

**CITY OF KEWAUNEE
PLAN COMMISSION MEETING MINUTES
FEBRUARY 22, 2024**

1. Call to Order/Roll Call.

Chairperson Laura Gerold called the meeting to order at 6:30 p.m. Members present, Claude Stangel, Jeff Welhouse, Chris Holterman and Cindy Tang via phone.

Absent: John Blaha and John Mastalir.

2. Approval of Minutes – January 25, 2024 meeting.

Suggested changes, add parentheses at end of #4 and change 4b to read "The commissioners might be willing to offer to eliminate the two parking spots in the southeast corner of the parking lot and allow for a driveway to go in from there."

Claude Stangel motioned to approve the minutes with suggested changes. Jeff Welhouse seconded the motion. Motion carried unanimously.

3. Public Comment/Communications.

None

4. Public Hearing:

Public meeting called to order at 6:33 pm.

- a. **RENEE D. MUELLER d/b/a EBALANCE MASSAGE & WELLNESS LLC.** Conditional Use Application by Renee D. Mueller d/b/a EBalance Massage & Wellness LLC to use an existing office/daycare/medical building as a massage and wellness facility (a "hospital" type facility under the R-1 Single-Family Residential District), property located at 1304 First Street, currently zoned R-1 Single-Family Residential; Parcel No. 241-00320-2565.

Renee Mueller addressed the commissioner explaining that she currently has an office elsewhere in the city but due to the amount of business is looking to expand into a bigger space. She is also looking to add additional services as well.

Steve Wagner, the neighbor at 1306 First Street asked about hours of business and parking. Stating that the prior business had employees park in front of their home and sometimes the employees would walk across their property to get into the building.

Renee told him their hours of business would be Monday thru Thursday 8 A.M. to 8 P.M., Friday would be 8 A.M. to 5 P.M. and an occasional Saturday. She also stated that employees would park behind the building and then access through the back door.

Public meeting closed at 6:37 pm.

Claude Stangel motioned to approve the conditional use application presented and move it to council for approval. Chris Holterman seconded the motion. Motion carried unanimously.

5. Business Matters

- a. **[Deferred to March 28, 2024 meeting]** Declaration of Surplus Real Estate. The Common Council requests a Plan Commission recommendation declaring the following properties as surplus real estate for purposes of future marketing of such properties:
 1. 1304 Ellis Street (Tax Parcel # 31 241 NW19 14-1)
 2. 123 Kilbourn Street (Tax Parcel # 31 241 OTP 179)



City of Kewaunee
401 Fifth Street
Kewaunee, WI 54216
T: 920-388-5000
F: 920-388-5025

MEMORANDUM

TO: Plan Commission

FROM: Heath Eddy, AICP, City Administrator

RE: Plan Commission meeting of March 28, 2024

DATE: March 25, 2024

All Code Sections in this memo refer to the Kewaunee Municipal Code Chapter 94 version dated January 13, 2022, unless as specifically denoted below.

1. **Call to Order/Roll Call.**

2. **Approve of Minutes.**

a. **Approval of meeting of January 25, 2024.**

3. **Public Comment.**

4. **Public Hearing**

a. **HAAGMIRE, LLC (Anthony and Gerri Haag III, property owners).** Comprehensive Plan Amendment Application by Anthony and Gerri Haag III, owners as Haagmire, LLC, to amend the 2007 Comprehensive Plan Future Land Use Map to change the land use category of their property from “Marina/Waterfront” to “Downtown Commercial,” property located at 223 Milwaukee Street, Parcel Number 241-00010-1500.

AND

b. **HAAGMIRE, LLC (Anthony and Gerri Haag III, property owners).** Rezoning Application by Anthony and Gerri Haag III, owners as Haagmire, LLC, to amend the Zoning Map to rezone their property from WFD Waterfront District to B-2 Community Business District on property located at 223 Milwaukee Street, Parcel Number 241-00010-1500.

The property owners are requesting a rezoning of the property that was the former location of the Hometown Pharmacy. The existing WFD Waterfront District zoning accommodated pharmacies as a retail operation but no other retail operations; an inquiry about opening a retail operation could not be executed because the WFD District doesn't permit other types of retail uses. The owners requested to rezone the property to match

the zoning of the downtown area, B-2 Community Business. However, the Comprehensive Plan Future Land Use Map currently designates the property as “Marina/Waterfront”, which is inconsistent with the B-2 zoning requested. Therefore, the applicant is also requesting a Comprehensive Plan amendment to change the designation “Downtown Commercial” to match the B-2 zoning request.

The property is not actually along a waterfront, so the existing designation is not rational given the description of “Marina/Waterfront” as

“...consists of mixed-use marine-related development located adjacent to the Kewaunee River. The intent is to promote the harbor area as having viable economic opportunities.”

The designation carries with it five recommendations, none of which would specifically relate to the property. The property is a retail/service type operation facility, with a general retail orientation to the streetscape. The property hasn’t been used specifically to accommodate “tourists and marina users” beyond what such consumer traffic would include in this location.

The proposed designation “Downtown Commercial”

“identifies the downtown area within its small-scale commercial uses and professional services, along with residential units. This area should be the focal point of the city since much of its historic character, waterfront commercial development and scenic views of the harbor are located here. This area should be a focus for redevelopment by the city in order to eliminated blighted areas and ensure future economic stability.”

Of the ten recommendations incorporated within this category, two could apply to the subject property, including maintaining existing businesses and locations and diversity in sites for commercial uses.

Staff recommends the Plan Commission forward Resolutions as follows:

1. Adoption of a Resolution supporting approval of the Comprehensive Plan Amendment to change the designation of the subject property from “Marina/Waterfront” to “Downtown Commercial”, and recommend approval of an Ordinance by Common Council to that effect; and
2. Recommend approval of an Ordinance amending the Zoning Map to change to the designation of the subject property from WFD Waterfront District to B-2 Community Business.

The public notices were published in the *Green Bay Press-Gazette* on February 27, 2024 (comprehensive plan amendment) and March 14 and 21, 2024 (rezoning), and the notices were mailed out in compliance with Section 94-281 of the City of Kewaunee Municipal Code.

- Attachments: (1) Draft Plan Commission Resolution No. PC 1225-24
(2) Draft Ordinance No. 644-2024 (Comprehensive Plan Amendment)
(3) Report to City Council re Rezoning Application
(4) Draft Ordinance No. 645-2024 (Rezoning)
(5) Notices of Public Hearing (as posted in the Press-Gazette and mailed to adjacent property owners)
(6) Applicant's submission package

5. Business Matters

- a. **Allied Construction.** Follow-up discussion of a revised Conceptual Plan under Sec. 94-102.(b) for a multi-family proposal on property located at 118 Kilbourn Street (Tax Parcel #31 241 OTP 190) and 614 Main Street (Tax Parcel #31 241 OTP 191).

The applicants previously presented to the Plan Commission on September 21, 2023, with a proposal for over 60 units across 3 parcels. This plan proposal as revised splits the project into two phases, with the first phase on the northern parcels as identified. This project would be 42 units (6 studios, 21 1-bedroom units, 12 2-bedroom units, and 3 3-bedroom units). The lowest level is an indoor garage with 41 spaces (as shown on the project plan). The applicant is proposing to seek authorization of this project through a zoning amendment to create a Planned Development District, which is currently not included in Chapter 94 of Municipal Code.

- Attachments: (7) Preliminary Plan Review – Alliance Construction & Design
(8) Revised Conceptual Design – Kewaunee Condominiums

- b. **[Deferred to April 25, 2024 Meeting] Declaration of Surplus Real Estate.** The Common Council requested a Plan Commission recommendation declaring the following properties as surplus real estate for purposes of future marketing of such properties:
1. 1304 Ellis Street (Tax Parcel # 31 241 NW19 14-1)
 2. 123 Kilbourn Street (Tax Parcel # 31 241 OTP 179)

These two parcels are subject to requirements of the CDBG Blight Control program just completed. We are still waiting on a letter for each from the Wisconsin Department of Administration (DOA) regarding final closure of their clean-up and certification so that the requirements of the CDBG program (including a 5-year hold for development) can begin. We received the certification of closure from the State in February, and the 5-year hold expires in February 2029. However, given the time constraints, **staff suggests Deferral on this item to the April 25, 2024 meeting.**

- c. **[Deferred to April 25, 2024 Meeting] Short Term Rentals Discussion.** At the February 22, 2024 meeting, the Plan Commission was introduced to a draft ordinance that converted the City of Algoma model ordinance reviewed in January to Kewaunee code standards. There were a few highlighted code cross-references that needed to be checked

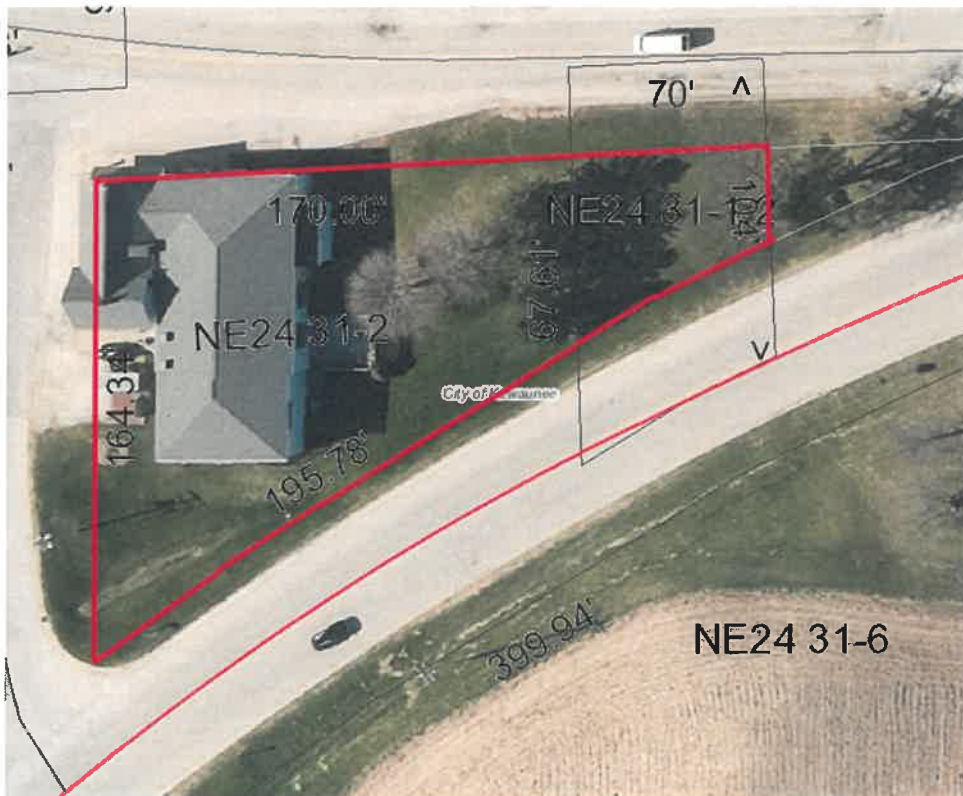
in order to present to Council. However, staff hasn't had time to make those checks so we recommend Deferral on this item to the April 25, 2024 meeting.

