

CITY PLAN COMMISSION
Wednesday, March 16, 2016

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

Roll call: Members Rick Wiesner, Ron Vandertie, Mike Gilson, Laurel Brooks, Bob Starr, and Dennis Statz and were present. Excused: Member Jeff Norland. Also present were Planner/Zoning Administrator Ryan Kernosky, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from February 17, 2016.
4. Public comment on non-agenda items.
5. Consideration of: Final Planned Unit Development for New Urban Focus, Inc., 49 N Madison Avenue.
6. Adjourn.

Carried.

Approval of minutes from February 17, 2016: Moved by Mr. Starr, seconded by Ms. Brooks to approve the minutes from February 17, 2016. All ayes. Carried.

Public comment on non-agenda items: Chris Kellems, 120 Alabama Street, had attended the WDRB meeting at noon. She wondered why more people don't attend meetings. She suggested to plan meetings and have open discussions. There should be a committee set up to plan how to keep youth here.

Consideration of: Final Planned Unit Development for New Urban Focus, Inc., 49 N Madison Avenue: Mr. Olejniczak stated that this is the third and final step of the planned unit development review and approval process. A conceptual plan was presented in October. A preliminary PUD and a public hearing was held in January. This is the final PUD which has more detail. The request is for a 35 unit multi-family building, with approximately 2300 square feet of commercial space facing Madison Avenue. The plans are to be reviewed, with a recommendation to Council since this is a zoning map amendment.

Developer and builder Jeff Gillis and Architect Joe Lee presented the final plans for The Bay Lofts.

Mr. Gillis stated that the 4 story building contains a footprint of approximately 14,500 square-feet of residential space, including 10 one-bedroom apartments, 22 two-bedroom apartments, and 3 three bedroom apartments. The second floor includes a fitness room overlooking Madison Avenue. The fourth floor will have a club room and roof top deck. There will be 28 surface parking spaces and 35 underground parking spaces, as well as 21 hanging bike racks and an electric vehicle charging station. They are doing a few more tweaks to the landscaping plan. The outside of the building will contain a creamy tan masonry brick on the retail corner and on the base of the building. Dark and light grey ribbed metal panels, along with a reddish flat accent panel, will be used to finish off the building. The ribbed panels will be used in horizontal and vertical fashion. It also breaks up the building facing Larch Street. It will have a contemporary element, with a warehouse look to it. The original submittal showed the building 47 feet tall. They are now asking for 48 feet tall due to the fourth floor having 10 foot ceilings instead of 9 foot ceilings.

Mr. Olejniczak mentioned that he has a cost estimate to relocate Sturgeon Bay Utilities underground along Larch Street. At & T and Charter Communications have been contacted about the wires being buried underground. Nothing has been decided at this time.

Mr. Gilson said he is in favor of less parking stalls in the parking garage, but larger stalls, so it would be easier for someone to park a truck. Mr. Lee responded there is one parking stall per unit. They are 8 feet wide and 18 feet deep.

Mr. Olejniczak stated that a revised landscaping plan was submitted with changes made to address the City's code. The types of trees were specified, such as the Honey Locust along the west edge, and the Autumn Blaze Maple street trees. The City Forester needs to approve the species. The rain garden was correctly shown. Also, the WDRB approved the building design, but the outdoor lighting and signage needs to come back for approval. It was noted that the WDRB would not accept any outdoor lighting other than full cut-off fixtures.

Mr. Gillis expanded on the lighting. All outdoor and common space lighting will be LED, as well as the majority of the lighting in the dwelling units. White roofing will be used instead of black. They will also be working on a street vacation with the triangular piece off of Madison Avenue and vacating 8 feet on Larch Street to widen the street.

Mr. Wiesner expressed his concern about the alley coming off of Madison and Lansing Avenues. Mr. Olejniczak stated that currently it is a right turn only as you approach Madison Avenue. If there was too much traffic the City could convert it to a one-way alley going west. Mr. Gillis added that another option would be to remove the entrance on Locust Ct.

Mr. Starr wondered about the street trees and how tall they will get. They could eventually block the view for the tenants ten to twenty years from now. The developers will work with the City Forester on the types of trees to be planted. Mr. Vandertie would prefer a variety of trees.

Mr. Gillis added that Wisconsin Management will manage the property. He is not sure how many investors there will be.

Scott Moore, 947 Pennsylvania Street, gave a word of caution regarding a great deal of dissatisfaction in the City with development agreements, where the City is sharing costs of developments that exceed streets, gutters, etc. and the cost of the building itself being incurred by the City.

Mr. Olejniczak stated that the Commission can recommend to Council approval of the final PUD, deny it, or approve with conditions.

Discussion continued. Moved by Mr. Starr, seconded by Mr. Vandertie to recommend to Council approval of the Final Planned Unit Development for New Urban Focus, Inc., located at 49 N. Madison Avenue, subject to:

1. The landscaping plan shall include at least 4 canopy trees within 10 feet of the parking area, 6 street trees along Larch Street, and 3 street trees along Madison Avenue, with tree species to be approved by the City Forester.
2. The following zoning parameters shall be incorporated into the PUD zoning ordinance.
 - a. Building height is not to exceed 4 stories and 48 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.
 - d. Up to 10 parking spaces within the indoor parking area may have reduced width (compact car spaces), provided the width of those spaces shall not be less than 8'-0".
 - e. Any exterior lighting needs to use the cutoff fixtures to prevent spillover onto

adjoining parcels.

3. Approval by the City 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.

A vote was taken on the motion. All ayes. Carried.

Adjourn: Moved by Mr. Statz, seconded by Ms. Brooks to adjourn. Carried. Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary