

CITY PLAN COMMISSION
SPECIAL MEETING
Monday, January 12, 2015

A special meeting of the City Plan Commission was called to order at 3:05 p.m. by Chairperson Dan Wiegand in Council Chambers, City Hall, 421 Michigan St.

Roll call: Members Jeff Norland, Steve Parent, Dennis Statz, Mike Gilson, and Dan Wiegand were present. Laurel Brooks entered the meeting at 3:10 p.m. Excused: Member Ed Ireland. Also present were City Administrator Steve McNeil, Community Development Director Marty Olejniczak, Community Development Secretary Cheryl Nault, and several members of the public.

Adoption of agenda: Moved by Mr. Statz, seconded by Mr. Norland to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Consideration of: Presentation by Konner Kearney pertaining to Egg Harbor Road corridor planning/design – Senior Capstone Project for UW-Madison.
4. Adjourn.

Carried.

Consideration of: Presentation by Konner Kearney pertaining to Egg Harbor Road corridor planning/design – Senior Capstone Project for UW-Madison: Konner Kearney, a student in the landscape architecture program at UW Madison, stated that he and his family have visited relatives in Sturgeon Bay his whole life. He was using the Egg Harbor Road corridor as his Senior Capstone Project.

Mr. Kearney presented his conceptual master plan for Egg Harbor Road. The first semester included site research, inventory and analysis, and conceptual design. There is nothing set in stone and welcomed any suggestions. The corridors of Hwy 42/57 emphasize the importance of Egg Harbor Road. It is the first and last impression that someone coming off the highway going to downtown Sturgeon Bay would have. He did a lot of historical research on the site. His goal is to provide a seamless transition from Egg Harbor Road to downtown.

Mr. Kearney stated that other goals of this project were broken into three categories: Site, Community, and Regional. The main focus when considering the regional analysis of this site would be to manage and harvest stormwater to improve the water quality before reaching the Great Lakes. Also, reusing some of that water and harvesting it for irrigation in future plantings along the sidewalks. The corridor is to create a walkable environment with connecting interest points. He would like to develop more mixed-use areas. There are three focus areas – 38-acre development site/12th Avenue/Bonnie View Dr.; Alabama St. near Walmart, and 8th Ave.

Next, Mr. Kearney discussed restructured roadways. They are to alleviate traffic flow along the corridor. His suggestions included connecting 12th Avenue to Bonnie View Dr. in the northern subdivision; connecting the two single-family subdivisions of Egg Harbor Road to the north; changing Alabama Street to connect to Egg Harbor Road at a 90° angle by Walmart; and connecting the Thunderhill subdivision to the south of the fairgrounds.

Mr. Kearney's suggestion for the streetscape plantings was using three different species, all of similar form, and more traditional light fixtures as well.

Spring semester will focus on giving new life to the corridor, developing the mixed-use spaces, and creating development for residents, businesses, and public space. Another idea discussed was creating a set of design guidelines for future development along the corridor with increased pedestrian focus and sustainability, the environment, and smart design for the future.

Ms. Brooks asked what kind of economic impetus would cause the vacant residential and commercial areas to be an immediate goal for a city of our size. Mr. Kearney responded he was surprised at the amount of vacant buildings. He said essentially Egg Harbor Rd. is a corridor for sale. There is great potential to produce that comprehensive design. This will not be as dense as downtown, but it will provide a transition from the highway. The development he is proposing is not for new development. This is all existing. It is not creating new, but redistributing what exists.

Mr. Olejniczak complimented Mr. Kearney on the progress he has made so far on the project. He offered thoughts and suggestions. He stated he liked the street connectivity. Regarding the Alabama Street connection, the controlled intersection is already established. On 12th Avenue, that intersection is not locked in and an alternative should be considered that doesn't impact the existing business. In regard to the Cherry Point Mall proposal for removal as part of a mixed-use residential zone, Mr. Olejniczak suggested rather than tearing it down mixed-use should be integrated and convert the building into a traditional downtown character. Another thing to consider is to convert some of the proposed green space into more private open space, such as swales, etc. A central open space for events, etc. is a good idea. In regard to lighting, shielded fixtures to not cast light skyward should be used.

Mr. Olejniczak added that the current official map for the City shows 12th Avenue swinging northerly through PJ's parking lot and crossing Egg Harbor Road at a 90° angle. Mr. Kearney thought another possibility is to reconfigure Bonnie View Dr. instead of 12th Avenue.

Mr. Wiegand suggested adding bump-outs along the corridor to be used for a rest area for walkers, implementing the trails with the connection of the YMCA and downtown bridges, as well as implementing the retention pond behind CVS Pharmacy.

Elliot Goettelman, 728 Georgia St., stated that he sees Egg Harbor Road as a travel corridor. He suggested changing the name of Egg Harbor Road to Sturgeon Bay Boulevard. He wishes orchard type plantings be used along the sidewalks. There should be an implementation process.

Gerald Pelrine, 608 N. 3rd Avenue, stated a safe walking path is important. A walking path should be plotted out now. Why wait for another semester?

Kelly Avenson, 728 Georgia St., mentioned the importance of green space throughout the City. Mr. Kearney responded that green space benefits the City and is essential. It provides economic value, as well as public health.

Kathleen Finnerty, 707 Georgia St., stated that she drives on Egg Harbor Rd. every day and it is hard to see walkers. It is very unsafe for pedestrians and should be a priority.

Mr. Olejniczak mentioned that street improvements for Egg Harbor Road are scheduled for this year, such as curb and gutter, sidewalks, and stormwater management improvements. Mr. Kearney will take all suggestions into consideration as he proceeds with the project. He will come back to a future meeting with his final presentation.

Adjourn: Moved by Mr. Statz, seconded by Mr. Norland to adjourn. Carried. Meeting adjourned at 4:04 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary