

**AGENDA
CITY OF STURGEON BAY
PLAN COMMISSION**

Wednesday, December 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 November 30, 2022.
4. Public comment on non-agenda Plan Commission related items.
5. Consideration of: Zoning map amendment from General Commercial (C-1) to Mixed Residential-Commercial (C-5) for property located at 835 S. Duluth 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: Initial presentation of official zoning designation of General Commercial (C-1) for annexed property owned by Mark and Cindy Kerscher, parcels 020-01-13272522A-C.
7. Consideration of: Conceptual Planned Unit Development application from Jurgita and David Kana for property located at 114 N. 7th Avenue.
8. Consideration of: Zoning Code amendments pertaining to dimensional and residential density requirements.
9. 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.

12/16/22
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
November 30, 2022

A meeting of the City Plan Commission was called to order at 6:00 p.m. on Wednesday, November 30, 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, Debbie Kiedrowski and Jeff Norland were present. Staff present were Community Development Director Marty Olejniczak and Community Development Administrative Assistant Cindy Sommer.

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

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.

All ayes, motion carried.

Approval of minutes from October 19, 2022 (#3): Motion by Ms. Reeths and seconded by Mr. Holey to approve the minutes from October 19, 2022. All ayes. Motion carried.

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

Initial presentation of zoning map amendment from General Commercial (C-1) to Mixed Residential-Commercial (C-5) located at 835 S. Duluth Avenue: Mr. Olejniczak explained that the applicant/agent is unable to attend the meeting tonight. This is a petition for a zoning map amendment from C-1 to C-5 for property located at 835 S. Duluth Avenue. This was formerly the Woldt's Corner property which was purchased by 911 Green Bay Rd Partners. The north portion of the parcel is being redeveloped into a 3-unit commercial building with Starbucks as the anchor business. The south portion of the parcel had several small rental cottages and one larger single-family home. The cottages were removed but the single-family home remains and is currently up for sale. The owners completed a Certified Survey Map to divide this portion of the parcel from the north portion. The single-family home does not conform to the current C-1 zoning designation. The petitioner is requesting C-5 mixed residential-commercial designation to allow the property to conform to the code and remain open to change of use at a later date if desired. Some of the nearby properties to the south and across the street are already C-5. The Comprehensive Plan has the area designated as Regional Commercial, however it is on the bordering edge of the Neighborhood Mixed Use designation. But if the Plan Commission were to move ahead with the C-5 zoning amendment, it could change the Comprehensive Plan land use designation at the same time, if it desires.

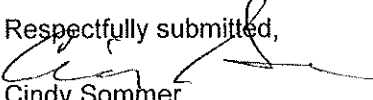
The Commission members agreed to move forward with a public hearing on this issue at the next meeting.

Consideration of: Zoning Code amendments pertaining to dimensional and residential density requirements: This issue was brought before the Commission at a previous meeting and staff was directed to move forward with updating recommendations on dimensional and residential density requirements. Mr. Olejniczak provided a chart in the agenda packet showing suggested dimensional changes to lot sizes, lot areas and dwelling unit floor areas for the current zoning districts and explained the reasoning of each suggested change.

The Commission discussed the various suggestions and recommended that staff come back to the next meeting reducing the single family dwelling unit floor area in the R-1 district from 1400 square feet to 1200

square feet to allow for more affordable construction. A recommendation was also made to review reducing the minimum required lot size in the R-2 district.

Adjourn (#7): Ms. Bacon motioned to adjourn, seconded by Ms. Reeths. All ayes, motion carried. The meeting adjourned at 6:33 p.m.

Respectfully submitted,

Cindy Sommer
Community Development
Administrative Assistant

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STAFF REPORT
ZONING MAP AMENDMENT / C-1 TO C-5 / 835 S. DULUTH AVE
PARCEL #281-46-65090102 & 281-66-13000101B

Background: 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 property to be used as a single-family dwelling.

Existing Conditions: The subject property is 0.36-acre in size with 84.81 feet of frontage. The site contains a single-family dwelling. In terms of surrounding zoning classifications, the properties to the north, west, and south of the subject property are 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.

Comprehensive Plan: The 2040 Comprehensive Plan's Future Land Use Map 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 overall use of the previous parcel and the boundaries between land use designations are meant to be flexible. Given the recent land division, the existing dwelling, and the adjoining Neighborhood Mixed Use region, 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 either in conjunction with, or subsequent to, the zoning map amendment.