- d. **[Deferred to April 25, 2024 Meeting] Proposed Revisions to Sign Standards (Article VIII of Chapter 94 Zoning).** Continuing the review of proposed versus current sign standards attached are two tables from Chairperson Gerold comparing (1) Wall mounted banner sign, temporary, (2) Ground mounted banner sign, temporary, and (3) Temporary signs. Due to lack of time available, staff recommends Deferral of additional discussion to the April 25, 2024 meeting.

e. **Updates on incoming projects.**

Staff has also received a project preliminary design for parking for the former CJ's located at 1510 Ellis Street. The design is attached for your information.

As noted at the February 22 meeting, this project would be limited by the property boundaries as shown below.



The attached design has several issues to resolve, which staff forwarded to the designer and the requestor as follows:

1. Franklin Street On-Street Parking Access – Two issues of import
 - a. Council would need to amend Municipal Code to authorize angle parking from the public street – while the parking as shown is off-street technically, the access to each proposed space is directly from the street, and would also

- required removal of existing curbing and redesigning the gutters for runoff control. This would require a recommendation from the Plan Commission.
- b. Design would have to be to City's satisfaction, especially directing runoff.
2. Ellis Street On-Street Parking – Primary issues are:
 - a. Council would also need to amend Municipal Code for angle parking on the public street; however, in this case the County would have review authority as this is also CTH C. Process for approval would be the same as with Franklin Street.
 - b. The design would be complicated by the County reconstruction of CTH C this year, so whatever coordination should be done soon, particularly location of curbs/gutters and runoff design.
 - c. Staff also expressed concern with turn radii around the street intersection, though this issue is more pronounced with the off-street parking egress location.
 3. Off-Street Parking area – staff reviewed this against the Zoning Code and noted as follows:
 - a. The eastern parcel is the former location of the Water Tower. This parcel is zoned P-1 Park, which doesn't permit off-street parking lots as a principal use. Staff recommended rezoning to B-3 Highway Business.
 - b. The following comments reflect requirements in Sec. 94-343 (Parking requirements):
 - i. 94-343(5) requires driveway width of 24 feet for nonresidential uses
 - ii. 94-343(6) the plan is NTS so I can't verify compliance – standard parking stall size is 10 feet wide and 200 square feet
 - iii. 94-343(8) requires paving with asphalt or Portland cement, graded and drained to avoid pooling, and should include stormwater design review
 - iv. 94-343(9) requires curbs/barriers along the perimeter
 - v. 94-343(10) restricts vehicle parking within 10 feet of a street line (right-of-way line); property collectively has 4 front lot lines.
 - vi. 94-343(11) Landscaping – several requirements here
 1. Landscape plan is required for review by Plan Commission
 2. Limits front yard coverage to 50% paved surfaces
 3. Requires 10-foot minimum landscaped yard along the perimeter of the parking area
 4. Requires interior landscaping of at least 10% of the area of the parking lot
 4. To sum up, the following processes are needed:
 - a. Rezoning application for the eastern parcel
 - b. Consult with County Highway Department re: on-street parking on Ellis Street
 - c. Provide an engineered design for Plan Commission review and (1) recommendation for on-street parking/access to Council and (2) approval of parking design/landscaping.

Attachments: (9) Draft Parking Design – CJs Parking (received March 18, 2024)

6. Adjournment.

Resolution No. PC 1225-24

Resolution Approving an Amendment to the Comprehensive Plan for the City of Kewaunee

WHEREAS, the City of Kewaunee, Wisconsin, pursuant to Section 62.23 Wisconsin Statutes, has established a City Plan Commission; and

WHEREAS, THE Common Council adopted a Comprehensive Plan on January 25, 2007 following extensive public participation; and

WHEREAS, Anthony and Gerri Haag, III, d/b/a Haagmire LLC, property owners, have submitted a petition to change the land use designation of a parcel of land located at:

223 Milwaukee Street, Kewaunee, WI 54216, Tax parcel 241-00010-1500, from; "WFD" Waterfront District to "B-2" Community Business.

WHEREAS, the City of Kewaunee Plan Commission, finds that the comprehensive plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001 (2) of the Wisconsin Statutes and that the comprehensive plan, with the proposed amendment, is internally consistent; and

WHEREAS, The City of Kewaunee Plan Commission has duly noticed and held a public hearing on the proposed amendment, following the procedures in Section 66.1001 (4)(d) of the Wisconsin Statutes.

NOW THEREFORE IT BE RESOLVED, that pursuant to Sections 66.1001 (4) (b) of the Wisconsin Statutes, the City of Kewaunee Plan Commission hereby approves the amendment No. 05 to the City of Kewaunee Comprehensive Plan.

BE IT FUTHER RESOLVED that the Plan Commission does hereby recommend that the City Council enact an Ordinance adopting the Comprehensive Plan amendment.

Adopted by the Plan Commission of the City of Kewaunee on this 28th day of March 2024.

Ayes _____ Noes _____ Absent _____ Abstained _____

City of Kewaunee

By:

Laura Gerold, Chair
City of Kewaunee Plan Commission

Attest:

Karen Muchowski
Deputy Clerk

STATE OF WISCONSIN

CITY OF KEWAUNEE

KEWAUNEE COUNTY

ORDINANCE NO. 644-2024

AN ORDINANCE TO AMEND SECTION 14-1. OF THE CITY OF KEWAUNEE MUNICIPAL CODE (COMPREHENSIVE PLAN) TO REDESIGNATE A CERTAIN PARCEL OF LAND ON THE 20-YEAR GENERAL PLAN DESIGN MAP FROM “MARINA/WATERFRONT” TO “DOWNTOWN COMMERCIAL” (SPECIFICALLY LOCATED AT 223 MILWAUKEE STREET) (APPROXIMATELY 0.357 ACRES) (ANTHONY AND GERRI HAAG, APPLICANTS)

WHEREAS, Pursuant to Section 62.23 of the Wisconsin Statutes, the City of Kewaunee is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, The Common Council, by the enactment of an ordinance, formally adopted the document titled the *City of Kewaunee 20-Year Comprehensive Plan* on January 25, 2007.

WHEREAS, Anthony and Gerri Haag, III, d/b/a Haagmire LLC, property owners, having petitioned for the rezoning of approximately 0.357 acres of land from WFD Waterfront District to B-2 Community Business District, such land located at 223 Milwaukee Street; and

WHEREAS, such requested rezoning requires a consistent land use designation on the 20-Year General Plan Design Map (Map 2.1) of the *City of Kewaunee 20-Year Comprehensive Plan*, adopted January 25, 2007; and

WHEREAS, the City Plan Commission by a majority vote of the entire Commission at a meeting held on March 28, 2024, recommended to the Common Council the adoption of an amendment to change the land use designation of the above-described property from “Marina/Waterfront” to “Downtown Commercial”;

NOW THEREFORE, the Common Council of the City of Kewaunee, Wisconsin, do ordain as follows:

SECTION 1: The City of Kewaunee published and posted a Class 1 Public Notice and held a Public Hearing regarding the Comprehensive Plan amendment on March 28, 2024.

SECTION 2: The Common Council of the City of Kewaunee hereby adopts the recommended change to the 20-Year General Plan Design Map (Map 2.1) for the City of Kewaunee included in the *City of Kewaunee 20-Year Comprehensive Plan*.

ORDINANCE NO. 644-2024

Page 2

SECTION 3: The City Clerk/Treasurer is directed to send a copy of the plan amendment to the parties listed in Section 66.1001(4)(b) of the Wisconsin Statutes.

SECTION 4: This Ordinance shall take effect upon passage by a majority vote of the full membership of the Common Council and publication or posting as required by law.

Introduced at a regular meeting of the Common Council of the City of Kewaunee this 8th day of April, 2024, by Alderperson _____.

Passed and adopted at a regular meeting of the Common Council of the City of Kewaunee this 8th day of April, 2024.

APPROVED:

Jeffrey Vollenweider, Sr., Mayor

ATTEST:

Jo Ann Lesser, CMC, WCMC
City Clerk/Treasurer

AYES _____ NOES _____ ABSENT _____

REPORT TO CITY COUNCIL

REPORT APPROVING AN AMENDMENT TO THE ZONING CODE OF THE CITY OF KEWAUNEE

WHEREAS, the City of Kewaunee, pursuant to Section 62.23 of the Wisconsin Statutes, has established a City Plan Commission; and

WHEREAS, the Common Council adopted a Comprehensive Plan on January 25, 2007, following extensive public participation; and

WHEREAS, Anthony and Gerri Haag, III, d/b/a Haagmire LLC, property owners, have submitted a petition to change the zoning designation of a parcel of land located at 223 Milwaukee Street, Kewaunee, WI 54216, with Tax Parcel No. 241-0010-1500, from "WFD" Waterfront District to "B-2" Community Business; and

WHEREAS, the Plan Commission finds that the comprehensive plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001(2) of the Wisconsin Statutes and that the comprehensive plan, with the proposed amendment, is internally consistent; and

WHEREAS, the City of Kewaunee has duly noticed and held a public hearing on the proposed amendment, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 66.1001(4)(b) and Section 62.23(7) of the Wisconsin Statutes, the City of Kewaunee Plan Commission hereby approves the attached Amendment No. 08 to the City of Kewaunee Zoning Code.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the City Council enact an Ordinance adopting the requested zoning change.

