



1 run-off typically contains a variety of pollutants. She also presented some of the different  
2 types of permeable paver blocks which are available. If permeable pavers are utilized  
3 pollutants are greatly reduced. County Materials employees do make a concerted effort to  
4 see that permeable pavers are installed properly on every job they undertake, and permeable  
5 pavers can withstand heavy equipment and heavy traffic. They also work great for parking  
6 lots and streets on which speed limits do not exceed 45 MPH. In conclusion Weatherwax  
7 indicated that she is very excited about the benefits of permeable pavers and would be  
8 happy to meet with anyone interested in receiving further information regarding them.

9  
10 **Item No. 1. Review of the proposed architectural façade for a building to be constructed**  
11 **on Sister Bay Parcel No. 181-00-08312822W, which has been assigned an address of 2450**  
12 **Bittersweet Lane and is commonly referred to as “the Schaffer Property”; Discussion**  
13 **regarding façade materials and the architectural design proposal and associated plans;**  
14 **Consider motions for action, if appropriate:**

15 *At 6:12 P.M. a brief recess was taken, and the Commission members reconvened at 6:54 P.M. Prior to*  
16 *the time that the recess was taken Lienau noted that a duly noticed public hearing was conducted*  
17 *regarding this matter on April 12, 2016. He also noted that the Plan Commission and the Village*  
18 *Board have already approved the development plans for the property located at 2450 Bittersweet Lane.*  
19

20 A diagram of the proposed storage building Bill Anderson would like to construct on the  
21 property at 2450 Bittersweet Lane was included in the meeting packets, and Jackson read the  
22 sections of the Zoning Code which pertain to the required architectural features for such a  
23 building aloud. One of those requirements is that the building cannot contain long blank  
24 walls. Steve Chomeau appeared on behalf of Anderson and presented samples of the colors  
25 Anderson would like to utilize on the walls, trim, roof and doors. It was the consensus that  
26 the proposed colors are acceptable, but that the roof should match the trim, or be brown. Bell  
27 noted that it appears that there still will be one long blank wall on the proposed building,  
28 and it was eventually the consensus that Anderson shall be asked to provide more detailed  
29 information regarding the storage building’s architectural features at a future Plan  
30 Commission Meeting. Options which were recommended by the Commission members were  
31 breaks every 50’, stone trim, addition of columns similar to those which were utilized on The  
32 Creamery, or the addition of windows.

33  
34 *At 7:21 P.M. another brief recess was taken, and the Commission reconvened at 7:31 P.M.*  
35

36 **Item No. 3. Review of the U.S. Supreme Court Decision with respect to “Reed v. Town of**  
37 **Gilbert”; Review of Sister Bay’s Sign Code and proposed revisions which comply with the**  
38 **standards established by “Reed v. Gilbert”; Discussion on a proposed re-draft of the**  
39 **Sister Bay Sign Code; Consider a motion to bring the re-draft to a Public Hearing at a**  
40 **future meeting of the Plan Commission:**

41 *Federal and State Court of Appeals Decisions were recently issued which affect the impact of State and*  
42 *local government signage regulations. Basically the U.S. Supreme Court Decision with respect to the*  
43 *case which is entitled “Reed v. Town of Gilbert” states that local municipalities cannot regulate what*  
44 *wording is contained on signage, but can regulate where signs are placed. A draft of a revised version*  
45 *of the Sign Code which complies with “Reed v. Gilbert” was included in the meeting packets, and it*  
46 *was the consensus that this issue shall be addressed at length at a future Plan Commission Meeting(s).*  
47 *The Commission members requested that for editing purposes they be provided a hard copy of any*  
48 *proposed Sign Code revisions.*  
49

1 **Item No. 4. Review of recent revisions to the sections of the Wisconsin Statutes which**  
2 **pertain to zoning laws and regulations and Court interpretation of those regulations;**  
3 **Consider a motion to direct staff to re-draft various sections of the Sister Bay Zoning Code**  
4 **to protect local zoning control:**

5 *Wisconsin Act 391, which is commonly referred to "The Property Rights Bill", pulls further authority*  
6 *away from local governments with respect to Zoning Code regulations. Specifically Act 391 requires*  
7 *that a Court must resolve any ambiguity in the meaning of a word or phrase in a Zoning Ordinance*  
8 *or Shoreland Zoning Ordinance in favor of the "free use" of private property. Jackson requested that*  
9 *the Commission members consider the provisions of the current Zoning Code which may*  
10 *unreasonably restrict a private property owner's "free use" of their property, and be prepared to*  
11 *address applicable amendments at a future meeting(s). It was eventually the consensus that*  
12 *amendments to the Zoning Code shall be addressed on a section-by-section basis. As time permits*  
13 *Jackson will draft applicable amendments, and, if necessary, a work session(s) will be scheduled.*

