

**AGENDA
CITY OF STURGEON BAY
PLAN COMMISSION**

Wednesday, August 17, 2022 at 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 June 1, 2022.
4. Public comment on non-agenda Plan Commission related items.
5. Zoning map amendment petition by Sturgeon Bay Plan Commission from Agricultural (A) to Two-Family Residential (R-3) for parcel #281-68-18000607B located along the west side of S. Hudson Avenue and at the south ends of S. Fulton and S. Geneva Avenues.
 - 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.)*
6. Comprehensive Plan amendment to change the Future Land Use designation from Agricultural/Rural to Regional Commercial for property located at 6639 & 6663 State Highway 42/57 in the Town of Nasewaupee. *(Note: This item is for initial consideration only. The Plan Commission will not make any formal recommendation to amend the Comprehensive Plan until after a public hearing is held at a later date.)*
7. Initial presentation of zoning map amendment petition by Andy Loch from C-1 to C-5 for parcel at southeast corner of S. Lansing Ave/W. Spruce Street - parcel #281-46-65090102.
8. Initial presentation of zoning map amendment petition by Sturgeon Bay Plan Commission from R-1 to R-2 for parcel at east end of Alabama Place - parcel #281-62-10000116.
9. Consideration of: Street name for private road connecting to S. Duluth Ave across from W. Spruce Drive.
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.

8/12/22
3:00 p.m.
CS

Plan Commission Members

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

CITY PLAN COMMISSION MINUTES
June 1, 2022

A meeting of the City Plan Commission was called to order at 6:00 p.m. on Wednesday, June 1, 2022, by Chairperson David J. Ward in Council Chambers, City Hall, 421 Michigan Street, Sturgeon Bay.

Roll Call (#1): Members David Ward, Helen Bacon, Dennis Statz, Mark Holey, Debbie Kiedrowski, Kirsten Reeths and Jeff Norland were present. Staff present were Community Development Director Marty Olejniczak, Zoning/Planning Administrator Christopher Sullivan-Robinson, and Community Development Administrative Assistant Cindy Sommer.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from April 27, 2022.
4. Public comment on non-agenda Plan Commission related items.
5. Conditional use application for 96-unit multiple-family residential development proposed by Pre / 3 LLC for parcel # 281-66-12001605, which is located immediately east of Target.
 - a. Presentation
 - b. Public Hearing
 - c. Consideration
6. Consideration of: Certified Survey Map for Bayhill, LLC (Lucille Kirkegaard) for property located on N. 9th Ct.
7. Consideration of: Zoning Code amendments pertaining to dimensional and residential density requirements.
8. Adjourn.

Approval of minutes from April 27, 2022 (#3): Motion by Holey and seconded by Kiedrowski to approve the minutes from April 27, 2022. All ayes. Motion carried.

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

Conditional use application for 96-unit multiple-family residential development proposed by Pre / 3 LLC for parcel # 281-66-12001605, which is located immediately east of Target (#5).

Mr. Olejniczak explained that staff recommends approval as presented with the following restrictions: 1) A walkway be installed leading from the northeasterly driveway to Duluth Avenue; 2) approval by the Aesthetic Design & Site Plan Review Board; 3) final storm water plan to be approved by the City Engineer, and; 4) easements must be obtained for public utilities per City specifications.

Jared Schmidt of R.E. Lee, 1250 Centennial Center Blvd, Hobart, WI presented the proposed 96-unit project. He feels this project will appeal to working class families with proposed rent to be about \$1200-1300 per month. The units are two bedroom individual units with parking and garages. There are eight 12-unit buildings. The site will have generous green space, central storm water and an added gazebo surrounded by green space. An office with management on-site will be located on the east side of the property. There are three proposed entries, one on the south and two on the north. One driveway was eliminated from an earlier plan to allow for added green space and to preserve the existing trees and privacy to residences to the east. Parking stalls are located so headlights will shine away from the neighbors.

Mr. Schmidt distributed a photo depicting samples of color and material choices for siding and roof as well as an aerial view of a similar project completed by his firm. He explained that storm water management has been worked out with the public utilities and easements will be obtained. A sidewalk has been added from the northeast driveway to Duluth Avenue.

A full landscape plan was submitted. Mr. Schmidt pointed out that trees were not added in areas of water/utilities access to ease access to utilities for repairs. A variety of other trees and shrubs have been placed throughout.

The Commission discussed; 1) whether a playground could be added; 2) whether animals would be permitted and if a designated place would be provided for them; 3) if there would be walkways on the south side; 4) which trees could be considered invasive or undesirable; 5) if the pond would be filled at all times; 6) if options other than a gazebo were discussed, such as a community garden or patio space.

Mr. Schmidt responded to discussions; 1) most of the units will likely be occupied by single people or retired people and playgrounds are historically not well used; 2) he was not sure if animals would be permitted in this development; 3) they do not own the property to the south so they cannot provide walkways on that side; 4) the trees can be altered to more desirable species; 5) the pond will be filled at all times; 6) a gazebo is the preferred option.

Public Hearing: The mayor opened the hearing at 6:25 p.m. Maria Antink of 3137 S. Duluth questioned; 1) who owns the property south of the development and who will maintain the road; 2) who will enforce the speed limit and handle the increase in traffic; 3) will there be a buffer between her property and the development.

Susan Pascke of 1628 Texas Place questioned whether animals would be permitted in the development and if a designated place for them is planned to avoid the use of her property that abuts to the north, which is in the Town of Nasewaupée.

The mayor closed the hearing at 6:30 p.m.

Consideration: Mr. Olejniczak explained that there is a private road easement in place on the south which is in the Town of Nasewaupée and therefore maintenance and enforcement of speed or traffic concerns would fall on the abutting property owners. Mr. Schmidt explained that a dozen or so trees will be in place between the development and the Antink property and the driveway has been set back away from the property line by about 60-70 feet and green space was added. Mr. Olejniczak explained that no traffic study was done as the previous street improvements for the Target development were based upon anticipated traffic from a grocery store at this site and traffic from housing units will likely be less. Commission members suggested that Callery Pear, Norway Maple, Bearberry and Chinkapen trees be replaced with Pagotta Dogwood, Serviceberry or Black Cherry trees, which are native species.

