

AGENDA
CITY OF STURGEON BAY
PLAN COMMISSION
Wednesday, May 19, 2021
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 April 21, 2021.
4. Public comment on non-agenda Plan Commission related items.
5. Consideration of: Initial presentation for zoning map amendment
petition for 537 N. 8th Avenue.
6. Consideration of: West Waterfront redevelopment proposal from WWP
Development, LLC.
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.

Plan Commission Members

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

5/14/21
2:30 p.m.
CN

CITY PLAN COMMISSION

Wednesday, April 21, 2021

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

Roll Call: Members Mark Holey, Kirsten Reeths, Dennis Statz, David Ward, Helen Bacon, and Debbie Kiedrowski were present. Excused: Member Jeff Norland. Also present were Alderperson Spencer Gustafson, City Administrator Josh VanLieshout, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Holey, seconded by Ms. Bacon to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from March 17, 2021.
4. Public comment on non-agenda Plan Commission related items.
5. Consideration of: Rezoning of parcels #281-23-08325009 & #281-23-08325010, owned by Shipyard Development, LLC, from Heavy Industrial (I-2) to Multiple-Family Residential (R-4).
6. Consideration of: Conceptual Planned Unit Development (PUD) for Sunset School redevelopment.
7. Consideration of: Certified Survey Map for AmericInn, 622 S. Ashland Avenue.
8. Consideration of: Zoning text amendment for Tourist Rooming Houses.
9. Adjourn.

All ayes. Carried.

Approval of minutes from March 17, 2021: Moved by Ms. Bacon, seconded by Ms. Kedrowski to approve the minutes from March 17, 2021. All ayes. Carried.

Public comment on non-agenda Plan Commission related items: No one spoke during public comment.

Consideration of: Rezoning of parcels #281-23-08325009 & #281-23-08325010, owned by Shipyard Development, LLC, from Heavy Industrial (I-2) to Multiple-Family Residential (R-4): Mr. Sullivan-Robinson stated that at the last Plan Commission meeting a public hearing was held to rezone the property from Heavy Industrial (I-2) to Multiple-Family Residential (R-4). Joe Moede, the property owner, had sent a letter that their preference would be to rezone the property to Central Business District (C-2). Mr. Sullivan-Robinson had invited Mr. Moede to attend the meeting via Zoom and have the opportunity to further express his issues.

Mr. Sullivan-Robinson offered options for the Plan Commission. The Commission could approve the zoning map amendment to R-4 as presented. They could accept Mr. Moede's proposal to be rezoned to C-2. The third option would be to not rezone the properties at all. C-2 is consistent with the Comprehensive Plan. R-4 is also supported by the Comprehensive Plan and is in line with surrounding residential uses and previous development plans.

Commission members agreed with the initial plan to rezone the properties to R-4. They noted the property owner can always petition for a rezoning to Commercial if a specific development proposal is put forth.

Moved by Mr. Statz, seconded by Ms. Reeths to recommend to Council rezoning of parcels #281-23-08325009 and #281-23-08325010, owned by Shipyard Development, LLC, from Heavy Industrial (I-2) to Multiple-Family Residential (R-4). All ayes. Carried.

Consideration of: Conceptual Planned Unit Development (PUD) for Sunset School redevelopment: Mr. Olejniczak stated that a few months ago, S.C. Swiderski was recommended as the developer for the Sunset School site, with a more upscale and less dense development. The development proposal and development agreement needs to be approved. The first step is a conceptual review to allow the developers to get feedback from the Commissioners.

Jacqui Miller, Director of Business Development for S.C. Swiderski, along with Courtney, Cal, and Madeline from the Development Team, were present via Zoom. Ms. Miller explained that there will be four buildings, with entrances on 8th Avenue and Erie Street. There is no stormwater management plan in place yet. She shared images of site renderings, including one and two level apartments and a privacy fence to buffer the neighbors. There will be 9.42 units per acre and 2.5 parking stalls per unit. There are two 8-unit Huntington buildings, one 6-unit called the Bedford and a smaller version with 4 units. This plan allows for 22 two-bedroom units, and they just made an adjustment to have 4 three-bedroom units at the ends of the one level buildings. The back of the Huntington buildings will have a patio and face the residential neighbors to the west of the site. There are quality finishes throughout.

Rents will range from \$1100 per month for a 900 square-foot, two bedroom apartment, with a one car attached garage to \$1500 per month for the larger three-bedroom, 1244 square-foot units, with two baths and a two car attached garage. Heat, cable & WiFi, water, sewer, trash removal, snow removal, and lawn care will be included. Electricity is not included.

Mr. Holey suggested a row of cedars instead of installing a fence in the rear of the property.

Ms. Reeths said it is appealing with the single-family homes facing 8th Avenue.

Ms. Miller said there are currently no playground plans, since they didn't anticipate many kids. They may add other active area options.

Mr. Statz liked the idea of having the lower elevations on 8th Avenue with the two-story buildings behind them. The only negative he sees is the driveways on 8th Avenue.

Mayor Ward thought this development fits the neighborhood.

Ms. Bacon would like to see the options for the active areas. She thought the building style mirrors what is across the street.

Ms. Miller elaborated that for the Huntington buildings there will be 4 units with the garage located underneath the living area. The other four units are townhome style. Ms. Kiedrowski wondered if that would be a problem with the garage door opening causing noise. Ms. Miller replied that they don't have any problems with noise at their other locations. Ms. Miller also mentioned that they provide professional management that will be shared with their other Sturgeon Bay location. There is extensive screening done on prospective tenants.

Ms. Kiedrowski stated that she also would like to see an active area that might include a patio or firepit for the residents. More trees should be planted, but no Norway Maple! Ms. Miller spoke about a gazebo and firepit that they have at another one of their locations.

Mr. Olejniczak stated that Sturgeon Bay Utilities has a power line on the west line. When it needed service they had to go through the school property to get to it. The developer should keep in mind that access should be allowed.

He mentioned that an earlier option was supplied for comments. The Huntington building driveway access was flipped. He wondered why the driveway is now shown to the east. Ms. Miller responded that they thought that the driveway through the middle of the property would be better rather than running along the property line where there are neighbor's backyards. Both sets of buildings have nice backyards.

Mr. Olejniczak added that this design has ten units along 8th Avenue, all with 2 car garages, facing 8th Avenue. This design creates a sense of one massive driveway along 8th Avenue. In a previous option, there was a different building called the Rockwell, which had one car garages. He wondered if one of the Bedfords could be switched out with the Rockwell. Ms. Miller responded that they thought that the two car garage would be in higher demand than the one car garage. This building has been popular and a better fit for the market.

Mr. Olejniczak also stated he would like to see the driveway connecting to 8th Avenue building be eliminated for the Huntington. With all the driveways on 8th Avenue it leaves very little space for on-street parking. If the driveway

was removed, four more stalls could be added for on-street parking between the buildings. If it is felt that two street connections are necessary, one should go to Delaware Street and one to Erie Street. If only one driveway is needed, it should go to Delaware Street. Ms. Miller thought that only one driveway may be necessary.

Mr. Olejniczak noted that the Huntington building has the pavement go right up to the front door of the building. There is no green space between the pavement and building. Madeline, one of S.C. Swiderski's representatives, responded that the pavement going up to the building is good for the parking situation. They can change it to allow for green space. Mr. Olejniczak thought that maybe a few areas could be carved out to add some green space when they develop their landscaping plan.

Mr. Sullivan-Robinson appreciated the transition of keeping a subtle look on the street side and keeping the denser buildings on the inside of the lot.

