

**AGENDA
CITY OF STURGEON BAY
PLAN COMMISSION**

Wednesday, November 30, 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 October 19, 2022.
4. Public comment on non-agenda Plan Commission related items.
5. Initial presentation of zoning map amendment from General Commercial (C-1) to Mixed Residential-Commercial (C-5) located at 835 S. Duluth Avenue.
6. Consideration of: Zoning Code amendments pertaining to dimensional and residential density requirements.
7. 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.

11/22/22
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
October 19, 2022

A meeting of the City Plan Commission was called to order at 6:00 p.m. on Wednesday, October 19, 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, Kirsten Reeths, Mark Holey and Jeff Norland were present. Member Debbie Kiedrowski was excused. Staff present were Community Development Director Marty Olejniczak and Community Development Administrative Assistant Cindy Sommer.

Agenda (#2): Motion by Mr. Holey and seconded by Ms. Reeths to accept the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from September 21, 2022.
4. Public comment on non-agenda Plan Commission related items.
5. Consideration of: Zoning map amendment from Agricultural (A) to Multiple-Family Residential (R-4) located at 1361 N. 14th Avenue.
 - a. Presentation
 - b. Public Hearing
 - c. Consideration/Recommendation (*Note: The Plan Commission will not make a recommendation at this meeting, unless a motion is made and passed by ¾ of the members present to act on the request at this meeting.*)
6. Consideration of: Annexation petition by Mark and Cindy Kerscher for parcel nos. 020-01-13272522A-C in the Town of Nasewaupee.
7. Adjourn.

All ayes, motion carried.

Approval of minutes from September 21, 2022 (#3): Motion by Mr. Statz and seconded by Mr. Norland to approve the minutes from September 21, 2022. All ayes. Motion carried.

Public Comment on non-agenda Plan Commission related items (#4): Chris Kellems of 120 Alabama Street questioned the Grant Avenue and Sawyer Drive connection and would like the city to update the public on any progress. She is also concerned about the Fleet Farm entrance if the project goes through. Mr. Olejniczak indicated that a tentative agreement has been made to acquire the necessary parcel for the Grant Avenue/Sawyer Drive project but they are waiting for the property owner to respond with final approval. Representatives from Fleet Farm have already been looking at a traffic study to determine any needs.

Consideration of: Zoning map amendment from Agricultural (A) to Multiple-Family Residential (R-4) located at 1361 N. 14th Avenue. (#5). Mr. Olejniczak explained that Estes Investments, LLP has requested to change the zoning for the easterly portion of this parcel from Agricultural to Multi-Family Residential with a proposal to build a 22-unit apartment complex with parking under the building. The westerly 190 feet of the parcel was rezoned to Commercial about a year ago and storage units are in the process of being constructed. The Plan Commission recommended that the developer come back with some type of higher density residential use on the front half of the parcel, which is what is being proposed at this time. If the zoning change is approved, the project would still be required to go to the Aesthetic Board for building and design approval.

Dave Phillips of Bayland Buildings explained that they have been working on a storm water plan with Stantec, which was approved earlier today and adds a retention pond, grading and erosion control. The storage unit progress has been slow due to a tenant in the trailer that was unable to find other housing, which has been resolved and the project will move forward much quicker now. They plan to begin construction on the apartments in the spring and would like zoning change approval at this time, if possible.

Ms. Reeths questioned the location of the retention pond and its proximity to the existing creek. Mr. Phillips showed the location of the pond on a map and explained it is at least 25 feet from the creek.

Public Hearing: The mayor opened the hearing at 6:18 p.m. Connie Larsen of 1411 N. 14th Avenue lives just north of the parcel. She indicated she is not opposed to the development but is very concerned about the grading between the storage units and her property. The developer has been using her property for grading and moving of fill. She would prefer a block wall be installed along her property line to cut down on weeds and improve appearance. She hopes these issues will be addressed before the developer is permitted to move forward with the apartment project.

Karl Schroeder of 1457 N. 12th Place explained that he is very concerned about creek drainage on the western boundary. Mr. Schroeder had previously submitted a letter with photographs that were provided to the members. The photos show debris in the ditch with no erosion protection and fill dumped over the erosion barrier that was later installed. Mr. Schroeder indicates these are substandard construction practices and he does not feel that will change with more construction. Ms. Reeths questioned if the site looks the same now as it does in the photos. Mr. Schroeder said a second erosion barrier has been put in place since the photos were taken and no new dirt has been dumped onto that. He is very concerned about what could happen in the spring when the snow melts.

Anthony Recupero of 1408 N. 12th Place explained that the southeast corner of his property line is a drainage ditch/creek leading to the subject parcel and there is currently debris consisting of trees, logs, rocks, etc at least 4 feet high, which will cause the creek to flood all the way to 12th Place. He is asking that the current situation be rectified before any further construction is done. He was not previously opposed to any development on the property but given the current situation, he is now opposed to further development. Ms. Reeths asked who is responsible for the creek/drainage ditch. Mr. Olejniczak explained it is a non-navigable creek and is therefore the responsibility of the property owner. He further explained that the storm water plan done by Stantec will shift the drainage ditch closer to the property line, thereby making it the responsibility of Estes Investments.

The mayor closed the public hearing at 6:36 p.m.

Consideration: Ms. Bacon questioned whether it is a creek or a ditch and whether it is man-made or natural. Mr. Olejniczak explained it is the actual beginning of Little Creek but is non-navigable, so there is no DNR oversight. It doesn't technically become a creek until it is south of Michigan Street. Mr. Norland questioned if the developer would be able to rectify the drainage situation within the next month and Mr. Phillips indicated that it could as long as the weather permits them to pour two more slabs for the storage units, at which point they can finish the grading on the north property line and clean up the drainage ditch to prevent problems in the spring.

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

Mayor Ward motioned to approve the zoning map amendment from Agricultural (A) to Multiple-Family Residential (R-4) located at 1361 N. 14th Avenue subject to the following conditions, which must be resolved no later than the time of the second reading of the ordinance:

1. The retaining wall/retention on the north side of the property shall be completed,
2. The existing debris shall be removed from the drainage swale,
3. The drainage swale shall be relocated closer to the west property line, consistent with the approved stormwater management/grading plan.

Motion seconded by Mr. Norland. All ayes, motion carried. The mayor requested that the city engineer prepare a report prior to the second reading of the City Council.

Consideration of: Annexation petition by Mark and Cindy Kerscher for parcel nos. 020-01-13272522A-C in the Town of Nasewaupee (#6). Mr. Olejniczak explained that the amendment to the comprehensive plan was approved by the City Council at the last meeting. There are three parcels, two of which have houses and the third is vacant. An annexation study was completed and shows that the city

does not have any issues with adding these parcels, however they will need to loop the water main to be sure there is sufficient flow, which had already been planned and would need to be done at some point anyway. Temporary zoning will have to be assigned until the annexation process is complete, at which point a public hearing will be held prior to assigning permanent zoning. Staff recommends General Commercial (C-1) zoning be assigned.

Mr. Statz motioned to approve the annexation petition by Mark and Cindy Kersch for parcel nos. 020-01-13272522A-C in the Town of Nasewaupee. Motion seconded by Ms. Bacon. Ms. Reeths asked if there was a need for a traffic study and Mr. Olejniczak indicated that Fleet Farm is already looking into this as dictated by large retail and state highway requirements. Ms. Bacon questioned about the location of the driveways; the current concept plan shows an intersection with Grant Avenue as well as a second access to the west that would be right turn only.

All ayes, motion carried.

Mr. Norland motioned to assign temporary General Commercial (C-1) zoning. Motion seconded by Ms. Reeths. All ayes, motion carried.

Adjourn (#7): Mr. Statz motioned to adjourn, seconded by Mr. Holey. All ayes, motion carried. The meeting adjourned at 7:10 p.m.