Mr. Norland moved to approve recommendation as presented with the four staff conditions; 1) A walkway from the northeasterly driveway to Duluth Avenue; 2) subject to approval by the Aesthetic Design & Site Plan Review Board; 3) final stormwater plan must be approved by the City Engineer, and; 4) easements must be obtained for public utilities per City specifications, and also a condition that the tree species be changed as previously discussed. Motion seconded by Mr. Statz. Ms. Reeths moved to modify motion to add a condition to include a designed area on the site for pets if the development allows pets. Mr. Norland seconded motion. All ayes. Motion to amend the original motion carried. A vote was then taken on the original motion as amended. All ayes. The amended motion carried.

Consideration of: Certified Survey Map for Bayhill, LLC (Lucille Kirkegaard) for property located on N. 9th Ct. (#6):

Mr. Olejniczak explained that Lucille Kirkegaard is the agent for Bayhill, LLC, who purchased the vacant lot on North 9th Court. Ms. Kirkegaard proposes to use the property for two-family duplexes that would be marketed as senior and/or accessible living. The Certified Survey Map to create four lots was submitted but has two issues: 1) Lot 4 does not have street access; 2) 9th Court ends in a cul-de-sac but the right-of-way goes beyond the cul-de-sac. Options to overcome the issues are; 1) extend the road, which is expensive and would likely kill the project; 2) vacate the street right-of-way with access via a private easement; 3) gain access by way of a private driveway agreement using the right-of-way for 9th Court. The driveway

agreement would provide for maintenance, snow plowing, etc. between Kirkegaard and the Big Hill Regency Apartments.

The Commission discussed the need for senior housing and the staff recommendation to approve the CSM subject to a shared driveway agreement.

Motion by Ms. Reeths to approve the Bayhill, LLC Certified Survey Map subject to an agreement between the property owners to share the private driveway and coordinate maintenance. Seconded by Mr. Statz. All ayes. Motion carried.

Consideration of: Zoning Code amendments pertaining to dimensional and residential density requirements.

Mr. Olejniczak opened a discussion about dimensional requirements of lots within the City and requests direction from the Commission on whether changes would be considered after more research. The City currently has a 75 foot minimum width requirement for R-2 and R-3 lots. Many homes built before the requirement are much narrower and do not conform. Reducing the minimum could create more flexibility in creating additional affordable housing. Mr. Sullivan-Robinson suggested the Commission look at the lots in the former shipyard that are currently for sale or recently sold that are 5500 square feet with less than 75 feet of frontage.

The Commission discussed many of the smaller housing areas within the City and the general consensus is that smaller lots could be beneficial and this would only be a change to the minimum width, therefore future developers would still build to their markets and there is no desire to make existing lots smaller. Recommendation was for staff to move forward at a future meeting.

Next meeting: Chair Ward stated the next meeting of the Commission will be Wednesday, July 20, 2022, at 6:00 p.m.

Adjourn (#8): Mr. Norland made the motion to adjourn, seconded by Ms. Reeths. All ayes. Motion carried. The meeting adjourned at 7:17 p.m.

Respectfully submitted,

Cindy Sommer
Community Development
Administrative Assistant

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STAFF REPORT
REZONING OF CITY-OWNED PROPERTY
S HUDSON AVE: PARCEL #281-68-18000607B

Background: The City recently purchased 5.5 acres on the west side of S. Hudson Avenue and is pursuing various options to have the property developed into medium density residential uses. In order for this type of development to occur the property will need to be rezoned as the site is currently zone Agricultural. The Commission directed staff to proceed with a zoning map amendment to R-3 (Two-Family), which provides options for both single-family dwellings and duplexes similar to the surrounding area.

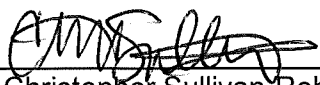
Surrounding Zoning / Uses: The property to the south of this property is zoned prime Agriculture under county zoning (Town of Sturgeon Bay). To the west is vacant property zoned Agricultural. To the east is single-family and two-family residential zoned R-2. To the north is PUD zoning with a mixture of single-family, two-family, and multi-family residential uses.

Comprehensive Plan: The Comprehensive Plan's Future Land Use map identifies the site under the Medium Density Residential category. These areas are intended primarily for single-family residential uses not to exceed 8 units per acre. This designation also allows two-family and small-scale multi-family dwellings. The Comprehensive Plan recommends R-2 or R-3 zoning. There does not appear to be any conflicts with this petition, the City's goals, or the Comprehensive Plan.

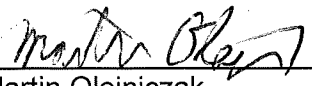
Review Process: The Plan Commission will review the petition and conduct a public hearing. The Commission can make a recommendation to Council at the next scheduled meeting. However, a recommendation can also be made following the public hearing if at least 3/4 vote of the members present are ready to take action. 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 recommends approval of a zoning map amendment for parcel 281-68-18000607B from Agricultural to R-3 (Two-Family Residential).

Prepared By: 
Christopher Sullivan-Robinson
Planner / Zoning Administrator

8 / 12 / 22
Date

Reviewed By: 
Martin Olejniczak
Community Development Director

8-12-2022
Date

Location Map
Zoning Map Amendment
City of Sturgeon Bay
A to R-3



April 22, 2022



Subject Parcel - #281-68-18000607B - 5.5 acres

Date Received: 4-22-22
Fee Paid: \$ N/A
Received By: CMO

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	City of Sturgeon Bay	City of Sturgeon Bay
Company		
Street Address	421 Michigan St	421 Michigan St
City/State/Zip	Sturgeon Bay, WI 54235	Sturgeon Bay, WI 54235
Daytime Telephone No.	920-746-2910	920-746-2910
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: 5.5-acre parcel along west side of S. Hudson Ave
Location if not assigned a common address: _____

TAX PARCEL NUMBER: 281-68-18000607B

CURRENT ZONING CLASSIFICATION: Agricultural (A)

CURRENT USE AND IMPROVEMENTS: Vacant Land

ZONING DISTRICT REQUESTED: Two-Family Residential (R-3)

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: Medium Density Residential

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:
North: Lower Density Residential & Medium Density Residential
South: Medium Density Residential
East: Lower Density Residential
West: Medium Density Residential

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North: R-3 & PUD / Single-family dwellings & Two-Family Dwellings
South: MC & PA (County Zoning) / Vacant
East: R-2 / Single-family dwellings
West: Agricultural / storage area for farm implements

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.

