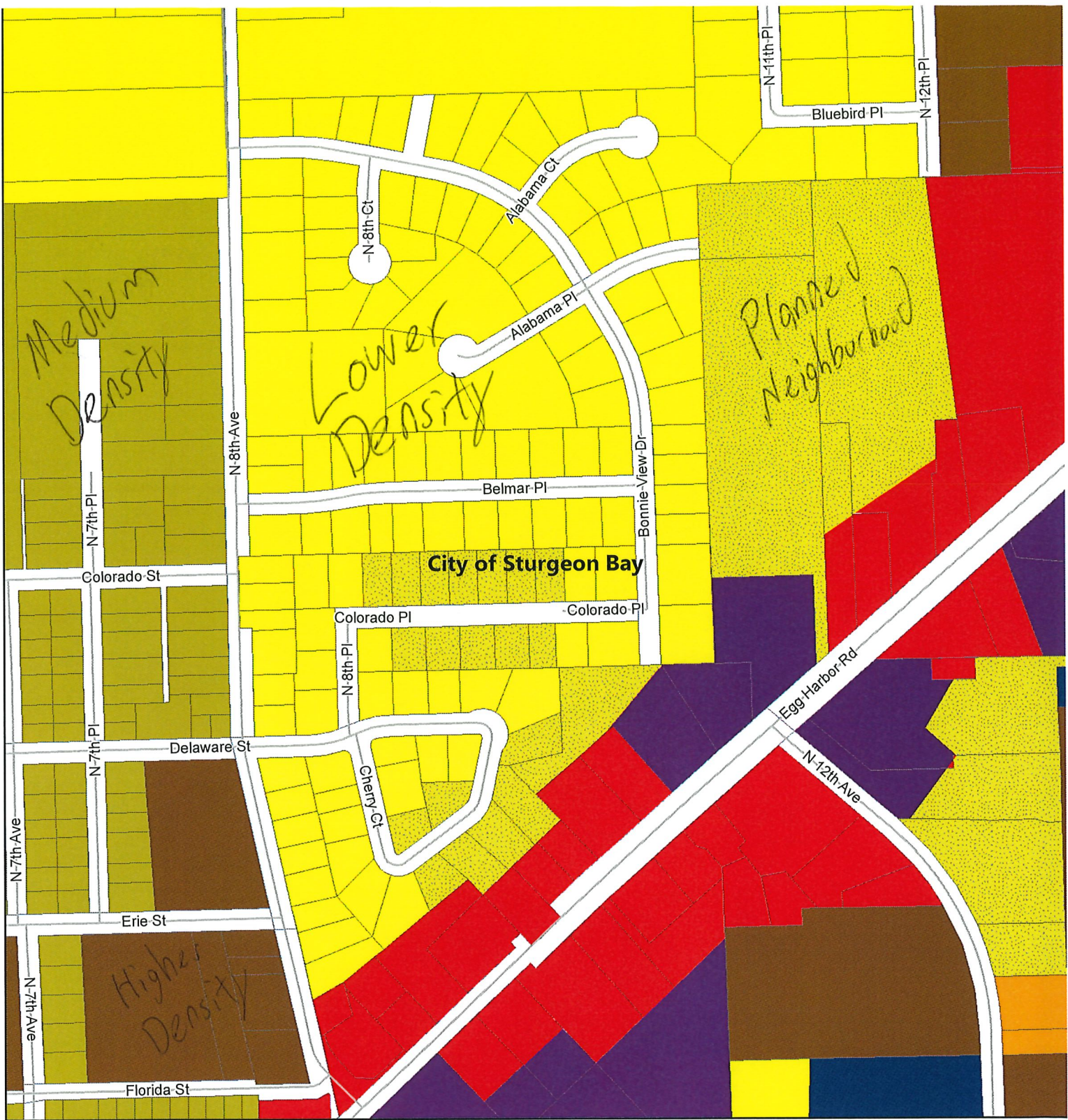
N 8th Avenue Parcels



September 9, 2021

Current Zoning Map





Future Land Use Map