

**AMENDED - AGENDA**  
**CITY OF STURGEON BAY**  
**PLAN COMMISSION**

Wednesday, September 21, 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 August 17, 2022
4. Public comment on non-agenda Plan Commission related items.
5. Consideration of: 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 Nasewaupsee.
  - a. Presentation
  - b. Public Hearing
  - c. Consideration/Recommendation
6. Consideration of: Zoning map amendments from C-1 to C-5 for two parcels at the southeast corner of S. Lansing Ave/ on the east side of W. Spruce Street, parcel #281-46-65090102 and 60 Green Bay Road, parcel # 281-64-63000101. *(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.)*
  - a. Presentation
  - b. Public Hearing
  - c. Consideration/Recommendation
7. Consideration 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~~. *(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.)*
  - a. Presentation
  - b. Public Hearing
  - c. Consideration/Recommendation
8. Consideration of: Initial presentation of zoning map amendment ~~petition by Dave Phillips of Bayland Buildings~~ from Agricultural (A) to Multiple-Family Residential (R-4) for *property* parcel #281-70-32001410G located at 1361 N. 14<sup>th</sup> Avenue, ~~to allow the construction of a 22-unit apartment building.~~
9. Consideration of: Conceptual Planned Unit Development for E & I Property Investments, LLC, to allow *for the construction development* of two-family dwellings on property ~~19 duplexes on an 11-acre site located on the north side of Colorado Street, parcel #281-62-08000117.~~
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.

9/16/22  
2:00 p.m.  
CS

Plan Commission Members

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

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  - a. Presentation
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  - c. Consideration/Recommendation
7. Consideration 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.
  - a. Presentation
  - b. Public Hearing
  - c. Consideration/Recommendation
8. Consideration of: Initial presentation of zoning map amendment petition by Dave Phillips of Bayland Buildings from Agricultural (A) to Multiple-Family Residential (R-4) for parcel #281-70-32001410C located at 1361 N. 14<sup>th</sup> Avenue, to allow the construction of a 22-unit apartment building.
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10. Adjourn.

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9/16/22  
11:00 a.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 August 17, 2022

A meeting of the City Plan Commission was called to order at 6:00 p.m. on Wednesday, August 17, 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, Debbie Kiedrowski, Kirsten Reeths and Jeff Norland were present. Member Mark Holey was excused. Staff present were Community Development Director Marty Olejniczak, Planner/Zoning 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 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 Nasewaupée. (*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.

All ayes, motion carried.

**Approval of minutes from June 1, 2022 (#3):** Motion by Norland and seconded by Statz to approve the minutes from June 1, 2022. All ayes. Motion carried.

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

**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 (#5):** Mr. Sullivan-Robinson explained that this is the second meeting for rezoning of this 5.5 acre parcel, which was purchased with the intent to develop into medium density residential lots. This use is supported by the comprehensive plan. Staff recommends R-3 zoning. Staff is looking for proposals to develop this into single or two-family, cost-effective housing and is continuing to meet with developers.

**Public Hearing:** The mayor opened the hearing at 6:05 p.m. Steve Boylan of 914 S. Fulton Ave. questioned: 1) is the land privately owned; 2) how many homes are being proposed; 3) will Fulton and Geneva Avenues be extended south? Staff explained that the land is owned by the city, approximately 18 lots could be developed and there are future plans to extend Fulton and Geneva Avenues.

The mayor closed the public hearing at 6:07 p.m.

**Consideration:** Ms. Reeths asked if any decision had been made about changing lot sizes and was informed that the issue is being reviewed but no decisions have been made.

Mr. Norland moved to act on the request at this time. Motion seconded by Mr. Statz. All ayes, motion carried.

Ms. Bacon moved to approve the recommendation as presented to rezone parcel #281-68-18000607B from Agricultural (A) to Two-Family Residential (R-3). Motion seconded by Ms. Reeths. All ayes, motion carried.

**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 Nasewaupée (#6):** Mr. Sullivan-Robinson explained that the comprehensive plan that was developed in 2020 was designed to be used to give direction on future zoning and development projects and Wisconsin Statutes dictate that the city's zoning related actions should be consistent with the comprehensive plan. There is an applicant looking to purchase the property currently owned by Mark and Cindy Kerscher and develop it into a commercial use as Fleet Farm. This use and zoning does not currently match with the current comprehensive plan. The applicant would like to re-designate this to regional commercial. Staff feels this is an appropriate use for the site with uses on three of its sides already being commercial and sewer and water facilities are already there and currently being used by one of the parcels. The comprehensive plan amendment process is similar to a rezoning. It requires a public hearing, plan commission approval and council approval, which would also create an ordinance. A public hearing notice has been prepared for the next plan commission meeting.

Mr. Olejniczak further explained that the city tries to keep commercial growth as close to the city as possible and avoid spreading too far out. Many of the sites which were planned to be commercially developed under the comprehensive plan are already being used for other development, therefore leaving virtually no areas available within the city for this type of development.

Mr. Dan Cohen of Mid-America Real Estate representing Fleet Farm explained they are proposing a 91,000 square foot building with a 55,000 square foot outside yard plus a convenience store, car wash and gas station on the site, which would take up the north half of the parcel of land. The south half of the property is wetland and not able to be developed. They are proposing to develop about 16-18 acres on the parcel with a north facing storefront. They work with the DOT on safe access to and from the highway and on sidewalk concerns. They would like to break ground in the spring of 2023 and open the store in the spring of 2024.

Mr. Cohen explained that about 15%-20% of their store consists of grocery/dry goods. The existing stores generally employ about 25 full-time, 5 salary and approximately 125 part-time people. The proposed new store would be the first of a smaller store prototype of about 91,000 square feet.

A public hearing will be held at the next Plan Commission meeting scheduled for September 21, 2022.

**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 (#7):** Mr. Sullivan-Robinson explained that the parcel is currently vacant. The current C-1 zoning is very restrictive on the buildable space and the applicant is requesting it be rezoned to C-5 to allow for more buildable options. The comprehensive plan supports this change.

Mr. Andy Loch is in the process of relocating to Sturgeon Bay and would like to establish his drain cleaning business on this site, however with the current zoning, it leaves about only seven feet of buildable space.



Rezoning to C-5 would allow for about 25 feet of building space, however he may request a variance at a later date to allow for about 28 feet. He does not plan to have a storefront, just a location for his business.

Mr. Olejniczak stated that Mr. Loch or staff may want to contact other nearby C-1 zoned parcel owners to see if they would be interested in rezoning to C-5, at which point all parcels could be considered at the same time rather than having each parcel come back on a case by case basis in the future. Mr. Loch does not object to this, but indicated that he wants to move forward with his own parcel as quickly as possible and he has already paid the application fee.

A public hearing will be held at the next Plan Commission meeting scheduled for September 21, 2022.

**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 (#8):** Mr. Sullivan-Robinson explained that this property is owned by the city and is zoned R-1, however city staff would like to rezone to R-2 and develop into single family lots. Zone R-1 has a minimum lot size of 10,000 square feet and 85' lot width. Converting this parcel to R-2 would allow for four lots to be created, rather than three. This would also allow for smaller building sizes. Alabama Place will be extended to 12<sup>th</sup> Place, which would allow for the creation of the residential lots. There is a 68-unit apartment development in progress and also Tall Pines apartment complex is in the same area. Rezoning to R-2 is more conforming to this neighborhood. Mr. Olejniczak explained that when the city bought the property, it was with the understanding that it would be used for single-family housing.


A public hearing will be held at the next Plan Commission meeting scheduled for September 21, 2022.

**Consideration of: Street name for private road connecting to S. Duluth Ave across from W. Spruce Drive (#9):** Mr. Olejniczak explained that the private drive between Target and Duluth Avenue does not currently have a name. It could, at some point, become a public street, and identification by name is important for emergency services purposes and to assign addresses. It lines up with W. Spruce Street across Duluth Avenue. Any name can be given to this, it is up to the Commission to decide.

Mr. Statz moved to give the name of W. Spruce Drive to the private road connecting to S. Duluth Avenue across from the current W. Spruce Drive. Motion seconded by Ms. Kiedrowski. All ayes, motion carried.

**Adjourn (#10):** Mr. Norland made a motion to adjourn, seconded by Ms. Reeths. All ayes. Motion carried. The meeting adjourned at 6:46 p.m.

Respectfully submitted,

  
Cindy Sommer  
Community Development  
Administrative Assistant

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STAFF REPORT  
FUTURE LAND USE CLASSIFICATION FOR KERSCHER PROPERTIES  
PARCELS: 020-0113272522 (A-C)

**Background:** 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.

The buyers intention is to purchase the property, annex into the City 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.

**Existing Conditions:** The overall site is approximately 37.2 acres and currently does not have a zoning district as the site is located in the town of Nasawaupee. However, it is located within the extraterritorial boundaries for future land use planning and is designated under Agriculture / Rural. There are three total parcels in this site two of which are developed into single family dwellings and agricultural buildings. The largest parcel is used for farming. The site contains some wetland along the south and east ends of the site. In addition, a high voltage transmission line runs diagonally across a portion of the site.

The site is abutted by large farming parcels to the west and south; commercial retail complex, commercial storage, and manufactured home park to the east, and mixed commercial uses to the north. The future land use map identifies Regional Commercial to the north and east with some low density residential for parcels not abutting the highway. Properties to the west and south are designated for Agriculture / Rural.

**Process:** 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 of those required approvals would halt the project.

The public hearing is scheduled for September 21<sup>st</sup> after which the Plan Commission can act upon a recommendation to the Common Council. The land use designation is formalized with an ordinance which requires two readings by the Common Council.

Below is a description of the current and proposed future land use categories.

**Agricultural / Rural:** *The Agriculture/Rural future land use category is mapped on Map 5 of the Comp Plan within the City's extraterritorial jurisdiction to preserve productive agricultural and forest lands in the long-term, protect existing farm operations from encroachment by incompatible uses, promote further investments in farming, and maintain farmer eligibility for incentive programs. This category focuses on lands actively used for farming, with productive agricultural soils, with topographic conditions suitable for farming, and with long-term suitability for farming. This category also includes scattered open lands and woodlots, farmsteads, agricultural-related uses, such as implement dealerships, associated home occupations and small family businesses which do not interfere with the interests of nearby property owners, small-scale forest production and processing, and limited existing single-family residential development. This land use might also be appropriate for extraction, disposal, and uses requiring large land area such as golf courses and campgrounds.*

**Regional Commercial:** *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.*

**Additional Considerations:**

1. From the planning perspective regional 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.
2. Over the last couple of years, a lot of the larger plots of land available for commercial uses have become unavailable due to a surge in new developments. Of the plots of land available for the proposed use, the Kerscher Farm makes the most sense due to its proximity to other commercial uses, access to sanitary sewer and water, and access to the highway. Other areas that have the potential for this type of use would be N 18<sup>th</sup> Ave by SB Cinema, the north end of Egg Harbor Road and areas on the west side of HWY 42/57 on the east side of the City.
3. The Comprehensive Plans Future Land Use Map focuses heavily on redevelopment within existing commercial areas and a focus on new residential development. Areas designated for new regional commercial development is limited to developed areas on Egg Harbor Rd and Green Bay Rd.

4. There are some concerns to developing the Kerscher farm including the site hindrances (Wetlands, Transmission Lines), increased traffic to the property, increased load on the water infrastructure, and loss of active farm land.

**Recommendation:** Staff is recommending approval of the request to change the future land use designation from Agricultural / Rural to Regional Commercial. The proposed change is supported by existing site and community conditions for commercial development.

