

AGENDA
CITY OF STURGEON BAY
PLAN COMMISSION
Wednesday, March 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 February 17, 2021.
4. Public comment on non-agenda Plan Commission related items.
5. Rezoning of various properties from Heavy Industrial (I-2) to Central Business District (C-2) within the downtown area:

Presentation
Public Hearing
Consideration of

(Note: The Plan Commission will not make a recommendation at this meeting, unless a motion is made and passed by ¾ of the members present, to act on the request at this meeting.)

6. Rezoning of various properties from Heavy Industrial (I-2) to Multiple-Family (R-4) within the downtown area:

Presentation
Public Hearing
Consideration of

(Note: The Plan Commission will not make a recommendation at this meeting, unless a motion is made and passed by ¾ of the members present, to act on the request at this meeting.)

7. Consideration of: Minor modification of the Maritime Heights Planned Unit Development (PUD).
8. Consideration of: Conceptual Planned Unit Development for Phillips Development LLC.
9. Consideration of: Restructuring of permitted and conditional uses within the Sturgeon Bay Zoning Code.
10. 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

3/12/21
4:00 p.m.
CN

CITY PLAN COMMISSION
February 17, 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, Jeff Norland, Mark Holey, Dennis Statz and Debbie Kiedrowski were present. Also present were Alderperson Gustafson, Alderperson Nault, 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 Mr. Norland, seconded by Mr. Holey to adopt the following agenda:

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:
 - a. Presentation:
 - b. Public hearing:
 - c. 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.

All ayes. Carried.

Approval of minutes from January 20, 2021: Moved by Mr. Holey, seconded by Mr. Statz to approve the minutes from January 20, 2021. All ayes. Carried.

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

Conditional use request from Susan Hartzell to allow an outdoor miniature golf course facility to be located at parcel #281-66-12003301C:

Presentation: Mr. Olejniczak explained the conditional use process for miniature golf facility.

Susan Hartzell, 817 Superior Street, would like to offer another option in Sturgeon Bay for family activities that is cost effective. Ms. Hartzell has been interested in starting a miniature golf facility for the past 15 years, however finding a reasonable yet highly visible lot was difficult to find in Sturgeon Bay. The operations of the 18-hole miniature

golf course would be seasonal from May to October, with operation hours from 10 a.m. to 10 p.m. seven days a week. She would be there full time and intends to have 2 part time employees. The proposed building will include a club house, concessions area, 2 ADA compliant bathrooms, office and room to house cleaning supplies and small outdoor equipment. The lighting on the course would be downward facing. The lighting by the highway would be lit during hours of operation. The project includes 28 parking spaces, which should be adequate and done in a pleasing manner.

Mr. Norland inquired what materials will be used for the clubhouse siding. Ms. Hartzell replied the clubhouse would have a shed roof with metal siding, but will not have an industrial look. The new size of the clubhouse is 24' x 16'. Outside the clubhouse, there are plans to have picnic tables with umbrellas.

In regards to the ATC easement, the height of structures on the property would not interfere. Outside of the clubhouse and required trees for parking lot, the tallest feature on the course would be the lighthouse at the height of 14 feet.

Public Hearing: Mayor Ward opened the public hearing at 6:18 p.m.

Michelle Stimpson, with Lexington Management and owner of Harbor Winds and Harbor Ridge complexes. Ms. Stimpson is concerned for the 112 residents making their home in the area. If the mini golf course were to be approved, the residents would have to deal with current traffic, in addition to transient traffic from the mini golf course. Further concerns are customers not being able to park in the parking lot if they are pulling a camper or boat. With summer months of operation, noise may be an issue if windows are left open. If the golf course is not successful, Ms. Stimpson fears that property maintenance may become an issue.

Patrick Markham, N8260 Boucher Rd, Luxemburg, owns property off of Vibernum St. He stated the property at the proposed site for the golf course has been for sale for a while. Because of the utility easement, there are not a lot of options for this parcel. He is in favor of the project.

Spencer Gustafson, 445 S Grant Ave, Apt 8, is in favor of the project. Many people, including day cares, are looking for things to do. Upon sharing with others, most of the people like the idea. The noise should not be an issue, as there is a noise ordinance that would curb that. Noise level would be similar to living near a park.

Ms. Spittlemeister read two letters with no opinion on the miniature golf course from:

Jennelynn Samante, no address given, traffic concerns.

Paul Anschutz, 221 N 6th Avenue, Letter stated that the City should extend Grant Avenue to Sawyer Drive to satisfy the agreement between the City of Sturgeon Bay and WI DOT.

Six letters were read in opposition from:

Joan Berg, Grant Avenue resident

Gary Grahl, resident of Harbor Winds apartment

Catherine Vandertie, resident of Harbor Winds apartment

Kirsten Kozlowski, resident of Harbor Ridge apartment

Shelly Lau, resident of Harbor Ridge apartment
Joanne Kurowski, resident of Harbor Ridge apartment

Public hearing was declared closed at 6:38 p.m.

Consideration of: Mr. Olejniczak stated that at the time when the development started in that area, the WI DOT required a road be extended through from Grant Avenue to Sawyer Drive. The property to accomplish extension of that road was owned by the developer. Since then, that developer went bankrupt and properties were sold to third parties. The person who has purchased the property does not want to sell for the City to extend road from Grant Avenue to Sawyer Drive. The City may need to take steps for eminent domain. The City plans to acquire property in 2021 and will place in the road budget the following year. Sidewalk is not needed until Grant Avenue connects to Sawyer Drive.

Ms. Bacon inquired if ATC would be in favor of the development. Mr. Sullivan-Robinson replied ATC would be in favor if the building is distanced far enough from lines and utility poles. Ms. Hartzell is currently working with Baudhuin Surveying & Engineering to come up with a solution.

Moved by Mr. Statz, seconded by Ms. Kiedrowski to approve the conditional use application from Susan Hartzell to allow an outdoor miniature golf course facility to be located at parcel #281-66-12003301C 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.

Carried.

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: Mr. Olejniczak explained Northpointe Development Corp was selected through the RFP process by Plan Commission and Common Council as potential developer of Site A within the West Waterfront Redevelopment Area. If approved, the Common Council will enter into a development agreement to sell the property and Plan Commission and Council will need to approve the development. Northpointe Development is seeking permission to follow the combined preliminary/final PUD procedures for the next phase of the PUD process.

Andy Dumke, agent for Northpointe Development Corp appeared via zoom. Mr. Dumke stated that the project is 53 units in which they maximized views for each apartment.

Jonathon Brinkley, 29 E Division Street, Fond du lac, is the architect for the project also appeared via zoom. The driveway for the project will enter from Maple Street's highest point of the site. The building is very close to the lot line next the granary and other lot, which will provide addition parking next to the building. Recessed balconies will break up the building exterior and the facility will have a community room on the fourth floor.

Mr. Sullivan-Robinson explained that parking on site of one to one was not enough. There are 12 spaces that will be leased from Greystone Castle. Mr. Olejniczak

continued that there would be an additional 46 stalls offsite by the granary that is under the public doctrine that cannot be leased for private use and which could also be used by the public. An option of purchasing a lot across Maple Street was also suggested, however tenants would then have to cross a busy street.

Moved by Mayor Ward, seconded by Mr. Holey to approve conceptual PUD review for Northpointe Development and allow the combined preliminary/final PUD procedures for the next phase of the PUD process. Carried.

A recess was taken from 7:35 p.m. to 7:42 p.m.

Consideration of: Initial Presentation to rezone various properties from I-2 to C-2 within the downtown area. Mr. Sullivan-Robinson started the discussion to initiate rezoning properties within the downtown area from Heavy Industrial (I-2) to Central Business District (C-2). To date, one property owner does not want their property to be rezoned and another is keeping neutral during the process. Most of the properties with buildings are currently zoned incorrectly. Staff is looking for additional feedback from commissioners.

Mr. Olejniczak explained the two undeveloped lots in the shipyard area were originally part of a PUD. These lots may make sense to be rezoned to Single-Family Residential (R-2) or Multiple-Family Residential (R-4).

Consensus from the Commission members to rezone the 2 undeveloped parcels in the shipyard area to R-4 with the remaining 11 parcels to C-2 and move forward with a public hearing

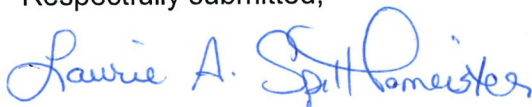
Consideration of: Restructuring Permitted and Conditional Uses within the Sturgeon Bay Zoning Code. Mr. Sullivan-Robinson explained that by restructuring the permitted and conditional uses within the zoning code, it will be more user friendly for staff and users. The three different charts are Residential, Agriculture & Conservancy Districts, Commercial District and Industrial Districts. He suggested changes can be made to condense categories within those districts, combine or eliminate. Currently, all of these uses are within our codes, but not located in one area.

Commission members were asked to review the charts and make recommendations for changes to discuss at the next meeting.

No action was needed.

Adjourn: Moved by Mr. Norland, seconded by Mr. Holey to adjourn. All ayes. Carried. Meeting adjourned at 8:05 p.m.

Respectfully submitted,



Laurie A. Spittlemeister
Deputy Clerk/Treasurer

EXECUTIVE SUMMARY

TITLE: Zoning Map Amendment of the Remnant Heavy Industrial (I-2) Property for Downtown Area

Background: City staff at the direction of the Plan Commission is pursuing the rezoning of properties located within the downtown from Heavy Industrial (I-2) to a combination of Central Business District (C-2) and Multiple-Family Residential (R-4). The subject properties are identified within the packet.

Surrounding Zoning and Uses:

North: This area contains C-2 zoning and consists of a mixture of commercial, residential and mixed-use buildings.

South: This area contains PUD, C-2, and Conservancy zoning. The area is comprised of condo's, public park area, boat sales and servicing use, and the waterfront.

East: This area contains PUD and C-2 zoning. This area is comprised of public park space, improved vacant land, retail establishments, and condos.

West: This area contains C-2 and Conservancy zoning. This area is comprised of public park space, mixed use, commercial, and the waterfront.

Comprehensive Plan: The Future Land Use Map within the Sturgeon Bay Comprehensive Plan identifies the subject properties as Downtown Mixed Use. Downtown Mixed Use is defined as *"intended to remain civic, social, and commercial hub of the community. This category is intended for a mix of retail, commercial services, office, institutional, governmental, and residential uses arranged in pedestrian -oriented environment with on-street parking; minimal building setbacks; and building designs, material placement, and scale that are compatible with the character of existing development. The Comprehensive Plan recommends C-2 zoning district as the appropriate zone for areas in this future land use category."*

Other Considerations: The affected property owners (a total of 3) have been made aware of the rezoning and their ability to provide input to the rezoning of their property(s). Sheila Turner, representative of SHT Holdings LLC, objected to the rezoning of her property located at 65 S 2nd Ave. This property is currently a parking lot and used for outdoor storage. She stated that leaving the property I-2 would allow the most flexibility. No additional response has been received from E & I Property Investment regarding their properties located at 230 Oregon Street, 136 S 2nd Ave, and 231 Nebraska Street. Joe Moede, representative of Shipyard Development LLC, (and various other llc's) preference is to not be rezoned. However, if they had to, then all the properties should be rezoned to C-2. This would include the two properties to be rezoned to R-4.

