

AGENDA
CITY OF STURGEON BAY
CITY PLAN COMMISSION
Wednesday, August 19, 2020
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 July 15, 2020.
4. Public comment on non-agenda Plan Commission related items.
5. Conditional use request from David Hayes to allow an existing bed and breakfast facility to be converted into a single-family dwelling, located at 111 S. 7th Avenue.

Presentation:
Public Hearing:
Consideration of:
6. Consideration of: Comprehensive Plan Update.
7. Consideration of: Zoning Text Amendment regarding Height of Buildings in the Heavy Industrial (I-2) District.
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.

Plan Commission Members

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

8/14/20
9:00 a.m.
CN

CITY PLAN COMMISSION

Wednesday July 15, 2020

A meeting of the City Plan Commission was called to order at 6:00 p.m. by Chairperson David Ward in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members David Hayes, Debbie Kiedrowski, Jeff Norland, David Ward, Kirsten Reeths, and Mark Holey were present. Mr. Holey appeared virtually via Zoom. Mr. Statz entered the meeting at 6:03 p.m. Also present were Alderpersons Helen Bacon and Spencer Gustafson, City Administrator Josh Van Lieshout, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, and Community Development Secretary Cheryl Nault. Also present via Zoom were Vandewalle & Associates consultants Meredith Perks and Jeff Maloney.

Adoption of agenda: Moved by Mayor Ward, seconded by Mr. Norland to adopt the following agenda by moving item #5 to item #3:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from March 18, 2020.
4. Consideration of: Comprehensive Plan Update.
5. Public comment on non-agenda Plan Commission related items.
6. Adjourn.

All ayes. Carried.

Public comment on non-agenda Plan Commission related items: Kevin Quinn, 114 S Ithaca, spoke about the Ice Age Trail. It is becoming very popular. He offered to provide language that could be used for the Comp Plan update regarding the Ice Age Trail.

Consideration of: Comprehensive Plan Update: Ms. Perks went through the chapters of the draft plan identifying recommendations. All the input that they received was shared in the draft.

Mr. Maloney went through the target planning areas. Highlighted were the commercial, downtown, and waterfront areas.

The next step would be to share the draft with the public through a virtual open house between now and August 19th. Materials can be posted online and a recorded presentation can be incorporated. A public hearing would then be held during the first Council meeting in October that would be a joint meeting with the Plan Commission.

Plan Commission members and staff gave their comments on each chapter. Vandewalle and Associates will incorporate these comments in the update.

Mr. Statz left the meeting at 7:47 p.m.

Approval of minutes from March 18, 2020: Moved by Mr. Hayes, seconded by Ms. Reeths to approve the minutes from March 18, 2020. All ayes. Carried.

Adjourn: Moved by Ms. Reeths, seconded by Mr. Norland to adjourn. All ayes. Carried. Meeting adjourned at 8:17 p.m.

Respectfully Submitted,



Cheryl Nault
Community Development Secretary

STAFF REPORT
TO
CITY OF STURGEON BAY PLAN COMMISSION
AUGUST 19, 2020

Conditional Use –Conversion to Single Family Dwelling – David Hayes

Proposal: Property owner David Hayes petitions for approval of a conditional use to convert an existing Bed & Breakfast establishment into a single-family dwelling. The goal is to sell the property to an interested party as single-family residence. The subject property is located at 111 S. 7th Avenue, parcel # 281-10-85220101, which fronts on Nebraska Street and South 7th Avenue. The property is zoned Multiple-Family Residential (R-4), which allows single-family dwellings with a conditional use approval by Plan Commission.

Existing Conditions: The subject property is a 9,500 square-foot corner lot with a 2-story Victorian-style building constructed in approximately the 1920's. The property was originally used as a single-family residence until a conditional use permit was granted in 1997 for a Bed & Breakfast establishment. The property also contains a 20' x 20' detached garage. The surrounding uses are primarily single-family with a commercial use toward the northwest.

Comprehensive Plan: The Future Land Use Map of the Sturgeon Bay Comprehensive Plan shows the subject area within the Higher Density Single-Family Residential Land-use Category. This is defined as a residential area predominantly comprised of single-family homes at a density up to 8 units per acre. The lot sizes are typically more compact than in the lower density residential area. Some two-family homes and small multiple-family dwellings may be interspersed within this area. The project is consistent with the current and draft Comprehensive Plans.

Site Plan and Design Considerations: There are no proposed changes to the building's footprints or site layout.