City of Sturgeon Bay
Property Owner (Print Name)

Signature

Date

Martin Olejniczak
Applicant/Agent (Print Name)

Signature

Date

4-22-22

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

Date of review meeting

Applicant Signature

Staff Signature

Attachments:

Procedure & Check List

Agreement For Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director



MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: August 11, 2022
Subject: Comprehensive Plan Amendment – Parcels 020-0113272522A, 020-0113272522B,
and 020-0113272522C

The Sturgeon Bay Comprehensive Plan 2040 was adopted in October of 2020. One of the seven main components of that plan provides an in depth analysis of the land uses both present and future. This includes all properties within the City and within a ½ mile of the City's borders. The City utilizes this information in a number of decision-making processes including conditional use permits, planned unit developments, and rezoning of properties. The potential buyer of the tax parcels listed above is requesting the City amend the comprehensive plan's future land use designation from Agricultural / Rural to Regional Commercial. The three parcels are located on the south side of Hwy 42/57 along the west border of the City and are owned by Mark & Cindy Kerscher.

Their intension is to purchase the property, annex into the City of Sturgeon Bay, and construct a Fleet Farm Store in the near future. Under Wisconsin law, zoning actions approved by a municipality, must be consistent with the City's Comprehensive Plan. Annexing the property and approving commercial zoning would not be consistent with the current Future Land Use designation of Agricultural / Rural. Therefore, if the Plan Commission and Council believe the commercial type uses are an appropriate use for the properties, an amendment to the Comprehensive Plan should be undertaken. From the planning perspective commercial is consistent with development patterns along the highway corridor and it directly abuts other comparable land uses with general commercial zoning. This site does have potential access to sanitary sewer and water services, which also suggests that at least a portion of the site would be better served with an active commercial use.

The process to amend the Comprehensive Plan is similar to a rezoning. A public hearing is required with a recommendation from Plan Commission and adoption of the amendment by ordinance by Council. The requested new land use category is Regional Commercial which would be the most consistent / applicable designation for the HWY 42/57 corridor. This would allow the developer to proceed with their intentions for the property. It is noted that a Comprehensive Plan amendment does not equate to approval of the proposed project. The Fleet Farm store would still need approvals for the annexation, temporary and final zoning classifications, and conditional use for a large retail establishment. A rejection of any those required approvals would halt the project.

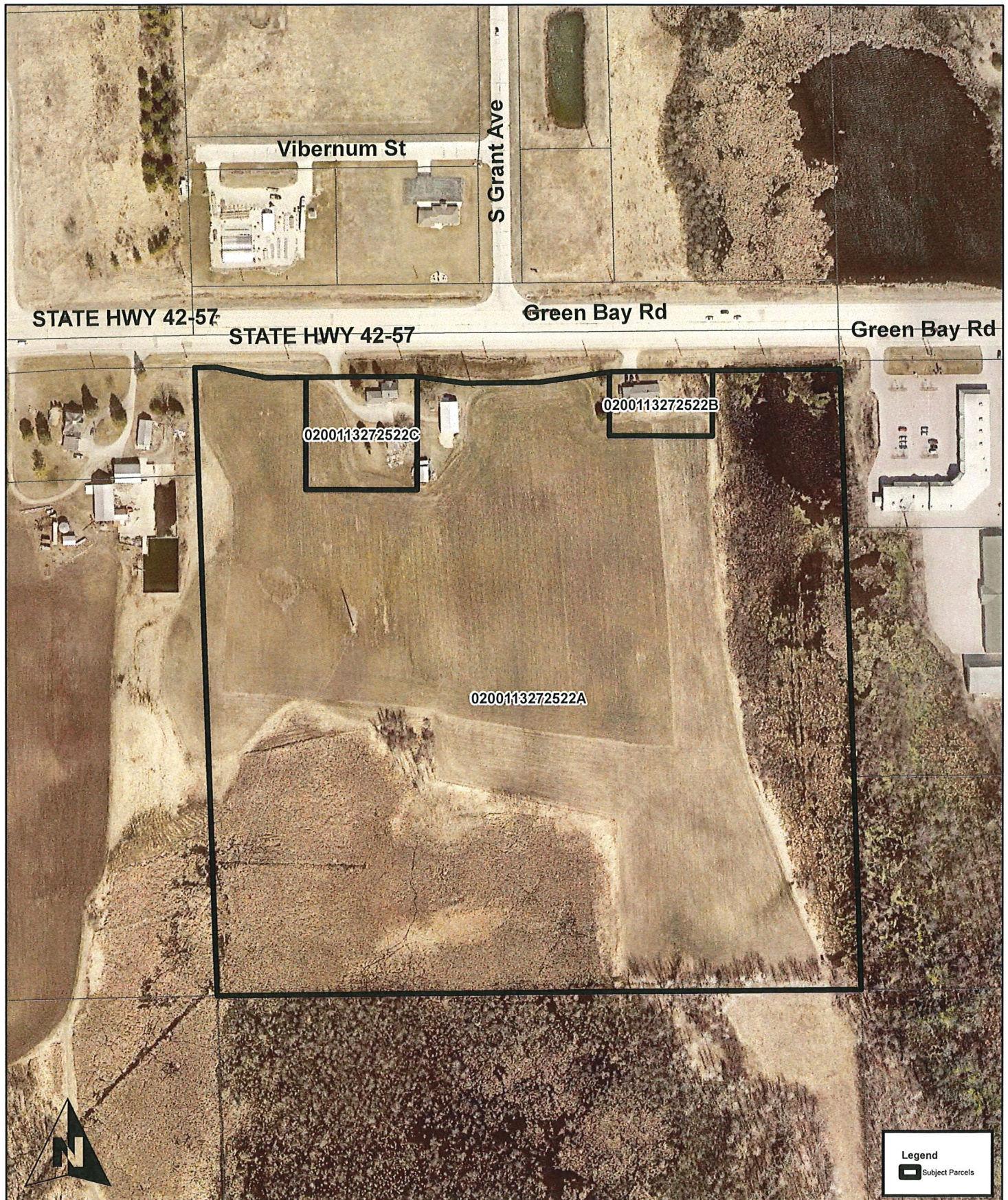
The public hearing is scheduled for September 21st after which the Plan Commission can act upon a recommendation to the Common Council. No formal action is necessary at tonight's

meeting, but the Plan Commission may ask questions of the applicant and provide initial feedback.