Adopted this 28th day of March, 2024.

Ayes _____ Noes _____ Absent _____

City of Kewaunee
By:

Laura Gerold, Chair
City Plan Commission

ATTEST:

Karen Muchowski
Secretary of the Plan Commission

ORDINANCE NO. 645-2024

AN ORDINANCE TO AMEND SECTION 94-8. OF THE CITY OF KEWAUNEE
 MUNICIPAL CODE (ZONING MAP) TO REZONE A CERTAIN PARCEL OF LAND FROM
 WFD WATERFRONT DISTRICT TO B-2 COMMUNITY BUSINESS DISTRICT
 (SPECIFICALLY LOCATED AT 223 MILWAUKEE STREET)
 (APPROXIMATELY 0.357 ACRES)
 (ANTHONY AND GERRI HAAG III, APPLICANTS)

WHEREAS, Anthony and Gerri Haag, III, d/b/a Haagmire LLC, property owners, having petitioned for the rezoning of approximately 0.357 acres of land, from WFD Waterfront District to B-2 Community Business District, such land located at 223 Milwaukee Street; and

WHEREAS, a public hearing was held before the City of Kewaunee Plan Commission on the 28th day of March, 2024, upon the aforesaid petition and the Plan Commission thereafter having determined that the proposed rezoning would promote the health, safety and welfare of the City and having recommended approval thereof to the Common Council; and

WHEREAS, the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed rezoning is consistent with the *City of Kewaunee 20-Year Comprehensive Plan*, as amended by Ordinance No. 644-2024, and would promote the health, safety and welfare of the Community.

NOW THEREFORE, the Common Council of the City of Kewaunee, Wisconsin, do ordain as follows:

SECTION 1: Sec. 94-8. (Zoning Map) of the City of Kewaunee Municipal Code is hereby amended to provided that the zoning district designation for land specifically located at 223 Milwaukee Street, as described below, be changed from WFD Waterfront District to B-2 Community Business District:

Parcel Number 241-00010-1500, Tax Key Number 31 241 OTP 75, described as located in Section 18, Township 23 North, Range 25 East, identified as Original Town Plat Lot 5 excluding the northern 10 feet, together with Lots 6 And 23 of Block 13.

SECTION 2: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Kewaunee this 8th day of April, 2024, by Alderperson _____.

Passed and adopted at a regular meeting of the Common Council of the City of Kewaunee this 8th day of April, 2024.

APPROVED:

Jeffrey Vollenweider Sr., Mayor

ATTEST:

Jo Ann Lesser, CMC, WCMC
City Clerk/Treasurer

AYES _____ NOES _____ ABSENT _____

Please publish in the March 14 and 21 issues of the Green Bay Press-Gazette. An affidavit of publication is also required.

Jo Ann Lesser, CMC, WCMC
City Clerk



**CITY OF KEWAUNEE
NOTICE OF PUBLIC HEARING
CITY OF KEWAUNEE PLAN COMMISSION
March 28, 2024 – 6:30 P.M.**

NOTICE IS HEREBY GIVEN that the City of Kewaunee Plan Commission will hold a public hearing on Thursday, March 28, 2024, at 6:30 p.m. at the Kewaunee Municipal Building, 401 Fifth Street, Kewaunee, WI 54216, to take public comments regarding an Application by Haagmire, LLC (Anthony and Gerri Haag, III, applicants and property owners), requesting approval of an Ordinance amending the Zoning Map to rezone their property from WFD Waterfront District to B-2 Community Business District on property located at 223 Milwaukee Street, Parcel Number 241-00010-1500.

This public hearing is being held pursuant to the requirements of §62.23(7)(d)2. of the Wisconsin Statutes and Sec. 94-313 of the City of Kewaunee Municipal Code. Copies of the Application and all supporting materials are available for review and may be obtained from the City Clerk at the Kewaunee Municipal Building, 401 Fifth Street, Kewaunee WI 54216 during normal business hours. The public is invited to attend the public hearing and to provide input. The proposed amendment is subject to revisions following public hearing and the further consideration by the Plan Commission and the City of Kewaunee Common Council.

Dated this 15th day of February 2024.

Jo Ann Lesser, CMC, WCMC
City Clerk

Please publish in the February 27 issue of the Green Bay Press-Gazette. An affidavit of publication is also required.

Jo Ann Lesser, CMC, WCMC
City Clerk

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**CITY OF KEWAUNEE  
NOTICE OF PUBLIC HEARING  
CITY OF KEWAUNEE PLAN COMMISSION  
March 28, 2024 – 6:30 P.M.**

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This public hearing is being held pursuant to the requirements of Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4) and Sec. 94-313 of the City of Kewaunee Municipal Code. Copies of the Application and all supporting materials are available for review and may be obtained from the City Clerk at the Kewaunee Municipal Building, 401 Fifth Street, Kewaunee WI 54216 during normal business hours. The public is invited to attend the public hearing and to provide input. The proposed amendment is subject to revisions following public hearing and the further consideration by the Plan Commission and the City of Kewaunee Common Council.

Dated this 15th day of February 2024.

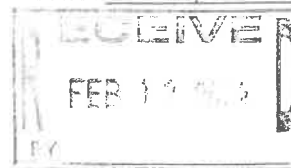
Jo Ann Lesser, CMC, WCMC  
City Clerk



City of Kewaunee  
401 Fifth Street  
Kewaunee, Wisconsin 54126  
(920) 388-5000  
cityofkewaunee.org

APPLICATION DATE: \_\_\_\_\_

STAMP DATE: \_\_\_\_\_ city use only



## COMMON COUNCIL REVIEW APPLICATION

### PROJECT INFORMATION [print legibly]

| APPLICANT [FULL LEGAL NAMES]         |            | APPLICANT IS REPRESENTED BY [CONTACT PERSON] |            |
|--------------------------------------|------------|----------------------------------------------|------------|
| NAME: Anthony and Gerri Haag III     |            | NAME: Anthony and Gerri Haag III             |            |
| COMPANY: Haagmire, LLC               |            | COMPANY: Haagmire, LLC                       |            |
| MAILING ADDRESS: N4480 County Road B |            | MAILING ADDRESS: N4480 County Road B         |            |
| CITY/STATE: Kewaunee / WI            | ZIP: 54216 | CITY/STATE: Kewaunee / WI                    | ZIP: 54216 |
| PHONE: 920-428-3224 / 920-419-2249   |            | PHONE: 920-428-3224 / 920-419-2249           |            |
| EMAIL ADDRESS: tg Haag3@yahoo.com    |            | EMAIL ADDRESS: tg Haag3@yahoo.com            |            |

### PROJECT PROPERTY INFORMATION

|                                        |                                           |
|----------------------------------------|-------------------------------------------|
| PROPERTY ADDRESS: 223 Milwaukee Street | TAX KEY NUMBER: 241-00010-1500            |
| PROPERTY OWNER: Haagmire, LLC          | PHONE: 920-428-3224 / 920-419-2249        |
| MAILING ADDRESS: N4480 County Road B   | EMAIL ADDRESS: tg Haag3@yahoo.com         |
| CITY/STATE: Kewaunee / WI              | DATE OF COMPLETION: _____ office use only |

### APPLICATION TYPE

Please check the application type that you are applying for

Comprehensive Plan Amendment  Rezoning  Conditional Use  Zoning Text Amendment

These requests require Plan Commission review and Common Council approval.


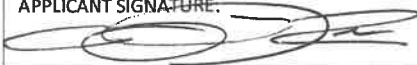


Applicant is responsible for providing Plan Commission resubmittal materials up to 8 copies pending staff request and comments.

### SIGNATURES

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Kewaunee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

*(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).*

I, the applicant, certify that I have read the following page detailing the requirements for plan commission and common council approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

|                                                                                                                 |        |                                                                                                                             |        |
|-----------------------------------------------------------------------------------------------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------|--------|
| PROPERTY OWNER SIGNATURE:<br> | 2/6/24 | APPLICANT SIGNATURE:<br>                | 2/6/24 |
| NAME & TITLE: Anthony Haag III / Owner                                                                          | DATE:  | NAME & TITLE: Anthony Haag III / Owner                                                                                      | DATE:  |
| PROPERTY OWNER SIGNATURE:<br> | 2/6/24 | APPLICANT REPRESENTATIVE SIGNATURE:<br> | 2/6/24 |
| NAME & TITLE: Gerri Haag / Co-owner                                                                             | DATE:  | NAME & TITLE: Gerri Haag / Co-owner                                                                                         | DATE:  |

### CITY OF KEWAUNEE APPLICATION CHECKLIST

If you have questions about the application materials please contact the City of Kewaunee.

#### COMPREHENSIVE MASTER PLAN AMENDMENT APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$200 Application fee payable to the City of Kewaunee.
- \$500 Review Escrow payable to the City of Kewaunee (any remainder will be refunded after a decision is made or process is completed).
- Word Document legal description of the subject property.
- Eighteen (18) complete collated sets of application materials to include ...
  - Eighteen (18) project narratives.
  - Eighteen (18) folded copies of a Site Development Plan / Map, drawn to reasonable scale, at least 11" X 17" paper or as determined by the City Administrator, identifying the subject property and immediate environs, including parcels, structures, land use, zoning, streets and utilities, and natural resource features, as applicable.
- Email or flash drive with all plans / submittal materials.
- Additional information as may be required.
  - Requires a Class I Public Hearing Notice at least 30 days before the Plan Commission Meeting, followed by Common Council approval.

#### REZONING

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- Application fees payable to the City of Kewaunee:
  - \$600
  - \$500 Review Escrow (any remainder will be refunded after a decision is made or process is completed).
- Word Document legal description of the subject property.
- Eighteen (18) complete collated sets of application materials to include ...
  - Eighteen (18) project narratives.
  - Eighteen (18) folded copies of a Plot Plan or Site Plan, drawn to reasonable scale, at least 11" X 17" paper or as determined by the City Administrator, and fully dimensioned showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within 200 feet of the area proposed to be rezoned.
- Email or flash drive with all plans / submittal materials.
- Additional information as may be required.
  - Requires a Class II Public Hearing notice at Plan Commission and Common Council approval.

