

**AGENDA
CITY OF STURGEON BAY
PLAN COMMISSION**

Wednesday, January 18, 2023 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 December 21, 2022.
4. Public comment on non-agenda Plan Commission related items.
5. Consideration of: Official zoning designation of General Commercial (C-1) for annexed property owned by Mark and Cindy Kerscher along Highway 42-57, parcel #281-66-13000600.
 - 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: Combined preliminary/final Planned Unit Development application from Jurgita and David Kana for property located at 114 N. 7th Avenue, parcel #281-62-25002701A.
 - 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 unanimously passed by the members present to act on the request at this meeting.*)
7. Consideration of: Initial presentation of zoning map amendment petition by Robert Scaturro from C-1 to C-5 for parcel located at 11 Green Bay Road - parcel #281-64-63000105B.
8. 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.

01/13/23
3:00 p.m.
CS

Plan Commission Members

Mayor David Ward
Ald. Kirsten Reeths
Ald. Helen Bacon
Ald. Dennis Statz
Mark Holey
Jeff Norland
Amy Stephens

CITY PLAN COMMISSION MINUTES
December 21, 2022

A meeting of the City Plan Commission was called to order at 6:01 p.m. on Wednesday, December 21, 2022, by Chairperson David J. Ward in Council Chambers, City Hall, 421 Michigan Street, Sturgeon Bay.

Roll Call (#1): Members David Ward, Helen Bacon, Kirsten Reeths, Mark Holey and Debbie Kiedrowski were present. Member Jeff Norland was excused. Member Dennis Statz arrived at 6:02 p.m. Staff present were City Administrator Josh Van Lieshout, Community Development Director Marty Olejniczak and Community Development Administrative Assistant Cindy Sommer.

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

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 $\frac{3}{4}$ 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.

All ayes, motion carried.

Approval of minutes from November 30, 2022 (#3): Motion by Mr. Holey and seconded by Ms. Bacon to approve the minutes from November 30, 2022. All ayes. Motion carried.

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

Consideration of: Zoning map amendment from General Commercial (C-1) to Mixed Residential-Commercial (C-5) for property located at 835 S. Duluth Avenue (#5):

Presentation (a): Mr. Olejniczak explained that this parcel was recently split from the former Woldt's Corners property, the larger portion of which was redeveloped into a 3-tenant commercial building with Starbucks as the anchor tenant. This portion of the parcel contains a single-family residence which is currently for sale. The owner is requesting a zoning map amendment to change this parcel from General Commercial (C-1) to Mixed-Residential Commercial (C-5) in order to conform to the municipal code.

Public Hearing (b): The mayor opened the hearing at 6:04 p.m. No one presented for the public hearing and it was closed at 6:05 p.m.

Consideration (c): Mr. Statz motioned to act on this matter at this time. Motion seconded by Ms. Kiedrowski. All ayes, motion carried. Mr. Holey moved to approve the zoning map amendment as presented. Motion seconded by Ms. Kiedrowski. All ayes, motion carried.

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 (#6):

Mr. Olejniczak explained that these parcels were annexed by the city, at which time a temporary zoning classification of General Commercial (C-1) was assigned. In order to assign an official zoning classification, this must go to a public hearing and staff is seeking guidance for a zoning recommendation in order to prepare for the public hearing.

Ms. Reeths moved to have General Commercial (C-1) zoning applied for purposes of the public hearing. Ms. Kiedrowski seconded motion, all ayes, motion carried.

Consideration of: Conceptual Planned Unit Development application from Jurgita and David Kana for property located at 114 N. 7th Avenue (#7):

Mr. Olejniczak explained that the applicants are out of the country and unable to attend tonight. They purchased the property at 114 N. 7th Avenue about two years ago. It was formerly a bed and breakfast and the applicants would like to convert it into a 4-unit multiple-family dwelling where they would live in one unit and rent out the other three units, preferable to J-1 workers. Owners were previous J-1 workers and are very aware of the shortage of housing for J-1 workers.

The Planned Unit Development is a special district designed for projects that don't fit into the normal zoning criteria. This is a conceptual plan at this point however the applicants are hoping to move forward so that two of the rental units would be ready by summer of 2023.

Paul LeClair of 4769 Dunn Road, Sturgeon Bay, is working with the applicants to redesign the property and comply with the commercial building code. He explained that there will be ample parking after a tree is removed from the driveway. Each unit will be self-contained with a full kitchen, washer/dryer, bedroom, bathroom and private entrance. They are planning to have one year lease terms on the rental units. Most of the work will be done to the interior of the structure with only minor changes to the exterior, including an addition of one additional entrance on the upper floor. They would like to move the project along and do the preliminary and final approval process in the same step.

The members discussed the need for affordable housing and commended the applicants on the work they've already done to clean up the property. The members also discussed the options of restricting short-term rentals and limits on the number of individuals in each unit, which is already dictated by the municipal code.

Mr. Statz moved to approve the use of the combined preliminary and final PUD review process. Motion seconded by Mr. Holey. All ayes, motion carried.

Consideration of: Zoning Code amendments pertaining to dimensional and residential density requirements (#8): This issue was brought before the Commission at previous meetings and staff was directed to make changes. Mr. Olejniczak provided a chart in the agenda packet showing the requested changes. The single family dwelling unit floor area in the R-1 district has been reduced from 1400 square feet to 1200 square feet, the minimum required lot size in the R-2 and R-3 districts has been reduced from 7500 to 6000 to allow for smaller lot sizes, with the minimum width changing to 50 feet. The minimum side yards in the R-2 and R-3 districts have been reduced from 10 feet to 8 feet.

Mr. Statz motioned to approve the changes as presented in the packet. Motion seconded by Ms. Kiedrowski.

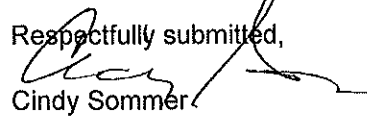
The members discussed reducing the street yard setbacks in the R-2, R-3 and R-4 districts from 25 feet to 20 feet to allow for more buildable space.

Mr. Statz amended his motion to add reducing the street yard setbacks in the R-2, R-3 and R-4 districts from 25 feet to 20 feet. Ms. Kiedrowski seconded motion. All ayes, motion carried. This matter will move

on to public hearing at a future council meeting. Mayor Ward commented that he's heard positive feedback about the proposed changes from local real estate professionals.

Adjourn (#9): Prior to adjournment, the members gave a heartfelt thank you to Ms. Kiedrowski for her service on the Plan Commission. This is her last meeting but she will be serving on other boards in the future. Mr. Statz motioned to adjourn, seconded by Ms. Reeths. All ayes, motion carried. The meeting adjourned at 6:35 p.m.

Respectfully submitted,



Cindy Sommer
Community Development
Administrative Assistant

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STAFF REPORT
OFFICIAL ZONING CLASSIFICATION FOR ANNEXED PROPERTY
C-1 DISTRICT - KERSCHER

Background: 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.

Proposed Zoning District: The Plan Commission directed staff to move forward with the procedures using the C-1 General commercial district as the proposed zoning classification. The C-1 district allows most commercial uses and allows multiple-family dwellings through conditional use approval. This district is used for all of the commercially zoned properties along Highway 42-57 west of Duluth Avenue. Specific permitted and conditional uses are found in section 20.09 of the zoning code.