Mr. Van Lieshout likes the approach to the project and how the units are laid out facing 8th Avenue. He also likes the two-story units being on the lower part of the parcel. The overall height will be less of a contradiction to surrounding homes.

Alderman Gustafson stated that he lives in the other S.C. Swiderski apartment development in Sturgeon Bay. The apartments are good quality. He wondered if the Huntington buildings could have one or two balconies placed on the other side of the building. The driveway to 8th Avenue should be eliminated and parking stalls could be added where the driveway was originally proposed.

Ms. Kiedrowski agrees with eliminating the driveway to 8th Avenue. In regard to the two-story buildings, something should be added for privacy. Between the driveways shrubbery could be added in between to break up the concrete. Instead of switching balconies, maybe something architectural could be added.

Cal, representative from S.C. Swiderski, stated they avoided Delaware Street since it is the lowest area on the site. It is anticipated that the NW corner will hold the detention pond. For street access, the mail route likes an in and out so they don't have to turn around.

Ms. Reeths wondered about firetruck and EMS access and the capability of turning around.

Mr. Olejniczak stated that unless it interferes with the stormwater drainage, he preferred the connection be made between Erie Street and Delaware Street, as opposed to Erie Street and 8th Avenue.

No action was needed.

Consideration of: Certified Survey Map for AmericInn, 622 S. Ashland Avenue: Mr. Olejniczak stated that the City, along with the Department of Transportation, would like to do some improvements to the intersection by the AmericInn. The AmericInn has agreed to dedicate the right-of-way needed to do the improvements. They agree it is a tight turn when turning onto Ashland Avenue. The certified survey map is the instrument to get the right-of-way dedicated. It requires Plan Commission and Council approval.

After a short discussion, it was moved by Ms. Reeths, seconded by Mr. Statz to recommend to Council approval of the Certified Survey Map for AmericInn, located at 622 S. Ashland Avenue. All ayes. Carried.

Consideration of: Zoning text amendment for Tourist Rooming Houses: Mr. Sullivan-Robinson stated that the permitting process and regulations for tourist rooming houses should be removed from the zoning chapter of the Municipal Code. The Council recently approved an ordinance that includes licensing of tourist rooming houses and additional requirements under Chapter 9, Licensing and Permitting. As of now, requirements for tourist rooming houses can be found in both codes.

After a short discussion, it was moved by Mr. Holey, seconded by Ms. Bacon to recommend to Council the zoning text amendment for Tourist Rooming Houses.

Adjourn: Moved by Mr. Statz, seconded by Mr. Holey to adjourn. All ayes. Carried. Meeting adjourned at 7:00 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Cheryl Nault". The signature is written in black ink and is positioned above the printed name and title.

Cheryl Nault
Community Development Secretary

Christopher Sullivan-Robinson
Planner/Zoning Administrator
421 Michigan Street
Sturgeon Bay, WI 54235



Phone: 920-746-2907
Fax: 920-746-2905
E-mail: csullivan-robinson@sturgeonbaywi.org
Website: www.sturgeonbaywi.org

MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: May 14, 2021
Subject: Initial Review of a Rezoning Application – 537 N 8th Avenue

The property owner, Cathy Wiese, and potential buyer, Michael Blue, are requesting the rezoning of the property located at 537 N 8th Avenue; parcel # 281-32-21020101A. It is currently zoned General Commercial (C-1) and they are proposing Mixed Residential and Commercial (C-5) as the new zone. The property contains a two-family dwelling, which is a nonconforming use within the C-1 zone. Nonconforming uses are significantly restricted under the zoning code and it impacts the property owner's ability to sell the property.

This property borders a commercial corridor and a residential neighborhood. This is also a transitioning point into the Egg Harbor Road corridor, which is a general commercial area. The future land use designation for this property under the 2040 Comprehensive Plan is Neighborhood Mixed Use. *This is defined as an area intended to facilitate a carefully controlled mix of commercial and residential uses on public sewer, public water, and other urban services and infrastructure. This category advises a carefully designed blend of planned commercial, mixed residential, parks and open space, light industrial, and community facilities land uses.* The proposed zoning change conforms to the Comp Plan. In addition, the two-family residential use would conform to the C-5 zone.

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 made. If everyone is comfortable with the application a public hearing will be scheduled for the June Plan Commission meeting.

Date Received: 5.14.21Fee Paid: \$ N/AReceived By: CB

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	Michael S. Blue	John R & Cathy A. Wiese, Trust
Company		1222 Memorial Dr.
Street Address	537 N. 8th Ave	
City/State/Zip	Sturgeon Bay, WI, 54235	Sturgeon Bay, WI, 54235
Daytime Telephone No.	920-256-9476	920-493-8004
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: 537 N. 8th Ave
Location if not assigned a common address: _____

TAX PARCEL NUMBER: 281-32-21020101 A

CURRENT ZONING CLASSIFICATION: C-1

CURRENT USE AND IMPROVEMENTS:
2 family Residence

ZONING DISTRICT REQUESTED: C-5 mixed use

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: Neighborhood mixed use

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:
North: REGIONAL COMMERCIAL-MEDIUM DENSITY RESIDENTIAL
South: NEIGHBORHOOD MIXED USE
East: NEIGHBORHOOD MIXED USE
West: MEDIUM DENSITY RESIDENTIAL

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North: COMMERCIAL, SINGLE FAMILY RES
South: SEASONAL COMMERCIAL, RESIDENTIAL
East: RESIDENTIAL, UNOCCUPIED COMMERCIAL
West: SINGLE FAMILY RES

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

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

John & Cathy Wiose
Property Owner (Print Name)

Cathy A. Wiose
Signature

5/10/2021
Date

Michael Blue
Applicant/Agent (Print Name)

Mike Blue
Signature

5-11-2021
Date

I, _____, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.