#### CONDITIONAL USE APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- Application fee payable to the City of Kewaunee... [select one of the following]
  - \$600
  - \$500 Review Escrow (any remainder will be refunded after a decision is made or process is completed).
- Word Document legal description of the subject property.
- Eighteen (18) complete collated sets of application materials to include ...
  - Eighteen (18) project narratives.
  - Eighteen (18) folded copies of the Site Plan package, drawn to scale at least 24" X 36", (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Assessment).
- One (1) colored copy of the building elevations on 11" X 17" paper, if applicable.
- Email or flash drive with all plans / submittal materials.
- Additional information as may be required.
  - Require a Class II Public Hearing notice at Plan Commission and Common Council approval.

#### ZONING TEXT AMENDMENT APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$600 Application fee payable to the City of ~~Franklin~~ Kewaunee
- Eighteen (18) project narratives, including description of the proposed text amendment.
  - Requires a Class II Public Hearing notice at Plan Commission and Common Council approval.
  - The City's Zoning Ordinance (Chapter 94 of Municipal Code) is available at [www.cityofkewaunee.org](http://www.cityofkewaunee.org).



## 223 MILWAUKEE REZONING

### PROJECT NARRATIVE

This request, by Haagmire LLC, is for the rezoning of parcel number 251-00010-1500 totaling approximately 0.357 acres located at 223 Milwaukee Street in Kewaunee Wisconsin. The request seeks to rezone the site from Waterfront District (WFD) to B-2 Community Business.

The types of uses that are permitted in the existing WFD would be problematic to implement in the existing structure.

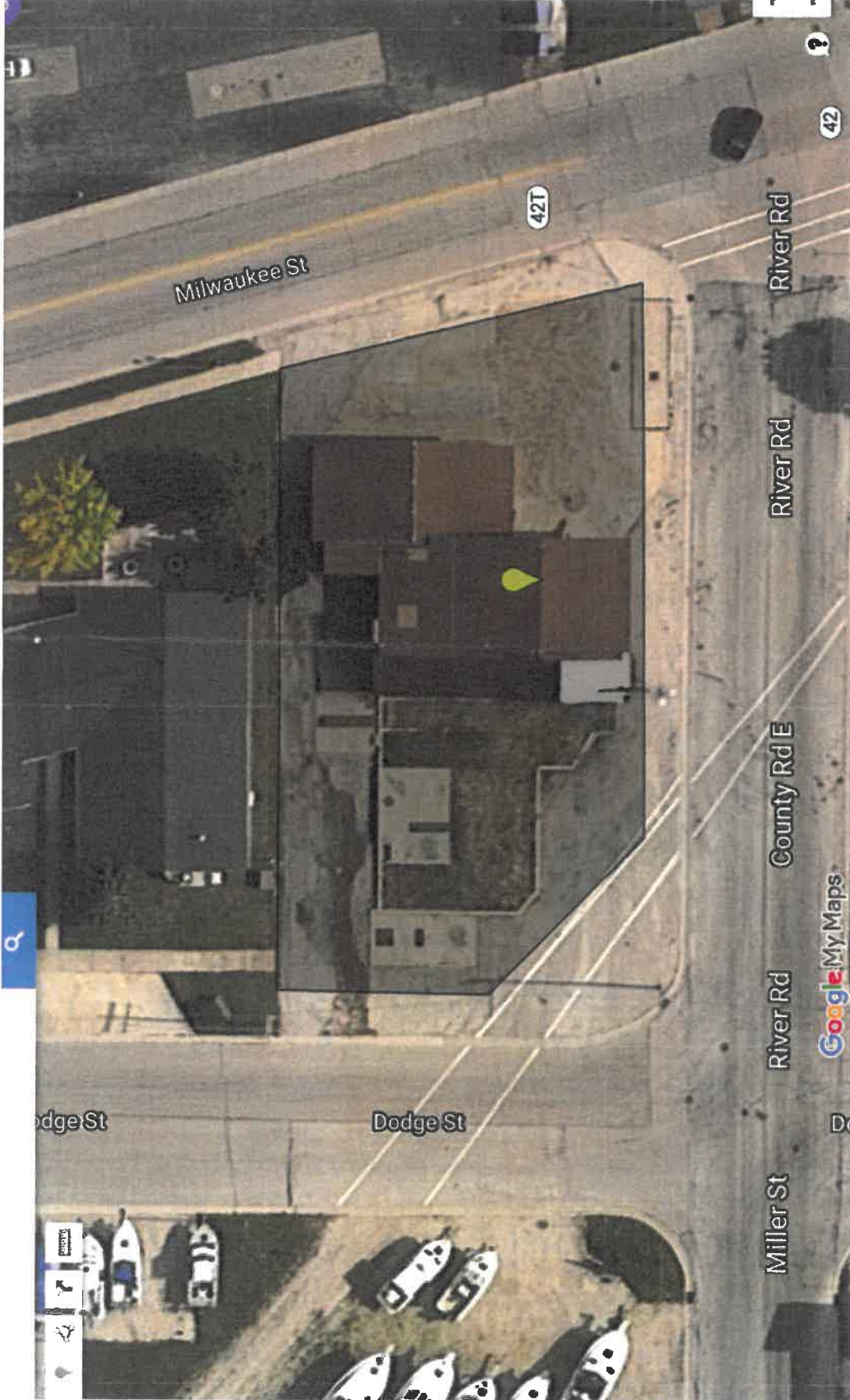
Approval of the rezoning to B-2 Community Business would allow a variety of businesses and keep money in the community.

Legal Description of property:

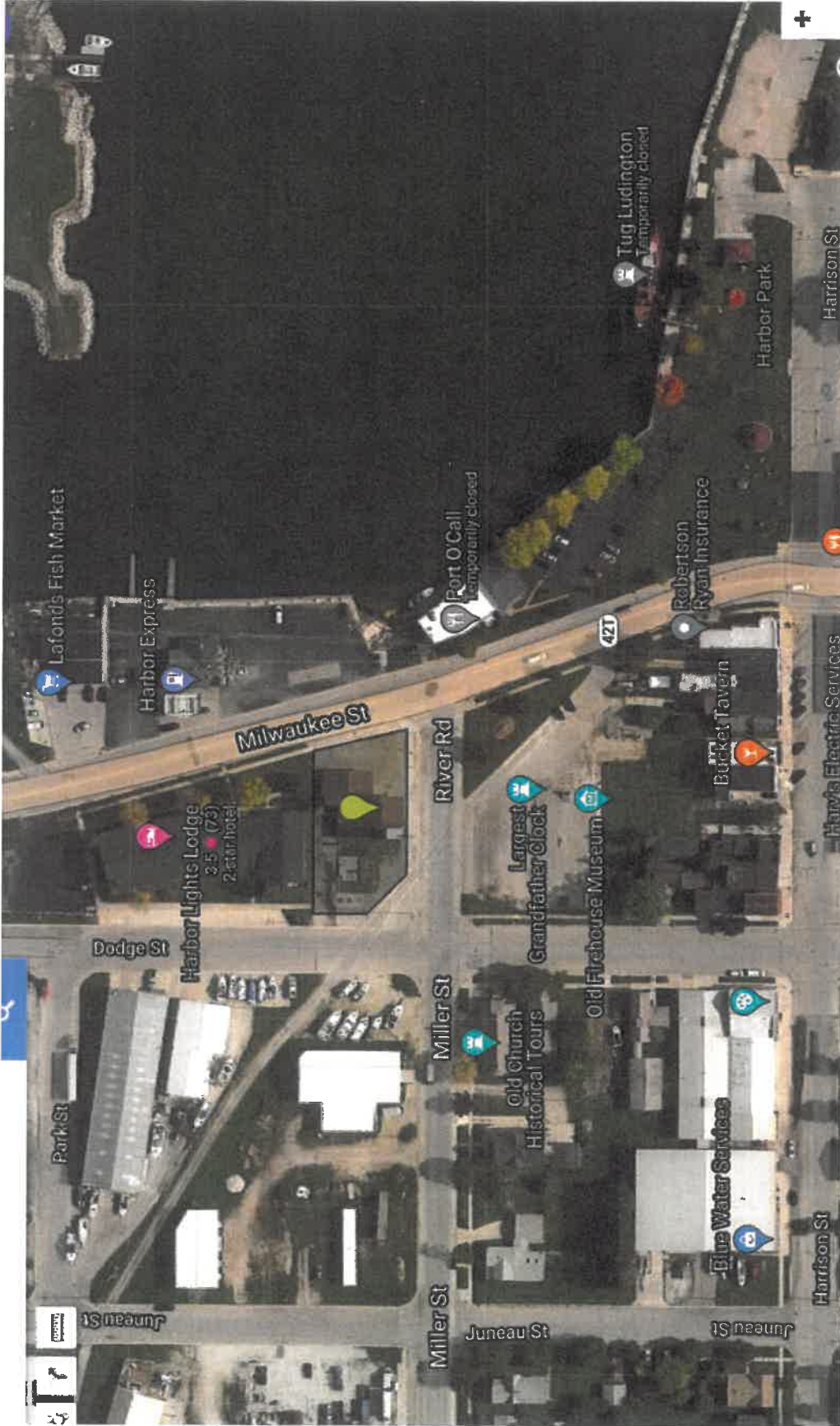
Parcel Number 241-00010-1500, approximately 0.357 acres  
Section 18, T23 N, R 25 E  
Original Town Plat Lot 5 Exc N 10'; All of Lots 6 and 23 Blk 13