14  
15 **Item No. 5. Report by the Zoning Administrator regarding development activities, various**  
16 **enforcement actions, and issuance of Sign and Zoning Permits:**

17 A copy of the Zoning Administrator's Report was included in the meeting packets and the  
18 Commission members jointly reviewed that document. During the review process Jackson  
19 noted that:

- 20 • The work on the Bay Shore Drive Reconstruction Project is done!!!! Some painting has  
21 yet to occur, and traffic control signage needs to be "reband" so that it does not  
22 conflict with the pole banners.
- 23 • Pat Hockers has completed some top soil removal on the sledding hill. His stone rake  
24 has been sent off to be repaired, but as soon as it is returned the work will be  
25 completed.
- 26 • The spring beach inspection took place on June 16<sup>th</sup>. The inspection revealed that work  
27 will have to be done on rock placement north of the swim dock, there was some sod  
28 subsidence north of the swim dock, fencing/netting needs to be repaired, and the  
29 planting areas have to be weeded. Staff is working to develop some narrative signage  
30 for the beach so that visitors will have the opportunity to learn about some of the less  
31 obvious features of the project, such as the rain gardens, native plantings and coarse  
32 sand placement.
- 33 • The engineering work is 95% complete on the Harbor View Project.
- 34 • The closing took place on the Stony Ridge Expansion Project, and a pre-construction  
35 meeting was conducted on June 20<sup>th</sup>. Lienau stressed that the money the Village  
36 loaned to Keith Garot was strictly intended to cover the cost of infrastructure  
37 improvements for the Stony Ridge Expansion Project and is secured. A number of unit  
38 owners at Stony Ridge have expressed concerns about the fact that landscaping has  
39 not been completed yet, and Jackson did issue a Code Enforcement Letter to Keith  
40 Garot today. Garot informed him that he will address the issues which were  
41 complained about in a timely fashion.
- 42 • The State approved Wayfinding Project Sign Plans have now been received. Bids will  
43 be reviewed by the Finance and Parks Committees in the near future.
- 44 • Permits have been issued for new single family homes on Cherrywood Court,  
45 Northwoods Drive and Westwood Drive.
- 46 • The closing on the sale of the Mill Road property to Al Gokey is scheduled for June  
47 30<sup>th</sup>. Gokey informed Jackson that he intends to pour foundations in late fall.

- 1 • Mike Kahr of Deaths Door Marine has been retained to repair the damage the swim
- 2 dock sustained during a recent storm. Hopefully those repairs will be completed soon.
- 3 • Over the course of the past two weeks he has asked a large number of people to
- 4 remove their dogs from Waterfront Park. The new park regulation signage has now
- 5 been erected.
- 6 • Enforcement action has been taken against the people who were working on a
- 7 construction project at 2460 Cherrywood Court as they were spilling a large amount of
- 8 rocks and mud on the roadway.
- 9 • Enforcement will be taken against property owners who are not maintaining their
- 10 properties in accord with Village regulations.
- 11

12 **Item No. 6. Matters to be placed on a future agenda or referred to a Committee, official or**

13 **employee:**

14 *The next meeting of the Plan Commission will be conducted on Tuesday, July 26, 2016 at 5:30 P.M.*

15

16 *It was the consensus that:*

- 17 • *In the future all Public Hearing Notices shall be mailed via certified mail to the immediately*
- 18 *adjoining property owners. Copies of public hearing notices will also be mailed to each of the*
- 19 *Plan Commission members, and the employees in the Village office will see that one copy of*
- 20 *each public hearing notice is enclosed in a self-addressed postage paid envelope.*
- 21 • *The previously mentioned Sign Code regulations will be reviewed at length at a future*
- 22 *meeting of the Plan Commission.*
- 23 • *As time permits Jackson will draft Zoning Code amendments which comply with Act 391,*
- 24 *and, if necessary, a work session(s) will be scheduled.*
- 25 .

26 **Adjournment:**

27 *A motion was made by Howard, seconded by Grutzmacher to adjourn the meeting of the Plan*

28 *Commission at 8:10 P.M. Motion carried – All ayes.*

29

30 Respectfully submitted,

31 

32 Janal Suppanz,  
33 Assistant Administrator