Rezoning to C-2 and R-4 is beneficial to the downtown for the following reasons:

- Eliminates the City's concerns in regard to the recent zoning text amendment allowing taller buildings within the I-2 zoning district.
- The proposed zoning conforms to the City's future development goals of the downtown area.
- Most properties gain more building area under the new zoning district and more applicable uses complimentary to the downtown area.
- Limits current and potential uses that are generally not permissible in the downtown area.
- Allows limited residential developments to multiple family and mixed-use projects.

Negative impact of the rezoning includes the following:

- Some property owners are not supportive and feel that the rezoning would negatively impact the use of their property(s).
- The properties used for outdoor storage become nonconforming under the C-2 zone.

Options: A 2/3 majority vote is required for the Plan Commission to take action at this meeting. If not, then a recommendation would be made at the next scheduled Plan Commission meeting. If you choose to do so now, you have the following options:

1. Recommend to Council approval of the zoning map amendment from I-2 to C-2 and R-4 as presented or with changes. Choosing a different zoning classification would require a new public hearing.
2. Recommend to Council denial of the zoning map amendment.

Staff Recommendation: Staff recommends approval of the proposed zoning map amendment as presented.

Prepared by: 
Christopher Sullivan-Robinson
Planner/ Zoning Administrator

3.11.21
Date

Reviewed by: _____
Marty Olejniczak
Community Development Director

Date

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		

Date Received: 02/24/21

Fee Paid: \$ N/A

Received By: COMMUNITY DEVELOPMENT

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	CHRISTOPHER SULLIVAN-ROBINSON	
Company	CITY OF STURGEON BAY	
Street Address	421 MICHIGAN STREET	
City/State/Zip	STURGEON BAY, WI 54235	
Daytime Telephone No.	920-746-2910	
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: SEE ATTACHMENTS Location if not assigned a common address:
TAX PARCEL NUMBER: SEE ATTACHMENTS
CURRENT ZONING CLASSIFICATION: HEAVY INDUSTRIAL I-2
CURRENT USE AND IMPROVEMENTS: SEE ATTACHMENTS
ZONING DISTRICT REQUESTED: CENTRAL BUSINESS DISTRICT C-2 (SEE ATTACHED MAP)
COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: DOWNTOWN MIXED USE
PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN: North: DOWNTOWN MIXED USE South: DOWNTOWN MIXED USE, AND OPEN SPACE AND RECREATION East: DOWNTOWN MIXED USE, OPENSOURCE AND RECREATION, AND HIGHER DENSITY RESIDENTIAL West: N/A

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:**North:** CENTRAL BUSINESS DISTRICT. COMBINATION OF MIXED USE, COMMERCIAL, AND VARIOUS RESIDENTIAL**South:** CENTRAL BUSINESS DISTRICT AND PLANNED UNIT DEVELOPMENT, AND CONSERVANCY. COMBINATION OF PUBLIC PARKS, COMMERCIAL, AND RESIDENTIAL**East:** CENTRAL BUSINESS DISTRICT AND PLANNED UNIT DEVELOPMENT. COMBINATION OF COMMERCIAL, RESIDENTIAL, AND PUBLIC PARK**West:** CENTRAL BUSINESS DISTRICT. SHOREFRONT.**HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? YES IF YES, EXPLAIN:**

VARIOUS PROPERTIES HAVE BEEN GRANTED VARIANCES IN THIS AREA.

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)**

CHRISTOPHER SULLIVAN-ROBINSON

Applicant/Agent (Print Name)**Signature****Signature****Date**

03/11/21

Date

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**

March 10, 2021

Area to be rezoned from I-2 to C-2

Ten parcels of land located in Section 7 and Section 8, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin and described as follows:

Parcel No. 281-10-85030901C – owned by Haven Funds, LLC

Lots 7,8,9,10,11 & 12, Block 4 of the Assessors Map of the City of Sturgeon Bay excepting the southerly one-half of Nebraska Street vacated in Volume 133 of deeds, page 311, and Lots 9, 10, 11 and 12, Block 3 of the Assessors Map of the City of Sturgeon Bay excepting the easterly 178.00 feet of the southerly 20.00 feet of said Lot 12, Block 3

Parcel No. 281-10-85040101 – owned by SHT Holdings, LLC

Lot 1 and Lot 2, Block 4 of the Assessors Map of the City of Sturgeon Bay

Parcel No. 281-10-85030501A – owned by the City of Sturgeon Bay

Lot 1 of Certified Survey No. 3375 recorded in Document No. 832509

Parcel No. 281-10-85030701A – owned by Sturgeon Bay Utilities

Lot 2 of Certified Survey No. 3375 recorded in Document No. 832509

Parcel No. 281-10-85070801 & 281-10-85070501– owned by The Vegetable Truck, LLC

Lot 2 and Lot 3 of Certified Survey No. 2510 recorded in Document 731094, Volume 15 of Certified Survey Maps, Page 77

Parcel No. 281-10-85020105A – owned by Shipyard Development, LLC

Lot 1 of Certified Survey No. 2511 recorded in Document 731095, Volume 15 of Certified Survey Maps, Page 80

Parcel No. 281-10-85061101, 281-10-85061000A & 281-10-85060901 - owned by E&I Property Investments

Lots 7, 8, 9, 10 and the easterly one-half of Lots 11 & 12, Block 6 of the Assessors Map of the City of Sturgeon Bay

Area to be re-zoned from I-2 to R-4

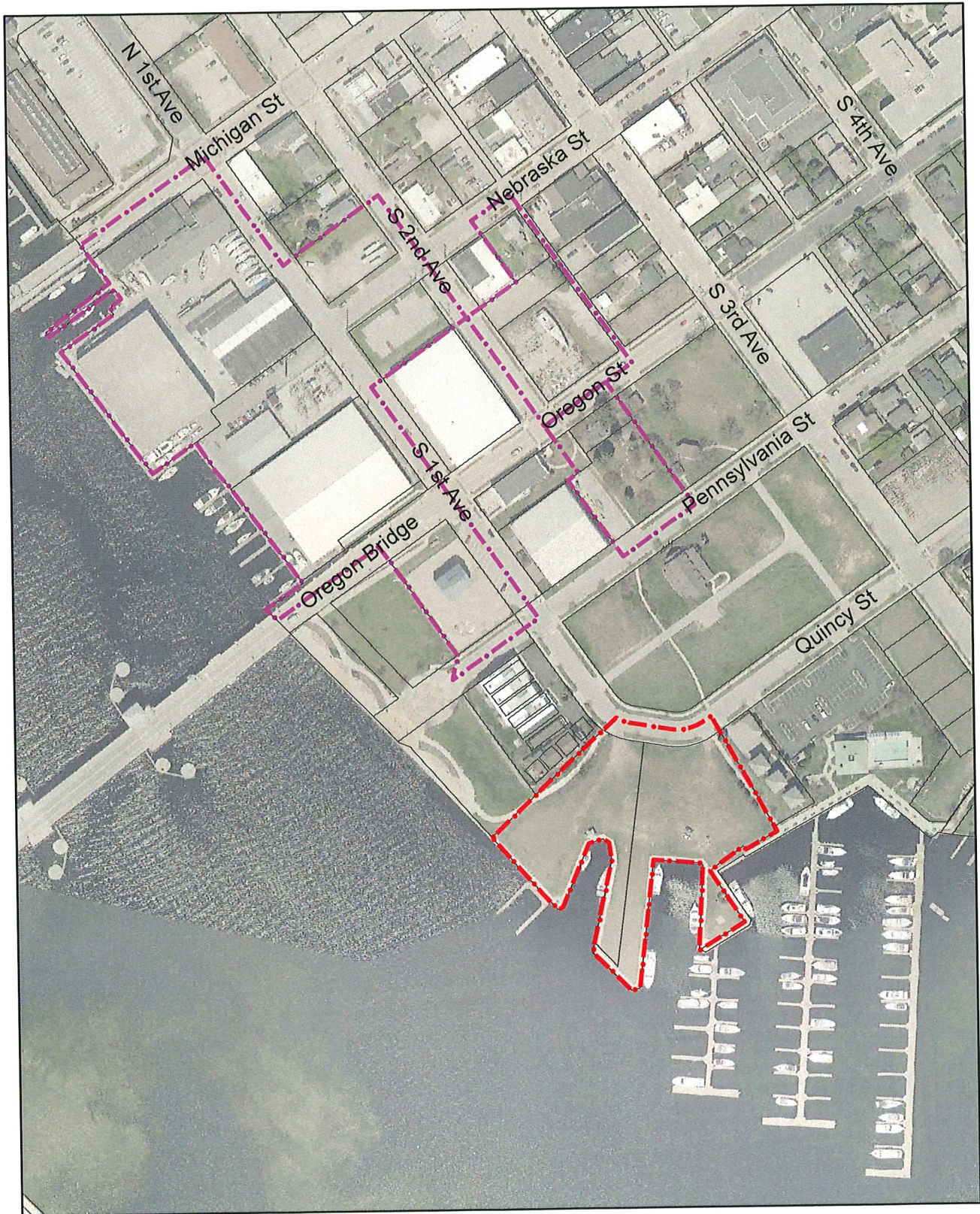
Two parcels of land located in Section 8, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin and described as follows:




Parcel No. 281-23-08325009 & 281-23-08325010 owned by Shipyard Development, LLC

Lot 9 and Lot 10 of The Shipyard plat, Subdivision 32½

Site Map

Request to Rezone Remnant I-2 Properties



-  C-2 Area
-  R-4 Area
-  Parcels



NOTICE OF PUBLIC HEARING

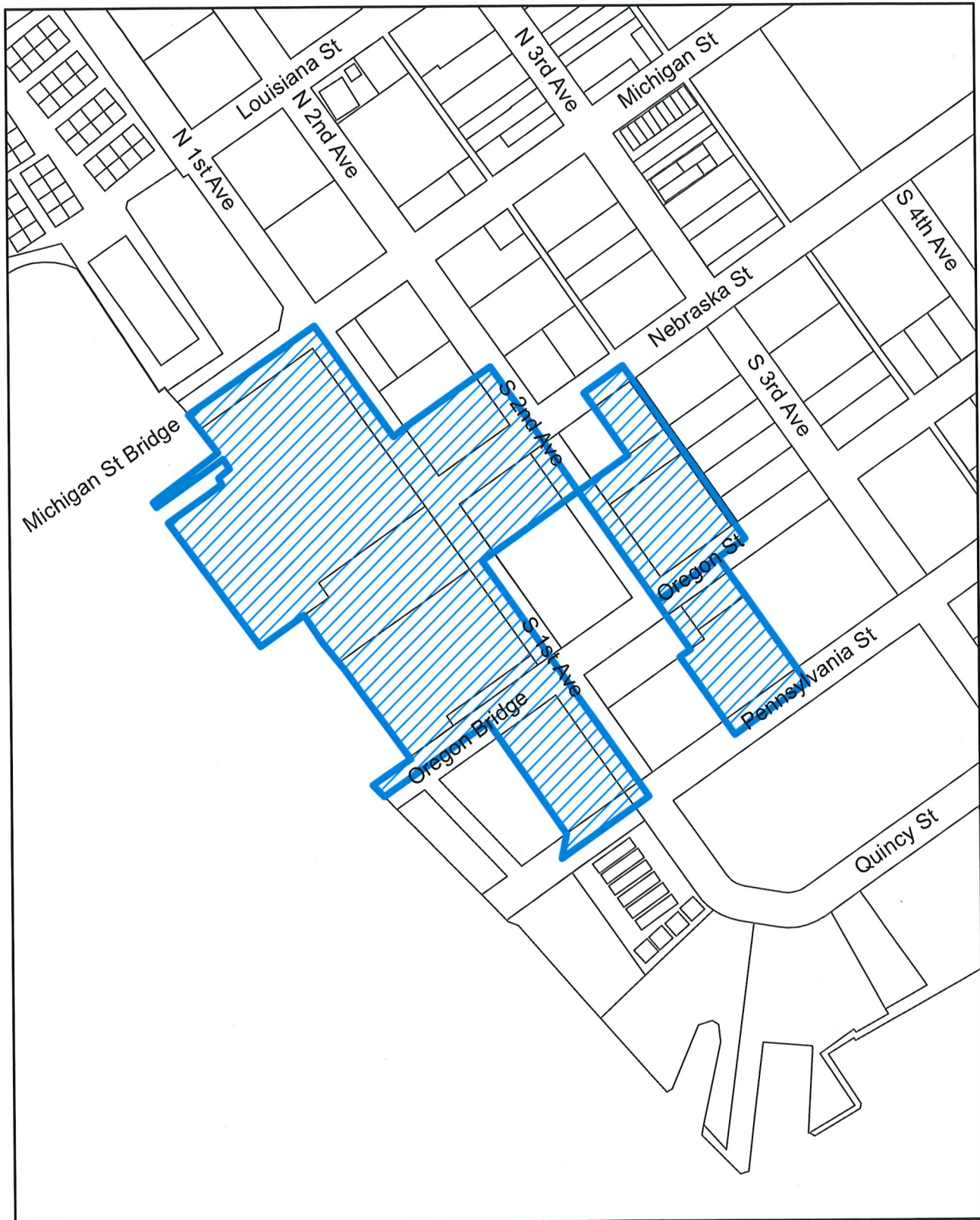
The City of Sturgeon Bay Plan Commission will hold a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, March 17, 2021, at 6:00 p.m. or shortly thereafter, regarding a proposed zoning map amendment under Chapter 20 (Zoning) of the Municipal Code. The subject parcels and current owners include the following:

