

AGENDA
CITY OF STURGEON BAY
PLAN COMMISSION
Wednesday, July 21, 2021
5:00 p.m.
City Council Chambers
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from June 30, 2021.
4. Public comment on non-agenda Plan Commission related items.
5. Initial presentation for zoning map amendment petition by Estes Investments llc from Agricultural (A) to General Commercial (C-1) for property at 1361 N. 14th Avenue.
6. Consideration of: Request from WWP Development, LLC for reduced setback in the C-2 district for proposed project located on E. Maple Street (West Waterfront).
7. Consideration of: Restructuring of permitted and conditional uses within the Sturgeon Bay Zoning Code.
8. 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.

7/16/21
3:30 p.m.
MO

Plan Commission Members

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

CITY PLAN COMMISSION

June 30, 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, Community Development Director Marty Olejniczak and Deputy Clerk/Treasurer Laurie Spittlemeister.

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 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 8th Avenue:
 - a. Presentation:
 - b. Public Hearing:
 - c. Consideration/Recommendation:
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:
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:
8. Adjourn.

All ayes. Carried.

Approval of minutes from May 19, 2021: Moved by Ms. Reeths, seconded by Ms. Kiedrowski to approve the minutes from May 19, 2021. All ayes. Carried.

Public comment on non-agenda Plan Commission related items: Chris Kellems, 120 Alabama St. spoke during public comment.

Zoning map amendment petition by Wiese Trust from C-1 to C-5 for property at 537 N 8th Avenue:

Presentation: Mr. Olejniczak explained John and Cathy Wiese are petitioning for their property located at 537 B 8th Avenue to be rezone from General Commercial (C-1) to Mixed Commercial/Residential (C-5).

Mayor Ward stated that VRBO's would look unfavorably in the area when the community is looking for affordable housing.

Mr. Brinkley explained that they want the apartment building to be simple and elegant backdrop. Architects from the apartment, granary and proposed pub coordinated so buildings will work together on the waterfront.

Public Hearing: Mayor Ward opened the public hearing at 6:57 p.m.

Lori DeJardin, owner of Dejardin's Cleaners, 24 N Madison Ave, inquired that the view and landscape will look like when walking out of her establishment. She is also concerned with the lack of parking in the area and does not want residents to park in her parking lot used for her customers.

Melaniejane, 30 N 1st Avenue, is excited for the project and glad they are all working together. She too is concerned with parking in addition to traffic issues. Would like to have a firm commitment that residents do not list their apartments as VRBO's if they are not home.

Ann Renard, owner of Renard's Cheese off of Highway 42 and chair of the Door County Economic Development Corp. thanked commission members for addressing the housing issue. Both market rate and work force housing is needed in the area.

Brian Stephens, 374 N 19th Avenue, CEO of Door County Medical Center expressed his concerns with their new employees finding housing with some living in places they don't necessarily want to be. After a few years of experience, some employees who are unable to find housing in the area find employment where they are located or where housing is available.

Steve Jenkins, Door County Economic Development Corporation Executive Director, mentioned the need for affordable housing is very prevalent. Employers of all sectors are losing employees due to housing shortages. Fully supports.

Kelsey Fox, 2462 Canal Lane, is in favor and support of these projects.

Cami Gunnlaugsson, 223 N 18th Pl, in favor of housing.

Paul Anschutz, 221 N 6th Avenue, would like developer to use two parking stalls in basement for pedal bikes. Inquired if traffic study will need to be done and suggested the City to be proactive with parking in the area.

Chris Kellems, 120 Alabama Street, in favor of the project. Suggested electric bike storage and plug ins for some of the parking stalls in the basement to be plumbed for electric vehicles.

Spencer Gustafson, 445 S Grant Ave, in favor of project in District 4.

Ms. Spittlemeister read seven letters in favor of for housing development from:
Tyler Pluff, 4042 Sand Bay Point Road

John McMahon, Boys & Girls Club of Door County
Michelle Waldinger, Marine Travelift Inc & ExacTech Inc.
Dan Tjernagel, School District of Sturgeon Bay
Lisa O'Dell, WireTech Fabricators, Inc.
Todd Thayse, Fincantieri Bay Shipbuilding
John Maggitti, Novel Bay Booksellers

Renee Burk, N 8th Avenue, in favor of the project and inquired what would happen to the big tree on the parcel.

Public hearing was declared closed at 8:17 p.m.