Prepared by:   
Chris Sullivan-Robinson  
Planner / Zoning Administrator

9.16.22  
Date

Reviewed by: \_\_\_\_\_  
Marty Olejniczak  
Community Development Director

\_\_\_\_\_  
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 21, 2022 at 6:00 p.m. or shortly thereafter, in regard to a proposed amendment to the *City of Sturgeon Bay 2040 Comprehensive Plan*. The proposed amendment is to change the future land use classification (as shown on Map 5a) of parcel no. 0200113272522A, 0200113272522B (6639 State Hwy 42-57), and 0200113272522C (6663 State Hwy 42-57) from Agricultural / Rural to Regional Commercial. The subject property is under a purchase agreement with Fleet Farm Group, LLC.

The proposed amendment of the Future Land Use Plan 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 or to obtain a copy of the amendment, contact Planner / Zoning Administrator Christopher Sullivan-Robinson at 920-746-2907 or email [csullivan-robinson@sturgeonbaywi.org](mailto:csullivan-robinson@sturgeonbaywi.org). The public is invited to give testimony in favor or against the proposed amendment, either in person at the hearing or in writing.

By order of:

City of Sturgeon Bay Plan Commission



Location Map  
Comprehensive Plan Amendment Request  
Parcels 020-0113272522 (A-C)

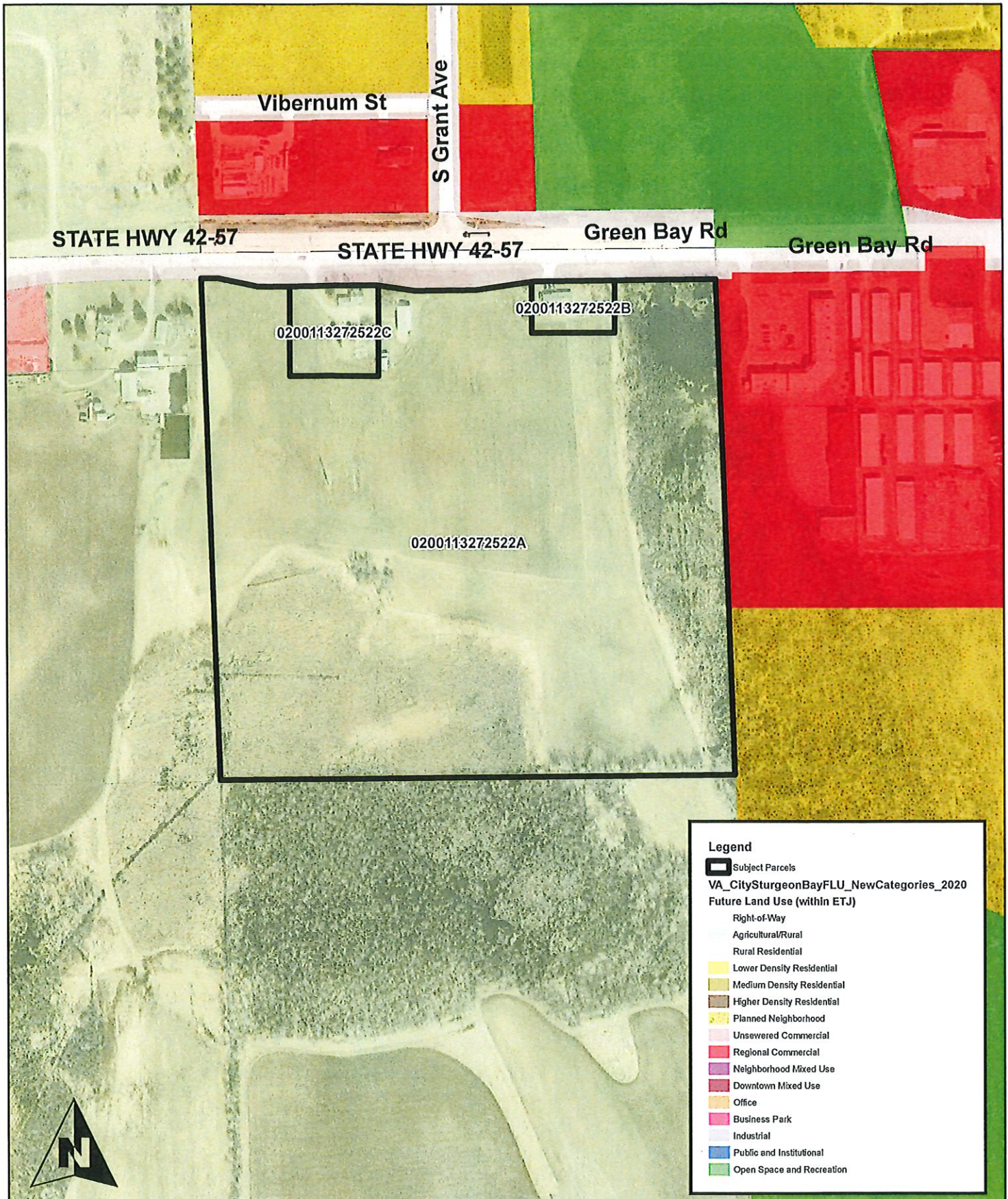




# Location Map

## 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 Nasewaupée, 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



[illegible]

## 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

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STAFF REPORT  
ZONING MAP AMENDMENT / C-1 TO C-5 / S. LANSING AVE & GREEN BAY RD  
PARCELS #281-46-65090102 & 281-64-63000101

**Background:** 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 Commercial-Residential. The zoning map amendment will facilitate the development of the lot into a business with living quarters. During the initial presentation of this petition at the previous Plan Commission meeting, the Plan Commission suggested that other nearby parcels that are zoned C-1 be considered for inclusion in this proposed rezoning action. The owner of the parcel to the south, Snug Harbor Real Estate Holding, LLC, has agreed to join the petition. The C-5 District will enable that property at 60 Green Bay Road to become conforming in use. Therefore, the application to rezone to C-5 is for both of these parcels.

**Existing Conditions:** The Loch 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. It has only about 17 feet of buildable width under the C-1.

The Snug Harbor parcel contains a residential type building that for many years was used as the Four Sail Realty office. The property was sold to Snug Harbor Real Estate Holdings in 2019. It is now being used to house employees of the various business enterprises of Jon Hanson. That use is not permitted in the C-1 district and is likely a violation of the zoning code.

The two subject parcels are surrounded by a mixture of commercial and single-family residential uses along Spruce St, Lansing Ave, and Green Bay Road. All of the surrounding properties are zoned C-1 or C-5. The C-5 parcels were changed from C-1 back in 2007 when the Mixed Commercial-Residential (C-5) district was created.

**Comprehensive Plan:** The 2040 Comprehensive Plan's Future Land Use Map designates the northerly parcel owned by Loch 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. These may be areas where historically uses are either mixed, or have alternated between residential and commercial. The comprehensive plan suggests in the event of a rezoning, the most appropriate land use category would be C-5. The rezoning is consistent with the Comprehensive Plan for this parcel.

The Future Land Use Map designates the southerly parcel owned by Snug Harbor Real Estate Holdings for Regional Commercial use. 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. The Regional Commercial designation is used for all of the Green Bay Road corridor and is usually associated with



the General Commercial (C-1) zoning district. But the C-5 district still allows the uses envisioned for the Regional Commercial corridor and this end of the corridor is comprised of small lots and small businesses that are arguably a better fit for the C-5 district. Therefore, the rezoning to C-5 is not in conflict with the Comprehensive Plan.

The proposed C-5 district will allow the northerly parcel to have a residential component to its development and will allow current residential use on the southerly parcel to become conforming. Increasing housing options conforms to the Comprehensive Plan goals for the City. Housing availability is a huge concern within our community and continues to impact businesses and potential workers.

**Other Considerations:** Mr. Loch intends to do some mixed residential and commercial use on his property. The C-5 district provides the most flexible combination of land uses and also has dimensional standards that improve the buildability of the parcel.


**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 the requested C-5 district for either or both of the subject parcels. It can also recommend denial of the C-5 district for either or both parcels.

**Recommendation:** Staff recommends approval of a zoning map amendment for parcels 281-46-65090102 & 281-64-63000101 from General Commercial (C-1) to Mixed Commercial-Residential (C-5).

Prepared By:   
Martin Olejniczak  
Community Development Director

9-14-2022  
Date

Reviewed by:   
Christopher Sullivan-Robinson  
Planner / Zoning Administrator

9.15.2022  
Date

## NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Plan Commission will hold a public hearing in the Council Chambers at City Hall, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, September 21, 2022 at 6:00 p.m. or shortly thereafter, in regard to a proposed zoning map amendment to change the zoning classification of two parcels from C-1 General Commercial to C-5 Mixed Commercial/Residential. The subject properties are parcel no. 281-46-65090102, which is a vacant lot owned by Andrew Loch and located at the southeast corner of S Lansing Avenue and W Spruce Street and parcel no. 281-64-63000101, which is owned by Snug Harbor Real Estate Holdings, LLC and located at 60 Green Bay Road. The proposed zoning map amendment materials are on file with the Community Development Department and can be viewed on the City's website ([www.sturgeonbaywi.org](http://www.sturgeonbaywi.org)) or at City Hall weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to give testimony in regard to the rezoning request either in person at the hearing or in writing.

By order of:

City of Sturgeon Bay Plan Commission



Rezoning Request  
Parcel: 281-46-65090102 & 281-64-63000101  
From C-1 to C-5



Date Received: 8/9/2022  
 Fee Paid: \$ 400 Zoning + SD. 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.		NA

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-5  
South: CH  
East: C-5  
West: C-5

**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



7

7

STAFF REPORT  
REZONING OF CITY-OWNED PROPERTY  
ALABAMA PLACE - PARCEL #281-62-10000116

**Background:** The City Plan Commission 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 to provide the necessary right-of-way to connect Alabama Place to North 12<sup>th</sup> Place. The remaining portion of the parcel is proposed to be subdivided into lots for single-family dwellings. The Commission directed staff to proceed with a zoning map amendment to R-2, which will allow 4 lots to be created rather than 3 lots under the current R-1 district.

**Existing Conditions:** The property is currently vacant. The southerly 60 feet will be used for street right-of-way for the extension of Alabama Place. There are single-family residences to the north and west of this site. To the south is Tall Pine Estates apartments. To the east is the Cherry Tree / Apple Tree Terrace multi-family development, which was recently approved by the City for 68-units.

The surrounding zoning classifications are R-1 to the north, PUD (R-2) to the west, and PUD (R-4) to both the south and east.

**Comprehensive Plan:** The 2040 Comprehensive Plan land use chapter designates this site as part of a Planned Neighborhood, which is described in the plan as follows:

*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 are mapped at the edge of the City.

The proposed R-2 district conforms to the Comprehensive Plan and planning goals of the City. Housing availability is a huge concern within our community and continues to affect the attraction of skilled workers and new families in our area.

**Other Considerations:** There is a restrict covenant for the property that restricts the future use to single-family residences. For the proposed single-family residential development that is proposed for the site, the main differences between R-1 and R-2 as follows:

	R-1	R-2
<b>Lot Width</b>	85 feet	70 feet
<b>Lot Areas</b>	10,000	7,500
<b>Floor Area</b>	1,400 ft <sup>2</sup>	800 ft <sup>2</sup>

Since the property is 319 feet in width, it can be divided into 3 lots with widths of roughly 106 feet and 15,910 square feet of area. If the site is rezoned to R-2, it can be divided into 4 lots of roughly 80 feet wide and 11,930 square feet. These size lots match the sizes of the neighboring lots along Alabama Street to the west.

**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 zoning map amendment.

**Recommendation:** Staff recommends approval of a zoning map amendment for parcel 281-62-10000116 from Single-Family Residential (R-1) to Single-Family Residential (R-2).

Prepared By: Martin Olejniczak  
Martin Olejniczak  
Community Development Director

9-14-2022  
Date

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

9-15-2022  
Date

## NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Plan Commission will hold a public hearing in the Council Chambers at City Hall, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday September 21, 2022 at 6:00 p.m. or shortly thereafter, in regard to a proposed zoning map amendment to change the zoning classification of an approximately 1.5-acre lot from R-1 Single-Family Residential to R-2 Single-Family Residential. The subject property is parcel no. 281-62-10000116, which is owned by the City of Sturgeon Bay and is located off the east end of Alabama Place. The proposed zoning map amendment materials are on file with the Community Development Department and can be viewed on the City's website ([www.sturgeonbaywi.org](http://www.sturgeonbaywi.org)) or at City Hall weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to give testimony in regard to the rezoning request either in person at the hearing or in writing.