Respectfully submitted,

Cindy Sommer
Community Development
Administrative Assistant



MEMO

To: Sturgeon Bay Plan Commission
From: Marty Olejniczak, Community Development Director *MO*
Date: November 22, 2022
Subject: Initial Presentation – Zoning Map Amendment – C-1 to C-5 – 835 S Duluth Ave

911 Green Bay Road Partners, LLC (Richard Robinson, agent) requests the rezoning of the parcel located at 835 S. Duluth Avenue from General Commercial (C-1) to Mixed Commercial-Residential (C-5). The property is parcel #281-66-13000101B. This parcel was recently created via a split of the former Woldt's Corner parcel. This parcel contains a dwelling. The remainder of the former Woldt's Corner property is being redeveloped into a 3-tenant commercial center and will remain C-1. The rezoning of the southern portion to C-5 will facilitate the use of the dwelling for single-family residential use.

In terms of surrounding zoning classifications, property to the north, west, and south of the subject property is zoned C-1. To the east, across Duluth Ave, is C-5 zoned property. The subject property borders the future commercial center to the north, a hotel to the west, vacant property to the south, and a single-family residence to the east.

The comprehensive plans future land use designation for the lot is Regional Mixed Use. But it borders Neighborhood Mixed Use to the south and east. The land use designation was based upon the previous parcel. Given the recent land division, the redevelopment of the site, and the current dwelling, the Neighborhood Mixed Use is appropriate future land use as is the Mixed Commercial-Residential (C-5) zoning district. Based on this information the proposed zoning map amendment is arguably not in conflict with the comprehensive plan. But if the Plan Commission believes otherwise, a Comprehensive Plan amendment could be initiated concurrently with the zoning map amendment.

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 December Plan Commission meeting.

C221026-9

Date Received: 10/26/22
 Fee Paid: \$ 400 + 50
 Received By: CS

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	<u>Richard Robinson</u>	<u>911 Green Bay Road Partners LLC</u>
Company	<u>First Main Properties, LLC</u>	<u>an Florida limited liability company</u>
Street Address	<u>3405 Hawthorne Blvd.</u>	<u>2300 NE 34th Court</u>
City/State/Zip	<u>St. Louis, MO 63104</u>	<u>Lighthouse Point, FL 33064</u>
Daytime Telephone No.	<u>(314) 504-2664</u>	
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: 835 S. Duluth Ave., Sturgeon Bay 54235
 Location if not assigned a common address: _____

TAX PARCEL NUMBER: 281-66-13000101B

CURRENT ZONING CLASSIFICATION: C-1

CURRENT USE AND IMPROVEMENTS: two-story residence with attached garage

ZONING DISTRICT REQUESTED: C5

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: Regional Commercial

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:

North:	<u>Lambert Lumber & Starbucks-anchored strip center (Regional Com.)</u>
South:	<u>vacant land (Neighborhood Mixed Use)</u>
East:	<u>Walgreens & single-family residence (Neighborhood Mixed Use)</u>
West:	<u>Quality Inn & Verto Mattress (Regional Commercial)</u>

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North: General Commercial - C-1
South: "
East: Mixed Commercial - Residential - C-5
West: General Commercial - C-1

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

unknown

Attach a full legal description (preferably on disk), 8-1/2" X 11" location map, and Agreement for Reimbursement of expenses. (refer to attached Certified Survey Map recorded 6/7/22)

Property Owner (Print Name)

Signature

Date

Richard Robinson
Applicant/Agent (Print Name)

Richard Robinson
Signature

10/21/22
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.

10/25/2022

Date of review meeting

Applicant Signature

Martin Okey
Staff Signature

Attachments:

Procedure & Check List

Agreement For Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director

DOC #: 853958

MAP #: 3575

RECORDED ON:

06/07/2022 01:00:19 PM

CAREY PETERSILKA

REGISTER OF DEEDS

DOOR COUNTY, WI

FEE AMOUNT PAID: 30.00

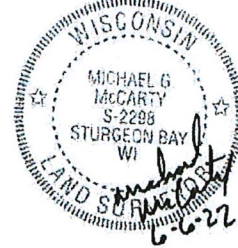
**The above recording information
verifies that this document has
been electronically recorded and
returned to the submitter.**

CERTIFIED SURVEY MAP

LOCATED IN:
THE NE 1/4 OF THE NE 1/4 OF SECTION 13,
TOWNSHIP 27 NORTH, RANGE 25 EAST,
CITY OF STURGEON BAY,
DOOR COUNTY,
WISCONSIN



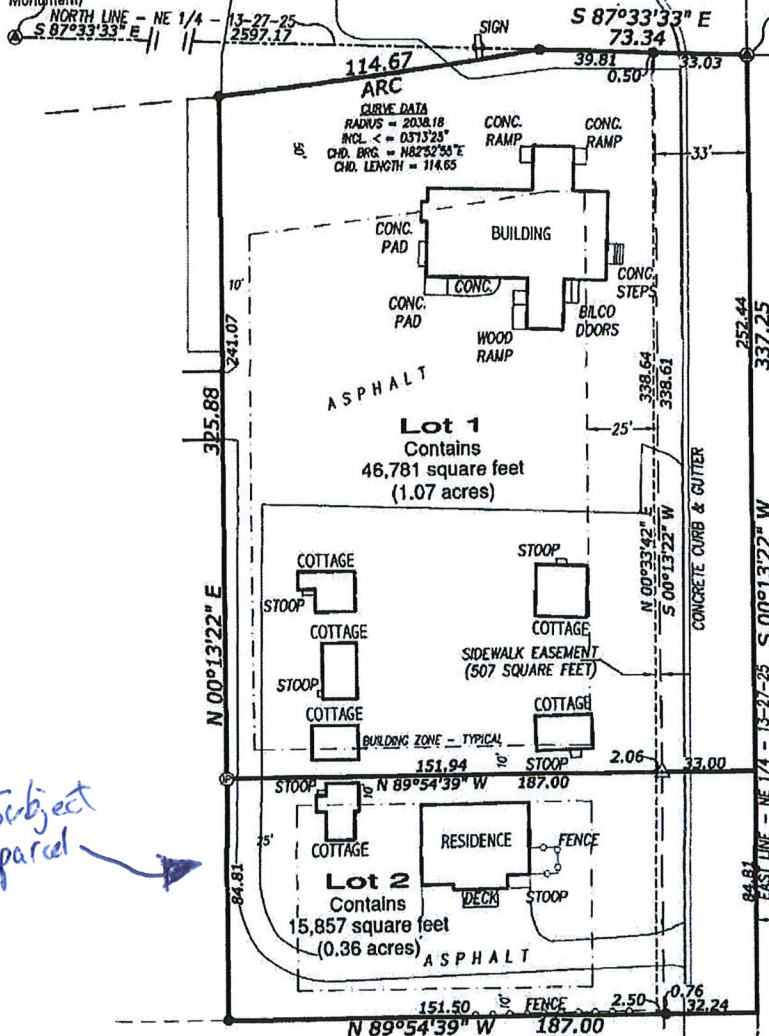
1" = 50'



North 1/4 Corner -
13-27-25
(Door County
Monument)

S.T.H. 42-57 - Green Bay Road

NE Corner -
13-27-25
(Door County
Monument)



⊙ - DOOR COUNTY MONUMENT

⊙ - 1" SET STEEL PIPE

△ - SET MAG NAIL

● - 1" FOUND STEEL PIPE

NOTES:

ALL BEARINGS ARE BASED ON THE
WISCONSIN COUNTY COORDINATE
SYSTEM - DOOR.

ALL BUILDINGS LABELED AS
"COTTAGE" ARE TO BE REMOVED.

CAVEAT:

Building zones depicted are based
on building setbacks in effect at
time of recording and should not
be relied upon without first
obtaining written verification
thereof from the City of Sturgeon
Bay.

