

1 Lienau asked if anyone wished to comment regarding the proposed Condo Plat.

2
3 *Kurt Pagel, who owns a residence on Parkview Drive, pointed out the following factors:*

- 4 • *He believes the building Gokey intends to construct is too high.*
- 5 • *He understands that there is the possibility of creating a PEDD, (Premier Economic*
6 *Development District), in the area in question and doesn't believe another liquor*
7 *license is needed in the Village.*
- 8 • *He would like to see decibel readings taken from Gokey's property line when concerts*
9 *are conducted.*
- 10 • *He is concerned that parking issues will arise in the area in question.*
- 11 • *He sincerely hopes that anyone who purchases a unit in Gokey's building "loves very*
12 *loud music".*

13
14 *Denise Bhirdo asked for clarification as to some of the architectural features of Gokey's*
15 *building and also asked if parking requirements have been met, and Lienau reiterated that all*
16 *required Village Board and Plan Commission approvals have already been granted for all*
17 *those aspects of the development.*

18
19 *At 8:19 P.M. Lienau asked if anyone else wished to comment, and when no one responded he declared*
20 *that the public hearing was officially closed.*

21
22 Shumway stated that she firmly believes it is improper for the Plan Commission to approve
23 of any actions which will result in a developer realizing monetary gain, and, therefore, she is
24 opposed to approval of the Condo Plat which was submitted by Gokey.

25
26 *A motion was made by Howard, seconded by Baker that the Plan Commission recommends that the*
27 *Condo Plat for Village of Sister Bay Parcel No. 181-21-0201A which was reviewed at this meeting be*
28 *approved as presented. (That property is commonly referred to as "The Mill Road West/Gokey*
29 *Development Site".) Motion carried with Shumway and Grutzmacher opposed.*

30
31 *At 8:31 P.M. a brief recess was taken and the Plan Commission reconvened at 8:40 P.M.*

32
33 **Item No. 2. Preliminary discussion regarding a project which is being proposed by Todd**
34 **Frisoni for the Door County Ice Cream Factory; Consider appropriate motions for action:**

35 *At 8:32 P.M. Shumway recused herself due to a potential conflict of interest and left the room.*

36
37 Site plans, a foundation plan, floor plans and architectural drawings for a building Todd
38 Frisoni would like to construct on his property at 10674 N. Bay Shore Drive were included in
39 the meeting packets, and the Commission members jointly reviewed those documents. (That
40 building will house the new Door County Ice Cream Factory.) During the review process
41 Frisoni noted that there are some wetlands on the property in question, but those wetlands
42 were taken into consideration when the plans were prepared and are clearly delineated.
43 Jackson noted that any approvals which are issued by the Village will only take the
44 provisions of the Village's Zoning Code into consideration and will not supersede any State
45 or DNR rules, regulations or laws related to development around wetlands. The Village's
46 Engineer will eventually be asked to delineate any wetlands which are on the property, and
47 Frisoni will be required to submit a compliant Stormwater Management Plan and execute
48 any and all applicable legal documents. Jackson noted that the driveway access to the Frisoni

1 property will be off of Spring Road, and suggested that the Plan Commission not require
2 Frisoni to install pole mounted parking lot lights. It was the consensus that some type of low
3 profile parking lot lights shall be utilized instead.

4
5 *The Commission members indicated that they like Frisoni's proposed building very much, but would
6 like to see:*

- 7 • *A photograph or manufacturer's pamphlet which depicts the style of roll-up door Frisoni*
8 *would like to install on the building;*
- 9 • *A Parking Plan;*
- 10 • *Physical samples of the building façade materials;*
- 11 • *Screening for dumpsters;*
- 12 • *A Landscaping Plan;*
- 13 • *Screening for the HVAC hood system for the building; and,*
- 14 • *A Lighting Plan.*