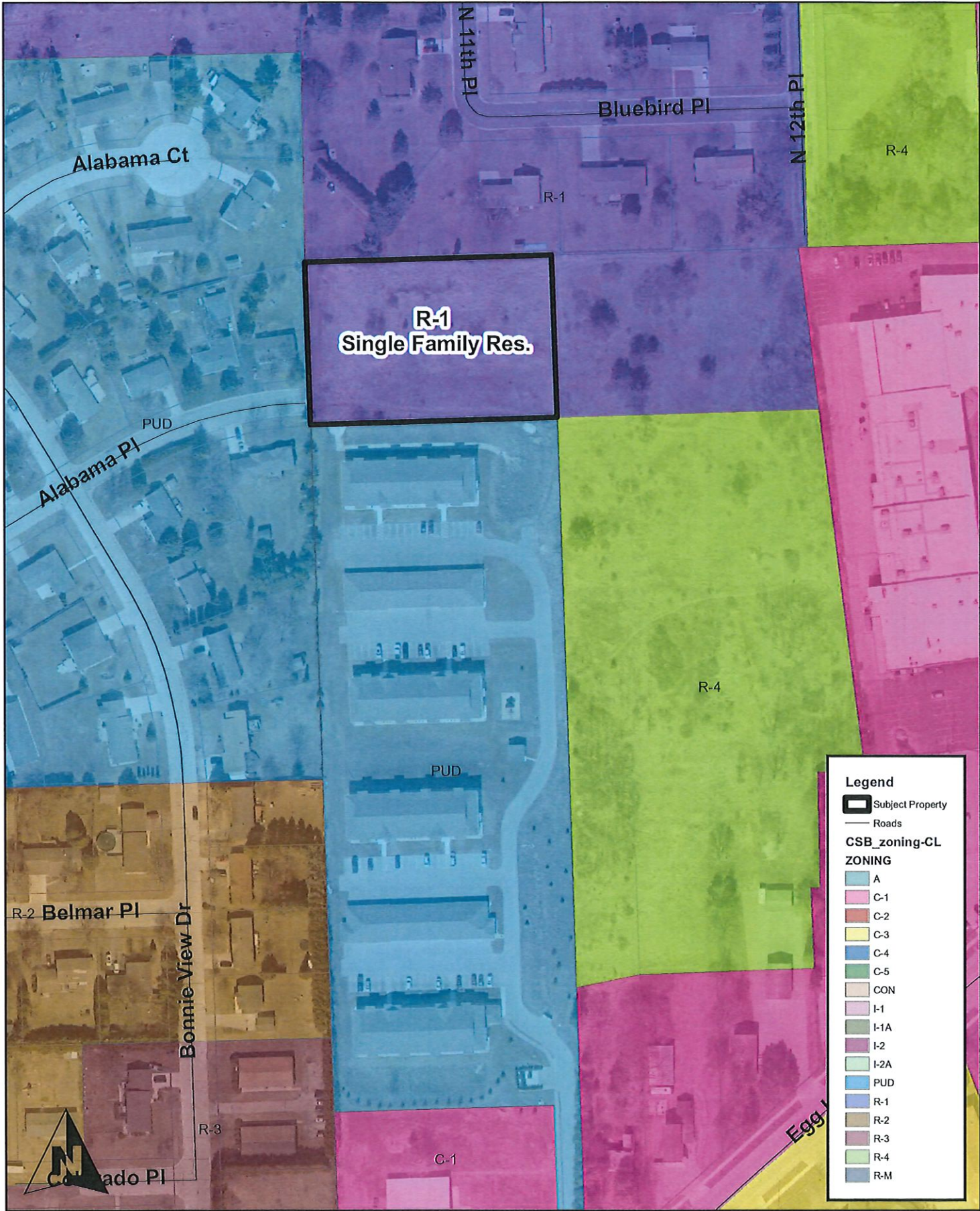
By order of:

City of Sturgeon Bay Plan Commission



# Zoning Landuse Map

Parcel: 281-62-10000116





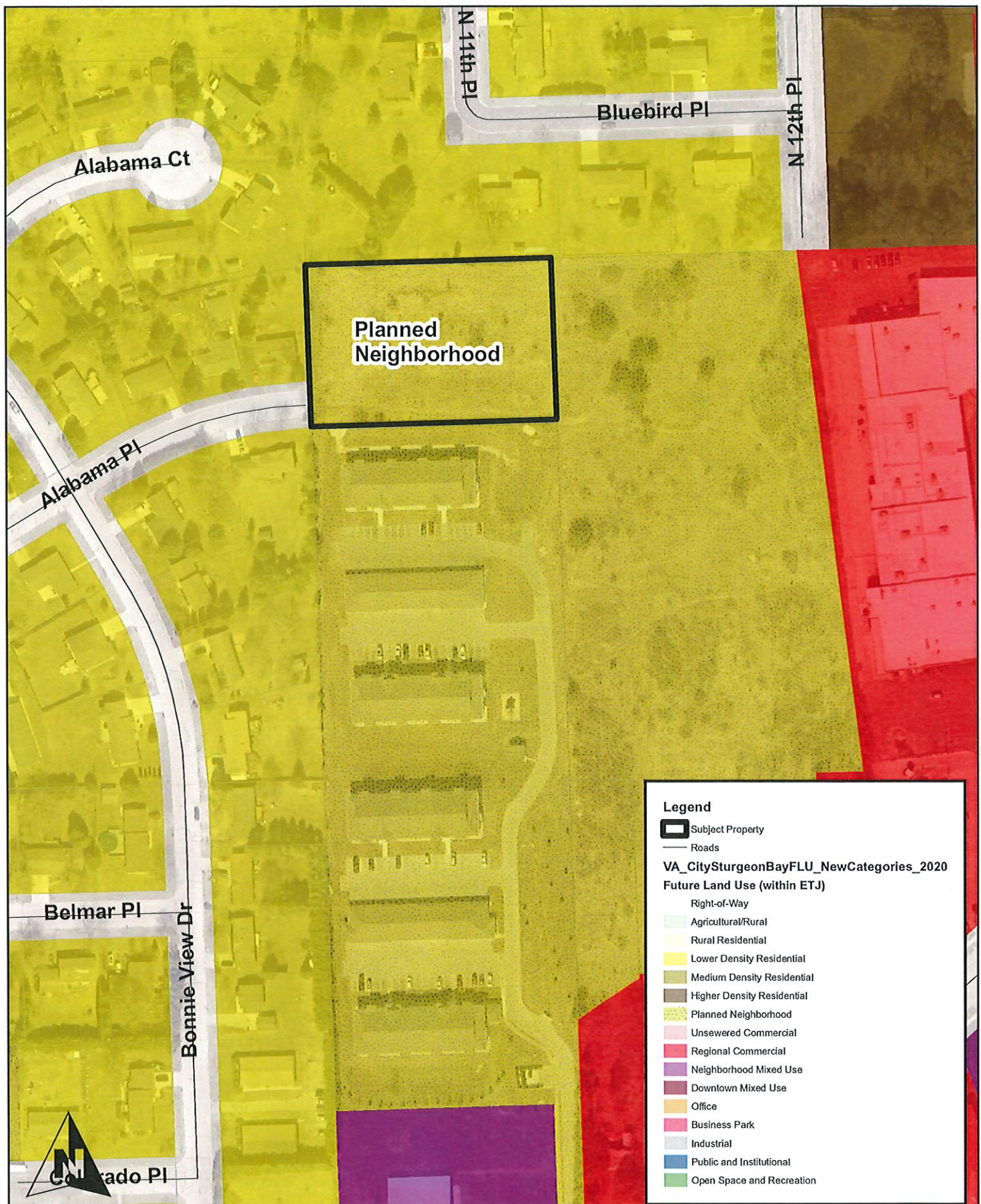
Rezoning Request  
City of Sturgeon Bay  
Parcel: 281-62-10000116





# 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/APPLETREE 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:** Sturgeon Bay Plan Commission  
**From:** Marty Olejniczak, Community Development Director *mo*  
**Date:** September 15, 2022  
**Subject:** Initial Presentation – Zoning Map Amendment – A to R-4 – 1361 N 14th Ave

---

Estes Investments LLC (Dave Phillips, Bayland Buildings, agent) requests the rezoning of the eastern portion of their property from Agricultural (A) to Multiple-Family Residential (R-4). The property is located at 1361 N 14<sup>th</sup> Avenue; parcel #281-70-32001410C. Previously, the western portion was rezoned to General Commercial (C-1) to facilitate the development of commercial storage buildings. At that time the Plan Commission decided not to rezone the entire parcel to commercial with the consensus that the eastern should be reserved for a multiple-family residential development consistent with the Comprehensive Plan.

Estes Investments has worked with Bayland Buildings on a plan for an apartment building with under-building parking. The proposal is for 22 units, with most being one-bedroom units. The building would replace the existing blighted former processing plant. The property owner has also been working with the mayor and City staff on a plan to extend sanitary sewer and water mains to serve the site. Estes Investments desires to reach an agreement with the City to use American Rescue Plan Act funds to defray the infrastructure costs. That process will go through the Finance Committee and Council concurrently with the rezoning process.

In terms of surrounding zoning classifications, property to the north of the subject property is zoned R-1, south is Agriculture, east is PUD (C-1), and west is R-4. The subject property borders single-family residential uses to the north and south. Walmart owns the abutting property to the east. Multiple family residential abuts the property to the west.

The comprehensive plans future land use designation for the lot is Higher Density Residential. These areas are intended for a variety of residential units but is primarily comprised of multi-family housing. The recommended zones are either R-3 or R-4. The surrounding area, except to the west, also is designated for higher density residential. Based on this information the proposed zoning map amendment is consistent with the comprehensive plan.

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 required. If everyone is comfortable with the application a public hearing would be scheduled for the October Plan Commission meeting.

C220907-2

Date Received:

9/7/2022

Fee Paid: \$

450

Received By:

CS

# CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	STEVE ESTES/JASON ESTES	SAME
Company	ESTES INVESTMENTS LLC	
Street Address	4606 BECHTEL RD	
City/State/Zip	STURGEON BAY, WI. 54235	
Daytime Telephone No.	920-493-8663	
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:

LARGE STORAGE BUILDING

ZONING DISTRICT REQUESTED:

R-4

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY:

HIGHER DENSITY /  
RESIDENTIAL

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:

North: HIGHER DENSITY RESIDENTIAL

South: HIGHER DENSITY RESIDENTIAL

East: RESIDENTIAL / COMMERCIAL

West: C-1 COMMERCIAL

**ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:**

North: SINGLE FAMILY  
South: SINGLE FAMILY  
East: WALMART  
West: COMMERCIAL / STORAGE UNITS

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

BECAUSE 1/2 OF LOT WAS CHANGED TO C-1 FOR STORAGE UNITS

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]  
Signature

\_\_\_\_\_  
Date

DAVE PHILLIPS  
Applicant/Agent (Print Name)

[Signature]  
Signature

8-31-22  
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

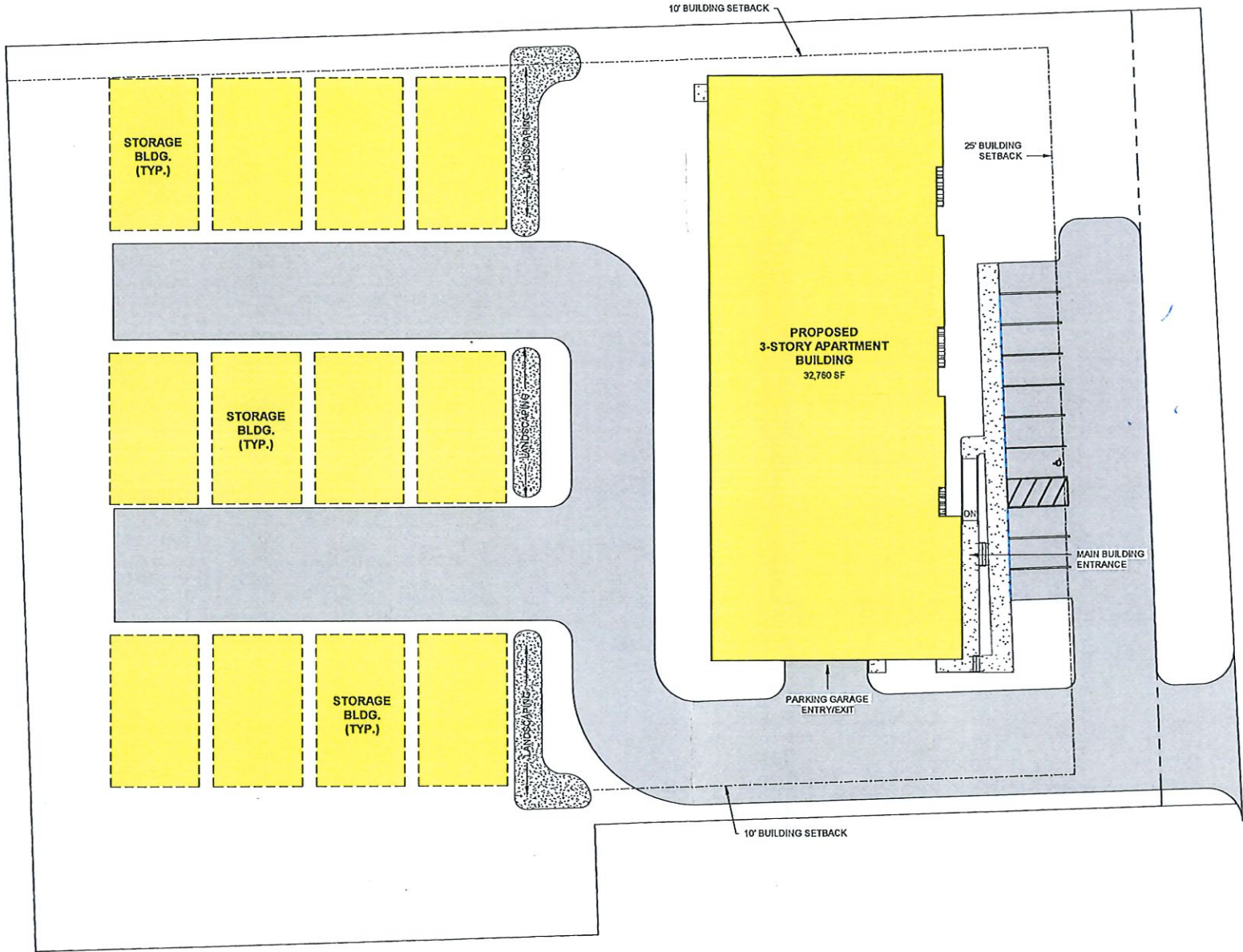




BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307  
(920) 498-9300 FAX (920) 498-3033  
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR



SITE PLAN - OVERALL  
1/C1.0 SCALE = 1" = 20'-0" NORTH

PARKING TABULATION

22 PARKING GARAGE STALLS
10 EXTERIOR PARKING STALLS

APARTMENT UNIT TABULATION

(2) 2-BEDROOM	954 SF
(5) 1-BEDROOM	742 SF
(2) 2-BEDROOM + DEN	1,163 SF
(8) 1-BEDROOM	663 SF
(2) 1-BEDROOM	699 SF
(2) 1-BEDROOM	687 SF
22 TOTAL UNITS	

PROPOSED BUILDING FOR:

21-2336

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL  
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT  
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO  
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER  
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED  
DECEMBER 1992 AND KNOWN AS ARCHITECTURAL WORKS  
COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION  
INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL  
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND  
ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION,  
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING  
REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF  
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY  
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 21-2336

PROJECT  
EXECUTIVE: DAVE PHILLIPS

DRAWN BY: CMP

DATE: 09/02/2022

REVISIONS:

ISSUED FOR: CHECKED DATE:  
BY:

- ☒ PRELIMINARY  
☐ BID SET  
☐ DESIGN REVIEW  
☐ CHECKSET  
☐ CONSTRUCTION

SITE PLAN

C1.0





**BAYLAND BUILDINGS**

P.O. BOX 13571 GREEN BAY, WI 54307  
(920) 498-9300 FAX (920) 498-3033  
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

21-2336

CITY, WISCONSIN; COUNTY OF:

**SCALE VERIFICATION**

THIS DRAWING MEASURES 1" ON DRAWING  
EQUATES TO 32'-0" IN REALITY

NOTICE OF COPYRIGHT  
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO  
COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK UNDER  
SEC. 112 OF THE COPYRIGHT ACT, IT IS ILLEGAL TO REPRODUCE  
OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR  
MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY  
ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT  
THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER. THE  
COPYRIGHT PROTECTION ACT OF 1976, THE PROTECTION  
INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL  
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND  
ELEMENTS OF THE DESIGN, UNDER SUCH PROTECTION,  
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING  
REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF  
CONSTRUCTION OR RE-ENTRY INTO THE UNITED STATES AND/OR  
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 21-2336

PROJECT

EXECUTIVE: DAVE PHILLIPS

DRAWN BY: CMP

DATE: 09/02/2022

REVISIONS:

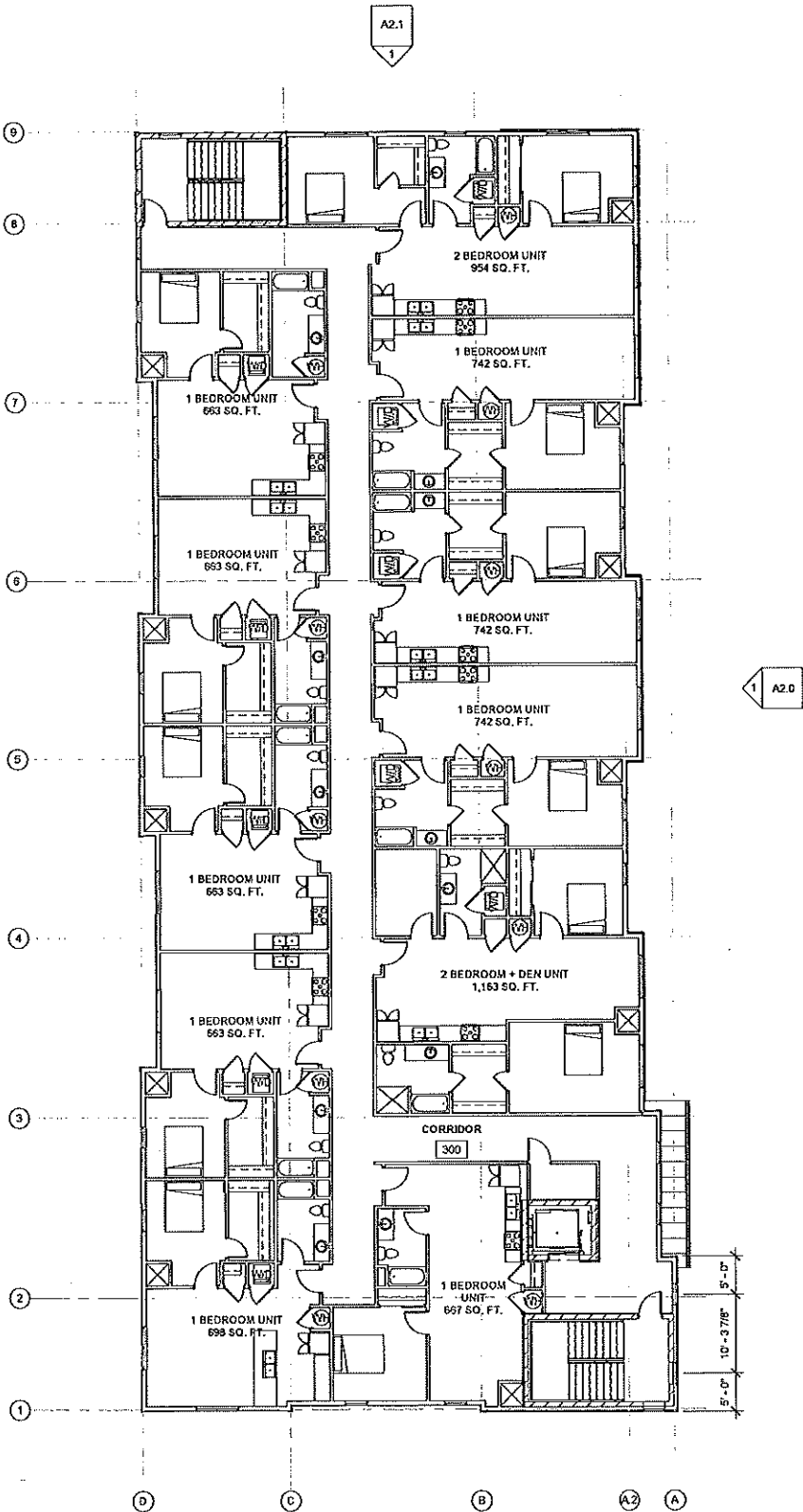
ISSUED FOR: CHECKED DATE:  
BY:

- ☒ PRELIMINARY  
☐ BID SET  
☐ DESIGN REVIEW  
☐ CHECKSET  
☐ CONSTRUCTION

FLOOR PLANS

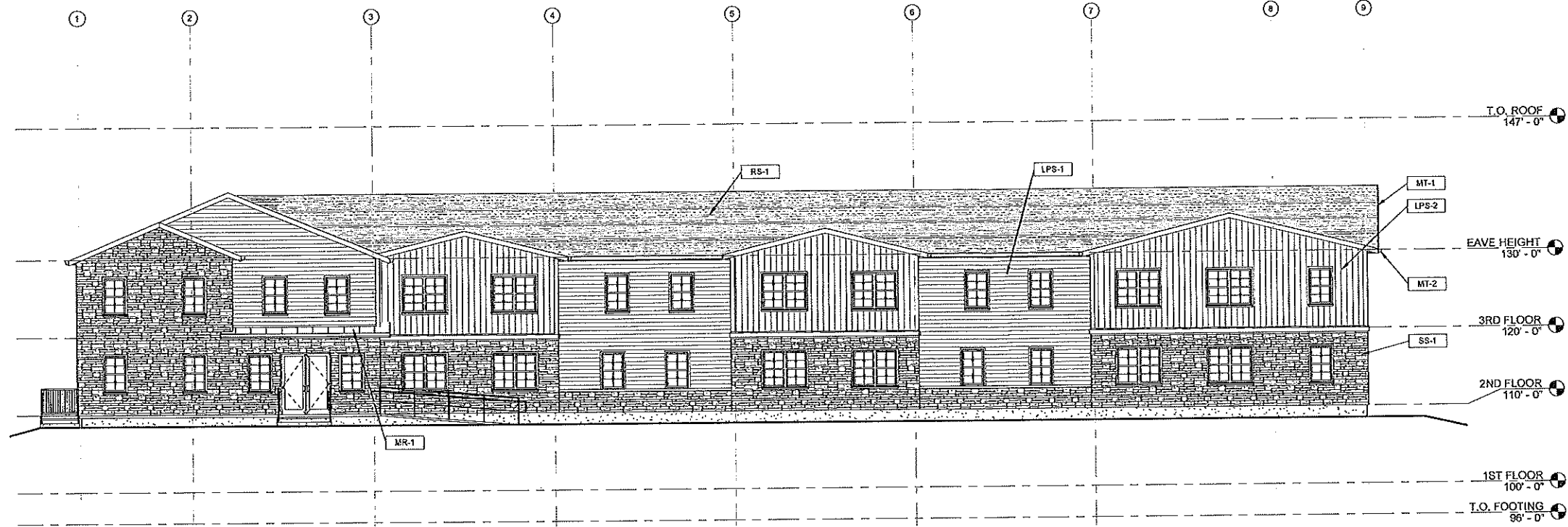
A1.1

GENERAL NOTES:  
1. INSTALL NFPA 13R SPRINKLER SYSTEM THROUGHOUT.  
2. FIRST FLOOR - NON-COMBUSTIBLE CONSTRUCTION ONLY.  
3. 2ND-5TH FLOORS - PROTECTED COMBUSTIBLE CONSTRUCTION,  
MIN. 1-HOUR FIRE RATED BEARING WALLS, FLOORS, & ROOF.  
4. 2-HOUR FIRE RATED CEILING/FLOOR BETWEEN 1ST-2ND FLOORS  
AND STAIR/ELEVATOR SHAFTS.



