

CITY PLAN COMMISSION
Wednesday, August 19, 2020

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, Jeff Norland, Debbie Kiedrowski, and David Hayes were present. Also present were Alderperson Gary Nault, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, Community Development Secretary Cheryl Nault, and present via Zoom were Vandewalle & Associates consultants Meredith Perks and Jeff Maloney.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from July 15, 2020.
4. Public comment on non-agenda Plan Commission related items.
5. Conditional use request from David Hayes to allow an existing bed and breakfast facility to be converted into a single-family dwelling, located at 111 S. 7th Avenue.
Presentation:
Public Hearing:
Consideration of:
6. Consideration of: Comprehensive Plan Update.
7. Zoning Text Amendment regarding Height of Buildings in the Heavy Industrial (I-2) District.
8. Adjourn.

All ayes. Carried.

Approval of minutes from July 15, 2020: Moved by Mr. Hayes, seconded by Ms. Kiedrowski to approve the minutes from July 15, 2020. All ayes. Carried.

Public comment on non-agenda Plan Commission related items: Hans Christian, 330 N 3rd Avenue, stated that he lives across from the train depot and shipyard. He talked about the shipyard's boundary. There should be a plan for improvement from Jefferson Street to Sunset Park. It is long overdue to make it more aesthetically pleasing.

Conditional use request from David Hayes to allow an existing bed and breakfast facility to be converted into a single-family dwelling, located at 111 S. 7th Avenue:

Presentation: Mr. Hayes presented his request for a conditional use to convert his bed and breakfast back to a single-family dwelling. He has a potential buyer for his property and they want to purchase it for a single-family home.

Mr. Norland pointed out that it still could be used as a single-family dwelling without a conditional use. Mr. Hayes responded that a mortgage is easier to obtain if the property was single-family use. The perspective buyers have no interest in buying it for a business.

Due to conflict of interest, Mr. Hayes excused himself from the meeting and left the Council Chambers.

Public Hearing: Mayor Ward opened the public hearing at 6:08 p.m. No one spoke in favor or in opposition of the conditional use request. There were no letters of correspondence in favor or in opposition. The public hearing was declared closed at 6:09 p.m.

Consideration of: Mr. Sullivan-Robinson stated that the property is zoned Multiple-Family Residential (R-4). The original use of the property was Single-Family Residential. In 1987, a conditional use was granted for a bed and breakfast. The property is surrounded by residential use and the proposed use conforms to the Comprehensive

Plan. Considering that Single-Family Residential was the original use of the property and it will not be detrimental to the surrounding properties, staff recommends approval of the conditional use request.

Mr. Olejniczak stated that years ago single-family homes were allowed in the Multi-Family district. It was then changed to a conditional use. In some areas where apartments were desirable because single-family homes were a permitted use, it was making it more difficult to construct the apartments later on if there were several single-family homes in that area. He believed the intention of the conditional use was for raw land that was being developed. In this case, it is a neighborhood that has been developed for well over 100 years with mostly single-family homes. It would make sense to allow this as a single-family home.

After a short discussion, it was moved by Mr. Holey, seconded by Mr. Norland to approve the conditional use request. All ayes. Carried.

Mr. Hayes returned to the Council Chambers.

Consideration of: Comprehensive Plan Update: Mr. Olejniczak stated that continued progress is being made toward the new updated Comprehensive Plan. Mr. Holey volunteered to record a welcome video to set the stage for the virtual open house that was followed by a narrated presentation by Ms. Perks, which is found on the City's website. In addition, a comment form was created and posted to the website, along with the latest draft of the Comprehensive Plan. Notices were sent to everyone that participated in the other open houses, etc. Unless there were any other issues, the next step would be to set a public hearing date.

Ms. Perks stated that the goal at this meeting was to set a public hearing date. A 30-day public notice period, required by State Statute, is where the updated plan will be available to the public and can prepare for the joint Council/Plan Commission public hearing, which will take place after the 30-day notice. Only two responses were received from the public input survey that had supportive feedback.

Ms. Perks added that In terms of changes, the document was formatted into a more graphic, more visually interesting document, along with more clarity on the maps and figures. Also, an additional recommendation was added in the Economic Development Chapter to promote Sturgeon Bay as a recreation destination. Additional language on the Ice Age Trail was included. Highlighting the skilled workforce and a focus on City functions or making clear when it is a City function or when in partnership has also been updated in the draft. Glossary is a key word that was discussed at the previous meeting, not to fall in planner jargon and to provide definitions, which was also added. This is a 10-year plan with a 20-year outlook.

Kelly Avenson, 26 N 3rd Avenue, stated that the City should reach out as much as possible for public input.

Mr. Hayes stated that he would somehow like to identify and encourage more transparent, friendly, and supportive relationships between the businesses, industries, and community. This could be more of a higher priority and create a subcommittee that focuses on that relationship. He doesn't want the Plan to be held up any more.

Ms. Kiedrowski agrees with Mr. Hayes. The Industrial Park may set businesses apart and may not feel as much of a part of the community. Maybe verbage could be added regarding drawing in more of the industrial and manufacturing areas. She wondered why there are two separate routes for the Ahnapee Trail and Ice Age Trail. She thought that the Plan can move forward to a public hearing.

