

AGENDA
CITY OF STURGEON BAY
PLAN COMMISSION
Wednesday, February 17, 2021
6:00 p.m.
City Council Chambers
421 Michigan Street, Sturgeon Bay, WI

1. Roll Call.
2. Adoption of Agenda.
3. Approval of minutes from January 20, 2021.
4. Public comment on non-agenda Plan Commission related items.
5. Conditional use request from Susan Hartzell to allow an outdoor miniature golf course facility to be located at parcel # 281-66-12003301C.

Presentation:
Public hearing:
Consideration of:

6. Consideration of: Conceptual PUD Review for Northpointe Development to allow the construction of a 53-unit apartment building located at 92 E Maple Street; Parcel # 281-1210080101B.
7. Consideration of: Initial Presentation to rezone various properties from I-2 to C-2 within the downtown area.
8. Consideration of: Restructuring Permitted and Conditional Uses within the Sturgeon Bay Zoning Code.
9. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Notice is hereby given that a majority of the Common Council may be present at this meeting to gather information about a subject over which they have decision-making responsibility. If a quorum of the Common Council does attend, this may constitute a meeting of the Common Council and is noticed as such, although the Common Council will not take any formal action at this meeting.

Plan Commission Members

Mayor David Ward
Ald. Kirsten Reeths
Helen Bacon
Jeff Norland
Mark Holey
Dennis Statz
Debbie Kiedrowski

2/12/21
4:00 p.m.
CSR

CITY PLAN COMMISSION
January 20, 2021

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 Ward, Kisten Reeths, Helen Bacon, Mark Holey, Dennis Statz and Debbie Kiedrowski were present. Member Jeff Norland arrived at 6:09 p.m. Also present were City Administrator Josh VanLieshout, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson and Deputy Clerk/Treasurer Laurie Spittlemeister.

Adoption of agenda: Moved by Ms. Reeths, seconded by Mr. Holey to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from November 18, 2020.
4. Public comment on non-agenda Plan Commission related items.
5. Conditional use request from Patrick & Alexandra Cole for a home occupation to conduct onsite retail sales of baked goods, located at 364 S Duluth Avenue:
 - a. Presentation:
 - b. Public hearing:
 - c. Consideration of:
6. Conditional use request from Northpointe Development Corp. to convert the former Westside School building into 15 apartment units, located at 17 W Pine Street:
 - a. Presentation:
 - b. Public hearing:
 - c. Consideration of:
7. Consideration of: Potential rezoning of I-2 zoned properties along S. 1st Ave and S 2nd Ave.
8. Consideration of: Comprehensive Plan implementation – review of potential zoning ordinance amendments.
9. Adjourn.

All ayes. Carried.

Approval of minutes from November 18, 2020: Moved by Ms. Bacon, seconded by Ms. Kiedrowski to approve the minutes from November 18, 2020. All ayes. Carried.

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

Conditional use request from Patrick & Alexandra Cole for a home occupation to conduct onsite retail sales of baked goods, located at 364 S. Duluth Avenue:

Presentation: Mr. Olejniczak explained that upon approval, a recommendation does not have to then be forwarded to Common Council. Patrick & Alexandra Cole have requested to sell baked goods from their home. Since customers are going to them, it affects residential area.

Patrick Cole, owner of Door County Bagel Co. stated his company was created in October last year. Baked goods are made at their home, customers then have set times to pick up from their driveway. Deliveries will also be made in the area if requested.

Member Jeff Norland arrived at 6:09 p.m.

Mr. Cole continues that as of right now, a commercial kitchen is not needed if they sell directly to customers. A commercial kitchen is needed if they sell to a business that will resell or go over \$25,000 in sales for the year. Currently they are well below the dollar amount, bringing in around \$2,000 per month.

Ms. Reeths inquired who handles liabilities, such as a customer slips and falls in their driveway. Mr. Cole responded they are currently looking into getting business insurance.

Public Hearing: Mayor Ward opened the public hearing at 6:16 p.m.

Mr. Olejniczak read a testimony of opposition from Theresa Annoye, 346 S Duluth Ave.

Public hearing was declared closed at 6:19 p.m.

Consideration of: Moved by Mr. Statz, seconded by Ms. Bacon to approve the conditional use application as presented. All ayes. Carried.

Conditional use request from Northpointe Development Corp. to convert the former Westside School building into 15 apartment units, located at 17 W. Pine Street:

Presentation: Mr. Olejniczak explained process of conditional use. Northpointe Development, LLC representative Andy Dumke, 2062 Menomonee Drive, Oshkosh stated they intend to convert former Westside School into 15 apartment units: 1 studio, 7 one bedroom and 7 two bedroom apartments. Eight of the units will be affordable housing, where people applying for housing will need to fit into certain income criteria.

Jonathan Brinkley, 229 E Division Street, Fond du lac, is the architect for the project. He explained that a new entrance to the building will be through the old gym. They intend to utilize the original windows and stairs in the building and enhance the outside entrance with landscaping.

Questions from members were addressed. Mr. Dumke mentioned that they were not seeking out Federal and State historic tax credits, but would like to add the building to the local historic list. They intend to keep as many of the historic items in the building and utilize them in the units, including the chalk boards. Flooring and ceilings may need to be removed because of the asbestos.

Public Hearing: Mayor Ward opened the public hearing at 6:34 p.m.

Pat Blizel, 69 W Pine Street, expressed that the City needs to give positive and negative impacts to neighborhood and residents, such as property values, traffic, how much land will be taken away and pedestrian impact.

Jim Whitman, 537 Kentucky Street, lived in the area until December. He is concerned about road expansion is now being considered for the south side of Redwood Street. He asked the City to consider widening using property from the other side of the road, as there is more room to expand.

Carl Bridenhagen, 1028 W Maple Street, is glad they are no longer using Westside Field and they are getting funding from the County. Mr. Bridenhagen asked for Northpointe Development to install a net so home runs do not hit any vehicles in the new parking lot.

Public hearing was declared closed at 6:39 p.m.

Consideration of: Moved by Mr. Norland, seconded by Ms. Kiedrowski to approve the conditional use application based upon the submitted plans with the following conditions:

1. Easements must be recorded for the sanitary sewer, water, and storm sewer mains on the site.
2. Approval by SBU of the final plan for water service, including having separate laterals for fire protection service and domestic service.
3. The developer is responsible for added costs associated with widening Redwood Street, if applicable.
4. All exterior lighting shall be shielded to prevent lighting from being cast skyward or onto adjoining properties.

Mr. Brinkley mentioned W Redwood Street expansion to the north is just as feasible as it is to the south. Mr. Statz inquired on the time frame of the garages. Mr. Dumke responded that there is contingency within the construction budget. Depending on the how the project develops and the amount of funds left, the garages may be able to be built 3-4 months after the apartments are complete. Ms. Reeths inquired if a retention pond is still needed, which Mr. Olejniczak stated that with the scaled down plan a retention pond is no longer needed. Additional comments and inquires from Members were addressed by Mr. Dumke. They include the number of surface parking spaces if garages are built and suggestion of including a small playground on the property. If approved, construction would start late spring/early summer and may take up to 9 months.

Vote was taken on the motion. All ayes. Carried.

Consideration of: Potential rezoning of I-2 zoned properties along S. 1st Ave and S 2nd Ave: Mr. Sullivan-Robinson explained there are a few parcels on S 1st Ave and S 2nd Ave that are still zoned Heavy Industrial (I-2). This was due to Peterson Builders and Palmer Johnsons owning the properties. Over time, properties were sold and rezoned to accommodate their new uses. The City is asking the Plan Commission if they would like to rezone the properties now or wait until property owner makes that request.

Mr. Olejniczak continued explained property list and gave the following options for the commission. Wait for rezoning request from property owners, rezone some of the properties, rezone all of the properties. Discussions would take place at several meetings before making a final decision.

Moved by Ms. Reeths, seconded by Mr. Statz to initiate the potential of rezoning I-2 zoned properties along S 1st Ave and S 2nd Ave. All ayes. Carried.

Consideration of: Comprehensive Plan implementation – review of potential zoning ordinance amendments: Mr. Olejniczak explained Jackie Mich from Vandewalle & Associates, Inc. came up with 9 suggestions to clean up City of Sturgeon Bay comp plan. They are as follows:

1. Zoning Districts for High-Impact Activities – need to have evidence, such as traffic study.
2. Land Use Categories – use broad categories so many things can fall under the same one. The City has started this process, but has not completed.
3. Land Use Organization – have a chart or list for each district. Currently overlapping rules cause issues within a different district.
4. Short-Term Rentals – Plan Commission has already elected not to do anything at this time.
5. Small Lot Single Family Zoning District – Example of homes built in neighborhoods with smaller houses. Most developers willing to build bigger homes than what is in code.
6. Design Standards – the Aesthetic Design & Site Plan Review Board already handles a lot of these items. Look at each design standard so new buildings do not look out of place.
7. Mixed Use Development – A parcel can have 2 different buildings with 2 different uses. Currently the parcel owner would need to do a PUD. The same would hold true for a single building with multiple uses.
8. Performance Standards – Need to allow C-3 in all districts. Example of this is Starboard Brewery where they brew in the rear of the building and have a taproom for people to purchase.
9. Landscaping – suggestion to have one section in the code that uniforms all landscaping requirements. Right now landscaping requirements are in at least three different areas.

Mr. Olejniczak looked to the members for direction on how to proceed. They could tackle a couple at a time by doing them in order or picking which ones to accomplish first. Members stated which items they had preference to accomplishing prior to others. Mayor Ward and Mr. Olejniczak will work together to place higher priority items on the next agenda.

No action was needed.

Adjourn: Moved by Mr. Holey, seconded by Ms. Kiedrowski to adjourn. All ayes. Carried. Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Laurie A. Spittlemeister
Deputy Clerk/Treasurer

Executive Summary
Conditional Use – Miniature Golf Facility for Susan Hartzell
Plan Commission February 17, 2021

Summary: Susan Hartzell is petitioning the City to allow the construction of an outdoor miniature golf course. The subject property is located at the northeast corner of Grant Avenue and HWY 42/57; parcel #281-66-12003301C. The project would include an 18-hole course, a small concessions/office building, and onsite parking with 28 parking spaces. Under section 20.14(2)(j) outdoor recreation facilities require a conditional use permit, which is reviewed by the Plan Commission. If approved, this project would subsequently get reviewed by the Aesthetic Design and Site Plan Review Board.

Existing Conditions: The subject properties are zoned General Commercial (C-1) and primarily vacant. However, it contains a storm drainage pond and above ground power lines owned by American Transmission Company running diagonally through the site. The electrical transmission easement severely limits the ability to develop the site.

To the west, is an insurance company, a seasonal garden center, an approximately a 7-acre vacant property, and an apartment complex. To the north, there is an additional multiple-family residential development. To the east is a 12.5-acre undeveloped property owned by the Department of Transportation. To the south across the highway is a farmstead and single-family dwelling located within the Town of Nasewaupée. The surrounding properties are zoned a combination of General Commercial, Conservancy, or PUD, except the land within the Town is not zoned.

Layout: The proposed layout has the parking area and building located northwesterly of the ATC transmission lines, with the mini-golf course located southeasterly of the transmission lines. This layout seems reasonable and the building complies with the minimum yards (setbacks). Due to the transmission easement, the proposed improvements are subject to review by the American Transmission Company. ATC has tentatively approved the plans but they need to perform a final review/approval.