Existing Conditions: 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 non-zoned parcels in the Town of Nasewaupee.

Comprehensive Plan: The 2040 Comprehensive Plan's Future Land Use Map 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. The C-1 zoning district is consistent with the Comprehensive Plan.

Review Process: The Plan Commission will 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.

Recommendation: Approve the General Commercial (C-1) district for the official zoning classification for the annexed property.

Prepared By: 
Martin Olejniczak
Community Development Director

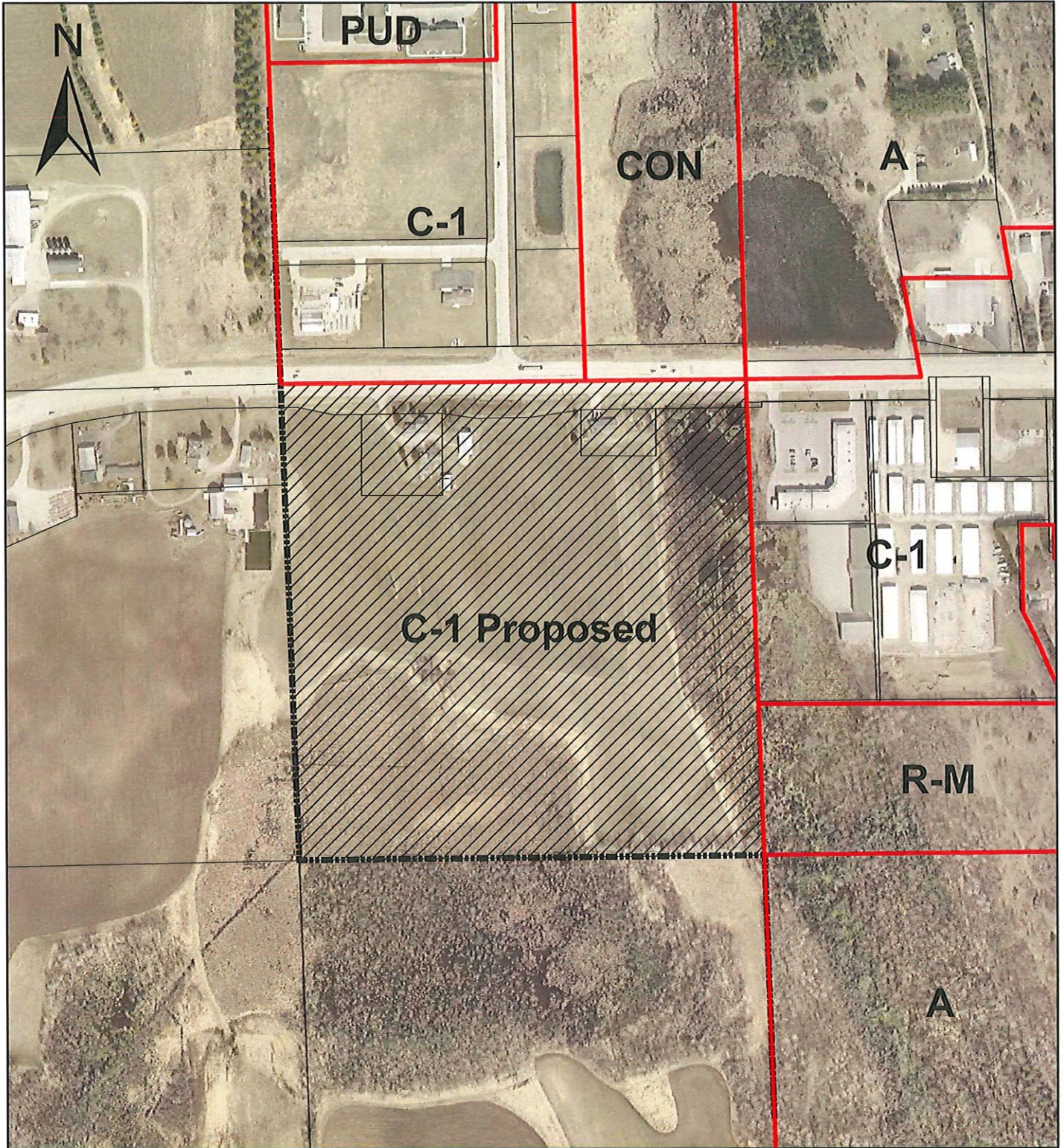
1-12-2023
Date

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, January 18, 2023 at 6:00 p.m. or shortly thereafter, in regard to assigning the official zoning classification of General Commercial (C-1) for property recently annexed into the City of Sturgeon Bay. The subject property is located in the NW quarter of the NW quarter of Section 13, T27N, R25E and located on the south side of Highway 42-57. It is currently owned by Mark and Cindy Lou Kerscher. Information regarding the proposed official zoning designation can be obtained from the Community Development Department at Sturgeon Bay City Hall weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to give testimony in regard to the official zoning designation either in person at the hearing or in writing.

By order of:
City of Sturgeon Bay Plan Commission

Location Map
Official Zoning for Kerscher Annexation



Map Date: December 16, 2022



Subject Area



City Boundary



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STAFF REPORT
Combined Preliminary/Final PUD for Kana
4-unit Multiple-Family Dwelling

Proposal: Jurgita & David Kana petition to rezone their property to 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 Single-Family Residential (R-2). 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.

Existing Conditions: The subject site is 27,009 square feet in size. It contains an approximately 3,000 square foot dwelling, detached garage, and a shed. The home is very long (about 80 feet not including porch). It previously had been used as a bed and breakfast establishment. The lot is wooded with mature pine and deciduous trees throughout most of the yard.

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 surrounding land uses are mostly single-family dwellings. A few of the homes have been converted into multiple units, but the neighborhood is generally comprised of owner-occupied single-family homes. The subject property and surrounding area comprise the Louisiana St/Seventh Ave Historic District, which is listed on the national and state Registries of Historic Places.

Comprehensive Plan: 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.

Site Plan and Design Consideration: The following is a summary of the major site and design subjects:

Density: The proposed four units equate to a density of one unit per 6,750 square feet. This density is less than the one unit per 6,000 square feet allowed for two-family dwellings in the R-2. Thus, the proposed density for the multiple-family dwelling would be similar to the density of two-family dwellings that are allowed in the R-2 district.

Building Layout: The proposal is to renovate the existing dwelling, which is situated in the northeast portion of the lot. No significant additions are planned and no other buildings are proposed at this time.

Building Design: The existing dwelling dates to 1879 and was considered a pivotal building at the time that the Louisiana St/Seventh Ave Historic District was being proposed in 1983. It is a two-

story tri-gabled home. There is a large front porch. There are two sets of stairs leading to the upper level of the home along the Kentucky Ave side of the building. The applicant indicates that the exterior will be generally unchanged except for a new door for one of the proposed units.

Driveway Access: This property will continue to use the existing driveway to Kentucky Street. Some modification to the curb cut might be needed for improved access to the parking area.

Mix of Units: All of the units are proposed to be one-bedroom units. Conceptual floor plans for the units were submitted that appear to comply with the zoning code and housing code requirements, but detailed architectural plans are required to be submitted and reviewed prior to issuance of building permits.