C.T.H. S - South Duluth Avenue

Subject parcel

CAD: 24792-DSM

SHEET

1 OF

2

JOB NO. 24792

6-6-22

Map

Printed 11/22/2022 courtesy of Door County Land Information Office

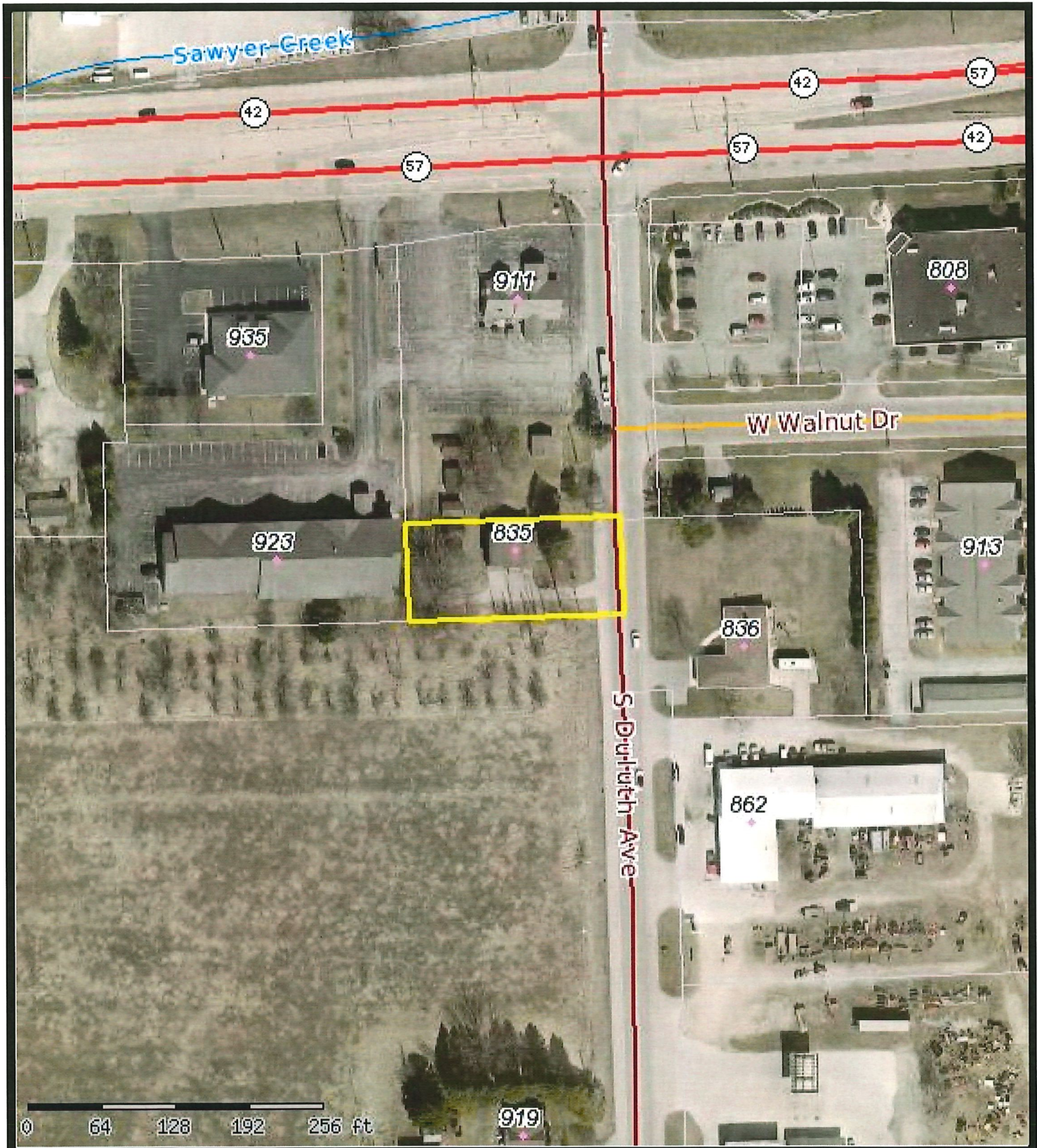


... from the Web Map of ...

([//www.co.door.wi.gov](http://www.co.door.wi.gov))

Door County, Wisconsin

... for all seasons!



Door County can not and does not make any representation regarding the accuracy or completeness, nor the error-free nature, of information depicted on this map. This information is provided to users "as is". The user of this information assumes any and all risks associated with this information. Door County makes no warranty or representation, either express or implied, as to the accuracy, completeness, or fitness for a particular purpose of this information. The Web Map is only a compilation of information and is NOT to be considered a legally recorded map or a legal land survey to be relied upon.