Thank you

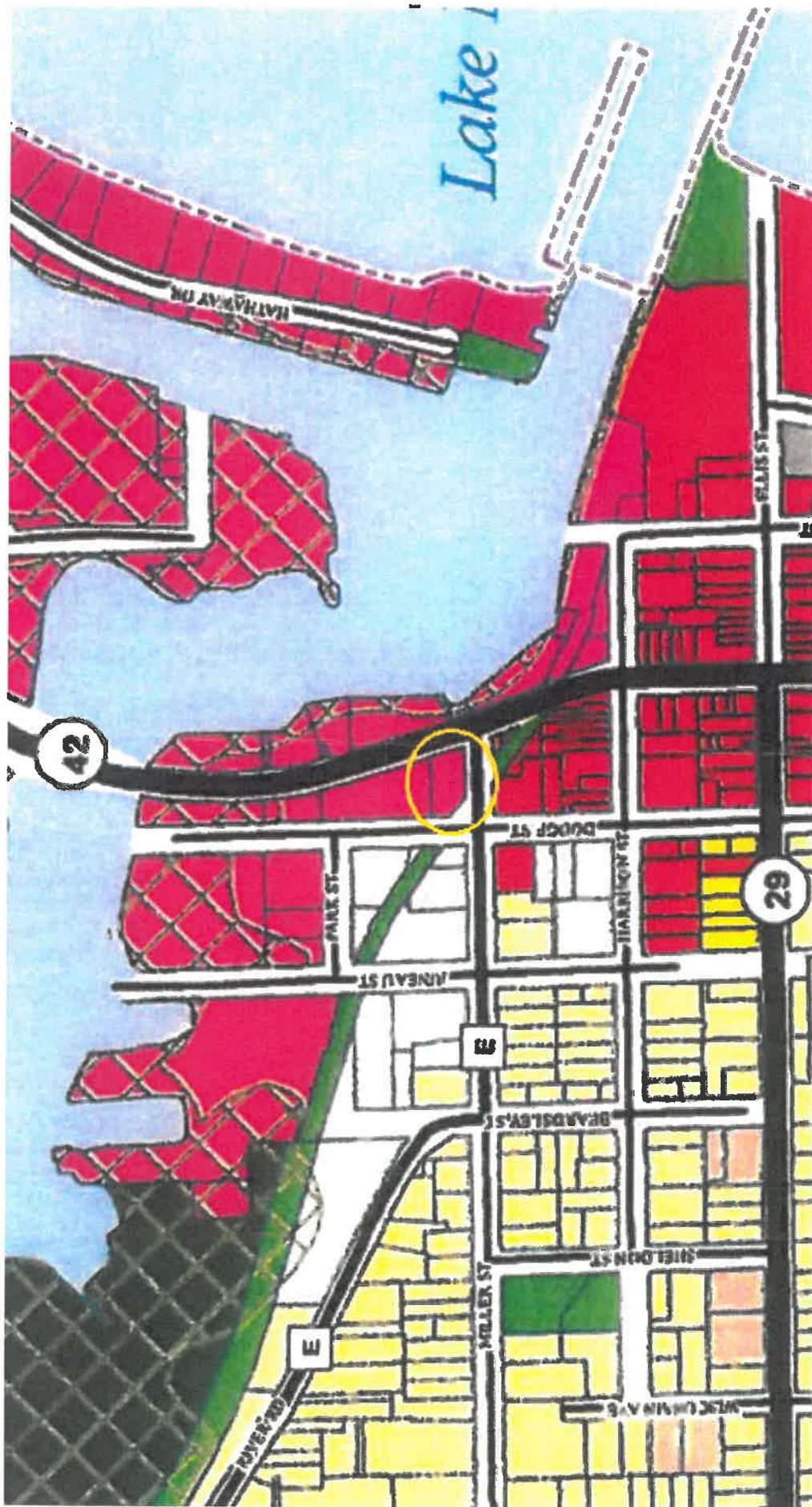
Anthony and Gerri Haag of Haagmire, LLC



Parcel Number 241-00010-1500, approximately 0.357 acres  
Section 18, T23 N, R 25 E  
Original Town Plat Lot 5 Exc N 10'; All of Lots 6 and 23 Blk 13



Parcel Number 241-00010-1500, approximately 0.357 acres  
Section 18, T23 N, R 25 E  
Original Town Plat Lot 5 Exc N 10'; All of Lots 6 and 23 Blk 13





## Preliminary Plan Review

### Site Information

|                      |                                                          |                                       |
|----------------------|----------------------------------------------------------|---------------------------------------|
| Project Name         | Kewaunee Condominiums                                    |                                       |
| Property Address(es) | 118 Kilbourn Street<br>Kewaunee, WI 54216                | 614 Main Street<br>Kewaunee, WI 54216 |
| Parcel ID(s)         | 31 241 OTP 190                                           | 31 241 OTP 191                        |
| Total Acreage        | 0.673 acres (0.465 & 0.208 acres)                        |                                       |
| Current Zoning       | Light Industrial (I-1) & Single-Family Residential (R-1) |                                       |
| Proposed Zoning      | Planned Unit Development (PUD), Multifamily Residential  |                                       |
| Proposed Setbacks    | Front: 0'<br>Side: 10'<br>Rear: N/A                      |                                       |

### Site Utilities

|                   |                                            |
|-------------------|--------------------------------------------|
| Electric Provider | Wisconsin Public Service Corporation (WPS) |
| Gas Provider      | Wisconsin Public Service Corporation (WPS) |

### Building Information

|                                      |                                                                                                                                                                                   |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Square Footage                       | 72,012 ft <sup>2</sup> total<br>24,441 ft <sup>2</sup> parking<br>47,571 ft <sup>2</sup> residential                                                                              |
| Number of Stories                    | 4 total ((1) parking, (3) residential)                                                                                                                                            |
| Scope of Project                     | 42 multifamily residential unit development above 72-stall parking garage.                                                                                                        |
| Occupancy Classification             | S-2 & R-2                                                                                                                                                                         |
| Fire Protection and/or Alarm Systems | Fully sprinklered per NFPA 13<br>Fire alarm system                                                                                                                                |
| Parking Count                        | 72 total stalls within parking garage (1.7 stalls average per unit)<br>1 per Studio (6 stalls)<br>1.75 per 1-Bed (36 stalls)<br>2 per 2-Bed (24 stalls)<br>2 per 3-Bed (6 stalls) |

### Unit Information

|                 |                        |                       |
|-----------------|------------------------|-----------------------|
| Total Units     | 42                     |                       |
| Studio Units    | Quantity               | 6 (14%)               |
|                 | Square Feet (per unit) | 610 ft <sup>2</sup>   |
|                 | Est. Cost (per unit)   | \$183,000             |
| 1-Bedroom Units | Quantity               | 21 (50%)              |
|                 | Square Feet (per unit) | 780 ft <sup>2</sup>   |
|                 | Est. Cost (per unit)   | \$234,000             |
| 2-Bedroom Units | Quantity               | 12 (29%)              |
|                 | Square Feet (per unit) | 1,056 ft <sup>2</sup> |
|                 | Est. Cost (per unit)   | \$316,800             |
| 3-Bedroom Units | Quantity               | 3 (7%)                |
|                 | Square Feet (per unit) | 1,208 ft <sup>2</sup> |
|                 | Est. Cost (per unit)   | \$362,400             |

### Amenities

|          |                                                                       |
|----------|-----------------------------------------------------------------------|
| Exterior | 8,800 ft <sup>2</sup> courtyard with accessible access to Selner Park |
| Units    | Lake-facing balconies<br>In-unit laundry<br>Individual air handling   |



**GENERAL NOTES**

1. FINISH COUNT.
2. VAN ACCESSIBLE PARKING SHALL PROVIDE ONE (1) VAN ACCESSIBLE PARKING SPACE FOR EVERY FIVE (5) OTHER STALLS.
3. COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING REQUIREMENTS AND ANY OTHER REQUIREMENTS TO THE ARCHITECTURAL DRAWINGS. ALL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
4. COORDINATE DOWNPOUT LOCATIONS AROUND DOWNPOUT TRAPS TO FORM DRAINS.
5. ALL UTILITY LOCATIONS AND SCOPE OF WORK SHALL BE COORDINATED PRIOR TO START OF CONSTRUCTION.
6. LANDSCAPING SHALL MEET LOCAL MUNICIPALITY REQUIREMENTS.

**LANDSCAPE SCHEDULE**

| NO. | QTY | COUNTRY NAME | SCIENTIFIC NAME | PLANTING USE | INSET | SIZE / PLANTABILITY | REMARKS |
|-----|-----|--------------|-----------------|--------------|-------|---------------------|---------|
|     |     |              |                 |              |       |                     |         |