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

Public Hearing: The required public hearing is scheduled for August 19th. The Plan Commission will need to consider any testimony that is received from the public.

Recommendation: There will be no visible change to the existing structure or site. The requested single-family use will have less of an impact on the community than the existing Bed & Breakfast establishment. In addition, the use is in conformance with the City comprehensive goals and is the original use of the property. Staff recommends approval of the conditional use permit as petitioned.

Prepared by: 
Christopher Sullivan-Robinson
Planner / Zoning Administrator

8-13-20
Date

Reviewed by: 
Marty Olejniczak
Community Development Director

8-13-2020
Date

CITY OF STURGEON BAY CONDITIONAL USE PERMIT APPLICATION

Date Received: 7-16-20
 Fee Paid: \$ 350.00
 Received By: CHRIS/CHERYL

PAID: 07-16-20 CSR/CN

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	<u>DAVID HAYES</u>	
Company	<u>DANCING DRAGONFLY BNB</u>	
Street Address	<u>111 S. 7TH AV.</u>	
City/State/Zip	<u>STURGEON BAY WI 54235</u>	
Daytime Telephone No.	<u>920.493.1113</u>	
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: 111 S 7TH AVE
 Location if not assigned a common address: _____

TAX PARCEL NUMBER: 281-10-85220101

CURRENT ZONING CLASSIFICATION: R-4 (MULTIPLE-FAMILY RES.)

CURRENT USE AND IMPROVEMENTS:
BED AND BREAKFAST ESTABLISHMENT. PROPERTY CONTAINS 3-STORY VICTORIAN BUILDING WITH A DETACHED GARAGE.

IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM BEING REQUESTED FOR REVIEW: 20.12(2)(b) CONVERSION TO SINGLE FAMILY DWELLING

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North:	<u>C-2/R-2</u>	<u>TURNING POINT 3 SINGLE FAMILY HOMES</u>
South:	<u>R-4</u>	<u>SINGLE FAMILY HOME</u>
East:	<u>R-2</u>	<u>SINGLE FAMILY HOMES</u>
West:	<u>R-4</u>	<u>SINGLE FAMILY HOME</u>

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:

North: TRANSITIONAL COMMERCIAL
South: SINGLE FAMILY RES H.D.
East: "
West: "

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? ~~NO~~ IF YES, EXPLAIN: CONDITIONAL USE PERMIT 8/12/97 FOR BEV AND BREAKFAST ESTABLISHMENT

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

Property Owner (Print Name)

Signature

Date

DAVID HAYES
Applicant/Agent (Print Name)

[Signature]
Signature

15 Jul 20
Date

I, DAVID HAYES, 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.

7.16.20
Date of review meeting

[Signature]
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



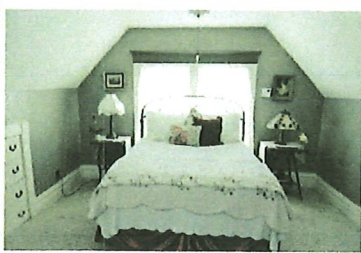
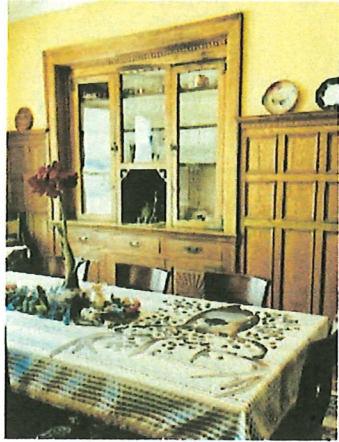


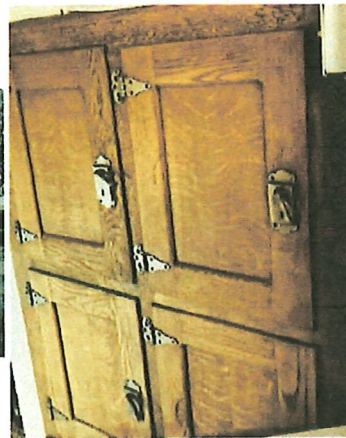
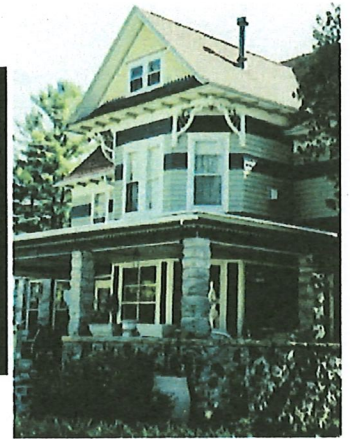
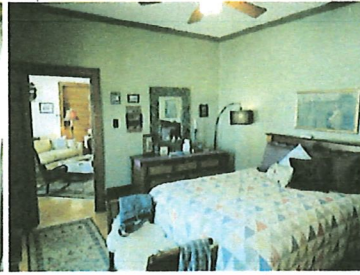
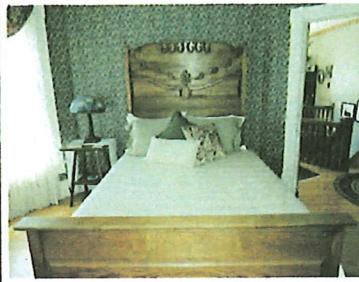