Parking and Access: The proposal includes 28 off-street parking spaces accessed by Grant Ave. Originally, the developer also planned for additional overflow parking to the north on lot 281-66-12003301D. The developer is no longer proposing to buy that lot, but the 28 spaces should be sufficient for this use. The design of the parking area meets the requirements of the zoning code. The driveway to Grant Avenue is situated northerly of the “no access” frontage along Grant Ave.

Pedestrian Access: No pedestrian access is proposed in the project area. Some of the existing developments in this area have sidewalks. When the townhouses to the north were approved, it was agreed to consider the need for a sidewalk at the time that Grant Avenue is extended. That same line of thinking applies here. The City can install a sidewalk at any point in the future and assess the abutting property owners.

Utilities / Stormwater: The building will be served by existing City sewer and water mains via laterals that are stubbed to the property. The City Engineer has reviewed the project for stormwater management code compliance and has no current concerns. The parking lot runoff is directed to the storm sewer in Grant Avenue and eventually gets to the stormwater detention pond.

Grant Avenue extension: City staff contacted the Department of Transportation about this proposal since the City and DOT are parties to a memorandum of agreement concerning Grant Avenue. The terms of the agreement require the City to create secondary access to this area by extending Grant Avenue to connect to Sawyer Drive. To date the DOT has not pushed the City to accomplish this. With this development, however, the DOT has stated that it is time for the City to move forward with creating that connection. The street connection is also part of the recently adopted Comprehensive Plan.

Conditional Use Review Criteria: In general, the zoning ordinance directs the Plan Commission to consider whether the proposed development will adversely affect property values in the vicinity and review the architectural and engineering plans for the project. In addition, there are six review criteria listed in the conditional use section of the code. The development appears to comply with the review criteria of the zoning code. The code also specifies that the Plan Commission can place conditions on the project if necessary.

Recommendation: This particular lot is tough to develop due to the ATC easement. The miniature golf use is reasonable and provides another recreational option for city residents. Staff recommends approval of the project subject to the following conditions:

1. The applicant must provide written approval for the layout from the American Transmission Company.
2. Lighting must be night sky friendly and contained within the property via recessed fixtures or fixture shields.

Prepared by: 
Christopher Sullivan-Robinson
Planner / Zoning Administrator

2-12-21
Date

Prepared by: 
Marty Olejniczak
Community Development Director

2-12-21
Date

CITY OF STURGEON BAY CONDITIONAL USE PERMIT APPLICATION

Date Received: 2/18/20
Fee Paid: \$ 350.00
Received By: CHZIS

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	<u>Susan Hartzell</u>	
Company		
Street Address	<u>817 Superior St.</u>	
City/State/Zip	<u>Sturgeon Bay WI 54785</u>	
Daytime Telephone No.	<u>920-405-8555</u>	
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: S. Grant Ave
Location if not assigned a common address: p# 2816612003301C & 2816612003301D

TAX PARCEL NUMBER: ↓

CURRENT ZONING CLASSIFICATION: C1

CURRENT USE AND IMPROVEMENTS: None

IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM BEING REQUESTED FOR REVIEW: Conditional Use Approval for outdoor recreation facility. 20.14(2)(j) Miniature Golf Course

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North: C-1 General Commercial-Vacant
South: N/A
East: CON - Conservancy
West: CON - Conservancy
C-1 - General Commercial Insurance Agency

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:

North: _____

South: _____

East: _____

West: _____

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? _____ IF YES, EXPLAIN: _____

N/A

Attach an 8-1/2" X 11" detailed site plan (If site plan is larger than 8-1/2" x 11", also include 15 large sized copies), full legal description (preferably on disk), 8-1/2 x 11" location map, construction plans for the proposed project, and Agreement for Reimbursement of expenses. Site plan shall include dimensions of property, pertinent structures and buildings, proposed site improvements, signature of person who drew plan, etc.

Guan Hartzell
Property Owner (Print Name)

[Signature]
Signature

1-6-21
Date

Guan Hartzell
Applicant/Agent (Print Name)

[Signature]
Signature

1-6-21
Date

I, Guan Hartzell, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.

02-17-21
Date of review meeting

[Signature]
Applicant Signature

Staff Signature

Attachments:

Procedure & Check List

Agreement For Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director

Site Map - Conditional Use Request



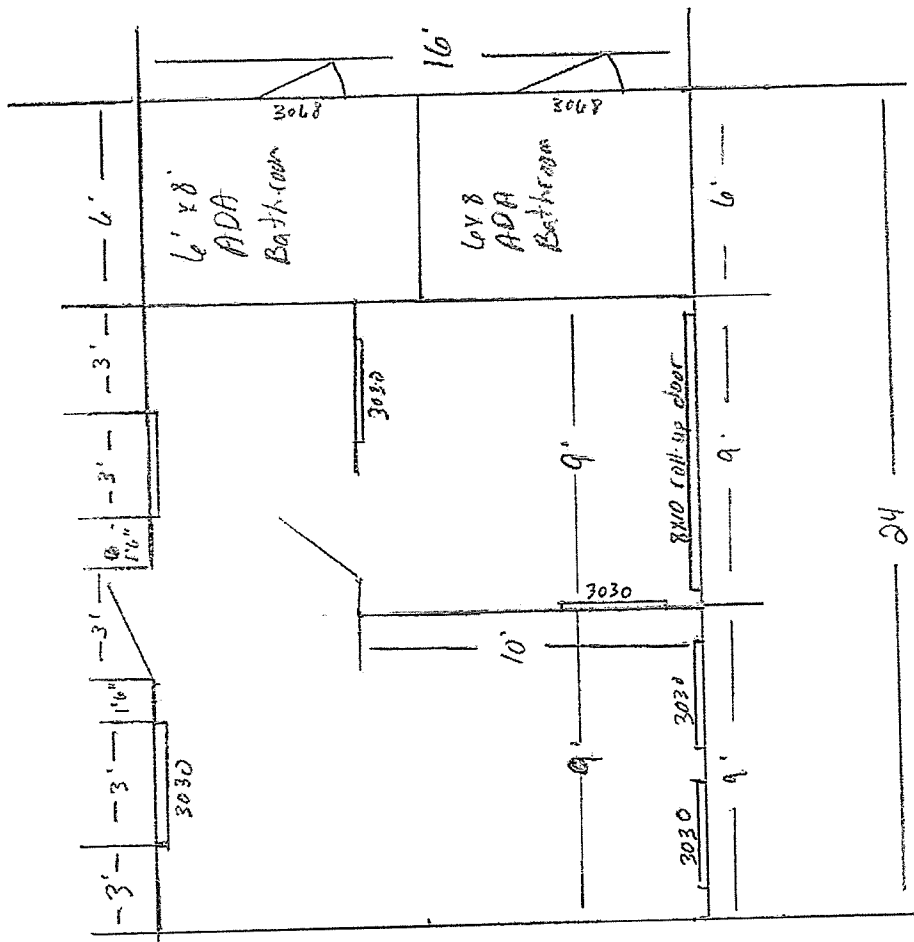
 Subject Property

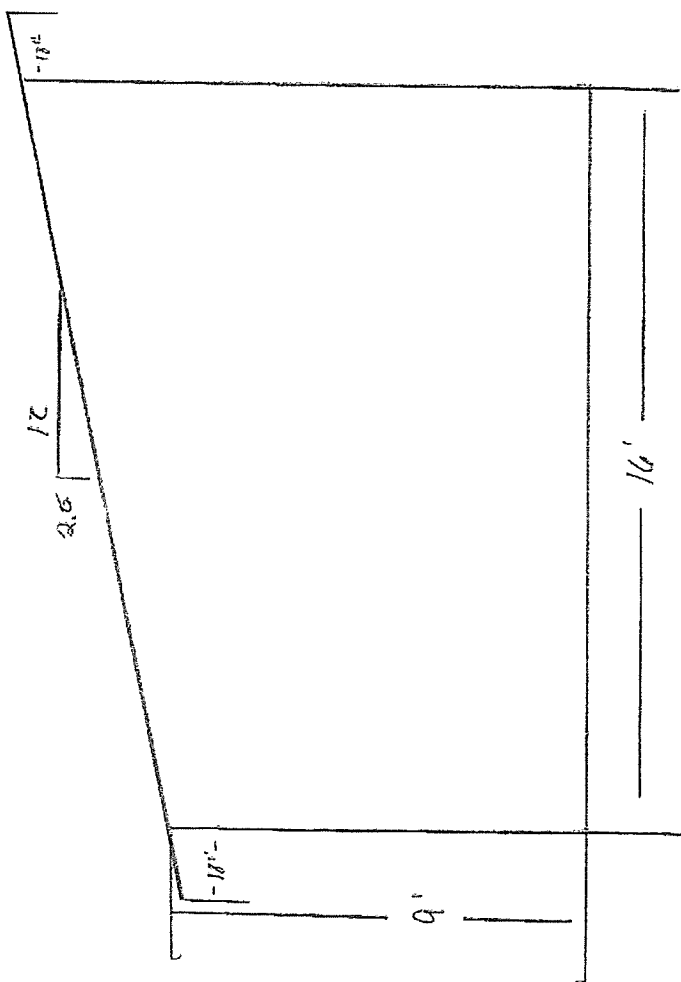
Note: Public hearing to be held on February 17, 2021 at City Hall

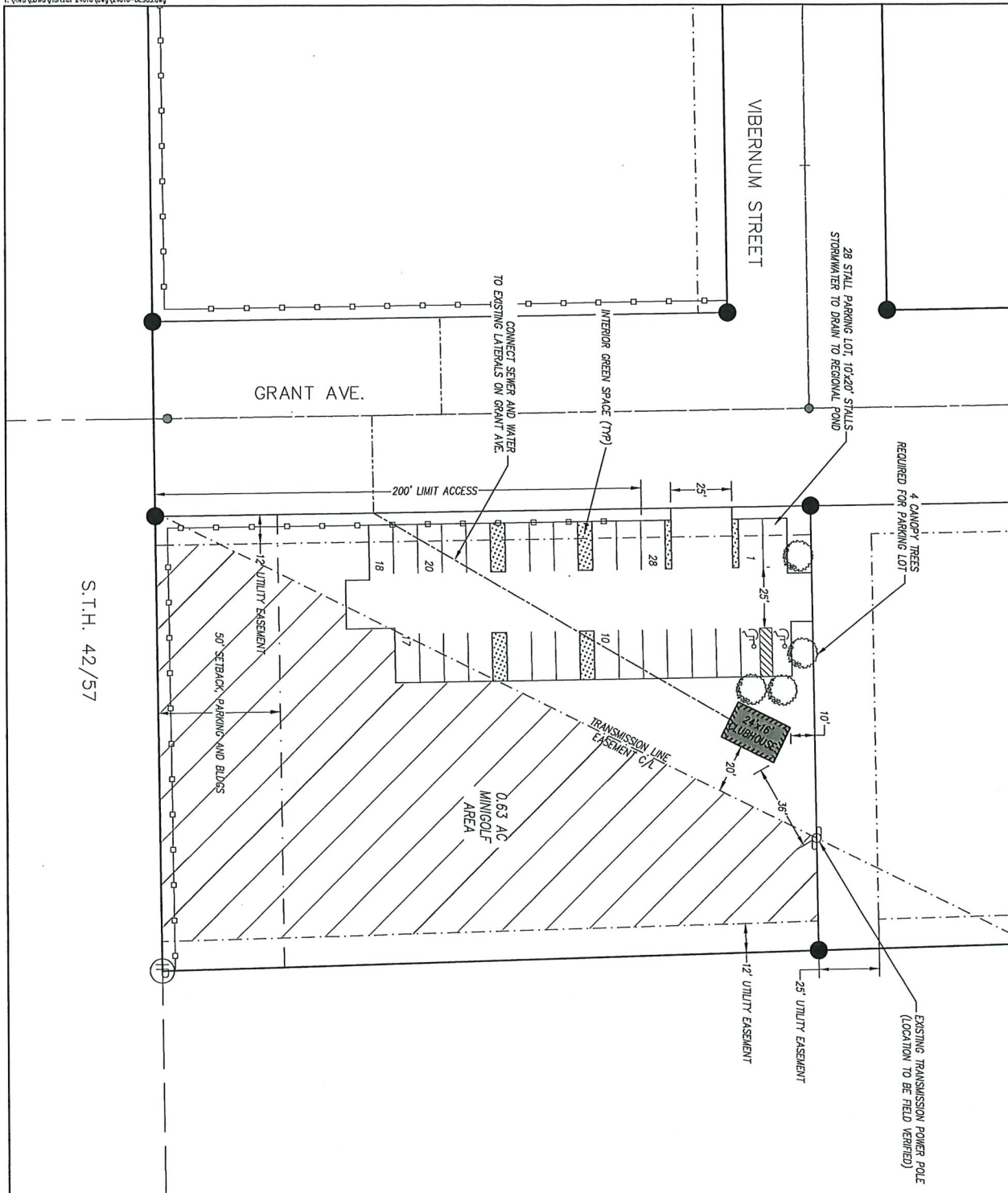




Susan Hartzell
24 x 16 x 9'

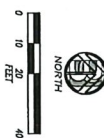






- NOTES:
1. PARKING LOT LANDSCAPE TREES: 4 CANOPY TREES REQUIRED WITHIN 10' OF PARKING LOT. TREES SHALL NOT BE PLACED IN UTILITY EASEMENTS. FINAL LOCATION OF TREES TO BE REVIEWED AND APPROVED BY ALC.
 2. PROVIDED BY ALC: INTERIOR GREEN SPACE: 50' OF 1137 SF PARKING LOT REQUIRED. 500 SF INTERIOR GREEN SPACE WITHIN PARKING LOT REQUIRED. 500 SF INTERIOR GREEN SPACE PROVIDED.

BEING:
 LOT 3 OF CSN #2414 V14 PG.235
 (49,856 SF, 1.14 AC)
 LOCATED IN:
 SECTION 12, TOWNSHIP 27 NORTH,
 RANGE 25 EAST,
 TOWN OF STURGEON BAY,
 DOOR COUNTY, WISCONSIN
 TAX PARCEL NO.:
 261-05-1200301C
 PROPERTY ADDRESS:
 NO. NUMBER - GRANT AVE.
 STURGEON BAY, WI 54235
 PREPARED FOR:
 SUSAN HARTZELL




PROPOSED MINIATURE GOLF

STURGEON BAY, WI



CONTENTS

SHEET #1 - SITE PLAN 1"=20'-0"	SHEET #6 - DETAIL SHEET #1
SHEET #2 - LAYOUT PLAN 1"=10'-0"	SHEET #7 - DETAIL SHEET #2
SHEET #3 - GRADING PLAN 1"=10'-0"	SHEET #8 - DETAIL SHEET #3
SHEET #4 - LAYOUT & GRADING PLAN 1"=10'-0"	SHEET #9 - DETAIL SHEET #4
SHEET #5 - LIGHTING PLAN 1"=10'-0"	SHEET #10 - COLOR RENDERING 1"=10'-0"



HARRIS
Miniature Golf

PROJECT:
Proposed
Miniature Golf
Surgeon Park, WI

DATE PRINTED: 07/12/21

REVISIONS:

NO.	DATE	DESCRIPTION
1	07/12/21	INITIAL LAYOUT

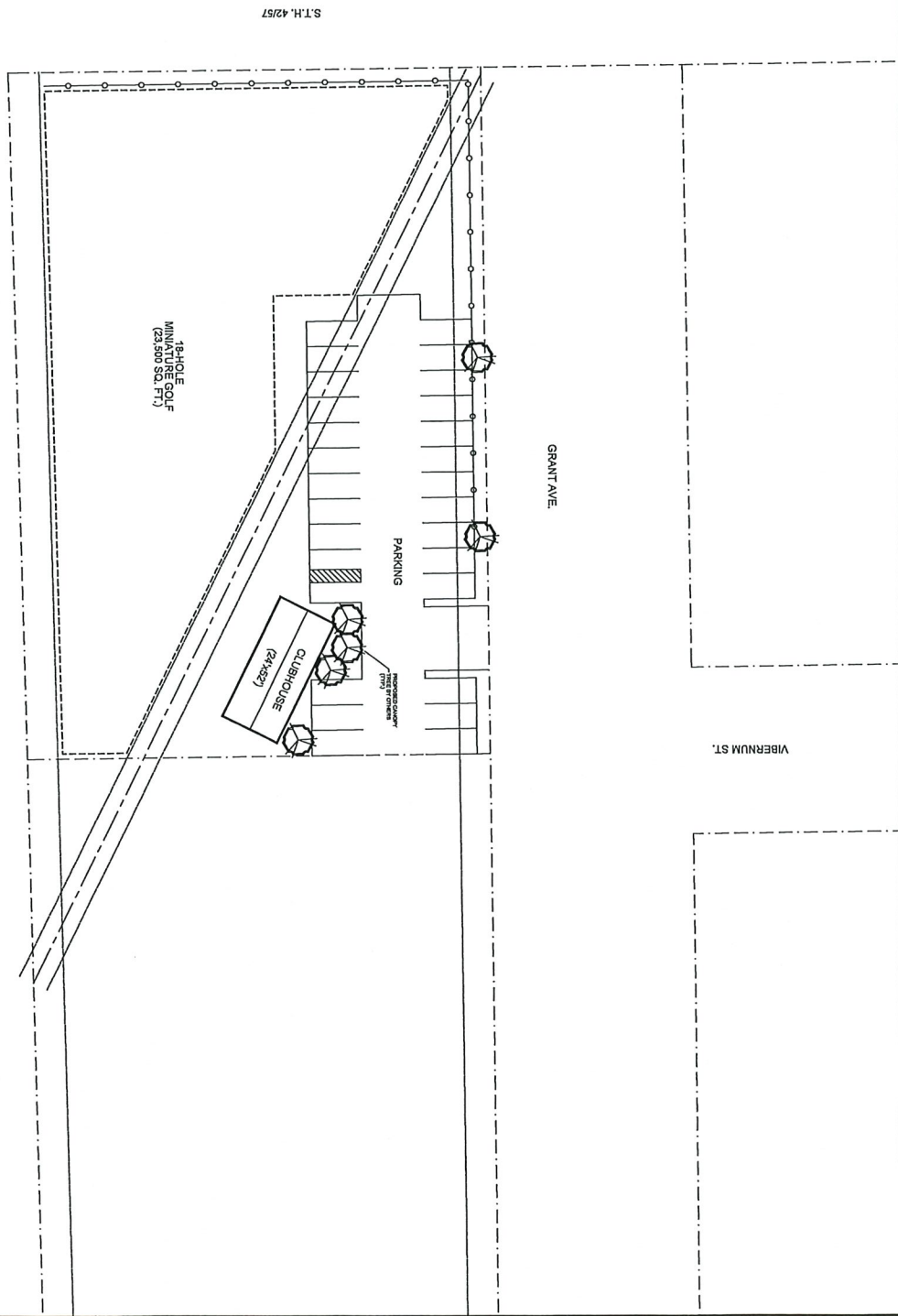
DRAWN BY: J. Ouyezek
CHECKED BY: P. Babin
DATE: 01/22/21
JOB #: 21-015

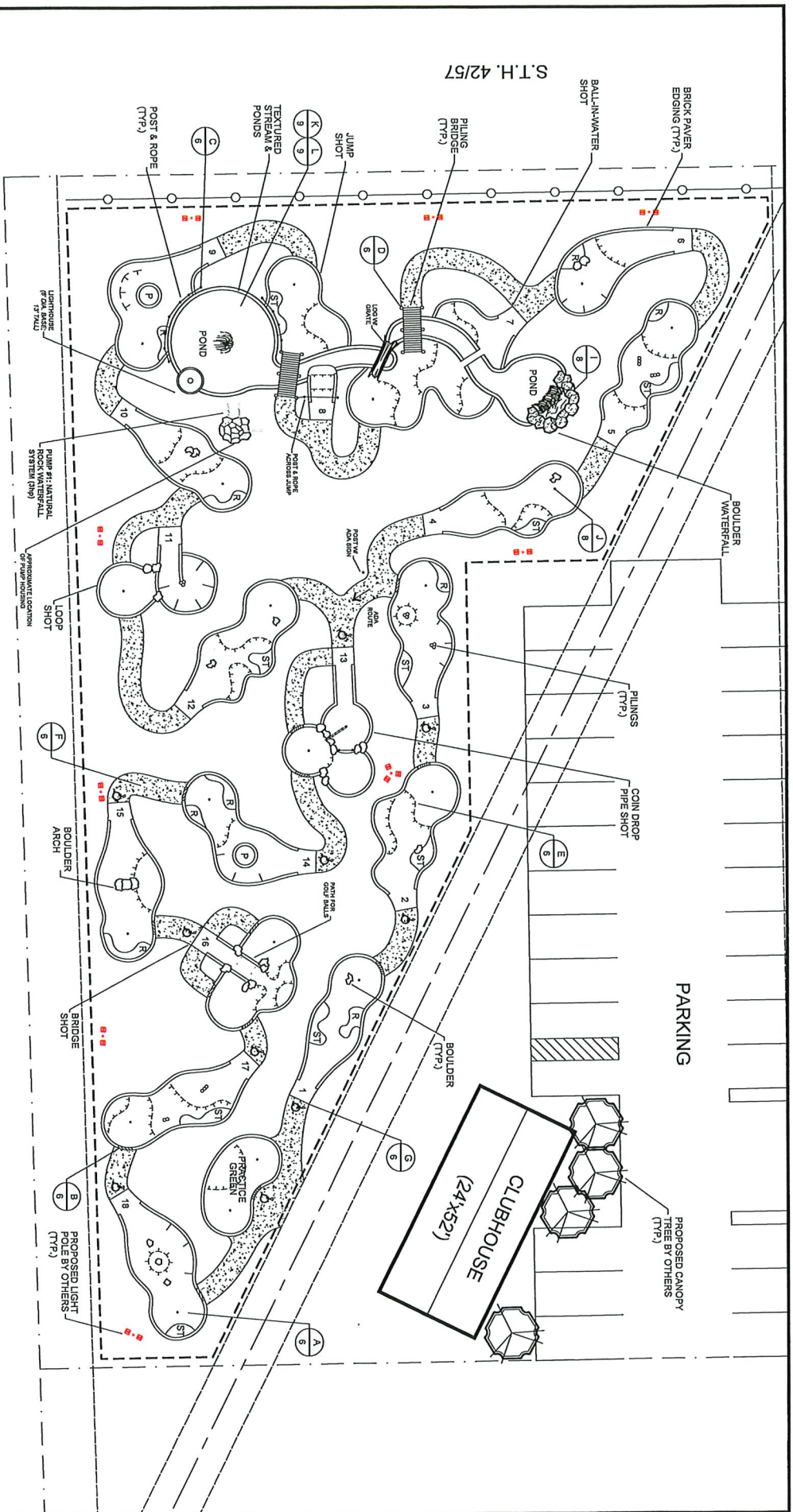
GRAPHICS LEGEND:

SYMBOL	DESCRIPTION
	N
	Scale 1" = 20'-0"
	Rough Trip
	Elevation Change
	Embankment

REUSE OF DOCUMENTS:

This document, and the designs incorporated herein, are the property of Harris Miniature Golf. It is to be used only for the project and site for which it was prepared. It is not to be used in whole or in part for the construction of any other project without the written consent of Harris Miniature Golf.





S.T.H. 42/57

NOTES:

1. All concrete on site shall be a fiber mesh based concrete with a 3500 P.S.I. rating.

2. Motor starters on items should be used to turn pumps on/off. Harris cannot warrant pumps that are controlled by starters alone.

3. Three Phase available but motor starter is required. Please consult your electrician in choosing appropriate pump assembly.

4. Owner MUST request Three Phase pumps IN WRITING.

5. It is strongly recommended that a back & boost transformer be installed if a single phase leg is taken from 3-phase service to power the pumps, due to the unstable voltage of this arrangement.

6. Spring fountain heads in lower ponds MUST be HIGHER than pump.



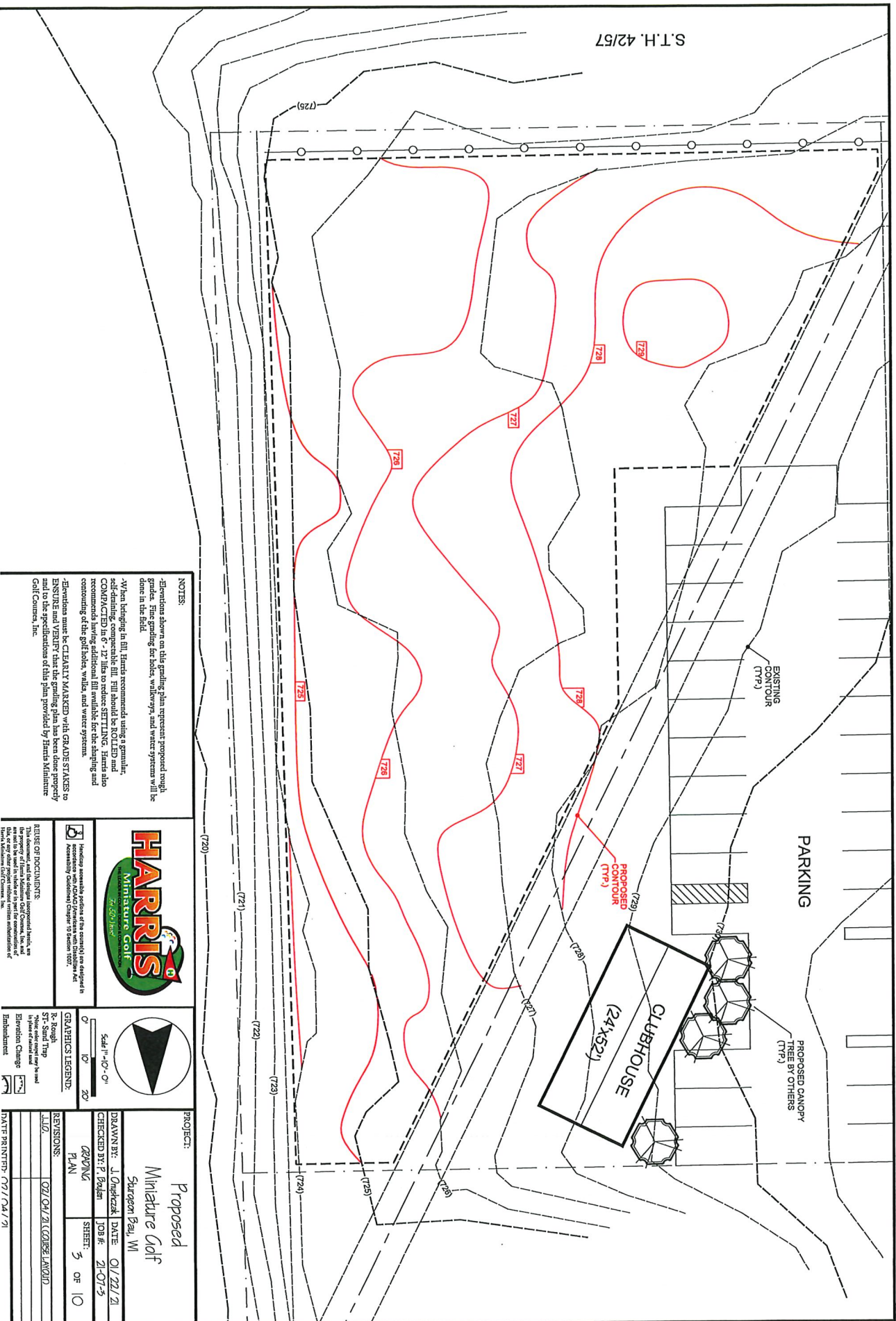
REUSE OF FOCUNENTS:
The property of Harris Miniature Golf Company, Inc. and its subsidiaries is hereby acknowledged. Harris Miniature Golf Company, Inc. and its subsidiaries are not to be used in any way to represent or imply endorsement of Harris Miniature Golf Company, Inc. and its subsidiaries.



GRAPHICS LEGEND:
R - Rough P - Plaster
ST - Sand Trap
Elevation Change
Enhancement

PROJECT:		Proposed	
		Miniature Golf	
		Saugan Bay, MI	
DRAWN BY:		J. Oszkaj	DATE: 01/22/21
CHECKED BY:		P. Bolen	JOB #: 21-07-5
LAYOUT		SHEET:	2 OF 10
REVISIONS:		PLAN	
J.L.O.		07/04/21 (CORRECTION)	
DATE PRINTED:		07/04/21	

S.T.H. 42/57



NOTES:


-Elevations shown on this grading plan represent proposed rough grades. Fine grading for holes, walkways, and water systems will be done in the field.

-When changing in fill, Harris recommends using a granular, self-draining, compactible fill. Fill should be NOTED and COMPACTED in 6" - 12" lifts to reduce SETTLING. Harris also recommends having additional fill available for the shaping and reworking of the golf holes, walks, and water systems.

-Elevations must be CLEARLY MARKED with GRADE STAKES to ENSURE and VERIFY that the grading plan has been done properly and to the specifications of this plan provided by Harris Miniature Golf Course, Inc.



PLEASE OF DOCUMENTS:
Harris Miniature Golf Course, Inc. and
this or any other project without written authorization of
Harris Miniature Golf Course, Inc.



Scale 1" = 40' - 0"

0 10' 20'

GRAPHICS LEGEND:

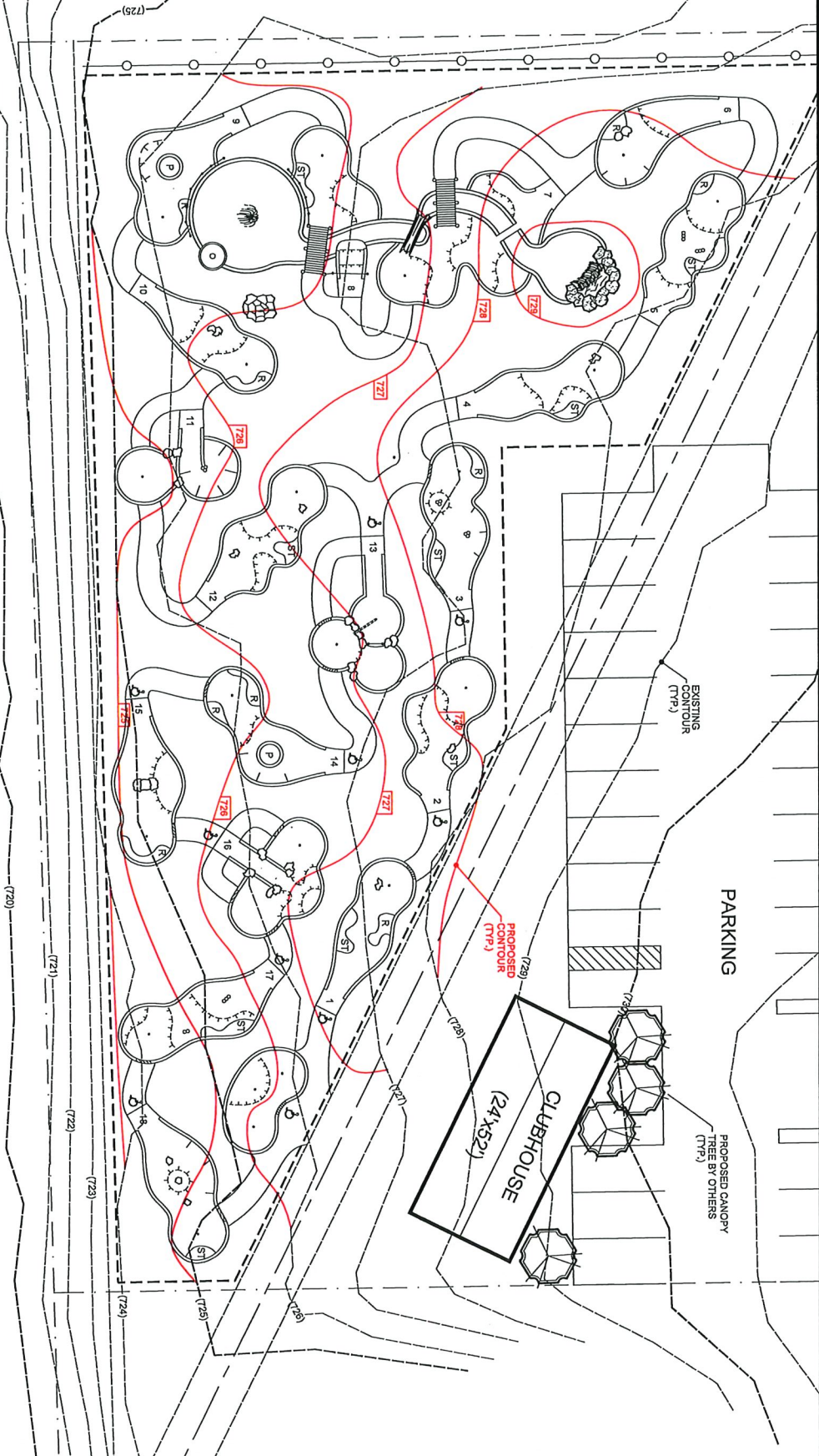
R - Rough

S.T. - Sand Trap

Embankment

PROJECT:		Proposed	
		Miniature Golf	
		Shorewood Park, WI	
DRAWN BY:		J. Opatkiewicz	DATE: 01/22/21
CHECKED BY:		P. Bolen	JOB #: 21-07-3
REVISIONS:		PLAN	SHEET: 5 OF 10
DATE PRINTED:		02/04/21 (COPIES: 10)	

S.T.H. 42/57



NOTES:

Elevations shown on this grading plan represent proposed rough grades. Fine grading for holes, walkways, and water systems will be done in the field.

-When bidding in fill, Harris recommends using a granular, self-draining, compactible fill. Fill should be ROLLED and COMPACTED in 6" - 12" lifts to reduce SETTLING. Harris also recommends having additional fill available for the shaping and construction of the golf holes, walks, and water systems.

-Elevations must be CLEARLY MARKED with GRADE STAKES to ENSURE and VERIFY that the grading plan has been done properly and to the specifications of this plan provided by Harris Miniature Golf Courses, Inc.



Harris is a registered trademark of Harris Miniature Golf Courses, Inc. and is used here under license. Harris Miniature Golf Courses, Inc. is not responsible for any errors or omissions in this plan.

LEGEND OF DOCUMENTS:

1. Harris Miniature Golf Courses, Inc. is not responsible for any errors or omissions in this plan.



Scale: 1" = 40' - 0"

GRAPHICS LEGEND:

R - Rough
ST - Sand Trap
H - Hole
W - Water
E - Elevation Change
B - Embankment

PROJECT:

Proposed
Miniature Golf
Shoreline Blvd, WI

DRAWN BY: J. Ouzgazzal DATE: 01/22/21

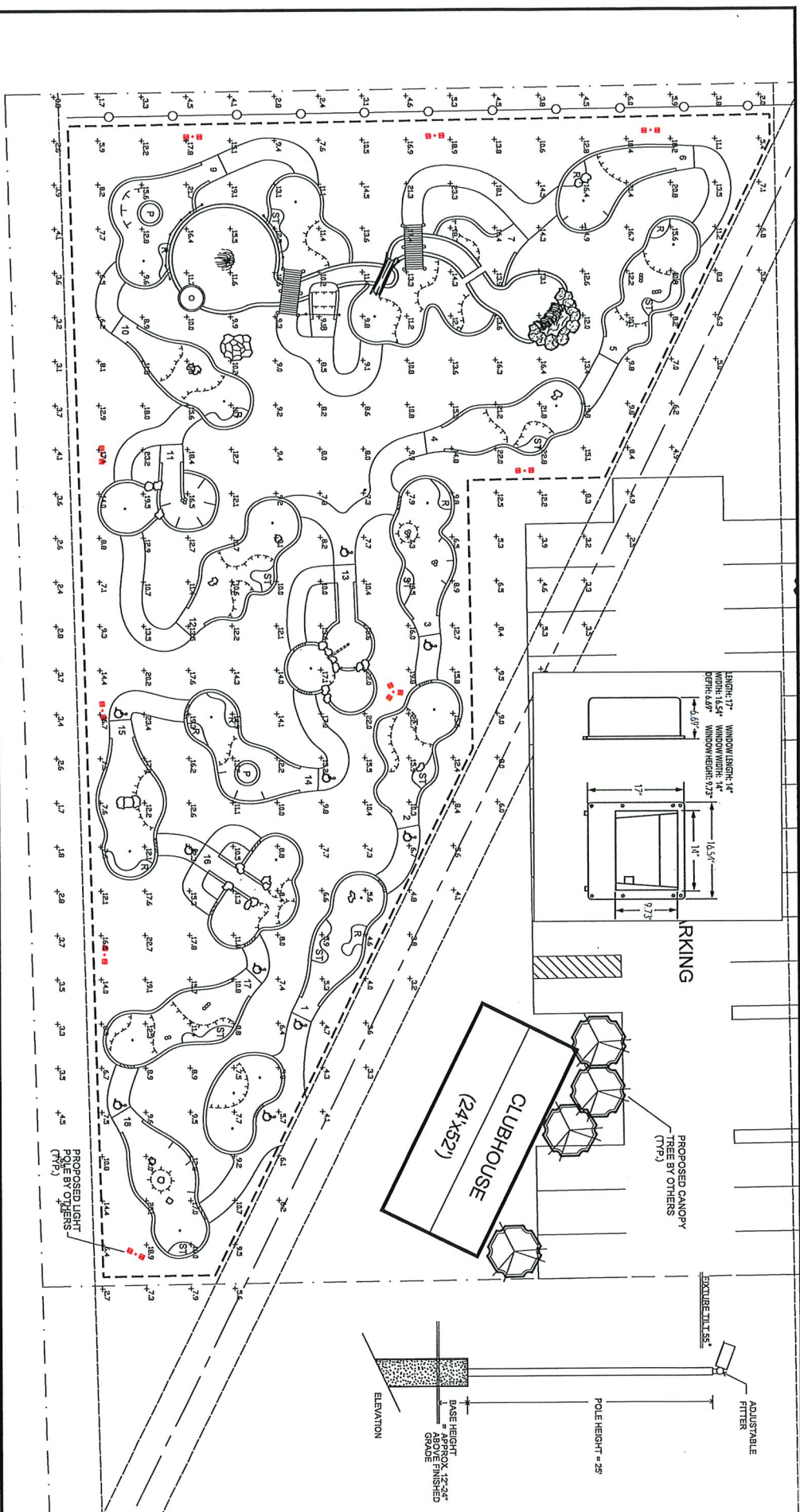
CHECKED BY: P. Babin JOB #: 21-07-5

LAYOUT & DESIGN SHEET: 4 OF 10

REVISIONS:

DATE	DESCRIPTION	BY
01/22/21	01/22/21 (01/22/21)	J.O.

Luminaire Schedule	Qty	Description	Part Number	Nominal Lumens	Voltage
Symbol		16' Shoebox Hercules Airee & Flood Lights, Dlympic Series	16-SBHC-240-50-NV-S	31,849	211w LED 235w System
8 16' 16'	8	16' Shoebox Hercules Airee & Flood Lights, Dlympic Series	16-SBHC-240-50-NV-S	31,849	211w LED 235w System
	1				
Numeric Summary					
Label	Symbol	Units	Avg	Max	Min
Calc Zone #1	0,0	Ft	10.4	23.4	0.8








illumination results shown on this lighting design are based on project parameters provided to Harms Miniature Golf Courses, Inc. used in conjunction with luminaires test procedure conducted under laboratory conditions. Actual project conditions differing from the design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, and/or energy codes.

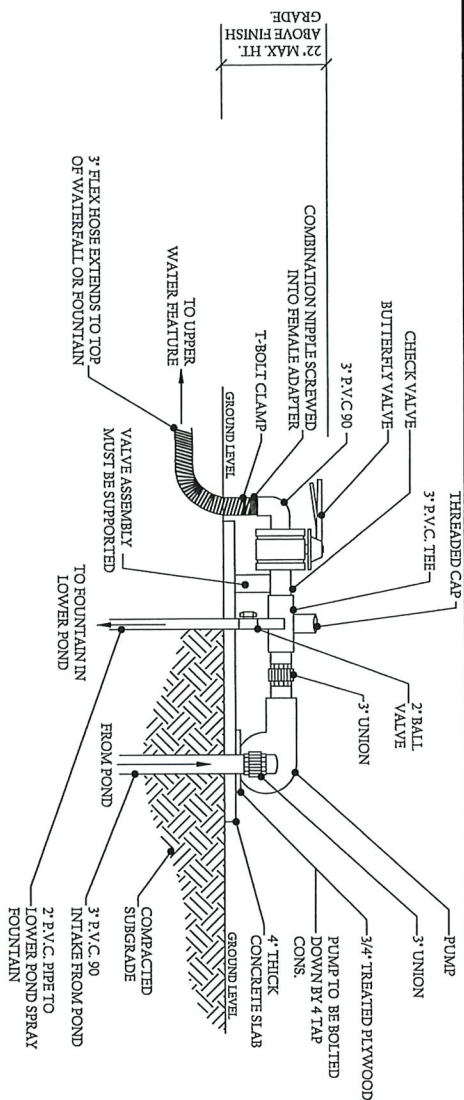


REUSE OF DOCUMENTS: This document, and the deluged intercorrelated heretofore, are the property of Hiram Williams Gold Company, Inc. and are not to be used in whole or in part for construction of bills, or other public, without written authorization of HWC.

GRAPHICS LEGEND:

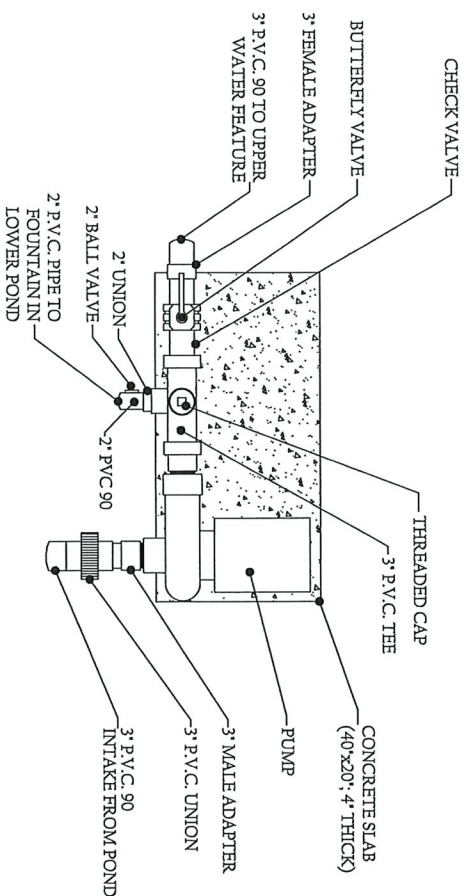
	R-Rough
	S-Sand Trap
	M-Mud *Mud color changed after the sand in place of residual sand
	E-Elevation Change
	Embankment

PROJECT:		Proposed	
		Miniature Golf	
		Sawdust Bay, WI	
DRAWN BY:	J. Chmielewski	DATE:	01/22/21
CHECKED BY:	P. Bolan	JOB #:	21-07-5
LICENSING PLAN		SHEET:	5 OF 10
REVISIONS:			
1.LLO.	02/04/21 (CASES LAYOUT)		
DATE PRINTED: 02/04/21			