**PLAN KEYNOTES**

1. SEE SECTION



1 SITE PLAN - TRUE NORTH  
1" = 30'

**Alliance**  
CONSTRUCTION & DESIGN

PROFESSIONAL SEAL

DESIGN PROFESSIONAL

**KEAUWEE CONDOMINIUMS**

PROJECT NUMBER: 23-033

118 KILBOURN STREET  
KEAUWEE, WI 54216

**NOT FOR CONSTRUCTION**

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

CONCEPTUAL

DATE: 11/15/2023 3:08 PM  
DRAWN BY: K.J.H.  
SCALE: As Indicated

ARCHITECTURAL SITE PLAN

**A050**

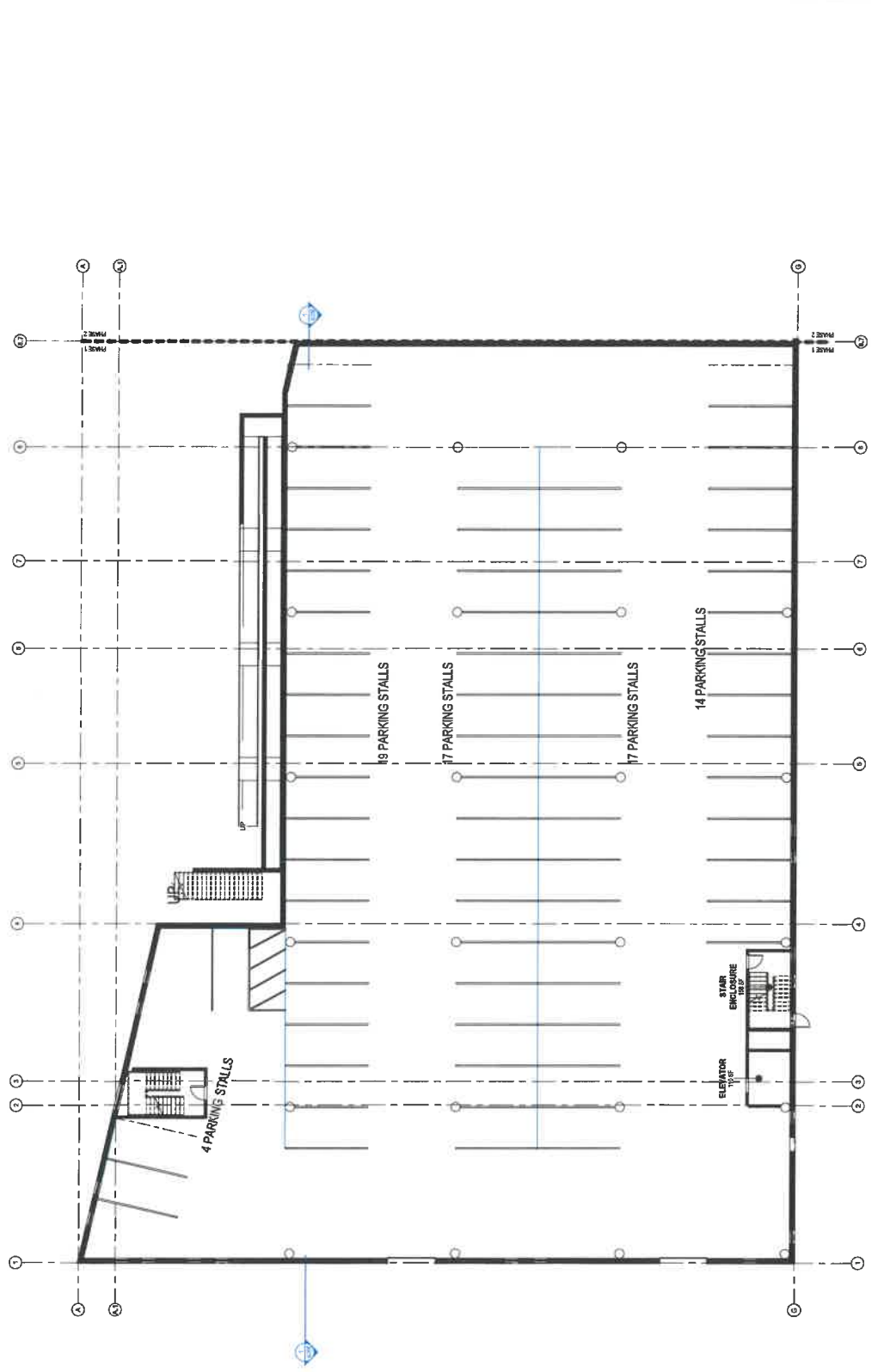


**GENERAL NOTES**

1. REFER TO GENERAL NOTES OF THIS PROJECT TO BE REFERENCED TO BE THE.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. THESE NOTES ARE SUBJECT TO CHANGE WITHOUT NOTICE AND SHALL BE THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**PLAN KEYNOTES**

NO. DESCRIPTION



**1 PARKING GARAGE PLAN**  
3007-110

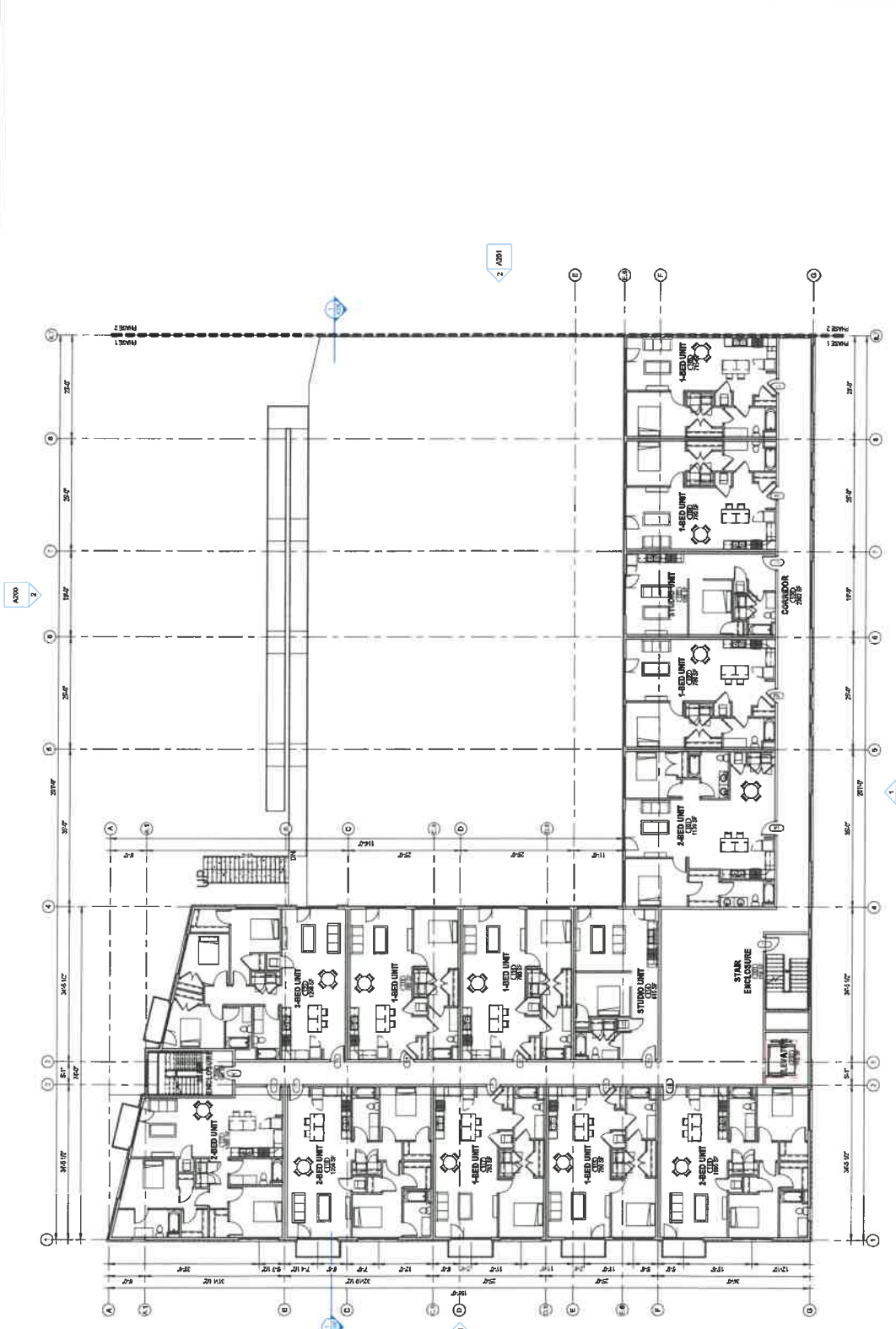


**GENERAL NOTES**

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- ADDITIONAL CONSTRUCTION DOCUMENTS SHALL BE SUBJECT TO THE ATTENTION OF THE ORIGINAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.

**PLAN KEYNOTES**

| KEYNOTE | DESCRIPTION |
|---------|-------------|
| 1       | STAIR ENCL. |
| 2       | STAIR ENCL. |
| 3       | STAIR ENCL. |
| 4       | STAIR ENCL. |



**1 FIRST FLOOR PLAN**  
SHEET A.110





**Alliance**  
CONSTRUCTION & DESIGN  
1418 KILBOURN STREET  
KEWANEE, WI 53148  
PHONE: 262-240-5400 | FAX: 262-240-4041  
WWW.ACDDESIGN.COM | INFO@ACDDESIGN.COM

PROFESSIONAL SEAL

OWNER PROFESSIONAL

**KEWANEE  
CONDOMINIUMS**

118 KILBOURN STREET  
KEWANEE, WI 53148  
PROJECT NUMBER: 23-033

**NOT FOR  
CONSTRUCTION**

REVISIONS

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DATE: 10/15/2023

CONCEPTUAL

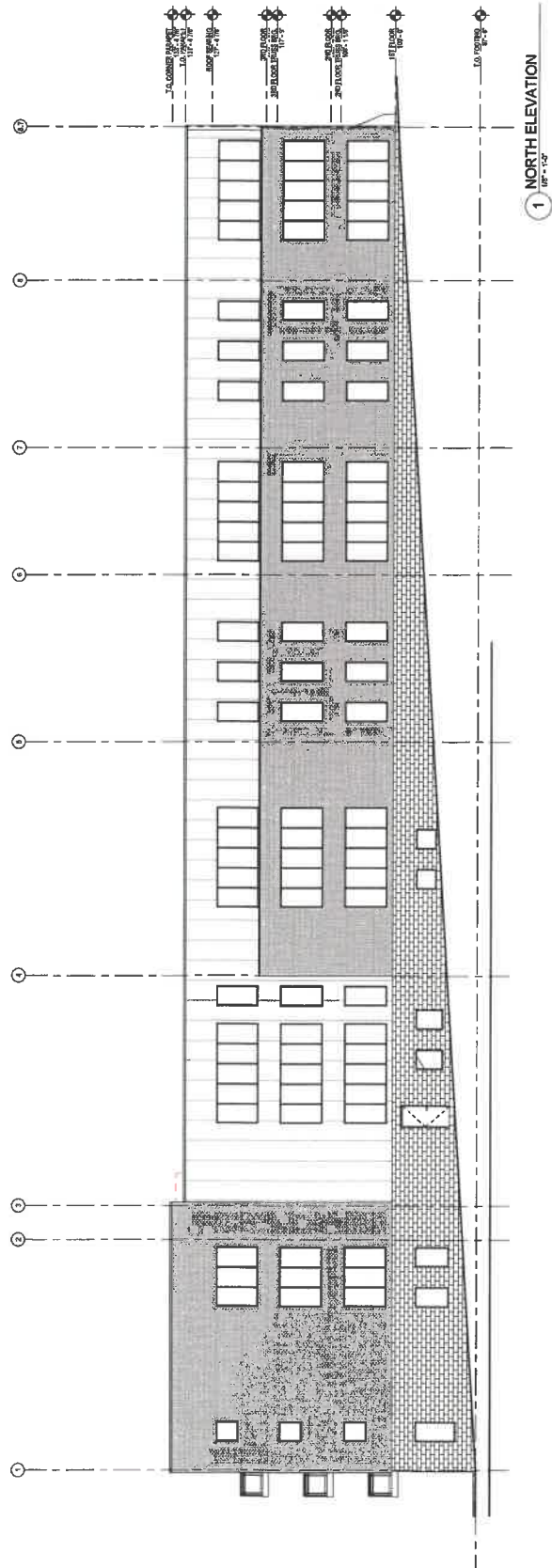
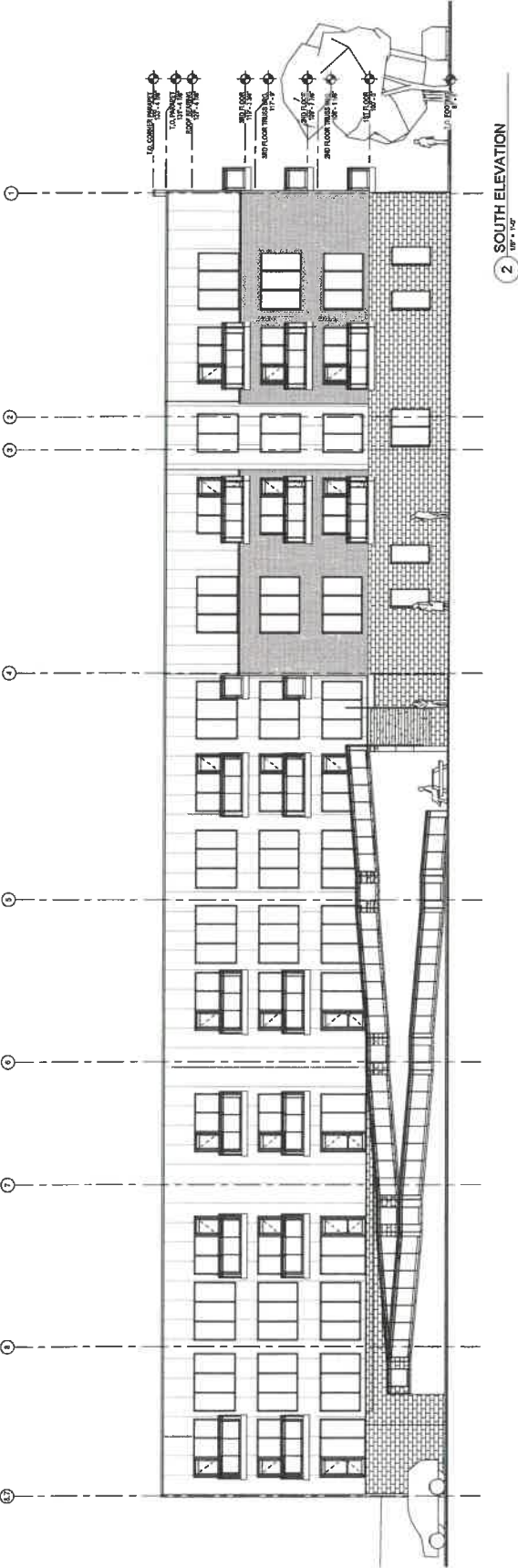
CONTRACT NO. 23-033  
DRAWN BY: K.J.H.  
SCALE: 1/8" = 1'-0"

ELEVATIONS

**A200**

**KEYNOTES**

NO. \_\_\_\_\_





**Alliance**  
CONSTRUCTION & DESIGN

ALLIANCE CONSTRUCTION & DESIGN  
100 W. CALHOUN STREET, SUITE 200  
KEWAUNEE, WI 54216

REGISTERED ARCHITECT

DESIGN PROFESSIONAL

**KEWAUNEE CONDOMINIUMS**  
PROJECT NUMBER: 23-033  
118 KILBOURN STREET  
KEWAUNEE, WI 54216

**NOT FOR CONSTRUCTION**

REVISIONS

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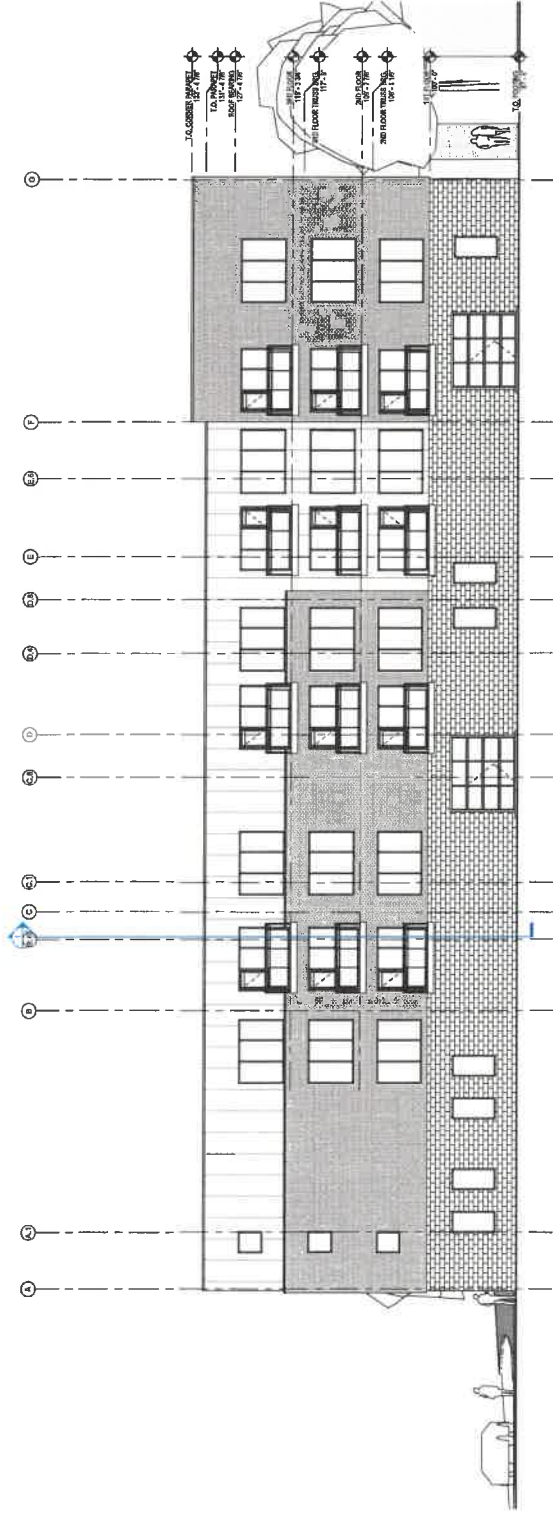
CONCEPTUAL

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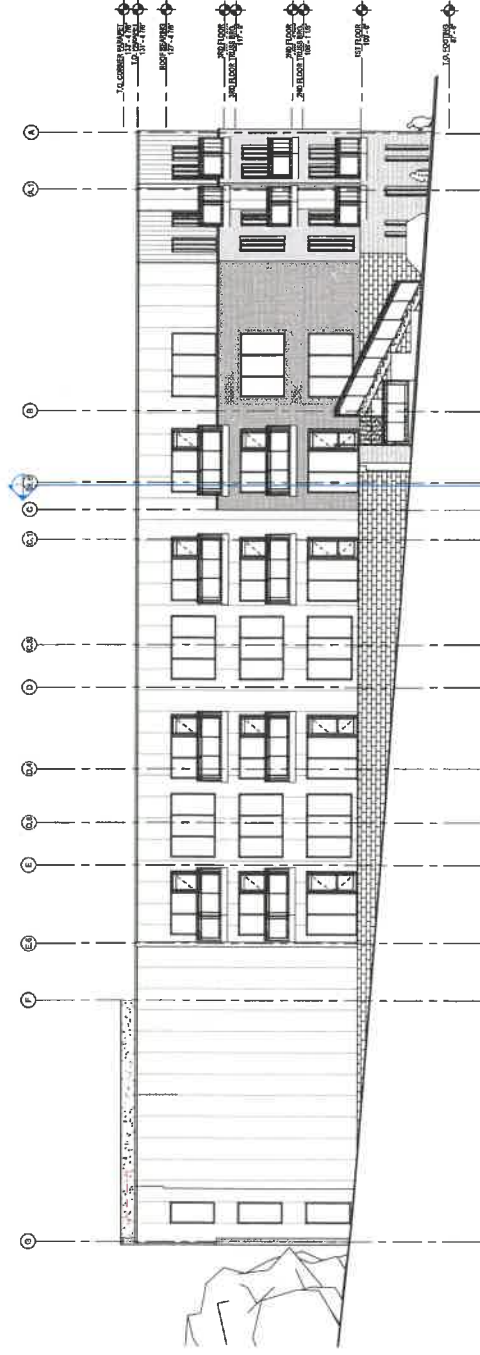
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ELEVATIONS

# A201



1 EAST ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"

KEYNOTES

DESCRIPTION



**Alliance**  
CONSTRUCTION & DESIGN

PHONE: (800) 225-3872  
WWW.ACDDESIGN.COM  
REGISTERED PROFESSIONAL ARCHITECT  
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL SEAL

DESIGN PROFESSIONAL

**KEAUUNEE CONDOMINIUMS**

PROJECT NUMBER: 23-033

118 KILBOURN STREET  
KEAUUNEE, WI 54216

**NOT FOR CONSTRUCTION**

REVISIONS

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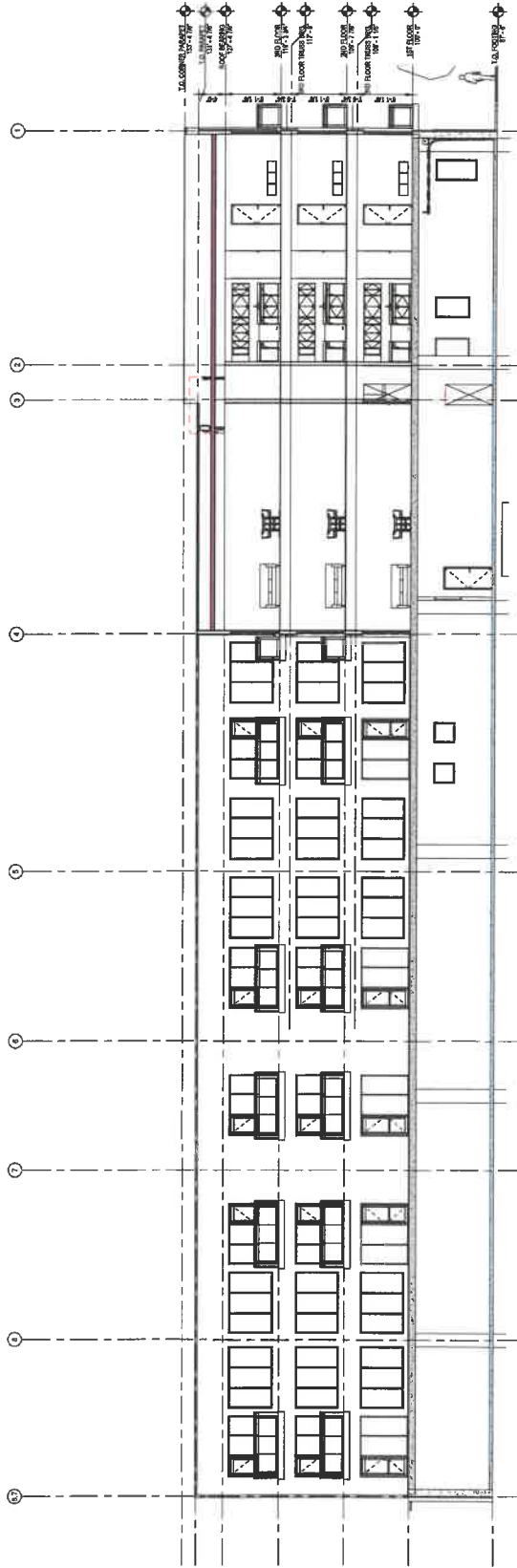
DATE:  

CONCEPTUAL

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DRAWN BY: K.J.H.  
SCALE: 1/8" = 1'-0"

BUILDING SECTIONS

**A300**



1 BUILDING SECTION  
1/8" = 1'-0"

PLAN KEYNOTES

1/2" = 1'-0"

DATE: 11/15/2022

PROJECT: KILBOURN STREET CONDOMINIUMS

UNIT: 1115

SCALE: 1/4" = 1'-0"

DATE: 11/15/2022

PROJECT: KILBOURN STREET CONDOMINIUMS

UNIT: 1115

SCALE: 1/4" = 1'-0"

DATE: 11/15/2022

PROJECT: KILBOURN STREET CONDOMINIUMS

UNIT: 1115

SCALE: 1/4" = 1'-0"

DATE: 11/15/2022

PROJECT: KILBOURN STREET CONDOMINIUMS

UNIT: 1115

SCALE: 1/4" = 1'-0"

DATE: 11/15/2022

PROJECT: KILBOURN STREET CONDOMINIUMS

UNIT: 1115

SCALE: 1/4" = 1'-0"

DATE: 11/15/2022



**Alliance**  
CONSTRUCTION & DESIGN

1115 KILBOURN STREET  
KILBOURN STREET CONDOMINIUMS  
1115 KILBOURN STREET  
KILBOURN STREET CONDOMINIUMS

PROJECT NUMBER: 23-033

118 KILBOURN STREET  
KILBOURN STREET CONDOMINIUMS

PROFESSIONAL SEAL

EXETER PROFESSIONAL

NOT FOR CONSTRUCTION

REVISIONS

CONCEPTUAL

DATE: 11/15/2022

PROJECT: KILBOURN STREET CONDOMINIUMS

UNIT: 1115

SCALE: 1/4" = 1'-0"

DATE: 11/15/2022

PROJECT: KILBOURN STREET CONDOMINIUMS

UNIT: 1115

SCALE: 1/4" = 1'-0"

DATE: 11/15/2022

PROJECT: KILBOURN STREET CONDOMINIUMS

UNIT: 1115

SCALE: 1/4" = 1'-0"

DATE: 11/15/2022

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SCALE: 1/4" = 1'-0"

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UNIT: 1115

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UNIT: 1115

SCALE: 1/4" = 1'-0"

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PROJECT: KILBOURN STREET CONDOMINIUMS

UNIT: 1115

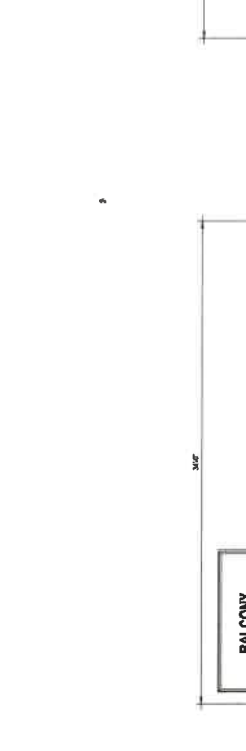
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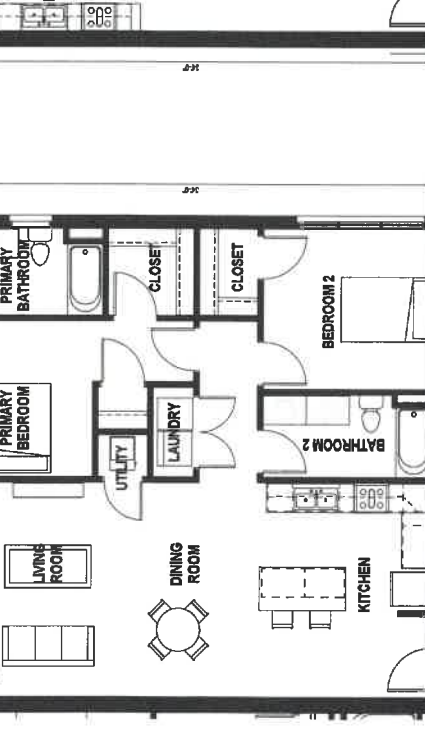
PROJECT: KILBOURN STREET CONDOMINIUMS



1 1-BED UNIT  
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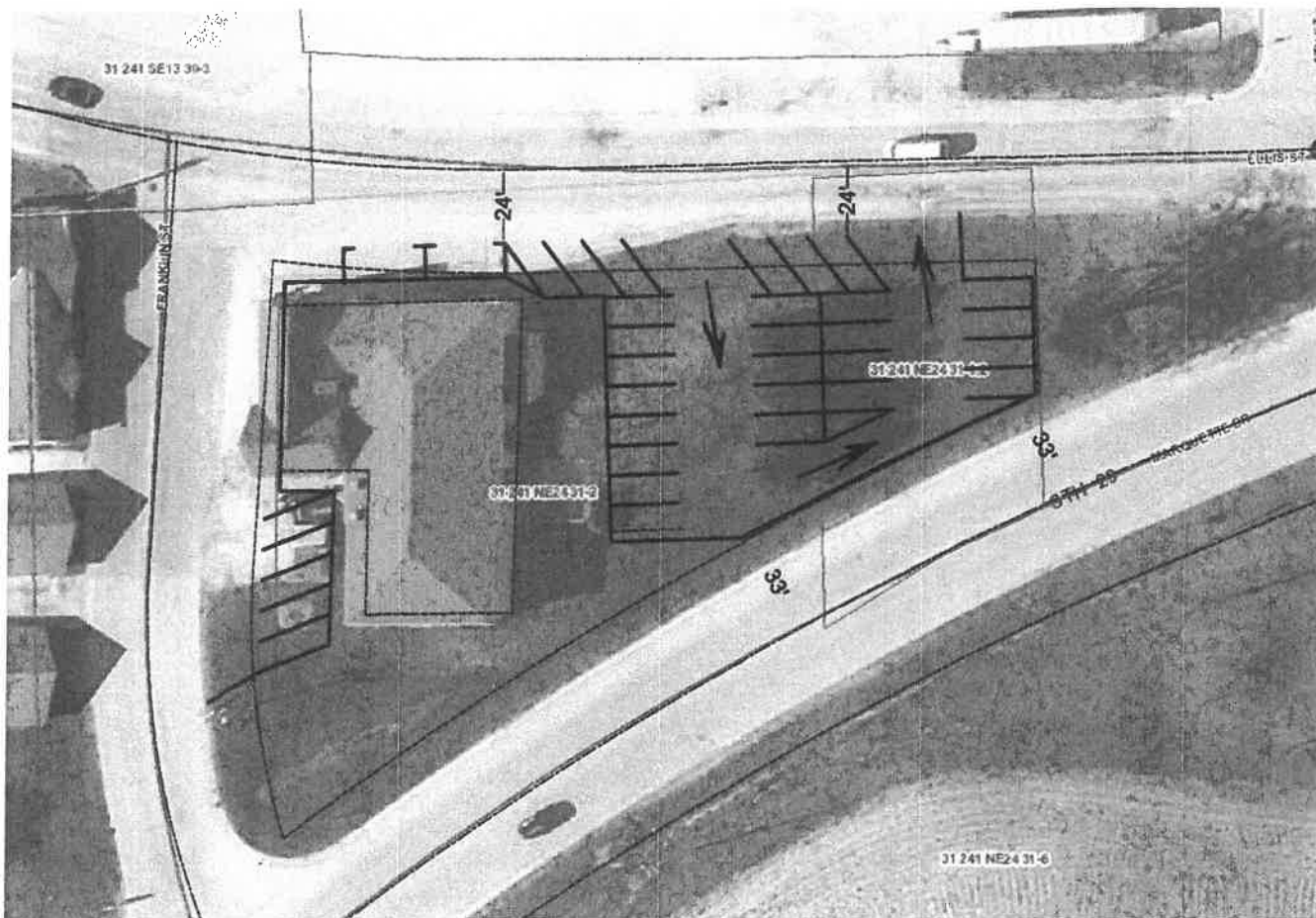
2 STUDIO UNIT  
1/4" = 1'-0"



3 2-BED UNIT  
1/4" = 1'-0"



From: Brian Peot brian.peot@yahoo.com  
Subject: CJs Parking  
Date: Mar 15, 2024 at 1:28:39 PM  
To: wfbargrill@gmail.com



**RECEIVED**  
MAR 18 2024  
BY:

*jed* 920-255-3033