281-10-85030701A, 113 S 1st Ave, Sturgeon Bay Utilities
281-10-85020104A, 210 S 1st Ave, Shipyard Development LLC (I-2 portion only)
281-10-85020105A, Southwest corner of S 1st Ave / Oregon St, Shipyard Development LLC
281-10-85030501, Southeast corner of S 1st Ave / Nebraska St, City of Sturgeon Bay
281-10-85030901C, 77 S 1st Ave, Haven Funds LLC
281-10-85031201C, Northwest corner of S 1st Ave / Oregon St, City of Sturgeon Bay
281-10-85040101, 65 S 2nd Ave, SHT Holdings LLC
281-10-85060901, 230 Oregon St, E & I Investments
281-10-85061000A, 136 S 2nd Ave, E& I Investments
281-10-85061101, 231 Nebraska St, E& I Investments
281-10-85070501, 210 Pennsylvania St, The Vegetable Truck LLC
281-10-85070801, 213 Oregon St, The Vegetable Truck LLC

If approved, the properties would be rezoned from Heavy Industrial I-2 to Central Business District C-2. The proposed zoning map amendment information is 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. with an appointment. (Please call 920-746-2910). The public is invited to give testimony in regard to the zoning map amendment either in person at the hearing or in writing.

Site Map

Rezone from I-2 Heavy Industrial to C-2 Central Business District



Date Received: 02/24/21

Fee Paid: \$ N/A

Received By: COMMUNITY DEVELOPMENT

6

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	CHRISTOPHER SULLIVAN-ROBINSON	
Company	CITY OF STURGEON BAY	
Street Address	421 MICHIGAN STREET	
City/State/Zip	STURGEON BAY, WI 54235	
Daytime Telephone No.	920-746-2910	
Fax No.		
STREET ADDRESS OF SUBJECT PROPERTY: SEE ATTACHMENTS Location if not assigned a common address: 		
TAX PARCEL NUMBER: SEE ATTACHMENTS		
CURRENT ZONING CLASSIFICATION: HEAVY INDUSTRIAL I-2		
CURRENT USE AND IMPROVEMENTS: SEE ATTACHMENTS 		
ZONING DISTRICT REQUESTED: MULTIPLE-FAMILY RESIDENTIAL (SEE ATTACHED MAP) R-4		
COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: DOWNTOWN MIXED USE		
PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN: North: HIGH DENSITY RESIDENTIAL South: N/A - WATER East: DOWNTOWN MIXED USE West: DOWNTOWN MIXED USE AND OPEN SPACE AND RECREATION		

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:**North:** PUD; UNDEVELOPED**South:** N/A - WATER; MARINA**East:** PUD; CONDO'S, MARINA**West:** PUD AND CONSERVANCY; CONDO'S AND PUBLIC PARK SPACE**HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? YES IF YES, EXPLAIN:**

VARIOUS PROPERTIES HAVE BEEN GRANTED VARIANCES IN THE DOWNTOWN AREA.

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**

CHRISTOPHER SULLIVAN-ROBINSON

Applicant/Agent (Print Name)**Signature**

03/11/21

Date

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.

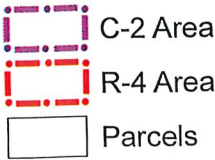
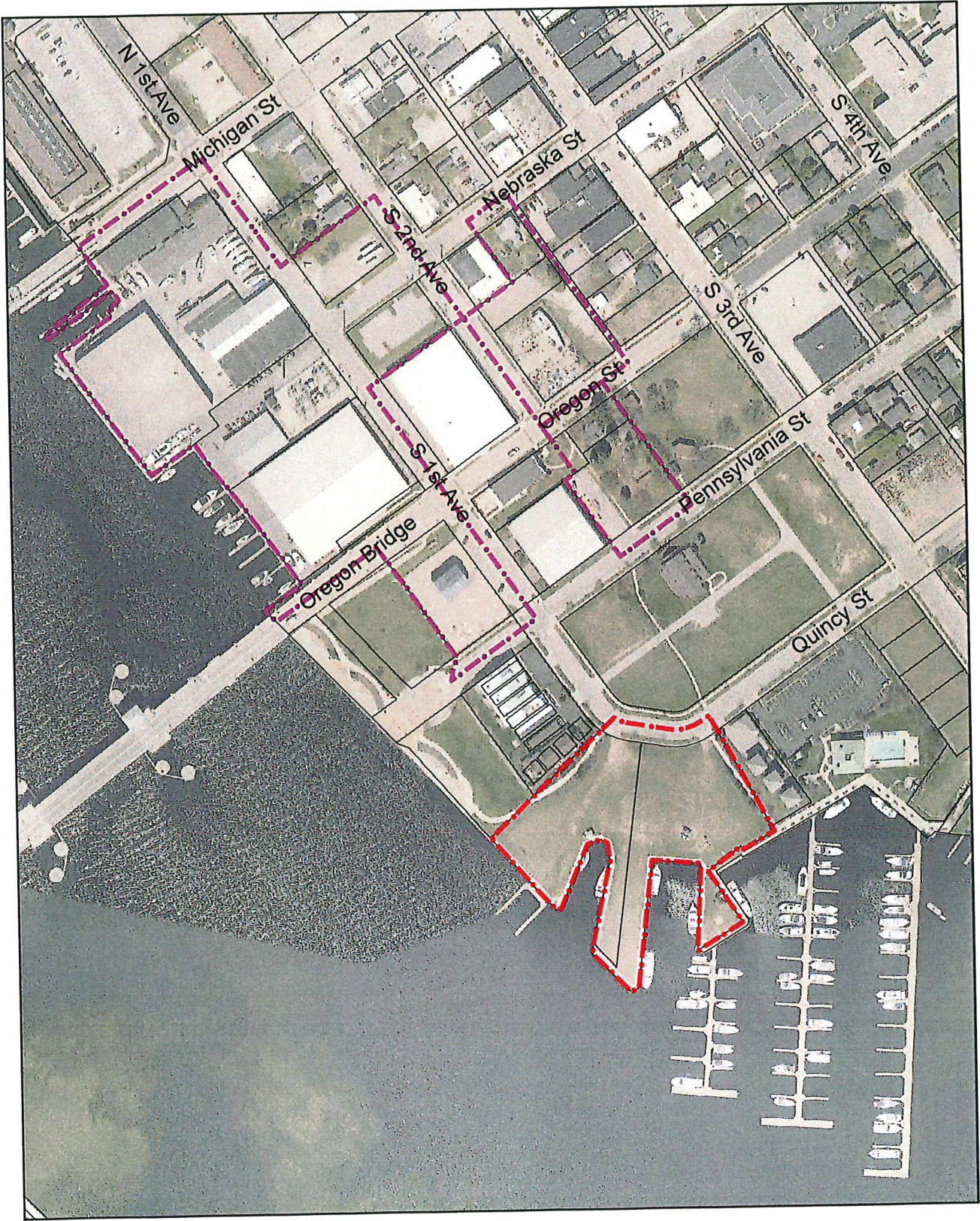
Date of review meeting**Applicant Signature****Staff Signature****Attachments:****Procedure & Check List****Agreement For Reimbursement of Expenses****STAFF USE ONLY**

Application conditions of approval or denial:

Date**Community Development Director**

Site Map

Request to Rezone Remnant I-2 Properties

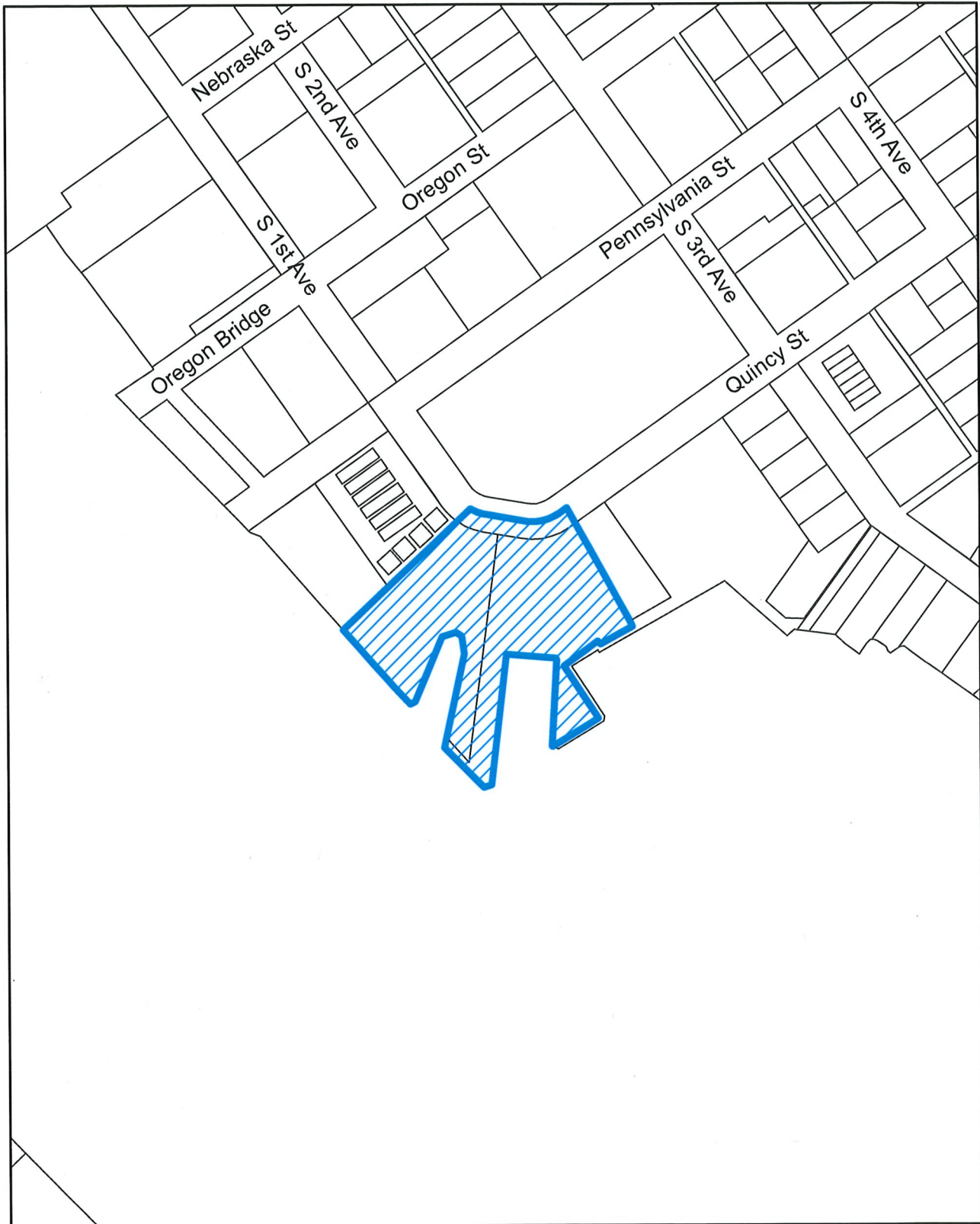


NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Plan Commission will hold a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, March 17, 2021, at 6:00 p.m. or shortly thereafter, regarding a proposed zoning map amendment under Chapter 20 (Zoning) of the Municipal Code. The subject parcels are located at the southwest corner of S 1st Ave. and Quincy St. and include the following: 281-23-08325009 and 281-23-08325010, both owned by Shipyard Development, LLC. If approved, the properties would be rezoned from Heavy Industrial I-2 to Multiple Family Residential R-4. The proposed zoning map amendment information is 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. with an appointment. (Please call 920-746-2910). The public is invited to give testimony in regard to the zoning map amendment either in person at the hearing or in writing.

Site Map

Rezone from I-2 Heavy Industrial to R-4 Multiple Family Residential





MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: March 17, 2021
Subject: Minor Modification to the Maritime Heights Townhouses PUD

Doreen Phillips, representative of Phillips Development, LLC, is petitioning the Commission for the approval of some minor modifications to Planned Unit Development (PUD) Ordinance No. 1346-0618. They intend to purchase the adjacent easterly property, containing the Sunset School parking lot, for the purpose of constructing an additional townhouse building with off-street parking and detached garages. However, per the attached site plan, a portion of new parking lot and a 6-stall detached garage building would extend into their existing development. The proposed development would match the existing development from a design and aesthetic standpoint. Since the new development extends into the PUD boundaries, this can either be considered a minor modification of the existing PUD, or the applicant needs to go through a new PUD process. Below is the code section describing the Commission's ability to approve minor changes to a final plan.

Section 20.24(6) *Minor Modification of final plans*. The Plan Commission may from time to time, approve minor changes within the project, but such changes shall not be of a nature that would affect the character and standards of the PUD.

Options: The Commission can approve the minor modifications as presented or with change. If approved, Phillips Development, LLC would file a conditional use application to allow the construction of the additional apartment building. The Commission can require the applicant to go through the formal PUD process. If so, the next item on the agenda is concept PUD review of this project.

Recommendation: Staff recommends approval of the minor modification of their PUD as presented, which allows the application to go through the conditional use process for the following reasons:

1. The Sunset School parking lot is zoned for Multiple-Family Residential uses, so unless the applicant is need of deviations from the zoning code (i.e. setbacks, unit density, building dimensions), then the conditional use process makes the most sense.
2. The conditional use process still gives the Commission the authority to review the project and provides an opportunity for public input on the proposed development.
3. The added garages and parking lot do not affect the character of the existing development or intensify the existing use. The PUD standards and ordinance are not affected by the proposed changes.

Prepared by: _____

Chris Sullivan-Robinson
Planner / Zoning Admin

3-11-21

Date

Reviewed by: _____

Marty Olejniczak
Community Development Dir

Date

ORDINANCE NO. 1346-0618

THE COMMON COUNCIL OF THE CITY OF STURGEON BAY, WISCONSIN DO
ORDAIN AS FOLLOWS:

SECTION 1: The following described property is hereby rezoned from Multiple-Family Residential to Planned Unit Development (PUD) and shall be subject to the site plan and requirements incorporated herein:

Lot 6 of the recorded plat of Babel Subdivision, Document 707984, Hanger 561, Door County Records, being located in the SW ¼ of the NW ¼ of Section 5, T27N-R26E, City of Sturgeon Bay, Door County, Wisconsin.

Said parcel contains 142,877 square feet (3.28 acres).

SECTION 2: The following requirements and conditions are placed upon the property described within the legal description.

A. Underlying Zoning: The underlying zoning district shall be R-4 Multiple-Family Development District. If the PUD expires, the zoning classification of the property shall revert to the R-4 district.

B. Permitted Uses: Multiple-Family dwellings with a total of 34 units are permitted provided such dwellings are consistent with the approved final PUD plans. Accessory uses associated with the multiple-family dwellings are also permitted.

C. PUD Requirements: The following requirement shall apply:

1. A public sidewalk must be installed along the Florida Street frontage.

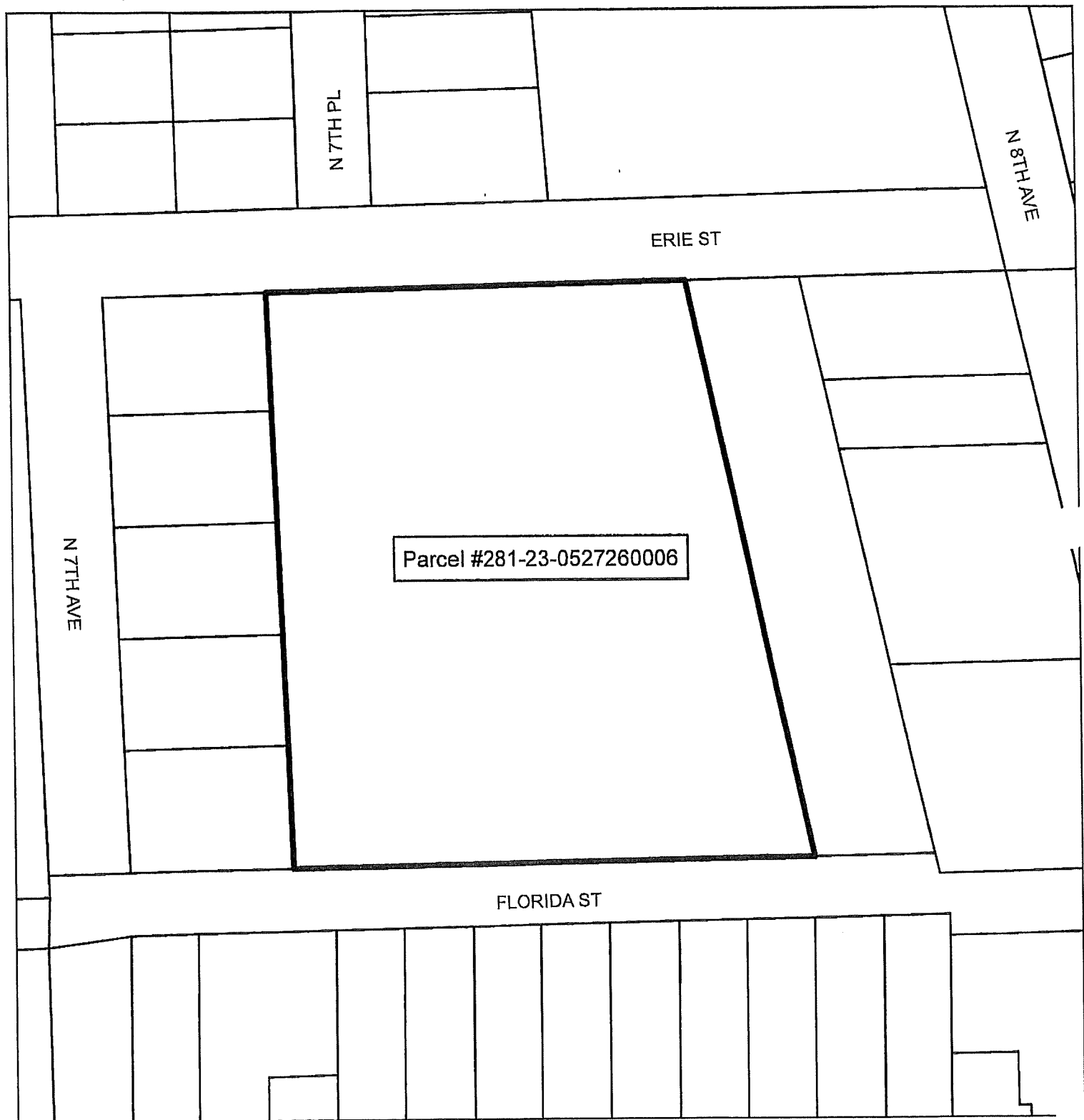
SECTION 3: This ordinance shall take effect on the day after its publication.

Approved: Thad Birmingham, Mayor
Attest: Stephanie Reinhardt, City Clerk
Date of 1st Reading: 06/05/18
Date of 2nd Reading: 06/19/18
Publication: 06/23/18
Effective Date: 06/24/18

Location Map

Public Hearing -Doreen Phillips

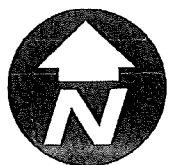
PUD Request



Parcel #281-23-0527260006



Subject Area



Maritime Heights Phase 2 Minor PUD Amendment Request

Doreen Phillips of Maritime Heights LLC seeks to amend the existing PUD for the multi family project at the 700 block of Erie and Florida Streets allow for development on the existing underused surface parking lot currently used for the Sturgeon Bay School District. As Sunset Elementary School ceases operations of the 2021 school year, Maritime Heights seeks to redevelop the site to bring an addition to the existing Maritime Heights multi family development.

With the addition of the existing school property, the overall property would add 10 additional units in one primary building; totaling 44 for the overall 4.1 acre site. The addition will complement the existing architectural style, building materials, and landscaping.

RESIDENTIAL BUILDING

A single two story ten unit building will be built to compliment and blend in with the existing buildings. Same building materials and colors will match the new, existing buildings. This will create a similar density to the overall site, just under 11 units per acre. Site will help community fulfill continued multi family residential needs of the area. A total of 8 two bedroom and two 3 bedroom units will be added. The existing school lot is zoned R4 and is apart of the higher density residential comprehensive plan designation.

PARKING

2 detached garage stalls will serve 10 attached units. An additional 14 surface lots will be accessible for residents for the entire site. An addition sidewalk area will be created to connect the new eastern expansion back to the western area of site

STORM WATER

City of Sturgeon Bay is requiring the existing storm water biofilter/pond area existing on the southern portion of the school lot to remain for storm water easement purposes. A limited amount of stormwater will be created with the expansion and be served by the existing pond. A slight expansion may be needed, but room does exist to grant more surface area to the existing pond.