Parking: There is an existing 2-stall garage on the site and an asphalt parking area. A minimum of six off-street stalls are required. The existing parking area can accommodate the required spaces if the tree in the center is removed and either the curb cut/access drive shifted slightly northeastward or the pavement is extended about 4 feet southwestward.

Pedestrian Access: There is an existing sidewalk on Seventh Avenue. No sidewalk exists on Kentucky Street, which is lightly traveled.

Traffic: A traffic impact assessment is not required for this project. The creation of four one-bedroom units is not expected to have an impact on traffic flow in the region.

Utilities: The site is served by municipal utilities. No changes to the utilities are planned.

Stormwater Management: The project will not add any significant impervious surfaces. Currently, the site is only about 13% impervious. There is no need for a stormwater management plan or stormwater management facilities.

Landscaping: One tree will be lost to create the required off-street parking spaces. No other changes to the existing landscaping are proposed. The site already is covered with various trees.

Recreation Facilities: There are no specific facilities shown, but the site has ample green space for residents. Garland Park and Lawrence Big Hill Park are within easy walking distance.

Lighting: No exterior lighting diagrams or specifications have been submitted at this time.

Signage: No signage plans has been submitted at this time.

Construction Schedule: The applicants hope to begin construction as soon as possible and have units ready for occupancy in late Spring. It is noted that the conversion for multiple-family dwelling means that construction plans must go through commercial building plan review and meet requirements for a commercial building.

PUD Review Criteria: The Plan Commission and the Council should consider whether the proposed development is consistent with the spirit and intent of the zoning ordinance, has been prepared with competent professional advice and guidance, and produces benefits to the city compared to conventional development. In addition, consideration shall be given as to whether the PUD meets the following criteria, as applicable:

- (a) Is compatible with the City of Sturgeon Bay comprehensive plan and other pertinent plans.

- (b) Provides for land uses which will be compatible both internally and with existing surrounding land uses.
- (c) Represents a creative approach in land development in regard to:
 - 1. Integrating land uses or residential types.
 - 2. Gaining efficiencies in the provision of transportation facilities, utilities, and other public improvements.
 - 3. Promoting/maintaining the existing beneficial physical and cultural features of the site, such as views to/from the site, historic buildings, geologic features, etc.
 - 4. Minimizing the impact of site development constraints, such as areas of poor soils, unfavorable topography, drainage courses, areas with poor sight distance for vehicular access, etc.
- (d) Conserves to the degree possible environmentally sensitive areas, including wetlands, floodways, and steep slopes.
- (e) Addresses the open space and recreation needs of future residents and/or and other community purposes.
- (f) Would not adversely affect the provision of sanitary sewer, water, fire and police protection, snow removal and other municipal services.
- (g) Provides safe and adequate transportation facilities for pedestrians, bicycles, and motor vehicles.
- (h) Is economically practical.
- (i) By virtue of its benefits to the city and overall conformance to the purpose and intent of the zoning code, justifies the intended variations from the strict interpretation of the zoning code, and justifies specific special uses requested.

It is noted that for this PUD no deviations from the normal zoning rules are requested. The proposed PUD is strictly for adding the specific 4-unit multiple-family dwelling as a permitted use.


Aesthetic Design & Site Plan Review Board: As a multiple-family dwelling the project will require the review and approval of the design review board. That review body has authority to require changes or conditions relating to the external features of the buildings or site.

Recommendation: There is a documented need for workforce housing and the project will help to address that issue. The size of the dwelling makes it somewhat more difficult to use a single-family dwelling. The number of living units under the proposal are the same as what could be accomplished under the R-2 zoning if the property is split. The main concern is ensuring that the project does not detract from the historic nature of the dwelling or cause significant impacts on surrounding homes. The recommendation is to approve the rezoning to Planned Unit Development with the following conditions:

- 1. The underlying zoning district remains R-2. The only additional use allowed is a multiple-family dwelling with up to four units.
- 2. The multiple-family dwelling use is limited to the existing building envelope. No new construction or reconstruction is permitted, unless the use of the property is changed to a single-family dwelling or other allowed use in the R-2 district.
- 3. Each unit shall have a minimum of 500 square feet of floor area and meet all requirements of the building code and housing code.
- 4. Except for the tree to be removed within the parking area, no trees shall be removed except for dead, dying, or diseased trees as determined by the City forester.

5. Exterior changes to the building or lot shall require approval of the Aesthetic Design and Site Plan Review Board.
6. Any exterior lighting shall be shielded such that direct light is not cast skyward or onto adjoining property.
7. The existing lot shall not be subdivided or reduced in size.
8. At least one of the dwellings must be owner-occupied.
9. All garbage and recycling containers shall be stored inside a building or shall be screened from adjoining streets.
10. No dwelling unit shall be leased or rented for periods of less than 7 consecutive days. If any dwelling unit is rented for periods of more than 6 but fewer than 29 consecutive days, the total number of days within any consecutive 365-day period that the dwelling may be rented shall not exceed 180 days. The maximum 180 days shall run consecutively within each 365-day period. The property owner shall notify the city clerk in writing when the first such rental within a 365-day period begins.

In addition to the above suggested restrictions, consideration should be given to limiting the number of occupants within each unit or within the overall building. Under the current standards, each dwelling unit can be occupied by a family – defined as any number of related persons or not more than 4 persons not related. The Plan Commission and Council could consider a tighter limit given that these units are proposed to be one-bedroom units, but such restriction might not be enforceable according to the City Attorney and would be difficult to enforce if it is deemed to be a valid restriction.

Prepared by: 
Martin Olejniczak, AICP
Community Development Director

Date: 1-13-2023

CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received: 12/27/2022
 Fee Paid \$ 450 + \$50 public hearing sign
 Received By: CS

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: <u>114 N 7th Ave, Sturgeon Bay</u>		
	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	<u>Jurgita and David Kana</u>	<u>SAME</u>
Company		
Street Address	<u>114 N 7th Ave</u>	
City/State/Zip	<u>Sturgeon Bay WI 54235</u>	
Daytime Telephone No.	<u>920-216-2551 920-288-7727</u>	
Fax No.		
STREET ADDRESS(es) OF SUBJECT PROPERTY: <u>114 N 7th Ave, Sturgeon Bay</u> Location if not assigned a common address: _____		
TAX PARCEL NUMBER(s): <u>281 6225002701 A</u>		
AREA OF SUBJECT PROPERTY AND NO. OF LOTS: <u>.62 acres 27,009 sq feet</u>		
CURRENT ZONING CLASSIFICATION: <u>R-2</u>		
CURRENT USE AND IMPROVEMENTS: <u>single family dwelling with detached garage.</u>		
COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: <u>medium density residential</u>		
WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Explain: <u>plan allows up to 4 unit buildings in the medium density residential area.</u>		

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 Kona
David Kona
Property Owner (Print Name)

Signature

12-23-2022
12-23-2022
Date

Jurgita Kona
David Kona
Applicant/Agent (Print Name)

Signature

12-23-2022
12-23-2022
Date

I, David and Jurgita Kona, 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

Applicant 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.

