

Approved: May 23, 2023

**TOWN OF GIBRALTAR
PLAN COMMISSION
TUESDAY, APRIL 25, 2023
GIBRALTAR TOWN CENTER**

Call to order: The meeting of the Gibraltar Plan Commission was called to order at 6:07 p.m. by Linda Merline.

Roll Call/quorum: Linda Merline, Gibraltar Plan Commission Chair, stated that a quorum of the Plan Commission was present.

Members present: Linda Merline, Bill Johnson and Paul Pillat (via Zoom), Sara Lancaster, and Wayne Kudick (alternate).

Members absent: Tom Blackwood

Proper notice: *Motion: (Lancaster, Kudick) to adopt the agenda as amended. Carried.*

Approve Minutes: *Motion: (Lancaster, Kudick) to approve the minutes from the March 28, 2023 meeting, as written. Carried*

Motion: (Lancaster, Kudick) to approve the minutes from the April 19, 2023 meeting, as written. Carried

Chair Report:

Baylake Regional Comprehensive Plan Update: Merline introduced Brandon Robinson from Baylake Regional Planning. Brandon gave an overview of the comprehensive plan update and timeline. He went through changes since the last meeting.

Will have another version by the middle of next week for the Commission to review and make corrections.

Brandon provided a timeline for public meetings and adoption in July.

Consideration of Proposed Rezoning of Tax Parcel #014-02-33312713E, 3815 Cty Rd F: Michael Niss on behalf of the Fish Creek Sanitary District #1 proposes to rezone 4.90 acres at 3815 County Road F from Light Industrial (LI) to Neighborhood Residential (NR). The rezoning request is being sought so that the applicant may apply for a conditional use permit to establish a multiple occupancy development.

Merline explained the procedures.

Testimony in Support: Michael Niss reviewed the proposal. The northern border will have 40 ft of pine forest. The western side will have a berm, fencing, and plantings. Buildings will be kept 16 ft tall. All light will be downcast soffits. They will 7 building with 7 efficiency style apartments. They will be well insulated with in-floor heat. All space for gathering has been eliminated to reduce the possibility of our outdoor partying.

Ability to write restrictions in the condo bylaws. No STRs. Occupancy limits per unit. Guest limits per unit. No pets. No inoperable vehicles.

Cost will be below \$150,000.

Wayne Kudick suggested contacting the Door County Housing Partnership.

Sara Lancaster asked if these were being marketed towards businesses. Niss said ideally the business owner would purchase to use for workforce housing.

Tad Gilster, stated that last year's real estate market, 315 residential single family home were sold. 37 of them were over \$1 Million, and only 8 were under \$200,000.

Currently on the market, there are 0 under \$200,000 and 35 over \$1 Million.

Merline opened the floor to questions.

Greg Hummel, 3837 Little Spring Rd. Stated the Wisconsin Condominium Law does not allow you to condominiumize a ground lease. Powers and duties of the FCSD does not allow any type of leasing of the property for anything other than sanitary operations. The pine plantation blocks fumes emitted from the plant, would be harmful to the occupants.

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Richard Untch, 3897 Little Spring Rd. why are we discussing the project and not the zoning change. The County made the recommendation for this request to accommodate the MOD.

Rick VanSistine, Gibraltar Rd. What other sites were looked at? Who owns the project? Changing the zoning regulations could open the property to other developments.

Connie Judd, 4878 State Hwy 57, 3776 Cty Rd F, Why this property? The key to having MODs is a location on public sewer.

Andrew Krueger, 3837 Cty Rd F, does it need to go to public bid? Johnson stated there hasn't been any discussions on a sale. The FCSD has agreed to proceed based on a community need and to see if it could be done. The Sanitary District has an opportunity to take the property back.

Debbie Eckert, 9286 Spring Rd, Doesn't the property owner need to be the one to make the rezoning request? The petition is Michael Niss on behalf of the FCSD. Johnson stated he did not like how the County worded the request.

Ellen Krueger, would this request affect future rezoning requests?

Vinni Chomeau, could the County Packet be made available?

Barbara DelSart, 3880 Little Spring Rd. Why was the property zoned light industrial in the first place? Tad Gilster to allow for the sewer plant.

Carla Marr, Cty Rd F, How many parking spaces? The code states 1.5 per unit is required.

Mitch Heinrichs, 8896 Spring Rd. How many units? 7/7 unit buildings. 540 sq foot.

Greg Hummel, has the developer studied the Comprehensive Plan? Thyssen read a paragraph from the Comp Plan stating the need for workforce housing.