Addendum for PUD Application

Legal Property Owner

Name:

Doreen Phillips of Maritime Heights LLC (2812305272600006)

Sturgeon Bay School District (Currently) (281120527260007)

Street Address and Daytime phone no.

MH: 1634 Rustic Oaks Ct Green Bay, WI 54301 920.621.8200

SBSD: 1230 Michigan Street Sturgeon Bay, WI 54235 920.746.2800 Fax 920.746.3888

EXISTING SITE IMAGES

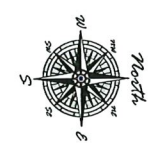
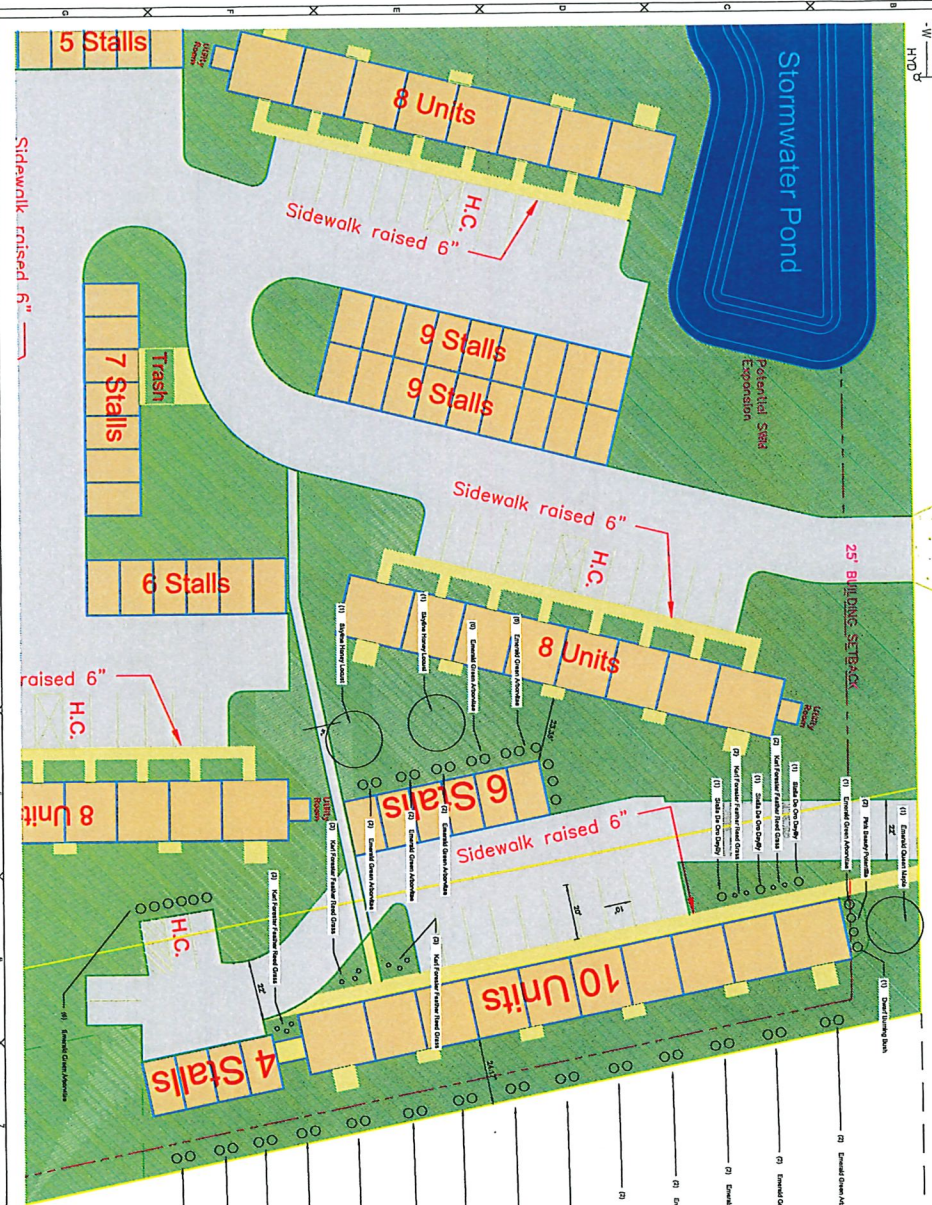




Maritime Heights Phase 2

City of Surgen Bay, Dorset County, WI.

Erie Street



PLANT LIST ADDITIONS PHASE 2

Common Name	Size	Quantity
Emerald Queen Maple	2"	1
Skyline Honey Locust	2"	2
Stella De Oro Daylily	1 Gal	3
Emerald Green Arborvitae	4-5' BB	44
Karl Forester Feather Reed Grass	1 Gal	9
Dwarf Burning Bush	3 Gal	1
Pink Beauty Potentilla	3 Gal	2



Concept 2.26.21

NEW ADDITIONS WITH PHASE 2

- 2 - 3 Bedroom
- 8 - 2 Bedroom
- Garage Stalls = 10
- Surface Parking = 14
- New Lot Area = 0.8 Acres
- Building Footprint = 10,000 square feet
- Sidewalks and Paths = 2000 square feet
- Driveway Asphalt = 8750 square feet

Phillips Developmen, LLC
Doreen Phillips

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd, Green Bay, WI 54313

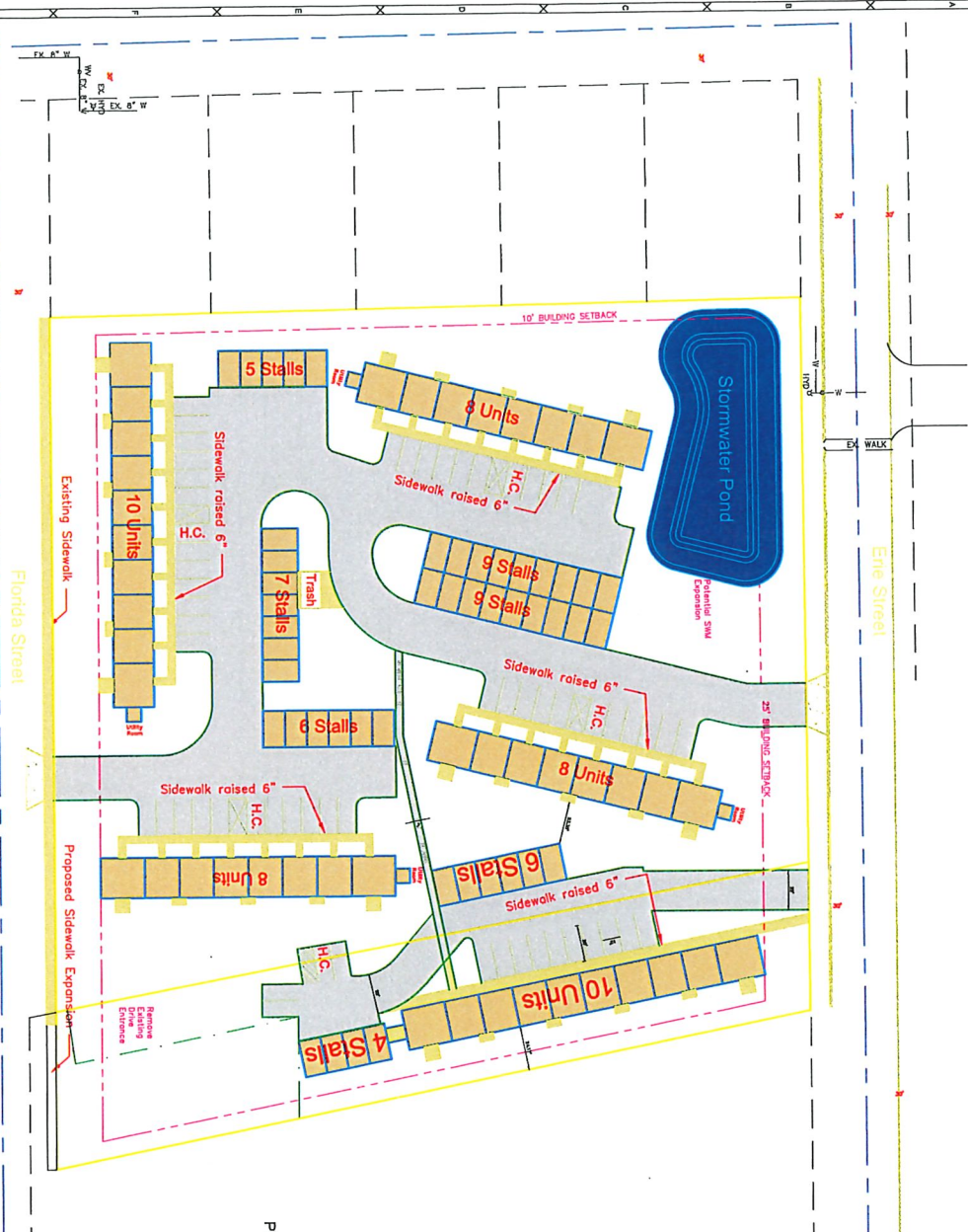
PHASE II EXPANSION
Landscape and Zoom

SCALE
1"=20'
DRAWN BY
DATE

PROJECT NO.
P-2218
SHEET NO.
1 OF 1
DRAWING NO.
S-2933

Maritime Heights Phase 2

City of Sturgeon Bay, Door County, WI.



PHASE 1 OVERALL SITE STATS

10 - 3 Bedroom
34 - 2 Bedroom
Garage Stalls = 36
Surface Parking = 14
Surface Stalls = 10
Density = 10.4 Units per Acre
Total Site = 3.28 Acres
Grassland = 55.2%
Buildings and Garages = 15.6%
Sidewalks and Paths = 3.0%
Driving Asphalt = 25.2%

NEW ADDITIONS WITH PHASE 2

1 - 3 Bedroom
8 - 2 Bedroom
Garage Stalls = 14
Surface Parking = 14
New Lot Added = 0.8 Acres
Buildings and Garages = 6885 square feet
Sidewalks and Paths = 2052 square feet
Driving Asphalt = 9720 square feet

PHASE 2 ADDITION NEW COMBINED STATS

2 - 3 Bedroom: Trails 10
8 - 2 Bedroom: Trails 34
Garage Stalls = 14; Trails 46
Surface Parking = 14; Trails 60
Density = 10.8 Units per Acre
Total Site = 4.08 Acres
Grassland = 55.2%
Buildings and Garages = 17.2%
Sidewalks = 3.6%
Driving Asphalt = 26.6%

Concept 2.26.21

Phillips Developmen, LLC
Doreen Phillips

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd, Green Bay, WI 54313

Overall Site
Site Plan

TAX PARCEL NO. 281230527260008, 281230527260007

SCALE
1"=30'
DRAWN BY
DATE

PROJECT NO.
P-2278
SHEET NO.
1 of 1
DRAWING NO.
S-2933



MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: March 17, 2021
Subject: Concept PUD Review – Maritime Heights Development

Doreen Phillips is initiating a Plan Unit Development (PUD) to construct an additional 10-unit multiple-family development to be located on parcel # 281-23-0527260007 in the 700 block of Erie and Florida street (aka Sunset School parking lot).

The subject property is zoned R-4 which is meant primarily for multiple-family development. Within this zoning classification, multiple-family dwellings are a conditional use for developments greater than 8-units per lot. The dwellings must comply with various zoning and aesthetic requirements. However, if the Plan Commission did not approve the minor modification as considered on this agenda, then a new PUD process must be completed.

