

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,

Cheryl Nault
Community Development Secretary