**THIRD FLOOR PLAN**

1/A1.1 SCALE = 3/32" = 1'-0"



**BUILDING ELEVATION - EAST**  
1/A2.0 SCALE = 1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
MARK	DESCRIPTION
LPS-1	LOCATION: HORIZ. EXTERIOR SIDING MATERIAL: 6" LP SMART SIDING SUPPLIER: LP SMARTSIDING COLOR: VERIFY COMMENTS:
LPS-2	LOCATION: VERT. EXTERIOR SIDING MATERIAL: 6" LP SMART SIDING SUPPLIER: LP SMARTSIDING COLOR: VERIFY COMMENTS:
CS-1	LOCATION: CEDAR SHAKES MATERIAL: 6" CEDAR SHAKE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-1	LOCATION: FASCIA TRIMS & SOFFITS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-2	LOCATION: RAKE, GUTTERS & TRIMS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
SS-1	LOCATION: STONE VENEER MATERIAL: NATURAL CUT STONE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
RS-1	LOCATION: ROOF SHINGLES MATERIAL: ASPHALT SHINGLE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MB-1	LOCATION: WALL PANEL MATERIAL: 26GA SEMI-CONCEALED SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MR-1	LOCATION: ROOF PANEL MATERIAL: 26GA SSR SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:

**BAYLAND**  
BAYLAND BUILDINGS  
P.O. BOX 13571 GREEN BAY, WI 54307  
(920) 498-9300 FAX (920) 498-3033  
www.baylandbuildings.com  
DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:  
**21-2336**  
CITY, WISCONSIN; COUNTY OF:

**SCALE VERIFICATION**  
TWO BAR MEASURES 1" ON ORIGINAL  
ADJUST SCALE ACCORDINGLY

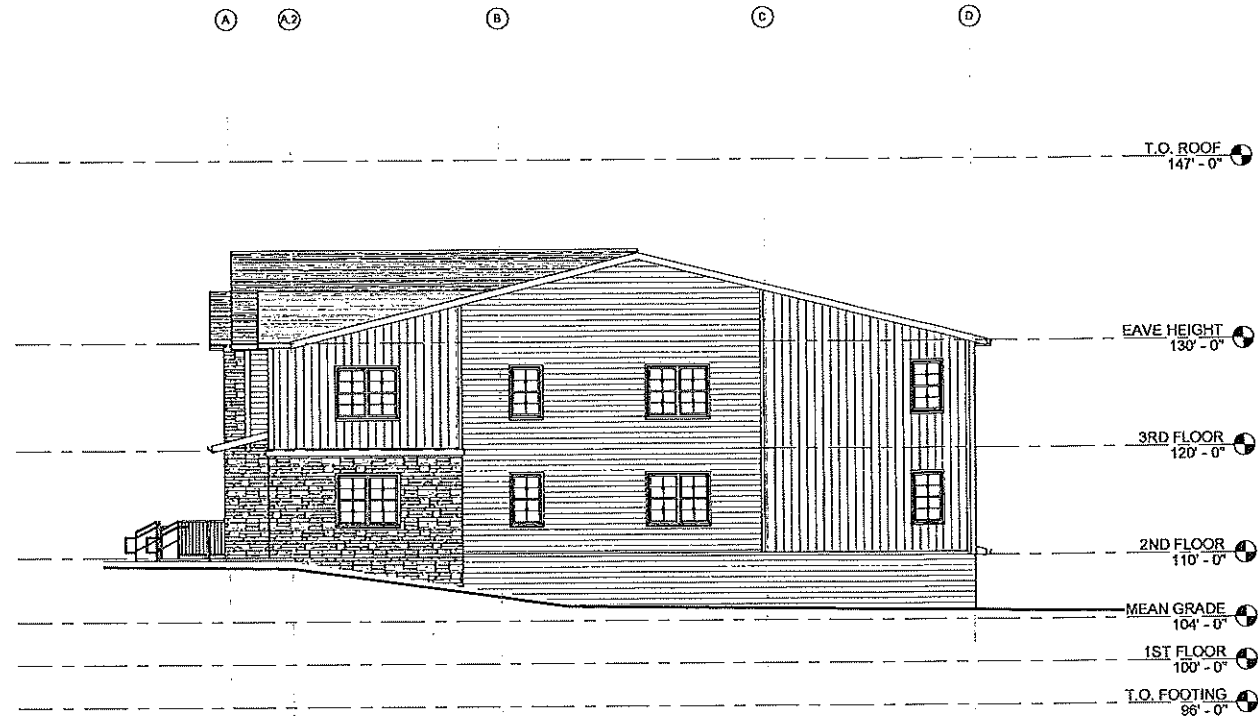
NOTICE OF COPYRIGHT  
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO  
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER  
SEC. 117 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED  
DECEMBER 1992 AND KNOWN AS ARCHITECTURAL WORKS  
COPYRIGHT PROTECTION ACT OF 1992. THE PROTECTED  
INCLUDES BUT IS NOT LIMITED TO THE DESIGN FOR WORKS AS WELL  
AS THE ARRANGEMENT AND COMPOSITION OF SEVERAL  
ELEMENTS OF THE DESIGN UNDER SUCH PROTECTION.  
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING  
EXPRESSIONS, CAN LEGALLY RESULT IN THE CESSATION OF  
CONSTRUCTION OR BUILDING BEING SEIZED ACCORDING TO  
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 21-2336  
PROJECT  
EXECUTIVE: DAVE PHILLIPS  
DRAWN BY: CMP  
DATE: 09/02/2022  
REVISIONS:

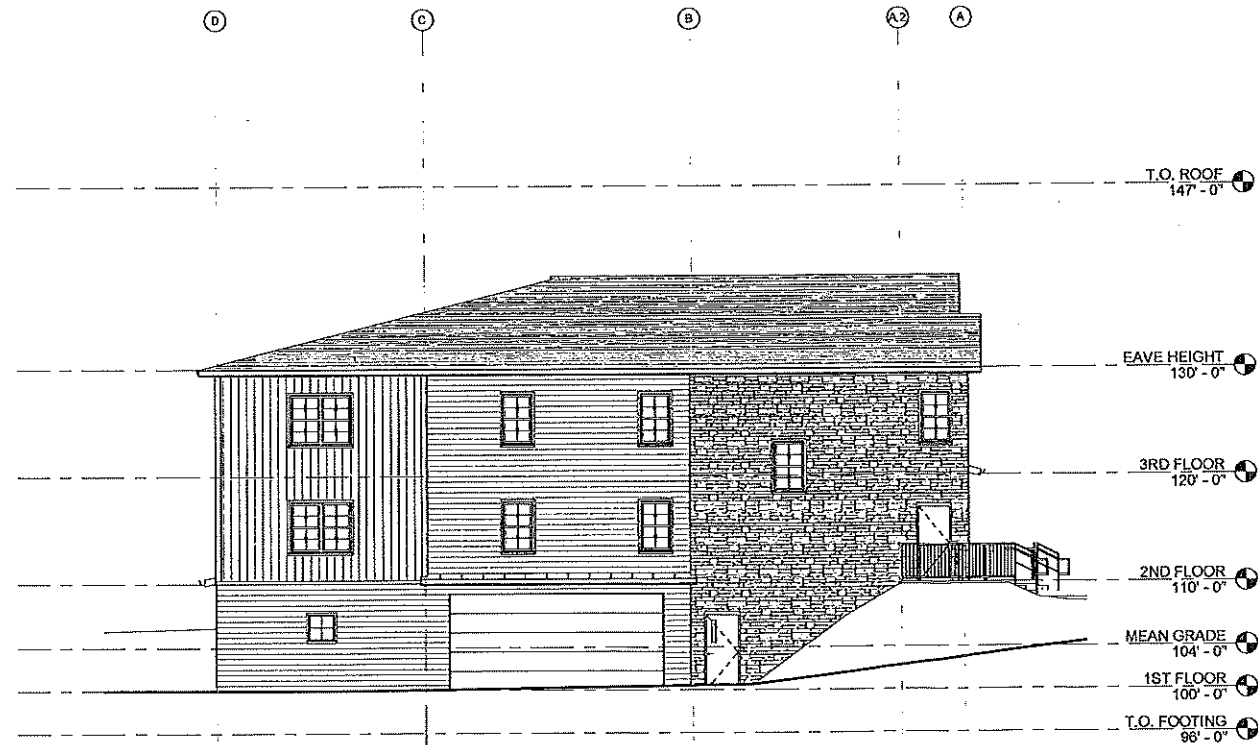
ISSUED FOR: CHECKED DATE:  
BY:  
☒ PRELIMINARY  
☐ BID SET  
☐ DESIGN REVIEW  
☐ CHECKSET  
☐ CONSTRUCTION

EXTERIOR ELEVATIONS

**A2.0**



**BUILDING ELEVATION - NORTH**  
1/A2.1 SCALE = 1/8" = 1'-0"



**BUILDING ELEVATION - SOUTH**  
2/A2.1 SCALE = 1/8" = 1'-0"

**EXTERIOR FINISH LEGEND**

MARK	DESCRIPTION
LPS-1	LOCATION: HORIZ. EXTERIOR SIDING MATERIAL: 6" LP SMART SIDING SUPPLIER: LP SMARTSIDE COLOR: VERIFY COMMENTS:
LPS-2	LOCATION: VERT. EXTERIOR SIDING MATERIAL: 6" LP SMART SIDING SUPPLIER: LP SMARTSIDE COLOR: VERIFY COMMENTS:
CS-1	LOCATION: CEDAR SHAKES MATERIAL: 6" CEDAR SHAKE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-1	LOCATION: FASCIA TRIMS & SOFFITS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-2	LOCATION: RAKE, GUTTERS & TRIMS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
SS-1	LOCATION: STONE VENEER MATERIAL: NATURAL CUT STONE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
RS-1	LOCATION: ROOF SHINGLES MATERIAL: ASPHALT SHINGLE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MB-1	LOCATION: WALL PANEL MATERIAL: 26GA SEMI-CONCEALED SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MR-1	LOCATION: ROOF PANEL MATERIAL: 26GA SSR SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:

**BAYLAND**

**BAYLAND BUILDINGS**  
P.O. BOX 13571 GREEN BAY, WI 54307  
(920) 498-9300 FAX (920) 498-3033  
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:  
**21-2336**  
CITY, WISCONSIN; COUNTY OF:

**SCALE VERIFICATION**  
THIS BAR MEASURES 1" ON ORIGINAL  
ADJUST SCALE ACCORDINGLY

1

NOTICE OF COPYRIGHT  
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO  
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER  
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED  
DECEMBER 1992 AND KNOWINGLY VIOLATING THESE  
COPYRIGHT PROTECTION ACT OF 1976, THE PROTECTION  
INCLUDES BUT IS NOT LIMITED TO THE REPRODUCTION, IN ANY  
MANNER, OF THESE PLANS, IN WHOLE OR IN PART, FOR ANY  
ELEMENTS OF THE DESIGN, UNDER SUCH PROTECTION,  
UNAUTHORIZED USE OF THESE PLANS, FOR ANY PURPOSE,  
REPRODUCTION, CAN LEGALLY RESULT IN THE SEIZURE OF  
COPIES OF THESE PLANS, AND/OR MONETARY  
DAMAGES TO BAYLAND BUILDINGS, INC.