Location Map

Comprehensive Plan Amendment Request

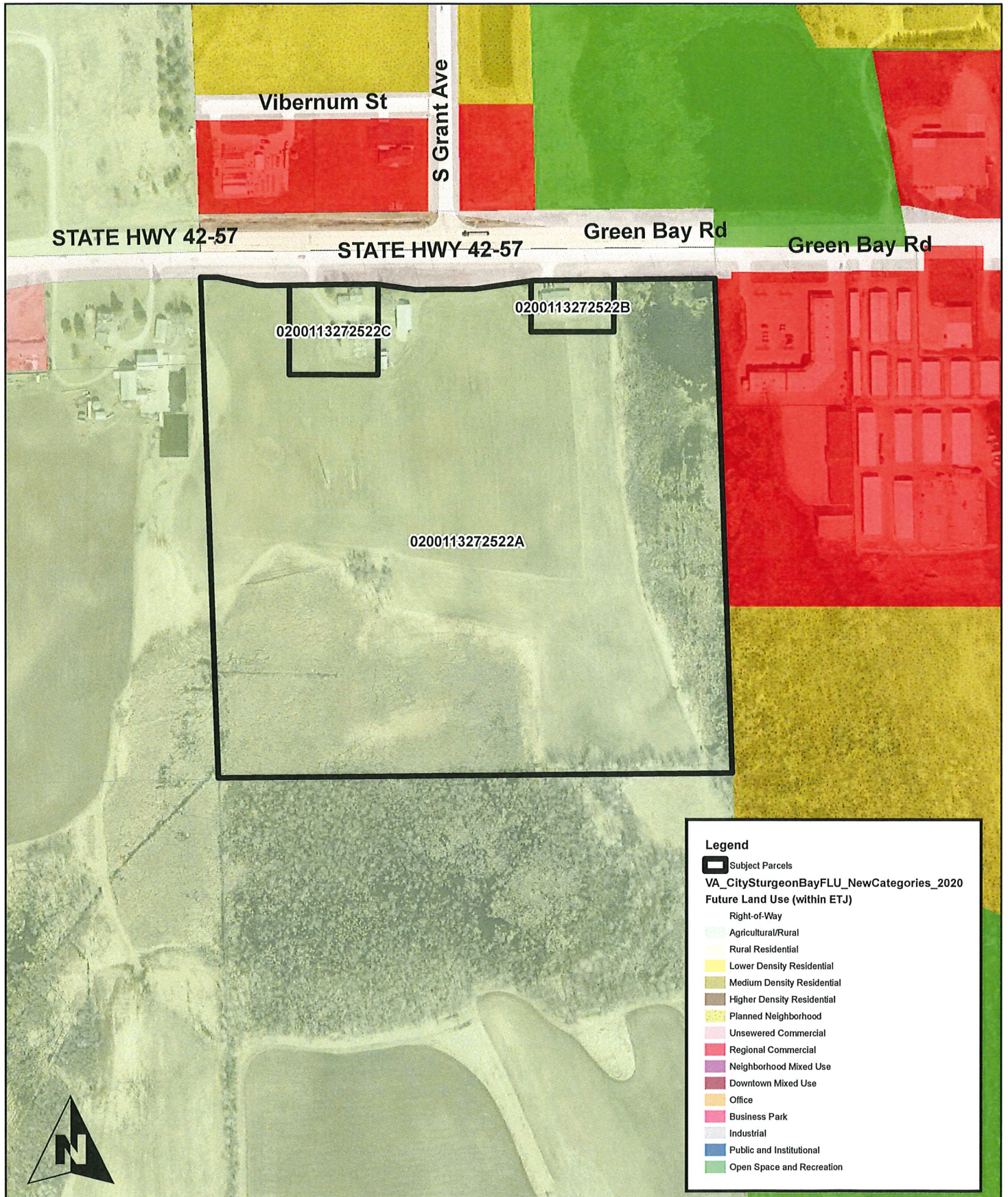
Parcels 020-0113272522 (A-C)



Location Map

Comprehensive Plan Amendment Request

Parcels 020-0113272522 (A-C)



August 4, 2022

City of Sturgeon Bay
Attn: City Council
366 South Third Ave
Sturgeon Bay, WI

RE: Request for Annexation to the City of Sturgeon Bay
Comprehensive Plan Amendment

Dear City Council:

Fleet Farm Group, LLC ("Fleet Farm") has entered into a Purchase Agreement, dated June 16, 2022, with the Kerscher Family Trust ("Kerscher") to purchase approximately 40 acres in the Town of Nasewaupee, Door County, Wisconsin. Fleet Farm is currently in the due diligence period of this Agreement. (Exhibit A)

Fleet Farm, as purchasers of this property for a retail store location, hereby advise the City Council that is the desire of Fleet Farm to amend the Comprehensive Plan and commence annexation proceedings of these properties.

The properties referred to are PIN# 020-0113272522A, 020-0113272522B, and 020-0113272522C. (Exhibit B)

A Petition for Annexation will follow if required.

Best,



Derrick Hoernke
Director of Real Estate and Facilities
Fleet Farm Group, LLC

Sturgeon Bay Fleet Farm Parcel Description

A parcel of land located in part of the Northwest Quarter of the Northwest Quarter of Section 13, Township 27 North, Range 25 East, Town of Nasewaupee, Door County, Wisconsin, more fully described as follows.

Commencing at the Northwest Corner of Section 13;

Thence S00°07'18"E coincident with the West line of the Northwest Quarter of Section 13 a distance of 65.59 feet to its intersection with the South right-of-way line for STH 42-57 (Green Bay Road) also being the point of beginning.

Thence S88°40'18"E coincident with said South right-of-way line a distance of 44.54 feet;

Thence S76°18'13"E coincident with said South right-of-way line a distance of 102.39 feet;

Thence S88°42'39"E coincident with said South right-of-way line a distance of 300.00 feet;

Thence S80°10'48"E coincident with said South right-of-way line a distance of 101.12 feet;

Thence S88°42'39"E coincident with said South right-of-way line a distance of 150.00 feet;

Thence N83°41'41"E coincident with said South right-of-way line a distance of 151.33 feet;

Thence S88°42'39"E coincident with said South right-of-way line a distance of 459.01 feet to its intersection with the East line of the Northwest Quarter of the Northwest Quarter of Section 13,

Thence S00°04'21"E coincident with said East line a distance of 1249.52 feet to the Southeast Corner of the Northwest Quarter of the Northwest Quarter of Section 13;

Thence N88°38'55"W coincident with the South line of the Northwest Quarter of the Northwest Quarter of Section 13 a distance of 1302.10 feet to the Southwest Corner of the Northwest Quarter of the Northwest Quarter of Section 13;

Thence N00°07'18"W coincident with the West line of the Northwest Quarter of Section 13 a distance of 1265.16 feet to the point of beginning.