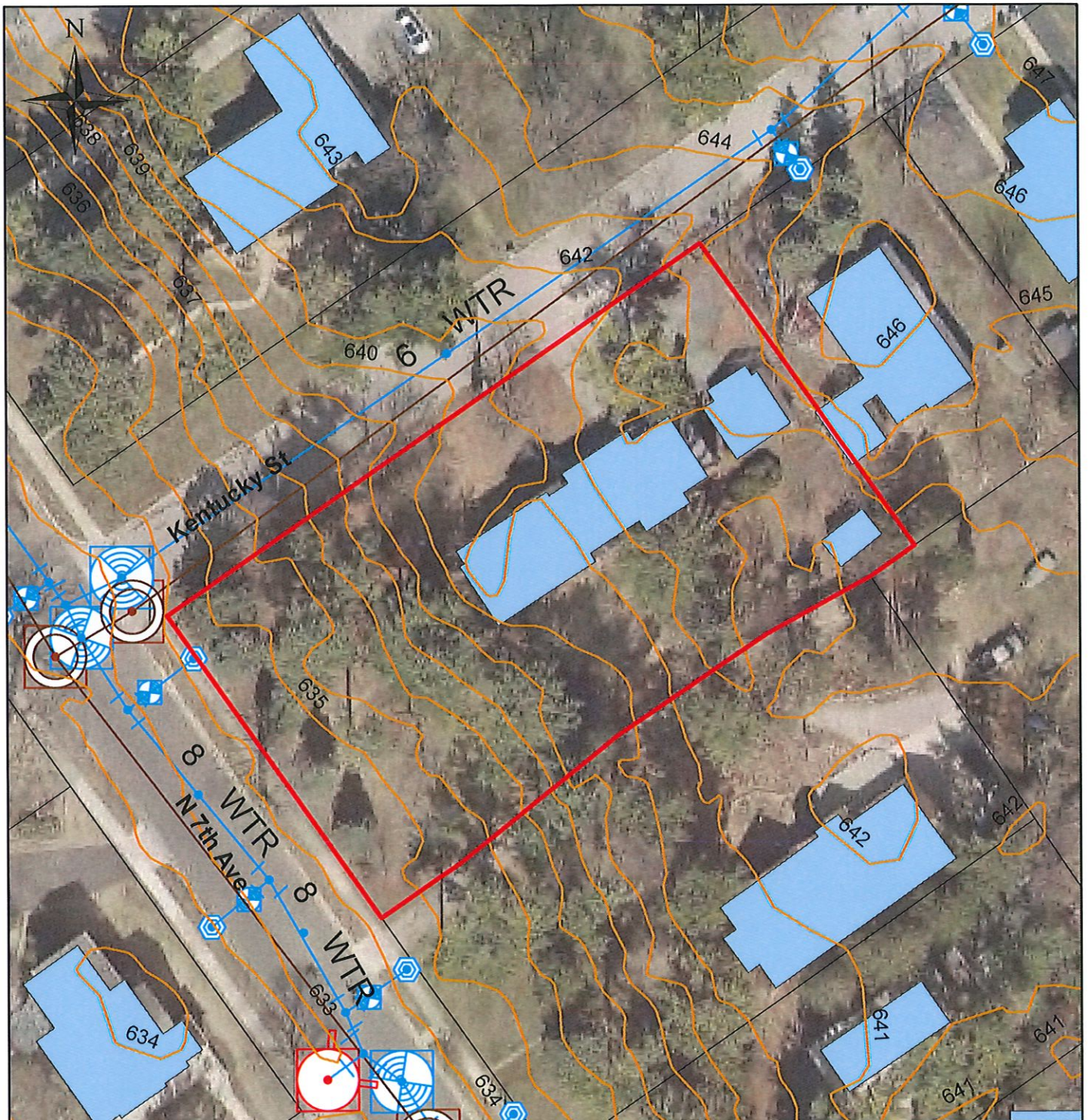
Thank you for your consideration into our proposal for rezoning to develop our house into four one-bedroom apartments. We appreciate your time and look forward to hearing back from you!

Jurgita and David Kana

920-216-2551

920-288-7727

Planned Unit Development for Kana Site Plan, Grading, and Utilities



- Subject Property
114 N. 7th Ave
- Existing & Proposed
Building Locations

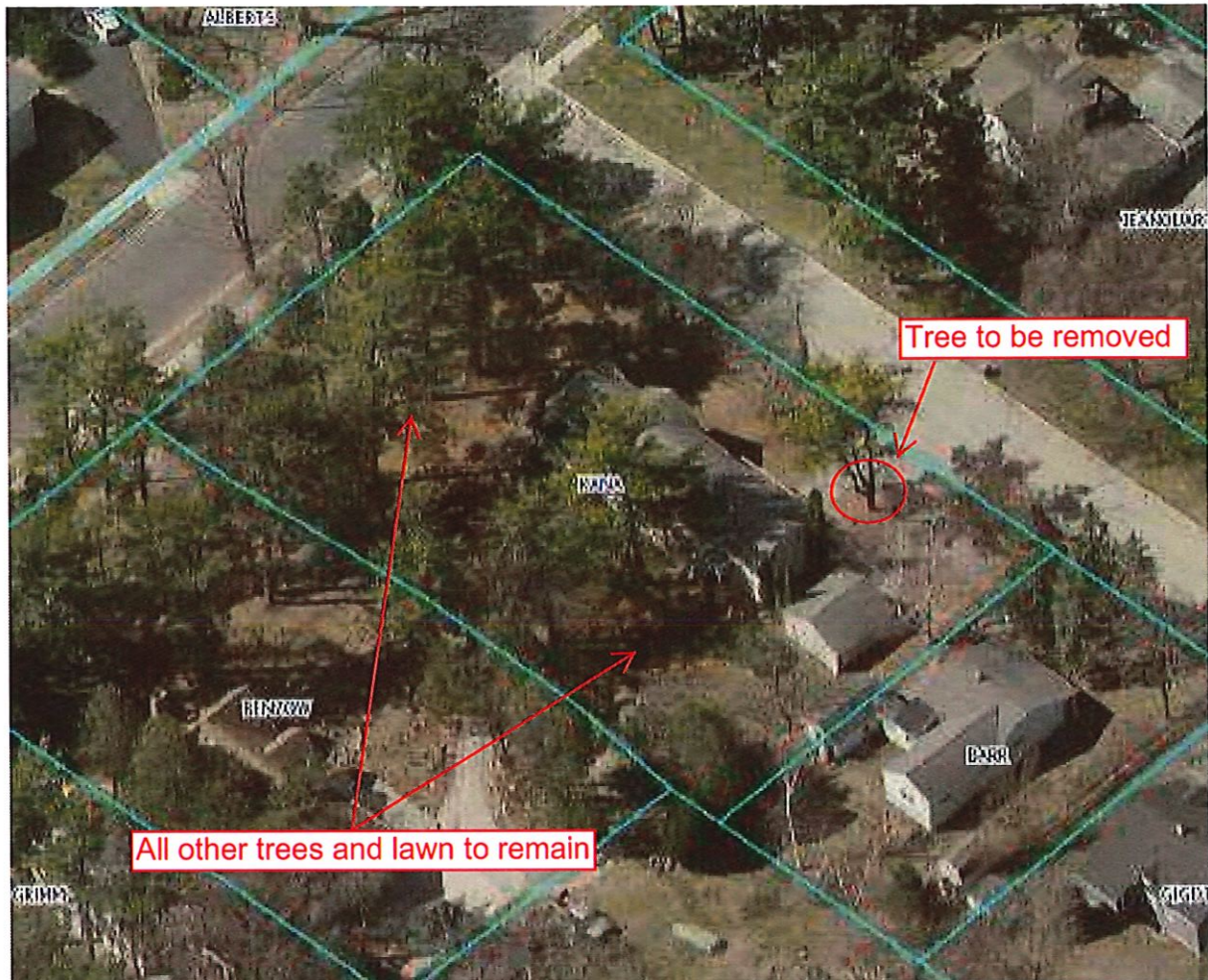
- Existing & Proposed
1-Foot Contour
- Existing & Proposed
Water Line