Date of review meeting

Applicant Signature

Cathy A. Wiose
Staff Signature

Attachments:
Procedure & Check List
Agreement For Reimbursement of Expenses

STAFF USE ONLY

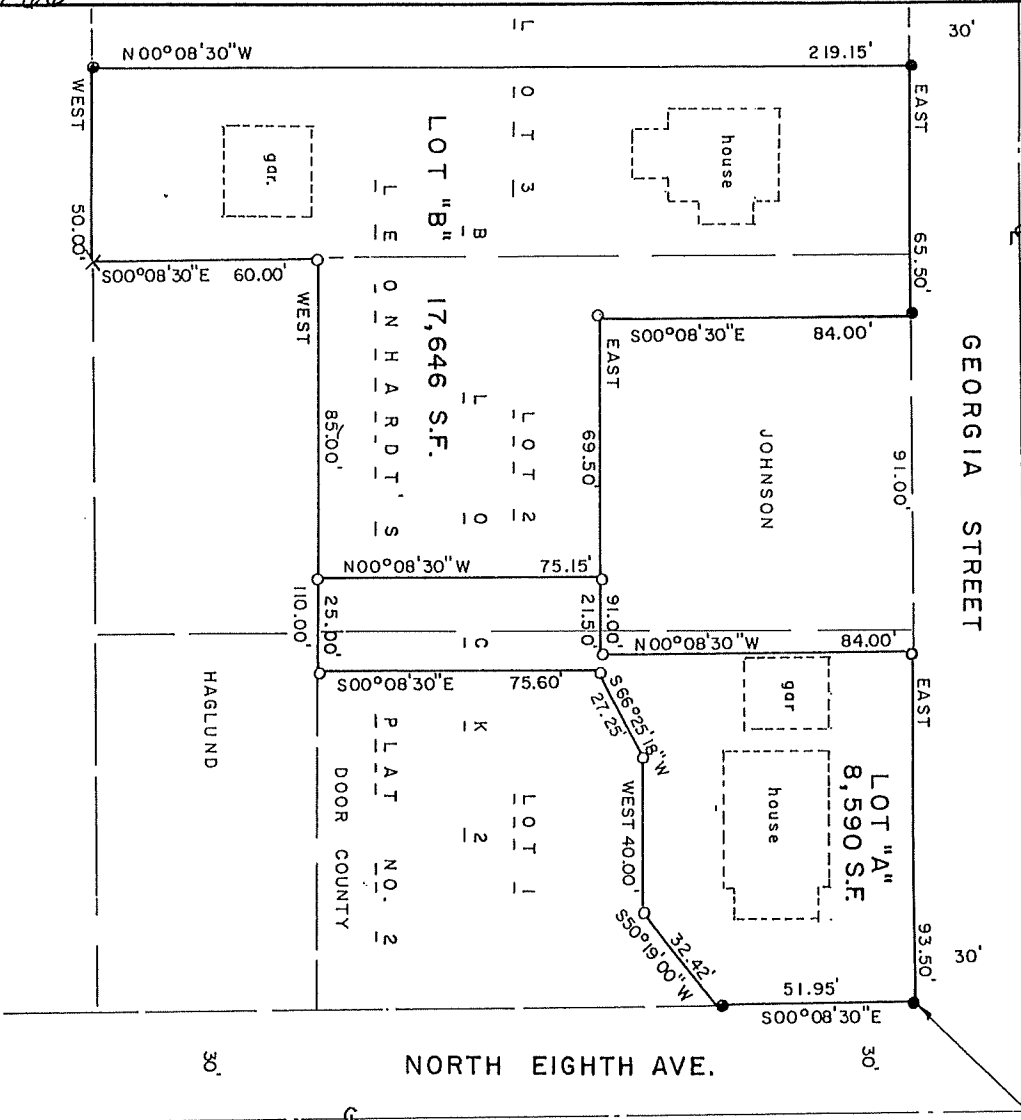
Application conditions of approval or denial:

Date

Community Development Director

CERTIFIED SURVEY MAP

SURVEY IN BLOCK 2 OF LEONHARDT'S PLAT NO. 2, CITY OF STURGEON BAY, DOOR COUNTY, WI.
NE CORNER BLOCK 2
LEONHARDT'S PLAT NO. 2



- EXISTING IRON PIPE
- "X" IN LARGE ROCK
- O 1" IRON PIPE SET

1" = 40'

W — E





Stock No. 26273

603720

F VOL

7 PAGE 20

SURVEYOR'S CERTIFICATE:

I, Kenneth J. Brey, Jr., registered land surveyor for Brey - Stuewe & Braun Surveys, Ltd., do hereby certify that I have surveyed the following described parcel.

A tract of land located in Block 2 of Leonhardt's Plat No. 2, City of Sturgeon Bay, Door County, Wisconsin and described as follows:

Commencing at an existing iron pipe marking the Northeast corner of said Block 2 of Leonhardt's Plat No. 2, thence S 00°08'30"E along the West line of North 8th Avenue 51.95 feet to an existing iron pipe, thence S 50°19'00"W 32.42 feet, thence West 40.00 feet, thence S 66°25'18"W 27.25 feet, thence S 00°08'30"E 75.60 feet, thence West 110.00 feet, thence S 00°08'30"E 60.00 feet to an existing "X" in a large rock at the Southeast corner of Lot 3 of said block 2, thence West along the South line of said Lot 3 of Block 2 50.00 feet to an existing iron pipe, thence N 00°08'30"W 219.15 feet to an existing iron pipe on the South line of Georgia Street, thence East along said South line of Georgia Street 65.50 feet to an existing iron pipe, thence S 00°08'30"E 84.00 feet, thence East 91.00 feet, thence N 00°08'30"W 84.00 feet to the intersection with said South line of Georgia Street, thence East along said South line of Georgia Street 93.50 feet to the point of commencement.

Said tract contains 26,236 square feet of land.

I further certify that the adjacent map is a true representation of said property and correctly shows the exterior boundaries and correct measurements thereof. Also, that I have fully complied with the requirements of Chapter 236.34 of the Wisconsin Statutes.

Dated JUNE 6, 2000

Kenneth J. Brey, Jr.
Kenneth J. Brey, Jr.
R. L. S. S-1280

RECORDED
Time.. 2:00 P.M.

JUN 16 2000

Marlene Jadin
REGISTER OF DEEDS
DOOR COUNTY WIS.

By: _____

Tract Indexed

OWNER'S CERTIFICATE:

As owners', we hereby certify that we caused the land described on this map to be surveyed, mapped, divided and dedicated as represented on this map.

Dated 6/14/2000

John R. Wiese
Owner - John R. Wiese

Dated 6/14/2000

Cathy A. Wiese
Owner - Cathy A. Wiese

Dated 6-14-00

Timothy P. McCormick
Owner - Timothy P. McCormick

Dated 6-14-00

Sheila R. McCormick
Owner - Sheila R. McCormick

CITY OF STURGEON BAY PLAN COMMISSION CERTIFICATE:

This Certified Survey Map has been submitted to and approved by the City of Sturgeon Bay.

Dated 6/12/00

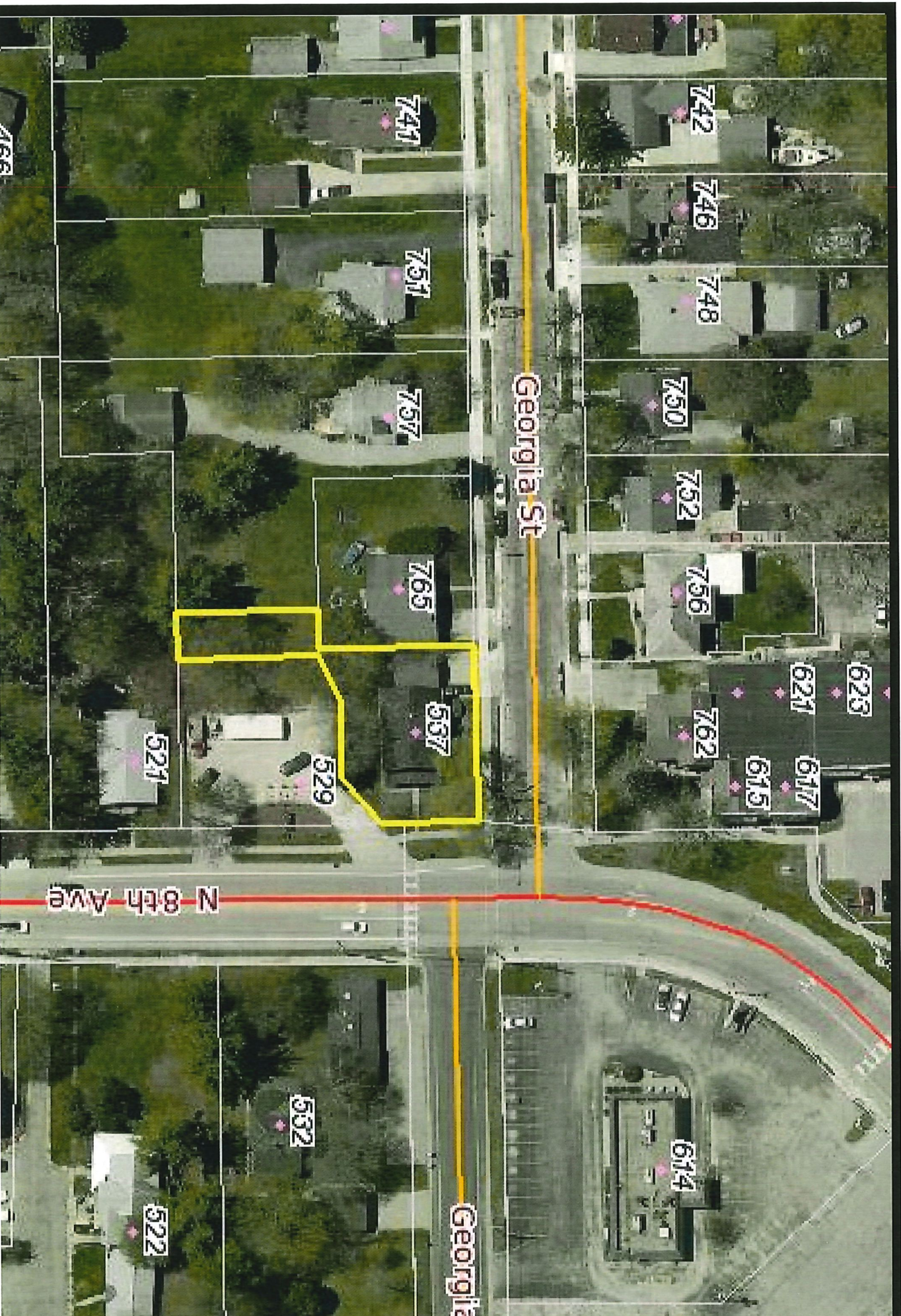
John P. Kolodziej
(D-100140)