Said parcel of land contains 37.198 acres (1,620,349 square feet) more or less.

Subject to all easements and restrictions of record

Christopher Sullivan-Robinson
Planner/Zoning Administrator
421 Michigan Street
Sturgeon Bay, WI 54235



Phone: 920-746-2907
Fax: 920-746-2905
E-mail: csullivan-robinson@sturgeonbaywi.org
Website: www.sturgeonbaywi.org

MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: August 11, 2022
Subject: Rezoning Application – Parcel 281-46-65090102

Andrew Loch is requesting the property located at the south east corner of S Lansing Ave / W Spruce St (parcel #281-46-65090102) be rezoned from C-1 General Commercial to C-5 Mixed Residential / Commercial. The property is currently undeveloped with very limited buildable area under the C-1 zone. The dimensions are 52.1' x 162' based on Door County web map information; approximately 8400 square feet in size. The property owner intends to do some mixed residential and commercial use on this property.

The property is surrounded by a mixture of commercial and residential uses. A portion of the surrounding area was previously rezoned from General Commercial (C-1) to Mixed Commercial-Residential (C-5). The subject parcel and some of the nearby properties remain in the C-1 district.

The Comprehensive Plan's Future Land Use Map designates this property for Neighborhood Mixed Use. This designation is intended for areas where the City wants to see a mixture of residential and commercial uses with access to municipal sewer and water services. There are many examples of this types of land use being implements including Jefferson Street where historically uses are either mixed, or have alternated between residential and commercial. Usually a mixture of uses already exist within the area. The comprehensive plan suggests in the event of a rezoning, the most appropriate land use category would be C-5.

The first step for a rezoning request is the initial presentation before the Plan Commission. This is meant to be an informal discussion and no decisions are made. This item would be brought back at the September meeting to conduct a public hearing before the Plan Commission.

Rezoning Request

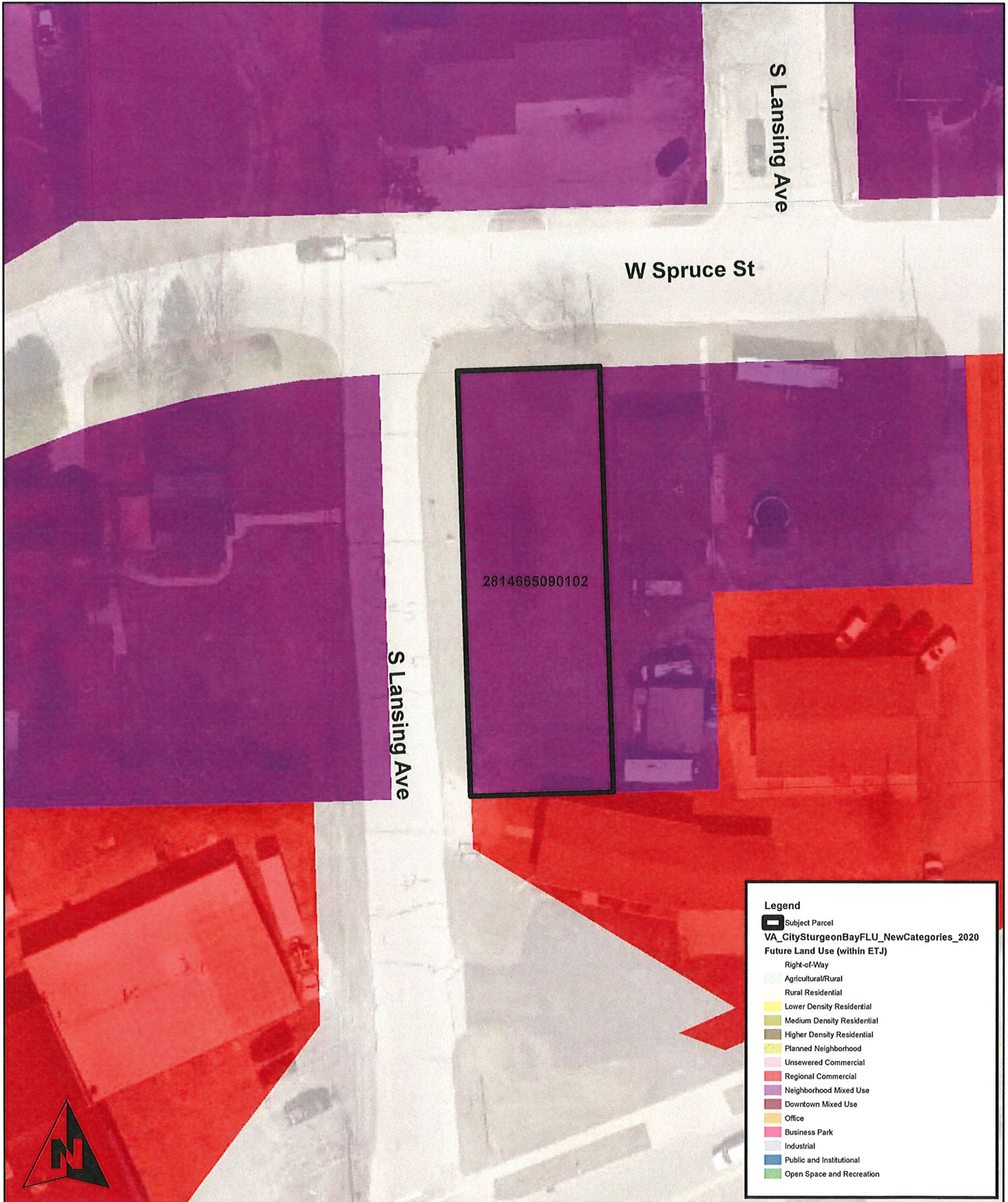
Parcel: 281-46-65090102



Rezoning Request
Current Zoning Map
Parcel: 281-46-65090102



Rezoning Request
Future Land Use Map
Parcel: 281-46-65090102



Date Received: 8/9/2022
 Fee Paid: \$ 400 Zoning + 50 PH Sign
 Received By: PS

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name		Andrew J Loch
Company		Jedi Drains
Street Address		2450 San Lorenzo Dr.
		Green Bay, WI. 54304
City/State/Zip		
Daytime Telephone No.		(920) 655-7610
Fax No.		N/A

STREET ADDRESS OF SUBJECT PROPERTY: N/A
 Location if not assigned a common address:
SE CORNER OF SPRUCE ST / LANSING

TAX PARCEL NUMBER: 281-46-65090102

CURRENT ZONING CLASSIFICATION: C-1 GENERAL COMMERCIAL

CURRENT USE AND IMPROVEMENTS:
VACANT

ZONING DISTRICT REQUESTED: C-5 MIXED RES. / COM.

