

CITY PLAN COMMISSION
June 30, 2021

A meeting of the City Plan Commission was called to order at 6:01 p.m. by Chairperson David Ward in the Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members David Ward, Kisten Reeths, Helen Bacon, Jeff Norland, Mark Holey, Dennis Statz and Debbie Kiedrowski were present. Also present were Alderperson Gustafson, Community Development Director Marty Olejniczak and Deputy Clerk/Treasurer Laurie Spittlemeister.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from May 19, 2021.
4. Public comment on non-agenda Plan Commission related items.
5. Zoning map amendment petition by Wiese Trust from C-1 to C-5 for property at 537 N 8th Avenue:
 - a. Presentation:
 - b. Public Hearing:
 - c. Consideration/Recommendation:
6. Planned Unit Development petition by Northpointe Development Co. For 53-unit multiple-family dwelling for property on north side of E. Maple St.
 - a. Presentation:
 - b. Public Hearing:
 - c. Consideration/Recommendation:
7. Conditional use petition by Maritime Heights, LLC for 10-unit multiple-family dwelling for property located in the 700 block of Erie Street currently used as the Sunset School parking lot.
 - a. Presentation:
 - b. Public Hearing:
 - c. Consideration:
8. Adjourn.

All ayes. Carried.

Approval of minutes from May 19, 2021: Moved by Ms. Reeths, seconded by Ms. Kiedrowski to approve the minutes from May 19, 2021. All ayes. Carried.

Public comment on non-agenda Plan Commission related items: Chris Kellems, 120 Alabama St. spoke during public comment.

Zoning map amendment petition by Wiese Trust from C-1 to C-5 for property at 537 N 8th Avenue:

Presentation: Mr. Olejniczak explained John and Cathy Wiese are petitioning for their property located at 537 B 8th Avenue to be rezone from General Commercial (C-1) to Mixed Commercial/Residential (C-5).

Cathy Wiese, property owner, mentioned all of the paperwork is filed and asked for the Plan Commission members for their approval.

Public Hearing: Mayor Ward opened the public hearing at 6:10 p.m. No one spoke during public hearing.

Public hearing was declared closed at 6:11 p.m.

Consideration/Recommendation: Moved by Mr. Statz, seconded by Mr. Norland to act on this item at this meeting. Carried unanimously.

Moved by Ms. Bacon, seconded by Mr. Norland to recommend to Common Council to rezone parcel #281-32-21020101A, located at 537 N 8th Avenue and owned by John & Cathy Wiese Trust, from General Commercial (C-1) to Mixed Commercial-Residential (C-5). Carried.

Planned Unit Development petition by Northpointe Development Co. For 53-unit multiple-family dwelling for property on north side of E. Maple St:

Presentation: Mr. Olejniczak stated a preliminary Planned Unit Development (PUD) was received for Breakwater Residence Development by Northpointe Development Co. The PUD is needed for multi-family development greater than 24 units and because the project does not fit all zoning parameters of Central Business District (C-2).

Jonathon Brinkley, architect for Breakwater Residence Development, explained the concept design for the 53-unit PUD with below grade parking was approved by Plan Commission at their February 17th meeting, in which suggestions from Aesthetic Design & Site Plan Review Board were taken into account. The building was positioned to obtain maximum use that the site would allow. There would be 44 parking stalls under the building and 14 surface spaces. Additional parking would be in a shared parking lot.

Multiple entrances into the apartment building include the main entrance and two additional at each end of the building. Parking level would be at current grade with the 1st residential level 7 feet higher to provide for the underground parking and privacy for people on the first level.

Trash pickup will be indoors. The building includes an exercise room, tenant storage and community room with balcony on the 4th floor.

Ms. Kiedrowski inquired what materials the wood looking panels on the outside of the building were made of and security of the building.

Mr. Brinkley responded they were fiber cement panels. As far as security, residents will be issued a key fob they can use at any entrance. Visitors will need to use the main entrance. Once a button is pushed, call is routed to the tenants cell phone.

Ms. Reeths asked if residents who do not get underground parking, if they will have an assigned parking space outside and where tenants would park a second vehicle or boat. Yes, tenants would be assigned a parking space outside. If tenants needed additional parking, they would need to park in the shared parking lot. Ms. Reeths was also concerned that some of the apartments would be used as short term rentals.

Mayor Ward stated that VRBO's would look unfavorably in the area when the community is looking for affordable housing.

Mr. Brinkley explained that they want the apartment building to be simple and elegant backdrop. Architects from the apartment, granary and proposed pub coordinated so buildings will work together on the waterfront.

Public Hearing: Mayor Ward opened the public hearing at 6:57 p.m.

Lori DeJardin, owner of DeJardin's Cleaners, 24 N Madison Ave, inquired that the view and landscape will look like when walking out of her establishment. She is also concerned with the lack of parking in the area and does not want residents to park in her parking lot used for her customers.

