

**AGENDA**  
**CITY OF STURGEON BAY**  
**PLAN COMMISSION**  
Wednesday, June 30, 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 May 19, 2021.
4. Public comment on non-agenda Plan Commission related items.
5. Zoning map amendment petition by Wiese Trust from C-1 to C-5 for property at 537 N. 8<sup>th</sup> Avenue.
  - a. Presentation
  - b. Public Hearing
  - c. Consideration/Recommendation *(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. Planned Unit Development petition by Northpointe Development Co. for 53-unit multiple-family dwelling for property on north side of E. Maple St.
  - a. Presentation
  - b. Public Hearing
  - c. Consideration/Recommendation *(Note: The Plan Commission will not make a recommendation at this meeting, unless a motion is made and passed unanimously by the members present to act on the request at this meeting.)*
7. Conditional use petition by Maritime Heights, LLC for 10-unit multiple-family dwelling for property located in the 700 block of Erie Street currently used as the Sunset School parking lot.
  - a. Presentation
  - b. Public Hearing
  - c. Consideration

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

6/25/21  
2:30 p.m.  
MO

**CITY PLAN COMMISSION**  
Wednesday, May 19, 2021

A meeting of the City Plan Commission was called to order at 6:04 p.m. by Chairperson David Ward in the Council Chambers, City Hall, 421 Michigan Street.

**Roll Call:** Members Jeff Norland, Mark Holey, Kirsten Reeths, Dennis Statz, David Ward, and Debbie Kiedrowski were present. Excused: Member Helen Bacon. Also present were City Administrator Josh VanLieshout, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from April 21, 2021.
4. Public comment on non-agenda Plan Commission related items.
5. Consideration of: Initial presentation for zoning map amendment petition for 537 N. 8<sup>th</sup> Avenue.
6. Consideration of: West Waterfront redevelopment proposal from WWP Development, LLC.
7. Adjourn.

All ayes. Carried.

**Approval of minutes from April 21, 2021:** Moved by Ms. Norland, seconded by Ms. Kiedrowski to approve the minutes from April 21, 2021. All ayes. Carried.

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

**Consideration of: Initial presentation for zoning map amendment petition for 537 N. 8<sup>th</sup> Avenue:** Mr. Sullivan-Robinson stated that John and Cathy Wiese are requesting to rezone their property, located at 537 N. 8<sup>th</sup> Avenue, from General Commercial (C-1) to Mixed Commercial-Residential (C-5). It is currently used as two-family residential. They are currently trying to sell the property. But, one of the issues with a non-conforming use is that there are zoning restrictions that limit the value of modification to 50% of the taxable value of the home. Rezoning the property to C-5 would make the use conforming. Staff supports the request and recommends proceeding to the public hearing stage.

Commission members had no problem with this request.

No action was needed at this time. A public hearing will be scheduled for the June 21<sup>st</sup> Plan Commission meeting.

**Consideration of: West Waterfront redevelopment proposal from WWP Development, LLC:** Mr. Olejniczak stated that last fall the City issued a request for proposals for development on the West Waterfront. There were two development sites, including the former DC Co-op site. The Plan Commission and Council elected to work with Northpointe Development Corporation on an apartment project. The smaller site had no proposals at that time. Since then, Peter and Jennifer Gentry approached the City with a development concept that would tie into the parkland being developed by the City on what is considered the lakebed. The Plan Commission is to look at the development itself. Design and finances are subject to review by the City.

Mr. Gentry stated that their vision was to create a community gathering space with amenities including beer concessions, restaurant/deli tenant, and space for food carts. It would be nicely landscaped for people to enjoy the park. Because of the small size of the parcel, they will be adding another floor plus a rooftop garden. There would be spectacular views from the garden area. Movies in the park could be viewed on an 18-foot by 8-foot TV screen. They want to make this a destination.

Aro Eberle Architect Doug Pahl, Jennifer Gentry, and Bayland Buildings General Contractor Representative Dave Phillips were present via Zoom. Mr. Pahl stated that there are three levels that will serve the plaza function. There

Staff Report

**Title:** Zoning Map Amendment from C-1 to C-5

**Background:** Cathy Wiese is petitioning the City to rezone the property located at 537 N 8<sup>th</sup> Ave (parcel #281-32-21020101A) from General Commercial (C-1) to Mixed Commercial / Residential (C-5). The subject property contains a two-family residence constructed in 1923. Under Chapter 20 (Zoning), two-family residential uses are not an allowed use of the property. This use has been determined to be legally non-conforming given the date the building was constructed and the continuation of that use. The property owner can continue to use the property for this purpose however, there are restrictions for repairs and modification to the building. Rezoning the property to C-5 would make the existing use conforming.

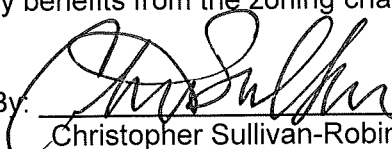
**Surrounding Zoning / Uses:** To the west, is an older neighborhood with primarily single-family residential uses, and zoned Single-Family Residential (R-2). To the east, is a mixture of commercial uses and mixed residential uses, and zoned C-1, R-2, and R-4. To the north, is the Egg Harbor Rd corridor, which contain primarily commercial uses and is zoned C-1. To the south, is a mixture of commercial residential and mixed-use properties and is zoned C-1, C-5, and Conservancy (CON). This leads into the Jefferson Street corridor, which is a mixed-use area zoned C-5.

**Comprehensive Plan:** The Future Land Use Map within the 2040 Comp Plan identifies the subject property and some of the surrounding area within the Neighborhood Mixed Use land use category. This land use category is intended to facilitate a carefully controlled mix of commercial and residential uses on public sewer, public water, and other urban services and infrastructure. The City's current C-5 district is the most appropriate zone to accommodate this future land use designation. From my review of the comprehensive plan, there does not appear to be any conflicts with this petition.

**Review Process:** Tonight, is meant to review the petition and conduct a public hearing. The Commission can make a recommendation to Council at the next scheduled meeting. However, a recommendation can also be made following the public hearing if at least 3/4 vote of the members present are ready to vote. Once a recommendation is made, Council will act on that recommendation at their next scheduled meeting. An ordinance must be drafted and approved by Council with 2 separate readings. The zoning change is active once the ordinance is published in the newspaper.

**Options:** The Commission can recommend to approve or deny the petition.

**Recommendation:** Staff supports a zoning map amendment for this property. Both the applicant and the City benefits from the zoning change.

Prepared By:   
Christopher Sullivan-Robinson  
Planner / Zoning Administrator

6.24.21  
Date

Reviewed By:   
Martin Olejniczak  
Community Development Director

6-24-2021  
Date

Date Received: 5-14-21  
 Fee Paid: \$ 450.00  
 Received By: CBP

## CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	Michael S. Blue	John R & Cathy A. Wiese, Trustee
Company		1222 Memorial Dr.
Street Address	537 N. 8th Ave	
City/State/Zip	Sturgeon Bay, WI, 54235	Sturgeon Bay, WI 54235
Daytime Telephone No.	920-256-9476	920-493-8004
Fax No.		
STREET ADDRESS OF SUBJECT PROPERTY: <u>537 N. 8th Ave</u> Location if not assigned a common address: _____		
TAX PARCEL NUMBER: <u>281-32-21020101 A</u>		
CURRENT ZONING CLASSIFICATION: <u>C-1</u>		
CURRENT USE AND IMPROVEMENTS: <u>2 family Residence</u>		
ZONING DISTRICT REQUESTED: <u>C-5 mixed use</u>		
COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: <u>Neighborhood mixed use</u>		
PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:		
North:	<u>REGIONAL COMMERCIAL MEDIUM DENSITY RESIDENTIAL</u>	
South:	<u>NEIGHBORHOOD MIXED USE</u>	
East:	<u>NEIGHBORHOOD MIXED USE</u>	
West:	<u>MEDIUM DENSITY RESIDENTIAL</u>	

**ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:**

North: COMMERCIAL, SINGLE FAMILY RES  
South: SEASONAL COMMERCIAL, RESIDENTIAL  
East: RESIDENTIAL, UNOCCUPIED COMMERCIAL  
West: SINGLE FAMILY RES

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

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

John & Cathy Wiase  
Property Owner (Print Name)

Cathy A. Wiase  
John B. Wiase  
Signature

5/10/2021  
Date

Michael Blue  
Applicant/Agent (Print Name)

Mike Blue  
Signature

5-11-2021  
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

[Signature]  
Staff Signature

**Attachments:**  
Procedure & Check List  
Agreement For Reimbursement of Expenses

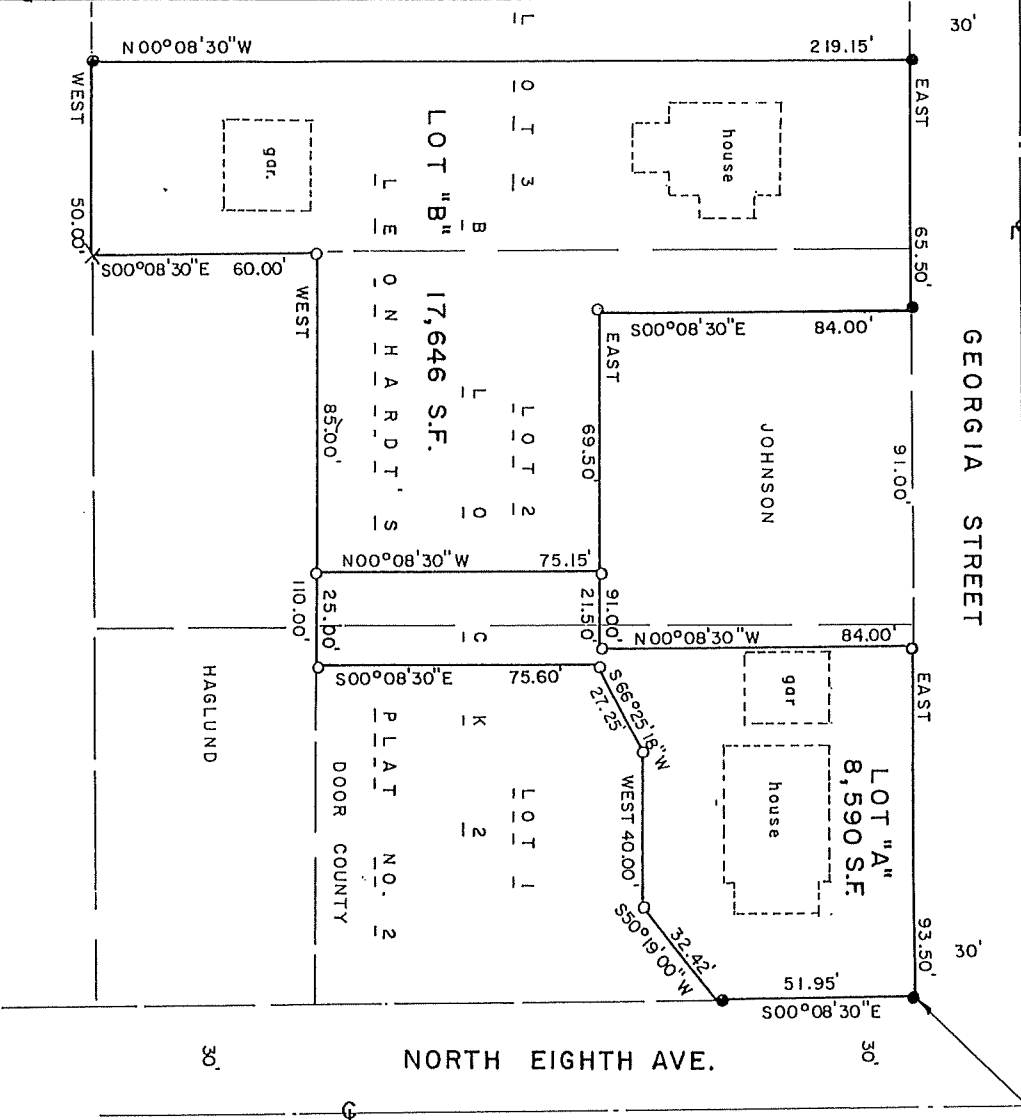
**STAFF USE ONLY**

Application conditions of approval or denial:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Community Development Director

11/6/66



**CERTIFIED SURVEY MAP**

SURVEY IN BLOCK 2 OF LEONHARDT'S PLAT NO. 2, CITY OF STURGEON BAY, DOOR COUNTY, WI.

NE CORNER BLOCK 2  
LEONHARDT'S PLAT NO. 2

VOL 7 PAGE 19

- EXISTING IRON PIPE
- "X" IN LARGE ROCK
- 1" IRON PIPE SET





Stock No. 26273

603720

F VOL

7 PAGE 20

1166

**SURVEYOR'S CERTIFICATE:**

I, Kenneth J. Brey, Jr., registered land surveyor for Brey - Stuewe & Braun Surveys, Ltd., do hereby certify that I have surveyed the following described parcel.

A tract of land located in Block 2 of Leonhardt's Plat No. 2, City of Sturgeon Bay, Door County, Wisconsin and described as follows:

Commencing at an existing iron pipe marking the Northeast corner of said Block 2 of Leonhardt's Plat No. 2, thence S 00°08'30"E along the West line of North 8<sup>th</sup> Avenue 51.95 feet to an existing iron pipe, thence S 50°19'00"W 32.42 feet, thence West 40.00 feet, thence S 66°25'18"W 27.25 feet, thence S 00°08'30"E 75.60 feet, thence West 110.00 feet, thence S 00°08'30"E 60.00 feet to an existing "X" in a large rock at the Southeast corner of Lot 3 of said block 2, thence West along the South line of said Lot 3 of Block 2 50.00 feet to an existing iron pipe, thence N 00°08'30"W 219.15 feet to an existing iron pipe on the South line of Georgia Street, thence East along said South line of Georgia Street 65.50 feet to an existing iron pipe, thence S 00°08'30"E 84.00 feet, thence East 91.00 feet, thence N 00°08'30"W 84.00 feet to the intersection with said South line of Georgia Street, thence East along said South line of Georgia Street 93.50 feet to the point of commencement.

Said tract contains 26,236 square feet of land.

I further certify that the adjacent map is a true representation of said property and correctly shows the exterior boundaries and correct measurements thereof. Also, that I have fully complied with the requirements of Chapter 236.34 of the Wisconsin Statutes.

Dated JUNE 6, 2000

Kenneth J. Brey, Jr.  
Kenneth J. Brey, Jr.  
R. L. S. S-1280

**RECORDED**  
Time... 2:00 P.M.

JUN 16 2000

Marilyn Ordine  
REGISTER OF DEEDS  
DOOR COUNTY WIS.

By: \_\_\_\_\_

Tract Indexed



**OWNER'S CERTIFICATE:**

As owners', we hereby certify that we caused the land described on this map to be surveyed, mapped, divided and dedicated as represented on this map.

Dated 6/14/2000

John R. Wiese  
Owner - John R. Wiese

Dated 6/14/2000

Cathy A. Wiese  
Owner - Cathy A. Wiese

Dated 6-14-00

Timothy P. McCormick  
Owner - Timothy P. McCormick

Dated 6.14.00

Sheila R. McCormick  
Owner - Sheila R. McCormick

**CITY OF STURGEON BAY PLAN COMMISSION CERTIFICATE:**

This Certified Survey Map has been submitted to and approved by the City of Sturgeon Bay.

Dated 6/12/00

John J. Kolodziej  
(D-100140)  
SHBET 2 OF 2

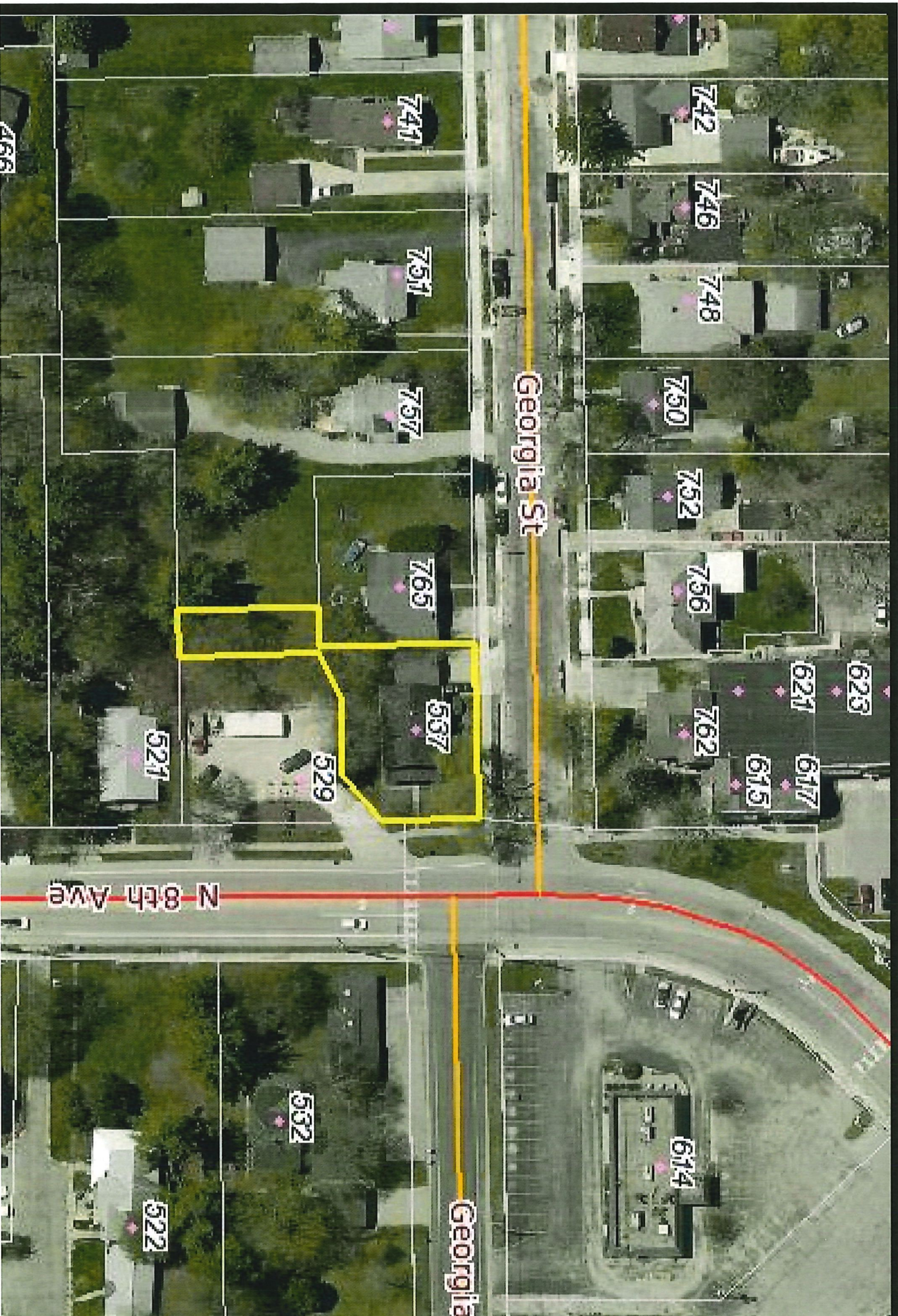
F VOL

7 PAGE 20

# Map

Printed 05/14/2021 courtesy of Door County Land Information Office

... from the Web Map of ...  
( //www.co.door.wi.gov )





# City of Sturgeon Bay Comprehensive Plan Central City

Map 5b: Future Land Use  
Central City



**Planned Sewer Service Area (2030)**

- City of Sturgeon Bay
- Other Municipal Boundaries
- State Highway
- County Highway
- Local Road
- Surface Water

**Future Land Use (within ETJ)**

- Right-of-Way
- Agricultural/Rural
- Rural Residential
- Lower Density Residential
- Medium Density Residential
- Higher Density Residential
- Planned Neighborhood
- Unsewered Commercial
- Regional Commercial
- Neighborhood Mixed Use
- Downtown Mixed Use
- Office
- Business Park
- Industrial
- Public and Institutional
- Open Space and Recreation

Adopted: 10/20/20

0 35 70 140 Feet

Source: Door County, City of Sturgeon Bay

STAFF REPORT  
Preliminary PUD Review for Breakwater Residences Development  
53-Unit Apartment Building for Northpointe Development Corp.

**Proposal:** Andy Dumke, representative for Northpointe Development Corp. is petitioning for approval of a Planned Unit Development (PUD) to be located on a portion of parcels 281-12-10080101A and B currently owned by the City. The location is known as Development Site A of the request for proposals (RFP) issued last year by the City. This is the west waterfront area along the north side of E Maple Street. The Plan Commission and Council through the RFP process reviewed three development proposals and chose to work with Northpointe.

The project includes the construction of a 5-story, 53-unit apartment building. The area of the site is 40,290 sq. ft. The site is zoned Central Business District (C-2). Under this zoning classification Multiple-Family Residential uses require a conditional use approval granted by the Plan Commission. However, this proposal is required to go through the PUD process, which is a more extensive review process. This is primarily due to exceeding the threshold of 24 units on the lot. In addition, this proposal does not meet some of the basic rules of the zoning code including: density, setbacks, height, and off-street parking. A PUD is a special type of zoning classification that allows for altering the underlying development requirements for unique projects that do not fit neatly into one of the standard zoning districts.

**Review Process:** Conceptual review occurred during the February Plan Commission meeting. During that meeting, they reviewed the architectural design, site layout, compatibility with other project and improvements on adjacent sites, and access / parking concerns. The commission gave consent to proceed to the public hearing and preliminary review.

During the preliminary review of the PUD a public hearing and presentation takes place at Plan Commission. The Commission makes a recommendation to Council at the next scheduled meeting. However, a decision can be made following the public hearing if all of the members present are ready to act at the same meeting as the hearing. The focus during preliminary review is on the use, building design, site layout, access, and parking. Other aspects of the project like utility, landscaping, and stormwater management are conceptual.

**Existing Conditions:** The subject site was former part of the Door County Cooperative facility and has been vacant since 2013. This site is located with the FEMA Floodplain.

**Surrounding Uses:**

- North: Granary Building, Public Space, Maritime Museum, Promenade (C-2)
- East: Vacant with a mixed-use development proposal in progress (C-2)
- South: Cellcom / Glas Coffee, Bayside Bargains (C-2)
- West: Graystone Castle, DeJardin Cleaners, Bridge Salon, Lift (C-2)

**Comprehensive Plan:** The Future Land Use Map of the 2040 Comprehensive Plan designates this site for Downtown Mixed Use. This area is intended for a mix of retail, commercial services, offices, institutional, governmental, and residential uses arranged in a pedestrian-oriented environment with on-street parking, minimal building setbacks; and building design materials, placement, and scale that are compatible with the character of existing development. The existing C-2 zoning district is the recommended zoning for areas with this designation. The Housing Chapter also identifies the need to Diversify new housing projects, support infill developments with higher densities particularly in the downtown area, and support multiple-family housing. The development proposal does not conflict with the Comprehensive Plan.

**Site Plan and Design Considerations:** The following is a summary of the major site and design subjects:

**Building Layout:** The layout features one building at. The building is pushed closer to the north lot line and puts access and surface parking in the front of the building off of Maple Street. The building is pushed closer to the north lot line at 18 feet which does encroach the rear yard setback. All other setback are met. The building shape and site layout fits the project site.

**Access:** Vehicular access will be off of East Maple Street, which leads to a surface parking lot and loading zone, and also leads to the parking garage. Pedestrian access will be from the front of the building leading to Maple Street, the east side of the building leading to the potential shared parking lot, and the west side of the building leading to Locust Ct. The building contains 2 stairway systems and 2 elevators for accessing all the floors.

**Density:** The zoning code allows for 12.4 units (or 3500 sq. ft.) per acre. This project is proposing 53.01 units (or 760 sq. ft.) per acre. This will require a deviation to be granted by the City through the PUD ordinance.

**Building Design:** The proposed building is 57 feet in overall height including 4 floors of apartments and 1 floor of parking. The normal maximum building height in the C-2 district is 45 feet. Building design is similar to the Bay Lofts project. It does contain a lot of flat surfaces due to the recess and bump out in the façade. In addition, there are balconies and patios that add to the design. The box-like design matches the downtown theme. Adding a cornice to the upper façade is also a positive element that match the historic downtown areas. The overall footprint of the building provides texture and uniqueness. The top floor contains a community room with a deck and roof.

The developer is proposing a combination of materials for the exterior of the building including a light mist lap siding, a light mist shake siding, and wood grain accent siding.

**Mix of Units:** There are 32 1-bedroom units and 21 2-bedroom units. 13 of the total units have their own den. Each floor contains 13-14 units.

**Parking:** There are 44 interior parking spaces and 14 surface parking spaces; totaling 58 parking spaces onsite. The Zoning Chapter requires a total of 85 parking spaces based on the unit mix. This will require a deviation to be granted by the City through the PUD ordinance or a payment in lieu of providing the 27 spaces. The project also identifies the potential to create a shared parking lot to the north of this site including 33-37 stalls. This is only a concept at this point and would need to be constructed by City. The developer and City are in negotiations on a development agreement that includes the proposed parking lot and a payment by the developer to help cover the cost. The developer is also in discussions with the Graystone Castle regarding leasing a portion of their parking area.

**Pedestrian Access:** There are public sidewalks along E Maple Street and none on E Locust. There are also public sidewalks along the drive aisle of the City parking lot. Their plans show concrete sidewalks extending around the front of the building and up to those public sidewalks. They also show sidewalks leading to the shared parking lot and to the Greystone parking lot to the west.

**Traffic:** The City Engineer is not requiring a traffic study for this project. No significant changes to the surrounding streets or traffic pattern are anticipated or planned.

**Utilities:** Sewer and water laterals will be extended of the existing mains in Maple Street. There are no significant issues from SBU; however, meters cannot be located within the interior parking area.

**Stormwater Management:** The City Engineer is not requiring stormwater detention for this project because the existing site is already nearly 100% impervious. The developer's grading plan directs the runoff to appropriate existing catch basins. A final grading plan is required during final PUD review. One issue identified is that there can not be any sheet flow off of the property. Thus, water runoff will need to be tied directly to a catch basin.

**Landscaping:** The developer has provided a sample landscape bed layout which includes several types of plantings. 5 planting beds are located between the building and the Maple Street. And, one planting bed is located off of Locust Ct. They are also proposing 5 street trees and adjacent to the streets and 2 miniature trees along the west lot line. A more detail landscape plan will be required for the Final PUD review meetings. This is also subject to review by the Aesthetic Design and Site Plan Review Board.

**Lighting:** Lighting will need to be reviewed and approved by the Aesthetic Design and Site Plan Review Board. However, there are several backlit stainless-steel bars on various areas of the building.

**Signage:** Backlit stainless-steel signs are proposed on the front of the building. The final design must meet the requirements of the sign code and also be review by the Aesthetic Design and Site Plan Review Board.

**PUD Review Criteria:** The Plan Commission and Council must consider whether the development is consistent with the spirit and intent of the City's ordinance, has been

prepared with competent professional guidance, and produces benefits to the city compared to conventional development. In addition, there are specific criteria listed in the zoning code.

**Recommendation:** Staff recommends to approve the preliminary PUD including the deviations per the building elevations and site plan.

Prepared by:	 _____ Christopher Sullivan-Robinson City Planner/Zoning Administrator	<u>6-24-21</u> Date
Prepared by:	 _____ Marty Olejniczak Community Development Director	<u>6-24-2021</u> Date
Reviewed by:	 _____ Chad Shefchik City Engineer	<u>6-24-21</u> Date
Reviewed by:	_____ Josh VanLieshout City Administrator	_____ Date

# CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received: \_\_\_\_\_  
 Fee Paid\$. **\$410.00 (Submitted separately)**  
 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: <b>Breakwater Residences</b>		
	<b>APPLICANT/AGENT</b>	<b>LEGAL PROPERTY OWNER</b>
Name	<b>Andy Dumke</b>	<b>City of Sturgeon Bay</b>
Company	<b>Northpointe Development Corp.</b>	
Street Address	<b>230 Ohio Street, Suite 200, Oshkosh, WI 54902</b>	<b>421 Michigan Street Sturgeon Bay, WI 54235</b>
City/State/Zip		
Daytime Telephone No.	<b>920-230-3628</b>	<b>920-746-2910</b>
Fax No.		
STREET ADDRESS(S) OF SUBJECT PROPERTY: <b>West waterfront redevelopment Site A</b> Location if not assigned a common address: _____		
TAX PARCEL NUMBER(S): <b>portions of 281-12-10080101A and B</b>		
AREA OF SUBJECT PROPERTY AND NO. OF LOTS: <b>1 lot / 40,549 s.f.</b>		
CURRENT ZONING CLASSIFICATION: <b>C-2 Central Business District</b>		
CURRENT USE AND IMPROVEMENTS, <b>Vacant</b>		
COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: <b>Downtown Mixed Use</b>		
WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Explain: <b>Proposed apartment building meets the goals of Target Area 3 - Downtown / West Waterfront                  and is compatible with Downtown Mixed Use.</b>		

PLEASE IDENTIFY SPECIFIC PROPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A PARTICULAR LOT, LOCATION, BUILDING, ETC.

53-unit apartment building with indoor parking and associated amenities.

CURRENT USE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:

North: NORTH= C-2 - Vacant (future park)

South: SOUTH= C-2 - Retail and cafe

East: EAST= C-2 - Vacant

West: WEST= C-2 - Retail and tavern

COMPREHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:

North: NORTH= Open space and recreation

South: SOUTH= Downtown mixed use

East: EAST= Downtown mixed use

West: WEST= Downtown mixed use

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

Density to exceed maximum units per acre

Onsite parking to be less than required

Relief from required setbacks and height of building to exceed 45 feet (57' Height Proposed)

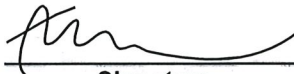
HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? Yes IF YES, EXPLAIN:

Planned Unit Development approved for hotel but never constructed.

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.

Andy Dumke

Property Owner (Print Name)



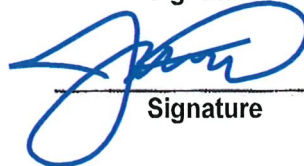
Signature

05/18/21

Date

Jonathan Brinkley

Applicant/Agent (Print Name)



Signature

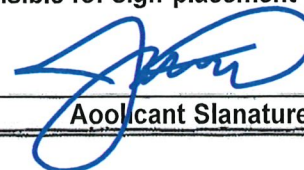
05/18/21

Date

I, Jonathan Brinkley, 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.

2/2/21 & 2/8/21

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:

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---

---

Date

Community Development Director



## PUBLIC HEARING NOTICE

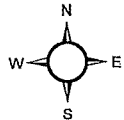
The City of Sturgeon Bay Plan Commission will conduct a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, June 30, 2021 at 6:00 p.m. or shortly thereafter, regarding a Planned Unit Development (PUD) application from Northpointe Development Corporation to construct a 53-unit multiple-family dwelling. The property is located on the north side of East Maple Street on the West Waterfront (formerly the Door County Cooperative), parcels #281-12-10080101A and #281-12-10080101B. The PUD application is on file with the Community Development Department, located at 421 Michigan Street, and can be viewed weekdays between 8:00 a.m. and 4:30 p.m. or on the City's website at [www.sturgeonbaywi.org](http://www.sturgeonbaywi.org). The public is invited to give testimony in favor or against the proposed PUD ordinance, either in person at the hearing or in writing.

By order of:  
City of Sturgeon Bay Plan Commission

# Location Map - Breakwater Apartments PUD



 Subject Property



Note: Public hearing to be held on June 30, 2021 at 6:00 PM in the City Hall Council Chambers.



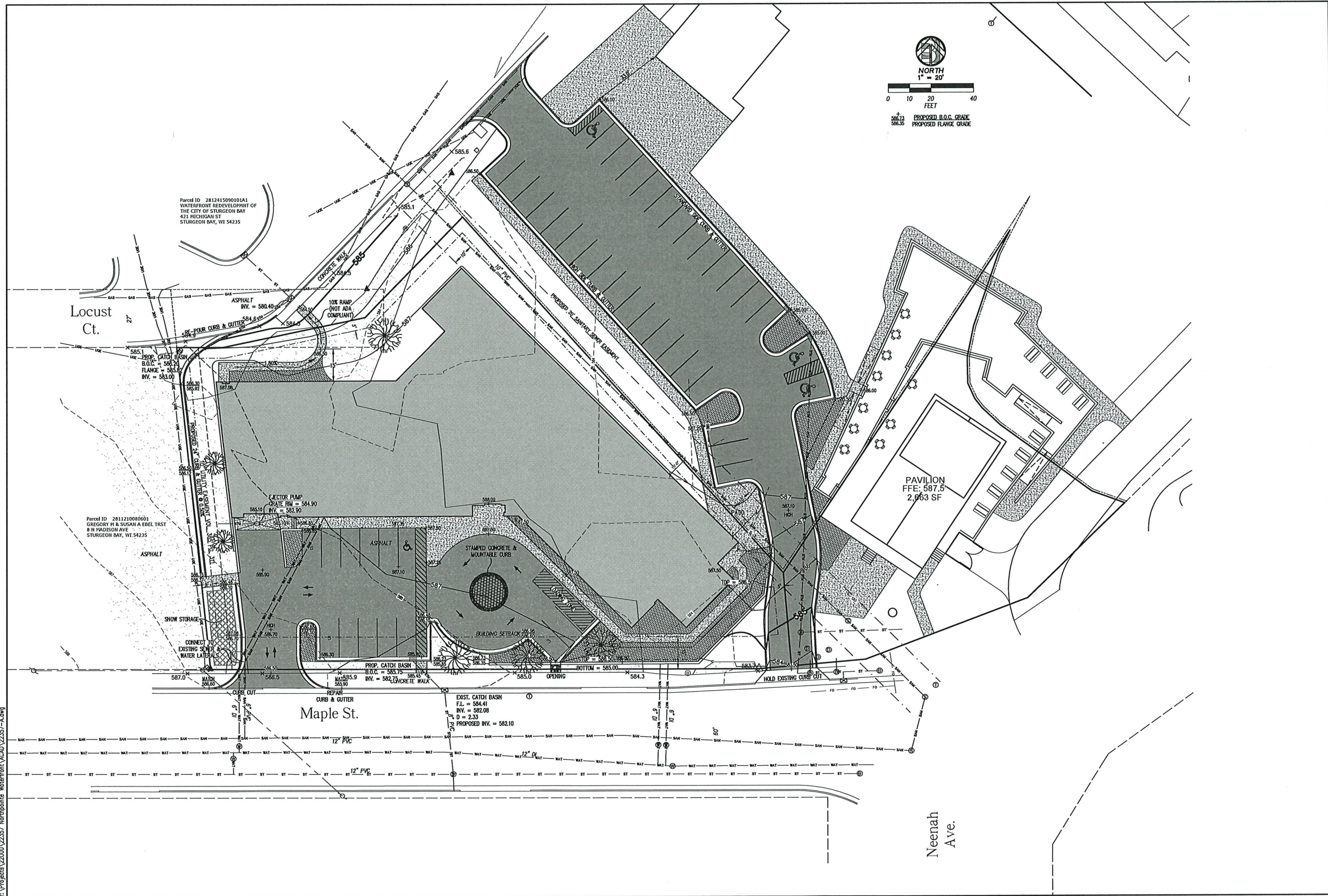
**BREAKWATER RESIDENCES**  
54 E MAPLE STREET - STURGEON BAY, WI



PRELIMINARY DATES
05/19/21
06/02/21

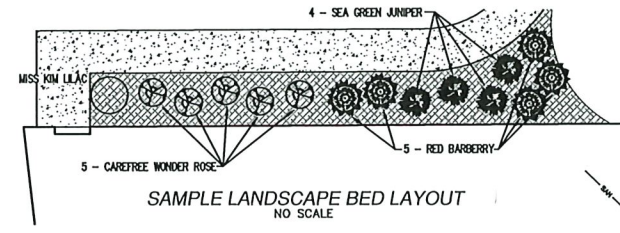
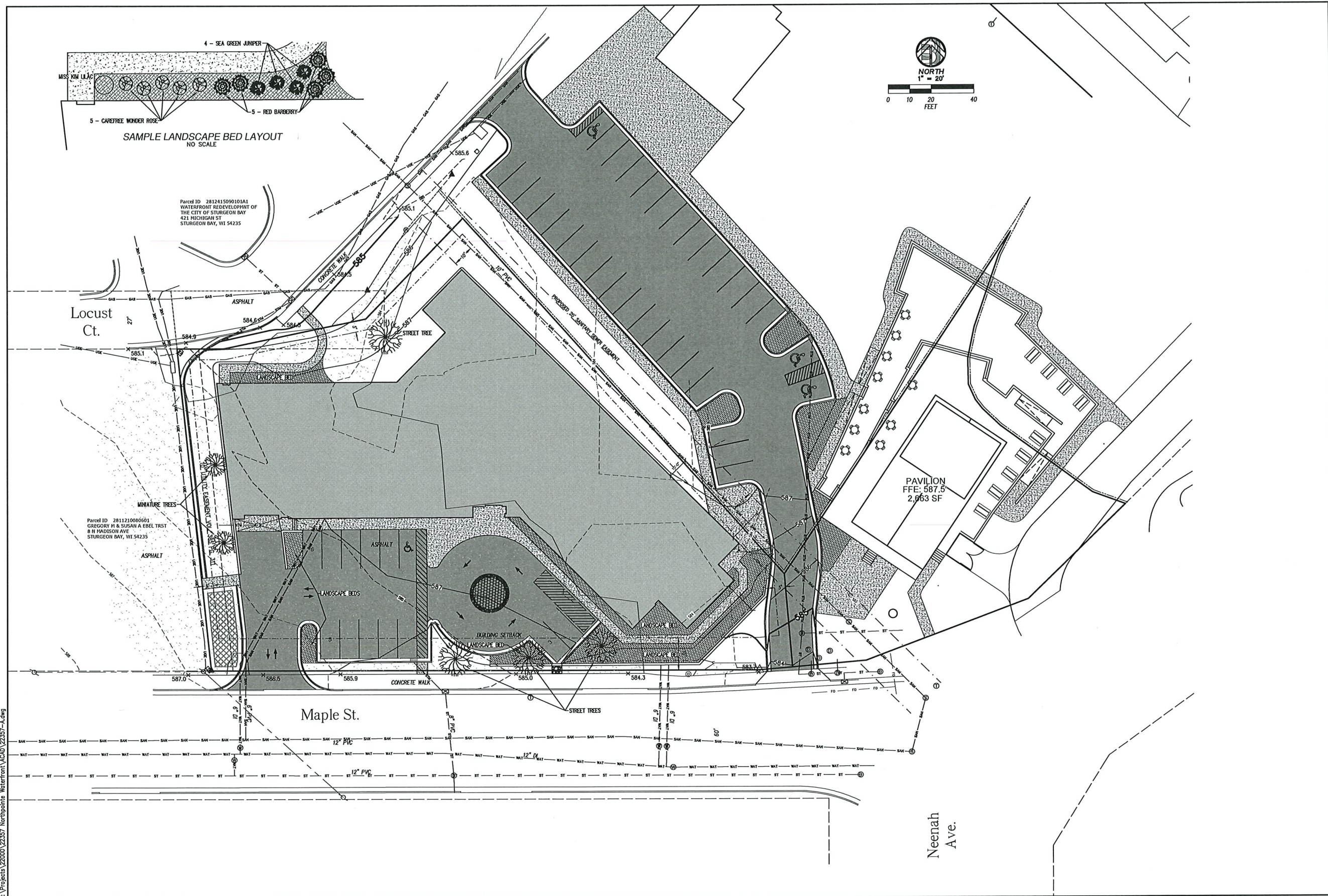
**\*\*NOT FOR CONSTRUCTION\*\***

Y:\Projects\22000\Northpointe Waterfront\ACAD\22357-A.dwg



<p>REUSE OF DOCUMENTS</p> <p>THIS DOCUMENT HAS BEEN DEVELOPED FOR GENERAL USE. THEREFORE IT MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BAUDHUIN INCORPORATED. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.</p>	<p>PROJECT NO. 22357</p> <p>DATE 08-21-21</p> <p>PROJECT NAME 22357</p>
	<p>312 N. 5TH AVE. P.O. BOX 105 STURGEON BAY, WI 54235 PHONE: 920-743-8211</p>
<p><b>BAUDHUIN</b> SURVEYING &amp; ENGINEERING</p>	
<p><b>Breakwater Residences</b> 54 E. MAPLE STREET STURGEON BAY, WI 54235</p>	
<p>PROPOSED APARTMENT COMPLEX PRELIMINARY SITE PLAN</p>	
<p>C101</p>	

Y:\Projects\22000\_22357 Northpointe Waterfront\ACAD\22357-A.dwg

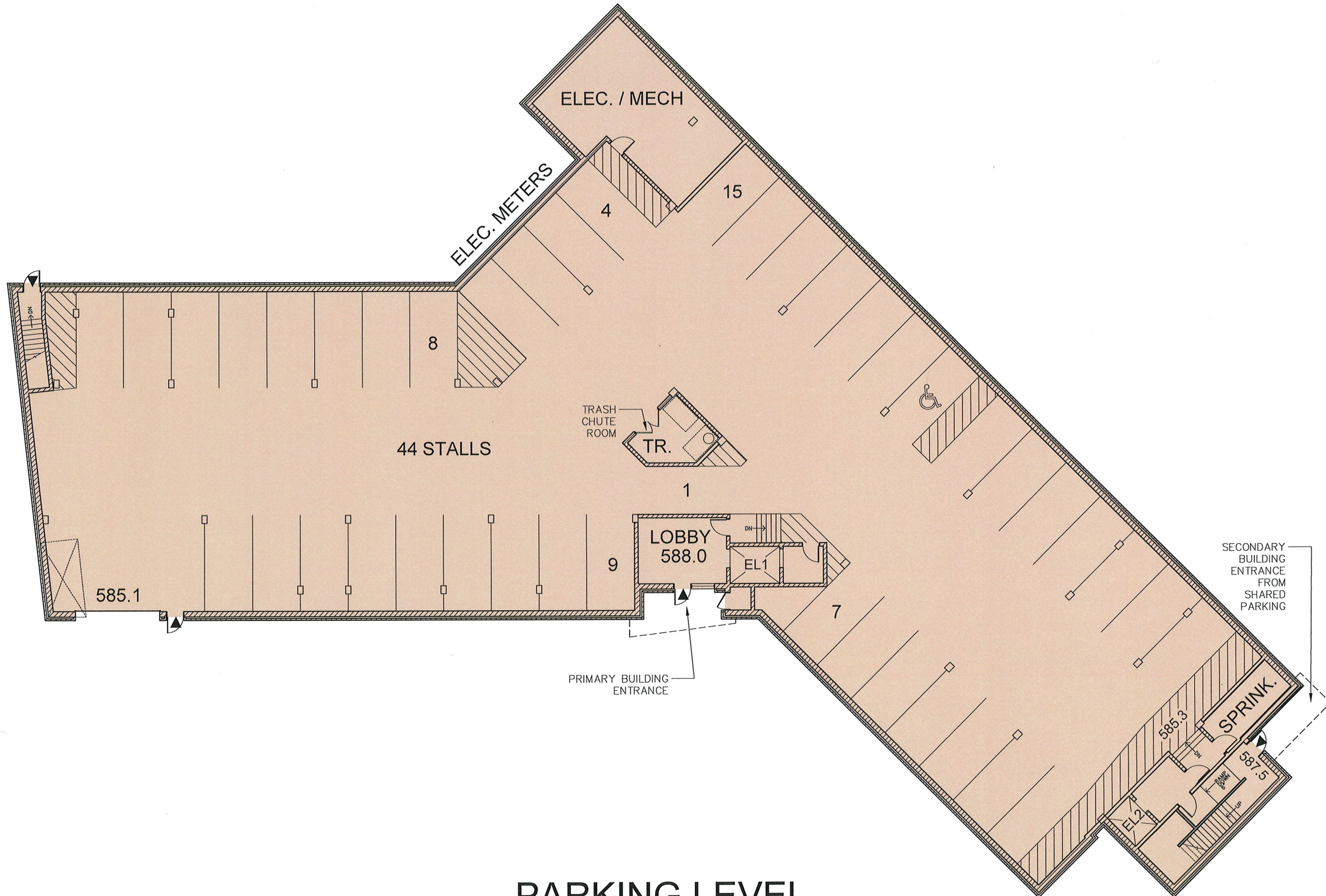


Parcel ID 2812415090101A1  
 WATERFRONT REDEVELOPMENT  
 OF THE CITY OF STURGEON BAY  
 422 HICKOGAN ST  
 STURGEON BAY, WI 54235

Parcel ID 2811210000601  
 GREGORY H & SUSAN A EBEL TRST  
 8 N MADISON AVE  
 STURGEON BAY, WI 54235

<p><b>REUSE OF DOCUMENTS</b></p> <p>THIS DOCUMENT HAS BEEN DEVELOPED FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF BBA. IT IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.</p>	<p><b>C102</b></p>
	<p>PROPOSED APARTMENT COMPLEX          CONCEPT          LANDSCAPE PLAN</p>
<p><b>Breakwater Residences</b></p> <p>54 E. MAPLE STREET          STURGEON BAY, WI 54235</p>	
<p><b>BAUDHUIN</b>          SURVEYING &amp;          ENGINEERING</p>	
<p>312 N. 5TH AVE.          P.O. BOX 105          STURGEON BAY, WI 54235          PHONE: 920-743-8211</p>	
<p>DRAWN BY:          DESIGNED BY:          P.L.H.          DATE:          6-2-21          402357</p>	<p>REVISION DATE:          DESCRIPTION:</p>

**BREAKWATER RESIDENCES**  
54 E MAPLE STREET - STURGEON BAY, WI



**PARKING LEVEL**

PRELIMINARY DATES
05/19/21
06/03/21

**\*\*NOT FOR CONSTRUCTION\*\***

**BREAKWATER RESIDENCES**  
54 E MAPLE STREET - STURGEON BAY, WI



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		14
SUBTOTAL ON SITE		58
SHARED PARKING PER CONCEPT LAYOUT		33
CHANGE TO 9' STALLS IN SHARED LOT		3
TOTAL AVAILABLE		94

1.1 STALLS PER UNIT  
1.8 STALLS PER UNIT

BUILDING HEIGHT = 57' MAX.\*  
\*HEIGHT MEASURED FROM TOP OF NEW FLOOD BUFFER GRADE TO TOP OF PARAPET

PROJECT DENSITY = 1 UNIT per 760 S.F.  
53 UNITS / 40,290 s.f. = 760 s.f.

**FIRST FLOOR**

CONCEPT FLOOR PLAN  
NORTH SCALE: 1/8" = 1' (WITH FULL SIZE PRINTS)

PRELIMINARY DATES
05/19/21
06/02/21

**\*\*NOT FOR CONSTRUCTION\*\***







**BREAKWATER RESIDENCES**  
 54 E MAPLE STREET - STURGEON BAY, WI



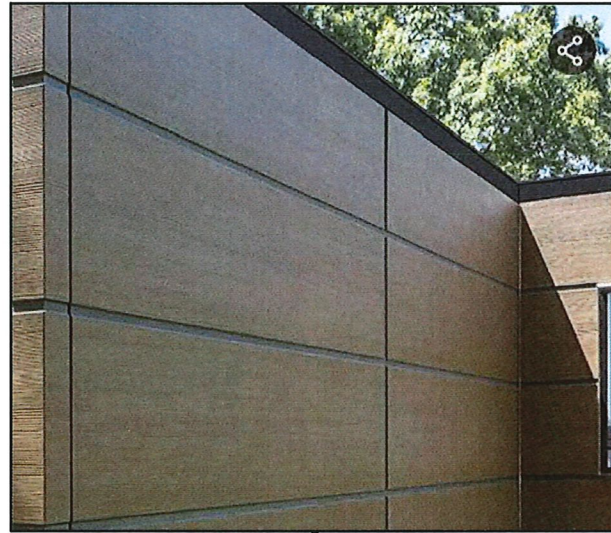
**FOURTH FLOOR**

PRELIMINARY DATES
05/19/21

**\*\*NOT FOR CONSTRUCTION\*\***

WOOD GRAIN ACCENT SIDING:

- NICHIIHA RIFTSAWN - COLOR 'CHESTNUT'



INSPIRATION IMAGE:

- BRONZE METAL INFILLS AND TRIM
- BRONZE CASEMENT WINDOWS
- LIGHT COLORED BRICK



OVERALL SIDING:

- JAMES HARDIE LAP SIDING - COLOR 'LIGHT MIST'
- JAMES HARDIE SHAKE SIDING - COLOR 'LIGHT MIST'



BREAKWATER RESIDENCES  
54 E MAPLE STREET - STURGEON BAY, WI



JAMES HARDIE  
FLAT PANEL  
SIDING

SECONDARY BUILDING  
ENTRANCE FROM  
SHARED PARKING

LIGHT COLORED  
CLAY BRICK

SUSPENDED  
METAL DECKS

METAL-WRAPPED  
TRANSITION FROM  
MASONRY TO SIDING

(PARK & SHIPYARD VIEW)  
NORTHEAST ELEVATION

SCALE: 1/8" = 1 FOOT (WITH FULL SIZE PRINTS)

PRELIMINARY DATES  
05/19/21

\*\*NOT FOR CONSTRUCTION\*\*

ELEVATIONS

SHEET:

A2.0

PRELIMINARY DATES	
05/19/21	

\*\*NOT FOR CONSTRUCTION\*\*

SECONDARY ENTRANCE SIGNAGE  
 FACING PARK - SEE ELEVATION



(PARTIAL FRONT)  
 SOUTHWEST ELEVATION  
 SCALE: 1/8" = 1 FOOT (WITH FULL SIZE PRINTS)



(PARTIAL)  
 SOUTH ELEVATION  
 SCALE: 1/8" = 1 FOOT (WITH FULL SIZE PRINTS)



(MAIN ENTRANCE)  
 SOUTH ELEVATION  
 SCALE: 1/8" = 1 FOOT (WITH FULL SIZE PRINTS)

RAISED STAINLESS STEEL  
 NUMERALS, BACKLIT  
 USING WHITE

STAINLESS STEEL BARS,  
 BACKLIT LETTERS USING  
 BLUE #1, #2, & #3

RAISED STAINLESS STEEL  
 LETTERS, BACKLIT  
 LETTERS USING WHITE

STAINLESS STEEL BAR,  
 BACKLIT LETTERS USING  
 BLUE #1

RAISED LETTER BACKLIGHTING COLORS:	
	BLUE #1
	BLUE #2
	BLUE #3
	WHITE

BREAKWATER RESIDENCES  
54 E MAPLE STREET - STURGEON BAY, WI



NORTH ELEVATIONS  
SCALE: 1/8" = 1 FOOT (WITH FULL SIZE PRINTS)

WEST END ELEVATION  
SCALE: 1/8" = 1 FOOT (WITH FULL SIZE PRINTS)

PRELIMINARY DATES  
05/19/21

\*\*\*NOT FOR CONSTRUCTION\*\*\*

SECTIONS  
SHEET:

A2.2

Pertains to  
items 6+7

**Olejniczak, Marty**

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**From:** SBMayor  
**Sent:** Thursday, June 24, 2021 8:51 PM  
**To:** Olejniczak, Marty  
**Cc:** Sullivan-Robinson, Christopher  
**Subject:** Fwd: New housing projects, my endorsement

Please see that this gets included with PC materials for June 30.

Dave

Sent from my iPad

Begin forwarded message:

**From:** Novel Bay Booksellers <novelbaybooks@gmail.com>  
**Date:** June 24, 2021 at 11:36:48 AM CDT  
**To:** SBMayor <sbmayor@sturgeonbaywi.org>  
**Subject:** **New housing projects, my endorsement**

Mayor

I'm writing to express my endorsement of both the Westside project proposed by Northpointe and the expansion of the Maritime Heights.

As both a business owner and a board member of DSB I'm acutely aware of the constraints affordable housing is having on our local economy. As you know, affordable workforce housing is a growing hurdle to our sustainable growth. Industries are struggling to recruit talented workers, retailers and restaurants are looking at reduced hours or even days because of a lack of staff.

While labor shortages are not solely caused by a lack of affordable housing it is one driver we are in a position to address. Please add my name to those in support of both of these projects.

Respectfully,

John Maggitti PhD

**Novel Bay Booksellers**  
**44 N 3rd Avenue**  
**Sturgeon Bay WI 54235**

*Merely holding a book is the embodiment of joy*

**Staff Report**  
**Conditional Use for Multiple-Family Dwellings**  
**10-Unit Townhome for Maritime Heights**

**Proposal:** Maritime Heights, LLC (Doreen Phillips) along with engineering firm Mau & Associates petitions for approval of a conditional use for a 10-unit multiple-family residential development. This building is in addition to the 34 units previously constructed. The units are proposed to be market rate townhomes. In addition, there is an attached storage room/garage building and a detached garage building. The subject site is the parking lot that served Sunset School located between Erie and Florida Streets. It is owned by the Sturgeon Bay School District, but a sale to the developer has been approved by the School Board.

**Existing Conditions:** The site is a little under an acre in size and is immediately east of the townhomes built on the former Amity Field site. The site consists of an asphalt parking lot and small detention pond in the southeast corner. Drainage is generally toward the west.

The surrounding land uses are mostly a mixture of single-family and multiple-family dwellings. There are commercial uses to the southeast and Sunset School is located across Erie Street to the north but is planned to be redeveloped into multiple-family dwellings.

In terms of existing zoning classification, the subject parcel is zoned Multiple-Family Residential (R-4) as are the abutting parcels to the east. To the west is the Planned Unit Development district (underlying R-4) for the initial Maritime Heights townhomes. To the southeast is General Commercial (C-1) zoning. The rest of the region is zoned Single-Family Residential (R-2).

**Comprehensive Plan:** The Future Land Use Map of the Sturgeon Bay Comprehensive Plan shows the subject area within the Higher Density Residential land use category, which is intended for a variety of residential units, but is primarily comprised of multi-family housing. The proposed project is consistent with future land use plan.

**Site Plan and Design Considerations:** The following is a summary of the major site and design issues:

Building layout: The 10-unit townhome building is oriented north-south in the northern portion of the lot. Four garages are connected at the south end of the building. A 6-unit garage building is to the east within the adjoining PUD area with the parking area in between. A modification to the PUD for the original development was previously approved to allow the garages and driveway to be within the PUD area. The layout keeps most of the residential activity internal to the site so there should be less impact on the residences to the east. The buildings comply with the minimum setbacks of the zoning code.

Driveway access: There is one driveway that connects to Erie Street. There is no connection to Florida Street, which keeps the amount of impervious surface lower. The driveway access has been reviewed by the City Engineer and he has no concerns.

Density: With 10 units the density of units is just under the maximum of one unit per 3,500 square feet of area. When combined with the original Maritime Heights project, the overall density drops down to one unit per 4,034 square feet.

Building Design: The building design matches the buildings in the original Maritime Heights project. It is two-story. Each unit has its own entrance and is two-levels. Pictures and drawings are included in the packet.

Mix of Units: Eight units are two-bedroom units with the two end units being three-bedroom units. The apartments have the main living space on the first floor with the bedrooms located on the second floor.

Parking: There are 10 garage stalls and 14 outdoor parking spaces for a total of 24 spaces. The design of the spaces is similar to the other Maritime heights buildings and complies with the zoning code. The only difference is there isn't a landscaping strip between the parking spaces and the building, just the walkway. This is due to the narrowness of the lot and the desire to maintain sufficient green space between the townhomes and the residential property line to the east.

Pedestrian Access: There is a walkway connecting the units to Erie Street. There is a sidewalk on the north side of Erie Street that provides good connectivity to the rest of the pedestrian network, but residents will have to cross the street to reach it. The site plan also shows the existing sidewalk along Florida Street being extended to the east property line. The plan also shows an interior asphalt walkway connecting the two portions of the Maritime Heights developments. So residents can reach the Florida Street sidewalk via that path.

Utilities: The development will be served by municipal utilities. The new building will tap into the sanitary sewer and water lines that were extended for the original Maritime Heights project. A final plan needs to be submitted and approved by city and SBU staff.

Stormwater Management: Because much of the site already had the impervious parking lot, the amount of runoff created by the development is limited. The plan is to slightly enlarge the stormwater detention area for the original Maritime Heights project. The project engineer is working with the City Engineer to address that situation. The existing storm pond in the southeast corner is the City's pond used for runoff from the 8<sup>th</sup> Ave/Egg Harbor Road intersection. It will be retained with an easement for the City to continue to use and maintain.

Landscaping: A landscaping plan was submitted. Arborvitae are proposed along the east line as a buffer to the adjoining residences. There are various foundation plantings along the townhouse building and the 6-stall garage building.

One canopy tree is needed near the parking area. In addition, a street tree is required in the right-of-way for both Florida Street and Erie Street per the street tree ordinance. The sugar maple shown near the north property line could be shifted into the right-of-way to meet the requirement for Erie Street.

Lighting: A lighting plan has been submitted that indicates there will be no spillover light onto adjoining properties.

Miscellaneous: It appears the central trash area for the original development will also be used for this building.

The southern part of the lot, along with the southeast corner of the original property, is planned as a recreational area for the residents. Planning for this area is not complete, but is intended to be a gathering area such as barbeque or kids' activity area.

**Conditional Use Review Criteria:** In general, the zoning ordinance directs the Plan Commission to review the architectural and engineering plans for the project and consider the impact of the proposed development on the neighboring area and overall City. There are six review criteria listed in the conditional use section of the code as follows:

- (a) The establishment, maintenance, or operation of the conditional use will not be detrimental



to or endanger the public health, safety, or general welfare.

(b) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the surrounding area.

(c) The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

(d) Adequate utilities, access roads, drainage, and/or other necessary facilities exist or will be provided to serve the conditional use.

(e) Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion on the public streets.

(f) The conditional use shall in all other respects conform to the applicable regulations of the district in which it is located.

The code also specifies that the Plan Commission can place conditions on the project if necessary. Any conditions, or a denial of the use, must be based upon substantial evidence.

**Public Hearing:** The required public hearing is scheduled for June 30<sup>th</sup>. The Plan Commission will need to consider any testimony that is received.

**Fiscal Impact:** The development is expected to have a taxable value of approximately \$1 Million. This would generate about \$8,000 in annual city property tax revenue. The project will also provide a one-time payment of \$3,000 for the park and playground fee to help fund the City's recreation facilities and programming.

**Recommendation:** The proposed plans for the development are reasonable and is a good use of the odd-shaped parking lot parcel. Staff recommends approval based upon the submitted plans.

Prepared by: Martin Olejniczak 6-24-2021  
Martin Olejniczak Date  
Community Development Director

Reviewed by: Chad Shefchik 6.24.21  
Chad Shefchik Date  
City Engineer

Reviewed by: \_\_\_\_\_  
Josh Van Lieshout Date  
City Administrator

# CITY OF STURGEON BAY CONDITIONAL USE PERMIT APPLICATION

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

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	Jon LeRoy on behalf of Phillips Development LLC	
Company	Mant Associates	
Street Address	400 Security Blvd	
City/State/Zip	Green Bay, WI 54313	See Attached
Daytime Telephone No.	920 434 9670	
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: School parking lot not addressed.  
 Location if not assigned a common address: 700 block Erie + Florida

TAX PARCEL NUMBER: 281230527260007 (Existing parking lot)

CURRENT ZONING CLASSIFICATION: Existing Apts = Planned overlot  
School parking lot = minor pd amendment

CURRENT USE AND IMPROVEMENTS:  
School parking, underused surface lot which is for sale/re-use. Phillips Development property is adjoining to parcel. parking heights will finalize addition & redevelopment of property.

IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM BEING REQUESTED FOR REVIEW: 10 units are proposed on the parcel. This exceeds the 8 unit per parcel threshold

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:  
 North: School, Residential R2  
 South: Residential R2  
 East: Residential mix of multi-family & single family  
 West: Existing multi-family development also by Phillips Development



## Maritime Heights Phase 2 Conditional Use Permit Request

Doreen Phillips of Maritime Heights LLC seeks to allow for a conditional use for a 10 unit building 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.

This project went through a minor PUD revision with the city this spring.

### 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 and UTILITES

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. Additionally, after consultation with Sturgeon Bay DPW, the existing pond does require some tweaking to work in full capacity. Early changes have been addressed by adding stone for run off purposes.

Storm water and engineering on the site is in process. Due to the extraordinary demands of the market this past season, a fully re-engineered storm water plan is being constructed.

Utilities to be serviced from existing gas, telephone, and water lines which were built up during the Maritime Heights Phase I construction.

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



# Maritime Heights Phase 2

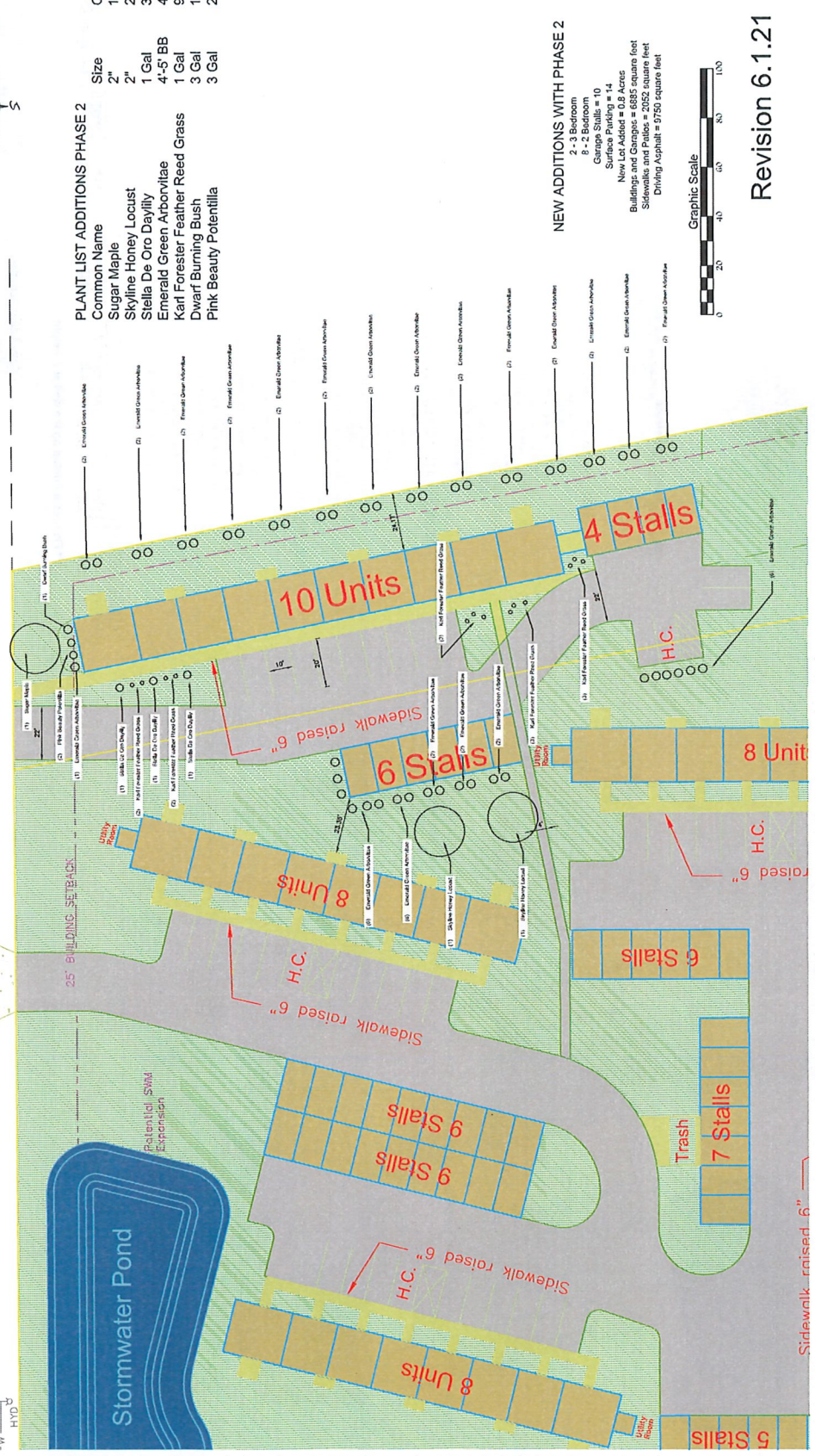
City of Sheboygan Bay, Door County, WI

SCALE  
1" = 20'  
DATE: 01/11/2017



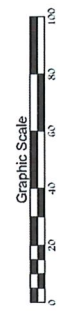
**PLANT LIST ADDITIONS PHASE 2**

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



**NEW ADDITIONS WITH PHASE 2**

- 2 - 3 Bedroom
- Garage Stalls = 10
- Surface Parking = 14
- New Lot Added = 0.8 Acres
- Buildings and Garages = 6885 square feet
- Sidewalks and Paths = 2052 square feet
- Driving Asphalt = 2750 square feet



Revision 6.1.21

# NEW TOWNHOMES FOR: MARITIME HEIGHTS

## BUILDING 5 10 LIVING UNITS STURGEON BAY, WI

### SHEET INDEX

SHEET	TITLE
1	COVER SHEET, FIRST AND SECOND FLOOR PLANS
2	X" SCALE LIVING UNITS FIRST AND SECOND FLOOR FOUNDATION PLAN
3	FOUNDATION PLAN
4	SECTION A
5	SECTION B
C2.0	SITE PLAN

### PROJECT INFORMATION

BUILDING CODE: IBC 2015

BUILDING SIZE	FIRE PROTECTION SYSTEMS
FIRST FLOOR 3,554	STAIRWELL SPRINKLER NOT REQUIRED PER SPF 302.106 EXITS (2)
SECOND FLOOR 4,134	STAIRWELL SPRINKLER NOT REQUIRED SEE IBC 907
TOTALS 7,688	FIRE ALARM SYSTEM - NOT REQUIRED
FLOOR AREA 8,663	STAIRWELL SMOKE EXHAUST SYSTEM - NOT REQUIRED
ALLOWABLE AREA 9,000	EXIT SIGNS - PROVIDE EXIT SIGNS PER IBC 1003.2.10

CONSTRUCTION CLASSIFICATION	PROJECT LOCATION
NEW - TYPE 1B <td>STURGEON BAY, WISCONSIN</td>	STURGEON BAY, WISCONSIN
TOWNHOMES - R-2 <td>FLORIDA AND DIXIE STREETS</td>	FLORIDA AND DIXIE STREETS
PER IBC 107.2 MULTI-STORY DWELLING UNITS WITH ALL AREAS NOT REQUIRED TO BE ACCESSIBLE UNITS	STURGEON BAY, WISCONSIN

OCCUPANCY	DESIGN LOADS, PER IBC 2015, CHAPTER 16
NEW - TYPE 1B	DEAD LOADS - 15 PSF
TOWNHOMES - R-2	WIND SPEED - 115 MPH
PER IBC 107.2 MULTI-STORY DWELLING UNITS WITH ALL AREAS NOT REQUIRED TO BE ACCESSIBLE UNITS	WIND EXPOSURE - B
STURGEON BAY, WISCONSIN	SOIL BEARING PRESSURE - 2000 PSF PRESUMED

### HEADER SCHEDULE

ITEM	HEADER	KING STUD	SHOULDER STUD
H-1	2 PLY 2x10 @ 3 ROW 16d AT 6" O.C. PER PLY	1 PLY 2x6 SPF #2	1 PLY 2x6 SPF #2
H-2	2 PLY 2x10 @ 3 ROW 16d AT 6" O.C. PER PLY	1 PLY 2x6 SPF #2	1 PLY 2x6 SPF #2