The development couldn't be located on the eastern side because that is reserved for future plant expansion.

Rick VanSistine, does the developer want to buy the property? Bill Johnson the Sanitary District is not interested in selling.

Testimony in Support:

Amy Wilde, Castle Art, 9422 Cedar Ct and 9341 Spring Rd. Spoke in support of petition. Has a business in Fish Creek and is unable to find housing.

Lynn Mercurio, 3333 Gibraltar Rd. spoke in favor. There is a need for the community.

Jayson Merkel, 3733 Cty Rd F. We need to see if it even gets to the next step.

Sandra Solomon, 3444 Cty Rd. Julie's Park Café, Countryside Cottages and others. See a need for employee housing, this proposed set would be beneficial to the community.

Jeanie Surrejohn, Gibraltar Bluff RD. Works at the school and has co-workers renting a 2-room hotel unit. Teachers cannot find housing.

Patrick Quinn, 9441 Cedar Street, also in favor of looking into it. We know there is a need.

Travis Thyssen 6085 Governors Woods Trail. Would not be the Administrator here if the Town required residency. Because he would not have been able to find a place to live.

Testimony in Opposition:

Tony Bryzek, Little Spring RD. Read a letter into the record from Joe Burress.

Richard Untch, 3897 Little Spring Rd. reviewed considerations regarding rezoning and gave his opinions. This would be spot zoning and does not benefit the public good.

Greg Hummel, 3887 Little Spring Rd. spoke in opposition to the development. Can't condominiumize a lease hold and questioned the Robert's Rules of Order procedure.

Mitch Heinrichs, 8896 Spring Rd. What happens when the property gets resold?

Barbara DelSart, there was a reason it was zoned the way it is. There was grant money for the trees. Opposed to the rezoning of the property.

Andrew Bievert, plantation pines were put in as a buffer and zoned light industrial. The closest zoning is single family residential. Will lay the groundwork for future development. Workforce housing is low-income housing. There are better areas for more affordable housing.

Rick VanSistine, here for information, concerned that the units are to be sold.

Barb Untch, 3897 Little Spring Rd. questions the additional cars and the abatement of odors for the area.

Jennifer Krause, Little Spring Rd. Is the house closest to the Sanitary District. Not in favor. Would not have built on the Road. Understands the need, but not the right area. Would be reason to move.

Ann Bievert, 3837 Cty Rd F. Concerned with the increased traffic on Cty F. The 2-lane driveway would create a dangerous area.

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Debbie Eckert, sanitary district was zoned industrial, this is spot zoning.
Armando Mejia 8747 Cty Rd A and Little Spring Rd., Why now? Was denied a previous request to rezone.
Merline Closed public comment portion of the meeting.

The Commission reviewed and discussed the petition.

Lancaster stated the Plan Commission has identified Cty Rd F as an expansion of commercial due to the proximity to the Sanitary District. Could we get by with something a little less dense? The purpose of tonight is to consider the rezoning. Limitations and conditions could be put on the Conditional Use.

Kudick walked the land the other day and would like the Sanitary District to retain the land for future improvements. Has trepidation that 49 units will become condo units and STRs.

Johnson to listen to the audience.

Pillat so many hoops that would have to be jumped through. Tremendous risk associated with any development.

Environmental issues, regulatory issues.

Merline stated we have tried before to get housing and there has always been a need. Whenever you try to rezone a property, you always get a room full of people objecting to it. There isn't anywhere within the TOG where the people wouldn't come out in opposition. So many questions that are unanswered.

The decision the Plan Commission is being asked is whether we would consider rezoning.

Thyssen would welcome anyone to come to the office to help determine where we can place workforce housing.

Lancaster echoes Jayson Merkel's comments, to just see where it goes.

Motion: (Johnson, Pillat) to recommend support of the petition to rezone. Carried by roll call vote. Kudick and Merline opposed.

Chair Report: Merline reported the 5th grade field trip is May 12th. They will be doing a tour of the Noble House and the Creek, tree planting and a macro invertebrate study. Kudick reported sightings of salmon in the pond and at the Redmann dam.

At the annual meeting people did ask about the airport. We didn't address that in the Comprehensive Plan.

Next Meeting: Tuesday, May 9, 2023 at 1:00 PM

Adjourn: *Motion: (Lancaster, Johnson) to adjourn at 9:35 p.m. Carried.*

Respectfully Submitted,
Kelly Murre, Clerk