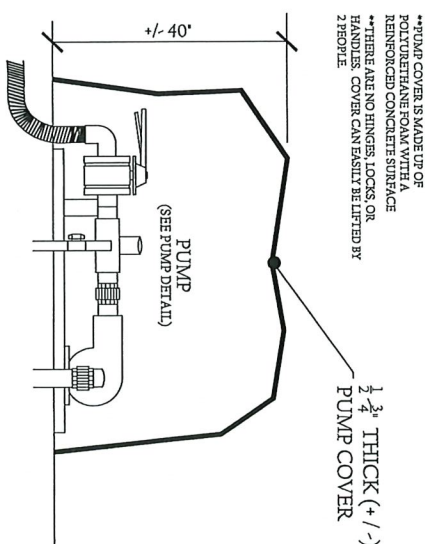


H
7

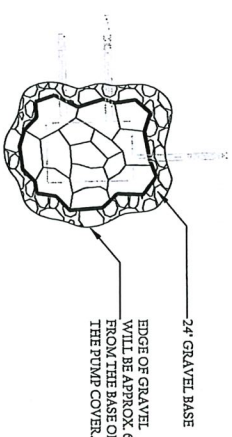
PUMP DETAIL - SIDE VIEW
NOT TO SCALE



PUMP DETAIL - TOP VIEW
NOT TO SCALE



PUMP COVER - SIDE VIEW
NOT TO SCALE

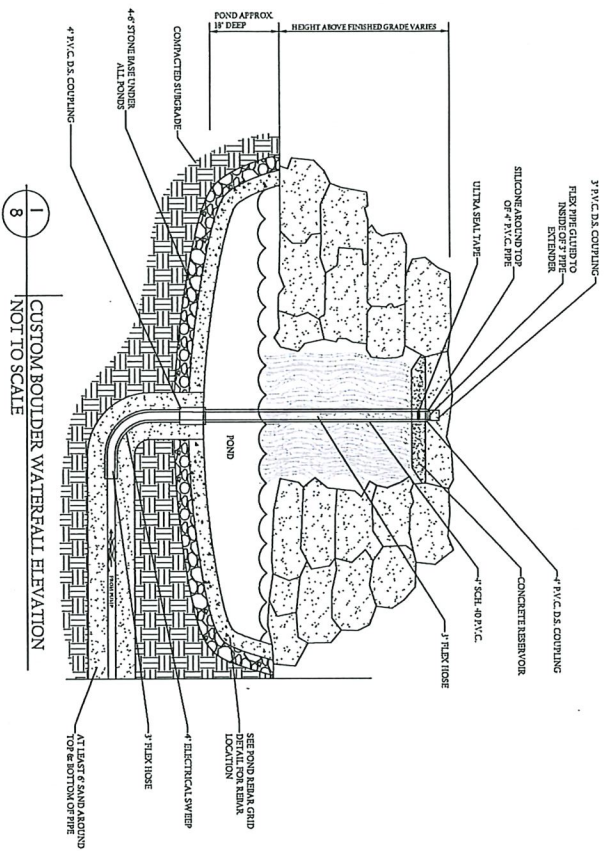


PUMP COVER - TOP VIEW
NOT TO SCALE



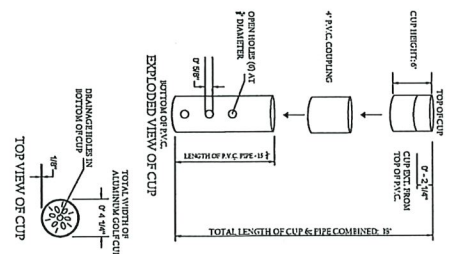
NOTES:
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-ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ADOPTED PROVISIONS WITH QUALITY ASSURANCE (CONCRETE) CHAPTER 15 SECTION 1007.
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PROJECT:		Proposed	
		Miniature Golf	
		Shoreen Bay, WI	
DRAWN BY:		J. Ogiwaka	DATE: 01/22/21
CHECKED BY:		P. Bolen	JOB #: 21-07-5
DETAIL SHEET		SHEET: 7	OF 10
REVISIONS:			
#2		01/04/21 CORRECTION	
DATE PRINTED:		07/14/21	

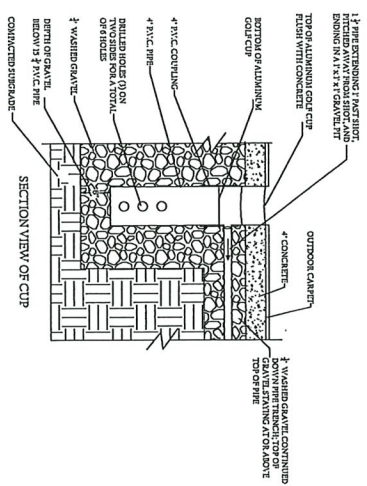


1
8

CUSTOM BOULDER WATERFALL ELEVATION
NOT TO SCALE



NOTE: HOLE DRAINAGE
DRAIN CUP ASSEMBLY WILL
BE INSTALLED IN THE
DRAINAGE HOLE WITH
ALLOW FOR HOLE DRAINAGE



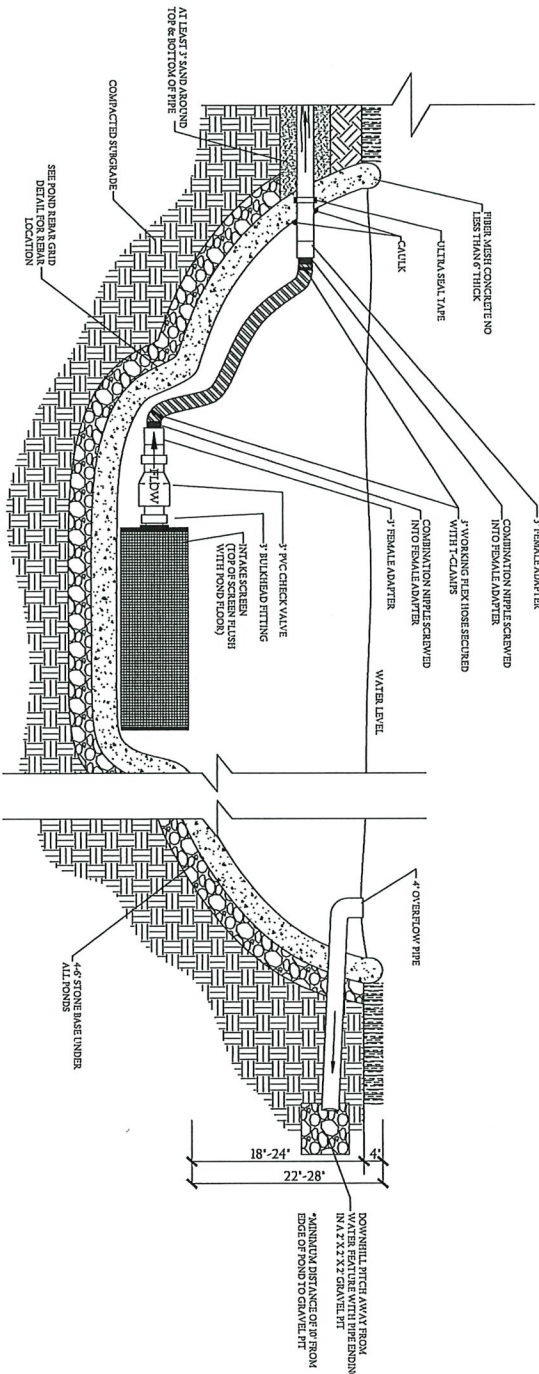
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8

CUP ASSEMBLY & DRAINAGE
NOT TO SCALE

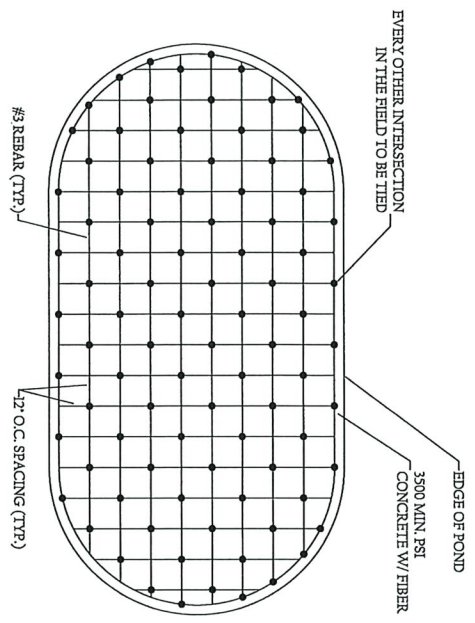


NOTES:
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
- THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PROJECT:		Proposed	
Miniature Golf		Surgeon Paul, WI	
DRAWN BY:	J. Opatczak	DATE:	01/22/21
CHECKED BY:	P. Bohlen	JOB #:	21-07-3
DESIGN SHEET		SHEET:	8 OF 10
REVISIONS:			
1.0	02/04/21 (CORRECTION)		
DATE PRINTED: 07/14/21			



K
9
LOWER POND DETAIL
NOT TO SCALE



L
9
POND REBAR GRID
NOT TO SCALE



NOTES:
- ALL CONCRETE ON SITE SHALL BE A FIBER MESH BASED CONCRETE WITH A 500 PSI TENSILE STRENGTH.
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PROJECT:		Proposed	
		Miniature Golf	
		Shoreline Park, WI	
DRAWN BY:		J. Ogiwaka	DATE: 01/22/21
CHECKED BY:		P. Bohan	JOB #: 21-07-5
DETAIL SHEET		SHEET: 9	OF 10
REVISIONS:		#4	
J.L.O.		02/04/21 (CONCRETE UNOARD)	
DATE PRINTED:		07/04/21	

NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Plan Commission will hold a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, February 17, 2021, at 6:00 p.m. or shortly thereafter, regarding a petition from Susan Hartzell for approval of a conditional use permit under section 20.14(2)(j) of the Municipal Code (Zoning Code). The proposed use is an outdoor miniature golf facility. The subject property is located off the northeast corner of South Grant Avenue and Green Bay Rd (HWY 42 / 57); parcel # 281-66-12003301C & 281-66-12003301D. The conditional use application and supporting information are on file with the Community Development Department and can be viewed on the City's website (www.sturgeonbaywi.org) or at City Hall, 421 Michigan Street, weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to give testimony regarding the proposed zoning code amendment either in person at the hearing or in writing.

By order of:

City of Sturgeon Bay Plan Commission

Martin Olejniczak, AICP
Community Development Director
421 Michigan Street
Sturgeon Bay, WI 54235



Phone: 920-746-2910
Fax: 920-746-2910
E-mail: molejniczak@sturgeonbaywi.org
Website: www.sturgeonbaywi.org

MEMO

To: City Plan Commission
From: Marty Olejniczak, Community Development Director
Date: February 10, 2021
Subject: Conceptual Planned Unit Development for Apartment Building - Northpointe

Northpointe Development Corp. (Andy Dumke, agent) is initiating a Planned Unit Development (PUD) to facilitate the development of an apartment building within the West Waterfront Redevelopment Area. The site is along the north side of E. Maple Street, part of the former Door County Cooperative site. The site is Development Site A in the recently issued request for development proposals. The proposed site has been vacant since the demolition of the Co-op buildings in 2013. It is currently owned by the City. The Plan Commission and Council chose Northpointe as the potential developer of Site A through the RFP process.

The current Central Business District (C-2) zoning classification allows the proposed multiple-family residential use. However, the PUD is requested because certain aspects of the overall development will not meet specific aspects of the zoning code. This includes density of the apartment units, height of the building, and possibly other requirements such as minimum yards (building setbacks) or off-street parking spaces, depending upon final design. The PUD section of the code encourages imaginative design of coordinated land uses and greater flexibility and design freedom than the basic zoning rules provided the overall development meets the spirit and intent of the ordinance.

The first formal step in a PUD process is a conceptual review. The conceptual review allows for the applicant to provide an overview of the project and for Plan Commission members to provide feedback and direction to the petitioner prior to proceeding with detailed drawings, formal hearing and review/recommendation. Official action is not necessarily required during a conceptual review, but it allows any pertinent issues to be discussed. It allows for feedback on the general acceptability of the concept and on specific aspects that should be included, excluded, or otherwise addressed as the project moves along.

The applicants are also seeking permission to follow the combined preliminary/final PUD procedures for the next phase of the PUD process. This is an option within the zoning code, but it requires approval of the Plan Commission at the time of conceptual review. Because this proposal involves single use within a single building on a single lot rather than a larger development project with multiple parcels/buildings/uses, using the combined preliminary/final procedures is appropriate. With the combined review the developer needs to submit the plans for the site development (e.g. landscaping, utilities, etc.) and the plans for the building (e.g. elevations, floor plans, etc.) at the same time.

