

**CITY PLAN COMMISSION**  
Wednesday, January 20, 2016

A meeting of the City Plan Commission was called to order at 7:00 p.m. by Vice-Chairperson Dennis Statz in Council Chambers, City Hall, 421 Michigan Street.

**Roll call:** Members Ron Vandertie, Jeff Norland, Bob Starr, Dennis Statz, Laurel Brooks, and Mike Gilson were present. Excused: Member Rick Wiesner. Also present were Architect Joseph Lee, Contractor Jeff Gillis, Aldermen Jerry Stults, Stewart Fett, and Will Gregory, DCEDC Executive Director Bill Chaudoir, City Administrator Josh Van Lieshout, Planner/Zoning Administrator Ryan Kernosky, Community Development Director Marty Olejniczak, Community Development Secretary Cheryl Nault, and members of the public.

**Adoption of agenda:** Moved by Mr. Gilson, seconded by Ms. Brooks to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from December 16, 2015.
4. Public comment on non-agenda items.
5. Consideration of: Zoning map amendment from Light Industrial (I-1) to Single-Family Residential (R-1) for Arthur and Darlene Hohlfelder, for property located on Columbia Avenue, parcel #'s 281-66-12001401 and 281-66-12001402.
6. Preliminary Planned Unit Development for New Urban Focus, Inc., 49 N. Madison Avenue, parcel #281-24-15110103A.  
Presentation:  
Public Hearing:  
Consideration of:
7. Adjourn.

Carried.

**Approval of minutes from December 16, 2015:** Moved by Mr. Starr, seconded by Mr. Norland to approve the minutes from December 16, 2015. All ayes. Carried.

**Public comment on non-agenda items:** No one spoke during public comment.

**Consideration of: Zoning map amendment from Light Industrial (I-1) to Single-Family Residential (R-1) for Arthur and Darlene Hohlfelder, for property located on Columbia Avenue, parcel #'s 281-66-12001401 and 281-66-12001402:** Mr. Kernosky explained that the Hohlfelders would like to rezone their two lots from Light Industrial (I-1) to Single-Family Residential (R-1) and split them into four lots. Each lot is approximately two acres in size. Most of the lots in the area are in wetlands and unbuildable.

Mr. Gilson had concern with three sides of the property not being zoned, as they are located in Nasewaupsee. There is no control on who your neighbor may be.

Mr. Starr thought there was enough residential property in the area to make the request reasonable.

No action was needed. A public hearing is scheduled for February 17<sup>th</sup>.

**Presentation: Preliminary Planned Unit Development for New Urban Focus, Inc., 49 N. Madison Avenue, parcel #281-24-15110103A:** Mr. Olejniczak stated that a PUD is a special type of zoning district. It is often time used for a mixed use development. There is a much higher level of scrutiny by the Plan Commission and Council. This proposal is for the Harbor Place Shoppes site that had been destroyed by fire. It is part of the West Waterfront Redevelopment Plan. The Sturgeon Bay Comprehensive Plan calls for market rate residential.

Architect Joseph Lee and New Urban Focus, Inc. Contractor/Owner Jeff Gillis presented the proposal for a four story, 35 unit apartment building, with 37 underground parking stalls, along with 26 other stalls on site. The parking garage will be located on the west end of the building. The top floor will include a club room. A leasing office will be on the first floor, as well as a 2400 square foot retail shop. The first floor retail shop will contain creme colored brick veneer. The other three stories will have a metal panel system or a fiber cement system. Public space will be available along Madison Avenue.

Mr. Gillis explained that the corner of Madison Ave. and Larch St. will be squared off in exchange for eight feet to widen Larch Street. Mr. Olejniczak added that parallel parking will replace the current angle parking.

Mr. Olejniczak reminded members that this is just a preliminary PUD and that a lot of details come later on. This is a chance to weigh in their ideas. The Waterfront Design Review Board will also review the project.

Mr. Gillis stated that they have not gotten into determining the interior materials yet. Although he did explain the materials they used in a similar project in Middleton.

**Public Hearing:** Vice-Chairperson Statz opened the public hearing at 7:37 p.m.

Chris Kellems, 120 Alabama Street, spoke about architecture and addressed future needs. She went through a list of items that she had asked the developer regarding the building.

Scott Moore, 947 Pennsylvania Street, suggested that instead of using metal panels, natural material or brick all the way up the building should be used. An addition of a cornice would also soften up the box appearance.

Ralph Bergmann, partial owner of Bridgeport, stated that he is in favor of the development. He likes the architectural design. He suggested improving the facade facing Larch Street.

Bill Chaudoir, 324 Alabama Street, said he felt that the City found a good match with residential and retail. It is an important feature of development. It is upper scale, better quality of materials and visibility. He has seen other projects they have done. They have a good reputation.

Ryan Shaw, 15 N. 3<sup>rd</sup> Avenue, said it was difficult to find a place to live in Sturgeon Bay. This development should attract people to Sturgeon Bay.

There was no written correspondence in favor or against.

The public hearing was declared closed at 7:55 p.m.

**Consideration of:** Mr. Starr thought it would be appropriate to have Mr. Wiesner at the meeting before there is consideration. Mr. Gillis responded time is not crucial, but in late winter and early spring is the best time to get better bid numbers. They would like to break ground in April. Mr. Olejniczak added that special meetings could be scheduled to move this along.

Mr. Gilson stated this should move forward. This is just preliminary and they have to come back to Plan Commission for final PUD. Moved by Mr. Gilson, seconded by Mr. Norland to act on this item at this meeting. All ayes. Carried.

Mr. Olejniczak stated this is a recommendation to Council. It can be approved, approved with conditions, or denied.

Discussion continued. Staff recommended approval with the following conditions:

1. Appropriate changes to the building design, landscaping, and signage as determined by the Waterfront Design Review Board and Plan Commission during final review process.
2. The following zoning parameters shall be incorporated into the PUD zoning ordinance:
  - a. Building height is not to exceed 4 stories and 47 feet.
  - b. The proposed project is not to exceed 36 residential units.
  - c. Minimum yards and building setbacks shall conform to the final site plan, but in no case shall be less than 5 feet.
3. The City must approve of the vacation of the portion of the right-of-way off of Madison Avenue and dedication of the 8-foot strip of right-of-way along Larch Street.

Moved by Mr. Gilson, seconded by Ms. Brooks to recommend to Council approval of the preliminary PUD, subject to staff's recommendations and to take under consideration ideas brought up during the hearing. The Waterfront Design Review Board will also be reviewing the project. All ayes. Carried.

**Adjourn:** Moved by Mr. Starr, seconded by Mr. Norland to adjourn. Carried. Meeting adjourned at 8:09 p.m.

Respectfully submitted,

Cheryl Nault  
Community Development Secretary