Consideration: Moved by Ms. Reeths, seconded by Ms. Bacon to approve 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. Carried.

Adjourn: Moved by Mr. Statz, seconded by Mr. Norland to adjourn. All ayes. Carried. Meeting adjourned at 8:18 p.m.

Respectfully submitted,



Laurie A. Spittlemeister
Deputy Clerk/Treasurer



MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: July 15, 2021
Subject: Rezoning Application – 1361 N 14th Ave

Dave Phillips on behalf of Estes Investments LLC is requesting the rezoning of the property located at 1361 N 14th Avenue; parcel #281-70-32001410C. It is currently zoned Agriculture (Ag) and the proposed zoning district is General Commercial (C-1). The property contains a mobile home, cottage, 40' x 60' farm building, commercial storage building. The commercial storage is not a permitted use of the property and there are too many principal uses. The property owner intends to convert the use of the property to commercial storage. A site plan has been provided with the application showing the intended site layout.

North of the property is zone R-1, south is Agriculture, east is zoned PUD C-1, and west is R-4. The subject property borders single-family residential uses to the north and south. Walmart owns the abutting property to the east. Multiple family residential abuts the property to the west.

The comprehensive plans future land use designation for the lot is Higher Density Residential. These areas are intended for a variety of residential units but is primarily comprised of multi-family housing. The recommended zones are either R-3 or R-4. The surrounding area, except to the west, also is designated for higher density residential. Based on this information the proposal the application does not apply with the comprehensive plan. If the Plan Commission and Council believe the proposed commercial storage use is appropriate for the subject parcel, then an amendment to the Comprehensive Plan should be undertaken in addition to the rezoning.

The first step for a rezoning request is the initial presentation and review by the Plan Commission. This is meant to be an informal discussion and no decisions are made. If everyone is comfortable with the application a public hearing would be scheduled for the September Plan Commission meeting.

The process to amend the Comp Plan is similar to a rezoning. A public hearing is required, followed by approval from the Plan Commission and finally adoption of the amendment by ordinance by Council. The public hearing would be schedule for the September Plan Commission meeting. The suggested new land use category is Regional Commercial, which would match the proposed development and is also the classification for Walmart's property across the street.

Date Received: 7-13-2021Fee Paid: \$ 450.00Received By: CSR

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	STEVE ESTES / JASON ESTES	
Company	ESTES / ESTES STORAGE UNIT	ESTES INVESTMENTS LLC
Street Address	4606 BECHTEL RD.	
City/State/Zip	STURGEON BAY WI. 54235	
Daytime Telephone No.	920-493-8663	
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: 1361 N. 14TH AVE
 Location if not assigned a common address: _____

TAX PARCEL NUMBER: 2817032001410C

CURRENT ZONING CLASSIFICATION: AGRICULTURAL

CURRENT USE AND IMPROVEMENTS:
3 STORAGE BUILDINGS AND A MOBIL HOME

ZONING DISTRICT REQUESTED: C-1 GENERAL COMMERCIAL

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: HIGHER DENSITY RES

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:

North: HIGHER DENSITY RESIDENTIAL

South: HIGHER DENSITY RESIDENTIAL

East: REGIONAL COMMERCIAL

West: HIGHER DENSITY RESIDENTIAL

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North: SINGLE FAMILY
South: SINGLE FAMILY
East: WALMART
West: RENTAL APARTMENTS

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? NO IF YES, EXPLAIN:

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

STEVE ESTES
Property Owner (Print Name)

[Signature]
Signature

7/15/2021
Date

DAVE PHILLIPS
Applicant/Agent (Print Name)

[Signature]
Signature

7-15-21
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

Map

Printed 07/07/2021 courtesy of Door County Land Information Office

... from the Web Map of ...
([//www.co.door.wi.gov](http://www.co.door.wi.gov))



Door County, Wisconsin
... for all seasons!



Door County can not and does not make any representation regarding the accuracy or completeness, nor the error-free nature, of information depicted on this map. This information is provided to users "as is." The user of this information assumes any and all risks associated with this information. Door County makes no warranty or representation, either express or implied, as to the accuracy, completeness, or fitness for a particular purpose of this information. The Web Map is only a compilation of information and is NOT to be considered a legally recorded map or a legal land survey to be relied upon.



BAYLAND BUILDINGS
P.O. BOX 12871 GREEN BAY, WI 53007
12871 Bayland Drive Green Bay, WI 53007
DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:
21-4744
WISCONSIN, COUNTY OF:

SCALE VERIFICATION
THIS DRAWING IS THE ORIGINAL
AND SHALL BE USED AS SUCH.

DATE OF PREPARED
7-13-2021
DRAWN BY: DPO
DATE: 7-13-2021
REVISIONS:
A

JOB NUMBER

SALES REP: DAVE PHILLIPS
(262) 308-2580

DRAWN BY: DPO

DATE: 7-13-2021

REVISIONS:

A

ISSUED FOR:

☒ PRELIMINARY

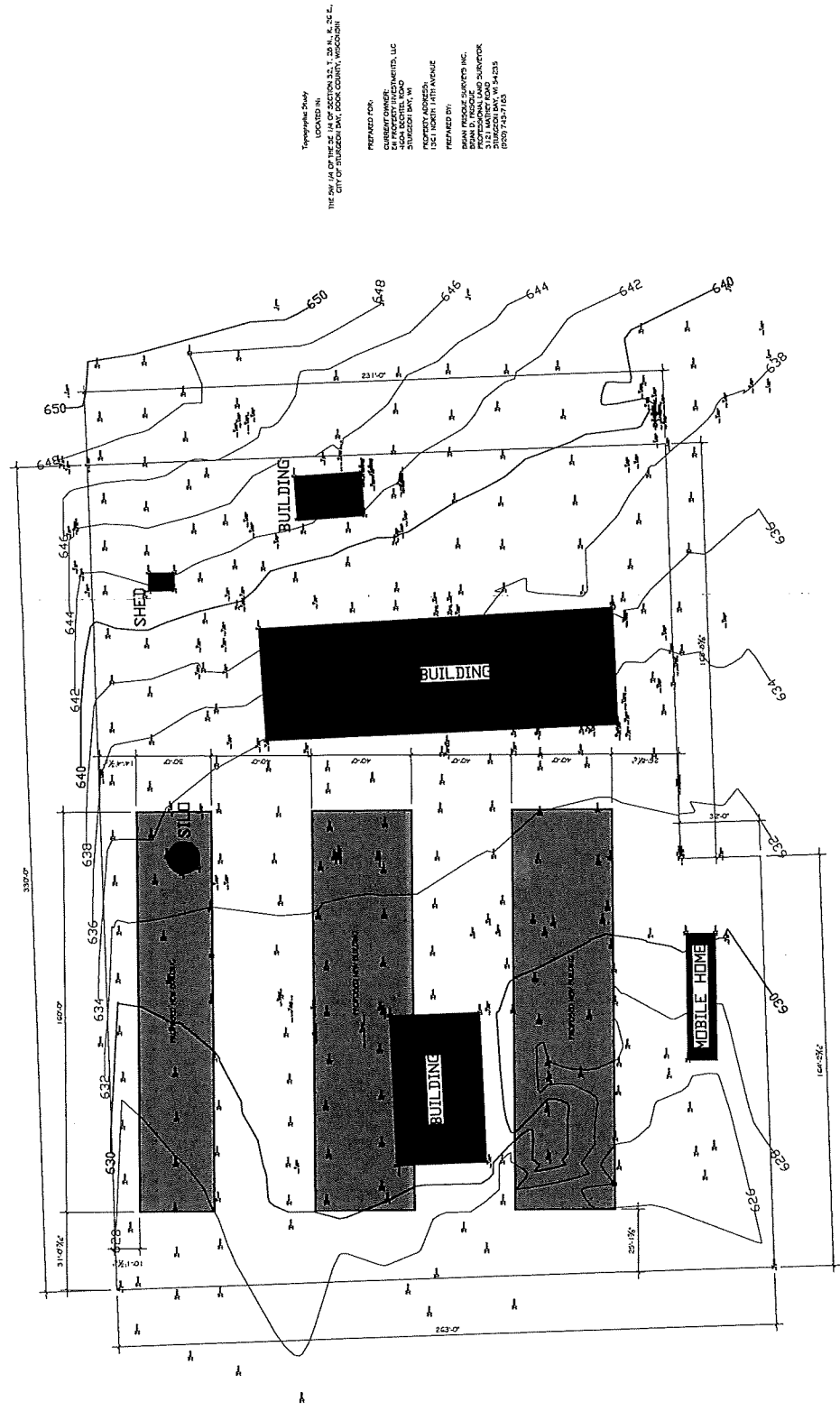
☐ BID SET

☐ CONSTRUCTION

SHEET

C1.0

SITE PLAN
SCALE: 1" = 200'
0 10 20
ROAD: 1" = 200'



THE SW 1/4 OF THE SW 1/4 OF SECTION 32, T. 28 N., R. 28 E.,
CITY OF PLUMBER BAY, DOCK COUNTY, WISCONSIN

PREPARED FOR:
CURRENT OWNER:
BAYLAND BUILDINGS, LLC
12871 BAYLAND DRIVE
GREEN BAY, WI 53007

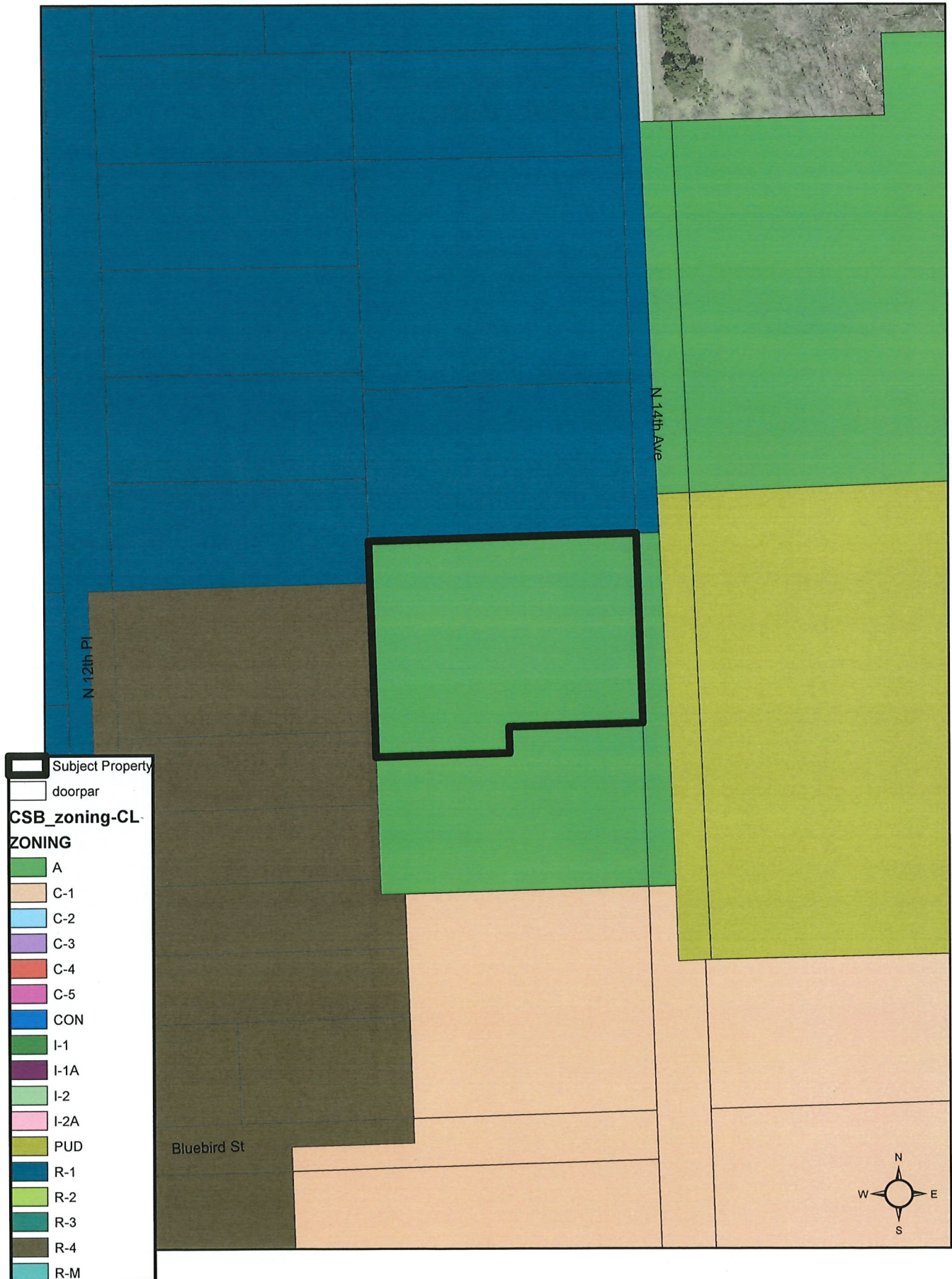
PROPERTY ADDRESS:
12871 BAYLAND DRIVE
GREEN BAY, WI 53007

PREPARED BY:
BAYLAND BUILDINGS, LLC
12871 BAYLAND DRIVE
GREEN BAY, WI 53007

DATE OF PREPARED:
7-13-2021

Location Map - 1361 N 14th Ave

Zoning Map



Location Map - 1361 N 14th Ave

Future Land Use Map



EXECUTIVE SUMMARY


Title: Reduced Side Yard in C-2 District for WWP Development, LLC

Background: WWP Development, LLC (Gentry) is proposing to construct a new building at the corner of E. Maple Street and Neenah Ave. Known as the Sturgeon Bay Plaza; it will contain a deli restaurant, tap room, gathering space, short/long term rental unit upper with additional gathering space. The site is zoned Central Business District (C-2). The C-2 district requires a minimum side yard of 5 feet. However, the zoning code give the Plan Commission the ability to authorize lesser street and side yards. The intent is to provide relief from the yard requirement in locations where a traditional downtown character is desired.

The Gentry's request that the Sturgeon Bay Plaza Building be allowed a zero-side yard from the northeast property line. The proposed building complies with the normal yard requirements from other property lines. The zero-side yard is only needed at one corner of the building and gradually increases to full 5' side yard along the water side of the building. Staff believes the layout and proposed setback is appropriate for this area. The central business district areas is comprised of compact and mixed developments that have smaller lots with minimal setback requirements. Madison Ave and Maple street are a great example with most of the buildings having zero lot line buildings. Several years ago, the Plan Commission approved a lesser street right-of-way setback for the Cellcom building across the street. Lesser yards were also approved for a USCG building, Hole 'N' One Convenience Store, and for May's Sport Center building as well.

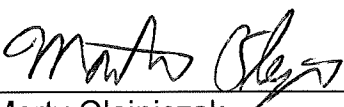
Recommendation: Approve the reduced side yard setback as requested. The Gentry's have done a great job of design a building layout that utilizes the odd-shaped property while not encroaching upon the many easements.

Prepared by:


Christopher Sullivan-Robinson
Planner / Zoning Administrator

July 16, 2021
Date

Reviewed by:


Marty Olejniczak
Community Development Director

7-16-2021
Date

CERTIFIED SURVEY MAP

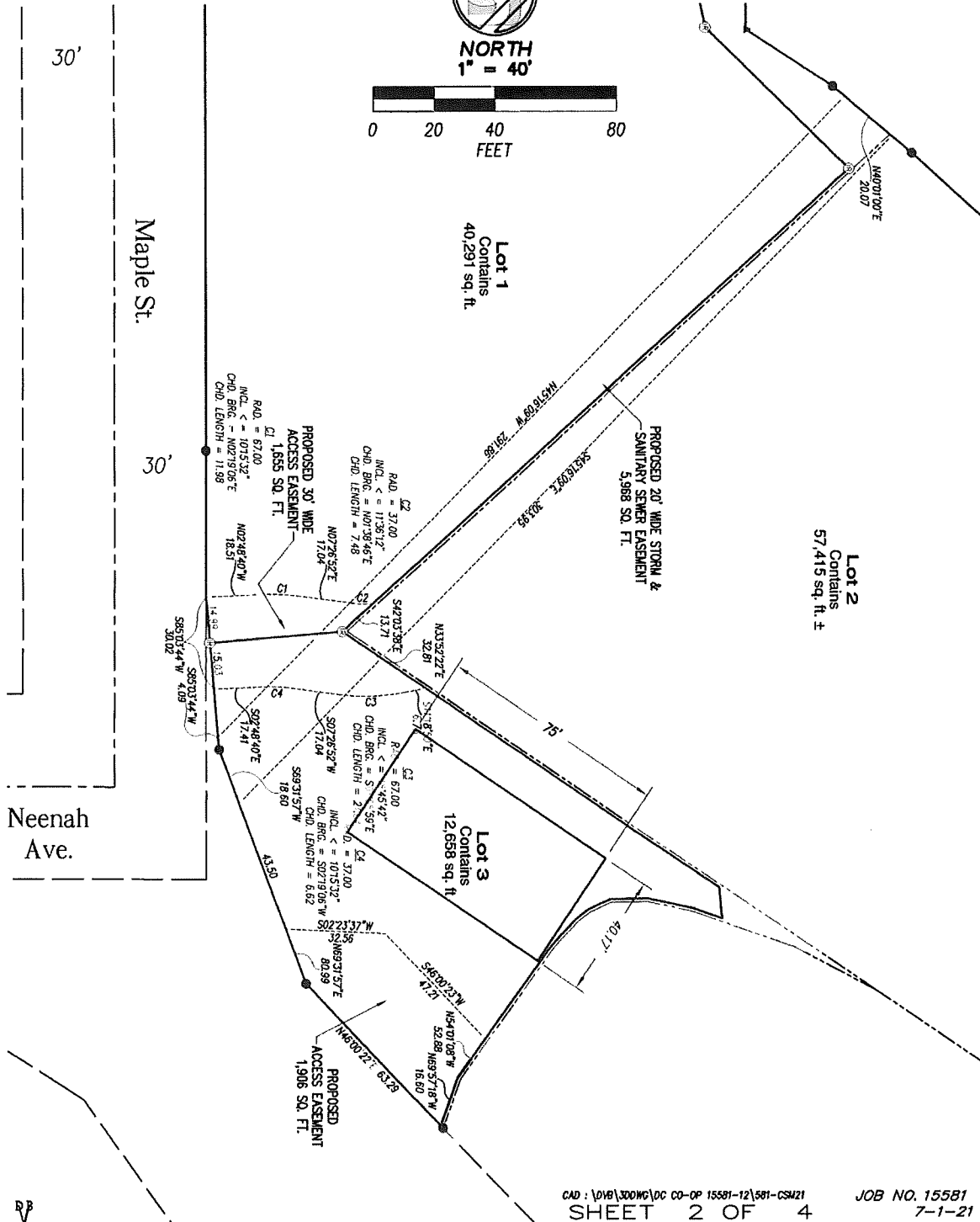
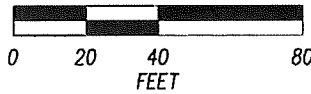
BEING A REVISION OF:
C.S.M. NUMBER 2952, RECORDED AT VOLUME 18, PAGE 57
OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 788826.

BEING PART OF:
LOT 1, BLOCK 9 OF HARRIS FIRST ADDITION AND ALSO A
PART OF LOTS 1, 6 AND 7, BLOCK 8 OF BAYVIEW PLAT AND
ALL OF LOTS 2, 3, 4 AND 5, BLOCK 8 OF BAYVIEW PLAT AND
ALSO PART OF SUBDIVISION 76

ALL LOCATED IN:
THE NE 1/4 OF SECTION 7,
TOWNSHIP 27 NORTH, RANGE 26 EAST,
CITY OF STURGEON BAY,
DOOR COUNTY,
WISCONSIN.



NORTH
1" = 40'



DRAFT

GRAINERY

FUTURE PUBLIC PARK LAND

EASEMENT

ATC ELECTRIC TRANSMISSION EASEMENT

STURGEON BAY
SARTER MARINE
TOWING TUG BOATS

SB
TERRACE

WESTSIDE WATERFRONT
FUTURE DEVELOPMENT SITE B

OREGON ST BRIDGE

ACCESS
DRIVE

FOOD
TRUCK
PAVILION

587.5

586

584.5

FIRE
PIT

ROOF
TERRACE

DEVELOPMENT
SITE A
40,549 SF

SERVICE
COURT
PARKING

DUMPSTER
ENCLOSURE

MAPLE ST

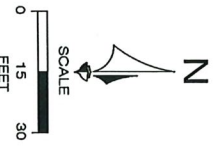
Oregon St

Oregon St



ARO EBERLE
ARCHITECTS

SB TERRACE
Sturgeon Bay, WI
June 24, 2021



AERIAL VIEW SW

DRAFT

AERIAL VIEW NORTH



WEST ELEVATION FACING PARK

DRAFT



NORTH ELEVATION FACING PARK



NORTHEAST ELEVATION FACING PARK



EAST ELEVATION FACING BRIDGE

CITY OF STURGEON BAY WATERFRONT RFP - STURGEON BAY PLAZA 05/13/2021



ARO EBERLE
ARCHITECTS

