

CITY PLAN COMMISSION MINUTES February 16, 2022

A meeting of the City Plan Commission was called to order at 6:00p.m. on February 16, 2022, by Chairperson David J. Ward in the Council Chambers, City Hall, 421 Michigan Street, Sturgeon Bay.

Roll Call (#1): Members present: David Ward, Helen Bacon, Dennis Statz, Mark Holey, Debbie Kiedrowski, and Kirsten Reeths were present. Jeff Norland was excused. Staff present were Community Development Director Marty Olejniczak, Zoning and Planning Administrator Christopher Sullivan-Robinson, City Engineer Chad Shefchik and Administrative Assistant Suzanne Miller.

Agenda (#2): Motion by Holey and second by Statz to accept the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from January 19, 2022.
4. Public comment on non-agenda Plan Commission related items.
5. Preliminary Planned Unit Development for a 26-unit multiple-family residential development proposed by S.C. Swiderski for the former Sunset School property located at 827 N. 8th Avenue.
 - a. Presentation
 - b. Public Hearing
 - c. Consideration
6. Combined Preliminary/Final Planned Unit Development for a 70-unit multiple-family residential development proposed by Cherry Point Investments, LLC for property located at 1048 Egg Harbor Road and the rear portion of 1116 Egg Harbor Road.
 - a. Presentation
 - b. Public Hearing
 - c. Consideration
7. Consideration of: Initial presentation of zoning amendments to change the zoning classifications of all properties within the Commercial/Light Manufacturing (C-3) district to General Commercial (C-1) or Light Industrial (I-1).
8. Adjourn.

Approval of minutes from January 19, 2022 (#3): Motion by Bacon and second by Kiedrowski to approve the minutes from January 19, 2022. All ayes. Motion carried.

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

Chair Ward announced the March 2022 meeting of the City Plan Commission will be held on Wednesday, March 30, 2022 at 6pm.

Preliminary Planned Unit Development for a 26-unit multiple-family residential development proposed by S.C. Swiderski for the former Sunset School property located at 827 N. 8th Avenue. (#5):

Presentation: Jaqui McElroy, Dir. of Business Development, Kortni Wolf, Business Development Manager, and Kallan McHugh, Project Engineer, representing S.C. Swiderski, LLC, 401 Ranger St., Mosinee, WI, presented plans to redevelop the former Sunset School property. They described the proposed development, SCS Sunset Estates, as consisting of four buildings of two different styles: 1) two Huntington buildings, each with four 2-bedroom townhome style units and four 2-bedroom units built over the garages, for a total of 16 units 2) one single-story Bedford building with four 2-bedroom units and two 3-bedroom units for a total of 6 units and 3) a second single-story Bedford unit with two 2-bedroom units and two 3-

bedroom units for a total of 4 units. All units have attached garages and additional parking spots in front of the garages. Wolf stated changes requested by the City were incorporated: 1) cedar privacy fencing 2) covered patios on the rear of the Bedford buildings and bright colors and 3) raised garden beds were added. McHugh presented responses to changes regarding parking and street access proposed by the City as: 1) exterior visitor parking was eliminated 2) Bedford driveways on 8th Ave. will be amended to meet aesthetic and safety concerns and he will work with the City to provide acceptable curb appeal 3) he will continue to work with SBU and SBFDD to meet their requirements 4) the Bedford garage roofline cannot be changed, but upgraded garage doors with windows will be added and the façade of the building will be upgraded.

The complex will have on-site property managers and an in-house maintenance team. There is one fully ADA compliant unit in the complex. Luxury vinyl plank flooring and adjusted counter top heights add accessibility in the other units.

Public Hearing: No citizens presented to speak.

Consideration: The Commissioners questioned 1) the storm water plan and were told it would be submitted to the DNR and to the City for review 2) rents, which will range \$1,200 - \$1,500 including utilities except electric 3) possible addition of a community gathering area 4) possible use of pollinator and bird friendly plants rather than primarily conifers.

Reeths made a motion to approve the Preliminary Planned Unit Development for a 26-unit multiple-family residential development proposed by S.C. Swiderski for the former Sunset School property located at 827 N. 8th Avenue with the following conditions: 1) elimination of off-street visitor parking 2) addition of landscape island/strips closer to the street to provide separation and curb appeal at the proposed driveways for the two Bedford buildings 3) developer meets SBU and SBFDD requirements 4) upgraded garage doors with windows be used on the two Bedford buildings and 5) addition of a public green space for community gathering and grilling. Second by Statz. All ayes. Motion carried.

Combined Preliminary/Final Planned Unit Development for a 70-unit multiple-family residential development proposed by Cherry Point Investments, LLC for property located at 1048 Egg Harbor Road and the rear portion of 1116 Egg Harbor Road. (#6):

Presentation: Pete Hurth of Baudhuin Surveying and Engineering, 312 No. 5th Ave, City stated preliminary engineering including stormwater analysis and rough-in of sewer, water, and driveway location is complete. Soil is quite deep and stormwater management can be implemented on the east, uphill of Cherry Point Mall. He described working with the City to connect Alabama Pl. to N. 12th St., possible elimination of dead ends and a lift station, discussion of a proposed gap in the north-south driveway to prevent its being used as a connection to Egg Harbor Rd., and the possibility of a shared driveway with the Tall Pines Estates to the west with construction of a cul-de-sac. Doreen Phillips of 1634 Rustic Oaks Ct., Green Bay, WI. described a 70-unit project with two- and three-bedroom units and detached garages. She described the demand for 3-bedroom as endless. The apartment layout will be identical to Maritime Heights, but with a variety of exterior colors. There will be a sidewalk to provide a walking path to Egg Harbor Road and a gazebo gathering space. Rents will range \$800-850 for 2-bedroom units and ~\$1000 for 3-bedrooms. There will be an on-site maintenance manager on call.

Community Development Director Marty Olejniczak joined the meeting at 6:40pm.

Public Hearing: Peter Stoneman of 1233 Bluebird Place questioned how the number of units planned per the application increased from 60 to the current plan for 70, stated his belief that there will be an increase in traffic due to the road extension, and requested the road be moved a little to the south with a berm constructed at the border with his property to create a buffer for noise and light.

Sarah and Brian Bonovich of 1032 Egg Harbor Rd., owners of the adjacent Tall Pines Estates, requested the Commission require 1) a buffer or screening between the planned development and their complex to

prevent non-residents from crossing over onto their property to use the playground and other amenities 2) the planned development maintain the natural look of the immediate area 3) plantings to block headlights directed toward their complex 4) an onsite playground/play pavilion with vegetation buffer 5) Aesthetic Design and Site Review Board hold this development to the same standards for exterior appearance as the Tall Pines complex was (e.g. color, stone, masonry, roofing, pine trees). The Bonovich's stated they are not opposed to the planned development and recognize the need for 3-bedroom units, but are concerned with the number of units planned in light of the lack of green space.

Consideration: Olejniczak explained the Commission could make a recommendation during this meeting or hold the recommendation over until a later meeting. The Commissioners discussed the following: 1) who pays for the cul-de-sac on the proposed shared driveway and the possible berm and screening at Alabama St., 2) the need for additional green space, rain gardens, and a playground as proposed development will serve families with children, 3) their preference that Alabama St. be extended to connect the apartment complexes with 12th Pl., 4) their preference for the development to consist of five 12-unit buildings and two 4-unit buildings to increase the number of 3-bedroom end units and allow for smaller buildings nearest the single family dwellings to the north, 5) proposed development has more than adequate parking, 6) concern for additional curb cuts and the need to see an amended design without the cul-de-sac and shared driveway if the parties do not agree upon the shared entrance off Egg Harbor Rd., 7) the need to work with Chief, SBFDF regarding safety of the non-connecting driveway to the west of the proposed development and with City Engineer to assess traffic flow.

Recommendation: No motion was made. Consideration will be placed on the agenda of the March 30, 2022 meeting of the City Plan Commission.

Consideration of: Initial presentation of zoning amendments to change the zoning classifications of all properties within the Commercial/Light Manufacturing (C-3) district to General Commercial (C-1) or Light Industrial (I-1). (#7):

Consideration: Olejniczak explained the recently recommended changes in the text of the zoning code require alterations to the zoning map. This initial presentation and Commission review are of four areas proposed to be rezoned from C-3 Commercial/Light Manufacturing to C-1 General Commercial and one area proposed to be rezoned from C-3 Commercial/Light Manufacturing to I-1 Light Industrial. Sullivan-Robinson stated the affected property owners were contacted. The Commission offered no objections to the proposed zoning classifications. The public hearing will be held at the next meeting.

Adjourn (#8): Holey made the motion to adjourn, second by Statz. All ayes. The motion carried. The meeting adjourned at 7:40p.m.

Respectfully submitted,



Suzanne Miller
Administrative Assistant