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.

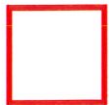
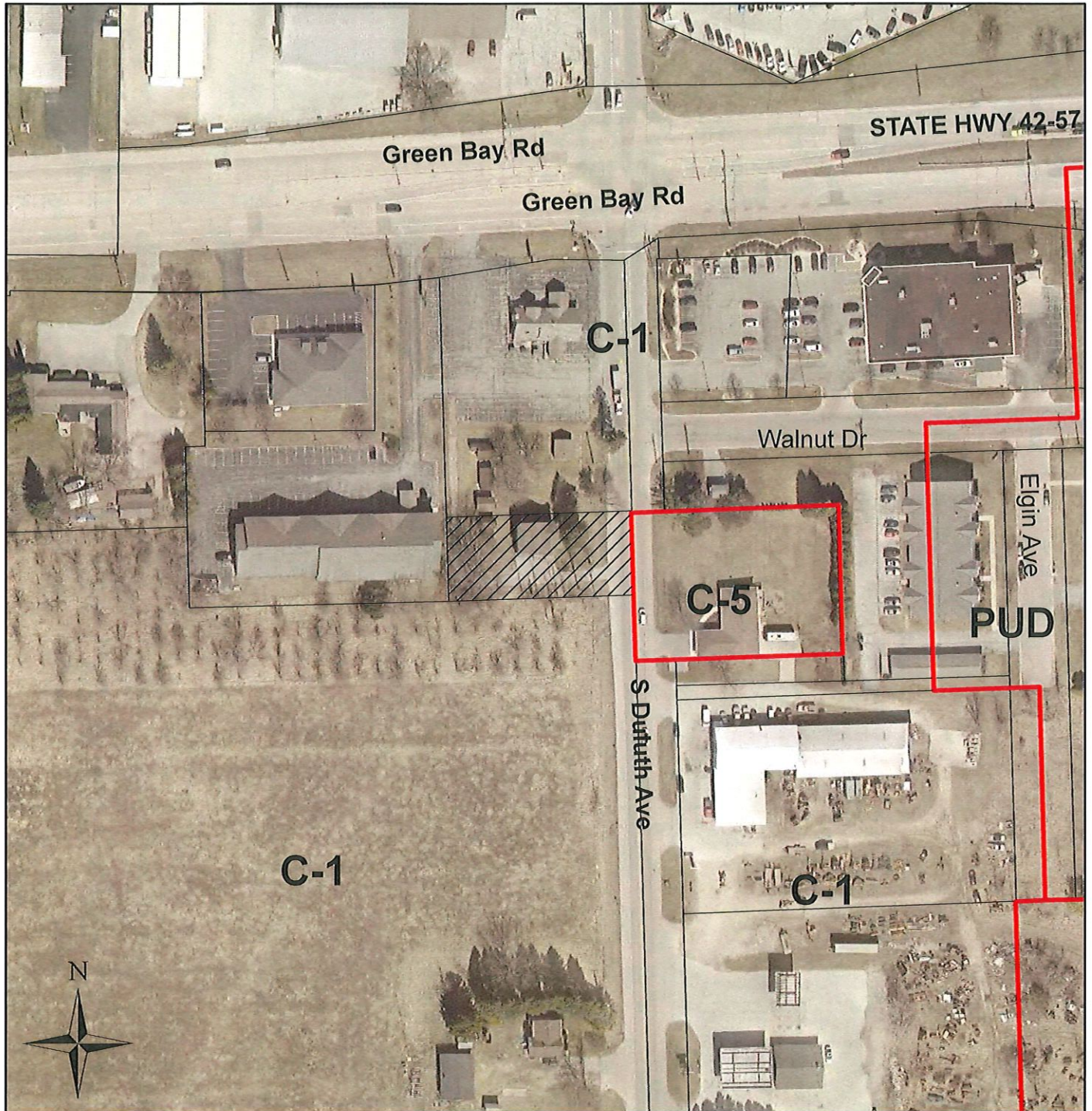
Options: The Commission can recommend to approve or deny the requested rezoning to the C-5 district.

Recommendation: Approve the zoning map amendment for parcel 281-66-13000101B from General Commercial (C-1) to Mixed Commercial-Residential (C-5).

Prepared By: Martin Olejniczak
Martin Olejniczak
Community Development Director

12-16-2022
Date

Location Map
Zoning Map Amendment
835 S. Duluth Ave
C-1 to C-5



Subject Parcel - 835 S Duluth Ave - 0.36 acres

December 21, 2022
Air Photo: April 2021

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, December 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 0.36 acre parcel from General Commercial (C-1) to Mixed Residential-Commercial (C-5). The subject property is parcel no. 2816613000101B, owned by 911 Green Bay Rd Partners, LLC and located at 835 S. Duluth Avenue. 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) 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

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

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

TAX PARCEL NUMBER: 281-66-13000101B

CURRENT ZONING CLASSIFICATION: C1

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: Lambert Lumber & Starbucks-anchored strip center (Regional Com. m.)

South: vacant land (Neighborhood Mixed Use)

East: Walgreens & single-family residence (Neighborhood Mixed Use)

West: Quality Inn & Verto Mattress (Regional Commercial)

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:North: General Commercial - C-1South: "East: Mixed Commercial - Residential - C-5West: 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 M. Robinson
Signature10/21/22
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



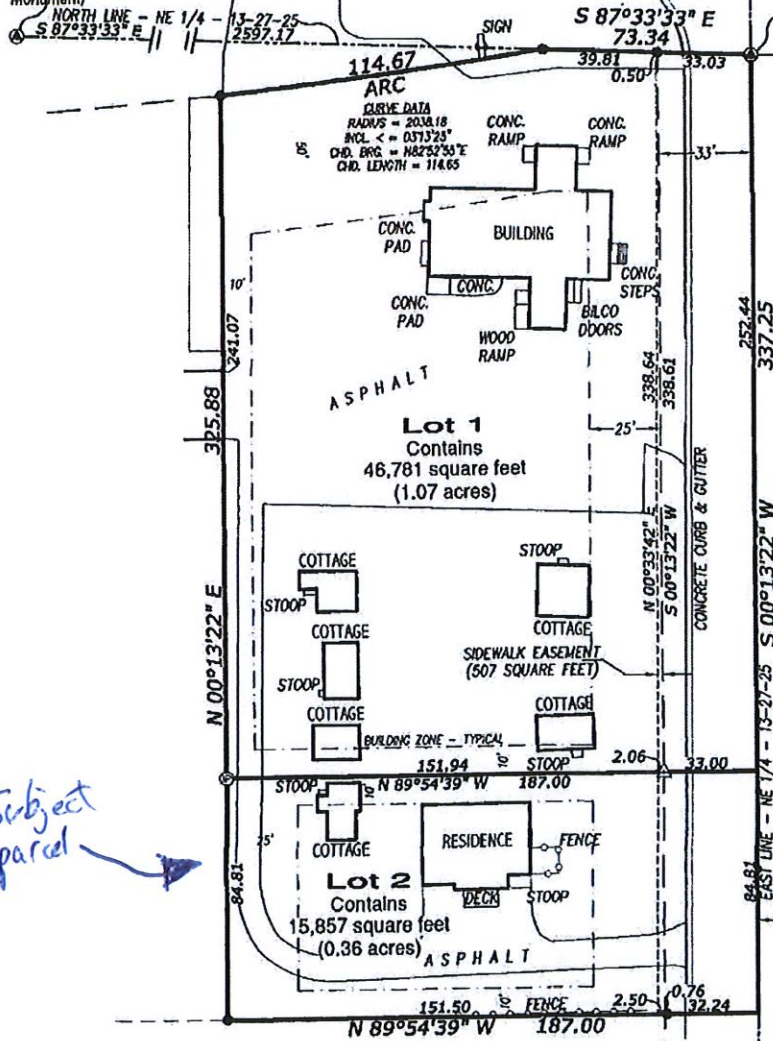
NORTH
1" = 50'



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

CAD: 24792-CSM

SHEET 1 OF 2

JOB NO. 24792
6-6-22



MEMO

To: Sturgeon Bay Plan Commission
From: Marty Olejniczak, Community Development Director
Date: December 16, 2022
Subject: Initial Presentation – Official Zoning Designation for Annexed Property – Kerscher

The City recently annexed into the City three parcels located along Highway 42-57 (Green Bay Road). The parcels are owned by Mark & Cindy Lou Kerscher. The annexation was intended to facilitate the development of a Fleet Farm store. The property was given a temporary zoning classification of General Commercial (C-1). Under state and city rules, an official zoning classification must be established by going through the procedures for a zoning map amendment.

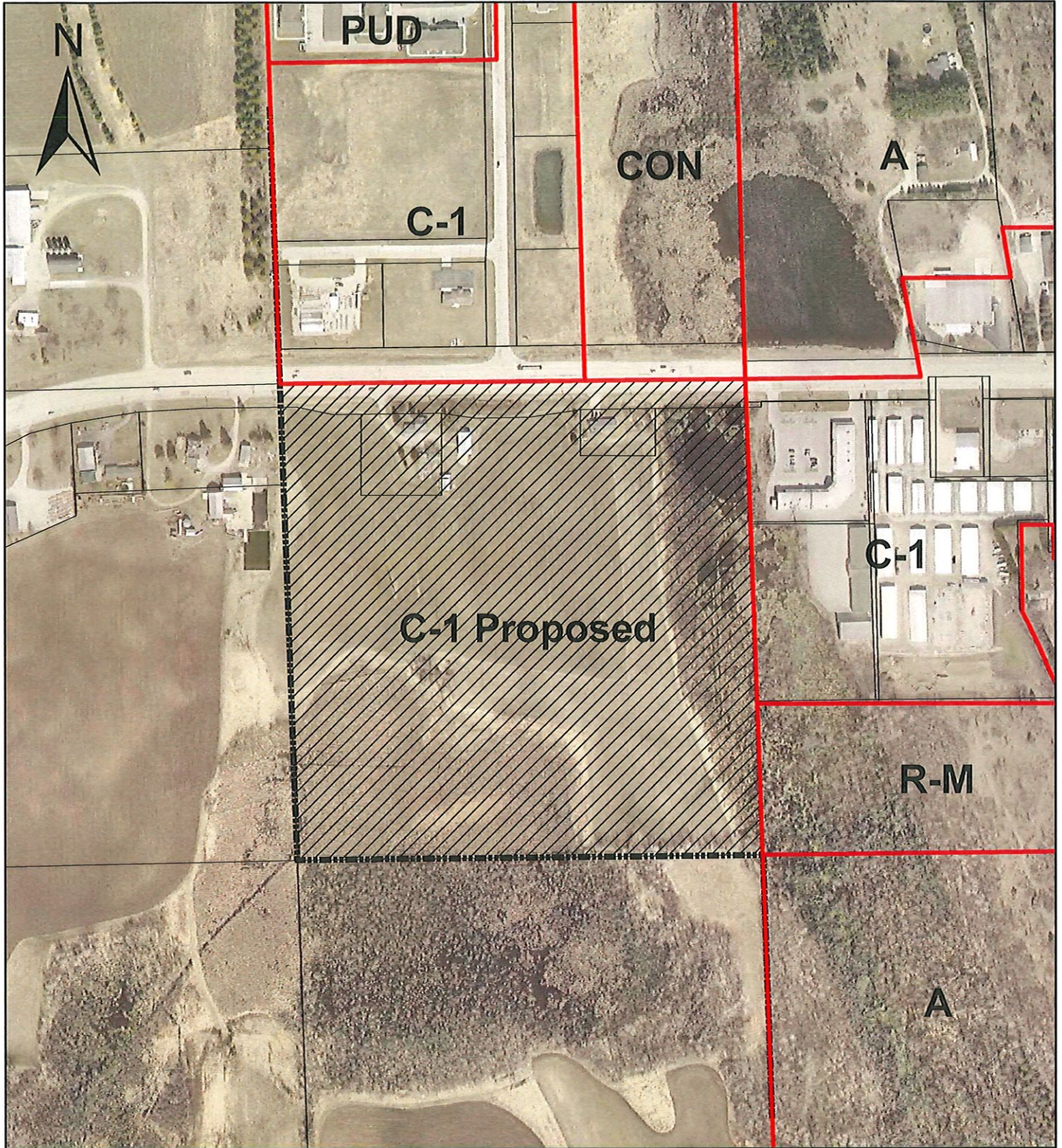
The first step for establishing the official zoning is the initial presentation of the proposed district and review by the Plan Commission. The Plan Commission can direct staff to proceed with the public hearing process using the C-1 district or it can proceed with a substitute district. The final recommendation and establishment of the zoning district cannot be made until after the public hearing.

The three annexed parcels total about 39 acres with a significant portion being classified as wetlands. In terms of surrounding zoning classifications, properties to the north and east are zoned C-1. To the southeast is an undeveloped parcel zoned Residential Manufactured Home Park (R-M). To the west and south are unzoned parcels in the Town of Nasewaupee.

The comprehensive plan's future land use designation for the annexed property is Regional Commercial. This designation was recently amended in order for the proposed Fleet Farm store to be consistent with the comprehensive plan.

Staff recommends proceeding with the designation of the annexed land as General Commercial (C-1).

Location Map
Official Zoning for Kerscher Annexation



Map Date: December 16, 2022



Subject Area



City Boundary



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Martin Olejniczak, AICP
Community Development Director
421 Michigan Street
mail:olejniczak@sturgeonbaywi.org
Sturgeon Bay, WI 54235



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Phone: 920-746-2910
Fax: 920-746-2910
E-
Website: www.sturgeonbaywi.org

MEMO

To: City Plan Commission
From: Marty Olejniczak, Community Development Director
Date: September 12, 2022
Subject: Conceptual Planned Unit Development – 4-Unit Multiple-Family Dwelling – Kana

Jurgita & David Kana initiated a Planned Unit Development (PUD) to facilitate the conversion of a single-family dwelling into four one-bedroom apartment units. The applicants propose to live in one and rent the others for employee housing. The subject site is 114 N. 7th Avenue, which is currently zoned R-2 - Single-Family Residential. Multiple-family dwellings are not permitted in the R-2 district and the rezoning of the site to R-4 Multiple-Family Residential is not conducive given the surrounding neighborhood and the additional potential uses that are allowed in the R-4 district. Hence, leaving the R-2 district in place with a PUD overlay is being sought.

The subject site is 27,009 square feet in size. It contains an approximately 5,000 square foot dwelling, detached garage, and a shed. The home is very long (about 80 feet not including porch). It previously had been used a bed and breakfast establishment.

The surrounding area is zoned R-2. There is a Mixed Commercial-Residential (C-5) zone further north along 7th Avenue, which is part of the C-5 district used for the Jefferson Street corridor including the nearby nursing home property.

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.* There are other former homes converted to small apartment buildings in this region. The approximately 6.5 units per acre that are proposed with the four units are less than the maximum density envisioned for this area. The proposed land use is generally consistent with that designation.

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.

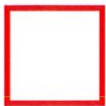
The applicant is also seeking permission to follow the combined preliminary/final PUD procedures for the next phase of the PUD process. This is an option within the zoning code, but it requires approval of the Plan Commission at the time of conceptual review. Because this proposed PUD involves no new buildings and mostly interior only construction within the existing building, using the combined preliminary/final procedures is 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. parking) and the plans for the building (e.g. floor plans) at the same time.

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

Location Map

Conceptual Planned Unit Development

Kana



Subject Property - 114 N. 7th Ave

December 21, 2022

CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

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

Application For: Conceptual ☒ Preliminary _____ 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: 114 N 7th Ave, Sturgeon Bay

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	Jurgita and David Kena	SAME
Company		
Street Address	114 N 7th Ave	
City/State/Zip	Sturgeon Bay WI 54235	
Daytime Telephone No.	920-216-2551 920-288-7727	
Fax No.		

STREET ADDRESS(es) OF SUBJECT PROPERTY: 114 N 7th Ave, Sturgeon Bay
Location if not assigned a common address: _____

TAX PARCEL NUMBER(s): 281 6225002701 A

AREA OF SUBJECT PROPERTY AND NO. OF LOTS: .62 acres 27,009 sq feet

CURRENT ZONING CLASSIFICATION: R-2

CURRENT USE AND IMPROVEMENTS: single family dwelling with detached garage.

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: medium density residential

WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes ☒ No _____ Explain: plan allows up to 4 unit buildings in the medium density residential area.

PLEASE IDENTIFY SPECIFIC PROPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A PARTICULAR LOT, LOCATION, BUILDING, ETC. 4 unit apartment building.

CURRENT USE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:

North: R-2, single family dwelling
South: " "
East: " "
West: " "

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: No

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

Jurgita Kana
David Kana
Property Owner (Print Name)

[Signature]
Signature

12-12-2022
12-12-2022
Date

Jurgita Kana
David Kana
Applicant/Agent (Print Name)

[Signature]
Signature

12-12-2022
12-12-2022
Date

I, David and Jurgita Kana, 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.

