

CITY PLAN COMMISSION MINUTES November 29, 2021

A meeting of the City Plan Commission was called to order at 6:00p.m. on November 29, 2021 by Chairperson David J. Ward in the Council Chambers, City Hall, 421 Michigan Street, Sturgeon Bay.

Roll Call (#1): Members present: David Ward, Helen Bacon, Jeff Norland, Dennis Statz, Mark Holey, and Debbie Kiedrowski were present. Kirsten Reeths was excused. Also present were Community Development Director Marty Olejniczak, and Administrative Assistant Suzanne Miller.

Agenda (#2): Motion was made by Bacon and seconded by Statz to accept the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from October 20, 2021.
4. Public comment on non-agenda Plan Commission related items.
5. Consideration of: Conceptual Planned Unit Development (PUD) for Cherry Point Investments for a multiple-family residential development located at 1048 and 1116 Egg Harbor Road.
6. Update regarding Planned Unit Development (PUD) for Cherryland Properties, LLC located at 145 S. Neenah Avenue.
7. Consideration of: Zoning code amendment to restructure permitted and conditional uses within the various zoning districts.
8. Adjourn.

All ayes. Motion carried

Approval of minutes from October 20, 2021 (#3): Motion was made by Norland to approve the minutes from October 20, 2021 and seconded by Kiedrowski. All ayes. Motion carried.

Public Comment on non-agenda Plan Commission related items (#4): No citizens presented for public comment.

Consideration of conceptual Planned Unit Development (PUD) for Cherry Point Investments for a multiple-family residential development located at 1048 and 1116 Egg Harbor Road (#5).

Olejniczak described a planned unit development by Cherry Point Investments to construct multiple family dwellings with detached garages on 1116 and 1048 Egg Harbor Road. The developer plans to purchase 1048 Egg Harbor Rd. from the City to use for a long driveway to access the site. Finance Committee has recommended a purchase price. The Council will act on that recommendation on 12.7.21. The site will intersect the future extension of Alabama Place to the north. This project may be an opportunity for the City and Cherry Point Investments to work together to develop additional parcels in the Egg Harbor Road region. The City is considering creation of a tax-increment district (TID) for this region.

Presentation: Doreen Phillips, 1634 Rustic Oak Court, Green Bay, representing Cherry Point Investments, described a plan for construction of 60 townhouse type rental units with detached garages, formatted similarly to those at Maritime Heights (Erie and Florida Streets), consisting of two and three-bedroom units with rents ranging from \$825-\$1,025/mo. Construction is planned to begin in spring and units would be built in-succession, starting at the Egg Harbor Road end of the development and moving back toward (future) Alabama Place.

Consideration: The Commission discussed the following: 1) Traffic concerns related to the close proximity of the proposed entrance off Egg Harbor Road to the entrance to the Tall Pines Estates, directly to the west. 2) Extent to which the proposed driveway is narrow. 3) Configuration of driveway/street connection between the property and Alabama Place to the north. 4) Concern regarding the physical appearance of parking lots directly adjacent to the building. 5) A buffer between the buildings and the single-family homes to the north.

Olejniczak reported the owners of the Tall Pines Estates were contacted regarding the possibility of combining the two drive ways and they did not show interest in the idea. He also reminded the Commission the alternate street access to the north via Alabama Place will aid in reducing traffic at Egg Harbor Road. Redesigned access to the parcels via Egg Harbor Road could be addressed via the region's TID should it be created. Staff would prefer a sidewalk to separate the parking from the

building for a nicer look. Phillips responded the planned parking is located directly adjacent to the building for resident's convenience.

Jeff Halbrook, 2688 Humboldt Road, Green Bay, of Jeffrey Halbrook Construction, stated there is a center turn lane on Egg Harbor Road in front of the entrance to the property that will aid in controlling traffic turning into the driveway.

Olejniczak explained the developer is requesting the Commission approve a combined preliminary/final PUD process, where the presentation by the developer would be followed by a public hearing and a vote by the Plan Commission in a single meeting.

Recommendation: Ward made the motion to approve the request by Cherry Point Investments to have the Planned Unit Development (PUD) for a multiple-family residential development located at 1048 and 1116 Egg Harbor Road reviewed under a combined preliminary/final PUD review process. Statz seconded the motion. All ayes. Motion carried.

Update regarding Planned Unit Development (PUD) for Cherryland Properties, LLC located at 145 S. Neenah Avenue (#6):

Olejniczak explained per City zoning code, a developer has two years to begin construction of a project in a planned unit development (PUD) zoning district. The Common Council may extend the PUD for up to a year upon written request from the holder and may grant up to three one-year extension. Jeffrey Jahnke submitted a letter requesting the PUD for the mixed-use project at 145 S. Neenah Ave. be extended for an additional year. The PUD is set to expire on April 23, 2022. Staff recommendation is to approve the one-year extension.

The Commission discussed the progress this developer was making on a project on 3rd Avenue and understand the developer will move on to the Neenah Avenue project when the work on 3rd Avenue is completed.

Consideration/Recommendation: Statz made a motion that the Plan Commission make a recommendation to Common Council to grant a one-year extension to Cherryland Properties, LLC for the PUD located at 145 S. Neenah Avenue. Holey seconded the motion. All ayes. Motion carried.

Consideration of zoning code amendment to restructure permitted and conditional uses within the various zoning districts (#7):

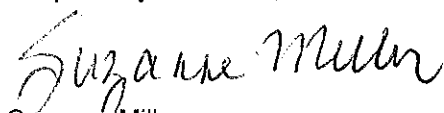
Olejniczak presented the updated chart of permitted and conditional uses for the City's various zoning districts. Use categories were modified to be more inclusive and/or replace outdated terms. A very similar chart was reviewed by the Commission at the September meeting. Notably, the restructuring eliminates the Commercial/Light Manufacturing (C-3) district entirely as it is identical to the General commercial (C-1) district with the exception that light manufacturing and warehousing are allowed as conditional uses. The restructured permitted and conditional uses would add those uses as a conditional use to the C-1 and C-2 districts, allowing the C-3 district to be eliminated.

The Commission discussed what appeared to be the elimination of certain uses, for example art galleries, liquor stores, and ship building, among others. Olejniczak explained, as recommended by the consultant Vandewalle & Associates, such single uses were rolled into broader categories, for example: 1) Art galleries and liquor stores now fall under retail. 2) Ship building now falls under manufacturing.

Consideration/Recommendation: Norland moved the Commission make a recommendation to the Common Council to amend the Zoning Code to include the restructured permitted and conditional uses. Statz seconded the motion. All ayes. Motion carried.

Adjourn (#8): Holey made the motion to adjourn, which was seconded by Statz. All ayes. The motion carried. The meeting adjourned.

Respectfully submitted,



Suzanne Miller
Administrative Assistant