Breakwater Apartments

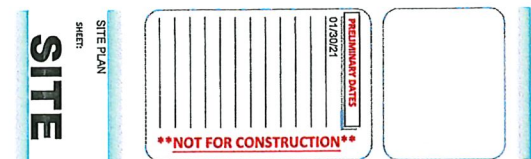
New scheme attached. Here are some notes:

- Driveway enters at the highest point of the site from Maple Street
- Flood buffer exists on entire perimeter
- The entrance to the building is no longer down in a pit. In this scheme we enter at a midpoint and the elevator is located to work with this concept.
- Entryway features a small two-story space with open connectivity to first floor.
- Unit square footages are larger than previous schemes and are in the range of what they should be for market rate now
- Most balconies are recessed, which will help us achieve a building which is not as flat looking as previous schemes. It also gives us a place to hide VTAC hvac unit grills if that ends up being the least expensive hvac scheme.
- Parking ratio of 1:1 is achieved on site
- Community room deck is in a great location on 4th floor
- 53 units total as compared 52 previously

UNIT MIX					
	1 BEDS	1 BED + DEN	2 BEDS	2 BED + DEN	UNITS PER FLOOR
1ST	7	1	3	2	13
2ND	6	1	4	2	13
3RD	8	1	3	2	14
4TH	6	2	3	2	13
	27	5	13	8	53

AVERAGE S.F. = 765 S.F. 1,030 .F. 1,029 S.F. 1,236 S.F.

PARKING COUNT		
	STALLS	
UNDERGROUND	44	
SURFACE	11	
SUBTOTAL ON SITE	55	1.04 PER UNIT
SHARED WITH PARK	46	
LEASED FROM NEIGHBOR	12	
TOTAL AVAILABLE	113	2.13 PER UNIT



PROJECT # 202070

PRECEDENT
- ARCHITECTURE -
LLC
Architectural design rooted in
the art of engineering.
229 E. DIVISION ST.
FOUN DU UDC, WI 53035
920.933.2860



229 E. DIVISION ST.
#2ND DU LAC, WI 54039
920.933.2860

PRECEDENT

ARCHITECTURE

Architectural drawings posted in the

PRELIMINARY DATES

01/30/21

NOT FOR CONSTRUCTION

SITE

ZOOMED OUT - NO SCALE
SHEET:

**WATERFRONT
 PROPERTY REDEVELOPMENT**
 MAPLE STREET - STURGEON BAY, WI

REMARKS

01/30/21

NOT FOR CONSTRUCTION



UNIT MIX				
	1 BEDS	1 BED + DEN	2 BEDS	2 BED + DEN
1ST	7	1	3	2
2ND	6	1	4	2
3RD	8	1	3	2
4TH	5	2	3	2
	27	5	13	8
				53

AVERAGE S.F. = 765 S.F., 1,030 S.F., 1,023 S.F., 1,238 S.F.

PARKING COUNT	
UNDERGROUND	44
SURFACE	11
SUBTOTAL ON SITE	55
SHARED WITH PARK	48
LEASED FROM NEIGHBOR	12
TOTAL AVAILABLE	113

1.04 PER UNIT
 2.13 PER UNIT

FIRST FLOOR

1139 S.F. 2 BED + DEN

872 S.F. 1 BED

1256 S.F. 2 BED + DEN

1023 S.F. 1 BED + DEN

722 S.F. 1 BED

1070 S.F. 2 BED

999 S.F. 2 BED

722 S.F. 1 BED

722 S.F. 1 BED

846 S.F. 1 BED

1063 S.F. 2 BED

1084 S.F. 2 BED

LEASING & MAINT.

MCH.

INSET BALCONIES

SUSPENDED BALCONIES

STAIRS

PRECEDENT
ARCHITECTURE
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229 E. DIVISION ST.,
FOND DU LAC, WI 54935
920.933.2860

[illegible]

A1.2

THIRD FLOOR

The floor plan shows a central corridor with rooms on both sides. The rooms are color-coded: yellow for 2-bedroom units, green for 1-bedroom units, and blue for mechanical areas. Red areas indicate elevators and stairs.

Rooms and Square Footage:

- 2 BED + DEN 1139 S.F.
- 1 BED 872 S.F.
- 2 BED + DEN 1256 S.F.
- 1 BED 1023 S.F.
- 1 BED 722 S.F.
- 1 BED 722 S.F.
- 1 BED 722 S.F.
- 1 BED 722 S.F.
- 2 BED 959 S.F.
- 2 BED 1070 S.F.
- 1 BED 846 S.F.
- 1 BED 790 S.F.
- 1 BED 815 S.F.
- 2 BED 1063 S.F.

Other Features:

- MECH. (Mechanical Room)
- TR. (Trophy Room)
- INSET BALCONIES
- SUSPENDED BALCONIES

—INSET
BALCONIES

—SUSPENDED
BALCONIES

 NORTH

FLOOR PLAN

SCALE: 3/32" = 1' (WITH FULL SIZE PRINTS)

**WATERFRONT
PROPERTY REDEVELOPMENT
MAPLE STREET - STURGEON BAY, WI**

PROJECT # 202070

PRECEDENT
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Architectural design rooted in
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329 E. DUNSTON ST.
FOND DU LAC, WI 54635
920.933.2660

THIRD FLOOR PLAN

SHEET

A1.3

PRELIMINARY DATES
01/30/21

****NOT FOR CONSTRUCTION****

Floor plan of the fourth floor, showing various apartment units and common areas. The plan includes a central corridor and several rooms, each labeled with its contents and square footage (S.F.).

- Top Left:** COMMUNITY ROOM DECK WITH ROOF (425 S.F.)
- Top Center:** 2 BED + DEN (1192 S.F.)
- Top Right:** 2 BED + DEN (1315 S.F.)
- Middle Left:** 2 BED (1063 S.F.)
- Middle Center:** 1 BED (815 S.F.)
- Middle Right:** 1 BED (790 S.F.)
- Bottom Left:** 1 BED + DEN (1063 S.F.)
- Bottom Center:** 1 BED (722 S.F.)
- Bottom Right:** 1 BED + DEN (1023 S.F.)
- Far Left:** 2 BED (1070 S.F.)
- Far Center:** 1 BED (722 S.F.)
- Far Right:** 2 BED (969 S.F.)

Other features include a central corridor, a staircase, and a mechanical room (MECH.) located near the center of the plan. The plan also shows several balconies, including inset balconies and suspended balconies.

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FOND DU LAC, WI 54605
920.933.2860

PRELIMINARY DATES 01/30/21 	

****NOT FOR CONSTRUCTION****

A1.4

FOURTH FLOOR PLAN
SHEET:



MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: February 17, 2021
Subject: Initial Presentation – Downtown Remnant Heavy Industrial Properties

Per the direction of the Plan Commission, this is the initial presentation for the Zoning Map Amendment Process requested by the City to convert the remnant Heavy Industrial (I-2) zoned properties to Central Business District (C-2) located within the downtown area. There are thirteen parcels in total that are zoned I-2. A map and a spreadsheet of these lots is attached. In addition, letters have been sent to all the property owners affected by this zoning change. At present we have not heard any negative feedback, however it is important that we take into consideration any input provided from those property owners.

The subject lots are either vacant, the use is nonconforming, or the structures / lot do not meet dimensional requirements required the zoning chapter. By rezoning these a lot of those existing issues may make some of these properties conforming. However, lots that currently used primarily for outdoor storage would become nonconforming but under the zoning rules could still continue that use. The uses surrounding these properties are primarily commercial, higher density residential, or mixed uses.

The Future Land Use Map in the 2040 Comp Plan identifies this area as intended for downtown mixed use. Per the Comp Plan, this area is intended to remain the civic, social, and commercial hub of the community. This category is intended for a mix of retail, commercial service, office, institutional, governmental, and residential (mainly upper stories) uses arranged in a pedestrian-oriented environment with on-street parking, minimal building setbacks, and building designs, materials, placement, and scale that are compatible with the character of existing development. The downtown mixed-use future land use category is mapped over the historic Downtown area. It recommends that C-2 would be the most applicable zone for areas with this designation.

Per the rezoning process, this is the time for the Commission to discuss the request and provide necessary feedback before moving on to formal public hearing at the next meeting. The Commission is expected to confirm moving forward to a public hearing as presented or with changes.

Date Received: 2-9-21
Fee Paid: \$ N/A
Received By: _____

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name		
Company	<u>CITY OF STURGEON BAY</u>	
Street Address		
City/State/Zip	<u>421 MICHIGAN ST</u>	
Daytime Telephone No.	<u>920 746-2910</u>	
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: _____
Location if not assigned a common address: _____

TAX PARCEL NUMBER: SEE ATTACHED

CURRENT ZONING CLASSIFICATION: I-2 HEAVY INDUSTRIAL

CURRENT USE AND IMPROVEMENTS: Various

ZONING DISTRICT REQUESTED: C-2 CENTRAL BUSINESS DISTRICT

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: DOWNTOWN MIXED USE

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:

North: DOWNTOWN MIXED USE
South: ""
East: ""
West: ""

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North: All adjacent parcels are zoned G-2 or PUD. The surrounding uses
South: vary.
East: _____
West: _____

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? _____ IF YES, EXPLAIN:

N/A

Attach a full legal description (preferably on disk), 8-1/2" X 11" location map, and Agreement for Reimbursement of expenses.

Property Owner (Print Name)

Signature

Date

City of Sturgeon Bay
Applicant/Agent (Print Name)

Signature

Martin O'Leary, secretary
Plan Commission

Date

2-9-21

I, _____, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.

Date of review meeting

Applicant Signature

Staff Signature

Attachments:

Procedure & Check List

Agreement For Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director

I-2 Properties within the Downtown Area



-  I-2 Zoning District
-  Parcels



Property to be Rezoned from I-2 to C-2									
Parcel	Size (Acres)	Fire #	Street	Property Owner	Current Use	Conforming Buildings	I-2 Buildable Area	C-2 Buildable Area	
2811085020105A	0.5686 a	0		SHIPYARD DEVELOPMENT LLC	Undeveloped	N/A	102' x 47'	92' x 183'	
2811085030501	1.146 a	113	1ST S AV	CITY OF STURGEON BAY	Public Parking Lot	N/A	50' x 25'	80' x 120'	
2811085030901C	3.874 a	77	1ST S AV	HAVEN FUNDS LLC	Marina, Boat Storage/Repair	No	260' x 163 (north) 199' x 130' (south)		
2811085031201C	0.0823 a	0		CITY OF STURGEON BAY	Sidewalk	N/A	Not Buildable	Not Buildable	
2811085040101	0.3481 a	65	2ND S AV	SHT HOLDINGS LLC	Private Parking Lot	N/A	50' x 25'	80' x 120'	
2811085060901	0.5251 a	230	OREGON ST	E & I PROPERTY INVESTMENTS	Outdoor Storage	No	76' x 70'	111' x 130'	
2811085061000A	0.1750 a	136	2ND S AV	E & I PROPERTY INVESTMENTS	Private Parking Lot	N/A	Not Buildable	40' x 110'	
2811085061101	0.1750 a	231	NEBRASKA ST	E & I PROPERTY INVESTMENTS	Residential	No	25' x 30'	60' x 65'	
2811085070501	0.5096 a	210	PENNSYLVANIA ST	VEGETABLE TRUCK LLC	Private Parking Lot	N/A	57' x 113'	92' x 143'	
2811085070801	0.1172 a	213	OREGON ST	VEGETABLE TRUCK LLC	Residential	No	Not Buildable	10' x 90'	
2812308325009	1.304 a	0		SHIPYARD DEVELOPMENT LLC	Undeveloped	N/A			
2812308325010	1.098 a	0		SHIPYARD DEVELOPMENT LLC	Undeveloped	N/A			

Christopher Sullivan-Robinson
Planner/Zoning Administrator
421 Michigan Street
Sturgeon Bay, WI 54235



Phone: 920-746-2907
Fax: 920-746-2905
E-mail: csullivan-robinson@sturgeonbaywi.org
Website: www.sturgeonbaywi.org



MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: February 17, 2021
Subject: Restructuring Permitted and Conditional Uses within the Zoning Code

One of the updates recommended in the comprehensive plan was to restructure the zoning codes permitted and conditional uses to be more user friendly for the public. Most communities have moved toward a chart which lists all of the uses and districts, then marking if the uses is permitted or conditional. Attached is a first draft of what those charts will look like. Items colored in red have additional requirement that should be listed outside of this chart. Unless the committee sees any issues, the next step would be to create a section for those additional rules, and to condense the list by combining uses and generalize uses where possible.