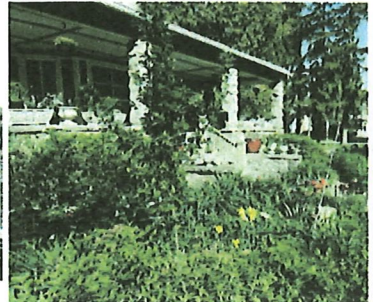
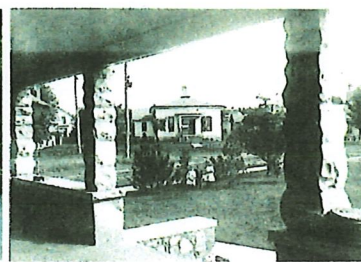
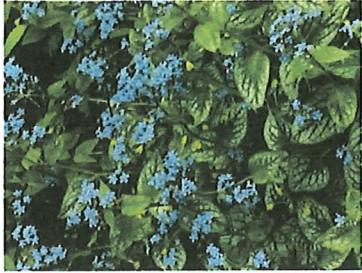
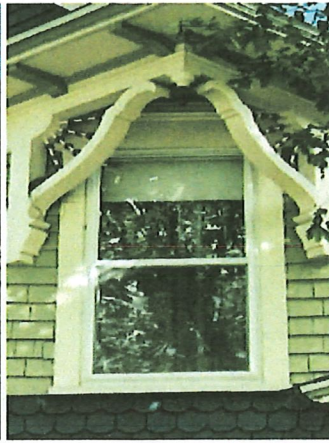












NOTICE OF PUBIC HEARING

The City of Sturgeon Bay Plan Commission will hold a public hearing in the Council Chambers, 421 Michigan St., Sturgeon Bay, Wisconsin on Wednesday, August 19, 2020, at 6:00 P.M. or shortly thereafter, regarding a request from David Hayes for a conditional use permit under section 20.12 of the Municipal Code (Zoning Code) to allow an existing Bed and Breakfast facility to be converted to a single-family dwelling. The subject property is located at 111 S 7th Avenue, parcel #281-10-85220101 and is within the R-4 Multiple-Family Residential zoning district. The application is on file with the Community Development Department and may be viewed at 421 Michigan Street weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to give testimony in favor or against the proposed conditional use, either in person at the hearing or in writing.

By order of:

The City of Sturgeon Bay Plan Commission

SITE MAP - 111 S 7th Ave Request for Conditional Use Permit



 Subject Property

NOTE: Public Hearing to be held on August 19, 2020

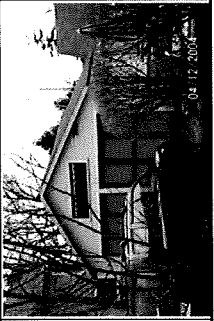


2020 DOR Property Records for City of Sturgeon Bay, Door County

August 13, 2020

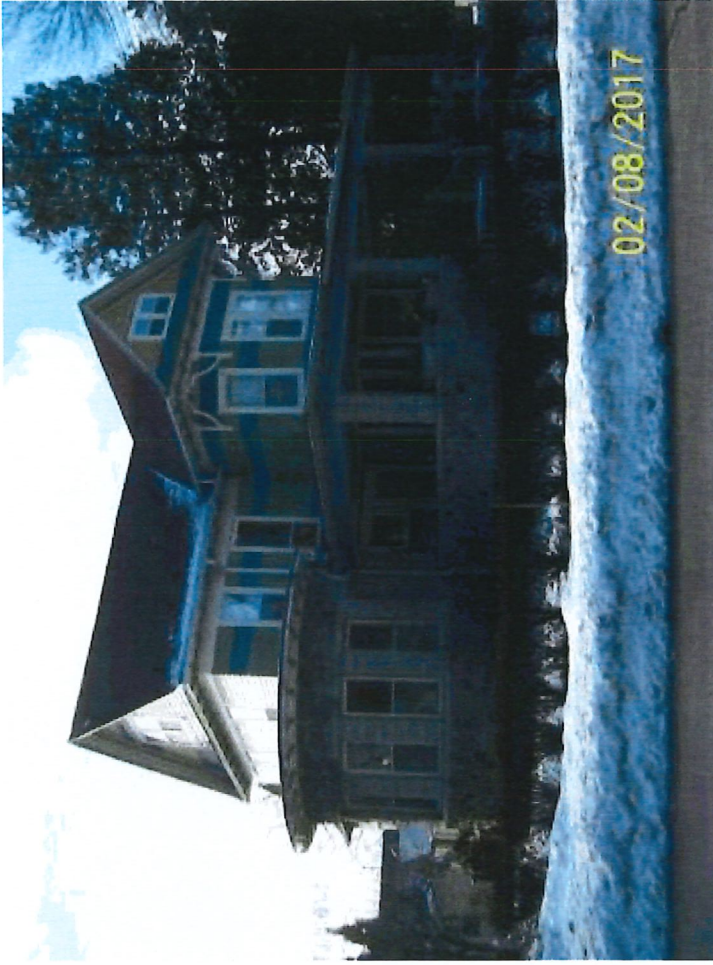
2/13/2002	General info	97 BLD PERMIT - REMODELED SING	97 BLD PERMIT - REMODELED SINGLE FAMILY INTO BED & BREAKFAST .7/22/98 pt//
		Reynold's House Bed & Breakfast d/b/a	

Land				Note: total acres from the legal description is 0.220			
Land Use	Qty	Width	Sq Ft	Waterfront Type		Adj Description	Adj Amt
				UOM	Depth		
Commercial	1	100	9,583	None			
	SF	75	0.220	n/a			Commercial

# of identical OBIs: 1		Other Building Improvement (OBI)		Photograph	
Main Structure		Modifications (Type, Size)		Photograph	
OBI type: Garage	Width: 20 LF	Grade: C			
Const type: Detached, frame or cb	Depth: 20 LF	Condition: Average			
Year built: 1920	Fir area: 400 SF	% complete: 100%			
Location:					

2020 DOR Property Records for City of Sturgeon Bay, Door County

August 13, 2020



- (20) 2 story
- (21) 2 story w/attic
- (27) 2.5 story
- (6) Old style
- (7) Victorian
- (8) Split level
- (9) Contemporary
- (10) Custom
- (11) Cottage
- (4) 2-Family
- (5) Apartment
- (6) Commercial
- (7) Brick
- (8) Stone
- (9) Msny/Frame
- (10) Log
- (11) Split log
- (12) Other

- (10) 1 story
- (11) 1 story w/attic
- (15) 1.5 story
- (0) Executive/mansion
- (1) Ranch
- (2) Bi-level
- (3) Tri-level
- (4) Cape cod
- (5) Colonial
- (1) Single family
- (2) Mother-in-law
- (3) Condominium
- (1) Wood
- (2) Brick
- (3) Stucco
- (4) Alum/Vinyl
- (5) Asbestos/Asphalt
- (6) Metal

- (30) 3 story
- (31) 3 story w/attic
- (12) Remodeled cottage
- (13) Pre - 1940
- (14) Other - Mobile Hon

(7) Bed & Breakfast

- (13) Steel Siding

Masonry adjust: 120 SF

- (1) Asphalt shingles
- (2) wood shakes
- (3) Clay tile
- (4) Flat
- (5) Metal

Year built: 1920 Remodeled: 1997

- (0) None
- (1) Gas, forced air
- (2) Gas, hot water
- (3) Electric, forced air
- (4) Electric, baseboard
- (5) Electric, hot water
- (6) Oil, forced air
- (7) Oil, hot water
- (8) Oil, steam
- (9) Wood/coal, forced a
- (10) Wood/coal, hot wa
- (11) Wood/coal, steam
- (12) Space (1 unit)
- (13) Space (2 units)
- (14) Space (3 units)
- (15) Woodfired, interior
- (16) Woodfired, exterior
- (18) Gas, steam

- (0) No A/C
- (1) A/C, same ducts
- (2) A/C, separate ducts

Bedrooms: 6 Full baths: 6
 Family rooms: Half baths:
 Other rooms: Living units:

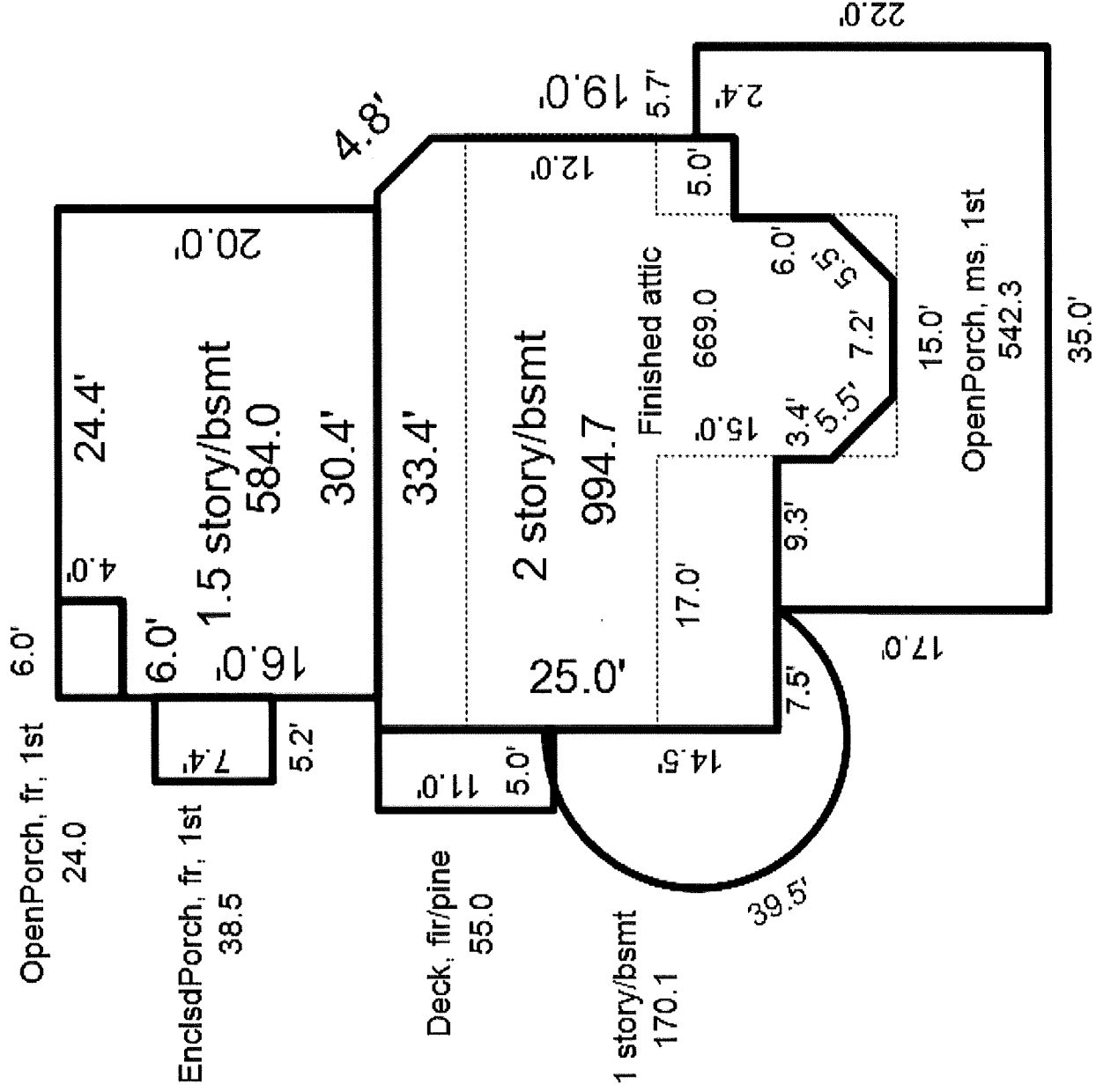
Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Complete	Yr Built	Condition
1	Deck	Fir or pine	55 SF		B	100%	1920	Good
1	Open porch	Frame, lower	24 SF		B	100%	1920	Good
1	Enclosed porch	Frame, lower	38 SF		B	100%	1920	Good
1	Open porch	Masonry, lower	542 SF		B	100%	1920	Good

Ratings
 Kitchen: Good
 Bath: Good
 Interior: Good
 Exterior: Good
 Masonry stacks: 1 openings: 1 add'l stories:
 Metal stacks: 1 openings: 1 add'l stories:
 Gas only FPs: 2 (openings)
 Bsmt garage: (stalls)
 Dormers, shed: LF Gable/hip: LF
 Whirlpools: 2 Add'l fixtures:
 Hot tubs: Rough-ins:

Living Areas
 Full basement: 1,749 SF
 Crawl space: SF
 Rec room: SF
 Rec room rating:
 FBLA:
 1st floor: 1,749 SF
 2nd floor: 1,433 SF
 3rd floor: SF
 Finished attic: 669 SF
 Unfinished attic: SF
 Unfinished area: SF

Miscellaneous
 Equipment: Good
 5 - Rented Rooms
 Owner Occupied
 Masonry stacks: 1 openings: 1 add'l stories:
 Metal stacks: 1 openings: 1 add'l stories:
 Gas only FPs: 2 (openings)
 Bsmt garage: (stalls)
 Dormers, shed: LF Gable/hip: LF
 Whirlpools: 2 Add'l fixtures:
 Hot tubs: Rough-ins:

Overall
 Grade: B+
 % complete: 100%
 Energy adjust?: No



6.



Sturgeon Bay 2040 Comprehensive Plan Open House Comment Form

I am a resident of:

- The City of Sturgeon Bay
- Another Community

Part 1. Thoughts on Map/Graphic Recommendations

After reviewing the recommendations on the maps and graphics available for viewing in the presentation, how would you rate your overall support for the recommendations and ideas on each? *Please select the box that best corresponds with your level of support for each.*

How much do you support each of the maps/graphics from the 2040 Comprehensive Plan? (Where 1=No Support and 10=Very Supportive)

	1	2	3	4	5	6	7	8	9	10
Vision Statement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Transportation and Community Facilities Map (Map 3)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Future Land Use Map (Maps 5a and 5b)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please share any specific comments you may have on the maps/graphics.



Part 2. Thoughts on Targeted Planning Areas

After reviewing the recommendations on the Targeted Planning Areas, found in Chapter Seven and available for viewing in the presentation, how would you rate your overall support for the recommendations and ideas on

each? *Please select the box that best corresponds with your level of support for each.*

How much do you support each of the Targeted Area Plans from the 2040 Comprehensive Plan? (Where 1=No Support and 10=Very Supportive)

	1	2	3	4	5	6	7	8	9	10
Target Area 1: Egg Harbor Road	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Target Area 2: Downtown	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Target Area 3: West Waterfront	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please share any specific comments you may have on the Targeted Planning Areas.

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Part 3. Thoughts on Vision Principles

After reviewing the Vision, available for viewing in the presentation, how would you rate your overall support for the Vision Principles and the priorities they highlight for the future of Sturgeon Bay? *Please select the box that best corresponds with your level of support for each.*

How much do you support each of the Vision Principles from the 2040 Comprehensive Plan? (Where 1=No Support and 10=Very Supportive)

	1	2	3	4	5	6	7	8	9	10
Active Economy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Livability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Destination	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Environmental Preservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Smart Growth and Connectivity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please share any specific comments you may have on the 2040 Vision.

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Part 4. Thoughts on 2040 Comprehensive Plan Implementation Initiatives

Below is a list of some of the implementation initiatives that are being considered as part of the City's Comprehensive Plan. This is not the complete list of initiatives and recommendations in the Plan. You can find the complete Implementation Table in Chapter 10 of the Plan and in the recommendations of each chapter. Comments on all initiatives and recommendations are welcome in the space provided.

Please check your Top 5 implementation initiatives among those listed below. (Select no more than five choices below)

- Partner with neighboring communities to advance best practices in stormwater management, energy efficiency, and community resiliency
- Promote the City as a center for value-added foods, food artisans, and local food
- Support establishment of the National Estuarine Research Reserve in Sturgeon Bay
- Complete a streetscape and community beautification plan that includes wayfinding and signage
- Promote infill and adaptive reuse in Downtown Sturgeon Bay, particularly for arts-based uses
- Develop and implement detailed area plans for Targeted Investment Areas
- Expand communication on Sturgeon Bay municipal activities and initiatives across multiple channels
- Establish policies to encourage developers to include green infrastructure and technology in neighborhood design, from stormwater management to electric vehicle charging
- Diversify new housing, in type, style, and price point
- Support housing in mixed use areas, including Downtown
- Implement the 2011 Bicycle Master Plan
- Explore new transportation alternatives to reduce single-vehicle traffic and congestion, including increased transit and ride share options, bicycle and pedestrian facilities, and a downtown circulator trolley
- Utilize place-based assets to promote Sturgeon Bay to employers and employees
- Expand high-speed internet access across the City
- Promote private development of childcare facilities

Please share any specific comments you may have on the Implementation Initiatives found above or any recommendations from the Plan chapters.


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Part 5. Additional Comments

Please share any additional comments you would like to share with the City about the 2040 Comprehensive Plan in the space provided below.

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Done

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 SurveyMonkey
See how easy it is to [create a survey](#).

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7.

MEMO

To: City Plan Commission
From: Marty Olejniczak, Community Development Director
Date: August 12, 2020
Subject: Building Height Limitation in the Heavy Industrial (I-2) District

Currently, the City of Sturgeon Bay Zoning Code limits the height of buildings in the Heavy Industrial (I-2) district to 45 feet, which is measured from the peak of the roof to the average finished grade surrounding the building. The I-2 district is mapped for the older industrial areas along the east side waterfront, which for the most part covered the areas historically occupied by Bay Shipbuilding, Palmer Johnson Yachts, and Peterson Builders. Some of these areas have since been rezoned to other classifications due to redevelopment. The other region zoned I-2 is the portion of the Industrial Park located east of Shiloh Road.

The 45-foot height limit has never worked well for the shipbuilding industry. PBI had several buildings that exceeded that height prior to redevelopment of that shipyard. Palmer Johnson required and received several height variances for buildings. Bay Shipbuilding also has received variances for height of buildings and the company has applied for two new variances for building height to expand an existing 57-foot tall building and construct a new building as high as 110 feet.

Fincantieri, as well as the various other industrial marine uses formerly or currently located in Sturgeon Bay, have demonstrated that modern shipbuilding is uniquely burdened by the 45' height restriction. Therefore, it may be appropriate for the City to amend its code regarding height of buildings. Here are some options to consider:

1. Make no changes and continue to let the variance procedure handle any new buildings. One concern with this approach is the need for the applicant to show hardship to be granted a variance. It may prove difficult to demonstrate that a 45-foot height limit presents a hardship. So far, the I-2 applicants have used the uniqueness of their operations as grounds. But, if numerous variances are granted for the same zoning provision, it usually signals the need for the zoning code to be adjusted.
2. Increase the height limit in the I-2 district, such as 60 feet or 80 feet. This would allow some buildings without the variance, but very tall buildings such as the one Fincantieri is currently proposing would still need a variance.
3. Allow buildings in the I-2 district that are above the height limit to be approved by the Plan Commission. Thus, there would still be oversight by a City agency, and future projects would not have to obtain a variance. This option would work similarly to the reduced setback provision in the Central Business (C-2) District, whereby the Plan Commission has authority to approve buildings right up to the lot line in the downtown area.
4. Eliminate the height limit in the I-2 district. Under this scenario, the tall buildings would not need either a variance or Plan Commission approval.

Because shipbuilding is important to the economy and character of Sturgeon Bay, and given the history of projects requiring a height variance to be implemented, staff believes an amendment to the

code is warranted. Of the options presented, a combination of options 2 and 3 is preferred. The standard height limit could be raised somewhat to make it easier to construct such buildings. But, above that height Plan Commission approval could be required to ensure that any adverse impacts on adjoining parcels could be addressed. Therefore, staff recommends that the Plan Commission recommend approval of the following changes:

- A. Under Section 20.27(2) within the I-2/I-2A district the maximum building height is changed to 60**
- B. Under Section 20.27(2) note ** is amended to read: Buildings used for agricultural or shipbuilding purposes may exceed this height, subject to review and approval by the city plan commission.

If the Plan Commission recommends this proposed amendment, or a different amendment, then the recommendation will go to the Common Council for its approval. That will be followed by the required public hearing. Following the hearing, the Council will need to approve the first and second readings of the amended ordinance for this change to be officially enacted.

20.20 - Use regulations for I-2 district.

This district reserves land for all uses permitted in the I-1 district plus certain businesses that require the use of unlimited outdoor storage and production yards and involve the use of heavy outdoor equipment and machinery.

- (1) Permitted uses are:
 - (a) All uses listed as permitted uses in the I-1 district. *(attached)*
 - (b) Asphalt, sand and gravel operations.
 - (c) Concrete batch plants.
 - (d) Ship building.
 - (e) Unlimited outdoor storage and production yards.
 - (f) Truck terminals and freight transfer facilities.
 - (g) Sawmills/planing mills.
 - (h) Feed/grain mills.
 - (i) Salvage and recycling facilities.
 - (j) Trade and construction contractors establishments and material and equipment sales.
 - (k) Accessory uses customarily incidental to another permitted use.
- (2) Conditional uses shall be all uses listed as conditional uses in the I-1 district.
- (3) Prohibited uses shall be all uses listed as prohibited uses in the I-1 district.

(Ord. No. 961-1195, § 3, 11-7-95)

20.18 - Use regulations for I-1 district.

The I-1 district is intended to provide space for industrial and manufacturing uses at appropriate locations in the city. Such property shall be occupied and used only for those uses that would not generate noise, smoke, odor, vibration, air, water or other environmental pollution that would create a public or private nuisance.

(1) Permitted uses are:

- (a) Facilities for manufacturing and production, processing, fabrication, packaging and assembly of goods, provided that all manufacturing production activity occurs inside buildings, except for the occasional assembly, testing or shipping of components or products too large to fit in buildings.
- (b) General warehousing or wholesale distribution activities.
- (c) Offices directly related to a principal permitted use of the property.
- (d) Corporate/regional headquarters or administration offices of at least 10,000 square feet.
- (e) Outdoor storage areas for the storage of materials, supplies, finished or semi-finished products, equipment, or refuse containers provided that such storage areas shall not exceed 200 percent of the building footprints of the principal structures on the site.
- (f) Construction of watercraft under 50 feet in length.
- (g) Laboratories, research and testing facilities.
- (h) Laundries, not including self-service.
- (i) Printing or publishing.
- (j) Public utilities.
- (k) Child day care facilities, provided the facility is licensed by the department of health and social services.
- (l) Incidental retail sales outlets for products produced on the premises.
- (m) Parking lots.
- (n) Accessory uses customarily incidental and subordinate to another permitted use.
- (o)

Trade and construction contractors establishments, provided outdoor storage areas shall not exceed 200 percent of the building footprints of the principal buildings on the site.

- (p) Mail order distribution centers.
 - (q) Radio and television stations.
 - (r) Trade and vocational schools.
 - (s) Business incubators operated by the Door County Economic Development Corporation or other nonprofit organization approved by the City of Sturgeon Bay.
 - (t) Not for profit vocational rehabilitation programs.
- (2) Conditional uses are:
- (a) Charter fishing boat service.
 - (b) Commercial fishing facilities.
 - (c) Industrial uses not specifically permitted nor specifically prohibited.
 - (d) Communication towers.
 - (e) Commercial housing facilities.
 - (f) Retail establishments, subject to the following requirements:
 - 1. The retail establishment shall be located within a building that contains at least 4,000 square feet of floor area.
 - 2. The retail establishment shall be located within 600 feet of the right-of-way of State Highway 42/57.
 - 3. The retail use shall be limited to appliance dealers, carpet and floor covering dealers, electrical showrooms and shops, furniture stores, lawn and garden equipment and supply stores, lighting showrooms and shops, lumber and building materials sales centers, paint stores, plumbing showrooms and shops, stationary and office equipment/supply stores, retail sales associated with not for profit vocational rehabilitation programs, boat sales/showrooms, and similar types of retail that support the building and manufacturing industries.
 - (g) Banks and other financial institutions.
 - (h) Travel agencies.

- (i) Health clubs.
 - (j) Quick-printing/copy shops.
 - (k) Indoor boat storage and repair facilities.
- (3) Prohibited uses are:
- (a) Rendering of fats or oils.
 - (b) Automobile wrecking and junkyards.
 - (c) Petroleum refineries and storage yards.
 - (d) Manufacturing of acids, explosives, fertilizers or glue.
 - (e) Stockyards or slaughterhouses.
 - (f) Garbage or other refuse disposal.
 - (g) Smelting of iron, tin, or other ores.
 - (h) Residential and commercial uses, except as specifically listed under subsections (1) or (2).
 - (i) Uses similar in nature or impact to the prohibited uses specifically listed.

(Ord. No. 961-1195, § 3, 11-7-95; Ord. No. 1099-0603, § 7, 6-17-03; Ord. No. 1118-0104, § 5, 1-6-04; Ord. No. 1143-0305, §§ 1—4, 3-15-05; Ord. No. 1165-0506, § 1, 5-16-06; Ord. No. 1172-0906, § 1, 9-5-06)