12-12-2022
Date of review meeting

[Signature]
Applicant Signature

[Signature]
Staff Signature

We are writing to you to request PUD consideration from the city of Sturgeon Bay to rezone the area our house resides, at 114 N Seventh Avenue, Sturgeon Bay, WI 54235, from the current position as a single residence into a four, one-bedroom apartments.

A little about the background of the two of us:

David is from Czech Republic and like many other foreign exchange students, he came to Door County with a J-1 student visa. He loved Door County so much that he was able to come back for a few more summers. He was able to transfer his college credits to Northeast Wisconsin Technical College (NWTC) in Green Bay. David has shown that he is one of the hardest working people around. I am still amazed how he managed to work 80 hours a week, drive to and from Green Bay for his lectures and graduate with a 3.8 GPA and a bachelor's degree in Business Administration.

I am from Lithuania, and I also came to Door County on a J-1 student visa. My first summer here was not easy, mainly because my English was so weak. I was not able to get any other job besides washing dishes because of this. Working at the job 6, sometimes 7, days a week gave me great incentive to pick up the language. Eventually, I applied for college here and was accepted at UW – Oshkosh. I have a bachelor's degree in Finance and Economics.

Our stories are a bit different, but what we had in common all these years was finding housing. It was a struggle to find housing that was reasonably priced and close to work. We are grateful for all the amazing Door County residents who offered us their basements, extra rooms, and even their garages (yes, I have slept in someone's garage for two weeks) to live in. Without these kind hearts, we wouldn't be where we are today.

In April of 2021, we purchased our current house. We love it! The house is very spacious, as the previous owners ran it as a lodge. These past couple seasons, we had several of our

employees living with us due to the housing shortage. After this season, we started thinking if there is a way to divide our house into 4 one-bedroom apartments with little kitchens, stackable washer/dryer units and living rooms. This way another 3 couples or 6 local people would have a place to stay and live year-round. David and I would live in one of the lower apartments, maintaining residency at the current location.

Here are some details about this house:

1. Two-story house
 - a. We wouldn't add or change anything to the exterior. All changes would be made to the interior of the house.
2. The house is about 5,000 square feet
 - a. If we were to only make it into two duplexes, they would be too large for the need. When people are looking for somewhere to live in this area, they are more likely to choose a place where they can live in their own space, instead of sharing with strangers. With the four one-bedroom apartments, there would be enough space for the beforementioned bedroom, kitchen, and living room in each of the separate areas.
3. There are multiple entrances
 - a. As mentioned before, the previous use of this house was a lodge. Therefore, the main level has 4 external entrances, while the upper level has 3 external entrances. This would allow each tenant to have their own private entrance, which is advantageous to potential tenants.
4. Adequate parking spaces available without making any changes to the size of the driveway.

5. The driveway is very large. We have plans to remove the large tree in the middle of the driveway. Removing this would allow for 8 cars to park in the driveway (not including garage spaces). With that said, the neighbors would not need to worry about the residents of the house parking on the street overnight.
6. As part of the long term rental agreements we are also planning to add "good neighbor" clause, so tenants are adhering to quite hours from 10pm to 6am.

Thank you for your consideration into our proposal for rezoning to develop our house into four one-bedroom apartments. We appreciate your time and look forward to hearing back from you!