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Martin Olejniczak, AICP
Community Development Director
421 Michigan Street
Sturgeon Bay, WI 54235



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Phone: 920-746-2910
Fax: 920-746-2905
E-mail: molejniczak@sturgeonbaywi.org
Website: www.sturgeonbaywi.org

MEMO

To: City Plan Commission
From: Marty Olejniczak, Community Development Director *M.O.*
Date: November 22, 2022
Subject: Dimensional and Residential Density Requirements of the Zoning Code

The Plan Commission previously revising the various dimensional requirements of the zoning districts and especially the residential density limits. This would be in line with the Comprehensive Plan recommendations.

Staff reviewed the existing lot size, yards, and other requirements of the code. In addition, the density of the existing multiple-family residential developments was calculated and compared to the current density requirements. Suggested changes to the dimensional requirements were then drafted. These are shown in the attached section 20.27 of the zoning code

For the November 30 meeting, I will explain these suggested changes and the rationale behind them. The Plan Commission can then decide whether to pursue a formal zoning code amendment, make changes to the draft, or drop the matter from consideration.

20.27 Height and area regulations generally.

- (1) Maximum impervious surface. For each lot in the R-4, C-1, C-4, and C-5 districts, the combined area of all roofed, paved, and other impervious surfaces shall not exceed 70 percent of the total area of the lot. Existing lots with impervious surfaces that exceeded 70 percent prior to adoption of this section shall be exempted from this provision provided that there shall be no further net increase of impervious surfaces on such lots.
- (2) The dimensional requirements relating to lot size, density, yards, height, and floor area shall be as specified for each zoning district in the following table:

Zoning District	Lot Size		Density			Required Yards***			Height	Floor Area per Dwelling Unit (square feet)				
	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Single Family	Two Family	Multiple Family	Street (feet)	Side (feet)	Rear (feet)	Maximum Building Height (feet)	Single Family	Two Family	1 Bedroom	2 Bedroom	3+ Bedroom
R-1	10,000	85 80	10,000	—	—	25	10	25	35	1,400	—	—	—	—
R-2	7,500	70 50*	7,500	6,000# 5,000	—	25	10	25	35	800	500/ 1,500##	—	—	—
R-3	7,500	70 50*	7,500	6,000# 5,000	3,500	25	10	25	35	800	500/ 1,500##	500	750	1,000
R-4	8,400 7,500	70 50*	8,400 7,500	6,000# 5,000	3,500	25	10	25	45	1,000 800	500/ 1,500##	500	750	1,000
R-M	7,500	65	7,500	—	—	25	10	10	35	720	—	—	—	—
C-1	8,400	70	—	—	3,500	25	10	25	45	—	—	500	750	1,000
C-2	6,000	70 50	—	—	3,52,000	15	5	25	45	—	—	500	750	1,000
C-4	8,400	70	—	—	—	25	10	25	45	—	—	—	—	—
C-5	7,500	70 50*	7,500	6,000# 5,000	3,500	20	8	25	35	800	500/ 1,500##	500	750	1,000
I-1/I-1A	25,000	100	—	—	—	40	20#	25#	45	—	—	—	—	—
I-2/I-2A	25,000	100	—	—	—	50	20#	25#	45	—	—	—	—	—
A	43,560 (1 acre)	150	43,560 (1 acre)	21,780 (½ acre)	—	40	10	25	35**	1,000	800 500/ 1,500##	—	—	—
CON	None	None	—	—	—	25	10	10	45	—	—	—	—	—
PUD	See section 20.24 for applicable standards													

* Within these districts, the minimum lot width shall be increased to 80 70 feet for lots used for two-family or multiple-family dwellings; ~~except that the minimum lot width shall remain 70 feet for existing single-family dwellings constructed prior to Jan. 1, 2004 that are converted into two-family dwellings.~~

** See section 20.27(4) for exceptions to height requirement.

*** For lots that abut two or more streets, all sides of the lot that abut a street shall meet the street yard requirement.

Within these districts, the minimum lot area for converting an existing single-family dwelling constructed prior to January 1, 2004, into a two-family dwelling shall be 5,000 square feet per dwelling unit (10,000 square feet total). The minimum yard shall be increased to 40 feet along all lot lines abutting property in a residential district.

500 square feet for the smallest dwelling unit, with a minimum 1,500 square feet combined floor area for both units.