- Existing & Proposed
Sanitary Sewer Line

December 29, 2022

0 25 50 100 150 200 Feet

Kana Planned Unit Development - Landscaping



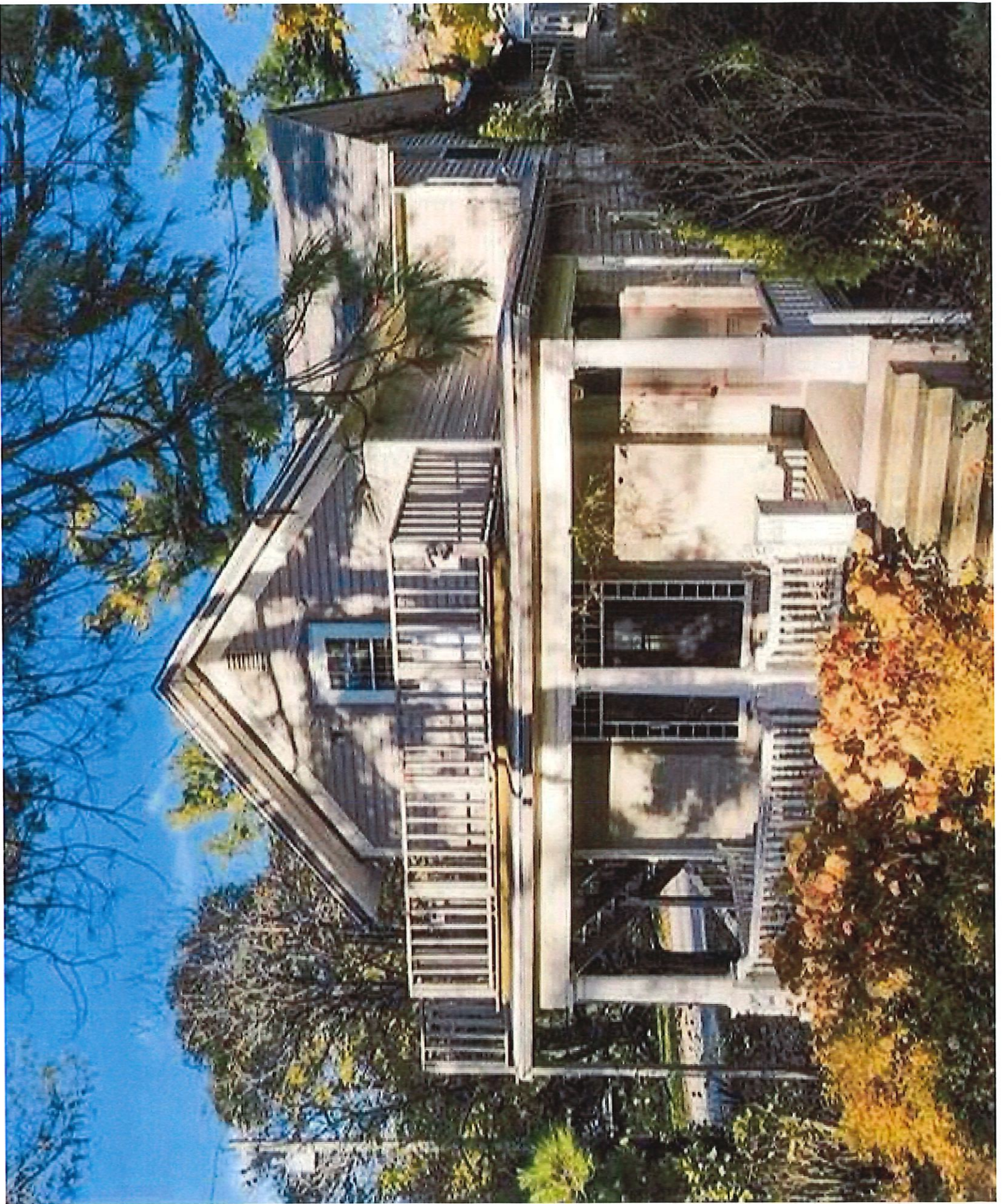
December 29, 2022







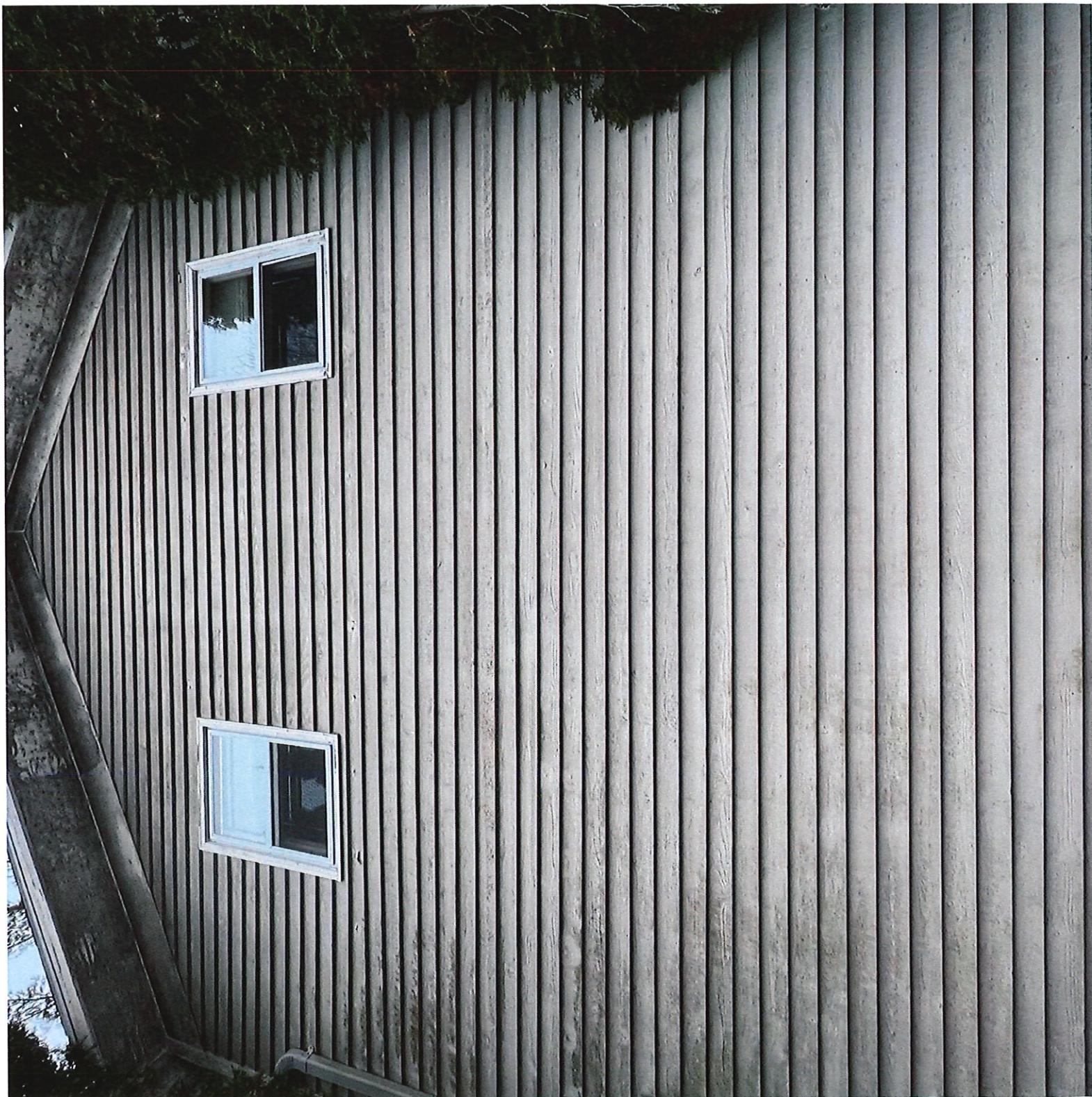




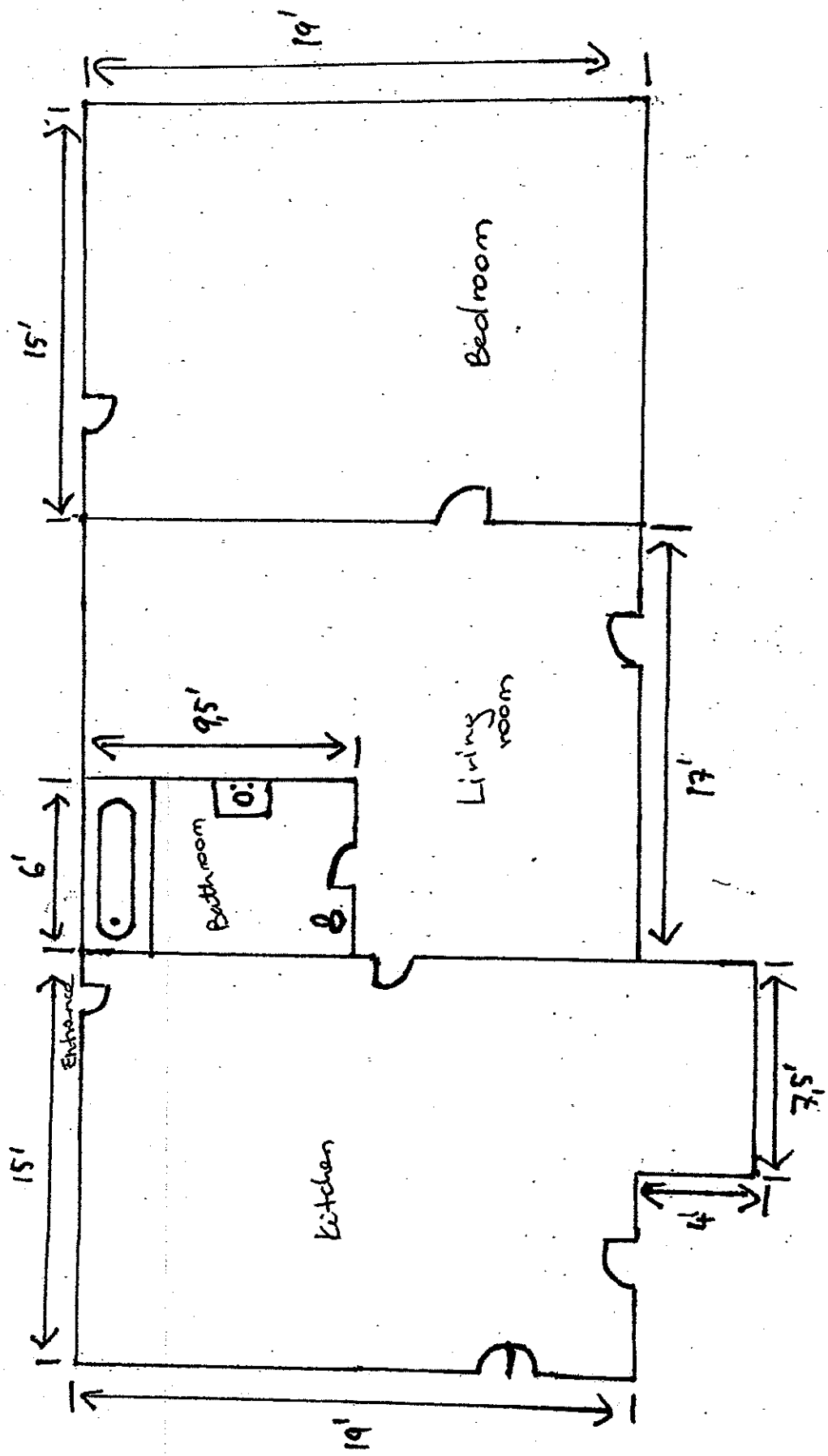




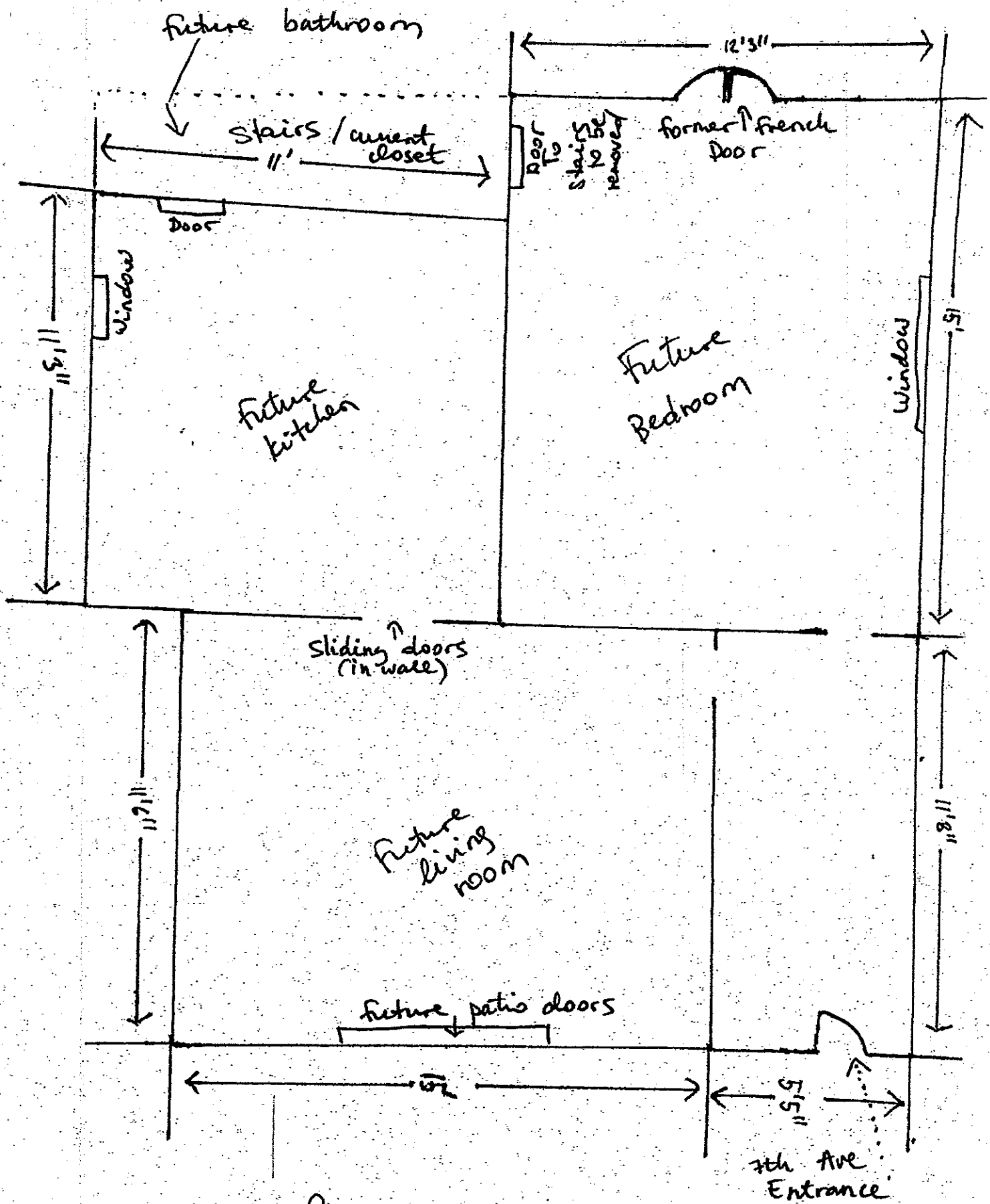




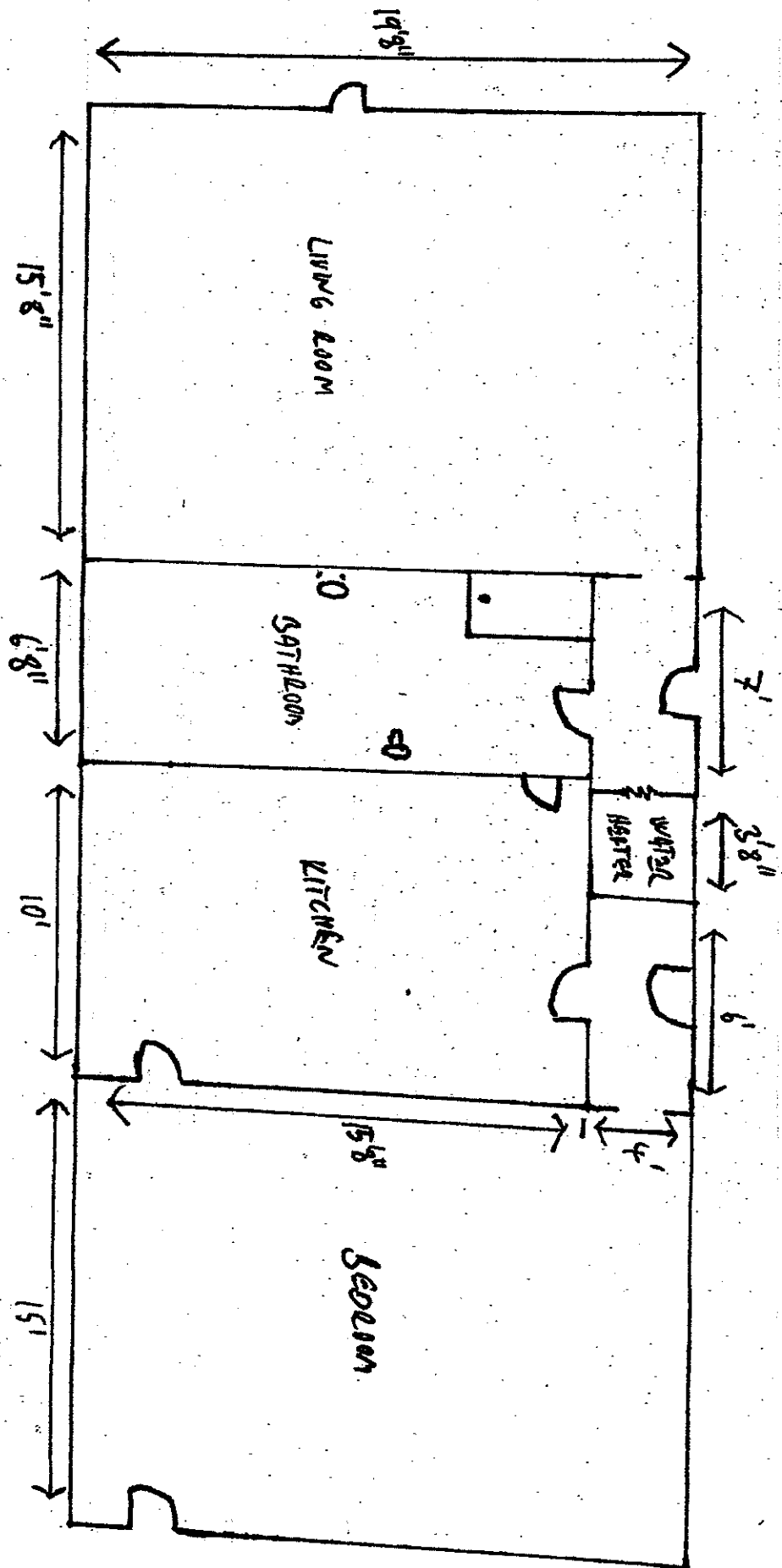




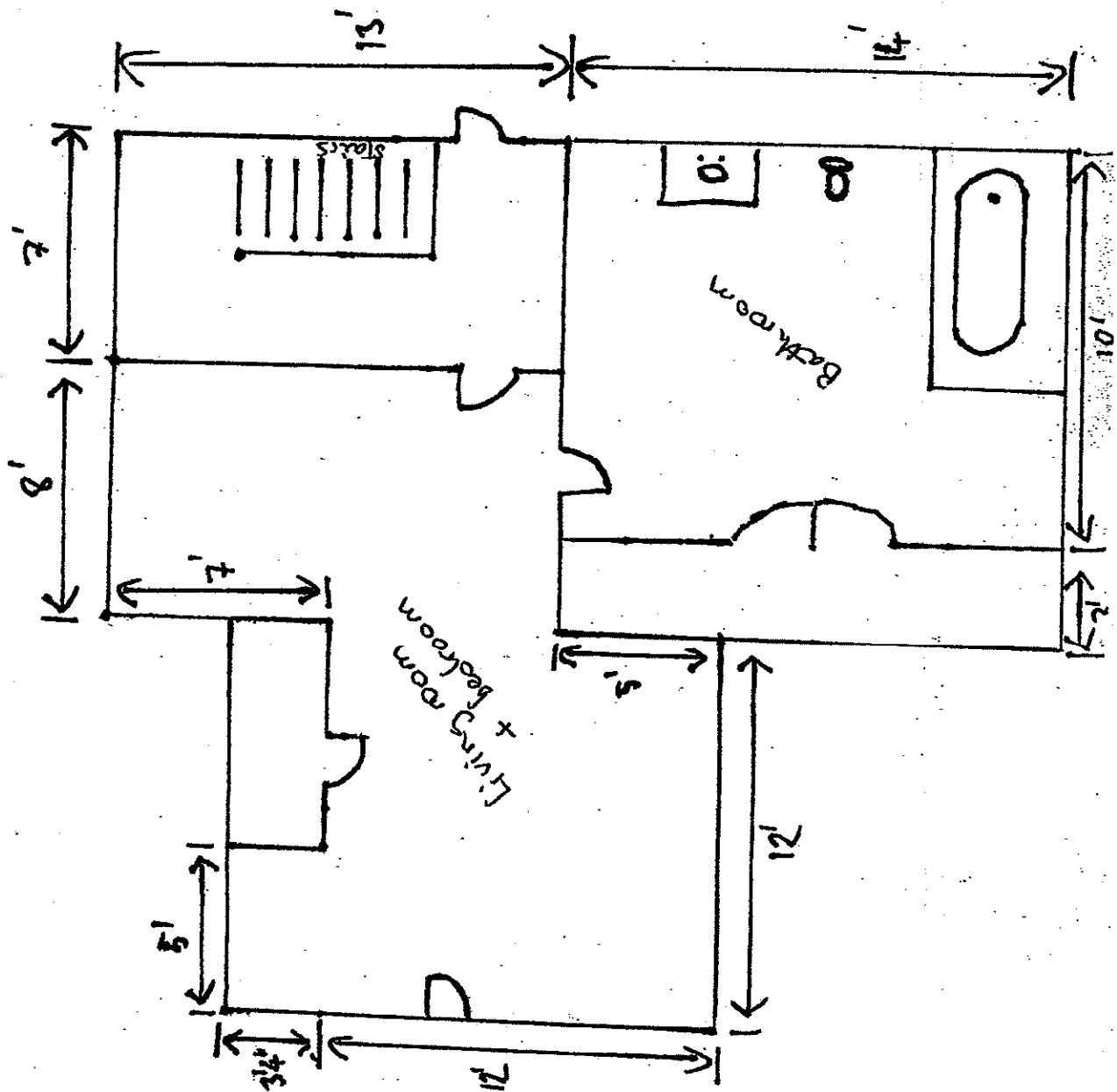
DOWNSTAIRS (left side)



lower right side
(water damaged apartment)



upstairs to the left



4/25/12

(Right
above
water
damaged
apartment)

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, January 18, 2023 at 6:00 p.m. or shortly thereafter, regarding a petition from Jurgita and David Kana to change the zoning classification of their property to Planned Unit Development (PUD). The subject property is located at 114 N. 7th Avenue (parcel #281-62-25002701A). The proposed PUD would allow the conversion of the existing single-family dwelling into a 4-unit multiple-family dwelling. The application materials are 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. The public is invited to give testimony in regard to the proposed PUD, either in person at the hearing or in writing.

By order of:
City of Sturgeon Bay Plan Commission

Location Map

Planned Unit Development

Kana



Subject Property - 114 N. 7th Ave

January 13, 2023