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: NEIGHBORHOOD MIXED USE

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:
 North: C-5 NEIGHBORHOOD MIXED USE
 South: C-1 REGIONAL COMMERCIAL
 East: C-5 NEIGHBORHOOD MIXED USE
 West: C-5 NEIGHBORHOOD MIXED USE

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North: C-S
South: CH
East: C-S
West: C-S

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? N/A IF YES, EXPLAIN:

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

Andrew J Loch
Property Owner (Print Name)

[Signature]
Signature

8-8-22
Date

Applicant/Agent (Print Name)

Signature

Date

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

Date of review meeting

Applicant Signature

Staff Signature

Attachments:

Procedure & Check List

Agreement For Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director



MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: July 6, 2022
Subject: Rezoning – Parcel 281-6210000116 (Alabama PI)

City Staff is requesting the vacant parcel located at the dead end of Alabama Place (parcel # 281-62-10000116) be rezoned from R-1 Single Family Residential to R-2 Single Family Residential. The City recently purchased the property in order to connect Alabama Place to North 12th Place. The remaining portion of the parcel is proposed to be subdivided into lots for single-family dwellings. The parcel is 319 feet wide. Under the existing R-1 zoning, only three lots with widths averaging 106.33 feet (approximately 15,950 sq. ft.) can be created. If the property is reclassified as R-2, then four lots averaging 79.75-ft wide (approximately 11,962 sq. ft.) could be created. The proposed ~80 wide lots would be consistent with the existing lots along Alabama Place, which also are 80 feet in width at the street. The proposed R-2 lots would also form a transition between the R-4 apartments to the south and the larger R-1 single-family lots to the north.

There are four main difference between R-1 and R-2 as follows:

	R-1	R-2
Lot Width	85 feet	70 feet
Lot Areas	10,000	7,500
Floor Area	1,400 ft ²	800 ft ²
Allows Duplex	Not Allowed	Allowed if platted for duplex or with a Conditional Use Permit**

** Note: The subject property is limited to just single-family dwellings due to a restrictive covenant so this distinction between R-1 and R-2 is not pertinent to this situation.

Existing Conditions: The property is currently vacant. North of this site is single family residential use. To the south is Tall Pine Estates multi-family development. To the east is the Cherry Tree / Apple Tree Terrace multi-family development, which was recently approved by the City for 68-units. To the west is a single-family residential use.

Comprehensive Plan: The 2040 Comprehensive Plan designates this site as a Planned Neighborhood.

The planned neighborhood future land use category is intended to provide for a variety of housing choices and a mix of non-residential uses such as parks, schools, religious institutions, and small-scale shopping and service areas. They are really a collection of different land use categories listed in this chapter. Planned neighborhoods should be carefully designed as an

integrated, interconnected mix of these use categories. They are by no means intended to justify an "anything goes" land use pattern. Overall, the composition and pattern of development should promote neighborhoods that instill a sense of community with their design.

The planned neighborhood concept encourages a mix of medium density single family residential, multi-family residential, public and institutional, parks and open space, and neighborhood mixed use categories. Senior housing, assisted living, and Community-Based Residential Facilities (CBRF) are also appropriate for these areas. Maintaining a minimum percentage of single-family residential uses has the effect of dispersing higher density development throughout the community and limiting the concentration of any one type of development in any one area. Appropriate non-residential uses include neighborhood-oriented shopping opportunities, such as a small grocery store and convenience store, bakery, or pharmacy; personal services such as barber shop or dentist office; smaller employment opportunities (usually located on the edges of these neighborhoods); and small-scale religious institutions and educational facilities (usually elementary schools) for area residents. Large areas of planned neighborhood area mapped at the edge of the City.

The proposal conforms to the intended future use of the site as defined in the Comp Plan and planning goals of the City. Housing availability is a huge concern within our community and continues effect the attraction of skilled workers and new families in our area.

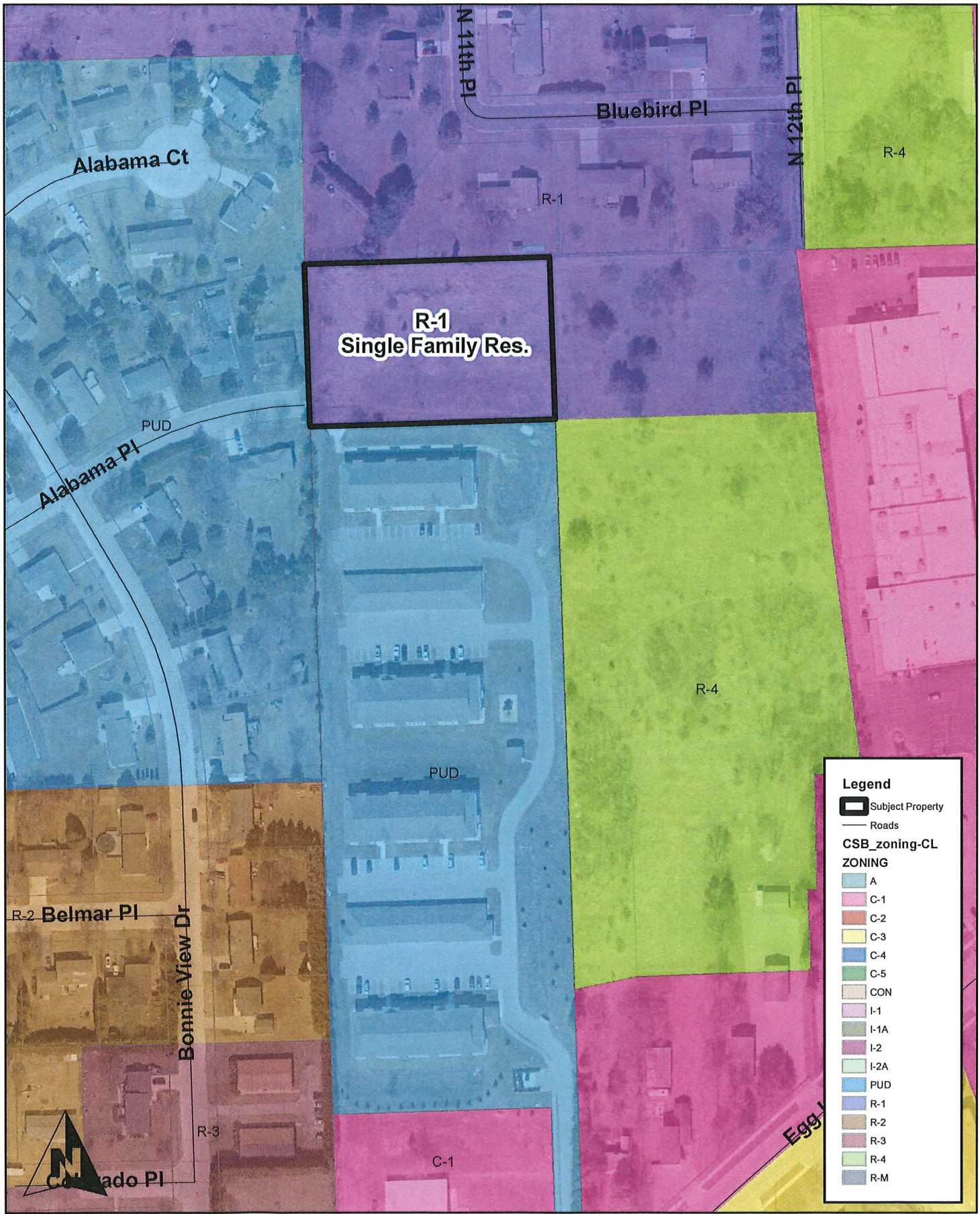
The first step for a rezoning request is the initial presentation and review by the Plan Commission. This is meant to be an informal discussion and no decisions are made. If the Plan Commission generally agrees with the application, a public hearing would be scheduled for the September Plan Commission meeting.