SHEET 2 OF 2

Map

Printed 05/14/2021 courtesy of Door County Land Information Office

... from the Web Map of ...
([//www.co.door.wi.gov](http://www.co.door.wi.gov))



City of Sturgeon Bay Comprehensive Plan

Map 5b: Future Land Use
Central City



- Planned Sewer Service Area (2030)
- City of Sturgeon Bay
- Other Municipal Boundaries
- State Highway
- County Highway
- Local Road
- Surface Water
- Right-of-Way
- Agricultural/Rural
- Rural Residential
- Lower Density Residential
- Medium Density Residential
- Higher Density Residential
- Planned Neighborhood
- Unsewered Commercial
- Regional Commercial
- Neighborhood Mixed Use
- Downtown Mixed Use
- Office
- Business Park
- Industrial
- Public and Institutional
- Open Space and Recreation

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 *MS*
Date: May 14, 2021
Subject: Proposal to Redevelop West Waterfront – WWP Development, LLC

The City issued a request for proposals (RFP) for the redevelopment of the West Waterfront area, including the larger development site along E. Maple Street and a smaller site along the Oregon Street Bridge corridor. Three proposals were submitted for the larger site and the City selected an apartment proposal by Northpointe Development to further work on. No proposals were received at that time for the smaller site. But subsequently, WWP Development (Peter & Jennifer Gentry) expressed interest. The Council granted them a 90-day planning option to come up with a formal proposal.

The proposal from WWP Development has now been received. The Plan Commission is requested to review this proposal and provide a recommendation to the Common Council. The Plan Commission will mostly be concerned with the proposed use, intensity, and design of the project and the degree to which it integrates with other planned projects within the West Waterfront and the planning principles for the West Waterfront Redevelopment Plan.

At the same time the City's Finance Committee will be reviewing the financial aspects of the proposal, including the requested tax incremental financing. Depending upon the recommendations of the Plan Commission and the Finance Committee, the Council and developer can then put together a formal development agreement for the project.

The proposal from WWP Development is included in the packet. City staff is reviewing the proposal and will provide comments during the Plan Commission meeting.

WWP Development, LLC

May 13th, 2021

City of Sturgeon Bay
421 Michigan Street
Sturgeon Bay, WI 54235

RE: Proposal to Develop Site B at the West Waterfront Redevelopment Site

To Whom it May Concern:

We are writing today to submit a Development Proposal to the City of Sturgeon Bay for the property at Development Site B as detailed on the attached drawings.

The goal of our project is to activate and nurture a community focused gathering space on the West Waterfront of Sturgeon Bay. Our design and proposed uses are meant to invite both locals and visitors to stop and enjoy the waterfront promenade, with an accompanying benefit of attracting visitors to other nearby amenities as well. Our design also hopes to remind folks of our City's history as a working marine hub and to compliment the other buildings in the area, both old and new. To attain these goals, we propose the following:

- A. To develop the Sturgeon Bay Plaza, an approximately 5400sf building consisting of two stories and a roof top patio, while avoiding the numerous easements and rights of way that bisect the property. The 2700sf first floor will house a deli/restaurant tenant, a concessions/bar tenant, and restrooms that will be available to the public during operating hours. The second floor will consist of an apartment and an additional concessions/bar space with open views to the water, tugboats, and bridges. There will be a seasonal rooftop patio as well as hardscaped park infrastructure that will include an area for food carts, firepits, and plenty of that Door County fresh air.
- B. To complete the project and have both tenants up and running by May 15th, 2022. In order to do this, WWP Development would need to close on the real estate for this parcel by July 1st, 2021. Footings and foundation work would begin in August, with building construction beginning in September. Our hope would be to have the building enclosed by December so that interior work could progress until approximately March 1st when tenants could access the building and landscaping could begin.
- C. To add \$1,700,000 to \$2,200,000 to Sturgeon Bay's tax rolls and directly create 15 full time jobs.

WWP Development, LLC

The above will be realized should the following conditions and incentives be granted:

D. Conditions

1. Sale of the physical property at Site B of the West Waterfront Development for \$1.00 to WWP Development with a clean title and an environmentally clean site.
2. Up to \$100,000 for soil borings, pilings, grading, topsoil and any additional work needed to bring the building footprint up to buildable standards.
3. Tax Increment Funding of roughly \$590,000.
4. Grants or other funds up to \$250,000 - the maximum value of a WEDC CDI Grant that it is hoped can be attained as part of the total cost to the City for West Waterfront park improvements - for exterior landscaping and park amenities, both on Site B and in adjacent park land per attached site plan.
5. Provide, construct, and maintain not less than 40 parking stalls in the park adjacent to the development for public use. With additional parking to be added on Maple Street.
6. Provide that all utilities to be brought to the property line including: buried electrical, sewer, water, natural gas, telephone, cable, and internet. As well as to provide storm sewer to the property line and all required drainage for the site.
7. Provide landscaping, maintenance (snow plowing, shoveling, mowing, repair, and replacement, etc.) and lighting for parking, sidewalks, and other common areas of the park.
8. Provide a 50-foot easement / use of area in front of the building towards the water for patio, seating, and firepits. And a permanent vision easement and quiet enjoyment of the waterfront (the area between the WWP building and waterfront).
9. Availability of a full retail liquor license for the concessions/bar tenant.

WWP Development, LLC

E. Sources and Uses of Funds

First Mortgage (Summit CU/Nicolet)	\$ 1,200,000
Equity	\$ 260,000
Site Prep/Borings	\$ 100,000
TIF Present Value	\$ 590,000
Landscaping/Park Improvements	\$ 250,000
Total Sources of Funds	\$ 2,400,000
Property Acquisition	\$ 1
Site Prep/Borings	\$ 100,000
Landscaping/Park Improvements	\$ 250,000
Building Construction	\$ 2,000,000
Architectural	\$ 50,000
Soft Costs	
Total Uses of Funds	\$ 2,400,001

F. TIF Calculator

TIF CALCULATOR

Calculate Value

Increment [?]

1800000

MILL Rate (Amount/\$1,000 of Value) [?]