- (3) *Exceptions to yard requirements:*

-
- (a) Within the C-2 district, where a proposed building or addition abuts an existing building on the adjoining lot (zero side yard), the minimum street yard (setback) shall be equal to the existing street yard for the adjoining building.
 - (b) Within the C-2 district, the minimum side yard shall be reduced to zero if an adjoining building already has a zero side yard.
 - (c) Within that portion of the C-2 district that is also within the Waterfront Redevelopment District, the city plan commission may, after review and recommendation by the Waterfront Design Review Board, authorize a zero side yard or a lesser street yard (setback) than required under subsection (2). The intent of this provision is to provide relief from the yard requirements in locations where it is desirable to create, recreate, or maintain a traditional downtown development pattern and character.
 - (d) Structures such as ramps and landings, lifts, or elevator housings designed to comply with the Americans with Disabilities Act requirements, for which there are no feasible alternative locations shall be excepted from the minimum yard requirements.
 - (e) Within the R-2, R-3, and C-5 districts, the minimum street yard (setback) shall be 17 feet for unenclosed appurtenances to a dwelling, such as porches, decks, balconies, and stairways.
 - (f) Within the I-2/I-2A Heavy Industrial districts, the minimum side yard for any existing building with a side yard that is less than the minimum side yard required in subsection (2) shall be equal to the existing side yard. The intent is this provision is to allow existing buildings to be extended provided the addition is no closer to the side lot line than the existing building.
- (4) Exceptions to the height requirement:
- (a) Buildings used for agricultural purposes may exceed the maximum height requirement.
 - (b) Buildings that have been designated as historic structures on a local, state or national register of historic places shall be exempt from the maximum building height provided any increase in height is approved by the historic preservation commission.
 - (c) The maximum building height of buildings located in the I-2/I-2A Heavy Industrial districts may be increased to 120 feet, provided the building is located at least 300 feet from the boundary of a residential zoning district, which shall include the R-1, R-2, R-3, R-4, and R-M districts and shall also include the PUD district if the underlying zoning classification is one of the aforementioned districts.
- (5) *Zero lot line duplexes (attached dwelling units)*. In districts where two-family dwellings are allowed, such dwellings may be developed as zero lot line duplexes (attached dwellings units), subject to the following requirements:
- (a) The side yard for adjoining lots identified for attached dwelling units may be zero along the common lot line, provided that:
 - 1. Each lot shall have a minimum lot width of 40 feet and a minimum lot area of 4,000 square feet and a combined minimum lot width of 80 feet and minimum lot area of 12,000 square feet.
 - 2. Such adjoining lots proposed for the zero side yard are held under the same ownership at the time of initial construction.
 - 3. The adjoining side yard setback of the lot adjacent to the zero side yard setback is also zero.
 - 4. The opposite side yard is not less than required under subsection (2).
 - 5. Easements shall be provided across zero lot lines where necessary for water, sewer and utility services.
 - (b) The construction of the dwelling units shall meet the following requirements at all times:

-
1. There shall be a minimum one-car enclosed garage, attached to such main building, for each unit.
 2. The exterior materials and roof materials on each unit shall be the same color and consistency.
 3. The plans, specifications, and construction of such buildings shall include the installation of separate sewer, water and other utility services to each dwelling unit.
- (c) Matters of mutual concern to adjoining property owners due to construction, catastrophe, and/or maintenance shall be governed by private covenants, declarations, or deed restrictions and the City of Sturgeon Bay shall not be responsible for the same. A copy of such covenants, declarations, or restrictions shall be submitted to the city for its review prior to issuance of a building permit.
- (d) Zero lot line duplexes (attached dwelling units) shall only be permitted on lots that have been identified for such development on the applicable subdivision plat or certified survey map. Such lots shall be identified at the time of approval of the subdivision plat or certified survey map (CSM). For all such lots containing less than 70 feet of lot width or 8,400 square feet of lot area, a covenant shall be placed on the face of the subdivision plats and certified survey maps creating such lots as follows: "Development on Lots (*list lot numbers*) is restricted to the construction of zero lot line duplexes (attached dwelling units)." No odd number of lots may be created nor may construction skip an odd number of lots.
- (6) *Setback from navigable water.* All principal and accessory buildings shall be located at least 25 feet from the ordinary high water mark of all navigable water.