The first formal step in the PUD process is the conceptual review via informal discussion with the Plan Commission. This step allows for the applicant to provide an overview of the project and for the Plan Commission to provide constructive feedback in order to proceed to preliminary review. There is no action required from the Plan Commission during conceptual review.

Doreen Phillips has requested to follow the combined preliminary/final PUD procedure for the next phases of the PUD process. Within our PUD code this is permitted, but requires approval from the Plan Commission at the time of conceptual review. Hence, a decision is needed from the Commission at this meeting.

CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received: _____
Fee Paid \$ _____
Received By: _____

Application For: Conceptual _____ Preliminary _____ Final _____ Combined Preliminary/Final _____
Note: There are different requirements for each of the above processes. A separate application is required for each.

NAME OF PROPOSED PLANNED UNIT DEVELOPMENT: Maritime Heights Phase 2

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	In Reply on behalf of Phillips Development LLC	
Company	Maui & Associates	
Street Address	400 Security Blvd	See Attached
City/State/Zip	Green Bay, WI 54313	
Daytime Telephone No.	920 434 9670	
Fax No.		

STREET ADDRESS(es) OF SUBJECT PROPERTY: School parking lot not addressed.
Location if not assigned a common address: 700 Block Erie & Florida

TAX PARCEL NUMBER(s): 2812305272 60007 (Existing parking lot)

AREA OF SUBJECT PROPERTY AND NO. OF LOTS: Parking lot 0.8 AC
Existing Maritime Heights 3.28 AC

CURRENT ZONING CLASSIFICATION: Existing apts = PUD
School parking lot = R4

CURRENT USE AND IMPROVEMENTS: School parking: Underused surface lot which is for sale for re-use. Phillips Development property is Maritime Heights multi-family residential.

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: Higher Density Residential

WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes X No _____ Explain: This development acts as an extension to the Maritime Heights multi family development and gives continued re-use and investment to neighborhood.

PLEASE IDENTIFY SPECIFIC PROPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A PARTICULAR LOT, LOCATION, BUILDING, ETC. Addition of (1) ten unit multi-family residential building to property located at former school parking lot. New build will be an addition to existing 34 unit development.

CURRENT USE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:

North: School, residential R-2

South: Residential R-2

East:

West: Existing multi-family development owned & operated by Phillips

COMPREHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:

North: Higher Density Res.

South: Med. Density Res.

East: Higher Density Res.

West: Higher Density Res.

IS ANY VARIANCE FROM COMPREHENSIVE PLAN, SUBDIVISION ORDINANCE, OR ZONING ORDINANCE BEING REQUESTED? If yes, describe:

The request asks as an extension of PUD covering an neighboring property. Request 10 additional units with development occurring on both the school parking lot & green space at the Mountain Hts project.

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? No/yes IF YES, EXPLAIN: For the school parking lot, none are known.

For the Mountain Hts property, a PUD is in existence.

Attach an 11" X 17" detailed site plan (if site plan is larger than 8-1/2" x 11", also include 20 copies folded to 8-1/2" X 11"), full legal description (preferably on disk), location map with site boundaries marked, proof of ownership, and Agreement for Reimbursement of expenses. Site or plot plan shall include dimensions of property, structures, building elevations, proposed site improvements, signature of person who drew plan, etc.

Doreen A. Phillips
Property Owner (Print Name)

Doreen A. Phillips

Signature

3-12-2021

Date

Jon LeRoy
Applicant/Agent (Print Name)

Jon LeRoy

Signature

3-10-21

Date

I, Jon LeRoy, 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. Staff copies for documents

3-17-21

Date of review meeting

Jon LeRoy

Applicant Signature

Staff Signature

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: March 17, 2021
Subject: Restructuring Permitted and Conditional Uses in the Zoning Code

At the last meeting, the Commission was given the task of making recommended changes to the provided charts. The goal is to combine uses where possible and create broader categories. The zoning chart is attached with some additional updates made by staff. Those changes should be reviewed. A development standards column was adding to the residential as well as a development standards sheet. Some good discussion items would be the two-family dwelling rules for the R-2 district, municipal related uses, utilities related uses, banks / financial institutions and recreation uses. Also attached is some correspondence of suggested zoning code changes from a property owner within the City of Sturgeon Bay.

If there are additional changes, please provide those to Chris. No decision is required at this time, just more direction for improving the document.

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

Use	District							DEVELOPMENT STANDARD
	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	-	x
Two-Family Dwellings	-	C	P	C	-	C	-	
Two-Family Dwellings (Only allowed on lots designated via a survey and approved by Plan Commission)	-	P	-	-	-	-	-	x
Multiple Family Dwellings (Maximum 4-unit per Building)	-	-	C	-	-	-	-	
Multiple Family Dwellings (Maximum 8-units per lot)	-	-	-	P	-	-	-	x
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	-	-	x
Travel Trailer Parks (via a Park Plan as provided in section 9.075)	-	-	-	-	-	C	-	x
Tourist Rooming House (permit required see chapter 9)	P	P	P	P	P	P	-	x
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	-	
Rest Homes, 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 client visits)	P	P	P	P	P	P	-	x
Home Occupations	C	C	C	C	C	C	-	x
Art Galleries	C	C	C	C	-	-	-	
Professional Offices	-	-	-	C	-	-	-	
Nonprofit Conservation related Offices and Education Facilities	-	-	-	C	-	-	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: excluding sewage treatment plants, garbage incinerators, warehouses, garages, public shops or storage yard, penal or correctional institutions and asylums	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	€	€	€	€	€	-	-	
Public: Buildings, Parks, Playgrounds, Recreational and Community Center Buildings and Grounds, and educational facilities (excluding county fairgrounds and related facilities)	P	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	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
Commerical 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 do not exceed 50% of original floor area					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 amusement 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	-	-	P	-	-
Permitted Uses in the C-5 District that are located within a new building with a footprint 3,000 square feet or larger	-	-	-	-	C
Public, Institution, Recreation					
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	C	P
Child Day Care Facilities licensed by the Department of Health and Social Services	P	P	P	-	P
Elementary, Junior, and Senior High Schools	C	C	C	C	-
Colleges and Vocational Schools	P	P	P	P	P
Public Parks, Playgrounds, recreational and community center buildings and grounds	C	-	C	-	-
Outdoor Recreation Facilities	P	P	P	P	P
Banks, Lending and Financial Institutions	P	P	P	-	C
Payday Lending Institutions	C	C	C	C	-
Hospitals	P	P	P	P	P
Medical, Dental, and Veterinarian Clinic	P	P	P	P	P
Tourist Information Centers	P	P	P	P	P
Charitable Institutions, and Clubs or Lodges	C	-	C	-	-
Animal Shelters and Pounds	P	P	P	P	P
Accessory uses	P	P	P	P	C
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

GENERAL DEVELOPMENT STANDARDS

1. Home Occupations in all districts except the C-5 shall be subject to the following:
 - a. The home occupation shall be conducted only by residents of the dwelling unit and shall be conducted entirely within the dwelling unit.
 - b. There shall be no outdoor storage or display of equipment, materials, or articles offered for sale.
 - c. There shall be no articles offered for sale on the premises except such as is directly produced by the home occupation.
 - d. There shall be no mechanical equipment used other than such as is permissible for purely domestic purposes.
 - e. There shall be no signage associated with the home occupation, except for one wall sign not to exceed four square feet and not illuminated.
 - f. A home occupation which meets the criteria listed in subsections 1 through 5, and, in addition, contains no signage, has no retail sales, and has no stock in trade kept or sold, and in which the clients do not generally visit the premises, shall be permitted and shall not require a permit.
 - g. Only vehicles of a type ordinarily used for conventional passenger transportation, i.e. passenger automobile or vans and pickup trucks not exceeding a payload capacity of one ton, shall be used in conjunction with a home occupation, except that not more than one commercial vehicle may be authorized by the city plan commission as part of the conditional use permit. The use of any public right-of-way for the parking or storage of any commercial vehicles or trailers associated with a home occupation is prohibited.
2. Two-Family Dwellings in the R-2 District shall be permitted a permitted use subject to the following:
 - a. The lot must be identified as intended for a two-family dwelling on the plat or certified survey map that created the lot.
 - b. Such designation shall only be allowed if approved by the plan commission prior to the recording of the plat or certified survey map.
 - c. The number of lots designated for two-family dwellings under this paragraph within any individual subdivision plat or certified survey map shall not exceed the greater of two lots or 25 percent of the total number of lots within the plat of certified survey map.
 - d. These provisions apply to lots specifically designated for development of two-family dwellings. Other lots that meet the dimensional requirements for two-family dwellings may be developed as such, provided a conditional use permit is approved by the plan commission.
3. Accessory Dwelling Units are subject to the following:
 - a. Not more than one accessory dwelling unit shall be permitted on a lot.
 - b. Accessory dwelling units shall be allowed only on a lot having at least 7,000 square feet.

- c. Accessory dwelling units shall not exceed 800 square feet in floor area and shall have a minimum floor area of 250 square feet.
- d. The property owner of record must reside in either the primary dwelling unit or the accessory dwelling unit as their permanent and legal address. A restrictive agreement shall be recorded to this effect.
- e. In addition to off-street parking spaces required for the primary dwelling unit, a minimum of one off-street parking space for an efficiency or one-bedroom accessory dwelling unit, or a minimum of two off-street parking spaces for a two or more-bedroom accessory dwelling unit, shall be provided.
- f. Short-term rental restrictions.
 - i. The accessory dwelling unit shall not be rented for periods of less than seven consecutive days.
 - ii. If the accessory dwelling unit is rented for periods of more than six but fewer than 29 consecutive days, the total number of days within any consecutive 365-day period that the dwelling may be rented shall not exceed 180 days. The maximum 180 days shall run consecutively within each 365-day period. The owner of the accessory dwelling unit shall notify the city clerk in writing when the first rental within a 365-day period begins.
 - iii. A restrictive agreement shall be recorded to this effect.
 - iv. If the property owner of record resides in the accessory dwelling unit, then these short-term rental restrictions shall apply to the primary dwelling unit.
- g. The accessory dwelling unit shall not be conveyed or separated in ownership from the primary dwelling unit.

The accessory dwelling unit shall comply with the Sturgeon Bay Housing Code (chapter 22 of the Municipal Code) and with all pertinent building codes.
- h. Accessory dwelling units may be attached to or detached from the single-family residence.
- i. Attached accessory dwelling units shall comply with the following:
 - i. The accessory dwelling unit shall be clearly incidental to the principal dwelling unit and the building's exterior shall appear to be single-family.
 - ii. If the accessory dwelling unit is created from a portion of the principal dwelling unit, the floor area of the principal dwelling unit shall not be reduced below the minimum floor area required for the zoning district in which it is located.
 - iii. Location of entrances. Only one entrance may be located on the facade of the dwelling facing the street, unless the dwelling contained additional entrances before the accessory dwelling unit was created. An exception to this regulation is entrances that do not have access from the ground such as entrances from balconies or decks.