22.98

Allocation (% of Increment paid) [?]

95

Interest Rate [?]

3.25

Payback Time (Years) [?]

20

Payback Delay (Years) [?]

0

Net Present Value = \$589,903.63

WWP Development, LLC

Attachment A – Development Team and Relevant Projects

Attachment B – Renderings and Site Plan

Attachment C – DRAFT Floor Plans

Thank you for your consideration,

Jennifer and Peter Gentry
Principals
WWP Development

WWP Development, LLC

Attachment A

Development Team:

Jennifer Gentry – Principle

- Thirteen years of Project Management in the national healthcare IT Field
- Board of Directors – Destination Sturgeon Bay
- Board of Directors – Boys and Girls Club of Sturgeon Bay

Peter Gentry – Principle

- Founded and built One Barrel Brewing Co., the states 13th largest brewery by volume
- Concepted and completed the projects below
- Once ran a 4.0 second 40-yard dash in high school

Doug Pahl – Architect

- Aro Eberle Architects, Madison, WI
- www.aroerberle.com

Dave Phillips – General Contractor Representative

- Bayland Buildings, Hobart, WI
- www.baylandbuildings.com

Relevant Projects:

One Barrel Brewing Company Tap Room – Egg Harbor, WI

- Completed May 2019
- Utilized bank funding and a WEDC CDI grant

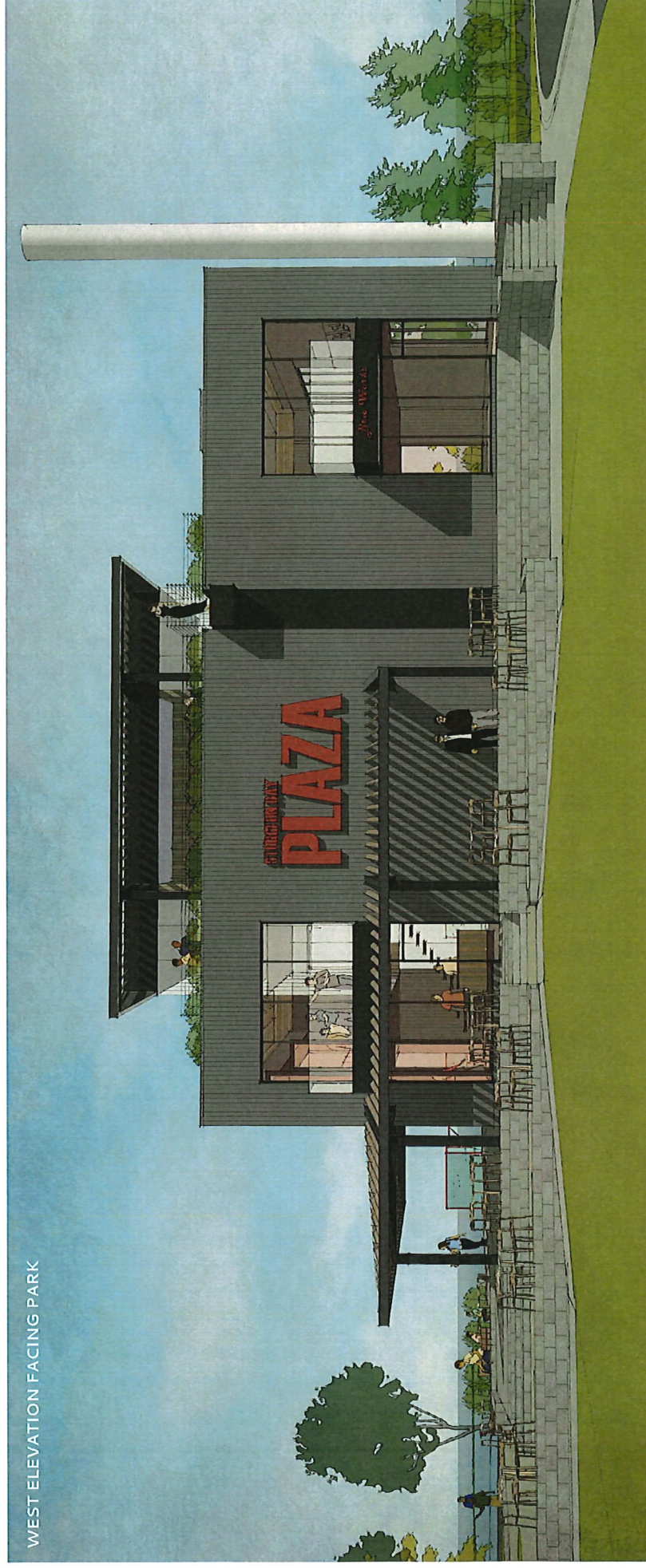
Star Bar at The Galaxy Apartments – Madison, WI

- Completed December 2014
- Bank and Developer financed

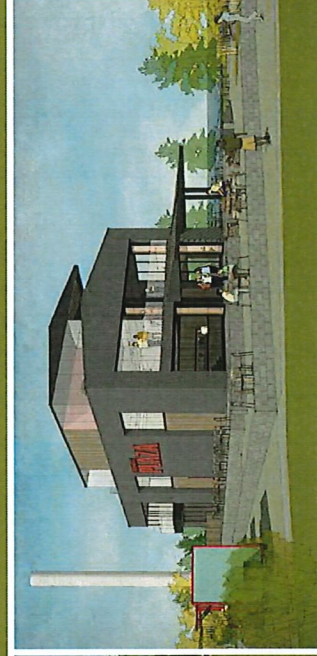
One Barrel Brewing Company Tap Room – Madison, WI

