

**CITY PLAN COMMISSION**  
Wednesday February 19, 2020

A meeting of the City Plan Commission was called to order at 6:01 p.m. by Chairperson David Ward in the Council Chambers, City Hall, 421 Michigan Street.

**Roll Call:** Members David Hayes, David Ward, Dennis Statz, Mark Holey, and Kirsten Reeths were present. Excused: Members Debbie Kiedrowski and Jeff Norland. Also present were Alderperson Gary Nault, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from January 15, 2020.
4. Consideration of: Planned Unit Development for (PUD) for Jeff Jahnke (Cherryland Properties) to develop a mixed-use building, located at 145 S. Neenah Avenue.
5. Consideration of: Modification of Final Planned Unit Development for Door County Maritime Museum, 120 N. Madison Avenue.
6. Comprehensive Plan Update:
  1. Target Area Workshop Review
  2. Survey Review
  3. Existing Condition Data
  4. Vision Graphic
7. Public comment on non-agenda Plan Commission related items.
8. Adjourn.

All ayes. Carried.

**Approval of minutes from January 15, 2020:** Moved by Mr. Holey, seconded by Ms. Reeths to approve the minutes from January 15, 2020. All ayes. Carried.

**Consideration of: Planned Unit Development for (PUD) for Jeff Jahnke (Cherryland Properties) to develop a mixed-use building, located at 145 S. Neenah Avenue:** Mr. Olejniczak stated that at the previous Plan Commission meeting there were a few concerns from the neighborhood in regard to this development. City staff met with Mr. Jahnke and the concerned citizens and some changes to the plans were made.

Mr. Jahnke addressed the concerns of snow removal, off-street parking, and stormwater management. He revised his plan to include permeable pavers where concrete will be removed, and more lawn area. Parking for the tenants include three garage spaces and one outdoor space. Mr. Jahnke will use the on-street parking while working in the office.

Mr. Jahnke added that he has no intention of turning this building into a short-term rental.

Mr. Sullivan-Robinson stated that Mr. Jahnke must provide three parking spaces for the commercial unit or can make payment in lieu of to the City.

Mr. Holey suggested using native shrubs for landscaping. Mr. Jahnke responded that he will be hiring a landscaper to do all the landscaping.

After further discussion, it was moved by Mr. Hayes, seconded by Mr. Holey to recommend to Council approval of the Planned Unit Development for Jeff Jahnke (Cherryland Properties) to develop a mixed-use building, located at 145 S. Neenah Avenue subject to the following conditions:

1. The underlying zoning district shall be C-5 (Mixed Commercial and Residential).

2. Final approval of the stormwater management plan by the City Engineer.
3. Final approval of the Aesthetic Design and Site Plan Review Board.

All ayes. Carried.

**Consideration of: Modification of Final Planned Unit Development for Door County Maritime Museum, 120 N. Madison Avenue:** Door County Maritime Museum Executive Director Kevin Osgood presented the plans for modification of their final Planned Unit Development. The proposal is to expand the footprint of the building by 234 square feet, with a total added floor area of 572 square feet. The original building plan left an open area between the museum and the proposed tower. That space would be filled by the new HVAC system, including four new units. The brick covering the addition would match the museum.

Mr. Olejniczak stated that the only issue from staff was the setback. The plan shows a 4-foot setback when a 5-foot setback is required. Mr. Osgood agreed to a 5-foot setback.

Mr. Olejniczak also explained that the ordinance gives the Plan Commission authority to approve minor modifications to a PUD.

After a short discussion, it was moved by Ms. Reeths, seconded by Mr. Statz to approve the change as a minor modification of the PUD under s. 20.24(6) of the zoning code, subject to the addition being modified to be at least 5 feet from the lot line. All ayes. Carried.

**Comprehensive Plan Update:** Vandewalle & Associates consultants Jeff Maloney and Meredith Perks went through different components of the Comprehensive Plan Update.

1. **Target Area Workshop Review:** Mr. Maloney gave a summary of what was discussed in the workshop regarding Egg Harbor Road, downtown area, and West Waterfront. Assets, issues, and changes were identified.

Commercial development was discussed on Egg Harbor Road. It was noted that Egg Harbor Road should be maintained as a commercial corridor; the City needs to continue with progress already made; and more needs to be done with the Hardees intersection. Installing a sidewalk on 18<sup>th</sup> Avenue was suggested to make it a safer street for pedestrians. Redevelopment of the City storage yard on 14<sup>th</sup> Avenue was also discussed, as well as roundabouts and more infill.

The Downtown area was discussed next. Different suggestions were made such as cleaning up boat storage areas, making 3<sup>rd</sup> Avenue pedestrian traffic only, adding 4-way stops at certain intersections, instituting a trolley service, swapping land for parks, redeveloping various underutilized sites, and moving ballfields at Sunset Park for Bay Ship expansion.

For the West Waterfront area, suggestions included infill development, particularly residential, creating public space, enhancing Bay View Park, and creating a National Estuarine Research Reserve or similar water-based education/research facility.

2. **Survey Review:** Ms. Perks stated that 198 responses were received from the Polco survey. She went over the results of pertinent questions from the survey.

Mr. Hayes inquired about the impact of short-term rentals on the City's workforce housing. Ms. Perks stated they can take a look at that issue, particularly when they review the existing zoning code.

3. **Existing Condition Data:** A chart showing a Regional Comparison of Population Trends from 1970 – 2017 was shown, along with Population Projection Scenarios from 2010 – 2040, Household Characteristics, Income Trends, and Labor Force Characteristics from 2000-2017.

Mayor Ward suggested using an alternative means of determining the City's population projection incorporating an increase of housing.

Mr. Olejniczak suggested using both the Department of Revenue and US Census data population projections since there is a significant difference in their data.

**4. Vision Graphic:** Ms. Perks read a proposed vision statement for the City with five different vision themes.

Mr. Ward suggested to minimize the vision statement to about 10 words using a key idea under each heading.

Ms. Reeths suggested to add “safe”, since we have a safe community.

Mr. Hayes added that he likes the word vibrant and to add “ing” to the word provide in the vision graphic.

Mr. Statz thought that Smart Growth could be used instead of Advanced Infrastructure & Technology.

After hearing all the comments and suggestions, Vandewalle will be coming back to a future meeting with a draft plan for review.

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

**Adjourn:** Moved by Mr. Holey, seconded by Mr. Statz to adjourn. All ayes. Carried. Meeting adjourned at 7:43 p.m.

Respectfully Submitted,

Cheryl Nault  
Community Development Secretary