JOB NUMBER:	21-2336
PROJECT	
EXECUTIVE:	DAVE PHILLIPS
DRAWN BY:	CMP
DATE:	09/02/2022
REVISIONS:	

ISSUED FOR:	CHECKED BY:	DATE:
<input checked="" type="checkbox"/> PRELIMINARY		
<input type="checkbox"/> BID SET		
<input type="checkbox"/> DESIGN REVIEW		
<input type="checkbox"/> CHECKSET		
<input type="checkbox"/> CONSTRUCTION		

EXTERIOR ELEVATIONS

**A2.1**





## MEMO

To: City Plan Commission  
From: Marty Olejniczak, Community Development Director *MO*  
Date: September 12, 2022  
Subject: Conceptual Planned Unit Development - Two-Family Dwellings – E & I Property Investments, LLC

E & I Property Investments, LLC (Marc Isaksen, agent) is initiating a Planned Unit Development (PUD) to facilitate the development of approximately 19 duplexes on an 11-acre site on the north side of Colorado Street. The project is proposed as a retirement community with amenities including clubhouse, community garden, pickleball courts and other features.

The current zoning classification is mostly Single-Family Residential (R-1) with the southernmost portion in the Single-Family Residential (R-2) zone. The rezoning is required because the R-1 district does not permit two-family dwellings (duplexes) while the R-2 district only allows them through a conditional use. In addition, the developer intends to develop the duplexes on a single overall parcel with each unit individually owned under a condominium declaration. The Zoning Code requires a PUD for development with multiple two-family dwellings on the same lot.

The Comprehensive Plan's future land use designation for the subject property is Medium Density Residential. This future land use category is described as *residential areas that are predominately comprised of single-family homes at a density of up to eight units per acre. Two-family dwellings and small-scale multi-family dwellings are often intermixed into these areas.* When considering that the Medium-Density Residential category is shown for nearly the entire area bordered by 3<sup>rd</sup> Ave, Alabama St, 8<sup>th</sup> Ave and Iowa St, the proposed duplexes are generally consistent with that designation. The approximately 4 units per acre that are proposed are about half of the maximum density envisioned for this area.

The first formal step in a PUD process is a conceptual review. The conceptual review allows for the applicant to provide an overview of the project and for Plan Commission members to provide feedback and direction to the petitioner prior to proceeding with the detailed architecture & engineering, formal public hearing and review/recommendation. Official action is not necessarily required during a conceptual review, but it allows any pertinent issues to be discussed. It allows for feedback on the general acceptability of the concept and on specific aspects that should be included, excluded, or addressed as the project moves along.

The applicant is also seeking permission to follow the combined preliminary/final PUD procedures for the next phase of the PUD process. This is an option within the zoning code, but it requires approval of the Plan Commission at the time of conceptual review. Because

this proposed PUD involves single principal use (two-family dwelling) with the same building design for each principal building on a single lot, using the combined preliminary/final procedures appears to be appropriate. Staff has no concerns with approving the developer to follow the combined review procedures. With the combined review the developer needs to submit the plans for the site development (e.g. landscaping, utilities, etc.) and the plans for the building (e.g. elevations, floor plans, etc.) at the same time.

The only necessary action at the September meeting is to approve or deny the combined preliminary/final PUD process.

# CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received: 9-7-2022  
 Fee Paid \$ N/A  
 Received By: [Signature]

Application For: Conceptual X Preliminary X Final    Combined Preliminary/Final     
 Note: There are different requirements for each of the above processes. A separate application is required for each.

NAME OF PROPOSED PLANNED UNIT DEVELOPMENT: _____		
	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	<u>MARC ISAKSON</u>	<u>EBI PROPERTY INVESTMENTS, LLC</u>
Company	<u>MARC ISAKSON DESIGN LLC</u>	
Street Address	<u>1009 EGG HARBOR RD</u>	<u>4604 BOCHTEL RD</u>
City/State/Zip	<u>STURGEON BAY, WI 54235</u>	<u>ST. BAY WI 54235</u>
Daytime Telephone No.	<u>239-269-0728</u>	
Fax No.		

STREET ADDRESS(es) OF SUBJECT PROPERTY:  
 Location if not assigned a common address: END OF N. 6<sup>TH</sup> AVE & COLORADO ST.

TAX PARCEL NUMBER(s): 2816208000117

AREA OF SUBJECT PROPERTY AND NO. OF LOTS: 11 ACRES

CURRENT ZONING CLASSIFICATION: R1, R2

CURRENT USE AND IMPROVEMENTS: VACANT LAND

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: MEDIUM DENSITY RESIDENTIAL

WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes X No    Explain: \_\_\_\_\_



PLEASE IDENTIFY SPECIFIC PROPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A PARTICULAR LOT, LOCATION, BUILDING, ETC. DUPLEX'S STORAGE BUILDING,  
CLUB HOUSE — ALL RESIDENTIAL USES

CURRENT USE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:

North: R1  
South: R2  
East: R1, R2  
West: R1, R2

COMPREHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:

North: MEDIUM DENSITY RESIDENTIAL  
South: " "  
East: " "  
West: " "

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

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

Attach an 11" X 17" detailed site plan (if site plan is larger than 8-1/2" x 11", also include 20 copies folded to 8-1/2" X 11"), full legal description (preferably on disk), location map with site boundaries marked, proof of ownership, and Agreement for Reimbursement of expenses. Site or plot plan shall include dimensions of property, structures, building elevations, proposed site improvements, signature of person who drew plan, etc.

MARC ISAKSEN  
Property Owner (Print Name)

[Signature]  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant/Agent (Print Name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

I, MARC ISAKSEN, 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.

9-8-2022  
Date of review meeting

[Signature]  
Applicant Signature

[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

RE CT

ST

N 8TH AVE

N 8TH AVE

BELMAR ST

N 5TH AVE

N 6TH AVE

COLORADO ST

DELAWARE ST

R-3

PUD

ERIE ST

R-

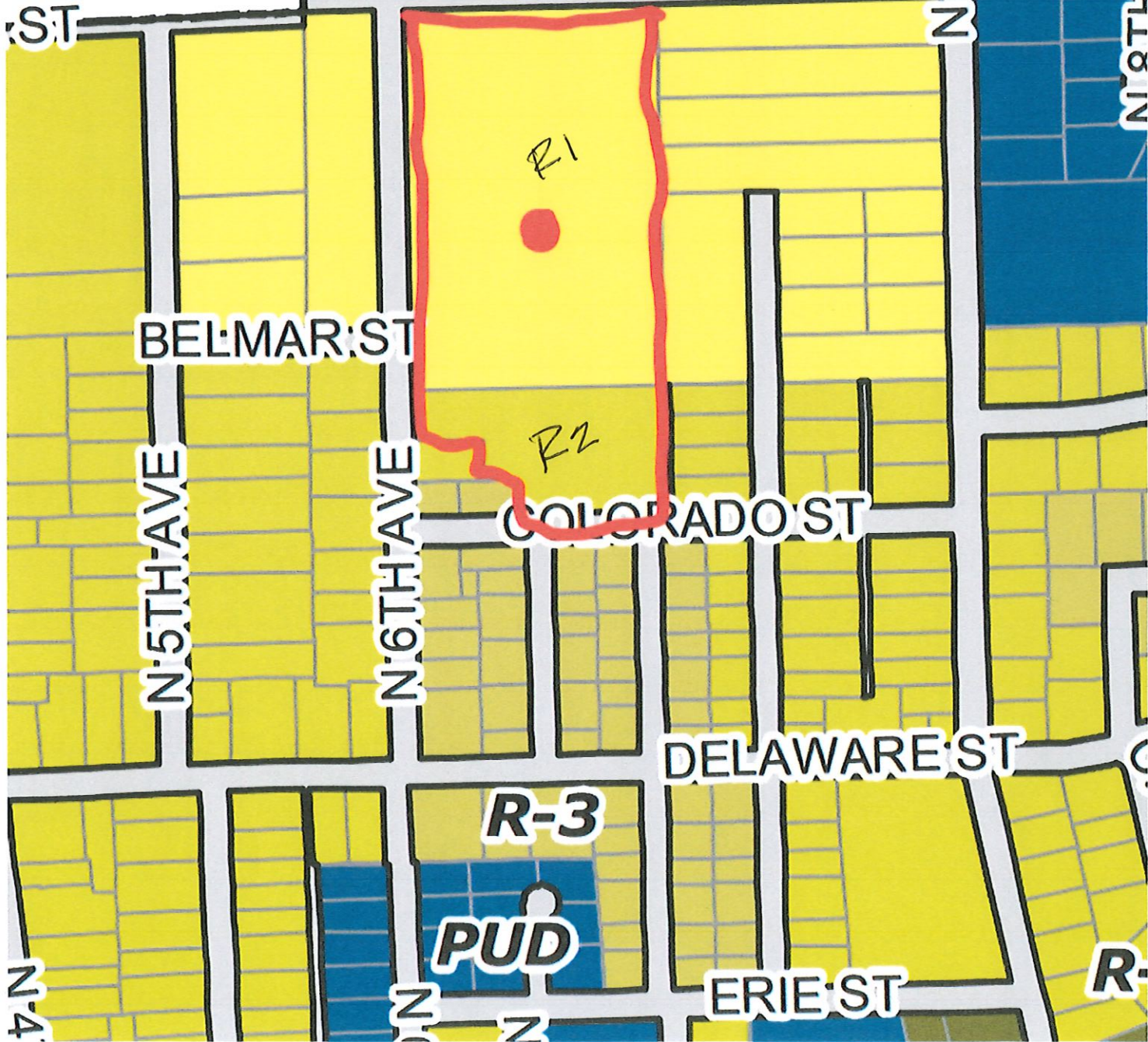
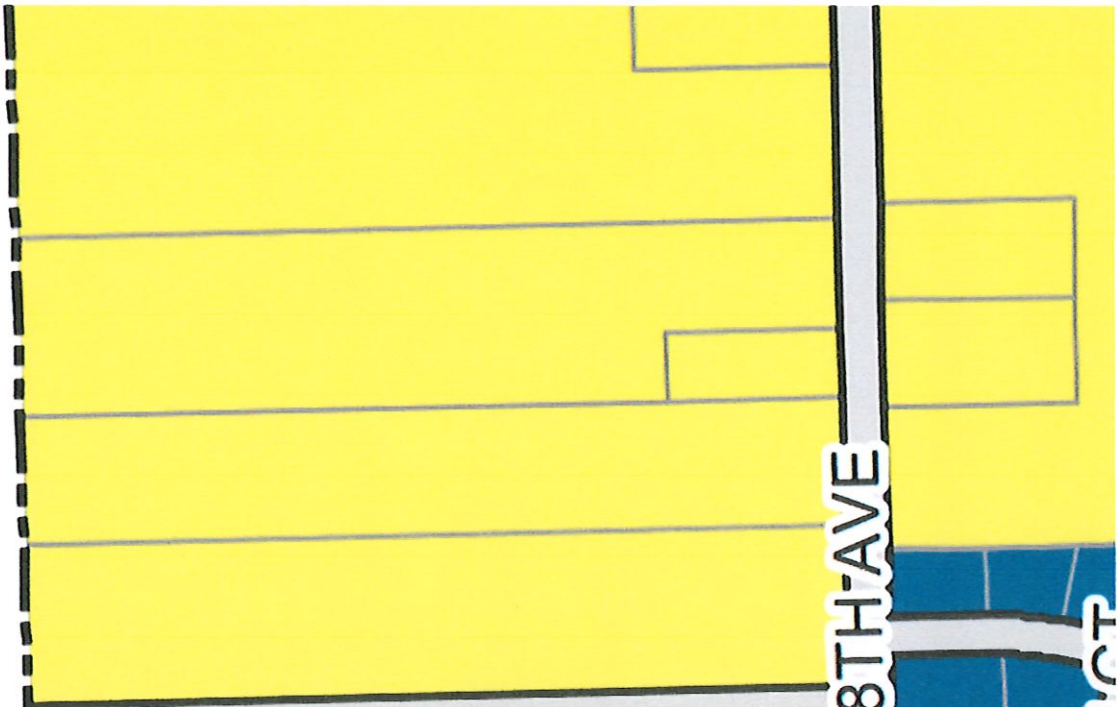
N 4TH AVE

N 7TH AVE

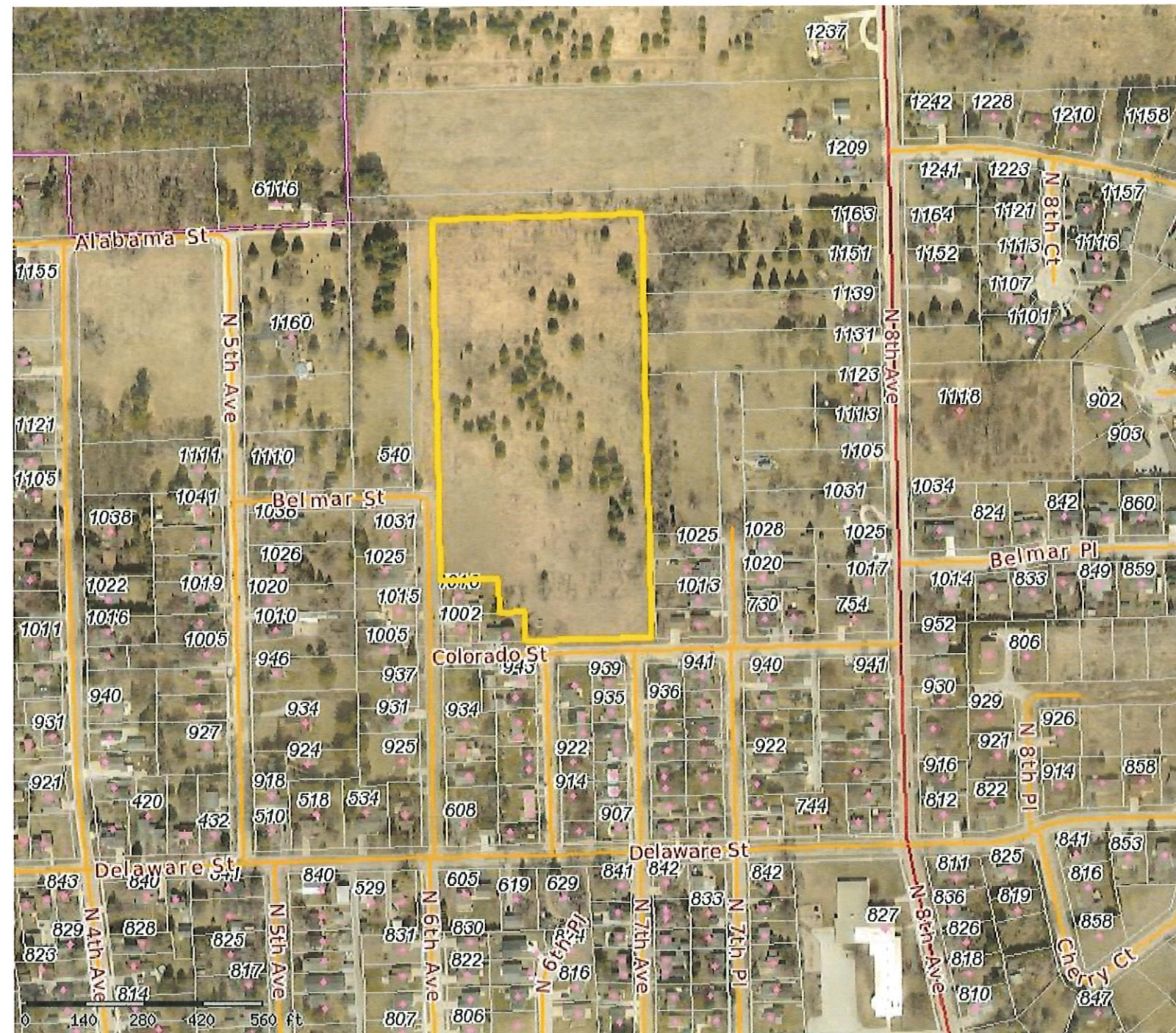
N 8TH AVE

R1

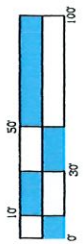
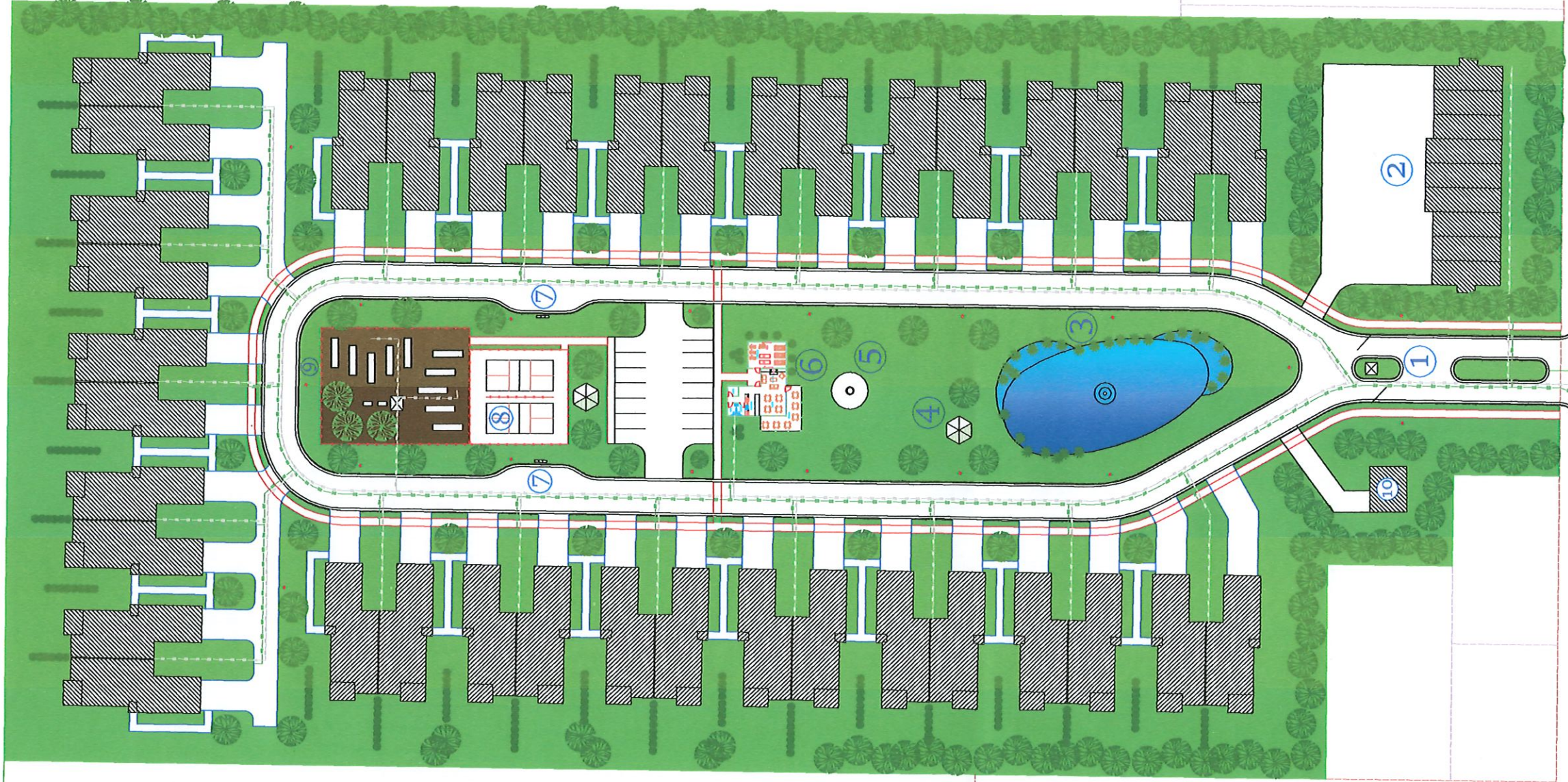
R2











- KEY**
- 1 - ENTRY GATE
  - 2 - ADDITIONAL GARAGES
  - 3 - POND
  - 4 - GAZEBO
  - 5 - FIRE PIT
  - 6 - CLUBHOUSE
  - 7 - MAIL
  - 8 - (2) PICKLEBALL COURTS
  - 9 - COMMUNITY GARDEN
  - 10 - COMMUNITY GARAGE

**SITE PLAN - 'A'**

38 UNITS - 1,692 SQ.FT.  
6 GARAGE UNITS - 15x45  
3 GARAGE UNITS - 15x50

SCALE 1"=40'-0"

N. 6th Avenue

Colorado Street

**E&I PROPERTY INVESTMENTS**

**6TH AVE. PROJECT**

STURGEON BAY

WISCONSIN

DATE  
08/18/22

PROJECT NO.  
22-607



SHEET NO.

**A3**

SHEET SIZE: 24x36

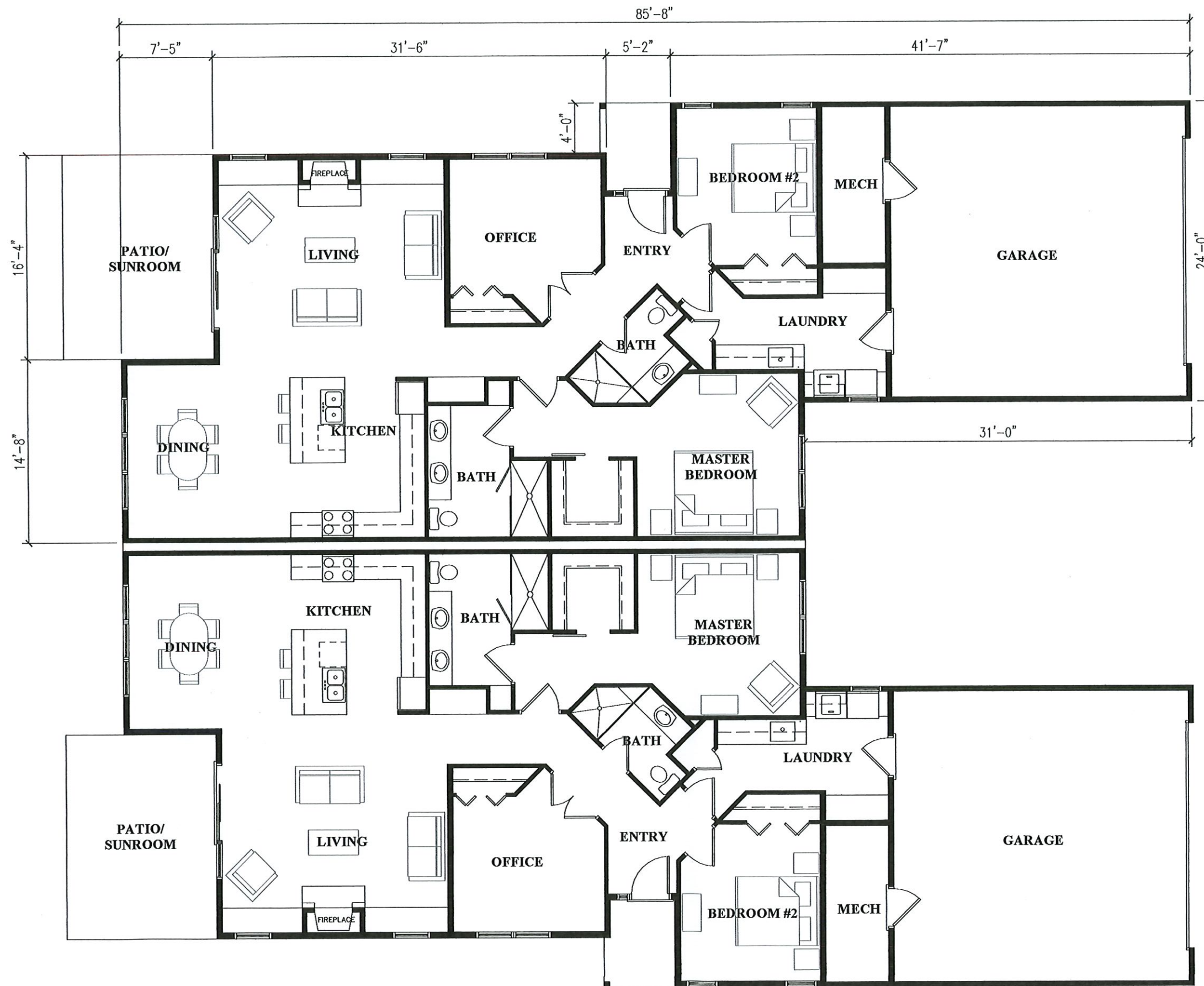
REV	DATE	DESCRIPTION	BY
DESIGNED BY:			
CHECKED BY:			