- Completed July 2012
- Built with grit and the help of true friends

WEST ELEVATION FACING PARK



NORTH ELEVATION FACING PARK

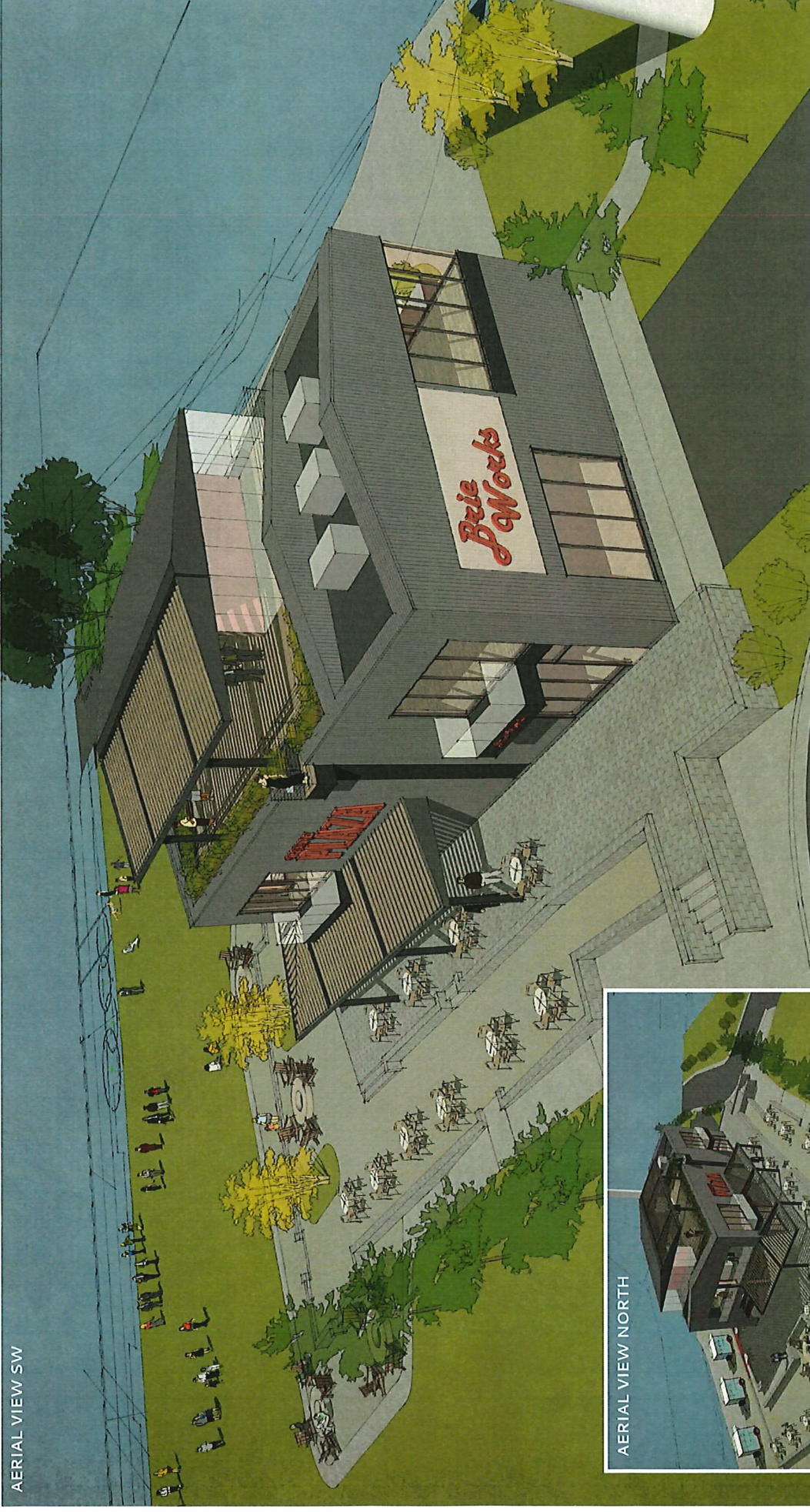


NORTHEAST ELEVATION FACING PARK

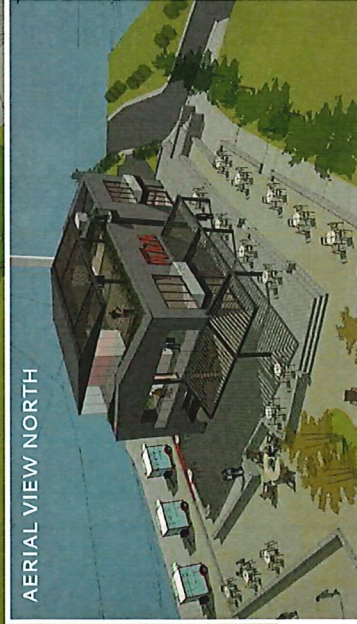


EAST ELEVATION FACING BRIDGE

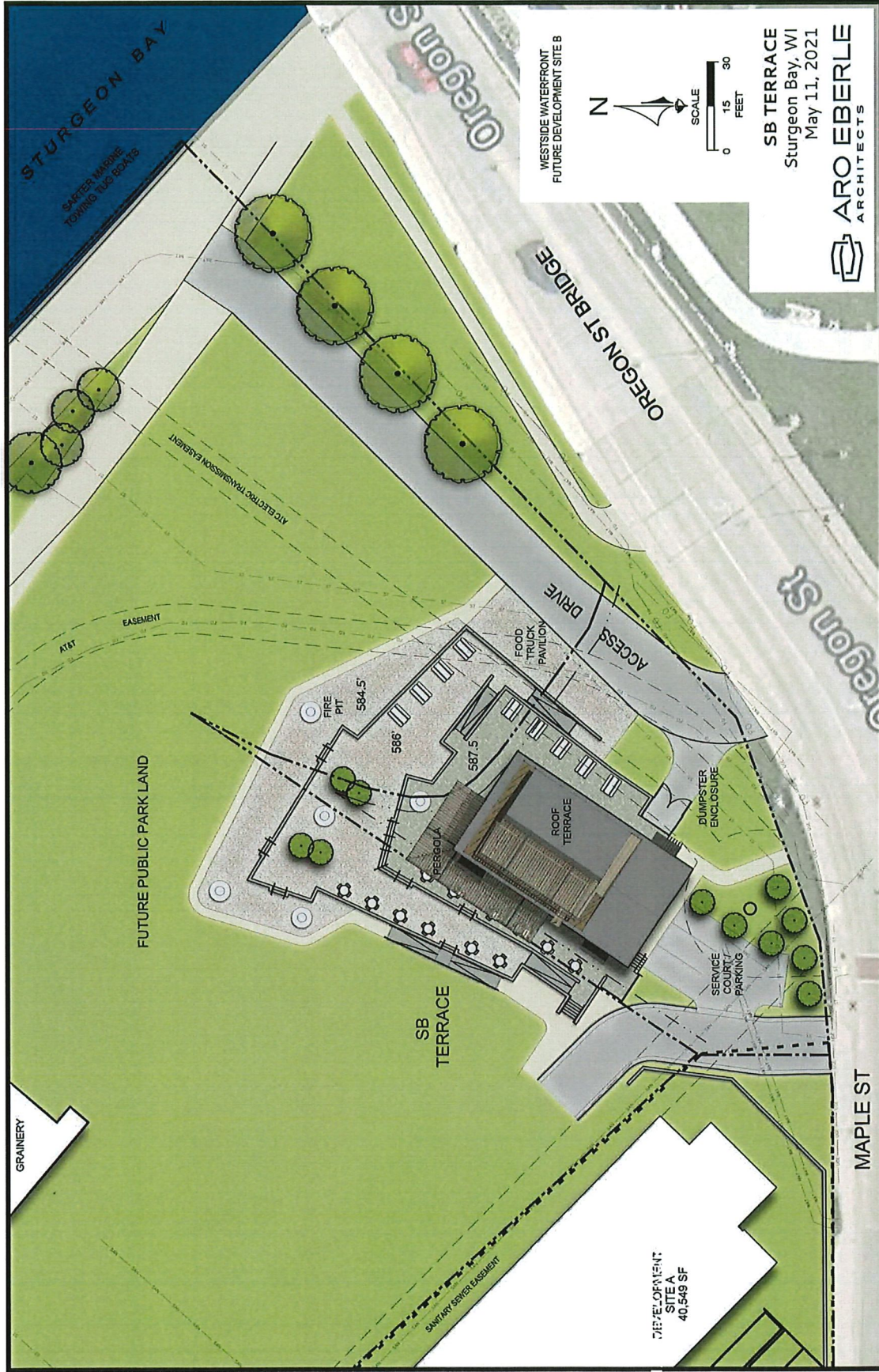
AERIAL VIEW SW



AERIAL VIEW NORTH



CITY OF STURGEON BAY WATERFRONT RFP – STURGEON BAY PLAZA 05/13/2021



SITE PLAN

KEYED NOTES

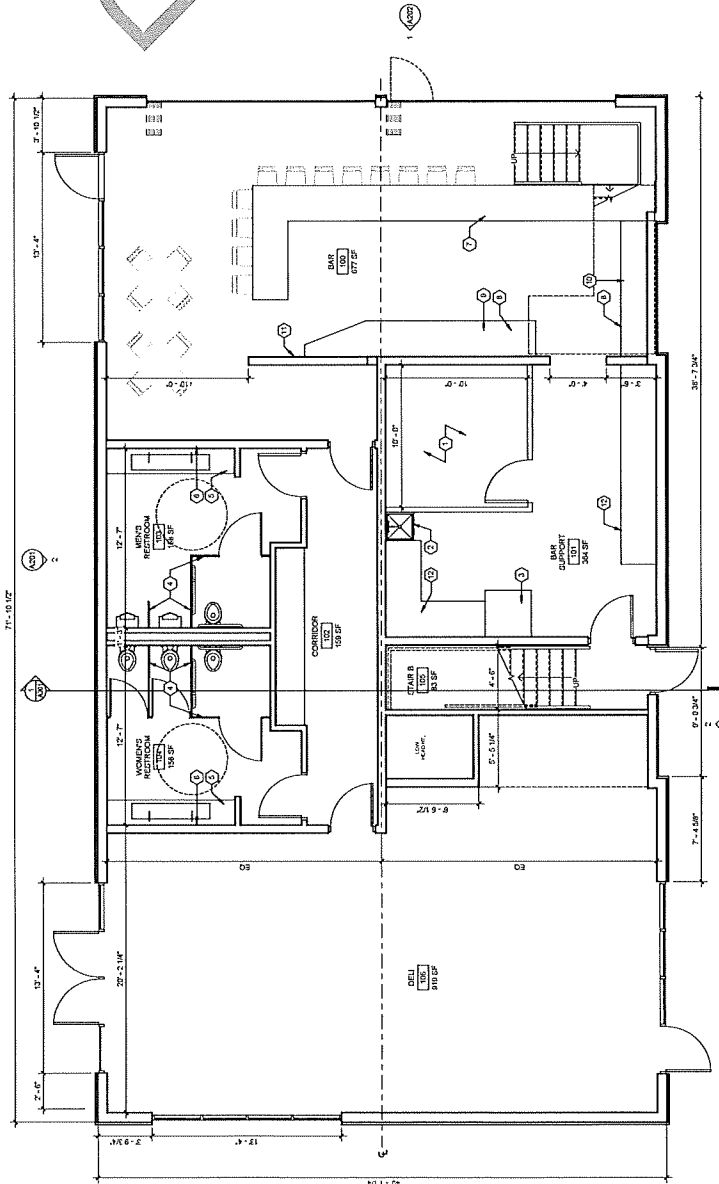
1	PAVING COURSE
2	CONCRETE SLAB
3	POUR-IN-PLACE CONCRETE
4	POUR-IN-PLACE CONCRETE
5	POUR-IN-PLACE CONCRETE
6	POUR-IN-PLACE CONCRETE
7	POUR-IN-PLACE CONCRETE
8	POUR-IN-PLACE CONCRETE
9	POUR-IN-PLACE CONCRETE
10	POUR-IN-PLACE CONCRETE
11	POUR-IN-PLACE CONCRETE
12	EQUIPMENT AND STORAGE, OWNER PROVIDED

FLOOR PLAN GENERAL NOTES:

1. SITE DATA OF 48" 5" x 4" FLOOR TEL. 10" 4" ON ARCHITECTURAL DRAWING.
2. FIELD VERIFY ALL DIMENSIONS. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT / ENGINEER FOR FINAL DECISION.
3. FINISHED WALL, MINOR.

FINISH PLAN GENERAL NOTES:

1. PAINT ALL WALLS FULL HEIGHT, TYP.
2. POLISHED CONCRETE W/ RUBBER BASE, TYP.
3. CERAMIC TILE AT ALL WALLS IN ROOM 101, 104, 203, 204, AND 207H.
4. NEW CONCRETE FILL FLOOR THROUGHOUT TYP. BASE OF DESIGN.
5. UNPAVED RESIDENT FLOOR THROUGHOUT TYP. BASE OF DESIGN.
6. FLOORGLASS REINFORCED PANELS ALL WALLS TO 8' 0" A.F., TYP. IN ROOM 101, 203, 204.