Jurgita and David Kana

920-216-2551

920-288-7727

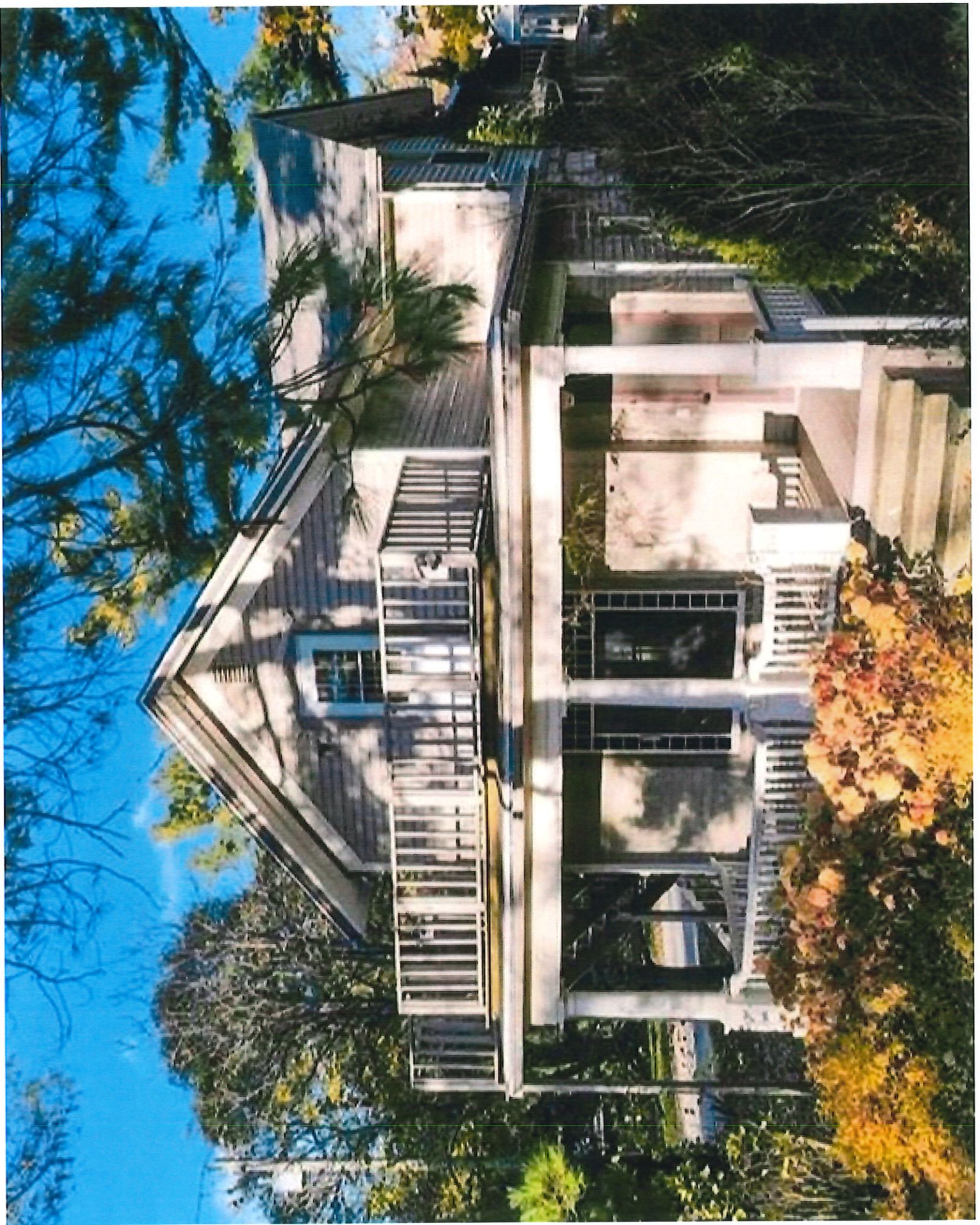












Martin Olejniczak, AICP
Community Development Director
421 Michigan Street
Sturgeon Bay, WI 54235



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 *mo*
Date: December 16, 2022
Subject: Dimensional and Residential Density Requirements of the Zoning Code

At the last Plan Commission meeting, proposed changes to the various dimensional requirements of the zoning districts, including the residential density limits, were reviewed. The changes were designed to be in line with the Comprehensive Plan recommendations and correct some inconsistencies or problems with the current standards.

The members provided additional suggestions for revisions. These included reducing the minimum floor area of a dwelling in the R-1 district and reducing the lot area requirement in the R-2/R-3 districts to accommodate 50' x 120' lots. Those changes were made to the proposed zoning text amendment. In addition, I am proposing to reduce the minimum side yard in the R-2/R-3 districts to from 10 feet to 8 feet. The eight-foot requirement would make it easier to design a home on narrower lots, especially considering that most new homes have attached garages. Also, the older parts of the City where these districts are often used have numerous dwellings constructed with narrower yards than 8 feet.

For the December 21st meeting, the Plan Commission should review the previously proposed and newly proposed changes. It can then decide whether to pursue a formal zoning code amendment, make further 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 1,200	—	—	—	—
R-2	7,500 6,000	70 50*	7,500	6,000 # 5,000	—	25	10 8	25	35	800	500/ 1,500##	—	—	—
R-3	7,500 6,000	70 50*	7,500	6,000 # 5,000	3,500	25	10 8	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.~~