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: Sturgeon Bay Plan Commission
From: Marty Olejniczak, Community Development Director *MO*
Date: January 12, 2023
Subject: Initial Presentation – Zoning Map Amendment – C-1 to C-5 – 11 Green Bay Road

Robert Scaturo requests the rezoning of the parcel located at 11 Green Bay Road from General Commercial (C-1) to Mixed Commercial-Residential (C-5). The property is parcel # 2816463000105B, which is 2.65 acres in size. This parcel contains a single-family dwelling. The dwelling is a nonconforming use in the C-1 district, which restricts the ability to expand or rebuild the dwelling. Mr. Scaturo desires to enlarge the home and the rezoning to C-5 will facilitate that proposal.

In terms of surrounding zoning classifications, properties to the west of the subject property are zoned C-1. Those parcels have commercial uses, including the adjoining restaurant, which is also owned by Mr. Scaturo. To the north across Green Bay is the skate park, which is zoned Single-Family Residential (R-2). To the east and south are Multiple-Family Residential (R-4) zoned properties. There are apartments and single-family dwellings to the east and Sawyer Elementary School to the south. The R-4 properties are separated from the subject parcel by a large bluff. The region is a blend of various commercial, residential, and recreational uses.

The comprehensive plans future land use designation for the lot is Regional Mixed Use. It borders the Higher Density Residential classification and is the last lot in the swath of Regional Commercial used for the Green Bay Road commercial corridor. If the property is rezoned, the C-5 district would be consistent with the commercial land use designation under the comprehensive plan, while allowing for a transition to the other zoning districts and land use classifications surrounding it.

It is noted that the subject parcel does not adjoin other C-5 zoned property. But there are C-5 zoned parcels in the vicinity and the subject property is relatively large at 2.65 acres. Hence, there should be no concerns over "spot zoning." Nevertheless, if the Plan Commission is uncomfortable with that situation, it could request that the rezoning application be amended to R-2 or R-4, both of which adjoin the property.

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 February Plan Commission meeting.

Date Received: 1/4/23Fee Paid: \$ 400.00 + 50 PHAReceived By: CS

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	Robert Scaturro	Robert & JoAnne Scaturro
Company	Scaturro's Baking Co & Cafe	
Street Address	19 Greenbay Rd	
City/State/Zip	Sturgeon Bay WI	
Daytime Telephone No.	920 493-8727 (cell)	920 746-8727
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: 11 Greenbay Rd
 Location if not assigned a common address:

TAX PARCEL NUMBER: 281-64-63000105BCURRENT ZONING CLASSIFICATION: C-1

CURRENT USE AND IMPROVEMENTS:

Personal home looking to add onZONING DISTRICT REQUESTED: C-5

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY:

Regional Commercial

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:

North:

~~Open Space~~ Open Space + Recreation

South:

~~Public and Institutional~~ Public and Institutional

East:

~~Higher Density Residential~~ Higher Density Residential

West:

~~Regional Commercial~~ Regional Commercial

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North: City Parcel R-2 park
South: Scaturro's Balcony Co / Sawyer School R-4
East: Sawyer School Apartment R-4
West: Green long Rd C-1 Scaturro's and Dermatology Clinic

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

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

Robert Scaturro
Property Owner (Print Name)

[Signature]
Signature

1-3-23
Date

Applicant/Agent (Print Name)

Signature

Date

I, Robert Scaturro, 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.

1-3-23
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

Location Map
Zoning Map Amendment
11 Green Bay Road
C-1 to C-5



Subject Parcel - 11 Green Bay Road - 2.65 acres

January 13, 2023
Air Photo: April 2021