(Ord. No. 961-1195, § 3, 11-7-95; Ord. No. 1105-0803, § 1, 8-19-03; Ord. No. 1115-1203, § 1, 12-2-03; Ord. No. 1128-0804, §§ 3, 5, 8-17-04; Ord. No. 1135-1204, § 1, 12-21-04; Ord. No. 1174-0906, §§ 3—5, 9-20-06; Ord. No. 1299-0414, § 1, 4-15-14; Ord. No. 1356-0219, § 1, 2-19-19; Ord. No. 1378-1120, §§ 1, 2, 11-17-20; Ord. No. 1410-0422, §§ 7, 8, 4-19-22)

Multi-Family Developments

City of Sturgeon Bay

Project / Location	# of Units	Density (units/acre)
Breakwater Apt	53	57.61
159 S 4th Ave	4	34.67
Bay Lofts	37	34
756 Georgia St	4	24.06
107 W Pine St	5	23.55
W Maple St Apt (66 W Maple)	4	23.24
528 Michigan st	4	23.11
5th / Kentucky Apt	5	20.83
720 N 8th	4	19.12
406 N 3rd Ave	3	16.21
444 N 7th Ave	4	15.39
306 S 3rd Ave	4	14.61
50 N 6th Ave	4	14.53
Bayview (910 S Elgin Ave)	16	14.41
Oakwood Apt	56	14.14
946/936 Bonnie View Dr	8	13.83
500 N 9th Ct	41	13.67
8/16 E Spruce St	8	13.55
929 N 8th pl	4	13.29
463 N 7th Pl	4	13.18
Bayview Terrace	36	13.14
21/29 N 15th Dr	12	12.24
North Orchard Apt	16	12.21
467 N 7th Pl	4	12.12
800 / 806 Colorado	8	12.12
514 N 12th Ave	12	12.12
Ahnapee Trail Apt	150	11.94
411 N 6th Ave	4	11.61
Harborview Condos	6	11.54
Harbor Winds	40	11.40
Duquaine Apt	160	11.4
Premier (925 S Oxford Ave)	32	11.31
Orchard Valley (1252 N 12 Pl)	50	11.23
SCS Sturgeon Bay	56	11.2
Florida St Apts	24	11.19
Sunset View Apt	30	11.11
608 N 3rd Ave	4	11.09
Harbor Ridge (416 S Grant)	14	10.94
Harbor Ridge 2	14	10.94
Bayhill Apt	68	10.88
Maritime Heights	44	10.86
1811 Michigan St	16	10.79
133 N 15th Dr	16	10.73
127 S 18th Ave	8	10.67
7/21 E Spruce St	8	10.66
Cherry Tree / Apple Tree Apt	68	10.62
Stone Harbor Condos	18	10.58
Nedobeck	8	10.53
622 N 18th Ave	4	10.43
Oxford Ave Apt's	104	10.29
Snug Harbor Condos	12	10.26
732 N 8th	4	10.22
439 S Hudson Ave	4	10.21
534 W Walnut Dr	4	10.07
933 Colorado Pl	4	9.79
Tall Pine Estates	64	9.56
79 W Oak St	4	9.50
531 N 4th Ave	4	9.40
Alabama Pl Apts	36	9.13
Sawyer School Lofts	15	8.11
12th Pl Apts	32	8.11
Marina View (AVG)	84	8.08
Duluth Ave Apt (Pre/3)	96	7.61
709 N 8th Ave	4	7.74
508 N 3rd Ave	4	7.73
761 Jefferson St	8	7.41
Florida / N 19th Apts	4	7.27
Quarterdeck Condos	16	6.27
Bayview (913 S Elgin Ave)	8	5.57
Leathem Smith Condos	8	5.23
Tacoma Estates Condos	24	4.82
436 N Duluth Ave	4	4.31
467 S Hudson Ave	4	2.36

Total # of Units	1753
Average Density	9.54
# Nonconforming Properties	21
% Nonconforming Properties	29%