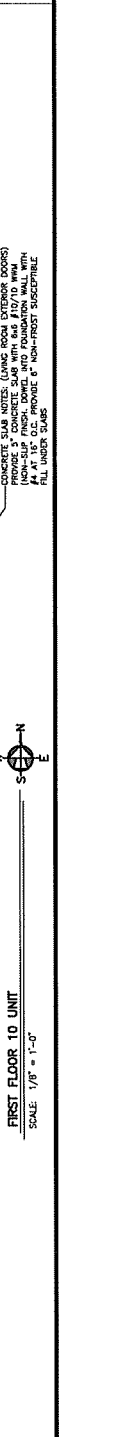
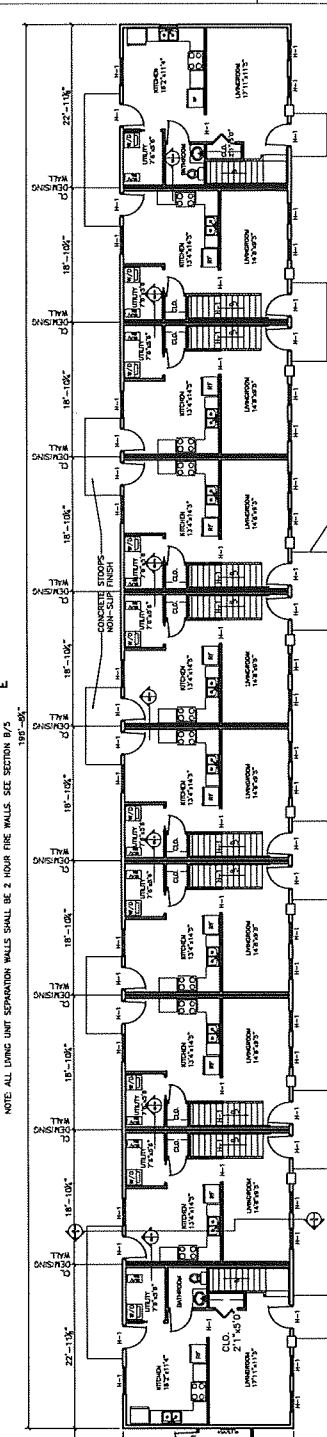
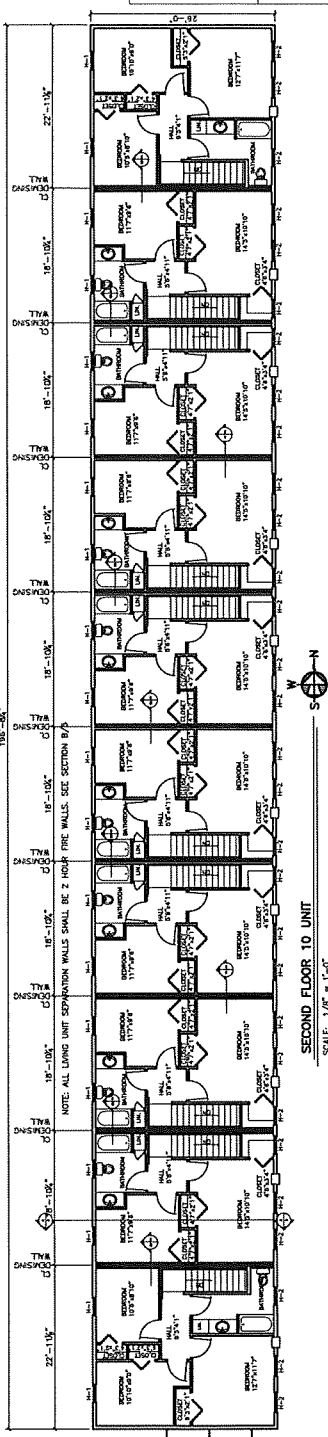
ALL EXTERIOR WALLS ARE 2x6 SPF #2 AT 16" O.C.

### GENERAL NOTES

- CONSTRUCTION OF THIS BUILDING SHALL MEET OR EXCEED ALL APPLICABLE ORDINANCES, CODES AND STANDARDS. IN THE BUILDING CODE IS THE 2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN'S AMENDMENTS.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE EXCAVATION AND NOTIFY ARCHITECT AND OWNER OF ANY INTERFERENCES.
- CONTRACTOR SHALL PROVIDE ALL BARRIERS, BARBICADES, FENCES AND SAFETY EQUIPMENT AND PRECAUTIONS PRACTICES BY ALL CODES AND SAFE CONSTRUCTION PRACTICES.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CODES OR ORDINANCES HAVING JURISDICTION OVER THE PROJECT.
- ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
- ALL LIVING UNIT SEPARATION WALLS SHALL BE 2 HOUR FIRE RATED AND SHALL BE CONSTRUCTED WITH 2x6 LVL STUDS AND 2x6 SHOT BOLT JOISTS. SEPARATION WALLS DO NOT HAVE TO COMPLY WITH ANY OF THE HORIZONTAL CONTINUITY REQUIREMENTS OF IBC 708.5

### GENERAL NOTES

- CONSTRUCTION OF THIS BUILDING SHALL MEET OR EXCEED ALL APPLICABLE ORDINANCES, CODES AND STANDARDS. IN THE BUILDING CODE IS THE 2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN'S AMENDMENTS.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE EXCAVATION AND NOTIFY ARCHITECT AND OWNER OF ANY INTERFERENCES.
- CONTRACTOR SHALL PROVIDE ALL BARRIERS, BARBICADES, FENCES AND SAFETY EQUIPMENT AND PRECAUTIONS PRACTICES BY ALL CODES AND SAFE CONSTRUCTION PRACTICES.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CODES OR ORDINANCES HAVING JURISDICTION OVER THE PROJECT.
- ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
- ALL LIVING UNIT SEPARATION WALLS SHALL BE 2 HOUR FIRE RATED AND SHALL BE CONSTRUCTED WITH 2x6 LVL STUDS AND 2x6 SHOT BOLT JOISTS. SEPARATION WALLS DO NOT HAVE TO COMPLY WITH ANY OF THE HORIZONTAL CONTINUITY REQUIREMENTS OF IBC 708.5



DATE: 05/20/21  
FILE: M20918  
JOB: STURGEON BAY, WISCONSIN  
SHEET: 3

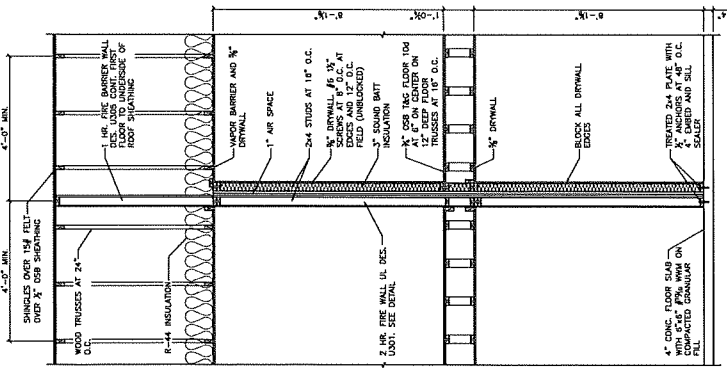
NEW 10 UNIT TOWNHOMES FOR:  
MARTIME HEIGHTS  
STURGEON BAY, WISCONSIN

LOYD CARPENTER - ARCHITECT, LLC  
2693 MAPLE HILLS DRIVE, GREEN BAY, WI, 54313  
CELL (920) 693-3829  
CARPARCH@GMAIL.COM

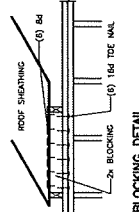




SEE SECTION 05110 FOR CONSTRUCTION. WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHINGLES OR DECK.  
 4.1. THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET (1200 MM) OF THE ROOF EDGE.  
 4.2. THE ROOF IS COVERED WITH MINIMUM CLASS B ROOF COATING, AND THE ROOF SHINGLES OR DECK IS CONSTRUCTED OF THE REMAINING TREATED OR PROTECTED WITH 3/4" (19.05 MM) TYPE X GYPSUM BOARD DIRECTLY ON THE ROOF OR WITH 1/2" (12.70 MM) TYPE X GYPSUM BOARD DIRECTLY ON THE ROOF FRAMING MEMBERS FOR A DISTANCE OF NOT LESS THAN 4 FEET (1200 MM) ON BOTH SIDES OF THE FRONTAL.



**WALL SECTION**  
 SCALE: 3/4\"/>

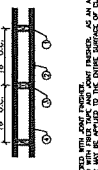


**BLOCKING DETAIL**  
 SCALE: 3/4\"/>

NOTE: WALLS LINE WITHIN THE TOWNHOME IS SEPARATED FROM OTHER DWELLING UNITS BY AT LEAST 2\"/>

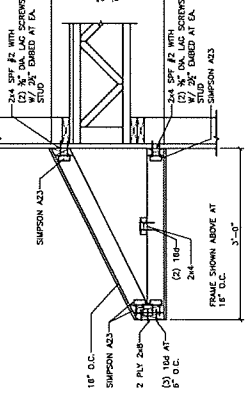
**AT CABLE TRUSS TO TOP OF WALL**  
 SCALE: 3/4\"/>

- 2x4 SFP STUDS AT 16\"/>



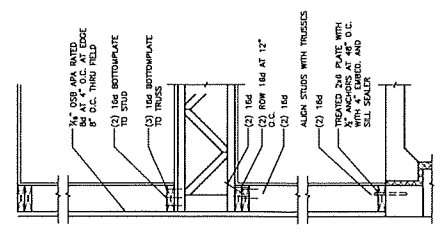
**BEARING WALL WITH CABLE TRUSS**  
 SCALE: 3/4\"/>

- MAXIMUM - EXPOSED OR COVERED WITH 1/2\"/>



**CANOPY FRAME**  
 SCALE: 1\"/>

**TYPICAL RAILING**  
 SCALE: 1\"/>



REVISED 9/28/18

## NOTICE OF PUBLIC HEARING

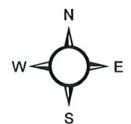
The City of Sturgeon Bay Plan Commission will hold a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, June 30, 2021 at 6:00 p.m. or shortly thereafter regarding a conditional use application from Phillips Development, LLC, to construct a 10-unit multiple-family dwelling with detached garages. The subject property is located at parcel #281-23-0527260007, which contains a parking lot used by Sunset School. The conditional use application is on file with the Community Development Department and can be viewed at City Hall, 421 Michigan Street, weekdays between 8:00 a.m. and 4:30 p.m. or on the City's website at [www.sturgeonbaywi.org](http://www.sturgeonbaywi.org). The public is invited to attend the hearing and give testimony in support or opposition to the proposed conditional use application either in person at the hearing or in writing.

By order of:  
City of Sturgeon Bay Plan Commission

# Location Map - Martime Heights Townhouses CUP



 Subject Property



Note: Public hearing to be held on June 30, 2021 at 6:00 PM in the City Hall Council Chambers.