1 FIRST FLOOR PLAN
10/1/2021

SB TERRACE

Shurgeon Bay, WI 54235

FIRST FLOOR PLAN

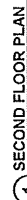
PR	ONE-2-21
Rev	ONE-2-21
Date	04/16/2021

A101

1. SITE DATUM OF 587.9 = FLOOR EL. 100' - 0" ON ARCHITECTURAL DRAWINGS.
2. FIELD VERIFY ALL DIMENSIONS, BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT / ENGINEER FOR FINAL DECISION.
3. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISH WALL TO FINISH WALL (NOMINAL).

1. PAINT ALL WALLS FULL HEIGHT, TYP.
2. POLISHED CONCRETE W/ RUBBER BASE, TYP.
3. CERAMIC TILE AT ALL WALLS IN ROOM 103, 104, 203, 204, AND 207H
4. NEW CONCRETE FILLED METAL PAN STAGS W/ STEEL HANDRAIL AND STEEL HANDRAIL
5. BIO-BASED RESIDENT FLOOR FINISH OVER TENANT SPACE, 207 - BASES OF DESIGN; PATCHING EPOXY/TEAM
6. FINISH AS BRONZEFORD PAINT/FALL WALLS TO MATCH F.F. TYP. IN ROOM 101, 202, 203

1	SEAMALINE	1
2	NEWBORN LANCE FORMER TAIL COUPLER TOP - OPEN BELLOW	2
3	NEWBORN LANCE FORMER TAIL COUPLER TOP - INSTRUCTION WITH PIP	3
4	INTERIOR FACE, TENDON TAIL EXTENSION PACE	4
5	HOY SHOE, HOES AND SHIP	5
6	HOY SHOE, HOES AND SHIP	6
7	HOY SHOE, HOES AND SHIP	7
8	HOY SHOE, HOES AND SHIP	8
9	HOY SHOE, HOES AND SHIP	9
10	HOY SHOE, HOES AND SHIP	10
11	HOY SHOE, HOES AND SHIP	11
12	HOY SHOE, HOES AND SHIP	12
13	HOY SHOE, HOES AND SHIP	13
14	HOY SHOE, HOES AND SHIP	14
15	HOY SHOE, HOES AND SHIP	15
16	HOY SHOE, HOES AND SHIP	16
17	HOY SHOE, HOES AND SHIP	17

[illegible]