Rezoning Request
City of Sturgeon Bay
Parcel: 281-62-10000116



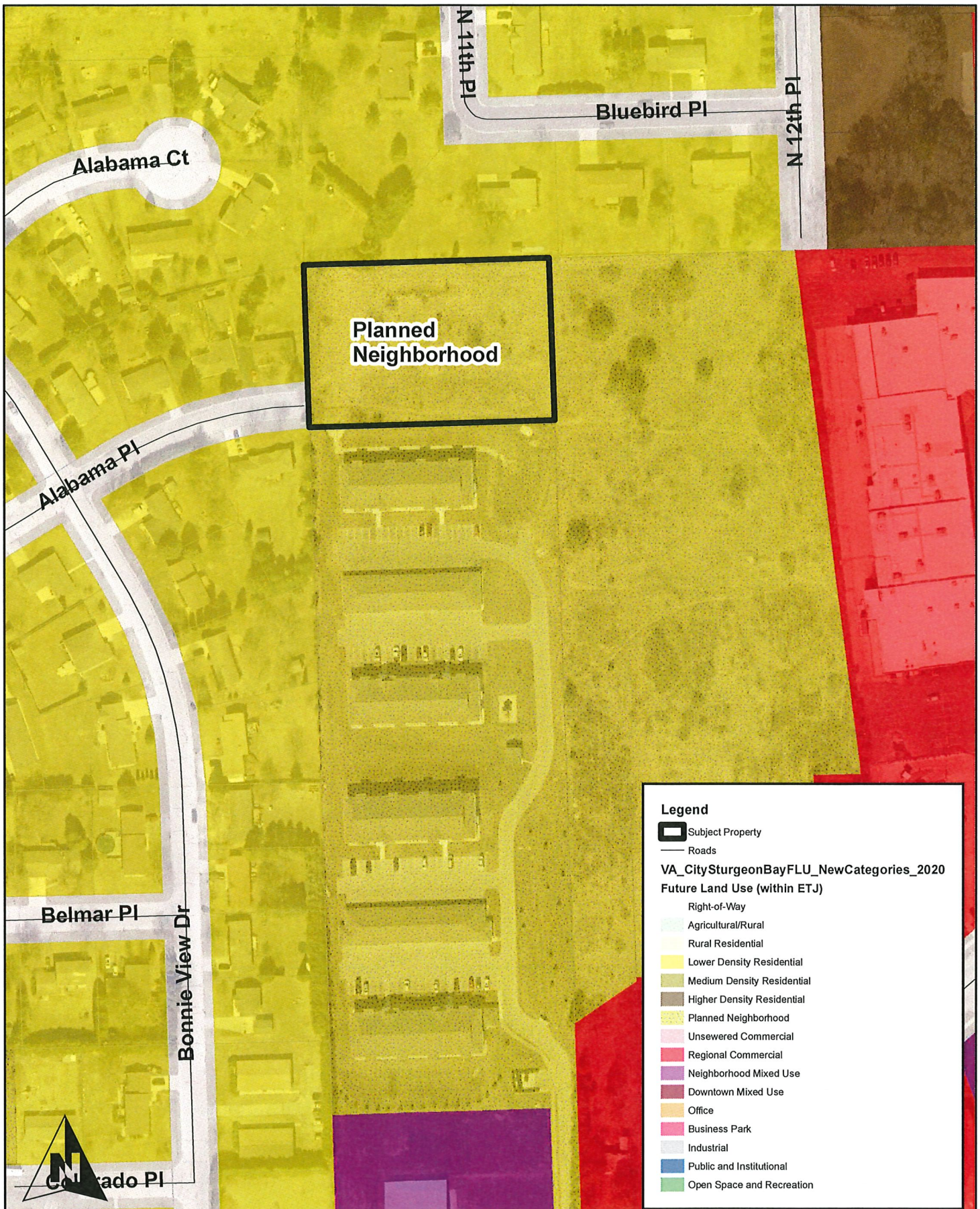
Zoning Landuse Map

Parcel: 281-62-10000116



Comprehensive Future Landuse Map

Parcel: 281-62-10000116



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

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	SB PLAN COMMISSION	11 11
Company	CITY OF STURGEON BAY	
Street Address	421 MICHIGAN ST	
City/State/Zip	STURGEON BAY WI 54235	
Daytime Telephone No.	920 746 2900	
Fax No.	_____	

STREET ADDRESS OF SUBJECT PROPERTY: _____
Location if not assigned a common address: _____

TAX PARCEL NUMBER: 281-62-10000116

CURRENT ZONING CLASSIFICATION: R-1 SINGLE FAMILY

CURRENT USE AND IMPROVEMENTS:

VACANT

ZONING DISTRICT REQUESTED: R-2 SINGLE FAMILY

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: PLANNED NEIGHBORHOOD

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:

North: LOWER DENSITY RES.
South: PLANNED NEIGHBORHOOD
East: PLANNED NEIGHBORHOOD
West: PLANNED NEIGHBORHOOD → LOWER DENSITY RES.