Mr. Norland stated that the picture of the granary (page 4) should be replaced with an upscale picture of the Industrial Park. The granary picture says nothing about our city. Secondly, in the Housing chapter, the Plan Commission wasn't really interested in the accessory dwelling units. Thirdly, the annual review of the Plan is very important. He felt that the Plan could move forward to a public hearing.

Mr. Statz stated he is ready for the Plan to move forward to a public hearing.

Ms. Reeths thanked Vandewalle for updating the Plan. The 2020 ALICE report recently came out and she would like to see most current statistics added. She also feels the Plan should move forward.

Mr. Holey thought the Plan was ready to go forward, but had a few comments. On page 14, under largest employers, Sevastopol High School is listed, but not Sturgeon Bay High School. Walmart is not listed either. On page 20, nothing is said about the need for child care. In regard to Chapter 2, he felt that Agriculture is the least important of the three and it should read Natural Resources, Environmental Sustainability, and Agriculture.

Mayor Ward stated a great job was done eliminating some of the jargon. He felt that the Commission was ready to go forward with the public hearing.

Moved by Mr. Holey, seconded by Ms. Reeths to set the date for the public hearing on October 6, 2020 at a joint Plan Commission and Council meeting.

Mr. Olejniczak mentioned that the virtual open house and comment opportunity will be available on the website until October 6th.

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

Zoning Text Amendment regarding Height of Buildings in the Heavy Industrial (I-2) District: Mayor Ward referred to a memo written by Mr. Olejniczak that stated this issue came up because of plans from Bay Shipbuilding for new construction in the South Yard. One building would be 110 feet tall and the other would be 57 feet tall. He then allowed the public to speak.

Kelly Catarazolli, 334 N 3rd Avenue, stated that not only would this affect her business and neighbors, but also the Stone Harbor condos. She was disheartened to see this come to Plan Commission to change the rules. A 60-foot high building would take away the view from people coming from the downtown to the park. It is the scenic drive going north. There are ways that Bay Ship could make the area more attractive. The Palmer Johnson buildings are 53 feet tall. The public would not have any input with an ordinance change. She encouraged the Commission not to change the ordinance.

Hans Christian, 330 N. 3rd Avenue, stated that he respects Ms. Catarazolli's opinion, but also respects the Plan Commission's position. Public input should not be surrendered. We have to remain an effective community. There are already buildings as high as 53 and 57 feet. He trusted the Commission to think long-term and also to think about the consequences regarding the decisions.

Kelly Avenson, 26 N 3rd Avenue, also encouraged not to remove the checks and balances that there currently is for restrictions. She supported what Ms. Catarazolli stated and not remove the control that we have as far as community members and the City itself.

Paul Anschutz, 221 N 6th Avenue, shared a thought about coming down Jefferson Street. With a building 110 feet high, you won't be able to see the trees on the West Side. He wondered if the Plan Commission was given a need for this type of variance from Bay Ship. There should be a need shown. Blueprints should be provided.

Mr. Hayes referred to Mr. Olejniczak's memo. He would like to have in writing, from Fincantieri, the need and unique burden, and how that burden has forced them to modify their business plan or how they do operations. The need could also be reflected in some type of drawing. He didn't feel that there was enough information. He was concerned about height restrictions and visual impact. Sturgeon Bay has a beautiful waterfront.

Mr. Olejniczak added that the matter before the Commission is what an appropriate maximum building height in the I-2 district should be. Currently, it is 45 feet. A number of buildings constructed in recent years that exceed 45 feet is because of variances that have been granted. Buildings that have to do with shipbuilding need more clearance than what the zoning code allows. It was brought to the Plan Commission's attention to see if there is a desire to allow for taller buildings in the I-2 district. He offered several options to consider. The first option was to make no changes to the zoning code. The second option would increase the height limit in the I-2 district to 60 or 80 feet. The third option would allow buildings in the I-2 district that are above the height limit to be approved by the Plan Commission. The last option would be to eliminate the height limit in the I-2 district.

Mr. Olejniczak added that any project has to go before the Aesthetic Design & Site Plan Review Board for approval. The Board reviews the style of construction and things of that nature.

Ms. Reeths would like to see blueprints of a project. She agreed with Mr. Christian regarding beautification. It should be a requirement of the business to do some beautification in the area.

Commission members discussed the options. It was the consensus of the Commission to eliminate the option of eliminating the height limit in the I-2 district, as well as eliminating the option of increasing the height limit in the I-2 district to 60 or 80 feet. It was agreed upon to have staff work on the option of allowing buildings in the I-2 district that are above the height limit to be approved by Plan Commission.

Mayor Ward said that a request for information could be made as far as a providing a blueprint and a reason why the project needs to be done.

No further action was needed.

Adjourn: Moved by Mr. Norland, seconded by Mr. Hayes to adjourn. All ayes. Carried. Meeting adjourned at 7:18 p.m.

Respectfully Submitted,

Cheryl Nault
Community Development Secretary