15
16 *All those items will be reviewed at a future meeting of the Commission.*

17
18 *Shumway returned to the table at 9:04 P.M.*

19
20 **Item No. 3. Review of the façade materials and architectural design of proposed buildings**
21 **to be constructed on Village of Sister Bay Parcel No. 181-00-08312822W, which property**
22 **has been assigned an address of 2450 Bittersweet Lane and is commonly referred to as**
23 **"The Schaffer Property"; Discussion regarding the façade materials and the architectural**
24 **design proposal; Consider motions for action if appropriate:**

25 Jackson noted that neither Bill Anderson nor Steve Chomeau were able to attend this
26 meeting, and then presented siding, trim and color samples which had been provided to him
27 by Chomeau. He also noted that architectural drawings and diagrams depicting the type of
28 landscaping/screening Anderson intends to install had been included in the meeting
29 packets, and the Commission members jointly reviewed all of that documentation.

30
31 *During the review process the Commission members approved the proposed siding, trim and color*
32 *samples which were presented at this meeting, but indicated that they would like to see:*

- 33 • *Spec. sheets for the type of parking lot/ground lighting Anderson would like to install;*
- 34 • *Screening on the ends and backs of the buildings which face residential areas; and*
- 35 • *Trim work added to the backs and ends of the buildings.*

36
37 *Shumway noted that she still believes the screening depicted on the previously mentioned diagrams is*
38 *inadequate, especially in light of the fact that it abuts a residential neighborhood.*

39
40 *It was the consensus that a double row of staggered evergreens which are 6' tall or larger at the time of*
41 *planting, with deciduous trees interspersed at a height above the evergreens shall be provided. There*
42 *can be no more than 20% visibility of any of the structures at or below the height of any of the*
43 *evergreens.*

44
45 *A motion was made by Solomon, seconded by Shumway that the Plan Commission approves of the*
46 *architectural drawings and diagrams which were reviewed at this meeting for the proposed buildings*
47 *to be constructed on Village of Sister Bay Parcel No. 181-00-08312822W, as well as the siding, trim*

1 and color samples for those buildings, on the condition that all the previously mentioned conditions
2 must be complied with. Motion carried – All ayes.

3
4 **Item No. 4. Discussion on a request from Jerry Zaug of the Country House Resort to**
5 **abandon public rights-of-way servicing his properties; Consider an appropriate motion**
6 **for action:**

7 *At 9:35 P.M. Baker recused himself due to a potential conflict of interest and had a seat in the*
8 *audience.*

9
10 Jerry Zaug recently informed Jackson that an extension of N. Highland Road and an
11 extension of Sunny Court are surrounded by property which is owned by his company,
12 Zaug Enterprises. It is Zaug's contention that neither of the road extensions serve a public
13 purpose or are maintained by the Village. Therefore, he is asking that the Village abandon
14 them. Jackson agrees that both of the previously mentioned road extensions should be
15 abandoned, but in order for that to occur a Public Hearing must be conducted. The Village
16 Attorney will also have to draft appropriate paperwork, and it will be necessary for Zaug to
17 execute a very basic Development Agreement in which he agrees to pay any and all expenses
18 related to the abandonments.

19
20 *A motion was made by Bell, seconded by Solomon that the Plan Commission recommends that*
21 *Village officials enter into a Development Agreement with Jerry Zaug to cover expenses related to*
22 *abandonment of extensions of N. Highland Road and Sunny Court, and after all applicable*
23 *documentation has been drafted by the Village Attorney and has been executed, a public hearing shall*
24 *be conducted. Motion carried – All ayes.*

25
26 *At 9:44 P.M. Baker returned to the table.*

27
28 **Item No. 5. Report by the Zoning Administrator regarding development activities, various**
29 **enforcement actions, and issuance of Sign and Zoning Permits:**