The Commission should review the charts and make recommendation to staff for any changes.

Table ###. Principle Uses in the Residential, Agriculture, and Conservancy Districts

Use	District						
	R-1	R-2	R-3	R-4	R-M	A	Con
Single-Family Dwellings	P	P	P	C	-	P	-
Accessory Dwelling Unit	-	C	C	C	-	C	-
Two-Family Dwellings	-	C	P	C	-	C	-
Two-Family Dwellings (Only allowed on lots designated via a survey and approved by Plan Commission)	-	P	-	-	-	-	-
Multiple Family Dwellings (Maximum 4-unit per Building)	-	-	C	-	-	-	-
Multiple Family Dwellings (Maximum 8-units per lot)	-	-	-	P	-	-	-
Multiple-Family Dwellings (Greater than 8-units per lot)	-	-	-	C	-	-	-
Mobile / Manufactured Home Parks via a Court Plan as provided in section 9.07	-	-	-	-	P	-	-
Travel Trailer Parks via a Park Plan as provided in section 9.075	-	-	-	-	-	C	-
Tourist Rooming House	P	P	P	P	P	P	-
Community Living Arrangement, except as regulated in § 62.23(7)(i), Wis. Stats., and provided, however that the 2,500-foot distance described in § 62.23(7)(i)2r.a., Wis. Stats., shall not apply.	C	C	C	C	C	-	-
Bed & Breakfast Establishments licensed by the Department of Health and Social Services	C	C	C	C	-	C	-
Boarding houses and Lodging Houses	-	-	-	P	-	-	-
Rest Homes	-	-	-	P	-	-	-
Commercial Housing Facility	-	-	-	C	-	-	-
Home Occupations (No Signage, No Retail Sales, No stock or trade kept or sold, No on-premise clients visits)	P	P	P	P	P	P	-
Home Occupations	C	C	C	C	C	C	-
Art Galleries	C	C	C	C	-	-	-
Professional Offices	-	-	-	C	-	-	-
Nonprofit Conservation related Offices and Education Facilities	-	-	-	-	-	-	C
Barber / Beauty Shops (must abutt a collector or arterial street as shown in the Comp Plan)	-	-	-	C	-	-	-
Farming	-	-	-	-	-	P	-
Roadside Stands	-	-	-	-	-	P	-
Kennels	-	-	-	-	-	C	-
Sand and Gravel Operations	-	-	-	-	-	C	-
Churches / Religious Institutions	P	P	P	P	-	P	-
Charitable Institutions and Clubs or Lodges	-	-	-	P	-	-	-
Elementary, Junior, and Senior High Schools	P	P	P	P	-	P	-
Colleges / Vocational Schools	-	-	C	C	-	P	-
Municipal Buildings	P	P	P	P	P	P	-
Municipal Buildings including: sewage treatment plants, garbage incinerators, warehouses, garages, public shops or storage yard, penal or correctional institutions and asylums	-	-	-	-	-	P	-
Public Utilities	C	C	C	C	C	C	-
Telephone Booths, Exchanges and Lines, and Transformer Stations	P	P	P	P	P	P	-
Communication Towers	-	-	-	-	-	C	-
Water Pumping or Water Storage Facilities	-	-	-	-	-	-	C
Solid Waste Facilities	-	-	-	-	-	C	-
Airport, including Terminal Facilities and Necessary Concessions	-	-	-	-	-	C	-
Hospitals, Medical Clinics, and Dental Clinics	-	-	-	C	-	-	-
Parking Lots	-	-	-	C	-	-	-
Accessory Uses	P	P	P	P	P	P	P
Accessory Buildings	P	P	P	P	P	P	-
Reserved	C	C	C	C	C	-	-
Public: Parks, Playgrounds, Recreational and Community Center Buildings and Grounds	P	P	P	P	P	P	-
Public Buildings and Educational Facilities	-	-	-	-	-	-	P
County Fairgrounds and Related Facilities	-	-	-	-	-	P	-
Outdoor Amusement and Recreation Facilities	-	-	-	-	-	C	-
Indoor Ice Arenas	-	-	-	-	-	C	-
Golf Courses	-	-	-	-	-	C	C
Bicycle and Hiking Trails	-	-	-	-	-	-	P
Parks and Picnic Areas	-	-	-	-	-	-	P

TABLE ### Principle Uses in the Commercial District

Use	District				
	C-1	C-2	C-3	C-4	C-5
Accommodations and Food Service Uses					
Tourist Rooming House	P	P	P	-	P
Bed and Breakfast Establishment	P	C	P	-	P
Hotels and Motels and Conference Facilities	P	P	P	-	C
Community Living Arrangements	C	C	C	-	C
Rest Home	P	P	P	-	C
Commercial Housing Facilities	C	C	C	-	-
Restaurants and taverns	P	P	P	-	C
Residential Uses					
Existing Single-Family Dwellings	-	-	-	-	P
New Single-Family Dwellings	-	-	-	-	C
Existing Two-Family Dwellings	-	-	-	-	P
New Two-Family Dwellings	-	-	-	-	C
Multiple-Family Dwellings	C	C	C	-	C
Residential Uses (max 50% floor area in a Mixed Use Building)	C	-	C	-	-
Residential Uses (max 50% floor area of all principle buildings on lot)	-	P	-	-	P
Additions to existing dwellings in the C-5 District that exceed 50% of original floor area	-	-	-	-	C
Retail and Service Uses					
Customer Service Establishments	P	P	P	-	P
Theaters, Bowling alleys and other indoor places of amusement-Indoor entertainment, recreation, and amusements uses	P	P	P	-	P
Commercial Establishments w/Drive-through	C	C	C	C	-
Massage Parlor	P	P	P	-	C
Commercial Storage Facilities	P	-	P	-	-
Bus Depots	P	P	P	-	-
Funeral Homes	P	P	P	-	P
General Retail Establishments	P	P	P	-	P
Lumber and Building Supply Yards	P	-	P	-	-
Professional Offices	P	P	P	P	P
Automobile and Recreation Vehicle Sales and/or Repair Establishments	P	C	P	-	-
Automotive Repair Establishments	P	C	P	-	-
Gasoline Stations	P	C	P	-	-
Farm Implement Sales Lots	P	-	P	-	-
Pawn Shops	P	P	P	-	C
Liquor Stores	P	P	P	-	C
Water Related Uses such as Marinas, Launch Ramps, Charter Boating or Fishing and Ferry Terminals	C	C	C	-	-
Light Manufacturing / High Technology Manufacturing / General Warehousing / Wholesale Distribution Activities					
Permitted non Single or Two Family Uses in the C-5 District that are located within a new building with a footprint 3,000 square feet or larger	-	-	-	-	C
Municipal Buildings	P	P	P	P	P
Public Utilities	C	C	C	C	C
Communication Towers	C	C	C	C	-
Telephone Booths, exchanges and lines and transformer stations	P	P	P	P	P
Public Garages, Shops, or Storage Yards	C	-	C	-	-
Post Offices	P	P	P	C	P
Libraries, Museums, and Art Galleries	P	P	P	-	P
Churches and Religious Institutions	P	P	P	-	P
Child Day Care Facilities licensed by the Department of Health and Social Services	P	P	P	C	P
Elementary, Junior, and Senior High Schools	P	P	P	-	P
Colleges and Vocational Schools	C	C	C	C	-
Public Parks, Playgrounds, recreational and community center buildings and grounds	P	P	P	P	P
Outdoor Recreation Facilities	C	-	C	-	-
Banks and Financial Institutions	P	P	P	P	P
Payday Lending Institutions	-	-	-	-	C
Hospitals	C	C	C	C	-
Medical, Dental, and Veterinarian Clinic	P	P	P	P	P
Tourist Information Centers	P	P	P	P	P
Charitable Institutions, and Clubs or Lodges	P	P	P	P	P
Animal Shelters and Pounds	C	-	C	-	-
Accessory uses	P	P	P	P	P
Parking lots	P	P	P	P	C

TABLE ### Principle Uses in the Industrial Districts

Use	District	
	I-1/I-1A	I-2/I-2A
Facilities for Manufacturing and Production, processing, fabrication, packaging and assembly of goods (All	P	P
General Warehousing or wholesale Distribution	P	P
Offices (directly related to principal permitted use)	P	P
Corporate/regional headquarters or administration offices of at least 10,000SQFT	P	P
Outdoor Storage area (Max of 200% of Building Footprint)	P	P
Construction of Water Crafts under 50 feet in length	P	P
Laboratories, research and testing facilities	P	P
Laundries, not including self-service	P	P
Printing and Publishing	P	P
Child Daycare Facility (must be licensed by the Department of Health and Social Services)	P	P
Incidental retail sales outlet (items produced on same lot)	P	P
Retail Establishments	C	C
Public Utilities	P	P
Parking Lots	P	P
Accessory uses	P	P
Trade and Construction Establishment (Outdoor Storage Areas shall not exceed 200 percent of building footprint of principal buildings on the site)	P	-
Trade and construction establishments (No outdoor storage restrictions)	-	P
Mail order distribution centers	P	P
Radio and Television stations	P	P
Trade and vocational schools	P	P
Business incubators operated by DCEDC	P	P
Not for profit vocation rehabilitation programs	P	P
Asphalt, sand and gravel operations	-	P
concrete batch plant	-	P
ship building	-	P
Indoor Boat Storage and Repair Facilities	C	C
unlimited outdoor storage and production yard	-	P
Truck Terminals and Freight Transfer Facilities	-	P
Sawmills/Planing Mills	-	P
Salvage and recycling facilities	-	P
Charter Fishing Boat Service	C	C
Commercial Fishing Facilities	C	C
Communication Towers	C	C
Commercial Housing Facilities	C	C
Banks and other Financial Institutions	C	C
Travel Agencies	C	C
Health Clubs	C	C
Quick-Printing/Copy Shops	C	C
Industrial Uses not Specified	C	C
Accessory uses	P	P
Prohibited Uses		
Rendering of Fats and Oils	X	X
Automobile wrecking/junkyards	X	X
Petroleum refineries/storage yards	X	X
Manufacturing of acids, explosives, fertilizers or glue	X	X
Stockyards and slaughterhouses	X	X
garbage and other refuse disposal	X	X
smelting of iron, tin or other ores	X	X
Residential and commercial uses not specified	X	X