- iv. Exterior stairs. Fire escapes or exterior stairs for access to an upper level accessory dwelling shall not be located on the front of the primary dwelling unit.
 - j. Detached accessory dwelling units shall comply with the following:
 - i. The accessory dwelling unit shall be subject to the requirements of section 20.29 Accessory building height and area regulations, except the minimum side and rear yards shall be ten feet for accessory buildings constructed after April 1, 2019.
 - ii. The accessory dwelling unit shall comply with all building code regulation relating to dwellings.
 - iii. Floor area. The floor area of accessory dwelling unit shall be exempted from the maximum floor area for accessory buildings on the lot.
4. Multiple-Family Dwellings up to 8-units per lot in the R-4 District are subject to the following design requirements:
- a. Any wall visible from a public street that exceeds 50 feet in length shall have a minimum of 20 percent of the length of the wall projecting or recessing at a minimum depth of 3 percent of the length of the wall and a change in the materials, texture, or a permanent architectural feature shall be provided.
 - b. All parking areas with more than 12 parking spaces shall have concrete rolled or barrier curbs defining the limits of the paved areas.
 - c. Detached garages shall be architecturally compatible with the residential building. They shall be designed and oriented to minimize the visual affect of the scale or massing of the garages. Visual interest shall be created on all sides of the garage that are visible from a public street through the use of landscaping, berming, architectural features, building materials, and/or orientation.
 - d. Attached garages for multifamily developments shall be designed and oriented so that they do not dominate the front facade of the building to which they are attached. Attached garages shall not occupy more than 45 percent of the front facade of the building. Not more than six garage doors may appear on any multifamily building facade containing front doors, and the plane along such garage doors shall be broken by an offset of at least two feet if more than two garage doors are in a row.
 - e. All roofed surfaces shall have gutters and downspouts connected to an approved storm system.
 - f. Sidewalks not less than five feet in width shall be provided to all building entrances connecting the building to the required parking areas.
 - g. If a sidewalk exists along the public street(s) abutting the lot, then sidewalk(s) shall be provided connecting all the buildings to the public street.
 - h. If a driveway leading to the parking area is longer than 100 feet, trees shall be planted along at least one side of such driveway at a rate of at least one tree per 40 feet. All tree types shall be approved by the city forester.

- i. Trash storage containers shall be enclosed with a six-foot high wall on three sides with a closable door. Trash enclosures shall be screened with landscaping, shall be located not less than six feet from any dwelling, and shall have a concrete pad and apron adequate to support collection vehicles.
 - j. Multiple-family dwelling developments greater than five acres in size shall include a continuous access drive that connects to a public street at both ends.
 - k. All mechanical equipment, including roof mounted, shall be integrated into the design of the building to the extent possible or shall be enclosed or screened.
 - l. Any exterior lighting shall use cutoff type luminaries so as to reflect light away from adjacent parcels and public streets and away from the night sky.
 - m. A conditional use approval is required if the multiple-family dwelling design does not meet these design requirements.
5. Lighting Manufacturing / High Technology Manufacturing, General Warehousing, or Wholesale Distribution activities within the C-3 District are subject to the following:
- a. Such uses shall be entirely contained inside the building used for such activity.
 - b. There shall be no outside storage of any raw material, finished product, or waste material other than in a dumpster receptacle that is routinely used and regularly serviced in the normal course of business.
 - c. There shall be no prolonged noise above 85 decibels at any point further than 100 feet from any part of the building.
 - d. There shall be no release of smoke, fumes, or odors that may create a public or private nuisance, nor shall there be other activity conducted on the premises that may constitute a public or private nuisance.
 - e. The use shall be specifically limited to the particular manufacturing and/or storage activity indicated in the petition to the board of appeals and may not be changed to a different activity.
 - f. In the event that a particular activity approved by the zoning board of appeals is discontinued for any reason, voluntary or involuntary, with no immediate intent to resume, the conditional use permit shall also be deemed automatically terminated with no further notice or hearing.
 - g. In the event that there is an existing building with an existing fire protection system installed at the time of the approval of the conditional use permit, that fire protection system must remain intact and must be maintained in an operating condition at all times, unless a special exemption is approved by the fire chief.
 - h. New building projects that involve new exterior building walls, fences, signs, or other exterior improvements requiring a building or sign permit shall be subject to the development standards and procedures prescribed in section 20.32 of this chapter.

- i. The zoning board of appeals may also require other conditions regulating the handling, storage, and disposal of chemicals and hazardous materials.

Thursday, March 4, 2021

Restructuring Permitted & Conditional Zoning Code

In an effort to offer more flexibility to the standard Euclidean zoning codes these are some thoughts on the zoning code uses in Sturgeon Bay to update the recommendation of the 2040 Comprehensive Plan to allow this city to increase the value per acre and prosper.

Smart growth & infill development

“We’ll never be able to build and sustain healthy, prosperous, and resilient communities without a unified approach to transportation, climate, water, land use, and community development. This is a smart first step, but the details will determine whether or not these investments improve the deep inequities in America, or just make them worse.” (Smart Growth America-Feb 2020)

Permit **roadside stands** in all residential areas: promotes food security and entrepreneurship for all ages in local neighborhoods. feedingamerica.org reported the food insecurity rate in Door County in 2018 was 8.2% or

approximately 2250 people were food insecure. During this pandemic these numbers are undoubtedly increasing.

Definition of **Roadside Stand** and attributes:

Roadside stand means a removable structure used or intended to be used, solely by the owner or inhabitant of the property on which it is located, for the sale or distribution of seasonal products pursuant to applicable WI statutes, and to be removed and stored back of the setback building line of the property at the conclusion of season. During seasonal sales or distribution such structure shall not be placed nearer than seven feet from the front line or street curb of the property on which it is located and shall not be located so as to cause congestion of the highway or street abutting such property. Attached unlighted signage cannot exceed three square feet in area. Total square footage of the stand cannot exceed 20 square feet. Hours of operation shall be between sunrise and sunset.

Conditionally permit **Communications Towers** in all districts: promotes internet connectivity and possibly moving to free citywide 5G . (Example: towers can be located in church steeples which are allowed in all residential areas, camouflaged towers are also available)

Conditionally permit & combine all **Home Occupations** & allow in all residential, & agricultural districts: allow minimal unlit signage, this promotes cottage industries, startups, and entrepreneurship within our community without expanding

infrastructure. Permits could be reviewed and renewed on an annual basis or sunset after a chosen number of years.

Existing city “nuisance laws” for noise, odor, parking, traffic and other perceived transgressions can be enforced & trigger an immediate review of the permit. Remote or virtual working for an employer is excluded from this “Home Occupation” category and is permitted unconditionally.

Implement a hybridized **FORM BASED CODE**

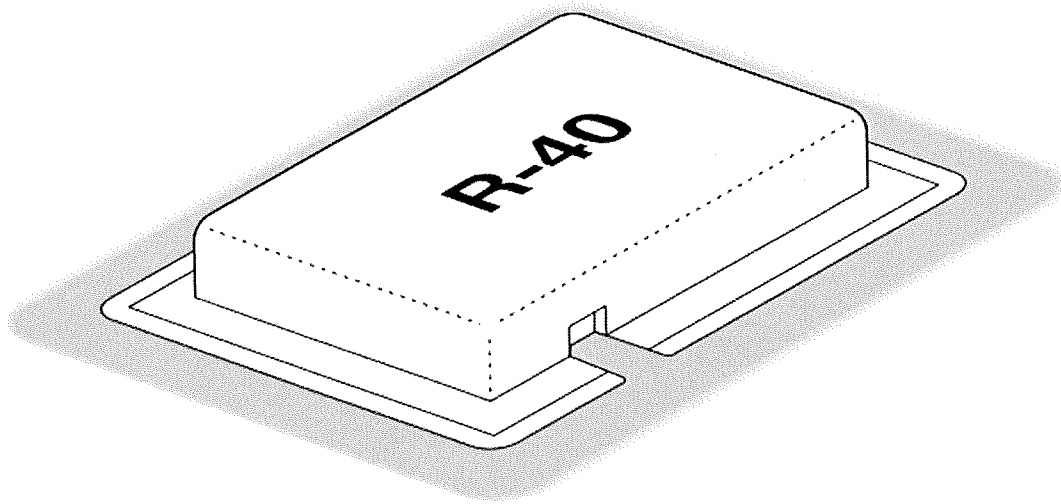
Why Design Guidelines, On Their Own, Don't Work

• KAIZER RANGWALA DECEMBER 22, 2010 ARTICLES

Originally published in Better! Cities & Towns, 22 December 2010.

While lifting federal funding restrictions on stem cell research President Obama said, “we will develop strict guidelines, which we will rigorously enforce, because we cannot ever tolerate misuse or abuse.” Notwithstanding the political rhetoric, are standards different than strict guidelines? Can guidelines be rigorously enforced? In common usage, the terms “guidelines” and “standards” are frequently used interchangeably. However, within the development regulatory framework, a guideline is a helpful suggestion — you don’t have to follow it, but it is recommended. On the other hand, standards are legal and mandatory requirements.

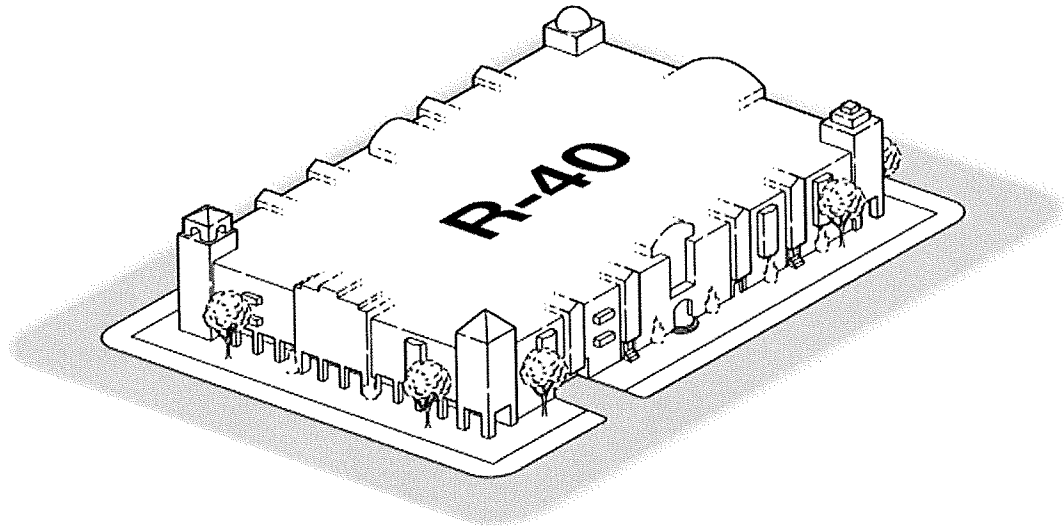
Design Guidelines



Conventional Zoning

Density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified

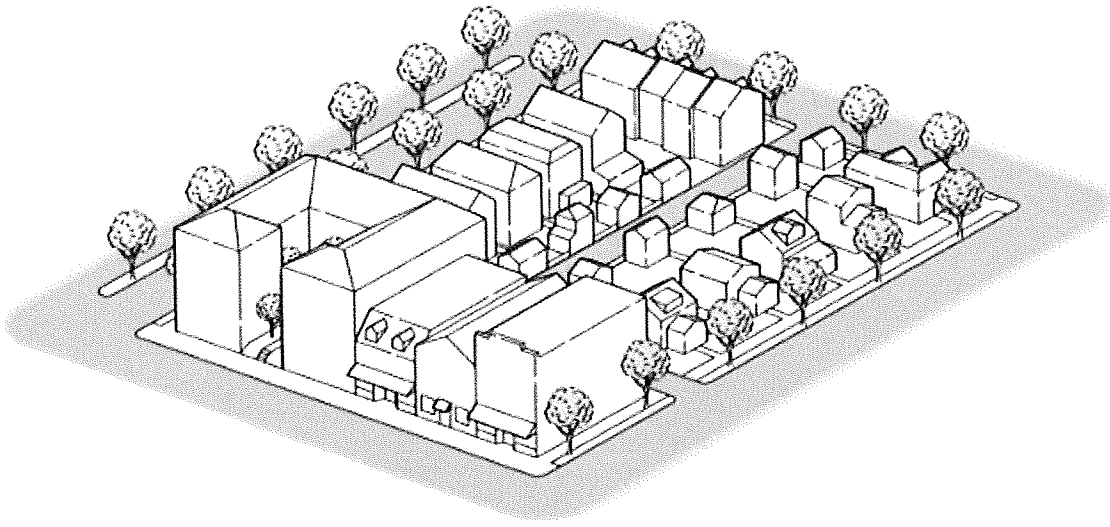
Guidelines are explanatory and interpretive recommendations that encourage, not require, its use. Administered through appointed design review committee, commission, or advisory board, guidelines are created to fit a wide range of situations, but not all. Guidelines are typically attractive to cities that are not politically ready to enforce design standards. Guidelines are also preferred by designers who have little tolerance for any standard that tends to limit their creative expression. Good judgment is needed in deciding where and how to apply design guidelines.