30 Jackson gave the following report:

- 31 • After examining wave action on the drainage outfall pipes by the beach, employees
32 from JJR and Village staff members have noticed impaction by small stones. A
33 myriad of solutions to this problem have been considered, but a stone breakwater
34 will be created this fall.
- 35 • Engineering work is complete on the Harbor View Project. The developer is now
36 advertising for bids for the required site work.
- 37 • Construction is actively under way on the Stony Ridge Expansion Project.
- 38 • Construction is being completed on the Niagara Ridge Project.
- 39 • Lack of parking has been identified as an issue in the Village. Jackson and several of
40 the Village Board members contend that there isn't a parking problem; there is a
41 transportation problem, and, therefore, the Finance Committee has recommended
42 that the Village run a trolley 3 days a week/12 hours per day for six weeks during
43 "the season" as a pilot program for mass transit in the Village. This issue will be
44 formally addressed during the public hearing on the 2017 budget for the Village of
45 Sister Bay.
- 46 • At the moment development of the Braun property is consuming the vast majority of
47 his time. Engineering is finalized, and hopefully bids for all the required site work
48 and sewer and water connections will be presented to the Commission members in

1 the near future. A few serious “snags” have arisen, but hopefully those issues will be
2 resolved in the next few weeks. Construction is proposed to commence immediately
3 after Fall Fest.

- 4 • There is an incredibly immense volume of work product, citizen interaction, service
5 delivery and analysis that takes place behind the scenes, and it would not surprise
6 him at all if development were to occur on every site identified in the Village’s
7 Redevelopment Plan by the end of 2018.
- 8 • The 2017 budget process is well underway, and a very modest tax increase is
9 expected.
- 10 • The Sister Bay Moravian Church would like to repair/replace their existing off-site
11 directional signage, and church officials have presented a drawing of a sign they
12 would like to erect on property which is owned by Ken Church. A copy of that
13 drawing was included in the meeting packets. Church has granted permission for the
14 repaired/replacement sign to be erected on his property.

15
16 *The Commission members noted that the Village’s Sign Code dictates that a Conditional Use Permit is*
17 *required when a replacement sign is erected in a residential district, and, therefore, the representatives*
18 *of Sister Bay Moravian Church who contacted Jackson shall be informed that if they wish to erect the*
19 *sign depicted on the drawing which was reviewed at this meeting on Ken Church’s property they must*
20 *submit a Conditional Use Permit Application and pay the required fees.*

21
22 Chris Schmeltz presented revised architectural drawings of the building he would like to
23 construct on the Braun property, and asked that the Commission members look at the
24 drawings to see if the renderings depict what they had in mind.

25
26 Denise Bhirdo asked why the Plan Commission is even looking at architectural drawings for
27 a building to be constructed on the Braun property if site plans have not been approved yet,
28 and also asked where the required parking for the lot in question was. Jackson and Lienau
29 responded that the Site Plan has already been approved for the lot in question. They also
30 noted that parking requirements will not come into play as a PUD was created for Sister Bay
31 Marketplace. Bhirdo responded, “I have never been so upset and am very disappointed.”
32 She then left the room.

33
34 **Item No. 3. Matters to be placed on a future agenda or referred to a committee,**
35 **official or employee:**

36 *It was the consensus that:*

- 37 • *Review of plans and façade materials for the Door County Ice Cream Factory Building shall*
38 *take place at a future meeting of the Plan Commission.*
- 39 • *A public hearing shall be scheduled regarding Jerry Zaug’s request for the Village to abandon*
40 *an extension of N. Highland Road and an extension of Sunny Court after all required*
41 *documentation has been prepared by the Village Attorney and is executed by the required*
42 *parties.*
- 43 • *The representatives of Sister Bay Moravian Church who contacted Jackson shall be informed*
44 *that the Plan Commission indicated that a Conditional Use Permit will be required if they wish*
45 *to erect a replacement sign on Ken Church’s property.*

1 **Adjournment:**

2 *A motion was made by Grutzmacher, seconded by Howard to adjourn the meeting of the Plan*
3 *Commission at 10:10 P.M. Motion carried – All ayes.*

4

5 Respectfully submitted,



6

7 Janal Suppanz,

8 Assistant Administrator