**MARC ISAKSEN DESIGN, L.L.C.**

1000 EGG HARBOR RD, SUITE 114  
STURGEON BAY, WISCONSIN 54235  
EMAIL: midarchitect@gmail.com  
PHONE: 920-555-7069  
FAX: 920-743-3813







**FLOOR PLAN - 'A'**

1692 SQ.FT.

SCALE: 1/4"=1'-0"

**MARC ISAKSEN DESIGN, L.L.C.**

1005 EGG HARBOR RD. SUITE 114  
STURGEON BAY, WISCONSIN 54235  
EMAIL: midarchitect@gmail.com  
PHONE: 920-559-7069  
FAX: 920-743-3813



REV	DATE	DESCRIPTION	BY

DESIGNED BY:  
MWI

CHECKED BY:  
MWI

**E&I PROPERTY INVESTMENTS**

**6TH AVE. PROJECT**

STURGEON BAY

WISCONSIN

DATE  
07/11/22

PROJECT NO.  
22-607

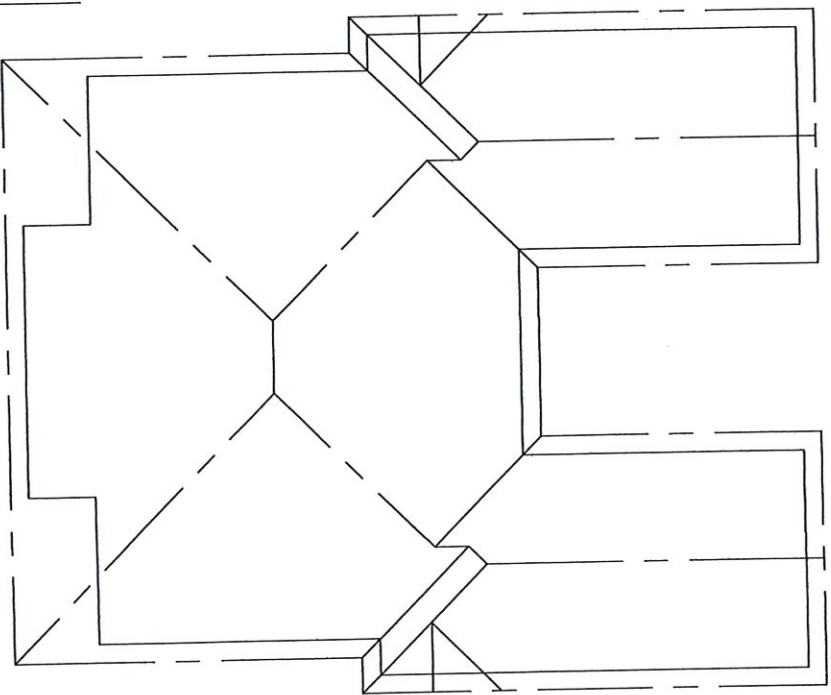
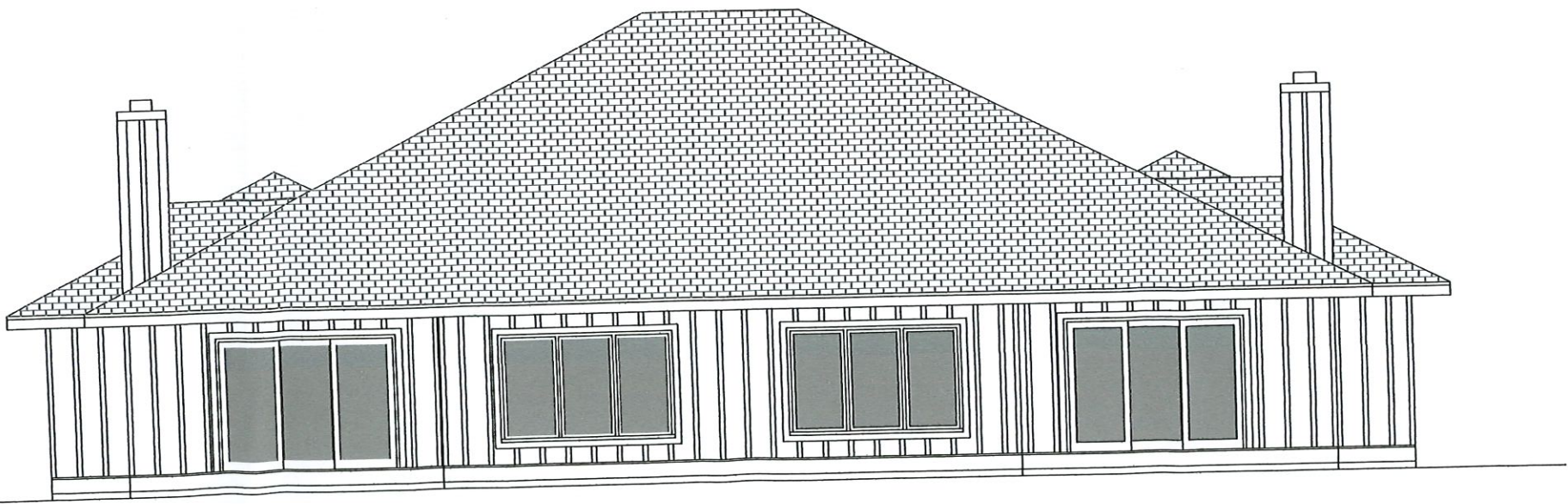
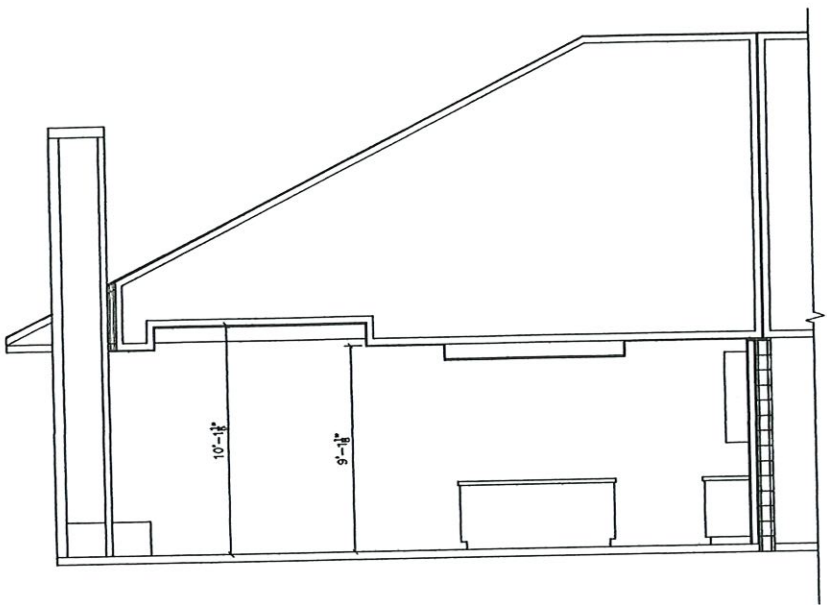
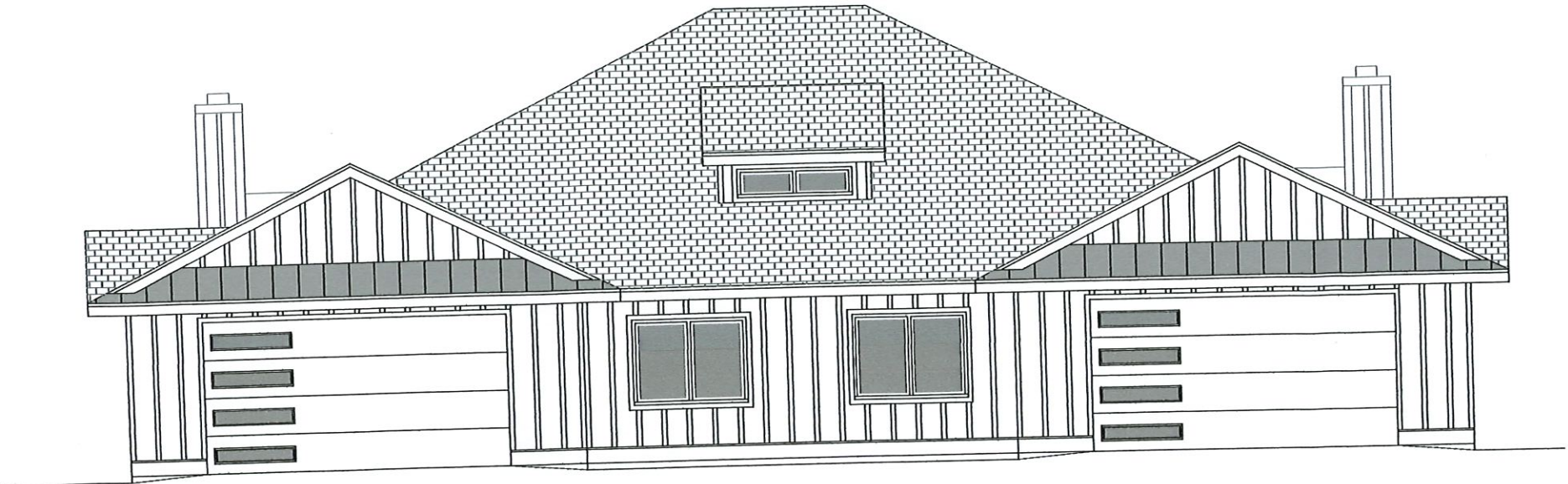


SHEET NO.

**A1**

SHEET SIZE: 24x36





MARC ISAKSEN DESIGN, L.L.C.  
1009 EGG HARBOR RD. SUITE 114  
STURGEON BAY, WISCONSIN 54235  
EMAIL: midarchitect@gmail.com  
PHONE: 920-555-7069  
FAX: 920-743-3813



REV	DATE	DESCRIPTION	BY

DESIGNED BY:  
MWI  
CHECKED BY:  
MWI

**E&I PROPERTY INVESTMENTS**  
**6TH AVE. PROJECT**  
WISCONSIN  
STURGEON BAY

DATE  
08/16/22  
PROJECT NO.  
22-607



SHEET NO.  
**A4**  
SHEET SIZE: 24x36





SHEET NO.  
**A2**  
SHEET SIZE: 24x36