Zoning Design Guidelines

Conventional zoning requirements, plus frequency of openings and surface articulation specified

The problem with design guidelines is that their application is skin deep and fails to breathe life and soul into a place. The diagram (to the right) illustrates the differences between conventional zoning, design guidelines, and form-based codes. The building block (top image) complies with typical zoning controls such as land use, FAR, and height. This block is not likely to create walkable urbanism. At best, design guidelines (middle image) can recommend articulation and openings to the building's facade. In contrast, Form-Based Codes (bottom image) conceptualize a public realm by pulling together the individual elements: the diverse street types, variety of public and private open spaces, and contextual building types into a complete, cohesive, and memorable place.



Form-Based Codes

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.

A key barrier to protecting and creating distinctive places is lack of clear and precise place-based standards and a predictable review process. Design guidelines are difficult to apply consistently. They offer too much room for subjective interpretation. Design guidelines are difficult to enforce. A developer can legally refuse to comply putting at risk the larger collective investments of neighboring properties. Design Guidelines require oversight by discretionary review bodies, leading to a protracted and politicized planning process that can cost time and money.

Form-Based Codes

Form-Based Codes (FBCs) are clear and precise standards that offers predictability. The FBCs are developed to create a specific place that the citizens desire. Both the vision and FBCs are developed with citizen input. The citizens have a higher comfort level with the end result the standards is likely to produce. City staff gets a streamlined and easy to administer review process. FBCs also create more choices, more opportunities and options

for the property owner. Typically, developers borrow money to pursue pre-construction work. For developers, time is money. The biggest incentive that cities can offer is not money, but clear and predictable development standards. Most developers are willing to build to higher standards if the rules are clear and the process is predictable. By offering adjacent predictable environment FBCs reduce risks where banks in this credit-starved economy may be more willing to loan construction money.

Conclusion

Design Guidelines can be added to complement Form-Based standards to address certain discretionary items such as architectural style and historic preservation. The Denver Commons Form-Based Code, recognized with the 2009 Form-Based Codes Institute's Driehaus Award, includes both standards and guidelines. The mandatory standards address the critical form related aspects that shape the public realm, while the guidelines provide further suggestive recommendations for enhancing the public realm experience by encouraging creativity in a flexible manner.

Louis Kahn called a street "a room by agreement." The agreement, in the form of binding standards, is an implicit consent between the architects and their buildings to not ignore the street but to bring forth a collective etiquette and a minimum capability to pull together buildings to shape and enhance the public realm.

By itself, the guidelines simply fail to deliver great places. The terms "strict guidelines" fail to inspire compliance. The "abuse and misuse" continues with discretionary review and unpredictable outcome fueling NIMBY sentiments and discouraging economic development. Design guidelines work best only when they are paired with form-based codes.

RESIDENTIAL DISTRICTS

Define **family dwelling unit**? Married? With kids? LGBTQ?
Roommates? Co- housing communities? Other??
Define tourist rooming house, boarding house, lodging house,
B&B's? & where are they allowed?

What preconceived ideas or implicit biases surrounding racial, sexual, and social justice are you trying to limit & why? Is there accidental "redlining" being institutionalized in the existing zoning code?

Conditionally permit **ADU**'s in all residential & agricultural areas including what is now R-1. Promotes additional workforce housing & multigenerational family habitation without added infrastructure. Cost of construction or remodeling to make an ADU will be a natural limiting factor. Please read League of Wisconsin Municipalities April 2020 articles in the link below.

<https://lwm-info.org/DocumentCenter/View/3920/4-20-The-Municipality-More-Housing>

Combine **single family dwelling unit & 2 family dwelling units?**
Define and compare attributes? Lot size? FAR? Setbacks? Height?
Daylighting? Parking? Allow Duplexes, Triplexes, Quads to
encourage missing middle higher density housing. Incentivize
higher density to developers-maybe refundable fees @ completion?

Allow **Cottage Community Developments** within a PUD to
promote missing middle, multigenerational, affordable 1st time
homebuyer housing, and denser infill development. Smaller lot size
(40'-50' x 80'-100'), homes <1200 sf, commons area, tighter
sideline setbacks between homes, limited parking, HOA & CCRs
would help maintain the public areas. This type of development
maximizes infrastructure. (Example: large empty lot on Alabama St
between 4th & 5th could be a great cottage development site &
hopefully make it profitable for the developer in spite of the rocky
location)

Check out the following link.

<https://www.completecommunitiesde.org/planning/healthy-and-livable/cottage/>

COMMERCIAL DISTRICTS

Permit 50% residential mixed use development in all downtown
commercial **C-1** especially “Main Street” areas. (3rd, 4th,
Jefferson, Madison, Maple, Neenah) This allows residential
housing above or behind the street facing storefronts while
utilizing existing infrastructure. Allow & encourage “studio”

apartments to maximize affordable workforce housing & encourage graduates to relocate here. Limit required parking to one space/unit or remove parking minimums altogether to encourage multimodal transportation.

Conditionally permit “very light industrial business” uses in the downstairs storefront areas of the same “MainStreet” **C-1 areas**. Imagine watching a wood turner making a bowl while you are eating an ice cream cone as you are strolling 3rd Ave, or a guitar maker, a potter, a weaver, a quilt maker, a screen printer, a small electronics manufacturer, a kite maker, a sail maker or any number of very light manufacturing companies— this will entice people to be curious enough to enter and buy something. Planning commission would have control on the appropriateness of the business to the location, but the storefront first floor should to be viewable from the sidewalk during business hours.

Thursday, March 4, 2021

*Change this to allow mixed signage
State critical uses etc. Promote energy
independent structures*

Modified Principle Use Chart

Table B-1. Principle Uses in the Residential, Agricultural, and Community Districts

Use	District							
	P.1	P.2	P.3	P.4	P.5	P.6	P.7	P.8
Single Family Dwellings	P	P	P	C	C	C	C	C
Accessory Dwelling Unit	C	C	C	C	C	C	C	C
Two Family Dwellings	C	C	C	C	C	C	C	C
Three Family Dwellings (Only allowed on lots designated via a survey and approved by Plan Commission)	P	P	C	C	C	C	C	C
Four Family Dwellings (Maximum 4 units per building)	C	C	C	C	C	C	C	C
Five Family Dwellings (Maximum 5 units per lot)	C	C	C	C	C	C	C	C
Six Family Dwellings (Maximum 6 units per lot)	C	C	C	C	C	C	C	C
Mobile / Manufactured Home Parks via a C-Plan as provided in section 9.07	C	C	C	C	C	C	C	C
Trailer Parks via a Park Plan as provided in section 9.07	C	C	C	C	C	C	C	C
Transient Housing	C	C	C	C	C	C	C	C
Community Living Arrangement, except as stipulated in § 4.02.07(b), Ws. Stat., and provided, however that the 2,000-foot distance described in § 4.02.07(b)(2) & Ws. Stat., shall not apply.	C	C	C	C	C	C	C	C
Bed & Breakfast Establishments Licensed by the Department of Health and Social Services	C	C	C	C	C	C	C	C
Boarding Houses and Lodging Houses	C	C	C	C	C	C	C	C
Bed Rooms	C	C	C	C	C	C	C	C
Commercial Housing Facility	C	C	C	C	C	C	C	C
Home Occupations (See Chapter 10.02, Ws. Stat., for rules and regulations, no stock or other part of stock, no on-premise sales, no sign.) <i>Also see local</i>	C	C	C	C	C	C	C	C
Home Businesses	C	C	C	C	C	C	C	C
Art Gallery	C	C	C	C	C	C	C	C
Professional Offices	C	C	C	C	C	C	C	C
Nonprofit Conservation related Offices and Education Facilities	C	C	C	C	C	C	C	C
Barber / Beauty Shop (Must submit a collection or animal waste as shown in the Camp Plan)	C	C	C	C	C	C	C	C
Farming	P	P	P	P	P	P	P	P
Roadside Stand	C	C	C	C	C	C	C	C
Garage	C	C	C	C	C	C	C	C
Sand and Gravel Operations	C	C	C	C	C	C	C	C
Churches / Religious Institutions	P	P	P	P	P	P	P	P
Charitable Institutions and Child or Adult	P	P	P	P	P	P	P	P
Elementary, Junior, and Senior High Schools	P	P	P	P	P	P	P	P
Colleges / Vocational Schools	P	P	P	P	P	P	P	P
Municipal Buildings	P	P	P	P	P	P	P	P
Municipal Buildings including: sewage treatment plants, garbage incinerators, workshops, barns, public storage or storage yard, penal or correctional institutions and prisons	C	C	C	C	C	C	C	C
Public Utilities	C	C	C	C	C	C	C	C
Telephone Booths, Exchanges and Lines, and Transformer Stations	C	C	C	C	C	C	C	C
Communication Towers	C	C	C	C	C	C	C	C
Water Pumping or Water Storage Facilities	C	C	C	C	C	C	C	C
Solid Waste Facilities	C	C	C	C	C	C	C	C
Airport, including Terminal Facilities and Necessary Concessions	C	C	C	C	C	C	C	C
Hospital, Medical Clinic, and Dental Clinic	C	C	C	C	C	C	C	C
Parking Lots	P	P	P	P	P	P	P	P
Accessory Uses	C	C	C	C	C	C	C	C
Accessory Buildings	C	C	C	C	C	C	C	C
Recreation	C	C	C	C	C	C	C	C
Public Parks, Playgrounds, Recreational and Community Center Buildings and Grounds	P	P	P	P	P	P	P	P
Public Buildings and Educational Facilities	C	C	C	C	C	C	C	C
Courts / Lawgrounds and Related Facilities	C	C	C	C	C	C	C	C
Outdoor Amusement and Recreation Facilities	C	C	C	C	C	C	C	C
Indoor Ice Arena	C	C	C	C	C	C	C	C
Golf Course	C	C	C	C	C	C	C	C
Bicycle and Hiking Trails	C	C	C	C	C	C	C	C
Pets and Pet Areas	C	C	C	C	C	C	C	C

*Active family - single & families
What is difference between tourist rooming house, boarding house, lodging house & B&B?*

*Promote expanding, allow transient stays in all residential
Promote expanding, allow transient stays in all residential
Promote expanding, allow transient stays in all residential*