SB TERRACE

Sturgeon Bay, WI 54235

SECOND FLOOR
PLAN

PR	
Project number	ONE-21-01
Date	04/16/2021

A102

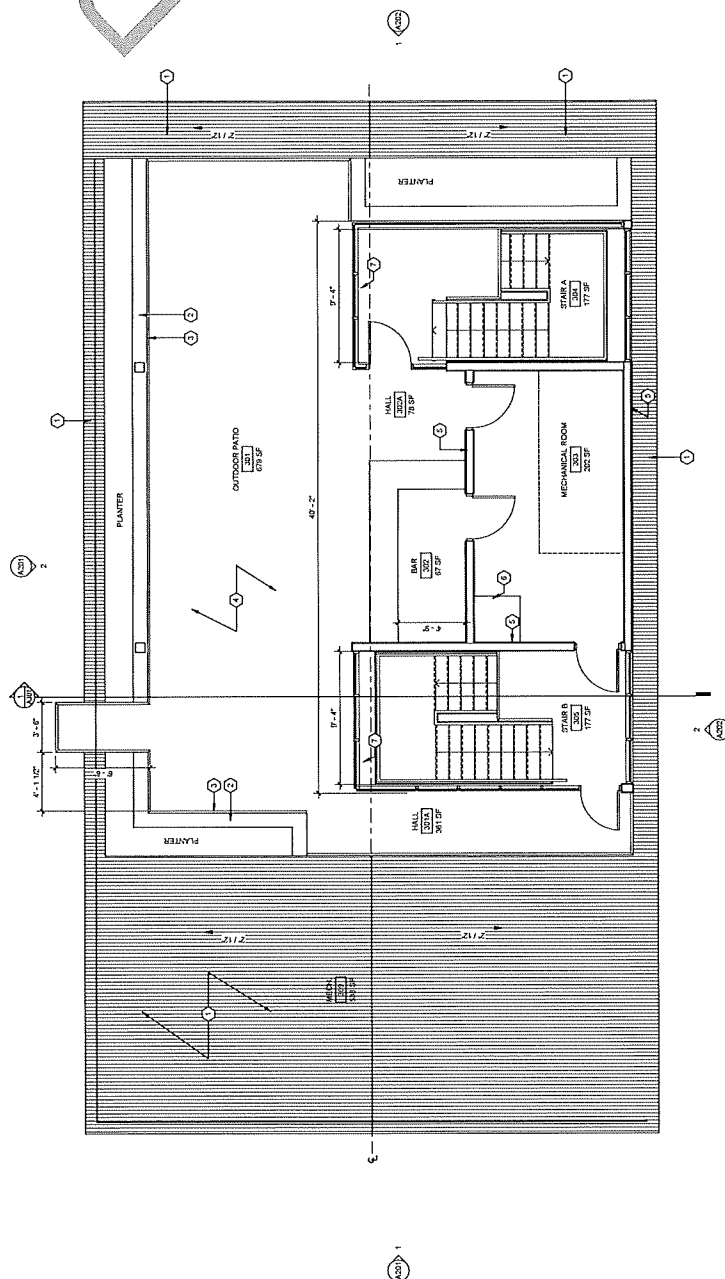
KEYED NOTES	
1	100% ASSURING CORRUGATED METAL ROOF WITH SHEET METAL FLASHING LAY OVER WEATHER BARRIER OVER A WOOD SHEATHING OVER WOOD TRUSS
2	PLASTER WALL
3	PAVING
4	WOOD DECKING
5	WOOD GYMNASTIC DECKING
6	SUMMITTER
7	PERIMETER LIGHTING AT JUNCTION OF STAIR ENCLOSURE

FLOOR PLAN GENERAL NOTES:

1. SITE DATUM OF 587.5' = FLOOR EL. 100'-0" ON ARCHITECTURAL DRAWINGS.

FINISH PLAN GENERAL NOTES:

1. PAINT ALL WALLS FULL HEIGHT. TYP.
2. POLISHED CONCRETE W/ RUBBER BASE. TYP.
3. CERAMIC TILE AT ALL WALLS IN ROOM 103, 104, 303, 204 AND 207H
IN NEW CONCRETE FILLLED METAL PAN STAIRS W/ STEEL GUARDRAIL AND STEEL HANDRAIL.
4. BICOATED RESILIENT FLOOR THROUGHOUT TENANT SPACE. 207 - BASES OF DESIGN.
PANTONE ECOSYSTEM
5. THROUGHOUT REINFORCED PANELS ALL WALLS TO 8'-0" A.U.F. TYP. IN ROOM 101, 303, 303



1 THIRD FLOOR / ROOF PLAN

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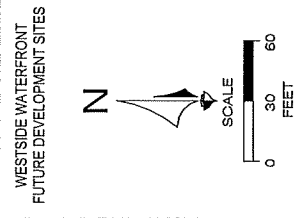
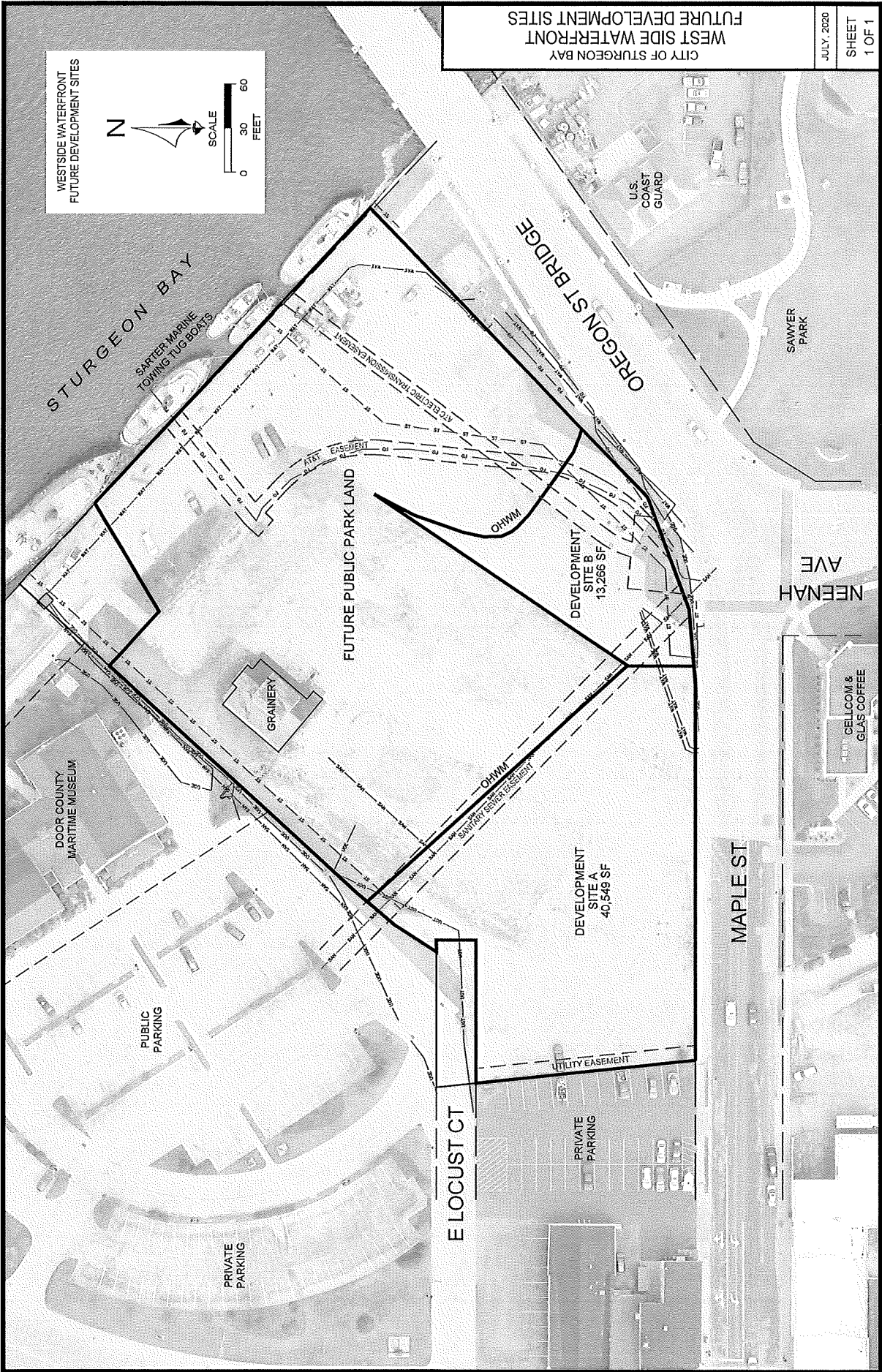
SB TERRACE

Sturgeon Bay, WI 54235

ROOF PLAN

PR	
Project number	ONE-21-01
Date	04/16/2021

A103



CITY OF STURGEON BAY
WEST SIDE WATERFRONT
FUTURE DEVELOPMENT SITES

JULY, 2020
SHEET
1 OF 1