Melaniejane, 30 N 1st Avenue, is excited for the project and glad they are all working together. She too is concerned with parking in addition to traffic issues. Would like to have a firm commitment that residents do not list their apartments as VRBO's if they are not home.

Ann Renard, owner of Renard's Cheese off of Highway 42 and chair of the Door County Economic Development Corp. thanked commission members for addressing the housing issue. Both market rate and work force housing is needed in the area.

Brian Stephens, 374 N 19th Avenue, CEO of Door County Medical Center expressed his concerns with their new employees finding housing with some living in places they don't necessarily want to be. After a few years of experience, some employees who are unable to find housing in the area find employment where they are located or where housing is available.

Steve Jenkins, Door County Economic Development Corporation Executive Director, mentioned the need for affordable housing is very prevalent. Employers of all sectors are losing employees due to housing shortages. Fully supports.

Kelsey Fox, 2462 Canal Lane, is in favor and support of these projects.

Cami Gunnlaugsson, 223 N 18th Pl, in favor of housing.

Paul Anschutz, 221 N 6th Avenue, would like developer to use two parking stalls in basement for pedal bikes. Inquired if traffic study will need to be done and suggested the City to be proactive with parking in the area.

Chris Kellems, 120 Alabama Street, in favor of the project. Suggested electric bike storage and plug ins for some of the parking stalls in the basement to be plumbed for electric vehicles.

Spencer Gustafson, 445 S Grant Ave, in favor of project in District 4.

Ms. Spittlemeister read seven letters in favor of for housing development from:
Tyler Pluff, 4042 Sand Bay Point Road

John McMahon, Boys & Girls Club of Door County
Michelle Waldinger, Marine Travelift Inc & ExacTech Inc.
Dan Tjernagel, School District of Sturgeon Bay
Lisa O'Dell, WireTech Fabricators, Inc.
Todd Thayse, Fincantieri Bay Shipbuilding
John Maggitti, Novel Bay Booksellers

Public hearing was declared closed at 7:46 p.m.

Consideration/Recommendation: Moved by Mr. Holey, seconded by Mr. Norland to act on this item at this meeting. Roll call vote. All ayes. Carried unanimously.

Moved by Mr. Statz, seconded by Mr. Norland to recommend to Common Council the approval of preliminary Planned Unit Development for Northpointe Development Corp. to develop a 53 unit multiple family dwelling, located on Development Site A of the West Waterfront Redevelopment Area on the north side of E. Maple Street, subject to the units not being used for short-term rentals/tourist rooming houses provided such restriction is legal per City Attorney. There was a short discussion on parking for the project. Carried.

Conditional use petition by Maritime Heights, LLC for 10-unit multiple-family dwelling for property located in the 700 block of Erie Street currently used as the Sunset School parking lot:

Presentation: Doreen Phillips, Phillips Development, LLC explained these affordable units will be on the narrow lot next to their previous development.

Jon Faller, 400 Security Blvd, Green Bay is the architect for the project. Mr. Faller mentioned this 10-unit dwelling will blend well with the other buildings there currently.

Ms. Reeths inquired if there was a playground in the plans.

Mr. Faller responded that the area available for a playground will be turned into other usable space. If a playground went in next to the new development parking, the residents in units near by would not be able to enjoy their patio area without having people near all the time.

Mr. Olejniczak addressed some of the issues brought up by Commission members. There was a suggestion to put in a play equipment at Garland Park a few blocks away. Pedestrian access well thought out.

Public Hearing: Mayor Ward opened the public hearing at 8:10 p.m.

Ann Renard, owner of Renard's Cheese off of Highway 42, is in favor.
Brian Stephens, 374 N 19th Avenue, CEO of Door County Medical Center, is in favor.
Steve Jenkins, Door County Economic Development Corporation Executive Director, in favor of project.
Spencer Gustafson, 445 S Grant Ave, is in favor.
Kelsey Fox, 2462 Canal Lane, is in favor.
Ms. Spittlemeister read the names of six businesses who supplied letters in favor of the housing development:

John McMahon, Boys & Girls Club of Door County
Michelle Waldinger, Marine Travelift Inc & ExacTech Inc.
Dan Tjernagel, School District of Sturgeon Bay
Lisa O'Dell, WireTech Fabricators, Inc.
Todd Thayse, Fincantieri Bay Shipbuilding
John Maggitti, Novel Bay Booksellers

Renee Burk, N 8th Avenue, in favor of the project and inquired what would happen to the big tree on the parcel.

Public hearing was declared closed at 8:17 p.m.

Consideration: Moved by Ms. Reeths, seconded by Ms. Bacon to approve petition by Maritime Heights, LLC for 10-unit multiple-family dwelling for property located in the 700 block of Erie Street currently used as the Sunset School parking lot. Carried.

Adjourn: Moved by Mr. Statz, seconded by Mr. Norland to adjourn. All ayes. Carried. Meeting adjourned at 8:18 p.m.

Respectfully submitted,

Laurie A. Spittlemeister
Deputy Clerk/Treasurer