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North: R-1 - SINGLE FAMILY

South: PUD - MULTI FAMILY TALL PINE ESTATES

East: PUD - MULTI FAMILY CHERRY / APPLE TREE TERRACE

West: ~~R-1~~ PUD - MULTI FAMILY

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? N/A IF YES, EXPLAIN:

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

Property Owner (Print Name)

CHRIS SULLIVAN ROBINSON
Applicant/Agent (Print Name)

Signature

[Signature]
Signature

Date

8/1/22
Date

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

Date of review meeting

Applicant Signature

Staff Signature

Attachments:

Procedure & Check List

Agreement For Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director



MEMO

To: Plan Commission
From: Marty Olejniczak *mo*
Date: August 12, 2022
Subject: Street Name for Private Road – W Spruce Drive

Pre/3 is developing the parcel east of Target into 96 apartment units and requested addresses be issued for the units. After consultation with the Fire Department and developer, the preferred address scheme is to provide a name for the existing private road along the north edge of the development and use that road for addresses.

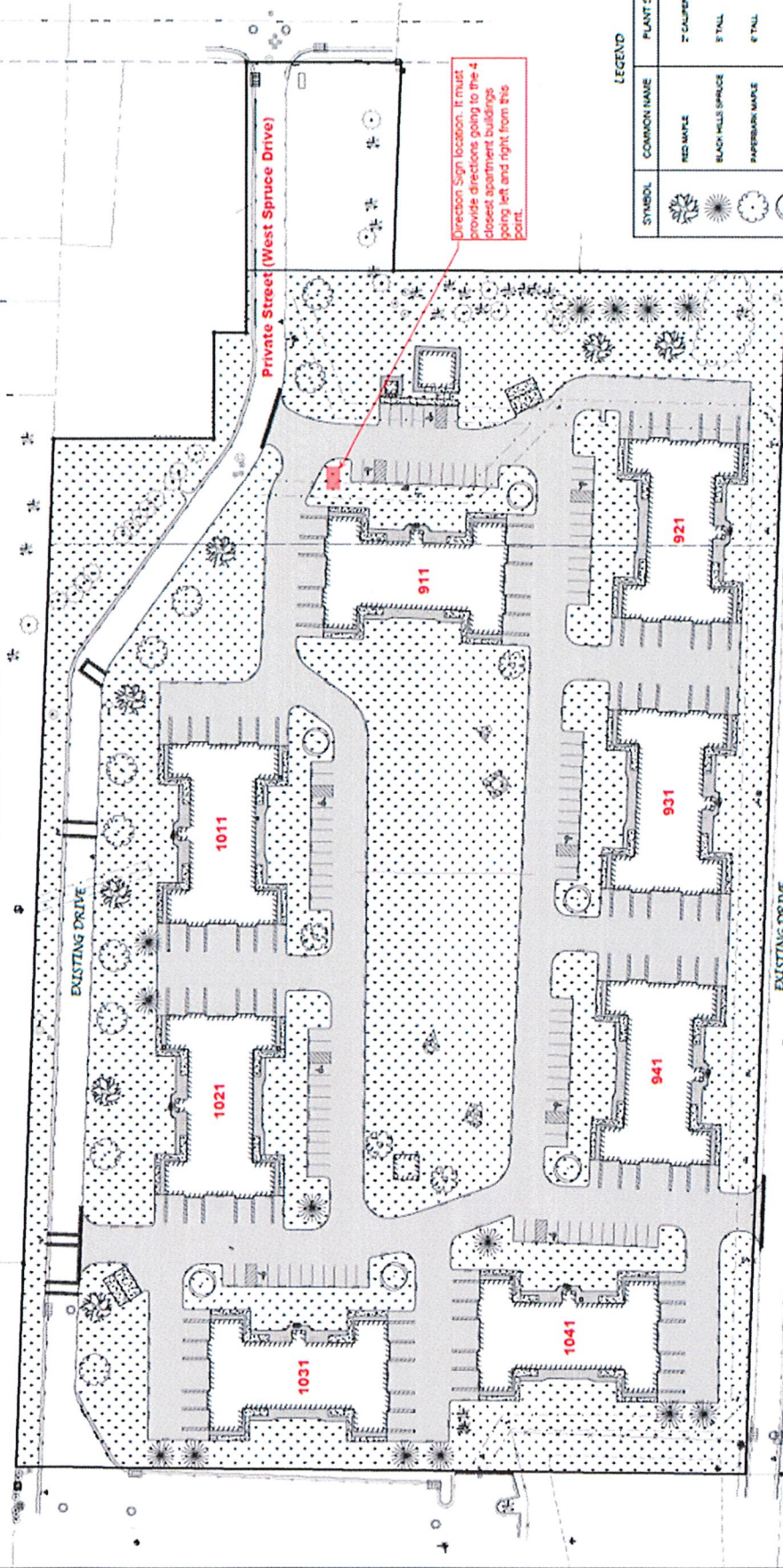
The City has a street naming convention and process for public streets, but not for private streets. Nonetheless, most of the private streets in the City have names that follow the naming convention and were approved by the City. Therefore, the Plan Commission is requested to review this situation and approve the street name.

The proposed name is W. Spruce Drive. This matches the name of the public street that aligns with it across Duluth Avenue. Thus, it should minimize confusion for emergency personnel, delivery services and visitors. It is also noted that the approved development agreement for this project provides that the developer will dedicate the private road as a public street if requested by the City. If it becomes a public street, then it definitely makes sense to have it be a continuation of the existing W. Spruce Drive.

Location Map - Street Name for Private Road



ADDRESS LAYOUT



LEGEND

SYMBOL	COMMON NAME	PLANT SIZE	QUANTITY
	RED MAPLE	2" CALIPER	7
	BLACK HILLS SPRUCE	5" TALL	12
	PAPERBARK MAPLE	6" TALL	10
	COLUMBIAN OAK	1 1/2" CALIPER	6
	GALLERIA PEAR	6" TALL	4
TOTAL			42

